



**PLAN COMMISSION REGULAR MEETING
WEDNESDAY, SEPTEMBER 22, 2021 - 7:00 PM
WINNETKA VILLAGE HALL COUNCIL CHAMBERS – 510 GREEN BAY ROAD**

AGENDA ITEMS

1. Call to Order & Roll Call.
2. Community Development Report.
3. Public Comment.
4. Approval of June 23, 2021, meeting minutes.
5. **Case No. 21-30-SU: 490 Hibbard Road – Winnetka Park District:** An application submitted by the Winnetka Platform Tennis Club and the Winnetka Park District seeking approval of an amendment to an existing Special Use Permit, which allowed the construction of two additional platform tennis courts, to allow construction of two additional platform tennis courts and additions to the existing paddle hut at 490 Hibbard Road. The Village Council has final jurisdiction on this request.
6. Other Business.
 - a. Comprehensive Plan Status Update.
 - b. October 27, 2021, Meeting - Quorum check
7. Adjournment

Note: Public comment is permitted on all agenda items.

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

NOTICE

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities contact the Village ADA Coordinator at 510 Green Bay Road, Winnetka, Illinois 60093, (Telephone (847) 716-3543; T.D.D. (847) 501-6041). **Also, in accordance with the CDC guidance, the Village is requiring everyone to wear a face covering upon entering any Village facility, including the Village Hall. If you are unable to safely wear a face covering due to a medical condition or disability, please contact the Village ADA Coordinator by 3:00 p.m. the date of the meeting to request reasonable accommodations.**

**WINNETKA PLAN COMMISSION
MEETING MINUTES
JUNE 23, 2021**

Members Present:

Matthew Bradley, Acting Chairman
Mamie Case
Layla Danley
John Golan
Bridget Orsic
John Swierk

Members Absent:

Tina Dalman
Chris Foley
Jay Vanderlaan

Village Staff:

David Schoon, Director of Community Development
Kristin Kazenas, Assistant Village Manager
Ann Klaassen, Senior Planner

Call to Order & Roll Call:

At 7:05 p.m. Commission Secretary David Schoon asked Ms. Klaassen to read the roll call of the Commission Members present. A quorum of the Commission was present. Mr. Schoon asked for a motion to temporarily appoint Mr. Bradley as Acting Chairman. Ms. Orsic moved to temporarily appoint Mr. Bradley as Acting Chairman. Mr. Golan seconded the motion. A vote was taken and the motion unanimously passed:

AYES: Case, Danley, Golan, Orsic
NON-VOTING: Bradley, Swierk

Introductory Remarks Regarding Conduct of Virtual Meeting.

Chairman Bradley read the Oral Declaration into the record. He then outlined the agenda items and explained how the virtual meeting would take place. He also explained how public participation would take place and outlined the rules of procedure.

Approval of April 28, 2021 meeting minutes.

Chairman Bradley asked for a motion to approve the April 28, 2021 meeting minutes. A motion to approve the April 28, 2021 minutes was made by Ms. Danley and seconded by Ms. Orsic. A vote was taken and the motion unanimously passed:

AYES: Bradley, Case, Danley, Golan, Orsic
NAYS: None
NON-VOTING: Swierk

Approval of May 5, 2021 special meeting minutes.

Chairman Bradley asked for a motion to approve the May 5, 2021 meeting minutes. A motion to approve the May 5, 2021 minutes was made by Ms. Case and seconded by Ms. Orsic. A vote was taken and the motion unanimously passed:

AYES: Bradley, Case, Danley, Golan, Orsic
NAYS: None
NON-VOTING: Swierk

Case No. 21-15-SU: 385 Winnetka Avenue – New Trier High School: An application submitted by the Board of Education of New Trier Township High School District 203 seeking approval of an amendment to an existing special use permit, which allowed the expansion of the school building and roadway improvements and zoning variations to allow the replacement of the existing Gates Gym with the construction of an addition on the east side of the high school and the construction of parking lot improvements at 385 Winnetka Avenue. The Village Council has final jurisdiction on this request.

Ms. Klaassen stated in 2015, the Village Council approved the special use permit to allow the most recent improvements on the west side of the building and identified the special use and zoning variation approvals being requested for this project. She noted the ZBA considered the requested variations at their June 14, 2021 meeting and unanimously recommended approval. Ms. Klaassen added the applicant submitted a Certificate of Appropriateness which was considered by the DRB at their June 15, 2021 meeting and received a unanimous recommendation of approval. She then referred to the site plan and described the building and parking on the site. Ms. Klaassen identified the property's zoning classification and property photos. Ms. Klaassen noted the use of the site and programming would not change as a result of the proposed improvements. She stated the application is for an institutional use in a single family residential zoning district and the ordinance did not have standards for institutional uses which meant the zoning calculations are based on residential zoning and far exceed the zoning regulations.

Ms. Klaassen stated with regard to parking, she described the reconfiguration resulting from the project which would result in a net increase of 18 parking spaces. She stated KLOA provided a traffic memo which concluded the improvements would result in a limited, if any, increase in traffic and parking generated by the school and there would be no modification to the current enhanced traffic operation. Ms. Klaassen noted the Village Engineer agreed with KLOA's conclusion. She then described the temporary parking lot to be created during construction which would be in place until spring 2023.

Ms. Klaassen then referred to an illustration of the proposed east and north elevations to identify the various heights. She stated after public comment and Commission discussion, a Commission Member may make a motion as indicated on page nos. 8 and 9. Ms. Klaassen noted no additional correspondence was received other than one email which was included in the packet and there is one member of the public at the Village Hall who did not want to comment. She then asked if there were any questions. No questions were raised at this time.

Ms. Kazenas allowed the applicant into the meeting to comment. Chairman Bradley swore in those speaking to this matter. Kevin Havens, Wight & Co. Lead Design Director, Brandon Spoehr, Wight & Co. Project Architect, Kevin Camino of Ericksson Engineering, Paul Sally, Superintendent of New Trier, John Peacock, Wight & Co. Project Manager and Julia Heutel, the site lighting designer, introduced themselves to the Commission. Mr. Sally began by describing the project which related to the campus's east side and provided a project overview which he stated balanced the needs of the students, the neighborhood and the community. He referred the Commission to the campus's overview and the plan to improve the facilities on the east side, as well as interior and exterior photos of the existing building. Mr. Sally then identified how the special use standards have been addressed as well as the traffic plan implementation.

Kevin Havens referred the Commission to the south rendering of the site and the west side addition. He then identified the building's components in an illustration and portions of the building affected by the proposed addition. Mr. Havens identified a cross section of the building and described the architectural features of the gym as well as the east-west cross section of the building along Essex. He then referred

1 to the before and after photos of the concourse as well as lower level photos. Mr. Havens referred to
2 the rendering of the west side and proposed new east side addition. He also identified the north and
3 east elevation renderings and described the materials to be used. Mr. Havens then described the
4 landscaping palette, materials, lighting, benches, paving materials, etc. to be used on the site noting the
5 parking lot would be configured to maximize the amount of parking spaces. He informed the
6 Commission of their conversations with the neighbors and concerns in connection with lighting levels
7 and noted they planned to address the amount of lighting used to minimize the effect on the neighbors.
8

9 Chairman Bradley asked if there were any questions from the Commission. Mr. Golan questioned the
10 amount of square footage built on the site over the last 25 years. Mr. Sally responded the Winnetka
11 campus represented 50% of the space as new in connection with the last two projects. Mr. Spoehr
12 estimated the west side of the project at 300,000 square feet and the new addition represented
13 approximately 200,000 square feet. Mr. Sally informed the Commission the center of the building is
14 undergoing renovation to modernize the classrooms which is also part of their 15 year plan. He also
15 described the improvement to traffic flow with the last addition. Mr. Golan questioned the boiler room
16 location and Mr. Havens described the new efficient and modern facility. Ms. Danley questioned the 12
17 new classrooms. Mr. Sally responded the renovation would result in them being brought up to modern
18 standards. Ms. Orsic asked how construction traffic would be handled. Mr. Sally responded it would be
19 similar to what was done during construction of the west side improvements noting they are working
20 with Pepper Construction which has a very detailed plan in place. He added they would continue to
21 work with the neighbors.
22

23 Chairman Bradley referred to lighting and the special use standards and asked the applicant to speak to
24 the lighting fixtures and neighborhood impact. Mr. Havens stated there would be site lighting which
25 would be at an acceptable low level for the neighbors. Julia Heutel stated they planned to create lighting
26 with minimal glare and visibility and described the proposed recessed lighting used in the stairway
27 which would be dimmed at night. Mr. Havens added the lighting would be more sophisticated than used
28 in the concourse. Chairman Bradley referred to traffic patterns and asked if there would be an increased
29 in hosted events in terms of vehicular volume. Mr. Sally responded they do not expect the amount of
30 traffic to increase. No additional questions were raised at this time.
31

32 Chairman Bradley asked for public comment. Ms. Klaassen confirmed there is no one at the Village Hall
33 to comment. Ms. Kazenas allowed members of the public into the meeting to comment. She confirmed
34 there is no public comment.
35

36 Chairman Bradley then called the matter in for discussion. Ms. Case commended the applicant on the
37 application and stated the request complied with the special use standards and she would vote in favor
38 of the request. Ms. Orsic, Ms. Danley, Mr. Golan and Mr. Swierk agreed with the comments made.
39 Chairman Bradley then asked for a motion as indicated on page 8 of the materials.
40

41 Ms. Danley moved to approve the amended special use application as outlined on page 8. Ms. Orsic
42 seconded the motion. A vote was taken and the motion unanimously passed:

43 AYES: Case, Danley, Golan, Orsic

44 NAYES: None

45 NON-VOTING: Bradley, Swierk
46

47 **Case No. 21-19-SD: 800, 808 and 812 Oak Street: An application submitted by Chicago Trust Company,**
48 **Evanston Bond and Mortgage Company and the 812 Oak Condominium Association seeking final plat**

1 **approval to allow a three-lot subdivision of 800 Oak Street, 808 Oak Street and 812 Oak Street and a**
2 **variation from the subdivision code requirements that alleys be provided at the rear of all commercial**
3 **lots and be at least twenty (20) feet wide. The proposed subdivision would establish vacant land**
4 **between 800 Oak Street and 812 Oak Street as a separate zoning lot thereby allowing for**
5 **development of the vacant west land with a new building. The Village Council has final jurisdiction on**
6 **this request.**

7 Mr. Norkus described the final plat of subdivision requested by the applicant, the proposed new lot
8 measurements and the variation from the subdivision code. He then referred to the property's aerial
9 view along with improvements on the lots and parcel lines shown in red. Mr. Norkus stated the green
10 area represented a private easement to the south. He then identified an illustration of surrounding
11 properties with their zoning classifications and requirements. Mr. Norkus referred to photos of the
12 existing buildings and the proposed subdivision's aerial view as well as an illustration of the original
13 platted lots of record. He then described the series of parcel boundary modifications which took place
14 over the years. Mr. Norkus also identified an illustration of the proposed final plat and existing private
15 easements.

16
17 Mr. Norkus described the Commission Members' role in evaluating proposed subdivisions is to review
18 the plan in terms of how it complies with the following: (i) the future land use plan from the
19 Comprehensive Plan, (ii) the C-2 applicable zoning requirements and standards, and (iii) subdivision code
20 compliance. He also referred to the standards for the consideration of variations in connection with the
21 subdivision code. Mr. Norkus stated following the applicant's presentation, public comment and
22 Commission discussion, a Commission Member may make a motion as indicated on page 17 of the
23 agenda report. He then asked if there were any questions.

24
25 In response to a question from Member. Golan, Mr. Norkus responded the subdivision code
26 contemplated in commercial areas that the subdivision would dedicate to the public a portion of their
27 land for an alley which would be maintained by the Village. He added in conversations with Public
28 Works, they have expressed no interest in owning or maintaining a dead-end alley which would be
29 established in this situation with preference for allowing the easement. Chairman Bradley referred to
30 height not being part of the Commission's consideration and Mr. Norkus confirmed that is correct. No
31 additional questions were raised at this time.

