



Village of Winnetka

Village Council Regular Meeting

May 20, 2025 at 7:00 PM

Village Hall
510 Green Bay Road

AGENDA

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Quorum**
 - a. June 3, 2025 Regular Meeting
 - b. June 10, 2025 Study Session
 - c. June 17, 2025 Regular Meeting
- 4. Public Comments**
- 5. Reports**
- 6. Establishment of Consent Agenda**
- 7. Approval of Consent Agenda**
 - a. Approval of Village Council Minutes
 - i. April 15, 2025 Regular Meeting
 - b. Approval of Warrant List Dated May 2, 2025 - May 15, 2025
 - c. Ordinance No. M-03-2025: Designating 480 Oak Street as a Landmark (Introduction/Adoption)
 - d. Resolution No. R-45-2025: Approving an Intergovernmental Agreement for Participation in the Illinois Public Works Mutual Aid Network (Adoption)
 - e. Resolution No. R-48-2025: Approving a Contract with Northern Divers USA, Inc. for Raw Water Intake Maintenance (Adoption)
- 8. Ordinances and Resolutions**
 - a. Ordinance No. M-04-2025: Approving a Final Plat of Subdivision and Granting a Special Use Permit and Variation from the Winnetka Subdivision Code (473 and 499 Sheridan Road) (Introduction/Adoption)
 - b. Resolution No. R-46-2025: Granting an Amendment to a Special Use Permit, a Variation, and a Certificate of Appropriateness for the Construction of a Playground and Improvements within the R-2 Single Family Residential District (1112 Willow Road) (Public Hearing)

NOTICE

Village Council meetings are video recorded. All agenda materials are available at villageofwinnetka.org (Governance > Agendas & Minutes); the Reference Desk at the Winnetka Library; or in the Manager's Office at Village Hall (2nd floor). The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that all 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, 510 Green Bay Road, Winnetka, Illinois 60093, 847-716-3543; T.D.D. 847-501-6041.

- c. Resolution No. R-47-2025: Granting a Certificate of Appropriateness for Exterior Building Alterations at 510 Winnetka Avenue (Adoption)

9. Old Business

10. New Business

11. Appointments

- a. Appointment of Design Review Board Commissioner - Chris Baggett
- b. Appointment of Design Review Board Commissioner - Wes Barker
- c. Re-appointment of Design Review Board Commissioner - Heather Niehoff
- d. Appointment of Environmental & Forestry Commissioner - King Poor
- e. Re-appointment of Environmental & Forestry Commissioner - Liz Kunkle
- f. Re-appointment of Environmental & Forestry Commissioner - David Varca
- g. Re-appointment of Historic Preservation Commission Chairperson - Jack Coladarci
- h. Appointment of Historic Preservation Commissioner - Patti VanCleave
- i. Appointment of Historic Preservation Commissioner - Anna Wisniewski
- j. Re-appointment of Historic Preservation Commissioner - Christopher Enck
- k. Re-appointment of Historic Preservation Commissioner - Beth Ann Papoutis
- l. Re-appointment of Historic Preservation Commissioner - Joe Stuart
- m. Re-appointment of Historic Preservation Commissioner - Paul Weaver
- n. Re-appointment of Police Pension Board Trustee - Fuad Khadder
- o. Re-appointment of Zoning Board of Appeals Chairperson - Matthew Bradley
- p. Re-appointment of Zoning Board of Appeals Commissioner - Lynn Hanley
- q. Re-appointment of Zoning Board of Appeals Commissioner - Mike Nielsen

12. Closed Session

13. Adjournment

MINUTES
WINNETKA VILLAGE COUNCIL
REGULAR MEETING
April 15, 2025

(Approved: xx)

A record of a legally convened regular meeting of the Council of the Village of Winnetka, which was held at the Council Chambers on Tuesday, April 15, 2025, at 7:00 PM.

- 1) Call to Order. President Rintz called the meeting to order at 7:02 PM. Village Manager Rob Bahan called the roll. Present: Trustees Kirk Albinson, Tina Dalman, Robert Dearborn, and Bridget Orsic. Absent: Trustee Handler. Also present: Assistant Village Manager Kristin Kazenas, Deputy Village Clerk Berina Gradjan, Village Attorney Peter Friedman, Sustainability Coordinator Elyse Steiner, Police Chief Brian O'Connell and 16 persons in the audience.

President Rintz confirms that Trustee Apatoff has provided the required notice that he will be unable to attend the regular meeting due to work obligations. The Village's policy provides that Trustee Apatoff may participate remotely unless 2/3 of the Council objects. With no objections, Trustee Apatoff participated remotely fully in the meeting.

- 2) Pledge of Allegiance. President Rintz led the group in the Pledge of Allegiance.

- 3) Quorum.

- a) May 6, 2025 Regular Meeting All of the Council members present said they expect to attend.
- b) May 13, 2025 Study Session All of the Council members present said they expect to attend.
- c) May 20, 2025 Regular Meeting All of the Council members present said they expect to attend with the exception of Trustee Dalman due to work obligations.

- 4) Public Comment:

- i. Erin Martin addresses Council regarding Elder beach safety.
- ii. Jeffrey Liss commends President Rintz for his service to the Village.
- iii. Peggy Martay urges Council to consider reopening Elder beach and matters related to beach safety.
- iv. Jennifer Hernandez commends the Police Department for utilizing additional security services and addresses matters related to unleashed dog beaches and pier safety.
- v. Tom Barron commends President Rintz on his service to the Village and addresses matters related to power generation.

- 5) Reports:

- a) Trustees.

- i. Trustee Dearborn commends the Environmental and Forestry Commission on their service.

- b) Attorney. No report.

- c) Manager. No report.
- d) Village President.
 - i. President Rintz states that Ordinance No. MC-02-2025 will be considered at a later date. Council and staff will further consider the implications of passing such an ordinance. Additionally, President Rintz shares remarks regarding his role as Village President and addresses matters regarding the IMEA Power Sales Contract and Capacity Purchase Agreement.
- 6) Presentations.
 - a) Arbor Day Proclamation

President Rintz declares April 25, 2025, as Arbor Day.

Trustee Orsic, seconded by Trustee Dalman, moved to adopt the proclamation. By voice vote, the motion carried.
 - b) Mayors' Monarch Proclamation

President Rintz declares April 15, 2025 as Monarch Butterfly Remembrance Day.

Trustee Dalman, seconded by Trustee Orsic, moved to adopt the proclamation. By voice vote, the motion carried.
 - c) EFC Green Awards

Environmental & Forestry Commission Chair Patrick Hanley presents the 2025 Green Awards to Christina and Michael Collins for the Sustainable Residential Yard award, Erik Kaplan for the Sustainable Residential Home award, and April Potterfield for the Sustainable Non-Residential award.
- 7) Establishment of the Consent Agenda

Trustee Dalman seconded by Trustee Albinson moved to approve the Establishment of the Consent Agenda. By voice vote, the motion carried.
- 8) Approval of the Consent Agenda
 - a) Approval of Village Council Minutes
 - i. February 27, 2025 Special Meeting
 - ii. April 3, 2025 Regular Meeting
 - b) Approval of Warrant List Dated March 28, 2025 – April 10, 2025, in the amount of \$829,697.67.
 - c) Ordinance No. MC-03-2025: Amending the Winnetka Village Code to Rename the Positions of Assistant Village Manager and Finance Director (Adoption)
 - d) Ordinance No. M-02-2025: Authorizing the Disposition of Surplus Personal Property Owned by the Village of Winnetka (Adoption)
 - e) Resolution No. R-39-2025: Waiving Bidding and Approving an Agreement with Rickman Contract Services, Inc. for Meter Reading Services (Adoption)

- f) Resolution No. R-40-2025: Waiving Bidding Requirements and Authorizing the Procurement of Vehicle Barriers from Meridian Rapid Defense Group Sales, LLC (Adoption)

- g) Approval of Annual Outdoor Seating Area Permits

Trustee Albinson seconded by Trustee Dalman, moved to approve the foregoing items on the Consent Agenda by omnibus vote. By roll call vote, the motion carried. Ayes: Trustees Albinson, Apatoff, Dalman, Dearborn, and Orsic. Nays: None. Absent: Trustee Handler.

9) Ordinances and Resolutions.

- a) Ordinance No. MC-01-2025: Amending Title 9 of the Winnetka Village Code to Prohibit the Sale of Illicit THC Products and Kratom (Introduction/Adoption)

In recent years, there has been an increase in availability and marketing of synthetic or chemically altered forms of tetrahydrocannabinol (THC) and kratom products. While these products are being found at local convenience stores, gas stations, vape shops, and online, there are increasing concerns that these products are associated with addiction, withdrawal, and in some cases, death.

Police Chief Brian O'Connell provides information regarding THC and kratom products, information regarding illicit drugs, various chemical effects, health risks, testing, consumption, sales, marketing and legality.

Council discusses the availability of products and sales in surrounding communities and within the Village, product marketing, age restrictions, possible benefits, and various cons of the product. Additionally, Council discusses concerns regarding marketing to the younger residents of the Village.

Public Comment

Heidi Sykora provides information regarding kratom health benefits and encourages Council to reconsider the ban of the product.

James Hemmings addresses Council regarding Kratom health benefits and urges Council to continue researching the product.

Jim Pratt addresses Council regarding the safety and health benefits of kratom and encourages Council to reconsider approving a ban.

Council opted to defer the item to a later date in order to conduct further research.

- b) Ordinance No. MC-02-2025: Amending Chapter 6.08 of the Winnetka Village Code Regarding Limited Public Off Leash Dog Areas on Lake Michigan (Introduction/Adoption)

This item is deferred to a later meeting.

- 10) Old Business. None.

- 11) New Business. None.

- 12) Appointments: None.

13) Closed Session for the Purpose of Discussing Specific Personnel and Municipal Utility Contracts relating to the Purchase, Sale, or Delivery of Electricity or Natural Gas Pursuant to 2(c)(1) and 2(c)(23) of the Open Meetings Act.

Trustee Albinson, seconded by Trustee Dalman, moved to adjourn to Closed Session for the purpose of discussing specific personnel and municipal utility contracts relating to the purchase, sale, or delivery of electricity or natural gas pursuant to 2(c)(1) and 2(c)(23) of the Open Meetings Act and to adjourn the Open Meeting automatically and immediately upon the conclusion of the Closed Session without the conduct of any further business or comments. By roll call vote, the motion carried. Ayes: Trustees Albinson, Apatoff, Dalman, Dearborn, and Orsic. Nays: None. Absent: Trustee Handler.

The Council adjourned into Closed Session at 8:33 p.m.

14) Adjournment. The Closed Session meeting ended at 9:13 p.m.

Recording Secretary



Agenda Item Executive Summary

TITLE: Approval of Warrant List Dated May 2, 2025 - May 15, 2025

PRESENTER: Robert M. Bahan

AGENDA DATE: May 20, 2025

CONSENT: Yes

ITEM TYPE: Consent Agenda

ITEM HISTORY:

None.

EXECUTIVE SUMMARY:

The Warrant List Dated May 2, 2025 - May 15, 2025.

RECOMMENDATION:

Consider Approving the Warrant List Dates May 2, 2025 - May 15, 2025.

ATTACHMENTS:

None



Agenda Item Executive Summary

TITLE: Ordinance No. M-03-2025: Designating 480 Oak Street as a Landmark
(Introduction/Adoption)

PRESENTER: Scott Mangum

AGENDA DATE: May 20, 2025

CONSENT: Yes

ITEM TYPE: Consent Agenda

ITEM HISTORY:

None

EXECUTIVE SUMMARY:

INTRODUCTION

On May 20, 2025, the Village Council is scheduled to consider Ordinance No. M-03-2025, An Ordinance Designating 480 Oak Street as a Designated Landmark (**Attachment 1**). The Historic Preservation Commission (HPC) recommended such designation based upon an application submitted by the property owners, Jeff and Susan Barton (the "Applicant"), to designate 480 Oak Street (the "Subject Property") as a locally designated landmark (**Attachment 2**).

Landmark designation requires adoption of an ordinance by the Village Council, after receiving a recommendation and report from the Historic Preservation Commission pursuant to an application submitted by the property owner. The Village Council shall take one of the following actions: (1) designate the landmark by ordinance; (2) refer the report and recommendation back to the HPC with suggestions for revisions and stating reasons for such action; or (3) deny designation of the landmark.

ADVISORY COMMISSION CONSIDERATION AND RECOMMENDATION

The HPC considered the application for a locally designated landmark designation at its meeting on April 7, 2025. **Attachment 2** contains the staff report and minutes from the HPC meeting. After hearing from the applicant, and receiving neither written nor verbal comments, a motion to recommend the Village Council designate 480 Oak Street as a locally designated landmark passed by a vote of 4-0. Based on the "System for the Evaluation of Landmarks," the HPC found the level of significance of the Subject Property to be "Unique" based upon a score of 86.2. The rating system includes the following levels of significance:

Unique	80-94
Significant	65-79
Important	50-64

The "System for the Evaluation of Landmarks" is a scoring system used to determine the level of significance. The Commission found the property meets the criteria for designation and is significant

for having been a garage for the larger estate of Charles M. Hayes and being designed by famous twentieth century architect Benjamin Marshall. The Commission also determined that the house has maintained most of its original features and has a high level of integrity for its original design. Furthermore, they identified the property as being an important home in the history of Winnetka for its prominence along Sheridan Road and the notable Village residents of importance that resided there. A report outlining the rationale for recommending approval of the application as well as the HPC results of the “System for the Evaluation of Landmarks” is provided in Exhibit B of Ordinance M-03-2025.

ADDITIONAL BACKGROUND INFORMATION

Locally Designated Landmarks vs Locally Certified Landmarks. The owner(s) of a designated landmark, the alteration of which is subject to an advisory review of the HPC, may request that any alteration be subject to a *binding* review of the HPC. Upon approval of such a request by the HPC, a declaration shall be recorded by the Village in the office of the Cook County Clerk. Upon recordation, the designated landmark becomes a certified landmark, and any proposed exterior alterations *require approval* by the HPC prior to the improvements being made. After a designated landmark has been certified, the certification shall not be withdrawn except for an express determination set forth in a resolution of the Village Council. The applicants are requesting a locally designated landmark status for this property, which requires an advisory review of any proposed exterior alterations by the HPC.

State Property Tax Assessment Freeze Program. Given questions that were raised with past landmark designation applications reviewed by previous Village Councils, staff is providing the following information regarding the Property Tax Assessment as additional background information.

The Property Tax Assessment Freeze Program (the “Program”) is administered by the Illinois State Historic Preservation Office (SHPO). The Program freezes the assessed value of a historic, owner-occupied principal residence (base year valuation) for eight years when the owner undertakes a substantial, approved rehabilitation. After eight years, the assessed value is brought back to market level over a period of four years: Year 1 - base valuation plus 25% of the adjustment in value; Year 2 - base year valuation plus 50% of the adjustment in value; Year 3 – base year valuation plus 75% of the adjustment in value; and Year 4 – the then fair current market value.

To qualify for the Program, a property must: (1) be a certified historic structure, either by listing on the National Register of Historic Places individually or in a district, or by local landmark designation in a community with an approved historic preservation ordinance; (2) be a single-family, owner-occupied, principal residence; (3) undergo a rehabilitation that has eligible expenses equal to or exceeding 25% of the property’s fair market value within a two year period; and (4) undergo a rehabilitation that meets the Secretary of the Interior’s “Standards for Rehabilitation.”

It is important to note that not every locally designated landmark qualifies for the Program. Additionally, a property does not need to be designated as a local landmark to qualify for the Program. A property that is listed on the National Register of Historic Places, but not designated as a local landmark, can also apply to the Program. Since 1995, approximately 18 properties in the Village have participated in the Program. The owners of 480 Oak Street have informed staff that they hope to qualify for the State Property Tax Assessment Freeze Program.

RECOMMENDATION:

Consider introduction and adoption of Ordinance No. M-03-2025, designating the house at 480 Oak Street as a locally designated landmark.

ATTACHMENTS:

1. Ordinance No. M-03-2025: Designating 480 Oak Street as a Landmark
2. April 7, 2025, HPC Meeting Staff Report and Excerpt of Meeting Minutes

ATTACHMENT 1

ORDINANCE NO. M-03-2025

AN ORDINANCE DESIGNATING 480 OAK STREET AS A LANDMARK

WHEREAS, Jeff and Susan Barton ("**Owners**") are the owners of the property commonly known as 480 Oak Street, Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance ("**Subject Property**"); and

WHEREAS, the Subject Property is improved with a single-family home constructed in 1909 by the architect Benjamin Marshall, which home is an original garage from the historic Charles M. Hayes estate, which estate has since been demolished; and

WHEREAS, Chapter 15.64 of the Winnetka Village Code ("**Village Code**"), titled "Landmark Preservation," sets forth standards and procedures for preserving, protecting, enhancing, rehabilitating, and regulating buildings, structures, objects, and places of historical, cultural, or architectural significance ("**Landmark Regulations**"); and

WHEREAS, pursuant to Section 15.64.040 of the Landmark Regulations, the Owners ("**Applicant**") submitted an application for the designation of the Subject Property as a landmark to the Historic Preservation Commission ("**Commission**"); and

WHEREAS, pursuant to, and in accordance with, the Landmark Regulations, a duly noticed public hearing of the Commission to consider the Applicant's application was held on April 7, 2025; and

WHEREAS, on April 7, 2025, the Commission made findings, which findings are attached as **Exhibit B**, and evaluated the application and the Subject Property using the Village's System for the Evaluation of Landmarks and gave the Subject Property an overall score of 86.2; and

WHEREAS, pursuant to the findings made by the Commission and the overall rating of the Subject Property, the Commission: (i) determined that the Subject Property meets the criteria for the evaluation of landmarks set forth in the Landmark Regulations; and (ii) unanimously recommended that the Village Council designate the Subject Property as a landmark; and

WHEREAS, the Village Council has considered the recommendation of the Commission and has determined that it is in the best interest of the Village and its residents to accept the findings and recommendation of the Commission, which findings are incorporated herein, and approve the designation of the Subject Property as a landmark;

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

SECTION 1: RECITALS. The foregoing recitals are hereby incorporated into this Section 1 as the findings of the Council of the Village of Winnetka, as if fully set forth herein.

SECTION 2: LANDMARK DESIGNATION. In accordance with, and pursuant to, Section 15.64.040 of the Village Code, the Village Council hereby designates the Subject Property as a landmark.

SECTION 3: EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

PASSED this 20 day of May, 2025, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this ____ day of _____, 2025.

Signed:

Village President

Countersigned:

Village Clerk

Published by authority of the
President and Board of Trustees
of the Village of Winnetka,
Illinois, this ____ day of _____,
2025.

Introduced: May 20, 2025

Passed and Approved: _____, 2025

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

LOT 1 IN "WINNETKA BEACH ESTATES," A SUBDIVISION OF THAT PART OF BLOCK 42 IN CHARLES E. PECK'S 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 NORTH OF THE NORTHERLY LINE OF THAT PART NON-VACATED CHERRY STREET, SOUTH OF THE NORTHERLY LINE OF THE SOUTH 10.00 FEET OF OAK STREET, AND EASTERLY OF THE EAST LINE OF SHERIDAN ROAD, ACCORDING TO THE PLAT OF SAID "WINNETKA BEACH ESTATES" RECORDED NOVEMBER 30, 1959 AS DOCUMENT NUMBER 17723228, AND CERTIFICATE OF CORRECTION RECORDED NOVEMBER 14, 1961 AS DOCUMENT NUMBER 13329637, ALL IN THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

Commonly known as 480 Oak Street, Winnetka, Illinois.

PIN: 05-21-200-002-0000

EXHIBIT B
HISTORIC PRESERVATION COMMISSION FINDINGS
(SEE ATTACHED EXHIBIT B)

EXHIBIT B



REPORT ON PUBLIC HEARING
APRIL 7, 2025

CONSIDERATION OF LANDMARK ELIGIBILITY

The Benjamin Allen Estate Coach House and Garage 480 Oak Street, Winnetka

This report is an integral part of the April 7, 2025, Historic Preservation Commission meeting minutes and is also compiled based on the submitted application for local landmark designation submitted by Jeff and Susan Barton.



Figure 1 – 480 Oak Street (2024)

Findings of the Commission

Based on the System for the Evaluation of Landmarks contained in Chapter 15.64 of the Village Code titled “Landmark Preservation” (see attached rating sheet), 480 Oak Street was rated a “Unique” property with a score of “86.2.”

Architectural Type, Style and Period. The 480 Oak Street house was built in 1909 as a classic French neoclassical style building designed by noted architect Benjamin Marshall to serve as an accessory building for the larger Benjamin Allen estate. The Commission found the house to be an exceptional and rare example of the turn-of-the-century estate buildings found along Sheridan Road. They also noted the novelty of an elegantly designed garage for a larger estate that was converted to a home. Based on that information, the home was judged to be “extremely rare” with a rating of “5.”

Method of Construction. The Commission determined that the building was given a high level of attention in its original construction with exterior features that matched the elegance of the larger estate home. With regard to rarity in method of construction, the house was judged to be “extremely rare” with a rating of “5.”

Association with a Historical Event, Person, or Cultural Activity. The Commission noted that the house was part of the residence of Charles M. Hayes, who was the president of the Chicago Motor Club and an early advocate of automobiles and the American Automobile Association. With regard to association to a historical event, person or cultural activity, the Commission rated the home as a “5” with association at the state, county, and local level.

Association with an Architect or Master Builder. The architect was Benjamin Marshall whose firm designed many prominent buildings in the Chicago area with highly regarded neoclassical themes. The Commission rated the house as a “5” for its association with an architect on a national level of significance.

Established or Familiar Visual Feature. The Commission noted that the house is a prominent symbol of the neighborhood, viewed from either the street or the lakefront. The Commission rated the home as a “4” for being a “symbol of a neighborhood or a conspicuous and familiar structure in the context of the entire village.”

Originality. The design integrity of the house was determined to be excellent, given the lack of any significant alterations to the building’s exterior and the sensitivity provided by later additions. The Commission rated the house’s originality and alterations of design integrity as “excellent,” warranting a score of “5.”

Age of Structure. The house was constructed in 1909 which warrants a score of “3.”

Alteration of Surrounding Properties (View from Property). The Commission noted that the original estate that included the structure has since been demolished, and most of the original structures in the immediate vicinity of the house have changed over time. The Commission determined the condition of the surrounding site as “major alterations,” which warranted a score of “0.”

Alteration of Original Site (View of Property). The Commission noted that the building’s exterior is somewhat different because of the structure received additions and was rotated towards a different direction since its construction. The Commission determined the condition of the original site as “minor alterations,” which warranted a score of “3.”

Structural Condition. The Commission determined the structural condition to be “exceptional,” which warranted a score of “5.”

Resolution

The Historic Preservation Commission found the house at 480 Oak Street to be significant and more than satisfactory for the criteria of local landmark designation. The Commission determined that the house is significant for it having been a garage for the larger estate of Charles M. Hayes and it was designed by famous twentieth century architect Benjamin Marshall. The Commission also determined that the house has maintained most of its original features and has a high level of integrity for its original design. Furthermore, they identified the property as being an important home in the history of Winnetka for its prominence along Sheridan Road and the notable Village residents of importance that resided there. Based upon these considerations and the System for Evaluation rating of “Unique,” with a score of “86.2,” the Commission voted unanimously to recommend that the Village Council designate the house at 480 Oak Street Road as a local landmark.

Respectfully Submitted,

Jack Coladarci

Chris Enck

Beth Ann Papoutsis

Joseph Stewart

Paul Weaver

SYSTEM FOR THE EVALUATION OF LANDMARKS

TIER 1

CATEGORY	FACTORS	POINT VALUE	WEIGHT*	SCORE
Rarity: Architectural Type, Style and Period	-Extremely Rare	5	<u>10</u>	<u>50</u>
	-Rare	4		
	-Somewhat Rare	2		
	-Common	0		
Rarity: Method of construction and its application	-Extremely Rare	5	<u>1</u>	<u>5</u>
	-Rare	4		
	-Somewhat Rare	2		
	-Common	0		
Association with an Historical Event, Person, or Cultural Activity	-National	5	<u>1</u>	<u>5</u>
	-State, County or Local	5		
	-None	0		
Association with an Architect or Master Builder	-National	5	<u>1</u>	<u>5</u>
	-State, County or Local	5		
	-Architect or builder identified but of no known importance	1		
	-Architect or builder unknown	0		
Established or Familiar Visual Feature	-Symbol of Village as a whole	5	<u>1</u>	<u>4</u>
	-Symbol of a neighbor- hood or a conspicuous and familiar structure in the context of the entire Village	4		
	-A conspicuous and familiar structure in the context of a neighborhood	3		
	-Not particularly conspicuous or familiar	0		

Tier 1 Score 69
(Add Above 5 lines)

*The (or a) category with the highest point value is given a weight of 10. All other categories are weighted 1.

TIER 2

CATEGORY	FACTORS	POINT VALUE		WEIGHT	SCORE
Alteration of (Originality) Design Integrity	-Excellent	5	x	10	= <u>50</u>
	-Good	4			
	-Fair	3			
	-Poor	0			
Age of Structure	-pre-1900	5	x	4	= <u>12</u>
	-1900-1930	3			
	-1931-1950	2			
	-1951 to present	1			
Alteration of Surrounding Properties (View from Property)	-Original	5	x	4	= <u>0</u>
	-Minor Alterations	3			
	-Major Alterations	0			
Alteration of Original Site (View of Property)	-Original	5	x	3	= <u>9</u>
	-Minor Alterations	3			
	-Major Alterations	0			
Structural Condition	-Exceptional	5	x	3	= <u>15</u>
	-Good	3			
	-Fair	1			
	-Deteriorated	0			

Tier 2 Score 86
 (Add Above 5 Lines)
 Avg. Tier 2 Score 17.2
 (Divide Total by 5)

<u>69</u> Tier 1 Score	+	<u>17.2</u> Avg. Tier 2 Score	=	<u>86.2</u> Total Score
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Level of Significance

<u>Total Points</u>	<u>Category</u>
<u>80-94</u>	<u>Unique</u>
65-79	Significant
50-64	Important



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: HISTORIC PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: APRIL 7, 2025
SUBJECT: 480 OAK STREET - LANDMARK DESIGNATION NOMINATION (CASE NO. 24-06-HPC)

INTRODUCTION	
Meeting Date	April 7, 2025
Commission Action	Determine whether the subject property meets the criteria for landmark designation, for a recommendation to the Village Council which has final approval.
Property Address	480 Oak Street (See Figure 1)
Property Owner	Jeff and Susan Barton
Application Submitted by	Susan Benjamin, on behalf of the owners
Mail Notice Sent to Property Owners within 250 feet	Completed with certified mail
Public Comments as of Date of Memo	As of the date of this memo, staff has not received any written comment from the public regarding this application.
PROPERTY DESCRIPTION	
Size	0.44 acres
Location	South side of Oak Street between Sheridan Road and the lakefront
Improvements	Single-family residence and attached garage
Zoning	R-2 Single Family Residential
Surrounding Zoning	R-2 Single Family Residential
PROPERTY HISTORY	
Constructed	1909
Architect	Benjamin Marshall
Additional Construction Activity	1961 – Addition of attached garage, 1995 – Building addition and demolition of existing greenhouse, 1999 – Replacement of front and rear stairs of residence, 2007 – Construction of outdoor terrace and landscaping
Illinois Historic Structure Survey Listing	No



Figure 1 – Subject Property (Aerial)



Figure 2 – Subject Property – Front Entrance of House (Northwest Elevation)



Figure 3 – Subject Property – Side of House Facing Lakefront (Northeast Elevation)



Figure 4 – Subject Property – Overhead View of Side of House and Courtyard (Southeast Elevation)



Figure 5 – Subject Property – Side of House and Lakefront-Facing Terrace (Northeast Elevation)

COMMISSION REVIEW AND FINDINGS

In the attached application materials submitted by the Applicants, the Applicants have provided a history of the Subject Property identifying the architect, the ownership history, and a description of any alterations to the Subject Property.

The HPC is to make findings and a recommendation to the Village Council on the application. Following receipt of testimony at the public hearing, the HPC shall make its determination and recommendation to the Village Council that, based on the evidence received at the public hearing, the Subject Property does or does not meet the criteria for designation. The criteria to consider when evaluating a potential landmark are as follows:

1. General Considerations:

- a. The structure, building, object or site has significant character, interest or value as part of the historic, cultural or architectural characteristics of the Village, the state or the United States;
- b. The structure, building, object or site is closely identified with a person or persons who significantly contributed to the culture or development of the Village, the state or the United States;
- c. The structure, building, object or site is the result of the notable efforts of, or is the only known example of work by, a master builder, designer, architect, architectural firm or artist whose individual accomplishment has influenced the development of the Village, the state or the United States;
- d. The unique location or singular physical characteristics of the structure, building, object or site make it an established and important visual feature;
- e. The activities associated with the structure, building, object or site make it a current or former focal point of reference in the Village;
- f. The structure, building or object is of a type or is associated with a use once common but now rare, or is a particularly fine or unique example of a utilitarian structure and possesses a high level of integrity or architectural significance.

2. Architectural Significance

- a. The structure, building, object or site represents certain distinguishing characteristics of architecture inherently valuable for the study of a time period, type of property, method of construction or use of indigenous materials;
- b. The structure, building, object or site embodies elements of design, detail, material or craftsmanship of exceptional quality;
- c. The structure, building, object or site exemplifies a particular architectural style in terms of detail, material, and workmanship.
- d. The structure, building, object or site is one of the few remaining examples of a particular architectural style;
- e. The structure, building, object or site is, or is part of, a contiguous grouping that has a sense of cohesiveness expressed through a similarity of style characteristics, time period, type of property, method of construction, or use of indigenous materials, and accents the architectural significance of an area.

3. Historical Significance:

- a. The structure, building, object or site is an exceptional example or an historic or vernacular style, or is one of the few such remaining properties in the Village;
- b. The structure, building, object or site has a strong association with the life or activities of a person, persons, organization or group who significantly contributed to or participated in historic or cultural events;
- c. The structure, building, object or site is associated with a notable historic event.

To assist the HPC in the review of nominations, the Village Council adopted the System for the Evaluation of Landmarks, a copy of which is provided as **Attachment B** in this report. The System for the Evaluation of Landmarks is consistent with the criteria listed above and is a scoring system to determine the level of significance of the Subject Property.

Additionally, the HPC's recommendation may include an explanation of a significant feature or features of the Subject Property that should be preserved and protected, as well as any other information the HPC may deem pertinent to the determination or recommendation.

A Commission member may make one of the two following motions (a) the Building and/or Property Does Not Meet the Criteria for Designation, or (b) the Building and/or Property Does Meet the Criteria for Designation:

Building and/or Property Does Not Meet the Criteria for Designation

The Commission finds that the application for the Landmark Nomination for 480 Oak Street does not meet the criteria set forth for designation.

Building and/or Property Does Meet the Criteria for Designation

The Commission finds that the application for the Landmark Nomination for 480 Oak Street does meet the criteria set forth for designation.

The Commission finds that the reasons for preservation and protection, as well as any other pertinent information to the recommendation include:

1. [Commission member to fill in]

2. _____

3. _____

Based upon these findings, the HPC recommends approval of the landmark nomination. The Village has final jurisdiction regarding the designation of a local landmark.

CERTIFICATION OF DESIGNATED LANDMARKS

The owner(s) of a designated landmark, the alteration of which is subject to the advisory review of the HPC, may request that any alteration be subject to the binding review of the HPC. Upon approval of such request by the HPC, a declaration shall be recorded by the Village in the office of the Cook County Recorder of Deeds. Upon recordation the designated landmark becomes a certified landmark, and any proposed exterior alterations require approval by the LPC prior to the improvements being made. After a designated landmark has been certified, the certification shall not be withdrawn except for an express determination set forth in a resolution of the Village Council.

At this time, the Applicants are not requesting certified landmark status. The request is to have the Subject Property recognized as a designated landmark, which requires an advisory review of proposed exterior alterations by the HPC. It should be noted that the Applicants' request does not include any proposed exterior alterations.

ATTACHMENTS

Attachment A: Application Materials

~~Attachment B: System for Evaluation of Landmarks~~

ATTACHMENT A

 	VILLAGE OF WINNETKA, ILLINOIS DEPARTMENT OF COMMUNITY DEVELOPMENT LANDMARK NOMINATION APPLICATION
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Thank you for considering landmark status for your property. If you have questions about landmark nomination or about this application, please contact Christopher Marx, Associate Planner in the Community Development Department, at 847.716.3587 or cmarx@winnetka.org.

Please attach responses to questions on this form separately. If you do not know the answer or if the question does not relate to your property, simply write, "don't know" or "not applicable."

To assist you, attached is How to Research Your House, a page of useful resources for learning more about your property. Both the Community Development Department (phone no. 847.716.3587) and the Winnetka Historical Society (phone no. 847.501.6025) can answer many of your questions.

The Historic Preservation Commission (HPC) meets the first Monday of each month at 7:00pm at Village Hall. Your application is reviewed by the HPC at a public hearing. The Village will notify your neighbors of this public hearing at least 15 days before the meeting date.

A decision by the HPC to recommend the property as a landmark will take place at this meeting or the following meeting. After the HPC's written report is sent to the Village Council, the landmark nomination is placed on the Council's agenda for its next available meeting date.

The Village Council designates a Winnetka Landmark by ordinance. A preliminary vote to designate a landmark at one Village Council meeting will be followed by a final vote at the following Council meeting. The Village Council meets on the first and third Tuesdays of the month.

MATERIALS FOR SUBMISSION

Please provide 1 hard copy and 1 electronic copy (.pdf), of the following information. (Email electronic copy to cmarx@winnetka.org.)

1. Property Information

Site Address: 480 Oak Street Parcel Identification Number(s) (PIN): 05-21-200-002-0000

2. Property Owner Information

Name: Jeff and Susan Barton Phone No. [REDACTED]
Email: [REDACTED]

3. Current plat of survey.

4. Deed proving ownership.

5. How long have you owned the property? 5 years

If you know, list previous owners of the property and when they owned it. Do you know whether any of the owners had a particular influence on the village's history?

See attached.

6. Date of construction, if known: 1909

In the following section, we ask about information that is important in evaluating landmark requests. For questions that are not relevant, write "none" or "not known." Please provide sources for your information. Referring to the title and page number of a book is fine. For other documents, it would help to include a copy of your source. If the source is Village Hall, simply write what the reference is, for example: "Water hook-up – Village Hall."

1. If known, name of architect: Benjamin Marshall Architectural firm: Marshall & Fox
Designer and/or Builder: Benjamin Marshall Do you have original plans? Site plan
Is the property associated with a historical person or group? If so, please explain. Charles B. Hayes
See attached.
Is the property associated with a notable historic event? If so, please explain. No
2. Alteration History: Please include current photos of all sides of the building and older photos, if available. The "structure files" at the Winnetka Historical Society may have older photos.
If known, describe changes made to the outside of the building since it was built. Have important change been made to the property as viewed from the street in the last 50 years? Please include descriptions of alterations, dates and architects, if known. (Note: Building permit records at Village Hall are helpful.)
See attached
If known, describe changes made over the last 50 years to the original property, not including alterations to the building itself. These changes could include subdivision, fences, or new structure added to the property. (Note: Sanborn maps at Village Hall and the Historical Society are helpful. Also, many buildings in the Village have been moved from their original sites.)
See attached.
3. Do you have any other information about the property or anecdotes you would like to share? This information can be based upon here-say, so long as you tell the source. See attached.
4. Provide a written statement describing the building, structure, property, object or site and set forth reasons of support of the proposed designation, such reasons including but not limited to one or more of the criteria listed in Section 15.64.030 [Evaluation of Landmarks] of the Village Code (attached).
5. An evaluation of the building, structure, property, object or site pursuant to the "System for the Evaluation of Landmarks" (attached).
6. A written statement describing the buildings, structures or properties adjacent to or across from the subject building, structure, object or site.
7. Please specify whether you are applying to be a "designated landmark" or a "certified landmark". Exterior alterations of a "designated landmark" are subject to an advisory review by the Historic Preservation Commission (HPC). Whereas exterior alterations of a "certified landmark" are subject to a binding review by the HPC. For more information on the certification of designated landmarks please see Section 15.64.070 of the attached chapter of Village Code (15.64).
8. I/We hereby certify that I/We am (are) the owner(s) of the property described in this application and wish to make application for designation of this property as a landmark by the Village of Winnetka.

Name(s): Jeff and Susan Burton

Signature(s): [Redacted]

Date: 2/23/25

f 4

WINNETKA LANDMARK DESIGNATION NOMINATION
480 Oak Street: The Benjamin Allen Estate Coach House/Garage



Front Entrance, North Side of House, 2025 photo

INTRODUCTION

The Coach House/Garage located at 480 Oak Street is eligible for listing as a Winnetka Landmark for its significant architecture and its storied history. Built in 1909, this dressed limestone building that has been a home for 65 years was designed in an 18th Century French Neoclassical style by architect Benjamin Marshall as part of a large estate property for jewelry business executive Benjamin Allen (1848-1924). On the drawing the building is called a “garage.” A car in the first decade of the 20th Century years was a prized possession.

Over the years several accomplished residents have lived in both the estate house and in the garage that was converted into a house over 50 years ago. The estate that was built for Benjamin and Mae Allen was

sold to Charles M. and Ella Hayes in 1925. Hayes was president of the Chicago Motor Club and grew the organization during a time when car ownership was surging in popularity. Under his leadership the 1929 Art Deco Motor Club building, a Chicago Landmark, was built. The property was in the Hayes family until 1959, when it was purchased, platted and subdivided into 10 lots, *Winnetka Beach Estates*, by Chicago realtor and developer Winfield H. Jackson. He retained Lot 1 where the garage is located, converting it into a family home.



Aerial View of Benjamin Allen Estate, date unknown



Estate House, 483 Sheridan Road, W. Façade, 1914



Garage, 480 Oak N. Façade, 2025 photo

Like the estate house, which was demolished ca. 1960, the garage was built in a disciplined 18th Century Louis XVI Neoclassical style with detailing that bears Marshall's original design vocabulary. The design detailing is not textbook Classicism derived from Doric, Ionic or Corinthian orders, it is unique to both this house and the estate house built for Allen.



HOUSE OF BENJAMIN ALLEN, ESQ., WINNETKA, ILL.
Marshall & Fox, Architects.

Benjamin Allen Estate House, published in *The Architectural Record*, October, 1914.



18th Century French Chateau in the south of France

Marshall was a devoted Francophile whose designs for the Blackstone Hotel and for 1550 North State Parkway in Chicago reflect this interest. In fact, he was known to name rooms in French on apartment house floorplans.



North Façade, 480 Oak: Garage repurposed to a house in 1961 with Garage addition, 2025 photo

HISTORY

Benjamin Allen

In February, 1909, Benjamin Allen began purchasing property where he planned to build his house and garage. One entry at the Cook County Recorder of Deeds states that it included Riparian land. The last parcel he purchased was recorded in December, 1910.¹

Benjamin Allen moved from his home on Chicago's south side at 1815 Michigan (a street along with Prairie Avenue sometimes known as "Millionaire's Row") to his new estate in Winnetka. He moved to be next door to the William M. Hoyt's residence where his daughter, the widow of Phelps B. Hoyt, lived with her in-laws.²

At the time Benjamin Allen built his estate house and garage he was 63 years old, having had a long successful career as the head of the wholesale jewelry house of Benjamin Allen & Company — one of

¹ Cook County Recorder of Deeds. Block 42 in Charles B. Peck Subdivision of the NE Quarter of Section 20 and the N half of the fractional Section 21, line of that part of non-vacated Cherry Street, South of the Northerly line of the S. 10.0' of Oak Street, and Easterly of the E. line of Sheridan Road, all in the Village of Winnetka. Book 249B, 74-75.

² *Chicago Tribune*, May 2, 1909.

the largest institutions of its kind in the country. Allen was born October 7, 1848, in Goderich, Canada. He came to Chicago, beginning work as a clerk for a wholesale jewelry business, married and had three children — two sons and a daughter. He worked his way up in the business, starting with a store at 109 Lake Street. After the 1871 Chicago Fire he opened his own business.

At the time he moved to his new home in Winnetka, Allen continued to supervise his business but also took on positions with other companies. He served as president, treasurer and ultimately full owner of the Silversmith's Building Company on Wabash Avenue, was a large stockholder in the Elgin National Watch Company and director of the First National Bank and First Trust & Savings Bank. In addition, he was secretary and treasurer of Spaulding & Company (jewelry) and an extensive stockholder in the Commonwealth Edison Company. He also was a Mason and member of the Chicago Club, Union League Club, Calumet Club, Mid-Day Club, Onwentsia Club and Chicago Historical Society. His wife was a member of the Woman's Athletic Club. The following sums up his biography:

ALLEN, Benjamin, wholesale jeweler; born Goderich, Ont., Oct. 7, 1848; son John and Mary (Braden) Allen; ed. grammar and high schools of Canada; married Mae West Lamos, of Chicago, Aug. 29, 1871; children: Benjamin C., Lewis D. and Bessie (Mrs. Phelps B. Hoyt). Came to Chicago, 1865; began with firm of M. T. Quimby & Co., wholesale jewelers, 1865, succeeding to the business in 1870 under name of Stark & Allen, and in 1872 firm became Benj. Allen & Co.; vice-pres. and treas. Spaulding & Co.; dir. First Nat. Bank, First Trust & Savings Bank, Nat. Safe Deposit Co.; pres. Silversmiths Bldg. Co.; largely interested in other corporations. Mem. Chicago Jewelers' Assn. (ex-vice-pres.), Jewelers' Board of Trade (dir.), Chicago Assn. of Commerce. Republican. Episcopalian. Mason. Clubs: Chicago, Calumet, Union League, Mid-Day, Onwentsia, Chicago Automobile. Recreations: motoring and travel. Residence: Winnetka, Ill. Office: 10 S. Wabash Av.

Benjamin Allen Obituary³

In an article on Allen provided by the owners of 480 Oak, Jeff and Susan Barton, Allen's home is described. "The Allen Home, recently completed in Winnetka, constitutes one of the most beautiful homes on the North Shore. Situated on spacious grounds amid picturesque backgrounds its gentility and refinement may well be taken as an index to the character of Mr. Allen and his wife, who presides over

³ Benjamin Allen. U. S. Find a Grave Index. Ancestry.com.

it.”⁴ The article is from a multi-volume book by historian Seymour Curry: *Chicago: Its History and Its Builders: A Century of Marvelous Growth* written in 1912 and published in Chicago by the S. J. Clarke Publishing Company.⁵

Benjamin Marshall, Architect

Allen selected for his architect Benjamin Marchall, one of Chicago’s most respected and acclaimed architects. Marshall is best known for his luxury apartment buildings and hotels, including the Blackstone Hotel, the Drake Hotel and 1550 North State Parkway. William Westphal, writing in 1982 for the *Chicago Architectural Journal*, stated in his article that the Blackstone “established Marshall as Chicago’s foremost hotel designer....”⁶ Since the Blackstone was built in 1908, Allen would have very likely known the building when he was selecting an architect. He also would have known the South Shore Country Club (founded in 1906) also designed by Marshall since Allen lived on the south side.

Benjamin Marshall (1874-1944) was born in Chicago and attended a south side prep school, the Harvard School, in Kenwood. His family lived at 4730 Drexel Boulevard.⁷ Although he received no formal architectural education, Marshall apprenticed with the firm of Marble and Wilson from 1893 to 1895. Upon the death of Marble, Wilson made Marshall a full partner. Following an extended European trip Marshall established his own firm. In 1905, he formed a partnership with Charles Eli Fox (1870-1926). Fox had studied architecture at the Massachusetts Institute of Technology and then moved to Chicago, where he worked for Holabird and Roche from 1891 to 1905. In the partnership of Marshall & Fox, Fox served as construction specialist and project manager, while Marshall used his talents as a designer as well as an entrepreneur, soliciting commissions from Chicago’s elite. They practiced together until Fox died in 1926; then Marshall worked alone.



Benjamin Marshall at his studio in Wilmette⁸

⁵ Historian Seymour Curry: *Chicago: Its History and Its Builders: A Century of Marvelous Growth*. Chicago: S. J. Clarke Publishing Company, 1912.

⁶ William Westfall. “Benjamin Marshall of Chicago. *Chicago Architectural Journal*. Vol. 2, 1982

⁷ 1900 Census. Ancestry.com

⁸ Photo from the Harry Ransom Humanities Research Center, The University of Texas at Austin. Literary File 109, Call number 981:0013:0005

The firm of Marshall & Fox designed a wide range of building types, including banks, theaters, office buildings, and houses, as well as elegant apartments and hotels. Among the homes he designed were country estates for Samuel Insull in Libertyville, (1937 purchased by John Cuneo, Sr.)⁹ and “Mayslake,” for Francis Stuyvesant Peabody in Oakbrook.¹⁰ The Peabody Estate is His own house, designed in 1923 across from Wilmette Harbor, was one of the most opulent and extravagant on the North Shore. Sadly, it has been demolished.

Whether he was inspired by Classical, Tudor, Mediterranean or Georgian architecture, Marshall’s architecture is generally characterized by a sense of simplicity, balance and order. He began his career in 1893, the same year that the World’s Columbian Exposition was held on the south side, where he lived. The Classical “White City,” as it was called, no doubt impressed him. The house the firm designed for Allen at 480 Oak Street displays Marshall’s Neoclassical approach that embraces order, simplicity and symmetry that characterizes 18th Century French architecture. In *The Architectural Record* article where the house was published in 1914 titled “The Local Feeling in Country Houses” author Herbert Croly wrote, “Probably the most interesting, however, of this group of residences are those designed by Marshall and Fox.”¹¹

The same order, simplicity and disciplined Classicism that is seen in his estate house for Allen is clear in his site plan for Allen’s estate and in Marshall’s design for the accompanying garage.



Aerial View of the property, date unknown

⁹ Cuneo was the founder of the Cuneo Press and Hawthorn Melody Dairy. The property remained in the Cuneo family until Mrs. Cuneo died in 1990. It then became a house museum. In 2009 the house was donated to Loyola University.

¹⁰ The Peabody Estate is part of the Mayslake Forest Preserve administered by the Forest Preserve of Du Page County..

¹¹ Herbert Croly. “The Local Feeling in Country Houses”, *The Architectural Record*, October, 1914.

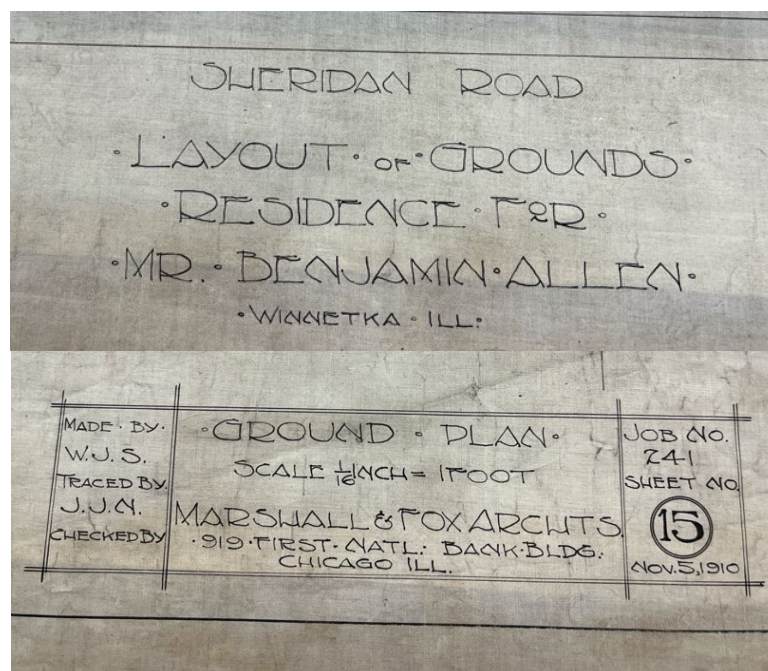
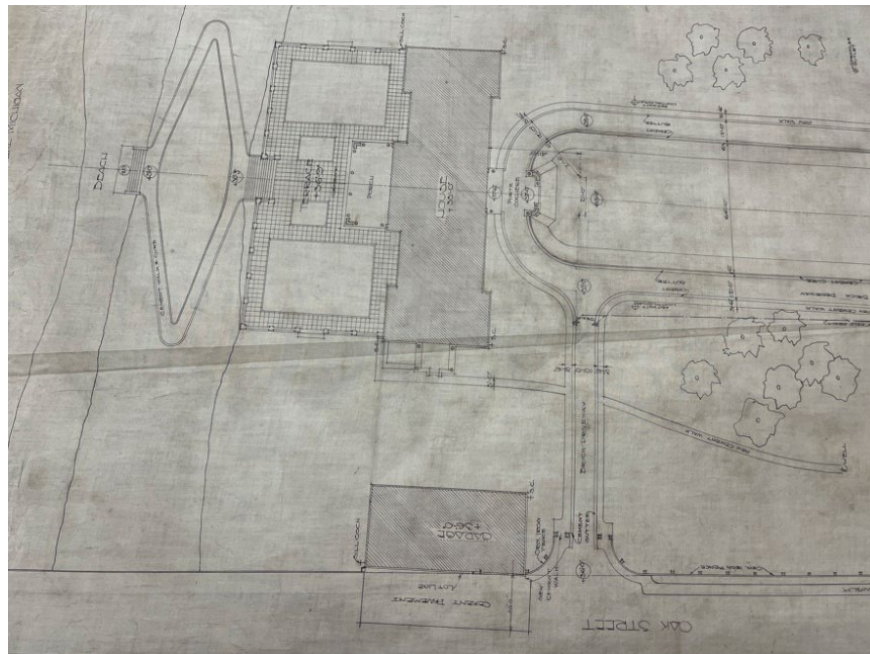


Boulevard leading to the garage, 2025

Both the house and the garage were approached by formal driveways. The estate house had a brick driveway that split and passed through a porte cochere. The family car would then drive north past the side of the coach house and enter it from a concrete pad on the north.

The entrance to the garage was from Sheridan Road via a symmetrical boulevard with landscaped central islands. That is still the case today. The coach house access is as formal as that from Sheridan Road to the estate house. Most coach houses and garages historically were located along Sheridan Road, not east of Sheridan on the lake. The garage at 480 Oak Street occupies an unusual and more important place. Because of its high style design, its formal approach, and its unusual location on the lake, 480 Oak is a rare example of a utilitarian building that was significant when it was built, and remains so, having converted into a handsome residence 65 years ago.

The site plan for the property laid out by Benjamin Marshall carefully delineates the formal approach and the relationship of the estate house and the garage. Axial symmetry dominates the approach to the house and the footprint of the house. Marshall even employs symmetry in the identification blocks.



Site Plan, Benjamin Allen Estate¹²

¹² Marshall & Fox Records, Alexander Architectural Archives, The University of Texas at Austin. Although the collection has no drawings of the garage, it contains site plans and drawings of the estate house.

Benjamin Allen died August 1, 1924.¹³ He and his family are buried in an imposing mausoleum with a Classical temple front at Graceland Cemetery in Chicago. Allen's preference for formal design is reflected in the mausoleum, a preference also expressed in his Winnetka estate house, its garage and the property's site plan.



Benjamin Allen Mausoleum, Graceland Cemetery

Charles M. Hayes

A few months after Allen's death, the estate property was sold to Charles M. Hayes (1877-1957) and his wife, Ella.¹⁴ Charles M. Hayes lived at his estate house at 483 Sheridan Road from 1925 until his death in the late 1950s. The 1930 Census valued his home at \$275,000.¹⁵ Hayes made a distinguished name for himself in Chicago as head of the Chicago Motor Club. He ran the organization beginning in 1914 until his death at age 80. Hayes's obituary traced his history, describing him as "long a leader in improving roads and driving conditions." It noted that Mr. Hayes liked to recall that in 1901, he was the first traveling salesman in Illinois to use an automobile and that he led the Motor Club from 500 to 250,000 members. It also stated that he pioneered school safety patrols and that under his leadership, the club promoted the first hard road construction in Illinois.¹⁶

Charles M. Hayes was born in Cincinnati on June 9, 1877, the son of a physician. He was in the bicycle business there from 1893 to 1899 before moving to Peoria in 1900 to manage a bicycle shop. The next year, in 1901, Hayes became a salesman for the Standard Oil Company, traveling out of Galesburg, where he bought his first car. In 1908 he became an auto salesman in Chicago. After a year he was

¹³ Cook County Recorder of Deeds. Block 42 "Invty."

¹⁴ There is no explanation why Allen's death is recorded before the sale of the property four months later. At the same time that they purchased the house, Hayes took out a mortgage. Cook County Recorder of Deeds. Block 42.

¹⁵ 1930 Census. Ancestry.com

¹⁶ "Charles Hayes Dies; Headed Motor Club: Led Chicago Group for 43 Years," *Chicago Tribune*, October 17, 1957.

named president of the Chicago agency of Halliday Motor Company. He also joined the 200 member Chicago Motor Club, promoting races and endurance contests. His obituary noted, "When he became president of the club in 1914, most people regarded the auto as a plaything, but Mr. Hayes argued it would become a practical means of transportation." In his role as president, Hayes promoted bond issues to finance the beginning of hard road construction. In 1920, the club began emergency road service for members.¹⁷ Under his leadership, in 1914, the Motor Club became a chapter of the American Automobile Association.¹⁸ The 1920 Census lists him living at 3254 Michigan Avenue in Chicago.



Charles M. Hayes, Chicago Motor Club, 1920, *Chicago Daily News*

¹⁷ Ibid.

¹⁸ City of Chicago "Landmark Designation Report," Chicago Motor Club Building, 68 E. Wacker Drive," March 1, 1912, 11.



Announcing A New Service to Motorists

The Greatest Mechanical First Aid and Towing Service Ever Rendered Motorists Anywhere in the World



In northern Illinois and northern Indiana, the Chicago Motor Club is the sole representative of the American Automobile Association, the national organization of motorists clubs. The A. A. A. is recognized everywhere as the representative of American motorists, not only by the national government, but by the United States, but in Illinois and Indiana, the A. A. A. has its headquarters in Chicago. From this headquarters, the Chicago Motor Club is the sole representative of the national organization of motorists clubs. All the services of the club are rendered to motorists in this territory.

AUTOMOBILES are being built better every day. The car of today has more speed, more comfort, and more safety built into it than the car of five years ago, but nevertheless are unable to relieve motorists of that lagging of travel, the breakdown. Chipped gas lines, stuck starters, worn down batteries, water soaked ignition systems, broken radiators, broken valves and wiring, weary motorists, cause them loss of time and money.

Many motorists, more than sixty-five thousand of them in northern Illinois and northern Indiana, however, are free from this worry. If they have a breakdown, they know that members of the Chicago Motor Club are entitled to free mechanical first aid and towing service.

This service originated in the United States with the Chicago Motor Club. Since the day in July, 1918, when the Chicago Motor Club announced this service, the club has been steadily improving and expanding it until today, the mechanical first aid and towing service of the club is without a peer in the world.

The recent purchase of a fleet of heavy duty trucks by the club to supplement the service rendered by the speedy white roadsters has placed at the disposal of motorists, a service that is quicker and more effective than anything we have seen in the country.

These new heavy duty trucks which are on the street today, are used exclusively for towing cars so badly disabled that our mechanics are unable to make roadside repairs. If you are anywhere in Cook County and have a breakdown requiring repairs, you may call the club, and one of these great white trucks will tow you to your garage, the next day of your choice, or to any repair man whom you may select, within a radius of five miles of the scene of the breakdown.

The fleet of white roadsters will continue to function as usual. Our mechanics will render first aid and make roadside repairs, thus saving motorists the cost of a tow as well as of a repair bill. The new service is simply an additional service.

The equipment of the Chicago Motor Club is the most elaborate and efficient equipment in the country, and has been purchased on the theory that nothing but the best equipment was suitable to render a service worthy of the traditions of the club. Our

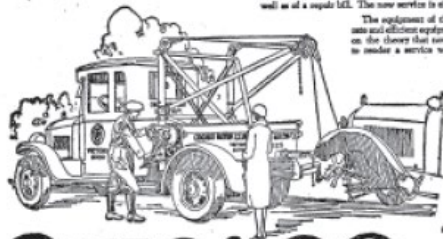
mechanics, too, have a most important part in carrying out these traditions, emphasized by the slogan "The member is my boss." These men are for the most part veterans in this service. They are expert trouble shooters, men who know their trade thoroughly, and who are so courteous and considerate of motorists in trouble that thousands of our members have taken the time to write us telling of the expert kindly service they receive when they call the mechanical service.

Mechanical service is but one of the numerous money-saving services of club membership. The other departments, such as the motor, home electric, insurance, accident prevention, and legislative departments, are on a par with the mechanical first aid department. All these departments make motorists safe, comfortable and save money for motorists.

You will save money by joining the Chicago Motor Club, and more than that you will help to promote the cause of motoring. Your dues help to further our good roads work, our accident prevention work and our legislative work. The organization of school boys' packs, and the distribution of safety posters to schools by the club is cutting down accidents among children. This work is carried out by means of the dues paid by members. The club is the motorist's defense against every species of highway law. The American Automobile Association has named the club the territory of northern Illinois and northern Indiana, and in this territory the Chicago Motor Club is the sole representative of the national organization of motorists clubs. All the services of the club are rendered to motorists in this territory.

When you join the club, you are joining an organization that has been serving motorists since 1904. Children of the men who joined the Chicago Motor Club about a quarter of a century ago are today members of the organization that fathers helped to build.

It will cost you nothing to investigate the organization, and to find out the reasons for the success of the club will provide you with protection that will be a great comfort and a decided saving of money the day you are road, only about four cents a day. Please yourself now, before trouble comes. We shall be glad to give you complete information and you do not place yourself under the slightest obligation. Send coupon today.



More than
65,000
Satisfied Members
enjoy this protection and many
other money-saving services

Mail this Coupon Today!

CHICAGO MOTOR CLUB,
3254 Michigan Avenue, Chicago,
Illinois. Please let me know further information concerning
the mechanical first aid and other money-saving services of the Chicago
Motor Club. The obligation is on me.

Name _____
Home Address _____
Phone _____
Auto Address _____
City _____

CHICAGO MOTOR CLUB

3254 Michigan Avenue

Charles M. Hayes, President

Phone: Victory 5000

Chicago Motor Club Advertisement, 1929 ²⁰

²⁰" Landmark Designation Report," 13.

While Hayes was president, the Chicago Motor Club built its new headquarters, a stunning Art Deco building and today a Chicago Landmark.



A 1929 advertisement announces the grand opening of the Chicago Motor Club Building.²¹

Hayes passed away in his home on Sheridan Road on October 16, 1957. A few years before, in December of 1954, Charles M. Hayes et al., had sold the property to Siena Heights College. After the death of Ella Hayes in May, 1959, the property immediately transferred from the Hayes children and Siena College to Hugh Michels, a real estate agent and developer, then to a Trust, and finally to Winnetka Beach Estates, when the land was subdivided into 10 lots.²² Hayes is buried in Acacia Park Cemetery and Mausoleum, Norwood Park Township, Cook County.



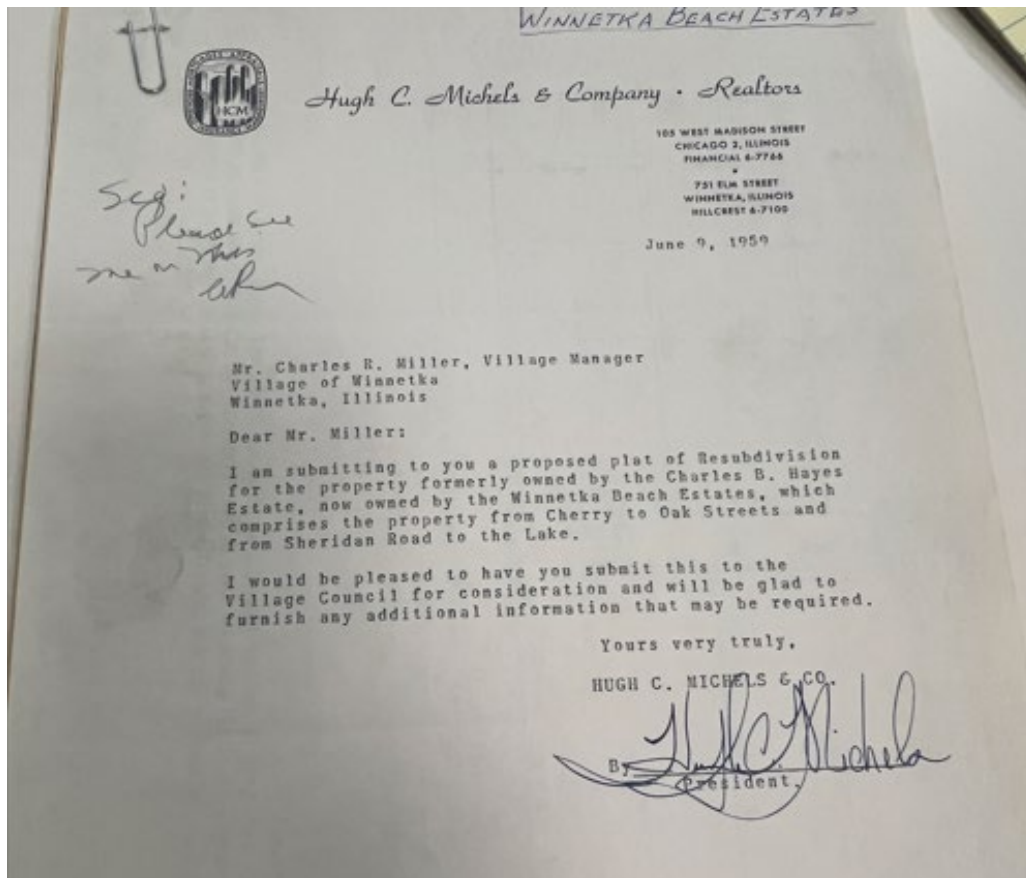
Hayes tombstone

²¹ "Landmark Designation Report," 19.

²² At the same time that Ella Hayes passed away, the Hayes children Eleanor and Charles M Hayes and the college transferred title to Hugh C. Michael and the property was put into a Trust at LaSalle National Bank. It then became owned by Winnetka Beach Estates. Recorder of Deeds. Block 42.



Siena Heights College became Siena Heights University and is still in existence.²³



Letter from Hugh Michels about Subdivision, Winnetka Beach Estates

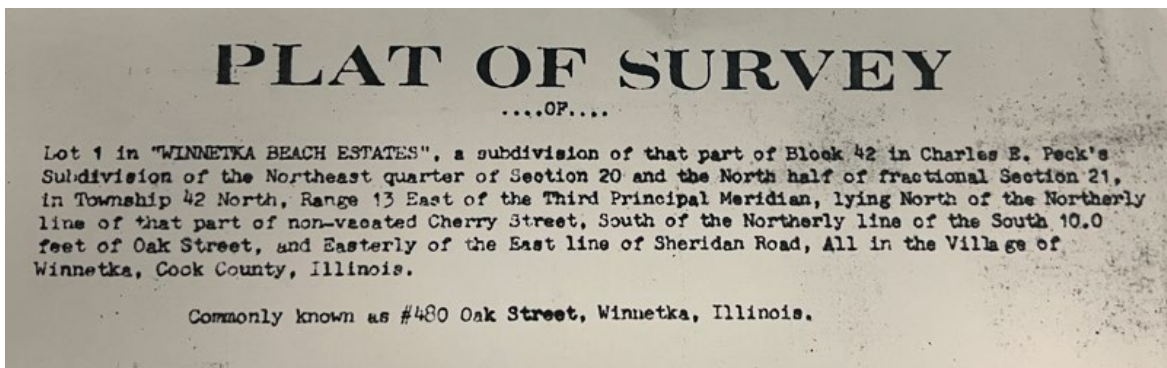
²³ Siena University, <https://www.sienaheights.edu/who-we-are/> Originally a women's school for those who wanted to become teachers; by the 1950s it became a liberal arts school for women.



Engagement Photo, Katherine Roach and Winfield Hall Jackson. 1935²⁴

Winfield Hall Jackson

Winnetka Beach Estates was platted and subdivided by Winfield Hall Jackson, a Chicago realtor and developer who officed in Chicago at 30 North LaSalle Street. When he subdivided the property, his family moved from Glenview to Winnetka into the estate's garage building, which he remodeled into an elegant house on Lot 1, preserving the exterior.

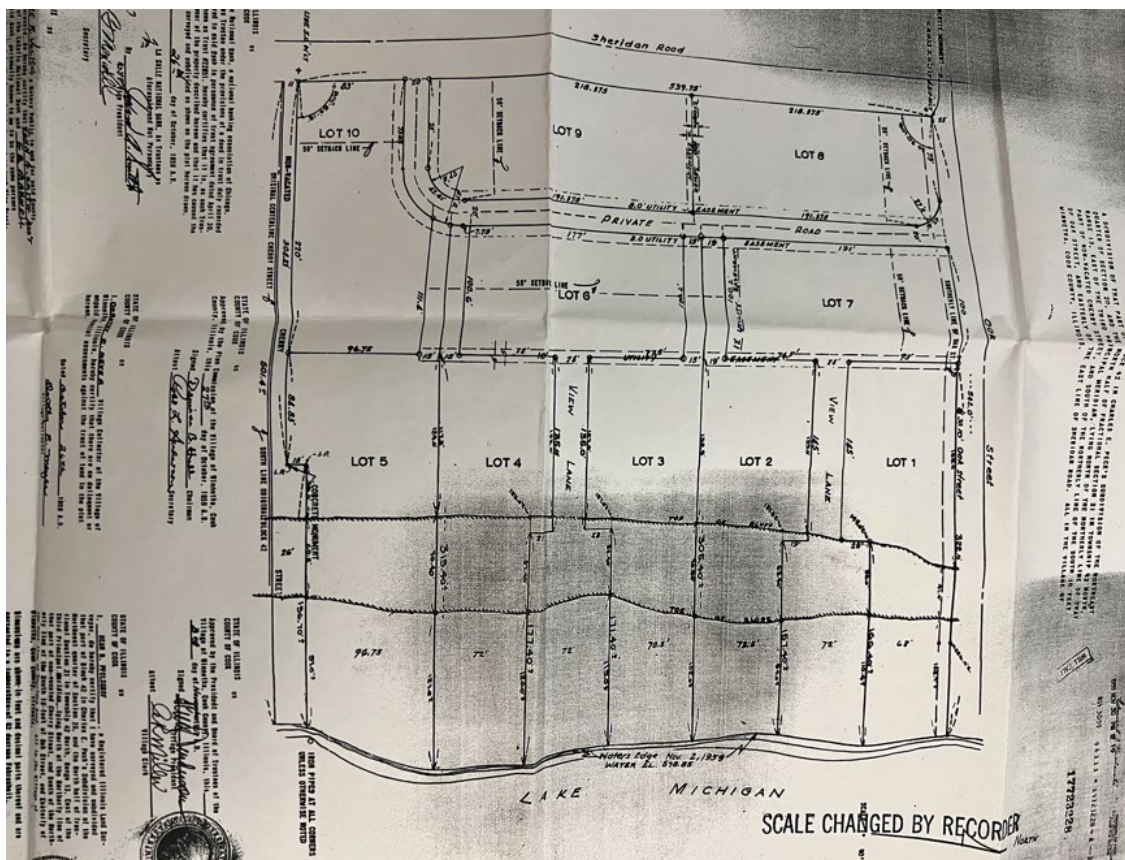


Legal Description of houses (formerly the garage) from the Plat of Survey when the property was subdivided

²⁴ *Chicago Tribune*, July 16, 1935.



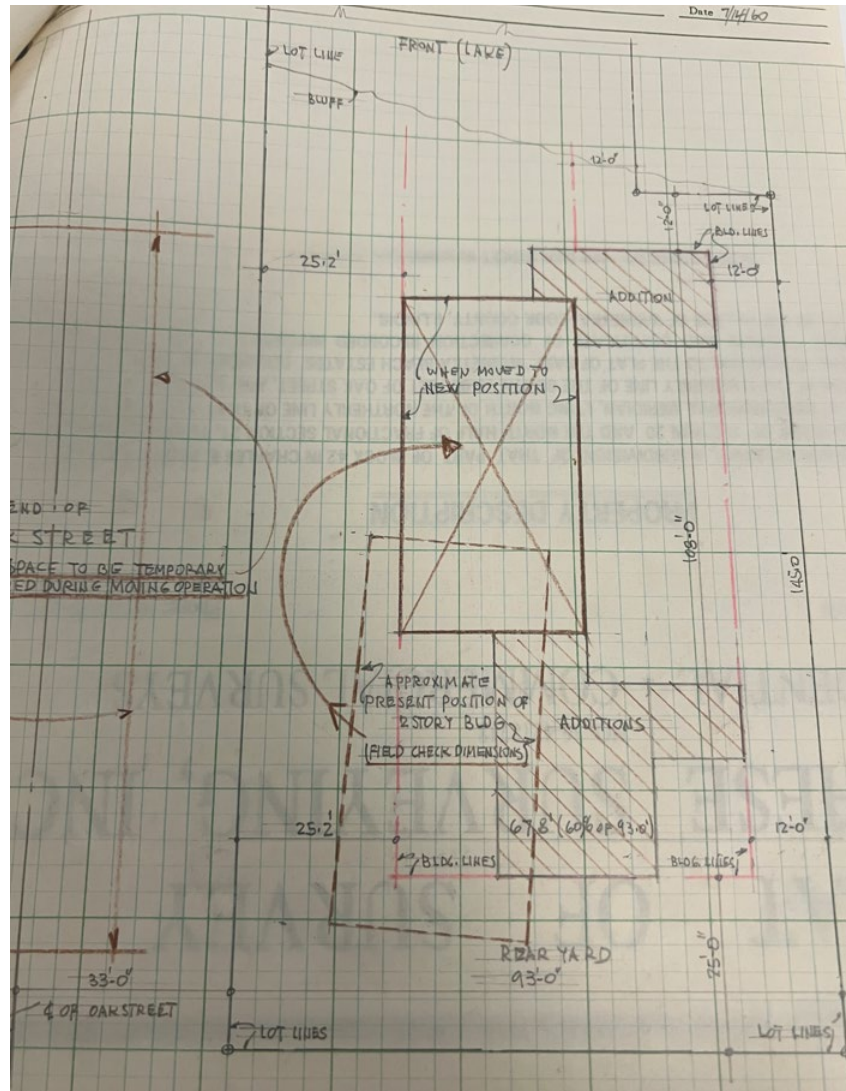
25



Winnetka Beach Estates Plat of Subdivision

As soon as Jackson purchased the property, he pivoted the house. After turning it, the front entrance door faced north, and the garage openings faced south. Originally, the garage was entered off the boulevard through three large openings on the north. The formal entrance faced the north side of the house.

²⁵ "480 Oak" Winnetka Beach Estates, Plat of Subdivision Permit File, Village of Winnetka.



Drawing showing pivoting of the garage building²⁶

On March 6, 1961, 64 years ago, Mr. and Mrs. Winfield H. Jackson, who were living at 831 Woodland in Glenview, took out a permit to remodel the garage into a single-family residence and add a garage structure. The cost was estimated to be \$60,000. The house was to contain 10 rooms, 4-1/2 baths and include a 3-car garage addition. The permit states that "this building is the former Hayes garage moved onto new foundations and additions made thereto."²⁷ The garage addition was respectfully set back from the front façade of the historic building, has quoins at the corners mimicking the corners of the original building, includes classical pediments over the dormer windows and is topped by a flared hip roof — a characteristic detail of French architecture. The garage addition was sensitively designed to be deferential to the historic house, complementing it.

²⁶ The drawing that shows the relocating of the garage building is in the permit file for 480 Oak at the Village of Winnetka.

²⁷ Building Permit #7328, Occupancy Number 3219, signed by W. H. Jackson. Permit issued March 8, 1961.

THE VILLAGE OF WINNETKA
Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, March 6, 1961

THE SUPT. OF PUBLIC WORKS:
Application is hereby made for a permit to reconstructed add to a 2 story
and Basement Single Family Res.
(Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION—LOT 1 Block Winnetka Beach Estates
Subdivision

STREET and NUMBER # 480 Oak St.

DIMENSIONS of BUILDING—Front 94 ± feet. Depth 55 ± feet. Height 22 ± feet.

NUMBER of ROOMS 10 Rooms - 4 1/2 Baths - 3-car garage att. (Office B-4-0074)

KIND of MATERIAL Solid Masonry - frame & stucco (B-4-0331)

OWNER Mr. & Mrs. Winfield H. Jackson Address 831 Woodland - Glenview, Ill.

TOTAL COST 60,000.00

ARCHITECT Ernst A. Benkert Address _____

BUILDER Owner Address _____

CARPENTER _____ Address _____

MASON _____ Address _____

SEWER BUILDER _____ Address _____

PLUMBER _____ Address _____

ELECTRICIAN _____ Address _____

REMARKS Concrete - Walk. Park Ridge.

This bldg is the former Hayes garage moved onto new foundation and additions made thereto.

Application is also made for a CERTIFICATE OF OCCUPANCY AND COMPLIANCE to be issued after the completion of the building.

We (I or We) hereby certify that we are (I am or We are) the legal owner of all the property described above, comprising the land proposed to be built upon as shown on the plat and building plans submitted with this application and including all open spaces required by the Zoning Ordinance of the Village of Winnetka.

We (I or We) hereby agree to construct the above described building in accordance with the plat, building plans and specifications submitted herewith, and in strict compliance with all provisions of the Zoning Ordinance, Building Code and Health Regulations of the Village of Winnetka.

Mr. & Mrs. Winfield H. Jackson

Permit Issued March 8, 1961

OW Building Permit Number # 7328

PR Occupancy Permit Number 3219

ADD _____

SIGNED [Signature]
ADDRESS _____

Building Permit for remodeling garage building into a single family residence and adding a garage²⁸

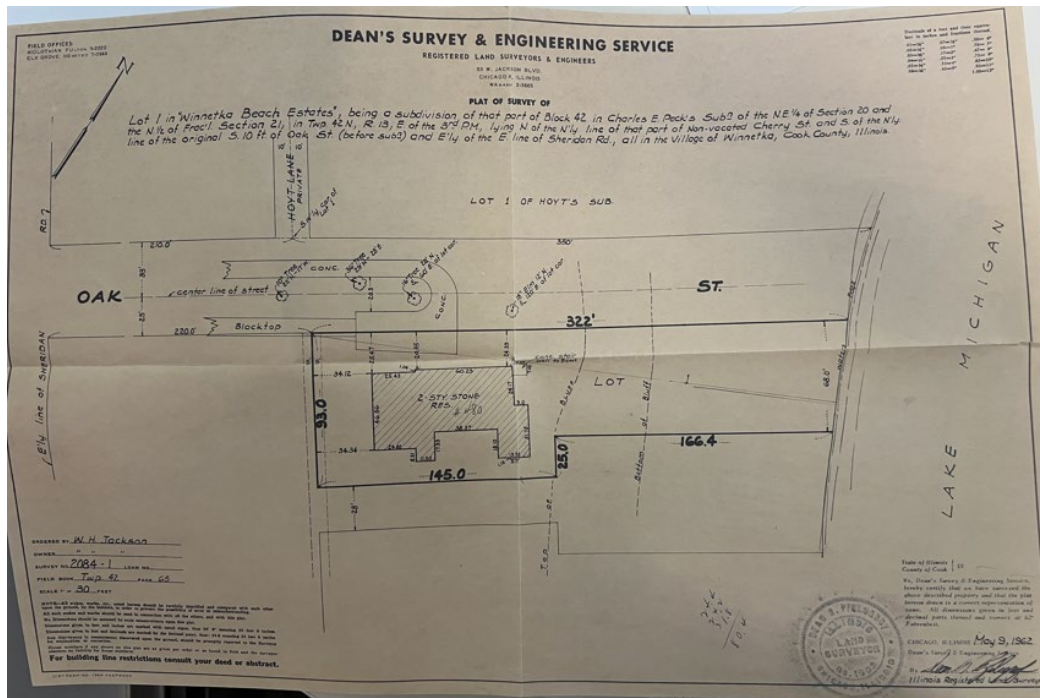
Ernst Benkert

The architect who Jackson selected was Winnetka resident Ernst Benkert (1899-1969). Earnst August Benkert was born in Dusseldorf, Germany in 1899 and was educated there until he came to the United States in 1921. In Chicago he attended night school at the Armour Institute of Technology, which in 1940 became the Illinois Institute of Technology. Benkert worked as chief draftsman for E. Norman Bridges and the firm of Oldefest & Williams and in 1928 he opened his own practice. Benkert was registered in Illinois around 1930 and was also a licensed engineer.²⁹ He designed two Colonial Revival houses in

²⁸ Ibid.

²⁹ *American Architects Directory*, edited by George S. Koyl, 2nd Edition (New York: R. R. Bowker Company, 1962), 47.

Kenilworth: 706 Cummings (1929) and 604 Brier (1937). He also designed Sunset Ridge School (1929). Benkert's architectural style evolved — inspired by colonial architecture in the 1930s, but embracing a more modernist approach, designing Contemporary and Modern houses in the 1940s and 1950s. He designed a Modern Split-Level house at 991 Harvard in 1949 and a Contemporary Ranch at 1956 Elmwood in 1950 in the Sunset Terrace neighborhood of Highland Park. Benkert had an office in Winnetka and practiced there until the early 1960s. He lived at 333 Fairview, where he remodeled a farmhouse into a Georgian house and built a studio over a new garage. His son, Kyle Benkert, was also an architect and took over his father's practice when his father moved to Tryon, North Carolina in 1961.³⁰



1962 Plat of Survey, showing site plan

Records at the Cook County Recorder of Deeds indicate that beginning April 2, 1962, there were 10 liens filed by contractors working on the 480 Oak against Jackson and the Citizens Bank & Trust (where the Deed was held in Trust). Some of the subcontractors who recorded liens were: D. and M. Supply Company, J & L Floor covering, Plastercraft Corporation, John B. Ryan and Jeff Park Plumbing, Ideal Cabinet Co., and Brooks Excavating. On December 18, 1963, Jackson moved the trust to the First National Bank of Skokie. In January and February, 1964, all the liens Against Citizens Bank and Trust were released.

On July 27, 1968, a divorce between Katherine R. Jackson and Winfield H. Jackson was recorded. On December 23, 1968, Prudential Savings and Loan filed a foreclosure against Winfield H. Jackson & Wife. Shortly thereafter, on September 12, 1969, the Jacksons sold the property to R. Edens, Jr. In 1970, Jackson relocated to 3024 Gulfstream Road, Gulfstream, Florida. His obituary in the *Palm Beach Post*, June 10, 1982, stated that Jackson was a graduate of the University of Illinois, a member of the Glenview

³⁰ Susan Benjamin interviewed Kyle Benkert ca. 2002 for a report she wrote for a house in Kenilworth. He has since passed away.

Golf Club and University Club of Chicago and was an active realtor in the Chicago area. It noted that he had been a resident of Florida for 12 years and formerly lived in Glenview and Winnetka. Survivors included his (second) wife, Betty Jane, a son Harris Hall Jackson of Winnetka, and a daughter Victoria Jackson of Chicago.³¹

Over the years, title to the property since the Jackson's ownership transferred several times. R. Edens sold it to D. R. Sloan on August 29, 1977; Sloan sold it to E. A. Forte, et al., on February 2, 1978; on February 1, 1984, the Fortes sold it to C.S. Kern (sp). On April 10, 1984, the property transferred to Irma Gilgor, the wife of Dr. Sheldon Gilgore, who headed the pharmaceutical companies of Pfizer and C.D. Searle. On September 8, 1998, the property transferred to Jane (Mrs. Graham D.) Kemp.

There were no permits for work on the house from 1961 until the Kems took ownership in 1998. In 1999, they remodeled the pantry, created a mud room and a guest room kitchen for \$25,000. Benvenuti and Stein were the architects.³² That year they also added to and remodeled the kitchen and gallery space and demolished an existing greenhouse. Benvenuti & Stein were the architect for this \$60,000 job. In 2001, the Kems remodeled a bathroom for \$39,500 with architect Vic Nelson.³³ In 2001 they sold the property to Jacqueline Ferro, who, in 2005, sold it to Robert Sherman. The next major remodeling occurred in 2007 when Barbara Bradford and Robert Sherman, executives with the Serta Mattress Company, engaged Jacobs Ryan landscape architects to construct landscaped terraces at the lake side of the house. In 2020 the property was sold to the current owners, Jeff and Susan Barton.

Jacobs Ryan

Jacobs Ryan is a distinguished firm, experienced in designing landscapes for historic properties. Among other jobs, the firm developed design guidelines for the redevelopment of Fort Sheridan, which was laid out by Ossian Simonds when the Fort was beginning to be constructed in the early 1890s. Their firm's lengthy portfolio consists of private residences, parks and public spaces (including Chicago's River Walk), governmental buildings, retail and commercial areas, industrial properties, museums, green roofs and shoreline protection projects along Lake Michigan. The firm's stated goal is to "combine knowledge, conceptual thinking and attention to detail to produce enduring landscapes."³⁴ They are well known for their designs, aiming for beauty while following function.³⁵

Bernie Jacobs established the firm in 1976 and in 1982 brought in Terry Warriner Ryan. Both partners are Fellows of the American Society of Landscape Architects. After completing his education in 1968, he joined the national firm of Paul Friedberg & Partners in New York, then worked with Coffey, Levine & Blumberg as a senior landscape architect. When he relocated to Chicago in 1974, he took a position as a senior landscape architect with C.F. Murphy Associates (later Murphy Jahn) and then with Skidmore Owings & Merrill. Terry was a landscape architect in Los Angeles, working for Donald M. Robers and Warren E. Lauesen & Associates designing deluxe residences from 1975 to 1979, when she moved to Chicago and became a partner of Jacobs/Ryan Associates.

³¹ "Winfield Hall Jackson" *The Palm Beach Post*, 6/30/1982.

³² Permit #R97-4515.

³³ Permit dated March 8, 2001.

³⁴ Jacobs/Ryan Associates. <http://www.jacobsryan.com/New%20Pages%202013/03%20-%20JRA%20-%20Philosophy.html>

³⁵ Ibid.

Jacobs/Ryan Associates were selected in 2007 to design terraces to the Lake at the east side of 480 Oak. The balanced layout was thoughtfully designed in the spirit of the terraces that originally graced the lake side of the Benjamin Allen Estate House. They are formal and balanced, complimenting the architecture of the house.



Chicago Riverwalk, Chicago, IL



Chicago Botanic Garden Learning Campus, Chicago, IL



Smart Home at The Museum of Science and Industry, Chicago, IL

Jacobs Ryan Projects



Jacobs/Ryan Associates, Lakeside Terraces



Historic Lakeside Terraces of Benjamin Allen Estate

CONCLUSION

The house at 480 Oak Street is a rare example of a coach house/garage designed as part of an estate property to accommodate cars in the first decade of the 20th Century, when cars were an uncommon but prized possession. Its location contributes to the building's importance. Approached by a formal boulevard and located at the lakefront, (not on Sheridan Road where coach houses/garages were typically built) it served as a gateway to the estate house, complementing its design. Today the house is surrounded by the boulevard to the north, the lake to the east, a house slated for demolition on the lot to the south and houses to the west between the home's parking area and Sheridan Road.

The house is architecturally significant. It is exceptional to find a structure built as auxiliary that is high style, designed by a prominent Chicago area architect and treated with stone detailing as artful as that found on the estate house. The building was designed by Benjamin Marshall, premier designer of Chicago hotels and apartment houses, in a style that, like the estate house, is based on 18th Century Louis XIV Neo-Classical architecture. Formal classicism is not a style that is commonly found in the design of residences or their auxiliary buildings. The building's conversion to a single-family home, retaining and respecting the building's architecture, is an important part of the building's significance. Sensitive yet functional reuse was undertaken over 65 years ago and rounds out the story of the property. When changes were made in 1961, at the time the adaptive reuse took place, the house was always respected—with additions that was deferential to the building and retaining its defining architectural features

The property is historically significant, associated with someone who made countless contributions to the growth of automobile use and safety—through the organization that promoted both. Charles B. Hayes served as president of the Chicago Motor Club from 1914 until his death at age 80. His family lived in the estate house from 1925 until 1961, when the land was subdivided and the garage took on particular importance in its own right, becoming a single-family residence for the developer.

Other than the terraces to the lake that complement the historic building and interior design work completed when the building was owned by Robert Sherman and Barbara Bradford, there have been few changes over the years (other than the kitchen and bath remodeling's) to the building since Winfield H. Jackson undertook its transformation from a garage structure to an elegant home in 1961. When he made these changes, Jackson retained the garage bays and left the south wall of the building exposed, so it is visible in the kitchen. He built skylights in the atrium south of the garage bays so that the second floor stone south façade wall is visible from the interior. The additions respect the historic configuration of the building that looks much the same as it did historically from the boulevard. Jeff and Susan Barton, the current owners, who purchased the property from Robert Sherman and Barbara Bradford in 2020, are excellent stewards of the house. They have made necessary repairs to the stone envelope and are currently updating the kitchen and upstairs primary suite. There have been no alterations to the building visible from the street in the last 50 years.



View from Google Earth, 2025

GALLERY



Entrance to the boulevard from Sheridan Road; first island



The boulevard to the house, second island with house at Lake



North and West facades, showing 1961 garage addition



Façade of house



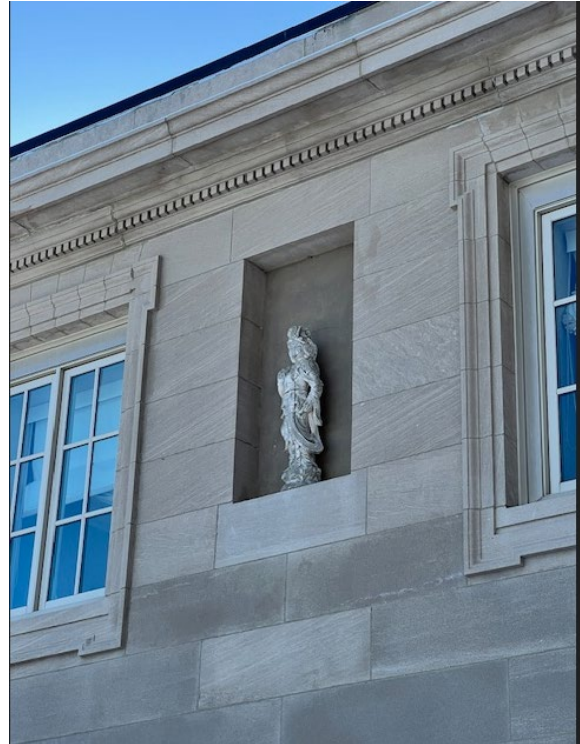
Main entrance, on north façade



View west, past north façade of house



East Façade of House



Detail, East Façade of House



View SW East façade, family room and house



Terraces designed by Jacobs Ryan



Terraces designed by Jacobs Ryan



View of property from Lake Michigan, showing terraces designed by Jacobs Ryan



Aerial of South Façade, showing Garage addition; kitchen, atrium and family room additions



South Façade, view East toward family room



South Façade, view west toward kitchen, atrium addition



Front Entrance, view East toward lake



Entrance Hall, staircase



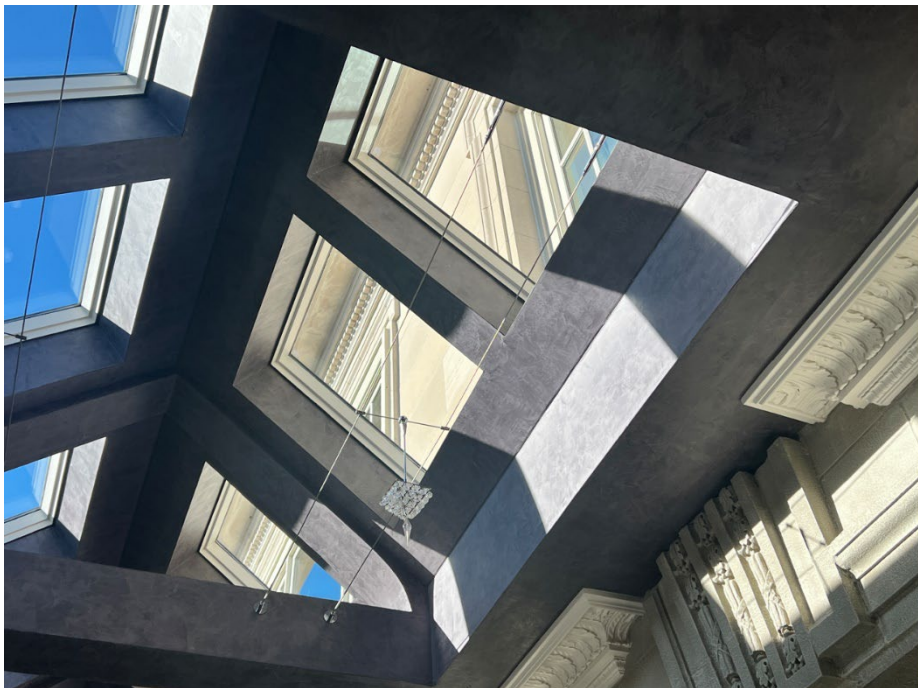
Entrance Hall, view South



View northwest into atrium, living room, showing garage bays



Atrium, showing garage bays



Atrium, view through skylight toward stone façade of 2nd floor of house



Atrium, view west toward kitchen



Kitchen, view north showing stone detailing of house



Dining Room



Atrium, view east past living room toward family room addition



Family Room



Second Floor Stairhall



Second Floor Study

Selected Bibliography

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Aerial Photograph, Files of owners, Susan and Jeff Barton.

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"Chicago Motor Club." *Chicago Sunday Tribune*, June 20, 1930.

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"Landmark Designation Report, "Chicago Motor Club Building, 68 E. Wacker Drive", March 1, 1912, City of Chicago.

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"Siena Heights University." <https://www.sienaheights.edu/who-we-are/>.

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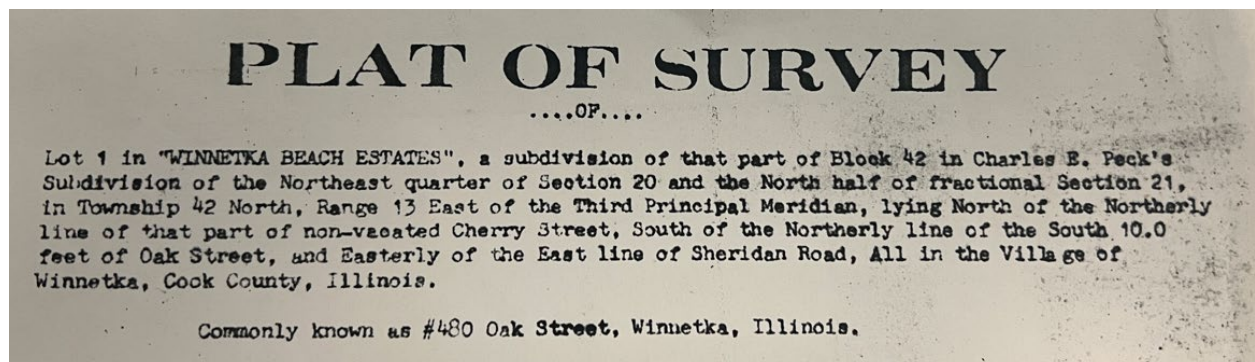
Westfall, William "Benjamin Marshall of Chicago. *Chicago Architectural Journal* 2, (1982).

"Winfield Hall Jackson," The *Palm Beach Post*, June 30, 1982.

Owner: Jeff and Susan Barton.

Address 480 Oak Street; Phones: Jeff, 224-216-3039; Susan, 847-910-4057

PIN: 05-21-200-002-0000; Legal Description:



HISTORIC PRESERVATION COMMISSION
EXCERPT OF APRIL 7, 2025 MEETING MINUTES

Members Present:

Jack Coladarci, Chairman
Chris Enck
Joseph Stuart
Paul Weaver

Members Absent:

Beth Ann Papoutsis

Non-Voting Members Absent:

Kim Handler

Junior Commissioner Absent:

Louis Zaranski

Village Staff:

Scott Mangum, Community Development Director
Christopher Marx, Associate Planner

a. **Case No. 25-06-HPC - 480 Oak Street: Review of local landmark designation application for the property at 480 Oak Street.**

Mr. Marx identified the owners, location, size, and zoning classification of the subject property with the application having been submitted by consultant Susan Benjamin on behalf of the property owners. He then asked if there were any questions.

Chairman Coladarci asked if information about the main Hayes Estate home was available anywhere in the Village's files, since it was demolished many years ago. Mr. Weaver stated that additional information relating to the estate was available for other homes in the subdivision for which HAIS reports had documented.

Susan Benjamin provided a summary of the HAIS to the Commission including the home's history and its features in detail as well as the home's previous owners and their achievements. She concluded by presenting her findings on the home's significance and asked if there were any questions.

The Commission members agreed that the HAIS is a complete and thorough report and thanked the applicants for taking good care of the home. Ms. Benjamin then introduced the property owners of Jeff and Susan Barton. Mr. Enck questioned the garage's positioning in terms of the way it is situated on the property. Ms. Benjamin clarified how the building was at one point rotated. She added that vehicles were not widely used at that time and vehicles that did exist were smaller than years later. The Commission members and Ms. Benjamin discussed the home which was initially built as a garage noting the home was built in 1909. No additional questions were raised at this time.

Chairman Coladarci asked for public comment. No comments were made at this time. Mr. Marx noted no public comment was received and referred to page 81 and Attachment B which he explained to the Commission in detail.

Chairman Coladarci then asked the Commission members if they felt the property is not appropriate for landmark status. He referred to Tier 1 and the first category of "Rarity: Architectural Type, Style and Period." Mr. Enck suggested the home being an early car storage structure which was converted into a home should factor into the architectural category. The Commission members determined it to be extremely rare with a score of 5 and ranking of "Extremely Rare."

Chairman Coladarci referred to the next category of "Rarity: Method of Construction and its Application" which the Commission members determined was a score of 5 with a ranking of "Extremely Rare." He stated the next category of "Association with a Historical Person, Event or Cultural Activity – National, State or Local." The

1 Commission members determined the category merited a score of 5 with "National" association ranking. Chairman
2 Coladarci stated the next category of "Established or Familiar Visual Feature" merited a score of 4 with the ranking
3 of "Symbol of a neighborhood or a conspicuous and familiar structure in the context of the entire Village." The
4 Commission members agreed. The Tier 1 scoring with the categories weighted resulted in a total score of 69.

5
6 Chairman Coladarci then referred to Tier 2 and the first category of "Alteration of (Originality) Design Integrity."
7 The Commission members decided that the category merited a score of 5 with a ranking of "Excellent." The
8 Commission members determined the "Age of Structure" category merited a score of 3 since it was built between
9 1900 and 1930. Chairman Coladarci referred to the category of "Alteration of Surrounding Properties (View from
10 Property)" which the Commission members determined merited a score of 0 with the ranking of "Major
11 Alterations." The Commission members determined that the next category of "Alteration of Original Site (View of
12 Property)" merited a score of 3 with the ranking of "Minor Alterations." The Commission members determined a
13 score of 5 for the last category of "Structural Condition" with the ranking of "Exceptional." The Tier 2 score
14 resulted in a score of 86 with an average of 17.2, as instructed by the scoring matrix. The cumulative score of Tier 1
15 and Tier 2 was of 86.2.

16
17 Chairman Coladarci confirmed the home fell into the Unique category and asked for a motion that the building and
18 structure met the criteria for landmark designation. The Commission members identified the specific property
19 features as follows: (1) the house was designed by famous twentieth century architect Benjamin Marshall; (2) the
20 house is an original garage from the historic Charles M. Hayes estate which was demolished; (3) the house
21 maintained its historic and architectural integrity; (4) the property is an important link to the history of Winnetka
22 and the North Shore along Sheridan Road; and (5) the past residents of the home were individuals with importance
23 of local, state, and national history. A motion that the application for the landmark nomination for 480 Oak Street
24 met the criteria set forth for such designation was made by Mr. Weaver and seconded by Mr. Stuart. A vote was
25 taken and the motion unanimously passed, 4 to 0:

26 AYES: Coladarci, Enck, Stuart, Weaver

27 NAYS: None

28 ***
29



Agenda Item Executive Summary

TITLE: Resolution No. R-45-2025: Approving an Intergovernmental Agreement for Participation in the Illinois Public Works Mutual Aid Network (Adoption)

PRESENTER: Tom Powers

AGENDA DATE: May 20, 2025

CONSENT: Yes

ITEM TYPE: Consent Agenda

ITEM HISTORY:

None.

EXECUTIVE SUMMARY:

The Illinois Public Works Mutual Aid Network (IPWMAN) is an actively managed mutual aid network for Illinois. IPWMAN is one of the only agencies of its kind in the United States. Following the events of 9/11, Homeland Security Presidential Directive 8 expanded the definition of first responders to include public works personnel. Large disasters are typically beyond the capabilities of most public works agencies to handle alone. Local equipment may be damaged by the disaster, rendering it out of service.

Following a disaster, local public works staff may be affected both emotionally and physically by the event, affecting their ability to safely perform work. Relying on neighboring communities as the only source of assistance is problematic because they too can be impacted by the same disaster.

As first responders, public works agencies are involved with the disaster from the onset to the end of the recovery phase. During a disaster, public works equipment and manpower will be limited. No community is too large to need help and no community is too small to provide assistance.

The Village of Winnetka joined IPWMAN in 2024. Occasionally, the organization will update their bylaws and agreements to match current operational procedures. The current update was made for three main reasons:

- Provide clarification that mutual aid is not just for emergencies but includes day-to-day operations and training opportunities.
- Transition management from IPWMAN Inc. to IPWMAN, an intergovernmental agency.
- Provide a revised process for any future amendments to the agreement.

RECOMMENDATION:

Consider adoption of Resolution No. R-45-2025: Approving an Intergovernmental Agreement for Participation in the Illinois Public Works Mutual Aid Network.

ATTACHMENTS:

1. Resolution No. R-45-2025: Approving an Intergovernmental Agreement for Participation in the Illinois Public Works Mutual Aid Network
2. Bylaws of the Illinois Public Works Mutual Aid Network
3. Revised Intergovernmental Agreement for Illinois Public Works Mutual Aid Network

RESOLUTION NO. R-45-2025

A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT FOR PARTICIPATION IN THE ILLINOIS PUBLIC WORKS MUTUAL AID NETWORK

WHEREAS, Article VII, Section 10 of the 1970 Illinois Constitution authorizes the Village of Winnetka ("***Village***") to contract with individuals, associations, and corporations in any manner not prohibited by law or ordinance; and

WHEREAS, the Constitution of the State of Illinois, 1970, Article VII, Section 10, authorizes units of local government to contract or otherwise associate among themselves, with the State, with other States and their units of local government, and with the United States to obtain and share services and to exercise, combine, or transfer any power or function in any manner not prohibited by law or ordinance; and to further contract or otherwise associate with individuals, associations, and corporations in any manner not prohibited by law or ordinance; and

WHEREAS, the "Intergovernmental Cooperation Act", 5 ILCS 220/1 *et seq.*, provides that any power or powers, privileges, or authority exercised or which may be exercised by a unit of local government may be exercised and enjoyed jointly with any other unit of local government including units of local government from another state; and

WHEREAS, Section 5 of the "Intergovernmental Cooperation Act", 5 ILCS 220/5, provides that any one or more public agencies may contract with any one or more public agencies to perform any governmental service, activity or undertaking which any of the public agencies entering into the contract is authorized by law to perform, provided that such contract shall be authorized by the governing body of each party to the contract; and

WHEREAS, the Illinois Public Works Mutual Aid Network ("***IPWMAN***") was organized beginning in 2009 to coordinate mutual aid. The system is designed to facilitate all levels of mutual aid from day-to-day non-emergent sharing of resources to major incidents and disasters requiring significant deployment of resources; and

WHEREAS, since the last revision of the master IPWMAN intergovernmental agreement, IPWMAN has grown exponentially to its current composition of over 400 Illinois member agencies; and

WHEREAS, IPWMAN has prepared an updated intergovernmental agreement ("***Agreement***") to set forth the rights and obligations of the participant agencies; and

WHEREAS, in order to continue to participate in IPWMAN and secure the benefits of public works mutual aid and assistance, the Village desires to enter into the Agreement; and

WHEREAS, the President and the Village Board have determined that it is in the best interest of the Village and the public to enter into the Agreement with IPWMAN;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

May 20, 2025

R-45-2025

SECTION 1: RECITALS. The Village Council hereby adopts the foregoing recitals as its findings, as if fully set forth herein.

SECTION 2: APPROVAL OF AGREEMENT. The Village Council hereby approves the Agreement in substantially the form attached as **Exhibit A** and in a final form approved by the Village Manager.

SECTION 3: AUTHORIZATION TO EXECUTE AGREEMENT. The Village Council hereby authorizes and directs the Village President and the Village Clerk to execute and attest, respectively, on behalf of the Village, the final Agreement.

SECTION 4: REPEALER. All prior ordinances, resolutions or motions, or parts of ordinances, resolutions, or motions in conflict with any of the provisions of this Resolution shall be, and the same are hereby repealed to the extent of the conflict.

SECTION 5: SEVERABILITY. This Resolution and every provision thereof shall be considered severable. If any section, paragraph, clause, or provision of this Resolution is declared by a court of law to be invalid or unconstitutional, the invalidity or unconstitutionality thereof shall not affect the validity of any other provisions of this Resolution.

SECTION 6: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval according to law.

ADOPTED this 20th day of May, 2025, pursuant to the following roll call vote:

AYES:	_____
NAYS:	_____
ABSENT:	_____
ABSTAIN:	_____

Signed

Village President

Countersigned:

Village Clerk

EXHIBIT A
AGREEMENT

An Intergovernmental Agreement Providing for Membership in the Illinois Public Works Mutual Aid Network Agreement

This Intergovernmental Public Works Agreement (hereinafter "Agreement") is entered into by and among The Village of Winnetka ("Participating Agency") and the other participating public agencies that have also executed this Agreement (collectively, the "Parties" and individually a "Party").

WHEREAS, by executing this Agreement, Participating Agency has manifested its intent to participate in the program for mutual aid and assistance, hereinafter entitled the "Illinois Public Works Mutual Aid Network (IPWMAN)"; and

WHEREAS, the Constitution of the State of Illinois, 1970, Article VII, Section 10 and the Illinois Intergovernmental Cooperation Act, 5 ILCS 220/1 et seq., (hereinafter "Act") authorize units of local government to contract or otherwise associate among themselves in any manner not prohibited by law or ordinance; and

WHEREAS, the Act provides that any one or more public agencies may contract with any one or more other public agencies to set forth fully the purposes, powers, rights, objectives and responsibilities of the contracting Parties; and

WHEREAS, the Act provides that any power or powers, privileges or authority exercised or which may be exercised by a unit of local government may be exercised and enjoyed jointly with any other unit of local government including a unit of local government from another state; and

WHEREAS, the Parties may voluntarily agree to participate in mutual aid and assistance activities conducted pursuant to IPWMAN and the Interstate Emergency Management Assistance Compact (EMAC); and

WHEREAS, the Parties eligible to voluntarily participate in IPWMAN include, without limitation: municipalities, township road districts, unit road districts, county highway departments, public water agencies and public wastewater agencies or any other public agency, as defined by the Act, that performs a public works function; and

WHEREAS, the Parties are units of local government as defined by the Constitution of the State of Illinois and public agencies as defined by the Act; and

WHEREAS, the Parties recognize that they are vulnerable to a variety of potential natural and man-made disasters; and

WHEREAS, the Parties wish to provide mutual aid and assistance to one another during times of disaster or public works emergencies; and

WHEREAS, the Parties may also provide mutual aid and assistance to one another on a day-to-day basis during non-emergencies pursuant to this Agreement; and

NOW, THEREFORE, the Parties agree as follows:

SECTION I: PURPOSE

IPWMAN is hereby established to provide a method whereby a Party in need of mutual aid assistance may request aid and assistance from the other Parties in the form of personnel, equipment, materials or other associated services as necessary. The purpose of this Agreement is to formally document such a program.

SECTION II: DEFINITIONS

The following definitions will apply to the terms appearing in this Agreement.

A. *"AGENCY"* means any municipality, township road district, unit road district, county highway departments, publicly-owned water organization and publicly-owned wastewater organization or any other public agency that performs a public works function that has entered into and abides by the provisions as found in this Agreement.

B. *"AID AND ASSISTANCE"* includes, but is not limited to, personnel, equipment, facilities, services, materials and supplies and any other resources needed to provide mutual aid response during disasters and non-emergency situations, including training exercises to prepare for situations requiring mutual aid and assistance.

C. *"AUTHORIZED REPRESENTATIVE"* means a Party's employee who has been authorized, in writing by that Party, to request, offer, or provide aid and assistance pursuant to this Agreement. Each Party's initial authorized representative, and the representative's title, is to be listed on the contact list maintained by IPWMAN. If the title of the authorized representative as listed by name on the contact list has changed, such change shall have no effect on the authority of the authorized representative and the named person shall continue to be the authorized representative until a different person is named as the authorized representative in writing by the Party. In the event that the person who is listed as authorized representative is no longer employed by the Party, the successor in the office formerly held by the authorized representative shall automatically become the authorized representative unless the Party indicates otherwise in writing. Each Party's authorized representative shall be responsible to designate someone to supervise that Party's employees who are engaged in the receipt or furnishing of aid and assistance, including, but not limited to, opening of public ways; removal of debris; building of protective barriers; management of physical damage to structures and terrain; transportation of persons, supplies, and equipment; and repair and operation of municipal utilities.

D. *"BOARD OF DIRECTORS"* is a group of representatives from the Parties to this Agreement elected to organize and maintain the program. The Board of Directors shall consist of members of IPWMAN. Qualifications and terms for the Board members shall be defined in the By-Laws of the Illinois Public Works Mutual Aid Network.

E. *"BOARD MEMBER"* is a representative of the IPWMAN serving on the Board of Directors.

F. *"DISASTER"* means a calamitous incident threatening loss of life or significant loss or damage to property, including, but not limited to flood, winter storm, hurricane, tornado, dam break, or other naturally-occurring catastrophe or man-made, accidental, military, or paramilitary incident, or biological or health disasters or a natural or manmade incident that is, or is likely to be, beyond the

control or resources of the services, personnel, equipment and facilities of a Party that requires assistance under this Agreement, and may be coordinated through the appropriate local accredited/certified Emergency Management Agency coordinator.

G. "*IPWMAN*" is the acronym for the Illinois Public Works Mutual Aid Network.

H. "*LOCAL EMERGENCY*" is defined as an urgent need requiring immediate action or attention beyond normal capabilities, procedures and scope for aid and assistance by an Agency.

I. "*GENERAL MUTUAL AID*" means aid and assistance provided during non-emergency conditions.

J. "*MUTUAL AID RESOURCE LIST*" means the list of the equipment, personnel and other resources that each Party has available for the provision of aid and assistance to other Parties. This list shall be periodically updated in accordance with the Operational Plan as approved by the Board of Directors, or its designee.

K. "*NATIONAL INCIDENT MANAGEMENT SYSTEM (NIMS)*" a Presidential directive that provides a consistent nationwide approach that allows federal, state, local and tribal governments as well as private-sector and nongovernmental organizations to work together to manage incidents and disasters of all kinds.

L. "*PARTY*" means an Agency which has adopted and executed this Agreement.

M. "*PERIOD OF ASSISTANCE*" means a specified period of time when a Responding Agency assists a Requesting Agency. The period commences when personnel, equipment, or supplies depart from a Responding Agency's facility and ends when the resources return to their facility (portal to portal). All protections identified in the Agreement apply during this period. The specified Period of Assistance may occur during response to or recovery from a disaster, local emergency, or period of general mutual aid, as previously defined.

N. "*RESPONDING AGENCY*" means the Party or Agency which has received a request to furnish aid and assistance from another Party and has agreed to provide the same.

O. "*REQUESTING AGENCY*" means the Party or Agency requesting and receiving aid and assistance from a Responding Agency.

SECTION III: RESPONSIBILITY OF PARTIES

A. *PROVISION OF AID.* Each Party recognizes that it may be requested to provide aid and assistance at a time when it is necessary to provide similar aid and assistance to the Party's own constituents. This Agreement shall not be construed to impose any unconditional obligation on any Party to provide aid and assistance. A Party may choose not to render aid and assistance at any time, for any reason.

B. *RECRUITMENT.* The Parties hereby encourage each other to enlist other agencies to adopt and execute this Agreement.

C. *AGREEMENT FOR BENEFIT OF PARTIES.* All functions and activities performed under this Agreement are for the benefit of the Parties to this Agreement. Accordingly, this Agreement shall not be construed to be for the benefit of any third parties and no third parties shall have any right or cause of action against the Parties to this Agreement.

D. *IMMUNITIES.* All immunities provided by law to the Parties shall be fully applicable to the Parties providing or receiving aid and assistance pursuant to this Agreement, including, but not limited to, the Local Governmental and Governmental Employees Tort Immunity Act, 745 ILCS 10/1-101, et seq.

E. *MEMBERSHIP.* To be a member in good standing, a Party shall be responsible for dues and other obligations as specified in the IPWMAN By-Laws and Operational Plan.

SECTION IV: ANNUAL REVIEW

At a minimum, the Board of Directors shall meet annually at a meeting place designated by the Board of Directors to review and discuss this Agreement and, if applicable, to recommend amendments to this Agreement. The Board of Directors shall have the power and signing authority to carry out the purposes of this Agreement, including but not limited to the power to: adopt by-laws; execute agreements and documents approved by the Board of Directors; develop specific operating plans, procedures and protocol for requesting assistance; organize meetings; engage in joint training exercises; operate a website; disseminate information; create informational brochures; create subcommittees; maintain lists of the Parties; maintain equipment and supply inventory lists; and deal with Party issues.

SECTION V: PROCEDURES FOR REQUESTING ASSISTANCE

The Board of Directors will promulgate and regularly update procedures for requesting assistance through the IPWMAN Operational Plan.

SECTION VI: RESPONDING AGENCY'S ASSESSMENT OF AVAILABILITY OF RESOURCES

The Board of Directors will promulgate and regularly update procedures for responding agency's assessment of availability of resources through the IPWMAN Operational Plan.

SECTION VII: SUPERVISION AND CONTROL

A. *DESIGNATION OF RESPONDING AGENCY'S SUPERVISORY PERSONNEL.* Responding Agency shall designate a representative who shall serve as the person in charge of coordinating the initial work assigned to the Responding Agency's employees by the Requesting Agency. The Requesting Agency shall direct and coordinate the work being assigned to the Responding Agency(s) and the Requesting Agency's employees. All actions shall be consistent with and in accordance with the National Incident Management System (NIMS) and the IPWMAN Operational Plan.

B. *RESPONSIBILITIES OF RESPONDING AGENCY'S SUPERVISORY PERSONNEL.* The Board of Directors will promulgate and regularly update procedures for Responding Agency's supervisory

personnel through the IPWMAN Operational Plan.

SECTION VIII: LENGTH OF TIME FOR AID AND ASSISTANCE; RENEWABILITY; RECALL

The Board of Directors will promulgate and regularly update procedures for length of time for aid and assistance, renewability, and recall through the IPWMAN Operational Plan.

It is presumed that a Responding Agency's aid and assistance shall be given for an initial minimum period of twelve (12) hours. Thereafter, assistance shall be extended as the Responding Agency and Requesting Agency shall agree. The twelve (12) hour period shall start when the aid and assistance departs from Responding Agency's location with the intent of going to Requesting Agency's location. The aid and assistance shall end when it returns to Responding Agency's location with the understanding between the Responding Agency and Requesting Agency that provision of aid and assistance is complete.

Responding Agency may recall its aid and assistance at any time at its sole discretion. Responding Agency shall make a good faith effort to give the Requesting Agency as much advance notice of the recall as is practical under the circumstances.

SECTION IX: DOCUMENTATION OF COST & REIMBURSEMENT OF COST

A. *PERSONNEL* - Responding Agency shall continue to pay its employees according to its then prevailing ordinances, rules, regulations, and collective bargaining agreements. At the conclusion of the period of aid and assistance, the Responding Agency shall document all direct and indirect payroll costs plus any taxes and employee benefits which are measured as a function of payroll (i.e.; FICA, unemployment, retirements, etc.).

B. *RESPONDING AGENCY'S TRAVELING EMPLOYEE NEEDS* - Responding Agency shall document the basic needs of Responding Agency's traveling employees, such as reasonable lodging and meal expenses of Responding Agency's personnel, including without limitation transportation expenses for travel to and from the stricken area during the period of aid and assistance.

C. *EQUIPMENT* - Responding Agency shall document the use of its equipment during the period of aid and assistance including without limitation all repairs to its equipment as determined necessary by its on-site supervisor(s) to maintain such equipment in safe and operational condition, fuels, miscellaneous supplies, and damages directly caused by provision of the aid and assistance.

D. *MATERIALS AND SUPPLIES* - Responding Agency shall document all materials and supplies furnished by it and used or damaged during the period of aid and assistance.

E. *REIMBURSEMENT OF COSTS* - Equipment, personnel, materials, supplies and/or services provided pursuant to this Agreement shall be at no charge to the Requesting Agency, unless the aid and assistance is requested for more than five (5) calendar days. If aid and assistance is requested for more than five (5) calendar days, the Responding Agency may submit an itemized invoice to the Requesting Agency seeking reimbursement of the cost incurred for personnel, traveling employees, equipment, materials and supplies. If aid and assistance is requested from the State of Illinois to be activated as a State asset, the Responding Agency will be reimbursed for

personnel, materials, supplies and equipment from the first day of the response to the event by the State of Illinois. Materials and supplies will be reimbursed at the cost of replacement of the commodity. Personnel will be reimbursed at Responding Agency rates and equipment will be reimbursed at an appropriate equipment rate based upon either pre-existing locally established rates, the Federal Emergency Management Agency Equipment Rate Schedule or that published by the Illinois Department of Transportation. In the event that there is no such appropriate equipment rate as described above, reimbursement shall be at the actual cost incurred by the Responding Agency.

SECTION X: RIGHTS AND PRIVILEGES OF RESPONDING AGENCY'S EMPLOYEES

Whenever Responding Agency's employees are rendering aid and assistance pursuant to this Agreement, such employees shall retain the same powers, duties, immunities, and privileges they would ordinarily possess if performing their duties within the geographical limits of Responding Agency.

SECTION XI: WORKERS' COMPENSATION

The Parties agree that Requesting Agency shall be responsible for payment of workers' compensation benefits owed to Requesting Agency's employees and that Responding Agency shall be responsible for payment of workers' compensation benefits owed to Responding Agency's employees.

SECTION XII: INSURANCE

Each Party shall bear the risk of liability for its agency and its agency's employees' acts and omissions and shall determine for itself what amount of insurance it should carry, if any. Each Party understands and agrees that any insurance coverage obtained shall in no way limit that Party's responsibility under Section XIII of this Agreement to indemnify and hold the other Parties to this Agreement harmless from such liability.

SECTION XIII: INDEMNIFICATION

Each Party hereto agrees to waive all claims against all other Parties for any loss, damage, personal injury or death occurring in consequence of the performance of this Agreement but only if such claim is not a result of gross negligence or willful misconduct by another Party or its personnel.

Each Party requesting aid pursuant to this Agreement hereby expressly agrees to hold harmless, indemnify and defend the Responding Agency and its personnel from any and all claims, demands, liability, losses, suits in law or in equity which are made by a third party provided, however, that all employee benefits, wage and disability payments, pensions, worker's compensation claims, damage to or destruction of equipment and clothing, and medical expenses of the Party rendering aid or its employees shall be the sole and exclusive responsibility of the Responding Agency; and further provided that such claims made by a third party are not the result of gross negligence or willful misconduct on the part of the Responding Agency. This indemnity shall include attorney fees and costs that may arise from providing aid pursuant to this Agreement.

SECTION XIV: NON-LIABILITY FOR FAILURE TO RENDER AID

The rendering of assistance under the terms of this Agreement shall not be mandatory under any circumstances, including, without limitation, that the local conditions of the Responding Agency prohibit response. It is the responsibility of the Responding Agency to immediately notify the Requesting Agency of the Responding Agency's inability to respond; however, failure to immediately notify the Requesting Agency of such inability to respond shall not constitute evidence of noncompliance with the terms of this section and no liability may be assigned.

No liability of any kind or nature shall be attributed to or be assumed, whether expressly or implied, by a party hereto, its duly authorized agents and personnel, for failure or refusal to render aid. Nor shall there be any liability of a party for withdrawal of aid once provided pursuant to the terms of this Agreement.

SECTION XV: NOTICE OF CLAIM OR SUIT

Any Party that becomes aware of a claim or suit that in any way, directly or indirectly, contingently or otherwise, affects or might affect other Parties of this Agreement shall provide prompt and timely notice to the Parties who may be affected by the suit or claim. Each Party reserves the right to participate in the defense of such claims or suits as necessary to protect its own interests.

SECTION XVI: AMENDMENTS

Any member may propose amendment of this Agreement. Proposed amendments to this Agreement shall be submitted to the Board of Directors. Amendments approved by majority vote of the Board of Directors will be sent to the members for consideration at a duly called meeting held at least 45 days after the Secretary, or designee, has sent the proposed amendment by paper document or electronically to each member. Any proposed amendment receiving the affirmative vote of at least three-fifths (60%) of the members present at the meeting shall be sent to the membership for adoption by the governing body of each member. Failure of a member's governing body to adopt any amended agreement within 120 days of receipt of the proposed amended agreement will signify a Party's withdrawal from the Agreement.

SECTION XVII: ADDITIONAL PARTIES

Additional Agencies may become Parties to this Agreement, provided that such Agencies:

- (1) Approve and execute this Agreement.
- (2) Provide a fully executed copy of this Agreement to the Board of Directors.
- (3) Provide the name and title of an authorized representative to the Board of Directors.
- (4) Annually provide a list of mutual aid resources to its local accredited/certified Emergency Management Agency. If requested, the agency may need to assist its local accredited/certified Emergency Management Coordinator with data entry of its mutual aid resources into a web-based format (NIMS Source).

Upon submission of the items enumerated above to the Board of Directors and receipt of acknowledgement from the Board of Directors, the submitting agency shall be regarded as a Party to the Agreement.

SECTION XVIII: NOTICES

Notices and requests as provided herein shall be deemed given as of the date the notices are deposited, by First Class Mail, addressed to the Board of Directors who will notify each of the Parties' representatives.

SECTION XIX: INITIAL TERM OF AGREEMENT; RENEWAL; TERMINATION

The initial term of this Agreement shall be one (1) year from its effective date. Thereafter, this Agreement shall automatically renew for additional one-year terms commencing on the anniversary of the effective date of this Agreement. Any Party may withdraw from this Agreement at any time by giving written notification to the Board of Directors. The notice shall not be effective until ninety (90) days after the notice has been served upon the Board of Directors by First Class mail. A Party's withdrawal from this Agreement shall not affect that Party's liability or obligation incurred under this Agreement prior to the date of withdrawal. This Agreement shall continue in force and effect as to all other Parties until such time as a Party withdraws. Failure to adopt any amended agreement within one hundred and twenty (120) days of said amended agreement will signify a Party's withdrawal from the Agreement pursuant to Section XVI of this Agreement. Any Party that fails to meet its obligations in accordance with this Agreement or the IPWMAN bylaws may have its participation in IPWMAN terminated by a two-thirds vote of the Board of Directors pursuant to 2.4 of the IPWMAN by-laws.

SECTION XX: HEADINGS

The headings of various sections and subsections of this Agreement have been inserted for convenient reference only and shall not be construed as modifying, amending, or affecting in any way the express terms and provisions of this Agreement or their interpretation.

SECTION XXI: SEVERABILITY

Should any clause, sentence, provision, paragraph, or other part of this Agreement be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder of this Agreement. Each of the Parties declares that it would have entered into this Agreement irrespective of the fact that any one or more of this Agreement's clauses, sentences, provisions, paragraphs, or other parts have been declared invalid. Accordingly, it is the intention of the Parties that the remaining portions of this Agreement shall remain in full force and effect without regard to the clause(s), sentence(s), provision(s), paragraph(s), or other part(s) invalidated.

SECTION XXII: EFFECTIVE DATE

This Agreement shall be effective on the date of the acknowledgement letter sent by the Board of Directors.

SECTION XXIII: WAIVER

Failure to enforce strictly the terms of this Agreement on one or more occasions shall not be deemed a waiver of the right to enforce strictly the terms of this Agreement on any other occasion.

SECTION XXIV: EXECUTION OF COUNTERPARTS

This Agreement may be signed in any number of counterparts with the same effect as if the signatures thereto and hereto were upon the same instrument.

SECTION XXV: PRIOR IPWMAN AGREEMENTS

All prior IPWMAN agreements for mutual aid and assistance between the Parties hereto are suspended and superseded by this Agreement. It is specifically understood and agreed that this Agreement is intended to reorganize IPWMAN's governing structure to a Board of Directors of the Intergovernmental Agency rather than of a not-for-profit corporation as provided in the By- Laws attached to this Agreement as Exhibit A. The By-Laws are specifically incorporated here by reference. All prior acts of the Board of Directors are hereby declared to be those of IPWMAN, an Intergovernmental Agency.

SECTION XXVI: PROHIBITION ON THIRD PARTIES AND ASSIGNMENT OF RIGHTS/DUTIES

This Agreement is for the sole benefit of the Parties and no person or entity shall have any rights under this Agreement as a third-Party beneficiary. Assignments of benefits and delegations of duties created by this Agreement are prohibited and must be without effect.

NOW, THEREFORE, each of the Parties have caused this IPWMAN Mutual Aid Agreement to be executed by its duly authorized representative who has signed this Agreement as of the date set forth below.

Signature Page

Approved and executed this _____ day _____ of 20 _____.

For the Agency (Insert Name): The Village of Winnetka

By: _____

Its: _____

Attest

By: _____

Its: _____

APPROVED

On behalf of the Illinois Public Works Mutual Aid Network

Approved and executed this _____ day of _____ 20 _____.

By: _____

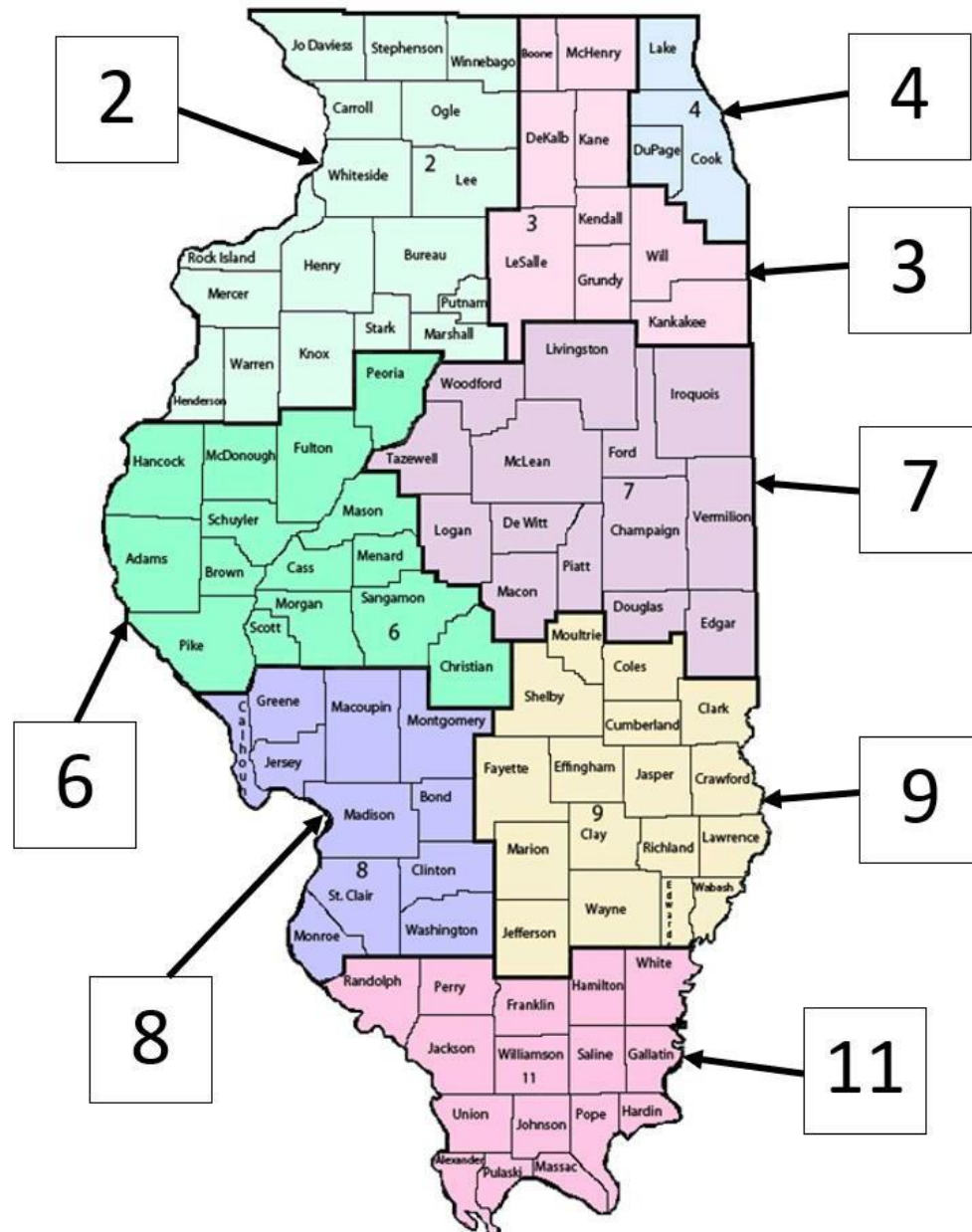
Vince Kilcullen
President, IPWMAN Board of Directors

Attest: _____

Joe Cronin
Secretary, IPWMAN Board of Directors

*Approved by the IPWMAN Interim Board of Directors on September 17, 2008.
Amended by the IPWMAN Interim Board of Directors on August 19, 2009. Amended
by the IPWMAN Board of Directors on June 16, 2010. Amended by the IPWMAN Board
of Directors on October 22, 2024.*

Exhibit 1—IPWMAN Region Map



IPWMAN Region Map

Bylaws of The Illinois Public Works Mutual Aid Network

An intergovernmental agency for the purpose of public works mutual aid in accordance with the Illinois Intergovernmental Cooperation Act, 5, ILCS 220/1 et seq.