32
33 Chairman Bradley then asked for the applicant's presentation. Ms. Kazenas allowed the applicant into
34 the meeting. Chairman Bradley swore in those speaking to this matter. Paul Konstant, architect, Phil
35 Couri on behalf of one of the property owners and Heidi Ziemak, Phil Prassas' daughter, introduced
36 themselves to the Commission. Mr. Couri informed the Commission that his father and Mr. Prassas have
37 been partners for 40 years and purchased the property in 1995 to move their law practice there. He
38 stated they later became aware it was not a buildable lot with nothing happening with the property for
39 26 years. Mr. Couri stated the 1908 plat did not depict ownership with there being a cloud on title on all
40 three properties. He then stated all three property owners have now agreed to accurately determine
41 ownership and property lines and are working with Paul Konstant to purchase the property.

42
43 Paul Konstant stated in working with clients who want to remain in the Village and after discussions with
44 Mr. Norkus, he described parking vehicles on the property as a challenge. He then stated he designed a
45 courtyard building for the property with entry off of Oak Street with one residential unit per floor, no
46 commercial space and a common rooftop area. Mr. Konstant described how the building would be set
47 back 18 feet to allow greenspace. He then referred to the master plan concept illustration and indicated
48 the only feasible way to enter the property would be from Oak Street. Chairman Bradley confirmed the

1 property's proposed use is not before the Commission and asked if there were any other questions. No
2 additional questions were raised at this time.

3
4 Chairman Bradley then asked for public comment. Ms. Klaassen read an email from Larry Brown, 800
5 Oak Street, Unit E, into the record in opposition to the request. Chairman Bradley then swore in those
6 speaking to this matter. Helen O'Connell stated she resides in the adjacent townhome building. She
7 asked for confirmation that the proposal would have no effect on the easement to their townhomes.
8 Mr. Couri confirmed there would be no change to the ingress/egress easement. Ms. Kazenas allowed
9 members of the public into the meeting to comment. No comments were made at this time.

10
11 Chairman Bradley called the matter in for discussion. He stated with regard to the need for the
12 easement for the alley, there is an existing easement for that benefit which should be designed to be in
13 furtherance in that. Chairman Bradley stated the greenspace should be developed in furtherance of the
14 Comprehensive Plan. He then referred to the agreement reached among the three owners to correct
15 the property's deficiencies which would allow the site to be developed or sold. Chairman Bradley
16 concluded he would be in favor of the request. Mr. Golan, Ms. Orsic, Ms. Danley and Ms. Case agreed
17 with the comments made and stated they would vote in favor of the request.

18
19 Chairman Bradley then asked for a motion to recommend approval as indicated on page 17. A motion to
20 recommend approval of the proposed subdivision and associated variation as outlined on page 17 was
21 made by Ms. Orsic and seconded by Ms. Case. A vote was taken and the motion unanimously passed:

22 AYES: Bradley, Case, Danley, Golan, Orsic

23 NAYES: None

24 NON-VOTING: Swierk

25
26 **Other Business.**

27 a. **Community Development Report**

28 Mr. Schoon informed the Commission that the Village Council approved the special use request for
29 Strong Nail City on Lincoln Avenue and that Coldwell Banker withdrew their application for the corner
30 space on Chestnut and Elm Street. He stated the Village staff is working with the property owner on
31 plans to fill that space. Mr. Schoon then informed the Commission that in-person meetings would
32 resume in July 2021 with no applications on the agenda for the July meeting. He also stated that
33 discussions with The Lakota Group have been reengaged and that community engagement would begin
34 in September in connection with the Comprehensive Plan work.

35
36 b. **July 28, 2021 Meeting – Quorum check**

37 Mr. Schoon confirmed no quorum check was needed.

38
39 **Public Comment.**

40 No additional comments were made at this time.

41
42 **Adjournment.**

43 A motion to adjourn was made by Ms. Danley and seconded by Ms. Orsic. A vote was taken and the
44 motion unanimously passed:

45 AYES: Bradley, Case, Danley, Golan, Orsic

46 NON-VOTING: Swierk

47 The meeting was adjourned at 9:11 p.m.

48

1 Respectfully submitted,
2
3 Antionette Johnson
4 Recording Secretary

DRAFT



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: SEPTEMBER 16, 2021
SUBJECT: 490 HIBBARD ROAD - WINNETKA PARK DISTRICT / WINNETKA
PLATFORM TENNIS CLUB - SPECIAL USE PERMIT (CASE NO. 21-30-SU)

INTRODUCTION

On September 22, 2021, the Plan Commission is scheduled to hold a public hearing on an application submitted by the Winnetka Platform Tennis Club (the "Applicant") and the Winnetka Park District, as the owner of the property located at 490 Hibbard Road (the "Subject Property"). The Applicant is proposing construction of two additional platform tennis courts and additions to the existing paddle hut on the Subject Property and requests approval of the following relief:

1. Approval of an amendment to an existing **Special Use Permit** allowing platform tennis courts located in the R-2 Single-Family Residential Zoning District.

As will be discussed later in this report, the Zoning Board of Appeals (ZBA) considered the special use permit request on September 13, 2021 and voted unanimously to recommend approval of the proposed improvements. The Applicant has also submitted an application seeking approval of a Certificate of Appropriateness, which is scheduled to be considered by the Design Review Board (DRB) on September 29, 2021.

A sign has been posted on the Subject Property indicating the time and date of the Plan Commission public hearing. A mailed notice has been sent to property owners within 250 feet of the Subject Property, in compliance with the Zoning Ordinance. The hearing was properly noticed in the *Winnetka Talk* on September 2, 2021. As of the date of this memo, staff has not received any written comment from the public regarding this application.

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

PROPERTY DESCRIPTION

The Subject Property, which is 162.91 acres in size, is located on the west side of Hibbard Road, between Cherry and Pine Streets and contains the Winnetka Park District Campus (see Figure 1). The location of the six (6) existing platform tennis courts and paddle tennis hut are located immediately west of the tennis courts (see Figure 2).

The Comprehensive Plan designates the Subject Property as appropriate for "Park/Open Space" uses (Attachment A). The property is zoned R-2 Single Family Residential, and it is bordered by R-2 Single

Family Residential to the north and south, and R-4 Single Family Residential as well as R-5 Single Family Residential to the east (see Figure 3).

In addition to single-family residential uses, the Zoning Ordinance allows nonessential public uses, as determined by the Village Council, to be permitted as special uses in all districts within the Village, subject to complying with the special use standards.

The Applicant's use of the Subject Property for recreational activities and park space is generally consistent with the Comprehensive Plan land use designation and the R-2 zoning district.



Figure 1 – Aerial Map



Figure 2 – Up-Close Aerial Map

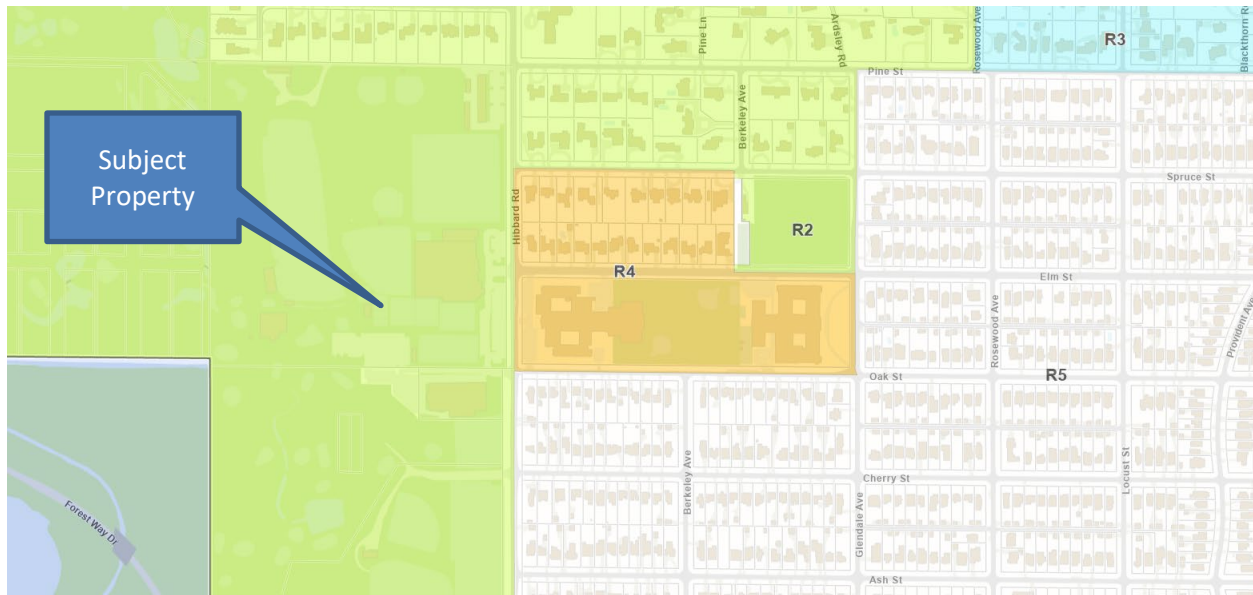


Figure 3 – Zoning Map

PROPERTY HISTORY AND PREVIOUS APPROVALS

The Winnetka Park District has been operating on the Subject Property for many years. The facilities and activities offered over the years have expanded several times and site improvements have been made. There are nine (9) previous zoning cases on file for the Subject Property, two of which are related to the existing platform tennis courts and paddle hut:

1. Ordinance M-15-2004 was adopted in April 2004 by the Village Council, granting an amendment to an existing Special Use Permit to allow construction of what is now the existing paddle tennis hut; and
2. Ordinance M-12-2007 was adopted in August 2007 by the Village Council, granting an amendment to an existing Special Use Permit to allow construction of two additional platform tennis courts. Ordinances M-15-2004 and M-12-2007 are included in this report as Attachment D.

Figures 4 through 6 on the following pages are current photos of the site where the improvements are proposed.



Figure 4 – South Elevation of Existing Platform Tennis Courts and Paddle Hut



Figure 5 – West Elevation of Existing Platform Tennis Courts and Paddle Hut



Figure 6 – Existing Paddle Hut (looking northeast)

PROPOSED PLAN

The proposed improvements include two additional platform tennis courts, expansion of the decking around the courts, and additions to the paddle hut. The two new courts would be located immediately west of the existing paddle hut. Each individual court would measure 30 feet by 60 feet. There are two additions proposed for the paddle hut. The addition on the south side of the hut would measure 832 square feet and the addition on the northwest corner would measure 338 square feet. The proposed improvements comply with the zoning regulations.

The general hours and use of the platform tennis facilities will not change as a result of the proposed improvements. The proposed expansion is in response to the growing demand of the sport and membership of the Winnetka Platform Tennis Club. As described by the Applicant in the written explanation provided in Attachment C, the platform tennis season starts in October and runs through March. The Park District also offers paddle clinics and rents the paddle hut on Friday and Saturday evenings.

The platform tennis facilities and the golf course share the parking lot that is located south of the paddle tennis courts. Since the golf season generally runs from April to October, and the active hours of the two sports are opposite from each other, there have not been capacity issues with the shared parking lot.

The proposed platform tennis courts would be lit during the evening hours, in the same fashion as the existing courts. The lights are far removed from the residential neighbors east of Hibbard Road as the platform tennis facilities are located west of the 12 tennis courts.

The proposed additions to the paddle hut will match the architectural design, materials, and color palette of the existing hut.

Since the project is dependent on fundraising, the Applicant is proposing to construct the improvements in two phases. The first phase would be construction of the two additional platform courts (Phase 1); phase two would include expansion of the decking around the paddle hut as well as the additions to the hut (Phase 2). The Applicant would like to start construction of Phase 1 this fall and hopes that Phase 2 will occur within the next 2-5 years.

In order to accommodate the proposed improvements, the existing practice green, along with eight (8) trees would be removed. The trees to be removed range in size from 6 to 24 inches. The Village Forester has reviewed the proposed plan and has noted that 42 inches of replacement plantings will be required.

Excerpts of the proposed site plan, building elevations, and architectural renderings of the proposed courts and building addition are provided below and on the next pages as Figures 7 through 12. The complete set of plans are provided in the application materials, which are included in this report as Attachment C.

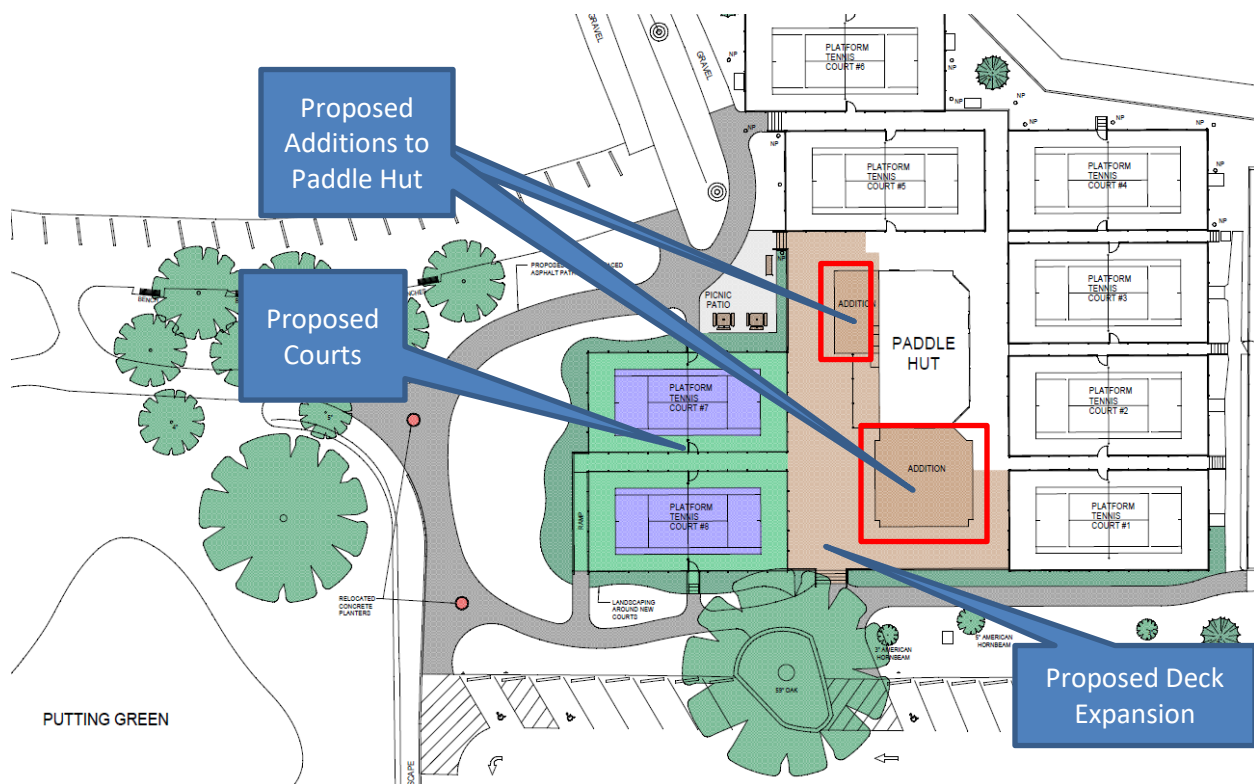


Figure 7 – Excerpt of Proposed Site Plan



Figure 8 – Aerial View 1 of Proposed Improvements



Figure 9 – Aerial View 2 of Proposed Improvements

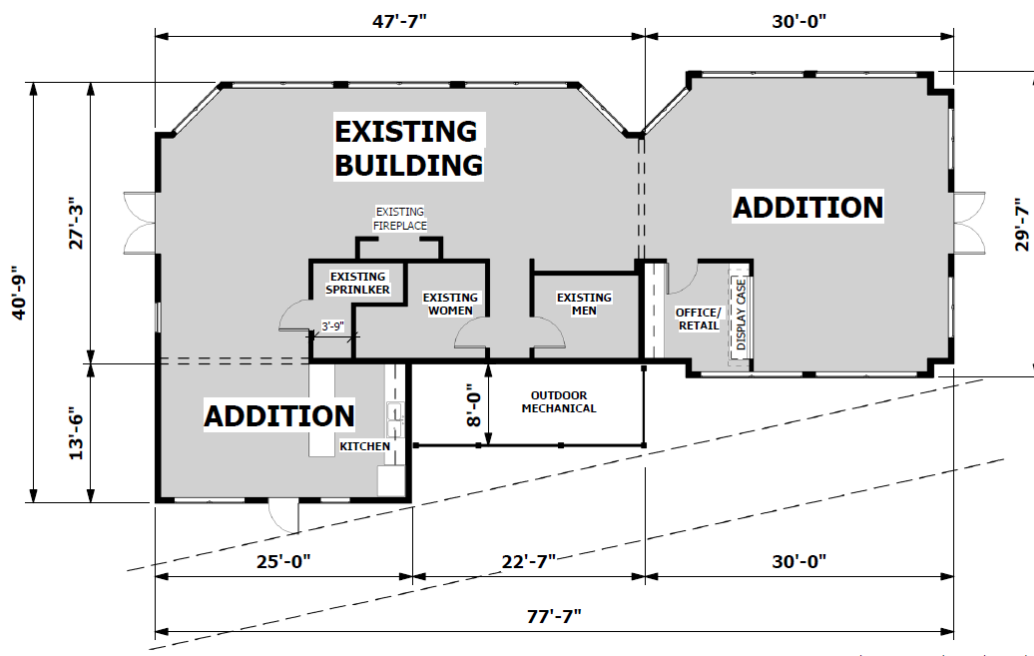


Figure 10 – Proposed Floor Plan of Paddle Hut



Figure 11 – Rendering of Proposed South Elevation of Paddle Hut



Figure 12 – Rendering of Proposed East Elevation of Paddle Hut

The Subject Property is located within the 100-year floodplain. Therefore, the proposed improvements must comply with the Village of Winnetka Flood Hazard Protection Ordinance as well as the Village stormwater regulations. The application materials have been reviewed by Village Engineering staff and the Applicant is currently working with Village Engineering staff to provide additional information to verify compliance. Figure 13 below represents the Subject Property's location in the floodplain; the cyan represents the 100-year flood area.

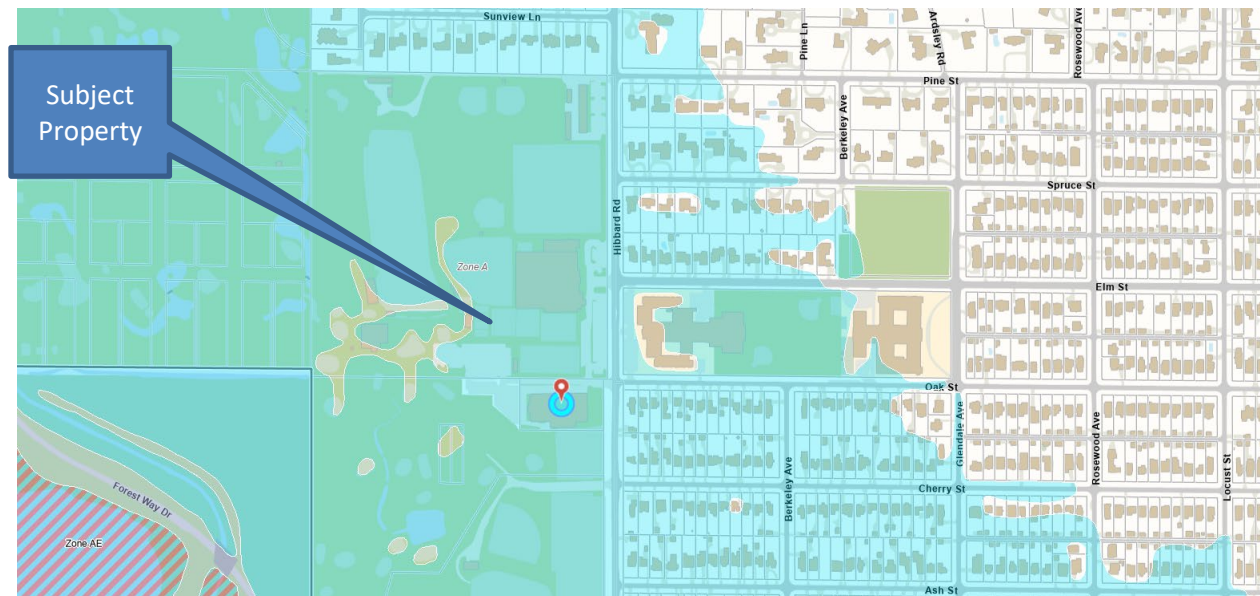


Figure 13 - GIS Floodplain Map

As previously noted, the Applicant plans to start construction of the two additional platform courts (Phase 1) this fall and hopes to construct additions to the paddle hut and expanded deck around the paddle hut (Phase 2) within the next 2-5 years. Section 17.56.100 of the Zoning Ordinance requires that construction or occupancy for which a special use permit was granted must be actively pursued within one year and completed and occupied with 18 months following the date of Village Council approval. However, the Village Council, at its discretion following a written request to do so, may extend the period of time by which the improvements must be made. The Applicant has stated that they will use the proposed special use permit or apply for another special use permit depending on the timing of the proposed hut construction. Relative to the overall size of the Subject Property, the size and location of the proposed paddle hut additions appear to have a minimal impact on adjacent and nearby properties. The Council may find it appropriate in its special use approvals to extend the amount of time by which the paddle hut additions and deck expansion need to be constructed.

CONSIDERATION BY OTHER ADVISORY BOARDS/COMMISSIONS

As previously noted, the Zoning Board of Appeals (ZBA) considered the request on September 13, 2021. No written comments from the public were received for the ZBA meeting nor were any public comments made at the meeting. Ultimately, the ZBA voted 5-0 to recommend approval of the request.

The Design Review Board is scheduled to consider a Certificate of Appropriateness for the proposed improvements on September 29, 2021.

The Plan Commission is charged with evaluating Special Uses for consistency with the Comprehensive Plan, as well as the six standards for granting special use permits. One of the objectives of the Comprehensive Plan is to “preserve or expand the quantity, quality and distribution of open space and

recreational opportunities.” The draft recommendation below lists other relevant objectives from the Comprehensive Plan. An excerpt of the Comprehensive Plan is included in this report as Attachment B.

FINDINGS

The Plan Commission is to consider whether or not the requested amendment to the existing special use granted by Ordinance M-12-2007 to allow the construction of two additional platform tennis courts and additions to the existing paddle hut on the Subject Property is consistent with the Village’s Comprehensive Plan and with the Village’s special use permit standards.

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

The Plan Commission recommends **approval [denial]** of the requested amendment to the existing special use granted by Ordinance M-12-2007 **to allow construction of two additional platform tennis courts and additions to the existing paddle hut for the Winnetka Park District and Winnetka Platform Tennis Club on the Subject Property**, based on the following findings of fact:

1. “The proposed expansion of the platform tennis facilities **is [is not]** consistent with the Comprehensive Plan’s Land Use Map designation of the Subject Property as appropriate for “Park/Open Space” uses and **is [is not]** consistent with the following objectives of Chapter II of the Comprehensive Plan:
 - a. to “Preserve or expand the quantity, quality and distribution of open space and recreational opportunities;”
 - b. to “Support the development of recreational facilities to meet the needs of residents of all ages;”
 - c. to “Engage in a public process the balances institutional goals and minimizes any adverse impact to the character of the adjacent residential neighborhood;” and
 - d. to “Foster greater cooperation among all institutions – private and public – in the joint use of their recreational facilities.”
2. “The proposed expansion of the platform tennis facilities **is [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.