Article One

Name, Principal Office, Purpose, and Powers

1.1 Name. The name of the Intergovernmental Agency is **The Illinois Public Works Mutual Aid Network (IPWMAN)**.

1.2 Location. IPWMAN may maintain offices and facilities either within or without the State of Illinois as determined by the Board of Directors from time to time. The Board of Directors may, from time to time, change the address of IPWMAN's principal office by duly adopted resolution.

1.3 Purpose and Powers. IPWMAN is organized to provide a system of Mutual Aid among participating public works agencies. The purpose is explicit in the "Illinois Public Works Mutual Aid Network Agreement," which is incorporated herein by reference and which in pertinent part reading as follows:

"The Illinois Public Works Mutual Aid Network (IPWMAN) program is hereby established to provide a method whereby public works related agencies, including, but not limited to, local municipal public works departments, township road districts, unit road districts, county highway departments, public water agencies and public wastewater agencies or any other governmental entity that performs a public works function in need mutual aid assistance may request aid and assistance in the form of personnel, equipment, materials and/or other associated services as necessary from other public works related agencies."

1.4 Authority. The Illinois Public Works Mutual Aid Network was organized under the provisions of the Illinois Intergovernmental Cooperation Act on September 17, 2008. The Illinois Intergovernmental Cooperation Act, 5 ILCS 220/1 et seq., provides that any power or powers, privileges or authority exercised, or which may be exercised by a unit of local government may be exercised and enjoyed jointly with any other unit of local government, including a unit of local government from another state.

Illinois Public Works Mutual Aid Network membership is in full force and in effect with the passage and approval of an executed Mutual Aid Agreement in the form approved by the Board of Directors, a companion ordinance, resolution or other legally binding document by a participating agency, in the manner provided by law, and executed by an authorized representative of a participating public works agency who has the legal authority to sign and

enter into the Agreement on behalf of his or her public works agency.

Article Two

Membership, Ratification and Termination of Membership

2.1 General Membership. Membership shall be limited to public works related agencies and individuals as described in Article One, paragraph 1.3 and as defined in the Illinois Compiled Statutes.

- a. Membership Status.* In order for an agency or entity to request and be considered for receiving aid through IPWMAN the requesting agency or entity shall have been approved for membership prior to seeking aid, or rendering assistance through an IPWMAN activation, and shall be a member in good standing, with current dues paid in full.

2.2 Membership Types. The Board of Directors, with the advice of the Membership Committee, and by majority vote shall be the sole authority to establish membership status and classification. There are hereby established, the following types of membership:

- a. Agency Members.* This class of membership is open to all public works related agencies, as defined in Article One, paragraph 1.3. Agencies may be allocated multiple memberships, based on agency size and/or type and as determined by Board of Directors policy.
- b. Associate Members.* This class of membership is open to members of public works related individuals, business and professional organizations or associations, but who do not qualify as Agency Members. This class of membership has two types: Corporate and Individual.
- c. Professional Liaison Members.* This class of membership applies to individuals designated by other professional mutual aid organizations and state and federal agencies involved in emergency and disaster response and recovery, to provide counsel, advice and support for the mission of IPWMAN. This type of member does not pay dues.

2.3 Voting Privilege. The privilege of holding elective office and serving on the Executive Committee of IPWMAN is reserved for *Agency Members*. *Associate Members* are permitted to vote in all elections, serve on and chair Committees (other than the Executive Committee) and otherwise serve the IPWMAN, but may not hold elective office. *Professional Liaison Members* are permitted to serve on and vote on Committees (other than the Executive Committee), however are not eligible to serve as Committee chairs or have voting privileges

at Board of Directors meetings.

2.4 Termination of Membership. Members who fail to meet their obligations in accordance with the terms of the Illinois Public Works Mutual Aid Network Agreement or with these By-laws may be suspended or removed from membership by a two-thirds vote of the Board of Directors. Prior to the initiation of any disciplinary action against a member, the member will be notified of a hearing and shall have the right to appear before the Board of Directors.

Article Three

Board of Directors

3.1 General Powers. The affairs and activities of IPWMAN shall be managed by or under the direction of its Board of Directors ("Board").

3.2 Composition of the Board. The Governing body of IPWMAN shall be the Board of Directors, consisting of twenty-one (21) elected members, representing the following:

- 2 members from each of the eight (8) IPWMAN regions (Shown in Exhibit 1).
- The President
- The Vice-President
- The Secretary
- The Treasurer
- The Past President

In the event there are no eligible members able to serve as Board representatives of a particular region, then a member from outside the region may be selected to represent that region. For voting purposes, each region shall have one vote.

All officers and members of the Board of Directors shall serve without compensation.

3.3 Term. Each Regional Director will serve a three-year term.

Initially, beginning in October of 2009, terms shall be staggered, rotating according to the following schedule:

- | | | |
|------------------|------------|--------------|
| • IPWMAN Regions | 3, 6 and 8 | 3-year terms |
| • IPWMAN Regions | 2, 7 and 9 | 2-year terms |
| • IPWMAN Regions | 4 and 11 | 1-year term |

Following the initial elections, the terms of office shall be for three years.

3.4 Vacancy on the Board of Directors. In the event a vacancy should occur in one or more of the Regional Director positions by reason of lack of eligible candidate, resignation, removal, death or election to another office, the remainder of the term of office shall be filled by the appointment of a replacement recommended by the member agencies from that region. The appointment is to be confirmed by the remaining members of the Board.

If, within sixty (60) days of the notice of the vacancy, the Region fails to achieve consensus on a replacement, the Board of Directors is hereby authorized to designate a replacement from any Region to represent the members of the affected Region until the next opportunity to conduct an election, at which time a successor will be elected to complete the remainder of the term (if any).

3.5 Authority. The Board of Directors shall have the authority to take all appropriate actions and to perform all duties required to accomplish the purposes of IPWMAN.

3.6 Regular Meetings. The Board of Directors shall convene at least annually at a time and place specified by the Board. The President shall preside at the meeting and conduct business for IPWMAN. Draft minutes of these meetings shall be available to all members at least 30 days before the following meeting.

3.7 Annual Membership Meeting. The Annual Meeting of the IPWMAN membership shall be held each year at a time and place specified by the Board of Directors.

3.8 Special Meetings. The President, at his or her discretion, or a majority of the Executive Committee, or any six members of the Board of Directors, or five percent (5%) of the membership may call a special meeting of IPWMAN by giving at least five days advance written notice to each member, specifying the time, place, and purpose of the meeting.

3.9 Quorum. Seven (7) members of the Board of Directors shall constitute a quorum thereof. Ten percent of the membership shall constitute a quorum to conduct business at a regular or special meeting of the membership.

3.10 Waiver of Notice. Any member may waive notice of any meeting, and attendance of such member at any meeting shall constitute a waiver of notice of such meeting.

3.11 Committees and Advisory Bodies. Committees exist for the purpose of implementing the vision, mission, goals and legal obligations of IPWMAN. The Board of Directors may, from time to time, establish or appoint one or more committees, task forces or advisory bodies.

All member types are encouraged and allowed to serve on committees, however, the chair must be an Agency or Associate member. All members shall serve at the pleasure of the Board of Directors. The following committees are some which may be established:

- Finance
- Conference
- Management
- Marketing
- Membership
- Nominating
- Operations
- Social Media
- Technology
- Training

The duties and responsibilities of all Committees shall be as defined in the Administrative Policy Manual of IPWMAN.

3.11 Action without Meeting. If a matter of immediate and critical need shall arise requiring action of the Board of Directors and it is impracticable to wait to convene a regular or special meeting, the matter may be submitted electronically to each member entitled to vote thereon for consideration upon approval of not less than two Executive Committee members. The notice of proposal shall specify a deadline for voting on the matter submitted not less than seven (7) days from the date of notice. If approved by a majority of the members of the Board of Directors, or the required number of votes that may be elsewhere specific in these by-laws, the action so approved shall be considered the same as though approved at a formal meeting.

Article Four

Executive Officers

4.1 Executive Officers of IPWMAN. The executive officers of IPWMAN shall be a President, a Vice President, Secretary, Treasurer, Past President, and two members of the Board of Directors selected by the Board of Directors, who together shall constitute the Executive Committee. All such officers shall be members of the Board of Directors. The Executive Committee of IPWMAN shall be elected from the Board of Directors members who shall have been members in good standing of the for at least one year prior to their election.

4.2 Term. The Officers of IPWMAN shall hold office for a term of two (2) years or until their successors have been duly elected, providing they continue to qualify for active membership during their term of office. All officers may be re-elected or appointed for additional terms of office. The Vice-President, upon completion of his/her two-year term of office will transition to the position of President for a two-year term. The Vice-President would have the right to decline the position of President if circumstances would prevent him/her from being able to serve as President. The outgoing President will remain as a voting member on the Board of Directors as the Past President for a two-year term. In the event a President is ineligible or declines to serve in the Past President position, the previous Past President may

continue to serve in the position, or the position may be deemed vacant and filled in accordance with these By-Laws. Upon completion of the position of Past President, the officer would be eligible to pursue another officer position within the organization. The President, consistent with Section 5.1b and subject to advice and consent of the Board of Directors, will fill vacancies to positions on the Executive Committee within the two-year terms.

4.3 President. The President shall:

- a.* Be the principal executive officer of IPWMAN and shall act as the Chairman of the Board of Directors.
- b.* Supervise and control all of the business and affairs of IPWMAN, subject to the general oversight of the Board of Directors.
- c.* Preside at all meetings of the Board of Directors and the Executive Committee.
- d.* Serve as an Ex-Officio member of all committees.
- e.* Sign, with the Secretary or any other proper officers of IPWMAN, any deeds, mortgages, bonds, contracts, or other instruments which the Board of Directors has authorized to be executed, except in cases where the signing and execution thereof has been expressly delegated by the Board of Directors to some other officer or agent of IPWMAN, or shall be required by law to be otherwise signed or executed.
- f.* Perform all duties incident to the office of President and such other duties as may be prescribed by the Board of Directors from time to time.
- g.* Make all committee appointments with the advice and consent of the Board of Directors.
- h.* Perform the office in accordance with the duties and responsibilities set forth in a position description approved by the Board, which may be amended as the Board deems appropriate.

4.4 Vice President. In the absence of the President or in the event of his or her resignation, death, inability or refusal to act, the Vice President (or in the event of his or her death, inability or refusal to act, the Secretary or in the event of his or her death, inability or refusals to act, the Treasurer) shall:

- a.* Perform the duties of the President and, when so acting, shall have and exercise all the powers of and be subject to all the limitations upon the President's

powers.

b. Serve as an assistant to the President and may perform such other duties as from time to time may be assigned to him by the President or the Board of Directors.

c. If a vacancy occurs in the office of the President, the Vice-President will succeed in that office for the remainder of the term.

4.5 Secretary. The Secretary shall:

a. Keep the records of IPWMAN.

b. Prepare a written record of the meetings and any formal proceedings of IPWMAN and make copies of such minutes available to each of the members.

c. Record and keep all official correspondence of IPWMAN.

d. Keep an official register of each member of IPWMAN.

e. Have charge of and safely keep all such additional books and papers as the Board may direct.

f. Have custody of the seal of IPWMAN and affix such seal to all documents, the execution of which, on behalf of IPWMAN under its corporate seal, has been duly authorized in accordance with these by-laws.

g. Perform all duties, which are incident to the office of Secretary of an intergovernmental agency or a not-for-profit corporation subject, however, at all times to the direction and control of the Board.

h. At the expiration of the Secretary's term of office, he/she shall turn over to his/her successor, all books, papers, records, electronic data, money, securities and other valuable effects belonging to IPWMAN, taking receipt for same from his/her successor.

i. Administer the election of the Board of Directors.

j. Perform the office in accordance with the duties and responsibilities set forth in a position description approved by the Board, which may be amended as the Board deems appropriate.

4.6 Treasurer. The Treasurer shall:

a. Have general oversight over all funds and securities of IPWMAN.

b. Have authorization, along with at least one other member from the Executive Committee, to endorse, or cause to be endorsed in his or her name, on behalf of IPWMAN, all checks, notes or other obligations and evidence of the payment of money paid by IPWMAN coming into his or her possession, or other officers or employees.

c. See that all funds received by or on behalf of IPWMAN are promptly deposited in such banks or trust companies as may be selected as depositories of IPWMAN by the Board and shall also see that all securities are placed in safe keeping in the manner directed by the Board.

d. Pass on the electronic system of accounts and reports and provide for general overseeing and audit thereof. The report of each such audit shall be submitted to the Board.

e. Prepare a budget annually for review by the Board of Directors and file any reports required by any government agency (i.e. IRS Tax Return, Secretary of State Annual Report of Officers).

f. Perform all duties, which are incident to the office of Treasurer of an intergovernmental agency or a not-for-profit corporation subject, however, at all times to the direction and control of the Board.

g. Chair the Finance Committee.

h. Serve as Ex Officio member of the Audit Committee.

i. Set time and date for the annual audit.

j. At the expiration of the Treasurer's term of office, he/she shall turn over to his/her successor, all books, papers, records, electronic data, money, securities and other valuable effects belonging to IPWMAN, taking receipt for same from his/her successor.

k. Perform the office in accordance with the duties and responsibilities set forth in a position description approved by the Board, which may be amended as the Board deems appropriate.

4.7 Past President. The Past President must be employed by a member agency. In the event the immediate past president is not eligible, or declines to serve, then a past president who is employed by a member agency may serve, or the position may be filled as a vacant position. The Past President shall:

a. Co-chair the Nominating Committee.

b. Serve as one of the two (2) at-large members of the Executive Committee

c. Assist the President, as requested.

d. Perform the office in accordance with the duties and responsibilities set forth in a position description approved by the Board, which may be amended as the Board deems appropriate.

Article 5

Nominations and Elections

5.1 Nominating Committee.

a. For all elections, the President shall appoint a Nominating Committee consisting of five (5) members. It shall be the duty of the Nominating Committee to provide a slate of qualified candidates to fill the offices of IPWMAN. The current officers shall not serve as Nominating Committee members.

b. This committee is also empowered to recommend replacements for vacancies on the Executive Committee to the Board of Directors that are not covered elsewhere in these By-Laws.

c. Any member may submit a nomination for candidates for the Board of Directors and/or Executive Committee.

5.2 Election Procedures. Elections to the Board of Directors shall be by a paper or electronic ballot sent to each member agency at the address or email address of the primary point of contact on file with the Secretary. The person receiving the highest number of votes shall be declared elected. The President shall appoint a three-member Teller Committee to count ballots and certify elections. The Teller Committee shall tabulate the votes and report the results to the Board of Directors. Elected officers shall be installed at the annual membership meeting and shall assume their duties of office at that time. Uncontested elections may be held by voice vote at the Annual Meeting.

Article Six

Administrative Officers and Personnel

6.1 Designation of Administrative Officers. The Board of Directors shall designate titles, appoint and discharge such administrative staff officers of IPWMAN, as it shall deem necessary. Such administrative staff officers shall not be members of the Board and such

appointees shall hold their offices for such term, exercise such powers, and perform such duties as shall be determined from time to time by the Board. The duties and responsibilities of all appointed staff personnel shall be defined in the IPWMAN "Administrative Policy Manual" as approved by the Board of Directors. Such Administrative Officers shall serve at the pleasure of the Board of Directors.

6.2 Compensation. If applicable, the Board of Directors shall determine compensation and benefits for all administrative staff.

Article Seven

Indemnification of Officers, Board of Directors, Employees and Agents

7.1 Actions other than by or in the Right of IPWMAN. IPWMAN and its Board of Directors have the power to indemnify itself through insurance or bonds as it deems necessary for the good of the organization.

7.2 Insurance. IPWMAN shall have the power and authority to purchase and maintain insurance on behalf of any person who is a member, employee or agent of IPWMAN or is serving at the request of IPWMAN against any liability asserted against him or her as a result of, or in any capacity representing IPWMAN.

7.3 Indemnification. All Executive Officers shall be bonded by IPWMAN in such form and amount as may be determined by the Board of Directors, the cost of such bond shall be borne by IPWMAN.

Article Eight

Contracts, Loans, Checks, Deposits, Dues and/or fees and Gifts

8.1 Contracts. The Board may authorize any officer or agent of IPWMAN, in addition to the officers so authorized by these by-laws, to enter into any contract or sign any instrument in the name of IPWMAN, and such authority may be general or confined to specific instances.

8.2 Borrowing. No loan shall be contracted on behalf of IPWMAN and no evidence of indebtedness shall be issued unless authorized by a resolution of the Board. Such authority may be general or confined to specific instances.

8.3 Checks and Drafts. All checks, drafts or other orders for the payment of money, notes or other evidences of indebtedness (issued in the name of IPWMAN) shall be signed by such officers or agents of IPWMAN as shall from time to time be determined by the Board. In the absence of such determination by the Board, such instruments shall be signed by the Treasurer and countersigned by the President or the Vice President.

8.4 Deposits. All funds of IPWMAN shall be deposited from time to time to the credit of IPWMAN in such banks, trust companies or other depositories as the Board may select.

8.5 Membership Dues and/or Fees. Membership dues and/or fees will be determined by the Board of Directors. The amount of the membership dues and/or fees shall be reviewed and established annually by the Board of Directors. Dues and/or fees shall be due within thirty (30) days of January 1 of each year.

The Board of Directors will determine the method and amount of any other fees to be charged or assessed by IPWMAN.

8.6 Gifts. The Board may accept on behalf of IPWMAN any contribution, gift, bequest or devise for the general purposes or for any special purpose of IPWMAN, unless otherwise prohibited by law.

8.7 Reimbursement. The Board shall adopt reimbursement procedures and associated policies.

Article Nine

Fiscal Year, Books and Minutes

9.1 Fiscal Year. The fiscal year and business year of IPWMAN shall begin on January 1 and end on December 31.

9.2 Books and Minutes. IPWMAN shall keep correct and complete books and records of account and shall also keep minutes of the meetings of its Board.

Article Ten

Distribution of Assets upon Dissolution

If at any time the dissolution of this Intergovernmental Agency is authorized by the Board of Directors, the members of the Board of Directors then holding office as such shall distribute the assets of IPWMAN remaining after payment, satisfaction and discharge, or adequate provision therefore, of all liabilities and obligations of IPWMAN, to the member agencies, pursuant to a plan of distribution as duly adopted by the Board. The Board shall incur no

personal liability for failure to ascertain, after a reasonable examination, the existence of any contributor.

Article Eleven

Amendment to By-Laws

Any member may propose amendment of these By-Laws. Proposed amendments shall be submitted to the Board of Directors. Amendments must be approved by majority vote of the Board of Directors before being sent to the members for consideration at a duly called meeting held at least 45 days after the Secretary, or designee, has sent the proposed amendment by paper document or electronically to each member. Any proposed amendment receiving the affirmative vote of at least three-fifths (60%) of the members present at the meeting shall be deemed approved by the members and effective immediately unless specifically stated otherwise in the amendment.

Article Twelve

Retention of Property Interest

All right, title, and interest, both legal and equitable in and to property of IPWMAN shall remain in IPWMAN. If such property shall be in the possession of a member, Executive Officer, Administrative Officer or such other person so entrusted, it shall be immediately returned to IPWMAN in the event of that person's death, resignation, removal or such other action disassociating that person with IPWMAN.

Article Thirteen

Rules of Procedure

The rules contained in the current edition of "Robert's Rules of Order – Revised" shall generally be used as a guide to govern the procedural conduct of the Board of Directors and Executive Committee and its committees and advisory bodies in all cases to which they are applicable and in which they are not inconsistent with these By-laws. Additionally, the Board may adopt its own rules of procedure, which shall not be inconsistent with these by-laws.

Adopted by the Board of Directors in accordance with these By-Laws on October 22, 2024.

To: All Illinois Public Works Mutual Aid Network Member Agencies

From: Mark Doerfler, Executive Director and Karl Ottosen, Attorney

Date: October 24, 2024

Re: Revised Intergovernmental Agreement for Illinois Public Works Mutual Aid Network

At its August 8, 2024, meeting, the Board of Directors of the Illinois Public Works Mutual Aid Network, Inc. voted to approve a revised intergovernmental agreement which will require all members desiring to continue in IPWMAN to approve. On October 23, 2024, the members approved the amendment of the agreement and by-laws.

There is no intent to change the day-to day and emergency response mutual aid program. There are a few issues which the IPWMAN Board believes should be revised through the approval of the new agreement. Significant changes from the current agreement are:

1. Clarification that mutual aid is not just for emergencies. Currently members assist each other with provision of equipment and personnel on a day-to-day basis and the new agreement expressly provides authority for this common practice.
2. The current by-laws provide for governance of IPWMAN by a not-for-profit corporate entity rather than by a board of members without a separate corporation. The Illinois Intergovernmental Corporation Act does not require the formation of a not-for-profit corporation to be the governing body. Revising the IPWMAN's agreement and by-laws to eliminate the corporate entity streamlines the organization and eliminates issues related to asset ownership, liability and tort immunity. All assets of the IPWMAN will be held in the intergovernmental agency's name going forward.
3. The new agreement provides a revised process for any future amendment. Any member may propose an amendment to the board of directors. If the board approves it, the proposed amendment will be sent to the entire membership 45 days before a general meeting. If at least 60% of the members present approve the amendment, a new intergovernmental agreement will be submitted to all members for the governing boards to approve by resolution.

Enclosed are the proposed new intergovernmental agreement, by-laws and draft resolution and ordinance authorizing the agreement. Either a resolution or ordinance may be used to authorize the agreement, with each member to modify for its own use. However, no changes may be made to the intergovernmental agreement and by-laws. If there are any questions regarding the revised agreement, please contact Mr. Doerfler.



Agenda Item Executive Summary

TITLE: Resolution No. R-48-2025: Approving a Contract with Northern Divers USA, Inc. for Raw Water Intake Maintenance (Adoption)

PRESENTER: Nicholas Narhi

AGENDA DATE: May 20, 2025

CONSENT: Yes

ITEM TYPE: Consent Agenda

ITEM HISTORY:

The Water Plant intake is 20 inches in diameter and extends 3,000 feet along the bottom of the lake. Sand and stone are used to protect the pipe and keep it in place. Over time, material can be displaced by wave action. Periodic dive inspections are performed to monitor the intake's condition. During the 2024 inspection of the intake, the contractor identified locations of exposed pipe that are not covered by sand or stone which require the placement of additional stone to protect the pipe. The 2025 Water Fund Budget anticipated an expenditure of work on the raw water intake. Similar work was last performed in 2023.

EXECUTIVE SUMMARY:

The 2024 dive inspection identified sections of exposed pipe that are not covered by sand or stone. The inspection report estimated that approximately 100 tons of stone would be required to protect the pipe. Bid #025-010 was issued for the required maintenance work on the Water Plant's raw water intake.

One company submitted bid for the required intake maintenance, intake screen cleaning, and video report. The bid results are summarized as follows:

Northern Divers USA, Inc.: \$85,600

The Village has used Northern Divers in the past for a significant amount of work on the lakefront, including past phases of the water intake dive inspection and maintenance. Staff is confident that Northern Divers can adequately perform this work.

Staff is requesting approval to proceed with a contract award in the amount of \$91,100. This includes \$5,500 as a contingency for additional stone work if needed. The bid document required contractors to quote a unit price for additional stone. Northern Divers quoted \$275/ton for additional stone beyond the amount specified in the bid. This amount would permit staff to address additional sections of exposed pipe while the contractor is mobilized if conditions have changed since the inspection.

The FY2025 Budget for the Water Fund contains \$220,500 (accounts: 520.61.40-567 & 520.61.40-620) for the dive inspection, intake cleaning and maintenance work. The single bid is within the budgeted cost of the maintenance work.

Resolution No. R-48-2025 authorizes an agreement with Northern Divers LLC for the maintenance of the Water Plant's raw water intake.

RECOMMENDATION:

Consider adoption of Resolution No. R-48-2025 authorizes an agreement with Northern Divers LLC for the maintenance of the Water Plant's raw water intake.

ATTACHMENTS:

1. Resolution No. R-48-2025: Approving a Contract with Northern Divers USA, Inc. for Raw Water Intake Maintenance
2. RFB 25-010 Bid Tabulation

RESOLUTION NO. R-48-2025

**A RESOLUTION APPROVING A CONTRACT WITH
NORTHERN DIVERS USA, INC. FOR
RAW WATER INTAKE MAINTENANCE**

WHEREAS, Article VII, Section 10 of the 1970 Illinois Constitution authorizes the Village of Winnetka ("***Village***") to contract with individuals, associations, and corporations in any manner not prohibited by law or ordinance; and

WHEREAS, the Village's Electric Plant has a raw water intake ("***Intake***") that extends 3,000 feet along the bottom of Lake Michigan; and

WHEREAS, the Village desires to perform maintenance of the Intake, clean debris around the Intake, and have a video inspection performed of the Intake ("***Services***"); and

WHEREAS, the Village has appropriated funds for the Services and issued Bid No. 25-010 for the procurement of the Services; and

WHEREAS, the Village received one bid for the procurement of the Services; and

WHEREAS, pursuant to Chapter 4.12 of the Village Code and the Village's purchasing manual, the Village Council has determined that Northern Divers USA, Inc. ("***Contractor***"), is the sole responsible bidder to perform the Services; and

WHEREAS, the Village Council desires to enter into a contract with Contractor for the performance of the Services ("***Contract***") for a price not to exceed \$91,100.00, which price includes \$5,500.00 in contingency funds in the event that the Village determines that additional stone work is needed while the Services are being performed; and

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1: RECITALS. The Village Council hereby adopts the foregoing recitals as its findings, as if fully set forth herein.

SECTION 2: APPROVAL OF CONTRACT. The Village Council hereby approves the Contract in substantially the form attached as **Exhibit A** and in a final form approved by the Village Manager.

SECTION 3: AUTHORIZATION TO EXECUTE CONTRACT. The Village Council hereby authorizes and directs the Village President and the Village Clerk to execute and attest, respectively, on behalf of the Village, the final Contract after receipt by the Village Manager of two executed copies of the final Contract from Contractor; provided, however, that if the Village Manager does not receive two executed copies of the final Contract from Contractor within 60 days after the date of adoption of this Resolution, then this authority to execute and seal the final Contract will, at the option of the Village Council, be null and void.

May 20, 2025

R-48-2025

SECTION 4: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval according to law.

ADOPTED this 20th day of May, 2025, pursuant to the following roll call vote:

AYES: _____
NAYS: _____
ABSENT: _____
ABSTAIN: _____

Signed

Village President

Countersigned:

Village Clerk

EXHIBIT A
CONTRACT

**VILLAGE OF WINNETKA
CONTRACT FOR THE
RAW WATER INTAKE MAINTENANCE**

Contract Number: *RFB #025-010*

VILLAGE OF WINNETKA CONTRACT FOR THE RAW WATER INTAKE MAINTENANCE

Contract Number: ***RFB #025-010***

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Contractor's Certification

Attachment A: Supplemental Schedule of Contract Terms

Attachment B: Specifications

**VILLAGE OF WINNETKA
CONTRACT FOR THE
RAW WATER INTAKE MAINTENANCE**

Contract Number: **RFB #025-010**

In consideration of the mutual promises set forth below, the *Village of Winnetka, 510 Green Bay Road, Winnetka, IL 60093*, an Illinois municipal corporation ("Owner"), and *[name and address of successful bidder]*, a *[form of organization]* ("Contractor"), make this Contract as of _____, 20____, (the "Effective Date") and hereby agree as follows:

ARTICLE I: THE WORK

1.1 Performance of the Work

Contractor, at its sole cost and expense, must provide, perform, and complete all of the following, all of which is herein referred to as the "Work":

1. Labor, Equipment, Materials, and Supplies. Provide, perform, and complete, in the manner described and specified in this Contract, all necessary work, labor, services, transportation, equipment, materials, apparatus, machinery, tools, fuels, gas, electric, water, waste disposal, information, data, and other means and items necessary to accomplish the Project at the Work Site, both as defined in Attachment A, in accordance with the specifications attached hereto as Attachment B, the Documents/Drawings identified in the list attached hereto as Attachment C.
2. Permits. Except as otherwise provided in Attachment A, procure and furnish all permits, licenses, and other governmental approvals and authorizations necessary in connection therewith.
3. Bonds and Insurance. Procure and furnish all Bonds and all certificates and policies of insurance specified in this Contract.
4. Taxes. Pay all applicable federal, state, and local taxes.
5. Miscellaneous. Do all other things required of Contractor by this Contract, including without limitation arranging for utility and other services needed for the Work and for testing, including the installation of temporary utility lines, wiring, switches, fixtures, hoses, connections, and meters, and providing sufficient sanitary conveniences and shelters to accommodate all workers and all personnel of Owner engaged in the Work.

6. Quality. Provide, perform, and complete all of the foregoing in a proper and workmanlike manner, consistent with the highest standards of professional and construction practices and in full compliance with, and as required by or pursuant to, this Contract, and with the greatest economy, efficiency, and expedition consistent therewith, with only new, undamaged and first quality equipment, materials, and supplies.

1.2 Commencement and Completion Dates

Contractor must commence the Work not later than the “*Commencement Date*” set forth on Attachment A and must diligently and continuously prosecute the Work at such a rate as will allow the Work to be fully provided, performed, and completed in full compliance with this Contract not later than the “*Completion Date*” set forth in Attachment A. The time of commencement, rate of progress, and time of completion are referred to in this Contract as the “*Contract Time*.”

1.3 Required Submittals

A. Submittals Required. Contractor must submit to Owner all documents, data, and information specifically required to be submitted by Contractor under this Contract and must, in addition, submit to Owner all such Documents/Drawings, specifications, descriptive information, and engineering documents, data, and information as may be required, or as may be requested by Owner, to show the details of the Work, including a complete description of all equipment, materials, and supplies to be provided under this Contract (“*Required Submittals*”). Such details must include, but are not limited to, design data, structural and operating features, principal dimensions, space required or provided, clearances required or provided, type and brand of finish, and all similar matters, for all components of the Work.

B. Number and Format. Contractor must provide *[three]* complete sets for each Required Submittal. All Required Submittals, except Documents/Drawings, must be prepared on white 8-1/2” x 11”.

C. Time of Submission and Owner’s Review. All Required Submittals must be provided to Owner no later than the time, if any, specified in this Contract for their submission or, if no time for submission is specified, in sufficient time, in Owner’s sole opinion, to permit Owner to review the same prior to the commencement of the part of the Work to which they relate and prior to the purchase of any equipment, materials, or supplies that they describe. Owner will have the right to require such corrections as may be necessary to make such submittals conform to this Contract. All such submittals will, after final processing and review with no exception noted by Owner, become a part of this Contract. No Work related to any submittal may be performed by Contractor until Owner has completed review of such submittal with no exception noted. Owner’s review and stamping of any Required Submittal will be for the sole purpose of examining the general management, design, and details of the proposed Work, does not relieve Contractor of the entire responsibility for the performance of the Work in full compliance with, and as required by or pursuant to this Contract, and may not be regarded as any assumption of risk or liability by Owner.

D. Responsibility for Delay. Contractor is responsible for any delay in the Work due to delay in providing Required Submittals conforming to this Contract.

1.4 Review and Interpretation of Contract Provisions

Contractor represents and warrants that it has carefully reviewed this Contract, including all of its Attachments, and the Documents/Documents/Drawings identified in Attachment C, all of which are by this reference incorporated into and made a part of this Contract. Contractor must, at no increase in the Contract Price, provide workmanship, equipment, materials, and supplies that fully conform to this Contract. Whenever any equipment, materials or supplies are specified or described in this Contract by using the name or other identifying feature of a proprietary product or the name or other identifying feature of a particular manufacturer or vendor, the specific item mentioned is understood as establishing the type, function and quality desired. Other manufacturers' or vendors' products may be accepted, provided that the products proposed are equivalent in substance and function to those named as determined by Owner in its sole and absolute discretion.

Contractor must promptly notify Owner of any discrepancy, error, omission, ambiguity, or conflict among any of the provisions of this Contract before proceeding with any Work affected thereby. If Contractor fails to give such notice to Owner, then the subsequent decision of Owner as to which provision of this Contract governs is final, and any corrective work required does not entitle Contractor to any damages, to any compensation in excess of the Contract Price, or to any delay or extension of the Contract Time.

When the equipment, materials, or supplies furnished by Contractor cannot be installed as specified in this Contract, Contractor must, without any increase in the Contract Price, make all modifications required to properly install the equipment, materials, or supplies. Any such modification is subject to the prior review and consent of Owner.

1.5 Conditions at the Work Site; Record Documents/Drawings

Contractor represents and warrants that it has had a sufficient opportunity to conduct a thorough investigation of the Work Site and the surrounding area and has completed such investigation to its satisfaction. Contractor will have no claim for damages, for compensation in excess of the Contract Price, or for a delay or extension of the Contract Time based upon conditions found at, or in the vicinity of, the Work Site. When information pertaining to subsurface, underground or other concealed conditions, soils analysis, borings, test pits, utility locations or conditions, buried structures, condition of existing structures, and other investigations is or has been provided by Owner, or is or has been otherwise made available to Contractor by Owner, such information is or has been provided or made available solely for the convenience of Contractor and is not part of this Contract. Owner assumes no responsibility whatever in respect to the sufficiency or accuracy of such information, and there is no guaranty or warranty, either expressed or implied, that the conditions indicated are representative of those existing throughout the Work or the Work Site, or that the conditions indicated are

CONTRACT

representative of those existing at any particular location, or that the conditions indicated may not change, or that unanticipated conditions may not be present.

Contractor is solely responsible for locating all existing underground installations by prospecting no later than two workdays prior to any scheduled excavation or trenching, whichever is earlier. Contractor must check all dimensions, elevations, and quantities indicated in this Contract within the same time period as set forth above for prospecting underground installations. Contractor must lay out the Work in accordance with this Contract and must establish and maintain such locations, lines and levels. Wherever pre-existing work is encountered, Contractor must verify and be responsible for dimensions and location of such pre-existing work. Contractor must notify Owner of any discrepancy between the dimensions, elevations and quantities indicated in this Contract and the conditions of the Work Site or any other errors, omissions or discrepancies which Contractor may discover during such inspections. Full instructions will be furnished by Owner should such error, omission, or discrepancy be discovered, and Contractor must carry out such instructions as if originally specified and without any increase in Contract Price.

Before Final Acceptance of the Work, Contractor must submit to Owner two sets of Documents/Drawings of Record, unless a greater number is specified elsewhere in this Contract, indicating all field deviations from Attachment B or the Documents/Drawings identified in Attachment C.

1.6 Technical Ability to Perform

Contractor represents and warrants that it is sufficiently experienced and competent, and has the necessary capital, facilities, plant, organization, and staff, to provide, perform and complete the Work in full compliance with, and as required by or pursuant to, this Contract.

1.7 Financial Ability to Perform

Contractor represents and warrants that it is financially solvent, and Contractor has the financial resources necessary to provide, perform and complete the Work in full compliance with, and as required by or pursuant to, this Contract.

1.8 Time

Contractor represents and warrants that it is ready, willing, able and prepared to begin the Work on the Commencement Date and that the Contract Time is sufficient time to permit completion of the Work in full compliance with, and as required by or pursuant to, this Contract for the Contract Price, all with due regard to all natural and man-made conditions that may affect the Work or the Work Site and all difficulties, hindrances, and delays that may be incident to the Work.

1.9 Safety at the Work Site

Contractor is solely and completely responsible for providing and maintaining safe conditions at the Work Site, including the safety of all persons and property during performance of the Work. Contractor shall consider any cost associated to comply with safety in its proposal. This requirement applies continuously and is not limited to normal working hours. Contractor must take all safety precautions as necessary to comply with all applicable laws and to prevent injury to persons and damage to property.

Contractor must conduct all of its operations without interruption or interference with vehicular and pedestrian traffic on public and private rights-of-way, unless it has obtained permits therefor from the proper authorities. If any public or private right-of-way are rendered unsafe by Contractor's operations, Contractor must make such repairs or provide such temporary ways or guards as are acceptable to the proper authorities.

1.10 Cleanliness of the Work Site and Environs

Contractor must keep the Work Site and adjacent areas clean at all times during performance of the Work and must, upon completion of the Work, leave the Work Site and adjacent areas in a clean and orderly condition.

1.11 Damage to the Work, the Work Site, and Other Property

The Work and everything pertaining thereto is provided, performed, completed, and maintained at the sole risk and cost of Contractor from the Commencement Date until Final Payment. Contractor is fully responsible for the protection of all public and private property and all persons. Without limiting the foregoing, Contractor must, at its own cost and expense, provide all permanent and temporary shoring, anchoring and bracing required by the nature of the Work in order to make all parts absolutely stable and rigid, even when such shoring, anchoring and bracing is not explicitly specified, and support and protect all buildings, bridges, roadways, conduits, wires, water pipes, gas pipes, sewers, pavements, curbs, sidewalks, fixtures and landscaping of all kinds and all other public or private property that may be encountered or endangered in providing, performing and completing the Work. Contractor will have no claim against Owner because of any damage or loss to the Work or to Contractor's equipment, materials, or supplies from any cause whatsoever, including damage or loss due to simultaneous work by others. Contractor must, promptly and without charge to Owner, repair or replace, to the satisfaction of Owner, any damage done to, and any loss suffered by, the Work and any damage done to, and any loss suffered by, the Work Site or other property as a result of the Work. Notwithstanding any other provision of this Contract, Contractor's obligations under this Section exist without regard to, and may not be construed to be waived by, the availability or unavailability of any insurance, either of Owner or Contractor, to indemnify, hold harmless, or reimburse Contractor for the cost of any repair or replacement work required by this Section.

1.12 Subcontractors and Suppliers

A. Approval and Use of Subcontractors and Suppliers. Contractor must perform the Work with its own personnel and under the management, supervision, and control of its own organization unless otherwise approved by Owner in writing. All subcontractors, suppliers, and subcontracts used by Contractor must be acceptable to, and approved in advance by, Owner. Owner's approval of any subcontractor, supplier, and subcontract does not relieve Contractor of full responsibility and liability for the provision, performance, and completion of the Work in full compliance with, and as required by or pursuant to, this Contract. All Work performed under any subcontract is subject to all of the provisions of this Contract in the same manner as if performed by employees of Contractor. Every reference in this Contract to "Contractor" is deemed also to refer to all subcontractors and suppliers of Contractor. Every subcontract must include a provision binding the subcontractor or supplier to all provisions of this Contract.

B. Removal of Subcontractors and Suppliers. If any subcontractor or supplier fails to perform the part of the Work undertaken by it in a manner satisfactory to Owner, Contractor must immediately upon notice from Owner terminate such subcontractor or supplier. Contractor will have no claim for damages, for compensation in excess of the Contract Price, or for a delay or extension of the Contract Time as a result of any such termination.

1.13 Simultaneous Work By Others

Owner has the right to perform or have performed such other work as Owner may desire in, about, or near the Work Site during the performance of the Work by Contractor. Contractor must make every reasonable effort to perform the Work in such manner as to enable both the Work and such other work to be completed without hindrance or interference from each other. Contractor must afford Owner and other contractors reasonable opportunity for the execution of such other work and must properly coordinate the Work with such other work.

1.14 Occupancy Prior to Final Payment

Owner will have the right, at its election, to occupy, use, or place in service any part of the Work prior to Final Payment. Such occupancy, use, or placement in service must be conducted in such manner as not to damage any of the Work or to unreasonably interfere with the progress of the Work. No such occupancy, use, or placement in service may be construed as an acceptance of any of the Work or a release or satisfaction of Contractor's duty to insure and protect the Work, nor may it, unless conducted in an unreasonable manner, be considered as an interference with Contractor's provision, performance, or completion of the Work.

1.15 Owner's Right to Terminate or Suspend Work for Convenience

A. Termination or Suspension for Convenience. Owner has the right, for its convenience, to terminate or suspend the Work in whole or in part at any time by written notice to Contractor. Every such notice must state the extent and effective date of such termination or suspension. On such effective date, Contractor must, as and to the extent directed, stop Work

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under this Contract, cease all placement of further orders or subcontracts, terminate or suspend Work under existing orders and subcontracts, cancel any outstanding orders or subcontracts that may be cancelled, and take any action necessary to protect any property in its possession in which Owner has or may acquire any interest and to dispose of such property in such manner as may be directed by Owner.

B. Payment for Completed Work. In the event of any termination pursuant to Subsection 1.15A above, Owner must pay Contractor (1) such direct costs, excluding overhead, as Contractor has paid or incurred for all Work done in compliance with, and as required by or pursuant to, this Contract up to the effective date of termination together with ten percent of such costs for overhead and profit; and (2) such other costs pertaining to the Work, exclusive of overhead and profit, as Contractor may have reasonably and necessarily incurred as the result of such termination. Any such payment may be offset by any prior payment or payments and is subject to Owner's rights to withhold and deduct as provided in this Contract.

ARTICLE II: CHANGES AND DELAYS

2.1 Changes

Owner has the right, by written order executed by Owner, to make changes in the Contract, the Work, the Work Site, and the Contract Time ("*Change Order*"). If any Change Order causes an increase or decrease in the amount of the Work, an equitable adjustment in the Contract Price or Contract Time may be made. All claims by Contractor for an equitable adjustment in either the Contract Price or the Contract Time must be made within two business days following receipt of such Change Order, and may, if not made prior to such time, be conclusively deemed to have been waived. No decrease in the amount of the Work caused by any Change Order will entitle Contractor to make any claim for damages, anticipated profits, or other compensation.

2.2 Delays

A. Extensions for Unavoidable Delays. For any delay that may result from causes that could not be avoided or controlled by Contractor, Contractor must, upon timely written application, be entitled to issuance of a Change Order providing for an extension of the Contract Time for a period of time equal to the delay resulting from such unavoidable cause. No extension of the Contract Time will be allowed for any other delay in completion of the Work.

B. No Compensation for Delays. No payment, compensation, damages, or adjustment of any kind, other than the extension of the Contract Time provided in Subsection 2.2A above, may be made to, or claimed by, Contractor because of hindrances or delays from any cause in the commencement, prosecution, or completion of the Work, whether caused by Owner or any other party and whether avoidable or unavoidable.

ARTICLE III: CONTRACTOR'S RESPONSIBILITY FOR DEFECTIVE WORK

3.1 Inspection; Testing; Correction of Defects

A. Inspection. Until Final Payment, all parts of the Work are subject to inspection and testing by Owner or its designated representatives. Contractor must furnish, at its own expense, all reasonable access, assistance, and facilities required by Owner for such inspection and testing.

B. Re-Inspection. Re-inspection and re-testing of any Work may be ordered by Owner at any time, and, if so ordered, any covered or closed Work must be uncovered or opened by Contractor. If the Work is found to be in full compliance with this Contract, then Owner must pay the cost of uncovering, opening, re-inspecting, or re-testing, as the case may be. If such Work is not in full compliance with this Contract, then Contractor must pay such cost.

C. Correction. Until Final Payment, Contractor must, promptly and without charge, repair, correct, or replace all or any part of the Work that is defective, damaged, flawed, or unsuitable or that in any way fails to conform strictly to the requirements of this Contract.

3.2 Warranty of Work

A. Scope of Warranty. Contractor warrants that the Work and all of its components will be free from defects and flaws in design, workmanship, and materials; must strictly conform to the requirements of this Contract; and will be fit, sufficient, and suitable for the purposes expressed in, or reasonably inferred from, this Contract. The warranty herein expressed is in addition to any other warranties expressed in this Contract, or expressed or implied by law, which are hereby reserved unto Owner.

B. Repairs; Extension of Warranty. Contractor, promptly and without charge, must correct any failure to fulfill the above warranty that may be discovered or develop at any time within one year after Final Payment or such longer period as may be prescribed in Attachment B to this Contract or by law. The above warranty may be extended automatically to cover all repaired and replacement parts and labor provided or performed under such warranty and Contractor's obligation to correct Work may be extended for a period of one year from the date of such repair or replacement. The time period established in this Subsection 3.2B relates only to the specific obligation of Contractor to correct Work and may not be construed to establish a period of limitation with respect to other obligations that Contractor has under this Contract.

C. Subcontractor and Supplier Warranties. Whenever Attachment B requires a subcontractor or supplier to provide a guaranty or warranty, Contractor is solely responsible for obtaining said guaranty or warranty in form satisfactory to Owner and assigning said warranty or guaranty to Owner. Acceptance of any assigned warranties or guaranties by Owner is a precondition to Final Payment and does not relieve Contractor of any of its guaranty or warranty obligations under this Contract.

3.3 Owner's Right to Correct

If, within two business days after Owner gives Contractor notice of any defect, damage, flaw, unsuitability, nonconformity, or failure to meet warranty subject to correction by Contractor pursuant to Section 3.1 or Section 3.2 of this Contract, Contractor neglects to make, or undertake with due diligence to make, the necessary corrections, then Owner is entitled to make, either with its own forces or with contract forces, the corrections and to recover from Contractor all resulting costs, expenses, losses, or damages, including attorneys' fees and administrative expenses.

ARTICLE IV: FINANCIAL ASSURANCES

4.1 Bonds

Contemporaneous with Contractor's execution of this Contract, Contractor must provide a Performance Bond and a Labor and Material Payment Bond, on forms provided by, or otherwise acceptable to, Owner, from a surety company licensed to do business in the State of Illinois with a general rating of A and a financial size category of Class X or better in Best's Insurance Guide, each in the penal sum of the Contract Price ("*Bonds*"). Contractor, at all times while providing, performing, or completing the Work, including, without limitation, at all times while correcting any failure to meet warranty pursuant to Section 3.2 of this Contract, must maintain and keep in force, at Contractor's expense, the Bonds required hereunder.

4.2 Insurance

Contemporaneous with Contractor's execution of this Contract, Contractor must provide certificates and policies of insurance evidencing the minimum insurance coverages and limits set forth in Attachment A. For good cause shown, Owner may extend the time for submission of the required policies of insurance upon such terms, and with such assurances of complete and prompt performance, as Owner may impose in the exercise of its sole discretion. Such policies must be in a form, and from companies, acceptable to Owner. Such insurance must provide that no change, modification in, or cancellation of any insurance becomes effective until the expiration of 30 days after written notice thereof has been given by the insurance company to Owner. Contractor must, at all times while providing, performing, or completing the Work, including, without limitation, at all times while correcting any failure to meet warranty pursuant to Section 3.2 of this Contract, maintain and keep in force, at Contractor's expense, the minimum insurance coverages and limits set forth in Attachment A.

4.3 Indemnification

Contractor hereby agrees to and will indemnify, save harmless, and defend Owner and all of its elected officials, officers, employees, attorneys, agents, and representatives against any and all lawsuits, claims, demands, damages, liabilities, losses, and expenses, including attorneys' fees and administrative expenses, that may arise, or be alleged to have arisen, out of or in connection with Contractor's performance of, or failure to perform, the Work or any part thereof, whether or not due or claimed to be due in whole or in part to the active, passive, or concurrent negligence or fault of Contractor, except to the extent caused solely by the negligence of Owner.

ARTICLE V: PAYMENT

5.1 Contract Price

Owner must pay to Contractor, in accordance with and subject to the terms and conditions set forth in this Article V and Attachment A, and Contractor must accept in full satisfaction for providing, performing, and completing the Work, the amount or amounts set forth in Attachment A (the "*Contract Price*"), subject to any additions, deductions, or withholdings provided for in this Contract.

5.2 Taxes and Benefits

Owner is exempt from and will not be responsible to pay, or reimburse Contractor for, any state or local sales, use, or excise taxes. The Contract Price includes all other applicable federal, state, and local taxes of every kind and nature applicable to the Work as well as all taxes, contributions, and premiums for unemployment insurance, old age or retirement benefits, pensions, annuities, or other similar benefits. All claim or right to claim additional compensation by reason of the payment of any such tax, contribution, or premium is hereby waived and released by Contractor.

5.3 Progress Payments

A. Payment in Installments. The Contract Price must be paid in monthly installments in the manner set forth in Attachment A ("*Progress Payments*").

B. Pay Requests. Contractor must, as a condition precedent to its right to receive each Progress Payment, submit to Owner a pay request in the form provided by Owner ("*Pay Request*"). The first Pay Request must be submitted not sooner than 30 days following commencement of the Work. Owner may, by written notice to Contractor, designate a specific day of each month on or before which Pay Requests must be submitted. Each Pay Request must include (a) Contractor's certification of the value of, and partial or final waivers of lien covering, all Work for which payment is then requested and (b) Contractor's certification that all prior Progress Payments have been properly applied to the payment or reimbursement of the costs with respect to which they were paid.

C. Work Entire. This Contract and the Work are entire and the Work as a whole is of the essence of this Contract. Notwithstanding any other provision of this Contract, each and every part of this Contract and of the Work are interdependent and common to one another and to Owner's obligation to pay all or any part of the Contract Price or any other consideration for the Work. Any and all Progress Payments made pursuant to this Article are provided merely for the convenience of Contractor and for no other purpose.

5.4 Final Acceptance and Final Payment

A. Notice of Completion. When the Work has been completed and is ready in all respects for acceptance by Owner, Contractor must notify Owner and request a final inspection ("*Notice of Completion*"). Contractor's Notice of Completion must be given sufficiently in advance of the Completion Date to allow for scheduling of the final inspection and for completion or correction before the Completion Date of any items identified by such inspection as being defective, damaged, flawed, unsuitable, nonconforming, incomplete, or otherwise not in full compliance with, or as required by or pursuant to, this Contract ("*Punch List Work*").

B. Punch List and Final Acceptance. The Work may be finally accepted when, and only when, the whole and all parts thereof have been completed to the satisfaction of Owner in full compliance with, and as required by or pursuant to, this Contract. Upon receipt of Contractor's Notice of Completion, Owner must make a review of the Work and notify Contractor in writing of all Punch List Work, if any, to be completed or corrected. Following Contractor's completion or correction of all Punch List Work, Owner must make another review of the Work and prepare and deliver to Contractor either a written notice of additional Punch List Work to be completed or corrected or a written notice of final acceptance of the Work ("*Final Acceptance*").

C. Final Payment. As soon as practicable after Final Acceptance, Contractor must submit to Owner a properly completed final Pay Request in the form provided by Owner ("*Final Pay Request*"). Owner must pay to Contractor the balance of the Contract Price, after deducting therefrom all charges against Contractor as provided for in this Contract ("*Final Payment*"). Final Payment must be made not later than 60 days after Owner approves the Final Pay Request. The acceptance by Contractor of Final Payment will operate as a full and complete release of Owner of and from any and all lawsuits, claims, demands, damages, liabilities, losses, and expenses of, by, or to Contractor for anything done, furnished for, arising out of, relating to, or in connection with the Work or for or on account of any act or neglect of Owner arising out of, relating to, or in connection with the Work.

5.5 Liens

A. Title. Nothing in this Contract may be construed as vesting in Contractor any right of property in any equipment, materials, supplies, and other items provided under this Contract after they have been installed in, incorporated into, attached to, or affixed to, the Work or the Work Site. All such equipment, materials, supplies, and other items will, upon being so installed, incorporated, attached or affixed, become the property of Owner, but such title will not release Contractor from its duty to insure and protect the Work in accordance with the requirements of this Contract.

B. Waivers of Lien. Contractor must, from time to time at Owner's request and in any event prior to Final Payment, furnish to Owner such receipts, releases, affidavits, certificates, and other evidence as may be necessary to establish, to the reasonable satisfaction of Owner, that no lien against the Work or the public funds held by Owner exists in favor of any person whatsoever for or by reason of any equipment, material, supplies, or other item furnished, labor performed, or other thing done in connection with the Work or this Contract ("*Lien*") and that no right to file any Lien exists in favor of any person whatsoever.

C. Removal of Liens. If at any time any notice of any Lien is filed, then Contractor must, promptly and without charge, discharge, remove, or otherwise dispose of such Lien. Until such discharge, removal, or disposition, Owner will have the right to retain from any money payable hereunder an amount that Owner, in its sole judgment, deems necessary to satisfy such Lien and to pay the costs and expenses, including attorneys' fees and administrative expenses, of any actions brought in connection therewith or by reason thereof.

D. Protection of Owner Only. This Section does not operate to relieve Contractor's surety or sureties from any of their obligations under the Bonds, nor may it be deemed to vest any right, interest, or entitlement in any subcontractor or supplier. Owner's retention of funds pursuant to this Section is deemed solely for the protection of its own interests pending removal of such Liens by Contractor, and Owner will have no obligation to apply such funds to such removal but may, nevertheless, do so where Owner's interests would thereby be served.

5.6 Deductions

A. Owner's Right to Withhold. Notwithstanding any other provision of this Contract and without prejudice to any of Owner's other rights or remedies, Owner will have the right at any time or times, whether before or after approval of any Pay Request, to deduct and withhold from any Progress or Final Payment that may be or become due under this Contract such amount as may reasonably appear necessary to compensate Owner for any actual or prospective loss due to: (1) Work that is defective, damaged, flawed, unsuitable, nonconforming, or incomplete; (2) damage for which Contractor is liable under this Contract; (3) state or local sales, use, or excise taxes from which Owner is exempt; (4) Liens or claims of Lien regardless of merit; (5) claims of subcontractors, suppliers, or other persons regardless of merit; (6) delay in the progress or completion of the Work; (7) inability of Contractor to complete the Work; (8) failure of Contractor to properly complete or document any Pay Request; (9) any other failure of Contractor to perform any of its obligations under this

Contract; or (10) the cost to Owner, including attorneys' fees and administrative costs, of correcting any of the aforesaid matters or exercising any one or more of Owner's remedies set forth in Section 6.3 of this Contract.

B. Use of Withheld Funds. Owner is entitled to retain any and all amounts withheld pursuant to Subsection 5.6A above until Contractor has either performed the obligations in question or furnished security for such performance satisfactory to Owner. Owner is entitled to apply any money withheld or any other money due Contractor under this Contract to reimburse itself for any and all costs, expenses, losses, damages, liabilities, suits, judgments, awards, attorneys' fees and administrative expenses incurred, suffered, or sustained by Owner and chargeable to Contractor under this Contract.

ARTICLE VI: DISPUTES AND REMEDIES

6.1 Dispute Resolution Procedure

A. Notice of Disputes and Objections. If Contractor disputes or objects to any requirement, direction, instruction, interpretation, determination, or decision of Owner, Contractor may notify Owner in writing of its dispute or objection and of the amount of any equitable adjustment to the Contract Price or Contract Time to which Contractor claims it will be entitled as a result thereof; provided, however, that Contractor must, nevertheless, proceed without delay to perform the Work as required, directed, instructed, interpreted, determined, or decided by Owner, without regard to such dispute or objection. Unless Contractor so notifies Owner within two business days after receipt of such requirement, direction, instruction, interpretation, determination, or decision, Contractor is conclusively deemed to have waived all such disputes or objections and all claims based thereon.

B. Negotiation of Disputes and Objections. To avoid and settle without litigation any such dispute or objection, Owner and Contractor agree to engage in good faith negotiations. Within three business days after Owner's receipt of Contractor's written notice of dispute or objection, a conference between Owner and Contractor will be held to resolve the dispute. Within three business days after the end of the conference, Owner must render its final decision, in writing, to Contractor. If Contractor objects to the final decision of Owner, then it must, within three business days, give Owner notice thereof and, in such notice, must state its final demand for settlement of the dispute. Unless Contractor so notifies Owner, Contractor will be conclusively deemed (1) to have agreed to and accepted Owner's final decision and (2) to have waived all claims based on such final decision.

6.2 Contractor's Remedies

If Owner fails or refuses to satisfy a final demand made by Contractor pursuant to Section 6.1 of this Contract, or to otherwise resolve the dispute which is the subject of such demand to the satisfaction of Contractor, within 10 days after receipt of such demand, then Contractor will be entitled to pursue such remedies, not inconsistent with the provisions of this Contract, as it may have in law or equity.

6.3 Owner's Remedies

If it should appear at any time prior to Final Payment that Contractor has failed or refused to prosecute, or has delayed in the prosecution of, the Work with diligence at a rate that assures completion of the Work in full compliance with the requirements of this Contract on or before the Completion Date, or has attempted to assign this Contract or Contractor's rights under this Contract, either in whole or in part, or has falsely made any representation or warranty in this Contract, or has otherwise failed, refused, or delayed to perform or satisfy any other requirement of this Contract or has failed to pay its debts as they come due ("*Event of Default*"), and has failed to cure any such Event of Default within five business days after Contractor's receipt of written notice of such Event of Default, then Owner will have the right, at its election and without prejudice to any other remedies provided by law or equity, to pursue any one or more of the following remedies:

1. Owner may require Contractor, within such reasonable time as may be fixed by Owner, to complete or correct all or any part of the Work that is defective, damaged, flawed, unsuitable, nonconforming, or incomplete; to remove from the Work Site any such Work; to accelerate all or any part of the Work; and to take any or all other action necessary to bring Contractor and the Work into strict compliance with this Contract.
2. Owner may perform or have performed all Work necessary for the accomplishment of the results stated in Paragraph 1 above and withhold or recover from Contractor all the cost and expense, including attorneys' fees and administrative costs, incurred by Owner in connection therewith.
3. Owner may accept the defective, damaged, flawed, unsuitable, nonconforming, incomplete, or dilatory Work or part thereof and make an equitable reduction in the Contract Price.
4. Owner may terminate this Contract without liability for further payment of amounts due or to become due under this Contract.
5. Owner may, without terminating this Contract, terminate Contractor's rights under this Contract and, for the purpose of completing or correcting the Work, evict Contractor and take possession of all equipment, materials, supplies, tools, appliances, plans, specifications, schedules, manuals, Documents/Drawings, and other papers relating to the Work, whether at the Work Site or elsewhere, and either complete or correct the Work with its own forces or contracted forces, all at Contractor's expense.
6. Upon any termination of this Contract or of Contractor's rights under this Contract, and at Owner's option exercised in writing, any or all subcontracts and supplier contracts of Contractor will be deemed to be assigned to Owner without any further action being required, but Owner may not thereby assume any

obligation for payments due under such subcontracts and supplier contracts for any Work provided or performed prior to such assignment.

7. Owner may withhold from any Progress Payment or Final Payment, whether or not previously approved, or may recover from Contractor, any and all costs, including attorneys' fees and administrative expenses, incurred by Owner as the result of any Event of Default or as a result of actions taken by Owner in response to any Event of Default.
8. Owner may recover any damages suffered by Owner.

6.4 Owner's Additional Remedy for Delay

If the Work is not completed by Contractor, in full compliance with, and as required by or pursuant to, this Contract, within the Contract Time as such time may be extended by Change Order, then Owner may invoke its remedies under Section 6.3 of this Contract or may, in the exercise of its sole and absolute discretion, permit Contractor to complete the Work but charge to Contractor, and deduct from any Progress or Final Payments, whether or not previously approved, administrative expenses and costs for each day completion of the Work is delayed beyond the Completion Date, computed on the basis of the "*Per Diem Administrative Charge*" set forth in Attachment A, as well as any additional damages caused by such delay.

6.5 Terminations and Suspensions Deemed for Convenience

Any termination or suspension of Contractor's rights under this Contract for an alleged default that is ultimately held unjustified will automatically be deemed to be a termination or suspension for the convenience of Owner under Section 1.15 of this Contract.

ARTICLE VII: LEGAL RELATIONSHIPS AND REQUIREMENTS

7.1 Binding Effect

This Contract is binding on Owner and Contractor and on their respective heirs, executors, administrators, personal representatives, and permitted successors and assigns. Every reference in this Contract to a party is deemed to be a reference to the authorized officers, employees, agents, and representatives of such party.

7.2 Relationship of the Parties

Contractor will act as an independent Contractor in providing and performing the Work. Nothing in, nor done pursuant to, this Contract may be construed (1) to create the relationship of principal and agent, partners, or joint venturers between Owner and Contractor or (2) except as provided in Paragraph 6.3(6) above, to create any relationship between Owner and any subcontractor or supplier of Contractor.

7.3 No Collusion/Prohibited Interests

Contractor hereby represents that the only persons, firms, or corporations interested in this Contract as principals are those disclosed to Owner prior to the execution of this Contract, and that this Contract is made without collusion with any other person, firm, or corporation. If at any time it is found that Contractor has, in procuring this Contract, colluded with any other person, firm, or corporation, then Contractor will be liable to Owner for all loss or damage that Owner may suffer thereby, and this Contract will, at Owner's option, be null and void.

Contractor hereby represents and warrants that neither Contractor nor any person affiliated with Contractor or that has an economic interest in Contractor or that has or will have an interest in the Work or will participate, in any manner whatsoever, in the Work is acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by the United States Treasury Department as a Specially Designated National and Blocked Person, or for or on behalf of any person, group, entity or nation designated in Presidential Executive Order 13224 as a person who commits, threatens to commit, or supports terrorism, and neither Contractor nor any person affiliated with Contractor or that has an economic interest in Contractor or that has or will have an interest in the Work or will participate, in any manner whatsoever, in the Work is, directly or indirectly, engaged in, or facilitating, the Work on behalf of any such person, group, entity or nation.

7.4 Assignment

Contractor may not (1) assign this Contract in whole or in part, (2) assign any of Contractor's rights or obligations under this Contract, or (3) assign any payment due or to become due under this Contract without the prior express written approval of Owner, which approval may be withheld in the sole and unfettered discretion of Owner; provided, however, that Owner's prior written approval will not be required for assignments of accounts, as defined in the Illinois Commercial Code, if to do so would violate Section 9-318 of the Illinois Commercial Code, 810 ILCS 5/9-318. Owner may assign this Contract, in whole or in part, or any or all of its rights or obligations under this Contract, without the consent of Contractor.

7.5 Confidential Information

All information supplied by Owner to Contractor for or in connection with this Contract or the Work must be held confidential by Contractor and may not, without the prior express written consent of Owner, be used for any purpose other than performance of the Work.

7.6 No Waiver

No examination, inspection, investigation, test, measurement, review, determination, decision, certificate, or approval by Owner, nor any order by Owner for the payment of money, nor any payment for, or use, occupancy, possession, or acceptance of, the whole or any part of the Work by Owner, nor any extension of time granted by Owner, nor any delay by Owner in exercising any right under this Contract, nor any other act or omission of Owner may constitute

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or be deemed to be an acceptance of any defective, damaged, flawed, unsuitable, nonconforming or incomplete Work, equipment, materials, or supplies, nor operate to waive or otherwise diminish the effect of any warranty or representation made by Contractor; or of any requirement or provision of this Contract; or of any remedy, power, or right of Owner.

7.7 No Third Party Beneficiaries

No claim as a third party beneficiary under this Contract by any person, firm, or corporation other than Contractor may be made or be valid against Owner.

7.8 Notices

All notices required or permitted to be given under this Contract must be in writing and are deemed received by the addressee thereof when delivered in person on a business day at the address set forth below or on the third business day after being deposited in any main or branch United States post office, for delivery at the address set forth below by properly addressed, postage prepaid, certified or registered mail, return receipt requested.

Notices and communications to Owner must be addressed to, and delivered at, the following address:

Village of Winnetka
510 Green Bay Road
Winnetka, IL 60093
Attention: Village Manager

with a copy to:
Elrod Friedman, LLP
325 North LaSalle Street, Suite 450
Chicago, Illinois 60654
Attention: Peter M. Friedman

Notices and communications to Contractor must be addressed to, and delivered at, the following address:

[name of successful bidder]
[address of successful bidder]

with a copy to:

The foregoing may not be deemed to preclude the use of other non-oral means of notification or to invalidate any notice properly given by any such other non-oral means.

By notice complying with the requirements of this Section, Owner and Contractor each have the right to change the address or addressee or both for all future notices to it, but no notice of a change of address is effective until actually received.

7.9 Governing Laws

This Contract and the rights of Owner and Contractor under this Contract will be interpreted according to the internal laws, but not the conflict of laws rules, of the State of Illinois.

7.10 Changes in Laws

Unless otherwise explicitly provided in this Contract, any reference to laws includes such laws as they may be amended or modified from time to time.

7.11 Compliance with Laws

A. Compliance Required. Contractor must give all notices, pay all fees, and take all other action that may be necessary to ensure that the Work is provided, performed, and completed in accordance with all required governmental permits, licenses or other approvals and authorizations that may be required in connection with providing, performing, and completing the Work, and with all applicable statutes, ordinances, rules, and regulations, including without limitation the Illinois Prevailing Wage Act, 820 ILCS 130/0.01 et seq. (see Subsection C of this Section) (a copy of Owner's ordinance ascertaining the prevailing rate of wages, in effect as of the date of this Contract, has been attached as an Appendix to this Contract; if the Illinois Department of Labor revises the prevailing rate of hourly wages to be paid, the revised rate applies to this Contract); any other applicable prevailing wage laws; the Fair Labor Standards Act; any statutes regarding qualification to do business; any statutes requiring preference to laborers of specified classes; the Illinois Steel Products Procurement Act, 30 ILCS 565/1 et seq.; any statutes prohibiting discrimination because of, or requiring affirmative action based on, race, creed, color, national origin, age, sex, or other prohibited classification, including, without limitation, the Americans with Disabilities Act of 1990, 42 U.S.C. §§ 12101 et seq., the Illinois Human Rights Act, 775 ILCS 5/1-101 et seq., and the Public Works Discrimination Act, 775 ILCS 10/0.01 et seq.; and any statutes regarding safety or the performance of the Work, including the Illinois Underground Utility Facilities Damage Prevention Act, 220 ILCS 50/1 et seq., and the Occupational Safety and Health Act of 1970, 29 U.S.C. §§ 651 et seq.

B. Liability for Fines, Penalties. Contractor is solely liable for any fines or civil penalties that are imposed by any governmental or quasi-governmental agency or body that may arise, or be alleged to have arisen, out of or in connection with Contractor's, or its subcontractors' or suppliers', performance of, or failure to perform, the Work or any part thereof.

C. Prevailing Wage Act. Contractor and each subcontractor, in order to comply with the Prevailing Wage Act, 820 ILCS 130/0.01 et seq. (the "*Act*"), must submit to the Village a certified payroll on a monthly basis, in accordance with Section 5 of the Act. The certified payroll must consist of a complete copy of those records required to be made and kept by the Act. The certified payroll must be accompanied by a statement signed by the Contractor or subcontractor that certifies that (1) such records are true and accurate, (2) the hourly rate paid is not less than the general prevailing rate of hourly wages required by the Act, and (3) the Contractor or subcontractor is aware that filing a certified payroll that he or she knows to be false is a Class B misdemeanor. Contractor may rely on the certification of a subcontractor, provided that Contractor does not knowingly rely on a subcontractor's false certification. On two business days' notice, Contractor and each subcontractor must make available for

CONTRACT

inspection the records required to be made and kept by the Act (i) to the Village and its officers and agents and to the Director of the Illinois Department of Labor and his or her deputies and agents and (ii) at all reasonable hours at a location within the State.

D. Required Provisions Deemed Inserted. Every provision of law required by law to be inserted into this Contract is deemed to be inserted herein.

7.12 Compliance with Patents

A. Assumption of Costs, Royalties, and Fees. Contractor will pay or cause to be paid all costs, royalties, and fees arising from the use on, or the incorporation into, the Work, of patented equipment, materials, supplies, tools, appliances, devices, processes, or inventions.

B. Effect of Contractor Being Enjoined. Should Contractor be enjoined from furnishing or using any equipment, materials, supplies, tools, appliances, devices, processes, or inventions supplied or required to be supplied or used under this Contract, Contractor must promptly offer substitute equipment, materials, supplies, tools, appliances, devices, processes, or inventions in lieu thereof, of equal efficiency, quality, suitability, and market value, for review by Owner. If Owner should disapprove the offered substitutes and should elect, in lieu of a substitution, to have supplied, and to retain and use, any such equipment, materials, supplies, tools, appliances, devices, processes, or inventions as may by this Contract be required to be supplied, Contractor must pay such royalties and secure such valid licenses as may be requisite and necessary for Owner to use such equipment, materials, supplies, tools, appliances, devices, processes, or inventions without being disturbed or in any way interfered with by any proceeding in law or equity on account thereof. Should Contractor neglect or refuse to make any approved substitution promptly, or to pay such royalties and secure such licenses as may be necessary, then Owner will have the right to make such substitution, or Owner may pay such royalties and secure such licenses and charge the cost thereof against any money due Contractor from Owner or recover the amount thereof from Contractor and its surety or sureties notwithstanding that Final Payment may have been made.

7.13 Time

The Contract Time is of the essence of this Contract. Except where otherwise stated, references in this Contract to days is construed to refer to calendar days.

7.14 Severability

The provisions of this Contract will be interpreted when possible to sustain their legality and enforceability as a whole. In the event any provision of this Contract is held invalid, illegal, or unenforceable by a court of competent jurisdiction, in whole or in part, neither the validity of the remaining part of such provision, nor the validity of any other provisions of this Contract will be in any way affected thereby.

CONTRACT

7.15 Entire Agreement

This Contract sets forth the entire agreement of Owner and Contractor with respect to the accomplishment of the Work and the payment of the Contract Price therefor, and there are no other understandings or agreements, oral or written, between Owner and Contractor with respect to the Work and the compensation therefor.

7.16 Amendments

No modification, addition, deletion, revision, alteration or other change to this Contract is effective unless and until such change is reduced to writing and executed and delivered by Owner and Contractor.

IN WITNESS WHEREOF, Owner and Contractor have caused this Contract to be executed by their properly authorized representatives in two original counterparts as of the Effective Date.

Village of Winnetka

By: _____

Name: _____

Title: _____

Attest:

By: _____

Name: _____

Title: _____

[name of contractor]

By: Northern Diggers USA, Inc

Name: _____

Title: President

Attest:

By: Northern Diggers USA, Inc

Name: Ronni Frosalone

Title: Vice President

STATE OF ILLINOIS)
COUNTY OF IL) SS

CONTRACTOR'S CERTIFICATION

[contractor's executing officer], being first duly sworn on oath, deposes and states that all statements herein made are made on behalf of Contractor, that this deponent is authorized to make them, and that the statements contained herein are true and correct.

Contractor deposes, states, and certifies that Contractor is not barred from contracting with a unit of state or local government as a result of (i) a violation of either Section 33E-3 or Section 33E-4 of Article 33E of the Criminal Code of 1961, 720 ILCS 5/33E-1 et seq.; or (ii) a violation of the USA Patriot Act of 2001, 107 Public Law 56 (October 26, 2001) (the "*Patriot Act*") or other statutes, orders, rules, and regulations of the United States government and its various executive departments, agencies and offices related to the subject matter of the Patriot Act, including, but not limited to, Executive Order 13224 effective September 24, 2001.

DATED: 5/1/2025, 20 .

[name of contractor]

By: [REDACTED]

Name: FRANK FROSOLONE

Title: PRESIDENT

Attest: [REDACTED]

By: [REDACTED]

Name: Donni Frosolone

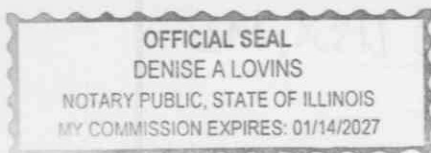
Title: Vice President

Subscribed and Sworn to before me on May 1, 2025.

My Commission expires: 1/14/2027

[REDACTED]
Notary Public

(SEAL)



**VILLAGE OF WINNETKA
CONTRACT FOR THE
RAW WATER INTAKE MAINTENANCE**

ATTACHMENT A

SUPPLEMENTAL SCHEDULE OF CONTRACT TERMS

1. Project:

The Village of Winnetka is accepting bids from properly qualified firms to provide all labor, equipment, and materials necessary to perform annual maintenance on a twenty inch diameter by 3,000 feet raw water intake pipe in Lake Michigan.

Village has chosen to conduct annual maintenance of the raw intake pipe and cover exposed sections of the pipeline that were discovered during the 2024 dive inspection.

The scope of work includes:

- Perform a pre-work and post-work video of the intake pipe.
- Installation of 100-tons of stone on exposed sections of the pipeline.
 - 100-tons of 18" to 24" stone on exposed sections of the pipeline.
- Redistribution of existing stone around intake pipe at two locations:
 - Location #1: 50' x 20' area, depth 29'
 - Location #2: 10' x 30' area, depth 28'
 - Location #3: 25' of exposure, depth 29'
- Cleaning of the interior and exterior section of intake screening located at the end of the raw water intake. Access to the interior is through existing hatch.

2. Work Site:

The Village of Winnetka raw water intake is located in Lake Michigan near 725 Tower Road, Winnetka, IL 60093.

3. Commencement Date:

30 days after execution of the Contract by Owner.

4. Completion Date:

The work shall be scheduled and performed no later than September 30, 2025. **The final report and accompanying narrated video shall be submitted within five days of the completed project.**

5. **Insurance Coverage:**

A. Worker's Compensation and Employer's Liability with limits not less than:

- (1) Worker's Compensation: Statutory;
- (2) Employer's Liability: \$1,000,000 injury-per occurrence; \$1,000,000 disease-per employee; \$1,000,000 disease-policy limit

Such insurance must evidence that coverage applies in the State of Illinois.

B. Comprehensive Motor Vehicle Liability with a combined single limit of liability for bodily injury and property damage of not less than \$2,000,000 for vehicles owned, non-owned, or rented.

All employees must be included as insureds.

C. Comprehensive General Liability with coverage written on an "occurrence" basis and with limits no less than:

- (1) General Aggregate: \$5,000,000. See Subsection F below regarding use of umbrella coverage.
- (2) Bodily Injury: \$2,000,000 per person; \$2,000,000 per occurrence
- (3) Property Damage: \$2,000,000 per occurrence and \$5,000,000 aggregate.

Coverage must include:

- Premises / Operations
- Products / Completed Operations (to be maintained for two years after Final Payment)
- Independent Contractors
- Personal Injury (with Employment Exclusion deleted)
- Broad Form Property Damage Endorsement
- Blanket Contractual Liability (must expressly cover the indemnity provisions of the Contract)
- Bodily Injury and Property Damage

"X", "C", and "U" exclusions must be deleted.

ATTACHMENT A

Railroad exclusions must be deleted if Work Site is within 50 feet of any railroad track.

All employees must be included as insured.

- D. **Umbrella Policy.** The required coverage may be in the form of an umbrella policy above \$2,000,000 primary coverage. All umbrella policies must provide excess coverage over underlying insurance on a following-form basis so that, when any loss covered by the primary policy exceeds the limits under the primary policy, the excess or umbrella policy becomes effective to cover that loss.

8. **Contract Price:**

SCHEDULE OF PRICES

A. Unit Price Contract

For providing, performing, and completing all Work, the sum of the products resulting from multiplying the number of acceptable units of Unit Price Items listed below incorporated in the Work by the Unit Price set forth below for such Unit Price Item:

COST BREAKDOWN		
Item 1.	Clean interior and exterior of the intake screen structure	\$ 9100 ⁰⁰
Item 2.	Video of entire length of intake and screen structure before AND after cleaning and stone placement	\$ 1w C
Item 3.	Installation of 18" - 24" stone on exposed sections, (estimate: 100 tons).	\$ per ton
Item 4.	Redistribute stone around intake pipe, 50' x 20' area	\$ 36900
Item 5.	Redistribute stone around intake pipe, 10' x 30' area	\$ 13200 ⁰⁰
Item 6.	Redistribute stone around intake pipe, 25' length	\$ 13200 ⁰⁰
Item 7.	Unit cost for additional 18" - 24" stone (cost \$/ton)	\$ 275 ⁰⁰ per ton
	Note: All items in cost breakdown are inclusive of labor, material, equipment and the final written report and video to verify the project has been completed.	
	TOTAL COST FOR ITEMS 1-6:	851600 ⁰⁰

- B. Any items of Work not specifically listed or referred to in the Schedule of Prices, or not specifically included for payment under any Unit Price Item, shall be deemed incidental to the Contract Price, shall not be measured for payment, and shall not be paid for separately except as incidental to the Contract Price, including without limitation extraordinary equipment repair, the cost of transportation, packing, cartage, and containers, the cost of preparing schedules and submittals, the cost or rental of small tools or buildings, the cost of utilities

and sanitary conveniences, and any portion of the time of Bidder, its superintendents, or its office and engineering staff.

9. Progress Payments:

- A. General. Owner must pay to Contractor 90 percent of the Value of Work, determined in the manner set forth below, installed and complete in place up to the day before the Pay Request, less the aggregate of all previous Progress Payments. The total amount of Progress Payments made prior to Final Acceptance by Owner may not exceed 90 percent of the Contract Price.
- B. Value of Work. The Value of the Work will be determined as follows:
 - (1) Unit Price Items. For all Work to be paid on a unit price basis, the value of such Work will be determined by Owner on the basis of the actual number of acceptable units of Unit Price Items installed and complete in place, multiplied by the applicable Unit Price set forth in the Schedule of Prices. The actual number of acceptable units installed and complete in place will be measured on the basis described in Attachment B to the Contract or, in the absence of such description, on the basis determined by Owner. The number of units of Unit Price Items stated in the Schedule of Prices are Owner's estimate only and may not be used in establishing the Progress or Final Payments due Contractor. The Contract Price will be adjusted to reflect the actual number of acceptable units of Unit Price Items installed and complete in place upon Final Acceptance.
- C. Application of Payments. All Progress and Final Payments made by Owner to Contractor will be applied to the payment or reimbursement of the costs with respect to which they were paid and will not be applied to or used for any pre-existing or unrelated debt between Contractor and Owner or between Contractor and any third party.

10. Per Diem Administrative Charge:

\$250.00 per day

11. Standard Specifications:

The Contract includes the following Illinois Department of Transportation standard specifications, each of which are incorporated into the Contract by reference:

"Standard Specifications for Water and Sewer Main Construction in Illinois" (SSWS)

The Contract also includes Owner's Village Code and Building Codes.

References to any of these manuals, codes, and specifications means the latest editions effective on the date of the bid opening.

VILLAGE OF WINNETKA
CONTRACT FOR THE RAW WATER INTAKE MAINTENANCE

ATTACHMENT B

SPECIFICATIONS

1. REQUIRED DELIVERABLES:

- a. Placement of stone on exposed section of intake and evaluation of any sections that are not addressed;
 - i. All work will be performed while the intake remains in service.
 - ii. Contractor shall provide adequate lighting to thoroughly document all surfaces with video under all conditions of water and surfaces.
 - iii. Contractor shall review, evaluate and provide a written report of any additional exposed sections of pipeline.
- b. Contractor shall precisely place an estimated 100 tons (18"-24" stone) of stone on the exposed pipeline sections;
 - The diver shall ensure proper placement of stone.
 - When complete, stone should be five (5) to six (6) feet along each side of the pipe with two (2) to three (3) feet of cover over the pipe.
- c. Cleaning of the interior and exterior sections of the intake screen located at the end of the water intake. Access to interior area is through existing hatch.
- d. At the conclusion of the project **a written report and video shall be provided to owner** to confirm the exposed sections identified have been covered. This must be completed prior to final payment.

2. VILLAGE RESPONSIBILITIES:

Shall provide the GPS location of the intake and the coordinates of the exposed sections to the successful bidder.

3. HEALTH AND SAFETY REQUIREMENTS:

- a. Contractor shall comply with all applicable federal, state, and local requirements for protecting the safety of the Contractor's employees, institution staff, and the environment. In particular, all applicable OSHA standards shall be followed when working in accordance with this contract.
- b. All system entries will be conducted in accordance with applicable OSHA regulations pertaining to Diving and Confined Space; including 1910.401 thru 1910.441. Specialty equipment may include but not limited to; appropriate OSHA climbing and personal fall protection

4. CONTRACTOR QUALIFICATIONS:

- a. Contractor's firm must be an established company with a minimum of five (5) years' experience and completely familiar with the specific requirements and methods needed for proper performance of this Contract.
- b. Provide examples of similar projects bid over the past five (5) years.
- c. Contractor's technical staff assigned to this Contract must have a minimum of (5) years experience to perform any service under this contract.

5. SERVICE WORK:

- a. Service shall be performed in a professional manner in accordance with industry standard best practices.
- b. Contractor shall furnish all labor, materials, equipment, insurance, training and certifications to complete the proposed work.
- c. The Purchaser reserves the right to require the Contractor to repair all contractor caused damages or provide full compensation as determined by the Village.
- d. Contractor to provide for and follow all safety and security requirements.
- e. Contractor will provide for safety barriers, signage, fencing, and security specific to their portion of work as necessary for the completion of the job.

6. DIVERS AND DIVING OPERATIONS

- a. All diving operations shall be conducted by certified commercial divers who have graduated from an ACDE approved Commercial Diving Course or equal. Alternatively, divers who have completed specialized military training i.e., Navy 1st or 2nd Class Dive Courses or Master Dive School shall also qualify.
- b. The dive team shall consist of no less than a three-person team (Diver, Tender & Dive Supervisor), two of whom shall be certified commercial divers. All team members shall have a current CPR & First Aid Card, 02 Administrator Card, and a complete diver physical within the past 24 months.
- c. Dive Contractor shall have available for examination, the following documentation: Copy of Standards and Procedures Manual, Safe Practices Manual, Diver Logbooks, and the latest Air Testing Reports. Contractor to provide certificates of training for all personnel conducting diving operations.
- d. All diving operations shall be conducted with grade diving equipment.

Bid Bond

AIA Document A310™ – 2010

CONTRACTOR:

(Name, legal status and address)

NORTHERN DIVERS USA, INC.
10404 Fox Bluff Lane
Spring Grove, IL 60081

Bid Bond No. GR33868

SURETY:

(Name, legal status and principal
place of business)

Granite Re, Inc.
14001 Quailbrook Drive
Oklahoma City, OK 73134

This document has important legal
consequences. Consultation with
an attorney is encouraged with
respect to its completion or
modification.

Any singular reference to
Contractor, Surety, Owner or
other party shall be considered
plural where applicable.

OWNER:

(Name, legal status and address)

Village of Winnetka
510 Green Bay Rd
Winnetka, IL 60093

BOND AMOUNT: Ten Percent of the Bid Amount (10.00% of Bid Amount)

PROJECT:

(Name, location or address, and Project number, if any)

Raw Water Intake Maintenance; #025-010

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 21st day of April, 2025

(Witness)

(Witness) Karla Heffron

NORTHERN DIVERS USA, INC.
(Principal)

(Seal)

(Title)
Granite Re, Inc.
(Surety)

(Seal)

(Title) Samuel Duchow, Attorney-in-Fact

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GRANITE RE, INC.
GENERAL POWER OF ATTORNEY

Know all Men by these Presents:

That GRANITE RE, INC., a corporation organized and existing under the laws of the State of MINNESOTA and having its principal office at the City of OKLAHOMA CITY in the State of OKLAHOMA does hereby constitute and appoint:

MICHAEL J. DOUGLAS; CHRIS STEINAGEL; CHRISTOPHER M. KEMP; KARLA HEFFRON; SAMUEL DUCHOW; ROBERT DOWNEY; JULIA DOUGLAS; CONNIE SMITH; KORY MORTEL; ELIOT MOTU its true and lawful Attorney-in-Fact(s) for the following purposes, to wit:

To sign its name as surety to, and to execute, seal and acknowledge any and all bonds, and to respectively do and perform any and all acts and things set forth in the resolution of the Board of Directors of the said GRANITE RE, INC. a certified copy of which is hereto annexed and made a part of this Power of Attorney; and the said GRANITE RE, INC. through us, its Board of Directors, hereby ratifies and confirms all and whatsoever the said:

MICHAEL J. DOUGLAS; CHRIS STEINAGEL; CHRISTOPHER M. KEMP; KARLA HEFFRON; SAMUEL DUCHOW; ROBERT DOWNEY; JULIA DOUGLAS; CONNIE SMITH; KORY MORTEL; ELIOT MOTU may lawfully do in the premises by virtue of these presents.

In Witness Whereof, the said GRANITE RE, INC. has caused this instrument to be sealed with its corporate seal, duly attested by the signatures of its President and Assistant Secretary, this 31st day of July, 2023.

STATE OF OKLAHOMA)
) SS.
COUNTY OF OKLAHOMA)




Kenneth D. Whittington, President


Kyle P. McDonald, Assistant Secretary

On this 31st day of July, 2023, before me personally came Kenneth D. Whittington, President of the GRANITE RE, INC. Company and Kyle P. McDonald, Assistant Secretary of said Company, with both of whom I am personally acquainted, who being by me severally duly sworn, said, that they, the said Kenneth D. Whittington and Kyle P. McDonald were respectively the President and the Assistant Secretary of GRANITE RE, INC., the corporation described in and which executed the foregoing Power of Attorney; that they each knew the seal of said corporation; that the seal affixed to said Power of Attorney was such corporate seal, that it was so fixed by order of the Board of Directors of said corporation, and that they signed their name thereto by like order as President and Assistant Secretary, respectively, of the Company.

My Commission Expires:
April 21, 2027
Commission #: 11003620




Notary Public

GRANITE RE, INC.
Certificate

THE UNDERSIGNED, being the duly elected and acting Assistant Secretary of Granite Re, Inc., a Minnesota Corporation, HEREBY CERTIFIES that the following resolution is a true and correct excerpt from the July 15, 1987, minutes of the meeting of the Board of Directors of Granite Re, Inc. and that said Power of Attorney has not been revoked and is now in full force and effect.

"RESOLVED, that the President, any Vice President, the Assistant Secretary, and any Assistant Vice President shall each have authority to appoint individuals as attorneys-in-fact or under other appropriate titles with authority to execute on behalf of the company fidelity and surety bonds and other documents of similar character issued by the Company in the course of its business. On any instrument making or evidencing such appointment, the signatures may be affixed by facsimile. On any instrument conferring such authority or on any bond or undertaking of the Company, the seal, or a facsimile thereof, may be impressed or affixed or in any other manner reproduced; provided, however, that the seal shall not be necessary to the validity of any such instrument or undertaking."

IN WITNESS WHEREOF, the undersigned has subscribed this Certificate and affixed the corporate seal of the Corporation this
21 day of April, 2025




Kyle P. McDonald, Assistant Secretary

GR0800-1

RFB 25-010 Bid Tabulation

Item	Description	Northern Divers LLC
Item 1.	Clean interior and exterior of the intake screen structure	\$ 9,100.00
Item 2.	Video of entire length of intake and screen structure <u>before AND</u> after cleaning and stone placement	Included in price
Item 3.	Installation of 18" - 24" stone on exposed sections, (estimate: 100 tons).	\$369 per ton Extended Cost: \$36,900
Item 4.	Redistribute stone around intake pipe, 50' x 20' area	\$ 13,200.00
Item 5.	Redistribute stone around intake pipe, 10' x 30' area	\$ 13,200.00
Item 6.	Redistribute stone around intake pipe, 25' length	\$ 13,200.00
Item 7.	Unit cost for additional 18" - 24" stone (cost \$/ton) Staff estimates 20 tons additional stone (\$275/ton)	\$ 5,500.00
	Note: All items in cost breakdown are inclusive of labor, material, equipment and the final written report and video to verify the project has been completed.	
		\$ 91,100.00



Agenda Item Executive Summary

TITLE: Ordinance No. M-04-2025: Approving a Final Plat of Subdivision and Granting a Special Use Permit and Variation from the Winnetka Subdivision Code (473 and 499 Sheridan Road) (Introduction/Adoption)

PRESENTER: Scott Mangum

AGENDA DATE: May 20, 2025

CONSENT: No

ITEM TYPE: Ordinances and Resolutions

ITEM HISTORY:

None

EXECUTIVE SUMMARY:

INTRODUCTION

On May 20, 2025, the Village Council is scheduled to consider Ordinance No. M-04-2025 in response to an application submitted by Robert T. Delaney (the "Applicant"), as manager of Layercake LLC ("Applicant Trust"), which Applicant Trust is the beneficiary of Chicago Title Land Trust Company Trust Numbers 8002390607 dated December 9, 2022, and 9002347141 dated October 16, 2024, owner of the properties located at 473 Sheridan Road and 499 Sheridan Road respectively (collectively, the "Subject Property") (**Attachment 1**). The Applicant is proposing construction of a new single-family residence on the Subject Property and requests approval of the following relief:

1. A **Final Plat of Subdivision** to consolidate the two existing lots known as 473 Sheridan Road and 499 Sheridan Road into a single lot of record, which consolidation requires:
 - a. A variation to allow a side lot line abutting a rear lot line [Section 16.12.010 Minimum land subdivision standards];
 - b. A finding of "No Material Increased Adverse Impact" for the existing wood deck at 499 Sheridan Road, which observes less than the minimum required side yard setback of 12 feet and less than the minimum required front yard setback of 50 feet from the ordinary high water mark of Lake Michigan; and
2. A **Special Use Permit** to allow the consolidation of 473 Sheridan Road and 499 Sheridan Road, 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-2 Single Family Residential Zoning District.

The Applicant intends to demolish the existing residences on the two existing lots and consolidate the lots into a single buildable lot that would measure approximately 50,601 square feet (1.16 acres) and construct the following improvements: (i) a new 2½-story single-family residence; (ii) a boat house; (iii) pool; and (iv) pergola. The existing gazebo and wood deck on the easterly portion of the 499 Sheridan

Road parcel would remain. The proposed improvements comply with all zoning regulations, including the recently adopted steep slope regulations.

Consolidation Special Use Permit. The existing 473 Sheridan Road parcel is nonconforming with respect to: (i) the minimum required lot area; and (ii) the minimum required average lot width. Also, the 499 Sheridan Road parcel is nonconforming with respect to the minimum required lot depth (from Oak Street). Therefore, the proposed consolidation would eliminate two nonconforming lots while creating one lot that is more than two times greater than the minimum required lot area (by 201 square feet) and more than two times greater than the minimum required average lot width (by 11 feet). Thus, the proposed consolidation requires approval of a Special Use Permit.

Steep Slope Regulations. The Applicant has provided a Steep Slope Exhibit, which is included in **Attachment 2**, to demonstrate the location of the slope impact area (steep slope zone and slope transition area) on the Subject Property. The Village Engineering Department and Coastal Engineer assisting the Village on the review of lakefront development projects have confirmed that the steep slope zone and slope transition area are correctly depicted in the Steep Slope Exhibit provided by the Applicant, and during the building permit review process the Applicant should be able to demonstrate that the proposed improvements can comply with the steep slope development standards.

The proposed boat house is allowed within the required front yard setback of 50 feet from the ordinary high-water mark of Lake Michigan. Additionally, the proposed boat house, which measures approximately 653 square feet and 14 feet in height (16 feet to the top of the guardrail), complies with the size limitations for a boat house within the steep slope zone (i.e., no larger than 860 square feet and no taller than 15 feet, however guardrails around a boat house rooftop deck may extend an additional 3 feet). The boathouse is the only proposed improvement within the steep slope zone. Regardless, upon submittal of the building permit for the proposed improvements, the Village Engineer will review the proposed plans for the boat house, and all other site improvements, and will require additional engineering to verify that the boat house will not jeopardize slope stability, and that it will not adversely impact the stability of the property or adjacent property.

ADVISORY BOARD/COMMISSION REVIEW

The Plan Commission (PC) considered the plat of subdivision and the Special Use Permit on April 10, 2025. **Attachment 2** contains the staff report and draft minutes from the PC meeting. The PC received neither written nor verbal comments regarding the application. After hearing from staff and the Applicant, the Commission discussed the request. Commissioners noted the irregularity of the existing lots and that the proposed consolidation would undo the carving out of the neighborhood that occurred in the 1960's creating the existing odd-shaped lots. Commissioners also noted that the proposed consolidated lot is only 200 square feet over the threshold for the lot area, and 11 feet for the average lot width, requiring special use approval for the consolidation. Ultimately, by a vote of 5-0, the PC recommended approval of the plat of subdivision and the Special Use Permit.

The Historic Preservation Commission (HPC) considered the demolition application for 473 Sheridan Road on May 6, 2024; by a vote of 4-0, the Commission approved the demolition without delay. On January 6, 2025, the HPC considered the demolition application for 499 Sheridan Road; by a vote of 5-0, the Commission approved the demolition without delay.

RECOMMENDATION:

Given the Plan Commission unanimously recommended approval of the request, the Council may wish to (a) consider waiving introduction of Ordinance No. M-04-2025 and consider adoption of the Ordinance, OR (b) consider only introduction of Ordinance No. M-04-2025.

ATTACHMENTS:

1. Ordinance No. M-04-2025: Approving a Final Plat of Subdivision and Granting a Special Use Permit and Variation from the Subdivision Code
2. April 10, 2025, PC Meeting Staff Report and Draft Meeting Minutes Excerpt

**AN ORDINANCE APPROVING A FINAL PLAT OF SUBDIVISION AND
GRANTING A SPECIAL USE PERMIT AND VARIATION FROM
THE WINNETKA SUBDIVISION CODE
(473 and 499 Sheridan Road)**

WHEREAS, the Village of Winnetka is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970; and

WHEREAS, Robert T. Delaney (*“Applicant”*) is manager of Layercake LLC (*“Applicant Trust”*) which Applicant Trust is the beneficiary of Chicago Title Land Trust Company Trust Numbers 8002390607 dated December 9, 2022, and 9002347141 dated October 16, 2024, (*“Owner”*); and

WHEREAS, the Owner is the record title owner of the lakefront parcels of real property located at 473 and 499 Sheridan Road in Winnetka, Illinois, and legally described in **Exhibit A** and **Exhibit B**, respectively, attached to and, by this reference, made a part of this Ordinance (collectively, *“Subject Property”*); and

WHEREAS, the Subject Property is located within the R-2 Single Family Residential District of the Village (*“R-2 District”*); and

WHEREAS, portions of the Subject Property are located in the Slope Impact Area and Steep Slope Zone, as defined in Chapter 17.82 (*“Steep Slope Regulations”*) of the Winnetka Zoning Ordinance, as amended (*“Zoning Ordinance”*); and

WHEREAS, the Steep Slope Regulations and the Zoning Ordinance provide flexibility to ensure lakefront property owners can use, maintain, and develop their respective properties; and

WHEREAS, the area of the parcel located at 473 Sheridan Road is 19,148.2 square feet, and the area of the parcel located at 499 Sheridan Road is 31,457 square feet; and

WHEREAS, the Owner desires to consolidate the two existing lots into a single lot of record (*“Proposed Subdivision”*); and

WHEREAS, the Owner desires to demolish the existing residences on both lots and construct (i) a new single-family residence on the Subject Property (*“Proposed Residence”*) and (ii) a boat house in the portion of the Subject Property located in the Steep Slope Zone under the Steep Slope Regulations; and

WHEREAS, pursuant to Section 16.12.010.D.10, the consolidation of any number of lots that results in a lot that is greater than two times the minimum lot size for the lot in question or greater than two times the minimum average lot width for the lot in question is only permitted by a special use permit; and

WHEREAS, following the Proposed Subdivision, the new lot will measure approximately 50,601 square feet, which lot size is more than two times greater than the minimum required lot area

by 201 square feet, and more than two times greater than the minimum required average lot width by 11 feet; and

WHEREAS, the Owner intends to keep the existing gazebo and wood deck on the easterly portion of the 499 Sheridan Road parcel; and

WHEREAS, Section 17.30.050 of the Zoning Ordinance requires a minimum front yard setback of 50 feet from the ordinary high water mark of Lake Michigan, and Section 17.30.060 of the Zoning Ordinance requires a minimum side yard setback of 12 feet from the property line; and

WHEREAS, the existing wood deck does not meet the minimum standard required for the side yard setback and front yard setback and will remain nonconforming to the Zoning Ordinance (***“Legal Nonconformity”***); and

WHEREAS, pursuant to Section 16.12.010.D.6 of the Winnetka Village Code, as amended (***“Village Code”***), a land subdivision may not result in the creation of one or more lots having side lot lines abutting rear lot lines; and

WHEREAS, following the Proposed Subdivision, the rear lot line of the new consolidated parcel will abut the side lot line of the property to the south; and

WHEREAS, Section 16.12.010.F provides that the Winnetka Plan Commission may vary or modify subdivision requirements so that the owner is allowed to develop the land in a reasonable manner, provided that, public health, safety, welfare and convenience are protected; and

WHEREAS, the Owner filed an application with the Village for: (i) approval of a final plat of subdivision for the Proposed Subdivision (***“Final Plat”***); (ii) a variation from Section 16.12.010.D.6 of the Village Code to allow a side lot line abutting a rear lot line (***“Variation”***); and (iii) a special use permit to allow the Proposed Subdivision which consolidation results in a lot that is greater than two times the minimum required lot size by 201 feet and minimum average lot width for a corner lot by 11 feet in the R-2 District pursuant to Chapter 17.56 of the Zoning Ordinance and Section 16.12.010.D.10 of the Village Code (***“Special Use Permit”***) (collectively, the Final Plat, Variation, and Special Use Permit are the ***“Requested Relief”***); and

WHEREAS, on April 10, 2025, after due notice thereof, the Winnetka Plan Commission (***“Plan Commission”***) held a public hearing on the Requested Relief, and by a vote of five members in favor and none opposed, recommended that the Village Council approve the Requested Relief; and

WHEREAS, pursuant to Section 16.12.010.D.4 of the Village Code, the Plan Commission determined that the Legal Nonconformity, in the context of the proposed Requested Relief, will not result in a material increased adverse impact upon the public health, safety, or welfare; and

WHEREAS, the Village Council has determined that it is in the best interest of the Village to approve the Requested Relief, subject to and in strict accordance with the terms and conditions of this Ordinance;

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

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

SECTION 2: APPROVAL OF FINAL PLAT. Subject to and contingent upon the conditions set forth in Section 5 of this Ordinance, and pursuant to Sections 16.04.030 and 16.08.010 of the Subdivision Ordinance and the Village's home rule authority, the Village Council hereby approves the Final Plat, prepared by iG Consulting, Inc., and consisting of one sheet, with a latest revision date of November 27, 2024, attached to and, by this reference, made a part of this Ordinance as **Exhibit C**.

SECTION 3: APPROVAL OF VARIATION. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Section 4 of this Ordinance, the Variation from Section 16.12.010.D.6 of the Village Code is hereby granted, in accordance with and pursuant to Chapter 16.12 of the Village Code and the home rule powers of the Village.

SECTION 4: SPECIAL USE PERMIT. Subject to, and contingent upon, the terms and conditions set forth in Section 5 of this Ordinance, the Special Use Permit is hereby granted, pursuant to Chapter 17.56 of the Zoning Ordinance and Section 16.12.010.D.10 of the Village Code, and the home rule powers of the Village, to allow the Proposed Subdivision 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-2 District.

SECTION 5: CONDITIONS. The Approvals granted by Sections 2, 3, and 4 of this Ordinance are subject to, and contingent upon, compliance by the Applicants with the following conditions:

- A. **Compliance with Subdivision Ordinance.** The approvals granted in Section 2, 3 and 4 of this Ordinance are subject to and conditioned upon compliance with, and the inclusion of all of the information on the Final Plat required by Chapter 16.08 of the Subdivision Ordinance.
- B. **Compliance with Regulations.** Except to the extent specifically provided otherwise in this Ordinance, the development, use, and maintenance of the Proposed Subdivision and the Subject Property must comply at all times with all applicable Village codes and ordinances, as they have been or may be amended over time.
- C. **Reimbursement of Village Costs.** In addition to any other costs, payments, fees, charges, contributions, or dedications required under applicable Village codes, ordinances, Ordinances, rules, or regulations, the Owner must pay to the Village, promptly upon presentation of a written demand or demands therefor, of all fees, costs, and expenses incurred or accrued in connection with the review, negotiation, preparation, consideration, and review of this Ordinance. Payment of all such fees, costs, and expenses for which demand has been made shall be made by a certified or cashier's check. Further, the Owner must pay upon demand all costs incurred by the Village for publications and recordings required in connection with the aforesaid matters.

SECTION 6: EXECUTION OF FINAL PLAT. The Village Council hereby authorizes and directs the Village President and the Village Clerk, upon satisfaction of the conditions set forth in Section 5 of this Ordinance, to execute and attest, on behalf of the Village, the Final Plat.

SECTION 7: RECORDATION OF FINAL PLAT. Upon execution of the Final Plat by the Village President and the Village Clerk, as provided in Section 6 of this Ordinance, and upon this Ordinance taking effect as provided in Section 12 of this Ordinance, the Village Clerk is hereby directed to cause the Final Plat to be recorded with the Cook County Clerk Recording Division.

SECTION 8: RECORDATION OF ORDINANCE; BINDING EFFECT. A copy of this Ordinance will be recorded with the Cook County Clerk Recording Division. This Ordinance and the privileges, obligations, and provisions contained herein inure solely to the benefit of, and are binding upon, the Owner and each of their heirs, representatives, successors, and assigns.

SECTION 9: FAILURE TO COMPLY. Upon the failure or refusal of the Owner to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, in addition to all other remedies available to the Village, the approvals granted in Sections 2, 3, and 4 of this Ordinance will, at the sole discretion of the Village Council, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village Council will not revoke the approvals granted in Sections 2, 3, and 4 of this Ordinance unless it first provides the Owner with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village Council. In the event of revocation, the development and use of the Subject Property will be governed solely by the regulations of the applicable zoning district and provisions of the Zoning Ordinance, as they may, from time to time, be amended. In the event of revocation, the Village Manager and Village Attorney are authorized and directed to bring a zoning enforcement action as may be appropriate under the circumstances.

SECTION 10: AMENDMENTS. Any amendment to this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance for amending or granting variations.

SECTION 11: SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance shall remain in full force and effect, and shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 12: EFFECTIVE DATE.

A. This Ordinance will only be in full force and effect upon the occurrence of all of the following events: (i) passage and approval of this Ordinance as provided by law; and (ii) the demolition of the single-family detached dwellings located on the current 473 and 499 Sheridan Road lots as of the date of this Ordinance in accordance with all applicable provisions of the Village Code.

B. The Approvals set forth in Sections 2, 3, and 4 of this Ordinance will be effective only upon: (i) the filing by the Applicants with the Village Clerk of an Unconditional Agreement and Consent in the form of **Exhibit D** attached to and, by this reference, made a part of this Ordinance to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance; and (ii) the approval and recording of the Final Plat.

D. In the event that the Applicants do not file with the Village Clerk a fully executed copy of the unconditional agreement and consent described in Section 12.B of this Ordinance within 60 days after the date of passage of this Ordinance by the Village Council, the Village Council shall have the right, in its sole discretion, to declare the Approvals granted in this Ordinance null and void and of no force or effect.

[SIGNATURE PAGE FOLLOWS]

PASSED this 20th day of May, 2025, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this ____ day of _____, 2025.

Signed:

Village President

Countersigned:

Village Clerk

Published by authority of the
President and Board of Trustees
of the Village of Winnetka,
Illinois, this ____ day of _____,
2025.

Introduced: 20th day of May, 2025

Passed and Approved: _____, 2025

EXHIBIT A

LEGAL DESCRIPTION OF 473 SHERIDAN ROAD

LOT 2 IN WINNETKA BEACH ESTATES, A SUBDIVISION OF THAT PART OF BLOCK 42 IN CHARLES E. PECK'S SUBDIVISION OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 20 AND THE NORTH $\frac{1}{2}$ OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHERLY LINE OF THAT PART OF NON-VACATED CHERRY STREET AND SOUTH OF THE NORTHERLY OF THE SOUTH OF OAK STREET AND EASTERLY OF THE EAST LINE OF SHERIDAN ROAD, ALL IN COOK COUNTY, ILLINOIS

PIN: 05-21-200-003-0000

Commonly known as 473 Sheridan Road, Winnetka, Illinois.

EXHIBIT B

LEGAL DESCRIPTION OF 499 SHERIDAN ROAD

LOT 7 IN WINNETKA BEACH ESTATES, A SUBDIVISION OF THAT PART OF BLOCK 42 IN CHARLES E. PECK'S SUBDIVISION OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 20 AND THE NORTH $\frac{1}{2}$ OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHEASTERLY LINE OF THAT PART OF NON-VACATED CHERRY STREET AND SOUTH OF THE NORTHERLY OF THE SOUTH 10 FEET OF OAK STREET AND EASTERLY OF THE EAST LINE OF SHERIDAN ROAD, ALL IN COOK COUNTY, ILLINOIS

P.I.N.: 05-21-200-008-0000

Commonly known as 499 Sheridan Road, Winnetka, Illinois.

EXHIBIT C

FINAL PLAT

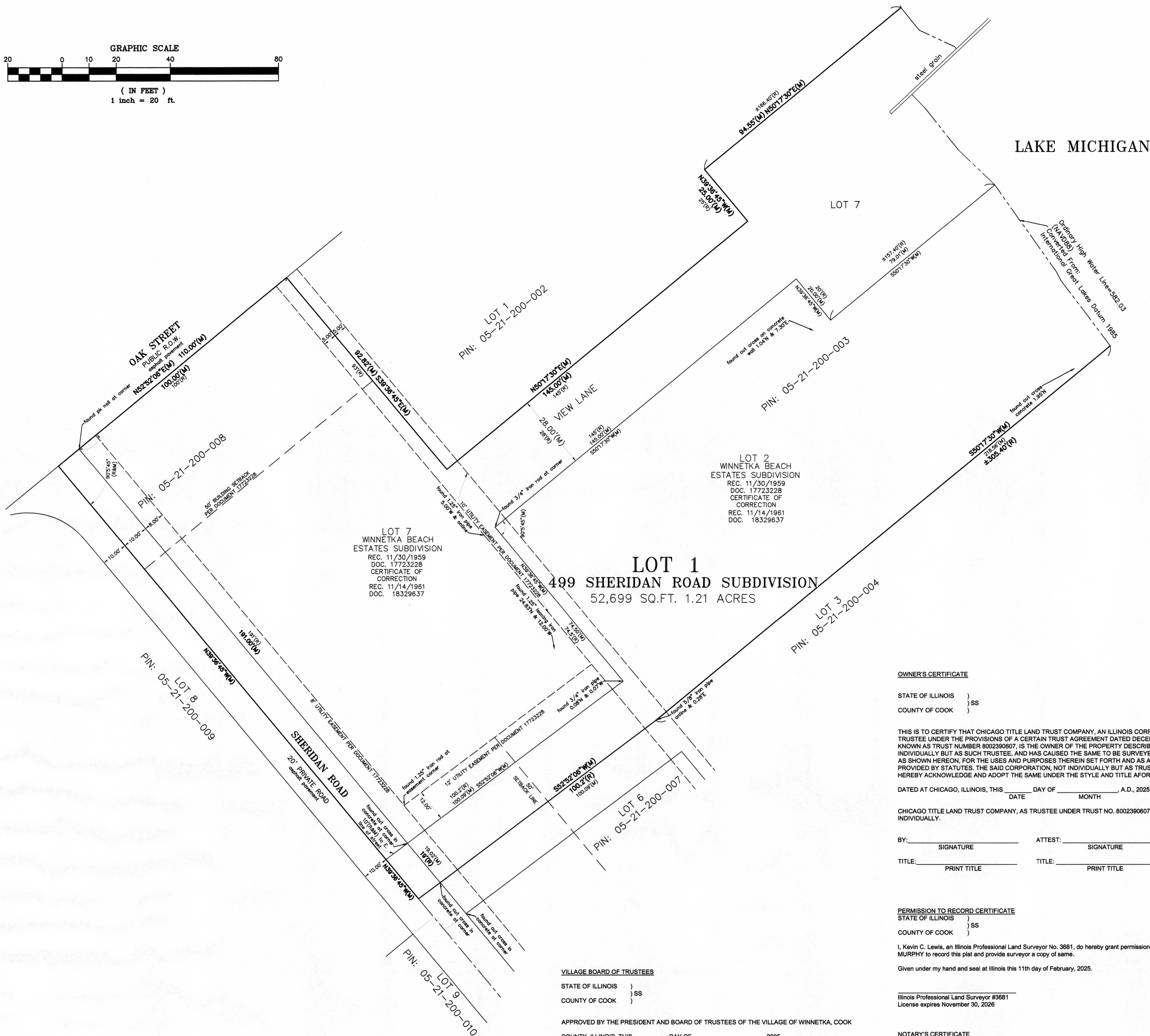
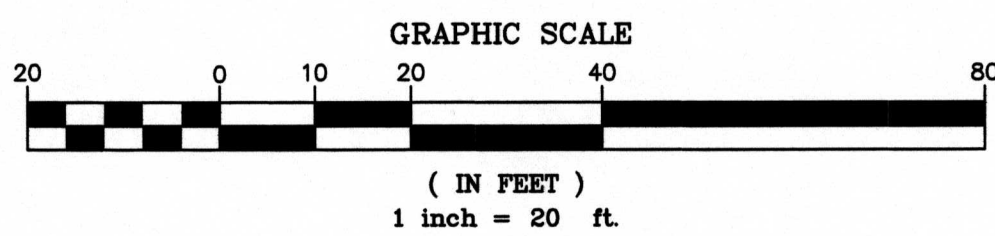
(SEE ATTACHED EXHIBIT C)

SHEET 1 OF 1

PLAT OF SUBDIVISION

499 SHERIDAN ROAD SUBDIVISION

BEING A CONSOLIDATION OF PART OF THE NORTHEAST 1/4 OF SECTION 20 AND THE NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**OWNER'S CERTIFICATE**STATE OF ILLINOIS)
COUNTY OF COOK)

THIS IS TO CERTIFY THAT CHICAGO TITLE LAND TRUST COMPANY, AN ILLINOIS CORPORATION, AS TRUSTEE UNDER THE PROVISIONS OF A CERTAIN TRUST AGREEMENT DATED DECEMBER 9, 2022 AND KNOWN AS TRUST NUMBER 8002390607, IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE, NOT INDIVIDUALLY BUT AS SUCH TRUSTEE, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES. THE SAID CORPORATION, NOT INDIVIDUALLY BUT AS TRUSTEE, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT CHICAGO, ILLINOIS, THIS _____ DAY OF _____, A.D., 2025.

CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE UNDER TRUST NO. 8002390607 AND NOT INDIVIDUALLY.

BY: _____ ATTEST: _____
SIGNATURE SIGNATURE
TITLE: _____ TITLE: _____
PRINT TITLE PRINT TITLE**PERMISSION TO RECORD CERTIFICATE**STATE OF ILLINOIS)
COUNTY OF COOK)

I, Kevin C. Lewis, an Illinois Professional Land Surveyor No. 3681, do hereby grant permission to WILLIAM MURPHY to record this plat and provide surveyor a copy of same.

Given under my hand and seal at Illinois this 11th day of February, 2025.

Illinois Professional Land Surveyor #3681
License expires November 30, 2026**NOTARY'S CERTIFICATE**STATE OF ILLINOIS)
COUNTY OF COOK)

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____
PRINT NAME PRINT NAME

_____ AND _____
TITLE PRINT NAME TITLE
OF CHICAGO TITLE LAND TRUST COMPANY, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH

_____ AND _____, RESPECTFULLY,

_____ TITLE
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 CORPORATION, AS TRUSTEE AS AFORESAID, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____, 2025.
DATE MONTH

NOTARY PUBLIC SIGNATURE

PRINT NAME

MY COMMISSION EXPIRES ON _____ MONTH _____, 20____
MONTH DATE**SURVEYOR'S CERTIFICATE**STATE OF ILLINOIS)
COUNTY OF COOK)

This is to certify that I, Kevin C. Lewis, Registered Illinois Land Surveyor No. 3681, have surveyed and subdivided the following, described property:

PARCEL 1: LOT 2 IN WINNETKA BEACH ESTATES, A SUBDIVISION OF THAT PART OF BLOCK 42 IN CHARLES E. PECK'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 20 AND THE NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHERLY LINE OF THAT PART OF NON-VACATED CHERRY STREET AND SOUTH OF THE NORTHERLY OF THE SOUTH 10 FEET OF OAK STREET AND EASTERLY OF THE EAST LINE OF SHERIDAN ROAD, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 7 IN WINNETKA BEACH ESTATES, A SUBDIVISION OF THAT PART OF BLOCK 42 IN CHARLES E. PECK'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 20 AND THE NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHERLY LINE OF THAT PART OF NON-VACATED CHERRY STREET AND SOUTH OF THE NORTHERLY OF THE SOUTH 10 FEET OF OAK STREET AND EASTERLY OF THE EAST LINE OF SHERIDAN ROAD, ALL IN COOK COUNTY, ILLINOIS.

as shown by the annexed plat which is a correct representation of said survey and subdivision. All distances are shown in feet and decimals thereof.

I further certify that this subdivision is located within the corporate limits of the Village of Winnetka.

I further certify that by scaled map location and graphic plotting only, the parcel included in this subdivision is located partially in Zone X Unshaded and Zone VE, a special flood hazard area, as shown on the FEMA flood insurance rate map 17031C-0251-K, with an effective date of 09/10/2021.

I further certify that all regulations enacted by the Board of Trustees of the Village of Winnetka relative to plats and subdivisions have been complied with in the preparation of this plat.

Given under my hand and seal at Illinois this 11th day of February, 2025.

Illinois Professional Land Surveyor #3681
License expires November 30, 2026**VILLAGE BOARD OF TRUSTEES**STATE OF ILLINOIS)
COUNTY OF COOK)

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, 2025.

BY: _____ ATTEST: _____
VILLAGE PRESIDENT, WINNETKA, IL VILLAGE CLERK**PLAN COMMISSION CERTIFICATE**STATE OF ILLINOIS)
COUNTY OF COOK)

RECOMMENDED BY THE PLAN COMMISSION OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS ON _____ DAY OF _____, 2025.

BY: _____ ATTEST: _____
PLAN COMMISSION CHAIR SECRETARY**DIRECTOR OF FINANCE CERTIFICATE**STATE OF ILLINOIS)
COUNTY OF COOK)

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

DATED THIS _____ DAY OF _____, 2025.

FINANCE DIRECTOR

VILLAGE ENGINEER CERTIFICATESTATE OF ILLINOIS)
COUNTY OF COOK)

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, 2025.

VILLAGE ENGINEER

WATER AND ELECTRICAL DEPARTMENT CERTIFICATESTATE OF ILLINOIS)
COUNTY OF COOK)

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

DATED THIS _____ DAY OF _____, 2025.

BY:

DIRECTOR OF WATER AND ELECTRIC

LEGEND
(R) RECORD
(M) MEASURED

NOTES:

LOT 7 VIEWLANE HEREBY VACATED.

ALL EXISTING SETBACKS PER SUBDIVISION PLATS ARE HEREBY VACATED. PROPERTY SHALL BE SUBJECT TO CURRENT MUNICIPAL ZONING CODE.

BASIS OF BEARINGS:
STATE PLANE COORDINATE SYSTEM ILLINOIS EAST

ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF. NO DIMENSIONS TO BE ASSUMED FROM SCALING.

COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

REFER TO TITLE REPORT FOR ANY EASEMENTS, COVENANTS OR RESTRICTIONS THAT MAY EXIST BUT ARE NOT SHOWN HEREON.

RETURN ADDRESS UPON RECORDING OF PLAT:

VILLAGE OF WINNETKA
COMMUNITY DEVELOPMENT
510 GREEN BAY ROAD
WINNETKA, IL 60093

MAILING ADDRESS FOR TAX BILL:

CTLTC #8002390607
10 LASALLE STREET, SUITE 2750
CHICAGO, IL 60603

PROJECT NUMBER
23925

PLAT OF SUBDIVISION
499 SHERIDAN ROAD SUBDIVISION
499 SHERIDAN ROAD
WINNETKA, ILLINOIS

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IG CONSULTING, INC.
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 | FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 | ig@igconsulting.net

PREPARED FOR:	WILLIAM MURPHY ARCHITECT, LTD	SCALE:	1"=20'
FIELD CREW:	C.L. & D.J.	FIELD WORK:	11/27/24
		DRAFTED BY:	A.W.
		CHECKED BY:	

FIRM NO. 184-001330

EXHIBIT D

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Winnetka, Illinois ("**Village**");

WHEREAS, the Village of Winnetka is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970; and

WHEREAS, Robert T. Delaney ("**Applicant**") is manager of Layercake LLC ("**Applicant Trust**") which Applicant Trust is the beneficiary of Chicago Title Land Trust Company Trust Numbers 8002390607 dated December 9, 2022, and 9002347141 dated October 16, 2024, ("**Owner**"); and

WHEREAS, the Owner is the record title owner of the lakefront parcels of real property located at 473 and 499 Sheridan Road in Winnetka, Illinois, and legally described in **Exhibit A** and **Exhibit B**, respectively, attached to and, by this reference, made a part of this Ordinance (collectively, "**Subject Property**"); and

WHEREAS, the Subject Property is located within the R-2 Single Family Residential District of the Village ("**R-2 District**"); and

WHEREAS, portions of the Subject Property are located in the Slope Impact Area and Steep Slope Zone, as defined in Chapter 17.82 ("**Steep Slope Regulations**") of the Winnetka Zoning Ordinance, as amended ("**Zoning Ordinance**"); and

WHEREAS, the Steep Slope Regulations and the Zoning Ordinance provide flexibility to ensure lakefront property owners can use, maintain, and develop their respective properties; and

WHEREAS, the area of the parcel located at 473 Sheridan Road is 19,148.2 square feet, and the area of the parcel located at 499 Sheridan Road is 31,457 square feet; and

WHEREAS, the Owner desires to consolidate the two existing lots into a single lot of record ("**Proposed Subdivision**"); and

WHEREAS, the Owner desires to demolish the existing residences on both lots and construct (i) a new single-family residence on the Subject Property ("**Proposed Residence**") and (ii) a boat house in the portion of the Subject Property located in the Steep Slope Zone under the Steep Slope Regulations; and

WHEREAS, the Owner filed an application with the Village for: (i) approval of a final plat of subdivision for the Proposed Subdivision ("**Final Plat**"); (ii) a variation from Section 16.12.010.D.6 of the Village Code to allow a side lot line abutting a rear lot line ("**Variation**"); and (iii) a special use permit to allow the Proposed Subdivision which consolidation results in a lot that is greater than two times the minimum required lot size by 201 feet and minimum average lot width for a corner lot by 11 feet in the R-2 District pursuant to Chapter 17.56 of the Zoning Ordinance and Section 16.12.010.D.10 of the Village Code ("**Special Use Permit**") (collectively, the Final Plat, Variation, and Special Use Permit are the "**Requested Relief**"); and

WHEREAS, Ordinance M-04-2025, adopted by the Village Council on _____, 2025 (**“Ordinance”**), approved the Requested Relief; and

WHEREAS, Section 12 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Owner has filed, within 60 days following the passage of the Ordinance, its unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Owner does hereby agree and covenant as follows:

1. The Owner hereby unconditionally agrees to accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.
2. The Owner acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.
3. The Owner acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village’s grant of the Variation for the Subject Property or its adoption of the Ordinance, and that the Village’s approvals do not, and will not, in any way, be deemed to insure the Owner against damage or injury of any kind and at any time.
4. The Owner hereby agrees to hold harmless and indemnify the Village, the Village’s corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village’s adoption of the Ordinance granting the Variation for the Subject Property.
5. The Owner hereby agrees to pay all expenses incurred by the Village in defending itself with regard to any and all of the claims mentioned in this Unconditional Agreement and Consent. These expenses will include all out-of-pocket expenses, such as attorneys’ and experts’ fees, and will also include the reasonable value of any services rendered by any employees of the Village.

[SIGNATURE PAGE FOLLOWS]

Dated: _____, 2025

ATTEST:

Trustee for Chicago Title Land Trust Company Trust
Number 8002390607 dated December 9, 2022

By: Layercake LLC

By: _____

By: _____

Its: _____

Its: Manager



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION
FROM: ANN KLAASSEN, ASSISTANT DIRECTOR
DATE: APRIL 4, 2025
SUBJECT: 473 & 499 SHERIDAN ROAD
FINAL PLAT APPROVAL AND SPECIAL USE PERMIT (CASE NO. 25-02-SD)

INTRODUCTION

On April 10, 2025, the Plan Commission is scheduled to hold a public hearing on an application submitted by Robert T. Delaney (the "Applicant"), as manager of Layercake LLC ("Applicant Trust"), which Applicant Trust is the beneficiary of Chicago Title Land Trust Company Trust Numbers 8002390607 dated December 9, 2022, and 9002347141 dated October 16, 2024, owner of the properties located at 473 Sheridan Road and 499 Sheridan Road respectively (collectively, the "Subject Property"). The Applicant is proposing construction of a new single-family residence on the Subject Property and requests approval of the following relief:

1. A **Final Plat of Subdivision** to consolidate the two existing lots known as 473 Sheridan Road and 499 Sheridan Road into a single lot of record, which consolidation requires:
 - a. A variation to allow a side lot line abutting a rear lot line [Section 16.12.010 Minimum land subdivision standards];
 - b. A finding of "No Material Increased Adverse Impact" for the existing wood deck at 499 Sheridan Road, which observes less than the minimum required side yard setback of 12 feet and less than the minimum required front yard setback of 50 feet from the ordinary high water mark of Lake Michigan;
2. A **Special Use Permit** to allow the consolidation of 473 Sheridan Road and 499 Sheridan Road, 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-2 Single Family Residential Zoning District; and
3. Any other subdivision relief necessary for approval of the Final Plat.

The Applicant has also submitted demolition applications to demolish the existing residence on each of the existing lots. The Historic Preservation Commission (HPC) considered the demolition application for 473 Sheridan Road on May 6, 2024; by a vote of 4-0, the Commission approved the demolition without delay. On January 6, 2025, the HPC considered the demolition application for 499 Sheridan Road; by a vote of 5-0, the Commission approved the demolition without delay.

A mail notice was sent to property owners within 250 feet of the Subject Property in compliance with the Zoning Ordinance, informing them of the public hearing being held by the Plan Commission. The hearing was also properly noticed in the *Winnetka Talk* on March 20, 2025. Additionally, a public notice sign was posted on the Subject Property informing the public of the Plan Commission meeting. As of the date of this memo, staff has not received any written comments from the public regarding this application.

The Village Council has final jurisdiction on this request.

PROPERTY DESCRIPTION

The Subject Property is located on the east side of Sheridan Road on a private extension of Sheridan Road, between Cherry and Oak Streets, is zoned R-2 Single Family Residential and currently consists of two buildable lots. The area of each existing lot is as follows:

1. 473 Sheridan Road: 19,148.2 square feet
2. 499 Sheridan Road: 31,457 square feet

The 473 Sheridan Road parcel is a flag lot, which is an irregularly shaped lot consisting of two sections: the primary mass of the lot (the “flag” portion), which is set back from the street frontage access and is behind one or more other lots; and a narrow access corridor (the “flagpole” portion). Additionally, 473 Sheridan Road is a through lot with opposite lot lines along Sheridan Road and the ordinary high-water mark of Lake Michigan. For lots abutting Lake Michigan, the ordinary high-water mark of the lake is a front lot line. Also, because the front street line along Sheridan Road is less than 50 feet, the front lot line from which the front yard setback is measured from is determined by the Zoning Administrator.

The 499 Sheridan Road parcel is also an irregularly shaped lot with three street frontages. For purposes of the Zoning Ordinance, Lake Michigan is considered a “public street.” Therefore, 499 Sheridan Road has street frontage along Oak Street, Sheridan Road, and Lake Michigan. 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 50,601.07 square feet of net lot area (1.16 acres) (the area of the private road easement, which is 2,097.93 square feet, is excluded from the lot area for zoning purposes) and demolish the existing single-family residence on each lot and construct a new 2½-story single-family residence and a boat house on the proposed lot.



Figure 1 – Two Existing Lots

The Comprehensive Plan designates the Subject Property as appropriate for “Single-Family Residential” uses (Figure 2). The Subject Property is located in a residential area with single-family residences. The Land Use Plan Map designates the surrounding properties as appropriate for “Single-Family Residential” uses.

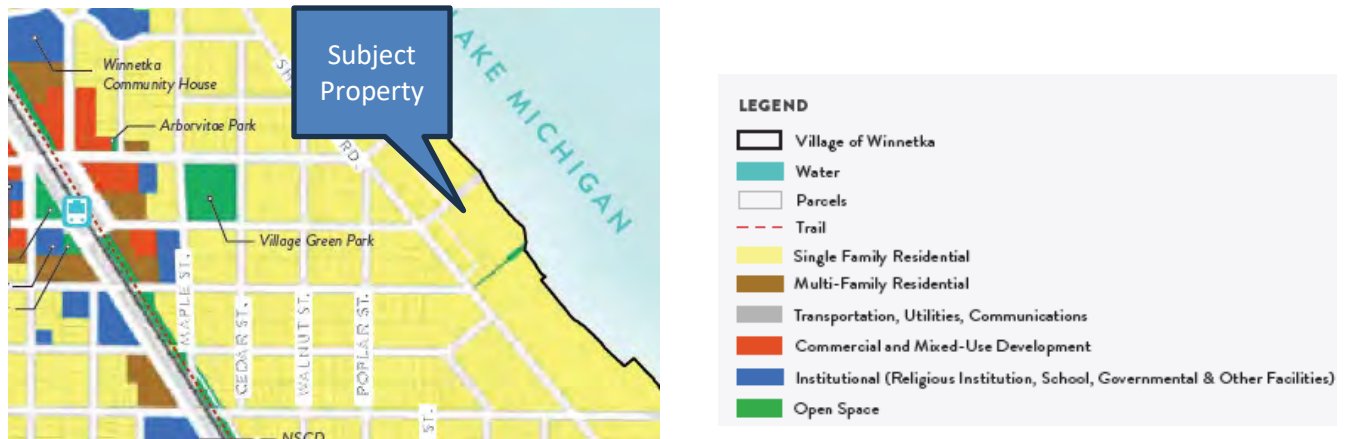


Figure 2 – Comprehensive Plan Land Use Map – Winnetka Futures 2040 Plan

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

***Pillar 1: Quality Liveable Neighborhoods Vision Statement:** A community of connected neighborhoods with safe, pedestrian-oriented streets, tree-lined parkways, and a variety of well-maintained housing offerings to meet the needs of all of its residents and create a unique and powerful sense of place.*

***Goal 1.1:** The Village will encourage renovation of existing homes and construction of new homes to be contextually consistent with existing single-family housing in its neighborhood.*

***Initiative 1.1.6:** Strengthen and maintain the rich and diverse character of the Village’s neighborhoods and sense of identity by highlighting each neighborhood’s unique elements that contribute positively to the Village.*

The property is zoned R-2 Single Family Residential, and it is surrounded by the same (Figure 3). The Applicant’s use of the Subject Property for a single-family residence is consistent with the Comprehensive Plan land use designation and the R-2 zoning district.



Figure 3 – Zoning Map

Given the Subject Property is located along Lake Michigan, it is subject to the recently adopted Steep Slope Regulations chapter of the Zoning Ordinance. Figure 4 is a 2024 aerial with the 2017 Cook County topography. The red lines reflect the elevation levels of the land. The closer the elevation lines, the steeper the grade of the land. Figure 11 later in the report illustrates the steep slope zone and the slope transition area as defined by the Steep Slope Regulations. The Steep Slope Regulations limit what can be constructed within the steep slope zone and identify how those improvements must be constructed. The regulations also permit any structure allowed by zoning regulations to be constructed in the slope transition area as long as the construction of those items meets certain standards.

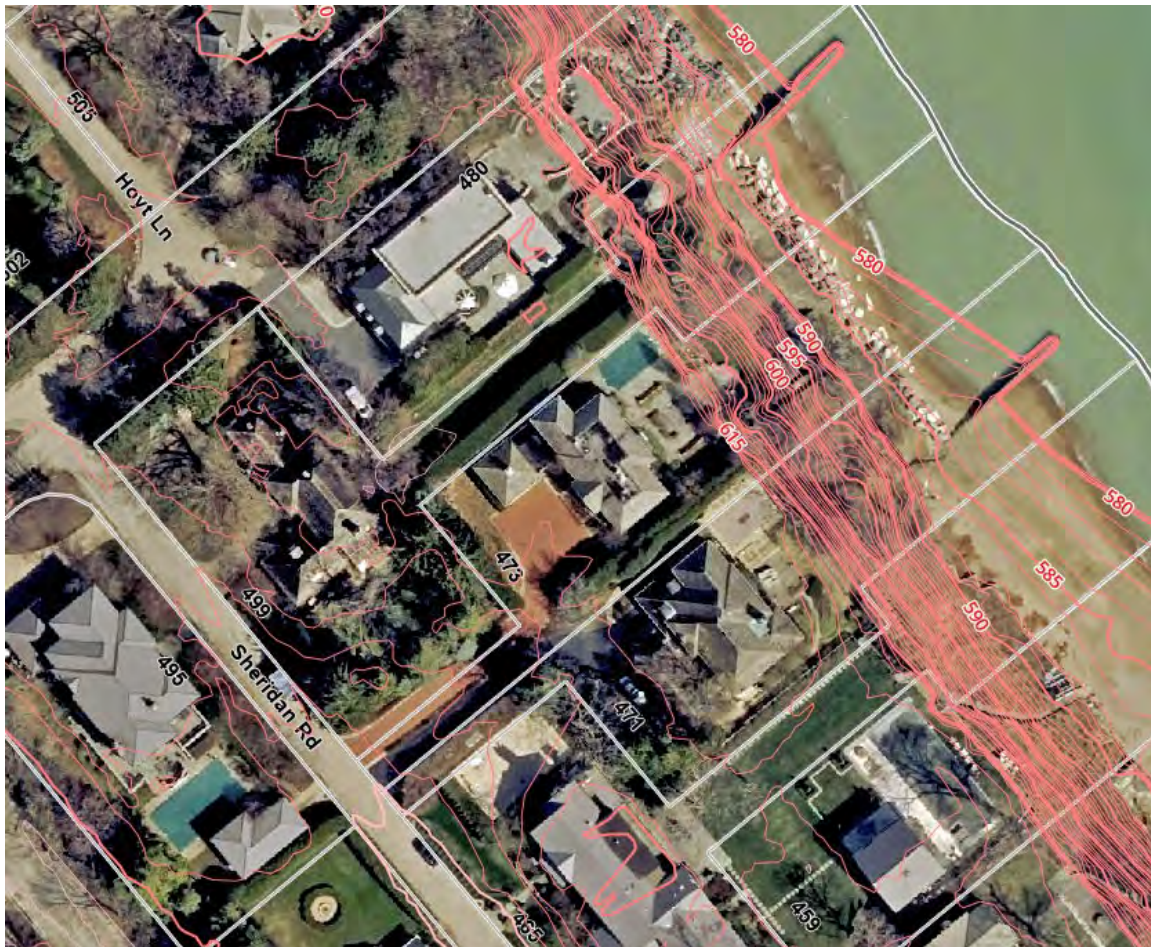


Figure 4 – 2024 Aerial with 2017 Cook County Topography

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

The existing residence at 473 Sheridan Road was constructed in 1960. Other permits have been issued over the last several years to expand and remodel the residence. The Applicant acquired this parcel in January 2023. There are two previous zoning cases on file for the 473 Sheridan Road parcel:

1. In 1967, ZBA Case No. 976 was approved by the ZBA to allow construction of a second-floor addition to the existing residence that did not comply with the side yard setback requirements at the time; and
2. On September 3, 2024, Ordinance M-10-2024 was adopted by the Village Council, granting a front yard setback variation to allow construction of a new single-single family residence. Subsequent to the approval of Ordinance M-10-2024, the Applicant acquired 499 Sheridan Road and has submitted the application currently before the Plan Commission.

The existing residence at 499 Sheridan Road was constructed in 1965, and expanded and remodeled in 1984. The Applicant acquired this parcel in October 2024. There is one previous zoning case on file for the 499 Sheridan Road parcel. In 1963, Case No. 918 was approved by the ZBA to allow construction of the existing residence that does not comply with the front and corner yard setback requirements.

Figures 5 and 6 below are recent photos of the existing single-family residences on the existing parcels.



Figure 5 – 473 Sheridan Road



Figure 6 – 499 Sheridan Road (West Elevation)

GENERAL DESCRIPTION OF PROPOSED PLAT OF CONSOLIDATION / RESUBDIVISION

As noted earlier in this report, the Applicant intends to demolish the existing residences on the two existing lots and consolidate the lots into a single buildable lot that would measure approximately 50,601 square feet (1.16 acres) and construct a new single-family residence and a boat house. The existing gazebo and wood deck on the easterly portion of the 499 Sheridan Road parcel would remain. The Applicant has provided plans for the proposed 2½-story residence, which are included in **Attachment A**. The necessary permit applications for these proposed improvements have not been submitted to date, the Applicant is simply demonstrating what their intent is for the proposed consolidated lot.

The proposed consolidation is represented in Figure 7 below and an excerpt of the *499 Sheridan Road Subdivision* plat is provided in Figure 8. Details regarding the proposed residence and boat house are included later in this report.

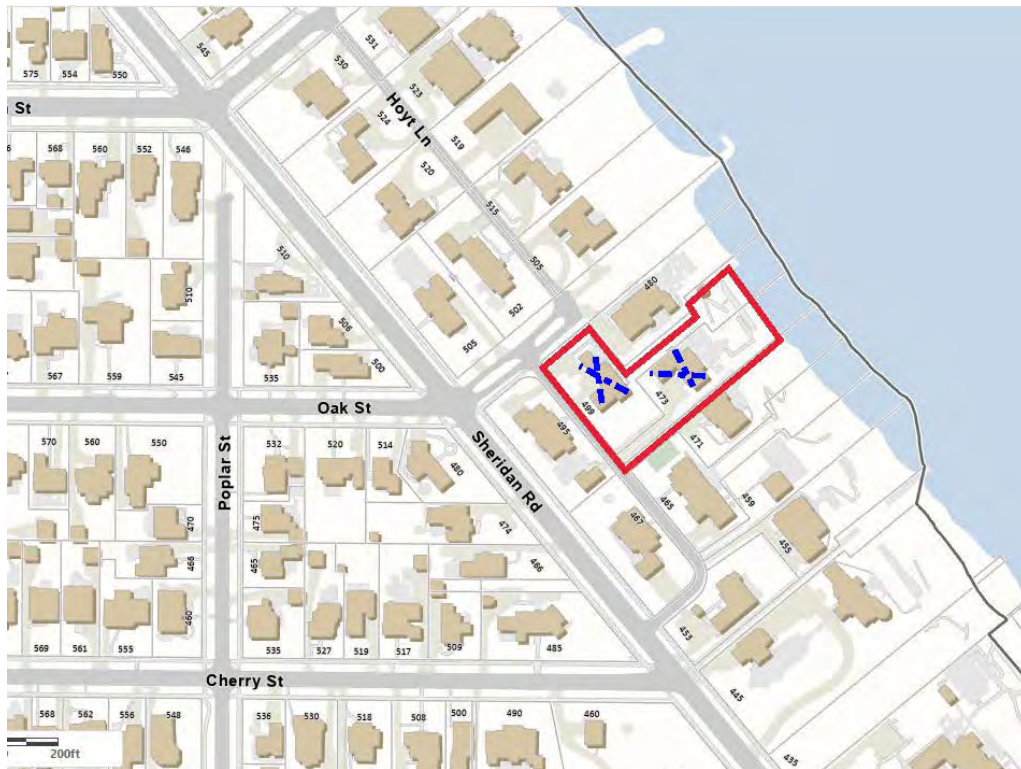


Figure 7 – Proposed Consolidation (neighborhood map view)

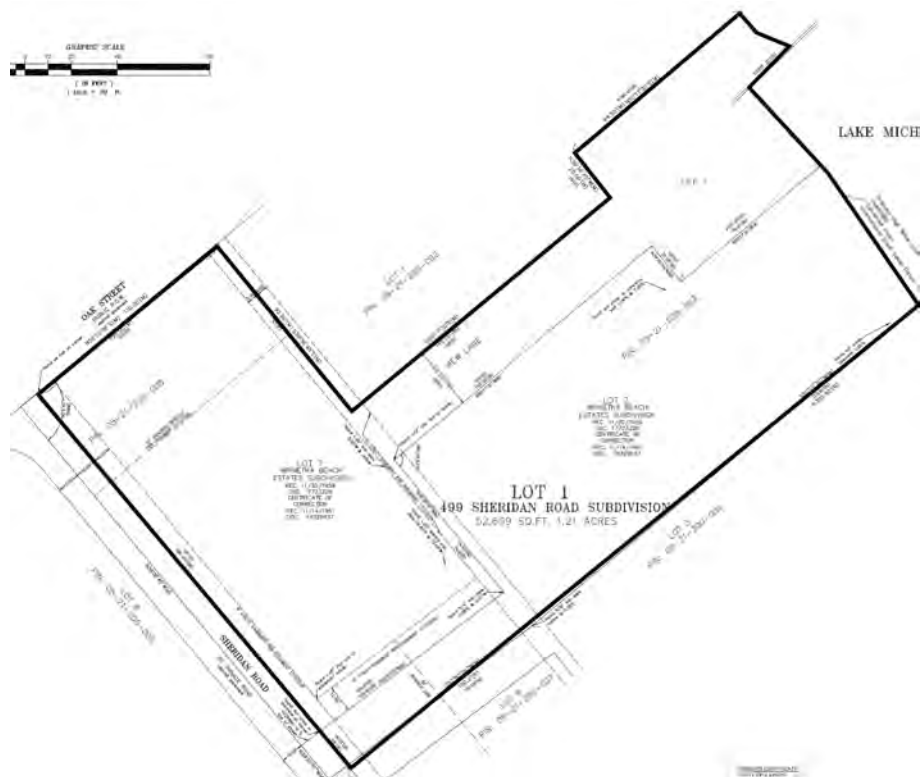


Figure 8 – Excerpt of Proposed 499 Sheridan Road Subdivision Plat

DESCRIPTION OF ZONING STANDARDS

The Subject Property is located in the R-2 Single Family Residential zoning district, which is one of five different single family residential zoning classifications in the Village. The R-2 zoning district provides for larger lots compared to most other residential zoning districts, with the R-2 zoning district's purpose statement describing the district as demonstrating a "small estate" character.

Residential Zoning Hierarchy

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

Surrounding Zoning

Neighboring lots on the east side of Sheridan Road are similarly zoned for larger lot sizes called for in the R-2 zoning district (minimum lot area of 24,000 square feet for interior lots and 25,200 square feet for corner lots). The R-2 zoning designation extends along the lakefront on the east side of Sheridan Road from the Village's southern corporate limits to its northern corporate limits.

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

COMPLIANCE WITH ZONING STANDARDS – LOT SIZE AND DIMENSIONS

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

The proposed *499 Sheridan Road Subdivision* fully complies with minimum lot area, lot width and lot depth requirements as summarized in Table 2 on the following page. It should be noted that the existing 473 Sheridan Road parcel is nonconforming with respect to: (i) the minimum required lot area, with an existing lot area of 19,148 square feet; and (ii) the minimum required average lot width of 100 feet, with an existing average lot width 85.48 feet. Also, the 499 Sheridan Road parcel is nonconforming with respect to the minimum required lot depth of 200 feet (from Oak Street), with an existing lot depth of 191 feet. The proposed consolidation of the two parcels would create a new lot measuring 50,601 square feet with an average lot width of 240.95 feet. **Therefore, the proposed consolidation would eliminate two**

nonconforming lots while creating one lot that is more than two times greater than the minimum required lot area (by 201 square feet) and more than two times greater than the minimum required average lot width (by 11 feet). Hence, the **proposed consolidation requires approval of a special use permit** for which the Plan Commission is charged with making a recommendation to the Village Council.

Table 2 R-2 Zoning Standards		Proposed Lot	Existing Lot 473 Sheridan Road	Existing Lot 499 Sheridan Road
Minimum Lot Area (Corner lot)	25,200 sq. ft. (24,000 sq. ft. interior lot)	50,601 sq. ft. > 2 X TIMES MINIMUM	19,148 sq. ft. DOES NOT COMPLY	31,457 sq. feet COMPLIES
Minimum Lot Width (average)	115 feet (100 ft interior lot)	240.95 feet > 2 X TIMES MINIMUM	85.48 feet DOES NOT COMPLY	164.7 feet COMPLIES
Minimum Lot Depth	200 ft.	210 feet COMPLIES	224 feet COMPLIES	191 feet DOES NOT COMPLY

Table 2 – R-2 Zoning Standards

COMPLIANCE WITH ZONING STANDARDS – REQUIRED SETBACKS AND BUILDING SIZE

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

Staff evaluation of the proposed *499 Sheridan Road Subdivision* and the associated proposed improvements is summarized in Tables 3 and 4 on the following pages, indicating the extent to which the proposed consolidated lot and proposed improvements comply with zoning standards.

Those items highlighted (green) are existing zoning nonconformities **that would be eliminated** with the proposed consolidation. The existing residence on the 473 Sheridan parcel currently provides a front yard setback of 29.87 feet from the existing west property line, a north side yard setback of 4.21 feet, and total side yards of 17.96 feet. The residence at 499 Sheridan Road currently provides a front yard setback of 44.34 feet and a corner yard setback of 24.06 feet.

Table 3 Zoning Setback Requirements		<i>Proposed Consolidated Lot</i>	<i>Existing Lot 473 Sheridan</i>	<i>Existing Lot 499 Sheridan</i>
SETBACK REQUIREMENTS	Minimum Required Front Yard Setback	50 feet	50 feet	50 feet
	Front yard provided by existing structures or to be provided	No structures in proximity	29.87 feet EXISTING NONCONFORMITY	44.34 feet EXISTING NONCONFORMITY
	Minimum Required Front Yard Setback (Lake/OHWM)	50 feet	50 feet	50 feet
	Front yard provided by existing structures or to be provided	25 feet (deck to remain) (proposed residence +/- 135 feet)	+/- 118 feet	25 feet (deck to remain) EXISTING NONCONFORMITY
	Minimum Corner Yard Setback	50 feet	N/A	28 feet
	Corner yard provided by existing structures or to be provided	106 feet	N/A	24.06 feet EXISTING NONCONFORMITY
	Minimum Required Side Yard	12 feet	8.55 feet	12 feet
	Minimum side yard provided by existing structures or to be provided	2 feet (deck to remain) (proposed residence 16.35 feet)	4.21 feet EXISTING NONCONFORMITY	2 feet (deck to remain) EXISTING NONCONFORMITY
	Minimum Required Total Side Yards	N/A	21.37 feet	N/A
	Total side yards provided by existing structures or to be provided	N/A	17.96 feet EXISTING NONCONFORMITY	N/A
	Minimum Required Rear Yard	25 feet	N/A	25 feet
	Rear yard provided by existing structures or to be provided	26 feet	N/A	57.26 feet

Table 3 – Zoning Setback Requirements

Table 4 – Zoning Building Size Requirements		Proposed Consolidated Lot	<i>Existing Lot 473 Sheridan (to be torn down)</i>	<i>Existing Lot 499 Sheridan (to be torn down)</i>
ALLOWABLE BUILDING SIZE	Maximum Allowed Gross Floor Area (GFA)	13,453.25 sq. ft.	5,946.05 sq. ft.	9,050.11 sq. ft.
	GFA provided by existing structures or to be provided	7,809.95 sq. ft.	5,224.62 sq. ft.	4,919.36 sq. ft.
	Maximum Allowed Roofed Lot Coverage (RLC) (25% of lot area)	12,650.27 sq. ft.	4,787.05 sq. ft.	7,864.25 sq. ft.
	RLC provided by existing structures or to be provided	5,185.94 sq. ft.	3,115.06 sq. ft.	3,096.64 sq. ft.
	Maximum Allowed Impermeable Lot Coverage (ILC) (50% of lot area)	25,300.53 sq. ft.	9,574.1 sq. ft.	15,728.5 sq. ft.
	ILC provided by existing structures or to be provided	17,104.24 sq. ft.	9,025.51 sq. ft.	9,704.07 sq. ft.

Table – 4 Zoning Building Size Requirements

COMPLIANCE WITH SUBDIVISION CODE STANDARDS

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

According to Section 16.12.010 Minimum land subdivision standards of the Subdivision Code, subdivisions shall conform with the Comprehensive Plan and with the minimum standards outlined in Section 16.12.010, such as the street system, street and alley widths, lot size, etc. The proposed subdivision complies with the majority of the minimum subdivision standards, however, there are existing improvements that will remain that require relief from the subdivision standards. Additionally, Section 16.12.010(D.6) states that *“No plan for any land subdivision shall be approved if it results in the creation of one or more lots having side lot lines abutting rear lot lines.”*

The proposed subdivision does result in the rear lot line of the proposed lot abutting the side lot line of the property to the south (Figure 9). Section 16.12.010(F) [Minimum land subdivision standards – Variations and Exceptions] of the Subdivision Code states that *“Whenever the land to be subdivided is of such unusual size or shape or is surrounded by such development or unusual conditions that the strict application of this section would result in real difficulties and substantial hardships or injustices, the Plan*

Commission may vary or modify such requirements so that the owner is allowed to develop the land in a reasonable manner; provided that, public health, safety, welfare and convenience are protected.”

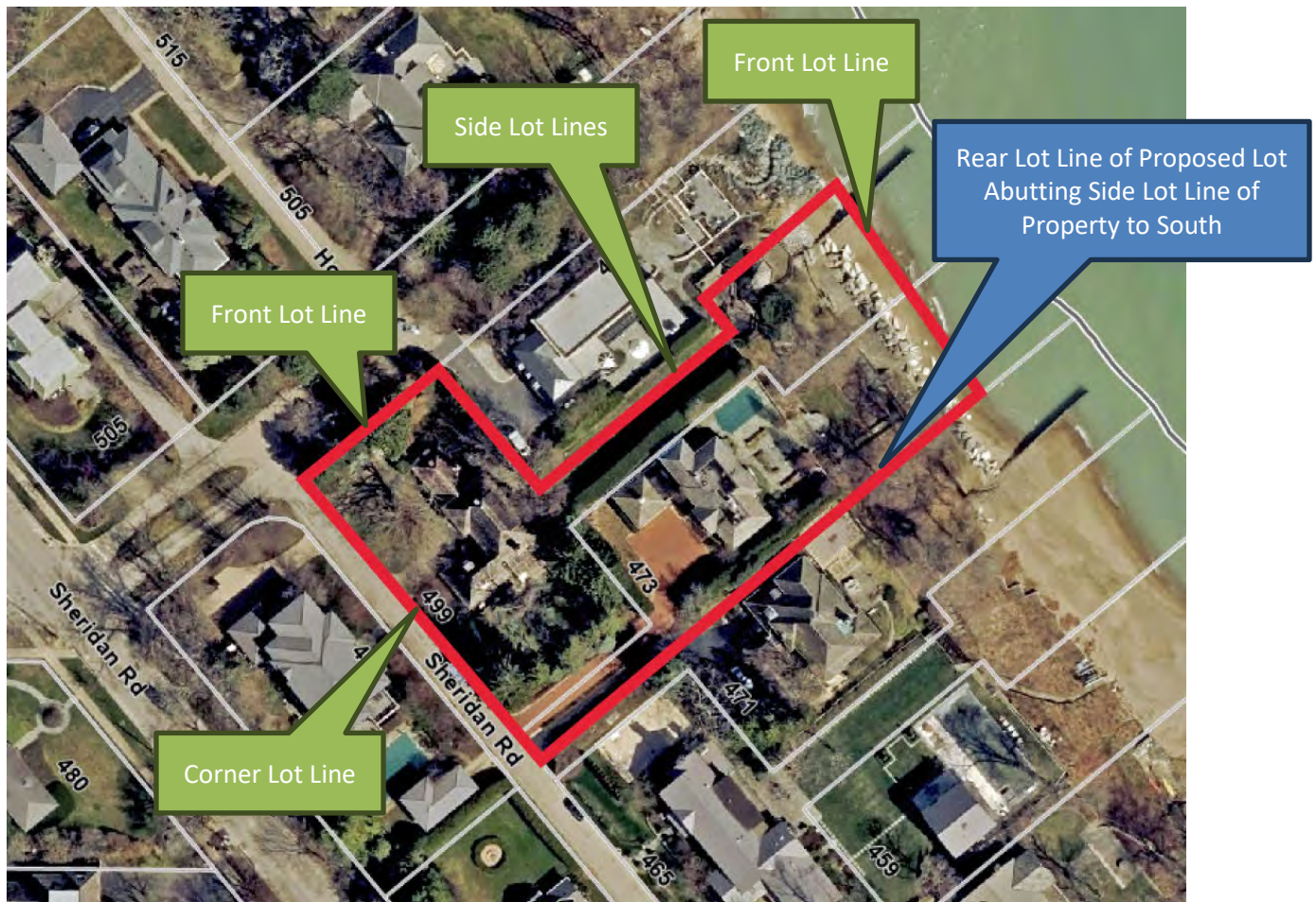


Figure 9 – Subject Property Lot Lines

Pre-existing zoning nonconformity (finding of No Material Increased Adverse Impact required) – Two existing nonconformities **will remain** on the proposed lot. The existing wooden deck on the easterly portion of the existing 499 Sheridan Road parcel provides a nonconforming side yard setback of approximately 2 feet from the north side lot lines, whereas the required setback is 12 feet, as well as a nonconforming front yard setback of approximately 25 feet from the ordinary high water mark of Lake Michigan (Figure 10). These two existing nonconformities that will remain are highlighted (in blue) on Table 3.

Pursuant to Section 16.12.010(D.4) of the Subdivision Code, in the instance of such nonconformities, the Plan Commission must consider the existence of such nonconformities, and *“shall determine whether such nonconformity, in the context of the proposed subdivision, would result in a material increased adverse impact upon the public health, safety or welfare.”*

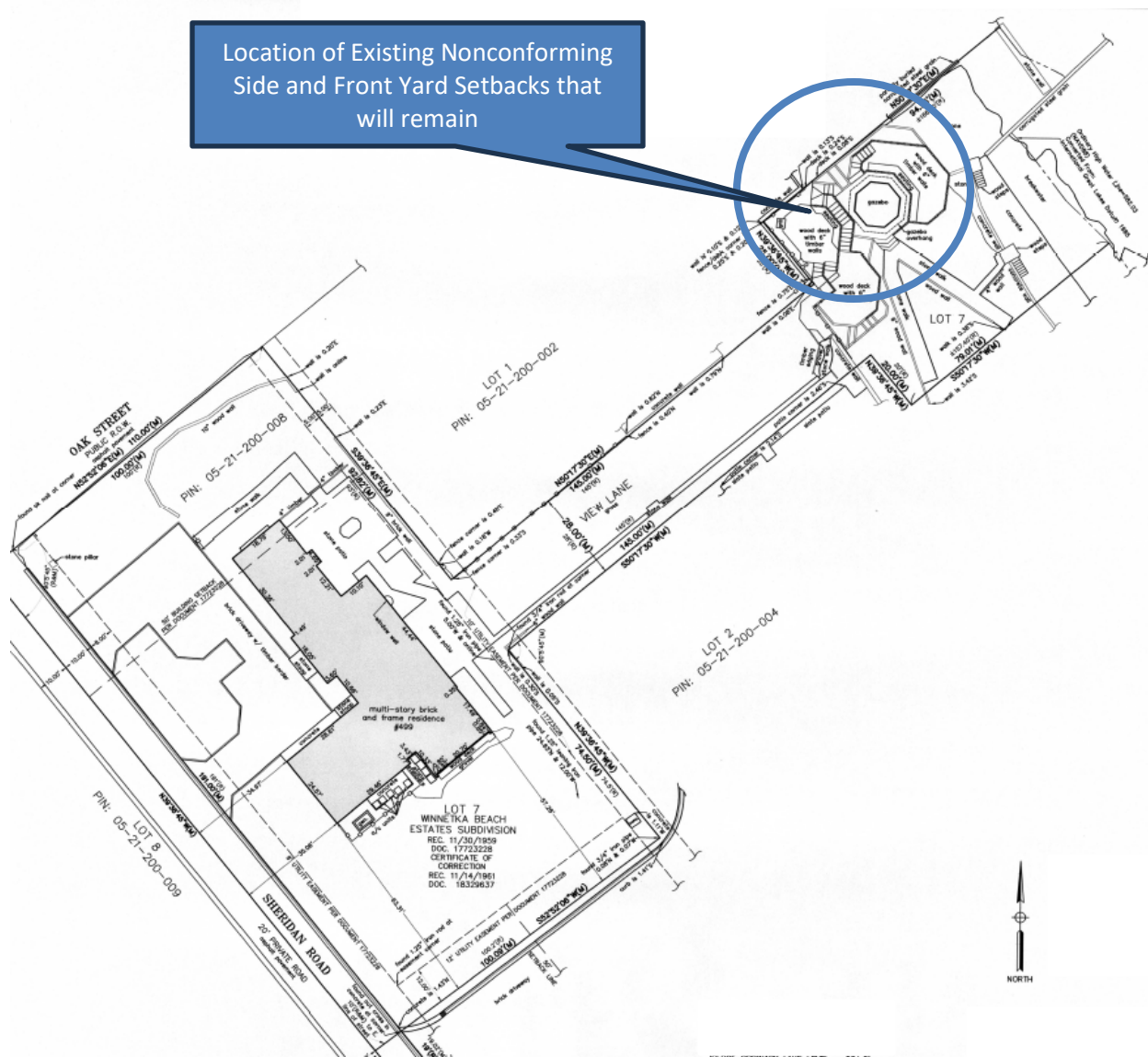


Figure 10 – 499 Sheridan Road Plat of Survey

Section 16.12.010 of the Subdivision Code was amended, as explained earlier in this report, so that the consolidation of any number of lots that results in a lot that is greater than two times the minimum lot size or greater than two times the minimum average lot width for the lot in question, as established by the Zoning Ordinance, is only permitted by a special use permit. In addition to considering the Village's typical special use standards, the Plan Commission and Village Council may also "*consider such factors as, without limitation, the extent to which the proposed special use would be inconsistent with the general lot size, average lot width, or character of properties located adjacent to or on the same block face of the subject lot*".

When the Plan Commission and the Village Council consider granting a special use permit request to consolidate any number of lots that results in a lot within a single-family residential district that is greater than two times the minimum required lot size or two times the minimum required average lot width for the lot in question, the Village Council would be authorized to impose certain conditions, including without limitation, any one or more of the following conditions:

- (i) the installation of additional landscaping on the lot;

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

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

PROPOSED PLAN

The Applicant is proposing the following improvements on the proposed lot: (i) 2½-story single-family residence; (ii) boat house; (iii) pool; (iv) pergola. The Applicant also proposes maintaining the existing gazebo and wooden deck on the 499 Sheridan Road parcel. The proposed improvements comply with all zoning regulations.

Excerpts of the proposed site plan and building elevations are provided on the following pages as Figures 12 through 16. The complete set of plans is provided in the application materials (**Attachment A**).

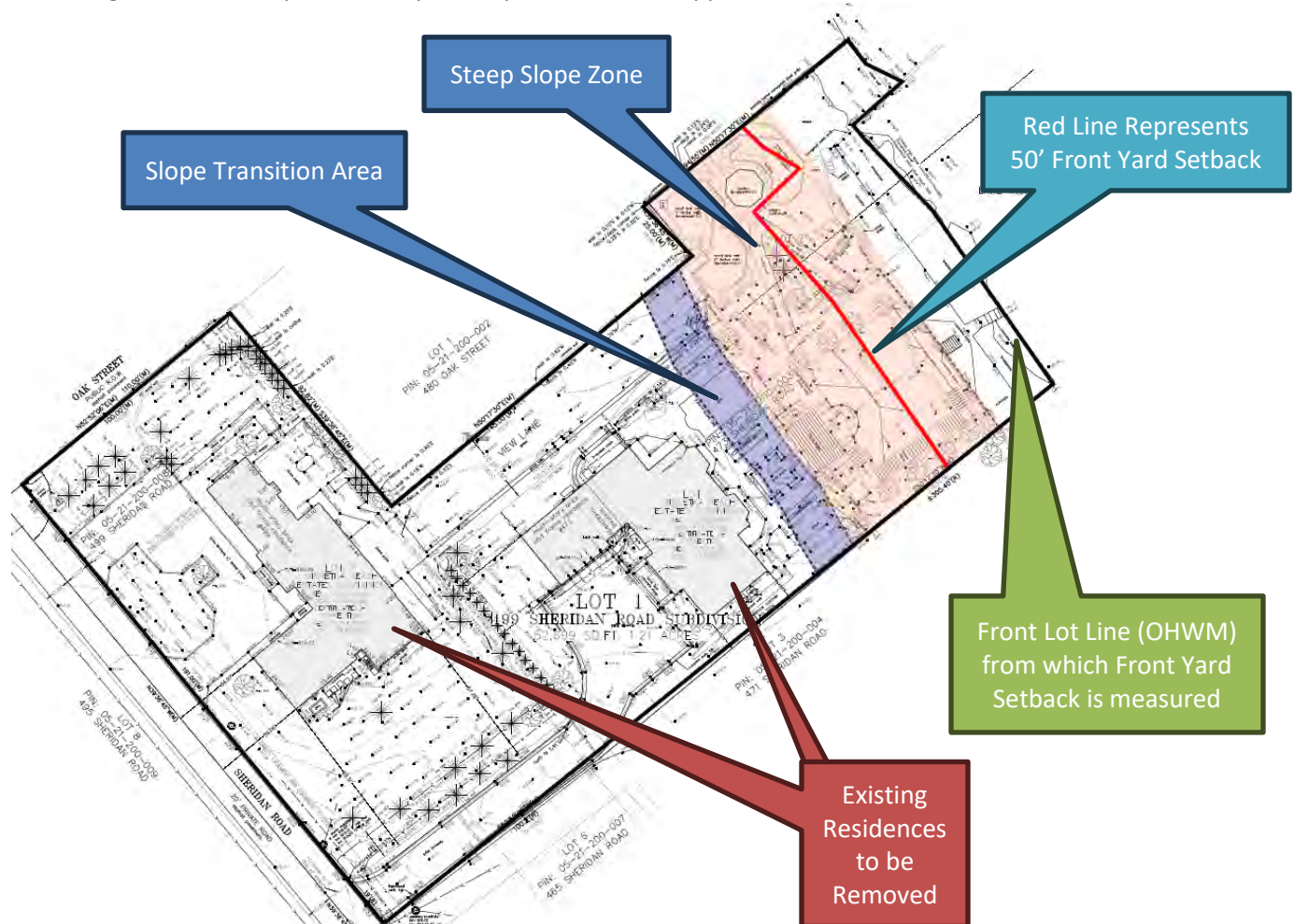


Figure 11 – Excerpt of Steep Slope Exhibit

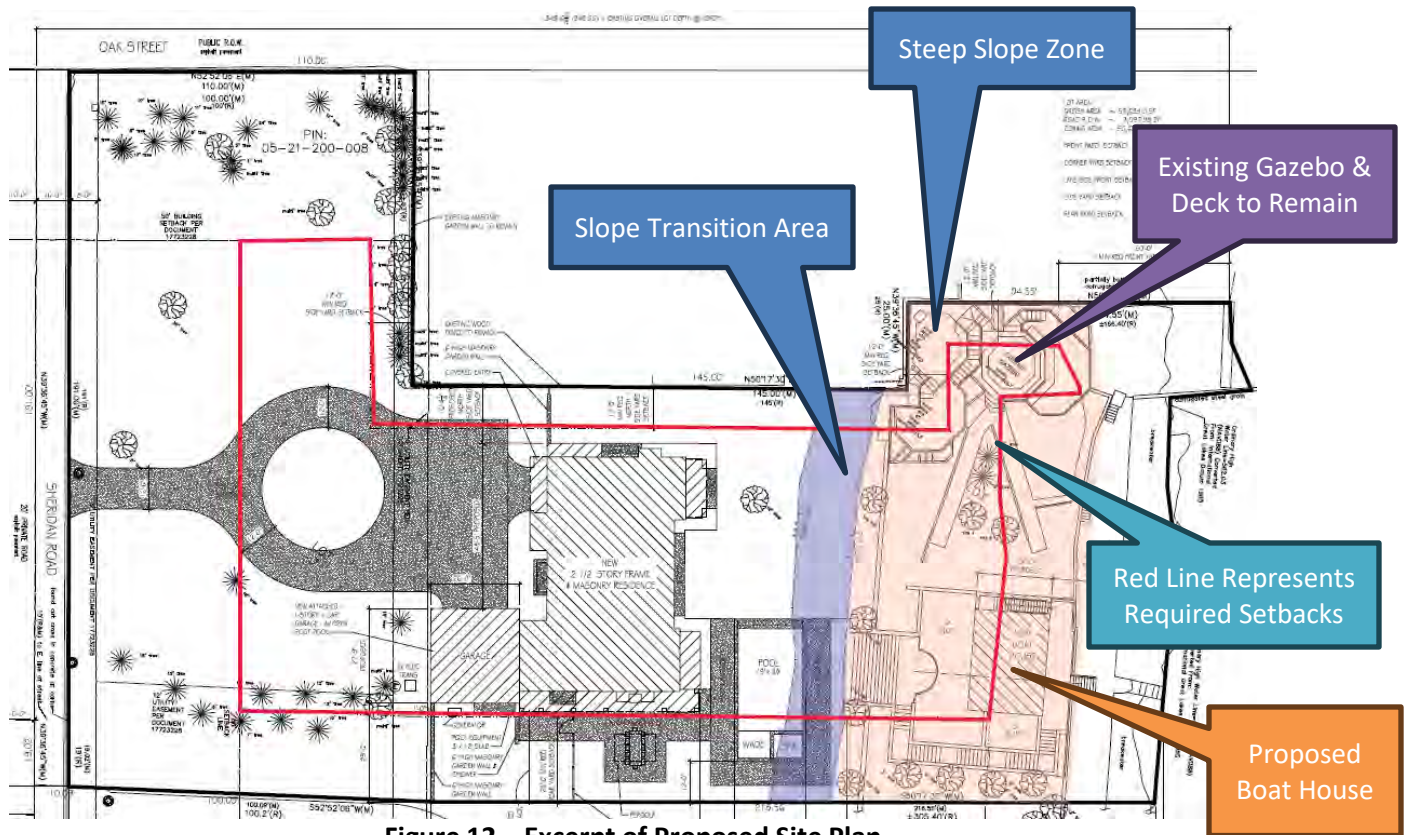




Figure 14 – Proposed North Elevation



Figure 15 – Proposed East Elevation (Lake Michigan)



Figure 16 – Proposed South Elevation

Stormwater. Because the Subject Property is a lakefront property, stormwater detention is not required as the Applicant proposes to discharge the stormwater to Lake Michigan. Stormwater from the site must still be collected by a drain system and must be discharged at the base of the bluff along the lake. Discharging to the lake will require the Applicant to submit a joint permit application to the United States Army Corp of Engineers, the Illinois Department of Natural Resources, and the Illinois Environmental Protection Agency to allow the agencies to determine if they will require a permit. Upon submittal of the building permit for the proposed improvements, Village Engineering staff will review the permit for compliance with Village stormwater regulations to verify the stormwater is being managed on-site.

Figure 17 below represents the Subject Property's proximity to the floodplain; the cyan represents the 100-year floodplain.



Figure 17 – GIS Floodplain Map

Steep Slope Regulations. As previously stated, the Subject Property is located on the lakefront and is subject to the recently adopted Steep Slope Ordinance. The Applicant has provided a Steep Slope Exhibit to demonstrate the location of the slope impact area (steep slope zone and slope transition area) on the Subject Property. The Village Engineering Department and Coastal Engineer assisting the Village on the review of lakefront development projects have confirmed that the steep slope zone and slope transition area are correctly depicted in the Steep Slope Exhibit provided by the Applicant, and during the building permit review process the Applicant should be able to demonstrate that the proposed improvements can comply with the steep slope development standards.

The proposed boat house is allowed within the required front yard setback of 50 feet from the ordinary high-water mark of Lake Michigan. Additionally, the proposed boat house, which measures approximately 653 square feet and 14 feet in height (16 feet to the top of the guardrail), complies with the size limitations for a boat house within the steep slope zone (i.e., no larger than 860 square feet and no taller than 15 feet, however guardrails around a boat house rooftop deck may extend an additional 3 feet). The boathouse is the only proposed improvement within the steep slope zone. Regardless, upon submittal of the building permit for the proposed improvements, the Village Engineer will review the proposed plans for the boat house, and all other site improvements, and will require additional engineering to verify that the boat house will not jeopardize slope stability, and that it will not adversely impact the stability of the property or adjacent property.

COMMISSION CONSIDERATION

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

In addition to evaluating prescriptive standards of the zoning and subdivision code, consideration of Final Subdivision Plat approval also needs to consider the details of the final plat such as utility easements, final plat formatting and related matters. The following utility easements exist on the Subject Property: (i) an 8-foot easement along the west property line of both existing lots; (ii) a 12-foot easement along the south property of the existing 499 Sheridan parcel; and (iii) a 10-foot easement that runs north and south through more or less the middle of the existing lots. There are existing utilities, including natural gas, communications, water, and electric, that serve properties in the area within the easements, which utilities will remain, as well as the easements in their current location. No additional easements are being requested by the Village Water & Electric Department or the Village Engineer. Lastly, all necessary signature blocks are provided on the plat of consolidation.

In addition to considering the final plat of consolidation, the Plan Commission is charged with evaluating the special use for the large lot consolidation for consistency with the six (6) standards for granting special use permits. The Applicant's response to the standards is included in Attachment A.

FINDINGS & RECOMMENDATION

The Plan Commission is to consider whether or not the requested special use to allow the large lot consolidation is consistent with the Village's Comprehensive Plan and with the Village's special use permit standards. Additionally, the Commission is to consider whether the proposed consolidation is consistent with the Comprehensive Plan and whether or not the variation from the Subdivision Code to allow a side lot line abutting a rear lot line complies with Section 16.12.010.F. "Variations and Exceptions", which states:

"Whenever the land to be subdivided is of such unusual size or shape or is surrounded by such development or unusual conditions that the strict application of this section would result in real difficulties and substantial hardships or injustices, the Plan Commission may vary or modify such requirements so that the owner is allowed to develop the land in a reasonable manner; provided that, public health, safety, welfare and convenience are protected."

Lastly, the Commission is to consider the existence of the nonconforming wooden deck that will remain and *"shall determine whether such nonconformity, in the context of the proposed subdivision, would result in a material increased adverse impact upon the public health, safety or welfare."*

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

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

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

- A. The proposed 499 Sheridan Road Subdivision Final Plat consolidating the two existing lots commonly known as 473 Sheridan Road and 499 Sheridan Road into a single Lot of Record, as the **Final Plat of Consolidation**, which consolidation requires:
- a. A variation to allow a side lot line abutting a rear lot line [Section 16.12.010 Minimum land subdivision standards];
 - b. A finding of “No Material Increased Adverse Impact” for the existing wood deck at 499 Sheridan Road, which observes less than the minimum required side yard setback of 12 feet and less than the minimum required front yard setback from the ordinary high water mark of Lake Michigan;
 - c. **A finding that the lot consolidation is [is not]** consistent with the Comprehensive Plan’s Land Use Map designation of the Subject Property as appropriate for “Single-Family Residential” development; and
- B. A **Special Use Permit** to allow the consolidation of 473 Sheridan Road and 499 Sheridan Road, 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-2 Single Family Residential Zoning District.

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

1. The proposed consolidation **is consistent [is 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.

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

ATTACHMENTS

Attachment A: Application Materials

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

SUBDIVISION/CONSOLIDATION APPLICATION

Case No. 25-02-SDProperty InformationSite Address: 499 SHERIDAN ROAD, WINNETKA, IL, 60093Parcel Identification Number(s) (PIN): 499 SHERIDAN ROAD: 05-21-200-008-0000
473 SHERIDAN ROAD: 05-21-200-003-0000Property Owner InformationName: LAYERCAKE LLCPrimary Contact: ROBERT T. DELANEY
(MANAGER OF LAYERCAKE LLC)Address: [REDACTED]City, State, Zip: DALLAS, TX, 75220Phone No. [REDACTED]Email: [REDACTED]Date owner acquired property: 499 SHERIDAN ROAD: 11/05/2024
473 SHERIDAN ROAD: 01/03/2023Architect InformationName: WILLIAM MURPHY ARCHITECT, LTD.Primary Contact: WILLIAM MURPHYAddress: 410 SOUTH MICHIGAN AVE., SUITE 813City, State, ZIP: CHICAGO, IL, 60605Phone No. 312-461-9442Email: WMURPHYARCH@MSN.COMSurveyor InformationCompany Name: I G CONSULTING INCPrimary Contact: KEVIN LEWISAddress: 300 MARQUARDT DRIVECity, State, Zip: WHEELING, IL, 60090Phone No. [REDACTED]Email: KEVIN@IGCONSULTING.NETAttorney Information

Name: _____

Primary Contact: _____

Address: _____

City, State, Zip: _____

Phone No. _____

Email: _____

Property Owner Signature: [REDACTED]Date: 2/8/2025

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SPECIAL USE PERMIT APPLICATION

Case No. 25-02-SD

Property Information

Site Address: 499 SHERIDAN ROAD, WINNETKA, IL, 60093

Applicant Information

Name: WILLIAM MURPHY ARCHITECT, LTD.

Primary Contact: WILLIAM MURPHY

Address: 410 SOUTH MICHIGAN AVE., SUITE 813

City, State, ZIP: CHICAGO, IL, 60605

Phone No. 312-461-9442

Email: WMURPHYARCH@MSN.COM

Architect Information

Name: WILLIAM MURPHY ARCHITECT, LTD.

Primary Contact: WILLIAM MURPHY

Address: 410 SOUTH MICHIGAN AVE., SUITE 813

City, State, ZIP: CHICAGO, IL, 60605

Phone No. 312-461-9442

Email: WMURPHYARCH@MSN.COM

Owner Information

Name: LAYERCAKE LLC

Primary Contact: ROBERT T. DELANEY
(MANAGER OF LAYERCAKE LLC)

Address:

City, State, ZIP: DALLAS, TX, 75220

Phone No.

Email:

Attorney Information

Name:

Primary Contact:

Address:

City, State, Zip:

Phone No.

Email:

Applicant Signature:

Date:

2/12/2025

Property Owner Signature:

Date:

2/18/2025

Printed Name of Owner:

ROBERT T. DELANEY

WILLIAM MURPHY
ARCHITECT, LTD.

Ann Klaassen
Village of Winnetka Community Development
510 Green Bay Road
Winnetka, IL 60093

February 13, 2025
rev: 20250314

Re: Lot Consolidation and Special Use Applications
499 Sheridan Road, Winnetka, Illinois

PROJECT DESCRIPTION & ADDRESS STANDARDS FOR GRANTING SPECIAL USE

The homeowners purchased 473 Sheridan Road in January 2023 with the intent of improving the property with a new single family home for their use. The Zoning Lot Area is 21,051.8 sf, which is (12.3%) less than the Minimum Interior Lot Area of 24,000 sf for the R2 Zoning District. And, the unique shape of the Flag Lot leaves very little useful outdoor space.

In the fall of 2024 the property at 499 Sheridan Road went on the market and the homeowners were able to take advantage of the timing and opportunity to consolidate the adjoining properties. The project intent is still to construct a new single family home for their use, not much different in layout or size from the originally-planned home, but with the benefit of nicer outdoor spaces.

A Demolition Permit review and approval has been received for both properties.

The Consolidated Lot does not change the pattern of the surrounding neighborhood of single family Homes and Lots. The street frontage of 499 Sheridan is unchanged along Oak Street, and only grows by 19.02' along Sheridan where the 473 Sheridan Flag and Driveway had extended to Sheridan. The positioning of the proposed new home is on the east side of an existing Utility Easement, which results in a generous Front Yard with the new home setback nearly 106' from Sheridan. On the Lake side, the positioning leaves a comfortable yard space between the home and Top of Steep Slope. Between the adjacent properties at north & south, the positioning of the new home provides Setbacks that exceed those required.

The Minimum Lot Size for a Corner Lot in the R2 District is 25,200 sf. A Special Use approval is required for a Large Lot Consolidation if the combined Lot Area is greater than two times the minimum for the district, or 50,400 sf. The Zoning Lot Area of the proposed Consolidation is 50,601.07 sf, which is 201.07 sf or approx. 0.4% greater than the threshold.

As Consolidated, 499 is a Corner Lot, with Oak Street as Front Yard with the shorter street frontage dimension. This results in the southerly Property Line becoming a Rear Yard. Due to the unique Lot configuration as Consolidated, a Variation from Section 16.12.010 is needed to allow the Rear Yard of 499 Sheridan to abut the adjoining Side Yard of 471 Sheridan. As configured, the minimum setback for the Rear Yard is greater than if this were a Side Yard. Addressing the Special Use Standards:

- 1 -

410 SOUTH MICHIGAN AVENUE . SUITE 813 . CHICAGO . ILLINOIS 60605
T: 312.461.9442 . E: WMURPHYARCH@MSN.COM

WILLIAM MURPHY
ARCHITECT, LTD.

Re: Consolidation and Special Use Applications
499 Sheridan Road, Winnetka, Illinois

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

The proposed Special Use maintains the Single Family Residential Use and nature of the existing neighborhood. There is no change to the public health, safety, comfort, morals, or general welfare of the community.

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.

The proposed Special Use will have no change to- nor injurious impact on the immediate vicinity, as the Use remains consistent with the existing neighborhood Use. The proposed improvements and investment on this site will not impair Property values in the immediate vicinity.

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

The proposed Special Use is consistent with the normal development and improvements of other properties in the immediate vicinity as a Single Family Residential home site.

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

The proposed Special Use for one Single Family Residence from two existing home sites will reduce the existing traffic from the two existing homes and reduce three existing curb cuts to one.

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.

The proposed Special Use for one Single Family Residence will reduce demand on existing roads, utilities, drainage, and other facilities from that of two existing homes. Adequate parking is planned to be provided on the site.

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

The proposed Special Use and improvements associated with a new Single Family Residence will conform to all applicable village ordinances and codes.

Sincerely, _____

William C. Murphy, Jr.
William Murphy Architect, Ltd.

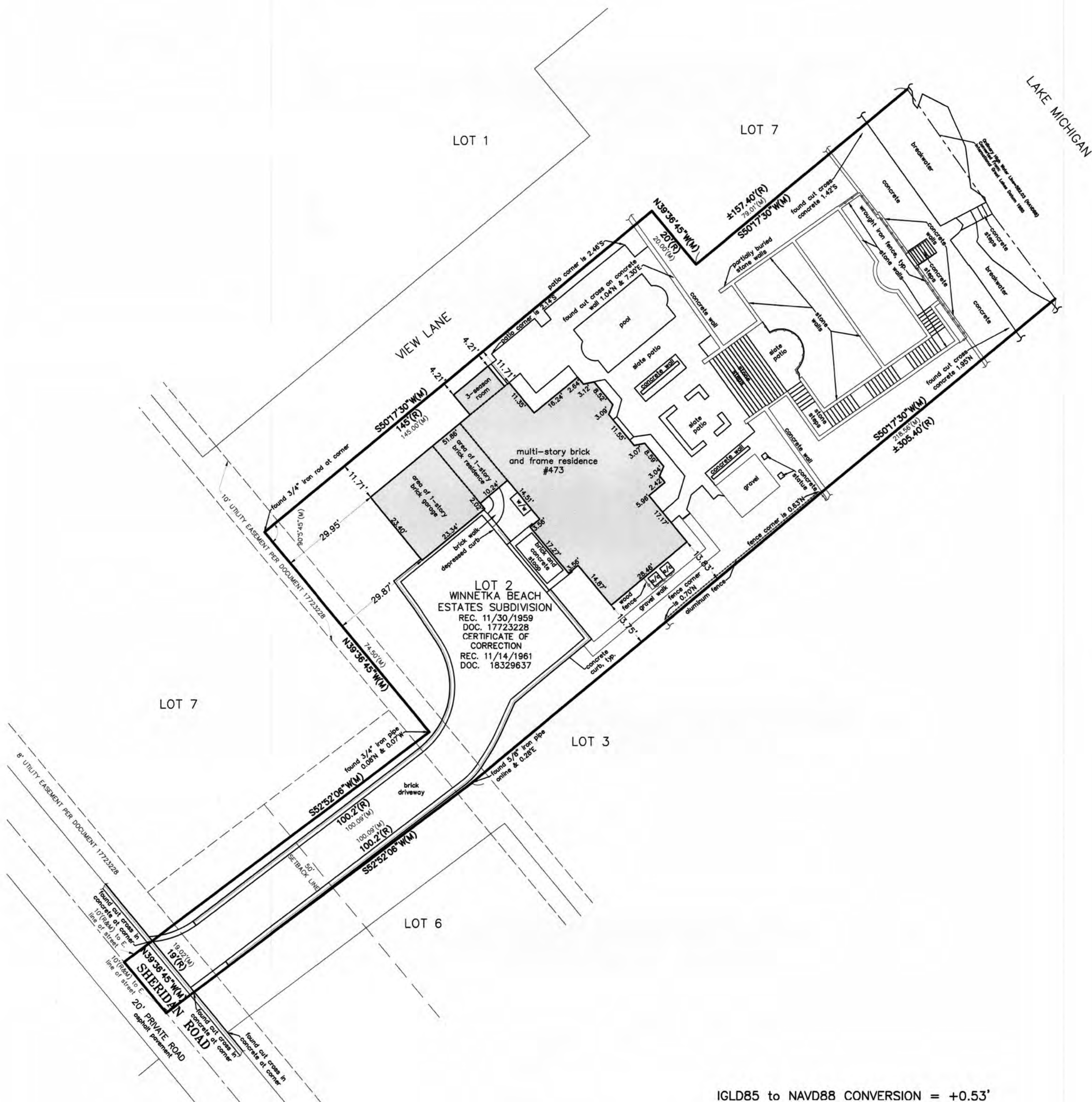
- 2 -

410 SOUTH MICHIGAN AVENUE . SUITE 813 . CHICAGO . ILLINOIS 60605
T: 312.461.9442 . E: WMURPHYARCH@MSN.COM

PLAT OF SURVEY

OF

LOT 2 IN WINNETKA BEACH ESTATES, A SUBDIVISION OF THAT PART OF BLOCK 42 IN CHARLES E. PECK'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 20 AND THE NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHERLY LINE OF THAT PART OF NON-VACATED CHERRY STREET AND SOUTH OF THE NORTHERLY OF THE SOUTH 10 FEET OF OAK STREET AND EASTERLY OF THE EAST LINE OF SHERIDAN ROAD, ALL IN COOK COUNTY, ILLINOIS



IGLD85 to NAVD88 CONVERSION = +0.53'

IGLD85 ORDINARY LAKE LEVEL = 581.5'

NAVD88 CONVERTED LAKE LEVEL = 582.03'

LOT AREA TO ORDINARY HIGH WATER MARK (OHWM): 21,242 SQ.FT.

BASIS OF BEARINGS:
STATE PLANE COORDINATE SYSTEM ILLINOIS EAST

ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF.
NO DIMENSIONS TO BE ASSUMED FROM SCALING.

COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT
AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

REFER TO TITLE REPORT FOR ANY EASEMENTS, COVENANTS OR
RESTRICTIONS THAT MAY EXIST BUT ARE NOT SHOWN HEREON.



LEGEND
(R) RECORD
(M) MEASURED

REVISED: 07/18/24
REVISED: 07/11/24
REVISED: 04/02/24

STATE OF ILLINOIS
COUNTY OF COOK
S.S.
THIS PROFESSIONAL SERVICE CONFORMS TO THE
CURRENT ILLINOIS MINIMUM STANDARDS OF
PRACTICE APPLICABLE FOR A BOUNDARY SURVEY.

WHEELING, IL. JULY 18th A.D. 2024.

BY *Kevin C. Lewis*
ILLINOIS PROFESSIONAL LAND SURVEYOR #3681
LICENSE EXPIRES NOVEMBER 30, 2024



PROJECT NUMBER
23925

PLAT OF SURVEY
RESIDENCE
473 SHERIDAN ROAD
WINNETKA, ILLINOIS

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IG CONSULTING, INC.
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS

300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 | FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 | ig@igconsulting.net

PREPARED FOR: WILLIAM MURPHY ARCHITECT, LTD. SCALE: 1"=20'
FIELD CREW: C.L. & D.J. FIELD WORK: 09/21/23 DRAFTED BY: A.W. CHECKED BY: J.H.

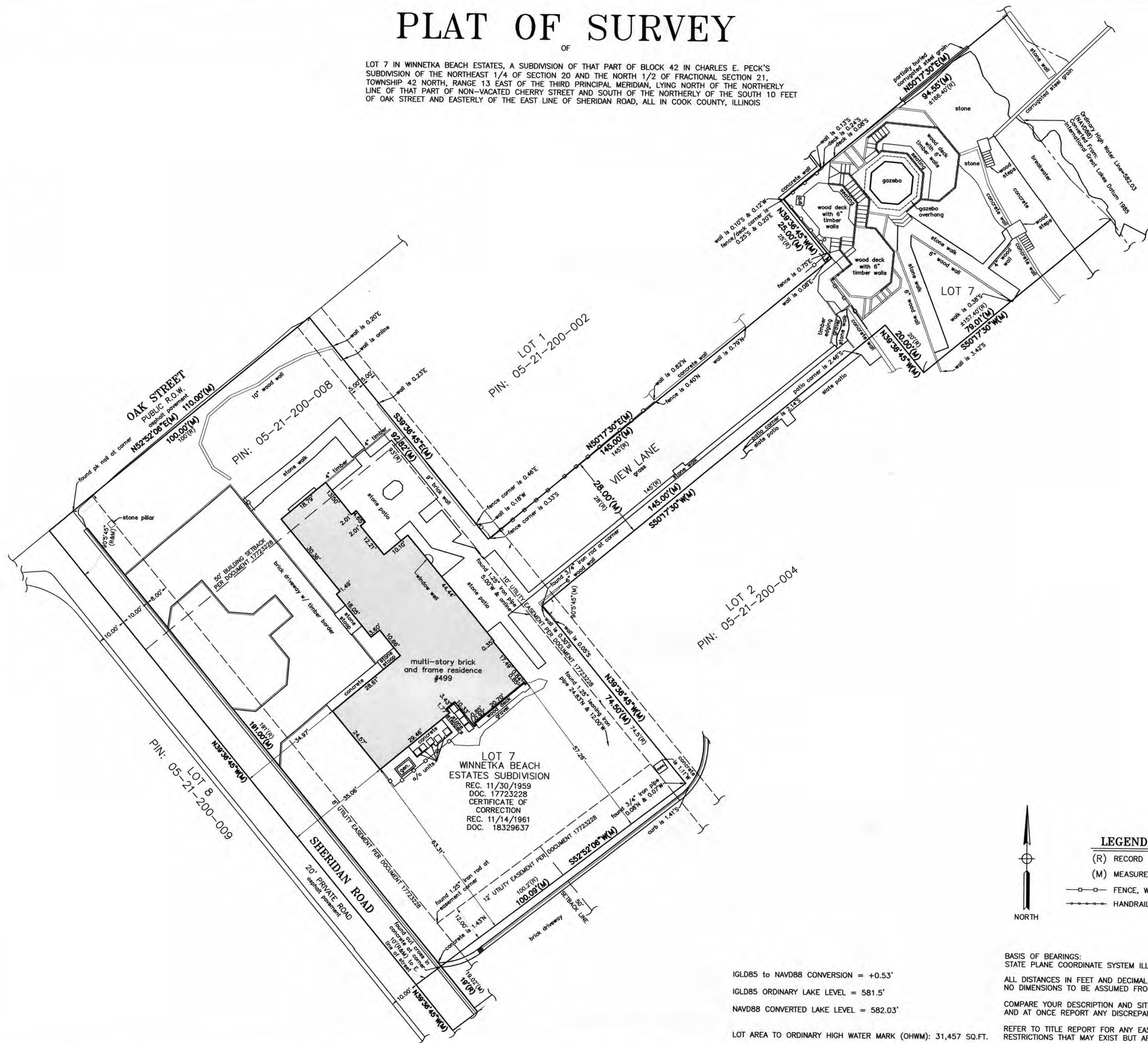
FIRM NO. 184-001330

Page 174 of 876

PLAT OF SURVEY

OF

LOT 7 IN WINNETKA BEACH ESTATES, A SUBDIVISION OF THAT PART OF BLOCK 42 IN CHARLES E. PECK'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 20 AND THE NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHERLY LINE OF THAT PART OF NON-VACATED CHERRY STREET AND SOUTH OF THE NORTHERLY OF THE SOUTH 10 FEET OF OAK STREET AND EASTERLY OF THE EAST LINE OF SHERIDAN ROAD, ALL IN COOK COUNTY, ILLINOIS



LEGEND

- (R) RECORD
- (M) MEASURED
- FENCE, WOOD
- HANDRAIL

BASIS OF BEARINGS:
STATE PLANE COORDINATE SYSTEM ILLINOIS EAST

ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF.
NO DIMENSIONS TO BE ASSUMED FROM SCALING.

COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT
AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

REFER TO TITLE REPORT FOR ANY EASEMENTS, COVENANTS OR
RESTRICTIONS THAT MAY EXIST BUT ARE NOT SHOWN HEREON.

IGLD85 to NAVD88 CONVERSION = +0.53'

IGLD85 ORDINARY LAKE LEVEL = 581.5'

NAVD88 CONVERTED LAKE LEVEL = 582.03'

LOT AREA TO ORDINARY HIGH WATER MARK (OHWM): 31,457 SQ.FT.



STATE OF ILLINOIS
COUNTY OF COOK
S.S.
THIS PROFESSIONAL SERVICE CONFORMS TO THE
CURRENT ILLINOIS MINIMUM STANDARDS OF
PRACTICE APPLICABLE FOR A BOUNDARY SURVEY.

WHEELING, IL. DECEMBER 6th A.D. 2024.

BY
ILLINOIS PROFESSIONAL LAND SURVEYOR #3681
LICENSE EXPIRES NOVEMBER 30, 2026

IGCONSULTING, INC.
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS

300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 | FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 | ig@igconsulting.net

PREPARED FOR: WILLIAM MURPHY ARCHITECT, LTD.
FIELD CREW: CL & DJ FIELD WORK: 11/27/24 DRAFTED BY: A.W. SCALE: 1"=20' CHECKED BY: J.H.

FIRM NO. 184-001330

PLAT OF SURVEY
RESIDENCE
499 SHERIDAN ROAD
WINNETKA, ILLINOIS

PROJECT NUMBER
23925

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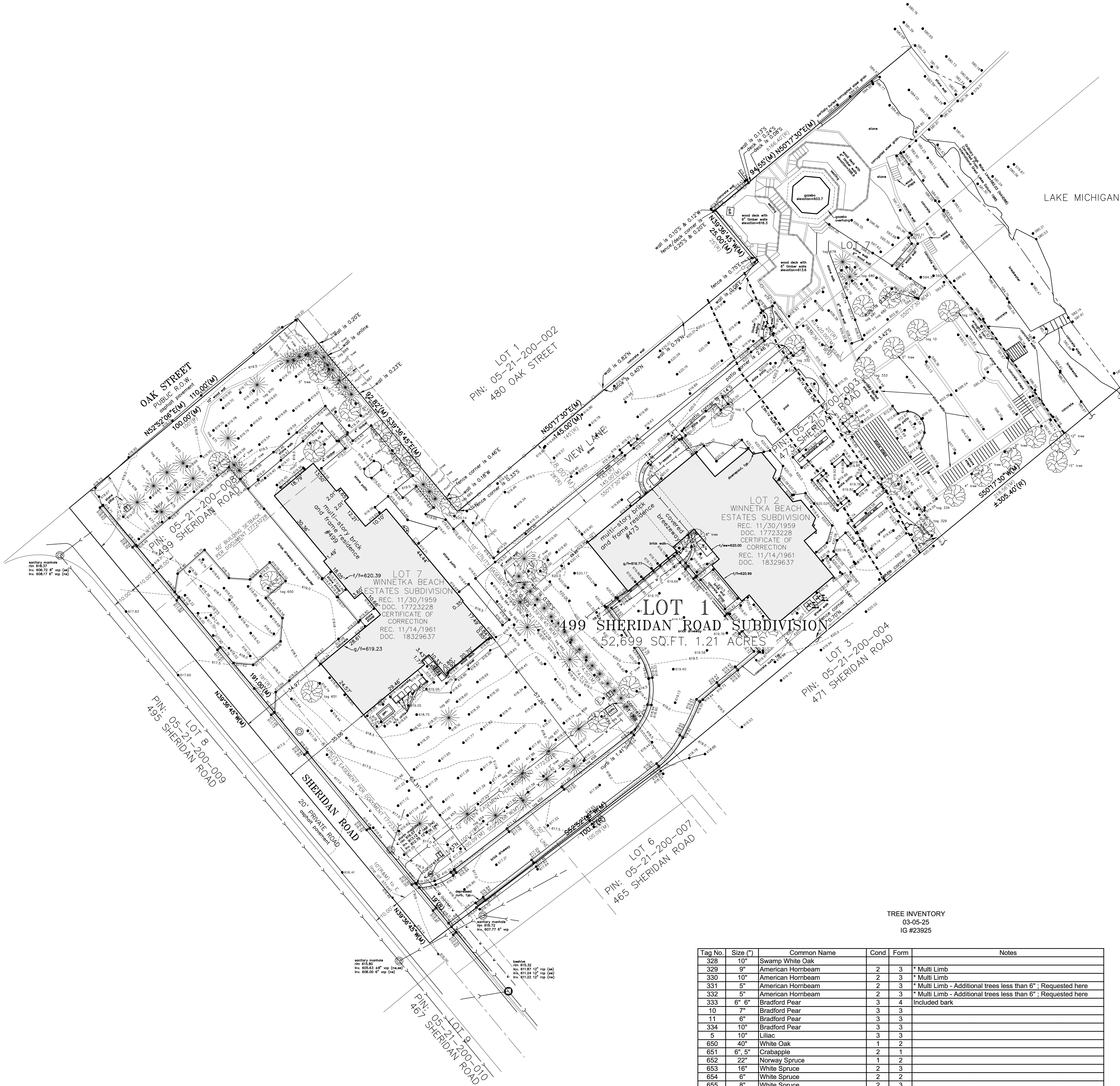
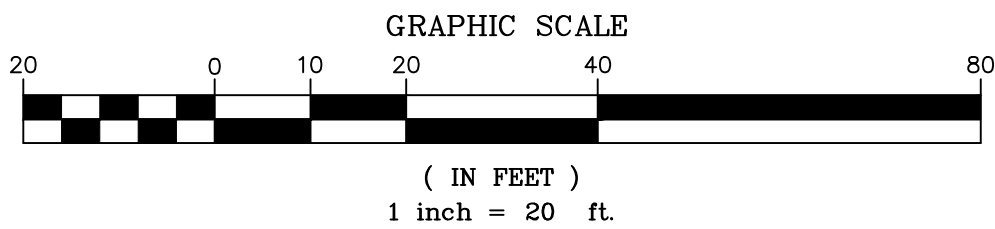
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SKETCH PLAN OF 499 SHERIDAN ROAD SUBDIVISION

OF

LOT 2 AND LOT 7 IN WINNETKA BEACH ESTATES, A SUBDIVISION OF THAT PART OF BLOCK 42 IN CHARLES E. PECK'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 20 AND THE NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHERLY LINE OF THAT PART OF NON-VACATED CHERRY STREET AND SOUTH OF THE NORTHERLY OF THE SOUTH 10 FEET OF OAK STREET AND EASTERLY OF THE EAST LINE OF SHERIDAN ROAD, ALL IN COOK COUNTY, ILLINOIS

SHEET 1 OF 1



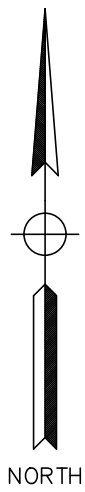
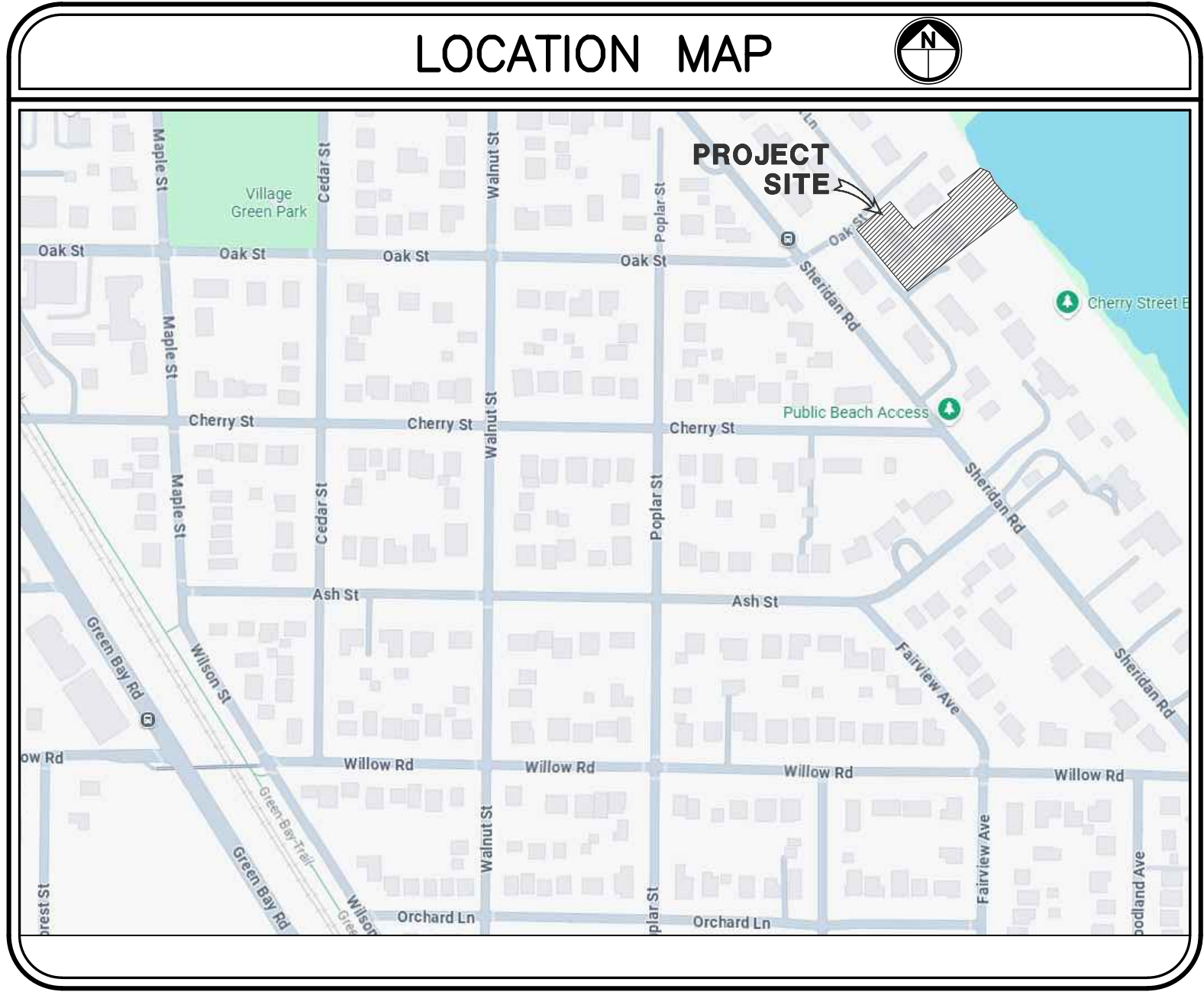
TREE INVENTORY
03-05-25
IG #23925

Tag No.	Size (")	Common Name	Cond	Form	Notes
328	10"	Swamp White Oak			
329	9"	American Hornbeam	2	3	* Multi Limb
330	10"	American Hornbeam	2	3	* Multi Limb
331	5"	American Hornbeam	2	3	* Multi Limb - Additional trees less than 6", Requested here
332	5"	American Hornbeam	2	3	* Multi Limb - Additional trees less than 6", Requested here
333	6" 6"	Bradford Pear	3	4	Included bark
10	7"	Bradford Pear	3	3	
11	6"	Bradford Pear	3	3	
334	10"	Bradford Pear	3	3	
5	10"	Lilac	3	3	
650	40"	White Oak	1	2	
651	6" 5"	Crabapple	2	1	
652	22"	Norway Spruce	1	2	
653	16"	White Spruce	2	3	
654	6"	White Spruce	2	2	
655	8"	White Spruce	2	3	
656	18"	White Spruce	3	3	
657	16"	White Spruce	3	2	
658	9"	Blue Spruce	2	2	
659	16"	White Spruce	2	3	
660	7"	Eastern White Cedar	3	4	Trunk Split
661	32"	Northern Red Oak	2	2	
662	22"	Norway Spruce	1	1	
663	19"	Norway Spruce	1	1	
664	9"	Blue Spruce	3	3	
665	37"	Sugar Maple	2	4	Included bark, mitigated with cable by others
666	7"	Bradford Pear	2	2	
667	6"	Arbovitae	2	2	
668	6"	Arbovitae	2	2	
669	10"	White Spruce	4	2	Competing vines
670	15"	White Spruce	4	3	Competing vines
671	27"	Norway Spruce	1	1	
672	10"	Eastern White Pine	2	1	
673	6"	Blue Spruce	2	2	
674	13"	Eastern White Pine	2	3	
675	7"	Blue Spruce	2	2	
676	10"	Eastern White Pine	2	3	
677	7"	Blue Spruce	3	3	
678	15"	Eastern White Pine	2	3	
679	14"	Red Pine	2	2	
680	9"	Red Pine	2	2	
681	25"	Sugar Maple	4	3	Trunk Rot > 20% Dieback
682	25"	Sugar Maple	2	3	

Code	Description
1	Specimen
2	Good
3	Average
4	Poor
5	Dead

The condition of the trees shall be based on a five (5) point scale with one (1) being the best and five (5) being the worst

G/IG/23/23925/Tree Inventory, 03/05/25



LEGEND

(R) RECORD
(M) MEASURED

PROJECT NUMBER
23925

SKETCH PLAN OF SUBDIVISION
499 SHERIDAN ROAD SUBDIVISION
499 SHERIDAN ROAD
WINNETKA, ILLINOIS

CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 | FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 | ig@igconsulting.net

PREPARED FOR: WILLIAM MURPHY ARCHITECT, LTD

SCALE: 1"=20'

FIELD CREW: C.L. & D.J.

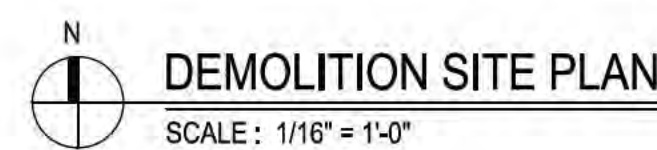
FIELD WORK: 11/27/24

DRAFTED BY: A.W.

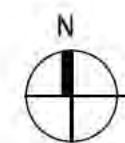
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FIRM NO. 184-001330

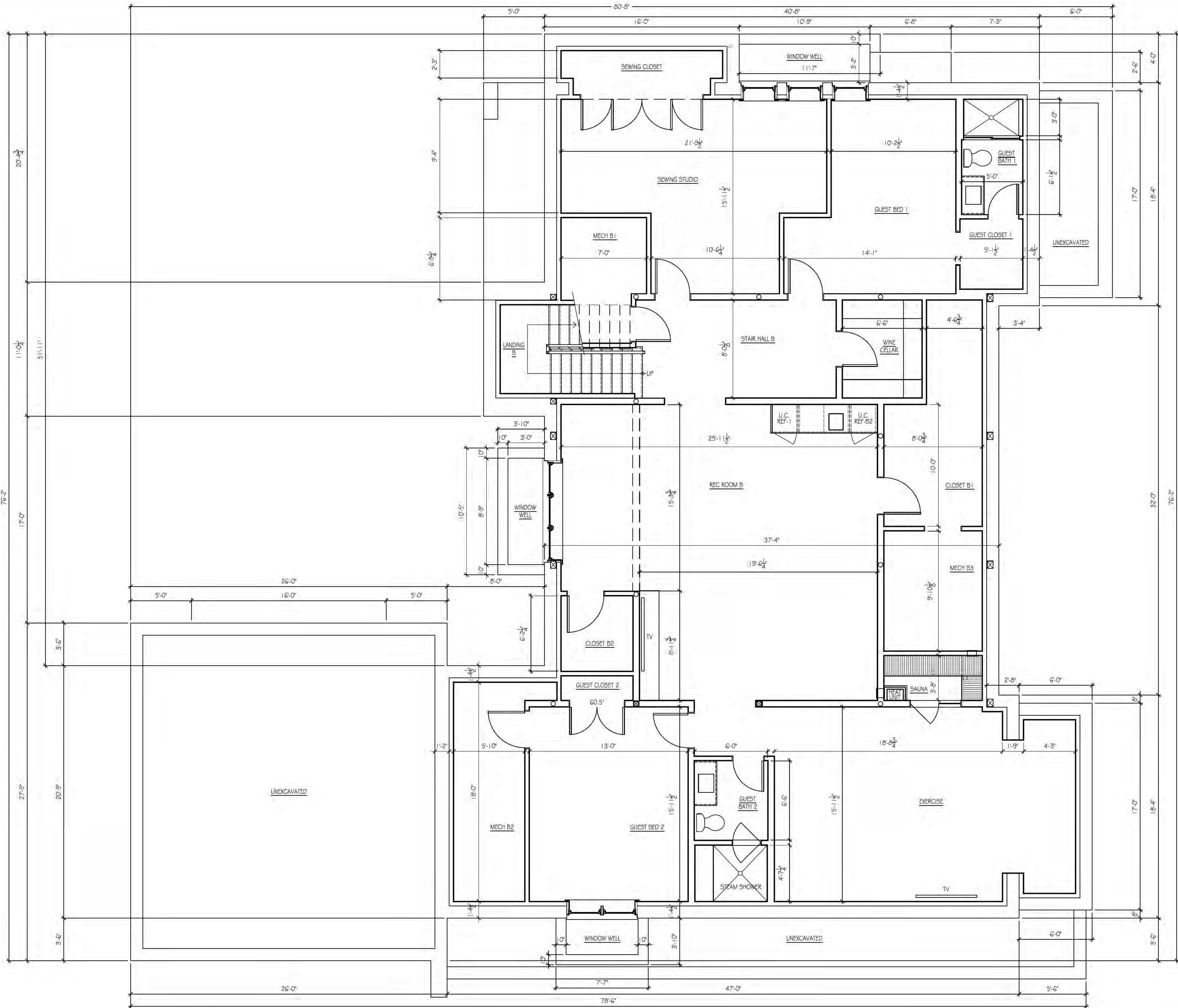
A.1.0	TITLE SHEET & DEMOLITION SITE PLAN
A.1.1	PROPOSED SITE PLAN
A.4.0	BASEMENT CONSTRUCTION PLAN
A.4.1	FIRST FLOOR CONSTRUCTION PLAN
A.4.2	SECOND FLOOR CONSTRUCTION PLAN
A.4.3	ATTIC CONSTRUCTION PLAN
A.4.4	ROOF CONSTRUCTION PLAN
A.4.5	BOAT HOUSE PLANS, ELEVATIONS, & SECTIONS
A.5.0	EXTERIOR ELEVATIONS
A.5.1	EXTERIOR ELEVATIONS
A.6.1	BUILDING SECTIONS
A.6.2	BUILDING SECTIONS
A.6.3	BUILDING & STAIR SECTIONS



WILLIAM MURPHY ARCHITECT, LTD. c. 2025 410 South Michigan Avenue Suite 813 Chicago, Illinois 60605 T: 312.461.9442 WMURPHYARCH@MSN.COM	State of Illinois Professional Design Firm Registration No.		02.13.2025	STATE OF ILLINOIS WILLIAM C. MURPHY JR. 001-012908 LICENSED ARCHITECT	PRIVATE RESIDENCE 499 Sheridan Road Winnetka, Illinois 60093				PROJECT NUMBER 2023.11
	184.006242-001	William C. Murphy, Jr.	Date			TITLE SHEET & DEMOLITION SITE PLAN			
	Expiration Date: 04.30.2027	Illinois License No. 001-012908	Expiration Date: 11.30.2025			A.1.0			
	I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE VILLAGE OF WINNETKA BUILDING AND ZONING CODE								
				03.14.2025	REVISED FOR SPECIAL USE REVIEW				
				02.13.2025	ISSUE FOR SPECIAL USE REVIEW				
							SHEET NUMBER		



PROPOSED BASEMENT PLAN
SCALE : 1/4" = 1'-0"



WILLIAM MURPHY
ARCHITECT, LTD.
c. 2025
410 South Michigan Avenue Suite 813
Chicago, Illinois 60605 T: 312.461.9442
WMURPHYARCH@MSN.COM

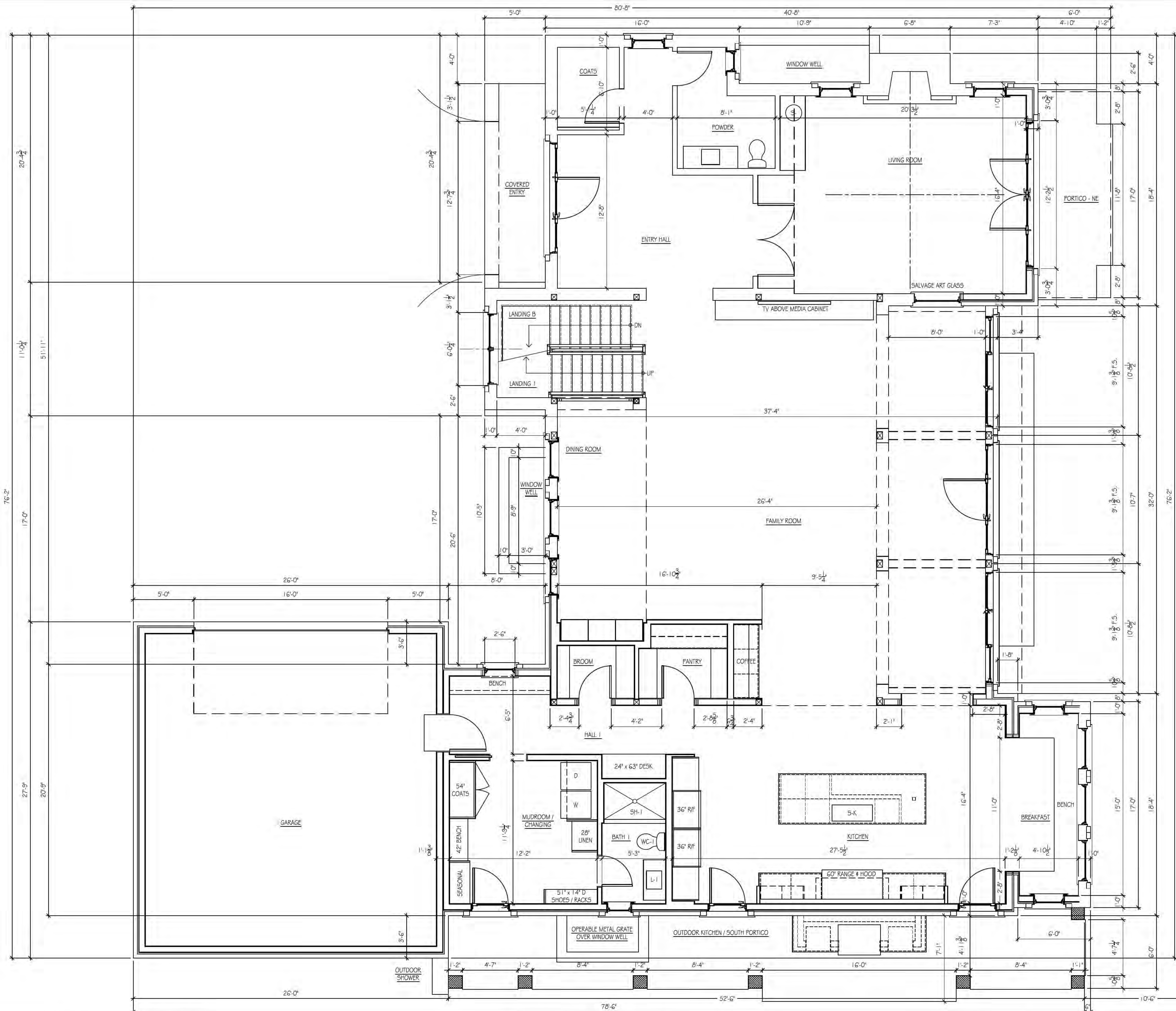
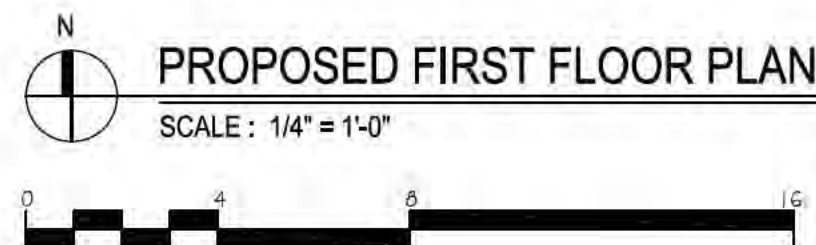
State of Illinois Professional
Design Firm Registration No.
184.006242-001
Expiration Date: 04.30.2027

02.13.2025
Date
William C. Murphy, Jr.
Illinois License No. 001-012908 Expiration Date: 11.30.2025
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY OR UNDER MY DIRECT
SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM
TO THE VILLAGE OF WINNETKA BUILDING AND ZONING CODE.



PRIVATE RESIDENCE
499 Sheridan Road
Winnetka, Illinois 60093

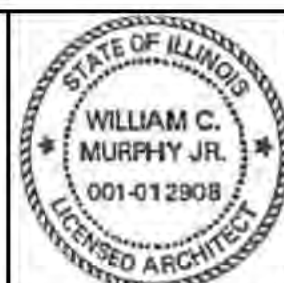
PROJECT NUMBER	2023.11
BASEMENT CONSTRUCTION PLAN	
A.4.0	
SHEET NUMBER	
02.13.2025	ISSUE FOR SPECIAL USE REVIEW



WILLIAM MURPHY
ARCHITECT, LTD.
c. 2025
410 South Michigan Avenue Suite 813
Chicago, Illinois 60605 T: 312.461.9442
WMURPHYARCH@MSN.COM

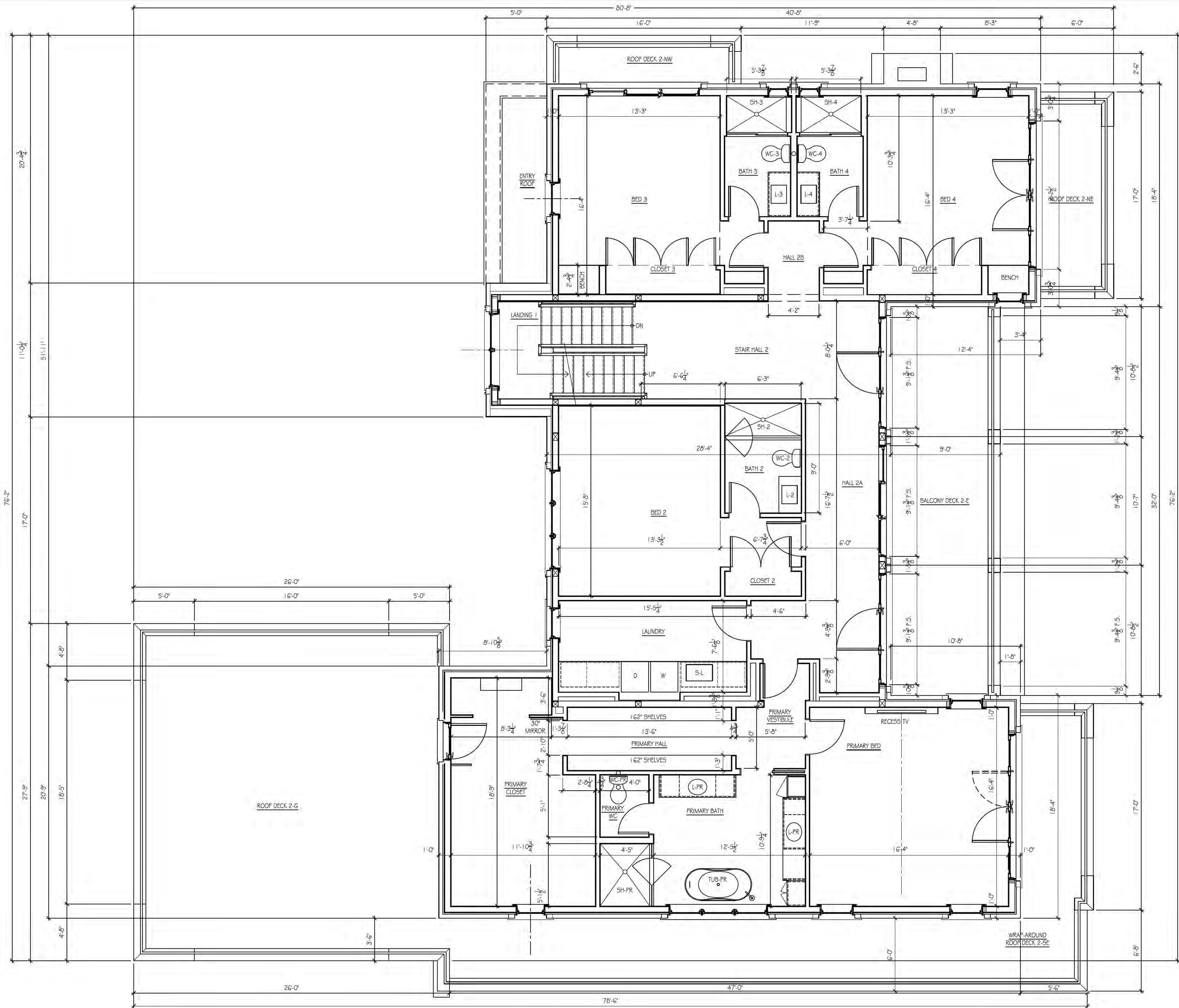
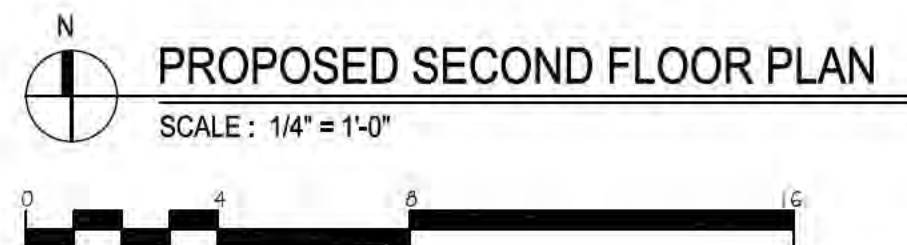
State of Illinois Professional
Design Firm Registration No.
184.006242-001
Expiration Date: 04.30.2027

William C. Murphy, Jr.
Illinois License No. 001-012908 Expiration Date: 11.30.2025
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY OR UNDER MY DIRECT
SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM
TO THE VILLAGE OF WINNETKA BUILDING AND ZONING CODE.



PRIVATE RESIDENCE
499 Sheridan Road
Winnetka, Illinois 60093

PROJECT NUMBER	2023.11
FIRST FLOOR CONSTRUCTION PLAN	
A.4.1	
SHEET NUMBER	
02.13.2025	ISSUE FOR SPECIAL USE REVIEW



WILLIAM MURPHY
ARCHITECT, LTD.
c. 2025
410 South Michigan Avenue Suite 813
Chicago, Illinois 60605 T: 312.461.9442
WMURPHYARCH@MSN.COM

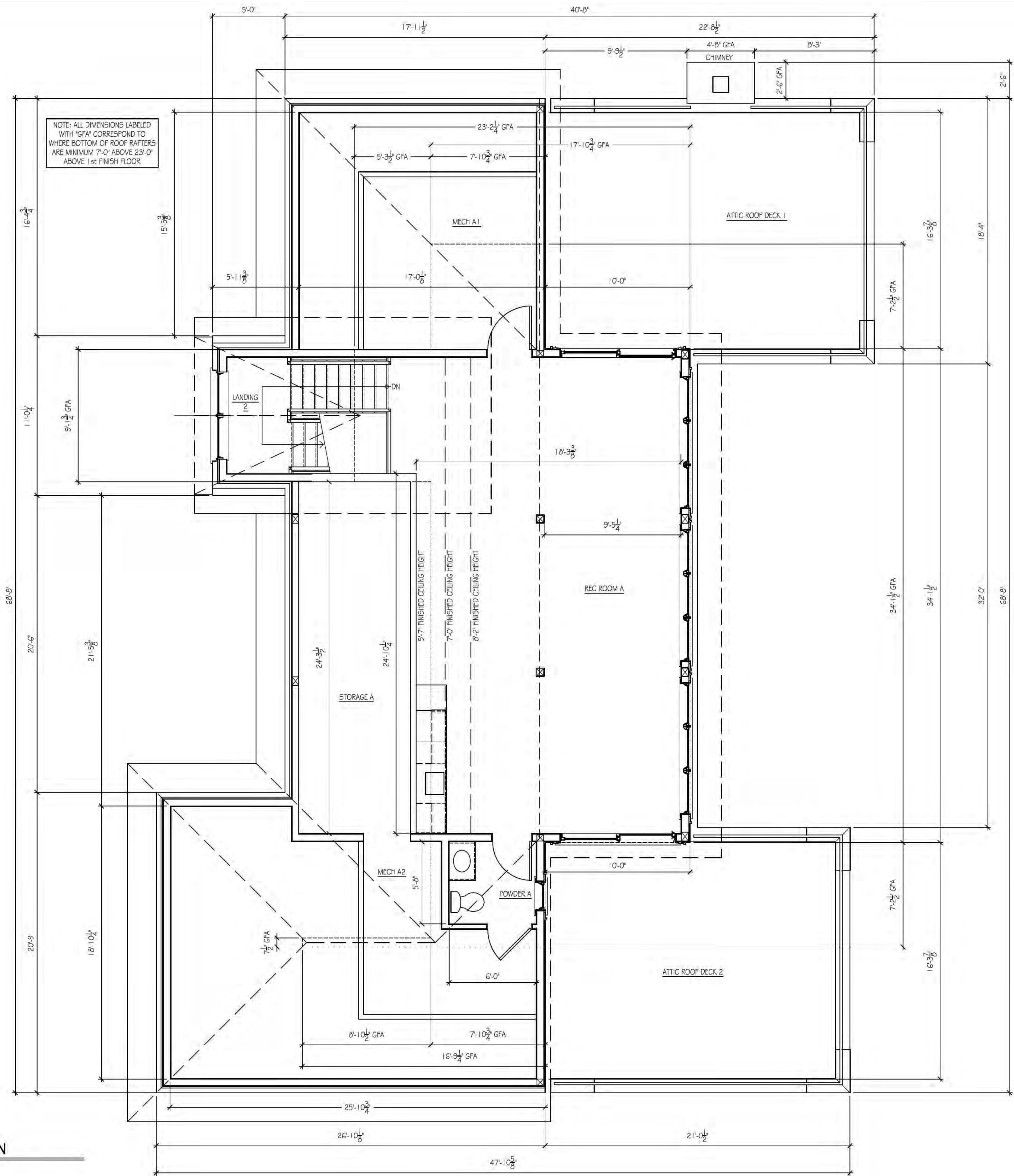
State of Illinois Professional
Design Firm Registration No.
184.006242-001
Expiration Date: 04.30.2027

William C. Murphy, Jr.
Illinois License No. 001-012908 Expiration Date: 11.30.2025
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY OR UNDER MY DIRECT
SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM
TO THE VILLAGE OF WINNETKA BUILDING AND ZONING CODE.



PRIVATE RESIDENCE
499 Sheridan Road
Winnetka, Illinois 60093

PROJECT NUMBER	2023.11
SECOND FLOOR CONSTRUCTION PLAN	
A.4.2	
SHEET NUMBER	
02.13.2025	ISSUE FOR SPECIAL USE REVIEW

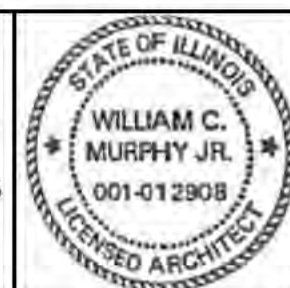


PROPOSED ATTIC PLAN
SCALE: 1/4" = 1'-0"

WILLIAM MURPHY
ARCHITECT, LTD.
c. 2025
410 South Michigan Avenue Suite 813
Chicago, Illinois 60605 T: 312.461.9442
WMURPHYARCH@MSN.COM

State of Illinois Professional
Design Firm Registration No.
184.006242-001
Expiration Date: 04.30.2027

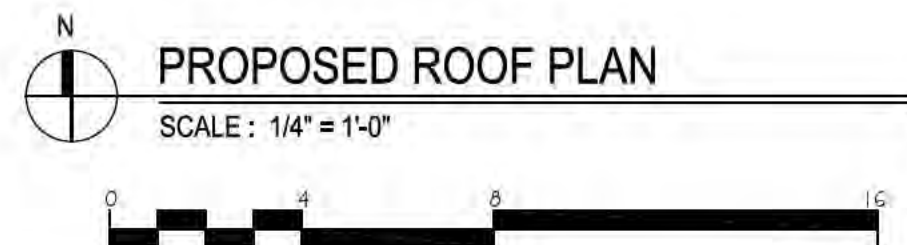
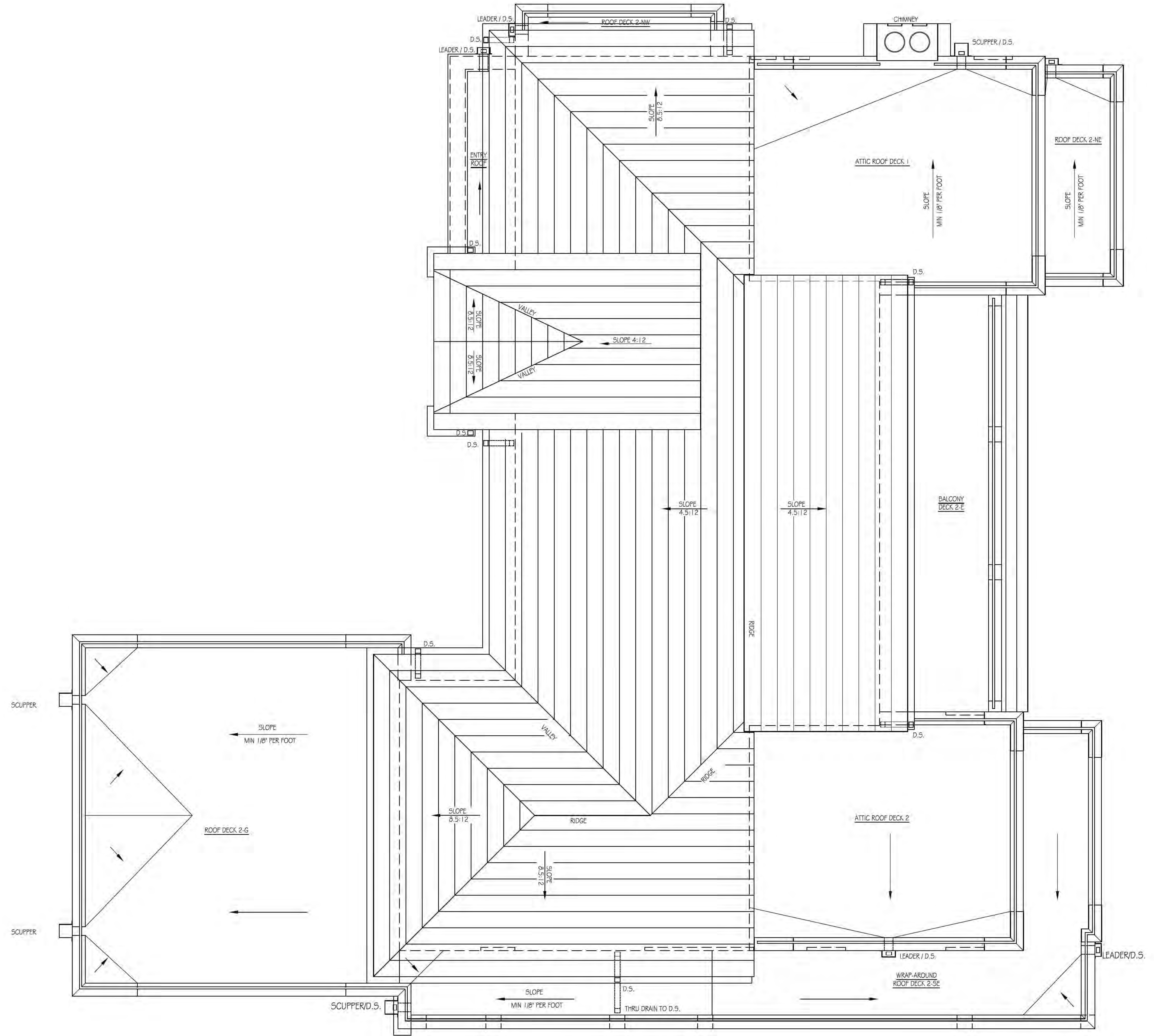
William C. Murphy, Jr.
Illinois License No. 001-012908 Expiration Date: 11.30.2025
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY OR UNDER MY DIRECT
SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM
TO THE VILLAGE OF WINNETKA BUILDING AND ZONING CODE.



PRIVATE RESIDENCE
499 Sheridan Road
Winnetka, Illinois 60093

03.14.2025	REVISED FOR SPECIAL USE REVIEW
02.13.2025	ISSUE FOR SPECIAL USE REVIEW

PROJECT NUMBER	2023.11
ATTIC CONSTRUCTION PLAN	
A.4.3	
SHEET NUMBER	

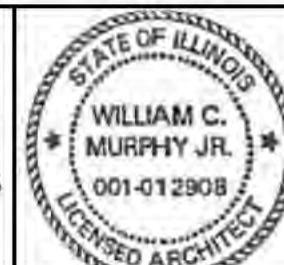


PRIVATE RESIDENCE
499 Sheridan Road
Winnetka, Illinois 60093

WILLIAM MURPHY
ARCHITECT, LTD.
c. 2025
410 South Michigan Avenue Suite 813
Chicago, Illinois 60605 T: 312.461.9442
WMURPHYARCH@MSN.COM

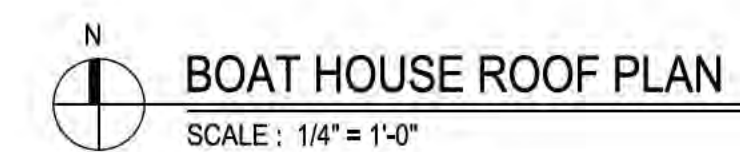
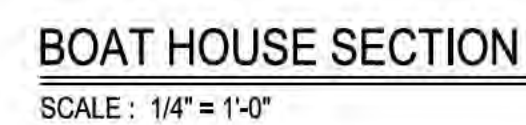
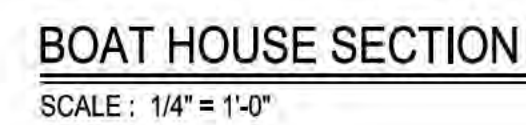
State of Illinois Professional
Design Firm Registration No.
184.006242-001
Expiration Date: 04.30.2027

02.13.2025
Date
William C. Murphy, Jr.
Illinois License No. 001-012908 Expiration Date: 11.30.2025
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY OR UNDER MY DIRECT
SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM
TO THE VILLAGE OF WINNETKA BUILDING AND ZONING CODE.



03.14.2025	REVISED FOR SPECIAL USE REVIEW
02.13.2025	ISSUE FOR SPECIAL USE REVIEW

PROJECT NUMBER 2023.11
ROOF
CONSTRUCTION PLAN
A.4.4
SHEET NUMBER



PROJECT NUMBER 2023.11
BOAT HOUSE PLANS,
ELEVATIONS, & SECTIONS
A.4.5
SHEET NUMBER



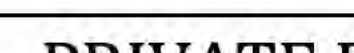
WILLIAM MURPHY ARCHITECT, LTD. c. 2025 410 South Michigan Avenue Suite 813 Chicago, Illinois 60605 T: 312.461.9442 WMURPHYARCH@MSN.COM	State of Illinois Professional Design Firm Registration No. 184.006242-001 Expiration Date: 04.30.2027	02.13.2025 Date: 02.13.2025 Expiration Date: 11.30.2025 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE VILLAGE OF WINNETKA BUILDING AND ZONING CODE.	STATE OF ILLINOIS WILLIAM C. MURPHY JR. 001-012908 REGISTERED ARCHITECT	PRIVATE RESIDENCE 499 Sheridan Road Winnetka, Illinois 60093	03.14.2025 02.13.2025 REVISED FOR SPECIAL USE REVIEW ISSUE FOR SPECIAL USE REVIEW	PROJECT NUMBER 2023.11 EXTERIOR ELEVATIONS A.5.0 SHEET NUMBER
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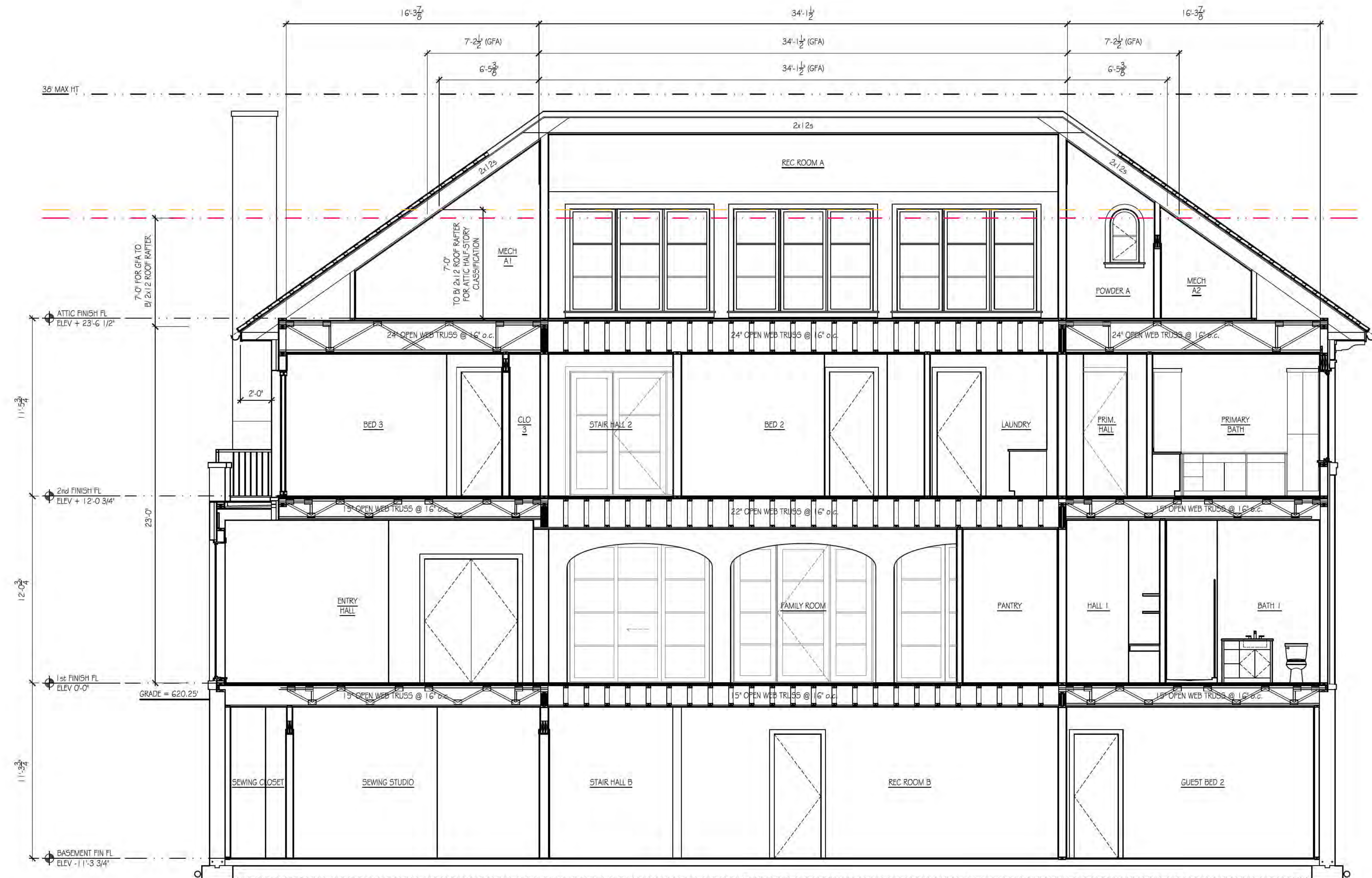


PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



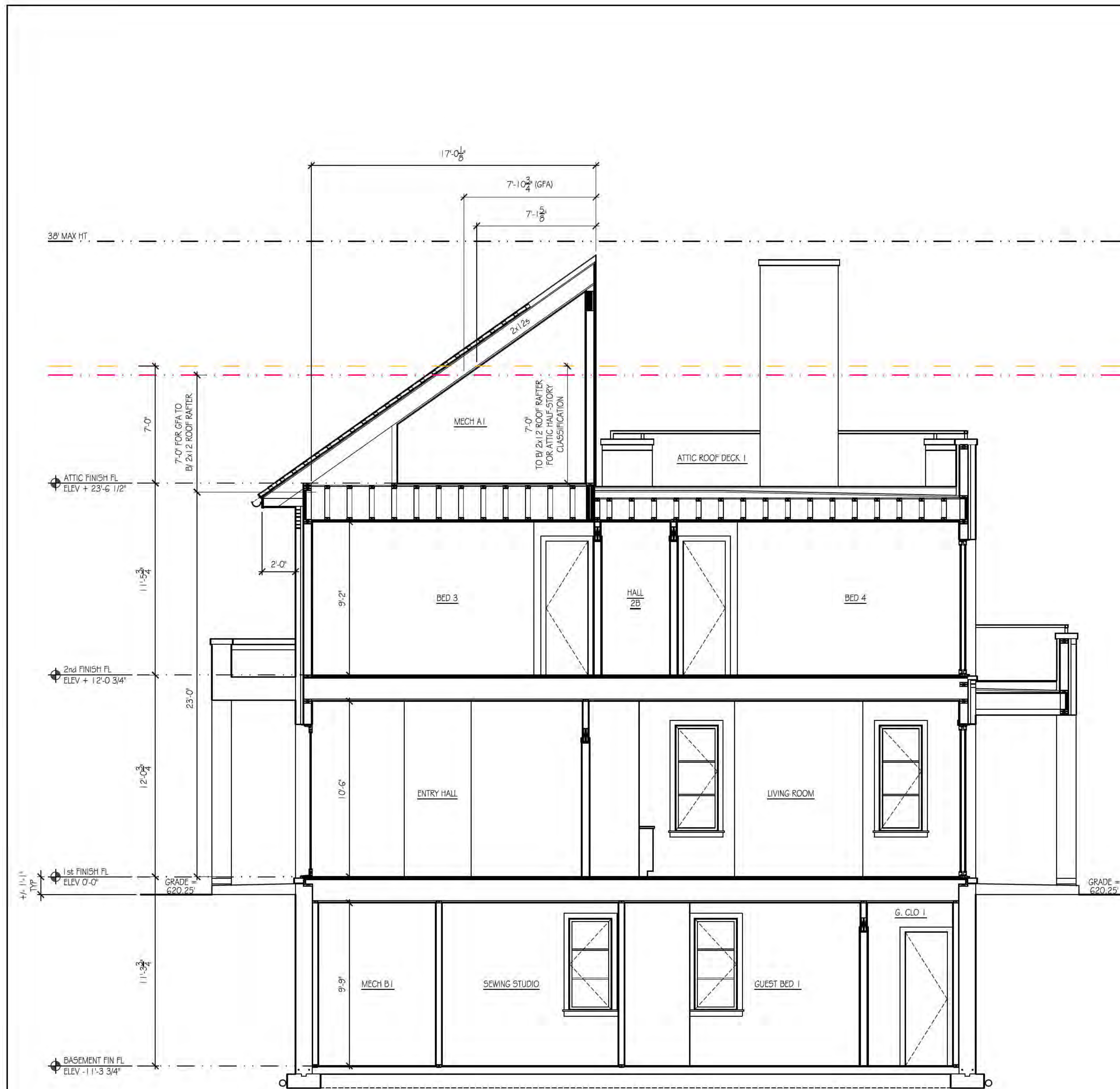
PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

WILLIAM MURPHY ARCHITECT, LTD. c. 2025 410 South Michigan Avenue Suite 813 Chicago, Illinois 60605 T: 312.461.9442 WMURPHYARCH@MSN.COM	State of Illinois Professional Design Firm Registration No. 184.006242-001 Expiration Date: 04.30.2027	02.13.2025 Date William C. Murphy, Jr. Illinois License No. 001-012908 Expiration Date: 11.30.2025 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE VILLAGE OF WINNETKA BUILDING AND ZONING CODE. 	PRIVATE RESIDENCE 499 Sheridan Road Winnetka, Illinois 60093		<
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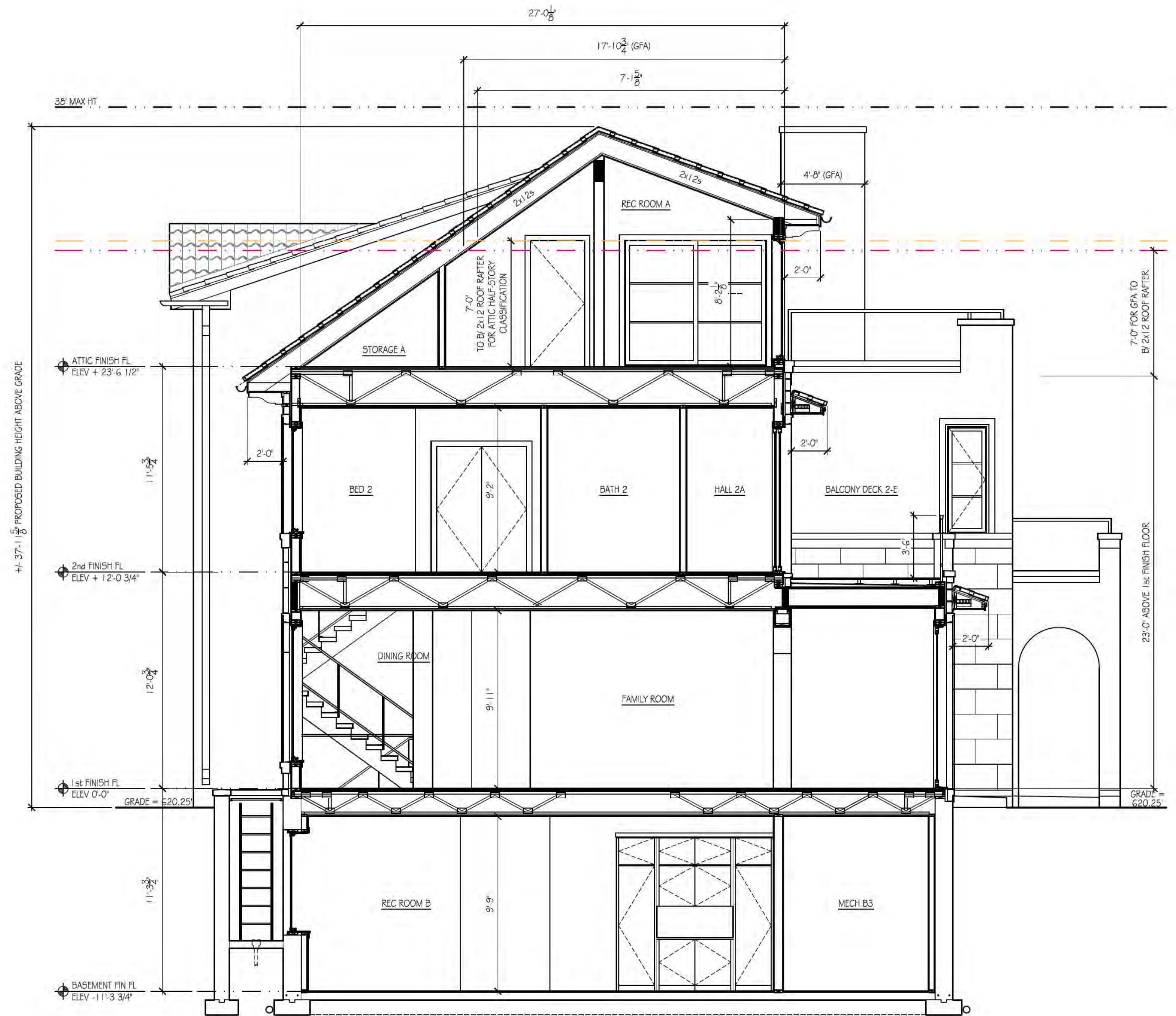


1 BUILDING LONGITUDINAL SECTION LOOKING EAST
SCALE: 1/4" = 1'-0"





1 BUILDING CROSS SECTION @ FRONT ENTRY LOOKING NORTH
SCALE: 1/4" = 1'-0"



2 BUILDING SECTION @ REAR DECK LOOKING NORTH
SCALE: 1/4" = 1'-0"

**WILLIAM MURPHY
ARCHITECT, LTD.**
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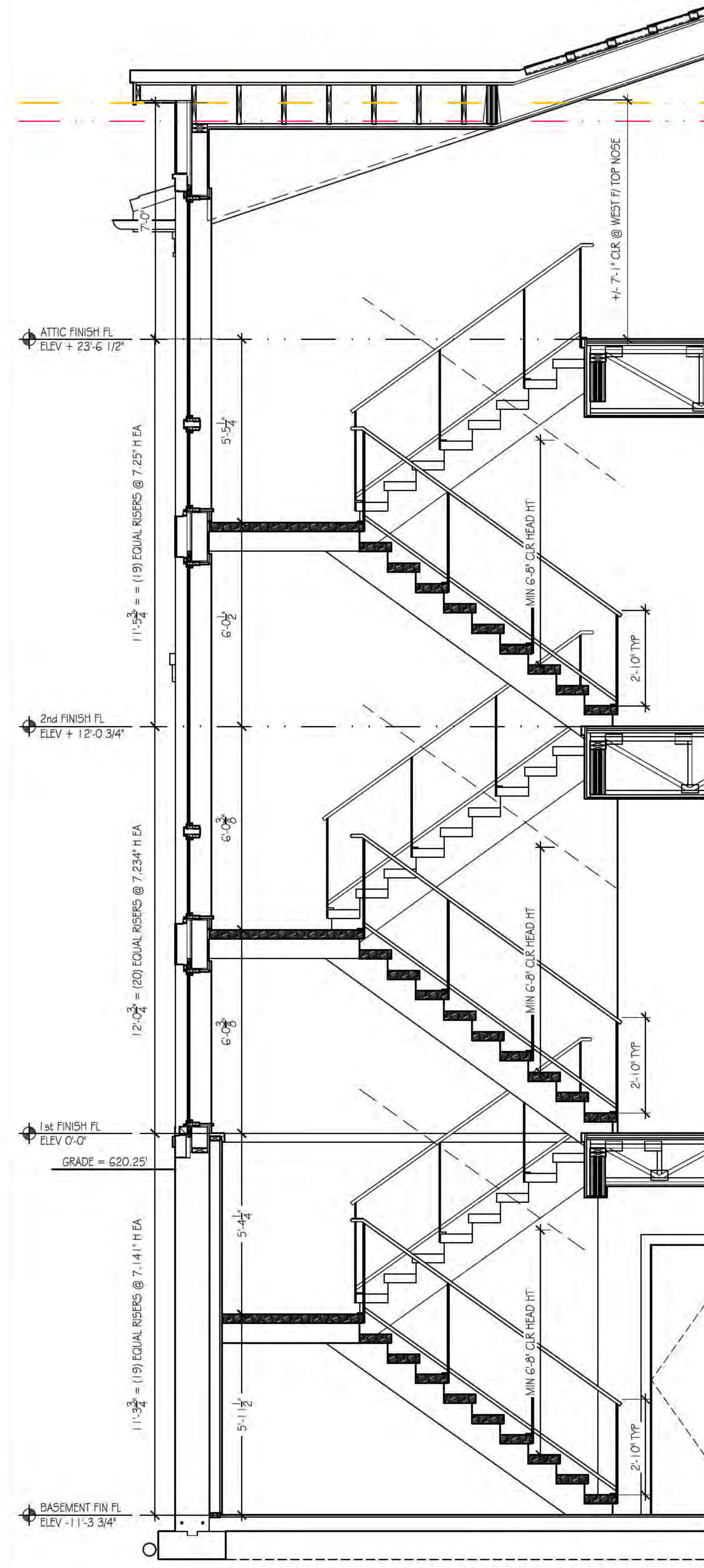
State of Illinois Professional
Design Firm Registration No.
184.006242-001
Expiration Date: 04.30.2027

02.13.2025
Date:
Illinois License No. 001-012908 Expiration Date: 11.30.2025
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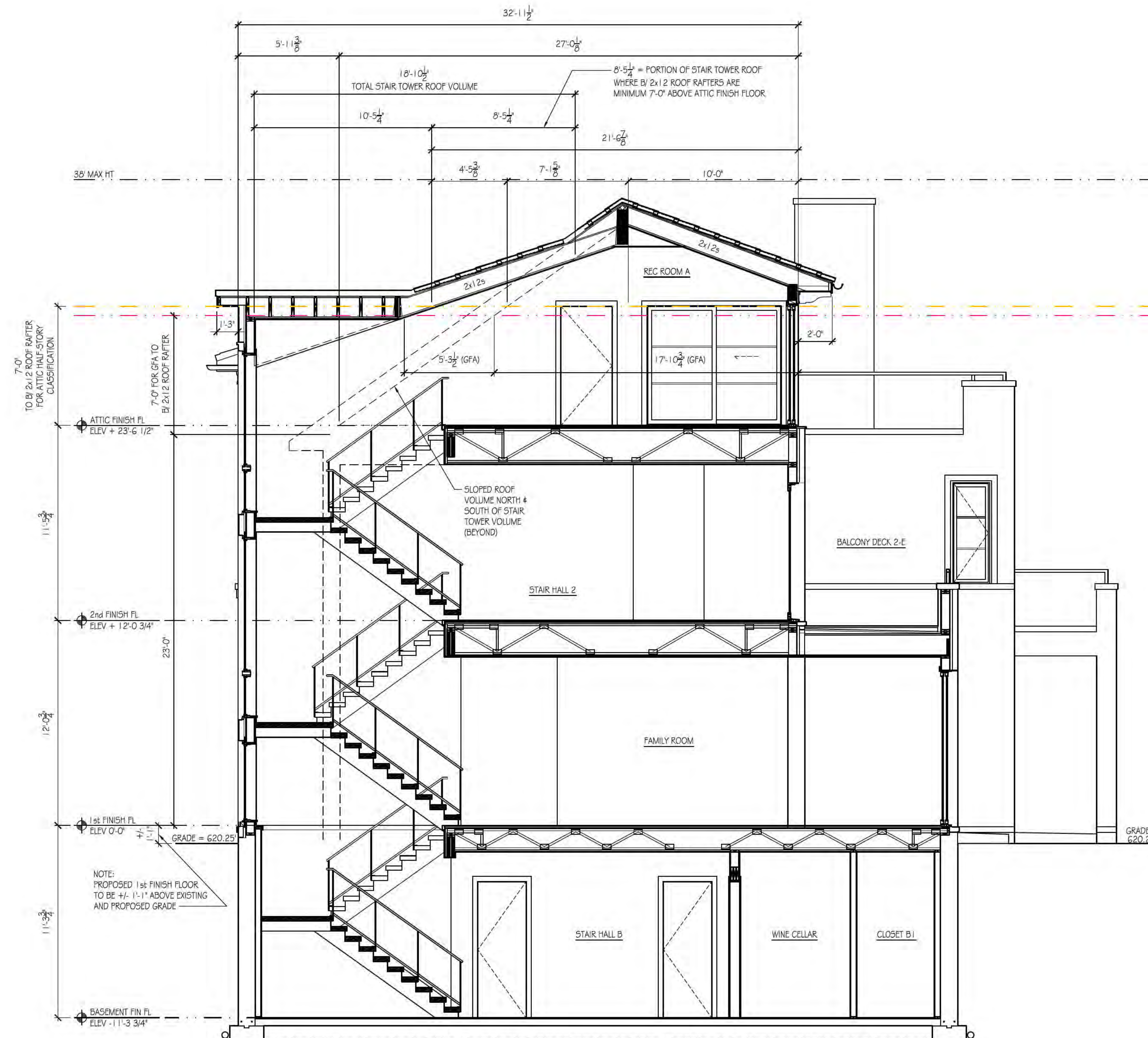


PRIVATE RESIDENCE
499 Sheridan Road
Winnetka, Illinois 60093

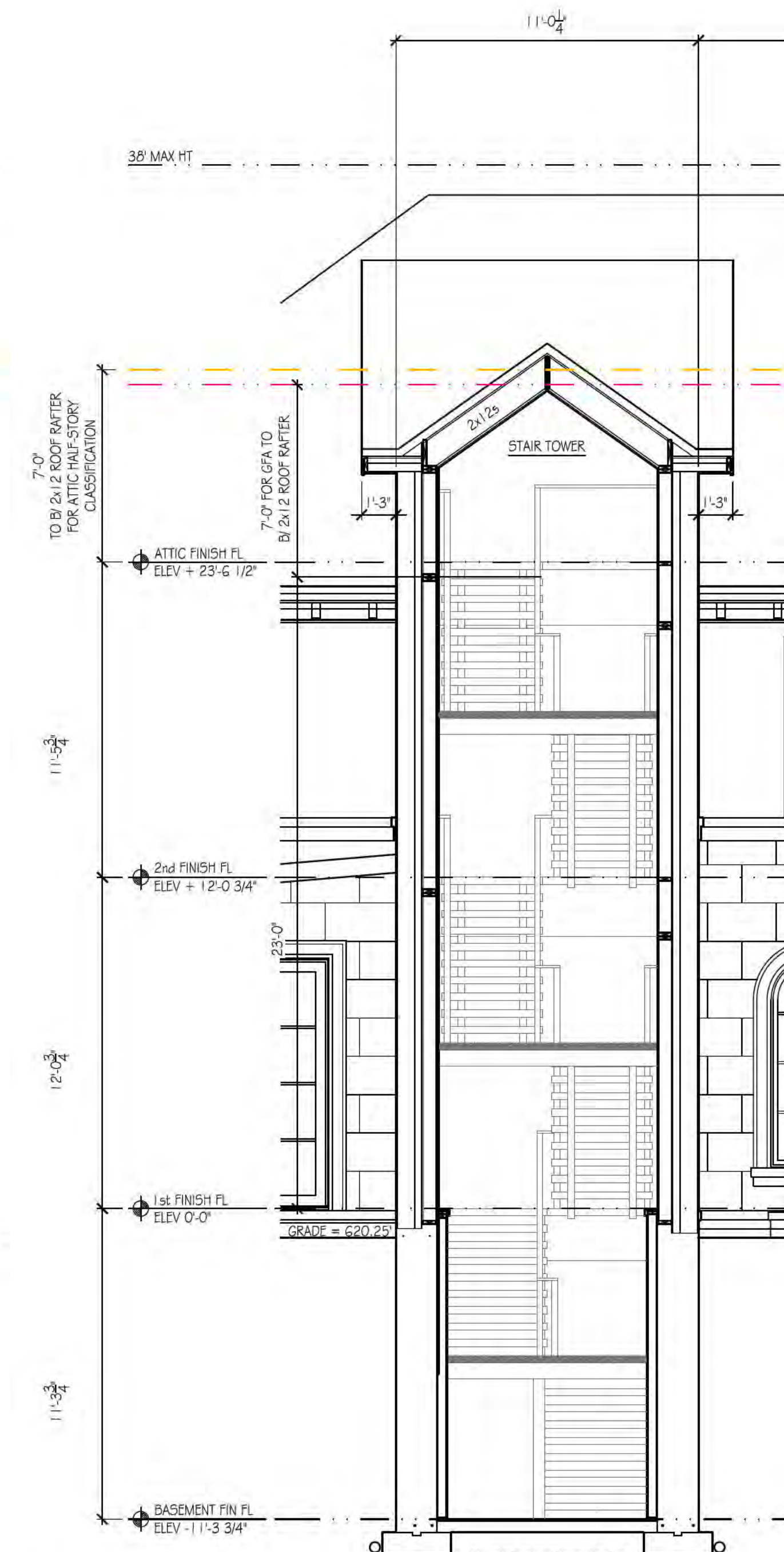
PROJECT NUMBER 2023.11	
BUILDING SECTIONS	
A.6.2	
SHEET NUMBER	
03.14.2025	REVISED FOR SPECIAL USE REVIEW
02.13.2025	ISSUE FOR SPECIAL USE REVIEW



3 STAIR SECTION LOOKING NORTH
SCALE: 3/8" = 1'-0"



2 BUILDING / STAIR SECTION LOOKING NORTH
SCALE: 1/4" = 1'-0"



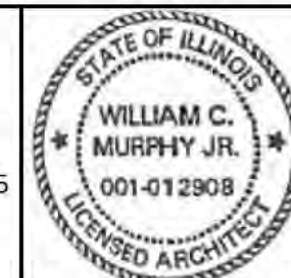
1 BUILDING / STAIR SECTION LOOKING EAST
SCALE: 1/4" = 1'-0"



**WILLIAM MURPHY
ARCHITECT, LTD.**
c. 2025
410 South Michigan Avenue Suite 813
Chicago, Illinois 60605 T: 312.461.9442
WMURPHYARCH@MSN.COM

State of Illinois Professional
Design Firm Registration No.
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PRIVATE RESIDENCE
499 Sheridan Road
Winnetka, Illinois 60093

PROJECT NUMBER 2023.11	
BUILDING & STAIR SECTIONS	
A.6.3	
SHEET NUMBER	
03.14.2025	REVISED FOR SPECIAL USE REVIEW
02.13.2025	ISSUE FOR SPECIAL USE REVIEW



IGLD85 to NAVD88 CONVERSION = +0.53'
IGLD85 ORDINARY LAKE LEVEL = 581.5'
NAVD88 CONVERTED LAKE LEVEL = 582.03'

LOT AREA TO ORDINARY HIGH WATER MARK (OHWM): 21,242 SQ.FT.