[The amendment to the special use for the expansion of the platform tennis facilities should only be approved subject to the following conditions:

- 1. The Village Council granting approvals to allow the construction of the additions to the paddle hut and deck expansion to occur within five years of the date of the Village Council approval of the special use for the platform tennis facilities.
- 2. ...]

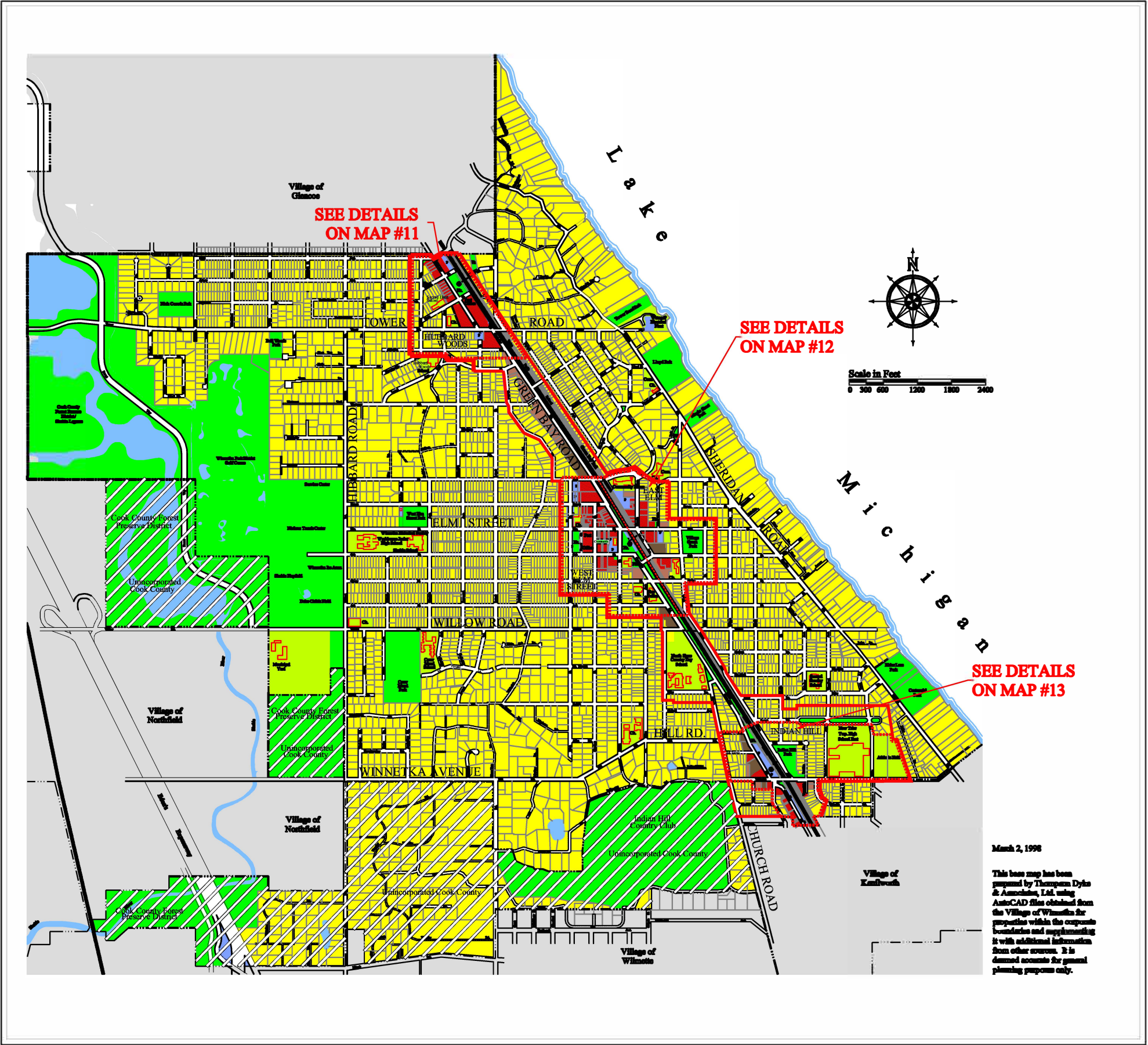
ATTACHMENTS

Attachment A: Comprehensive Plan Land Use Map

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

Attachment C: Application Materials

Attachment D: Ordinance M-15-2004, adopted April 20, 2004 and Ordinance M-12-2007, adopted August 7, 2007



Village
of
WINNETKA

Comprehensive Plan Update: 2020

Land Use Plan

Map
7

LEGEND

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

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

June 30, 1999



THOMPSON DYKE & ASSOCIATES, LTD.

Land Planning Landscape Architecture Urban Planning	800 Maple Road, Suite 210 Winnetka, Illinois 60093-4025	Telephone 847.272.6200 312.661 1616 Fax 847.272.6071
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ATTACHMENT B

CHAPTER II: VISION, GOALS AND OBJECTIVES

2.1 A 2020 VISION FOR WINNETKA

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

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

2.2 COMMUNITY GOALS

Purpose and Formulation Procedure

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

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

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

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

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

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

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

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

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

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

2.3 VILLAGE CHARACTER AND APPEARANCE

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

Objectives

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

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

2.4 RESIDENTIAL AREAS

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

GENERAL RESIDENTIAL OBJECTIVES

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

SINGLE-FAMILY RESIDENCE OBJECTIVES

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

MULTIPLE-FAMILY RESIDENCE OBJECTIVES

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

residents of all ages.

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

2.5 LOCAL GOVERNMENT

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

Objectives

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

2.6 EDUCATIONAL AND COMMUNITY INSTITUTIONS

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

Objectives

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

2.7 PARKS, OPEN SPACE, RECREATION AND ENVIRONMENT

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

Objectives

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

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

2.8 TRANSPORTATION

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

Objectives

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

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

2.9 GROWTH MANAGEMENT

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

Objectives

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

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SPECIAL USE PERMIT APPLICATION

Case No. 21-30-SUProperty InformationSite Address: 490 Hibbard RoadSU-2021-920Applicant InformationName: Winnetka Platform Tennis Club (WPTC)Primary Contact: Mr. Colin CrossAddress: [REDACTED]City, State, ZIP: Winnetka, IL 60093Phone No. [REDACTED] (Cell)Email: [REDACTED]Architect InformationName: DDCA ArchitectsPrimary Contact: John SwierkAddress: 3321 S. Route 31City, State, ZIP: Crystal Lake, IL 60012Phone No. 815-444-8444Email: jswierk@DDCAarchitects.comOwner InformationName: Winnetka Park DistrictPrimary Contact: Mr. Costa KutulasAddress: 540 Hibbard RoadCity, State, ZIP: Winnetka, IL 60093Phone No. 847-501-2052Email: ckutulas@winpark.orgAttorney Information

Name: _____

Primary Contact: _____

Address: _____

City, State, Zip: _____

Phone No. _____

Email: _____

Applicant Signature: [REDACTED]Date: 8/10/21Property Owner Signature: [REDACTED]Date: 8/10/21Printed Name of Owner: Costa Kutulas

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SPECIAL USE PERMIT STANDARDS

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

1. That the establishment, maintenance, and operation of the special use will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare;
The proposed addition of 2 platform courts and the building expansion will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare of the area and or 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 addition of 2 platform courts and the building expansion will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity.
3. That the establishment of the special use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern;
The establishment of the Special Use for the proposed addition of 2 platform courts and the building expansion will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern;
4. That adequate measures have been or will be taken to provide ingress and egress in a manner which minimize pedestrian and vehicular traffic congestion in the public ways;
The proposed addition of 2 platform courts and the building expansion will not have any negative impact on the site ingress and egress or create any additional pedestrian or traffic congestion in the public ways.
5. That adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the special use exists or are to be provided; and
The site has adequate parking, utilities, access roads, drainage, and other facilities required for the addition of 2 platform courts and the building expansion. The work will be permitted through and comply will all Village of Winnetka building codes and storm water requirements.
6. That the special use in all other respects conforms to the applicable regulations of this and other village ordinances and codes.

Yes



Existing Paddle Court Design Looking East



Existing Paddle Court Design Looking Southeast



Existing Paddle Court Design Looking Southwest



Existing Paddle Court Design Looking West



Paddle Court Expansion Site Looking Southeast



Paddle Court Expansion Site Looking Southwest



Paddle Court Expansion Site Looking Northwest



Paddle Court Expansion Site Looking Northeast

Proposed expansion of Platform Tennis Center located at 490 Hibbard Road

The Winnetka Platform Tennis Club (WPTC/Applicant) and the Winnetka Park District (WPD/Owner) request a Special Use Permit to construct two additional platform tennis courts (courts 7 & 8/Phase 1) and expand the decking and hut (Phase 2).

WPTC will construct and pay for the improvements and then donate them to WPD. This partnership has existed since 1978 when WPTC constructed four platform tennis courts, and continued in 2004 with construction of the existing hut, and 2007 with the addition of courts 5 and 6.

This expansion is necessary to address the growing demand for the sport: the WPTC has grown membership from 274 in 2014 to 382 in 2020 and requires additional courts to address the recent growth and future growth of the sport.

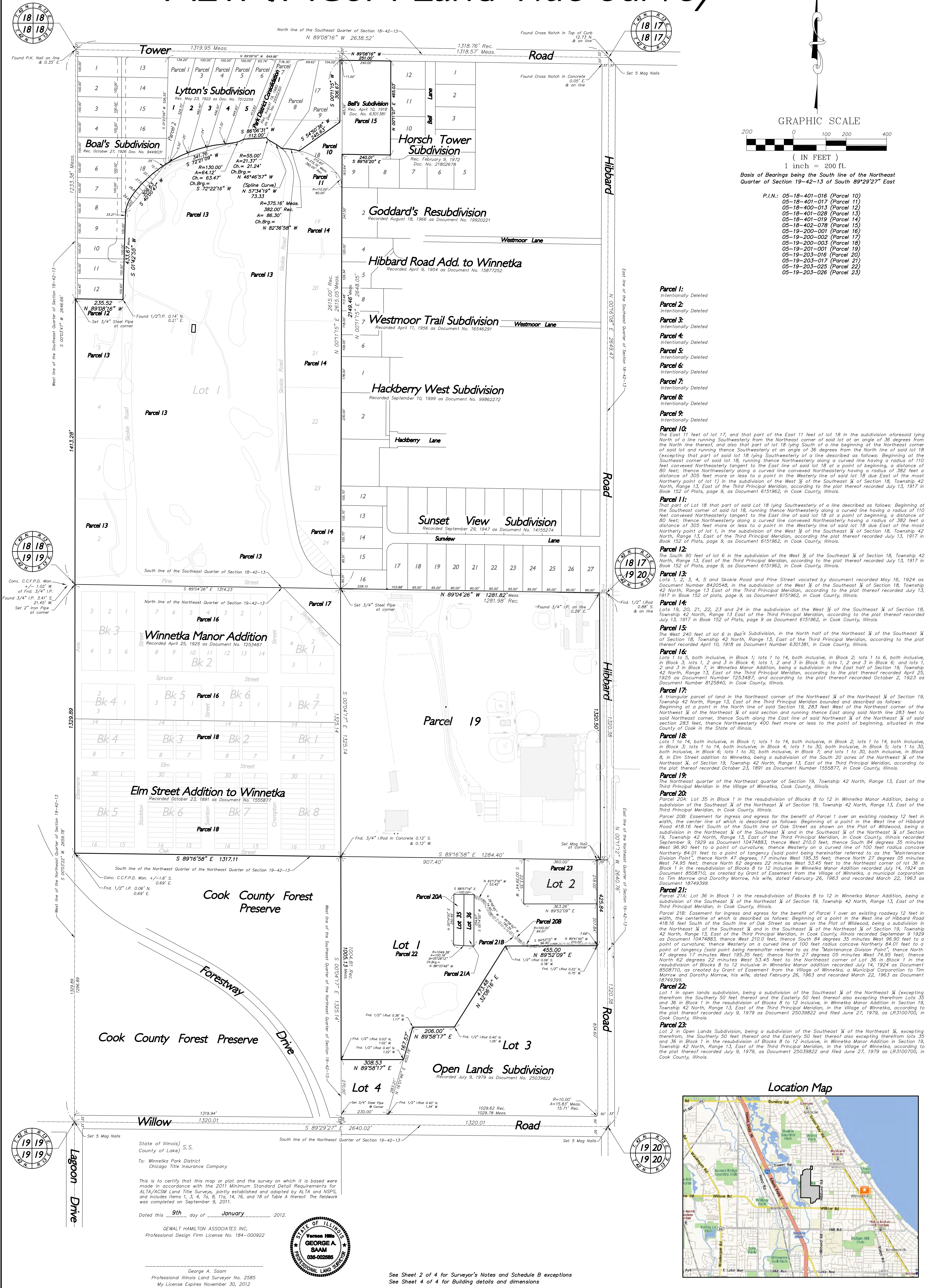
There will be no change in the general hours and use of the facilities. The platform tennis season starts in October and runs through March. The WPD also offers paddle clinics and rents the hut Friday and Saturday evenings. The golf season generally runs from April to October, so there has never been any capacity issues with the shared parking lot, and this expansion will not alter that fact. During the limited play throughout the summer, the hours of operation for the two sports are opposite of one another, once again allowing the parking to be absorbed by the current infrastructure.