STEEP SLOPE EXHIBIT

1. TOPOGRAPHY PREPARED BY IG CONSULTING INC.,
300 MARQUARDT DRIVE, WHEELING, ILLINOIS, (847) 215-1133 JOB#23925

REVISIONS	
DATE	DESCRIPTION

IG CONSULTING, INC.
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 L. ig@igconsulting.net

DESIGN: K.C.L.
DRAFTING: A.W.
DATE: 07/18/24

SCALE: 1"=10'

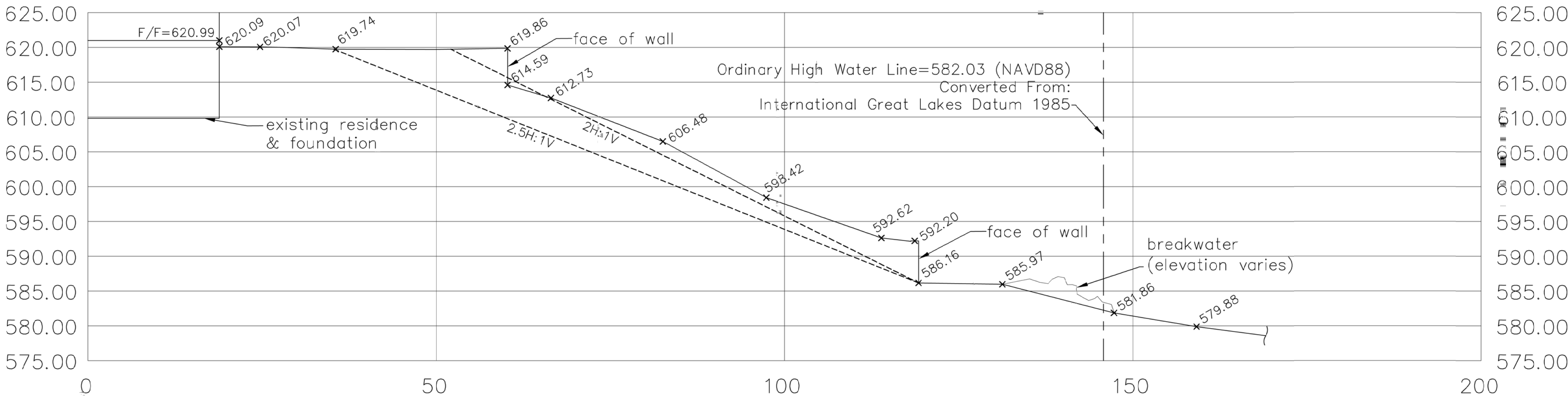
STEEP SLOPE EXHIBIT

RESIDENCE
473 SHERIDAN ROAD
WINNETKA, ILLINOIS

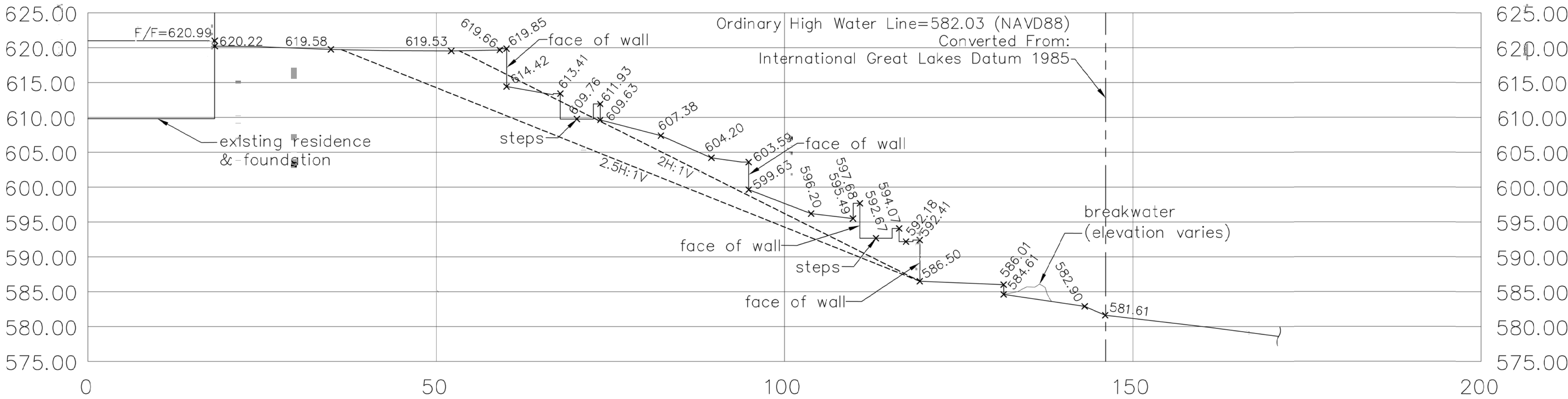
PROJECT No.
23925

1 of 3

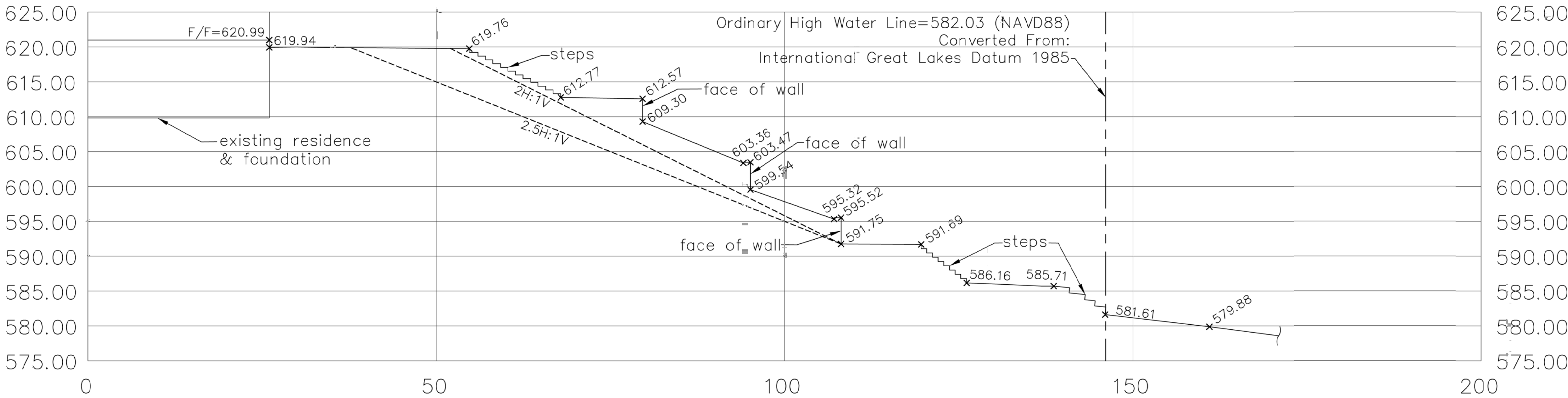
CROSS SECTION A-A SCALE: 1"=10'



CROSS SECTION B-B SCALE: 1"=10'



CROSS SECTION C-C SCALE: 1"=10'



REVISIONS	
DATE	DESCRIPTION

IGCONSULTING, INC.
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
300 MARQUART DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 I.g@igconsulting.net

CROSS SECTIONS
DESIGN: K.C.L.
SCALE: 1"=10'
DATE: 07/18/24

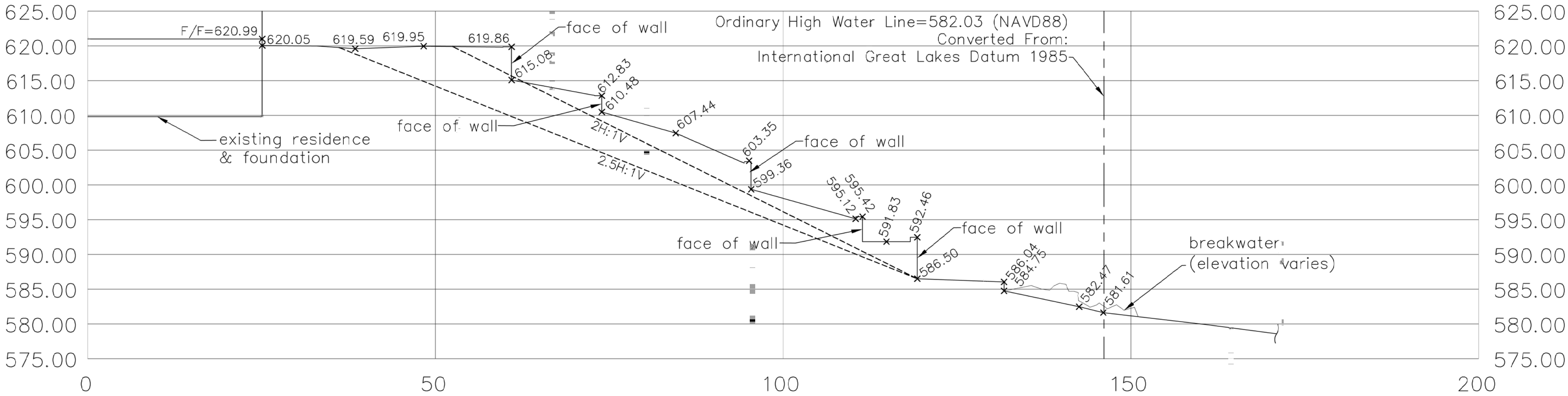
DRAFTING: A.W.
DATE: 07/18/24

RESIDENCE
473 SHERIDAN ROAD
WINNETKA, ILLINOIS

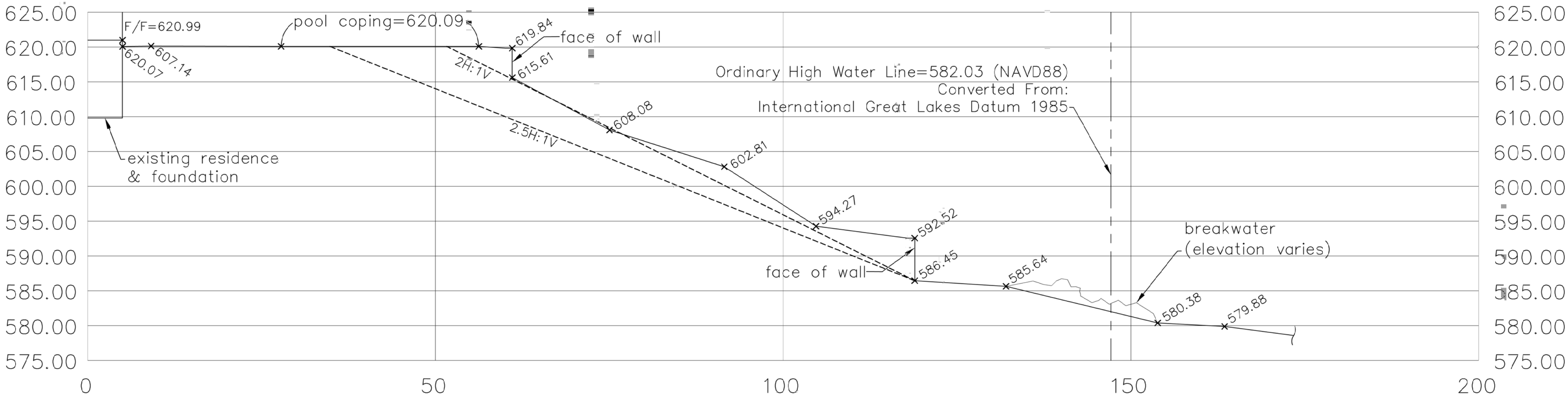
PROJECT No.
23925

2 of 3

CROSS SECTION D-D SCALE: 1"=10'



CROSS SECTION E-E SCALE: 1"=10'



REVISIONS	
DATE	DESCRIPTION

IG CONSULTING, INC.
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 L.ig@igconsulting.net

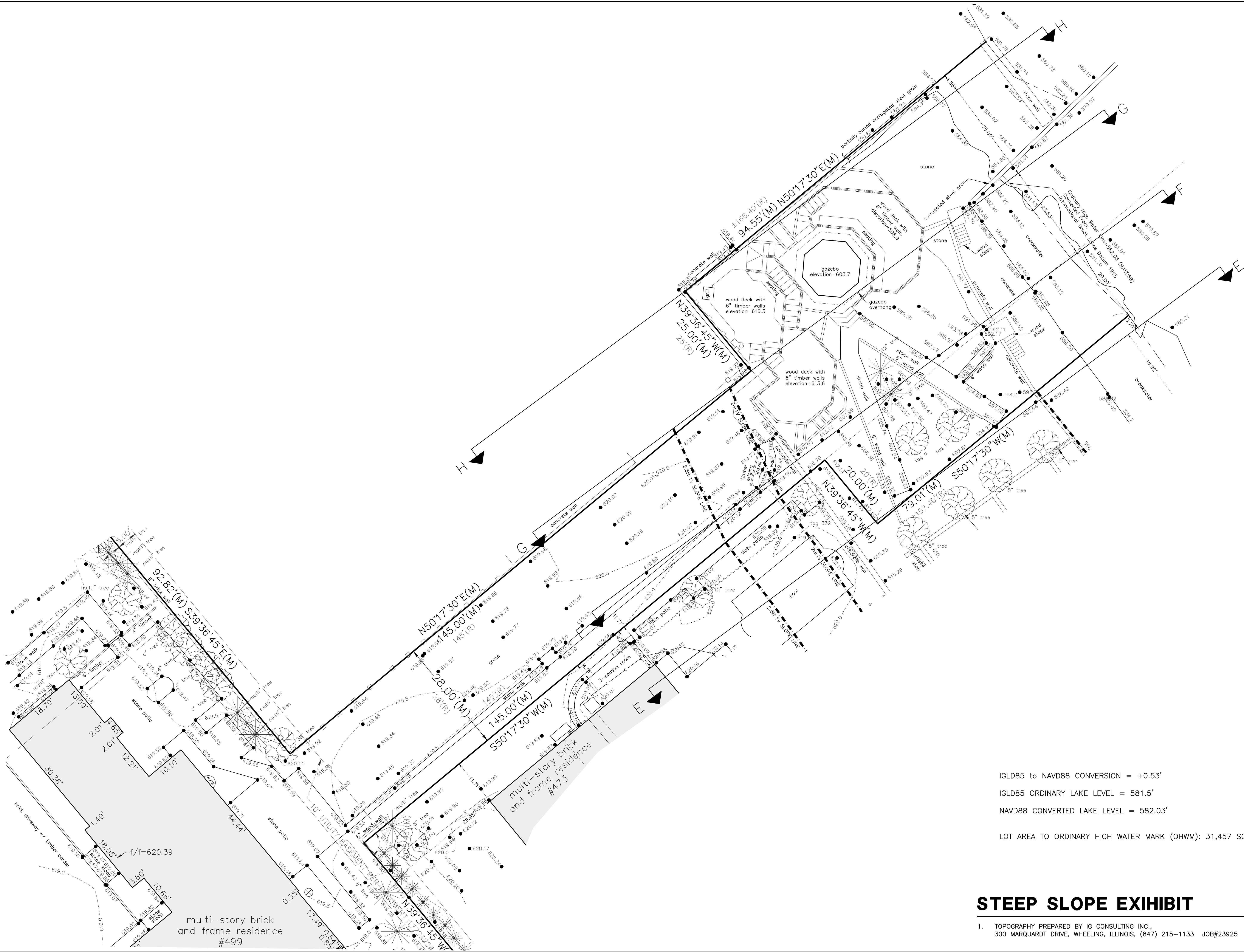
CROSS SECTIONS
DESIGN: K.C.L.
SCALE: 1"=10'
DATE: 07/18/24

DRAFTING: A.W.
DATE: 07/18/24

RESIDENCE
473 SHERIDAN ROAD
WINNETKA, ILLINOIS

PROJECT No.
23925

3 of 3



IGLD85 to NAVD88 CONVERSION = +0.53'
IGLD85 ORDINARY LAKE LEVEL = 581.5'
NAVD88 CONVERTED LAKE LEVEL = 582.03'

LOT AREA TO ORDINARY HIGH WATER MARK (OHWM): 31,457 SQ.FT.

STEEP SLOPE EXIHIBIT

- TOPOGRAPHY PREPARED BY IG CONSULTING INC.,
300 MARQUARDT DRIVE, WHEELING, ILLINOIS, (847) 215-1133 JOB#23925



PROJECT No.
23925

1 of 3

RESIDENCE 499 SHERIDAN ROAD WINNETKA, ILLINOIS

IG CONSULTING, INC.
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 ig@igconsulting.net

STEEP SLOPE EXHIBIT

DESIGN: K.C.L.

DRAFTING: A.W.

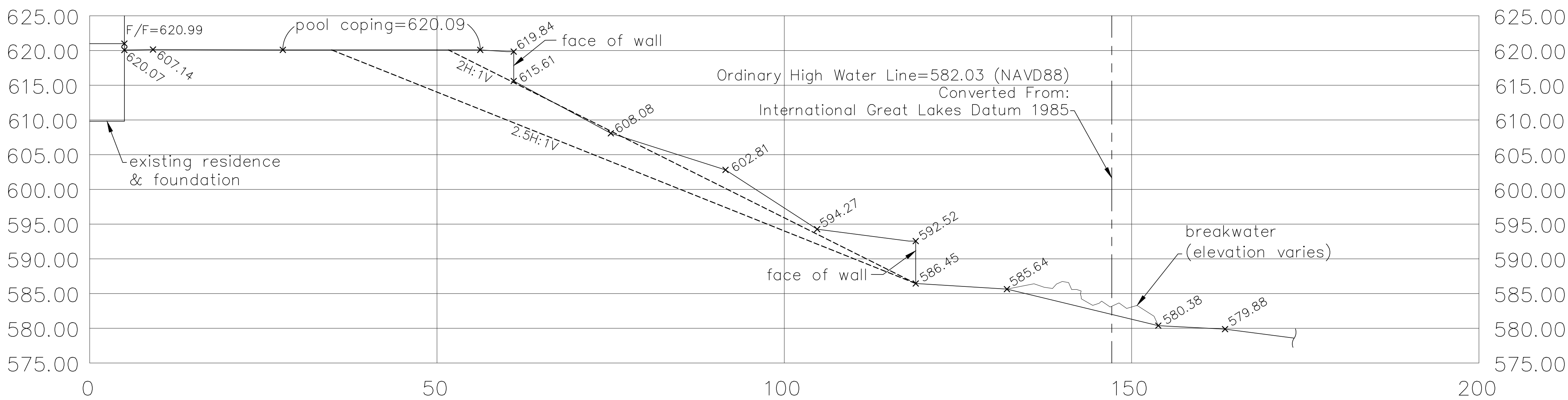
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DATE: 01/28/25

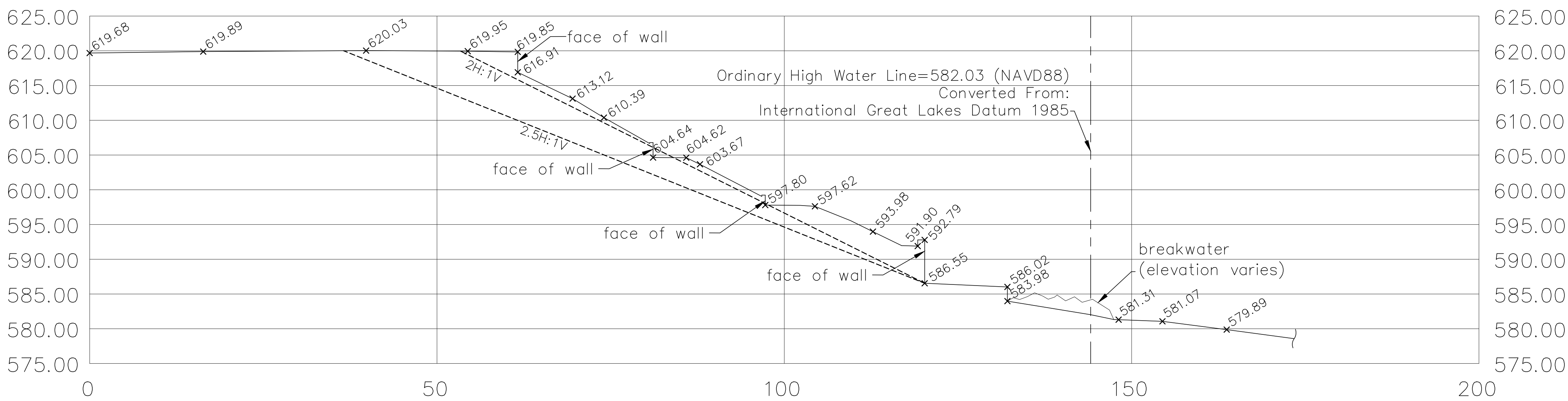
REVISIONS

DATE	DESCRIPTION	DRAWN BY

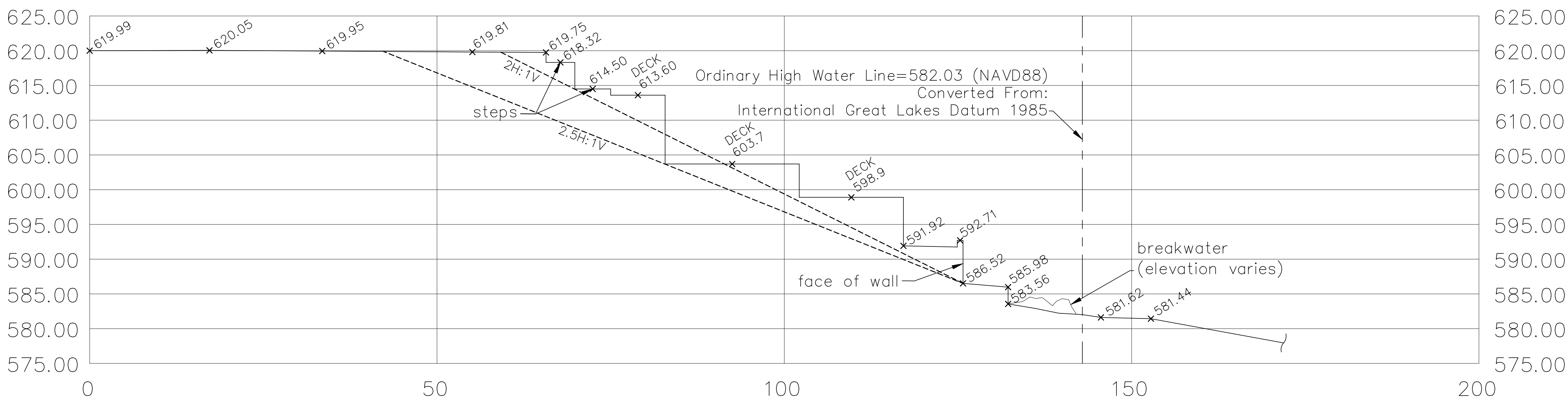
CROSS SECTION E-E SCALE: 1"=10'



CROSS SECTION F-F SCALE: 1"=10'



CROSS SECTION G-G SCALE: 1"=10'



REVISIONS	
DATE	DESCRIPTION

igCONSULTING, INC.

CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS

300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 FAX (847) 215-1177

1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 ig@igconsulting.net

CROSS SECTIONS

DESIGN: K.C.L. DRAFTING: A.W. DATE: 01/28/25

SCALE: 1"=10' FIRM NO. 184-001330

RESIDENCE

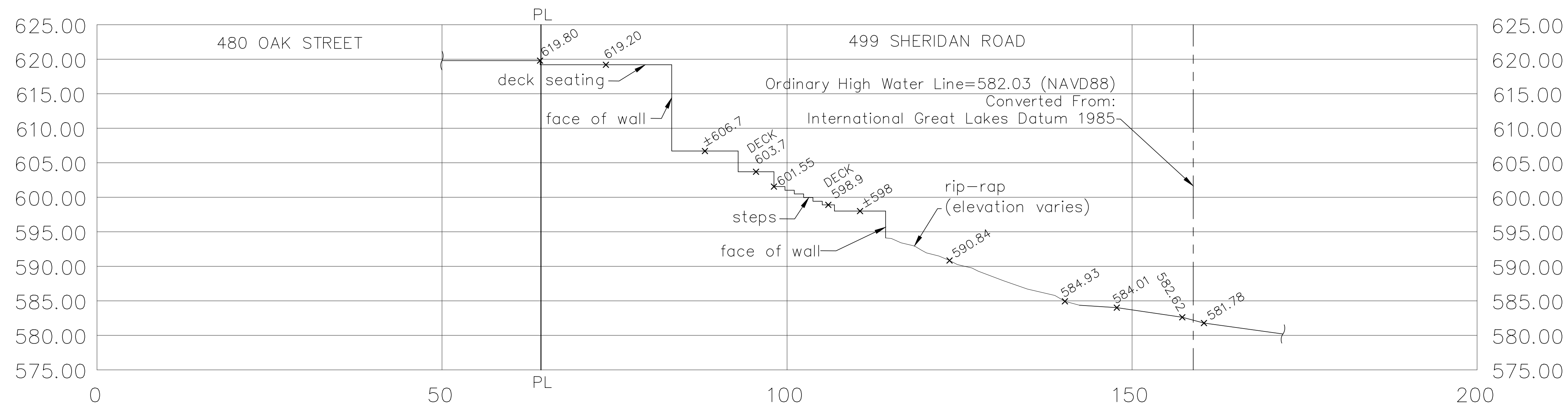
499 SHERIDAN ROAD

WINNETKA, ILLINOIS

PROJECT No. 23925

2 of 3

CROSS SECTION H-H SCALE: 1"=10'



RESIDENCE
499 SHERIDAN ROAD
WINNETKA, ILLINOIS

PROJECT No.
23925

3 of 3

[illegible]

IC CONSULTING, INC.
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 info@icconsulting.net

CROSS SECTIONS	DESIGN: K.C.L.	DRAFTING: A.W.
	SCALE: 1"=10'	DATE: 01/28/2015

FIRM NO.: 184-C001330

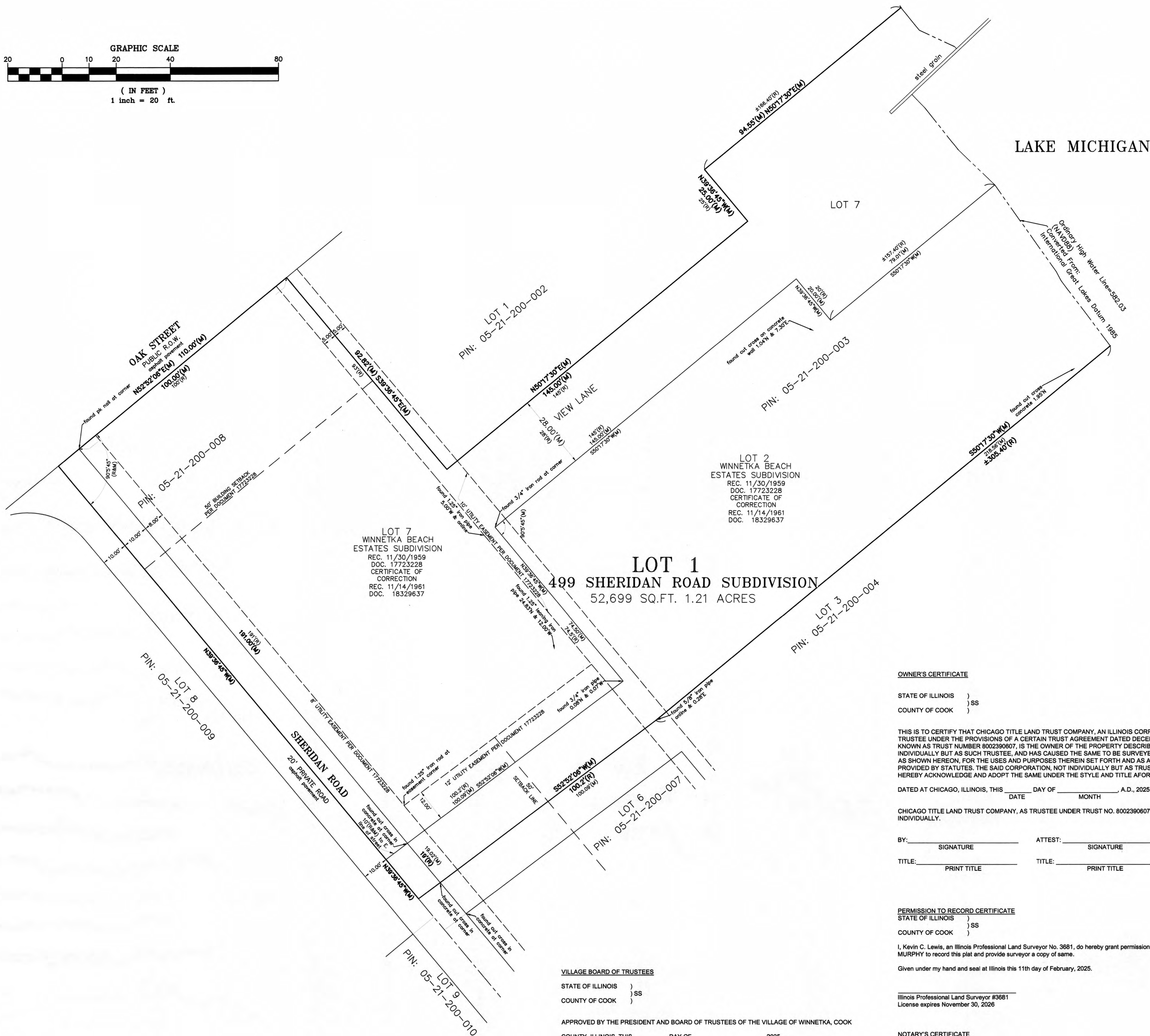
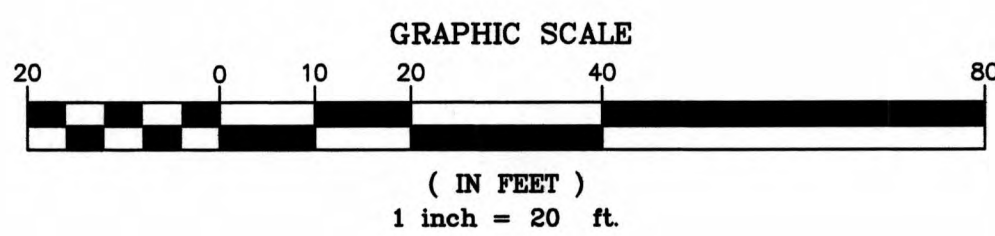
G:\G\23\23925\Eng\23925.dwg

SHEET 1 OF 1

PLAT OF SUBDIVISION

499 SHERIDAN ROAD SUBDIVISION

BEING A CONSOLIDATION OF PART OF THE NORTHEAST 1/4 OF SECTION 20 AND THE NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**OWNER'S CERTIFICATE**STATE OF ILLINOIS)
COUNTY OF COOK)

THIS IS TO CERTIFY THAT CHICAGO TITLE LAND TRUST COMPANY, AN ILLINOIS CORPORATION, AS TRUSTEE UNDER THE PROVISIONS OF A CERTAIN TRUST AGREEMENT DATED DECEMBER 9, 2022 AND KNOWN AS TRUST NUMBER 8002390607, IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE, NOT INDIVIDUALLY BUT AS SUCH TRUSTEE, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES. THE SAID CORPORATION, NOT INDIVIDUALLY BUT AS TRUSTEE, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT CHICAGO, ILLINOIS, THIS _____ DAY OF _____, A.D., 2025.

CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE UNDER TRUST NO. 8002390607 AND NOT INDIVIDUALLY.

BY: _____ ATTEST: _____
SIGNATURE SIGNATURE
TITLE: _____ TITLE: _____
PRINT TITLE PRINT TITLE**PERMISSION TO RECORD CERTIFICATE**STATE OF ILLINOIS)
COUNTY OF COOK)

I, Kevin C. Lewis, an Illinois Professional Land Surveyor No. 3681, do hereby grant permission to WILLIAM MURPHY to record this plat and provide surveyor a copy of same.

Given under my hand and seal at Illinois this 11th day of February, 2025.

Illinois Professional Land Surveyor #3681
License expires November 30, 2026**NOTARY'S CERTIFICATE**STATE OF ILLINOIS)
COUNTY OF COOK)

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY
IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____
PRINT NAME PRINT NAME

TITLE _____ AND _____ TITLE _____
OF CHICAGO TITLE LAND TRUST COMPANY, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME
PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH

_____ AND _____, RESPECTFULLY,

TITLE _____ TITLE _____
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 CORPORATION, AS TRUSTEE AS AFORESAID, FOR THE USES AND
PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC SIGNATURE

PRINT NAME

MY COMMISSION EXPIRES ON _____ MONTH _____ DATE _____, 20____.

SURVEYOR'S CERTIFICATESTATE OF ILLINOIS)
COUNTY OF COOK)

This is to certify that I, Kevin C. Lewis, Registered Illinois Land Surveyor No. 3681, have surveyed and subdivided the following, described property:

PARCEL 1: LOT 2 IN WINNETKA BEACH ESTATES, A SUBDIVISION OF THAT PART OF BLOCK 42 IN CHARLES E. PECK'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 20 AND THE NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHERLY LINE OF THAT PART OF NON-VACATED CHERRY STREET AND SOUTH OF THE NORTHERLY OF THE SOUTH 10 FEET OF OAK STREET AND EASTERLY OF THE EAST LINE OF SHERIDAN ROAD, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 7 IN WINNETKA BEACH ESTATES, A SUBDIVISION OF THAT PART OF BLOCK 42 IN CHARLES E. PECK'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 20 AND THE NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHERLY LINE OF THAT PART OF NON-VACATED CHERRY STREET AND SOUTH OF THE NORTHERLY OF THE SOUTH 10 FEET OF OAK STREET AND EASTERLY OF THE EAST LINE OF SHERIDAN ROAD, ALL IN COOK COUNTY, ILLINOIS.

as shown by the annexed plat which is a correct representation of said survey and subdivision. All distances are shown in feet and decimals thereof.

I further certify that this subdivision is located within the corporate limits of the Village of Winnetka.

I further certify that by scaled map location and graphic plotting only, the parcel included in this subdivision is located partially in Zone X Unshaded and Zone VE, a special flood hazard area, as shown on the FEMA flood insurance rate map 17031C-0251-K, with an effective date of 09/10/2021.

I further certify that all regulations enacted by the Board of Trustees of the Village of Winnetka relative to plats and subdivisions have been complied with in the preparation of this plat.

Given under my hand and seal at Illinois this 11th day of February, 2025.

Illinois Professional Land Surveyor #3681
License expires November 30, 2026**VILLAGE BOARD OF TRUSTEES**STATE OF ILLINOIS)
COUNTY OF COOK)

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, 2025.

BY: _____ ATTEST: _____
VILLAGE PRESIDENT, WINNETKA, IL VILLAGE CLERK**PLAN COMMISSION CERTIFICATE**STATE OF ILLINOIS)
COUNTY OF COOK)

RECOMMENDED BY THE PLAN COMMISSION OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS ON _____ DAY OF _____, 2025.

BY: _____ ATTEST: _____
PLAN COMMISSION CHAIR SECRETARY**DIRECTOR OF FINANCE CERTIFICATE**STATE OF ILLINOIS)
COUNTY OF COOK)

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

DATED THIS _____ DAY OF _____, 2025.

FINANCE DIRECTOR

VILLAGE ENGINEER CERTIFICATESTATE OF ILLINOIS)
COUNTY OF COOK)

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, 2025.

VILLAGE ENGINEER

WATER AND ELECTRICAL DEPARTMENT CERTIFICATESTATE OF ILLINOIS)
COUNTY OF COOK)

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

DATED THIS _____ DAY OF _____, 2025.

BY:

DIRECTOR OF WATER AND ELECTRIC

LEGEND
(R) RECORD
(M) MEASURED

NOTES:

LOT 7 VIEWLANE HEREBY VACATED.

ALL EXISTING SETBACKS PER SUBDIVISION PLATS ARE HEREBY VACATED. PROPERTY SHALL BE SUBJECT TO CURRENT MUNICIPAL ZONING CODE.

BASIS OF BEARINGS:
STATE PLANE COORDINATE SYSTEM ILLINOIS EAST

ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF. NO DIMENSIONS TO BE ASSUMED FROM SCALING.

COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

REFER TO TITLE REPORT FOR ANY EASEMENTS, COVENANTS OR RESTRICTIONS THAT MAY EXIST BUT ARE NOT SHOWN HEREON.

RETURN ADDRESS UPON RECORDING OF PLAT:

VILLAGE OF WINNETKA
COMMUNITY DEVELOPMENT
510 GREEN BAY ROAD
WINNETKA, IL 60093

MAILING ADDRESS FOR TAX BILL:

CTLTC #8002390607
10 LASALLE STREET, SUITE 2750
CHICAGO, IL 60603

PROJECT NUMBER
23925

PLAT OF SUBDIVISION
499 SHERIDAN ROAD SUBDIVISION
499 SHERIDAN ROAD
WINNETKA, ILLINOIS

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IG CONSULTING, INC.
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 | FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 | ig@igconsulting.net

PREPARED FOR:	WILLIAM MURPHY ARCHITECT, LTD	SCALE:	1"=20'
FIELD CREW:	C.L. & D.J.	FIELD WORK:	11/27/24
DRAFTED BY:	A.W.	CHECKED BY:	

FIRM NO. 184-001330

1 WINNETKA PLAN COMMISSION SPECIAL MEETING MINUTES EXCERPT
2 APRIL 10, 2025
3

4 **Members Present:**

Layla Danley, Chairperson
Matthew Bradley
Chris Enck
Liz Kunkle
Cyrus Subawalla

10 **Members Absent:**

Jonathan Alt
Mamie Case

13 **Non-Voting Members Present:**

Rob Apatoff

15 **Village Staff:**

Scott Mangum, Director of Community Development
Ann Klaassen, Assistant Director of Community
Development

18 ***
19

21 **New Applications:**

22 a. **Case No. 25-02-SD: 473 Sheridan Road and 499 Sheridan Road:** Applications seeking approval
23 of (i) a Final Plat of Subdivision to consolidate the two existing lots known as 473 Sheridan Road and
24 499 Sheridan Road into a single Lot of Record, which requires (a) a variation to allow a side lot line
25 abutting a rear lot line; and (b) a finding of "No Material Increased Adverse Impact" for the existing
26 wood deck at 499 Sheridan Road, which observes less than the minimum required side yard setback of
27 12 feet and less than the minimum required front yard setback of 50 feet from the ordinary high water
28 mark of Lake Michigan; and (ii) a Special Use Permit to allow the consolidation that is greater than two
29 times the minimum required lot size and more than two times the minimum required average lot width
30 for a corner lot in the R-2 Single-Family Residential Zoning District. The Village Council has final
31 jurisdiction on this request.

32 Ms. Klaassen stated the application is for the lot consolidation of two existing lots to accommodate the
33 construction of a new home with the Commission to consider a recommendation on the final plat of
34 subdivision and a special use request. She identified the property's location, zoning classification and size,
35 both of which she described to the Commission in detail. Ms. Klaassen then referred to the
36 Comprehensive Plan designation with regard to the two lots and noted the property is also subject to the
37 steep slope regulations. She referred to current property photos and noted demolition permit applications
38 for both lots were approved without delay by the Historic Preservation Commission. Ms. Klaassen
39 described the proposed consolidated lot which she identified for the Commission in an illustration as well
40 as the existing utility easements. She noted a special use permit is required due to the proposed lot's size
41 and noted the two existing lots are nonconforming in terms of minimum required lot area and lot width
42 for 473 Sheridan parcel and lot depth for the 499 Sheridan Road parcel. Ms. Klaassen then described the
43 existing nonconforming deck and gazebo that would remain and referred to residential standards used to
44 evaluate the proposed consolidation with the ability of the Village Council to impose conditions.
45

46 Ms. Klaassen stated plans were provided by the applicant and the Commission can determine if the
47 proposed plans are consistent with the special use standards and may consider any appropriate
48 conditions. She also referred to 40 lots east of Sheridan Road which measure more than double the

1 minimum lot area. Mr. Bradley asked for clarification relating to the standards for the minimum lot size
2 for two lots. Ms. Klaassen explained that the ordinance was adopted in 2023 in order to address these
3 types of issues. She also referred to subdivision standards with which the proposed consolidation must
4 comply and she explained how it applied to the application that the Commission is to consider. Ms.
5 Klaassen then identified the standard which encouraged typical lot configurations and identified the
6 existing remaining nonconformities and those which would be eliminated.

7
8 Ms. Klaassen described the proposed improvements and stated the Village Engineer and Coastal Engineer
9 assisting the Village with the review of lakefront developments confirmed the application would comply
10 with the steep slope zone regulations. She noted the proposed boathouse is allowed in the steep slope
11 zone and the front yard setback, and is within the size limitations allowed in the steep slope regulations.
12 Ms. Klaassen noted that the Village Engineering Department would require additional engineering with
13 regard to the entire proposal to ensure it would not impact the stability of the steep slope zone or adjacent
14 properties. She also noted storm water detention would not be required and explained how storm water
15 would be discharged from the site with the Village Engineering staff verifying storm water regulations are
16 adhered to in terms of onsite storm water management. Ms. Klaassen then referred to the various
17 proposed elevations.

18
19 Ms. Klaassen stated the Commission is to consider whether the special use to allow the lot consolidation
20 is consistent with the Comprehensive Plan and the six special use standards as well as whether the
21 subdivision code variation to allow the side lot line to abut the rear lot line complied with the exception
22 she previously referred to. She stated the Commission is also to consider whether the remaining
23 nonconforming wood deck would result in a material increased adverse impact on the public health,
24 comfort and welfare. Ms. Klaassen stated following the applicant's presentation and public comment, the
25 Commission may either continue the hearing to a date certain to allow the applicant or staff to address
26 questions or consider a motion recommending approval or denial of the special use and plat of subdivision
27 with draft language included on page nos. 24 and 25. She then asked if there were any questions.

28
29 Chairperson Danley asked if there were any questions. Mr. Subawalla asked if the gazebo would be
30 grandfathered in. Ms. Klaassen confirmed that is correct and referred to the fact that it is not uncommon
31 for existing lakefront improvements to be legally nonconforming. She also explained it is not uncommon
32 in this area for side lot lines to abut rear lot lines, etc. Ms. Klaassen also explained the conditions under
33 which flag lots are allowed to be created and that they are not strictly prohibited. Ms. Klaassen added the
34 Village Engineering Department preferred for storm water to be discharged to the lake.

35
36 Chairperson Danley swore in those speaking to this matter. Bill Murphy, the architect, introduced himself
37 to the Commission and referred to an illustration and explained the existing homes' positions. He also
38 explained how storm water would be discharged to the lake and noted there is currently no detention
39 system in place on either property. Mr. Murphy stated storm water discharge toward the lake would
40 benefit the storm water management system and the neighborhood.

41
42 Chairperson Danley asked if there were any questions. Mr. Enck asked if the project would involve bluff
43 reinforcement. Mr. Murphy responded there is an existing sound concrete reinforcement with additional
44 reinforcement to be constructed around the boathouse. Chairperson Danley asked for an explanation for
45 keeping the existing wood deck and gazebo. Mr. Murphy explained their reasoning including that they are
46 in good condition. Mr. Subawalla asked if the pool is beyond the steep slope zone. Ms. Klaassen responded
47 it is allowed in the slope transition area with certain engineering standards to be met. No additional
48 questions were raised at this time.

1 Chairperson Danley asked for public comment. No comments were made at this time. She then called the
2 matter in for discussion.

3
4 Mr. Bradley stated he is generally in support of the application, due to the uniqueness of the properties,
5 although it is precedent setting. He referred to the amount of the square foot overage which is a result of
6 joining two lots which would create a side lot abutting a rear lot. Mr. Bradley stated the new home would
7 comply with the standards and steep slope issues. Trustee Apatoff commented the proposal represented
8 a good plan and would not have a significant impact on the slope while eliminating worse problems. Mr.
9 Enck informed the Commission the Historic Preservation Commission reviewed the home to the north for
10 landmark status and referred to the irregularly shaped lots in the neighborhood. Ms. Kunkle agreed with
11 the comments made and the odd lot shapes. She stated the request would not be overdone and the
12 gazebo and deck to remain would be similar in style to the new home. Ms. Kunkle also noted no other
13 potential relief is requested and agreed it is a unique situation which would not be precedent setting. Mr.
14 Subawalla asked for accommodations to be made in terms of the 1950's or 1960's gazebo style. Mr. Enck
15 referred to the fact that the new home would be smaller than the buildable amount of FAR allowed. Ms.
16 Kunkle referred to the unanimous support from other advisory bodies and the fact that there was no
17 public objection. Chairperson Danley agreed with Ms. Kunkle's comments and referred to the deck
18 remaining and that she would be in support.

19
20 Mr. Bradley questioned the demolition plans and property access. Mr. Murphy explained how staging
21 would occur during the demolition and construction process.

22
23 Chairperson Danley then asked for a motion to recommend approval. Mr. Bradley moved to recommend
24 approval of the request as indicated on page nos. 24 and 25 of the agenda packet without conditions. Ms.
25 Kunkle seconded the motion. A vote was taken and the motion unanimously passed, 5 to 0:

26 AYES: Bradley, Danley, Enck, Kunkle, Subawalla

27 NAYS: None

28 NON-VOTING: Apatoff

29
30 ***

31
32 Respectfully submitted,

33
34 Antionette Johnson

35 Recording Secretary



Agenda Item Executive Summary

TITLE: Resolution No. R-46-2025: Granting an Amendment to a Special Use Permit, a Variation, and a Certificate of Appropriateness for the Construction of a Playground and Improvements within the R-2 Single Family Residential District (1112 Willow Road) (Public Hearing)

PRESENTER: Scott Mangum

AGENDA DATE: May 20, 2025

CONSENT: No

ITEM TYPE: Ordinances and Resolutions

ITEM HISTORY:

On January 7, 2020, the Village Council approved two resolutions related to the Village stormwater project: (i) Resolution No. R-1-2020, approving an intergovernmental cooperation agreement regarding stormwater improvements at Crow Island School between the Board of Education of Winnetka School District 36 (the "Applicant") and the Village of Winnetka ("IGA"); and (ii) Resolution No. R-2-2020 approving variations related to, at that time, potential future related school-related improvements within a "Potential Building Zone" at Crow Island School in conjunction with Village stormwater improvements.

On April 2, 2024, the Village Council approved Resolution No. R-37-2024 and Resolution No. R-36-2024. Resolution No. R-37-2024 approved a final plat of subdivision, which relocated the lot line dividing the property located at 1112 Willow Road, where Crow Island Elementary School is located and owned by the Applicant, and Crow Island Woods, which is owned by the Winnetka Park District. Resolution No. 36-2024, granted an amendment to an existing Special Use Permit and a Certificate of Appropriateness for the construction of an addition on the southwest corner of the existing school building, which is currently under construction.

EXECUTIVE SUMMARY:

On Tuesday, May 20, 2025, the Village Council is scheduled to hold a public hearing to consider a resolution associated with proposed improvements at Crow Island Elementary School. The resolution would approve an amendment to a special use permit, a zoning variation, and a certificate of appropriateness to allow proposed playground and landscaping improvements at Crow Island Elementary School. Attached is a separate staff report providing more details regarding the resolution and the Applicant's request.

RECOMMENDATION:

Consider adopting Resolution No. R-46-2025, granting an amendment to an existing special use permit, a variation, and a certificate of appropriateness to allow playground and landscaping improvements for the existing elementary school located at 1112 Willow Road in the R-2 Single-Family Residential Zoning District.

ATTACHMENTS:

1. Resolution No. R-46-2025: Granting an Amendment to a SUP, a Variation, & a Certificate of Appropriateness for Crow Island School
2. Staff Report: Crow Island School – Special Use Permit, Variation & Certificate of Appropriateness 1112 Willow Road (Resolution No. R-46-2025)
3. Application Materials
4. Resolution No. R-37-2024: Approving a Final Plat of Subdivision and Resolution No. R-36-2024: Granting an Amendment to a SUP & a COA
5. Resolution No. R-2-2020: Approving Variations Related to Improvements at Crow Island School in Conjunction with Village Stormwater Improvements

ATTACHMENT 1

RESOLUTION NO. R-46-2025

A RESOLUTION GRANTING AN AMENDMENT TO A SPECIAL USE PERMIT, A VARIATION, AND A CERTIFICATE OF APPROPRIATENESS FOR THE CONSTRUCTION OF A PLAYGROUND AND IMPROVEMENTS WITHIN THE R-2 SINGLE FAMILY RESIDENTIAL DISTRICT (1112 Willow Road)

WHEREAS, the Board of Education of Winnetka Public School District No. 36 (“*School District*”) is the record title owner of the property commonly known as 1112 Willow Road, Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Resolution (“*Subject Property*”); and

WHEREAS, the Subject Property is located within the R-2 Single-Family Residential District of the Village (“*R-2 District*”); and

WHEREAS, the Subject Property consists of approximately 6.3 acres, improved with a school building generally located on the east side of the Subject Property (“*Existing Building*”); and

WHEREAS, the School District operates a public school known as the Crow Island Elementary School (“*Elementary School*”) on the Subject Property; and

WHEREAS, pursuant to Section 17.24.020 of the Winnetka Zoning Ordinance (“*Zoning Ordinance*”), the operation of an elementary school is permitted within the R-2 District with a special use permit; and

WHEREAS, on May 7, 2019, the Village Council approved Ordinance No. M-6-2019 (“*Special Use Ordinance*”) granting the School District a special use permit to allow for improvements to the Playground on the Subject Property (“*Special Use Permit*”); and

WHEREAS, on January 7, 2020, the Village Council adopted two resolutions related to the Village stormwater project: (i) Resolution No. R-1-2020 approving an intergovernmental cooperation agreement regarding stormwater improvements at Crow Island School between the Board of Education of Winnetka School District 36 and the Village of Winnetka (“IGA”); and (ii) Resolution No. R-2-2020 approving variations related to, at that time, potential future related school-related improvements within a “Potential Building Zone” at Crow Island School in conjunction with Village stormwater improvements; and

WHEREAS, on April 2, 2024, the Village Council approved Resolution R-36-2024 granting the School District an amendment to the Special Use Permit and a certificate of appropriateness to allow construction of an addition to the Existing Building; and

WHEREAS, the School District proposes to construct playground and landscaping improvements on the south side of the Existing Building along Glendale Avenue including: (i) a new asphalt play surface; (ii) two basketball hoops; (iii) a rubberized poured in place surface measuring approximately 5,952 square feet; (iv) installing various landscaping including at least

eight large-growing trees; (v) playground equipment; and (vi) installing a four-foot decorative iron fence (vi) other ancillary improvements (collectively, the “**Proposed Improvements**”); and

WHEREAS, the Proposed Improvements comply with the limits of the following zoning variations granted by Resolution No. R-2-2020:

- A. Roofed Lot Coverage of no greater than 75,000 square feet, whereas a maximum of 59,695 square feet is permitted, a variation of 15,032 square feet (an increase of 25.1%) [Section 17.30.030 – Intensity of Use of Lot];
- B. Impermeable Surface Coverage of no greater than 138,000 square feet, whereas a maximum of 119,936 square feet is permitted, a variation of 18,064 square feet (an increase of 15.1%) [Section 17.30.030 - Intensity of Lot];
- C. Gross Floor Area of no greater than 90,000 square feet, whereas a maximum of 56,985 square feet is permitted, a variation of 33,015 square feet (an increase of 57.9%) [Section 17.30.040 – Maximum Building Size]; and
- D. Side yard setback of 0.00 feet from the westerly property line, whereas a minimum of 12.00 feet is required, a variation of 12.00 feet (a decrease of 100%) [Section 17.30.060 – Side Yard Setbacks]; and

WHEREAS, pursuant to Section 17.56.090 of the Zoning Ordinance, no special use may be enlarged or extended by structural alteration of a building or other structure without amending the special use permit; and

WHEREAS, the School District desires to amend the Special Use Permit to allow for the construction and operation of the Proposed Improvements; and

WHEREAS, the School District filed an application for: (i) an amendment to the Special Use Permit pursuant to Sections 17.24.020 and Chapter 17.56 of the Zoning Ordinance to allow the construction and operation of the Proposed Improvements on the Subject Property within the R-2 District (“**Special Use Permit Amendment**”); (ii) a variation from Section 17.30.080 of the Zoning Ordinance to allow the construction of the Proposed Improvements to exceed the permitted height of 15 feet (“**Variation**”) and; (iii) a certificate of appropriateness pursuant to Section 15.40.010 of the Winnetka Village Code (“**Village Code**”) (the Special Use Permit Amendment, the Variation, and Certificate of Appropriateness are, collectively, the “**Requested Relief**”); and

WHEREAS, pursuant to Chapter 17.76 of the Zoning Ordinance, a special procedure is established for a public agency that (i) is serving all or part of the Village; and (ii) has entered into an intergovernmental agreement with the Village related to construction of stormwater improvements, to allow for the Village Council to be the public body to conduct the necessary public hearings on special use permits, certificates of appropriateness, and zoning relief; and

WHEREAS, on May 20, 2025, after due notice thereof, the Council conducted a public hearing on the Requested Relief; and

WHEREAS, the Village Council has determined that approval of the proposed Special Use Permit Amendment satisfies the standards for the approval of special use permits within the R-2 District set forth in Chapter 17.56 of the Zoning Ordinance; and

WHEREAS, the Village Council has determined that: (i) the Variation is in harmony with the general purpose and intent of the Zoning Ordinance and is in accordance with general or specific rules set forth in Chapter 17.60 of the Zoning Ordinance; and (ii) there are practical difficulties or particular hardships in the way of carrying out the strict letter of the provisions or regulations of the Zoning Ordinance from which the Variation has been sought; and

WHEREAS, the Village Council has determined that approval of the Requested Relief for the construction and operation of the Proposed Improvements on the Subject Property within the R-2 District is in the best interest of the Village and its residents; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1: RECITALS. The foregoing recitals are hereby incorporated into this Section 1 as the findings of the Village Council of the Village of Winnetka, as if fully set forth herein.

SECTION 2: APPROVAL OF SPECIAL USE PERMIT AMENDMENT. Subject to, and contingent upon, the terms and conditions set forth in Section 5 of this Resolution, the Special Use Permit Amendment is hereby granted, pursuant to Chapter 17.56 and Section 17.24.020 of the Zoning Ordinance and the home rule powers of the Village, to allow the construction and operation of the Proposed Improvements on the Subject Property within the R-2 District.

SECTION 3: APPROVAL OF VARIATION. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Section 5 of this Ordinance, a variation from Section 17.30.080 to allow a height of 16 feet for the Proposed Improvements where a maximum height of 15 feet is permitted, granting a one-foot variation, is hereby granted with respect to the Subject Property, in accordance with and pursuant to Chapter 17.60 of the Zoning Ordinance and the home rule powers of the Village:

SECTION 3: APPROVAL OF CERTIFICATE OF APPROPRIATENESS. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Section 5 of this Resolution, the Certificate of Appropriateness is granted for the Subject Property, pursuant to Section 15.40.010 of the Village Code and the home rule powers of the Village.

SECTION 5: CONDITIONS. The approvals granted by Sections 2, 3 and 4 of this Resolution are subject to, and contingent upon, compliance by the School District with the following conditions:

- A. **Commencement of Construction.** The School District must commence the construction of the Proposed Improvements no later than 12 months after the effective date of this Resolution.
- B. **Compliance with Regulations.** Except to the extent specifically provided otherwise in this Resolution, the development, use, and maintenance of the Proposed Improvements and the Subject Property must comply at all times with all applicable Village codes and ordinances, as they have been or may be amended over time.

- C. Compliance with Plans. The development, use, and maintenance of the Proposed Improvements at the Subject Property must be in strict accordance with the Plans for the Proposed Improvements prepared by Perkins & Will, and Terra Landscape Architecture, consisting of 38 sheets, attached to and, by this reference made a part of this resolution as **Exhibit B**, except for minor changes and site work approved by the Director of Community Development or the Director of Engineering (within their respective permitting authority) in accordance with all applicable Village codes, ordinances, and standards:
- D. Continued Effect of Special Use Permit. The Special Use Permit, as amended by this Special Use Permit Amendment, remains in full force and effect; provided, however, that in the event of any conflict between the Special Use Permit and the Special Use Permit Amendment, the provisions of the Special Use Permit Amendment will control.
- E. Reimbursement of Village Costs. In addition to any other costs, payments, fees, charges, contributions, or dedications required under applicable Village codes, ordinances, resolutions, rules, or regulations, the School District must pay to the Village, promptly upon presentation of a written demand or demands therefor, of all fees, costs, and expenses incurred or accrued in connection with the review, negotiation, preparation, consideration, and review of this Resolution. Payment of all such fees, costs, and expenses for which demand has been made shall be made by a certified or cashier's check. Further, the School District must pay upon demand all costs incurred by the Village for publications and recordings required in connection with the aforesaid matters.

SECTION 6: RECORDATION; BINDING EFFECT. A copy of this Resolution shall be recorded with the Recording Division of the Cook County Clerk. This Resolution and the privileges, obligations, and provisions contained herein inure solely to the benefit of and are binding upon the School District and each of its heirs, representatives, successors, and assigns.

SECTION 7: FAILURE TO COMPLY. Upon the failure or refusal of the School District to comply with any or all of the conditions, restrictions, or provisions of this Resolution, in addition to all other remedies available to the Village, the approvals granted in Sections 2, 3 and 4 of this Resolution will, at the sole discretion of the Village Council, by resolution duly adopted, be revoked and become null and void; provided, however, that the Village Council may not so revoke the approvals granted in Sections 2, 3 and 4 of this Resolution unless it first provides the School District with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village Council. In the event of revocation, the development and use of the Subject Property will be governed solely by the regulations of the applicable zoning district and the applicable provisions of the Zoning Ordinance, as the same may be amended from time to time. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

SECTION 8: FUTURE AMENDMENT OF SPECIAL USE PERMIT. Any future amendments to the Special Use Permit Amendment granted in Section 2 of this Resolution that

may be requested by the School District after the effective date of this Resolution may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance.

SECTION 9: EFFECTIVE DATE.

A. This Resolution will be effective only upon the occurrence of all of the following events:

1. Passage by the Village Council in the manner required by law;
2. Publication in pamphlet form in the manner required by law; and
3. The filing by the School District with the Village Clerk of an Unconditional Agreement and Consent in the form of **Exhibit C** attached to and, by this reference, made a part of this Resolution, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Resolution and to indemnify the Village for any claims that may arise in connection with the approval of this Resolution.

B. In the event that the School District does not file with the Village Clerk a fully executed copy of the unconditional agreement and consent described in Section 9.A.3 of this Resolution within 60 days after the date of passage of this Resolution by the Village Council, the Village Council shall have the right, in its sole discretion, to declare this Resolution null and void and of no force or effect.

[SIGNATURE PAGE FOLLOWS]

PASSED this 20th day of May, 2025, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this ____ day of _____, 2025.

Signed:

Village President

Countersigned:

Village Clerk

Published by authority of the
President and Board of Trustees
of the Village of Winnetka,
Illinois, this ____ day of _____,
2025.

Introduced: May 20, 2025

Passed and Approved: _____, 2025

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

LOT 1 OF CROW ISLAND SCHOOL SUBDIVISION

Commonly known as 1112 Willow Road, Winnetka, Illinois.

PIN: _____

EXHIBIT B

PLANS

(SEE ATTACHED EXHIBIT B)

Crow Island

Landscaping and Playground

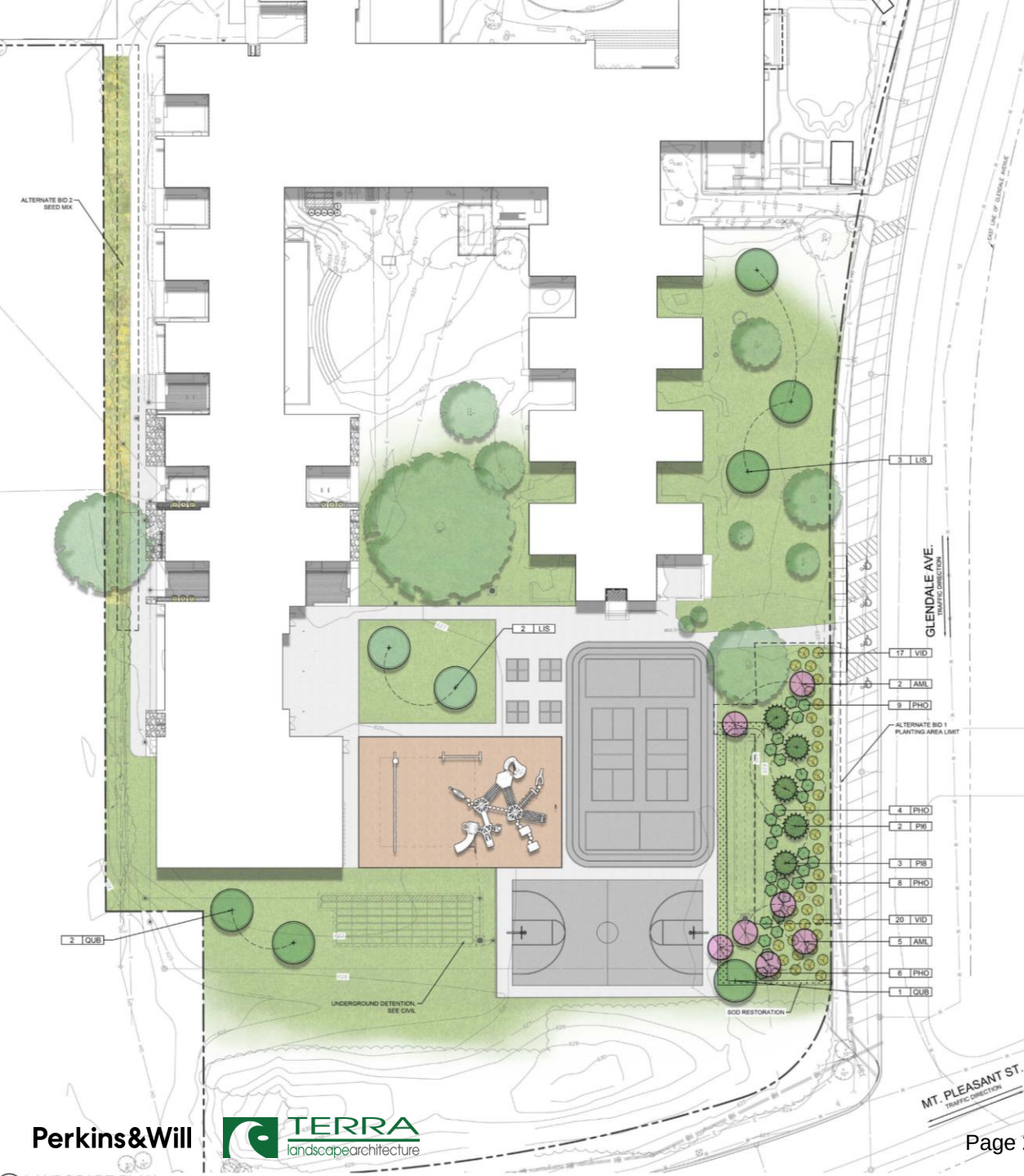
March 19, 2025

Original Building
1939

Addition
1954

Addition
2025





PLANT PALETTE

SHADE TREES



SweetGum
Liquidambar styraciflua



Swamp White Oak
Quercus bicolor

EVERGREEN TREES



Austrian Pine
Pinus nigra Austian

ORNAMENTAL TREES



Serviceberry
Amelanchier laevis

SHRUBS



Dwarf Fothergilla
Fothergilla gardenii



Scarlet Beauty Virginia Sweetspire
Itea virginica 'Morton'



Chicago Arrowwood Viburnum
Viburnum dentatum' Synnstedt'



Center Glow Ninebark
Physocarpus opulifolius 'Center Glow'

PERENNIALS

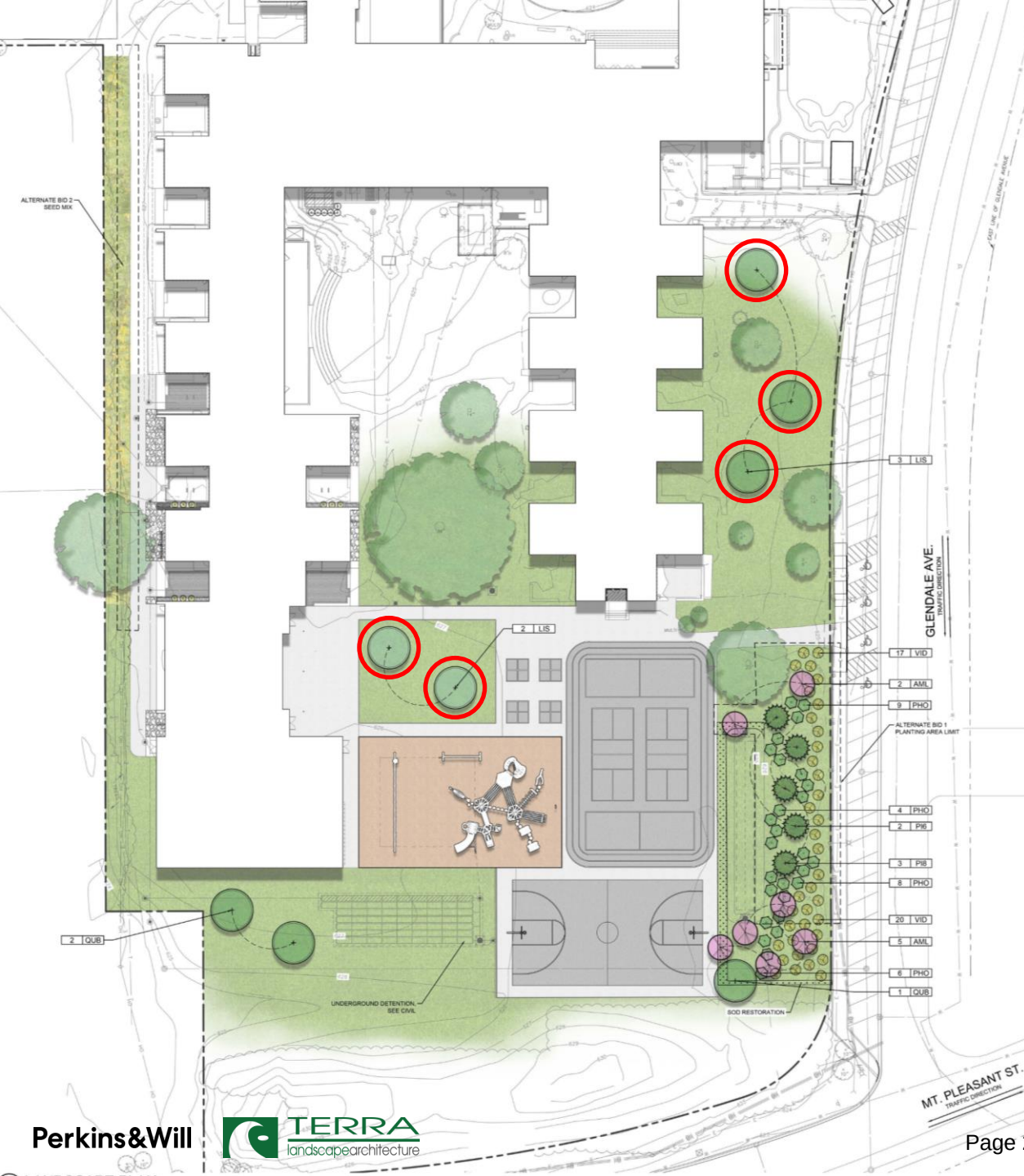


Coral Bells
Heuchera 'Marmalade' Marmalade



Francee Hosta
Hosta 'Francee'

Plant Schedule					
Crow Island School Winnetka					
Qty.	Key	Botanical name	Common name	Size	Notes
SHADE TREES					
5	LIS	Liquidambar styraciflua	Sweetgum	3" Cal. B&B	Central leader
3	QUB	Quercus bicolor	Swamp White Oak	3" Cal. B&B	Central leader
EVERGREEN TREES					
3	PH	Pinus nigra	Austrian Pine	8'HT. B&B	Central leader
2	PH	Pinus nigra	Austrian Pine	6'HT. B&B	Central leader
ORNAMENTAL TREES					
7	AML	Amelanchier laevis	Allegheny Serviceberry	2.5" Cal. B&B	Multi-stem
DECIDUOUS SHRUBS					
6	FOG	Fothergilla gardenii	Dwarf Fothergilla	24" B&B	4' o.c.
6	ITM	Itea virginica 'Morton'	Scarlet Beauty Virginia Sweetspire	24" B&B	3' o.c.
37	VID	Viburnum dentatum 'Synnstedt'	Chicago Lustre Arrowwood Viburnum	24" B&B	7' o.c.
27	PHO	Physocarpus opulifolius 'Center Glow'	Center Glow Ninebark	24" B&B	6' o.c.
PERENNIALS					
11	HEM	Heuchera 'Marmalade'	Marmalade Coral Bells	#1 Cont.	18" o.c.
22	HOF	Hosta 'Francee'	Francee Hosta	#1 Cont.	18" o.c.



PLANT PALETTE

SHADE TREES



SweetGum
Liquidambar styraciflua



Swamp White Oak
Quercus bicolor

EVERGREEN TREES



Austrian Pine
Pinus nigra Austrian

ORNAMENTAL TREES



Serviceberry
Amelanchier laevis

SHRUBS



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Fothergilla gardenii



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Itea virginica 'Morton'



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Viburnum dentatum' Synnestevedt'



Center Glow Ninebark
Physocarpus opulifolius 'Center Glow'

PERENNIALS

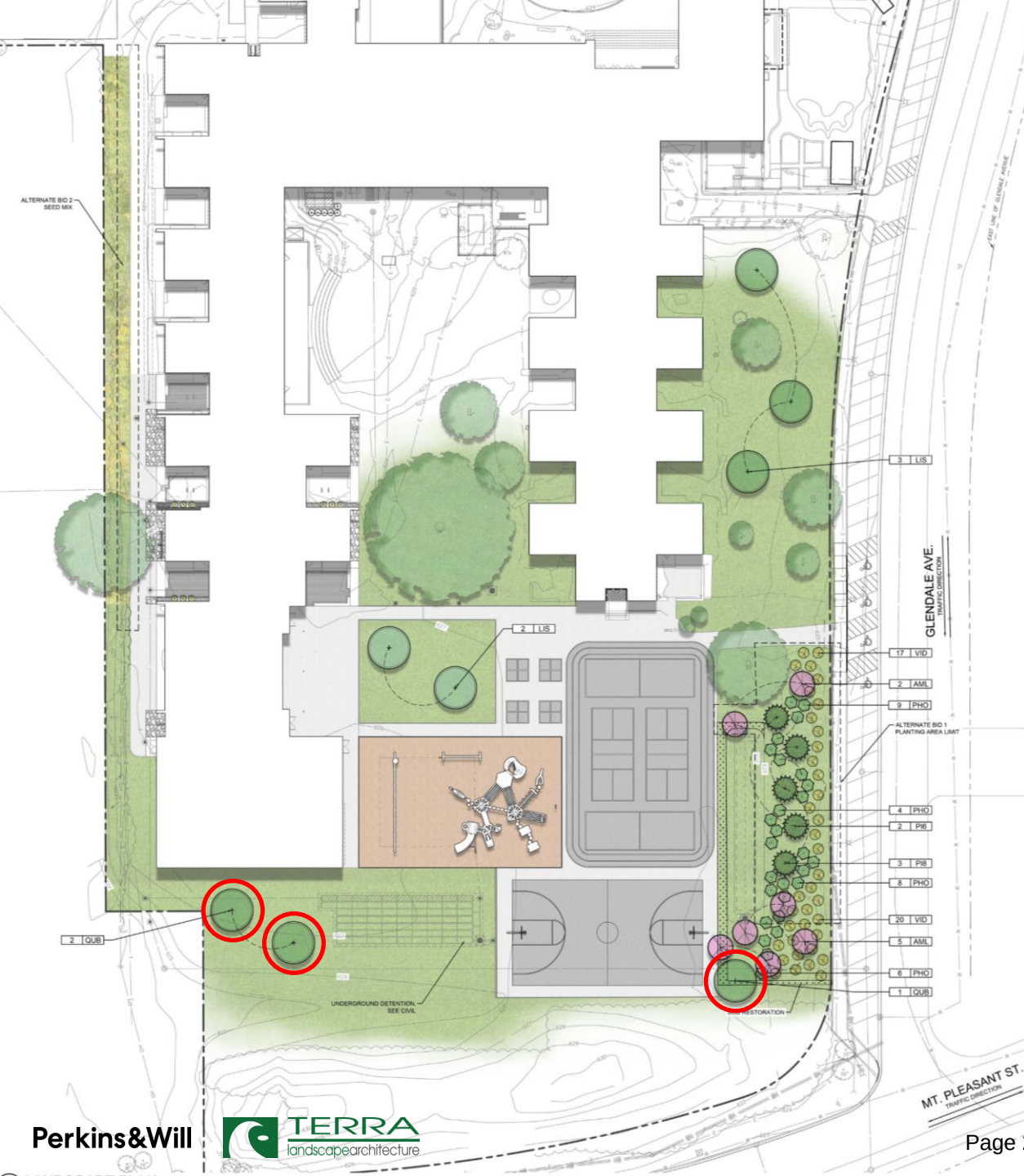


Coral Bells
Heuchera 'Marmalade' Marmalade



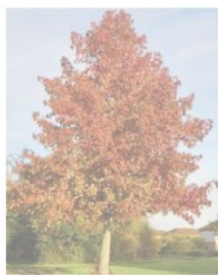
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PLANT PALETTE

SHADE TREES



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Liquidambar styraciflua



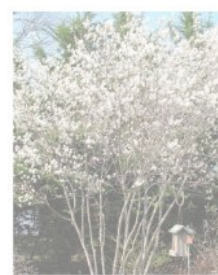
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EVERGREEN TREES



Austrian Pine
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ORNAMENTAL TREES



Serviceberry
Amelanchier laevis

SHRUBS



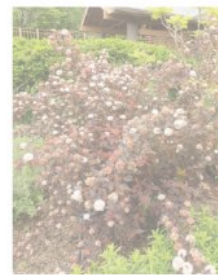
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PERENNIALS



Coral Bells
Heuchera 'Marmalade'



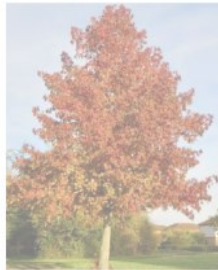
Francee Hosta
Hosta 'Francee'

Plant Schedule					
Crow Island School Winnetka					
Qty.	Key	Botanical name	Common name	Size	Notes
SHADE TREES					
5	LS	Liquidambar styraciflua	Sweetgum	3" Cal. B&B	Central leader
3	QUB	Quercus bicolor	Swamp White Oak	3" Cal. B&B	Central leader
EVERGREEN TREES					
3	PB	Pinus nigra	Austrian Pine	8' HT. B&B	Central leader
2	PB	Pinus nigra	Austrian Pine	6' HT. B&B	Central leader
ORNAMENTAL TREES					
7	AML	Amelanchier laevis	Allegheny Serviceberry	2.5" Cal. B&B	Multi-stem
DECIDUOUS SHRUBS					
6	FOG	Fothergilla gardenii	Dwarf Fothergilla	24" B&B	4' o.c.
6	ITM	Itea virginica 'Morton'	Scarlet Beauty Virginia Sweetspire	24" B&B	3' o.c.
37	VIB	Viburnum dentatum 'Synnestsvedt'	Chicago Lustre Arrowwood Viburnum	24" B&B	7' o.c.
27	PHO	Physocarpus opulifolius 'Center Glow'	Center Glow Ninebark	24" B&B	6' o.c.
PERENNIALS					
11	HEM	Heuchera 'Marmalade'	Marmalade Coral Bells	#1 Cont.	18" o.c.
22	HOF	Hosta 'Francee'	Francee Hosta	#1 Cont.	18" o.c.



PLANT PALETTE

SHADE TREES



SweetGum
Liquidambar styraciflua



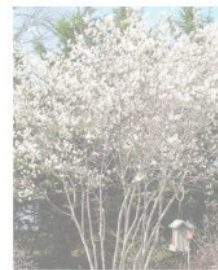
Swamp White Oak
Quercus bicolor

EVERGREEN TREES



Austrian Pine
Pinus nigra Austian

ORNAMENTAL TREES



Serviceberry
Amelanchier laevis

SHRUBS



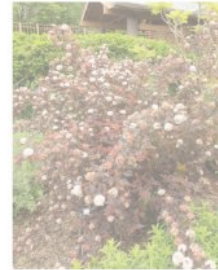
Dwarf Fothergilla
Fothergilla gardenii



Scarlet Beauty Virginia
Sweetspire
Itea virginica 'Morton'



Chicago Arrowwood
Viburnum
*Viburnum dentatum'
Synnvested'*



Center Glow Ninebark
*Physocarpus opulifolius
'Center Glow'*

PERENNIALS



Coral Bells
*Heuchera 'Marmalade'
Marmalade*



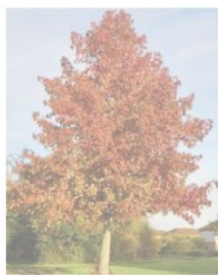
Francee Hosta
Hosta 'Francee'

Plant Schedule					
Crow Island School Winnetka					
Qty.	Key	Botanical name	Common name	Size	Notes
SHADE TREES					
5	LIS	Liquidambar styraciflua	Sweetgum	3" Cal. B&B	Central leader
3	QUB	Quercus bicolor	Swamp White Oak	3" Cal. B&B	Central leader
EVERGREEN TREES					
3	PIS	Pinus nigra	Austrian Pine	8'HT. B&B	Central leader
2	PIS	Pinus nigra	Austrian Pine	6'HT. B&B	Central leader
ORNAMENTAL TREES					
7	AMI	Amelanchier laevis	Allegheny Serviceberry	2.5" Cal. B&B	Multi-stem
DECIDUOUS SHRUBS					
6	FOG	Fothergilla gardenii	Dwarf Fothergilla	24" B&B	4' o.c.
6	ITM	Itea virginica 'Morton'	Scarlet Beauty Virginia Sweetspire	24" B&B	3' o.c.
37	VID	Viburnum dentatum' Synnvested'	Chicago Lustre Arrowwood Viburnum	24" B&B	7' o.c.
27	PHO	Physocarpus opulifolius 'Center Glow'	Center Glow Ninebark	24" B&B	6' o.c.
PERENNIALS					
11	HEM	Heuchera 'Marmalade'	Marmalade Coral Bells	#1 Cont.	18" o.c.
22	HOF	Hosta 'Francee'	Francee Hosta	#1 Cont.	18" o.c.



PLANT PALETTE

SHADE TREES



SweetGum
Liquidambar styraciflua



Swamp White Oak
Quercus bicolor

EVERGREEN TREES



Austrian Pine
Pinus nigra Austian

ORNAMENTAL TREES



Serviceberry
Amelanchier laevis

SHRUBS



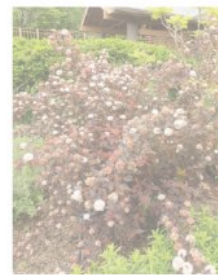
Dwarf Fothergilla
Fothergilla gardenii



Scarlet Beauty Virginia Sweetspire
Itea virginica 'Morton'



Chicago Arrowwood Viburnum
Viburnum dentatum' Synnvested'



Center Glow Ninebark
Physocarpus opulifolius 'Center Glow'

PERENNIALS

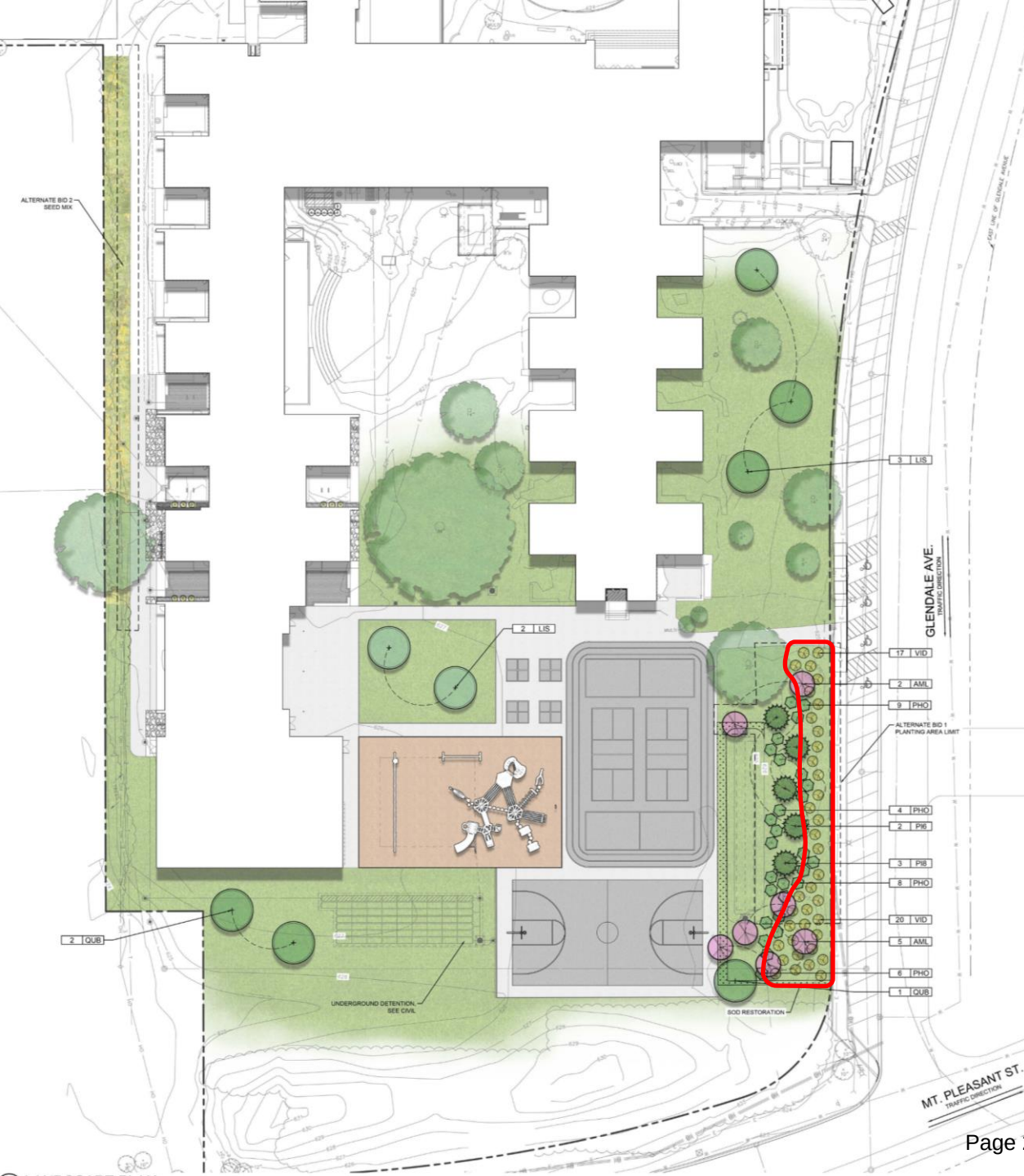


Coral Bells
Heuchera 'Marmalade'



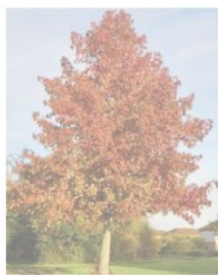
Francee Hosta
Hosta 'Francee'

Plant Schedule				
Crow Island School Winnetka				
Qty.	Key	Botanical name	Common name	Size Notes
SHADE TREES				
5	LIS	Liquidambar styraciflua	Sweetgum	3" Cal. B&B Central leader
3	QUB	Quercus bicolor	Swamp White Oak	3" Cal. B&B Central leader
EVERGREEN TREES				
3	PIS	Pinus nigra	Austrian Pine	8'HT B&B Central leader
2	PIS	Pinus nigra	Austrian Pine	6'HT B&B Central leader
ORNAMENTAL TREES				
7	AML	Amelanchier laevis	Allegheny Serviceberry	2.5" Cal. B&B Multi-stem
DECIDUOUS SHRUBS				
6	FOG	Fothergilla gardenii	Dwarf Fothergilla	24" B&B 4' o.c.
6	ITM	Itea virginica 'Morton'	Scarlet Beauty Virginia Sweetspire	24" B&B 3' o.c.
37	VID	Viburnum dentatum 'Synnvested'	Chicago Lustre Arrowwood Viburnum	24" B&B 7' o.c.
27	PHO	Physocarpus opulifolius 'Center Glow'	Center Glow Ninebark	24" B&B 6' o.c.
PERENNIALS				
11	HEM	Heuchera 'Marmalade'	Marmalade Coral Bells	#1 Cont. 18" o.c.
22	HOF	Hosta 'Francee'	Francee Hosta	#1 Cont. 18" o.c.



PLANT PALETTE

SHADE TREES



SweetGum
Liquidambar styraciflua



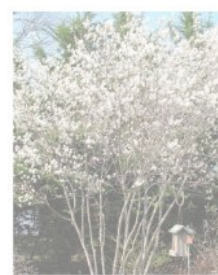
Swamp White Oak
Quercus bicolor

EVERGREEN TREES



Austrian Pine
Pinus nigra Austian

ORNAMENTAL TREES



Serviceberry
Amelanchier laevis

SHRUBS



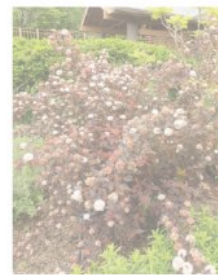
Dwarf Fothergilla
Fothergilla gardenii



Scarlet Beauty Virginia Sweetspire
Itea virginica 'Morton'



Chicago Arrowwood Viburnum
Viburnum dentatum' Synnstedt'



Center Glow Ninebark
Physocarpus opulifolius 'Center Glow'

PERENNIALS



Coral Bells
Heuchera 'Marmalade'



Francee Hosta
Hosta 'Francee'

Plant Schedule				
Crow Island School Winnetka				
Qty.	Key	Botanical name	Common name	Size Notes
SHADE TREES				
5	LIS	Liquidambar styraciflua	Sweetgum	3" Cal. B&B Central leader
3	QUB	Quercus bicolor	Swamp White Oak	3" Cal. B&B Central leader
EVERGREEN TREES				
3	PHB	Pinus nigra	Austrian Pine	8'HT B&B Central leader
2	PHB	Pinus nigra	Austrian Pine	6'HT B&B Central leader
ORNAMENTAL TREES				
7	AML	Amelanchier laevis	Allegheny Serviceberry	2.5" Cal. B&B Multi-stem
DECIDUOUS SHRUBS				
6	FOG	Fothergilla gardenii	Dwarf Fothergilla	24" B&B 4' o.c.
6	ITM	Itea virginica 'Morton'	Scarlet Beauty Virginia Sweetspire	24" B&B 3' o.c.
37	VID	Viburnum dentatum' Synnstedt'	Chicago Lustre Arrowwood Viburnum	24" B&B 7' o.c.
27	PHO	Physocarpus opulifolius 'Center Glow'	Center Glow Ninebark	24" B&B 6' o.c.
PERENNIALS				
11	HEM	Heuchera 'Marmalade'	Marmalade Coral Bells	#1 Cont. 18" o.c.
22	HOF	Hosta 'Francee'	Francee Hosta	#1 Cont. 18" o.c.



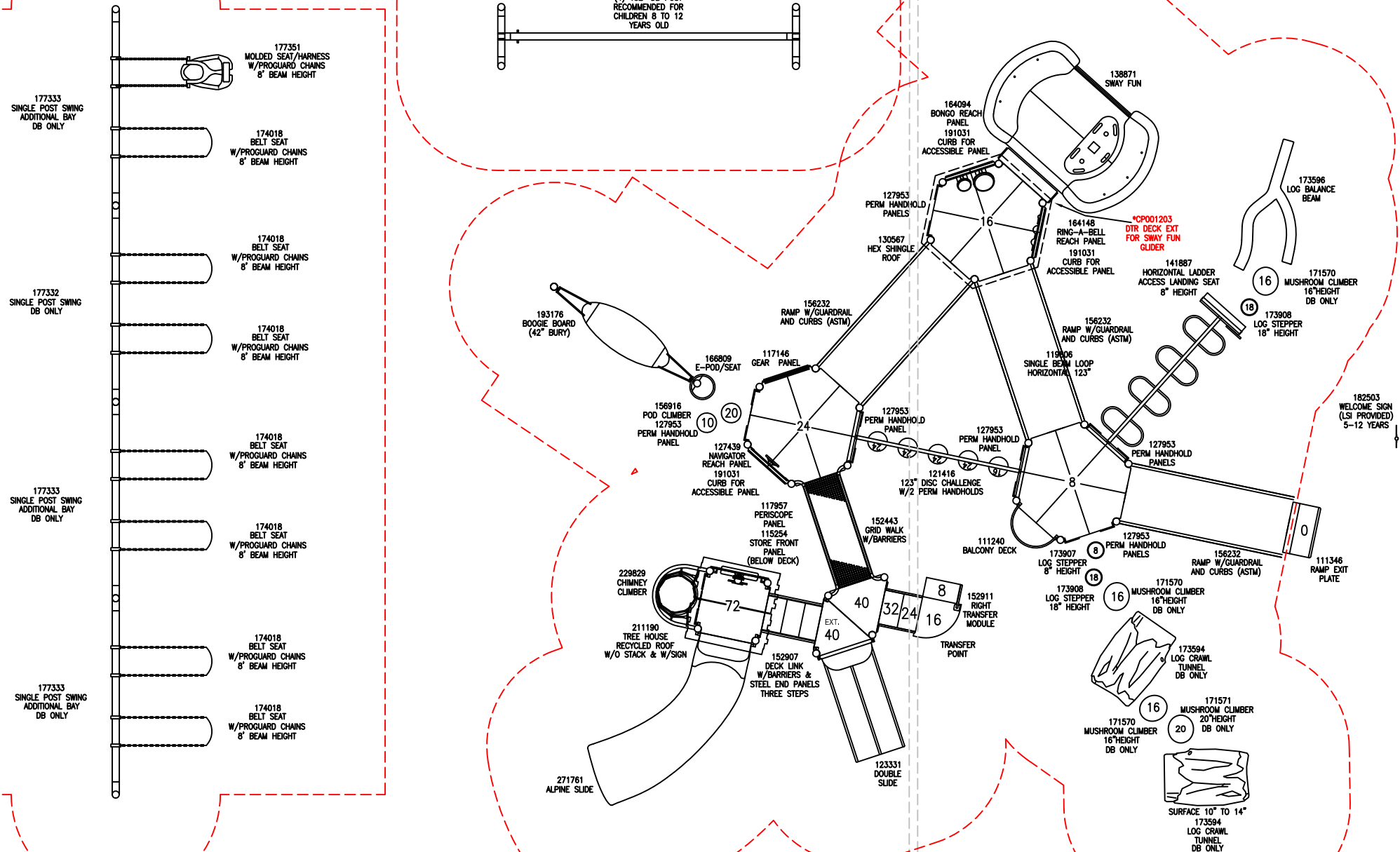








EXPAND 1,809 sf
TO ACCOMMODATE
EQUIPMENT
USE ZONE





Box 7075
Westchester, IL 60154
708-579-9055
708-579-0109 (fax)
1-800-526-6197

November 21, 2024

CROW ISLAND SCHOOL
WINNETKA, IL
OPTION 2A - REVISED
PLAYBOOSTER COMPONENT SYSTEM

<u>QTY.</u>	<u>NO.</u>	<u>DESCRIPTION</u>
5-12 Year Olds Play Equipment		
1	121416A	123"Disc Challenge w/Handhold Panels 16"Deck Diff Attached To 8"Dk DB
1	152443A	Grid Walk w/Barriers
1	111346B	Ramp Exit Plate DB
3	156232A	Ramp w/Guardrails w/Curbs Meets ASTM
1	229829B	Chimney Climber 72"Dk DB
1	152907C	Deck Link w/Barriers Steel end panels 3 Steps
1	156916A	Pod Climber No Handsupports 24"Dk DB Right Mounted Handhold
1	CP001203A	DTR PB Deck Extension for Sway Fun - Attaches to Standard Deck
1	152911B	Curved Transfer Module Right 40"Dk DB
3	178710A	Hexagon Tenderdeck
1	111228A	Square Tenderdeck
1	111231A	Triangular Tenderdeck
1	119646A	Tri-Deck Extension
3	191031A	Accessible Panel Curb
1	111240A	Balcony Deck
1	164094A	Bongo Reach Panel Above Deck
1	117146A	Gear Panel Above Deck
3	127953B	Handhold Panel
3	127953A	Handhold Panel Set
1	127439A	Navigator Reach Panel Above Deck
1	117957A	Periscope Panel Above Deck
1	164148A	Ring-A-Bell Reach Panel Above Deck
1	115254A	Storefront Panel
1	193176A	Boogie Board DB Only
1	166809A	E-Pod Seat
1	141887A	Access/Landing Assembly Seat Barrier Left 8"Dk
1	119806A	Single Beam Loop Horiz Ladder 123"
4	111404G	100"Alum Post DB
1	111404R	108"Steel Post DB 42" BURY
6	111404E	116"Alum Post DB
2	111404D	124"Alum Post DB
6	111403H	126"Alum Post For Roof DB

Crow Island School - Option 2 Revised

4	111404C	132"Alum Post DB
4	111403A	182"Alum Post For Roof DB
2	111404J	76"Alum Post DB
2	111404I	84"Alum Post DB
1	130567A	Hex Shingle Roof
1	211190C	Tree House Roof w/o Stack and w/Kids Only sign
1	271761A	Alpine Slide 72" Deck DB
1	123331B	Double Slide 40"Dk DB
2	173908A	Log Stepper 18"Height DB Only
1	173907A	Log Stepper 8"Height DB Only
3	171570A	Mushroom Stepper 16"Height DB Only
1	171571A	Mushroom Stepper 20"Height DB Only
1	138871A	Sway Fun Wheelchair Glider 16"Height
2	173594A	Log Crawl Tunnel DB Only
1	173596A	Log Balance Beam DB
1	182503C	Welcome Sign (LSI Provided) Ages 5-12 years DB

ALSO:

1	121875A	18' Track Ride w/Alum Posts DB Only
---	---------	-------------------------------------

**New 8-Place Single Post Swing Set
7 Belt Seats and 1 ADA**

7	174018A	Belt Seat Proguard Chains 8' Beam
1	177351A	Molded Bucket Seat (5-12 yrs) w/Harness Proguard Chains 8' Beam
1	177332A	Single Post Swing Frame 8' Beam
3	177333A	Single Post Swing Frame Addtl Bay 8' Beam

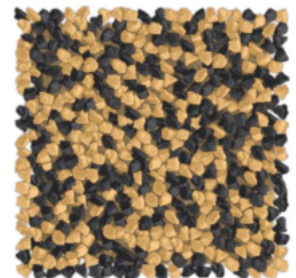
Poured in Place Surfacing System

Combination 3" thick (3,098 sf) and 3-1/2" thick (2,598 sf) (Thicknesses are subject to a nominal variation) system with top surface in ~~50% color / 50% black speckled mix.~~ Includes standard aromatic. Includes freight. **100%**

Poured in Place Surface will be 100% beige, similar to the existing playgrounds at Hubbard Woods, Greeley and Crow Island Elementary Schools. Beige image shown to right. Black speckle will not be included in new poured in place surface.

Notes:

- * 3" thick poured-in-place system meets 6'-7' critical fall height.
- * 3-1/2" thick poured-in-place system meets 8' critical fall height.



Mix Composition:
50% Beige Granules
50% Black Granules





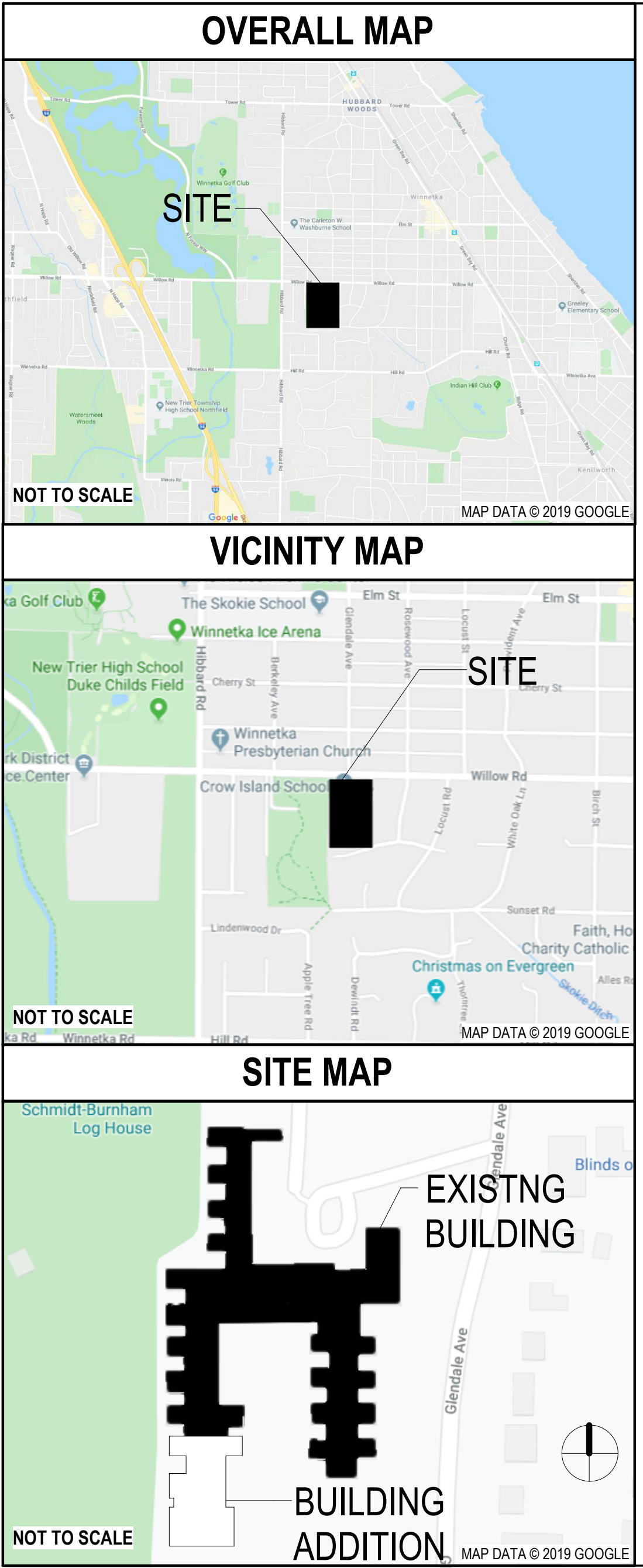




CROW ISLAND SCHOOL LANDSCAPE BID PACKAGE

The Winnetka Public Schools District 36
1112 Willow Road
Winnetka, Illinois 60093

SHEET NUMBER	SHEET NAME
01 - GENERAL LANDSCAPE	
CI G00-02	COVER SHEET
03 - LANDSCAPE	
CI L0.0	TREE REMOVAL PLAN
CI L0.0 ALT	TREE REMOVAL PLAN ALTERNATE
CI L1.0	LANDSCAPE PLAN
CI L1.1	LANDSCAPE PLAN ALTERNATE
CI L1.2	ENLARGEMENT PLAN
CI L2.0	LANDSCAPE DETAILS
04 - ARCHITECTURAL - LANDSCAPE	
CI A02-02	ARCHITECTURAL SITE PLAN - PLAYGROUND
20 - PLAYGROUND EQUIPMENT - LANDSCAPE	
CI PG01-01	PLAYGROUND LAYOUT PLAN



Perkins&Will

The Wigley Building
410 North Michigan Ave.
Suite 1600
Chicago, IL 60611
1 312.755.0770
perkinswill.com

CONSULTANTS

LANDSCAPE

Terra Engineering Ltd.
225 W. Ohio Street, 4th Floor
Chicago, IL 60654

OWNER

District 36 Board of Education
1235 Oak St. Winnetka, IL 60093

CONTRACTOR

PROJECT

THE WINNETKA
PUBLIC SCHOOLS
DISTRICT 36

CROW ISLAND SCHOOL

District 36 Board of Education

1112 Willow Rd.
Winnetka, IL 60093

THE SKOKIE SCHOOL

CROW ISLAND SCHOOL

CARLETON WASHBURN SCHOOL

HUBBARD WOODS SCHOOL

GREELEY SCHOOL

KEYPLAN

ISSUE CHART

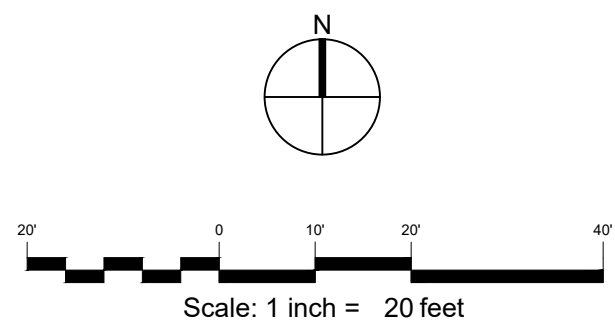
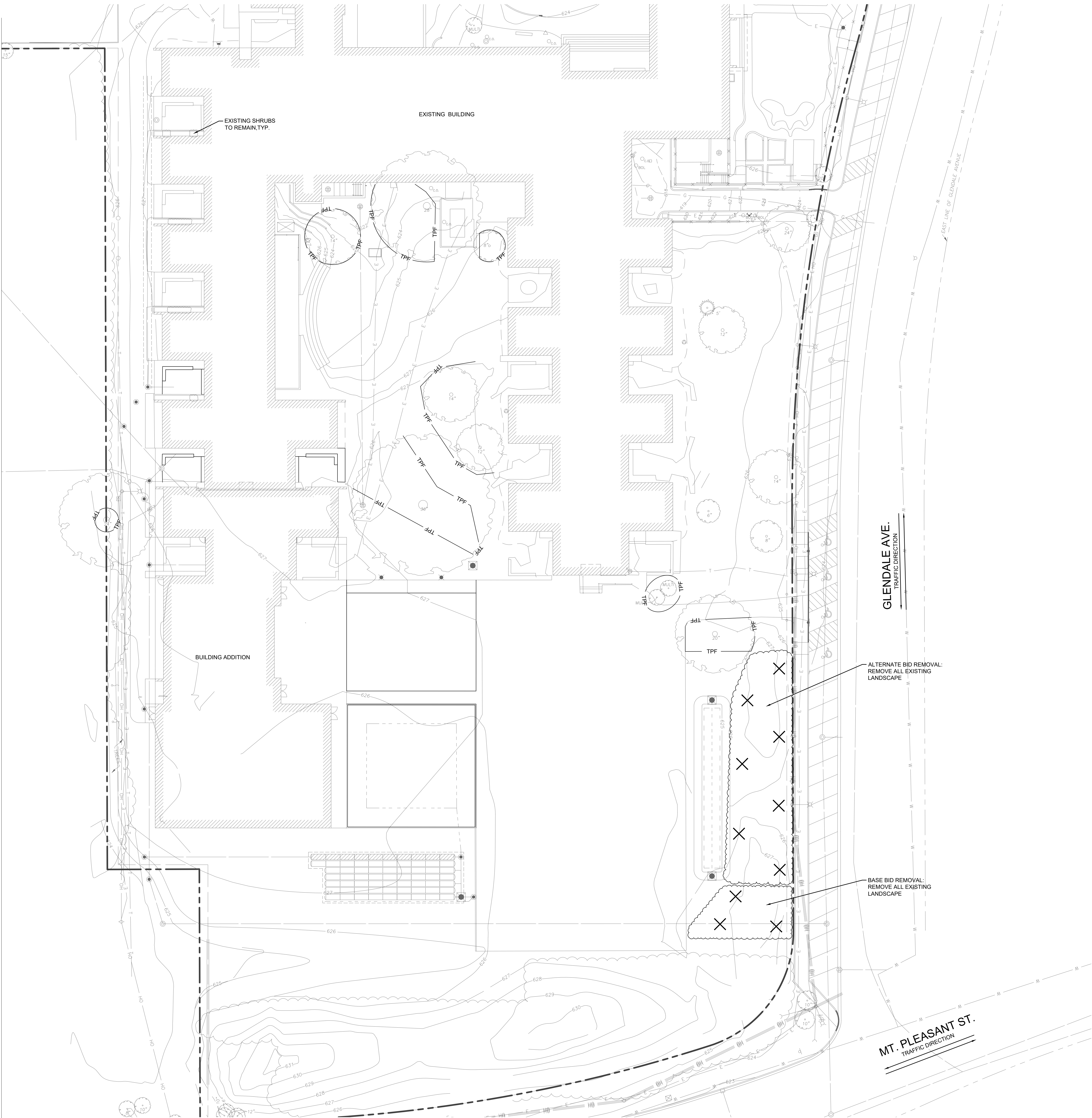
MARK	ISSUE	DATE
Job Number	021331.001	TITLE

COVER SHEET

SHEET NUMBER

CI G00-02

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- LEGEND:**
- PROPERTY LINE
 - [Hatched Box] EXISTING BUILDING
 - [Circle with Star] EXISTING TREE TO REMAIN
 - [Dashed Box] EXISTING LANDSCAPE TO REMAIN
 - [Dashed Box with X] EXISTING LANDSCAPE TO BE REMOVED
 - TPF --- TREE PROTECTION FENCE

Perkins&Will

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Chicago, IL 60611
1 312.755.0770
perkinswill.com

CONSULTANTS

TERRA
landscapearchitecture
LANDSCAPE
Terra Engineering Ltd.
225 W. Ohio Street, 4th Floor
Chicago, IL 60654

OWNER
District 36 Board of Education
1235 Oak St. Winnetka, IL 60093

PROJECT

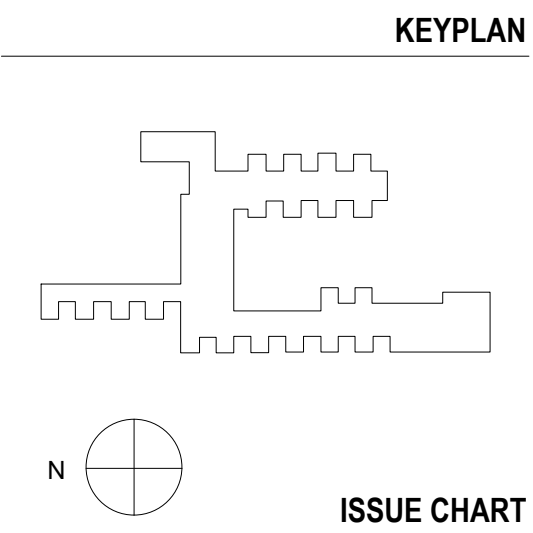
THE WINNETKA PUBLIC SCHOOLS DISTRICT 36

CROW ISLAND SCHOOL

1112 Willow Rd.
Winnetka, IL 60093

CROW ISLAND

District 36 Board of Education



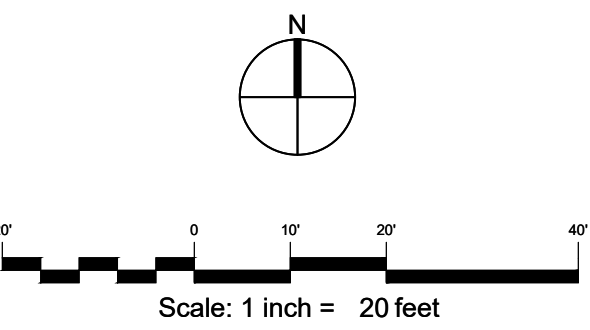
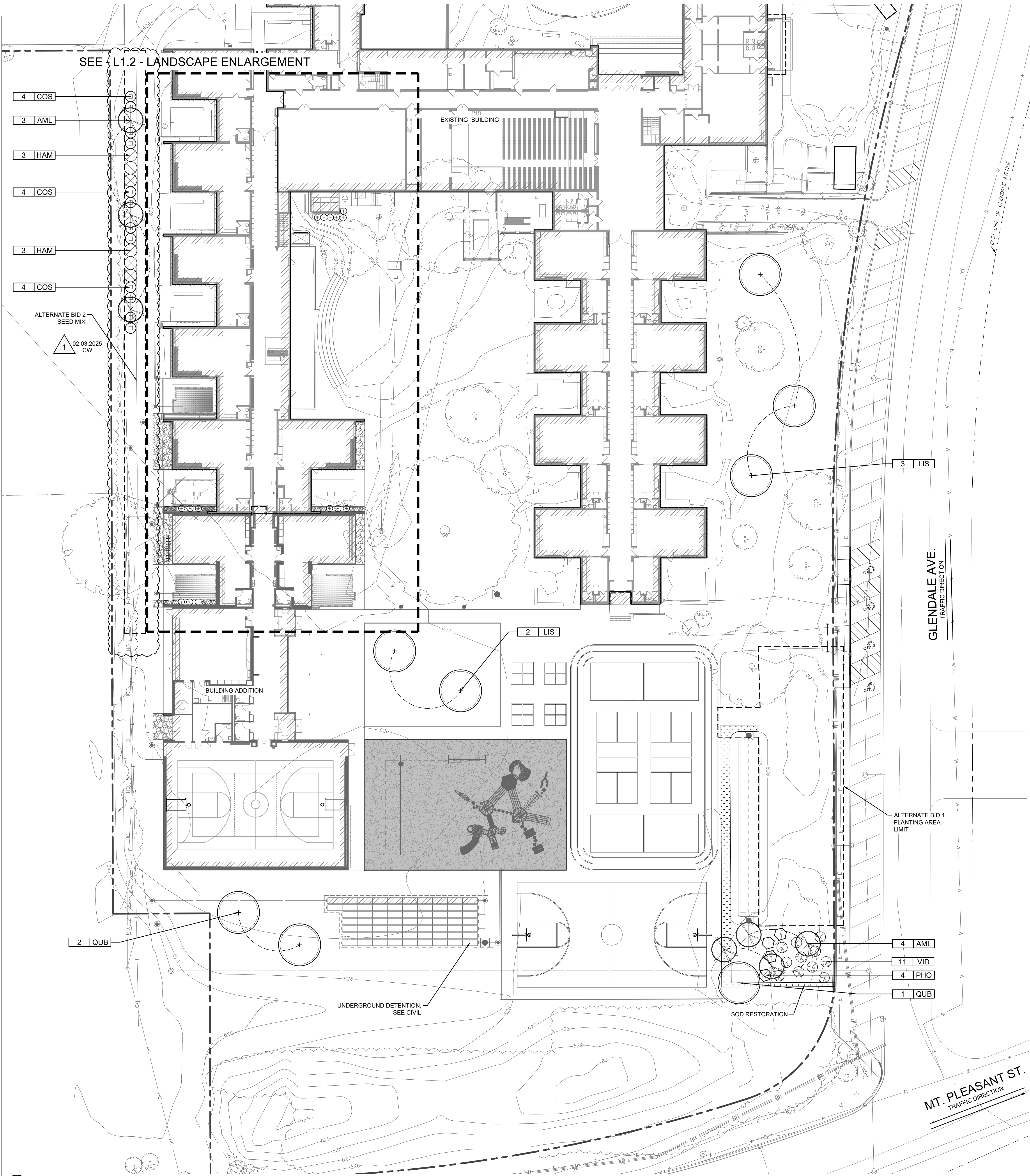
3	REVISIONS	05/05/2025
2	ADDENDUM 01	02/03/2025
1	ISSUE FOR BID	01/20/2025
0000	DATE	
Job Number		021331.001
TITLE		TREE REMOVAL PLAN

TREE REMOVAL PLAN

SHEET NUMBER

CI L0.0

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LEGEND:

- PROPERTY LINE
- EXISTING BUILDING
- EXISTING TREE TO REMAIN
- EXISTING LANDSCAPE TO REMAIN
- CRUSHED GRANITE
- POURED IN PLACE PLAYGROUND SURFACE
- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- SOD
- PERENNIAL / GROUNDCOVER AREAS

Plant Schedule					
Crow Island School Winnetka					
Qty.	Key	Botanical name	Common name	Size	Notes
SHADE TREES					
5	LIS	Liquidambar styraciflua	Sweetgum	3" Cal.B&B	Central leader
3	QUB	Quercus bicolor	Swamp White Oak	3" Cal.B&B	Central leader
ORNAMENTAL TREES					
7	AML	Amelanchier laevis	Allegheny Serviceberry	2.5" Cal. B&B	Multi-stem
DECIDUOUS SHRUBS					
6	FOG	Fothergilla gardenii	Dwarf Fothergilla	24" B&B	4' o.c.
6	ITM	Itea virginica 'Morton'	Scarlet Beauty Virginia Sweetspire	24" B&B	3' o.c.
11	VID	Viburnum dentatum 'Synnosed'	Chicago Lustre Arrowwood Viburnum	24" B&B	7' o.c.
6	HAM	Hamamelis vernalis	Vernal Witchhazel	36" B&B	6' o.c.
16	COS	Cornus sericea	Redosier Dogwood	24" B&B	5' o.c.
4	PHO	Physocarpus opulifolius 'Center Glow'	Center Glow Ninebark	24" B&B	6' o.c.
PERENNIALS					
11	HEM	Heuchera 'Marmalade'	Marmalade Coral Bells	#1 Cont.	18" o.c.
22	HOE	Hosta 'Frances'	Frances Hosta	#1 Cont.	18" o.c.

SITE DATA	
Site Address	1112 Willow Rd, Winnetka, IL 60093
Tree Replacement Requirement	50" Caliber total of trees required for replacement
Tree Replacement Provided:	(8) Native 3" Cal. Shade trees = 24" Cal. (7) 2" Cal. Ornamental trees=14" Cal. (18)1.5"Cal. Large Shubs= 27"Cal. Total=24+14+27=65" Cal.

Perkins&Will

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1312.755.0770
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CONSULTANTS



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225 W. Ohio Street, 4th Floor
Chicago, IL, 60654

OWNER
District 36 Board of Education
1235 Oak St, Winnetka, IL 60093

PROJECT



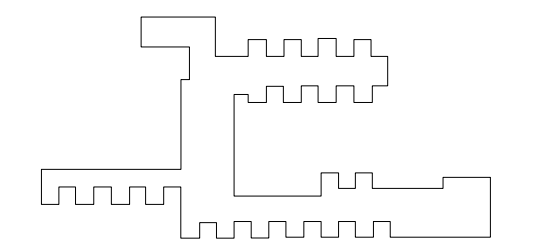
CROW ISLAND SCHOOL

1112 Willow Rd,
Winnetka, IL 60093



District 36 Board of
Education

KEYPLAN



ISSUE CHART

3	REVISIONS	05/06/2025
2	ADDENDUM 01	02/03/2025
1	ISSUE FOR BID	01/20/2025
DATE	DATE	

Job Number 021331.001
TITLE

LANDSCAPE PLAN

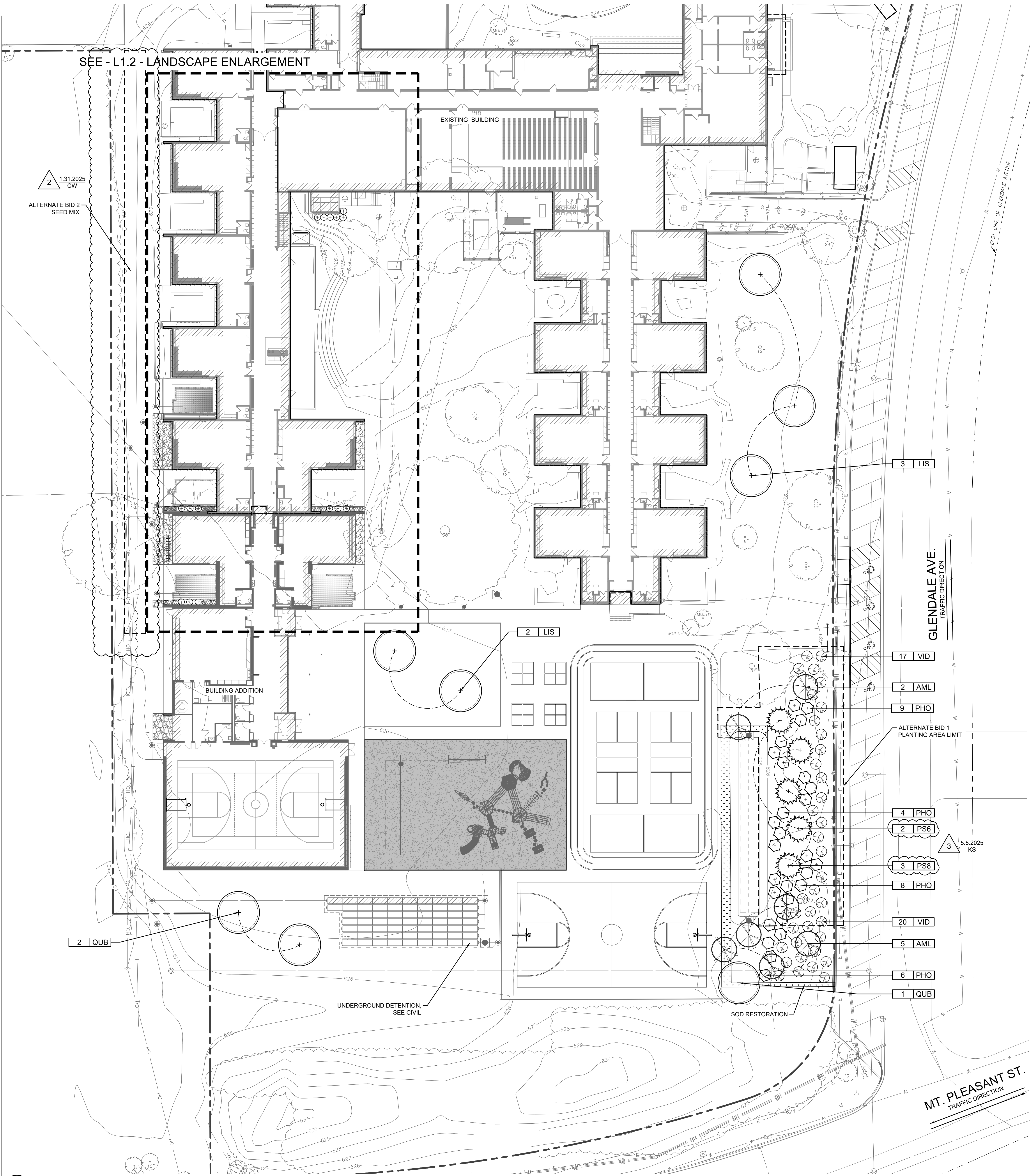
SHEET NUMBER

CIL1.0

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1 LANDSCAPE PLAN

SCALE: 1" = 20'



LEGEND:

- PROPERTY LINE
- EXISTING BUILDING
- EXISTING TREE TO REMAIN
- EXISTING LANDSCAPE TO REMAIN
- CRUSHED GRANITE
- POURED IN PLACE PLAYGROUND SURFACE
- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- SOD
- PERENNIAL / GROUNDCOVER AREAS

NOTE:

GREENSKEEPER PREMIUM SHADY MIXTURE
DESIGNED FOR LOW SUNLIGHT AREAS AND REQUIRES ONLY
MODERATE MAINTENANCE. EARLY SPRING OR FALL SEEDINGS ARE
BEST WHEN FOLIAGE COVER IS MINIMAL. FERTILIZATION AND WATER
REQUIREMENTS ARE LOW AND ALSO DOES WELL ON SANDY SOILS.

40% CREEPING RED FESCUE
30% IMPROVED TURF-TYPE PERENNIAL RYEGRASS
20% IMPROVED CHEWINGS FESCUE
10% NEWPORT/NUGLADE KENTUCKY BLUEGRASS OR COMPARABLE

PLEASE NOTE THAT VARIETIES MAY VARY DEPENDING ON
AVAILABILITY AND NEWER VARIETIES THAT COME ON THE MARKET.

SEEDING RATE:
NEW LAWNS: 4-6 LBS. PER 1,000 FEET²
ESTABLISHED LAWNS: 3-4 LBS. PER 1,000 FEET²

Plant Schedule					
Crow Island School Winnetka					
Qty.	Key	Botanical name	Common name	Size	Notes
SHADE TREES					
5	LIS	Liquidambar styraciflua	Sweetgum	3" Cal. B&B	Central leader
3	QUB	Quercus bicolor	Swamp White Oak	3" Cal. B&B	Central leader
EVERGREEN TREES					
3	PS8	Pseudotsuga menziesii	Douglas Fir	8" HT. B&B	Central leader
2	PS6	Pseudotsuga menziesii	Douglas Fir	6" HT. B&B	Central leader
ORNAMENTAL TREES					
7	AML	Amelanchier laevis	Allegheny Serviceberry	2.5" Cal. B&B	Multi-stem
DECIDUOUS SHRUBS					
6	FOG	Forthengilla gardenii	Dwarf Forthengilla	24" B&B	4' o.c.
6	ITM	Ilex virginica 'Morton'	Scarlet Beauty Virginia Sweetpire	24" B&B	3' o.c.
37	VID	Viburnum dentatum 'Synnvested'	Chicago Lustre Arrowwood Viburnum	24" B&B	7' o.c.
27	PHO	Physocarpus opulifolius 'Center Glow'	Center Glow Ninebark	24" B&B	6' o.c.
PERENNIALS					
11	HEM	Heuchera 'Marmalade'	Marmalade Coral Bells	#1 Cont.	18" o.c.
22	HOF	Hosta 'Franco'	Franco Hosta	#1 Cont.	18" o.c.

SITE DATA	
Site Address	1112 Willow Rd, Winnetka, IL 60093
Tree Replacement Requirement	50" Caliber total of tree required for replacement
Tree Replacement Provided:	(8) Native 3" Cal. Shade trees = 24" Cal. (5) 8'-6" ht(3" Cal.) Evergreen trees=15" Cal. (7) 2.5 Cal. Ornamental trees=17.5" Cal. Total=24+15+17.5=56.5 Cal.

Perkins&Will

The Wigley Building
410 North Michigan Ave.
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LANDSCAPE
Terra Engineering Ltd.
225 W. Ohio Street, 4th Floor
Chicago, IL, 60654

OWNER
District 36 Board of Education
1235 Oak St. Winnetka, IL 60093

PROJECT

THE WINNETKA
PUBLIC SCHOOLS
DISTRICT 36
CROW ISLAND SCHOOL

1112 Willow Rd,
Winnetka, IL 60093

CROW ISLAND

District 36 Board of
Education

KEYPLAN

ISSUE CHART

REV	REVISION	DATE
3	REVISION	05/06/2025
2	ADDENDUM 01	02/03/2025
1	ISSUE FOR BID	01/20/2025
001	DATE	001

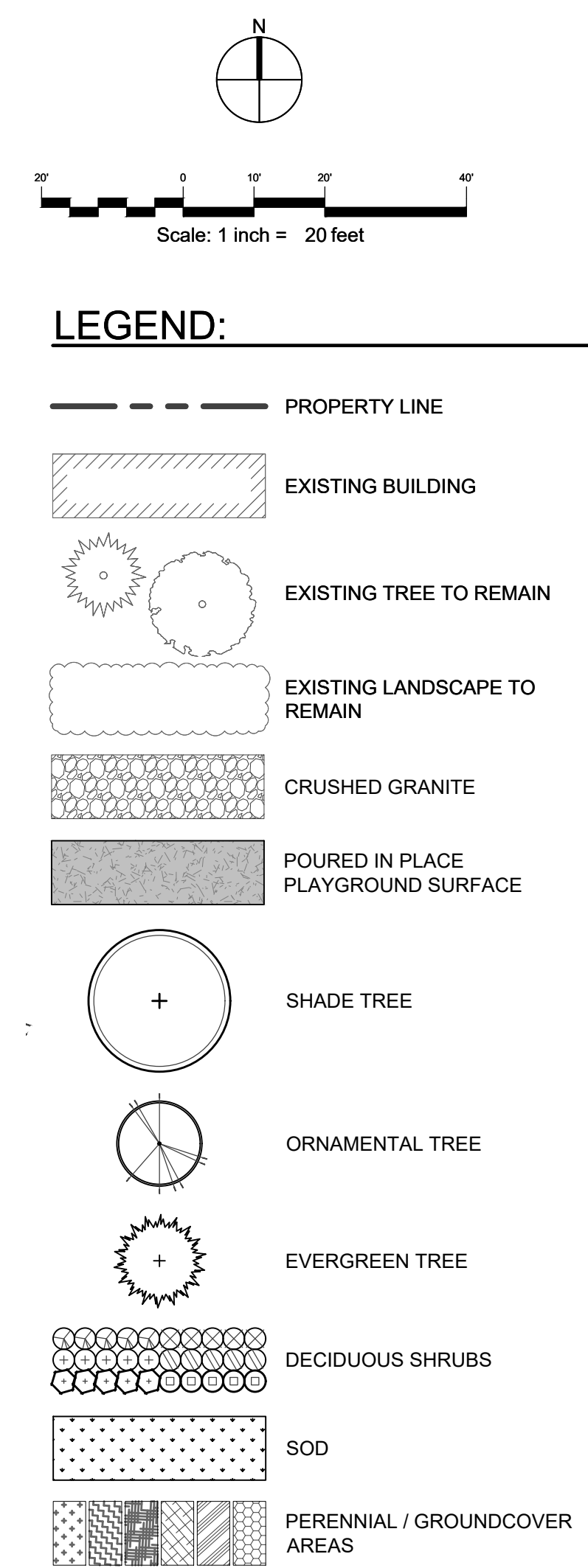
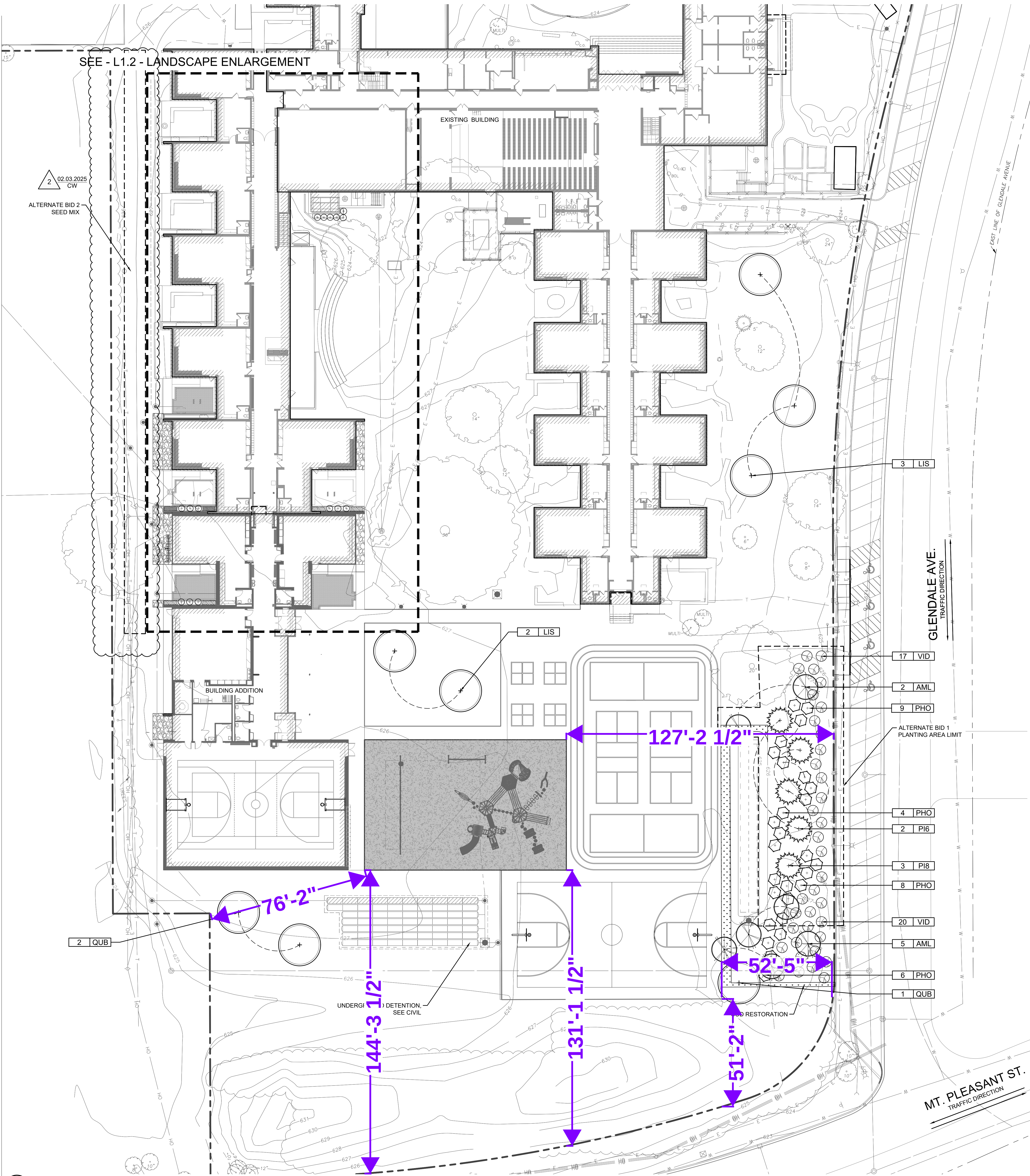
Job Number 021331.001
TITLE

**LANDSCAPE PLAN
ALTERNATE**

SHEET NUMBER

CI L1.1

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NOTE:
GREENSKEEPER PREMIUM SHADY MIXTURE
DESIGNED FOR LOW SUNLIGHT AREAS AND REQUIRES ONLY
MODERATE MAINTENANCE. EARLY SPRING OR FALL SEEDINGS ARE
BEST WHEN FOLIAGE COVER IS MINIMAL. FERTILIZATION AND WATER
REQUIREMENTS ARE LOW AND ALSO DOES WELL ON SANDY SOILS.

40% CREEPING RED FESCUE
30% IMPROVED TURF-TYPE PERENNIAL RYEGRASS
20% IMPROVED CHEWINGS FESCUE
10% NEWPORT/NUGLADE KENTUCKY BLUEGRASS OR COMPARABLE

PLEASE NOTE THAT VARIETIES MAY VARY DEPENDING ON
AVAILABILITY AND NEWER VARIETIES THAT COME ON THE MARKET.

SEEDING RATE:
NEW LAWNS: 4-6 LBS. PER 1,000 FEET²
ESTABLISHED LAWNS: 3-4 LBS. PER 1,000 FEET²

Plant Schedule					
Crow Island School Winnetka					
Qty.	Key	Botanical name	Common name	Size	Notes
SHADE TREES					
5	LIS	Liquidambar styraciflua	Sweetgum	3" Cal. 8.8B	Central leader
3	QUB	Quercus bicolor	Swamp White Oak	3" Cal. 8.8B	Central leader
EVERGREEN TREES					
DECIDUOUS SHRUBS					
6	FOG	Fothergilla gardenii	Dwarf Fothergilla	24" 8.8B	4' o.c.
6	ITV	Ilex virginica 'Morton'	Scarlet Beauty Virginia Sweetspire	24" 8.8B	3' o.c.
37	VID	Viburnum dentatum 'Synnvested'	Chicago Lustre Arrowwood Viburnum	24" 8.8B	7' o.c.
27	PHO	Physocarpus opulifolius 'Center Glow'	Center Glow Ninebark	24" 8.8B	6' o.c.
PERENNIALS					
11	HEM	Heuchera 'Marmalade'	Marmalade Coral Bells	#1 Cont.	18" o.c.
22	HOF	Hosta 'Frances'	Frances Hosta	#1 Cont.	18" o.c.

SITE DATA	
Site Address	1112 Willow Rd, Winnetka, IL 60093
Tree Replacement Requirement	50" Caliber total of tree required for replacement
Tree Replacement Provided:	(8) Native 3" Cal. Shade trees = 24" Cal. (5) 8'-6" ht(3" Cal.) Evergreen trees=15" Cal. (7) 2.5 Cal. Ornamental trees=17.5" Cal. Total=24+15+17.5=56.5 Cal.

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PROJECT



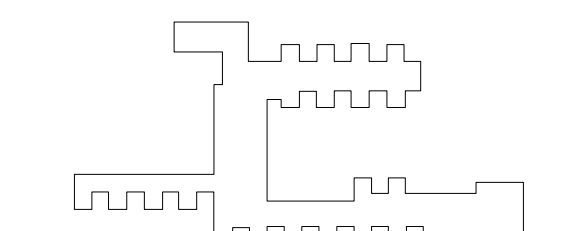
CROW ISLAND SCHOOL

1112 Willow Rd,
Winnetka, IL 60093



District 36 Board of
Education

KEYPLAN



ISSUE CHART

2	APPENDIX 01	02/03/2025
1	ISSUE FOR BID	01/20/2025
001	DATE	

Job Number 021331.001

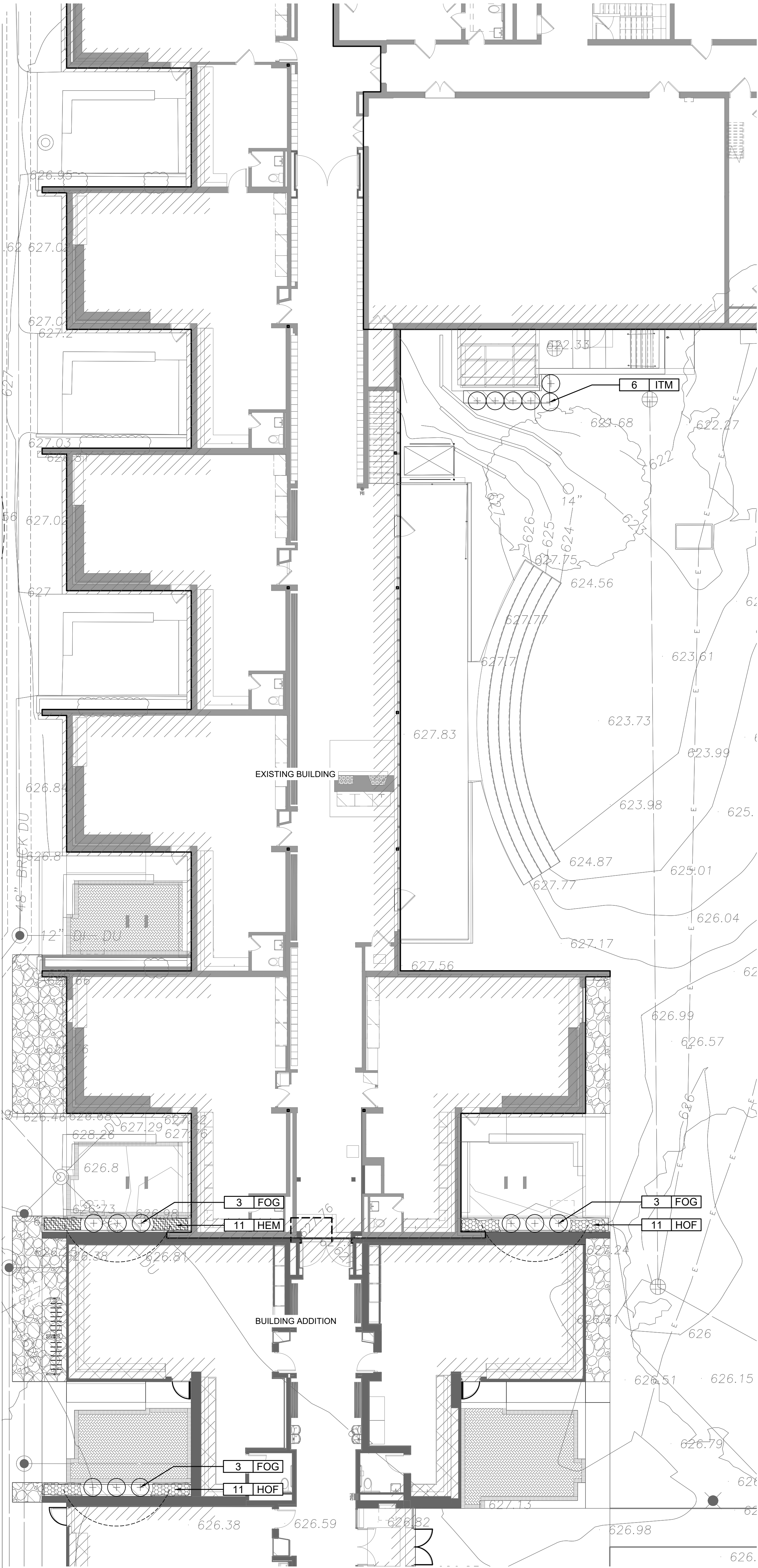
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LANDSCAPE PLAN
ALTERNATE

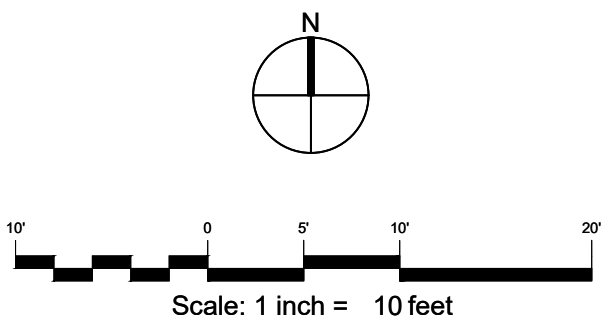
SHEET NUMBER

CI L1.1

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1 ENLARGEMENT PLAN
SCALE: 1" = 10'



LEGEND:

- PROPERTY LINE
- EXISTING BUILDING
- EXISTING TREE TO REMAIN
- EXISTING LANDSCAPE TO REMAIN
- DECIDUOUS SHRUBS
- PERENNIAL / GROUNDCOVER AREAS
- CRUSHED GRANITE
- PAVERS

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1235 Oak St, Winnetka, IL 60093

PROJECT

THE WINNETKA PUBLIC SCHOOLS DISTRICT 36

CROW ISLAND SCHOOL

1112 Willow Rd,
Winnetka, IL 60093

CROW ISLAND

District 36 Board of Education

KEYPLAN

ISSUE CHART

3	REVISIONS	05/05/2025
2	APPENDIX 01	02/03/2025
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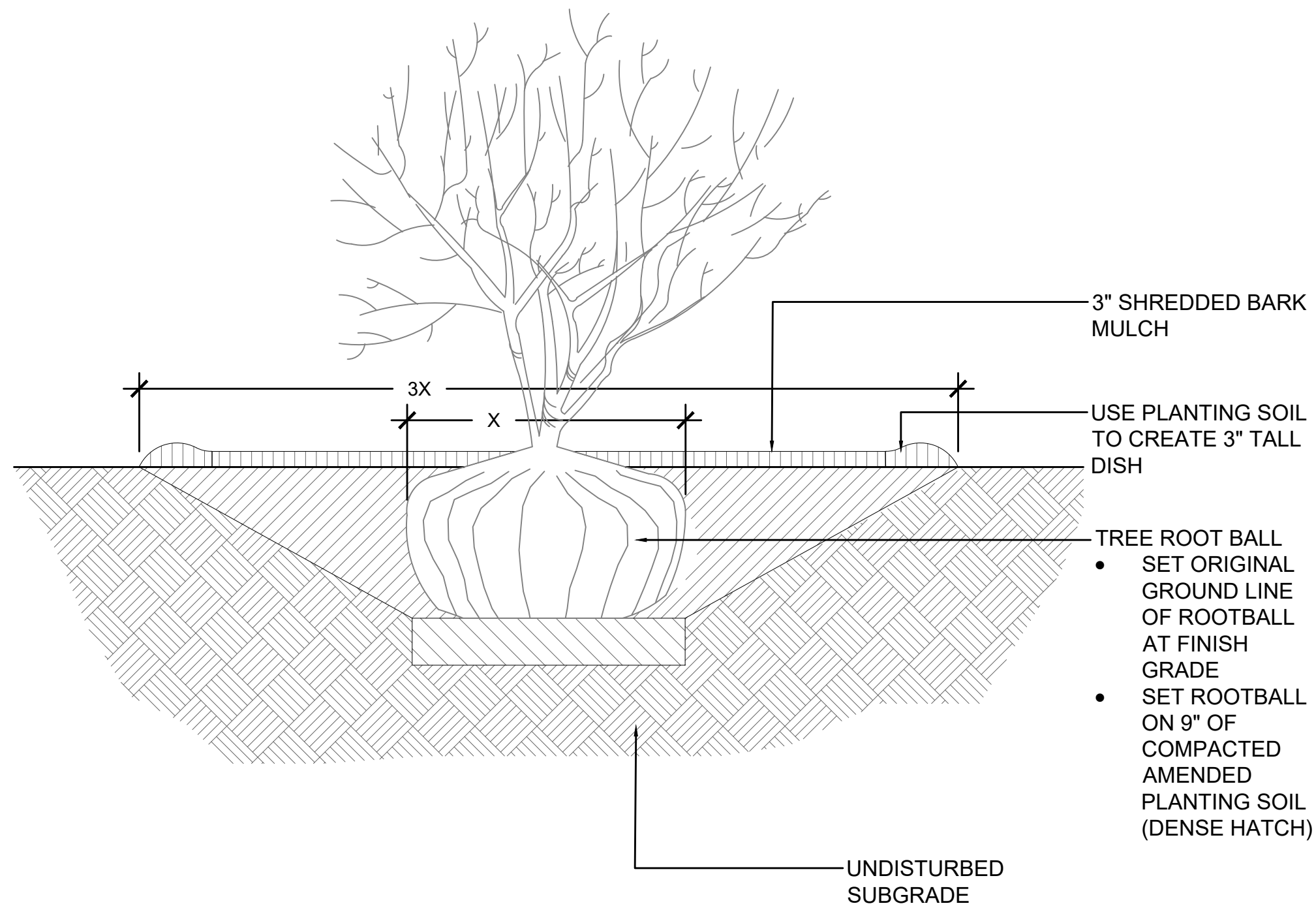
Job Number 021331.001
TITLE

ENLARGEMENT PLAN

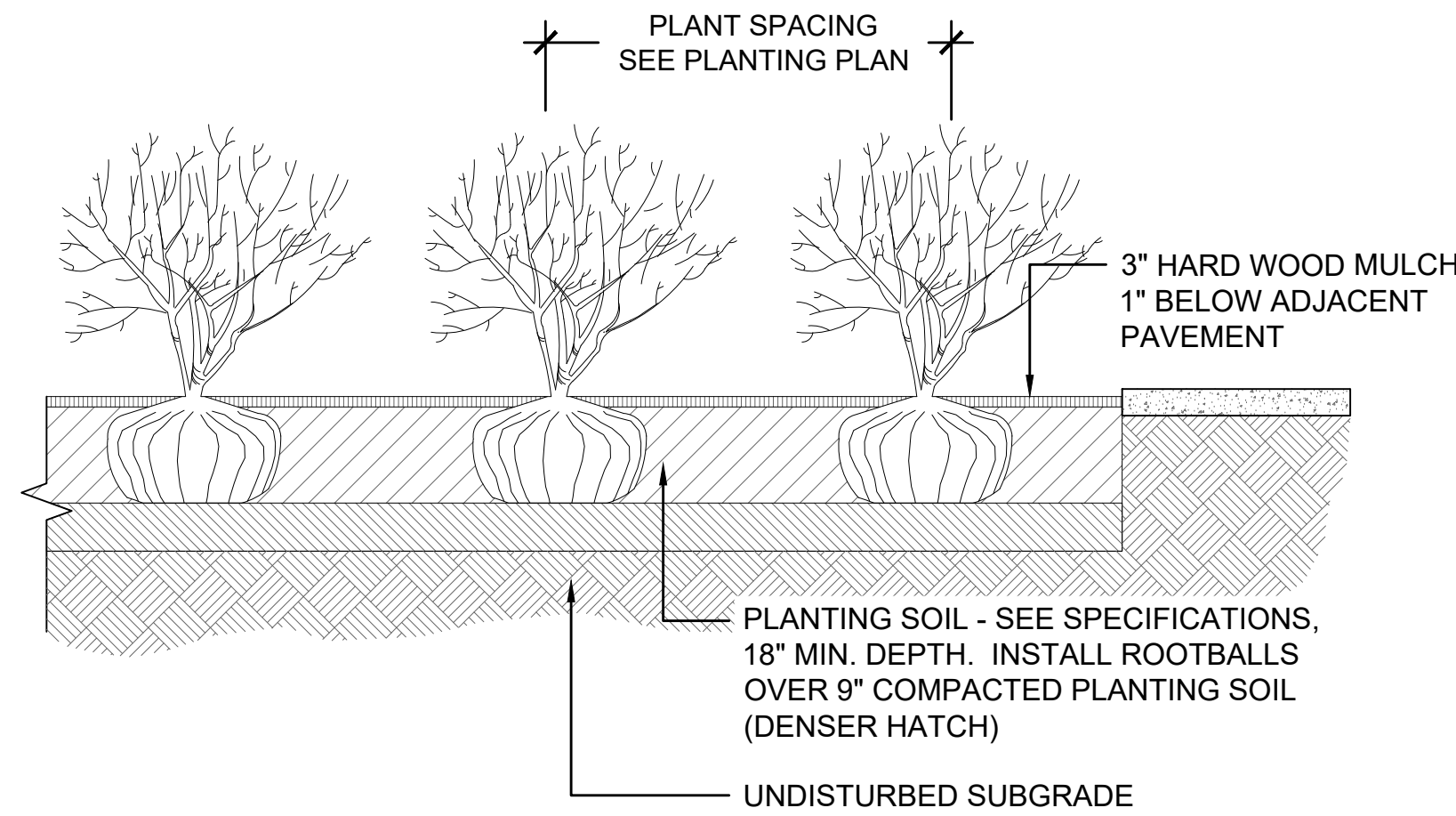
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CI L1.2

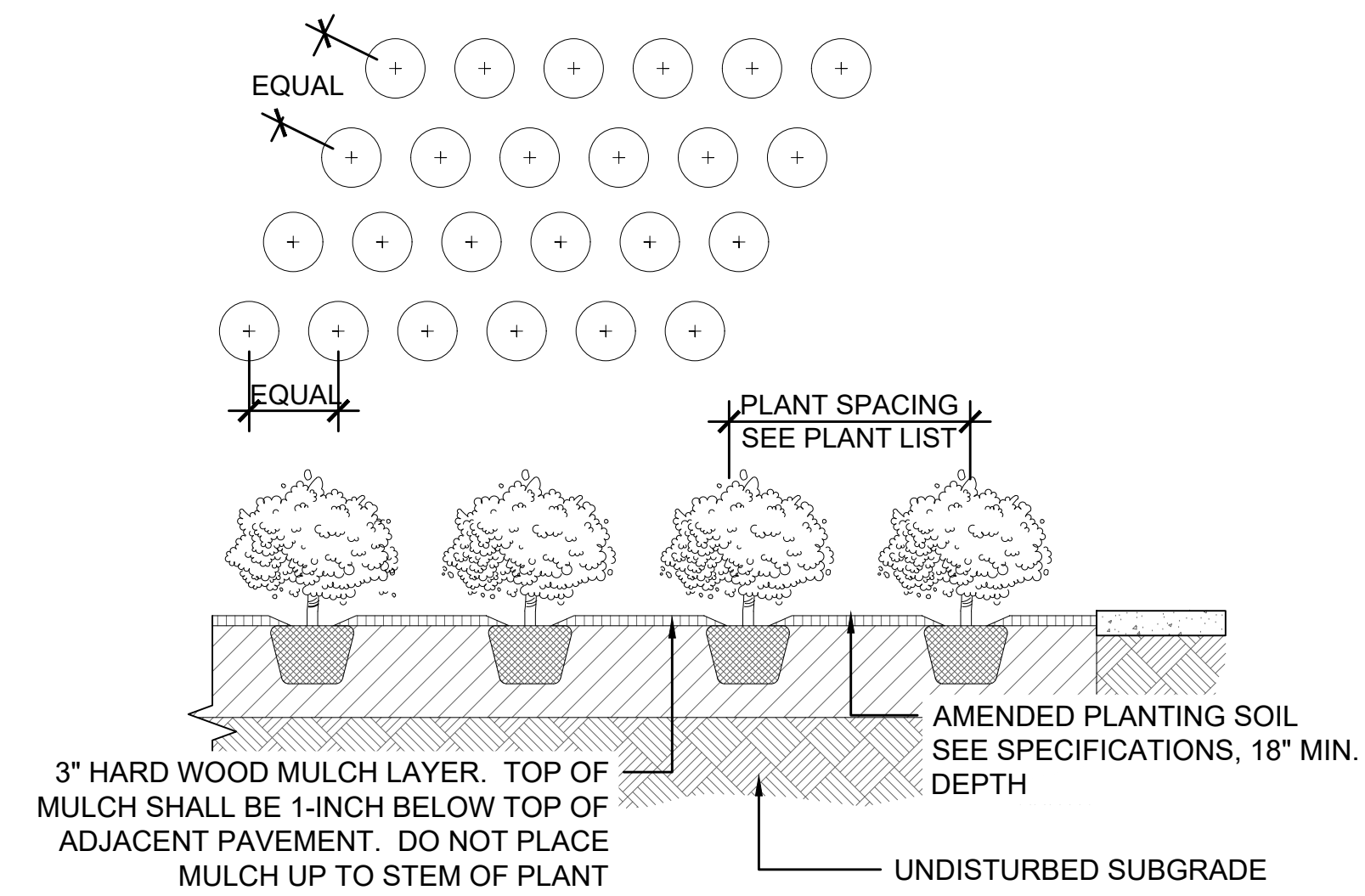
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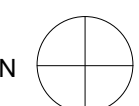
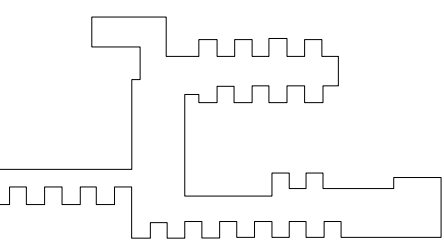
1 SHADE TREE PLANTING DETAIL
SCALE: NTS



2 SHRUB DETAILS
SCALE: NTS

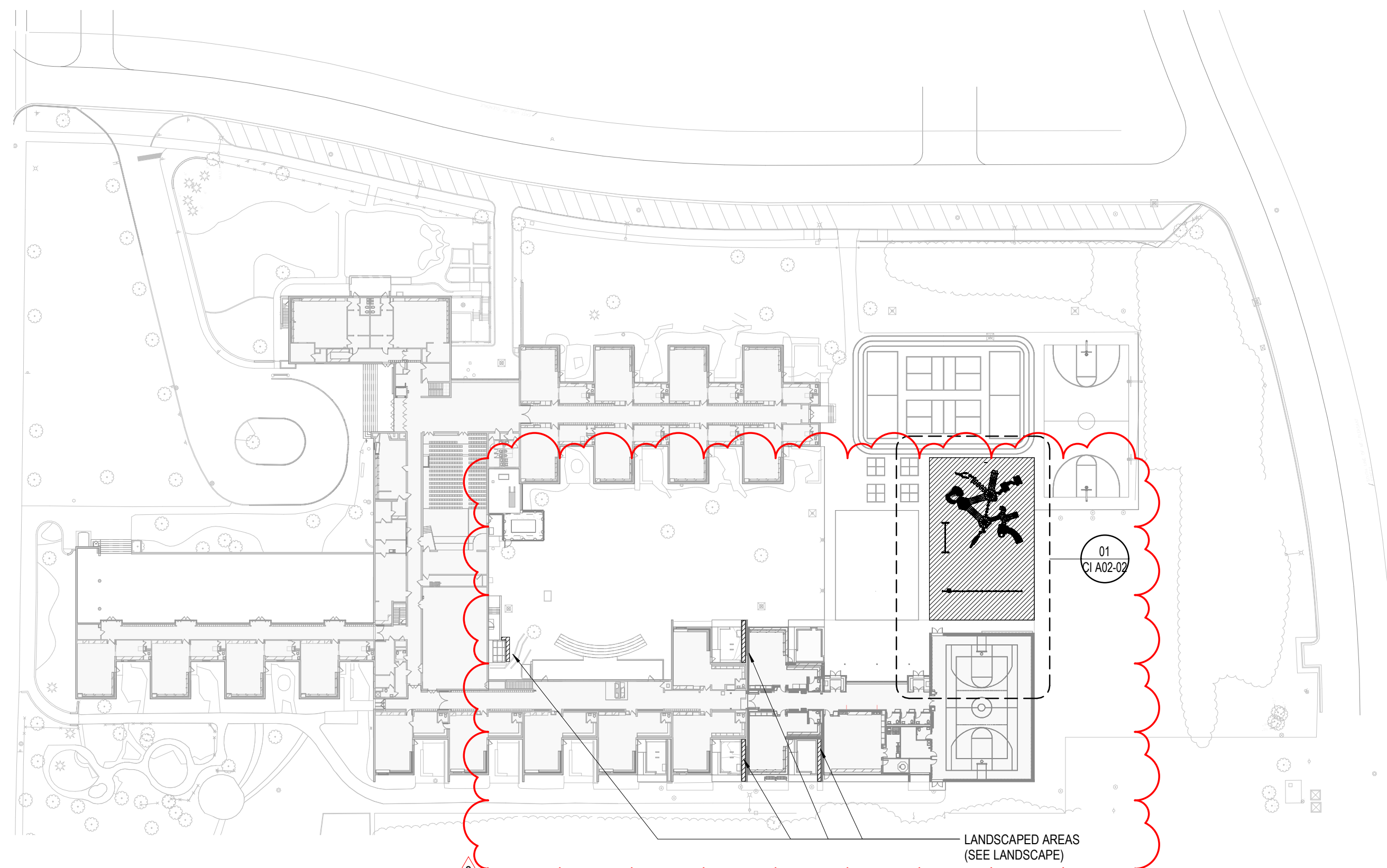


3 GROUNDCOVER/PERENNIAL DETAIL
SCALE: NTS

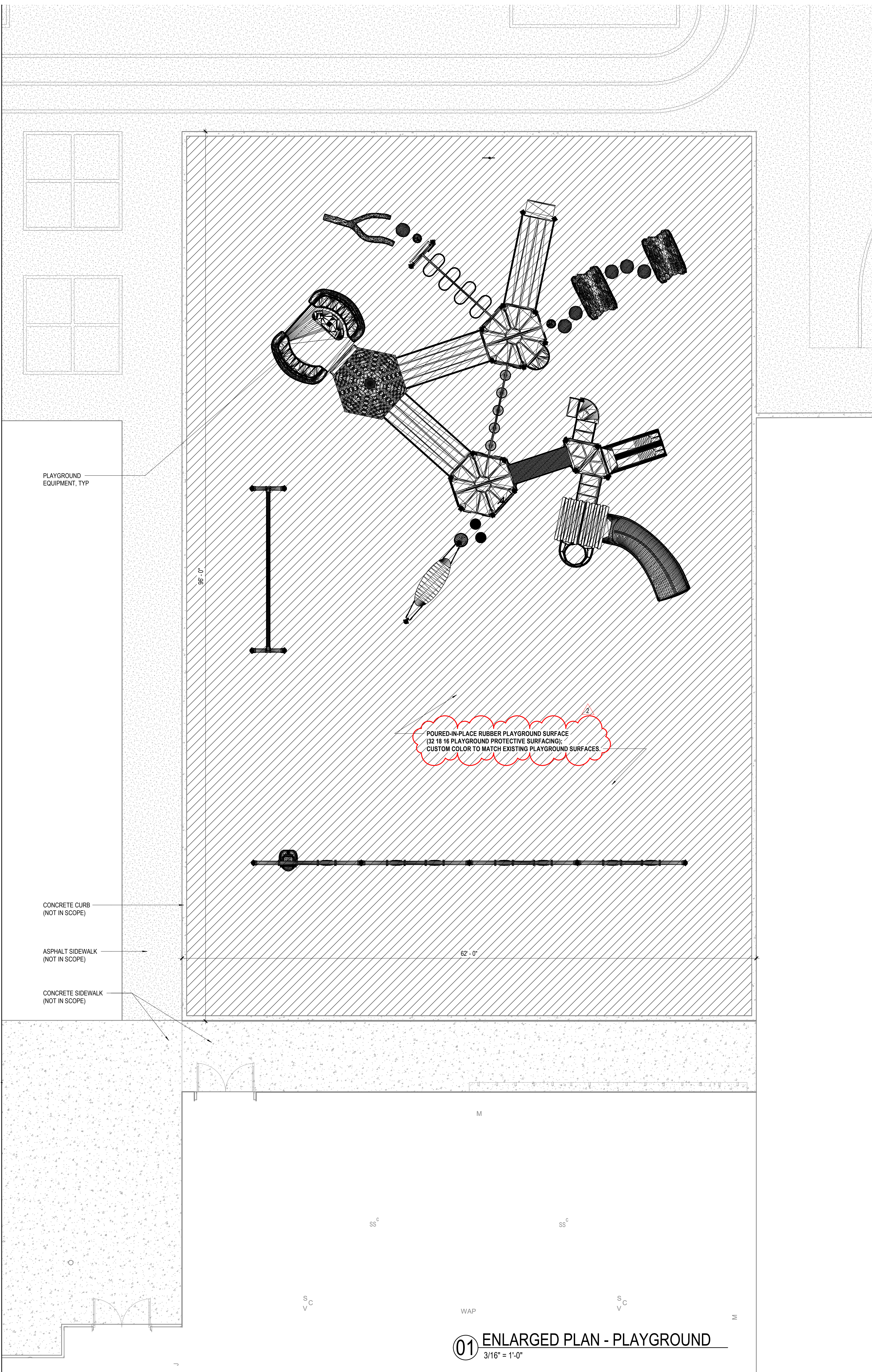


3	REVISIONS	05/05/2025
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0	DATE	

Job Number 021331.001
TITLE



02 REFERENCE PLAN SITE
1" = 60'-0"



01 ENLARGED PLAN - PLAYGROUND
3/16" = 1'-0"

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OWNER

District 36 Board of Education
1235 Oak St. Winnetka, IL 60093

PROJECT

CROW ISLAND SCHOOL

1112 Willow Rd.
Winnetka, IL 60093

District 36 Board of Education

KEYPLAN

ISSUE CHART

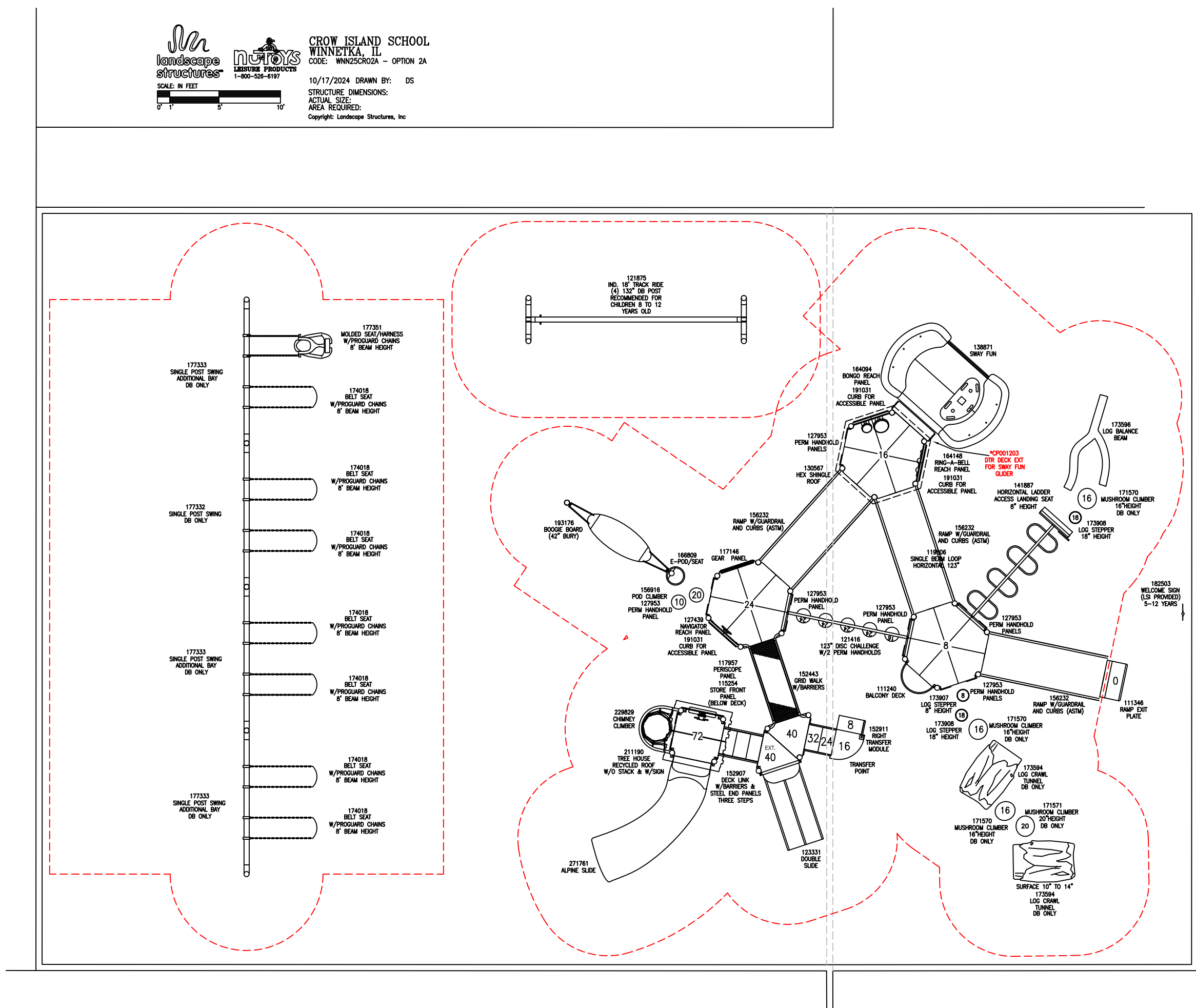
ISSUE	DATE
Job Number	021331.001
TITLE	

ARCHITECTURAL SITE PLAN - PLAYGROUND

SHEET NUMBER

CI A02-02

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CROW ISLAND SCHOOL
WINNETKA, IL

Box 7075
Westchester, IL 60154
708-579-9055
708-579-0109 (fax)
1-800-526-6197

Crow Island School

S-12 Year Olds Play Equipment		
QTY.	NO.	DESCRIPTION
1	121416A	123"Disc Challenge w/Handhold Panels 16"Deck Diff Attached To 8"Dk DB
1	152443A	Grid Walk w/Barriers
1	111346B	Ramp Exit Plate DB
3	156232A	Ramp w/Guardrails w/Curbs Meets ASTM
1	229829B	Chimney Climber 72"Dk DB
1	152907C	Deck Link w/Barriers Steel end panels 3 Steps
1	156916A	Pod Climber No Handsupports 24"Dk DB Right Mounted Handhold
1	CP001203A	DTR PB Deck Extension for Sway Fun - Attaches to Standard Deck
1	152911B	Curved Transfer Module Right 40"Dk DB
3	178710A	Hexagon Tenderdeck
1	111228A	Square Tenderdeck
1	111231A	Triangular Tenderdeck
1	119646A	Tri-Deck Extension
3	191031A	Accessible Panel Curb
1	111240A	Balcony Deck
1	164094A	Bongo Reach Panel Above Deck
1	111746A	Gear Panel Above Deck
3	127953B	Handhold Panel
3	127953A	Handhold Panel Set
1	127439A	Navigator Reach Panel Above Deck
1	117957A	Periscope Panel Above Deck
1	164146A	Ring-A-Bell Reach Panel Above Deck
1	115254A	Storefront Panel
1	193176A	Boogie Board DB Only
1	166809A	E-Pod Seat
1	141687A	Access/Landing Assembly Seat Barrier Left 8"Dk
1	119806A	Single Beam Loop Horiz Ladder 123"
4	111404G	100"Alum Post DB
1	111404R	108"Steel Post DB 42" BURY
6	111404E	116"Alum Post DB
2	111404D	124"Alum Post DB
6	111403H	126"Alum Post For Roof DB

4	111404C	132"Alum Post DB
4	111403A	182"Alum Post For Roof DB
2	111404J	76"Alum Post DB
2	111404I	84"Alum Post DB
1	130567A	Hex Shingle Roof
1	211190C	Tree House Roof w/o Stack and w/Kids Only sign
1	271781A	Alpine Slide 72" Deck DB
1	123331B	Double Slide 40"Dk DB
2	173908A	Log Stepper 18"Height DB Only
1	173907A	Log Stepper 8"Height DB Only
3	171570A	Mushroom Stepper 16"Height DB Only
1	171571A	Mushroom Stepper 20"Height DB Only
1	138871A	Sway Fun Wheelchair Glider 16"Height
2	173594A	Log Crawl Tunnel DB Only
1	173596A	Log Balance Beam DB
1	182903C	Welcome Sign (LSI Provided) Ages 5-12 years DB

ALSO:
1 121875A 18" Track Ride w/Alum Posts DB Only

**New 8-Place Single Post Swing Set
7 Belt Seats and 1 ADA**
7 174018A Belt Seat Proguard Chains 8' Beam
1 177351A Molded Bucket Seat (5-12 yrs) w/Harness Proguard Chains 8' Beam
1 177332A Single Post Swing Frame 8' Beam
3 177333A Single Post Swing Frame Addtl Bay 8' Beam

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PROJECT



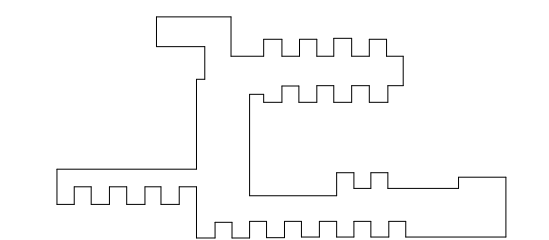
CROW ISLAND SCHOOL

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Winnetka, IL 60093



District 36 Board of
Education

KEYPLAN



ISSUE CHART

ISSUE	DATE
Job Number	021331.001

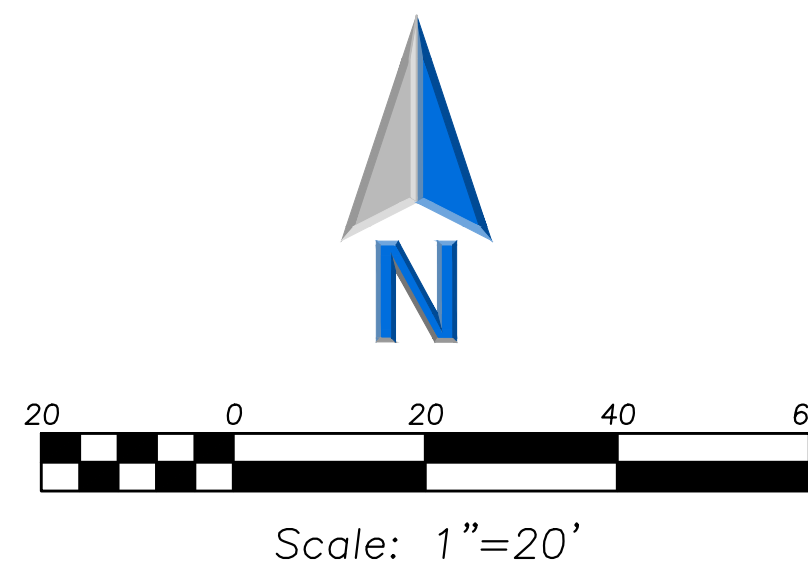
TITLE

PLAYGROUND LAYOUT
PLAN

SHEET NUMBER

CI
PGE01-01

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DEMOLITION LEGEND

	Utility Line Removal
	Bituminous Pavement Removal (Asphalt Only)
	Bituminous Pavement Removal (Full Depth)
	Concrete Pavement Removal (Full Depth)
	Pavement Sawcut
	Curb & Gutter Removal
	Structure Removal
	Tree Removal
	Tree Protection Fence

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 Encroaches 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 Village and School District. All Trees To Be Removed Shall Be Removed in Their Entirety and Stumps Shall Be Ground to Proposed Subgrade. Use As Much for Proposed Landscaping Where Applicable and Acceptable to Architect.
11. Provide Tree Protection Fencing Prior to Construction Operations. Maintain Throughout Construction.

SURVEY PROVIDED BY:

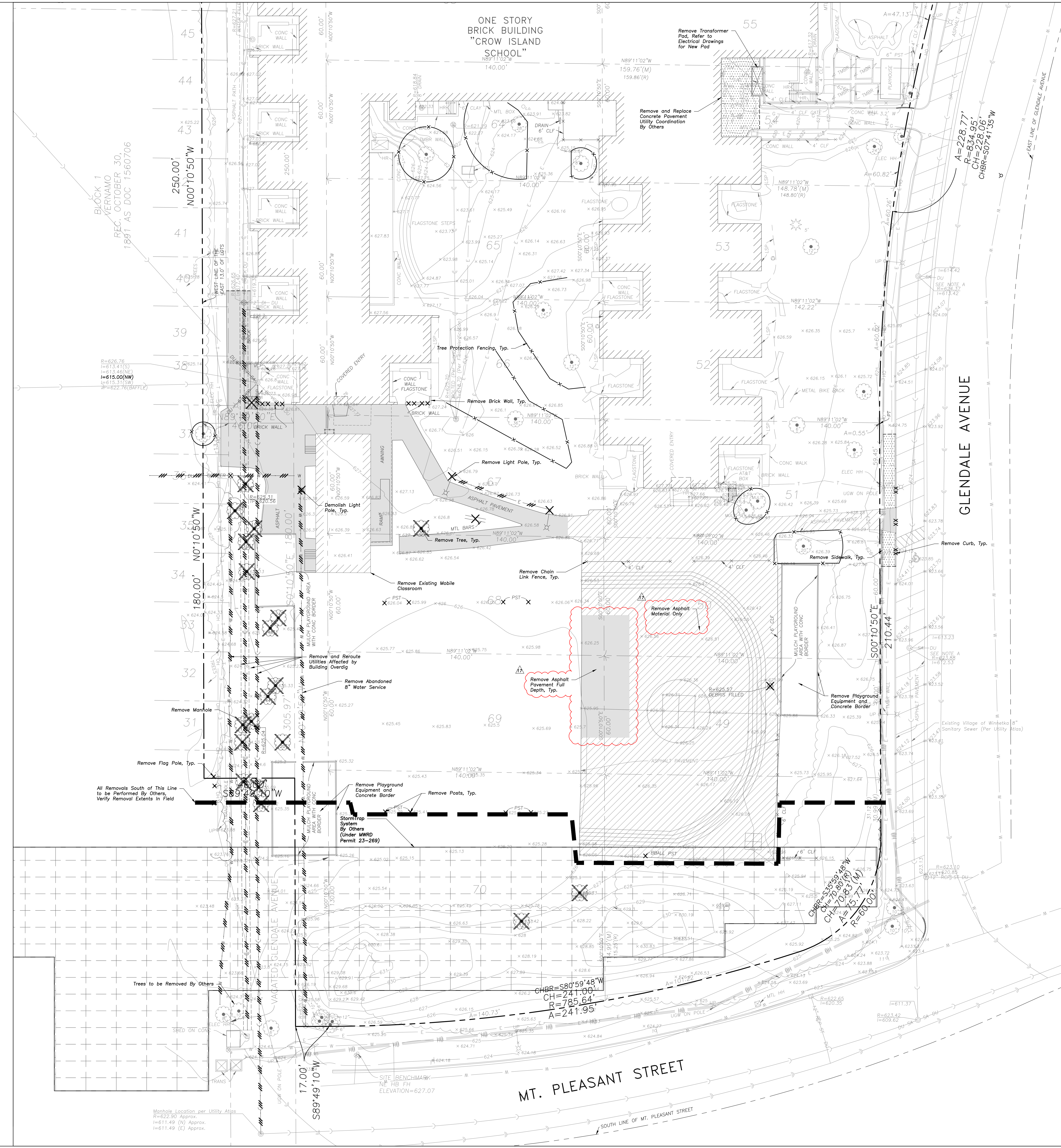
Plot of Survey and Topography Provided By TFW Surveying & Mapping, Inc. For Winnetka Public Schools District 36 on October 7, 2022. Order Number 22070

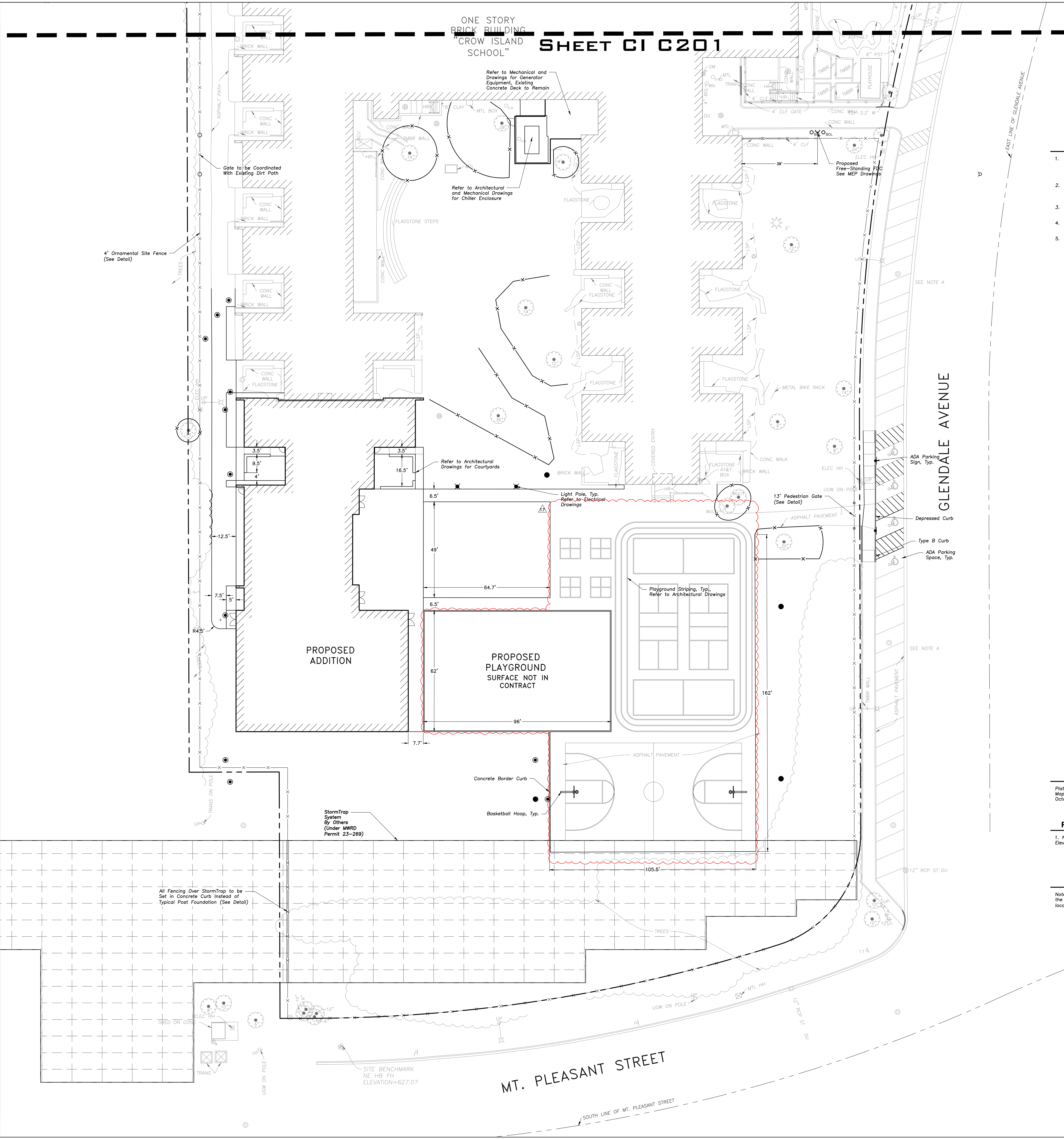
PROJECT BENCHMARKS

1. Northeast Fire Hydrant Bolt
Elevation = 627.07

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





- 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.
 2. All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications, Two Coats For Later Points. All Cross Hatch Striping Shall Be 45" At 2'-0" Centers.
 3. All Accessible Parking Signs (R7-B) 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. Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-lb/ft, 11 Gauge Steel, Embedded 42" Minimum Into Ground.

SURVEY PROVIDED BY:

Plot of Survey and Topography Provided By TFW Surveying & Mapping, Inc. For Winnetka Public Schools District 36 on October 7, 2022. Order Number 220570

PROJECT BENCHMARKS

1. Northeast Fire Hydrant Bolt
Elevation = 627.07

J.U.L.I.E.

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Scale: 1"=20'

LEGEND	
EXISTING	PROPOSED
Manhole	Manhole
Catch Basin	Catch Basin
Inlet	Inlet
Area Drain	Area Drain
Clean Out	Clean Out
Flared End Section	Flared End Section
Storm Sewer	Storm Sewer
Sanitary Sewer	Sanitary Sewer
Combined Sewer	Combined Sewer
Water Main	Water Main
Gas Line	Gas Line
Overhead Wires	Overhead Wires
Electrical Cable (Buried)	Electrical Cable (Buried)
Telephone Line	Telephone Line
Fire Hydrant	Fire Hydrant
Valve Vault	Valve Vault
Buffalo Box	Buffalo Box
Downspout	Downspout
Bollard	Bollard
Gas Valve	Gas Valve
Gas Meter	Gas Meter
Electric Meter	Electric Meter
ComEd Manhole	ComEd Manhole
Hand Hole	Hand Hole
Light Pole	Light Pole
Light Pole w/ Mast Arm	Light Pole w/ Mast Arm
Utility Pole	Utility Pole
Telephone Pedestal	Telephone Pedestal
Telephone Manhole	Telephone Manhole
Sign	Sign
Fence	Fence
Accessible Parking Stall	Accessible Parking Stall
Curb & Gutter	Curb & Gutter
Depressed Curb	Depressed Curb
Curb Elevation	Curb Elevation
Gutter Elevation	Gutter Elevation
Pavement Elevation	Pavement Elevation
Sidewalk Elevation	Sidewalk Elevation
Ground Elevation	Ground Elevation
Top of Retaining Wall Elevation	Top of Retaining Wall Elevation
Scale	Scale
Contour Line	Contour Line
Deciduous Tree	Deciduous Tree
Coniferous Tree	Coniferous Tree
Brushline	Brushline
Tree Protection Fencing at Dig Line	Tree Protection Fencing at Dig Line

- GENERAL NOTES**
1. The Location of Existing Underground Utilities, Such As Watermain, 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 Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations.
 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.

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STRUCTURAL
CE Anderson & Associates
175 N Franklin St #410, Chicago, IL

MEP
Mechanical Services Associates
111 S Virginia St, Crystal Lake, IL 60014

SECURITY
Telgion Engineering & Consulting
1020 North Milwaukee Ave, Suite 365,
Deerfield, IL 60015

OWNER
District 36 Board of Education
1235 Oak St, Winnetka, IL 60093

PROJECT

Crow Island ES Capital Improvements

1112 Willow Rd,
Winnetka, IL 60093

District 36 Board of Education

KEYPLAN

ISSUE CHART

ISSUE	DATE
Job Number	021331.001
TITLE	

SITE GEOMETRY PLAN

SHEET NUMBER

CI C200

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ONE STORY
BRICK BUILDING
"CROW ISLAND
SCHOOL"

Refer to Mechanical and
Drawings for Generator
Equipment, Existing
Concrete Deck to Remain

Refer to Architectural
and Mechanical Drawings
for Chiller Enclosure

GLENDALE AVENUE

MT. PLEASANT STREET

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.

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 R2504-D Frame & Grate or Approved Equal. For Cone Sections Install a Minimum of 4" Grade Rings For Topsoil Respread. For Flat Sub Taps 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. 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.
5. All Manholes Shall Have Neenah R1713-B Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" Imprinted as Appropriate.
6. For All Structures Indicated to be Adjusted, Remove and Install Adjusting Rings, Cone Section, Barrel Sections, or Flat Sub Top as Necessary.
7. All Sanitary Manholes Shall Include a Chimney Seal.

SURVEY PROVIDED BY:

Plot of Survey and Topography Provided By TFW Surveying & Mapping, Inc. For Winnetka Public Schools District 36 on October 7, 2022. Order Number 2205970

PROJECT BENCHMARKS

1. Northeast Fire Hydrant Bolt Elevation = 627.07

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



Scale: 1"=20'

LEGEND

EXISTING	PROPOSED
Manhole	Manhole
Catch Basin	Catch Basin
Inlet	Inlet
Area Drain	Area Drain
Clean Out	Clean Out
Flared End Section	Flared End Section
Storm Sewer	Storm Sewer
Sanitary Sewer	Sanitary Sewer
Combined Sewer	Combined Sewer
Water Main	Water Main
Gas Line	Gas Line
Overhead Wires	Overhead Wires
Electrical Cable (Buried)	Electrical Cable (Buried)
Telephone Line	Telephone Line
Fire Hydrant	Fire Hydrant
Valve Vault	Valve Vault
Buffalo Box	Buffalo Box
Downspout	Downspout
Bollard	Bollard
Gas Valve	Gas Valve
Gas Meter	Gas Meter
Electric Meter	Electric Meter
Comed Manhole	Comed Manhole
Hand Hole	Hand Hole
Light Pole	Light Pole
Light Pole w/ Mast Arm	Light Pole w/ Mast Arm
Utility Pole	Utility Pole
Telephone Pedestal	Telephone Pedestal
Telephone Manhole	Telephone Manhole
Sign	Sign
Fence	Fence
Accessible Parking Stall	Accessible Parking Stall
Curb & Gutter	Curb & Gutter
Depressed Curb	Depressed Curb
Curb Elevation	Curb Elevation
Gutter Elevation	Gutter Elevation
Pavement Elevation	Pavement Elevation
Sidewalk Elevation	Sidewalk Elevation
Ground Elevation	Ground Elevation
Top of Retaining Wall Elevation	Top of Retaining Wall Elevation
Scale	Scale
Contour Line	Contour Line
Deciduous Tree	Deciduous Tree
Coniferous Tree	Coniferous Tree
Brushline	Brushline
Tree Protection Fencing at Dip Line	Tree Protection Fencing at Dip Line

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Perkins&Will

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MEP

Mechanical Services Associates
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SECURITY

Telgus Engineering & Consulting
1020 North Milwaukee Ave, Suite 365,
Deerfield, IL, 60015

OWNER

District 36 Board of Education
1235 Oak St, Winnetka, IL 60093

PROJECT



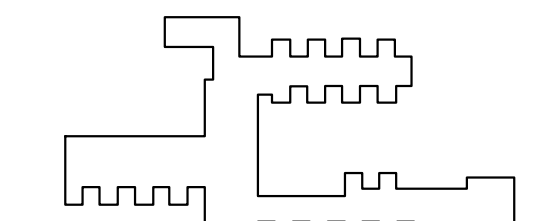
Crow Island ES Capital
Improvements

1112 Willow Rd,
Winnetka, IL 60093



District 36 Board of
Education

KEYPLAN



ISSUE CHART

NO.	DATE	DESCRIPTION
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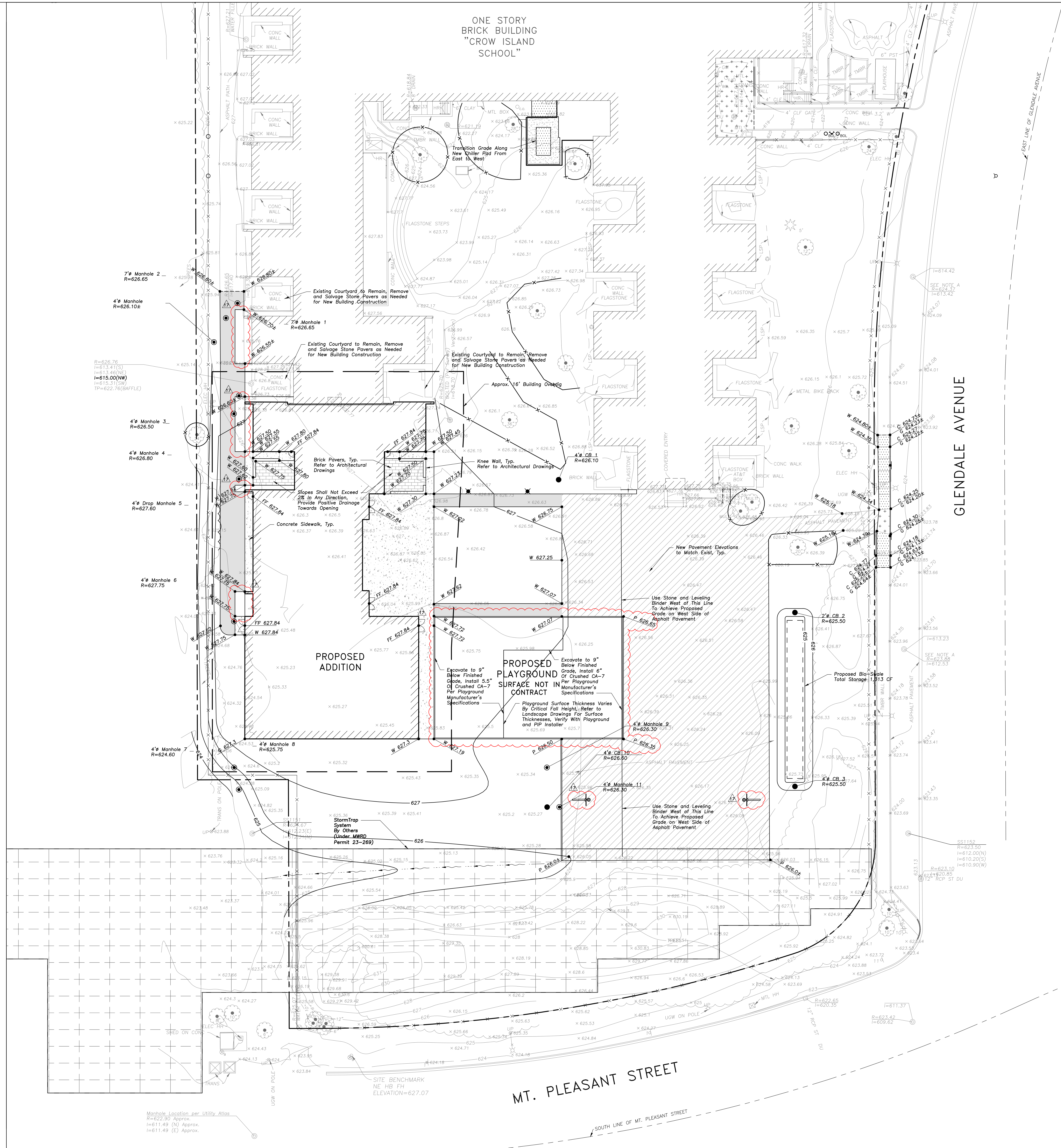
Job Number 021331.001
TITLE

SITE UTILITY PLAN

SHEET NUMBER

CI C300

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PAVING & SURFACE LEGEND

	Asphalt Pavement Section 1 1/2" Hot Mix Asphalt, Mix D, IL-9.5, NS0 2 1/2" Hot Mix Asphalt, IL-19.0, NS0 Prime Coat (0.25 gal/sq yd) 8" Aggregate Base Course, Type B, Crushed, CA-6
	Partial Depth Asphalt Replacement Match Existing Section
	Concrete Sidewalk Section 5" Portland Cement Concrete 6"x6" W1.4xW1.4 Welded Wire Fabric 2" Aggregate Base Course, Type B, Crushed
	Brick Paver Section Belden Ivory Gray Standard Paver Refer to Architectural Drawings for Pattern
	Concrete Sidewalk Section (In ROW) 5" Portland Cement Concrete 2" Aggregate Base Course, Type B, Crushed
	Concrete Driveway Section 8" Portland Cement Concrete 6"x6" W2.9xW2.9 Welded Wire Fabric 6" Aggregate Base Course, Type B, Crushed
	Gravel Section 3" Decomposed Granite 3" Aggregate Base Course, Type B, Crushed
	Stormwater Overland Flow Path
	Ridge Line/High Point

GRADING NOTES

1. Install And Maintain Silt Fence at the Perimeter of the Construction Zone.
2. 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.
3. All Landscaped Areas Disturbed By Construction Shall Be Reseeded With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and Sodded Unless Noted Otherwise On The Landscape Drawings.
4. Rebuild Existing Structures and Adjust Rim Elevations to Match Proposed Ground Elevations.

SURVEY PROVIDED BY:

Plot of Survey and Topography Provided By TFW Surveying & Mapping, Inc. For Winnetka Public Schools District 36 on October 7, 2022. Order Number 520870

PROJECT BENCHMARKS

1. Northeast Fire Hydrant Bolt
Elevation = 627.07

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

LEGEND

EXISTING	PROPOSED
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	Catch Basin
	Inset
	Area Drain
	Clean Out
	Flared End Section
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	Bollard
	Gas Valve
	Gas Meter
	Electric Meter
	ComEd Manhole
	Hand Hole
	Light Pole
	Light Pole w/ Mast Arm
	Utility Pole
	Telephone Pedestal
	Telephone Manhole
	Sign
	Fence
	Accessible Parking Spot
	Curb & Gutter
	Depressed Curb
	Curb Elevation
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	Pavement Elevation
	Sidewalk Elevation
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PROJECT

WINNETKA
PUBLIC SCHOOLS
DISTRICT 36

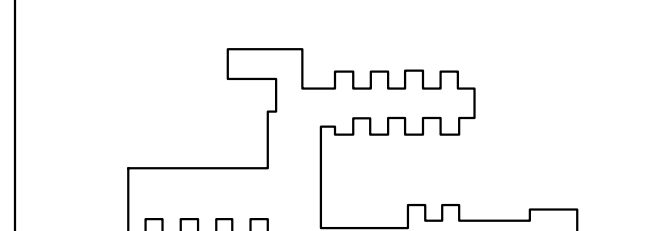
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CROW ISLAND

District 36 Board of
Education

KEYPLAN



ISSUE CHART

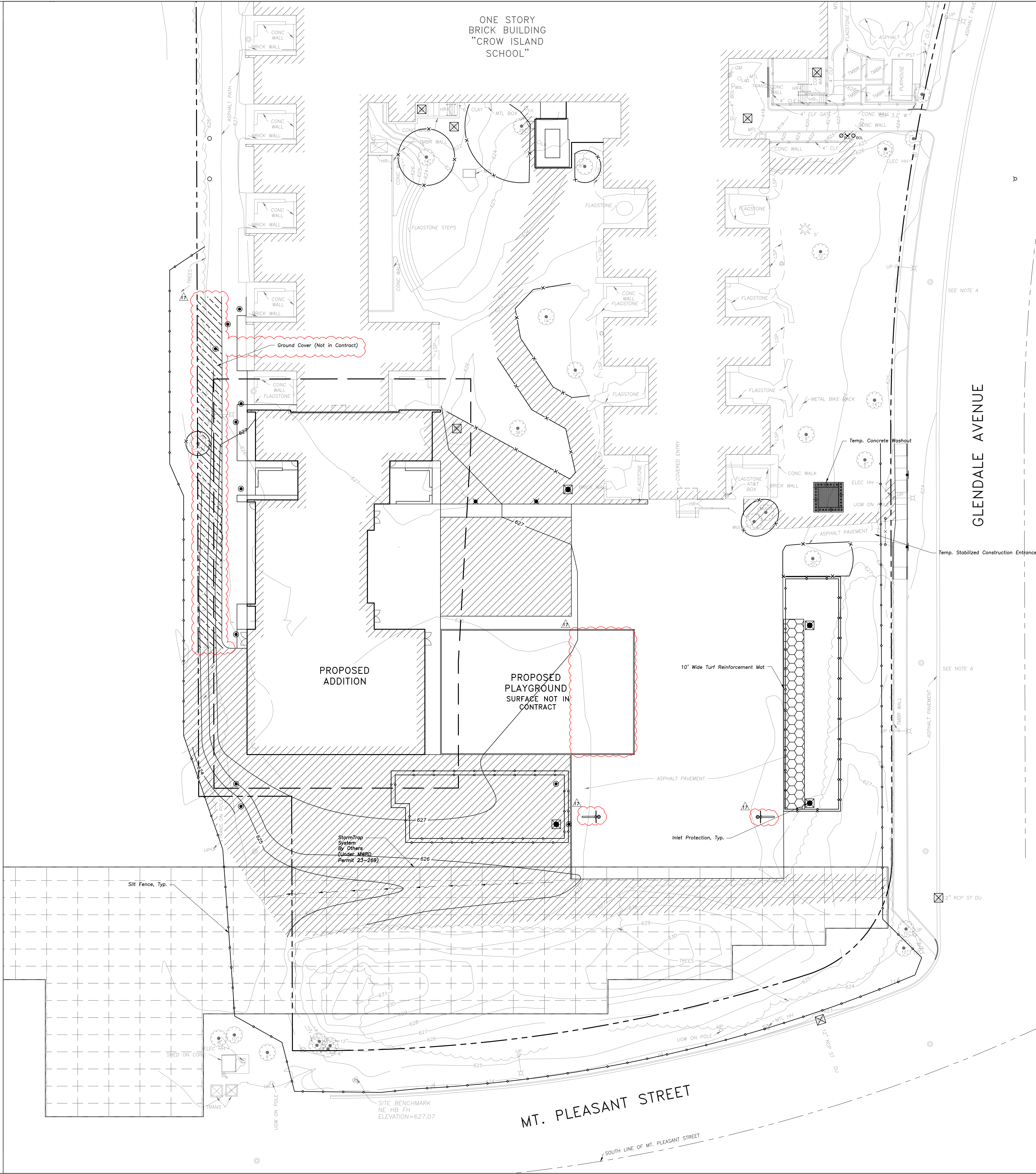
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100	02/14/2025	ISSUE

GRADING AND PAVING PLAN

SHEET NUMBER

CI C400

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SOIL EROSION & SEDIMENTATION CONTROL NOTES

- Illinois Urban Manual Shall Govern All Soil Erosion and Sediment Control, and Related Work.
- Contractor Shall Be Responsible for Compliance With IEPA NPDES and ILR10 Permit Requirements for Project.
- 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.
- Soil Erosion and Sediment Control Features Shall Be Constructed Prior to the Commencement of Upland Disturbance.
- 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.
- 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.
- 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.
- 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.
- All Temporary and Permanent Sediment And Erosion Control Measures Must Be Maintained, Repaired, And Inspected in Conformance With All Applicable IEPA-NPDES Phase II Requirements.
- Following The Termination Of Construction Activities And Issuance Of The Required "Notice Of Termination", The Permittees Must Keep A Copy Of The Storm Water Pollution Prevention Plan, Inspection Reports, And Records Of All The Data Used To Complete The Notice Of Intent For A Period Of At Least Three Years Following Final Stabilization.
- 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.
- Contractor Shall Provide Qualified Soil Erosion and Sediment Control Inspector Services in Accordance with NPDES and Governmental Requirements. Inspections Shall Occur at Every Seven Calendar Days Or Within 24 Hours of a 0.5" or Greater Rainfall Event. Engineer Shall Be Copied on Inspection Logs.
- 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.
- Unless Otherwise Indicated on the Drawings, Stabilize All Disturbed Ground Areas Where Slopes Exceed 6:1 or Within Swales with North American Green BioNet SCT150BN Erosion Control Blanket, or Approved Equal.
- Report Releases of Reportable Quantities of Oil or Hazardous Materials If They Occur in Accordance with IEPA NPDES Requirements.
- All Concrete Washout Shall Conform To The "Temporary Concrete Washout Facility" Standards (Code 854) of the Illinois Urban Manual, Latest Edition.
- If Necessary, The SWPPP Shall Be Modified To Reflect Changes Required During The Effective Period Of The IEPA NPDES General Permit No. ILR10 and Local and County Permits.
- 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.

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

- Silt Fence
- Approximate Sod Limits
- Ground Cover (Not in Contract)
- Turf Reinforcement Mat
- Catch-All, Park Chap Sedgum (or equal) Paved or Existing Stabilized Areas

SURVEY PROVIDED BY:

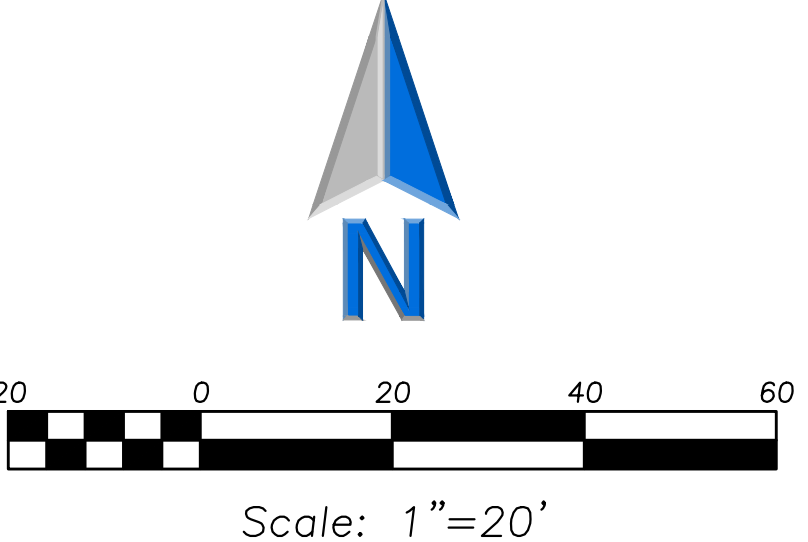
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LEGEND

- | EXISTING | PROPOSED |
|-------------------------------------|-------------------------------------|
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| Hand Hole | Hand Hole |
| Light Pole | Light Pole |
| Light Pole w/ Vest Arm | Light Pole w/ Vest Arm |
| Utility Pole | Utility Pole |
| Telephone Pedestal | Telephone Pedestal |
| Telephone Manhole | Telephone Manhole |
| Sign | Sign |
| Fence | Fence |
| Accessible Parking Spot | Accessible Parking Spot |
| Curb & Gutter | Curb & Gutter |
| Depressed Curb | Depressed Curb |
| Curb Elevation | Curb Elevation |
| Gutter Elevation | Gutter Elevation |
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INTENDED SEQUENCE OF MAJOR SEDIMENT AND EROSION CONTROL MEASURES

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

Perkins&Will

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OWNER
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1235 Oak St, Winnetka, IL 60093

PROJECT
The Winnetka Public Schools
District 36

Crow Island ES Capital Improvements
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District 36 Board of Education

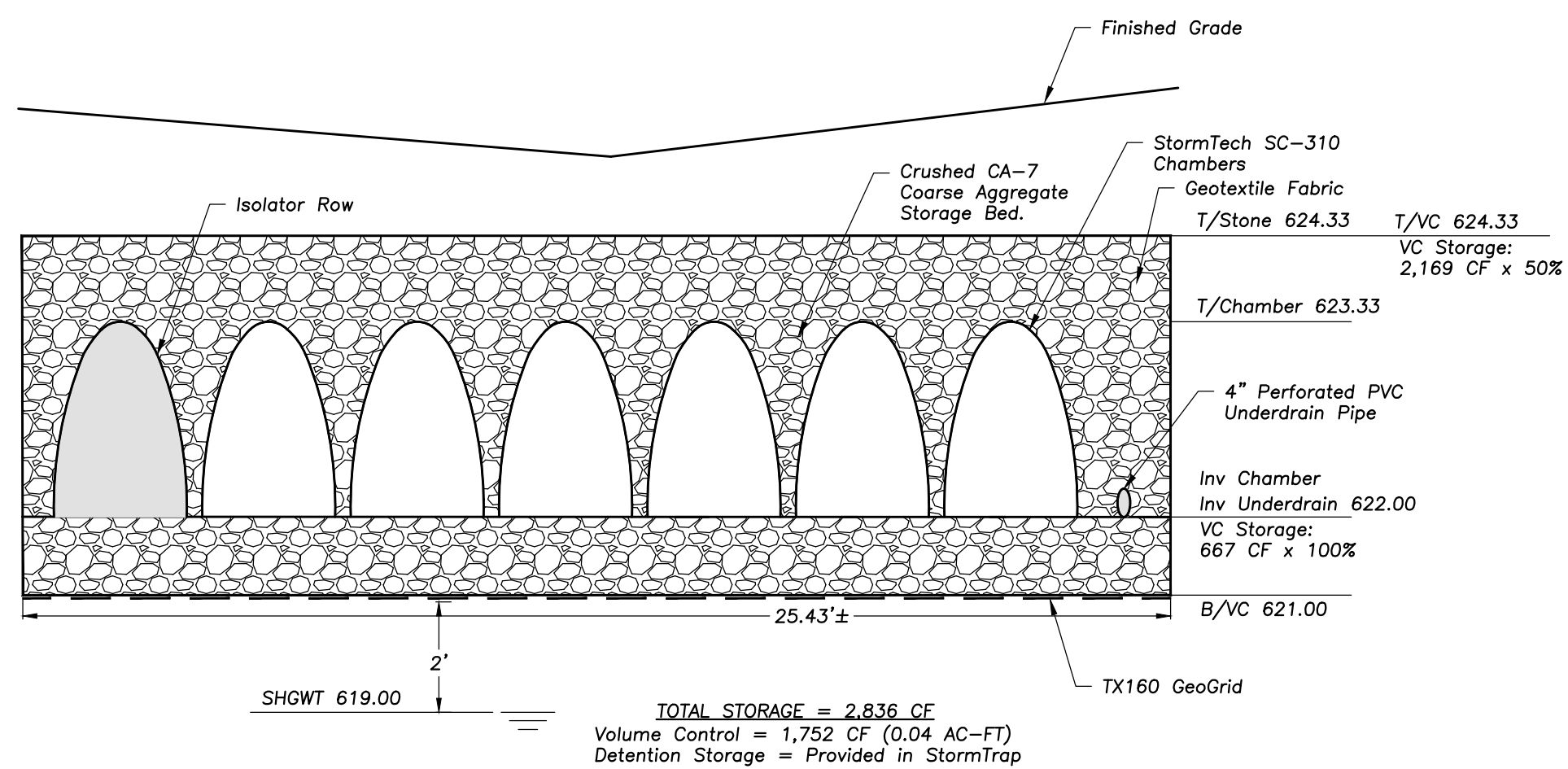
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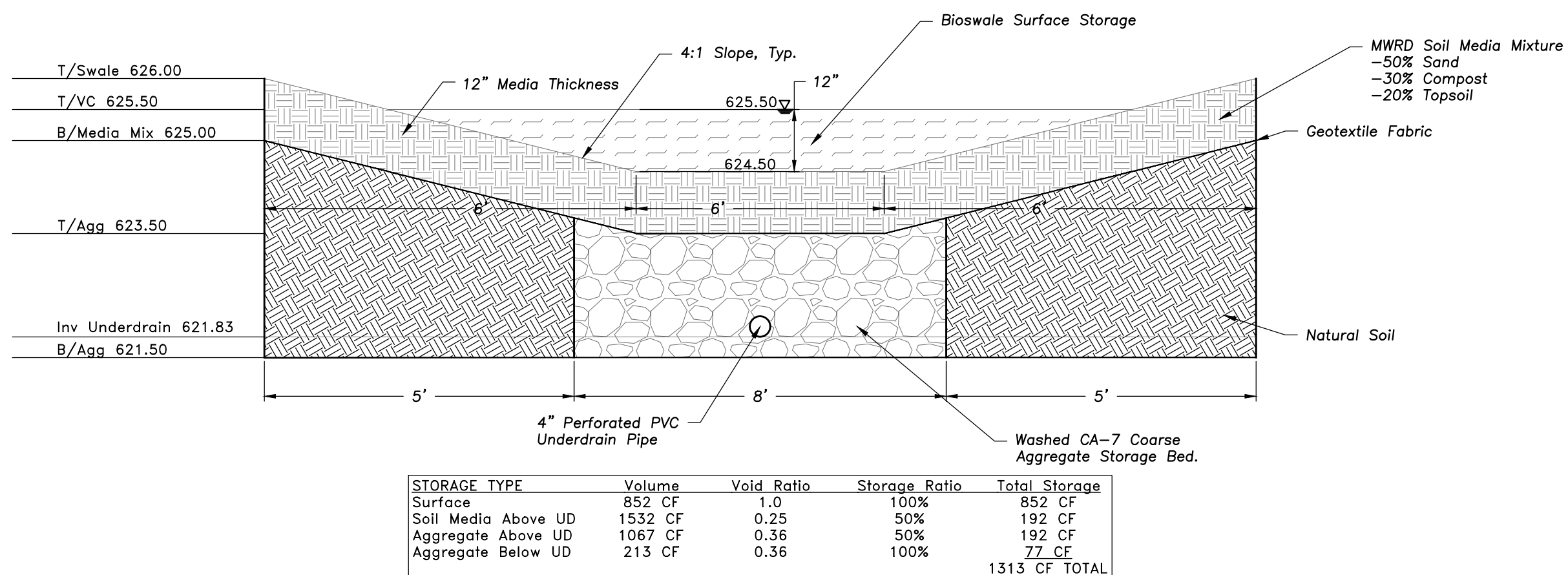
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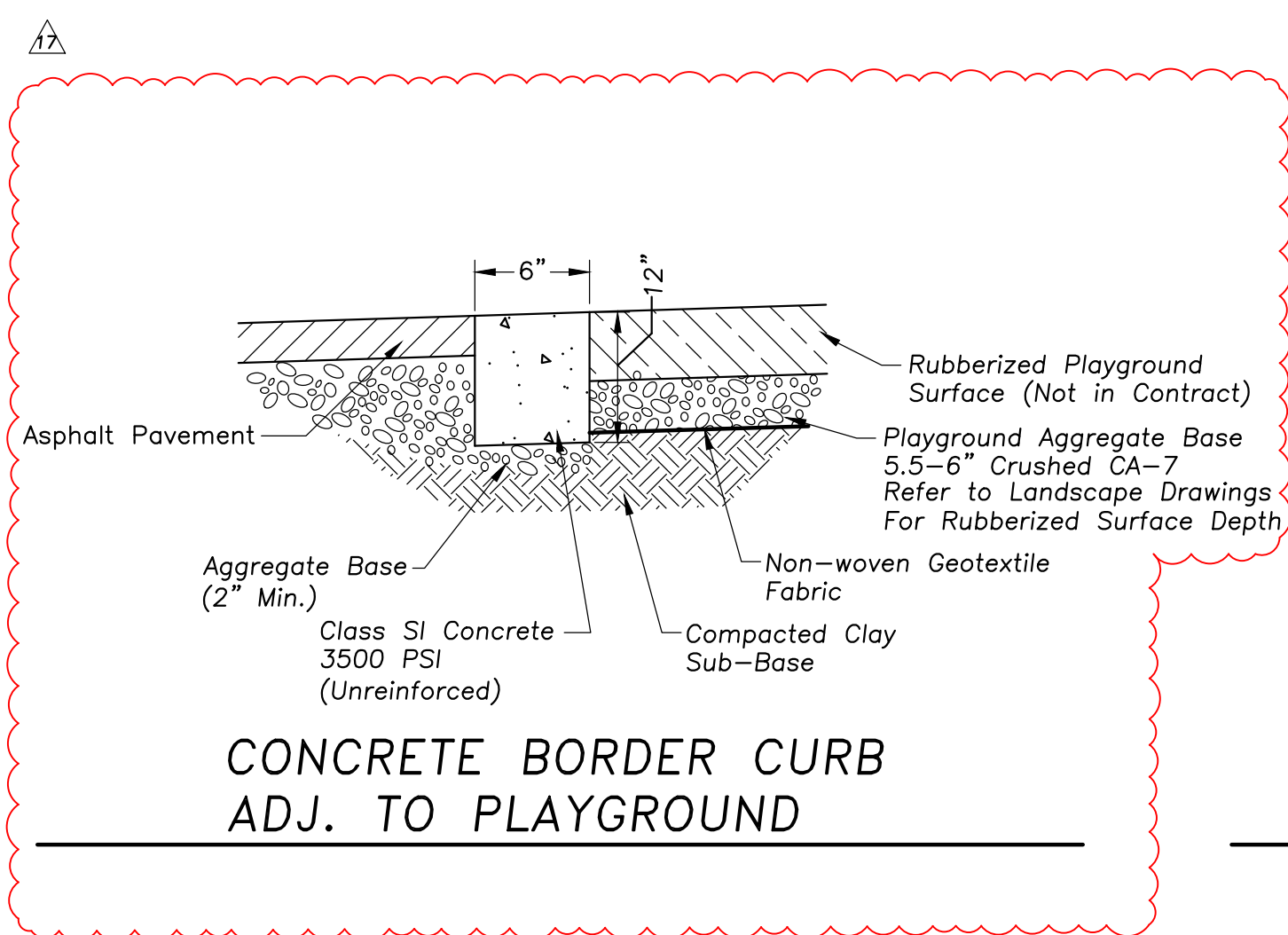
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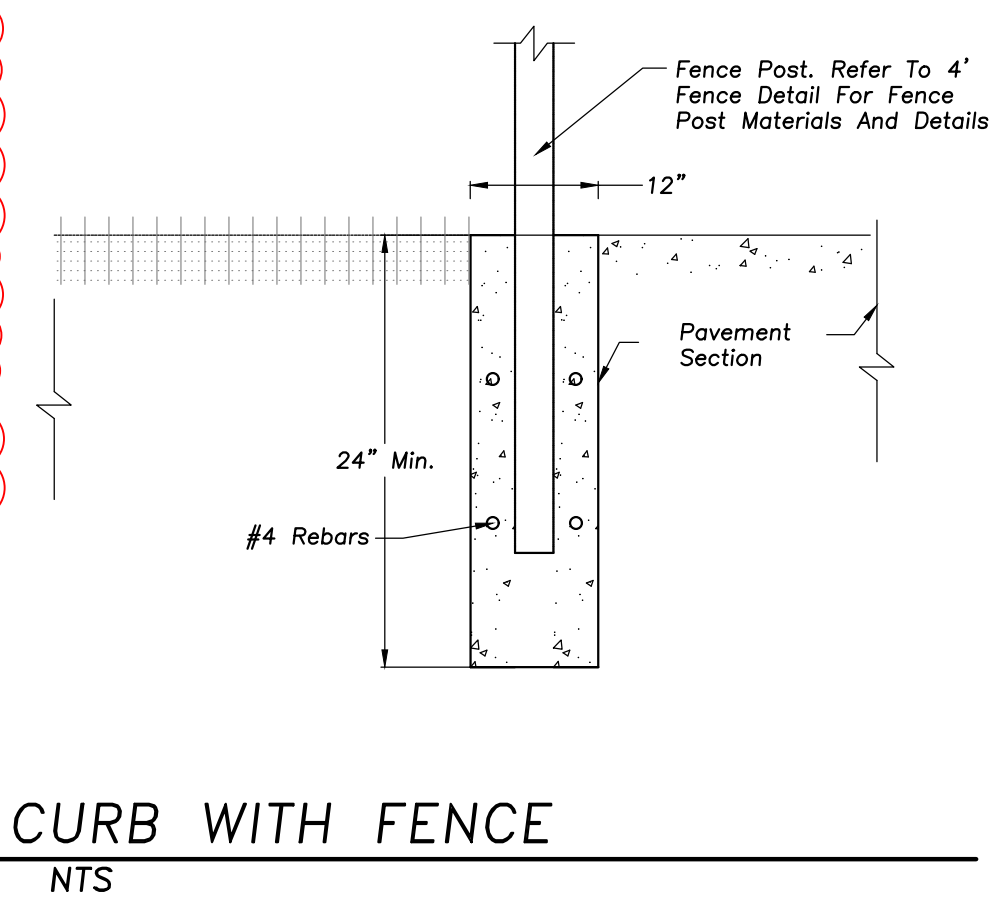
VOLUME CONTROL FACILITY
CROSS-SECTION



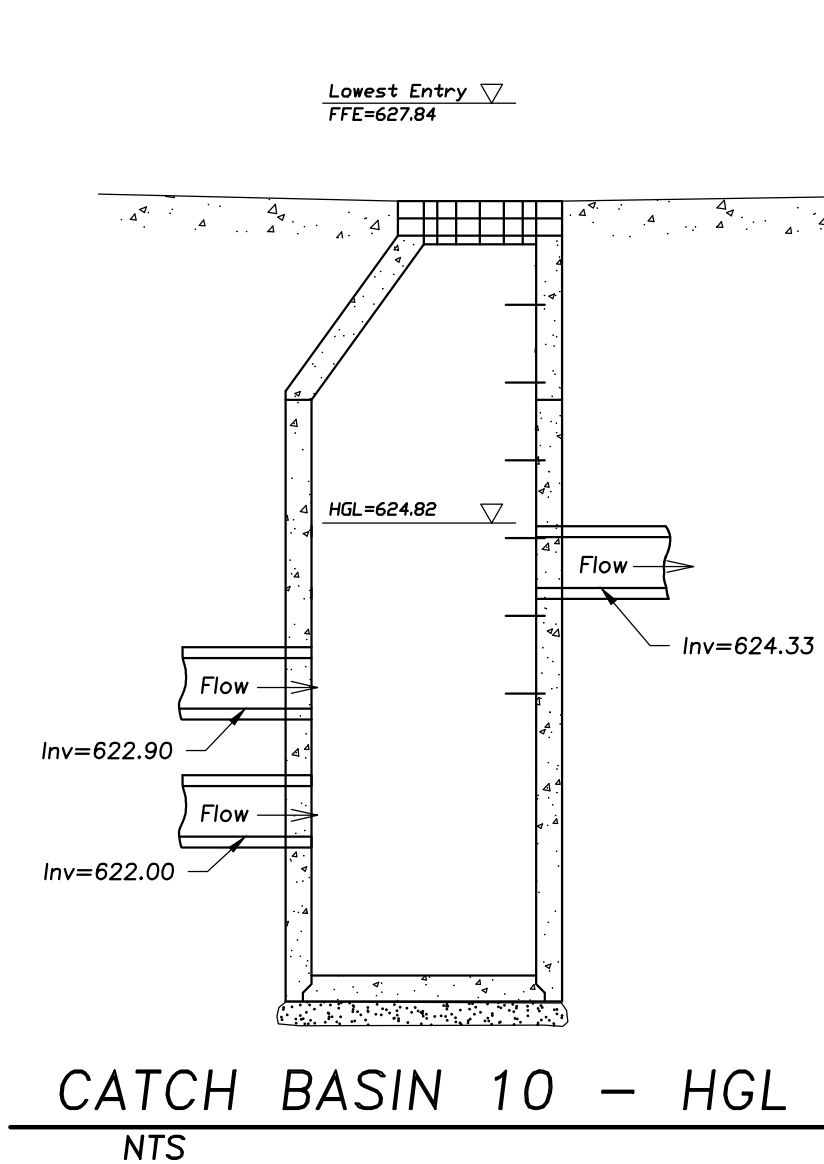
BIO-SWALE TYPICAL SECTION



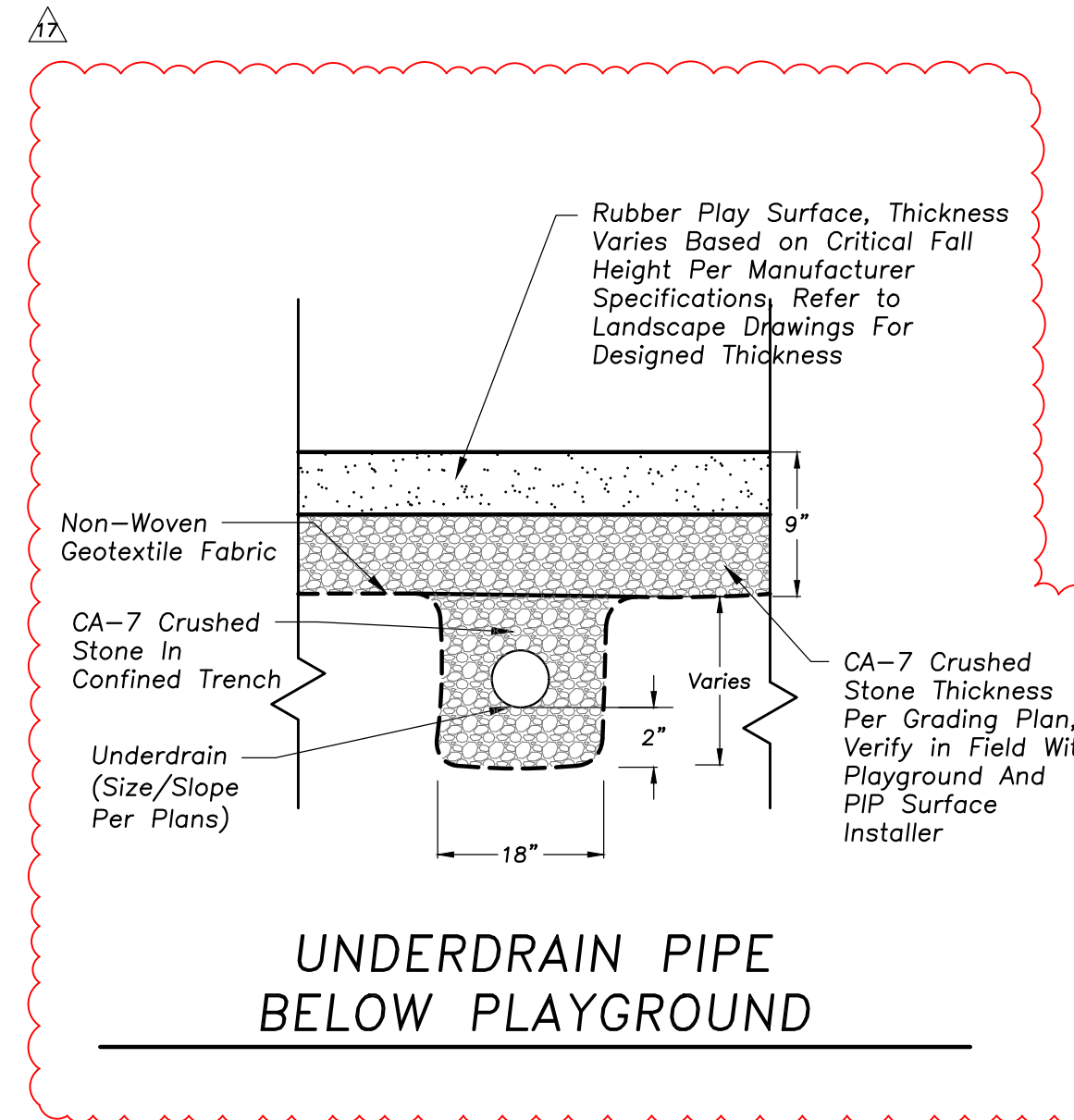
CONCRETE BORDER CURB
ADJ. TO PLAYGROUND



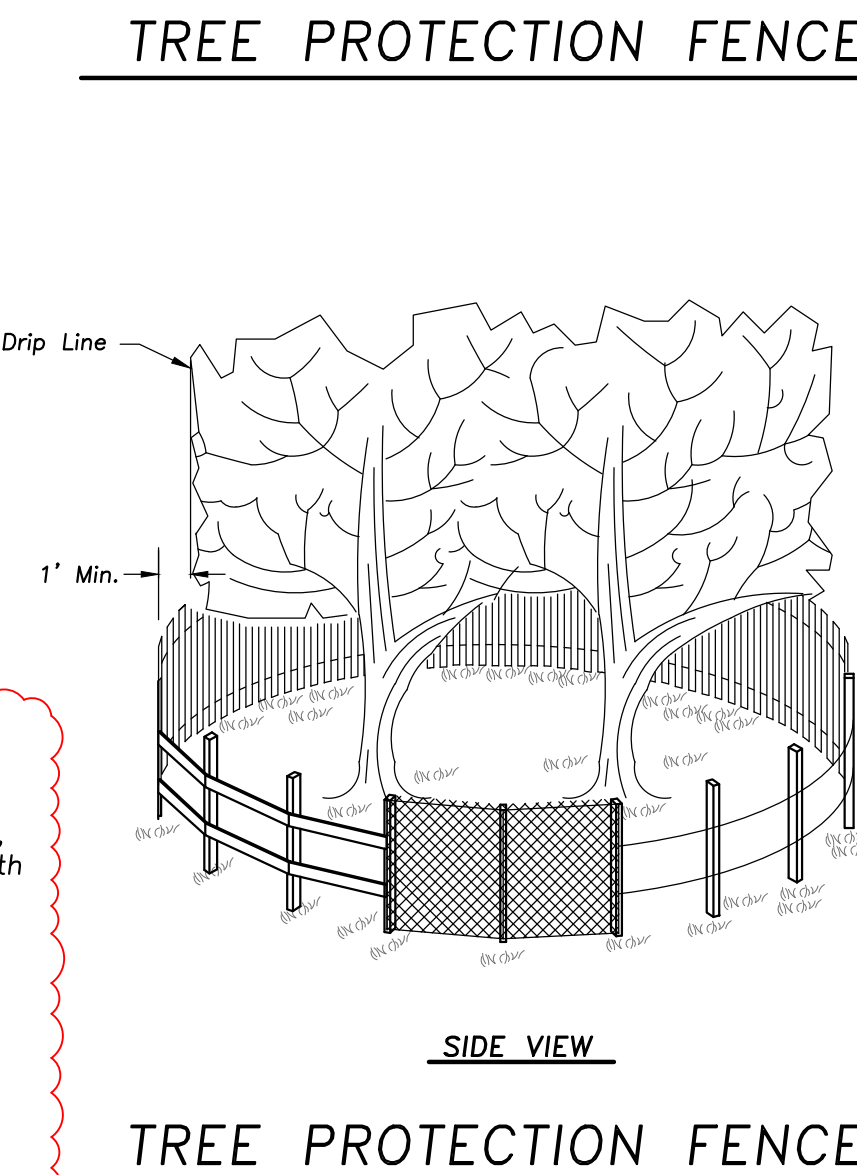
CURB WITH FENCE
NTS



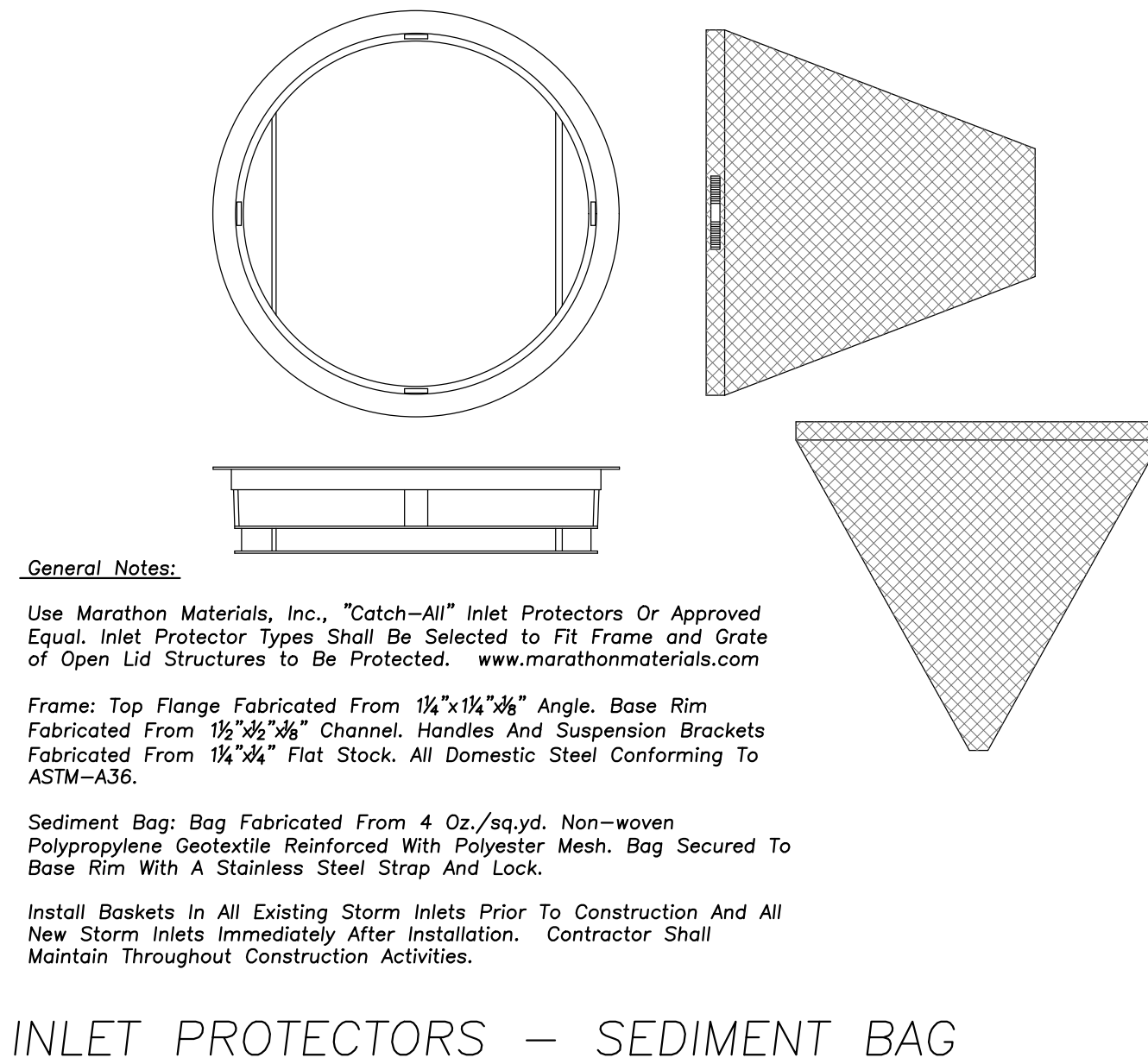
CATCH BASIN 10 - HGL
NTS



UNDERDRAIN PIPE
BELOW PLAYGROUND



TREE PROTECTION FENCE



General Notes:

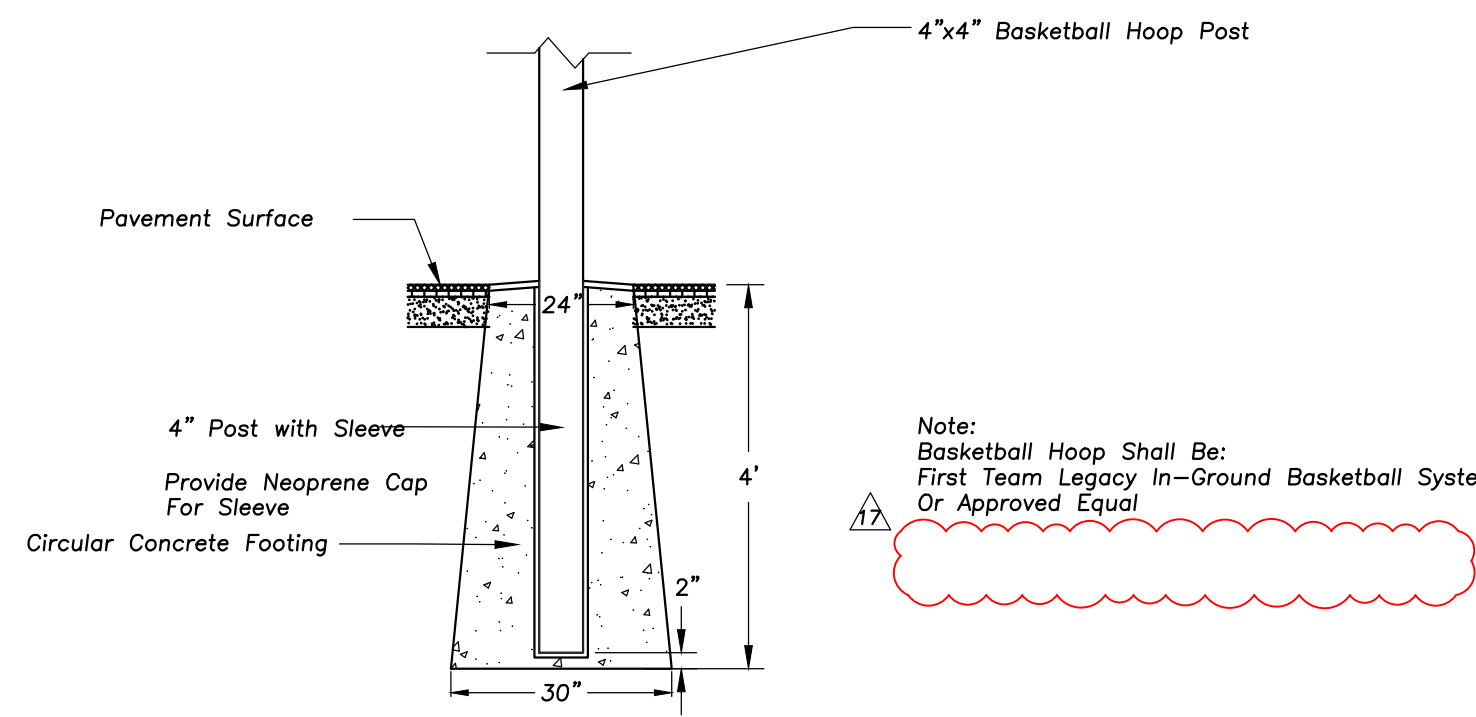
Use Marathon Materials, Inc., "Catch-All" Inlet Protectors Or Approved Equal. Inlet Protector Types Shall Be Selected To Fit Frame and Gate of Open Lid Structures To Be Protected. www.marathonmaterials.com

Frame: Top Flange Fabricated From 1/4"x1/4"x6" Angle. Base Rim Fabricated From 1/2"x3/4"x6" Channel. Handles And Suspension Brackets Fabricated From 1/4"x4" Flat Stock. All Domestic Steel Conforming To ASTM-A36.

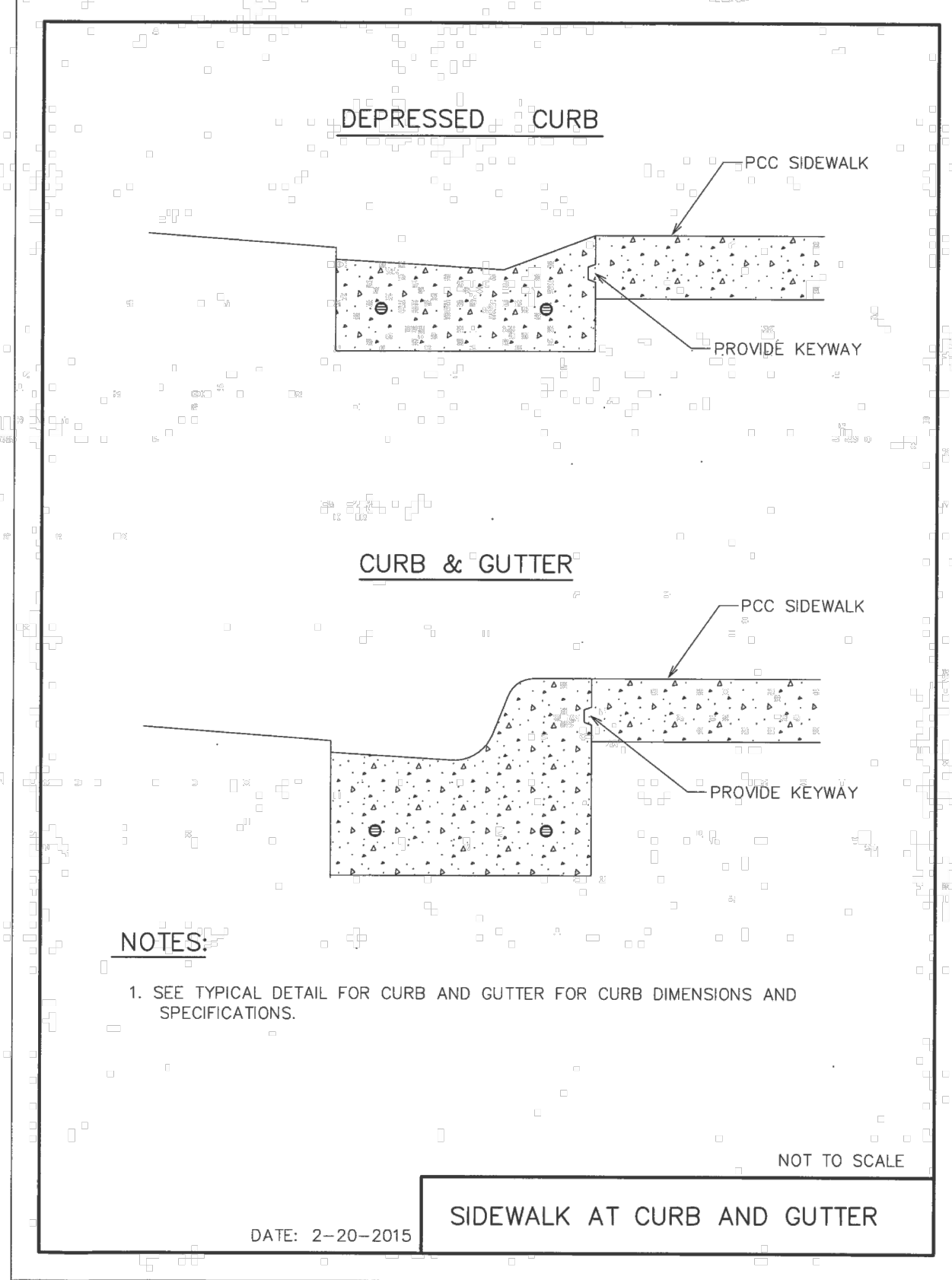
Sediment Bag: Bag Fabricated From 4 Oz./sq.yd. Non-woven Polypropylene Geotextile Reinforced With Polyester Mesh. Bag Secured To Base Rim With A Stainless Steel Strap And Lock.

Install Baskets In All Existing Storm Inlets Prior To Construction And All New Storm Inlets Immediately After Installation. Contractor Shall Maintain Throughout Construction Activities.

SILT FENCE CONSTRUCTION (AASHTO 288-00)



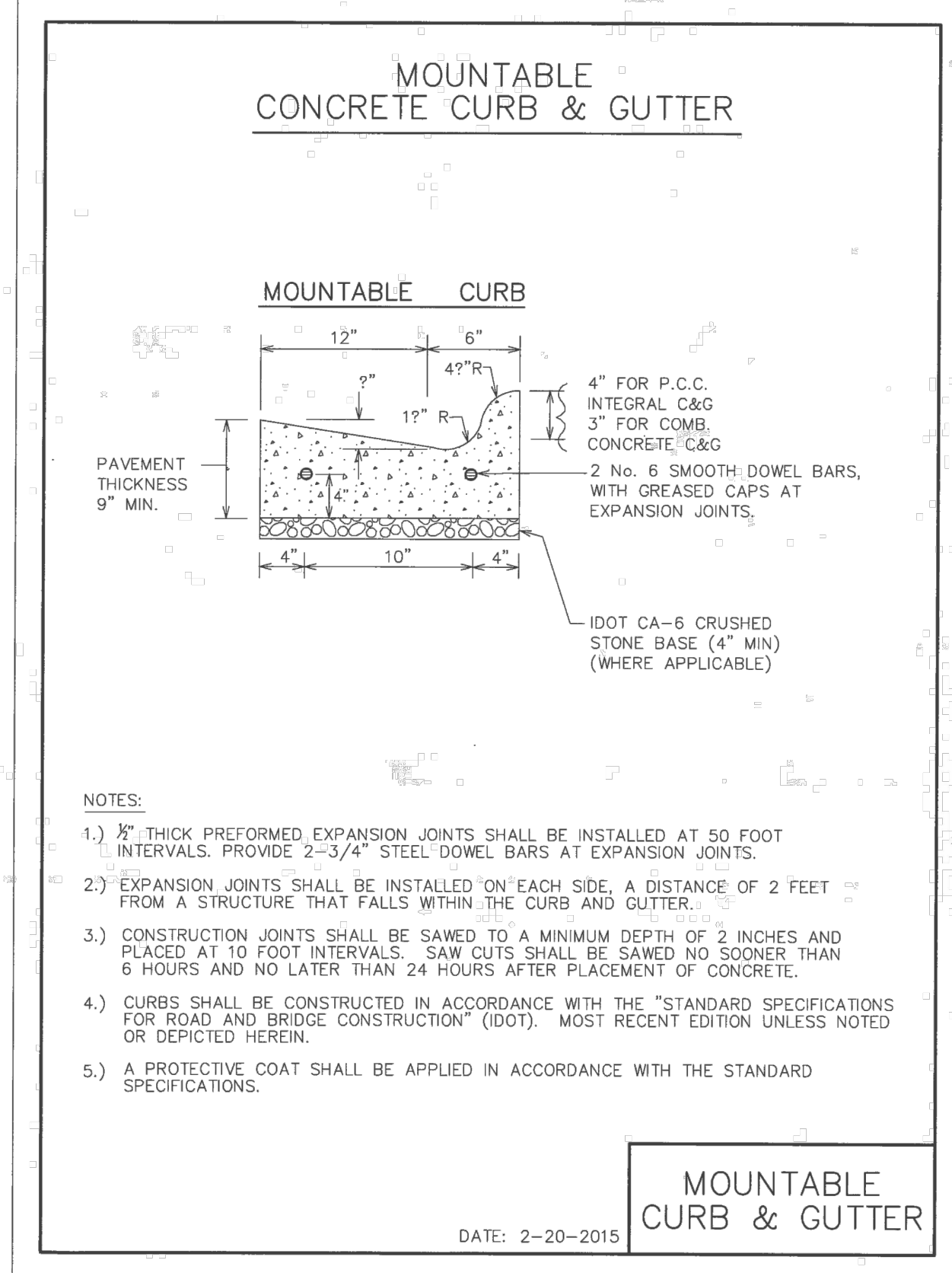
BASKETBALL HOOP POST



NOTES:

1. SEE TYPICAL DETAIL FOR CURB AND GUTTER FOR CURB DIMENSIONS AND SPECIFICATIONS.

SIDEWALK AT CURB AND GUTTER

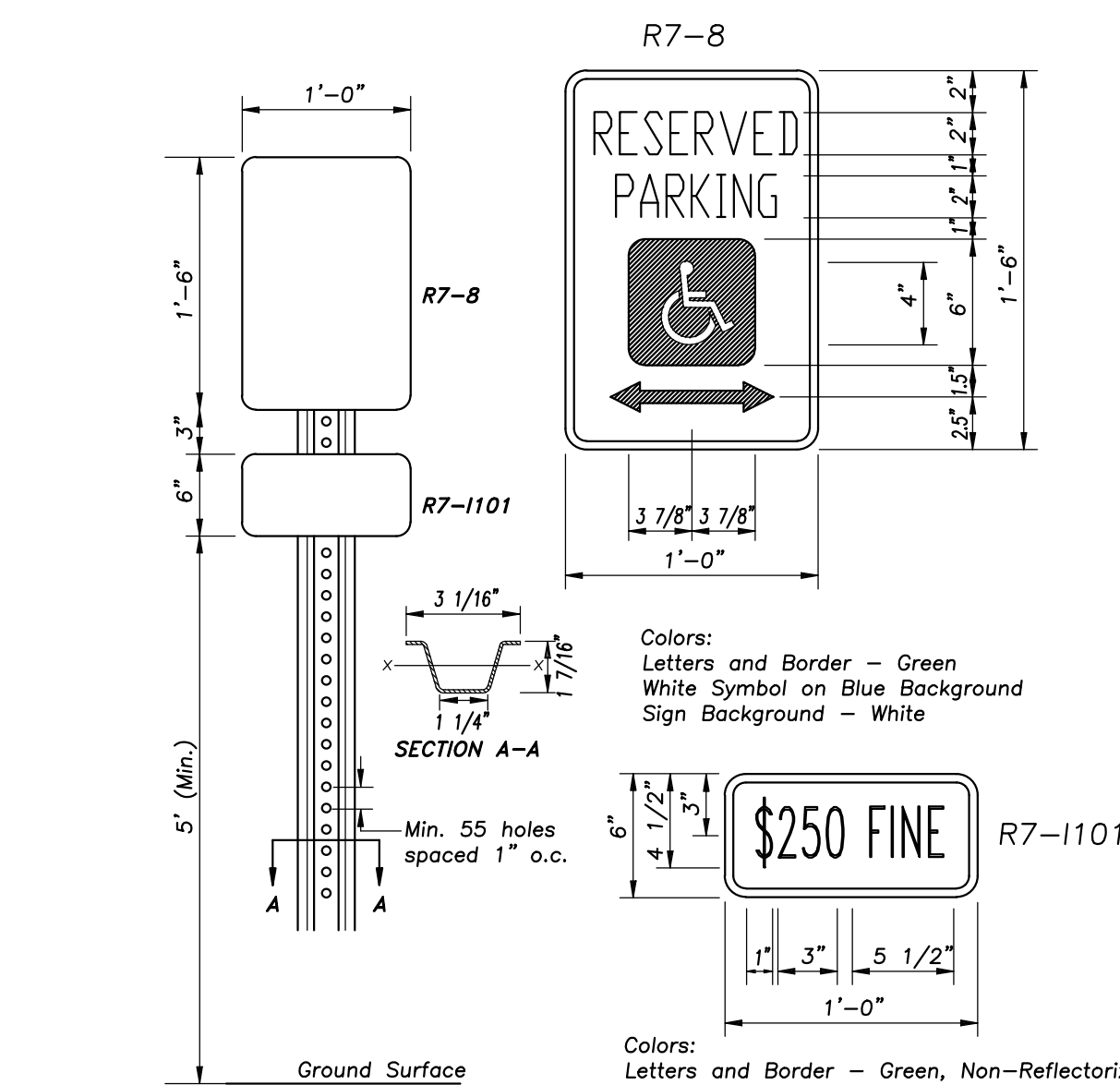


NOTES:

1. 1/2" THICK PREFORMED EXPANSION JOINTS SHALL BE INSTALLED AT 50 FOOT INTERVALS. PROVIDE 2-3/4" STEEL DOWEL BARS AT EXPANSION JOINTS.
2. EXPANSION JOINTS SHALL BE INSTALLED ON EACH SIDE A DISTANCE OF 2 FEET FROM A STRUCTURE THAT FALLS WITHIN THE CURB AND GUTTER.
3. CONSTRUCTION JOINTS SHALL BE SAVED TO A MINIMUM DEPTH OF 2 INCHES AND PLACED AT 10 FOOT INTERVALS. SAW CUTS SHALL BE SAVED NO SOONER THAN 6 HOURS AND NO LATER THAN 24 HOURS AFTER PLACEMENT OF CONCRETE.
4. CURBS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (DOT). MOST RECENT EDITION UNLESS NOTED OR DEPICTED HEREIN.
5. A PROTECTIVE COAT SHALL BE APPLIED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.

MOUNTABLE
CURB & GUTTER

DATE: 2-20-2015



Notes: Dimensions shown for cross sections are minimum.

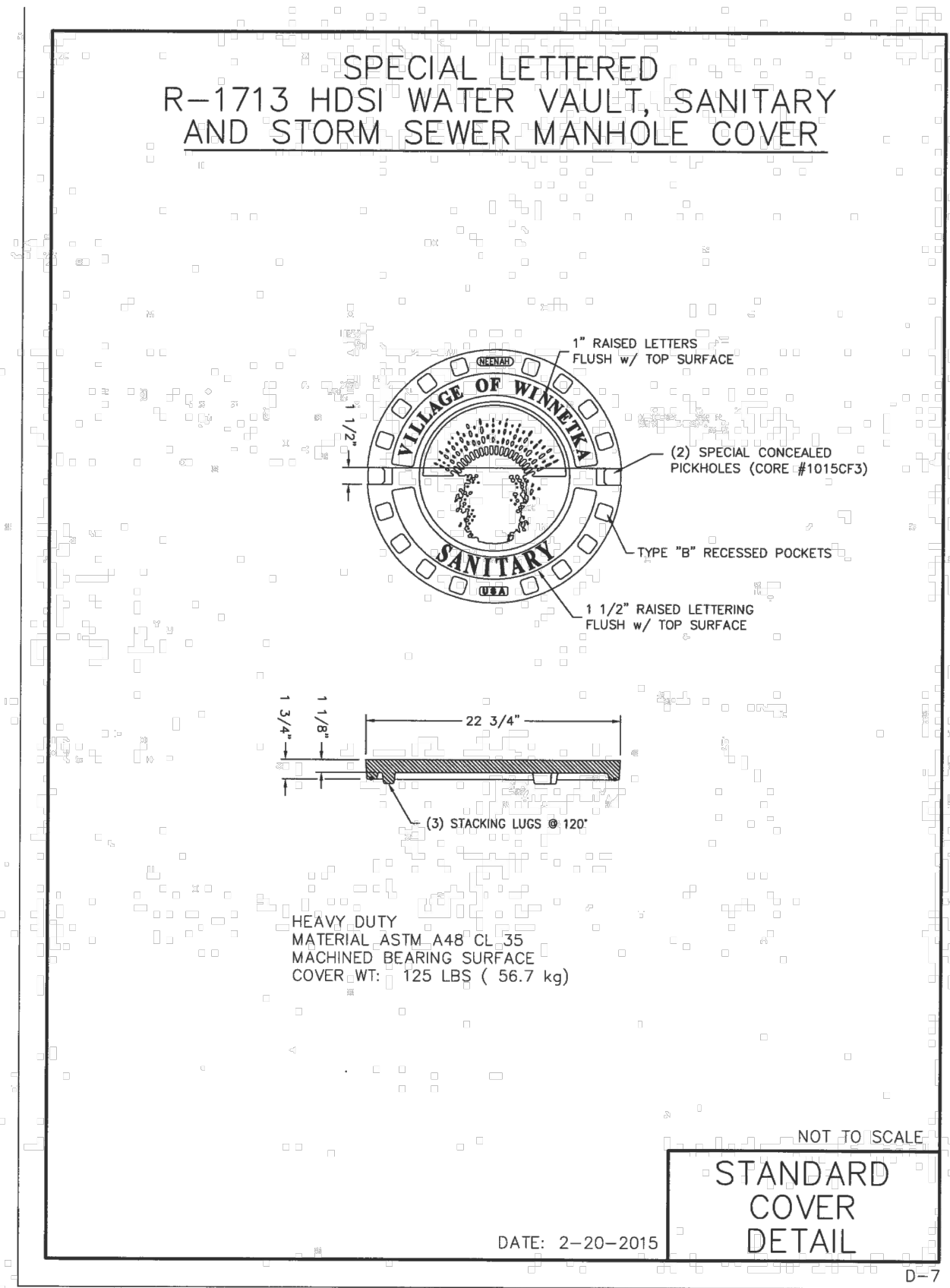
All holes are 3/8" Ø. Minimum section modulus about the x-x axis of the post shall be 0.223 in. For posts in which holes are punched or drilled for more than half their length, the section modulus shall be computed for the net section.

3'-6" Post Bury Depth.