The current courts are lit during the evenings court times, as will be the proposed courts. The lighting for these courts consist of six (6) LED lighting fixtures per court, with thirty-six (36) existing fixtures for the current configuration. The two new courts will use the same LED lighting fixtures adding an additional twelve (12) to the complex. The facility is significantly removed from any neighbors, being located in the middle of the Skokie Playfield campus, so the court lights never have been an issue with neighbors and we do not anticipate any issues by adding lights to the proposed courts 7 & 8, which are set west of the hut, further removed from the closest neighbor.

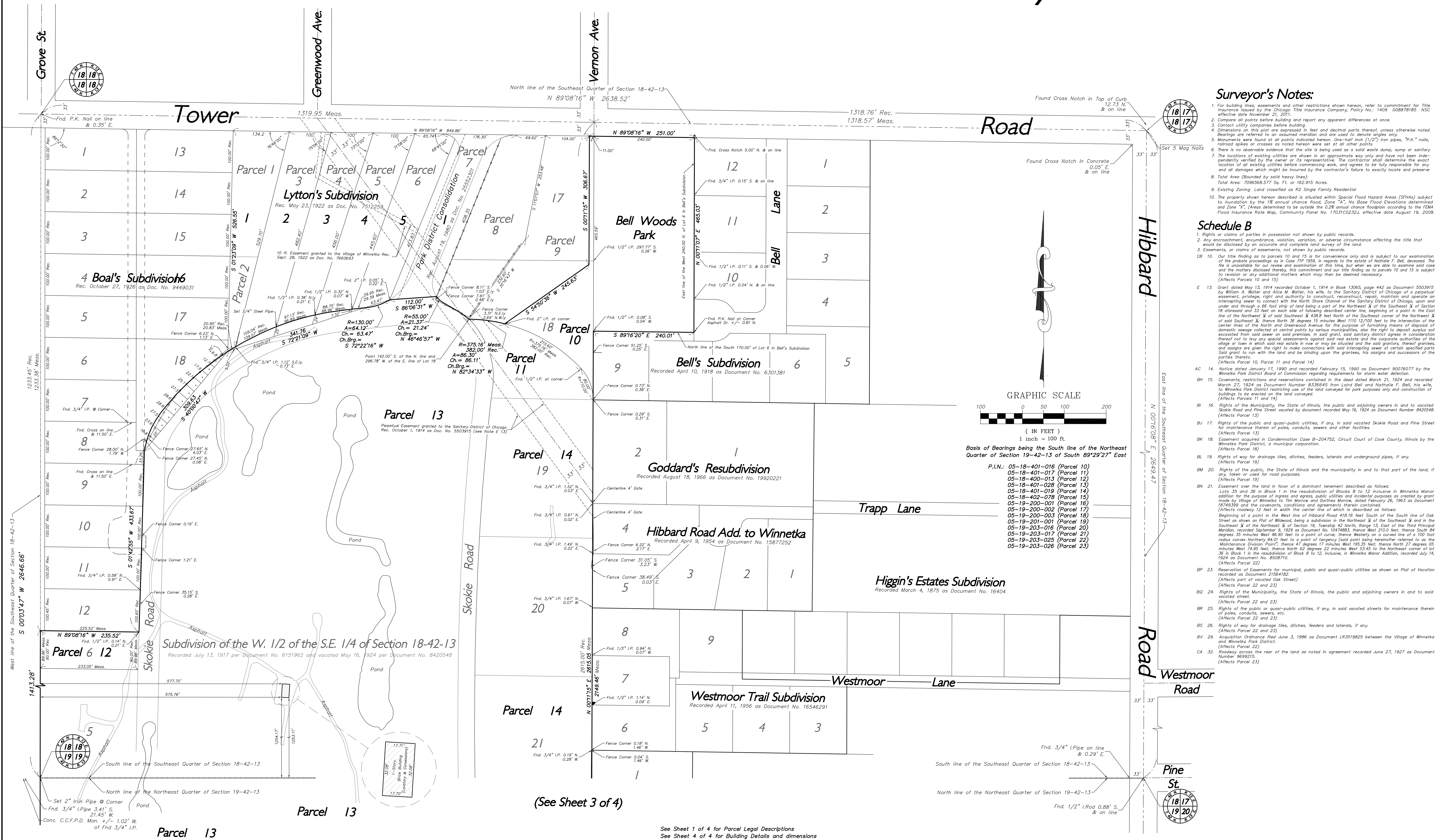
Phase 1 of the plan is proposed to be constructed this fall allowing for some play in the 2021-2022 paddle season.

The hut addition in Phase 2 is dependent upon fundraising by the WPTC which is financially responsible for this project. We are hopeful that Phase 2 will occur within 2-5 years. We will use the proposed Special Use Permit, or, apply for another Special Use Permit depending on the timing of the proposed hut construction. The hut addition in Phase 2 will have the same elevations and appearance as the existing structure and will use the same building materials and color palette as the current structure.

ALTA/ACSM Land Title Survey



ALTA/ACSM Land Title Survey



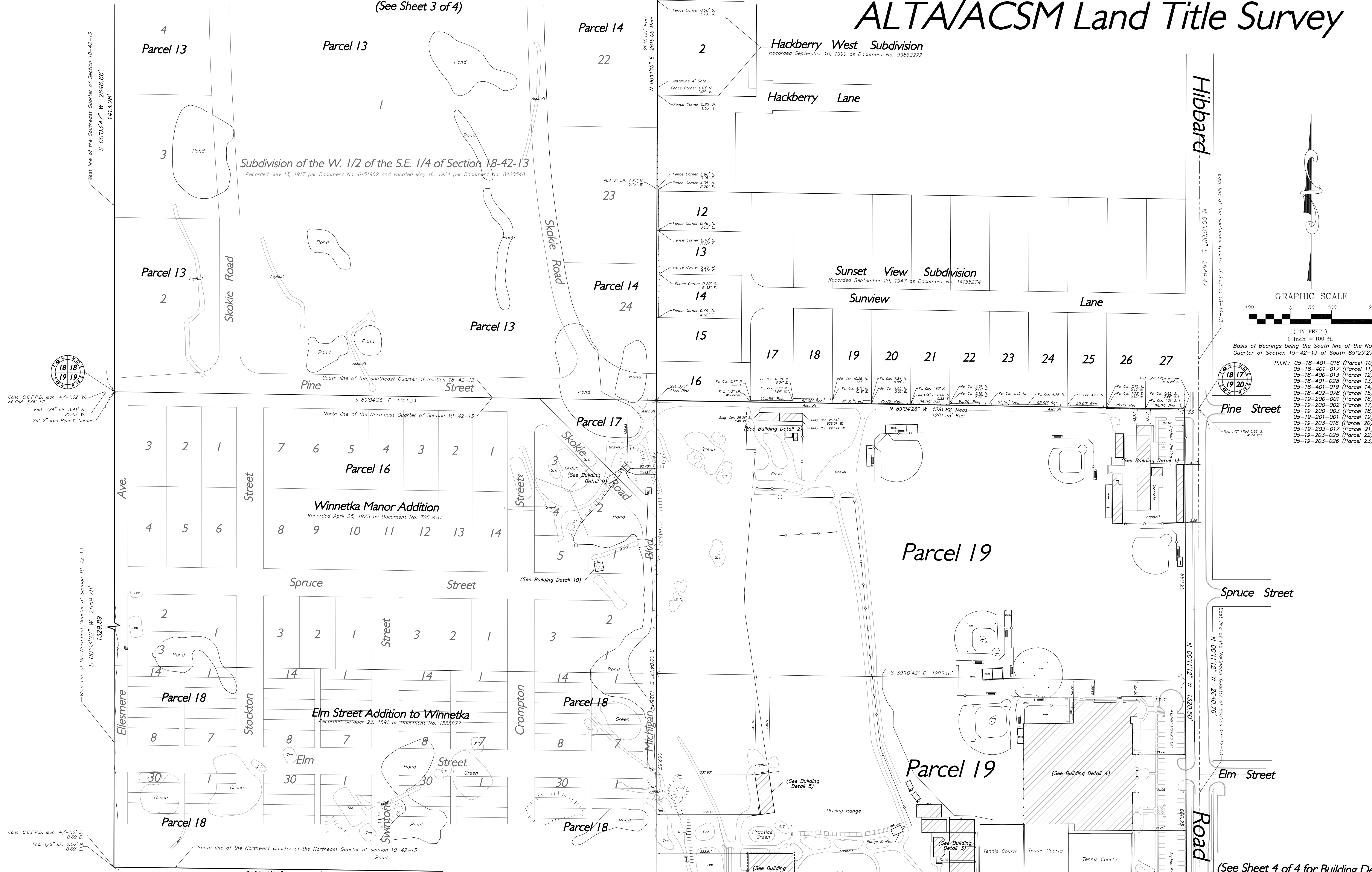
GHA GEWALT HAMILTON ASSOCIATES, INC.
850 Forest Edge Drive ■ Vernon Hills, IL. 60061
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Winnetka Park District
540 Hibbard Road
Winnetka, Illinois 60093

FILE: 4118-300-Survey Sheet 2.dwg				SHEET NUMBER:	
DRAWN BY:	G.S.	GHA PROJECT #	4118.300	2	
DATE	9/20/11	SCALE	1" = 100'		
CHECKED BY:		DATE		OF 4 SHEETS	
1. G.S. 9/01/12	Revise Sheet 1 & 2 per updated Title Commitment	NOX	DATE	REVISION	

ALTA/ACSM Land Title Survey



(See Sheet 4 of 4 for Building Details)

FILE: 4118-300-Survey Sheet 3.dwg	SHEET NUMBER:
DRAWN BY: G.S.	GHA PROJECT #
DATE: 9/20/11	4118.300
CHECKED BY:	SCALE: Agenda Packet Page 29
DATE:	1" = 100'
	OF 4 SHEETS