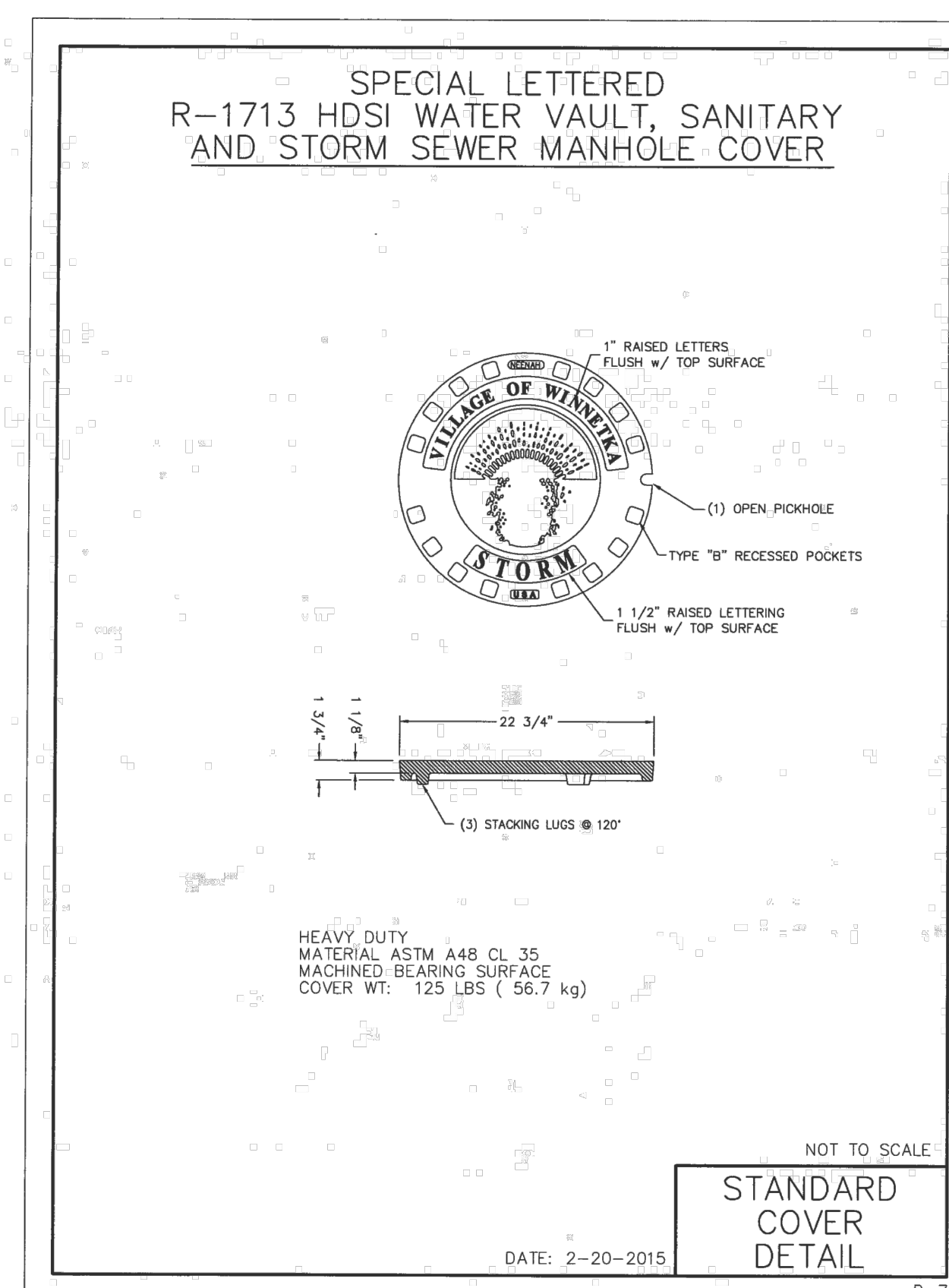
Post shall weigh 2.00 lb/ft length.

One in 8 Accessible Parking Spaces Must Be Van Accessible. Minimum of One Van Accessible Spaces Have the Same Requirement Except They Must Also Have 96" of Clear Vertical Space.

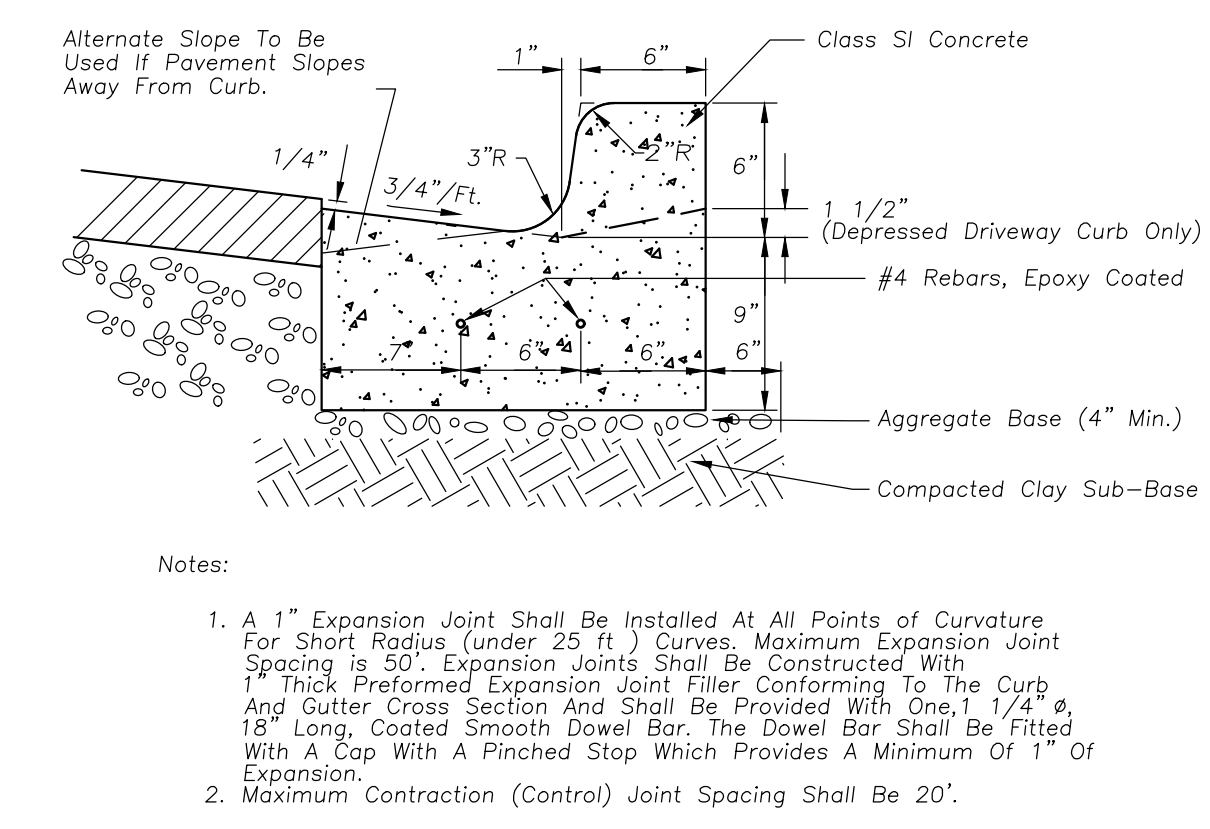
ACCESSIBLE PARKING SIGN IN BOLLARD



STANDARD
COVER
DETAIL



STANDARD
COVER
DETAIL



B-6.12 CURB & GUTTER

Perkins&Will

The Wigley Building
410 North Michigan Ave.
Suite 1600
Chicago, IL 60611
1312.755.0770
perkinswill.com

CONSULTANTS

CIVIL
Eriksson Engineering Associates, Ltd.
135 S Jefferson St #135, Chicago, IL 60661

STRUCTURAL
CE Anderson & Associates
175 N Franklin St #410, Chicago, IL

MEP
Mechanical Services Associates
111 S Virginia St, Crystal Lake, IL 60014

SECURITY
Telgian Engineering & Consulting
1020 North Milwaukee Ave, Suite 365,
Deerfield, IL 60015

OWNER
District 36 Board of Education
1235 Oak St, Winnetka, IL 60093

PROJECT



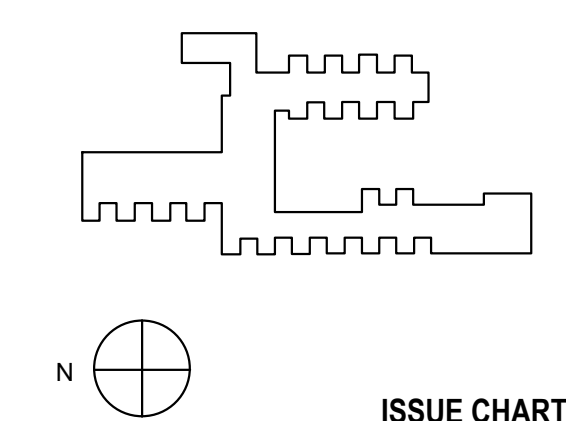
Crow Island ES Capital Improvements

1112 Willow Rd,
Winnetka, IL 60093



District 36 Board of Education

KEYPLAN



ISSUE CHART

ISSUE	DATE
Job Number	021331.001
TITLE	

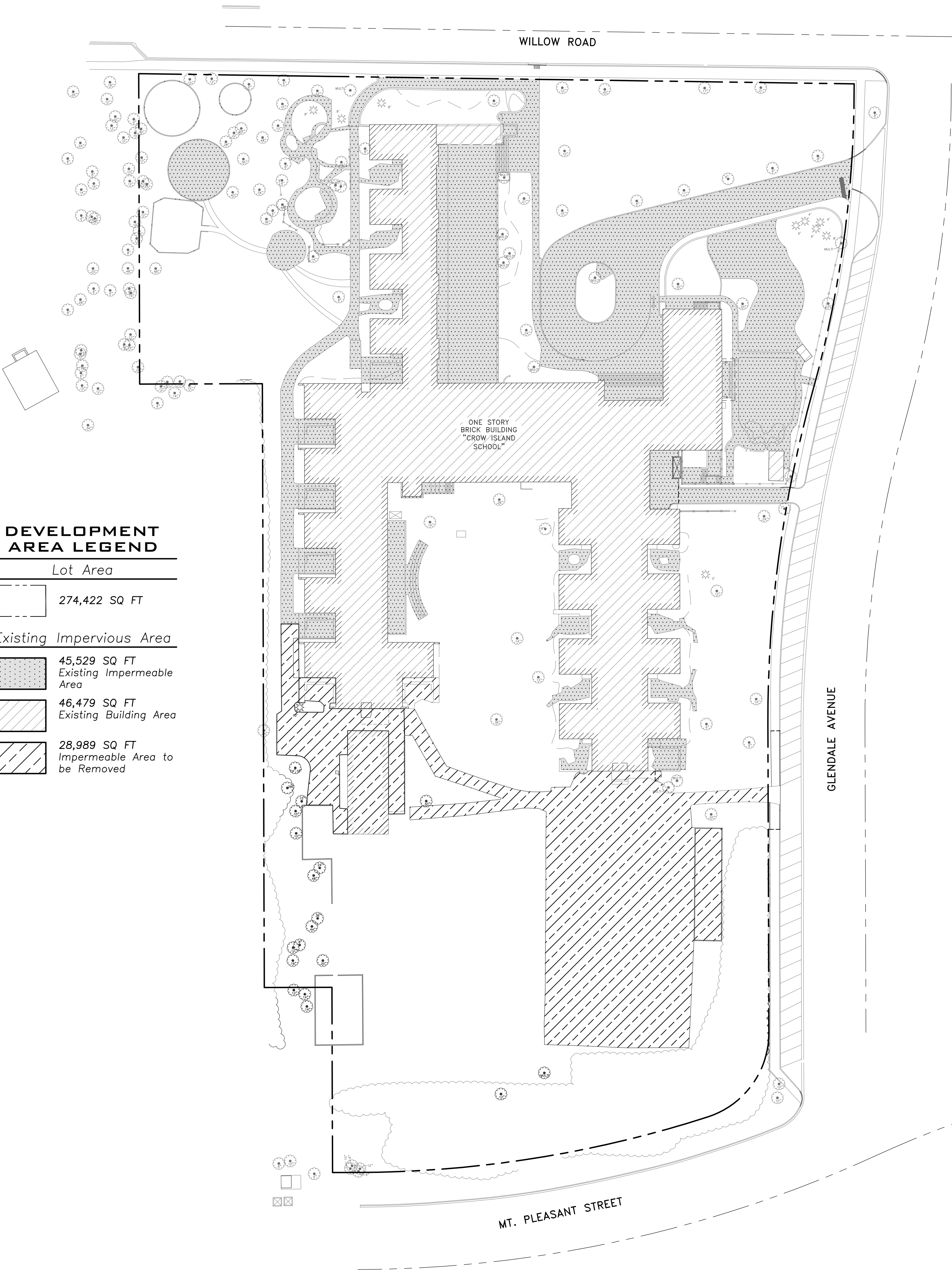
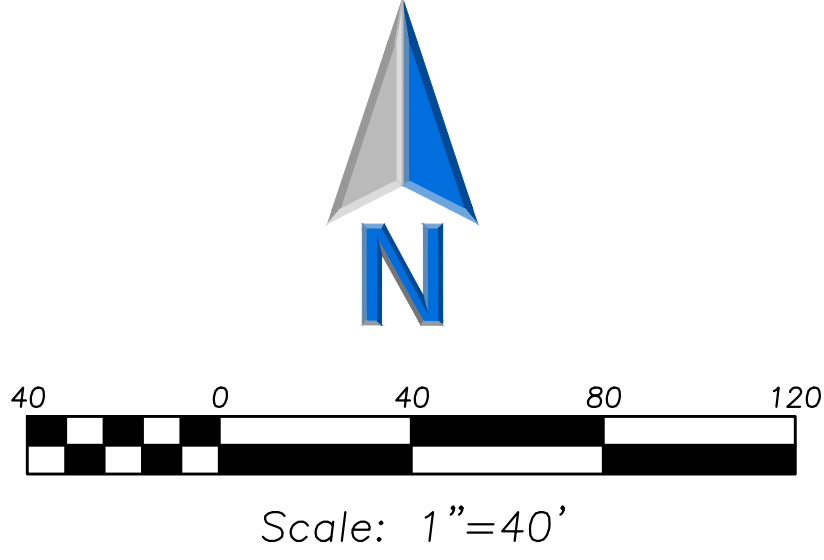
DETAILS

SHEET NUMBER

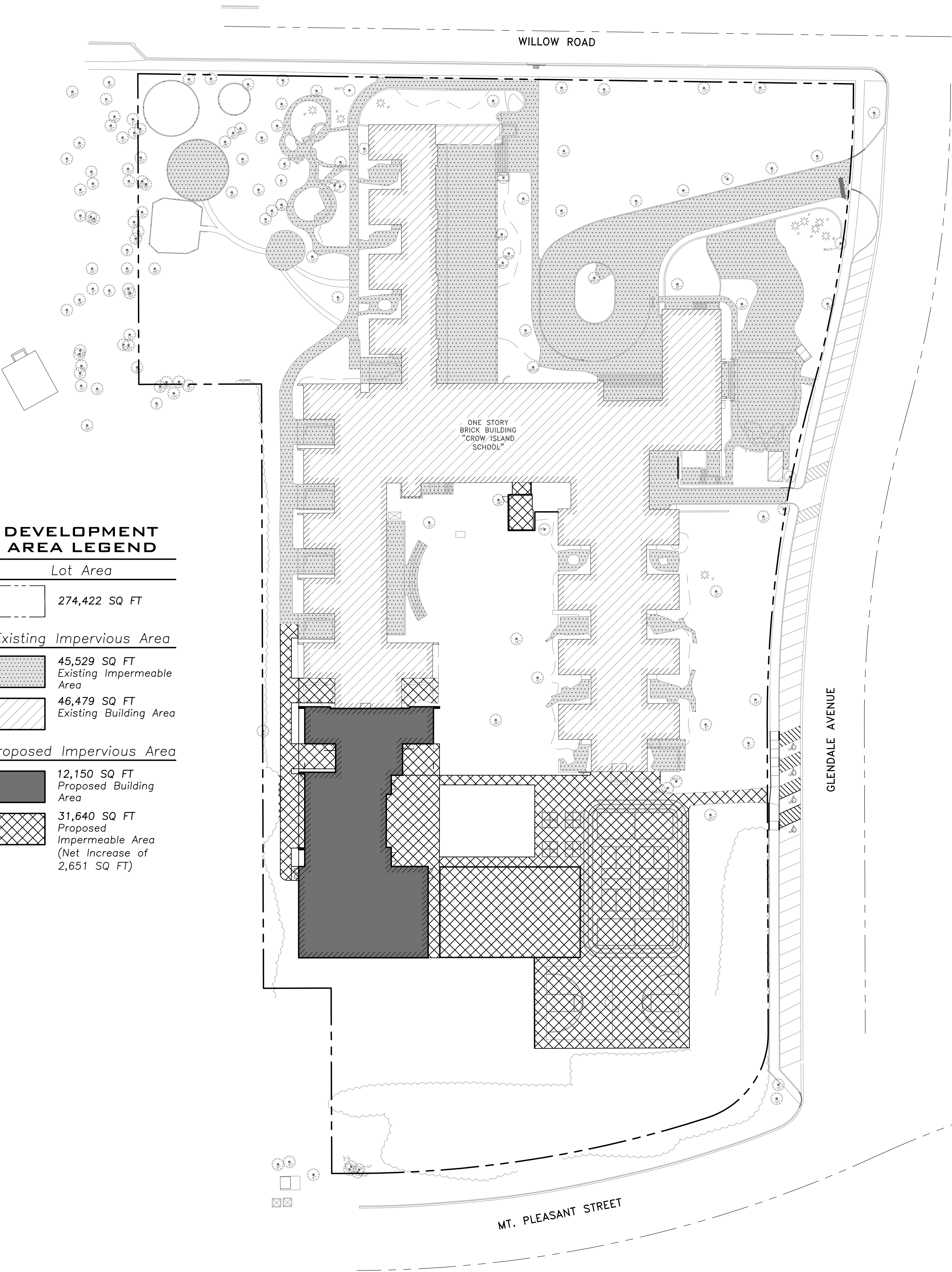
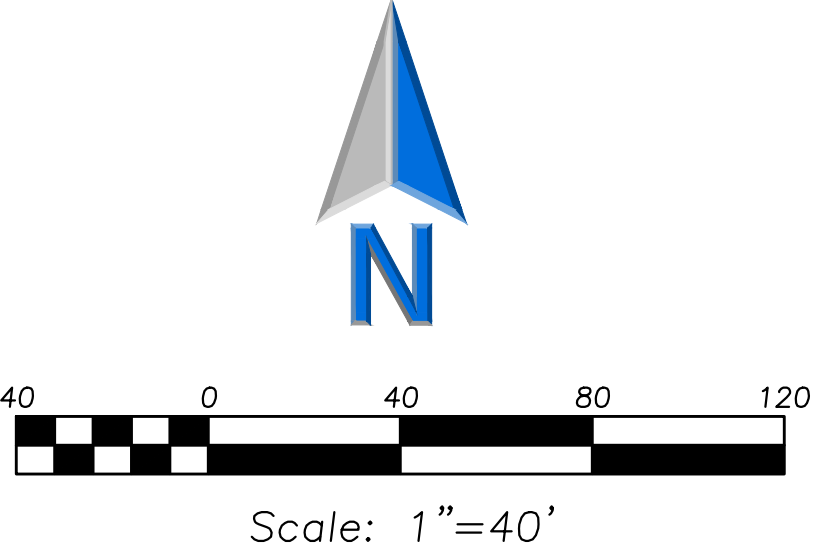
CI C601

© 2023 Perkins and Will

EXISTING
IMPERMEABLE
LOT COVERAGE



PROPOSED
IMPERMEABLE
LOT COVERAGE



Perkins&Will

The Wrigley Building
410 North Michigan Ave.
Suite 1600
Chicago, IL 60611
1312.755.0770
perkinswill.com

CONSULTANTS

CIVIL
Eriksson Engineering Associates, Ltd.
135 S. Jefferson St #135, Chicago, IL 60661

STRUCTURAL
CE Anderson & Associates
175 N Franklin St #410, Chicago, IL

MEP
Mechanical Services Associates
111 S Virginia St, Crystal Lake, IL 60014

SECURITY
Telgian Engineering & Consulting
1020 North Milwaukee Ave., Suite 365,
Deerfield, IL, 60015

OWNER
District 36 Board of Education
1235 Oak St, Winnetka, IL 60093

PROJECT

THE WINNETKA
PUBLIC SCHOOLS
DISTRICT 36

Crow Island ES Capital
Improvements

1112 Willow Rd,
Winnetka, IL 60093

CROW ISLAND

District 36 Board of
Education

KEYPLAN

ISSUE CHART

	REISSUED FOR SITE PERMIT	04/24/2025
6	REISSUED FOR SITE PERMIT	03/01/2024
5	ISSUED FOR SITE PERMIT	02/23/2024
4	MWRD PERMIT RESUBMITTAL	02/15/2024
3	MWRD PERMIT SUBMITTAL	01/03/2024
2	ADDENDUM #2	11/17/2023
1	ADDENDUM #1	10/25/2023
	ISSUE FOR BID	10/06/2023
MARK	ISSUE	DATE
Job Number		021331.001
		TITLE

**IMPERMEABLE LOT
COVERAGE EXHIBIT**

SHEET NUMBER

CI CX200

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EXHIBIT C
UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Winnetka, Illinois ("***Village***"):

WHEREAS, Board of Education of Winnetka Public School District No. 36 ("***School District***") is the record title owner of the property commonly known as 1112 Willow Road in the Village ("***Subject Property***"); and

WHEREAS, the School District proposes to construct playground and landscaping improvements on the south side of the Existing Building along Glendale Avenue including: (i) a new asphalt play surface; (ii) two basketball hoops; (iii) a rubberized poured in place surface measuring approximately 5,952 square feet; (iv) installing various landscaping including at least eight large-growing trees; (v) playground equipment; (vi) installing a four-foot decorative iron fence; and (vi) other ancillary improvements (collectively, the "***Proposed Improvements***"); and

WHEREAS, Resolution No. R-46-2025, adopted by the Village Council on _____, 2025 ("***Resolution***"), grants to the School District an amendment to a special use permit, a variation, and a Certificate of Appropriateness to permit the construction of the Proposed Improvements on the Subject Property (collectively, the "***Requested Relief***"); and

WHEREAS, Section 9 of the Resolution provides, among other things, that the Resolution will be of no force or effect unless and until the School District has filed, within 60 days following the passage of the Resolution, its unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Resolution;

NOW, THEREFORE, the School District does hereby agree and covenant as follows:

1. The School District does hereby unconditionally agree to accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Resolution.
2. The School District acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Resolution, has considered the possibility of the revocation provided for in the Resolution, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.
3. The School District acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's grant of the Requested Relief for the Subject Property or its adoption of the Resolution, and that the Village's approvals do not, and will not, in any way, be deemed to insure the School District against damage or injury of any kind and at any time.
4. The School District does hereby agree to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted

against any of such parties in connection with the Village's adoption of the Resolution granting the Requested Relief for the Subject Property.

5. The School District hereby agrees to pay all expenses incurred by the Village in defending itself with regard to any and all of the claims mentioned in this Unconditional Agreement and Consent. These expenses will include all out-of-pocket expenses, such as attorneys' and experts' fees, and will also include the reasonable value of any services rendered by any employees of the Village.

Dated: _____, 2025

ATTEST:

**BOARD OF EDUCATION OF WINNETKA
PUBLIC SCHOOL DISTRICT NO. 36**

By: _____
Its: _____

By: _____
Its: _____



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: VILLAGE COUNCIL
FROM: ANN KLAASSEN, ASSISTANT DIRECTOR
DATE: MAY 14, 2025
SUBJECT: CROW ISLAND SCHOOL – SPECIAL USE PERMIT, VARIATION &
CERTIFICATE OF APPROPRIATENESS
1112 WILLOW ROAD (RESOLUTION R-46-2025)

INTRODUCTION

On Tuesday, May 20, 2025, the Village Council is scheduled to hold a public hearing to consider Resolution R-46-2025, a resolution approving an amendment to an existing special use permit, in response to an application submitted by Winnetka Public School District 36 (the “Applicant”), as the owner of the property located at 1112 Willow Road (the “Subject Property”) (**Attachment 2**). The Applicant requests approval of the following to allow playground and landscaping improvements on the Subject Property:

1. An amendment to an existing **Special Use Permit**, which allowed construction of an addition to the existing elementary school building on the Subject Property in the R-2 Single-Family Residential Zoning District. The requested amendment would allow playground and landscaping improvements on the south side of the existing school building along Glendale Avenue on the Subject Property;
2. A **Zoning Variation** to allow a height of 16 feet for play equipment, whereas a maximum height of 15 feet is permitted, a variation of 1-foot (6.67%) [Section 17.30.080 Height of Buildings and Structures]; and
3. A **Certificate of Appropriateness** for the design of the proposed playground and landscaping.

A mail notice was sent to property owners within 250 feet of the Subject Property in compliance with the Zoning Ordinance, informing them of the public hearing being held by the Village Council. The hearing was also properly noticed in the *Winnetka Talk* on May 1, 2025. Additionally, a public notice sign was posted on the Subject Property informing the public of the Village Council meeting. As of the date of this memo, staff has not received any written comment from the public regarding this application.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 6.3 acres in size, is located on the southwest corner of the intersection of Willow Road and Glendale Avenue and contains Crow Island Elementary School (Figure 1). The Subject Property is zoned R-2 Single Family Residential, and it is bordered by R-2 Single Family Residential to the south and west, R-5 Single Family Residential to the north, and R-4 Single Family Residential to the east (Figure 2). In addition to single-family residential uses, the R-2 District allows a limited range of additional uses by Special Use Permit. Allowed Special Uses in the R-2 District include: (a) church or temple; (b) public school, elementary and high, or private school having a curriculum

equivalent to a public elementary school, public high school or public institution of higher learning; and (c) library.

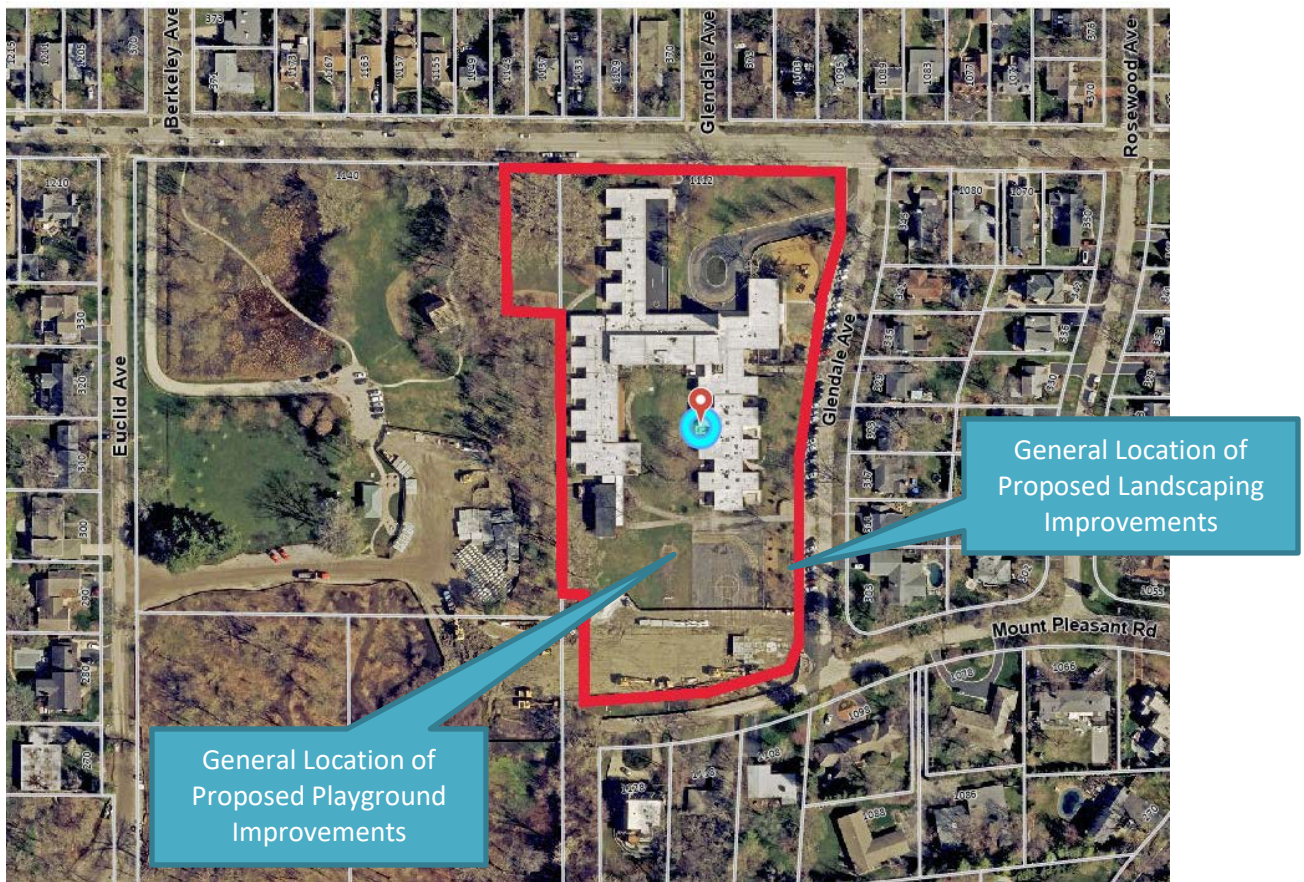


Figure 1 – GIS Aerial Map

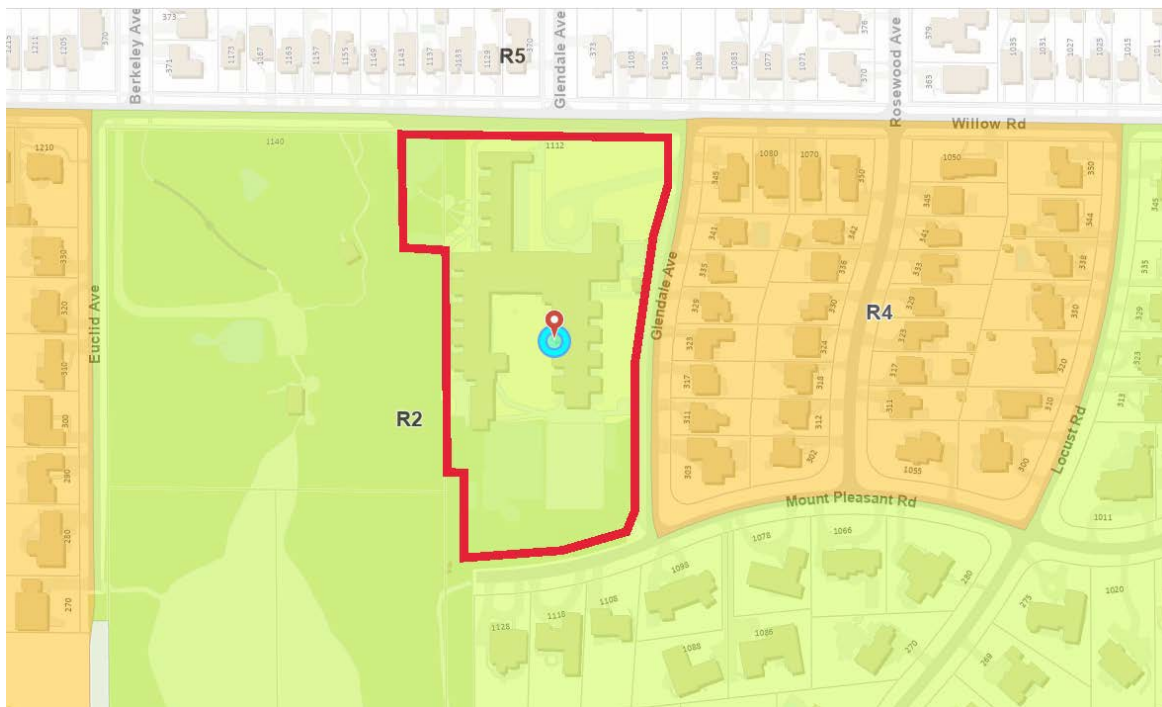


Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPROVALS

Crow Island School was constructed in 1939. There have been several additions and various other improvements to the school over the years. The property is designated as a National Historic Landmark. Designation as a National Historic Landmark automatically places a property on the National Register of Historic Places.

There are several previous zoning cases on file for the school property. In terms of the most recent improvements on the site, the Village Council approved Resolutions R-37-2024 and R-36-2024 on April 2, 2024. Resolution R-37-2024 approved a final plat of subdivision, which relocated the lot line dividing the Subject Property and Crow Island Woods, which is owned by the Winnetka Park District. Resolution 36-2024, granted an amendment to an existing Special Use Permit and a Certificate of Appropriateness for the construction of an addition on the southwest corner of the existing school building. This addition is currently under construction. (**Attachment 4**)

On January 7, 2020, the Village Council adopted two resolutions related to the Village stormwater project: (i) Resolution No. R-1-2020 approving an intergovernmental cooperation agreement regarding stormwater improvements at Crow Island School between the Board of Education of Winnetka School District 36 and the Village of Winnetka ("IGA"); and (ii) Resolution No. R-2-2020 (**Attachment 5**) approving variations related to improvements at Crow Island School in conjunction with Village stormwater improvements. The IGA ensures a level of cooperation and coordination that is necessary to maximize flood relief and to enhance the facilities on the school district property. Given part of the Village stormwater project was constructed on open space owned by the Applicant at Crow Island School and that the Applicant was anticipating improvements to Crow Island School, Resolution No. R-2-2020, granted certain baseline zoning variations for the proposed school improvements, such as lot coverage, gross floor area (GFA), and the minimum side yard setback.

Additionally, Chapter 17.76 of the Zoning Ordinance establishes special procedures for a public agency that (i) is serving all or part of the Village; and (ii) has entered into an intergovernmental agreement with the Village related to construction of stormwater improvements. The special procedures allow for such a public agency requesting zoning and other relief that is required to be approved by the Village Council and that the Village Council be the public body to conduct the necessary public hearings on special use permits, certificates of appropriateness, and zoning relief. Therefore, The Village Council is conducting the public hearing for the special use permit, zoning variation, and certificate of appropriateness applications submitted by the Applicant for the proposed improvements at Crow Island School, not the advisory bodies (i.e., Plan Commission, Zoning Board of Appeals, Design Review Board).

PROPOSED PLAN

Playground. The Applicant is proposing a new playground and landscaping on the south side of the school building. The building addition to the existing school building that is currently under construction, and the related site modifications, required the playground to be relocated within the site. The general location of the playground was identified on the site plan for the addition, which was approved by the Village Council with the adoption of Resolution R-36-2024. At the time the addition was considered by the Village Council, the design of playground and landscaping were not finalized.

The proposed playground would be located between the addition that is currently under construction and the existing asphalt play surface along Glendale Avenue. The asphalt play surface would be replaced with new asphalt and repainted for playground use, including two basketball hoops. A rubberized poured in place surface, measuring 62 feet by 96 feet (5,952 square feet), is proposed for the new playground. The surface would be in a beige color, matching existing playgrounds recently installed at other District 36

schools. The proposed play equipment would be in brown tones, similar to the existing play equipment located at the northeastern portion of the Subject Property along Glendale Avenue.

The area of the proposed playground, including the asphalt play area, were included in the calculation of impermeable lot coverage (ILC) when the building addition was reviewed and approved by the Village Council in 2024, and are within the limits of the zoning variations approved in Resolution R-2-2020. The improvements currently being considered by the Village Council do not represent an increase in ILC. Additionally, the proposed play areas comply with the required setbacks of 50 feet from both Mt. Pleasant Road and Glendale Avenue.

Landscaping. The proposed landscaping is to address the tree removals that occurred to accommodate the building addition along the west side of the Subject Property. The Village Forester has reviewed the proposed landscape plan and has noted that: (i) the tree replacement for the addition to the school required 50 inches caliper of replacement trees, with at least eight (8) large-growing trees to be planted; and (ii) the proposed playground landscaping plan satisfies Village requirements for both the number of large-growing shade trees and overall inches to be replanted. The Applicant has included a detailed plant schedule, which is included in the application materials (**Attachment 3**).

The black 4-foot decorative iron fence located along the perimeter of the site and seen in the renderings provided by the Applicant was also previously approved by the Village Council in 2024.

Excerpts of the proposed site plan, landscape plan, and renderings of the proposed improvements are provided below and on the following pages as Figures 3 through 9. The complete set of plans is provided in the application materials (**Attachment 3**).

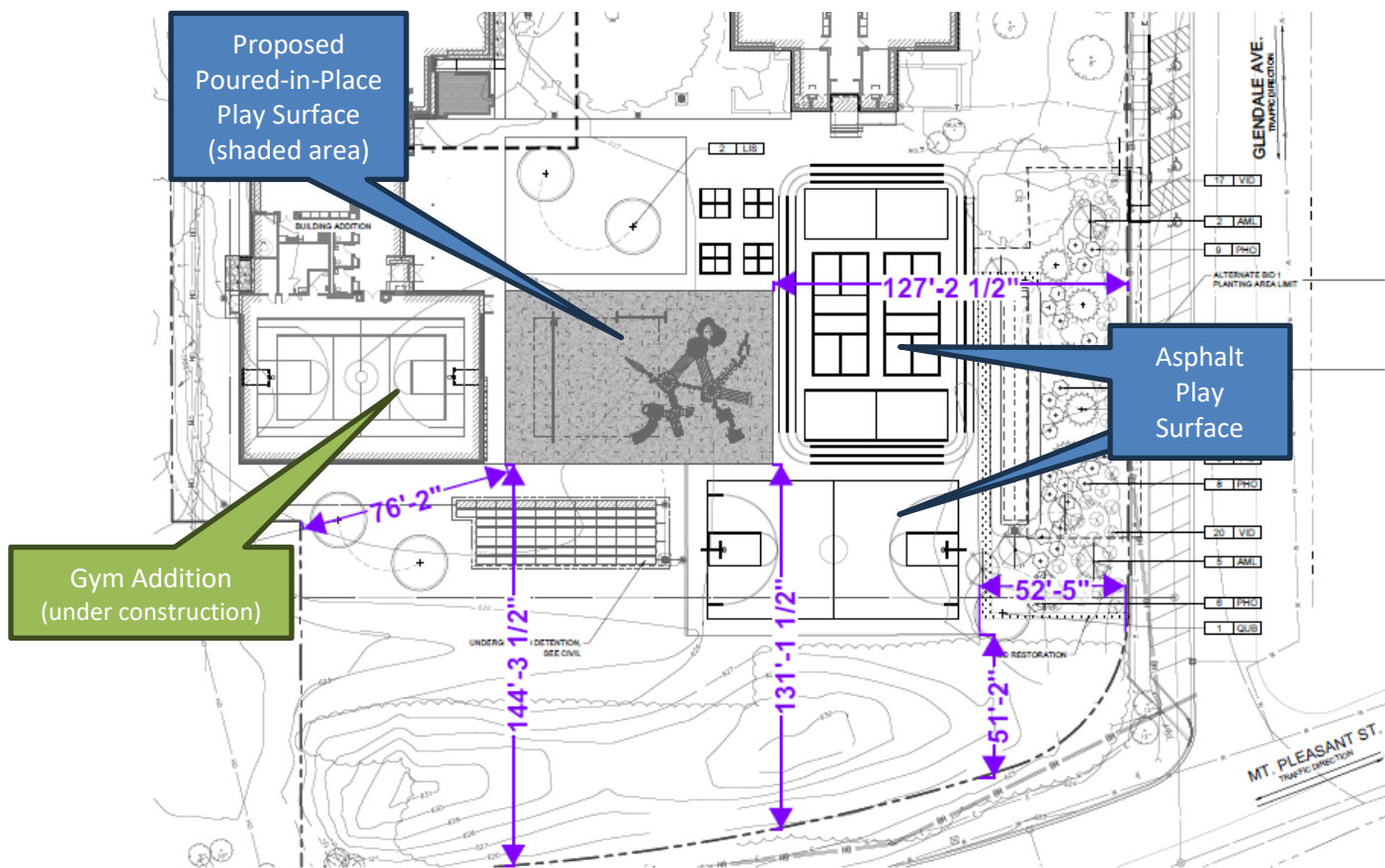


Figure 3 – Excerpt of Site Plan

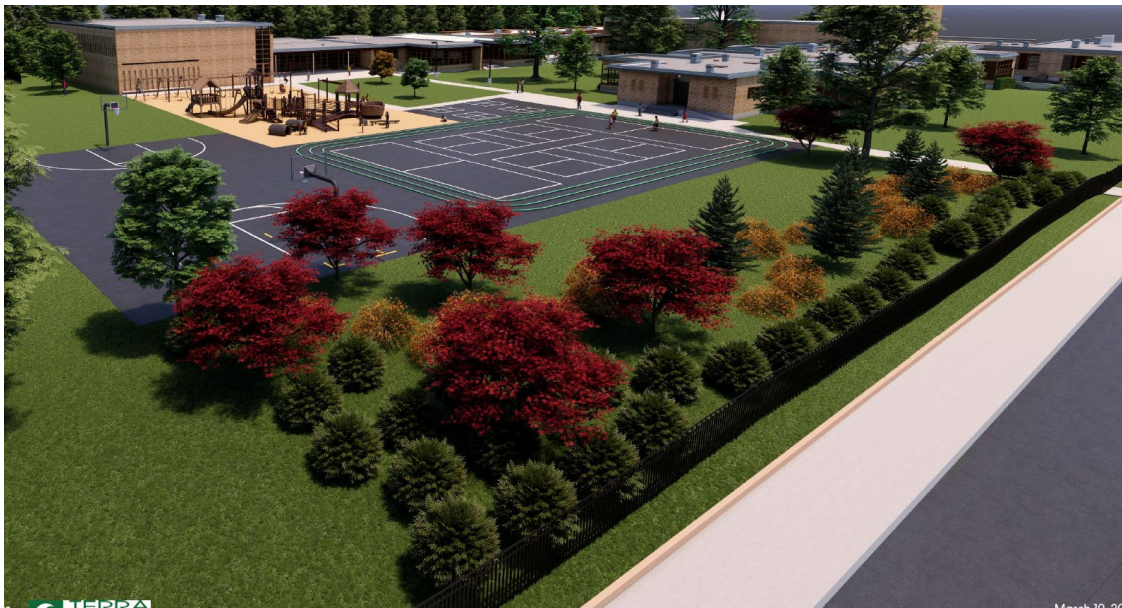




Figure 6 – Rendering of Proposed Landscaping



Figure 7 – Rendering of Proposed Play Equipment



Figure 8 – Rendering of Proposed Play Equipment



Figure 9 – Rendering of Proposed Play Equipment

REQUESTED ZONING RELIEF

One variation is being requested to allow play equipment that is 16 feet in height, whereas the maximum permitted height is 15 feet, a variation of 1-foot (6.67%). The height of the equipment is measured from the existing grade (ground level). The proposed rubberized play surface would be 1-foot above the existing grade. Since the equipment itself measures 15 feet in height, for zoning purposes the height of the proposed equipment is 16 feet from the existing grade, therefore requiring the requested zoning variation.

RECOMMENDATION

Consider adoption of:

1. Resolution R-46-2025, which would grant an amendment to an existing special use permit, a zoning variation, and a certificate of appropriateness to allow playground and landscaping improvements for the existing elementary school building located at 1112 Willow Road in the R-2 Single-Family Residential Zoning District.

Perkins&Will

Date: 3.24.2025

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

Re: Crow Island Elementary School, Playground and Landscaping

Dear David Schoon,

It is our pleasure to present to you this application for a Special Use Permit and Certificate of Design Appropriateness for the Crow Island Elementary School Playground and Landscaping.

The original Crow Island School submission including the building addition and site modifications was reviewed and approved by the Village Council in April 2024. The addition of the building will require the existing playground to be relocated within the site. While playground and landscaping were generically shown on the original submission, the design has been finalized to integrate within the overall site layout.

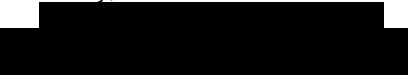
The new playground equipment and rubberized surface will match a similar color and style recently installed at Hubbard Woods and Greeley Elementary Schools, as well as the current playground equipment at the Crow Island kindergarten playground at the northeastern corner of this property. The overall height of the tallest structure is approximately 14'-10". The surface is a poured rubber which has already been included in the previous zoning and storm water calculations for the building addition. The decorative iron fence at the perimeter of the site was also previously reviewed during the original submission.

The landscaping addresses trees removed along the west side of the site for the building addition in keeping with Village Ordinances. Our Landscape Architect has reviewed the plantings replacement requirements with the Village Arborist.

The Project 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,


Rick Young
Associate Principal
Perkins&Will

410 N. Michigan Avenue, Suite 1600
Chicago, Illinois 60611

www.perkinswill.com

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SPECIAL USE PERMIT APPLICATION

Case No. _____

Property Information

Site Address: 1112 Willow Road, Winnetka, IL 60093

Applicant Information

Name: Perkins & Will Inc

Primary Contact: Justin Hegge

Address: 410 N Michigan Ave, Ste 1600

City, State, ZIP: Chicago, IL 60611

Phone No. 312 755 4770

Email: justin.hegge@perkinswill.com

Architect Information

Name: Perkins & Will Inc

Primary Contact: Justin Hegge

Address: 410 N Michigan Ave, Ste 1600

City, State, ZIP: Chicago, IL 60611

Phone No. 312 755 4770

Email: justin.hegge@perkinswill.com

Owner Information

Name: Winnetka School District 36

Primary Contact: Steve Wilt

Address: 1235 Oak Street

City, State, ZIP: Winnetka, IL 60093

Phone No. (847) 446-9400

Email: stevewilt@winnetka36.org

Attorney Information

Name: _____

Primary Contact: _____

Address: _____

City, State, Zip: _____

Phone No. _____

Email: _____

Applicant Signature: _____

Property Owner Signature: _____

Printed Name of Owner: Steven C. Wilt

Date: 03/13/2025

Date: 3/14/2025

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROPRIATENESS APPLICATION

Project Address: 1112 Willow Road, Winnetka, IL 60093

Name of Business(es): Crow Island School

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) _____

Please provide a detailed description of the proposed work (attach additional information such as material specifications, photographs, etc.): New Playground equipment and landscaping

I/We hereby certify that as Owner (Lessee/Owner) of the property located at 1112 Willow 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.

SIGNED

PRINTED NAME(S)

ADDRESS

PHONE NO.

EMAIL

Steve Wilt

1235 Oak Street Winnetka, IL 60093

(847) 446-9400

stevewilt@winnetka36.org

FOR OFFICE USE ONLY

COA applied for (date): _____

COA Case Number: _____

COA Issued (date): _____

PRIMARY DESIGN FIRM	<u>Perkins & Will Inc</u>
CONTACT NAME	<u>Justin Hegge</u>
ADDRESS	<u>410 N. Michigan Ave, Suite 1600</u>
	<u>Chicago, IL 60611</u>
PHONE NO.	<u>312.755.4770</u>
EMAIL	<u>justin.hegge@perkinswill.com</u>

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. 25-05-SU

Property Information

Site Address: 1112 Willow Road

Owner Information

Name: Winnetka Public Schools District 36

Address: 1235 Oak Street

City, State, ZIP: Winnetka, IL 60093

Email: kellytess@winnetka36.org

Primary Contact: Kelly Tess

Phone No. (847) 446-9400

Date property acquired by owner:

Architect Information

Name: Perkins & Will

Primary Contact: Justin Hegge

Address: 410 N. Michigan Avenue, #1600

City, State, ZIP: Chicago, IL 60611

Phone No. 312.755.4707

Email: justin.hegge@perkinswill.com

Attorney Information

Name: Robbins Schwartz

Primary Contact: Ken Florey

Address: 190 S. LaSalle St, #2550

City, State, Zip: Chicago, IL 60603

Phone No. 312.332.7760

Email: kflorey@robbins-schwartz.com

Nature of any restrictions on property:

Brief explanation of variation(s) requested (attach separate sheet providing additional details):

Grading was revised to match the existing floor elevation at the addition.

See the attached letter for additional information.

Property Owner Signature:

Date: 4/30/25

Date: 5.2.2025

Ann Klaassen

Assistant Director – Village of Winnetka Community Development
510 Green Bay Road
Winnetka, IL 60093

Re: Crow Island Playground Variance

Dear Ms. Klaassen

Please see below for description of the variance application for the Crow Island Playground structure.

The existing grade at the point of the new playground tower was 625.75. The grading will be modified and raised slightly to accommodate the finish floor elevation at the building addition. The finish floor elevation matches the remainder of the existing building and allows for an accessible path from the asphalt walkway within the courtyard.

The new grade at the point of the playground tower will be 626.75. Therefore, the new grade will be 12" higher than the existing. The tower itself is 15'-0" above the finish of the new rubberized surface. Since the height is measured off the existing grade, we are requesting a variance in the height for the play structure to maintain an accessible path at the new building addition.

Please see the following page for an overlay of the new playground structure identifying the existing and new grades.

In addition to the description above, the following is our response to the Standards for Granting of Zoning Variations

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allow by regulations in that district
 - a. The request will not have an impact on the current conditions and regulations. There was an existing playground structure at this location and the new structure will not have an impact.
2. The plight of the owner is due to unique circumstances. Such circumstances must be associated with the characteristics of the property in question, rather than being related to the occupants.
 - a. As described in the narrative, the building addition and the existing site create a scenario where grading elevations need to be adjusted to accommodate accessibility at the new entries. As a result, it impacts the final height to the playground structure from the existing grade. Given this is a public facility, maintaining accessibility at the building and playground is a requirement.
3. The variation, if granted, will not alter the essential character of the locality.

Date: 5.2.2025

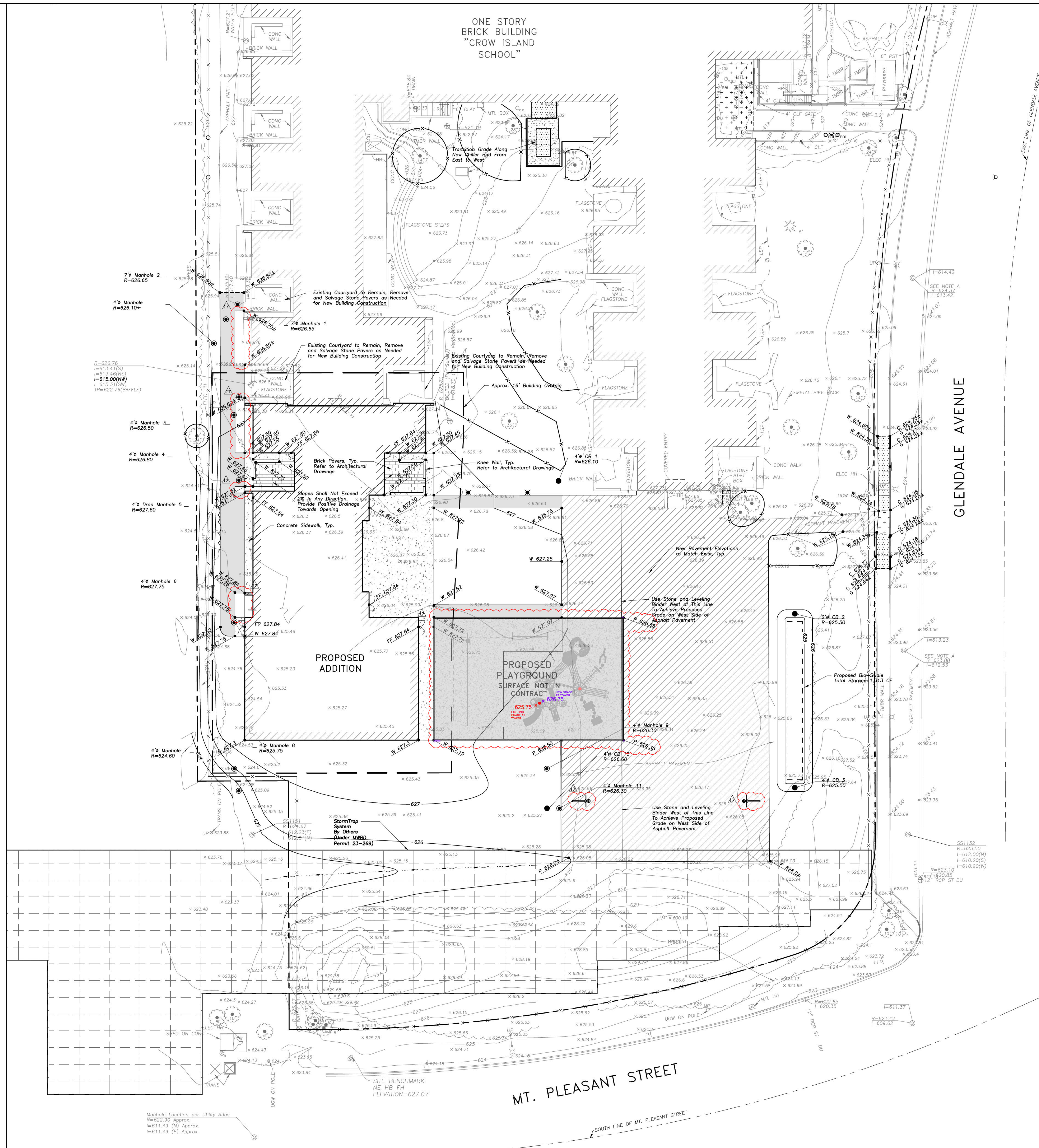
Re: Crow Island Playgroun
Variance

- a. The playground structure will not impact the essential character. The new playground structure will not change the use from the existing condition / playground.
4. The adequate supply of light and air to the adjacent property will not be impaired.
 - a. Light and air to adjacent properties will not be impaired. This is a free-standing playground structure at an internal location on the property.
5. The hazard from fire and other damages to the property will not increase.
 - a. The hazard from fire will not increase. The playground structure is independent from the building and will not provide increased risks.
6. The taxable value of the land and buildings throughout the village will not diminish
 - a. The playground structure is intended to be an improvement over the existing structure and will not diminish taxable value.
7. Congestion in the public street will not increase.
 - a. Congestion will not increase. A traffic study was provided in the original submission and the new playground structure will not increase the population at the school.
8. The public health, safety, comfort, morals and welfare of the inhabitants of the Village will not otherwise be impaired.
 - a. None of these items will be affected. As mentioned above, there was an existing playground structure at this location and the new structure will replace it with a newer version.

Sincerely,

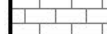


Justin Hegge
Senior Project Architect
Perkins&Will



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)
8" Aggregate Base Course, Type B, Crushed, CA-6 |
|  | Partial Depth Asphalt Replacement
Match Existing Section |

- | | |
|---|--|
|  | Concrete Sidewalk Section
5" Portland Cement Concrete
6"x6" W1.4xW1.4 Welded Wire Fabric
2" Aggregate Base Course, Type B, Crushed |
|  | Brick Paver Section
Beiden Ivory Bay Gray Standard Paver
Refer to Architectural Drawings for Pattern |
|  | Concrete Sidewalk Section (In ROW)
5" Portland Cement Concrete
2" Aggregate Base Course, Type B, Crushed |
|  | Concrete Driveway Section
8" Portland Cement Concrete
6"x6" W2.9xW2.9 Welded Wire Fabric
6" Aggregate Base Course, Type B, Crushed |
|  | Gravel Section
3" Decomposed Granite
3" Aggregate Base Course, Type B, Crushed |

 Stormwater Overland Flow Path
 Ridge Line/High Point

GRADING NOTES

1. Install And Maintain Silt Fence at the Perimeter of the Construction Zone.
2. 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.
3. All Landscaped Areas Disturbed by Construction Shall Be Replanted With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and Sodded Unless Noted Otherwise On the Landscape Drawings.
4. Rebuild Existing Structures and Adjust Rim Elevations to Match Proposed Ground Elevations.

SURVEY PROVIDED BY:

Plat of Survey and Topography Provided By TFW Surveying & Mapping, Inc. For Winnetka Public Schools District 36 on October 7, 2022. Order Number 220870

PROJECT BENCHMARKS

1. Northeast Fire Hydrant Bolt
Elevation = 627.07

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: JLL LE 1 (800) 892-0123

Scale: 1"=20'

LEGEND

- | EXISTING | | PROPOSED |
|----------|---|----------|
| | Manhole | |
| | Catch Basin | |
| | Inlet | |
| | Area Drain | |
| | Clean Out | |
| | Flared End Section | |
| | Storm Sewer | |
| | Sanitary Sewer | |
| | Combined Sewer | |
| | Water Main | |
| | Gas Line | |
| | Overhead Wires | |
| | Electrical Cable (Buried) | |
| | Telephone Line | |
| | Fire Hydrant | |
| | Valve Vault | |
| | Bulbore Box | |
| | Downspout | |
| | Ballport | |
| | Gas Valve | |
| | Gas Meter | |
| | Electric Meter | |
| | ComEd Manhole | |
| | Hand Hole | |
| | Light Pole | |
| | Light Pole w/
Mast Arm | |
| | Utility Pole | |
| | Telephone Pedestal | |
| | Telephone Manhole | |
| | Sign | |
| | Fence | |
| | Accessible
Parking Stall | |
| | Curb & Gutter | |
| | Decreased Curb | |
| | Curb Elevation | |
| | Gutter Elevation | |
| | Pavement Elevation | |
| | Sidewalk Elevation | |
| | Ground Elevation | |
| | Top of Retaining Wall
Elevation | |
| | Swale | |
| | Contour Line | |
| | Deciduous Tree | |
| | Coniferous Tree | |
| | Brushline | |
| | Tree Protection
Fencing at Drip Line | |

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 the Responsibility of the Owner and the Contractor. However, The Owner and the Contractor Do Not Assume Responsibility For The Accuracy Of The Location Of Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location Of Those Which Are Not Shown May Be Different From That Shown On The Drawings. Contractor Encounters Immediately If Surface And 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 Before Any Work Is Done.
5. All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work to Be Shown Herein Shall Be Restored To Original Condition To The Satisfaction of the Owner or Noted On The Drawings. If Not Shown Is Incumbent Upon Contractor to Show That Damaged Areas Have Not Been Disturbed By Construction Operations.
6. These Drawings Assume That The Contractor Will Utilize An Approved Drawing Method To Locate And Mark All Utility 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 Erikson Engineering Associates, Ltd.
8. The Engineer Is Furnishing these Drawings For Construction Purposes As A Convenience To The Owner, Architect, Engineer, And The Contractor. The Contractor Shall Use These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Features Shown On The Plans Against The Existing Architectural Site Plan, and Coordinate All Dimensions and Locations of Features. If Conflicts Exist Between The Plans And The Information Shall Contact The Engineer Immediately.
9. Provide An As-Built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Rules Having Jurisdiction Which Shall Include As A Minimum Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rims and Invert Elevations.
10. The Illinois Department Of Transportation Standard Specifications For Roadway Construction, 2014 Edition, Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork and Paving Work Under This Contract Unless Otherwise Noted.

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

CIVIL
Eriksson Engineering Associates, Ltd.
135 S Jefferson St #135, Chicago, IL 60661

STRUCTURAL
CE Anderson & Associates
175 N Franklin St #410, Chicago, IL

MEP
Mechanical Services Associates
111 S Virginia St, Crystal Lake, IL 60014

SECURITY
Telgian Engineering & Consulting
020 North Milwaukee Ave, Suite 365,
Deerfield, IL, 60015

OWNER
District 36 Board of Education
1235 Oak St, Winnetka, IL 60093

PROJECT



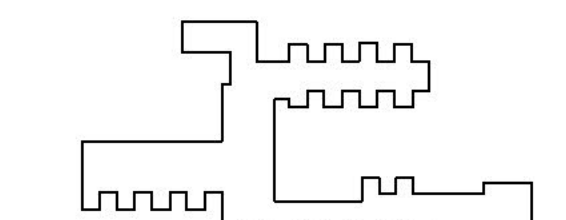
Crow Island ES Capital Improvements

1112 Willow Rd,
Winnetka, IL 60093



**District 36 Board of
Education**

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
Job Number	021331.001	
		TITLE

GRADING AND PAVING PLAN

SHEET NUMBER

CI C400

© 2023 Perkins and Will

Crow Island

Landscaping and Playground

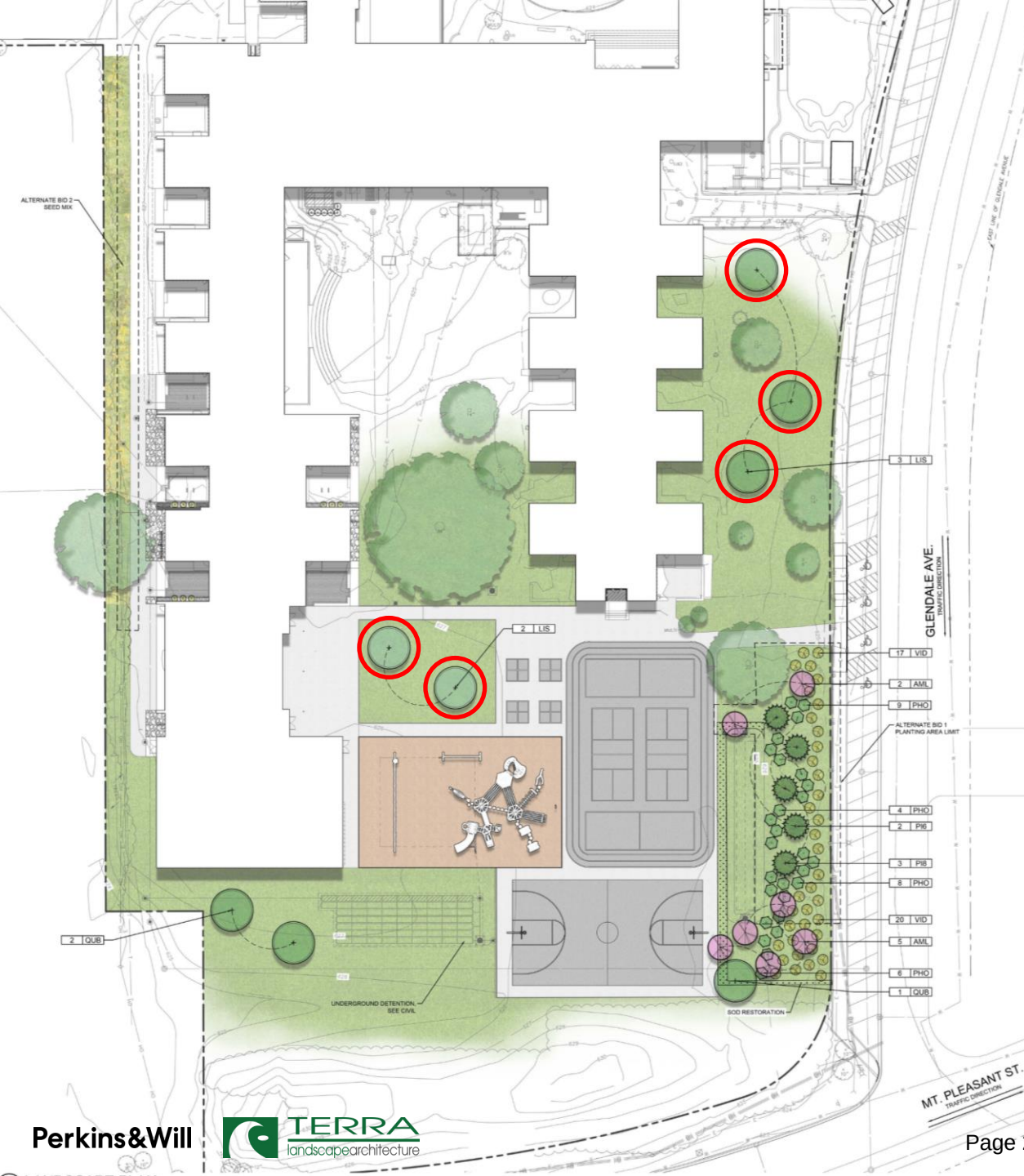
March 19, 2025

Original Building
1939

Addition
1954

Addition
2025





PLANT PALETTE

SHADE TREES



SweetGum
Liquidambar styraciflua



Swamp White Oak
Quercus bicolor

EVERGREEN TREES



Austrian Pine
Pinus nigra Austrian

ORNAMENTAL TREES



Serviceberry
Amelanchier laevis

SHRUBS



Dwarf Fothergilla
Fothergilla gardenii



Scarlet Beauty Virginia Sweetspire
Itea virginica 'Morton'



Chicago Arrowwood Viburnum
Viburnum dentatum' Synnestevedt'



Center Glow Ninebark
Physocarpus opulifolius 'Center Glow'

PERENNIALS



Coral Bells
Heuchera 'Marmalade' Marmalade



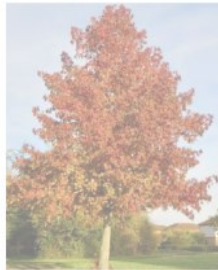
Francee Hosta
Hosta 'Francee'

Plant Schedule					
Crow Island School Winnetka					
Qty.	Key	Botanical name	Common name	Size	Notes
SHADE TREES					
5	LIS	Liquidambar styraciflua	Sweetgum	3" Cal. B&B	Central leader
3	QUB	Quercus bicolor	Swamp White Oak	3" Cal. B&B	Central leader
EVERGREEN TREES					
3	PIB	Pinus nigra	Austrian Pine	8'HT. B&B	Central leader
2	PIB	Pinus nigra	Austrian Pine	6'HT. B&B	Central leader
ORNAMENTAL TREES					
7	AML	Amelanchier laevis	Allegheny Serviceberry	2.5" Cal. B&B	Multi-stem
DECIDUOUS SHRUBS					
6	FOG	Fothergilla gardenii	Dwarf Fothergilla	24" B&B	4' o.c.
6	ITM	Itea virginica 'Morton'	Scarlet Beauty Virginia Sweetspire	24" B&B	3' o.c.
37	VID	Viburnum dentatum 'Synnestevedt'	Chicago Lustre Arrowwood Viburnum	24" B&B	7' o.c.
27	PHO	Physocarpus opulifolius 'Center Glow'	Center Glow Ninebark	24" B&B	6' o.c.
PERENNIALS					
11	HEM	Heuchera 'Marmalade'	Marmalade Coral Bells	#1 Cont.	18" o.c.
22	HOF	Hosta 'Francee'	Francee Hosta	#1 Cont.	18" o.c.



PLANT PALETTE

SHADE TREES



SweetGum
Liquidambar styraciflua



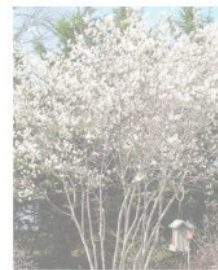
Swamp White Oak
Quercus bicolor

EVERGREEN TREES



Austrian Pine
Pinus nigra Austian

ORNAMENTAL TREES



Serviceberry
Amelanchier laevis

SHRUBS



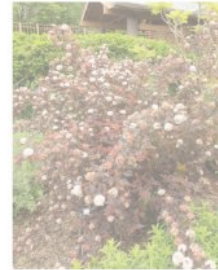
Dwarf Fothergilla
Fothergilla gardenii



Scarlet Beauty Virginia Sweetspire
Itea virginica 'Morton'



Chicago Arrowwood Viburnum
Viburnum dentatum' Synnestsvedt'



Center Glow Ninebark
Physocarpus opulifolius 'Center Glow'

PERENNIALS



Coral Bells
Heuchera 'Marmalade'



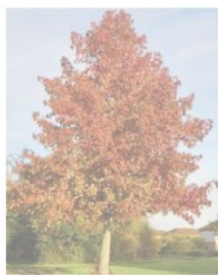
Francee Hosta
Hosta 'Francee'

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3	PHB	Pinus nigra	Austrian Pine	8' HT. B&B	Central leader
2	PHB	Pinus nigra	Austrian Pine	6' HT. B&B	Central leader
ORNAMENTAL TREES					
7	AML	Amelanchier laevis	Allegheny Serviceberry	2.5" Cal. B&B	Multi-stem
DECIDUOUS SHRUBS					
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PLANT PALETTE

SHADE TREES



SweetGum
Liquidambar styraciflua



Swamp White Oak
Quercus bicolor

EVERGREEN TREES



Austrian Pine
Pinus nigra Austrian

ORNAMENTAL TREES



Serviceberry
Amelanchier laevis

SHRUBS



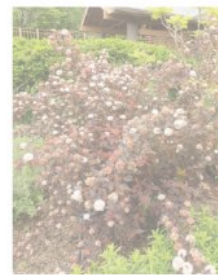
Dwarf Fothergilla
Fothergilla gardenii



Scarlet Beauty Virginia Sweetspire
Itea virginica 'Morton'



Chicago Arrowwood Viburnum
Viburnum dentatum 'Synnestsvedt'



Center Glow Ninebark
Physocarpus opulifolius 'Center Glow'

PERENNIALS

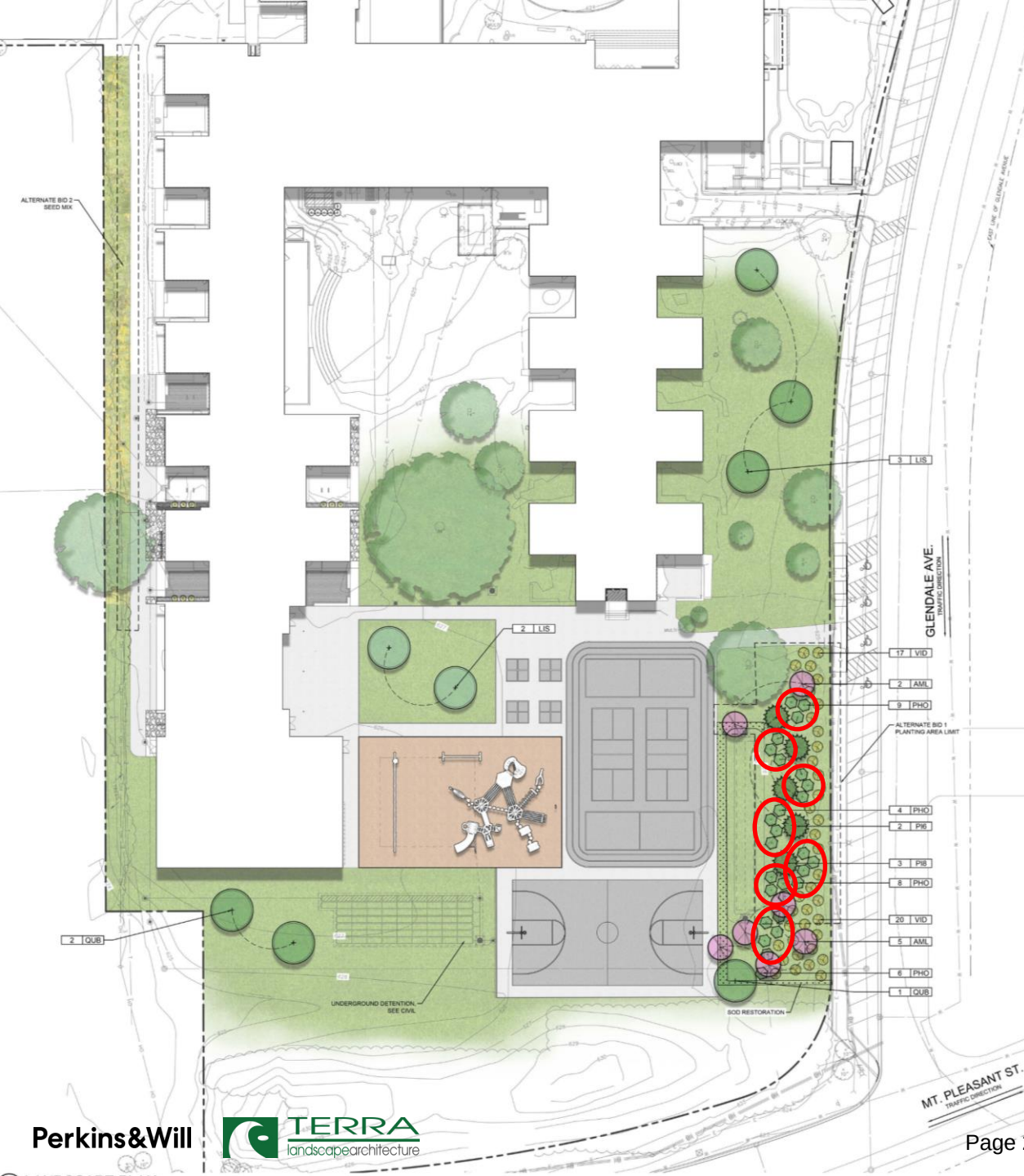


Coral Bells
Heuchera 'Marmalade'



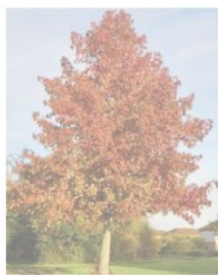
Francee Hosta
Hosta 'Francee'

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EVERGREEN TREES					
3	PHB	Pinus nigra	Austrian Pine	8'HT B&B	Central leader
2	PHB	Pinus nigra	Austrian Pine	6'HT B&B	Central leader
ORNAMENTAL TREES					
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DECIDUOUS SHRUBS					
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PLANT PALETTE

SHADE TREES



SweetGum
Liquidambar styraciflua



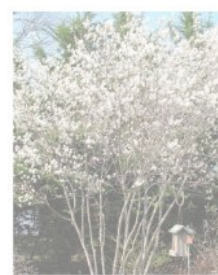
Swamp White Oak
Quercus bicolor

EVERGREEN TREES



Austrian Pine
Pinus nigra

ORNAMENTAL TREES



Serviceberry
Amelanchier laevis

SHRUBS



Dwarf Fothergilla
Fothergilla gardenii



Scarlet Beauty Virginia Sweetspire
Itea virginica 'Morton'



Chicago Arrowwood Viburnum
Viburnum dentatum
Synnestvedt



Center Glow Ninebark
Physocarpus opulifolius
'Center Glow'

PERENNIALS

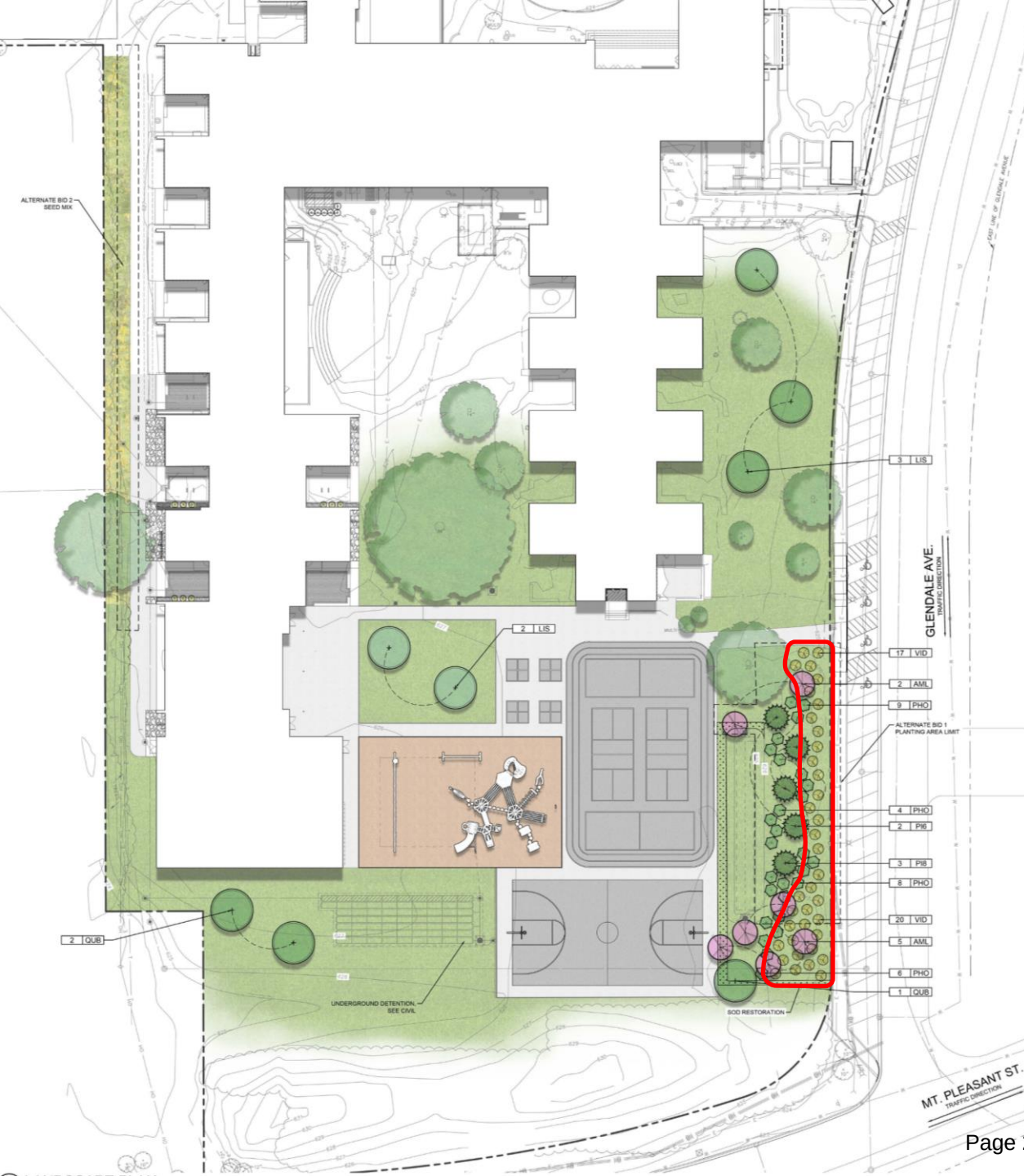


Coral Bells
Heuchera 'Marmalade'



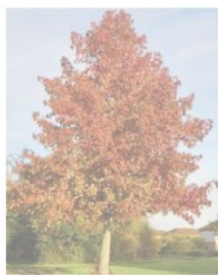
Francee Hosta
Hosta 'Francee'

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PLANT PALETTE

SHADE TREES



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Liquidambar styraciflua



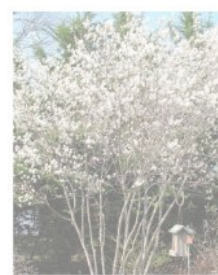
Swamp White Oak
Quercus bicolor

EVERGREEN TREES



Austrian Pine
Pinus nigra Austian

ORNAMENTAL TREES



Serviceberry
Amelanchier laevis

SHRUBS



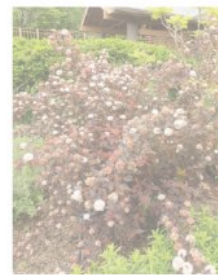
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Fothergilla gardenii



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Chicago Arrowwood Viburnum
Viburnum dentatum' Synnstedt'



Center Glow Ninebark
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PERENNIALS



Coral Bells
Heuchera 'Marmalade'



Francee Hosta
Hosta 'Francee'

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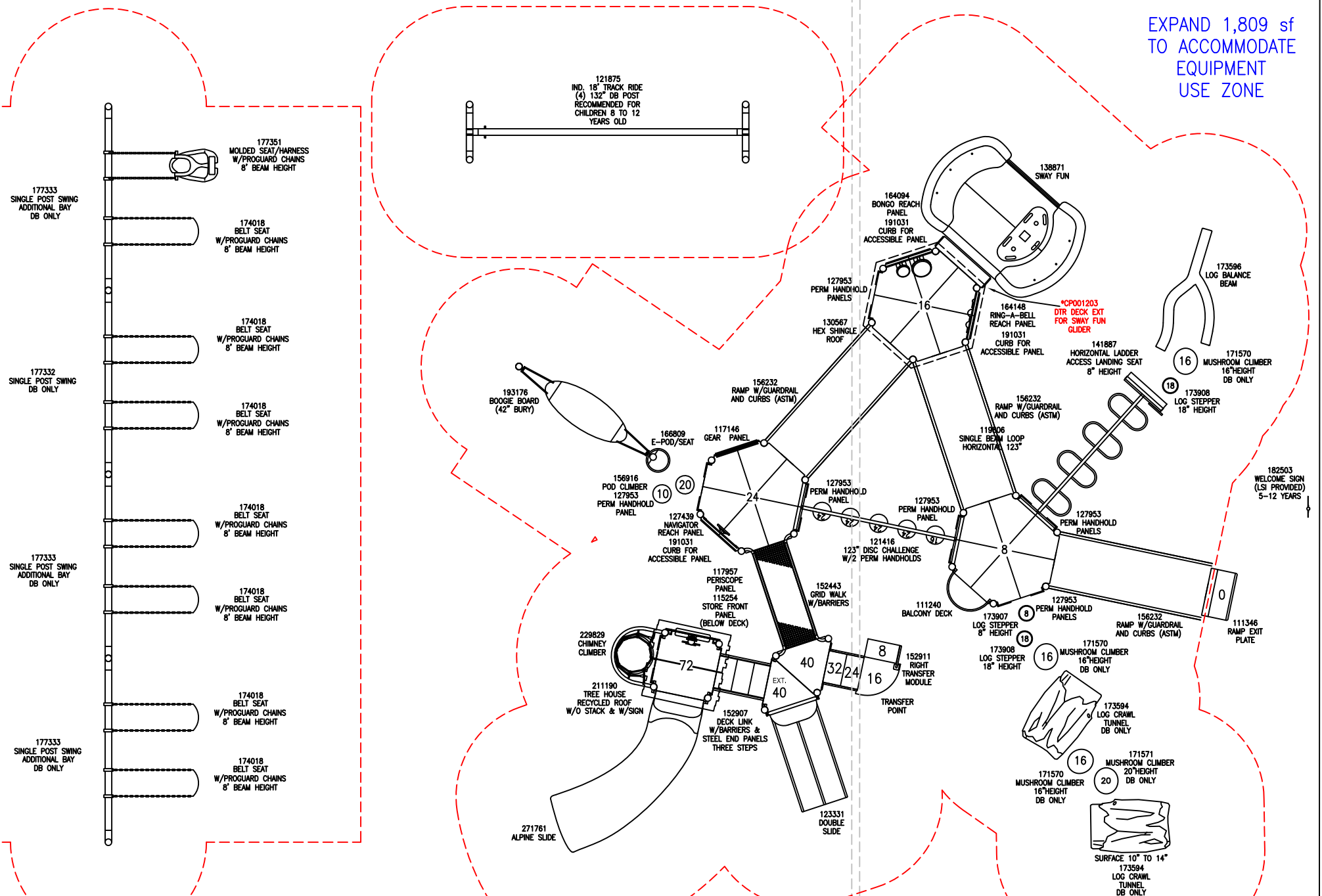








EXPAND 1,809 sf
TO ACCOMMODATE
EQUIPMENT
USE ZONE





Box 7075
Westchester, IL 60154
708-579-9055
708-579-0109 (fax)
1-800-526-6197

November 21, 2024

CROW ISLAND SCHOOL
WINNETKA, IL
OPTION 2A - REVISED
PLAYBOOSTER COMPONENT SYSTEM

<u>QTY.</u>	<u>NO.</u>	<u>DESCRIPTION</u>
5-12 Year Olds Play Equipment		
1	121416A	123"Disc Challenge w/Handhold Panels 16"Deck Diff Attached To 8"Dk DB
1	152443A	Grid Walk w/Barriers
1	111346B	Ramp Exit Plate DB
3	156232A	Ramp w/Guardrails w/Curbs Meets ASTM
1	229829B	Chimney Climber 72"Dk DB
1	152907C	Deck Link w/Barriers Steel end panels 3 Steps
1	156916A	Pod Climber No Handsupports 24"Dk DB Right Mounted Handhold
1	CP001203A	DTR PB Deck Extension for Sway Fun - Attaches to Standard Deck
1	152911B	Curved Transfer Module Right 40"Dk DB
3	178710A	Hexagon Tenderdeck
1	111228A	Square Tenderdeck
1	111231A	Triangular Tenderdeck
1	119646A	Tri-Deck Extension
3	191031A	Accessible Panel Curb
1	111240A	Balcony Deck
1	164094A	Bongo Reach Panel Above Deck
1	117146A	Gear Panel Above Deck
3	127953B	Handhold Panel
3	127953A	Handhold Panel Set
1	127439A	Navigator Reach Panel Above Deck
1	117957A	Periscope Panel Above Deck
1	164148A	Ring-A-Bell Reach Panel Above Deck
1	115254A	Storefront Panel
1	193176A	Boogie Board DB Only
1	166809A	E-Pod Seat
1	141887A	Access/Landing Assembly Seat Barrier Left 8"Dk
1	119806A	Single Beam Loop Horiz Ladder 123"
4	111404G	100"Alum Post DB
1	111404R	108"Steel Post DB 42" BURY
6	111404E	116"Alum Post DB
2	111404D	124"Alum Post DB
6	111403H	126"Alum Post For Roof DB

Crow Island School - Option 2 Revised

4	111404C	132"Alum Post DB
4	111403A	182"Alum Post For Roof DB
2	111404J	76"Alum Post DB
2	111404I	84"Alum Post DB
1	130567A	Hex Shingle Roof
1	211190C	Tree House Roof w/o Stack and w/Kids Only sign
1	271761A	Alpine Slide 72" Deck DB
1	123331B	Double Slide 40"Dk DB
2	173908A	Log Stepper 18"Height DB Only
1	173907A	Log Stepper 8"Height DB Only
3	171570A	Mushroom Stepper 16"Height DB Only
1	171571A	Mushroom Stepper 20"Height DB Only
1	138871A	Sway Fun Wheelchair Glider 16"Height
2	173594A	Log Crawl Tunnel DB Only
1	173596A	Log Balance Beam DB
1	182503C	Welcome Sign (LSI Provided) Ages 5-12 years DB

ALSO:

1	121875A	18' Track Ride w/Alum Posts DB Only
---	---------	-------------------------------------

**New 8-Place Single Post Swing Set
7 Belt Seats and 1 ADA**

7	174018A	Belt Seat Proguard Chains 8' Beam
1	177351A	Molded Bucket Seat (5-12 yrs) w/Harness Proguard Chains 8' Beam
1	177332A	Single Post Swing Frame 8' Beam
3	177333A	Single Post Swing Frame Addtl Bay 8' Beam

Poured in Place Surfacing System

Combination 3" thick (3,098 sf) and 3-1/2" thick (2,598 sf) (Thicknesses are subject to a nominal variation) system with top surface in 50% color / 50% black speckled mix. Includes standard aromatic. Includes freight.

Notes:

- * 3" thick poured-in-place system meets 6'-7' critical fall height.
- * 3-1/2" thick poured-in-place system meets 8' critical fall height.





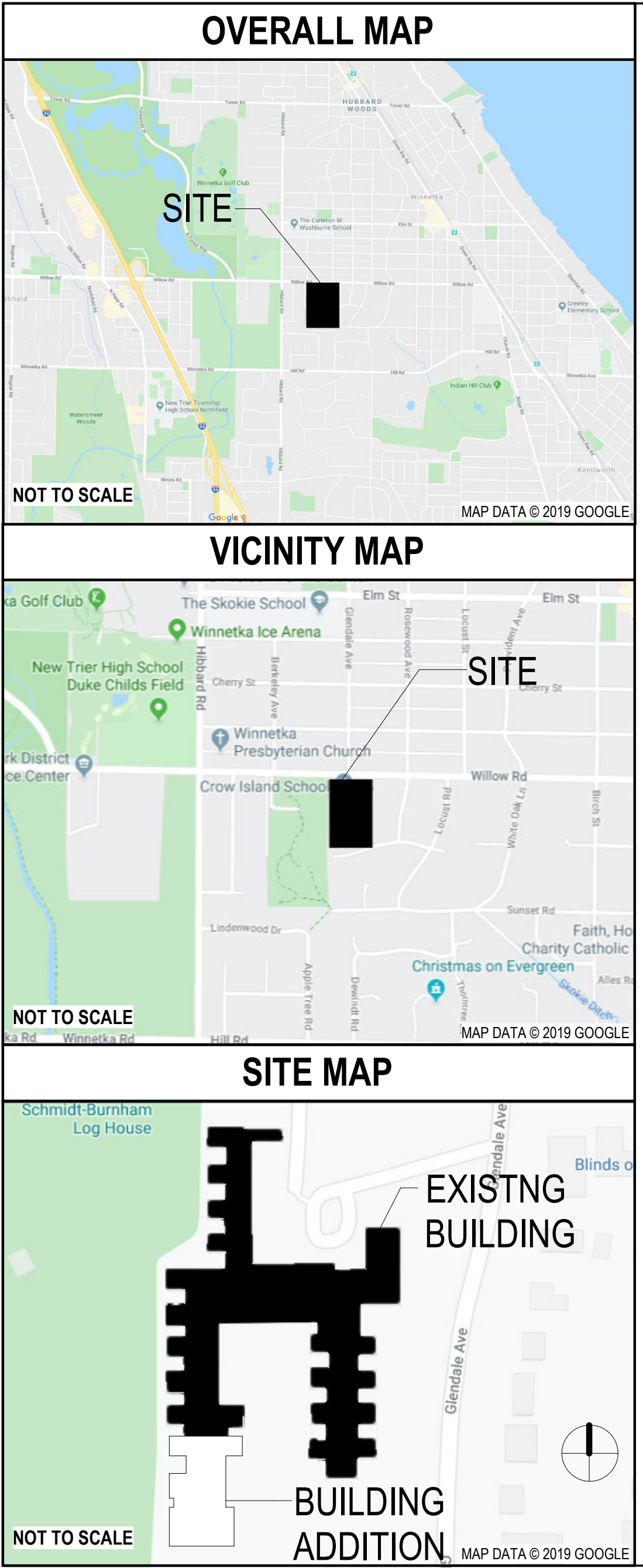




CROW ISLAND SCHOOL LANDSCAPE BID PACKAGE

The Winnetka Public Schools District 36
1112 Willow Road
Winnetka, Illinois 60093

SHEET NUMBER	SHEET NAME
01 - GENERAL LANDSCAPE	
CI G00-02	COVER SHEET
03 - LANDSCAPE	
CI L0-0	TREE REMOVAL PLAN
CI L0-0 ALT	TREE REMOVAL PLAN ALTERNATE
CI L1-0	LANDSCAPE PLAN
CI L1-1	LANDSCAPE PLAN ALTERNATE
CI L1-2	ENLARGEMENT PLAN
CI L2-0	LANDSCAPE DETAILS
04 - ARCHITECTURAL - LANDSCAPE	
CI A02-02	ARCHITECTURAL SITE PLAN - PLAYGROUND
20 - PLAYGROUND EQUIPMENT - LANDSCAPE	
CI PG01-01	PLAYGROUND LAYOUT PLAN



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1 312.755.0770
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LANDSCAPE
Terra Engineering Ltd.
225 W. Ohio Street, 4th Floor
Chicago, IL 60654

OWNER
District 36 Board of Education
1235 Oak St. Winnetka, IL 60093

CONTRACTOR

PROJECT

THE WINNETKA PUBLIC SCHOOLS DISTRICT 36

CROW ISLAND SCHOOL

District 36 Board of Education

1112 Willow Rd.
Winnetka, IL 60093

THE SKOKIE SCHOOL
CROW ISLAND SCHOOL
CARLETON WASHBURNE SCHOOL
HUBBARD WOODS SCHOOL
GREELEY SCHOOL

KEYPLAN

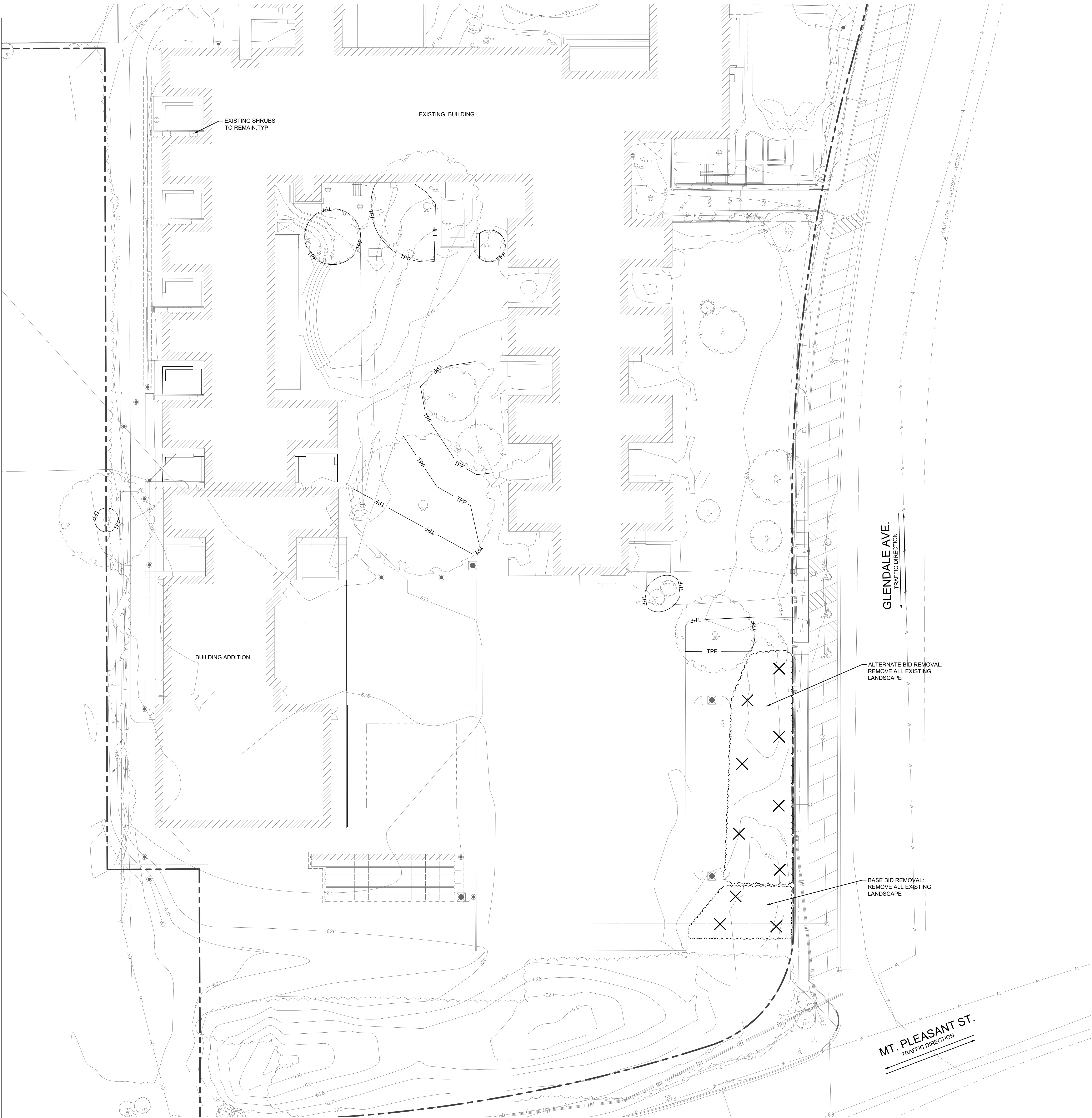
ISSUE CHART

MARK	ISSUE	DATE
Job Number		021331.001
	TITLE	

COVER SHEET

SHEET NUMBER

CI G00-02



N

20'0"

0

10

20

40'

Scale: 1 inch = 20 feet

LEGEND:

PROPERTY LINE

EXISTING BUILDING

EXISTING TREE TO REMAIN

EXISTING LANDSCAPE TO REMAIN

EXISTING LANDSCAPE TO BE REMOVED

TPF

TREE PROTECTION FENCE

1

TREE PRESERVATION PLAN

SCALE: 1" = 20'

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PROJECT

THE

WINNETKA

PUBLIC SCHOOLS

DISTRICT 36

CROW ISLAND SCHOOL

1112 Willow Rd.
Winnetka, IL 60093

CROW ISLAND

District 36 Board of
Education

KEYPLAN

N

ISSUE CHART

3	REVISIONS	05/05/2025
2	ADDENDUM 01	02/03/2025
1	ISSUE FOR BID	01/20/2025
01000	DATE	01/20/25
Job Number	021331.001	TITLE

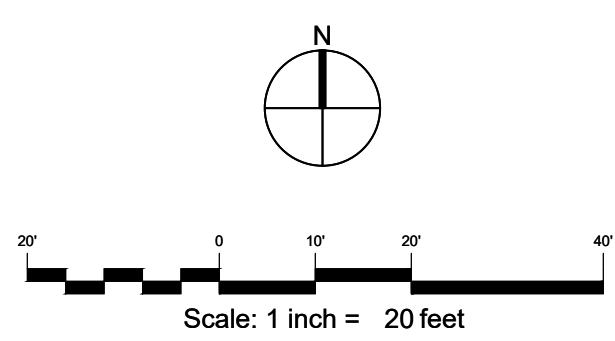
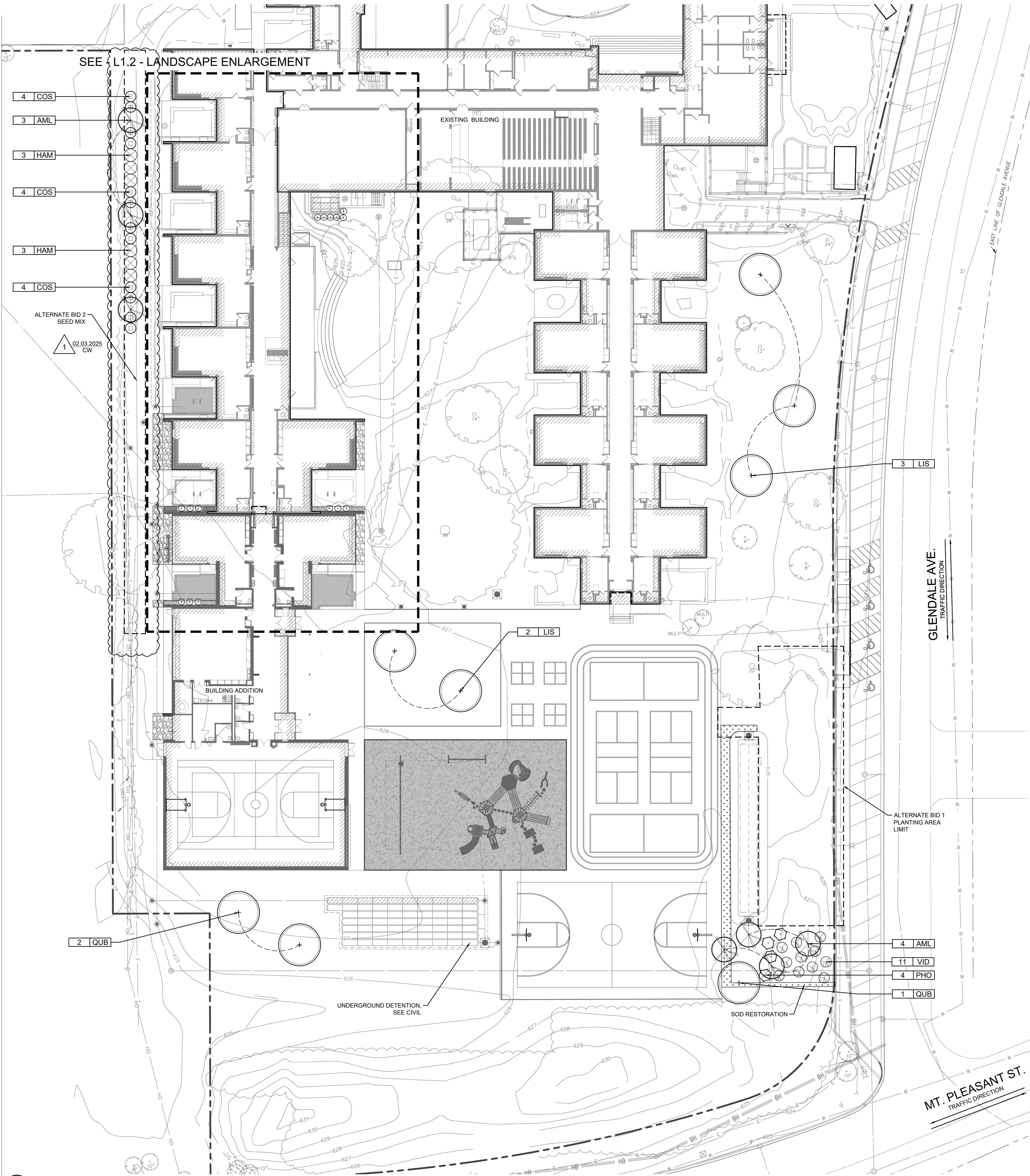
TREE REMOVAL PLAN

SHEET NUMBER

CI L0.0

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Page 286 of 370



LEGEND:

- PROPERTY LINE
- EXISTING BUILDING
- EXISTING TREE TO REMAIN
- EXISTING LANDSCAPE TO REMAIN
- CRUSHED GRANITE
- POURED IN PLACE PLAYGROUND SURFACE
- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- SOD
- PERENNIAL / GROUNDCOVER AREAS

Plant Schedule					
Crow Island School Winnetka					
Qty.	Key	Botanical name	Common name	Size	Notes
SHADE TREES					
5	LIS	Liquidambar styraciflua	Sweetgum	3" Cal.B&B	Central leader
3	QUB	Quercus bicolor	Swamp White Oak	3" Cal.B&B	Central leader
ORNAMENTAL TREES					
7	AML	Amelanchier laevis	Allegheny Serviceberry	2.5" Cal. B&B	Multi-stem
DECIDUOUS SHRUBS					
6	FOG	Fothergilla gardenii	Dwarf Fothergilla	24" B&B	4' o.c.
6	ITM	Itea virginica 'Morton'	Scarlet Beauty Virginia Sweetspire	24" B&B	3' o.c.
11	VID	Viburnum dentatum 'Synnosed'	Chicago Lustre Arrowwood Viburnum	24" B&B	7' o.c.
6	HAM	Hamamelis vernalis	Vernal Witchhazel	36" B&B	6' o.c.
16	COS	Cornus sericea	Redosier Dogwood	24" B&B	5' o.c.
4	PHO	Physocarpus opulifolius 'Center Glow'	Center Glow Ninebark	24" B&B	6' o.c.
PERENNIALS					
11	HEM	Heuchera 'Marmalade'	Marmalade Coral Bells	#1 Cont.	18" o.c.
22	HOE	Hosta 'Frances'	Frances Hosta	#1 Cont.	18" o.c.

SITE DATA	
Site Address	1112 Willow Rd, Winnetka, IL 60093
Tree Replacement Requirement	50" Caliber total of trees required for replacement
Tree Replacement Provided:	(8) Native 3" Cal. Shade trees = 24" Cal. (7) 2" Cal. Ornamental trees=14" Cal. (18)1.5"Cal. Large Shubs= 27"Cal. Total=24+14+27=65" Cal.

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Chicago, IL, 60654

OWNER
District 36 Board of Education
1235 Oak St, Winnetka, IL 60093

PROJECT



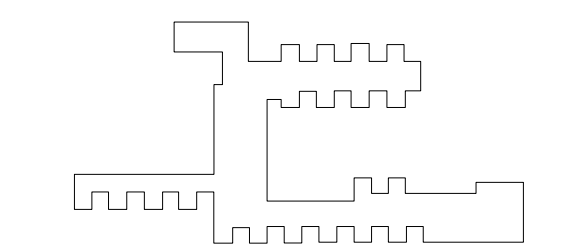
CROW ISLAND SCHOOL

1112 Willow Rd,
Winnetka, IL 60093



District 36 Board of
Education

KEYPLAN



ISSUE CHART

REV	REVISION	DATE
3	REVISION	05/06/2025
2	ADDENDUM 01	02/03/2025
1	ISSUE FOR BID	01/20/2025
JOB NUMBER		021331.001
TITLE		LANDSCAPE PLAN

LANDSCAPE PLAN

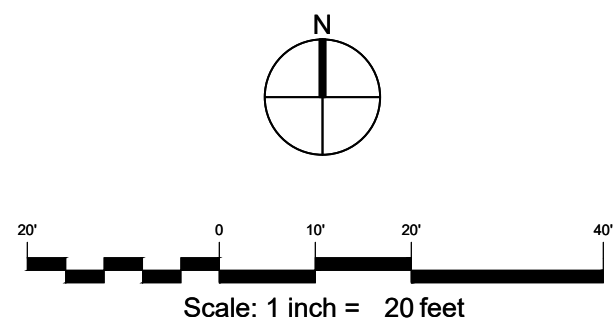
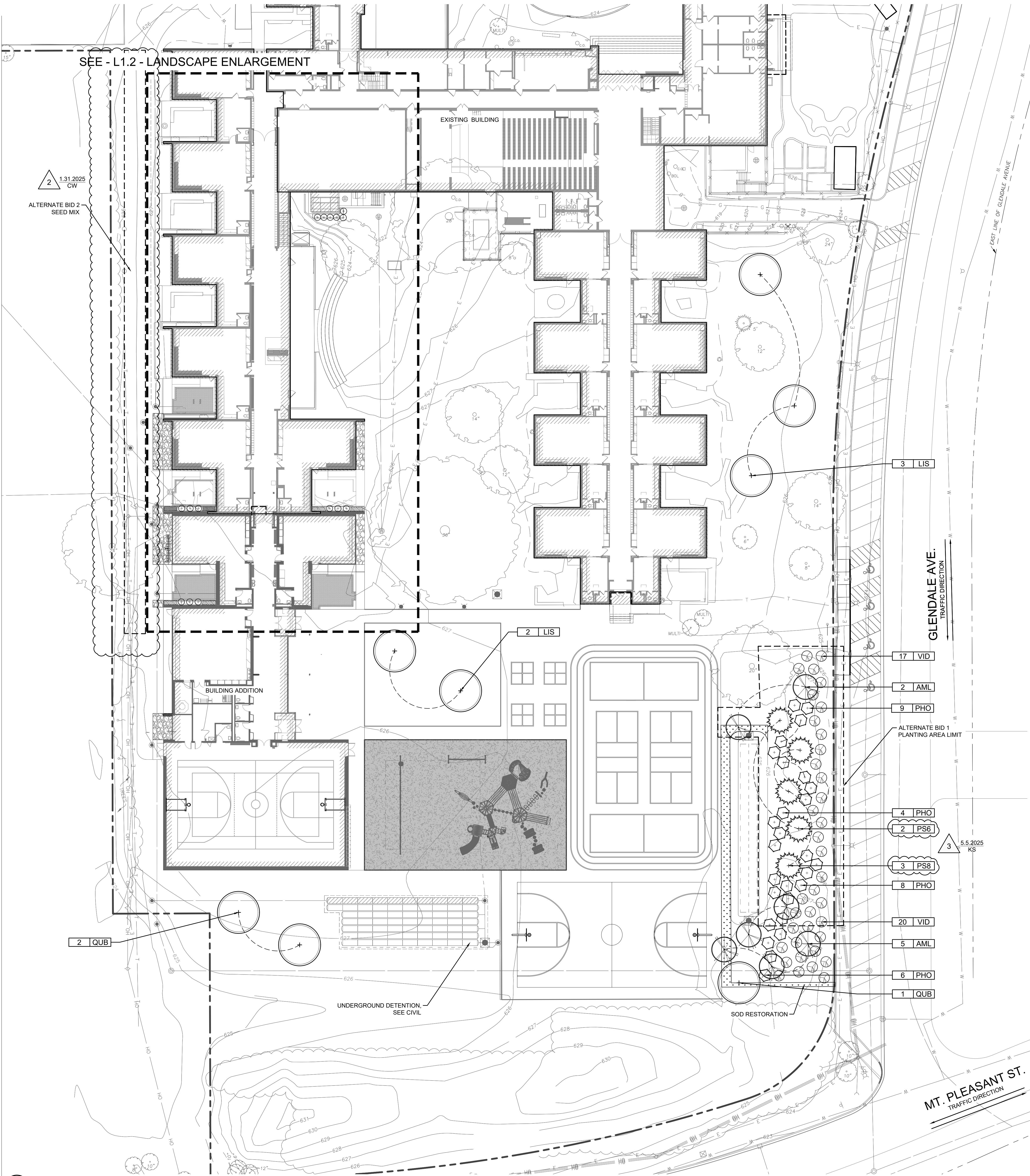
SHEET NUMBER

CIL 1.0

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1 LANDSCAPE PLAN

SCALE: 1" = 20'



- LEGEND:**
- PROPERTY LINE
 - EXISTING BUILDING
 - EXISTING TREE TO REMAIN
 - EXISTING LANDSCAPE TO REMAIN
 - CRUSHED GRANITE
 - POURED IN PLACE PLAYGROUND SURFACE
 - SHADE TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - DECIDUOUS SHRUBS
 - SOD
 - PERENNIAL / GROUNDCOVER AREAS

NOTE:

GREENSKEEPER PREMIUM SHADY MIXTURE
DESIGNED FOR LOW SUNLIGHT AREAS AND REQUIRES ONLY
MODERATE MAINTENANCE. EARLY SPRING OR FALL SEEDINGS ARE
BEST WHEN FOLIAGE COVER IS MINIMAL. FERTILIZATION AND WATER
REQUIREMENTS ARE LOW AND ALSO DOES WELL ON SANDY SOILS.

40% CREEPING RED FESCUE
30% IMPROVED TURF-TYPE PERENNIAL RYEGRASS
20% IMPROVED CHEWINGS FESCUE
10% NEWPORT/NUGLADE KENTUCKY BLUEGRASS OR COMPARABLE

PLEASE NOTE THAT VARIETIES MAY VARY DEPENDING ON
AVAILABILITY AND NEWER VARIETIES THAT COME ON THE MARKET.

SEEDING RATE:
NEW LAWNS: 4-6 LBS. PER 1,000 FEET²
ESTABLISHED LAWNS: 3-4 LBS. PER 1,000 FEET²

Plant Schedule					
Crow Island School Winnetka					
Qty.	Key	Botanical name	Common name	Size	Notes
SHADE TREES					
5	LIS	Liquidambar styraciflua	Sweetgum	3" Cal. B&B	Central leader
3	QUB	Quercus bicolor	Swamp White Oak	3" Cal. B&B	Central leader
EVERGREEN TREES					
3	PS8	Pseudotsuga menziesii	Douglas Fir	8" HT. B&B	Central leader
2	PS6	Pseudotsuga menziesii	Douglas Fir	6" HT. B&B	Central leader
ORNAMENTAL TREES					
7	AML	Amelanchier laevis	Allegheny Serviceberry	2.5" Cal. B&B	Multi-stem
DECIDUOUS SHRUBS					
6	FOG	Forthergilla gardenii	Dwarf Forthergilla	24" B&B	4" o.c.
6	ITM	Ilex virginica 'Morton'	Scarlet Beauty Virginia Sweetpire	24" B&B	3" o.c.
37	VID	Viburnum dentatum 'Synnosed'	Chicago Lustre Arrowwood Viburnum	24" B&B	7" o.c.
27	PHO	Physocarpus opulifolius 'Center Glow'	Center Glow Ninebark	24" B&B	6" o.c.
PERENNIALS					
11	HEM	Heuchera 'Marmalade'	Marmalade Coral Bells	#1 Cont.	18" o.c.
22	HOF	Hosta 'Francie'	Francie Hosta	#1 Cont.	18" o.c.

SITE DATA	
Site Address	1112 Willow Rd, Winnetka, IL 60093
Tree Replacement Requirement	50" Caliber total of tree required for replacement
Tree Replacement Provided:	(8) Native 3" Cal. Shade trees = 24" Cal. (5) 8-6" ht(3" Cal.) Evergreen trees=15" Cal. (7) 2.5 Cal. Ornamental trees=17.5" Cal. Total=24+15+17.5=56.5 Cal.

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1235 Oak St. Winnetka, IL 60093

PROJECT

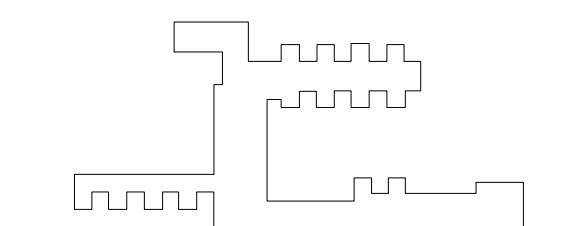
THE WINNETKA
PUBLIC SCHOOLS
DISTRICT 36
CROW ISLAND SCHOOL

1112 Willow Rd,
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CROW ISLAND

District 36 Board of
Education

KEYPLAN



ISSUE CHART

REV	DESCRIPTION	DATE
1	REVISIONS	05/06/2025
2	ADDENDUM 01	02/03/2025
3	ISSUE FOR BID	01/20/2025
4	DATE	05/06/2025

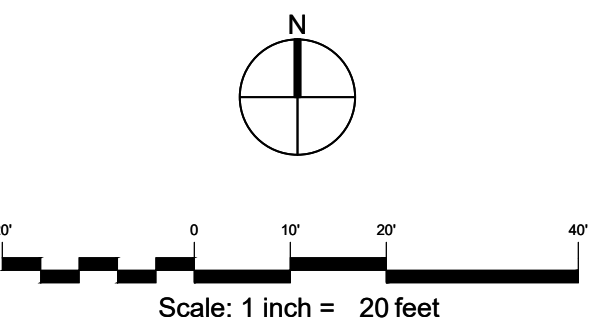
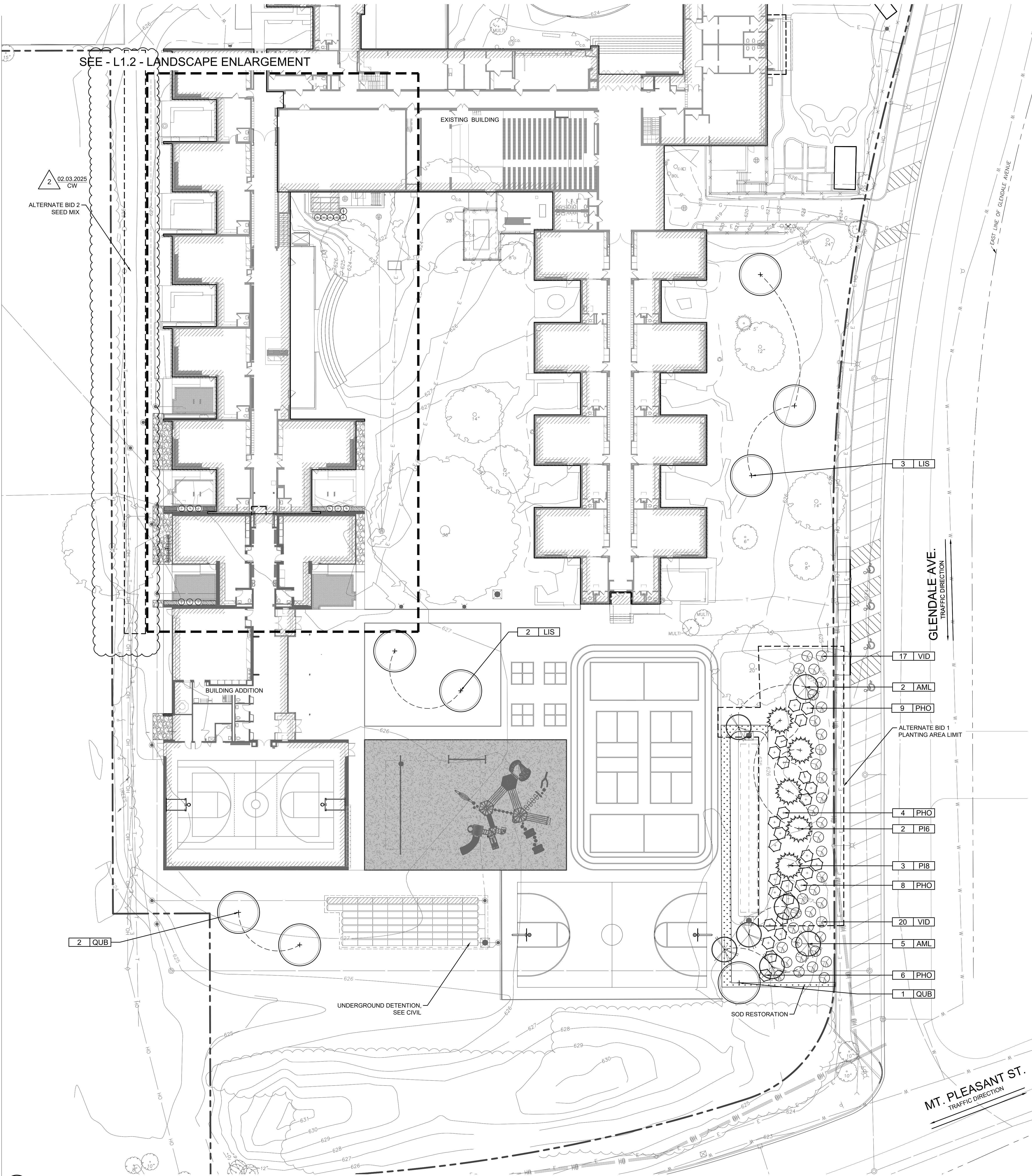
Job Number 021331.001
TITLE

LANDSCAPE PLAN
ALTERNATE

SHEET NUMBER

CI L1.1

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LEGEND:

- PROPERTY LINE
- EXISTING BUILDING
- EXISTING TREE TO REMAIN
- EXISTING LANDSCAPE TO REMAIN
- CRUSHED GRANITE
- POURED IN PLACE PLAYGROUND SURFACE
- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- SOD
- PERENNIAL / GROUNDCOVER AREAS

02.03.2025
CW

NOTE:

GREENSKEEPER PREMIUM SHADY MIXTURE
DESIGNED FOR LOW SUNLIGHT AREAS AND REQUIRES ONLY
MODERATE MAINTENANCE. EARLY SPRING OR FALL SEEDINGS ARE
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3	QUB	Quercus bicolor	Swamp White Oak	3" Cal. 8&8	Central leader
EVERGREEN TREES					
3	PIB	Pinus nigra	Austrian Pine	8"HT. 8&8	Central leader
2	PI6	Pinus nigra	Austrian Pine	6"HT. 8&8	Central leader
ORNAMENTAL TREES					
7	AML	Amelanchier laevis	Allegheny Serviceberry	2.5" Cal. 8&8	Multi-stem
DECIDUOUS SHRUBS					
6	FOG	Fothergilla gardenii	Dwarf Fothergilla	24" 8&8	4' o.c.
6	ITM	Ilex virginica 'Morton'	Scarlet Beauty Virginia Sweetspire	24" 8&8	3' o.c.
37	VID	Viburnum dentatum 'Synnosed'	Chicago Lustre Arrowwood Viburnum	24" 8&8	7' o.c.
27	PHO	Physocarpus opulifolius 'Center Glow'	Center Glow Ninebark	24" 8&8	6' o.c.
PERENNIALS					
11	HEM	Heuchera 'Marmalade'	Marmalade Coral Bells	#1 Cont.	18" o.c.
22	HOF	Hosta 'Francie'	Francie Hosta	#1 Cont.	18" o.c.

SITE DATA	
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Tree Replacement Requirement	50" Caliber total of tree required for replacement
Tree Replacement Provided:	(8) Native 3" Cal. Shade trees = 24" Cal. (5) 8-6" ht(3" Cal.) Evergreen trees=15" Cal. (7) 2.5 Cal. Ornamental trees=17.5" Cal. Total=24+15+17.5=56.5 Cal.