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850 Forest Edge Drive ■ Vernon Hills, IL 60061
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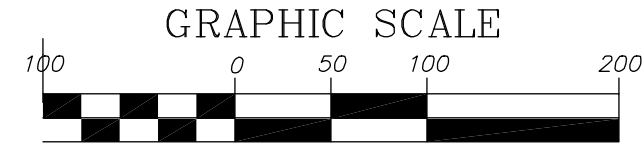
Winnetka Park District
540 Hibbard Road
Winnetka, Illinois 60093

(See Sheet 4 of 4)
See Sheet 1 of 4 for Parcel Legal Descriptions
See Sheet 2 of 4 for Surveyor's Notes and Schedule B exceptions
See Sheet 4 of 4 for Building Details and dimensions

ALTA/ACSM Land Title Survey

(See Sheet 3 of 4)

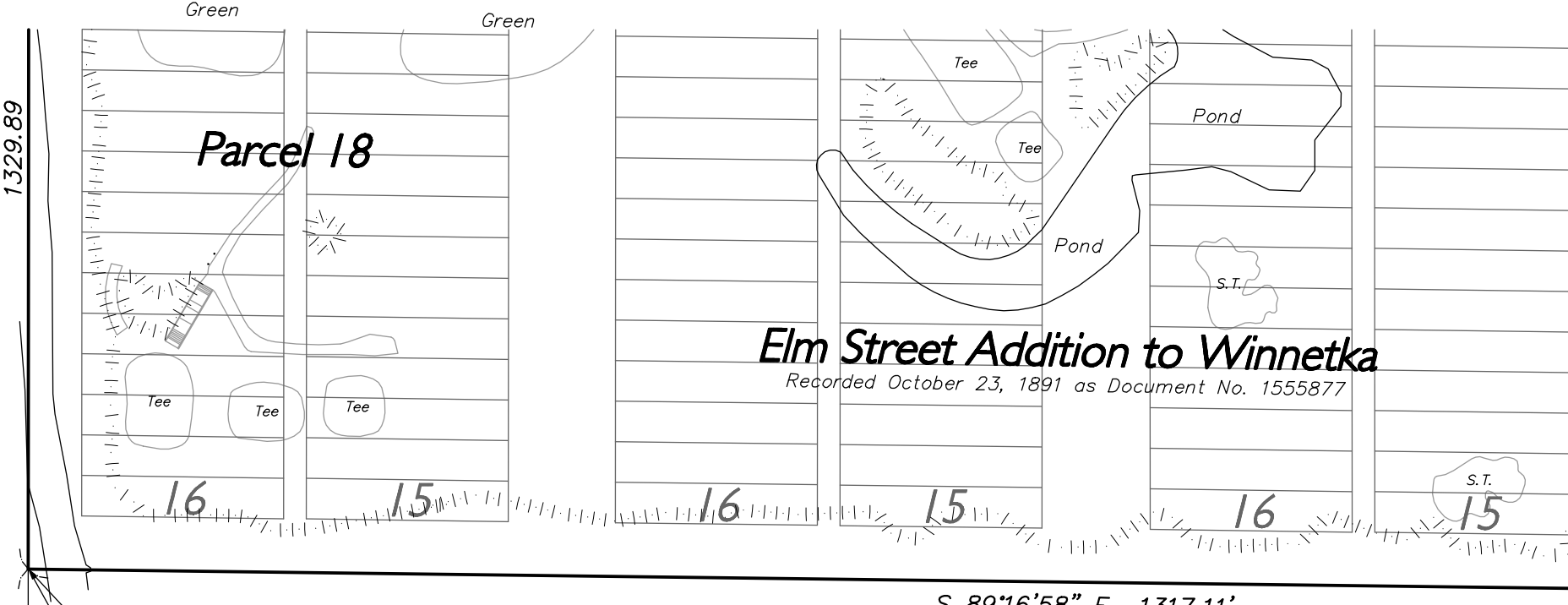
Parcel 19



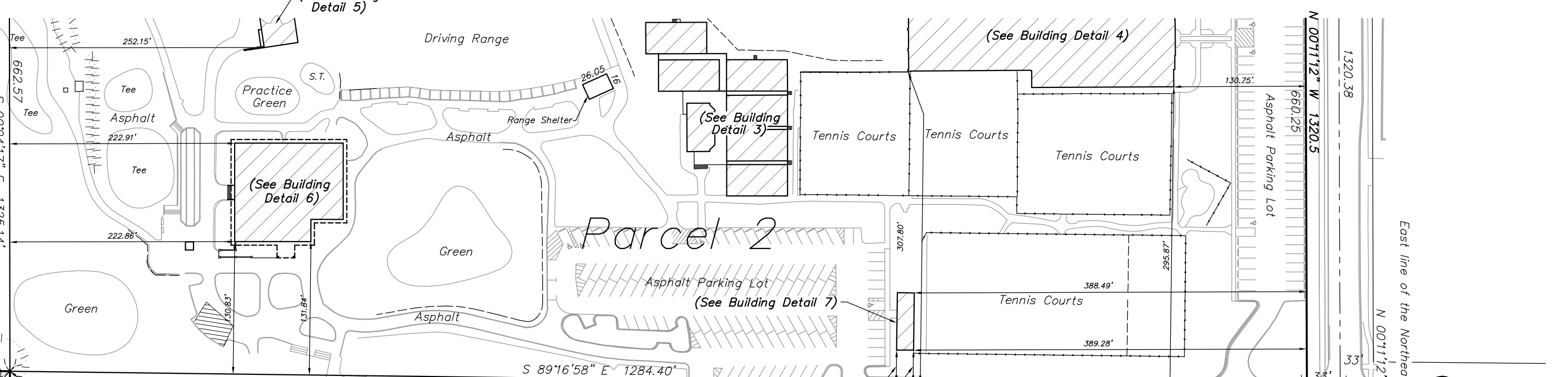
(IN FEET)
1 inch = 100 ft.

Basis of Bearings being the South line of the Northeast Quarter of Section 19-42-13 of South 89°29'27" East
P.I.N.: 05-18-401-016 (Parcel 10)
05-18-401-017 (Parcel 11)
05-18-400-013 (Parcel 12)
05-18-401-028 (Parcel 13)
05-18-401-019 (Parcel 14)
05-18-402-078 (Parcel 15)
05-19-200-001 (Parcel 16)
05-19-200-002 (Parcel 17)
05-19-200-003 (Parcel 18)
05-19-201-001 (Parcel 19)
05-19-203-016 (Parcel 20)
05-19-203-017 (Parcel 21)
05-19-203-025 (Parcel 22)
05-19-203-026 (Parcel 23)

West line of the Northeast Quarter of Section 19-42-13
S 00°03'22" W 2650.78'



Parcel 18



Parcel 2

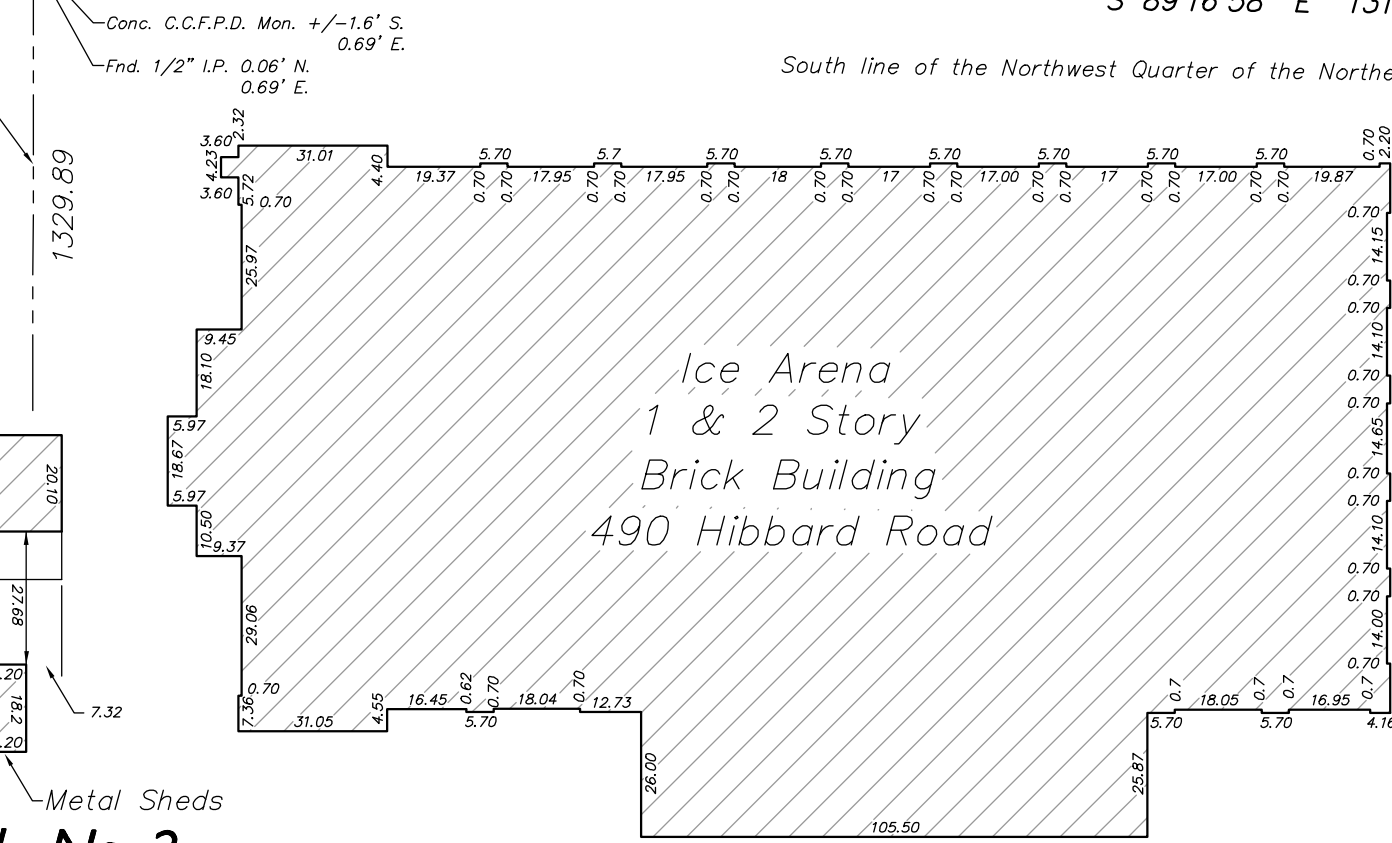
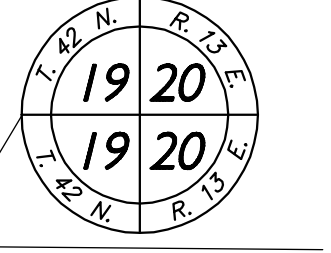
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Hibbard Road

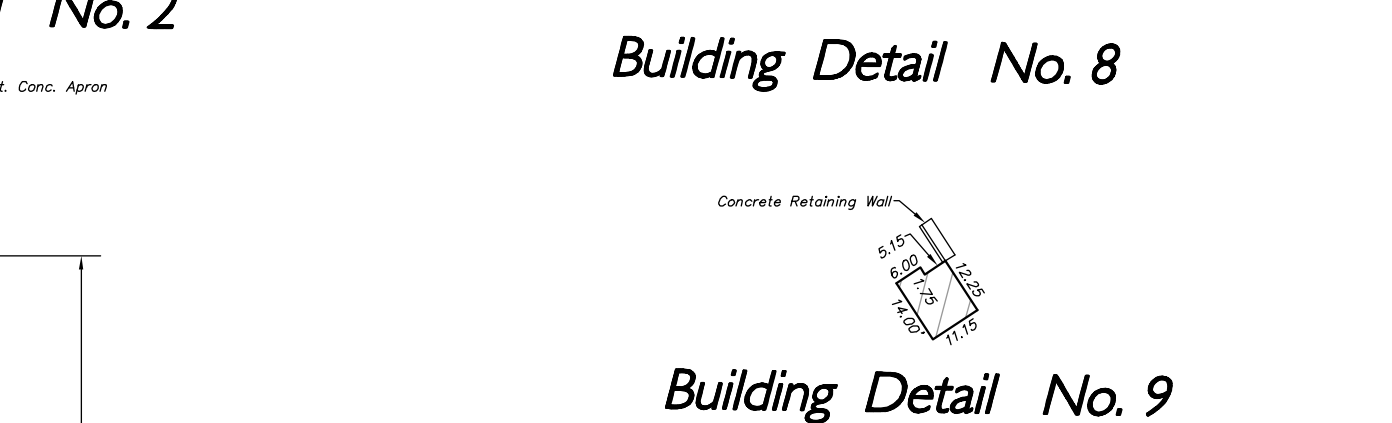
Cherry St.