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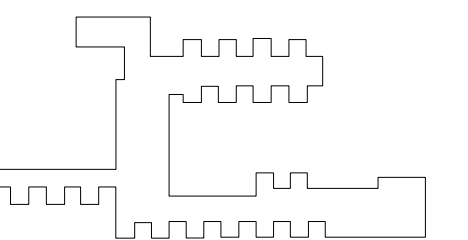
CROW ISLAND SCHOOL

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KEYPLAN



ISSUE CHART

2	APPENDIX 01	02/03/2025
1	ISSUE FOR BID	01/20/2025
0000	DATE	DATE

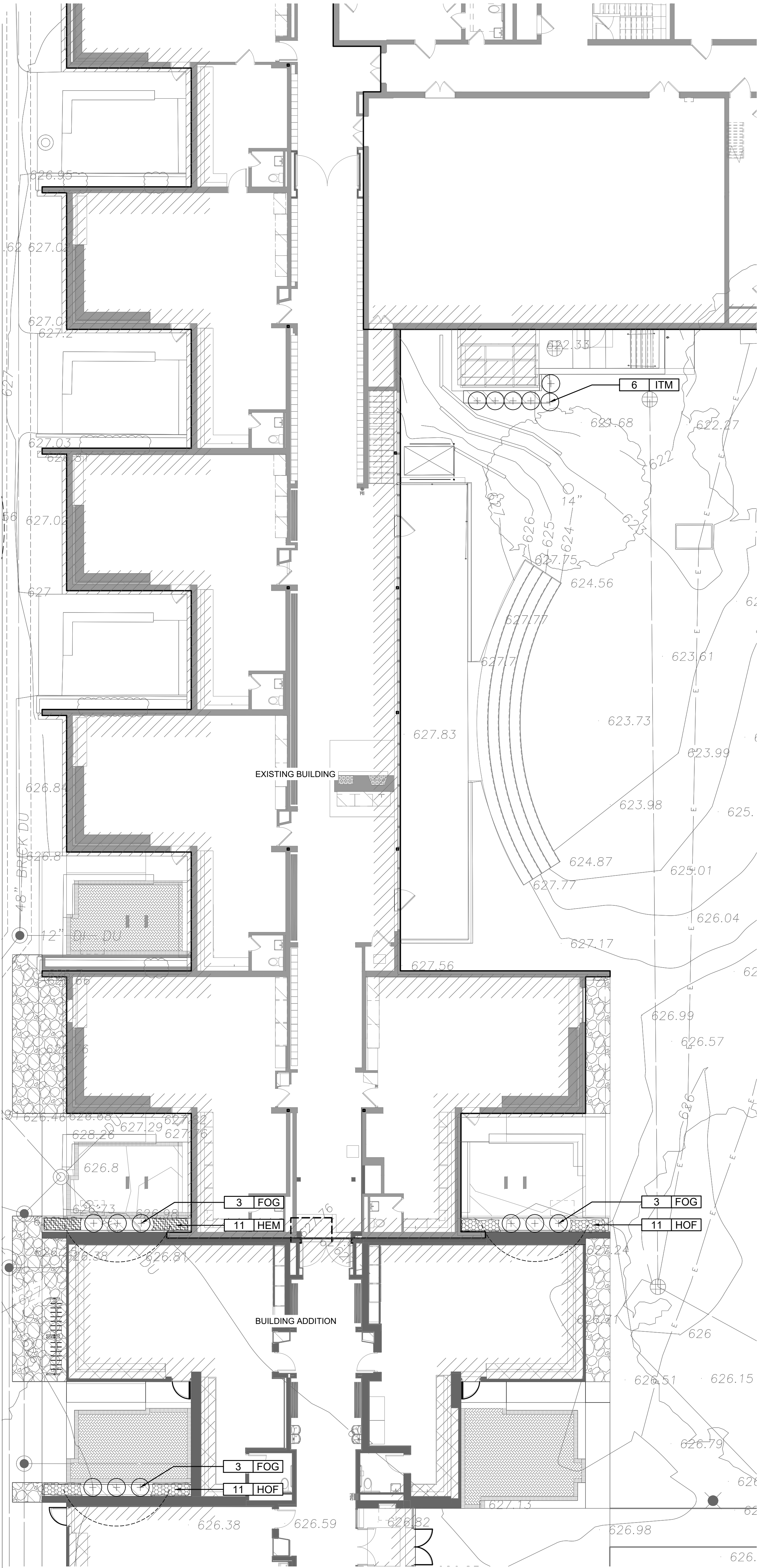
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TITLE

LANDSCAPE PLAN
ALTERNATE

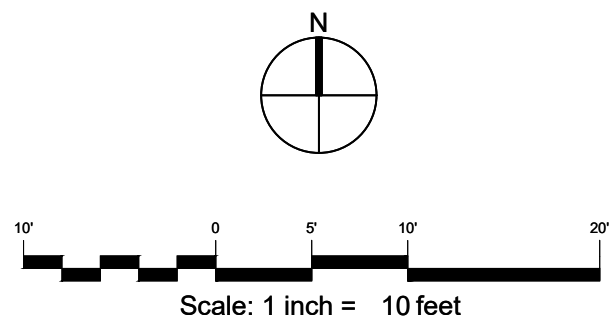
SHEET NUMBER

CI L1.1

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1 ENLARGEMENT PLAN
SCALE: 1" = 10'



LEGEND:

- PROPERTY LINE
- EXISTING BUILDING
- EXISTING TREE TO REMAIN
- EXISTING LANDSCAPE TO REMAIN
- DECIDUOUS SHRUBS
- PERENNIAL / GROUNDCOVER AREAS
- CRUSHED GRANITE
- PAVERS

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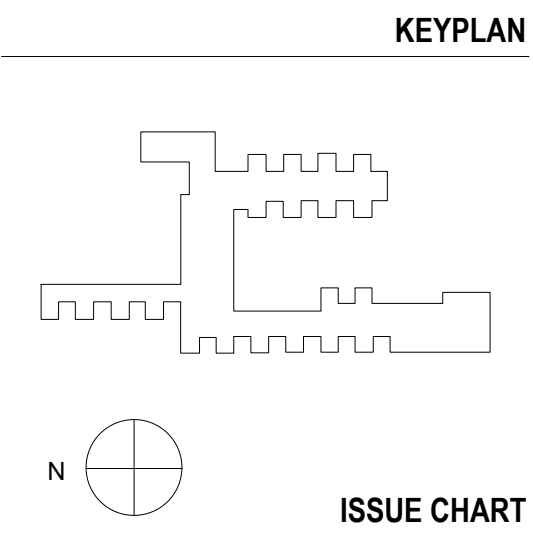
**THE WINNETKA
PUBLIC SCHOOLS
DISTRICT 36**

CROW ISLAND SCHOOL

1112 Willow Rd,
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CROW ISLAND

**District 36 Board of
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3	REVISIONS	05/05/2025
2	APPENDIX 01	02/03/2025
1	ISSUE FOR BID	01/20/2025
0000	DATE	

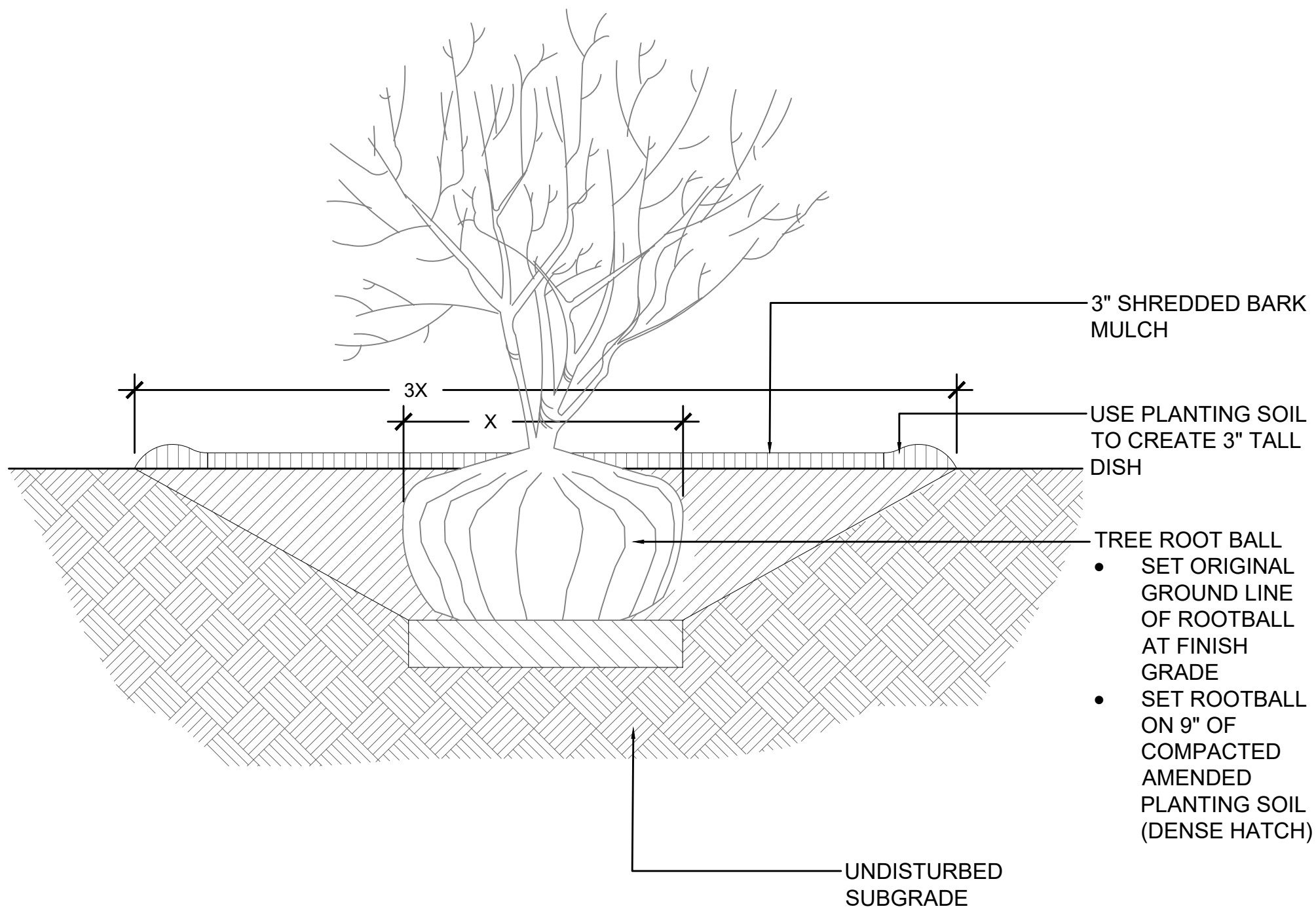
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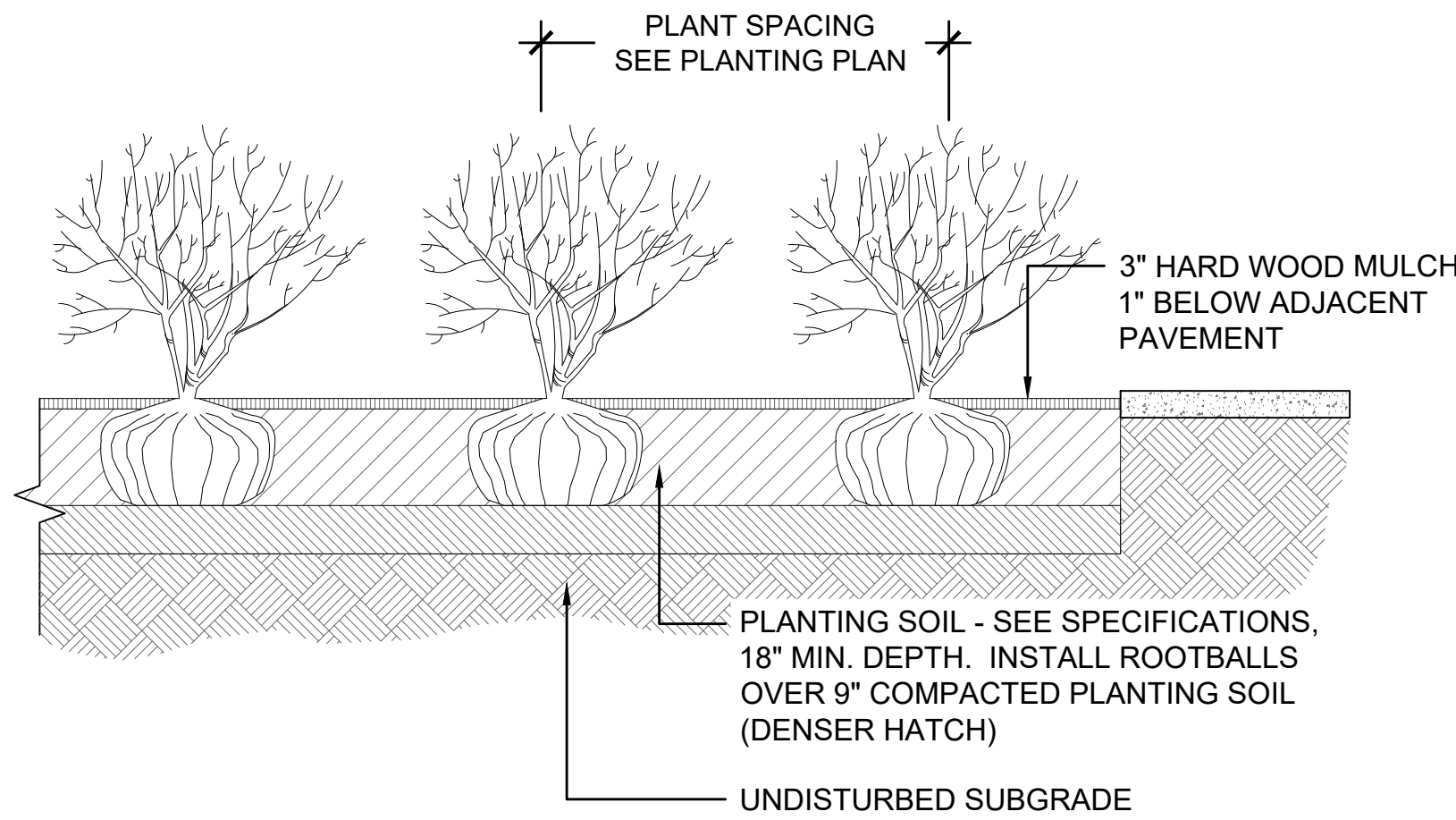
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CI L1.2

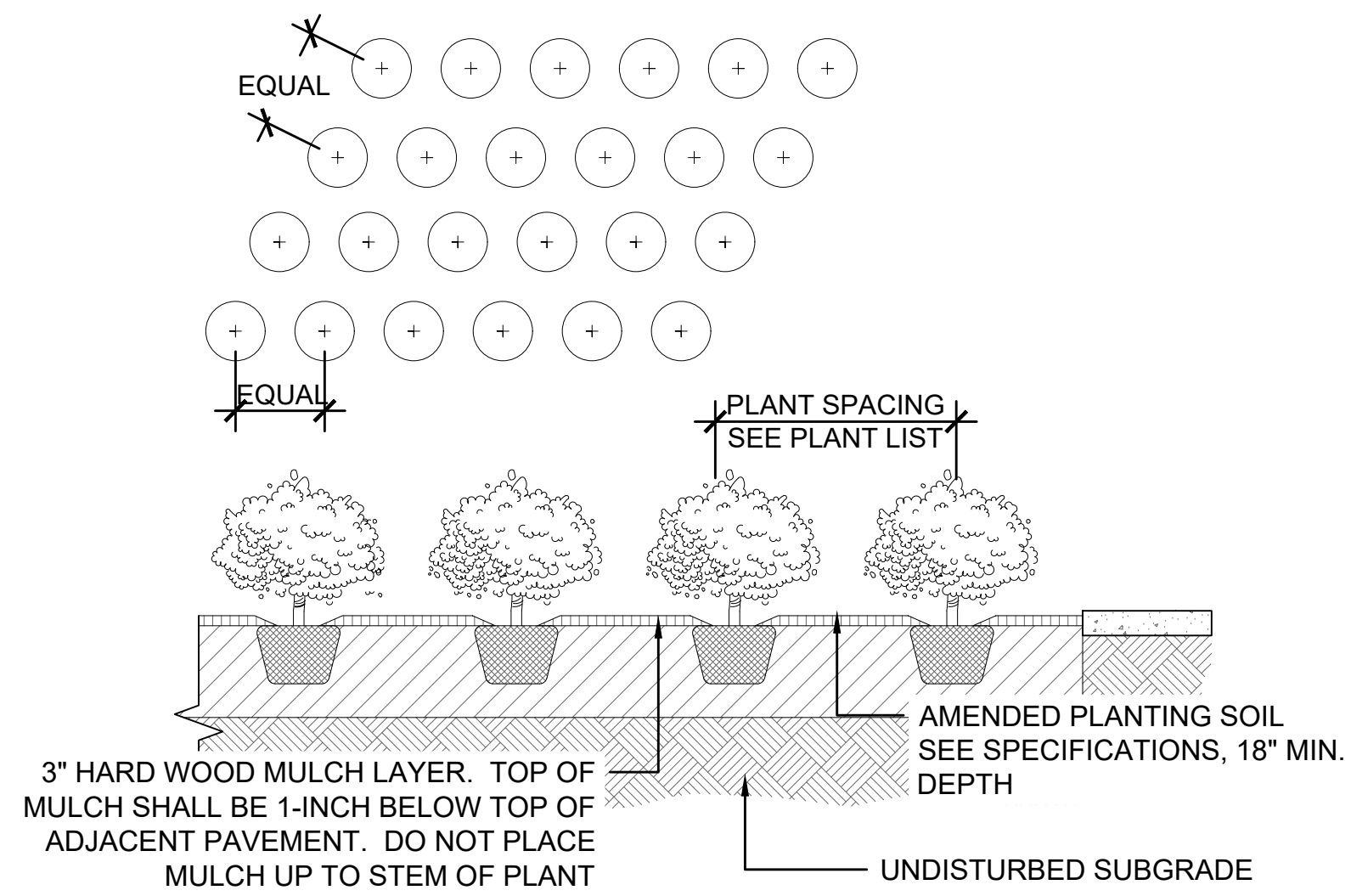
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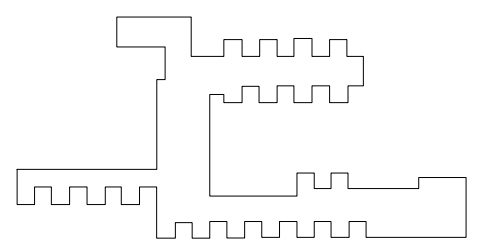
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SCALE: NTS



2 SHRUB DETAILS
SCALE: NTS

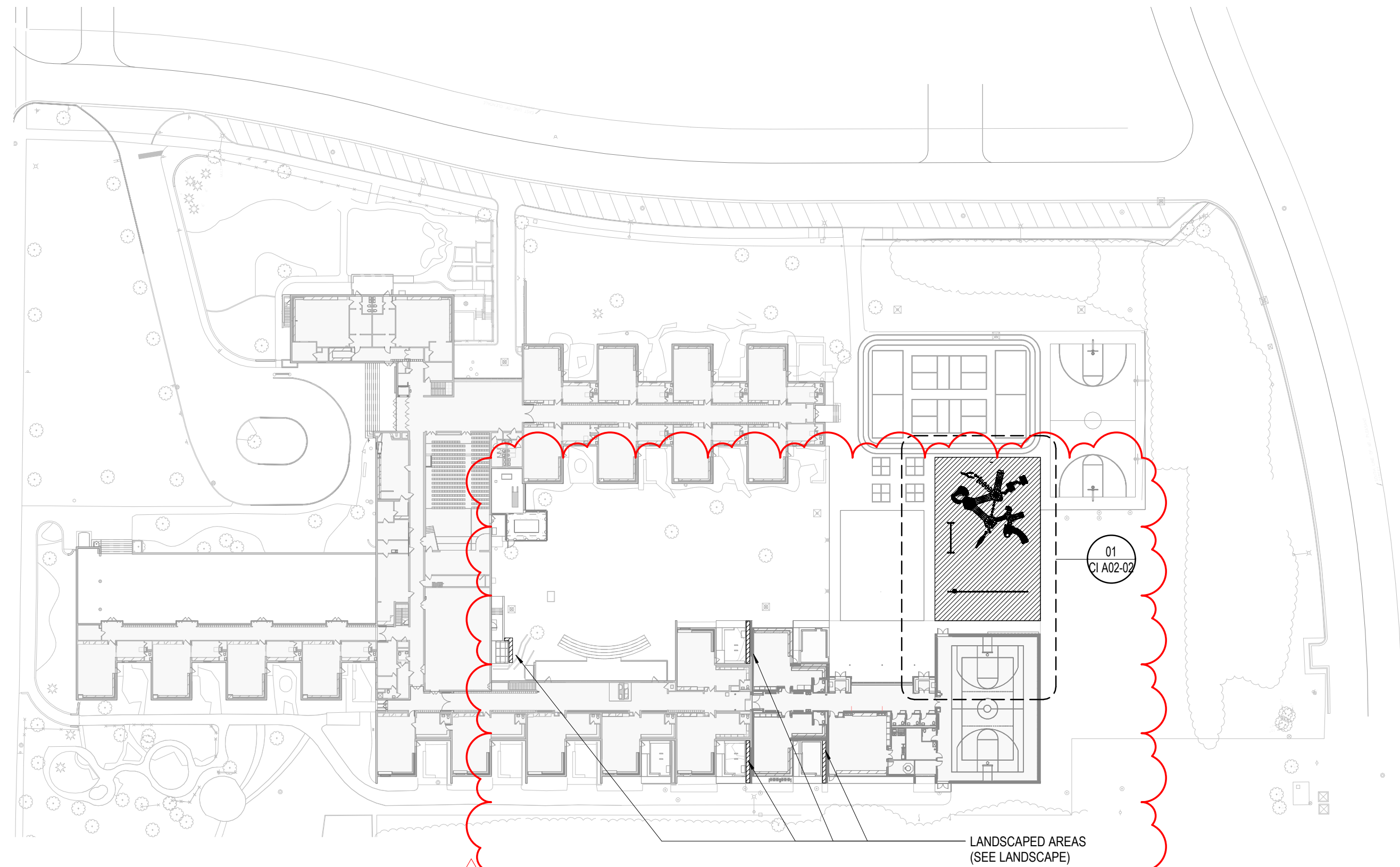


3 GROUNDCOVER/PERENNIAL DETAIL
SCALE: NTS

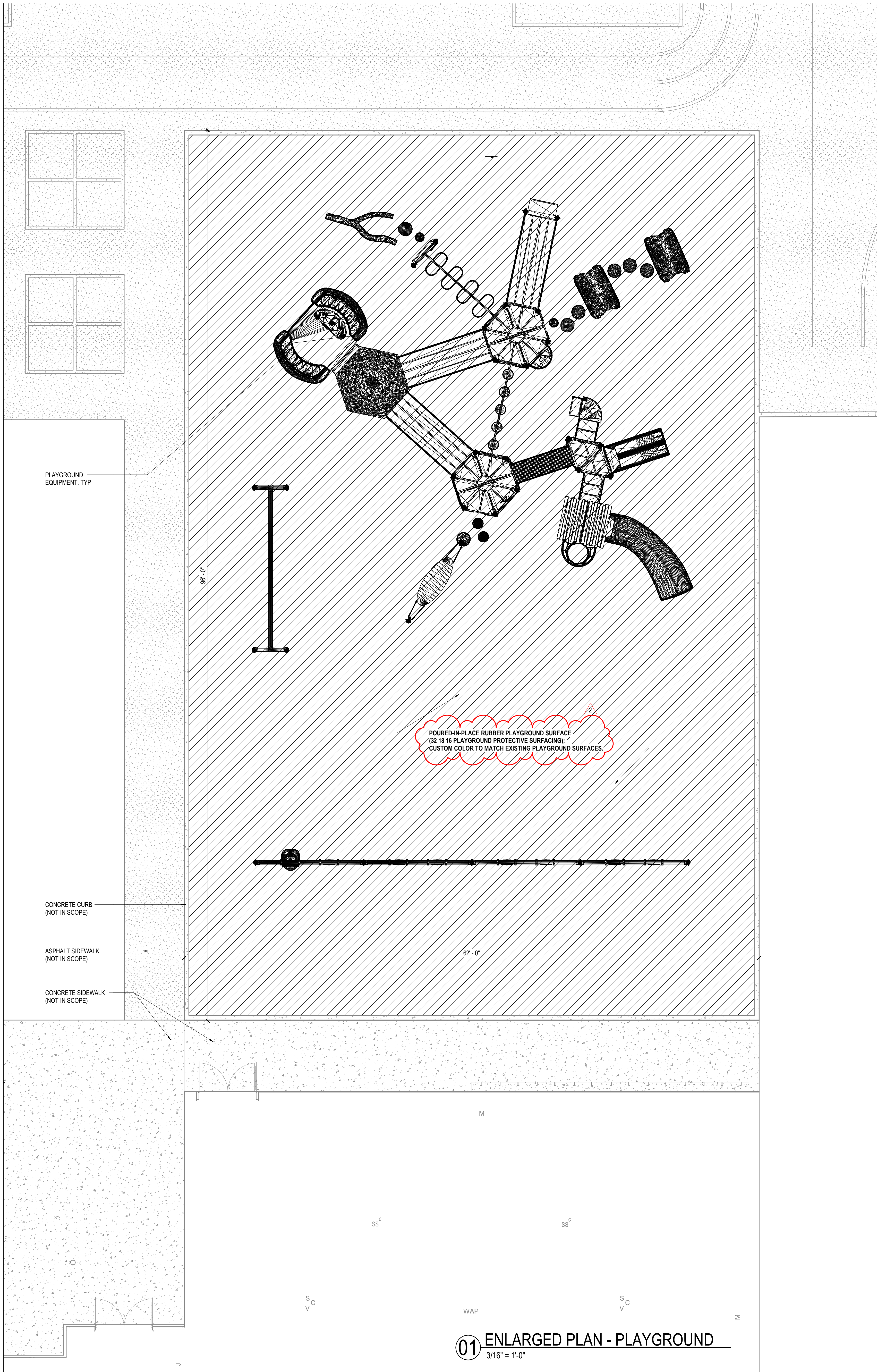


3	REVISIONS	05/05/2025
2	ADDENDUM 01	02/03/2025
1	ISSUE FOR BID	01/20/2025
0	DATE	02/13/2025

Job Number 021331 001
TITLE



02 REFERENCE PLAN SITE
1" = 60'-0"



01 ENLARGED PLAN - PLAYGROUND
3/16" = 1'-0"

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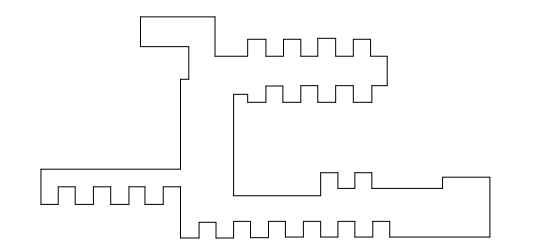
CROW ISLAND SCHOOL

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District 36 Board of
Education

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ISSUE CHART

2	ADDENDUM 1	02/03/2025
1	ISSUE FOR BID	01/20/2025
1	ISSUE	DATE

Job Number 021331.001

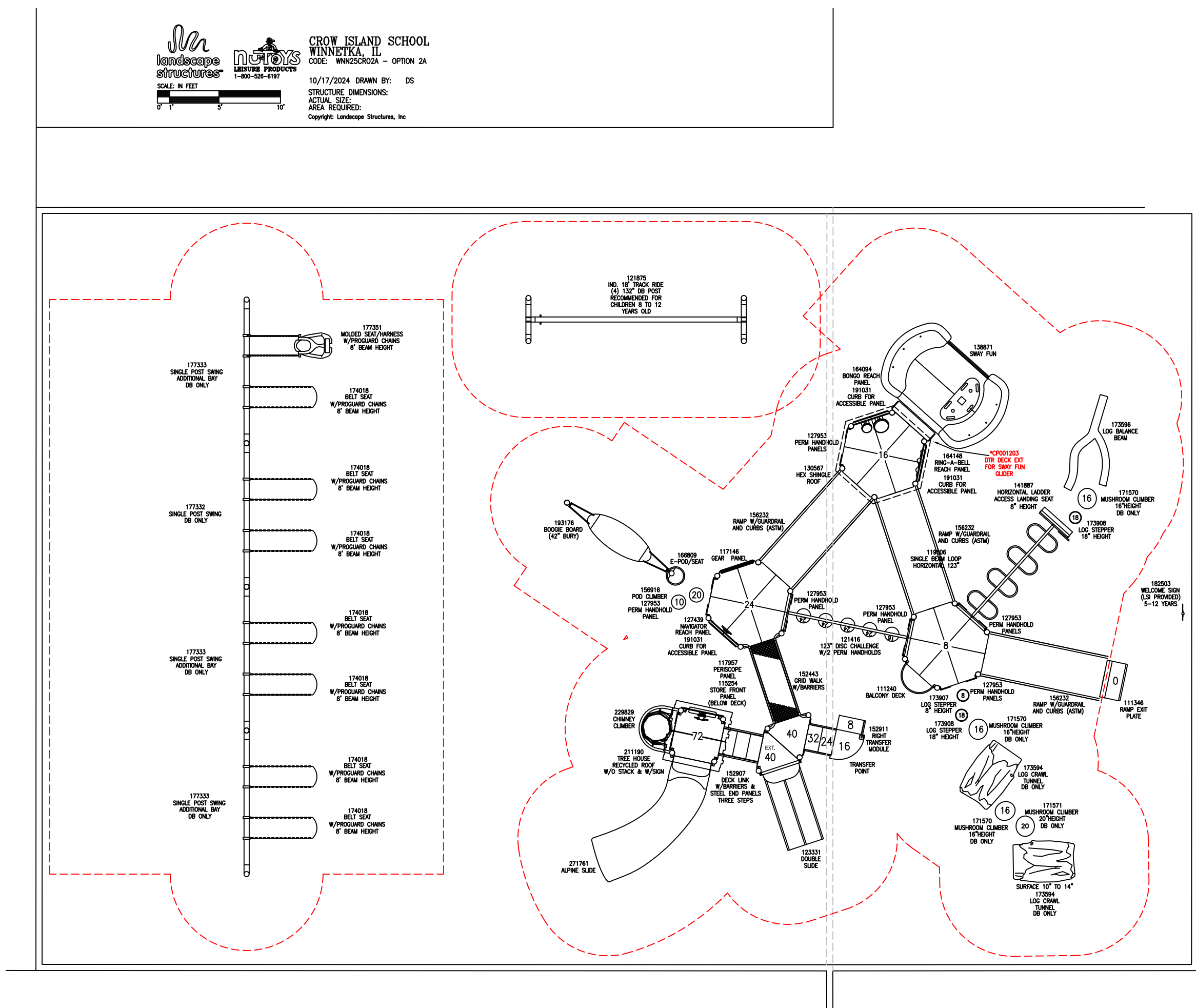
TITLE

ARCHITECTURAL SITE
PLAN - PLAYGROUND

SHEET NUMBER

CI A02-02

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CROW ISLAND SCHOOL
WINNETKA, IL

Box 7075
Westchester, IL 60154
708-579-9055
708-579-0109 (fax)
1-800-526-6197

Crow Island School

6-12 Year Olds Play Equipment		
QTY.	NO.	DESCRIPTION
1	121416A	123"Disc Challenge w/Handhold Panels 16"Deck Diff Attached To 8"Dk DB
1	152443A	Grid Walk w/Barriers
1	111346B	Ramp Exit Plate DB
3	156232A	Ramp w/Guardrails w/Curbs Meets ASTM
1	229829B	Chimney Climber 72"Dk DB
1	152907C	Deck Link w/Barriers Steel end panels 3 Steps
1	156916A	Pod Climber No Handsupports 24"Dk DB Right Mounted Handhold
1	CP001203A	DTR PB Deck Extension for Sway Fun - Attaches to Standard Deck
1	152911B	Curved Transfer Module Right 40"Dk DB
3	178710A	Hexagon Tenderdeck
1	111228A	Square Tenderdeck
1	111231A	Triangular Tenderdeck
1	119646A	Tri-Deck Extension
3	191031A	Accessible Panel Curb
1	111240A	Balcony Deck
1	164094A	Bongo Reach Panel Above Deck
1	111746A	Gear Panel Above Deck
3	127953B	Handhold Panel
3	127953A	Handhold Panel Set
1	127439A	Navigator Reach Panel Above Deck
1	117957A	Periscope Panel Above Deck
1	164146A	Ring-A-Bell Reach Panel Above Deck
1	115254A	Storefront Panel
1	193176A	Boogie Board DB Only
1	166809A	E-Pod Seat
1	141687A	Access/Landing Assembly Seat Barrier Left 8"Dk
1	119806A	Single Beam Loop Horiz Ladder 123"
4	111404G	100"Alum Post DB
1	111404R	108"Steel Post DB 42" BURY
6	111404E	116"Alum Post DB
2	111404D	124"Alum Post DB
6	111403H	126"Alum Post For Roof DB

4	111404C	132"Alum Post DB
4	111403A	182"Alum Post For Roof DB
2	111404J	76"Alum Post DB
2	111404I	84"Alum Post DB
1	130567A	Hex Shingle Roof
1	211190C	Tree House Roof w/o Stack and w/Kids Only sign
1	271761A	Alpine Slide 72" Deck DB
1	123331B	Double Slide 40"Dk DB
2	173908A	Log Stepper 18"Height DB Only
1	173907A	Log Stepper 8"Height DB Only
3	171570A	Mushroom Stepper 16"Height DB Only
1	171571A	Mushroom Stepper 20"Height DB Only
1	138871A	Sway Fun Wheelchair Glider 16"Height
2	173594A	Log Crawl Tunnel DB Only
1	173596A	Log Balance Beam DB
1	182903C	Welcome Sign (LSI Provided) Ages 5-12 years DB

ALSO:
1 121875A 18" Track Ride w/Alum Posts DB Only

**New 8-Place Single Post Swing Set
7 Belt Seats and 1 ADA**
7 174018A Belt Seat Proguard Chains 8' Beam
1 177351A Molded Bucket Seat (5-12 yrs) w/Harness Proguard Chains 8' Beam
1 177332A Single Post Swing Frame 8' Beam
3 177333A Single Post Swing Frame Addtl Bay 8' Beam

Perkins&Will

The Wigley Building
410 North Michigan Ave.
Suite 1600
Chicago, IL 60611
1.312.755.0770
perkinswill.com

CONSULTANTS

LANDSCAPE
Terra Engineering Ltd.
225 W. Ohio Street, 4th Floor
Chicago, IL 60654

OWNER

District 36 Board of Education
1235 Oak St. Winnetka, IL 60093

PROJECT



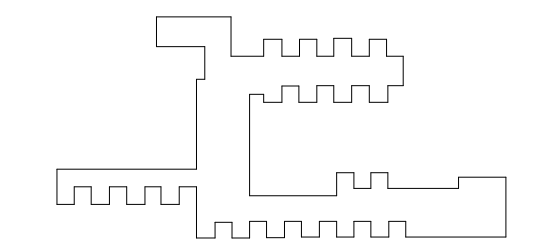
CROW ISLAND SCHOOL

1112 Willow Rd.
Winnetka, IL 60093



District 36 Board of
Education

KEYPLAN



ISSUE CHART

ISSUE	DATE
Job Number	021331.001

TITLE

PLAYGROUND LAYOUT
PLAN

SHEET NUMBER

CI
PGE01-01

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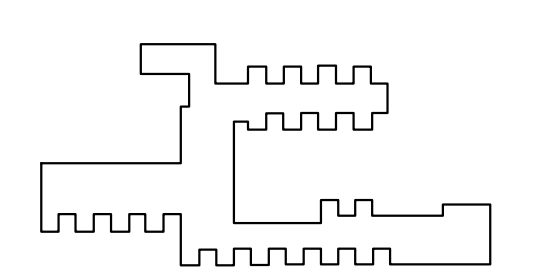


Crow Island ES Capital
Improvements

1112 Willow Rd,
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District 36 Board of
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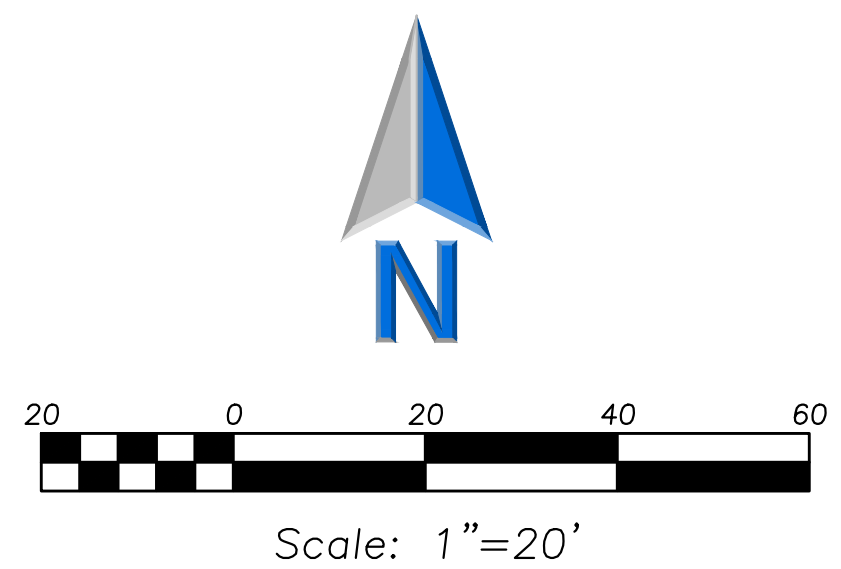


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1	ISSUE FOR BID	10/06/2023
0	BASE	

Job Number 021331.001

TITLE

SITE DEMOLITION PLAN



DEMOLITION LEGEND

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

DEMOLITION NOTES

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

SURVEY PROVIDED BY:

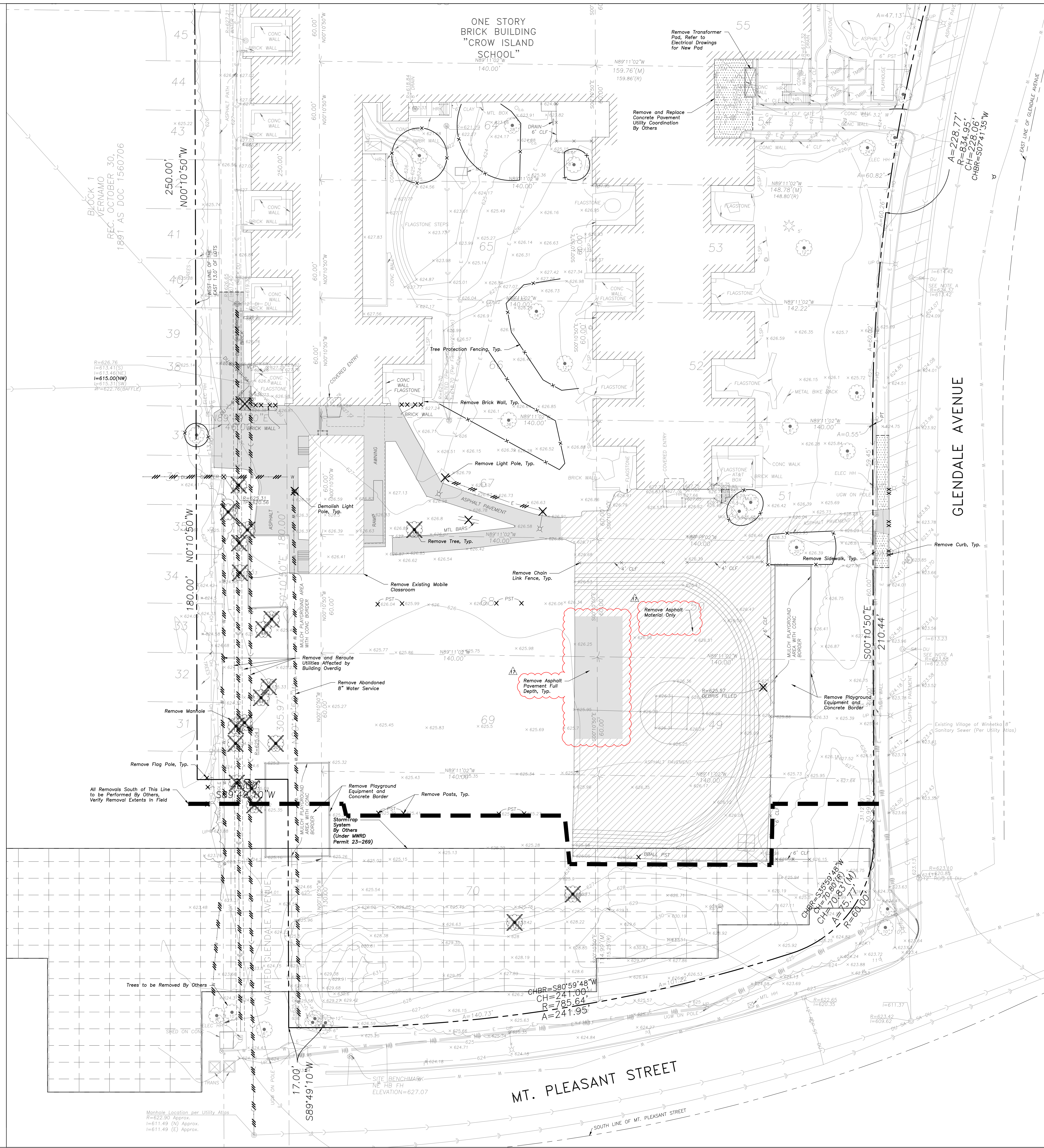
Plot of Survey and Topography Provided By TFW Surveying & Mapping, Inc. For Winnetka Public Schools District 36 on October 7, 2022. Order Number 22070

PROJECT BENCHMARKS

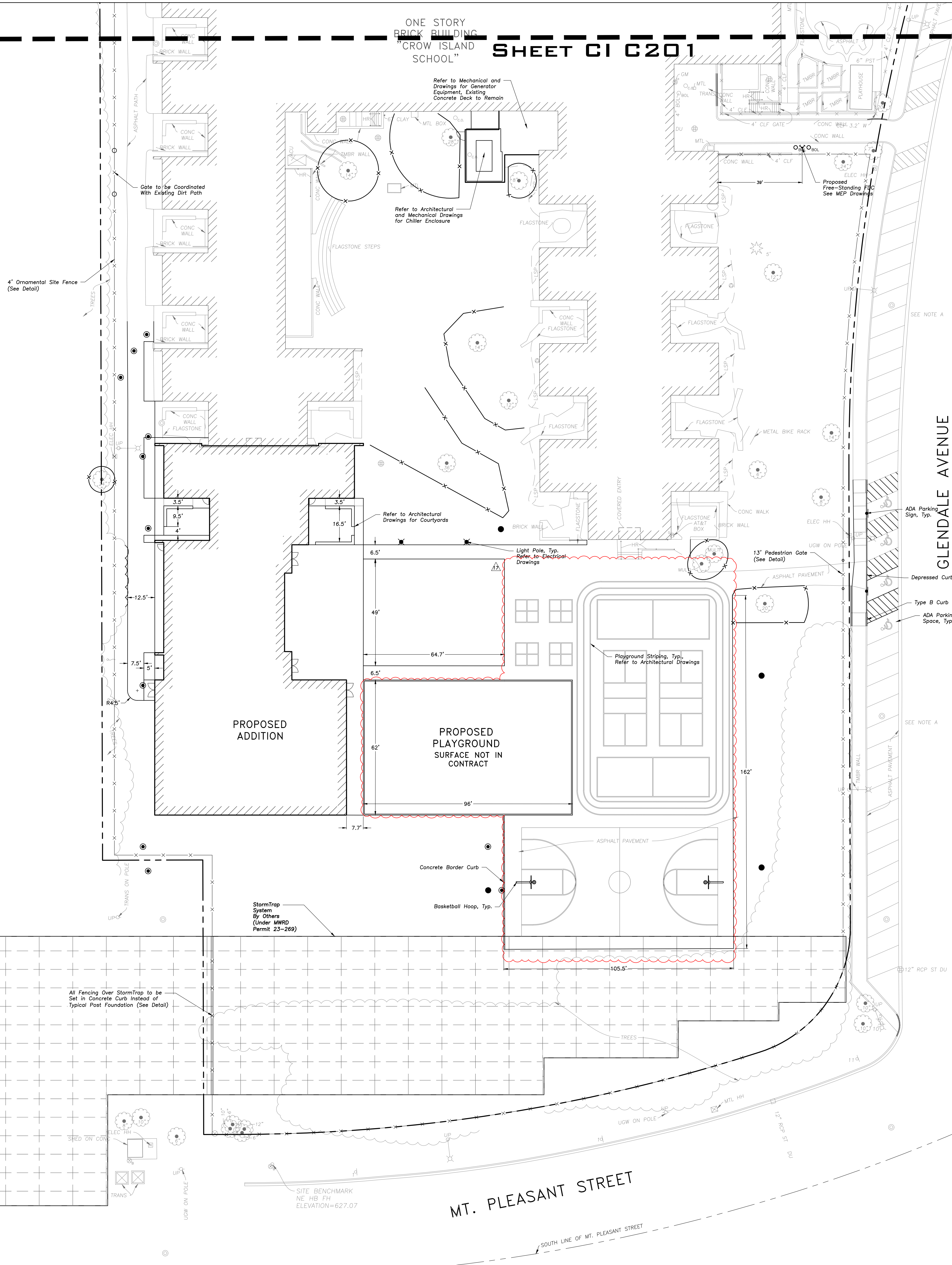
- Northeast Fire Hydrant Bolt
Elevation = 627.07

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



ONE STORY BRICK BUILDING
"CROW ISLAND SCHOOL"
SHEET CI C201



GEOMETRY NOTES

- All Dimensions Contained Herein Reference Back Of Curb, Face Of Retaining Wall, Edge Of Pavement, Center Of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.
- All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications, Two Coats For Later Points. All Cross Hatch Striping Shall Be 45" At 2'-0" Centers.
- All Accessible Parking Signs (R7-B) Must Be Placed at the Center of the Space and Within 5 Feet of the Space.
- Refer to Architectural Drawings for Exact Locations of All Buildings.
- Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-lb/ft, 11 Gauge Steel, Embedded 42" Minimum Into Ground.



LEGEND

EXISTING	PROPOSED
Manhole	Manhole
Catch Basin	Catch Basin
Inlet	Inlet
Area Drain	Area Drain
Clean Out	Clean Out
Flared End Section	Flared End Section
Storm Sewer	Storm Sewer
Sanitary Sewer	Sanitary Sewer
Combined Sewer	Combined Sewer
Water Main	Water Main
Gas Line	Gas Line
Overhead Wires	Overhead Wires
Electrical Cable (Buried)	Electrical Cable (Buried)
Telephone Line	Telephone Line
Fire Hydrant	Fire Hydrant
Valve Vault	Valve Vault
Buffalo Box	Buffalo Box
Downspout	Downspout
Bollard	Bollard
Gas Valve	Gas Valve
Gas Meter	Gas Meter
Electric Meter	Electric Meter
ComEd Manhole	ComEd Manhole
Hand Hole	Hand Hole
Light Pole	Light Pole
Light Pole w/ Mast Arm	Light Pole w/ Mast Arm
Utility Pole	Utility Pole
Telephone Pedestal	Telephone Pedestal
Telephone Manhole	Telephone Manhole
Sign	Sign
Fence	Fence
Accessible Parking Stall	Accessible Parking Stall
Curb & Gutter	Curb & Gutter
Depressed Curb	Depressed Curb
Curb Elevation	Curb Elevation
Gutter Elevation	Gutter Elevation
Pavement Elevation	Pavement Elevation
Sidewalk Elevation	Sidewalk Elevation
Ground Elevation	Ground Elevation
Top of Retaining Wall Elevation	Top of Retaining Wall Elevation
Scale	Scale
Contour Line	Contour Line
Deciduous Tree	Deciduous Tree
Coniferous Tree	Coniferous Tree
Brushline	Brushline
Tree Protection Fencing at Dig Line	Tree Protection Fencing at Dig Line

GENERAL NOTES

- The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility in The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
- Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
- Contractor Shall Provide Private Utility Locating Services for the Project Area.
- Notify The Owner, Engineer and The Village of Winnetka A Minimum of 48 Hours In Advance of Performing Any Work.
- 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.
- 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.
- No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
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- Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations.
- 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.

SURVEY PROVIDED BY:

Plot of Survey and Topography Provided By TFW Surveying & Mapping, Inc. For Winnetka Public Schools District 36 on October 7, 2022. Order Number 220570

PROJECT BENCHMARKS

- Northeast Fire Hydrant Bolt
Elevation = 627.07

J.U.L.I.E.

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

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410 North Michigan Ave.
Suite 1600
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1312.755.0770
perkinswill.com

CONSULTANTS

CIVIL
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135 S. Jefferson St #135, Chicago, IL 60661

STRUCTURAL

CE Anderson & Associates
175 N Franklin St #410, Chicago, IL

MEP

Mechanical Services Associates
111 S Virginia St, Crystal Lake, IL 60014

SECURITY

Telgus Engineering & Consulting
1020 North Milwaukee Ave., Suite 365,
Deerfield, IL 60015

OWNER

District 36 Board of Education
1235 Oak St, Winnetka, IL 60093

PROJECT



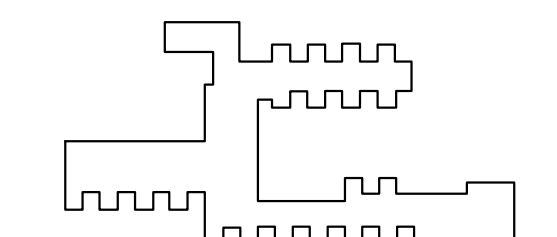
Crow Island ES Capital Improvements

1112 Willow Rd,
Winnetka, IL 60093



District 36 Board of Education

KEYPLAN



ISSUE CHART

17	PR 032	02/14/2025
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0	BASE	

Job Number 021331.001

TITLE

SITE GEOMETRY PLAN

SHEET NUMBER

CI C200

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ONE STORY
BRICK BUILDING
"CROW ISLAND
SCHOOL"

Refer to Mechanical and
Drawings for Generator
Equipment, Existing
Concrete Deck to Remain

Refer to Architectural
and Mechanical Drawings
for Chiller Enclosure

GLENDALE AVENUE

MT. PLEASANT STREET

UTILITY NOTES

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

STRUCTURE NOTES

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

SURVEY PROVIDED BY:

Plot of Survey and Topography Provided By TFW Surveying & Mapping, Inc. For Winnetka Public Schools District 36 on October 7, 2022. Order Number 2205970

PROJECT BENCHMARKS

- Northeast Fire Hydrant Bolt Elevation = 627.07

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



Scale: 1"=20'

LEGEND

EXISTING	PROPOSED
Manhole	Manhole
Catch Basin	Catch Basin
Inlet	Inlet
Area Drain	Area Drain
Clean Out	Clean Out
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Sanitary Sewer	Sanitary Sewer
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OWNER

District 36 Board of Education
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PROJECT



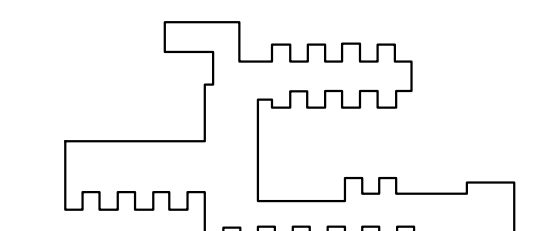
Crow Island ES Capital
Improvements

1112 Willow Rd,
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District 36 Board of
Education

KEYPLAN



ISSUE CHART

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Job Number 021331.001

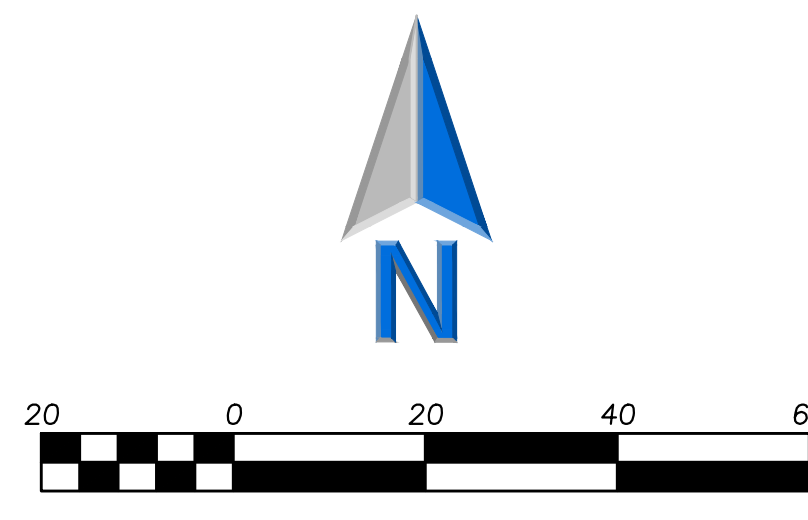
TITLE

SITE UTILITY PLAN

SHEET NUMBER

CI C300

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PAVING & SURFACE
LEGEND

- Asphalt Pavement Section
 - 1 1/2" Hot Mix Asphalt, Mix D, IL-9.5, NS0
 - 2 1/2" Hot Mix Asphalt, IL-19.0, NS0
 - Prime Coat (0.25 gal/sq yd)
 - 8" Aggregate Base Course, Type B, Crushed, CA-6
- Partial Depth Asphalt Replacement
 - Match Existing Section
- Concrete Sidewalk Section
 - 5" Portland Cement Concrete
 - 6"x6" W1.4xW1.4 Welded Wire Fabric
 - 2" Aggregate Base Course, Type B, Crushed
- Brick Paver Section
 - Bladen Ivory Gray Standard Paver
 - Refer to Architectural Drawings for Pattern
- Concrete Driveway Section
 - 8" Portland Cement Concrete
 - 6"x6" W2.9xW2.9 Welded Wire Fabric
 - 6" Aggregate Base Course, Type B, Crushed
- Gravel Section
 - 3" Decomposed Granite
 - 3" Aggregate Base Course, Type B, Crushed
- Stormwater Overland Flow Path
- Ridge Line/High Point

GRADING NOTES

1. Install And Maintain Silt Fence at the Perimeter of the Construction Zone.
2. 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.
3. All Landscaped Areas Disturbed By Construction Shall Be Reseeded With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and Sodded Unless Noted Otherwise On The Landscape Drawings.
4. Rebuild Existing Structures and Adjust Rim Elevations to Match Proposed Ground Elevations.

SURVEY PROVIDED BY:

Plot of Survey and Topography Provided By TFW Surveying & Mapping, Inc. For Winnetka Public Schools District 36 on October 7, 2022. Order Number 520870

PROJECT BENCHMARKS

1. Northeast Fire Hydrant Bolt
Elevation = 627.07

J.U.L.I.E.

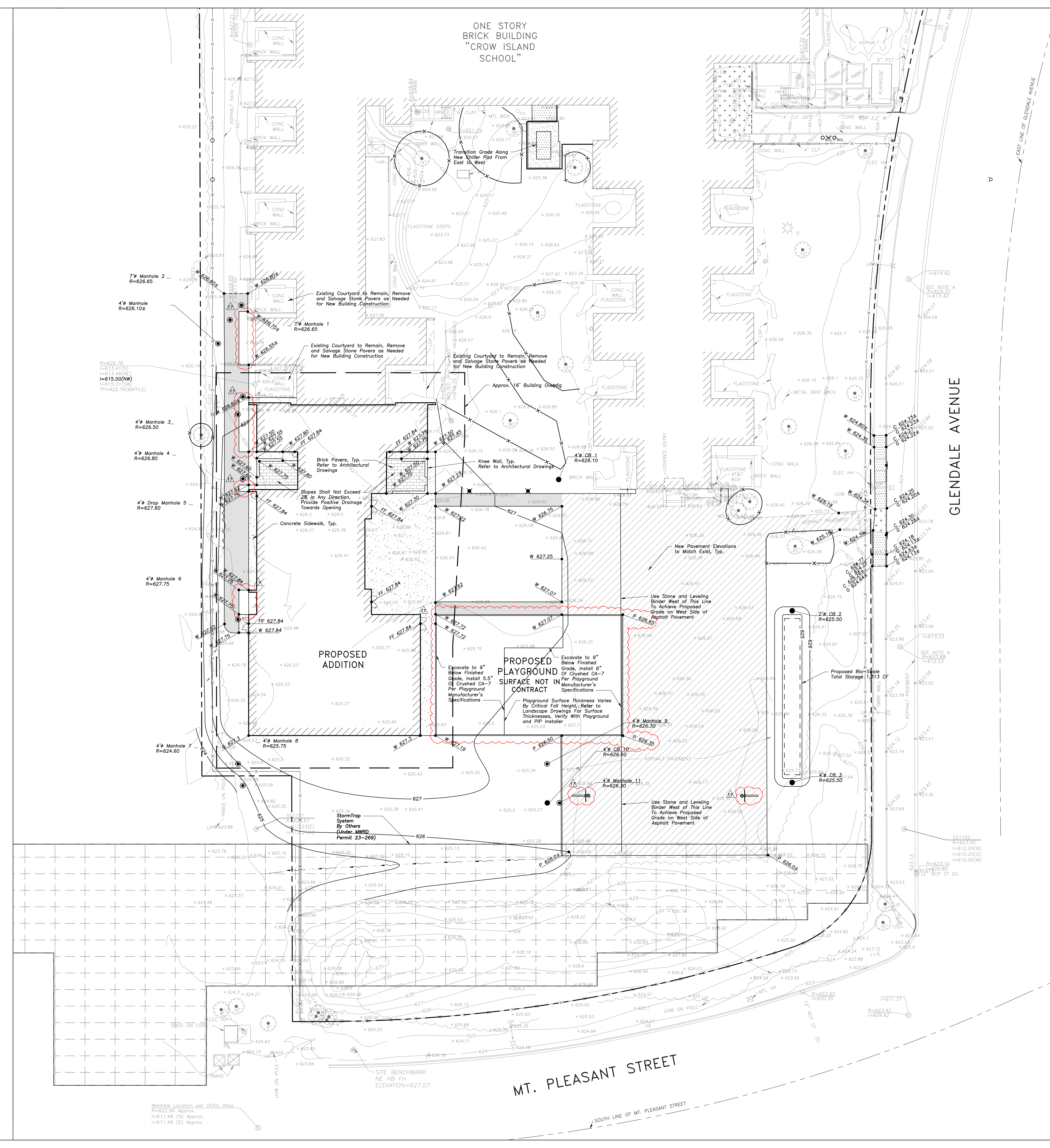
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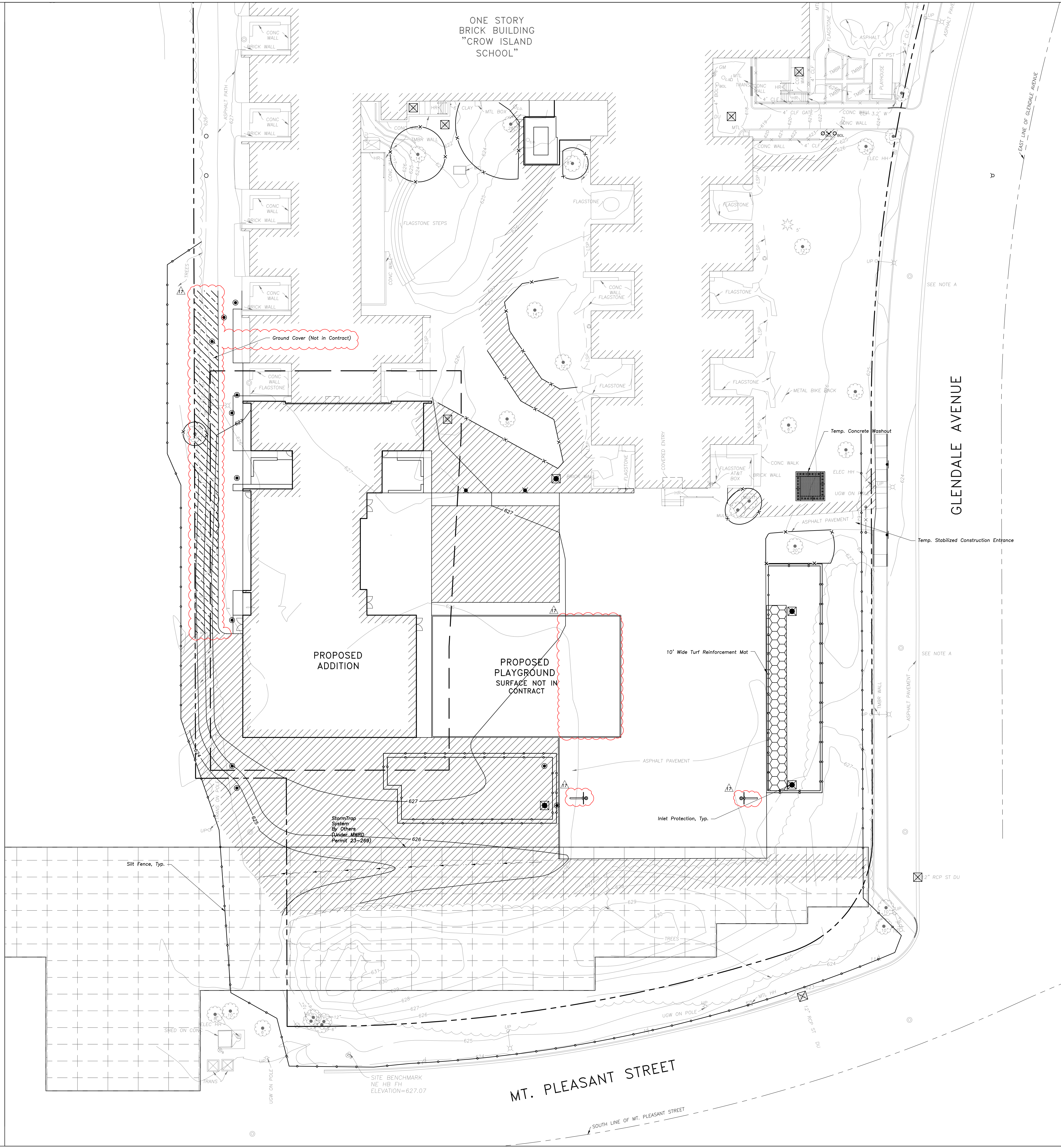
LEGEND

- EXISTING
 - Manhole
 - Catch Basin
 - Inlet
 - Area Drain
 - Clean Out
 - Flared End Section
 - Storm Sewer
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 - Combined Sewer
 - Water Main
 - Gas Line
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 - Valve Vault
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 - Light Pole w/ Mast Arm
 - Utility Pole
 - Telephone Pedestal
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 - Sign
 - Fence
 - Accessible Parking Spot
 - Curb & Gutter
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 - Curb Elevation
 - Gutter Elevation
 - Pavement Elevation
 - Sidewalk Elevation
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 - Inlet
 - Area Drain
 - Clean Out
 - Flared End Section
 - Storm Sewer
 - Sanitary Sewer
 - Combined 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
 - ComEd Manhole
 - Hand Hole
 - Light Pole
 - Light Pole w/ Mast Arm
 - Utility Pole
 - Telephone Pedestal
 - Telephone Manhole
 - Sign
 - Fence
 - Accessible Parking Spot
 - Curb & Gutter
 - Depressed Curb
 - Curb Elevation
 - Gutter Elevation
 - Pavement Elevation
 - Sidewalk Elevation
 - Ground Elevation
 - Top of Retaining Wall Elevation
 - Scale
 - Contour Line
 - Deciduous Tree
 - Coniferous Tree
 - Brushline
 - Tree Protection Fencing at Dig Line

GENERAL NOTES

1. The Location of Existing Underground Utilities, Such As Watermain, 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 Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations.
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.





SOIL EROSION & SEDIMENTATION CONTROL NOTES

- Illinois Urban Manual Shall Govern All Soil Erosion and Sediment Control, and Related Work.
- Contractor Shall Be Responsible for Compliance With IEPA NPDES and ILR10 Permit Requirements for Project.
- 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.
- Soil Erosion and Sediment Control Features Shall Be Constructed Prior to the Commencement of Upland Disturbance.
- 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.
- 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.
- 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.
- 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 Watties Around The Grate in Landscaped Areas And "Catch-All" Inlet Protectors (or equal) in Paved Areas To Prevent Siltation.
- All Temporary and Permanent Sediment and Erosion Control Measures Must Be Maintained, Repaired, And Inspected in Conformance With All Applicable IEPA-NPDES Phase II Requirements.
- Following The Termination Of Construction Activities And Issuance Of The Required "Notice Of Termination", The Permittees Must Keep A Copy Of The Storm Water Pollution Prevention Plan, Inspection Reports, And Records Of All The Data Used To Complete The Notice Of Intent For A Period Of At Least Three Years Following Final Stabilization.
- 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 Until Vegetation Has Been Fully Established.
- Contractor Shall Provide Qualified Soil Erosion and Sediment Control Inspector Services in Accordance with NPDES and Governmental Requirements. Inspections Shall Occur at Every Seven Calendar Days Or Within 24 Hours of a 0.5" or Greater Rainfall Event. Engineer Shall Be Copied on Inspection Logs.
- 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.
- Unless Otherwise Indicated on the Drawings, Stabilize All Disturbed Ground Areas Where Slopes Exceed 6:1 or Within Swales with North American Green BioNet SCT150BN Erosion Control Blanket, or Approved Equal.
- Report Releases of Reportable Quantities of Oil or Hazardous Materials If They Occur In Accordance with IEPA NPDES Requirements.
- All Concrete Washout Shall Conform To The "Temporary Concrete Washout Facility" Standards (Code 854) of the Illinois Urban Manual, Latest Edition.
- If Necessary, The SWPPP Shall Be Modified To Reflect Changes Required During The Effective Period Of The IEPA NPDES General Permit No. ILR10 and Local and County Permits.
- 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 Construction Laden Water into Storm Sewers Tributary to Open Water.

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

- Silt Fence
- Approximate Sod Limits
- Ground Cover (Not in Contract)
- Turf Reinforcement Mat
- Catch-All, Park Chap Sediguard (or equal) Paved or Existing Stabilized Areas

SURVEY PROVIDED BY:

Plot of Survey and Topography Provided By TFW Surveying & Mapping, Inc. for Winnetka Public Schools District 36 on October 7, 2022. Order Number 220870

PROJECT BENCHMARKS

- Northeast Fire Hydrant Bolt Elevation = 627.07

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

INTENDED SEQUENCE OF MAJOR SEDIMENT AND EROSION CONTROL MEASURES

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

LEGEND

- | EXISTING | PROPOSED |
|-------------------------------------|-------------------------------------|
| Manhole | Manhole |
| Colch Basin | Colch Basin |
| Inlet | Inlet |
| Area Drain | Area Drain |
| Clean Out | Clean Out |
| Flared End Section | Flared End Section |
| Storm Sewer | Storm Sewer |
| Sanitary Sewer | Sanitary Sewer |
| Combined Sewer | Combined Sewer |
| Water Main | Water Main |
| Gas Line | Gas Line |
| Overhead Wires | Overhead Wires |
| Electrical Cable (Buried) | Electrical Cable (Buried) |
| Telephone Line | Telephone Line |
| Fire Hydrant | Fire Hydrant |
| Valve Vault | Valve Vault |
| Buffalo Box | Buffalo Box |
| Downspout | Downspout |
| Bollard | Bollard |
| Gas Valve | Gas Valve |
| Gas Meter | Gas Meter |
| Electric Meter | Electric Meter |
| ComEd Manhole | ComEd Manhole |
| Hand Hole | Hand Hole |
| Light Pole | Light Pole |
| Light Pole w/ Heat Arm | Light Pole w/ Heat Arm |
| Utility Pole | Utility Pole |
| Telephone Pedestal | Telephone Pedestal |
| Telephone Manhole | Telephone Manhole |
| Sign | Sign |
| Fence | Fence |
| Accessible Parking Stall | Accessible Parking Stall |
| Curb & Gutter | Curb & Gutter |
| Depressed Curb | Depressed Curb |
| Curb Elevation | Curb Elevation |
| Gutter Elevation | Gutter Elevation |
| Pavement Elevation | Pavement Elevation |
| Sidewalk Elevation | Sidewalk Elevation |
| Ground Elevation | Ground Elevation |
| Top of Retaining Wall Elevation | Top of Retaining Wall Elevation |
| Scale | Scale |
| Contour Line | Contour Line |
| Deciduous Tree | Deciduous Tree |
| Coniferous Tree | Coniferous Tree |
| Brushline | Brushline |
| Tree Protection Fencing at Dig Line | Tree Protection Fencing at Dig Line |

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perkinswill.com

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STRUCTURAL
CE Anderson & Associates
175 N Franklin St #410, Chicago, IL

MEP
Mechanical Services Associates
111 S Virginia St, Crystal Lake, IL 60014

SECURITY
Telgion Engineering & Consulting
1020 North Milwaukee Ave, Suite 365,
Deerfield, IL 60015

OWNER
District 36 Board of Education
1235 Oak St, Winnetka, IL 60093

PROJECT



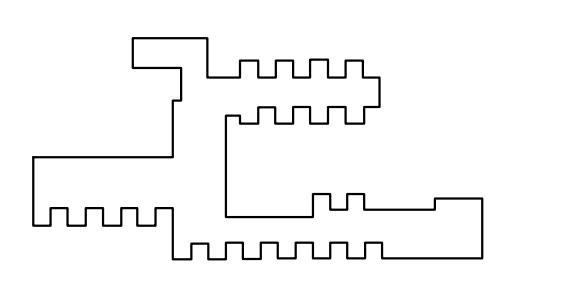
Crow Island ES Capital Improvements

1112 Willow Rd,
Winnetka, IL 60093



District 36 Board of Education

KEYPLAN



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10	ISSUED FOR PERMIT	04/22/2024
9	REISSUED FOR SITE PERMIT	04/08/2024
8	MWRD PERMIT RESUBMITTAL	03/19/2024
7	ISSUE FOR CONSTRUCTION	03/19/2024
5	ISSUED FOR SITE PERMIT	02/23/2024
4	MWRD PERMIT RESUBMITTAL	02/15/2024
3	MWRD PERMIT SUBMITTAL	01/13/2024
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1	ADDENDUM #1	10/25/2023
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Job Number 021331.001

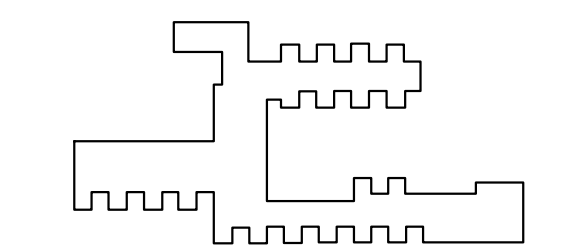
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SITE EROSION AND SEDIMENT CONTROL PLAN

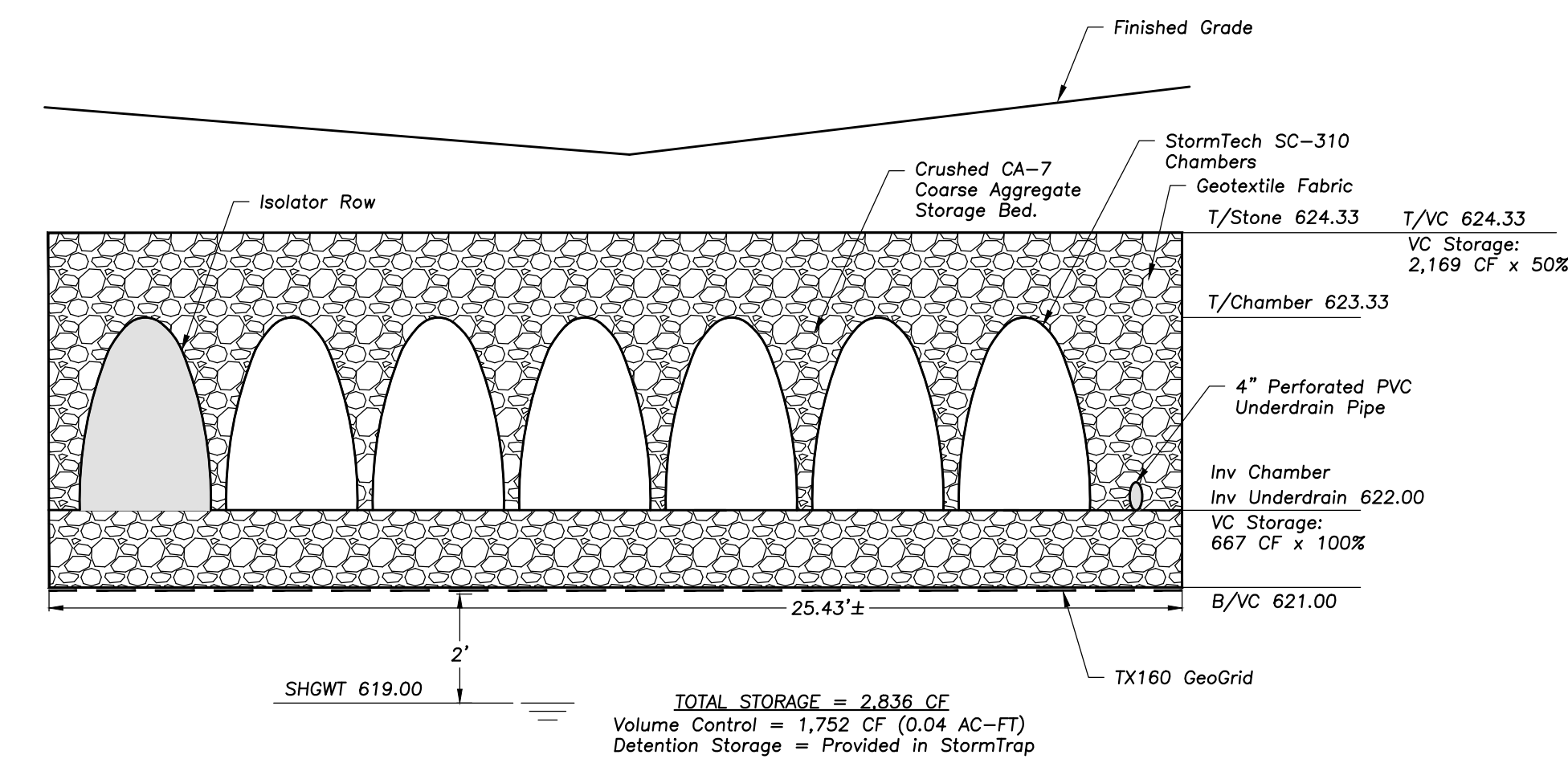
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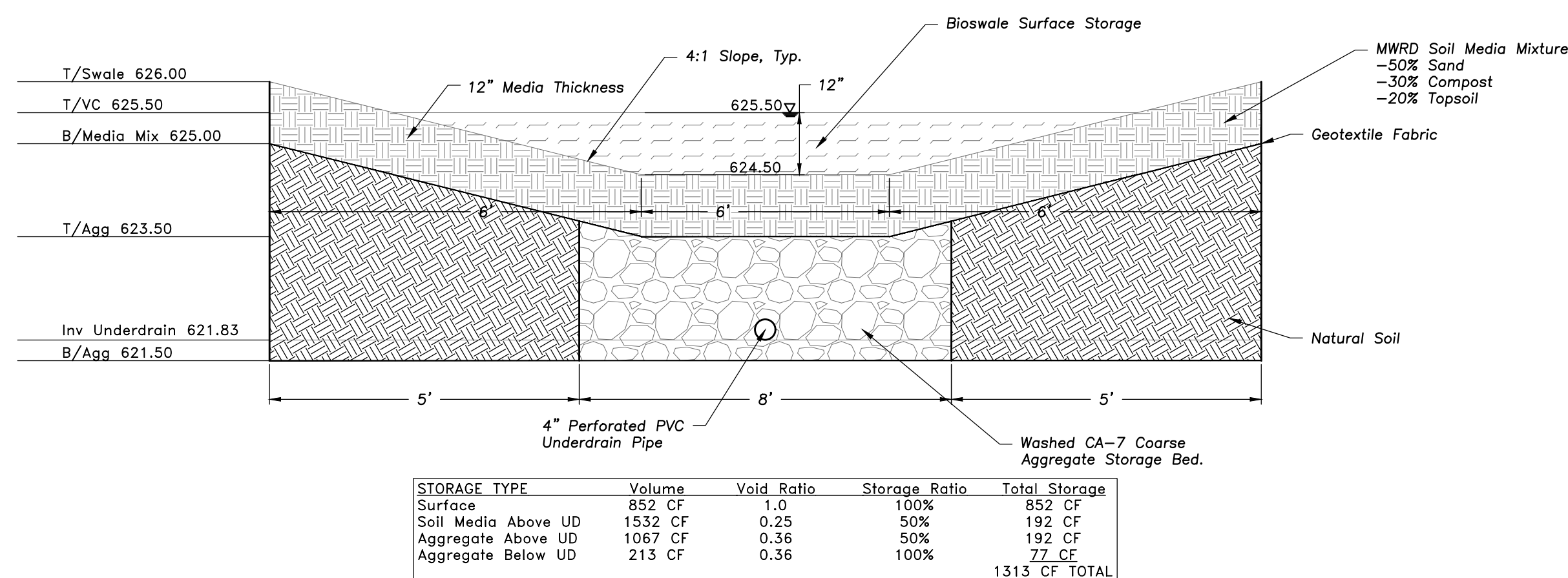
© 2023 Perkins and Will



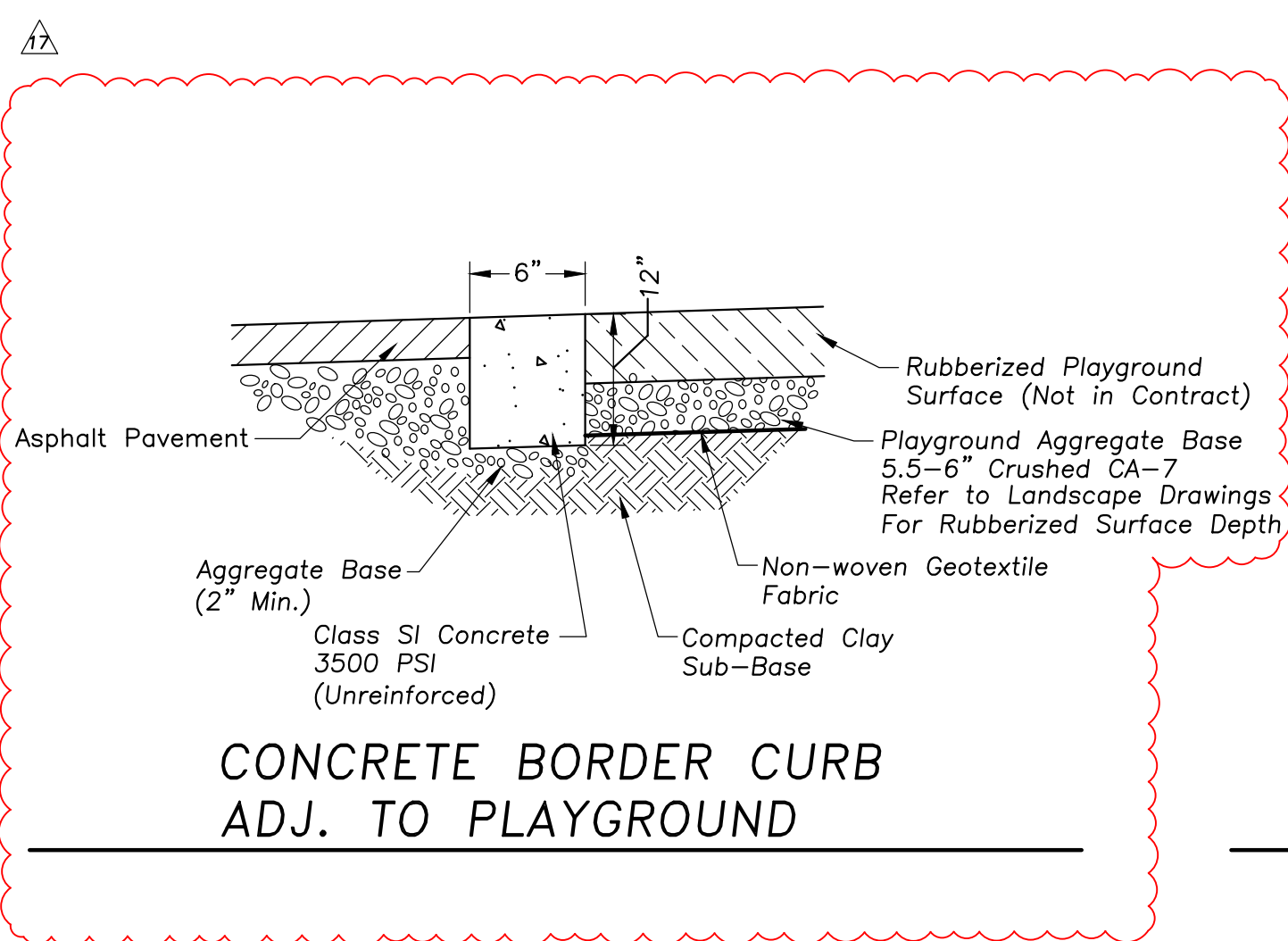
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TITLE		



VOLUME CONTROL FACILITY
CROSS-SECTION



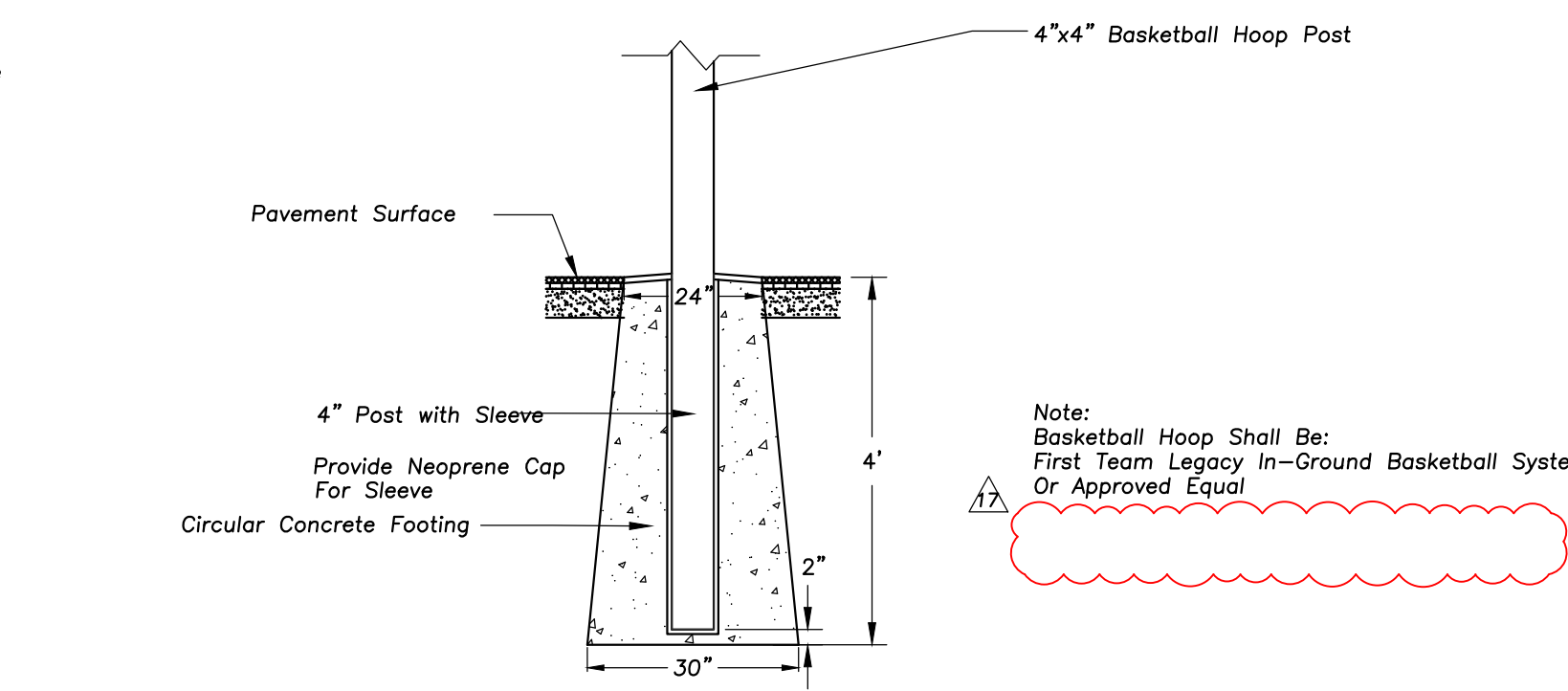
BIO-SWALE TYPICAL SECTION



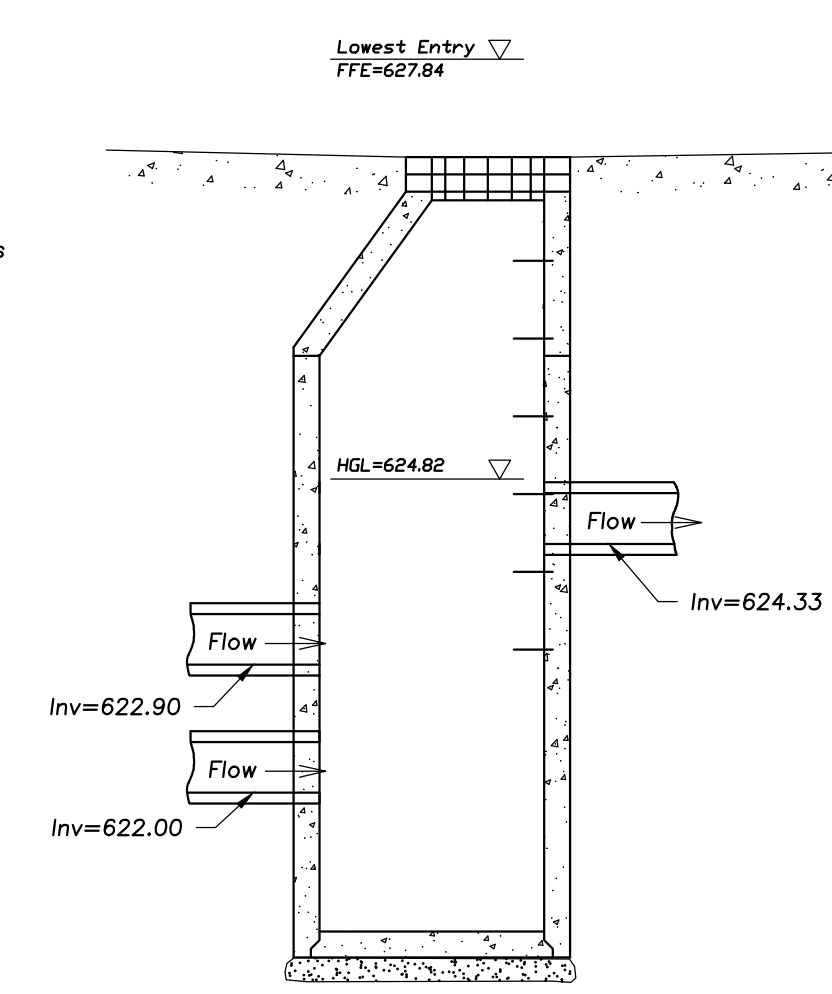
CONCRETE BORDER CURB
ADJ. TO PLAYGROUND

CURB WITH FENCE
NTS

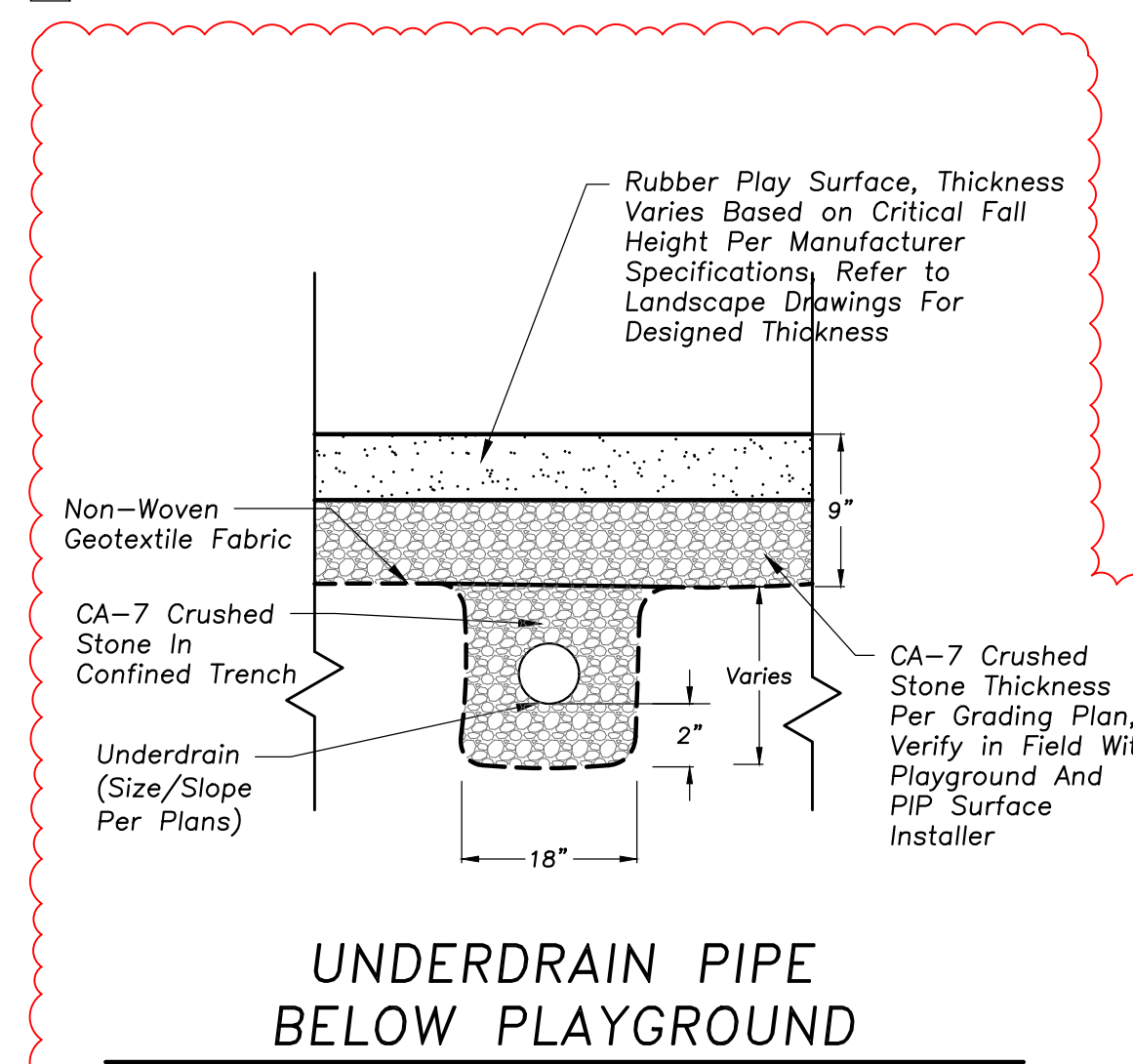
CURB WITH FENCE
NTS



BASKETBALL HOOP POST

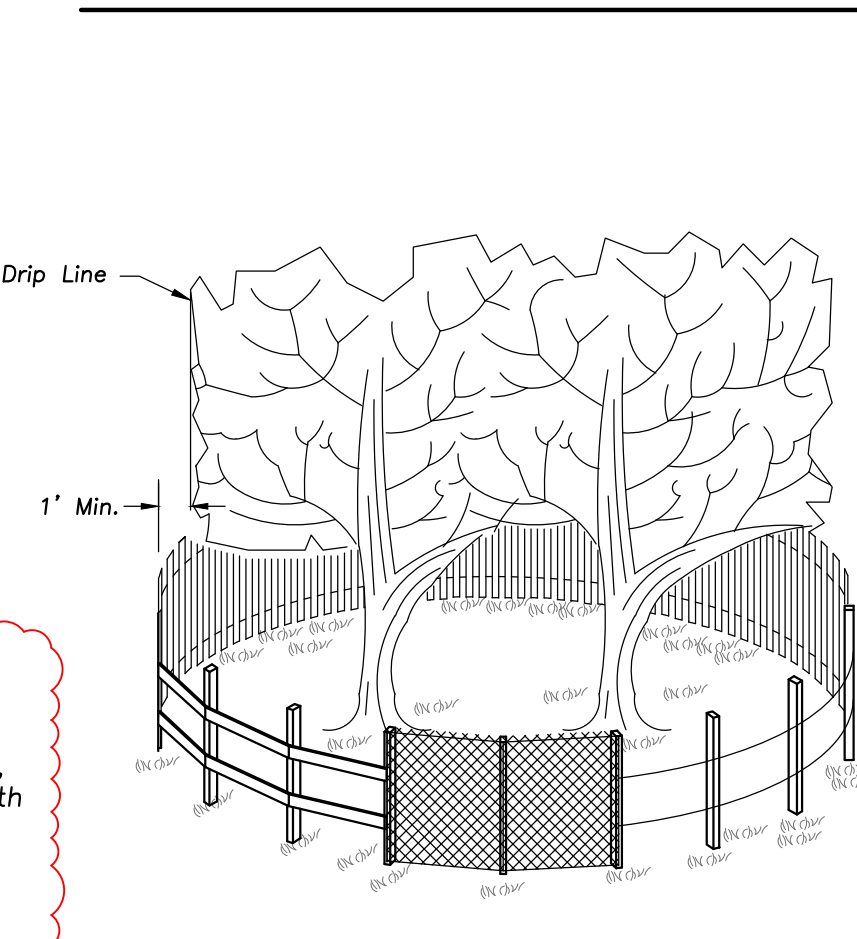


CATCH BASIN 10 - HGL
NTS



UNDERDRAIN PIPE
BELOW PLAYGROUND

TREE PROTECTION FENCE



TREE PROTECTION FENCE

General Notes:

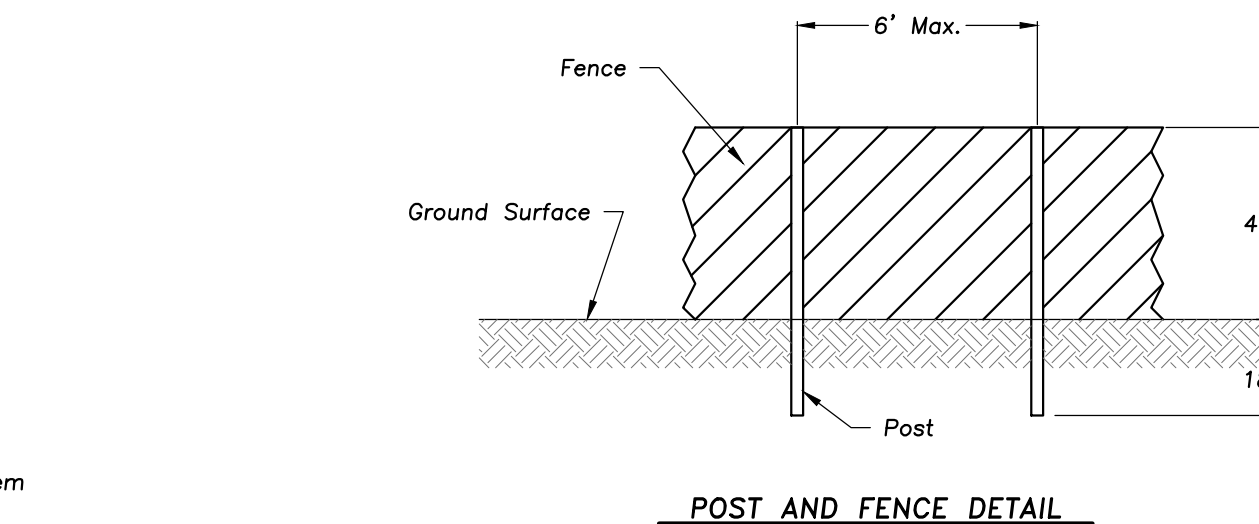
Use Marathon Materials, Inc., "Catch-All" Inlet Protectors Or Approved Equal. Inlet Protector Types Shall Be Selected To Fit Frame And Gate of Open Lid Structures To Be Protected. www.marathonmaterials.com

Frame: Top Flange Fabricated From 1 1/4\"/>

Sediment Bag: Bag Fabricated From 4 Oz./sq.yd. Non-woven Polypropylene Geotextile Reinforced With Polyester Mesh. Bag Secured To Base Rim With A Stainless Steel Strap And Lock.

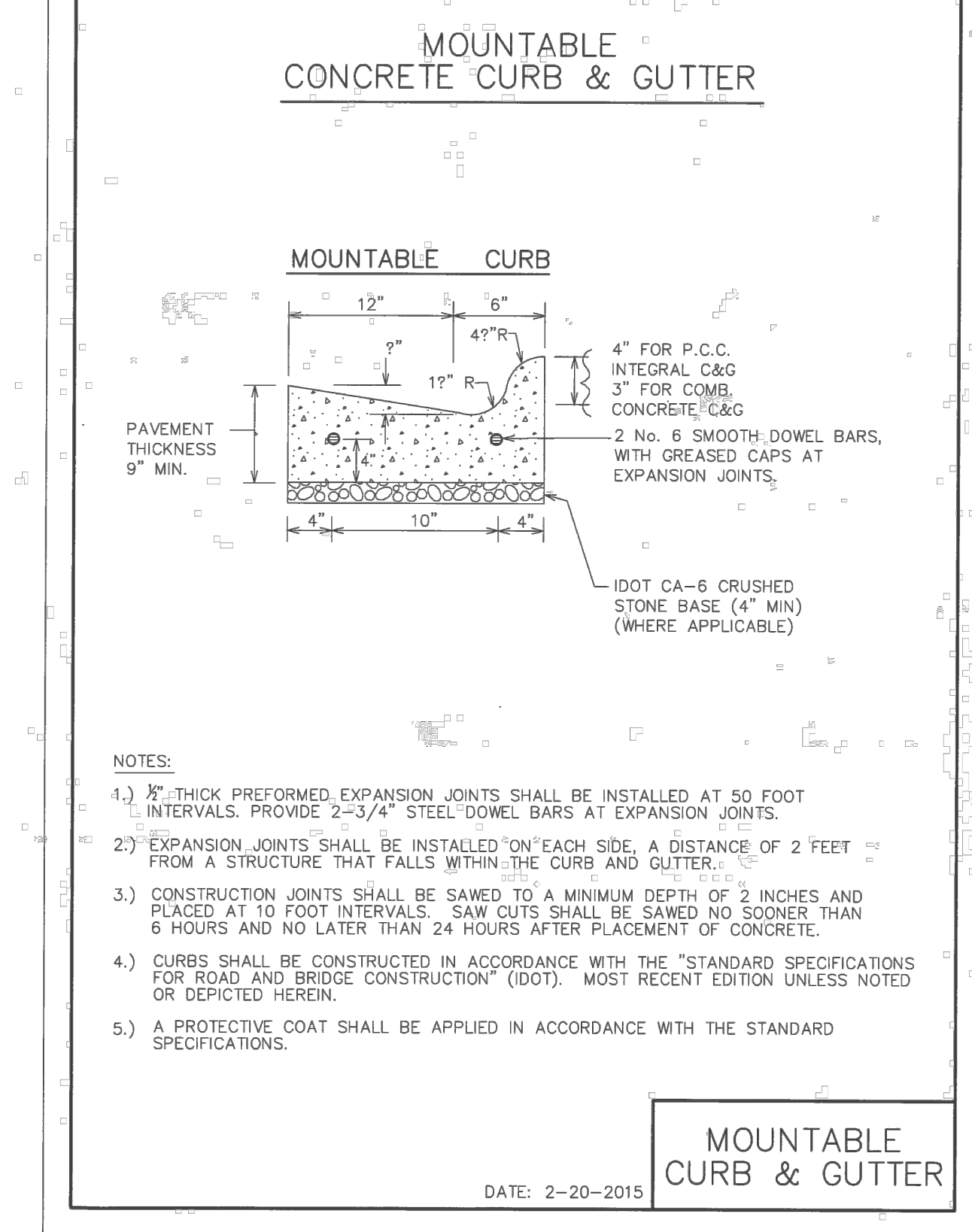
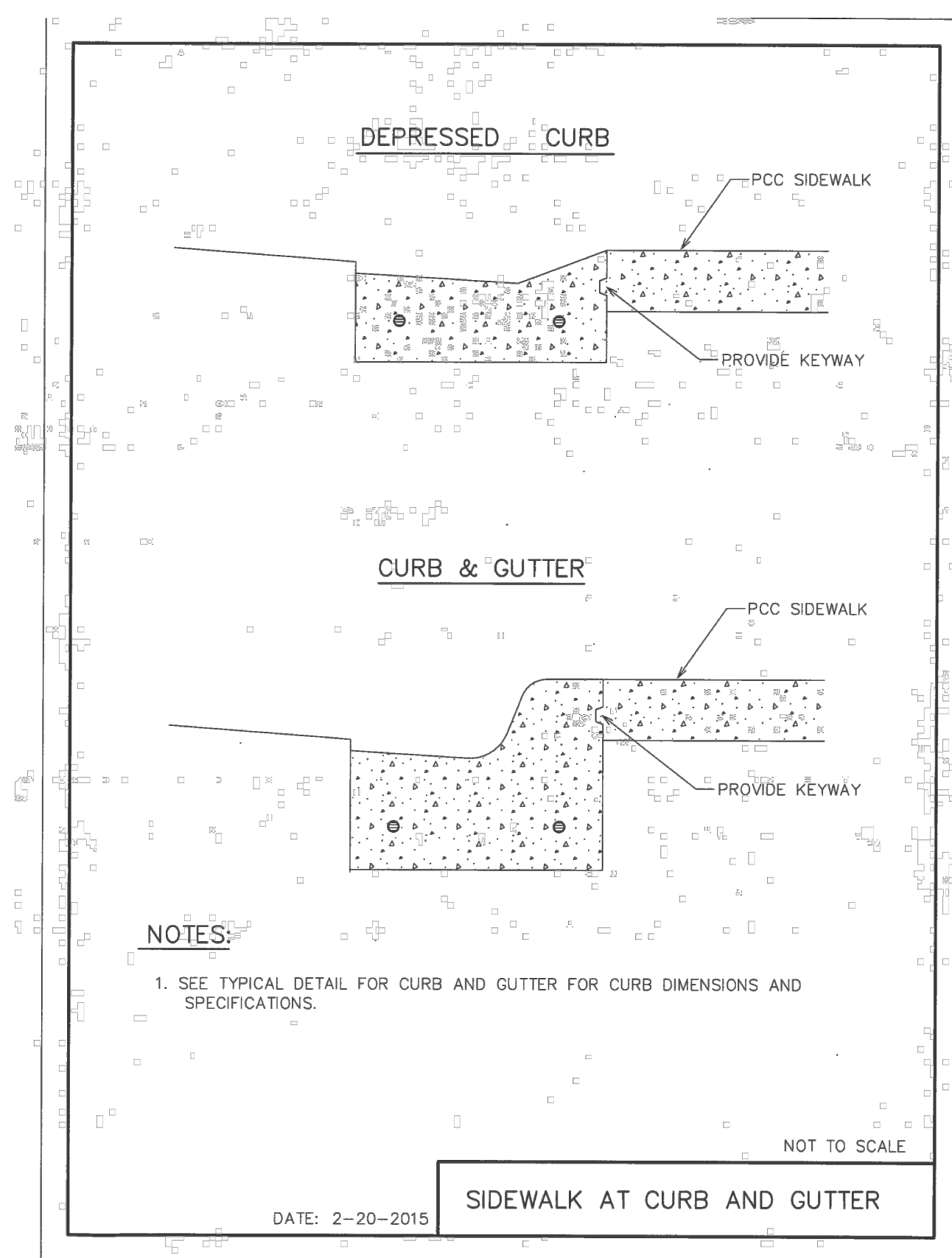
Install Baskets In All Existing Storm Inlets Prior To Construction And All New Storm Inlets Immediately After Installation. Contractor Shall Maintain Throughout Construction Activities.

INLET PROTECTORS - SEDIMENT BAG



POST AND FENCE DETAIL

NOTES:
1. The fence shall be located a minimum of 1 foot outside the drip line of the tree to be saved and in no case closer than 5 feet to the trunk of any tree.
2. Fence posts shall be either standard steel posts or wood posts with a minimum cross sectional area of 3.0 sq. in.
3. The fence may be either 40\"/>



NOTES:
1. 1/2\"/>

MOUNTABLE
CURB & GUTTER

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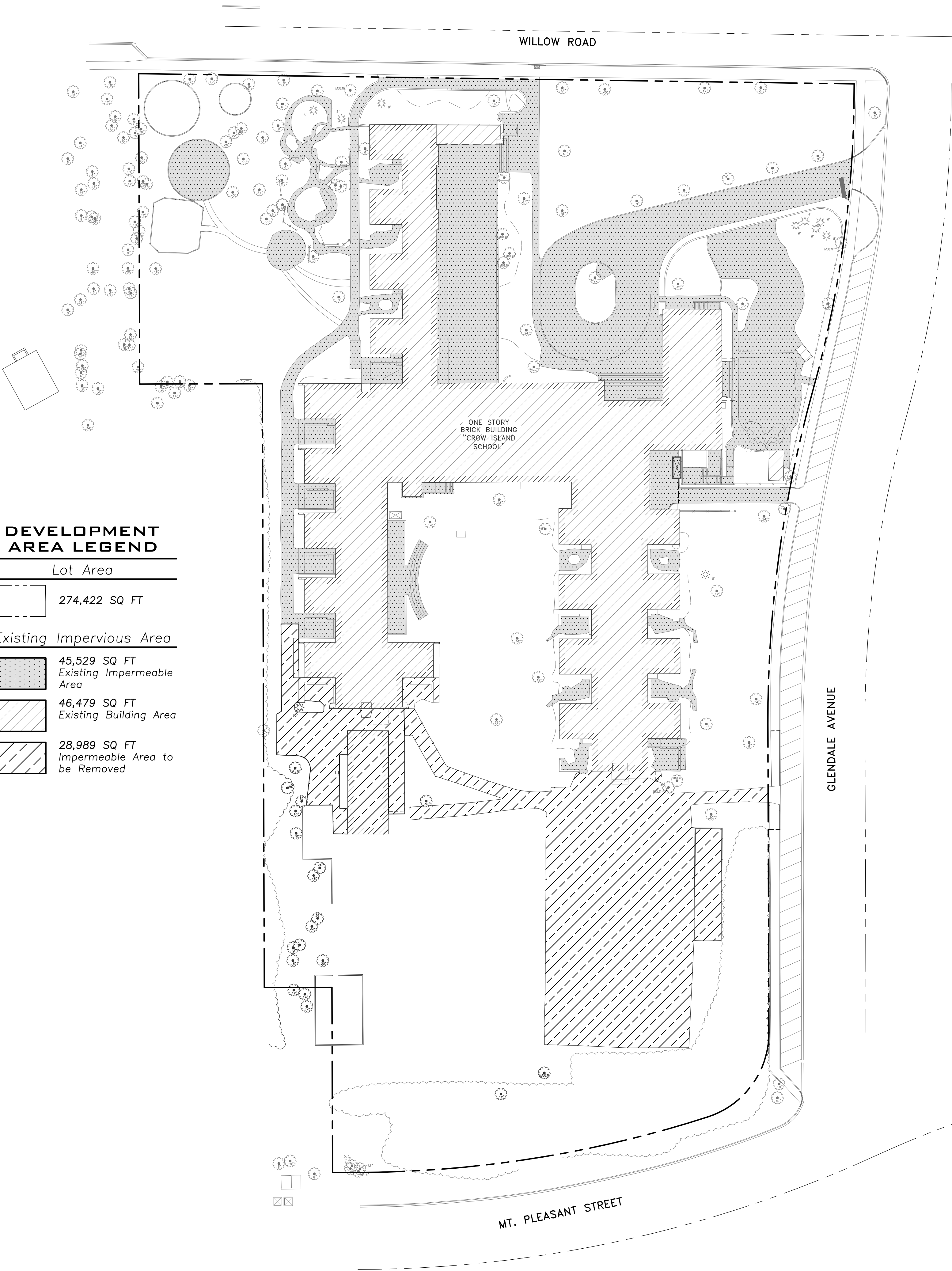
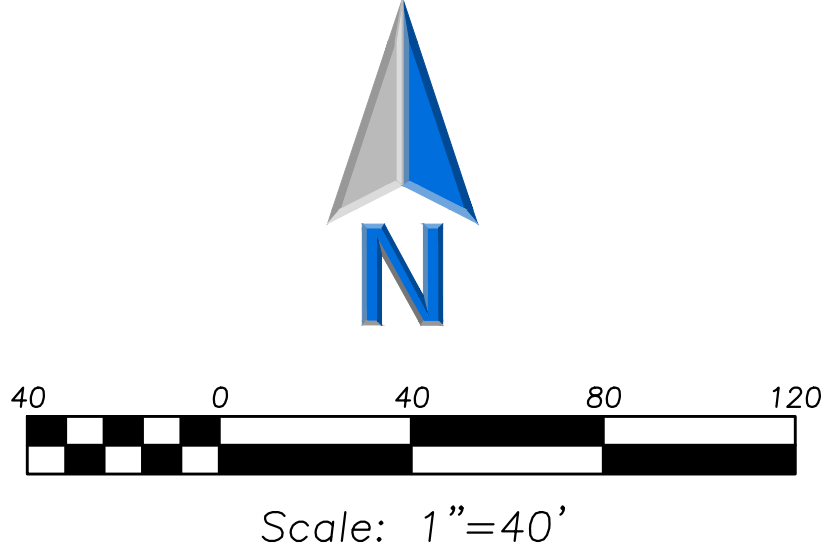
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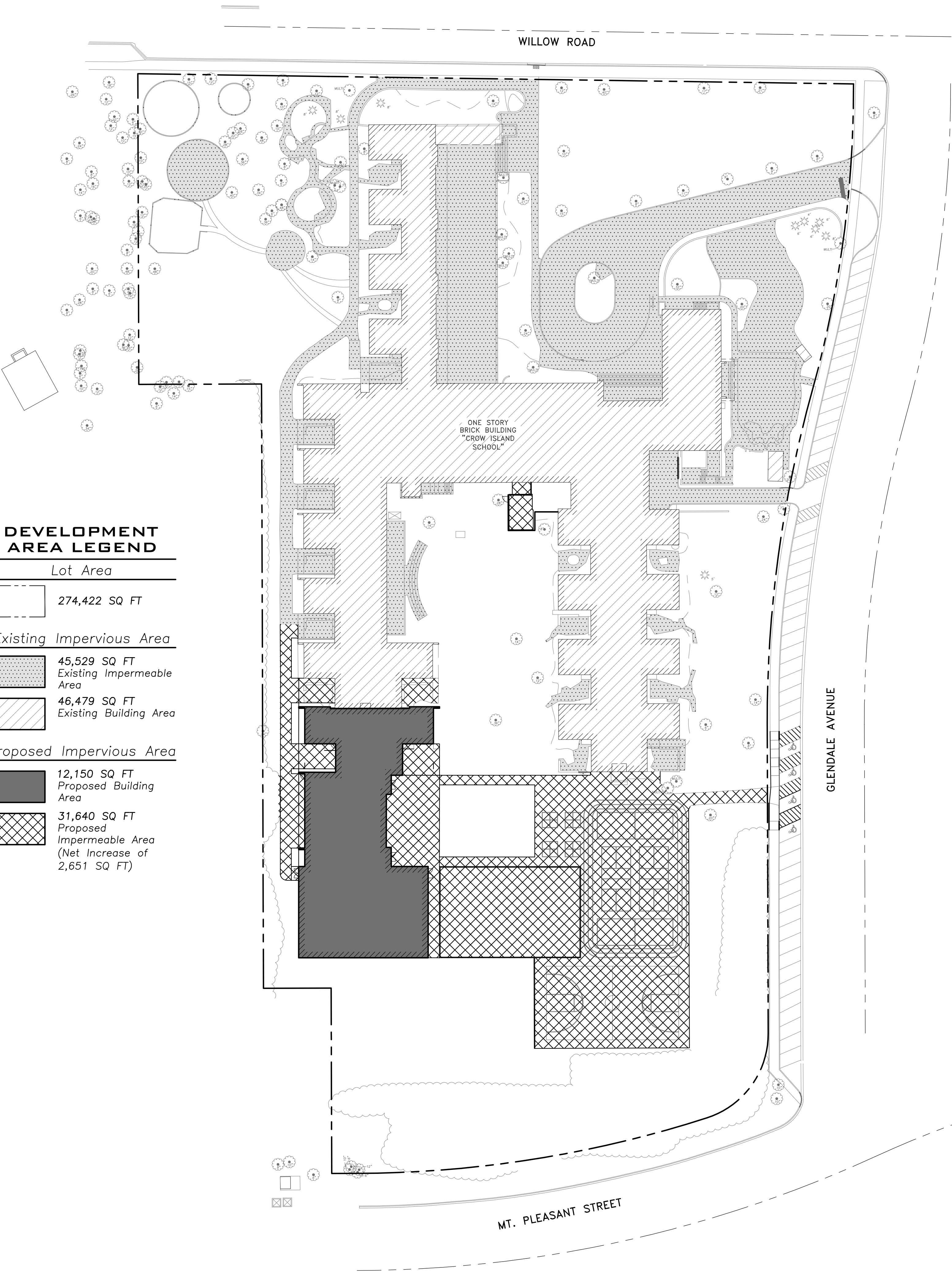
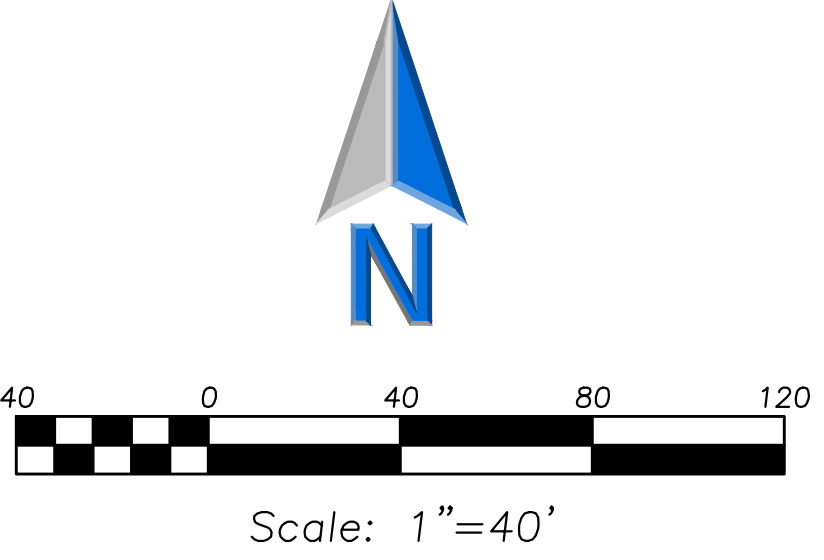
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EXISTING
IMPERMEABLE
LOT COVERAGE



PROPOSED
IMPERMEABLE
LOT COVERAGE



Perkins&Will

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410 North Michigan Ave.
Suite 1600
Chicago, IL 60611
1312.755.0770
perkinswill.com

CONSULTANTS

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OWNER
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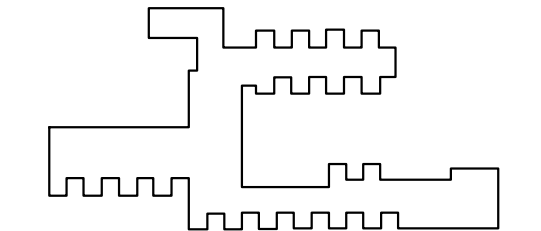
PROJECT


Crow Island ES Capital Improvements

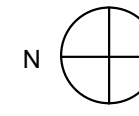
1112 Willow Rd,
Winnetka, IL 60093


District 36 Board of Education

KEYPLAN



ISSUE CHART



	REISSUED FOR SITE PERMIT	04/24/2025
6	REISSUED FOR SITE PERMIT	03/01/2024
5	ISSUED FOR SITE PERMIT	02/23/2024
4	MWRD PERMIT RESUBMITTAL	02/15/2024
3	MWRD PERMIT SUBMITTAL	01/03/2024
2	ADDENDUM #2	11/17/2023
1	ADDENDUM #1	10/25/2023
	ISSUE FOR BID	10/06/2023
MARK	ISSUE	DATE
Job Number		021331.001
TITLE		

**IMPERMEABLE LOT
COVERAGE EXHIBIT**

SHEET NUMBER

CI CX200
© 2023 Perkins and Will

RESOLUTION NO. R-37-2024

**A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION
(1112 AND 1140 WILLOW ROAD)**

WHEREAS, the Village of Winnetka is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Board of Education of Winnetka Public School District No. 36 ("**School District**") is the record title owner of the parcel of real property commonly known as 1112 Willow Road ("**1112 Willow Property**"), and the Winnetka Park District ("**Park District**") is the record title owner of the parcel of real property common known as 1140 Willow Road ("**1140 Willow Property**") and together with the 1112 Willow Property, (the "**Properties**"), which Properties are legally described in **Exhibit A** attached to and, by this reference, made a part of this Resolution; and

WHEREAS, the Properties are located within the R-2 Single-Family Residential Zoning District ("**R-2 District**"); and

WHEREAS, the School District and the Park District (collectively, "**Applicant**") submitted an application to the Village for approval of a proposed final plat of subdivision ("**Final Plat**"), which is attached to and, by this reference, made a part of this Resolution as **Exhibit B**; and

WHEREAS, the Final Plat proposes to relocate the property line dividing the 1112 Willow Property and the 1140 Willow Property to create Proposed Lot 1 and Proposed Lot 2 ("**Subdivided Lots**"); and

WHEREAS, on September 27, 2023, after due notice thereof, the Winnetka Plan Commission held a meeting on the proposed Final Plat and voted, by a vote of 5-0, to recommend that the Village Council approve the Final Plat; and

WHEREAS, in a format acceptable to the Village Water and Electric Department and the Village Attorney, the Applicant has provided for a public utility easement located within the southern portion of Proposed Lot 2 of the Subdivided Lots with a small portion of the easement being located on land currently owned by the School District; and

WHEREAS, as part of its determining to recommend approval of the Final Plat, the Plan Commission determined that relocating the property line dividing 1112 Willow Property and 1140 Willow Property of the Subdivided Lots on the Subject Property had no material increased adverse impact; and

WHEREAS, the Final Plat, subject to and in strict accordance with the terms of this Resolution, complies with all applicable provisions of the Village subdivision and zoning regulations as set forth in the Village Code;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

April 2, 2024

R-37-2024

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

SECTION 2: APPROVAL OF FINAL PLAT. Pursuant to Chapter 16.04 of the “Winnetka Village Code,” as amended, and the Village’s home rule authority, the Village Council hereby approves the Final Plat, prepared by TFW Surveying & Mapping, Inc. and consisting of two sheets, with a latest revision date of March 11, 2024, in substantially the same form attached to and, by this reference, made a part of this Resolution as Exhibit B.

SECTION 3: EXECUTION OF FINAL PLAT. The Village Council hereby authorizes and directs the Village President and the Village Clerk to execute and attest, on behalf of the Village, the Final Plat.

SECTION 4: RECORDATION OF FINAL PLAT. Upon execution of the Final Plat as provided in Section 3 of this Resolution and upon this Resolution taking effect as provided in Section 5 of this Resolution, the Village Clerk is hereby directed to cause the Final Plat to be recorded in the office of the Cook County Clerk Recording Division.

SECTION 5: EFFECTIVE DATE.

A. This Resolution will be in full force and effect only upon the occurrence of all of the following events:

1. Passage by the Village Council in the manner required by law;
2. Publication in pamphlet form in the manner required by law;
3. Recordation of all exhibits as the Village Clerk deems appropriate for recordation with the office of the Recorder of Cook County.

B. In the event that the Applicant does not file a fully executed copy of the agreement required by Section 5.A.3 of this Resolution within 30 days after the date of passage of this Resolution by the Village Council, the Village Council shall have the right, in its sole discretion, to declare the approval granted in Section 2 of this Resolution null and void and of no force or effect.

[SIGNATURE PAGE FOLLOWS]

ADOPTED this 4th day of April, 2024, pursuant to the following roll call vote:

AYES: Trustees Albinson, Apatoff, Dalman, Dearborn, Handler, and Orsic

NAYS: _____

ABSENT: _____

Signed:



Village President

Countersigned:



Village Clerk

EXHIBIT A

THE PROPERTIES

Parcel 1:

DESCRIPTION OF NORTHWEST PORTION OF LAND

THAT PART OF VACATED GLENDALE AVENUE AND LOTS 1, 2, 3, 4, AND THE EAST 1.44 FEET OF LOT 5, AND THE EAST 96.44 FEET OF LOTS 47, 48, 49 AND THE VACATED ALLEY LYING NORTH OF SAID LOT 49, AND THE NORTH 5.05 FEET OF THE EAST 96.44 FEET OF LOT 46, ALL IN BLOCK 1 IN VERNAMO, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1891 AS DOCUMENT NUMBER 1560706, IN COOK COUNTY, ILLINOIS, DESCRIBES AS FOLLOWS: BEGINNING ON THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20, 222.33 FEET SOUTHERLY FROM THE NORTHEAST CORNER THEREOF; THENCE WESTERLY, NORMAL FROM SAID EAST LINE, TO THE WEST LINE OF SAID EAST 13 FEET OF LOTS 46 AND 47; THENCE SOUTHERLY, NORMAL FROM SAID EAST LINE, TO THE SOUTH LINE OF SAID NORTH 5.05 FEET; THENCE WESTERLY, ALONG SAID SOUTHERLY LINE OF SAID 5.05 FEET, TO THE WEST LINE OF SAID EAST 96.44 FEET; THENCE NORTHERLY, ALONG SAID WEST LINE TO THE NORTHERLY LINE OF SAID BLOCK 1, ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF WILLOW ROAD PER SAID VERNAMO SUBDIVISION RECORDED AS DOCUMENT 1560706; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO SAID EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTHERLY ALONG SAID EAST LINE TO SAID POINT OF BEGINNING.

DESCRIPTION OF SOUTHWEST PORTION OF LAND

THAT PART OF VACATED GLENDALE AVENUE AND THE EAST 13 FEET OF LOTS 31 TO 37 IN BLOCK 1 AND THE EAST 13 FEET OF VACATED MOUNT PLEASANT AVENUE PER DOCUMENT NUMBER 21297116 IN VERNAMO, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1891 AS DOCUMENT NUMBER 1560706, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING ON THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20, 472.33 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTHERLY ALONG SAID EAST LINE, 180 FEET; THENCE WESTERLY, NORMAL FROM SAID EAST LINE, TO THE WEST LINE OF SAID EAST 13 FEET OF SAID VACATED MOUNT PLEASANT AVENUE AND SAID LOTS 31 TO 37; THENCE NORTHERLY ALONG SAID WESTERLY LINE, 180 FEET; THENCE EASTERLY TO SAID POINT OF BEGINNING.

Commonly known as 1112 Willow Road, Winnetka, Illinois.
PIN: 05-20-303-001-0000

Parcel 2:

ALL OF BLOCKS 1, 2, 9 AND 1 D IN VERNAMO SUBDIVISION, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1891 AS DOCUMENT NUMBER 1560706, IN COOK COUNTY, ILUNOIS,

AND ALSO: THE VACATED 13.00 FOOT WIDE ALLEY WAYS LYING WITHIN SAID BLOCKS 1, 2, 9 AND 10 OF VERNAMO SUBDIVISION AND VACATED BERKLEY AVENUE (FORMER KNOWN AS PETERSON STREET) AND VACATED MOUNT PLEASANT STREET, LYING BETWEEN AND ADJACENT TO SAID BIDCKS 1, 2, 9 AND

10 OF VERNAMO SUBDIVISION. ALL OF SAID VACATED STREETS AND ALLEYS WERE VACATED BY THE VILLAGE BOARD OF THE VILLAGE OF WINNETKA, ACCORDING TO THE PLATS THEREOF RECORDED NOVEMBER 22, 2002 AS DOCUMENT NUMBER 2129716 IN COOK COUNTY, ILLINOIS,

AND ALSO: THAT PART OF VACATED SUNSET AVENUE FROM THE EASTERLY RIGHT-OF-WAY OF EUCLID AVENUE TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20, LYING NORTH OF THE NORTH LINE OF WYNWOOD MANOR SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20, ACCORDING TO THE PLAT THEREOF RECORDED JULY 23, 1953 AS DOCUMENT NUMBER 15676579 IN COOK COUNTY, ILLINOIS AND LYING SOUTH OF SAID BLOCKS 9 AND 10 IN VERNAMO SUBDIVISION, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20, ACCORDING TO THE ;;LAT THEREOF RECORDED OCTOBER 30, 1891 AS DOCUMENT NUMBER, 560706, IN COOK COUNTY, ILLINOIS.

Commonly known as 1140 Willow Road, Winnetka, Illinois.

PINs:

05-20-302-001-0000

05-20-309-001-0000

05-20-320-001-0000

EXHIBIT B

FINAL PLAT

OWNER'S CERTIFICATE OF PROPOSED LOT 1

STATE OF ILLINOIS) SS.
COUNTY OF COOK)

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND NOT INDIVIDUALLY BUT AS SUCH OWNER, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND THE SAID INSTITUTION, NOT INDIVIDUALLY BUT AS OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

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

BY: _____ ATTEST: _____
SIGNATURE SIGNATURE
TITLE: _____ TITLE: _____
PRINT TITLE PRINT TITLE

CROW ISLAND SCHOOL
1112 WILLOW ROAD
WINNETKA, ILLINOIS 60093

NOTARY CERTIFICATE

STATE OF ILLINOIS) SS.
COUNTY OF COOK)

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT:

(NAME) _____ (TITLE) _____
OF _____ AND (NAME) _____

(TITLE) _____ OF _____
WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH _____ AND (TITLE) _____
RESPECTFULLY 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 _____ AS OWNER, FOR THE USES AND PURPOSES THEREIN SET FORTH, GIVEN UNDER MY HAND AND SEAL.

THIS _____ DAY OF _____ 20____

NOTARY PUBLIC
MY COMMISSION EXPIRES ON _____ 20____

OWNER'S CERTIFICATE OF PROPOSED LOT 2

STATE OF ILLINOIS) SS.
COUNTY OF COOK)

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND NOT INDIVIDUALLY BUT AS SUCH OWNER, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND THE SAID INSTITUTION, NOT INDIVIDUALLY BUT AS OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

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

BY: _____ ATTEST: _____
SIGNATURE SIGNATURE
TITLE: _____ TITLE: _____
PRINT TITLE PRINT TITLE

PARK DISTRICT PROPERTY PER COOK COUNTY GIS
397 EUCLID AVENUE
347 EUCLID AVENUE
347 BERNLEY AVENUE
WINNETKA, ILLINOIS 60093

* THE PARK DISTRICT NOTES CROW ISLAND PARK AS 1140 WILLOW ROAD.
COOK COUNTY ASSESSOR HAS A DIFFERENT ADDRESS

NOTARY CERTIFICATE

STATE OF ILLINOIS) SS.
COUNTY OF COOK)

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT:

(NAME) _____ (TITLE) _____
OF _____ AND (NAME) _____

(TITLE) _____ OF _____
WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH _____ AND (TITLE) _____
RESPECTFULLY 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 _____ AS OWNER, FOR THE USES AND PURPOSES THEREIN SET FORTH, GIVEN UNDER MY HAND AND SEAL.

THIS _____ DAY OF _____ 20____

NOTARY PUBLIC
MY COMMISSION EXPIRES ON _____ 20____

VILLAGE BOARD OF TRUSTEES

STATE OF ILLINOIS) SS.
COUNTY OF COOK)

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

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

PUBLIC UTILITY EASEMENT

IN WITNESS WHEREOF, I HAVE CAUSED THE VILLAGE OF WINNETKA TO BE SURVEYED AND PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND THE SAID INSTITUTION, NOT INDIVIDUALLY BUT AS OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

SUBMITTED BY AND RETURNED BY TO:
VILLAGE OF WINNETKA
DEPARTMENT OF COMMUNITY DEVELOPMENT
510 GREEN BAY ROAD
WINNETKA, ILLINOIS 60093

SEND FUTURE TAX BILLS TO:

STREET ADDRESSES AS OCCURRED:
1112 & 1140 WILLOW RD
WINNETKA, IL 60093
PIN: 02-20-302-001-0000
02-20-309-001-0000
02-20-110-001-0000
02-20-303-001-0000
REVENUE: MARCH 11, 2024 (PROPOSED ELECTRIC EASEMENT)
REVENUE: MARCH 11, 2024 (ELECTRIC EASEMENT)
REVENUE: AUGUST 16, 2023 (PROPOSED WATER EASEMENT)
REVENUE: NOVEMBER 17, 2023 (PROPOSED EASEMENT)
REVENUE: SEPTEMBER 1, 2023 (PROPOSED LOT ADDRESS)
REVENUE: JULY 11, 2023 (NEW LOT UNITS NW1)
DATE: MAY 13, 2023 (2023)
ORDER NO. 23073
PROJ. NO. 2304
FOR: WINNETKA PUBLIC SCHOOL DISTRICT 36
PROJ. NAME: CROW ISLAND SCHOOL SUBDIVISION

PAGE 2 OF 2
SEE PAGE 1 FOR SURVEY MAP

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS) SS.
COUNTY OF COOK)

APPROVED BY THE VILLAGE OF WINNETKA PLAN COMMISSION

AT A MEETING HELD, THE _____ DAY OF _____ A.D. 20____

BY: _____ ATTEST: _____
CHAIR SECRETARY

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS) SS.
COUNTY OF COOK)

I, _____ VILLAGE COLLECTOR OF THE VILLAGE OF WINNETKA, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR DEFERRED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS THEREON THAT HAVE BEEN APPOINTED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT OF CONSOLIDATION.

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

VILLAGE COLLECTOR

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS) SS.
COUNTY OF COOK)

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE VILLAGE ENGINEER OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

VILLAGE ENGINEER

WATER AND ELECTRIC DEPARTMENT CERTIFICATE

STATE OF ILLINOIS) SS.
COUNTY OF COOK)

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE DIRECTOR OF THE WATER AND ELECTRIC DEPARTMENT OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

WATER AND ELECTRIC DIRECTOR

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

STATE OF ILLINOIS) SS.
COUNTY OF COOK)

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE DIRECTOR OF THE COMMUNITY DEVELOPMENT DEPARTMENT OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

COMMUNITY DEVELOPMENT DIRECTOR

SURVEYOR'S NOTES

IRON PIPES OR SURVEYOR'S MARKS ARE SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE PUBLIC UTILITIES UNLESS OTHERWISE NOTED. BEARINGS SHOWN HEREON ARE BASED ON AN STATE PLAIN COORDINATES SYSTEM AND ARE INTENDED ONLY TO SHOW THE ANGULAR RELATIONSHIP BETWEEN LINES.

SURVEYOR'S DESIGNATION OF RECORDING

STATE OF ILLINOIS) SS.
COUNTY OF LAKE)

I, JAMES P. MOER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY DESIGNATE TO RECORD THIS SUBDIVISION PLAT WITH THE COOK COUNTY CLERK RECORDING DIVISION. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS REVENUE STATUTES. AS A CONDITION OF THIS GRANT, SAID DESIGNEE IS HEREBY REQUIRED TO PROVIDE TO THIS SURVEYOR, A CERTIFIED COPY OF SAID PLAT, IMMEDIATELY UPON RECORDING OF SAME, IN EXCHANGE FOR SAID CERTIFIED COPY WILL SERVE AS NOTICE TO THE SURVEYOR THAT THE PLAT HEREON DRAWN HAS BEEN RECORDED.

DATED THIS 14th DAY OF JULY, A.D. 2023.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3265

SURVEYOR CERTIFICATE

STATE OF ILLINOIS) SS.
COUNTY OF LAKE)

I, JAMES P. MOER, ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY TO-WIT:

ALL OF BLOCKS 1, 2, 9 AND 10 IN VERNADO SUBDIVISION, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1891 AS DOCUMENT NUMBER 1560706, IN COOK COUNTY, ILLINOIS.

AND ALSO: THE VACATED 13.00 FOOT WIDE ALLEYWAYS LYING WITHIN SAID BLOCKS 1, 2, 9 AND 10 OF VERNADO SUBDIVISION AND VACATED BERNLEY AVENUE (FORMERLY KNOWN AS PETERSON STREET) AND VACATED MOUNT PLEASANT STREET, LYING BETWEEN AND ADJACENT TO SAID BLOCKS 1, 2, 9 AND 10 OF VERNADO SUBDIVISION. ALL OF SAID VACATED STREETS AND ALLEYS WERE VACATED BY THE VILLAGE BOARD OF THE VILLAGE OF WINNETKA, ACCORDING TO THE PLATS THEREOF RECORDED NOVEMBER 22, 2002 AS DOCUMENT NUMBER 2129716 IN COOK COUNTY, ILLINOIS.

AND ALSO: THAT PART OF VACATED SUNSET AVENUE FROM THE EASTERLY RIGHT-OF-WAY OF EUCLID AVENUE TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20, LYING NORTH OF THE NORTH LINE OF WORMWOOD LAKE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20, ACCORDING TO THE PLAT THEREOF RECORDED JULY 23, 1933 AS DOCUMENT NUMBER 15676579 IN COOK COUNTY, ILLINOIS AND LYING SOUTH OF SAID BLOCKS 9 AND 10 IN VERNADO SUBDIVISION, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1891 AS DOCUMENT NUMBER 1560706, IN COOK COUNTY, ILLINOIS.

THAT PART OF VACATED GLENDALE AVENUE LYING NORTH OF THE NORTH LINE OF MT. PLEASANT STREET AND SOUTH OF THE SOUTH LINE OF WILLOW ROAD IN VERNADO, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE EAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1891 AS DOCUMENT NUMBER 1560706, IN COOK COUNTY, ILLINOIS.

---TOGETHER WITH---

LOTS 48 TO 70, BOTH INCLUSIVE AND THE EAST 17.0 FEET OF VACATED GLENDALE AVENUE, LYING WEST OF AND ADJOINING LOTS 61 TO 70, BOTH INCLUSIVE, IN ALLEY SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 2, 1926 AS DOCUMENT NUMBER 9327144, IN COOK COUNTY, ILLINOIS.

AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY AND SUBDIVISION. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. I FURTHER CERTIFY THAT THE LAND INCLUDED BY SAID SURVEY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF WINNETKA, ILLINOIS.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON FALLS WITHIN ZONE "A" (AREAS DETERMINED TO BE WITHIN THE 0.3% ANNUAL CHANCE FLOODPLAIN), AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS PER FEMA MAP NUMBER 1703100251H, DATED SEPTEMBER 10, 2021.

CERTIFIED AT GURNEE, ILLINOIS THIS 14th DAY OF JULY, A.D. 2023.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 36-3268
LICENSE EXPIRES NOVEMBER 30, 2024

TFW SURVEYING & MAPPING
LAND SURVEYING - TOPOGRAPHIC MAPPING - CONSTRUCTION LAYOUT
1741 MIDWAY DRILLERS ROAD - SUITE 105 - GURNEE, ILLINOIS 60031
847-548-6500 FAX 848-6659
info@tfwsurvey.com www.tfwsurvey.com

RESOLUTION NO. R-36-2024

**A RESOLUTION GRANTING AN AMENDMENT TO A SPECIAL USE PERMIT AND
A CERTIFICATE OF APPROPRIATENESS FOR THE CONSTRUCTION OF A
BUILDING ADDITION TO AN EXISTING SCHOOL
WITHIN THE R-2 SINGLE FAMILY RESIDENTIAL DISTRICT
(1112 Willow Road)**

WHEREAS, the Board of Education of Winnetka Public School District No. 36 ("***School District***") is the record title owner of the property commonly known as 1112 Willow Road, Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Resolution ("***Subject Property***"); and

WHEREAS, the Subject Property is located within the R-2 Single-Family Residential District of the Village ("***R-2 District***"); and

WHEREAS, the Subject Property consists of approximately 6.3 acres, improved with a school building generally located on the east side of the Subject Property ("***Existing Building***"); and

WHEREAS, the School District operates a public school known as the Crow Island Elementary School ("***Elementary School***") on the Subject Property; and

WHEREAS, pursuant to Section 17.24.020 of the Winnetka Zoning Ordinance ("***Zoning Ordinance***"), the operation of an elementary school is permitted within the R-2 District with a special use permit; and

WHEREAS, on May 7, 2019, the Village Council approved Ordinance No. M-6-2019 ("***Special Use Ordinance***") granting the School District a special use permit to allow for improvements to the Playground on the Subject Property ("***Special Use Permit***"); and

WHEREAS, on January 7, 2020, the Village Council adopted two resolutions related to the Village stormwater project: (i) Resolution No. R-1-2020 approving an intergovernmental cooperation agreement regarding stormwater improvements at Crow Island School between the Board of Education of Winnetka School District 36 and the Village of Winnetka ("***IGA***"); and (ii) Resolution No. R-2-2020 approving variations related to, at that time, potential future related school-related improvements within a "Potential Building Zone" at Crow Island School in conjunction with Village stormwater improvements; and

WHEREAS, the School District proposes to construct improvements including: (i) the addition of three classrooms and a gymnasium; (ii) renovation of the existing gymnasium to a multi-purpose cafeteria; (iii) renovation of the Library Resource Center; (iv) creation of a secure vestibule; and (v) EMFP baseline infrastructure improvements, including air conditioning (collectively, the "***Proposed Improvements***"); and

WHEREAS, the Proposed Improvements comply with the limits of the following zoning variations granted by Resolution No. R-2-2020:

- A. Roofed Lot Coverage of no greater than 75,000 square feet, whereas a maximum of 59,695 square feet is permitted, a variation of 15,032 square feet (an increase of 25.1%) [Section 17.30.030 – Intensity of Use of Lot];
- B. Impermeable Surface Coverage of no greater than 138,000 square feet, whereas a maximum of 119,936 square feet is permitted, a variation of 18,064 square feet (an increase of 15.1%) [Section 17.30.030 - Intensity of Lot];
- C. Gross Floor Area of no greater than 90,000 square feet, whereas a maximum of 56,985 square feet is permitted, a variation of 33,015 square feet (an increase of 57.9%) [Section 17.30.040 – Maximum Building Size]; and
- D. Side yard setback of 0.00 feet from the westerly property line, whereas a minimum of 12.00 feet is required, a variation of 12.00 feet (a decrease of 100%) [Section 17.30.060 – Side Yard Setbacks]; and

WHEREAS, pursuant to Section 17.56.090 of the Zoning Ordinance, no special use may be enlarged or extended by structural alteration of a building or other structure without amending the special use permit; and

WHEREAS, the School District desires to amend the Special Use Permit to allow for the construction and operation of the Proposed Improvements; and

WHEREAS, the School District filed an application for: (i) an amendment to the Special Use Permit pursuant to Sections 17.24.020 and Chapter 17.56 of the Zoning Ordinance to allow the construction and operation of the Proposed Improvements on the Subject Property within the R-2 District (“*Special Use Permit Amendment*”); and (ii) a certificate of appropriateness pursuant to Section 15.40.010 of the Winnetka Village Code (“*Village Code*”) (the Special Use Permit Amendment and Certificate of Appropriateness are, collectively, the “*Requested Relief*”); and

WHEREAS, pursuant to Chapter 17.76 of the Zoning Ordinance, a special procedure is established for a public agency that (i) is serving all or part of the Village; and (ii) has entered into an intergovernmental agreement with the Village related to construction of stormwater improvements, to allow for the Village Council to be the public body to conduct the necessary public hearings on special use permits, certificates of appropriateness, and zoning relief; and

WHEREAS, on April 2, 2024, after due notice thereof, the Council conducted a public hearing on the Requested Relief; and

WHEREAS, the Village Council has determined that approval of the proposed Special Use Permit Amendment satisfies the standards for the approval of special use permits within the R-2 District set forth in Chapter 17.56 of the Zoning Ordinance; and

WHEREAS, the Village Council has determined that approval of the Requested Relief for the construction and operation of the Proposed Improvements on the Subject Property within the R-2 District is in the best interest of the Village and its residents; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1: RECITALS. The foregoing recitals are hereby incorporated into this Section 1 as the findings of the Village Council of the Village of Winnetka, as if fully set forth herein.

SECTION 2: APPROVAL OF SPECIAL USE PERMIT AMENDMENT. Subject to, and contingent upon, the terms and conditions set forth in Section 4 of this Resolution, the Special Use Permit Amendment is hereby granted, pursuant to Chapter 17.56 and Section 17.24.020 of the Zoning Ordinance and the home rule powers of the Village, to allow the construction and operation of the Proposed Improvements on the Subject Property within the R-2 District.

SECTION 3: APPROVAL OF CERTIFICATE OF APPROPRIATENESS. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Section 4 of this Resolution, the Certificate of Appropriateness is granted for the Subject Property, pursuant to Section 15.40.010 of the Village Code and the home rule powers of the Village.

SECTION 4: CONDITIONS. The approvals granted by Sections 2 and 3 of this Resolution are subject to, and contingent upon, compliance by the School District with the following conditions:

- A. Commencement of Construction. The School District must commence the construction of the Proposed Improvements no later than 12 months after the effective date of this Resolution.
- B. Compliance with Regulations. Except to the extent specifically provided otherwise in this Resolution, the development, use, and maintenance of the Proposed Improvements and the Subject Property must comply at all times with all applicable Village codes and ordinances, as they have been or may be amended over time.
- C. Compliance with Plans. The development, use, and maintenance of the Proposed Improvements at the Subject Property must be in strict accordance with the following documents and plans, except for minor changes and site work approved by the Director of Community Development or the Director of Engineering (within their respective permitting authority) in accordance with all applicable Village codes, ordinances, and standards:
 1. The Proposed Site Plan, prepared by Perkins & Will, consisting of two sheets, and with a latest revision date of April 9, 2024, attached to and, by this reference made a part of this Resolution as **Exhibit B**;
 2. The Secure Vestibule Plan & Learning Resource Center (LRC) Plan & Elevations, prepared by Perkins & Will, consisting of two sheets, and with a latest revision date of November 17, 2023, attached to and, by this reference made a part of this Resolution as **Exhibit C**;
 3. The Addition Plan, Addition Exterior Elevations, and Addition Exterior Materials sheet, prepared by Perkins & Will, consisting of three sheets, and with a latest revision date of November 17, 2023, attached to and, by this reference made a part of this Resolution as **Exhibit D**;

4. The Proposed Addition Renderings, prepared by Perkins & Will consisting of six sheets, and with a latest revision date of November 17, 2023, attached to and, by this reference made a part of this Resolution as **Exhibit E**; and
 5. Exterior Elevations & Building Sections, Enlarged Plans, and Details, prepared by Perkins & Will, consisting of six sheets, and with a latest revision date of November 17, 2023, attached to and, by this reference made a part of this Resolution as **Exhibit F**.
- D. Continued Effect of Special Use Permit. The Special Use Permit, as amended by this Special Use Permit Amendment, remains in full force and effect; provided, however, that in the event of any conflict between the Special Use Permit and the Special Use Permit Amendment, the provisions of the Special Use Permit Amendment will control.
- E. Reimbursement of Village Costs. In addition to any other costs, payments, fees, charges, contributions, or dedications required under applicable Village codes, ordinances, resolutions, rules, or regulations, the School District must pay to the Village, promptly upon presentation of a written demand or demands therefor, of all fees, costs, and expenses incurred or accrued in connection with the review, negotiation, preparation, consideration, and review of this Resolution. Payment of all such fees, costs, and expenses for which demand has been made shall be made by a certified or cashier's check. Further, the School District must pay upon demand all costs incurred by the Village for publications and recordings required in connection with the aforesaid matters.

SECTION 5: RECORDATION: BINDING EFFECT. A copy of this Resolution shall be recorded with the Recording Division of the Cook County Clerk. This Resolution and the privileges, obligations, and provisions contained herein inure solely to the benefit of and are binding upon the School District and each of its heirs, representatives, successors, and assigns.

SECTION 6: FAILURE TO COMPLY. Upon the failure or refusal of the School District to comply with any or all of the conditions, restrictions, or provisions of this Resolution, in addition to all other remedies available to the Village, the approvals granted in Sections 2 and 3 of this Resolution will, at the sole discretion of the Village Council, by resolution duly adopted, be revoked and become null and void; provided, however, that the Village Council may not so revoke the approvals granted in Sections 2 and 3 of this Resolution unless it first provides the School District with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village Council. In the event of revocation, the development and use of the Subject Property will be governed solely by the regulations of the applicable zoning district and the applicable provisions of the Zoning Ordinance, as the same may be amended from time to time. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

SECTION 7: FUTURE AMENDMENT OF SPECIAL USE PERMIT. Any future amendments to the Special Use Permit Amendment granted in Section 2 of this Resolution that

may be requested by the School District after the effective date of this Resolution may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance.

SECTION 8: EFFECTIVE DATE.

A. This Resolution will be effective only upon the occurrence of all of the following events:

1. Passage by the Village Council in the manner required by law;
2. Publication in pamphlet form in the manner required by law; and
3. The filing by the School District with the Village Clerk of an Unconditional Agreement and Consent in the form of **Exhibit G** attached to and, by this reference, made a part of this Resolution, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Resolution and to indemnify the Village for any claims that may arise in connection with the approval of this Resolution.

B. In the event that the School District does not file with the Village Clerk a fully executed copy of the unconditional agreement and consent described in Section 8.A.3 of this Resolution within 60 days after the date of passage of this Resolution by the Village Council, the Village Council shall have the right, in its sole discretion, to declare this Resolution null and void and of no force or effect.

[SIGNATURE PAGE FOLLOWS]

PASSED this 2nd day of April, 2024, pursuant to the following roll call vote:

AYES: Trustees Albinson, Apatoff, Dalman, Dearborn, Handler, and Orsic

NAYS: _____

ABSENT: _____

APPROVED this 2 day of April, 2024.

Signed: _____

Village President

Countersigned: _____

Village Clerk

Published by authority of the
President and Board of Trustees
of the Village of Winnetka,
Illinois, this 3 day of April,
2024.

Introduced: April 2, 2024

Passed and Approved: April 2, 2024

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

LOT 1 OF CROW ISLAND SCHOOL SUBDIVISION

Commonly known as 1112 Willow Road, Winnetka, Illinois.

PIN: _____

EXHIBIT B
PROPOSED SITE PLAN

EXHIBIT B

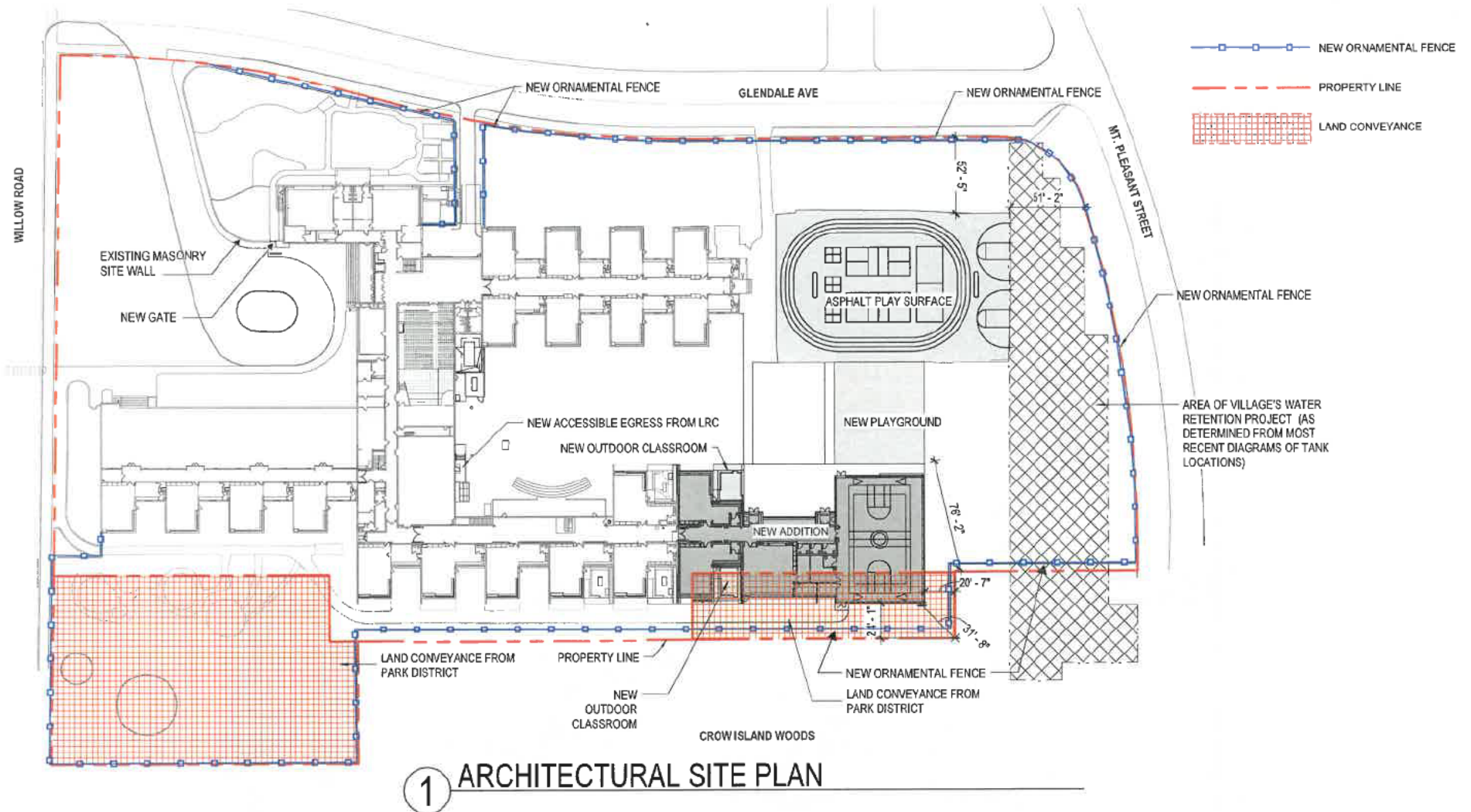


Perkins&Will **BULLEY & ANDREWS**



EXISTING SITE
Crow Island ES Capital Improvements

RECEIVED 04.09.2024



Perkins&Will **BULLEY & ANDREWS**

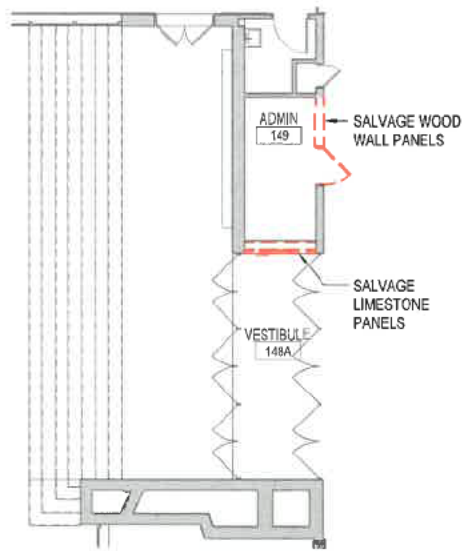


SITE PLAN

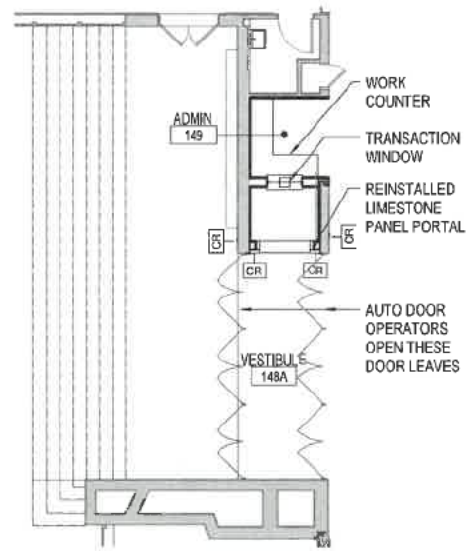
Crow Island ES Capital Improvements

EXHIBIT C
VESTIBULE PLAN & LEARNING RESOURCE PLAN

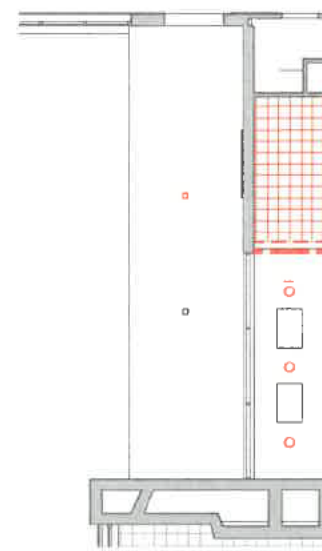
EXHIBIT C



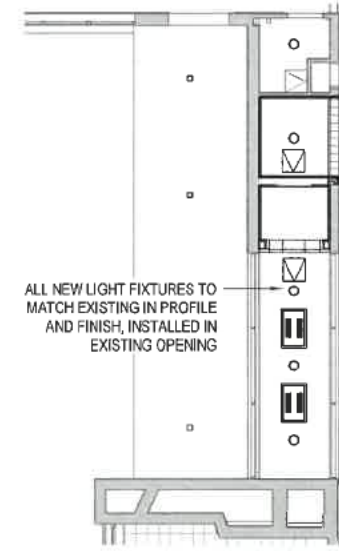
DEMO FLOOR PLAN



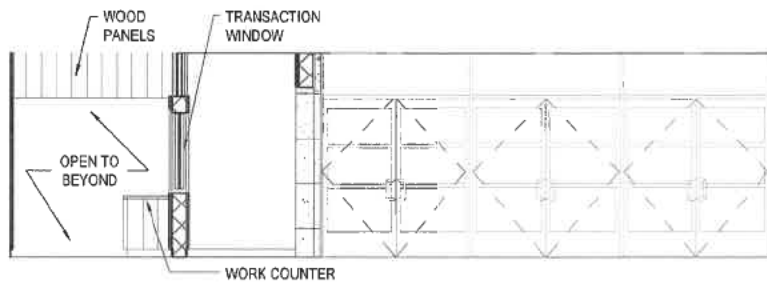
RENOVATION FLOOR PLAN



DEMO REFLECTED CEILING PLAN



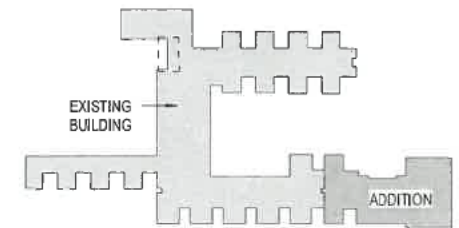
RENOVATION REFLECTED CEILING PLAN



INTERIOR VESTIBULE ELEVATION



INTERIOR VESTIBULE ELEVATION

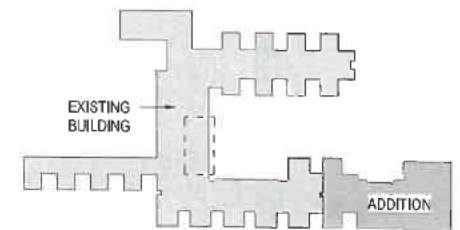
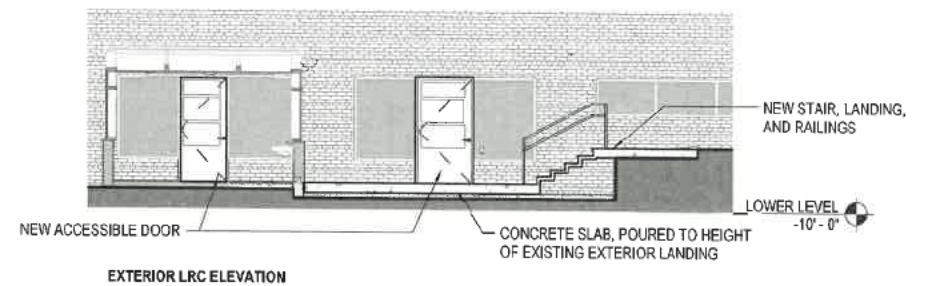
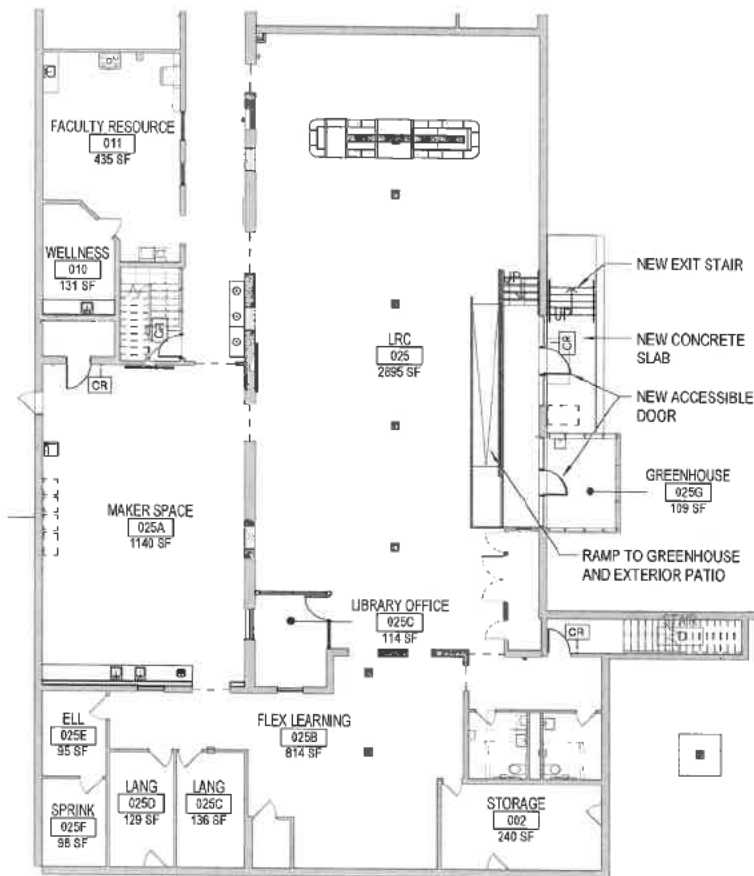


Perkins&Will **BULLEY & ANDREWS**



SECURE VESTIBULE - PLAN & ELEVATIONS

Crow Island ES Capital Improvements



Perkins&Will **BULLEY & ANDREWS**



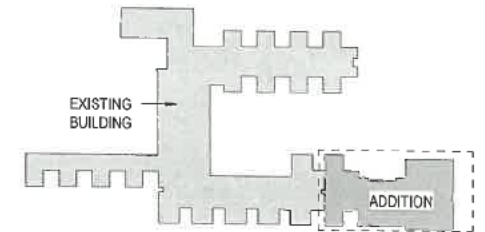
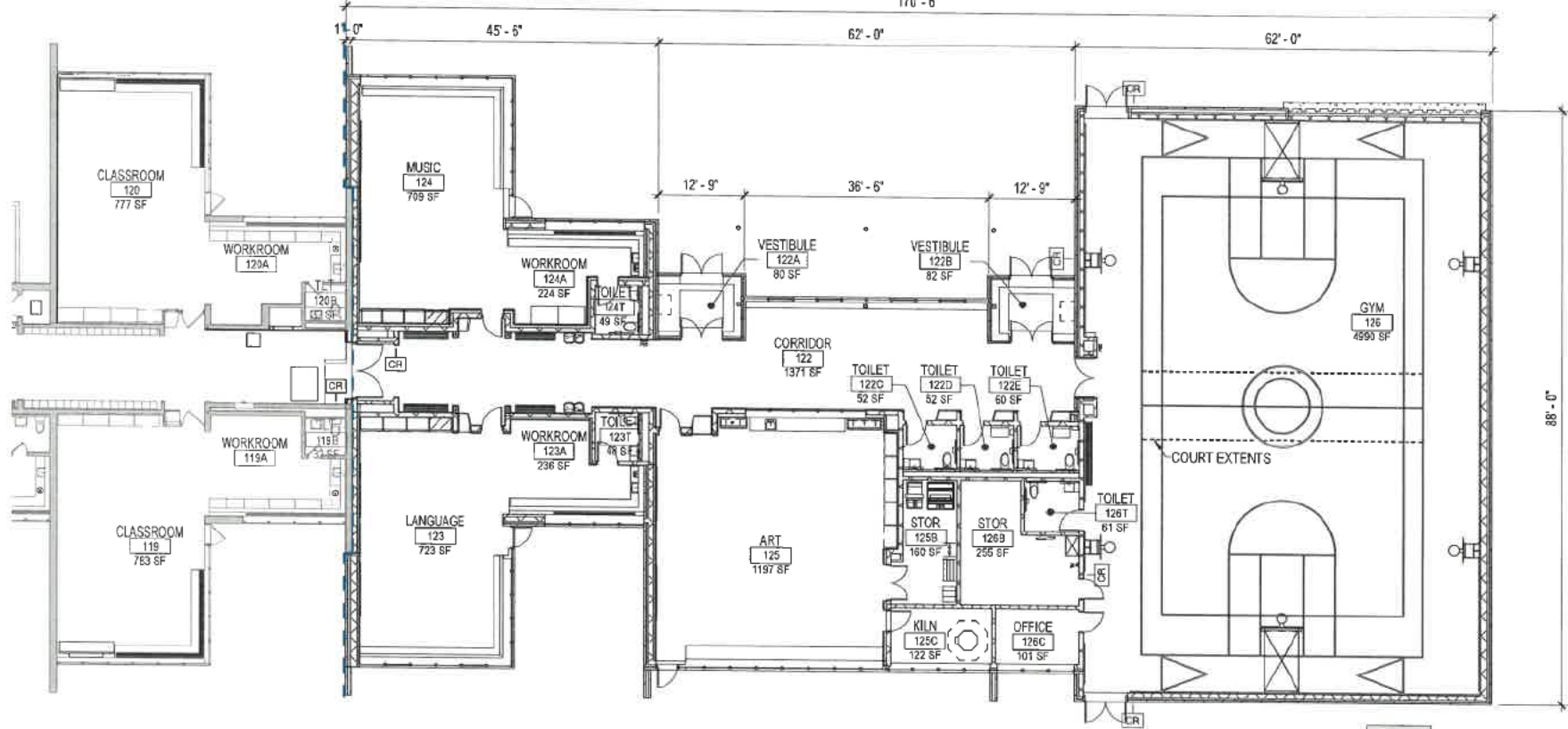
**LEARNING RESOURCE CENTER (LRC) - PLAN
& ELEVATIONS**
Crow Island ES Capital Improvements

EXHIBIT D

**THE ADDITION PLAN, ADDITION EXTERIOR ELEVATIONS, & ADDITION
EXTERIOR MATERIALS SHEET**

EXHIBIT D

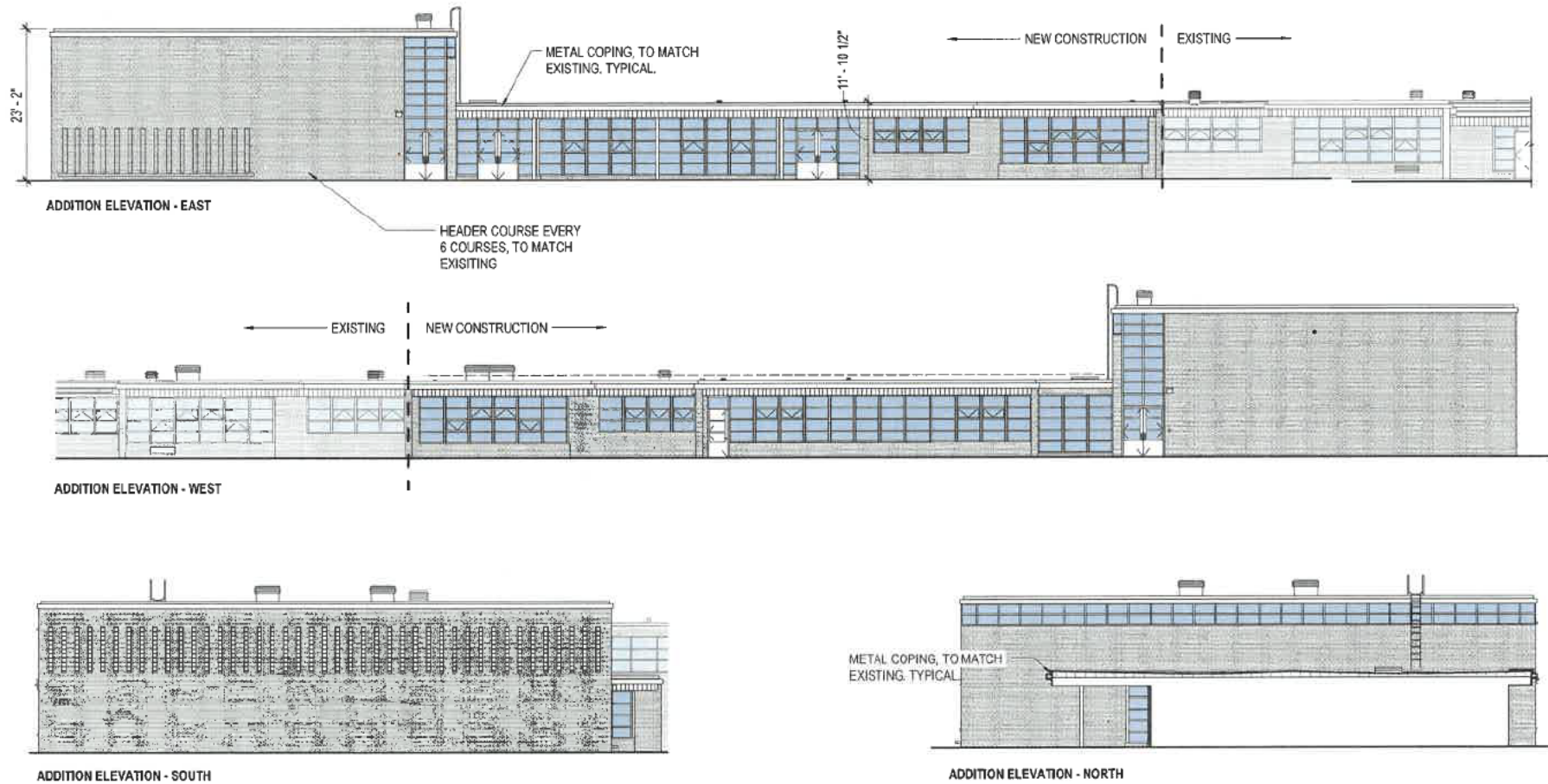
170' - 6"



Perkins&Will **BULLEY & ANDREWS**



ADDITION PLAN
Crow Island ES Capital Improvements



Perkins&Will **BULLEY & ANDREWS**



ADDITION EXTERIOR ELEVATIONS
Crow Island ES Capital Improvements



EXHIBIT E
PROPOSED ADDITION RENDERINGS

EXHIBIT E



Perkins&Will **BULLEY & ANDREWS**



**ADDITION RENDERING - COURTYARD
ELEVATION**
Crow Island ES Capital Improvements



Perkins&Will **BULLEY & ANDREWS**



ADDITION RENDERING - EAST SIDE
Crow Island ES Capital Improvements



Perkins&Will **BULLEY & ANDREWS**



ADDITION RENDERING - EAST SIDE
Crow Island ES Capital Improvements



Perkins&Will **BULLEY & ANDREWS**



ADDITION RENDERING - SOUTH SIDE
Crow Island ES Capital Improvements



Perkins&Will **BULLEY & ANDREWS**



ADDITION RENDERING - WEST SIDE
Crow Island ES Capital Improvements

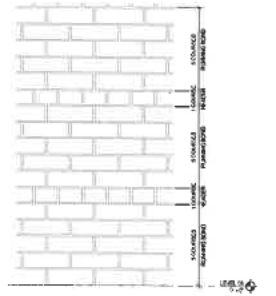


Perkins&Will **BULLEY & ANDREWS**

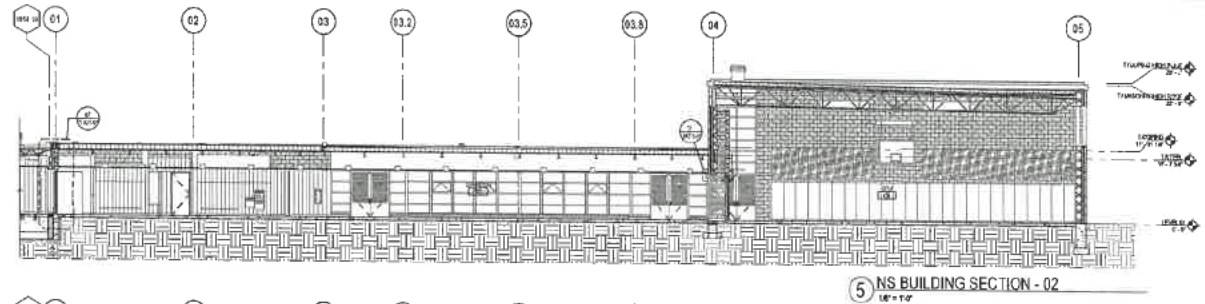


ADDITION RENDERING - WEST SIDE
Crow Island ES Capital Improvements

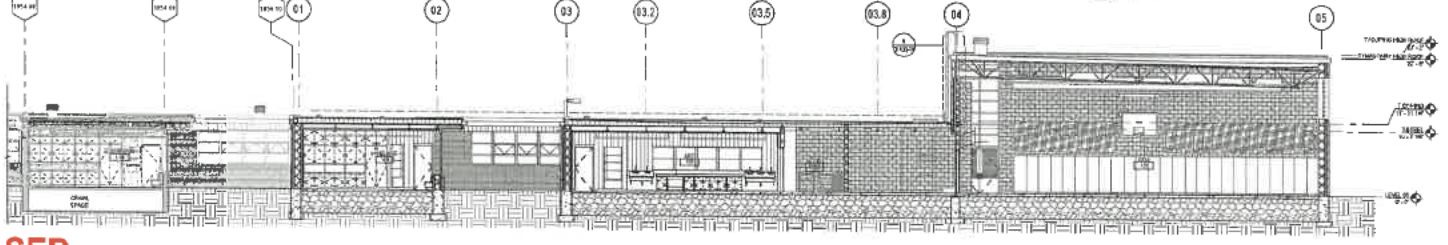
EXHIBIT F
EXTERIOR ELEVATIONS AND BUILDING SECTIONS, ENLARGED PLANS, AND
DETAILS



10 ELEVATION DETAIL - TYPICAL BRICK COURSING
1'-0" x 1'-0"

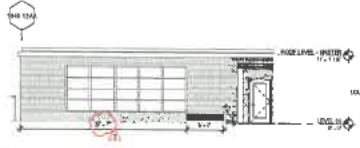


5 NS BUILDING SECTION - 02
18' x 1'-0"



4 NS BUILDING SECTION - 01
18' x 1'-0"

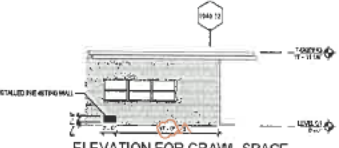
**SHEET RELEASED
FOR INFORMATION
ONLY**



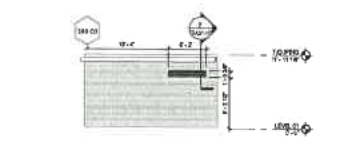
9 EXISTING - EAST ELEVATION @ NEW LOUVER
18' x 1'-0"



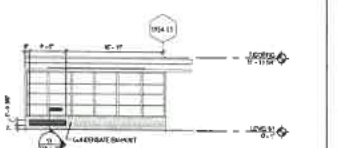
8 ELEVATION FOR CRAWL SPACE LOUVER - AREA C
18' x 1'-0"



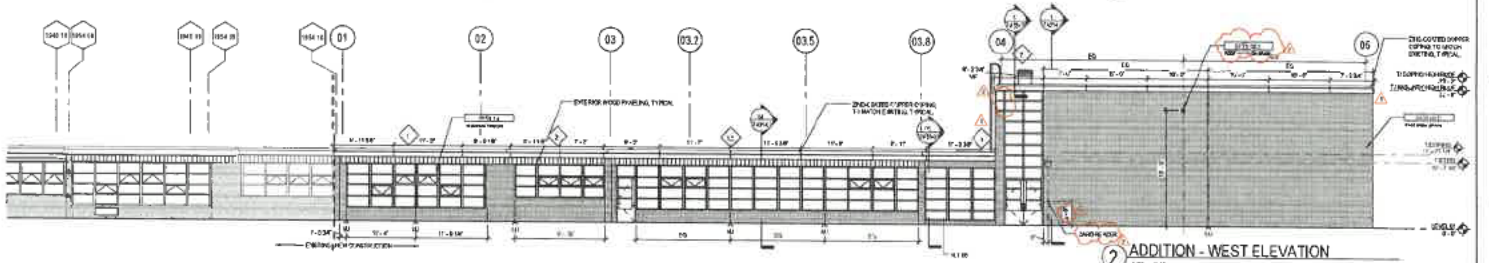
7 ELEVATION FOR CRAWL SPACE LOUVER - AREA B
18' x 1'-0"



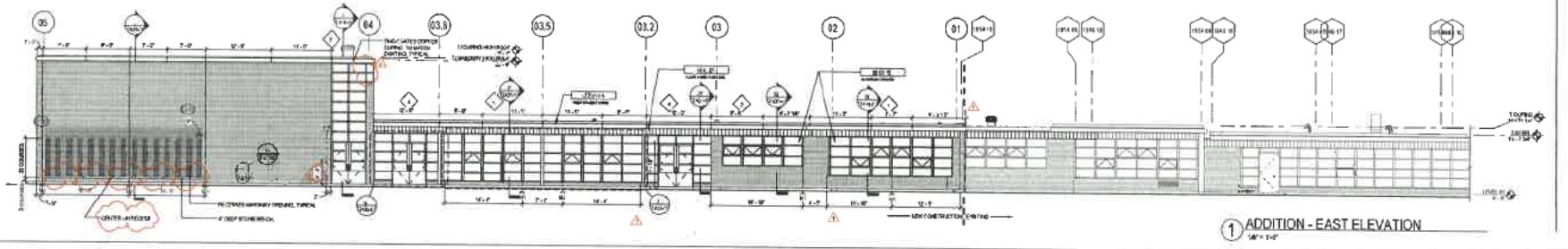
6 TYPICAL ELEVATION 1940 - NEW LOUVER
18' x 1'-0"



3 TYPICAL ELEVATION 1954 - NEW LOUVER
18' x 1'-0"



2 ADDITION - WEST ELEVATION
18' x 1'-0"



1 ADDITION - EAST ELEVATION
18' x 1'-0"

Perkins & Will
The Perkins & Will Building
40 West Madison Ave.
Suite 1100
Chicago, IL 60601
Tel: 312.329.4000
www.perkinswill.com

CONSULTANTS
Civil
Schwartz Engineering Inc. 100
100 S. Dearborn St. Suite 1000, Chicago, IL 60601
Electrical
C.E. Anderson & Associates
1711 W. Lawrence St. Suite 100, Chicago, IL 60601
Mechanical
Mechanical Services Associates
1115 N. Dearborn St. Suite 100, Chicago, IL 60610
Structural
Tajima Engineering & Consulting
100 West Madison Ave. Suite 1100
Chicago, IL 60601

PROJECT
CROW ISLAND
PUBLIC SCHOOLS
DISTRICT 36
Crow Island ES Capital Improvements
1112 Willow Rd.
Winnetka, IL 60093

CROW ISLAND
District 36 Board of Education

KEY PLAN
ISSUE CHART

NO.	REVISION	DATE	BY	CHKD	APP'D
1	ISSUED FOR PERMIT	08/10/2011	MM	MM	MM

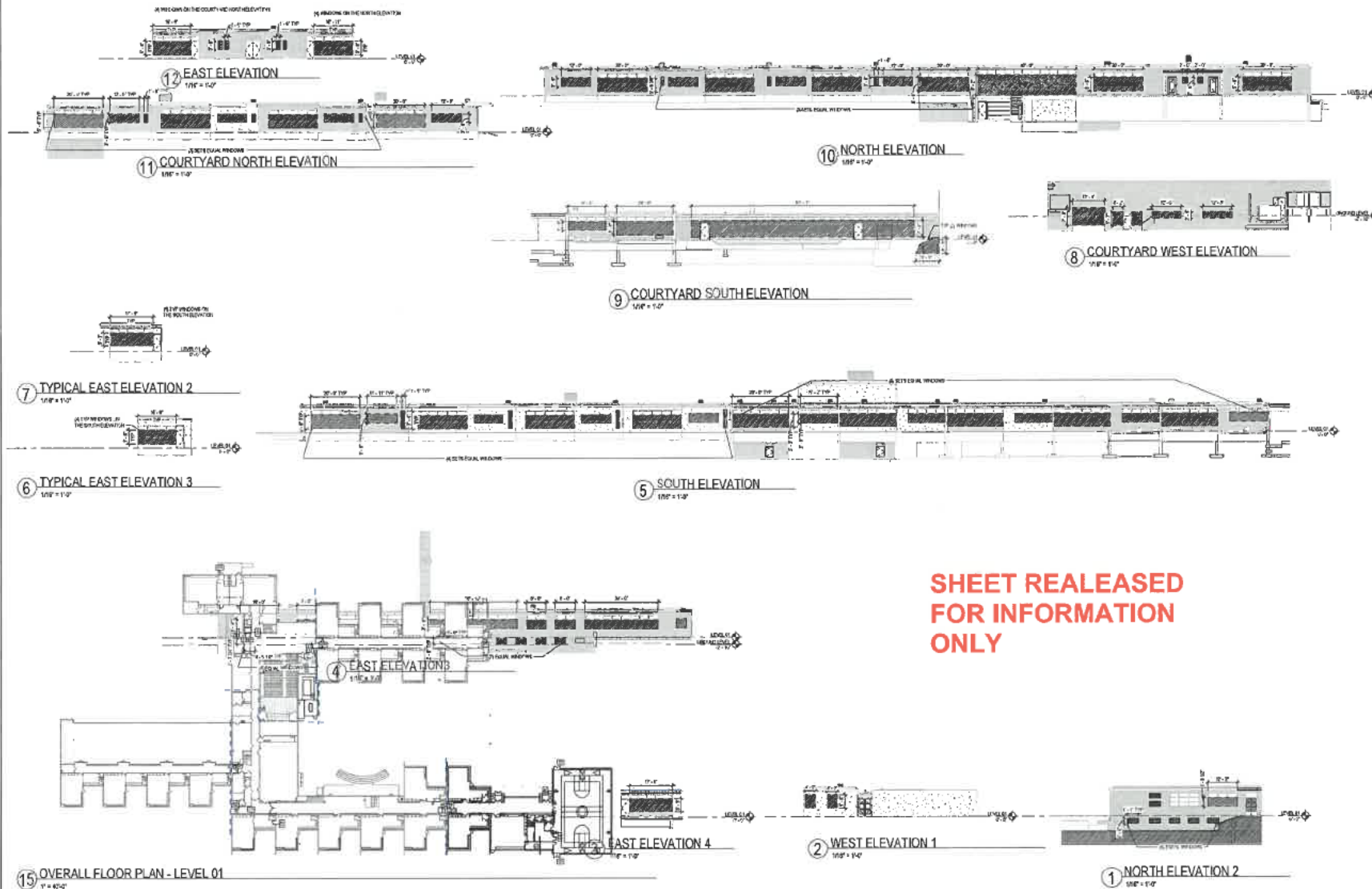
EXTERIOR ELEVATIONS AND BUILDING SECTIONS
SHEET NUMBER

CI A20-02
03/08/2011



PR#013 NOTES AND LEGEND

1. PROVIDE SQUARE PITCH ROOF WITH VENTILATION SURFACE OF 11.00% AND PROVIDE MINIMUM 12" VENTILATION SURFACE IN THE CEILING.
2. THE INFORMATION ON THIS SHEET IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.



Perkins & Will

The Perkins & Will
Chicago Office
111 W. Madison St., Suite 1000
Chicago, IL 60601
Tel: 312.413.1000
Fax: 312.413.1001
www.perkinswill.com

CONSULTANTS

ARCHITECT
Chicago Engineering Associates, Ltd.
100 N. LaSalle St., Suite 1000
Chicago, IL 60610
Tel: 312.467.1000
Fax: 312.467.1001
www.chicagoengineering.com

MECHANICAL
Mechanical Services Associates
111 S. Dearborn St., Suite 1000
Chicago, IL 60601
Tel: 312.467.1000
Fax: 312.467.1001
www.msa-ill.com

ELECTRICAL
Tajmar Engineering & Consulting
100 N. LaSalle St., Suite 1000
Chicago, IL 60601
Tel: 312.467.1000
Fax: 312.467.1001
www.tajmar.com

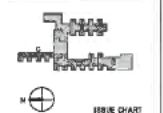
OWNER
District 35 Board of Education
1201 East 81st Street, L. 60609

PROJECT

THE WINNETKA PUBLIC SCHOOLS
Crow Island ES Capital Improvements
1112 Willow Rd.
Winnetka, IL 60093

CROW ISLAND
District 35 Board of Education

KEY PLAN

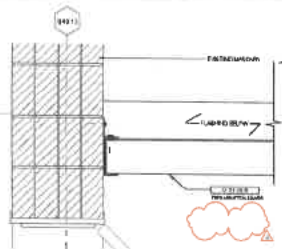


1" = 40'-0"
200' Horizontal 100' Vertical
TITLE

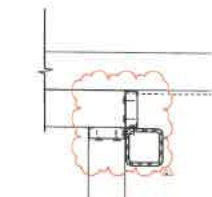
EXTERIOR ELEVATIONS

SHEET NUMBER

CI A20-03



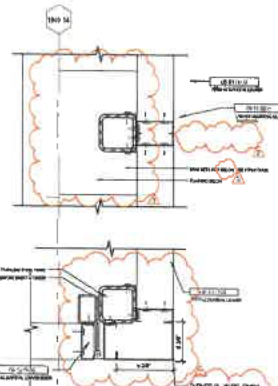
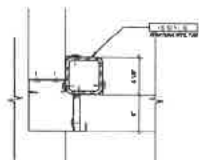
7 PLAN DETAIL - LOUVER AT WALL
1'10" x 1'0"



10 PLAN DETAIL - INTERIOR CORNER
1'10" x 1'0"

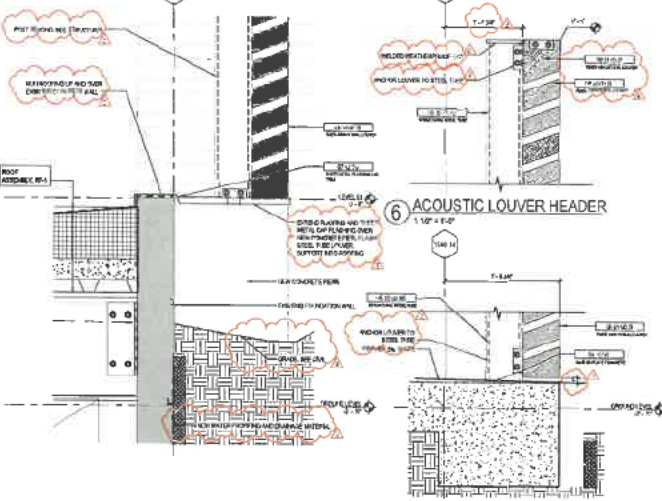
**SHEET RELEASED
FOR INFORMATION
ONLY**

12 PLAN DETAIL - POST SUPPORT
1'10" x 1'0"



11 PLAN DETAIL - ACOUSTICAL LOUVER AT CORNER
1'10" x 1'0"

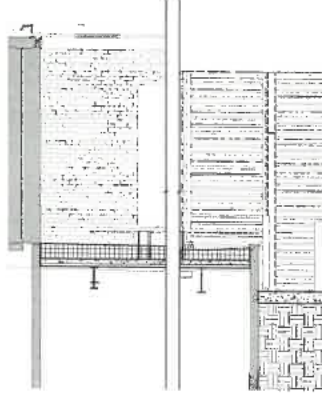
9 TYP. PLAN DETAIL - CORNER
1'10" x 1'0"



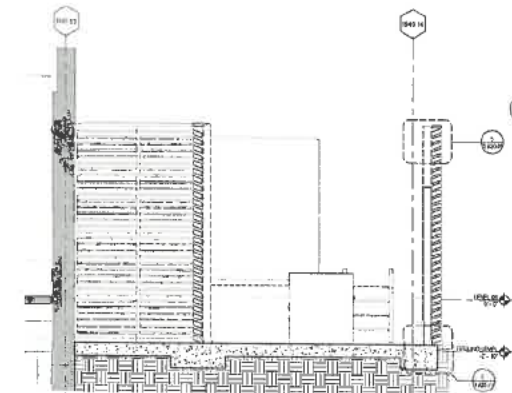
6 ACOUSTIC LOUVER HEADER
1'10" x 1'0"

8 SECTION DETAIL - LOUVER BASE AT EXISTING
1'10" x 1'0"

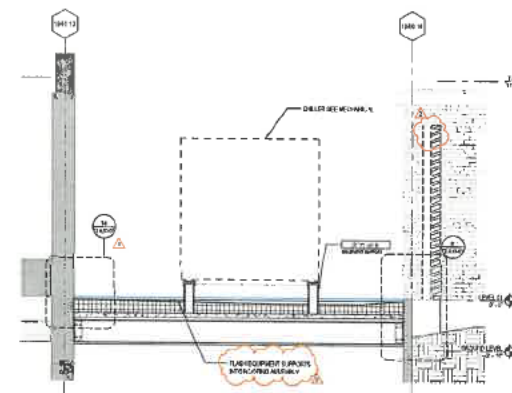
5 ACOUSTIC LOUVER BASE
1'10" x 1'0"



3 WALL SECTION - CHILLER ENCLOSURE @ E/W
3'0" x 1'0"



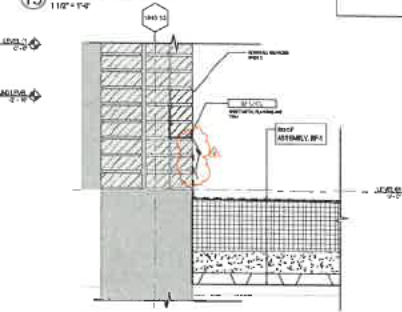
4 WALL SECTION - CHILLER ENCLOSURE AT GRADE
3'0" x 1'0"



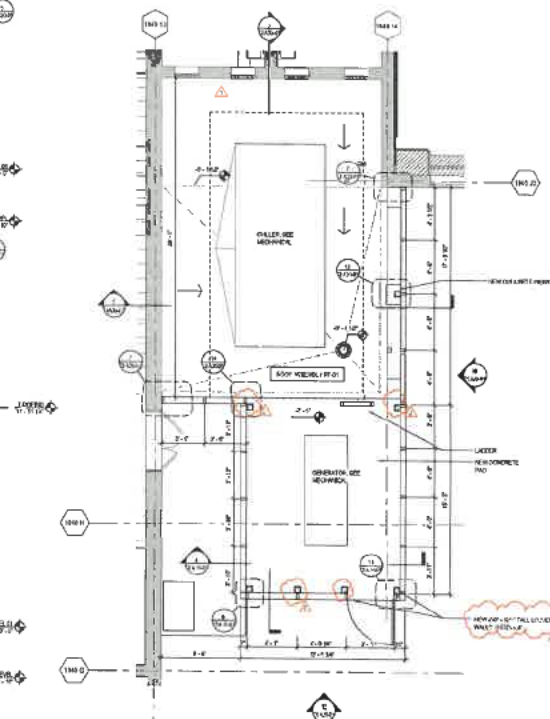
2 WALL SECTION - CHILLER ENCLOSURE AT ELEVATED SLAB
3'0" x 1'0"



EXISTING CONDITIONS - CHILLER ENCLOSURE
1'10" x 1'0"



14 SECTION DETAIL - SLAB AT EXISTING WALL
1'10" x 1'0"



1 ENLARGED FLOOR PLAN - CHILLER ENCLOSURE
10'0" x 1'0"

DEMOLITION PLAN KEYNOTES	
1	Indicates Shred Keynote in Plan
2	Indicates Shred Keynote in Section
3	Indicates Shred Keynote in Elevation
4	Indicates Shred Keynote in Detail
5	Indicates Shred Keynote in Foundation
6	Indicates Shred Keynote in Foundation
7	Indicates Shred Keynote in Foundation
8	Indicates Shred Keynote in Foundation
9	Indicates Shred Keynote in Foundation
10	Indicates Shred Keynote in Foundation
11	Indicates Shred Keynote in Foundation
12	Indicates Shred Keynote in Foundation
13	Indicates Shred Keynote in Foundation
14	Indicates Shred Keynote in Foundation
15	Indicates Shred Keynote in Foundation
16	Indicates Shred Keynote in Foundation
17	Indicates Shred Keynote in Foundation
18	Indicates Shred Keynote in Foundation
19	Indicates Shred Keynote in Foundation
20	Indicates Shred Keynote in Foundation

Perkins & Will

The Perkins & Will
Chicago, IL 60601
111 N. LaSalle St., Suite 1000
Chicago, IL 60601
perkinswill.com

CONSULTANTS
Eckman Engineering Associates, LLC
101 N. LaSalle St., Suite 1000
Chicago, IL 60601
eckmaneng.com

Architect
Tegler Engineering & Consulting
101 N. LaSalle St., Suite 1000
Chicago, IL 60601
teglereng.com

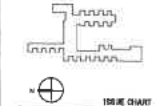
Owner
District 36 Board of Education
101 N. LaSalle St., Suite 1000
Chicago, IL 60601
d36.org

PROJECT

WINNETKA
PUBLIC SCHOOLS
Crow Island ES Capital
Improvements
1112 Willow Rd.
Winnetka, IL 60093

CROW ISLAND
District 36 Board of
Education

KEY PLAN



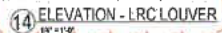
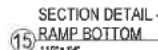
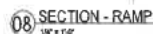
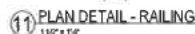
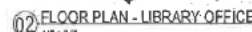
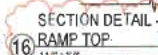
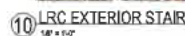
100' SCALE

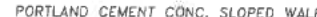
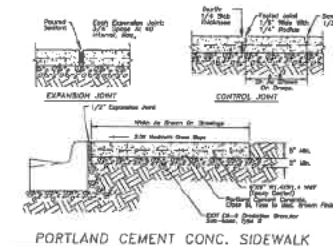
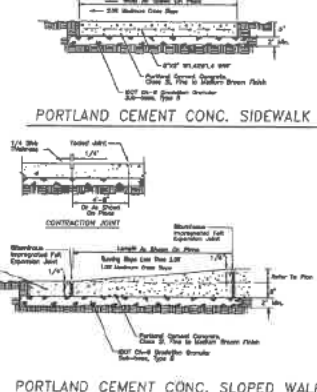
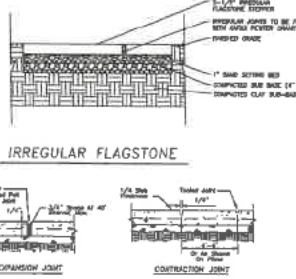
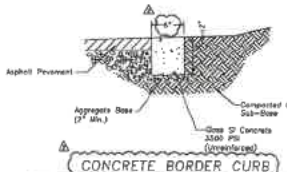
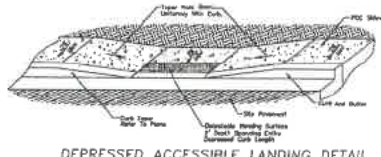
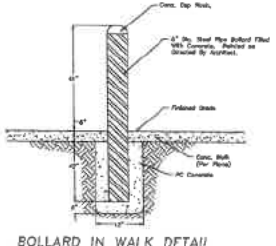
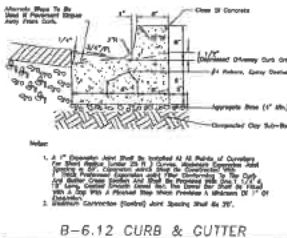
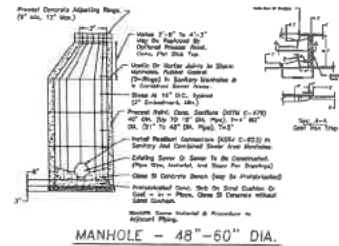
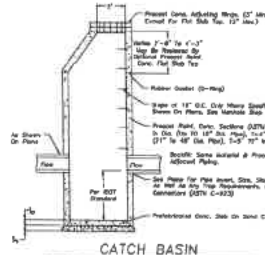
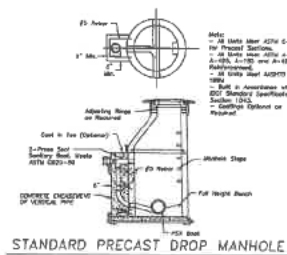
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2	ISSUED FOR PERMIT	08/20/20
3	ISSUED FOR PERMIT	08/20/20
4	ISSUED FOR PERMIT	08/20/20
5	ISSUED FOR PERMIT	08/20/20
6	ISSUED FOR PERMIT	08/20/20
7	ISSUED FOR PERMIT	08/20/20
8	ISSUED FOR PERMIT	08/20/20
9	ISSUED FOR PERMIT	08/20/20
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13	ISSUED FOR PERMIT	08/20/20
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16	ISSUED FOR PERMIT	08/20/20
17	ISSUED FOR PERMIT	08/20/20
18	ISSUED FOR PERMIT	08/20/20
19	ISSUED FOR PERMIT	08/20/20
20	ISSUED FOR PERMIT	08/20/20

ENLARGED PLANS AND
DETAILS - CHILLER
ENCLOSURE

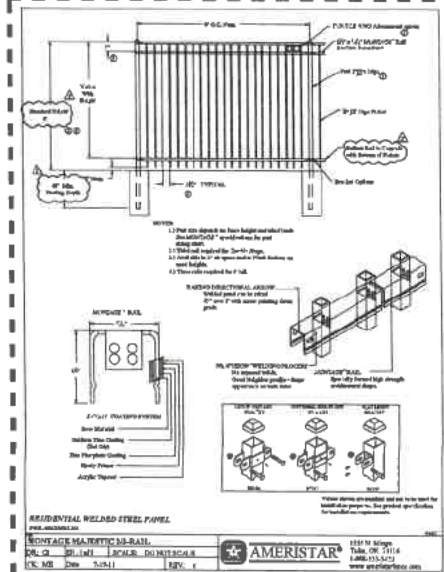
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CI A30-01

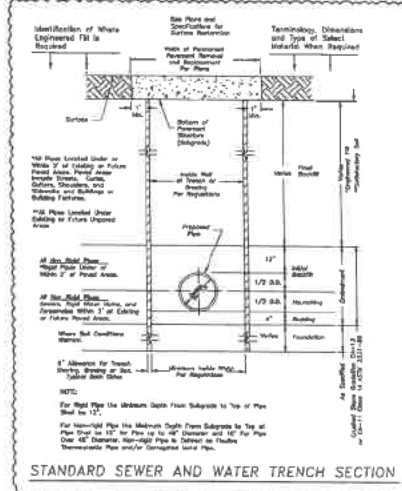
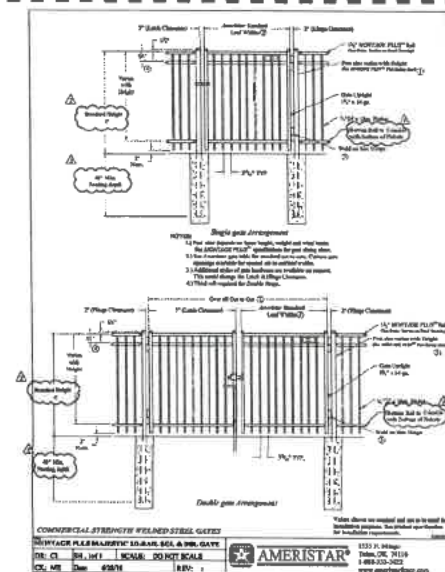




ORNAMENTAL FENCE FOR ALTERNATE NO. 02



SHEET RELEASED FOR INFORMATION ONLY



Perkins & Will

The Perkins Building
1110 North Dearborn Ave.
Chicago, IL 60610
312.329.3000
www.perkinswill.com

CONSULTANTS

City of Chicago Engineering Associates, Inc.
1110 North Dearborn Ave., Suite 100
Chicago, IL 60610
312.329.3000
www.cceai.com

CE & Associates
1110 North Dearborn Ave., Suite 100
Chicago, IL 60610
312.329.3000
www.ceai.com

Architectural Services Associates
1110 North Dearborn Ave., Suite 100
Chicago, IL 60610
312.329.3000
www.arsa.com

Taylor Engineering & Consulting
1110 North Dearborn Ave., Suite 100
Chicago, IL 60610
312.329.3000
www.tec.com

District 36 Board of Education
1110 North Dearborn Ave., Suite 100
Chicago, IL 60610
312.329.3000
www.d36.org

PROJECT

WINNETKA PUBLIC SCHOOLS

Crow Island ES Capital Improvements

1110 Willow Rd.
Winnetka, IL 60093

CROW ISLAND

District 36 Board of Education

APPENDIX #2 (11/17/2023)

KEY PLAN

STREET CHART

DETAILS

SHEET NUMBER

CI C600

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EXHIBIT G
UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Winnetka, Illinois ("*Village*");

WHEREAS, Board of Education of Winnetka Public School District No. 36 ("*School District*") is the record title owner of the property commonly known as 1112 Willow Road in the Village ("*Subject Property*"); and

WHEREAS, the School District proposes to construct improvements including (i) the addition of three new classrooms and a new gymnasium; (ii) renovation of the existing gymnasium to a multi-purpose cafeteria; (iii) renovation of the Library Resource Center; (iv) creation of a secure vestibule; and (v) EMFP baseline infrastructure improvements, including air conditioning (collectively, the "*Proposed Improvements*"); and

WHEREAS, Resolution No. R-36-2024, adopted by the Village Council on April 2, 2024 ("*Resolution*"), grants to the School District an amendment to a special use permit, and a Certificate of Appropriateness to permit the construction of the Proposed Improvements on the Subject Property (collectively, the "*Requested Relief*"); and

WHEREAS, Section 8 of the Resolution provides, among other things, that the Resolution will be of no force or effect unless and until the School District has filed, within 60 days following the passage of the Resolution, its unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Resolution;

NOW, THEREFORE, the School District does hereby agree and covenant as follows:

1. The School District does hereby unconditionally agree to accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Resolution.
2. The School District acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Resolution, has considered the possibility of the revocation provided for in the Resolution, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.
3. The School District acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's grant of the Requested Relief for the Subject Property or its adoption of the Resolution, and that the Village's approvals do not, and will not, in any way, be deemed to insure the School District against damage or injury of any kind and at any time.
4. The School District does hereby agree to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Resolution granting the Requested Relief for the Subject Property.

5. The School District hereby agrees to pay all expenses incurred by the Village in defending itself with regard to any and all of the claims mentioned in this Unconditional Agreement and Consent. These expenses will include all out-of-pocket expenses, such as attorneys' and experts' fees, and will also include the reasonable value of any services rendered by any employees of the Village.

Dated: May 7, 2024

ATTEST:

**BOARD OF EDUCATION OF WINNETKA
PUBLIC SCHOOL DISTRICT NO. 36**

By: 

Its: Secretary

By: 

Its: PRESIDENT

RESOLUTION NO. R-2-2020

**A RESOLUTION APPROVING VARIATIONS RELATED TO IMPROVEMENTS AT
CROW ISLAND SCHOOL
IN CONJUNCTION WITH VILLAGE STORMWATER IMPROVEMENTS**

WHEREAS, the Village of Winnetka is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970 and has the authority to exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Village and the Forest Preserve District of Cook County ("**District**") have entered into an August 2, 2017 Memorandum of Understanding ("**MOU**") to formalize their cooperation on a project to provide stormwater relief to western and southwestern portions of the Village; and

WHEREAS, in addition to the part of the stormwater project to be constructed on District property north of Winnetka Avenue and west of Hibbard Road, the Village has determined that the remaining stormwater storage, conveyance, and water quality improvements for the Village stormwater project necessary to provide flood relief ("**Village Stormwater Improvements**") must be constructed, in part, on existing open spaces currently owned by the Board of Education of Winnetka Public Schools District No. 36 ("**School District**") and known as the Crow Island School property generally located at the southwest corner of Willow Road and Glendale Avenue in the Village, and as depicted on **Exhibit A** to this Resolution ("**Property**"); and

WHEREAS, the School District anticipates potential future school-related improvements to the Property that may be located within the "Potential Building Zone," also shown on **Exhibit A** to this Resolution ("**Potential Building Zone**") or in such other parts of the Property that the Village and the School District may mutually agree and that will not directly interfere with the Village Stormwater Improvements ("**School Improvements**"); and

WHEREAS, the need for and construction of the Village Stormwater Improvements provides a once in a generation opportunity to create significant stormwater relief to the Village as well as to the School District for the Property and the ability of the School District to provide the School Improvements in a cost-effective and expedited manner; and

WHEREAS, pursuant to Resolution No. R-1-2020, the Village has approved an intergovernmental cooperation agreement with the School District ("**IGA**") in order to comply with the MOU and to ensure a level of cooperation and coordination necessary to maximize flood relief for impacted homes and property and to enhance the facilities on the School District Property; and

WHEREAS, pursuant to Subsection III.E of the IGA, the School District has requested certain baseline variations for the School Improvements ("**Variations**"), with the understanding that additional zoning relief, including a special use permit, may be required at the time the School District has prepared and is ready to present its preliminary and final plans for the School Improvements for Village approval; and

WHEREAS, Chapter 17.76 of the Winnetka Municipal Code provides a special zoning review and approval process applicable to zoning relief for the School Improvements (“*Stormwater Zoning Provisions*”); and

WHEREAS, pursuant to the applicable provisions of the Village Zoning Ordinance, including the Stormwater Zoning Provisions, and the Winnetka Municipal Code, on January 7, 2020, after due and required notice thereof, the Village Council held a public hearing to consider the Variations; and

WHEREAS, pursuant to Section 17.60.050.D of the Zoning Ordinance, the Village Council has determined that (i) the Variations are in harmony with the general purpose and intent of the Zoning Ordinance and in accordance with general or specific rules set forth in Chapter 17.60 of the Zoning Ordinance; and (ii) there are practical difficulties or particular hardships in the way of carrying out the strict letter of the provisions or regulations of the Zoning Ordinance from which the Variations have been sought; and

WHEREAS, the Village Council has determined that it is in the best interest of the Village to approve this Resolution, subject to and in strict accordance with the terms and conditions of this Resolution;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

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

SECTION 2: APPROVAL OF VARIATIONS. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in the IGA, the following variations are granted to allow construction of the School Improvements in accordance with the School District Plans and the “District Final Plans” as defined in and approved in accordance with the IGA, pursuant to Chapter 17.60 of the Zoning Ordinance and the home rule powers of the Village:

- A. Roofed Lot Coverage of no greater than 75,000 square feet, whereas a maximum of 59,695 square feet is permitted, a variation of 15,032 square feet (an increase of 25.1%) [Section 17.30.030 – Intensity of Use of Lot];
- B. Impermeable Surface Coverage of no greater than 138,000 square feet, whereas a maximum of 119,936 square feet is permitted, a variation of 18,064 square feet (an increase of 15.1%) [Section 17.30.030 - Intensity of Lot];
- C. Gross Floor Area of no greater than 90,000 square feet, whereas a maximum of 56,985 square feet is permitted, a variation of 33,015 square feet (an increase of 57.9%) [Section 17.30.040 – Maximum Building Size]; and
- D. Side yard setback of 0.00 feet from the westerly property line, whereas a minimum of 12.00 feet is required, a variation of 12.00 feet (a decrease of 100%) [Section 17.30.060 – Side Yard Setbacks].

SECTION 3: RECORDATION OF RESOLUTION; BINDING EFFECT. A copy of this Resolution will be recorded with the Cook County Recorder of Deeds. This Resolution and the privileges, obligations, and provisions contained herein inure solely to the benefit of, and are binding upon, the School District and each of its heirs, representatives, successors, and assigns.

SECTION 4: EFFECTIVE DATE.

This Resolution will be in full force and effect from and after its passage and approval as provided by law.

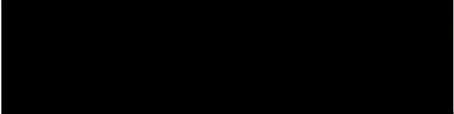
ADOPTED this 17th day of January, 2020, pursuant to the following roll call vote:

AYES: Trustees Coladarci, Cripe, Dearborn, and Lanphier

NAYS: None

ABSENT: Trustee Swierk

Signed:



Village President

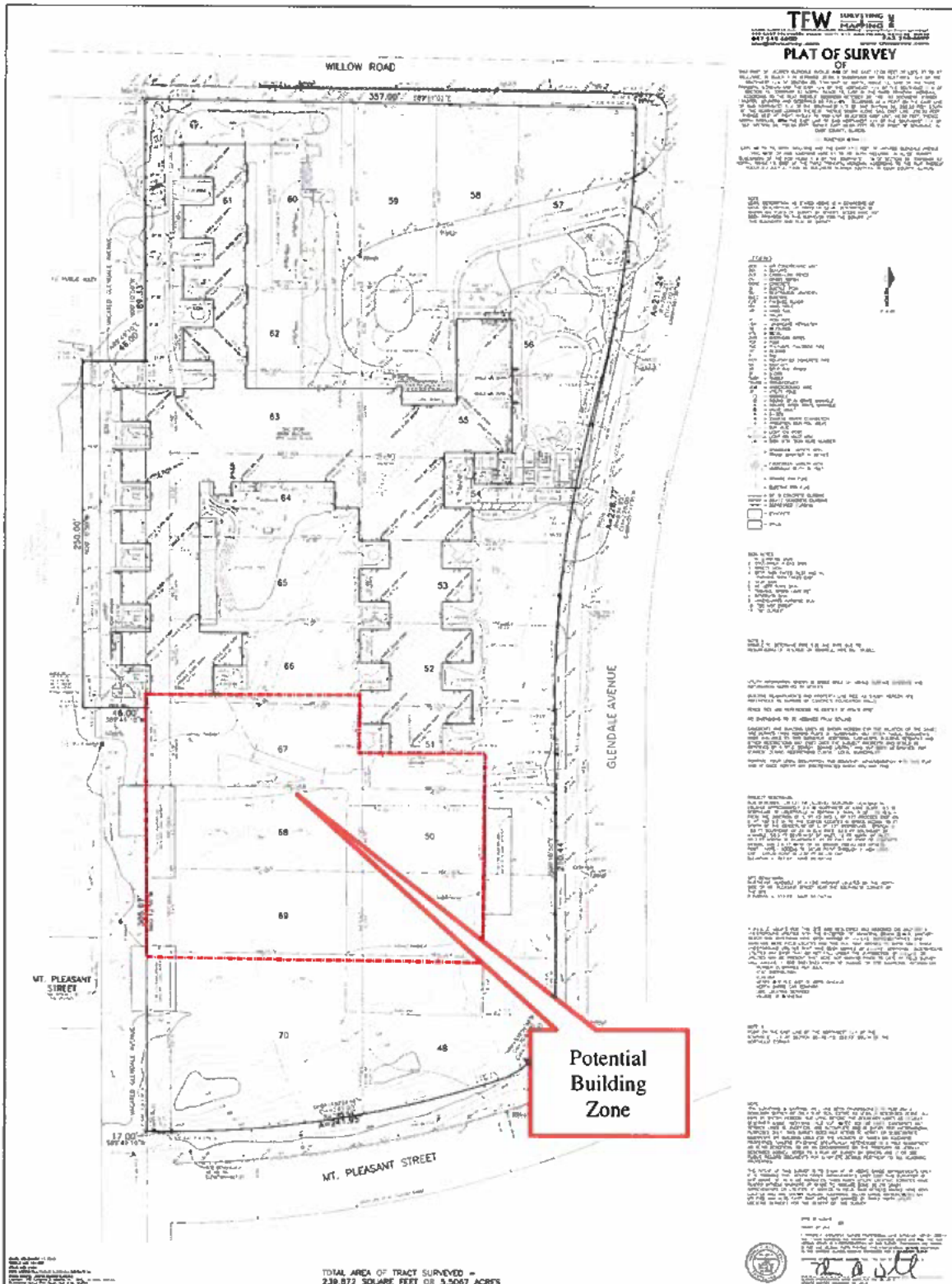
Countersigned:



Village Clerk

EXHIBIT A

DEPICTION OF PROPERTY AND POTENTIAL BUILDING ZONE





Agenda Item Executive Summary

TITLE: Resolution No. R-47-2025: Granting a Certificate of Appropriateness for Exterior Building Alterations at 510 Winnetka Avenue (Adoption)

PRESENTER: Scott Mangum, Davorka Kirincic

AGENDA DATE: May 20, 2025

CONSENT: No

ITEM TYPE: Ordinances and Resolutions

ITEM HISTORY:

None

EXECUTIVE SUMMARY:

INTRODUCTION

On May 20, 2025, the Village Council is scheduled to consider granting a Certificate of Appropriateness for Exterior Building Alterations Resolution No. R-47-2025 at 510 Winnetka Avenue (**Attachment 1**). The resolution is in response to an application submitted by *Hoffman Real Estate* (the "Applicant"), as owner of the *Oberweis Ice Cream and Dairy Store* space located at 510 Winnetka Avenue (the "Subject Property"). The Applicant is seeking approval of a Certificate of Appropriateness to allow the exterior building alterations, including changes to the existing doors/windows, updating existing sconce lighting, refurbishing existing awning frames, and installing new signage at the Subject Property.

ADVISORY BOARD/COMMISSION REVIEW

The Design Review Board (DRB) considered the Certificate of Appropriateness for the proposed improvements on April 17, 2025. After hearing from the Applicant and receiving five public comments at the meeting and written correspondence from the public, by a vote of 4-1, the DRB recommended approval of the request with conditions. The applicant revised the originally proposed plans per DRB approval conditions. The revised plans are included as **Exhibit A**, of Resolution R-47-2025. The Unconditional Agreement and Consent is included as **Exhibit B**, of Resolution R-47-2025. **Attachment 2** includes the staff report to the DRB and the April 17 DRB meeting minutes. Given that the property is located in the C-1 Neighborhood Commercial District, the Village Council has the final authority on the Certificate of Appropriateness. The DRB is only a recommending body in this instance.

RECOMMENDATION:

Given the recommendation of approval by the DRB, the Village Council may consider adopting Resolution R-47-2025.

ATTACHMENTS:

1. Resolution No. R-47-2025: Granting a Certificate of Appropriateness for Exterior Building Alterations at 510 Winnetka Avenue
2. DRB Staff Report and Attachments for April 17, 2025, meeting, and April 17, 2025, Draft DRB Meeting Minutes Excerpt

RESOLUTION NO. R-47-2025

**A RESOLUTION GRANTING A CERTIFICATE OF APPROPRIATENESS
FOR EXTERIOR BUILDING ALTERATIONS AT 510 WINNETKA AVENUE**

WHEREAS, the Village of Winnetka ("***Village***") is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Applicant, *Hoffman Commercial Real Estate* ("***Applicant***") is the owner of the *Oberweis Ice Cream and Dairy Store* space located at 510 Winnetka Avenue, Winnetka, Illinois ("***Subject Property***"); and

WHEREAS, the Subject Property is located in the C-1 Neighborhood Commercial Zoning District ("***C-1 District***"); and

WHEREAS, the Subject Property is improved with an existing, three-story mixed-use commercial and multifamily building ("***Building***"); and

WHEREAS, the Applicant desires to make specific alterations to the Building, including changes to the existing doors and windows and updating existing sconce lighting, refurbishment of existing awning frames, and installation of new signage (collectively "***Proposed Exterior Building Alterations***"); and

WHEREAS, pursuant to Section 15.40.010(A) of the Winnetka Village Code, as amended ("***Village Code***"), the Applicant must obtain a certificate of appropriateness for the Proposed Exterior Building Alterations; and

WHEREAS, on April 17, 2025, after due notice thereof, the Design Review Board of the Village met to consider a certificate of appropriateness for the Proposed Exterior Building Alterations ("***Certificate of Appropriateness***"), and by a vote of four in favor and one opposed, recommended the issuance of the Certificate of Appropriateness; and

WHEREAS, pursuant to Section 15.40.010.J.2, the Village Council is the final decision-making body for properties located in the C-1 District requesting certificates of appropriateness; and

WHEREAS, the Village Council has determined that approval of the Certificate of Appropriateness for the construction of the Proposed Exterior Building Alterations on the Subject Property is in the best interest of the Village and its residents;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1. RECITALS. The Village Council adopts the foregoing recitals as its findings, as if fully set forth herein.

SECTION 2: APPROVAL OF CERTIFICATE OF APPROPRIATENESS. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Section 3 of this Resolution, the Certificate of Appropriateness is granted for the Proposed Exterior Building Alterations at the Subject Property, pursuant to Section 15.40.010 of the Village Code and the home rule powers of the Village.

SECTION 3: CONDITIONS. The approval granted by Section 2 of this Resolution is subject to, and contingent upon, compliance by the Applicant with the following conditions:

- A. Commencement of Construction. The Applicant must commence the construction of the Proposed Exterior Building Alterations no later than 12 months after the effective date of this Resolution.
- B. Compliance with Regulations. Except to the extent specifically provided otherwise in this Resolution, the development, use, and maintenance of the Proposed Exterior Building Alterations and the Subject Property must comply at all times with all applicable Village codes and resolutions, as they have been or may be amended over time.
- C. Compliance with Plans. The development, use, and maintenance of the Proposed Exterior Building Alterations on the Subject Property must be in general accordance with the plans which are attached to, and by this reference, made part of this Resolution as **Exhibit A (“Plans”)**, except for minor changes approved by the Director of Community Development (within his respective permitting authority) in accordance with all applicable Village codes, resolutions, and standards.
- D. Awnings. The Applicant agrees to use reasonable efforts to install awnings on the portion of the Building that does not contain the commercial tenant space that are uniform in color and scheme to Oberweis’s red color scheme; provided that the installation of such awnings does not violate the Bylaws or Declaration of the Winnetka Belvedere Condominium Association.
- E. Light Fixtures. The Applicant must install black gooseneck light fixtures for the Oberweis wall sign lighting.

SECTION 4: AMENDMENTS. Any amendment to this Resolution may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Village Code.

SECTION 5: FAILURE TO COMPLY. Upon the failure or refusal of the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Resolution, in addition to all other remedies available to the Village, the approval granted in Section 2 of this Resolution will, at the sole discretion of the Village Council, by resolution duly adopted, be revoked and become null and void; provided, however, that the Village Council may not so revoke the approval granted in Section 2 of this Resolution unless it first provides the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular

meeting of the Village Council. In the event of revocation, the development and use of the Subject Property will be governed solely by the regulations of the applicable zoning district and the applicable provisions of the Zoning Ordinance, as the same may, from time to time, be amended. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

SECTION 6: SEVERABILITY. If any provision of this Resolution or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Resolution shall remain in full force and effect, and shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Resolution to the greatest extent permitted by applicable law.

SECTION 7: EFFECTIVE DATE.

- A. This Resolution will be effective only upon the occurrence of all of the following events:
 - 1. Passage by the Village Council in the manner required by law; and
 - 2. The filing by the Applicant with the Village Clerk of an Unconditional Agreement and Consent in the form of **Exhibit B** attached to and, by this reference, made a part of this Resolution to accept and abide by each and all of the terms, conditions, and limitations set forth in this Resolution and to indemnify the Village for any claims that may arise in connection with the approval of this Resolution.
- B. In the event that the Applicant does not file with the Village Clerk a fully executed copy of the unconditional agreement and consent described in Section 7.A.2 of this Resolution within 60 days after the date of passage of this Resolution by the Village Council, the Village Council shall have the right, in its sole discretion, to declare this Resolution null and void and of no force or effect.

[SIGNATURE PAGE FOLLOWS]

ADOPTED this 20th day of May, 2025, pursuant to the following roll call vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

Signed

Village President

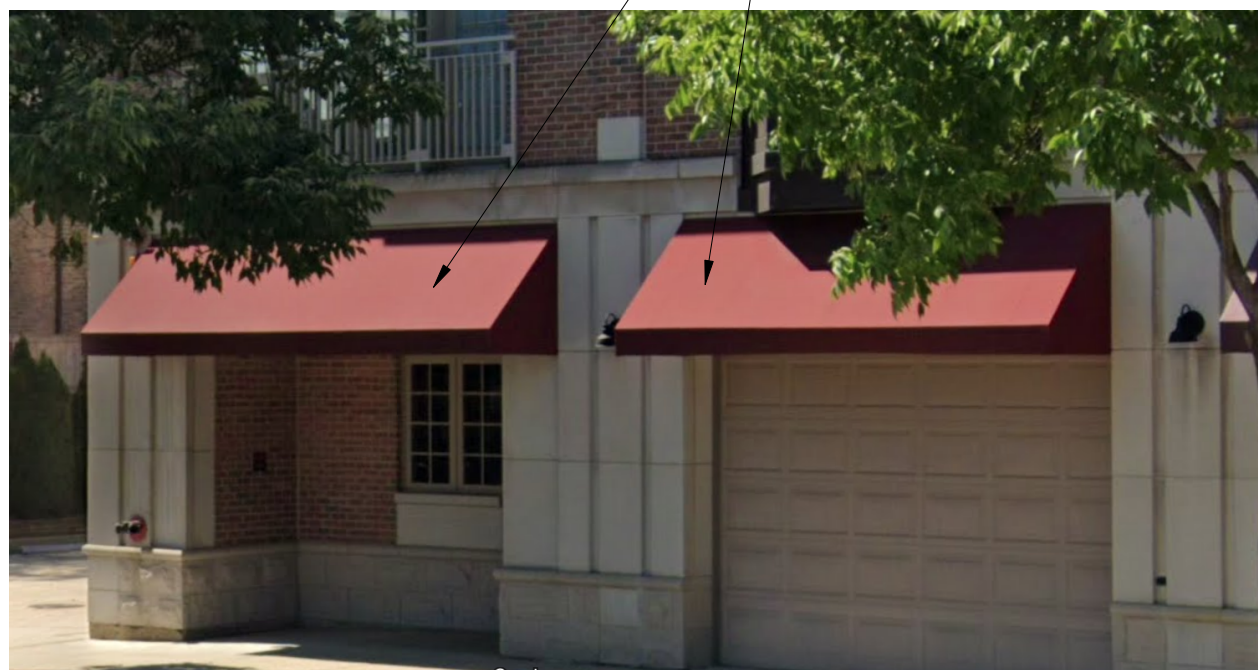
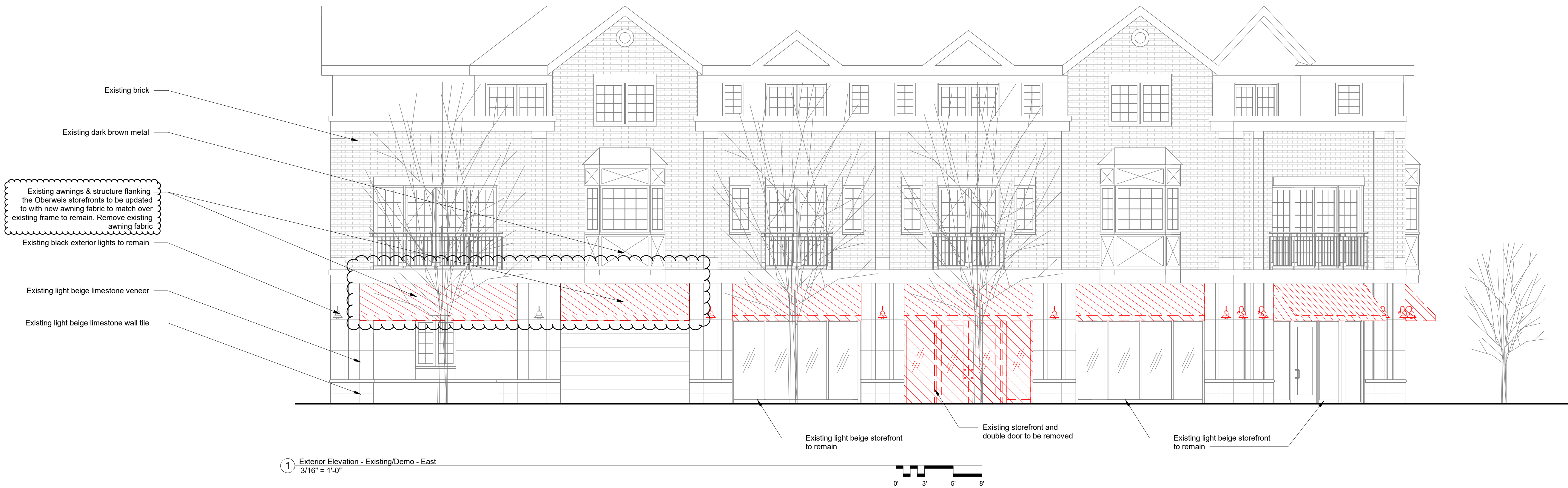
Countersigned:

Village Clerk

EXHIBIT A

PLANS

(SEE ATTACHED EXHIBIT A)



OBERWEIS®

Oberweis Ice Cream and Dairy Store

Oberweis
510 Winnetka Avenue
Winnetka, IL 60093

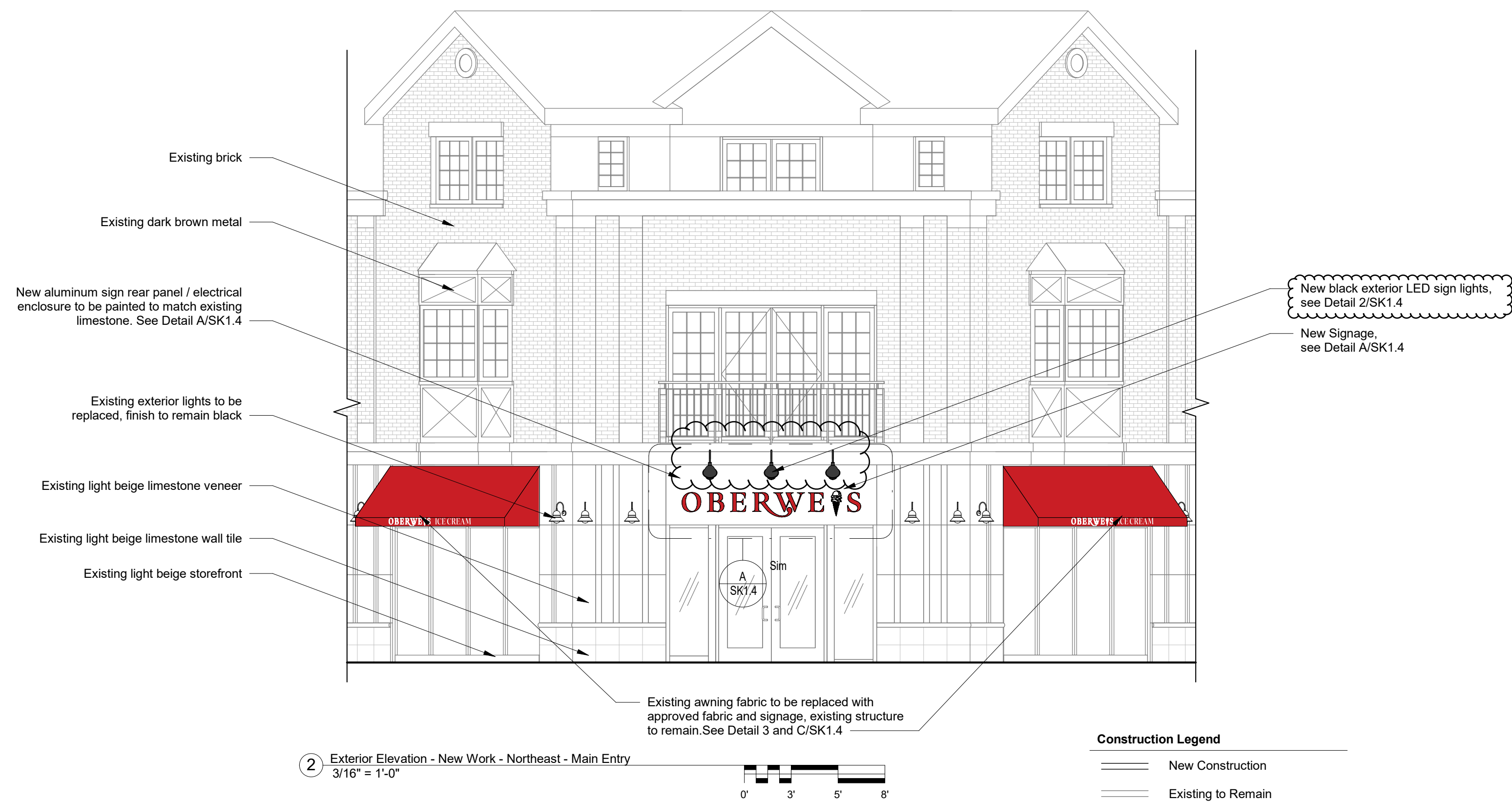
CHICAGO
DESIGN
NETWORK

217 N. Jefferson St.
Suite 150
Chicago, Illinois 60661

Elevations East

24.4510.05
Scale: 3/16" = 1'-0"

SK1.1



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 Northeast

24.4510.05

Scale: 3/16" = 1'-0"

SK1.2



1 Exterior Elevation - Existing/Demo - North
3/16" = 1'-0"

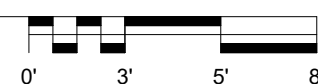


Demolition Legend

- Existing to be demolished
Existing to remain



2 Exterior Elevation - New Work - North
3/16" = 1'-0"



Construction Legend

- New Construction
Existing to Remain



Existing awnings & structure flanking the Oberweis storefronts to be updated to with new awning fabric to match over existing frame to remain (reference photo)

Existing awnings & structure flanking the Oberweis storefronts to be updated to with new awning fabric to match over existing frame to remain (reference photo)

OBERWEIS.

Oberweis Ice Cream and Dairy Store

Oberweis

510 Winnetka Avenue
Winnetka, IL 60093

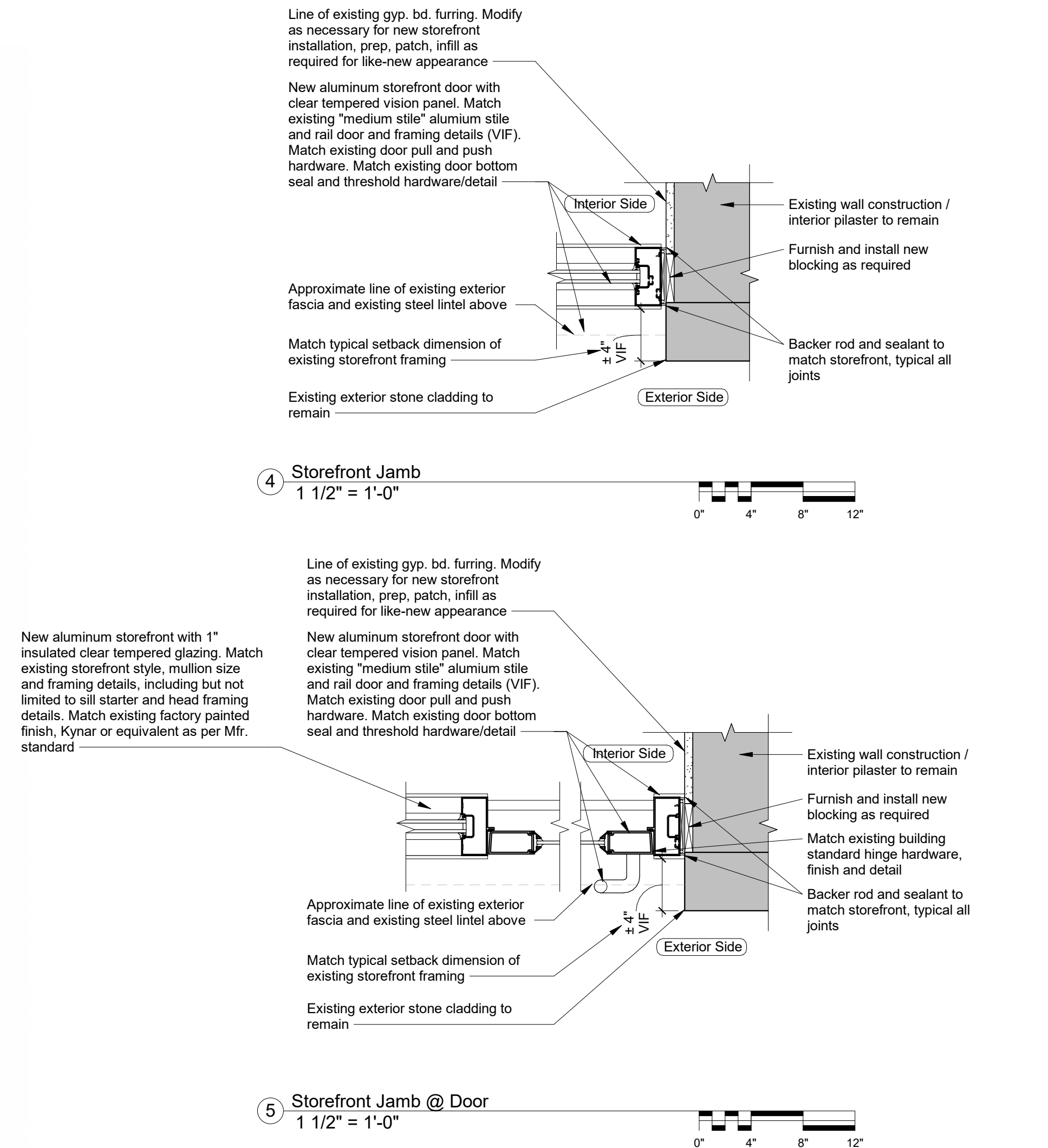
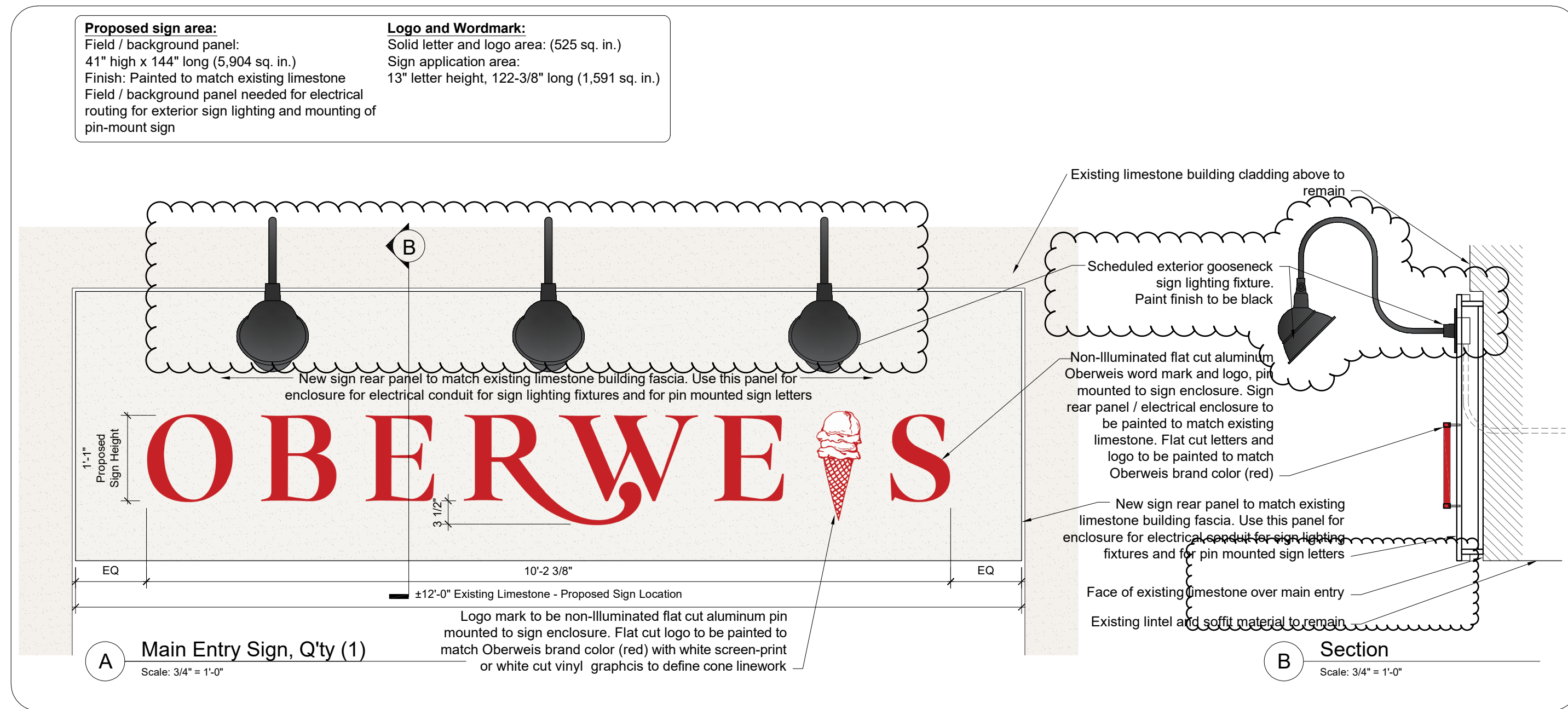
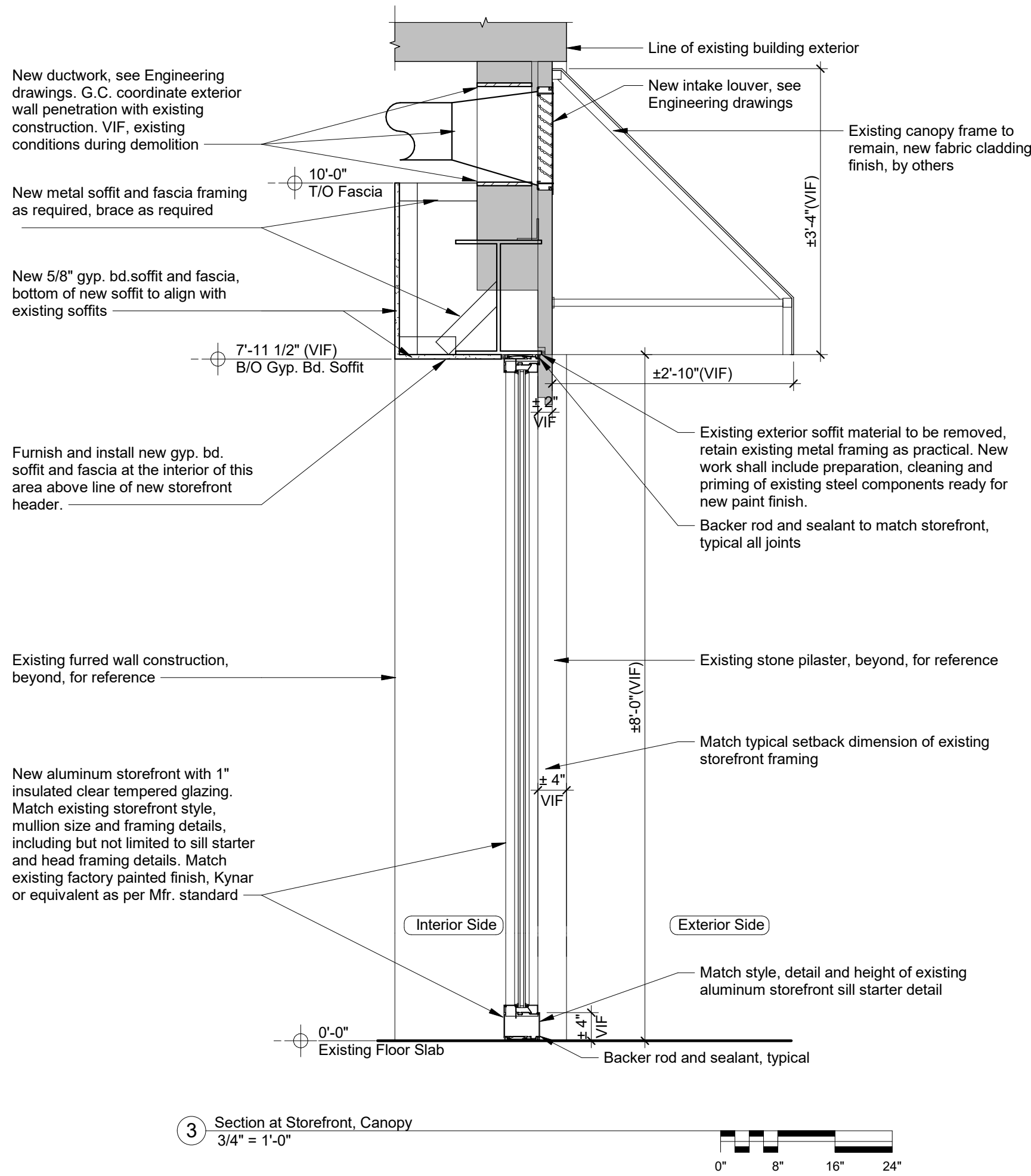
CHICAGO
DESIGN
NETWORK

217 N. Jefferson St.
Suite 150
Chicago, Illinois 60661

Elevations North

24.4510.05
Scale: 3/16" = 1'-0"

SK1.3



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

EXHIBIT B

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Winnetka, Illinois ("**Village**");

WHEREAS, the Village of Winnetka ("**Village**") is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Applicant, *Hoffman Commercial Real Estate* ("**Applicant**") is the owner of the *Oberweis Ice Cream and Dairy Store* space located at 510 Winnetka Avenue, Winnetka, Illinois ("**Subject Property**"); and

WHEREAS, the Subject Property is located in the C-1 Neighborhood Commercial Zoning District ("**C-1 District**"); and

WHEREAS, the Subject Property is improved with an existing, three-story multifamily building ("**Building**"); and

WHEREAS, the Applicant desires to make specific alterations to the Building, including changes to the existing doors and windows and updating existing sconce lighting, refurbishment of existing awning frames, and installation of new signage (collectively "**Proposed Exterior Building Alterations**"); and

WHEREAS, pursuant to Section 15.40.010(A) of the Winnetka Village Code, as amended ("**Village Code**"), the Applicant must obtain a certificate of appropriateness for the Proposed Exterior Building Alterations; and

WHEREAS, on April 17, 2025, after due notice thereof, the Design Review Board of the Village met to consider a certificate of appropriateness for the Proposed Exterior Building Alterations ("**Certificate of Appropriateness**"), and by a vote of four in favor and one opposed, recommended the issuance of the Certificate of Appropriateness; and

WHEREAS, pursuant to Section 15.40.010.J.2, the Village Council is the final decision-making body for properties located in the C-1 District requesting certificates of appropriateness; and

WHEREAS, Resolution No. R- __-2025, adopted by the Village Council on _____, 2025 ("**Resolution**"), grants the Certificate of Appropriateness for the Proposed Exterior Building Alterations; and

WHEREAS, Section 7 of the Resolution provides, among other things, that the Resolution will be of no force or effect unless and until the Applicant has filed, within 60 days following the passage of the Resolution, its unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Resolution;

NOW, THEREFORE, the Applicant hereby agrees and covenants as follows:

1. The Applicant hereby unconditionally agrees to accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Resolution.
2. The Applicant acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Resolution, have considered the possibility of the revocation provided for in the Resolution, and agree not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.
3. The Applicant acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's grant of the Certificate of Appropriateness for the Subject Property or its adoption of the Resolution, and that the Village's approvals are not, and will not be, in any way, deemed to insure the Applicant against damage or injury of any kind and at any time.
4. The Applicant hereby agrees to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Resolution granting the Certificate of Appropriateness for the Subject Property.
5. The Applicant hereby agrees to pay all expenses incurred by the Village in defending itself with regard to any and all of the claims mentioned in this Unconditional Agreement and Consent. These expenses will include all out-of-pocket expenses, such as attorneys' and experts' fees, and will also include the reasonable value of any services rendered by any employees of the Village.

Dated: _____, 2025

ATTEST:

HOFFMAN COMMERCIAL REAL ESTATE

By: _____

By: _____

Its: _____

Its: _____



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)

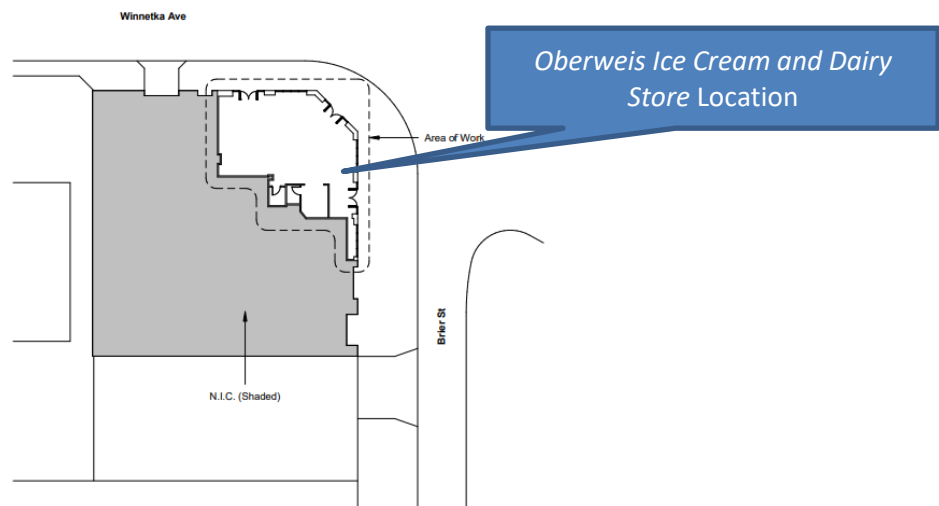
INTRODUCTION

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**

Store Frontage of the *Oberweis*
Ice Cream and Dairy Store



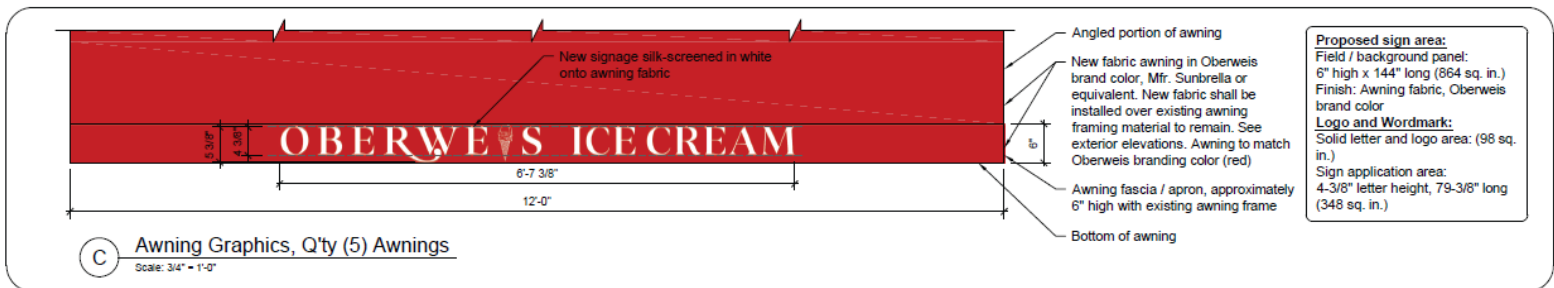
Figure 2 – Subject Property – Existing store frontage along Green Bay Road

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:

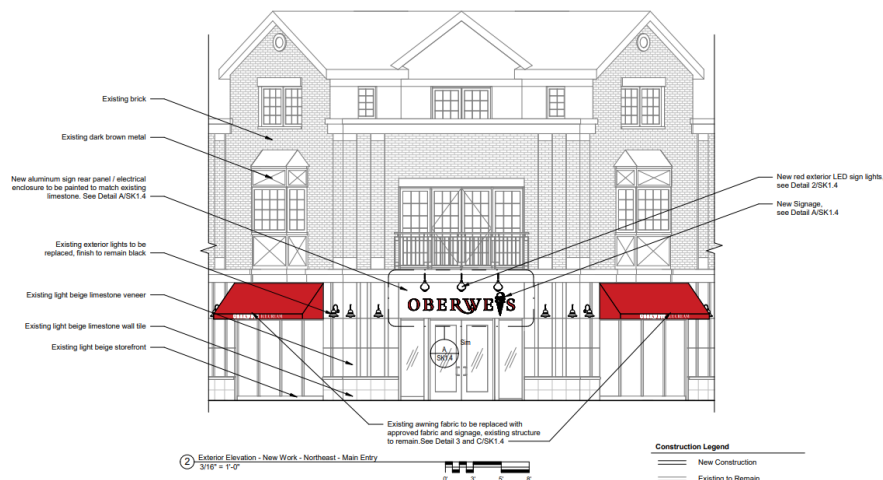
Proposed Awnings and New Awning Valance Signs

- 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



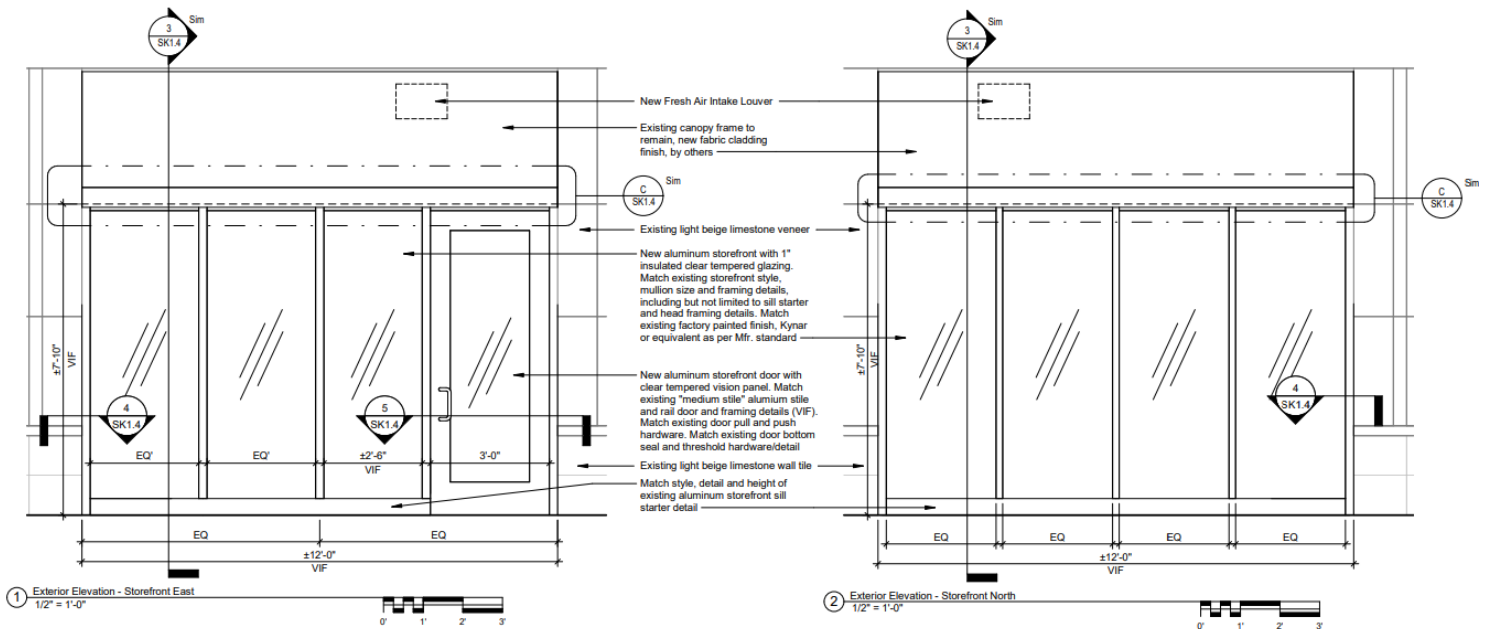
North Elevation – Proposed awnings, signage, and exterior building alterations

Proposed Wall Sign

- 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.

-
- Proposed sign area:**
Field / background panel:
41" high x 144" long (5,904 sq. in.)
Finish: Painted to match existing limestone
Field / background panel needed for electrical
routing for exterior sign lighting and mounting of
pin-mount sign
- Logo and Wordmark:**
Solid letter and logo area: (525 sq. in.)
Sign application area:
13" letter height, 122-3/8" long (1,591 sq. in.)
- Existing limestone building cladding above to remain**
- Scheduled exterior gooseneck sign lighting fixture. Paint finish to match Oberweis brand color (red)**
- Non-illuminated flat cut aluminum Oberweis word mark and logo, pin mounted to sign enclosure. Sign rear panel / electrical enclosure to be painted to match existing limestone. Flat cut letters and logo to be painted to match Oberweis brand color (red)**
- New sign rear panel to match existing limestone building fascia. Use this panel for enclosure for electrical conduit for sign lighting fixtures and for pin mounted sign letters**
- Face of existing limestone over main entry**
- Existing lintel and soffit material to remain**
- 1-1/4" Proposed Sign Height**
- EQ**
- 10'-2 3/8"**
- EQ**
- ±12'-0" Existing Limestone - Proposed Sign Location**
- Logo mark to be non-illuminated flat cut aluminum pin mounted to sign enclosure. Flat cut logo to be painted to match Oberweis brand color (red) with white screen-print or white cut vinyl graphics to define cone linerwork**
- A Main Entry Sign, Q'ty (1)**
Scale: 3/4" = 1'-0"
- B Section**
Scale: 3/4" = 1'-0"

- 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.



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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

1 **Winnetka Design Review Board/Sign Board of Appeals Meeting Minutes EXCERPT**
2 **April 17, 2025**

3
4 **Members Present:**

Katie Moor, Chairperson
Fritz Duda
Colin Kennedy
Heather Niehoff
Michael Ritter

9
10 **Members Absent:**

Paul Konstant

11
12 **Village Staff:**

Scott Mangum, Director of Community Development
Ann Klaassen, Assistant Director of Community
Development
Davorka Kirincic, Building and Code Enforcement
Manager

17
18 **Call to Order & Roll Call:**

19 Chairperson Moor called the meeting to order at 7:01 p.m. Roll call was taken of the Board Members
20 present.

21
22 **Public Comments:**

23 No comments were made at this time.

24
25 **Approval of Minutes:**

26 Chairperson Moor asked if there were any comments, corrections, or a motion to approve the March
27 20, 2025, meeting minutes. A motion to approve the March 20, 2025, meeting minutes was made by Mr.
28 Duda and seconded by Mr. Ritter. A vote was taken and the motion unanimously passed, 5 to 0:

29 AYES: Duda, Kennedy, Moor, Niehoff, Ritter

30 NAYS: None

31
32 Chairperson Moor asked for a motion to take the agenda out of order and move the Grace Presbyterian
33 Church matter to the end of the agenda. A motion to take the agenda out of order was made by Mr.
34 Ritter and seconded by Mr. Duda. A vote was taken and the motion unanimously passed, 5 to 0:

35 AYES: Duda, Kennedy, Moor, Niehoff, Ritter

36 NAYS: None

37 ***

38 **New Applications:**

39
40 **Case No. 25-08-DR: 510 Winnetka Avenue - Oberweis Ice Cream and Dairy Store: Sign Permit and**
41 **Certificate of Appropriateness to allow refurbishment of existing awning frames, installation of new**
42 **signage, and exterior building alterations, including changes to the existing doors/windows and**
43 **exterior lighting.**

44 Ms. Kirincic informed the Board that one written comment was received from the public before the
45 agenda packet was sent out on Friday, March 14, 2025. She noted that four additional written
46 comments were received between that date and the DRB meeting, which were provided to the Board
47 this evening. Ms. Kirincic then identified the property's location and zoning classification and noted that
48 the use is allowed by right in the district. She identified illustrations of the existing storefront and

1 explained that the project included recovering existing awning structures and installing new awning
2 valance and wall signs, as well as a Certificate of Appropriateness for exterior building alterations, which
3 she described. Ms. Kirincic identified the proposed awning fabric cover as red and the location of the
4 wall sign above the main entrance, and described the proposed logo, lettering, valance, awning height,
5 and sconce lights. She noted the proposed awning valance sign met the sign code standards and
6 referred to the applicable Design Guidelines.

7
8 Ms. Kirincic then described the proposed pin-mounted wall sign, logo, lettering, and background panel,
9 which met all wall sign standards. She identified the proposed location, which complied with the street
10 exposure size limitation. She then described the proposed exterior alterations in detail.

11
12 Ms. Kirincic then described the proposed exterior changes on the storefront and identified the
13 Certificate of Appropriateness standards the Board should consider. She reminded everyone that the
14 Board is only making a design recommendation to the Village Council for the awnings, signage, and
15 exterior Building Changes and has no authority over the building tenant.

16
17 Chair Moor asked if there were any questions. Mr. Ritter asked if the three west and two south existing
18 awnings would remain brown/maroon. Ms. Kirincic confirmed that this was correct.

19
20 Debbie Winchester, the design architect, provided material samples to the Board for their review. She
21 referred to the concerns relating to LED lighting and confirmed it would match that of incandescent
22 lighting, and the sign lumen levels would be at 800 lumens in order to be sensitive to the neighborhood.

23
24 Ms. Niehoff asked for additional information about the wall sign's back panel. Ms. Winchester explained
25 that the panel would be metal and painted to look like limestone, and flat-cut letters would then be pin-
26 mounted to it. Mr. Duda asked if it is possible for the entire building to have the same color awnings.
27 Ms. Winchester responded that they cannot assume the residents in the building want red awnings.

28
29 Adam Kraber, Oberweis President and CEO, stated they would prefer to have red awnings in front of
30 their storefront, but would consider having all red awnings on the entire building. The Board raised no
31 additional questions at this time.

32
33 Chairperson Moor asked for public comment and stated while the Board realized the residents have
34 concerns, she referred to the Board's purview which is limited. She noted that the Village is not party to
35 the condominium unit owners' declarations and that the appropriate venue to advocate whether the
36 changes can be made would be in court.

37
38 Kim Nathanson, 518 Winnetka Avenue, the Condominium Board President, stated the building is 93%
39 residential with Hoffmann Real Estate owning the remainder. She stated all of the modifications being
40 requested by the applicant are covered by their bylaws, and the applicant has not communicated with
41 them. Ms. Nathanson stated the Certificate of Appropriateness should be denied due to the lack of
42 meeting the standards, and she specifically referred to the light fixtures affecting the occupants along
43 with proposed red awnings. She described the proposed sign as an attractive nuisance.

44
45 Tim Jacobs, 518 Winnetka Avenue, a condo unit owner, stated that the changes will affect residents in
46 the building because their property value will be reduced, the lights will create light pollution, and there
47 will be noise pollution. He also stated that this is a safety concern due to the location being on a busy
48 corner.

1
2 Sarah Anzevino, 518 Winnetka Avenue, a condo unit owner, stated that the request would diminish the
3 building's look and character. She also agreed with the previous comments.
4

5 Jeannie Shepherd, 518 Winnetka Avenue, a condo unit owner, asked how the application was allowed to
6 proceed. Ms. Kirincic explained the permit application process. Mr. Jacobs referred to the previous
7 Board's discussion relating to the train station and the request for the lighting went against the Village's
8 design aesthetic.
9

10 Michael Lachowicz, owner of Aboyer and Fondita Miquel restaurants, referred to a previously submitted
11 RFP to create a Village entrance to the corridor as a welcoming Village function. He stated the applicant
12 is flexible in terms of what they are trying to achieve, and the Village needs more businesses. Mr.
13 Lachowicz stated while he understood the unit owners' position, he referred to the support his business
14 has received from the Village. He stated there needs to be a middle ground.
15

16 Mr. Jacobs described the overhanging lights as highly inappropriate. The Board Members and Ms.
17 Winchester discussed the minimal effect of gooseneck lighting. Mr. Kraber stated they would be happy
18 to turn the lighting off after business hours.
19

20 Shirley Olin, 518 Winnetka Avenue, a condo unit owner, stated that the building's design element drew
21 the owners to it and identified the previous commercial tenants. She then stated that they were only
22 recently made aware that Oberweis would become a tenant. Ms. Olin described the proposal as a
23 paramount decision and questioned how they would go about addressing the issues with the applicant.
24

25 Jenn Epstein, Hoffmann Commercial Real Estate property manager, stated they have worked with the
26 Village on projects over the last 8 years as well as on exceptions and provided their history to the Board.
27 She described the difficulties in working with the condo unit owners on this project. Ms. Epstein
28 informed the Board that someone has been in contact with Hoffmann, but they do not have that
29 person's information. She stated they want to co-exist happily and do not want to be contentious. Ms.
30 Epstein stated the applicant wants to open by the summer and there are other bodies to which the
31 request must be presented.
32

33 Mr. Kraber informed the Board that there are other stores in their portfolio with residences above and
34 described themselves as good neighbors. He also stated that they have never received complaints from
35 those locations, and the awning and signage proposal would be consistent with the lighting being
36 positioned to not affect the neighbors. Mr. Kraber added that red is their brand color. He also explained
37 that the solid red was a pivot from their red and white awnings on their other stores.
38

39 Mr. Jacobs asked the applicant if they would consider not putting up awnings and changing the light
40 fixtures to only signage. Ms. Epstein described the existing dilapidated awning condition and stated the
41 proposal would improve the building and help the community. Mr. Kraber stated there are 40 stores in
42 their portfolio and their brand is consistent.
43

44 Chairperson Moor reminded everyone the Board is only making a design recommendation to the Village
45 Council. Mr. Ritter added the Board has no authority over the building tenant.
46

47 Chairperson Moor asked the Board Members for their comments. Ms. Niehoff stated she understood
48 the applicant's brand color preference and precedent. She questioned whether there are guidelines that

1 would prohibit red gooseneck lighting and suggested the use of black or eliminating them. Mr. Kraber
2 provided their hours of operation. Mr. Duda commented that it would be nice to have awning
3 consistency on the whole building and that he had no problem with red. Mr. Kennedy agreed with the
4 comments made and also suggested different lighting options. The Board Members and the applicant
5 discussed lighting color options.

6
7 Chairperson Moor then asked for a motion to continue the matter or to recommend approval of the
8 request with conditions. A motion was made by Ms. Niehoff to approve the request with the following
9 conditions: (i) all awnings on the building must be a uniform color awning within the Oberweis red color
10 scheme, (ii) use of black gooseneck light fixtures for the Oberweis signage lighting. Mr. Duda seconded
11 the motion. A vote was taken and the motion passed, 4 to 1:

12 AYES: Duda, Moor, Niehoff, Ritter

13 NAYS: Kennedy

14
15 ***

16 Respectfully submitted,

17
18 Antionette Johnson

19 Recording Secretary