Ash St.

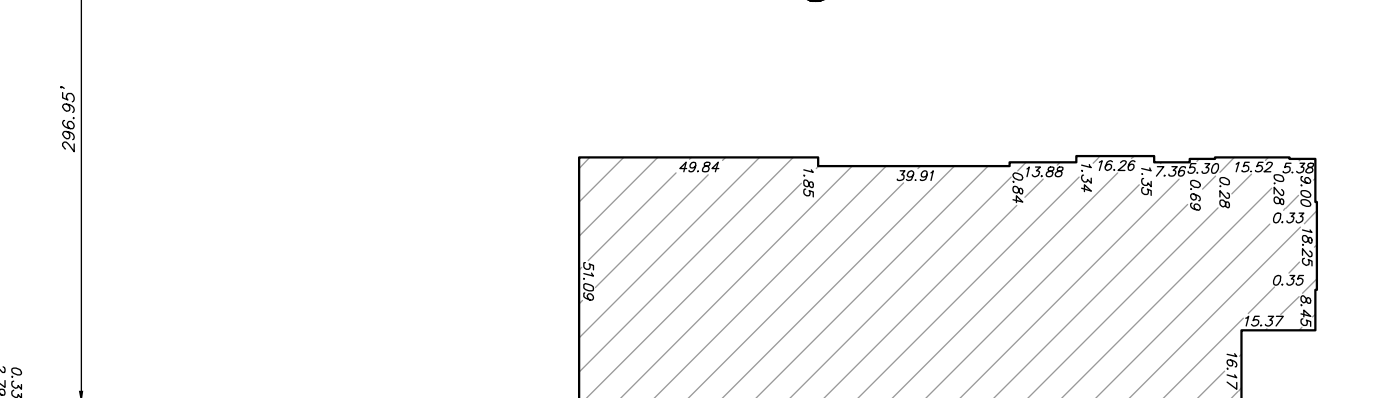
Road



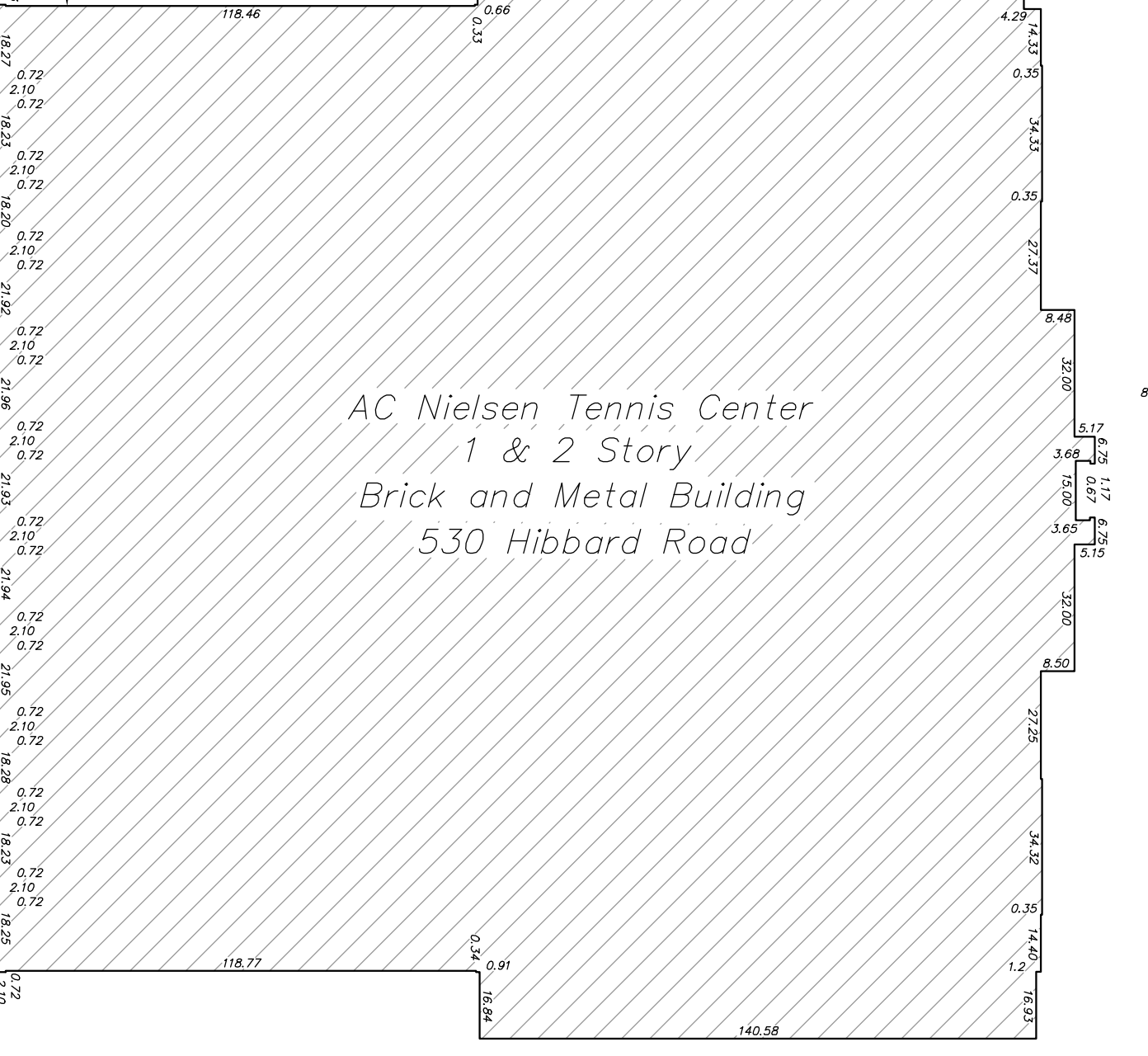
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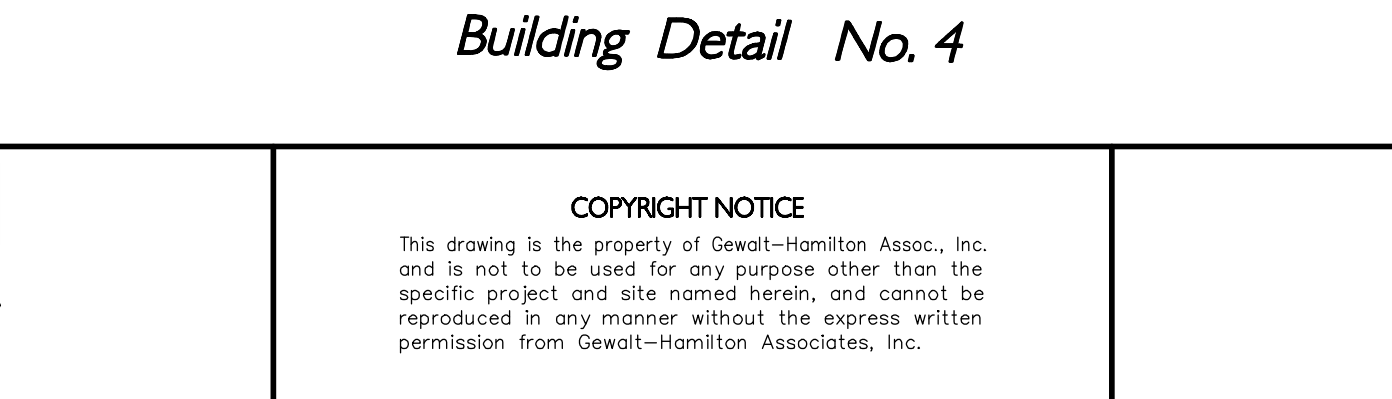
Building Detail No. 8



Building Detail No. 9



Building Detail No. 4



Building Detail No. 3



Building Detail No. 1

Building Detail No. 6

Winnetka Park District

540 Hibbard Road

Winnetka, Illinois 60093

See Sheet 1 of 1 for Parcel Legal Descriptions
See Sheet 2 of 4 for Surveyor's Notes and Schedule B exceptions

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FILE: 4118-300-Survey Sheet 4.dwg

DRAWN BY: G.S. GHA PROJECT #

DATE 9/20/11 4118.300

CHECKED BY: SCALE

DATE 1" = 100'

SHEET NUMBER:

4

OF 4 SHEETS



REVISIONS

BY

NOTES

EACH CONTRACTOR FOR EACH TRADE OR DIVISION SHALL CAREFULLY READ & STUDY PLANS & SPECIFICATIONS FOR ALL TRADES TO BE CERTAIN TO INCLUDE IN IT'S CONTRACT ALL WORK TO BE DONE BY IT. SHALL VISIT SITE TO DETERMINE ALL LOCAL CONDITIONS. SHALL CHECK ALL MEASUREMENTS ON JOB; & SHALL REPORT ALL INTERFERENCES TO OWNER BEFORE WORK IS DONE. APPLICABLE REQUIREMENTS OF PLANS & SPECIFICATIONS FOR ALL TRADES & DIVISIONS APPLY TO ALL CONTRACTS.

TITLE

SKOKIE PLAYFIELD
EXISTING PADDLE TENNIS COURTS SITE PLAN



DRAWN BY:

RICHARD M. SCHRAM

DATE:

AUGUST 3, 2021

SCALE:

1" = 15'-0"

SHEET:

SP-1

PC Agenda Packet Page 31



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BY

NOTES

TITLE

SKOKIE PLAYFIELD
PROPOSED PADDLE TENNIS COURTS SITE PLAN
PROPOSED PHASE 1 & 2

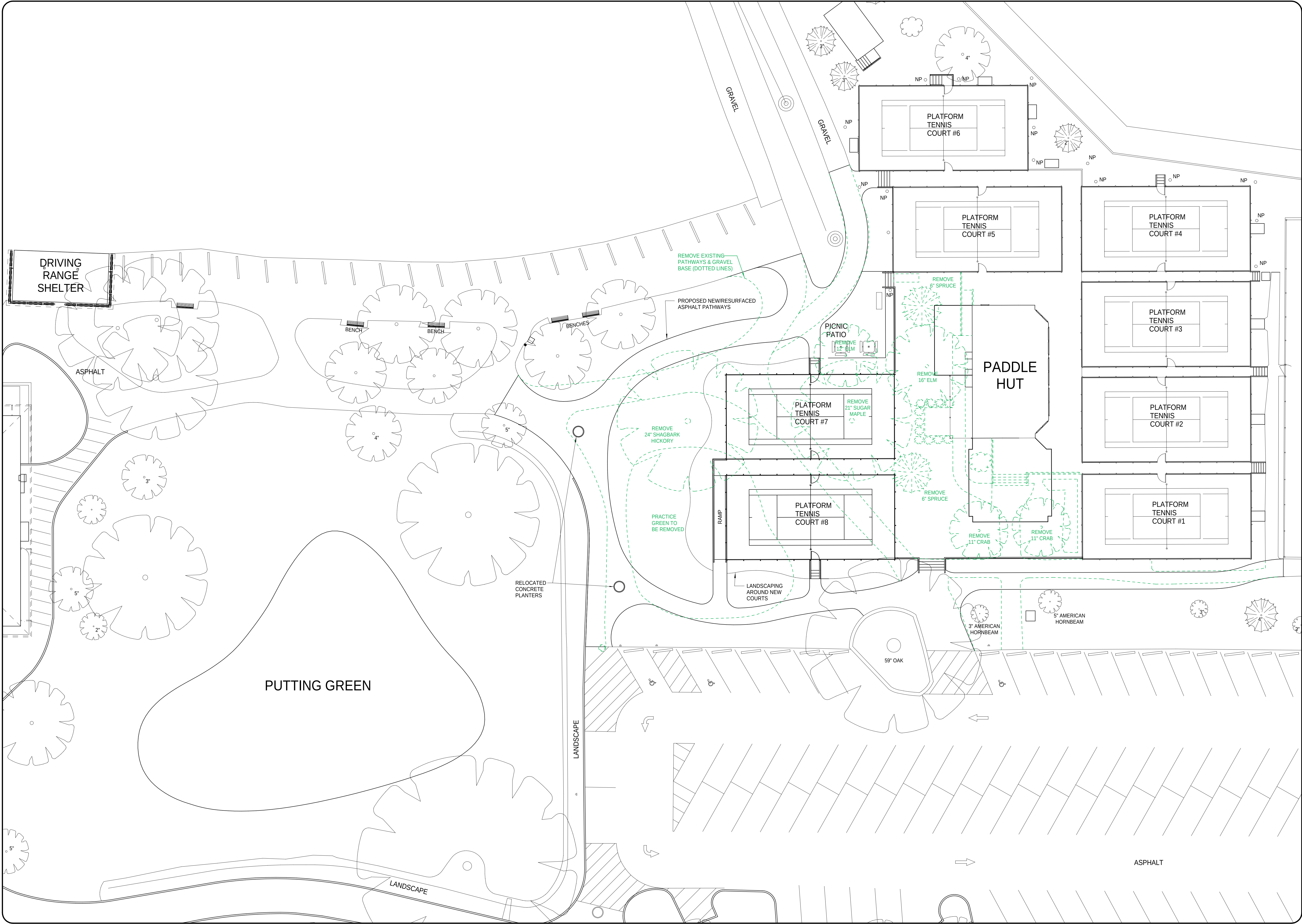
DRAWN BY:
RICHARD M. SCHRAM

DATE:
AUGUST 3, 2021

SCALE:
1" = 15'-0"

SHEET:

SP-1



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BY

NOTES

TITLE

SKOKIE PLAYFIELD
PROPOSED PADDLE TENNIS COURTS SITE PLAN
PROPOSED PHASE 1 & 2
DEMOLITION

1904

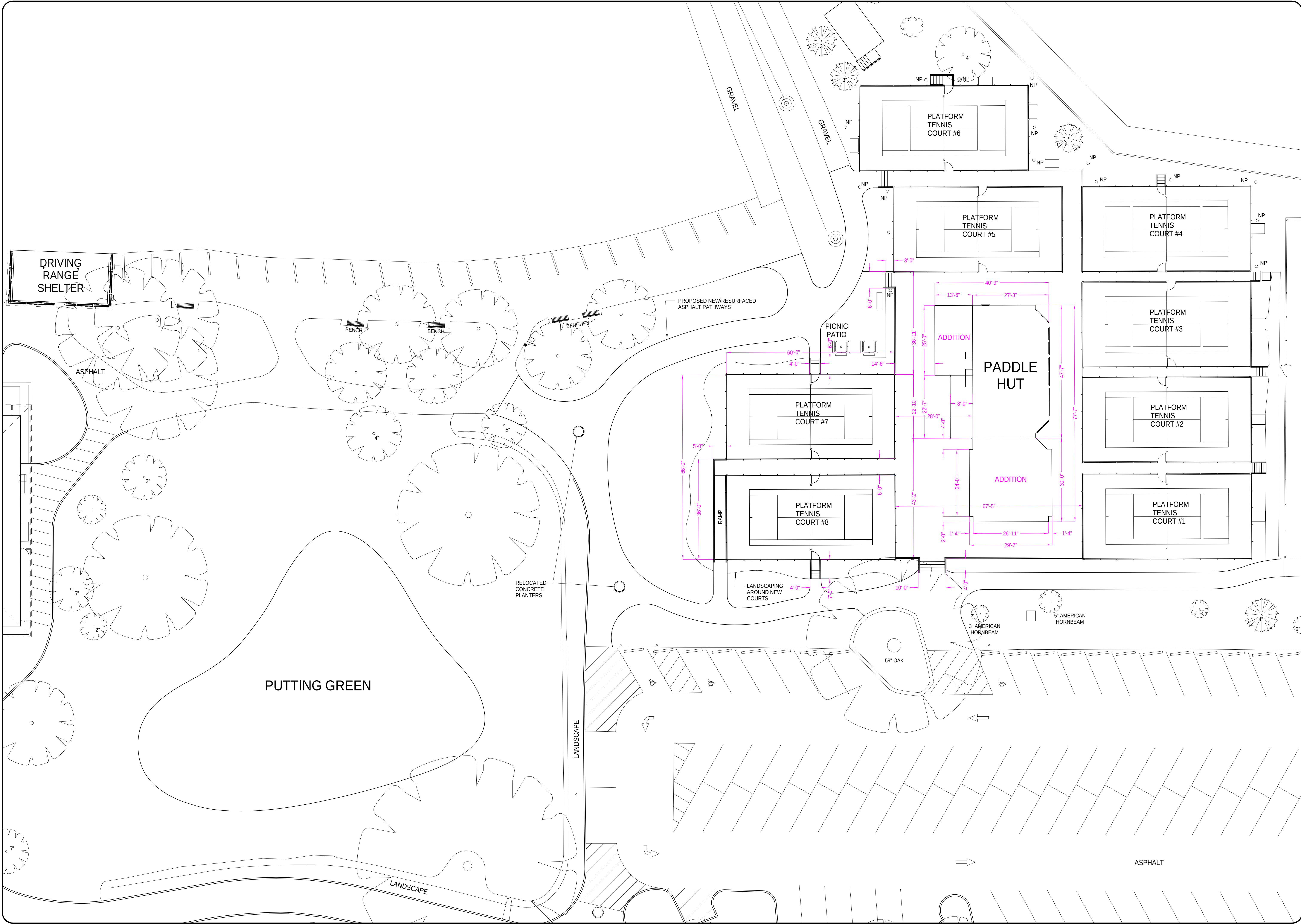
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RICHARD M. SCHRAM

DATE:
AUGUST 3, 2021

SCALE:
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SP-1



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NOTES

TITLE

SKOKIE PLAYFIELD
PROPOSED PADDLE TENNIS COURTS SITE PLAN
PROPOSED PHASE 1 & 2
DIMENSIONS



DRAWN BY:

RICHARD M. SCHRAM

DATE:

AUGUST 3, 2021

SCALE:

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SHEET:

SP-1

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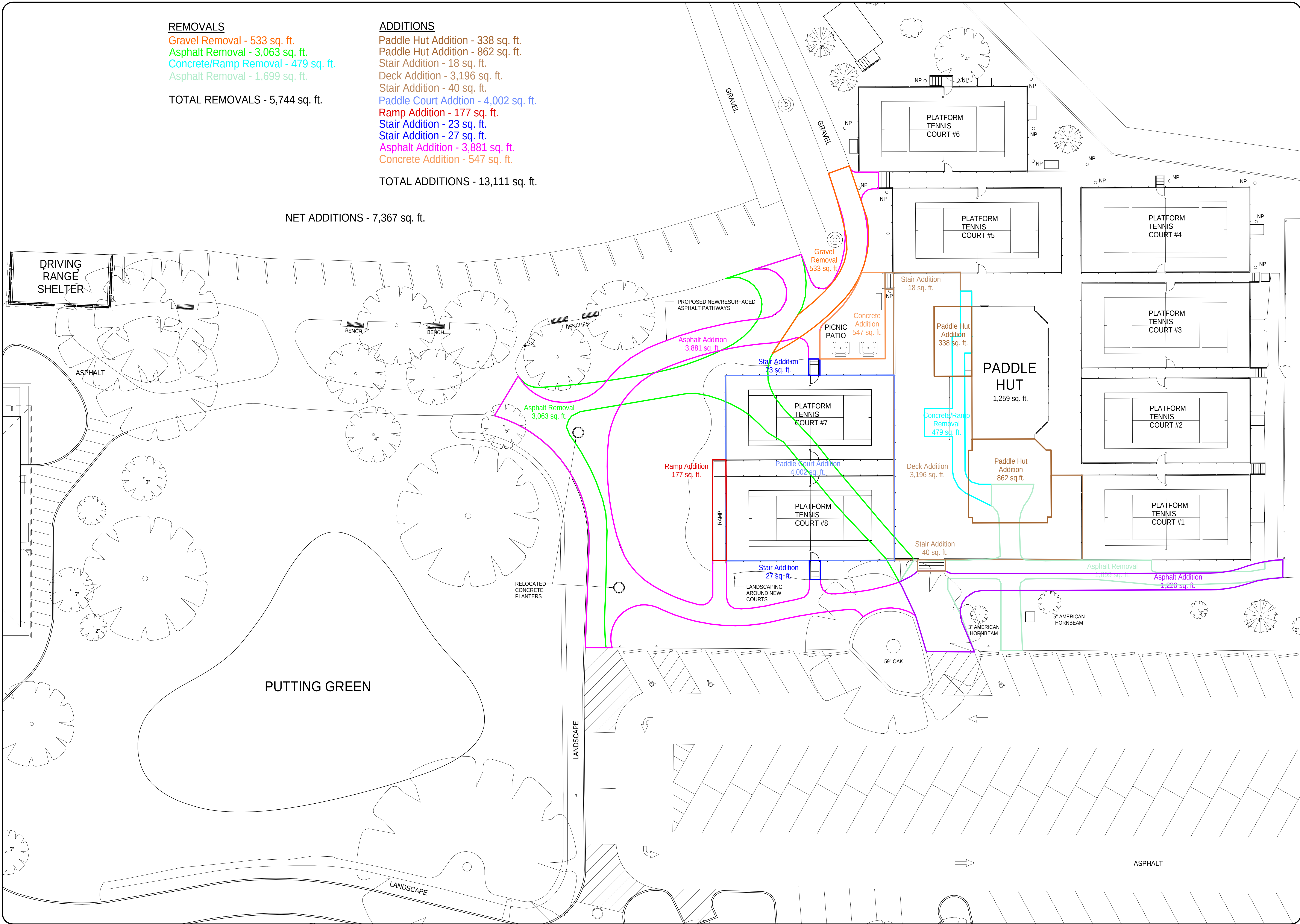
REMOVALS
Gravel Removal - 533 sq. ft.
Asphalt Removal - 3,063 sq. ft.
Concrete/Ramp Removal - 479 sq. ft.
Asphalt Removal - 1,699 sq. ft.

TOTAL REMOVALS - 5,744 sq. ft.

ADDITIONS
Paddle Hut Addition - 338 sq. ft.
Paddle Hut Addition - 862 sq. ft.
Stair Addition - 18 sq. ft.
Deck Addition - 3,196 sq. ft.
Stair Addition - 40 sq. ft.
Paddle Court Addition - 4,002 sq. ft.
Ramp Addition - 177 sq. ft.
Stair Addition - 23 sq. ft.
Stair Addition - 27 sq. ft.
Asphalt Addition - 3,881 sq. ft.
Concrete Addition - 547 sq. ft.

TOTAL ADDITIONS - 13,111 sq. ft.

NET ADDITIONS - 7,367 sq. ft.



REVISIONS

BY

NOTES

TITLE

SKOKIE PLAYFIELD
PROPOSED PADDLE TENNIS COURTS SITE PLAN
PROPOSED PHASE 1 & 2
SQUARE FOOTAGES



DRAWN BY:

RICHARD M. SCHRAM

DATE:

AUGUST 3, 2021

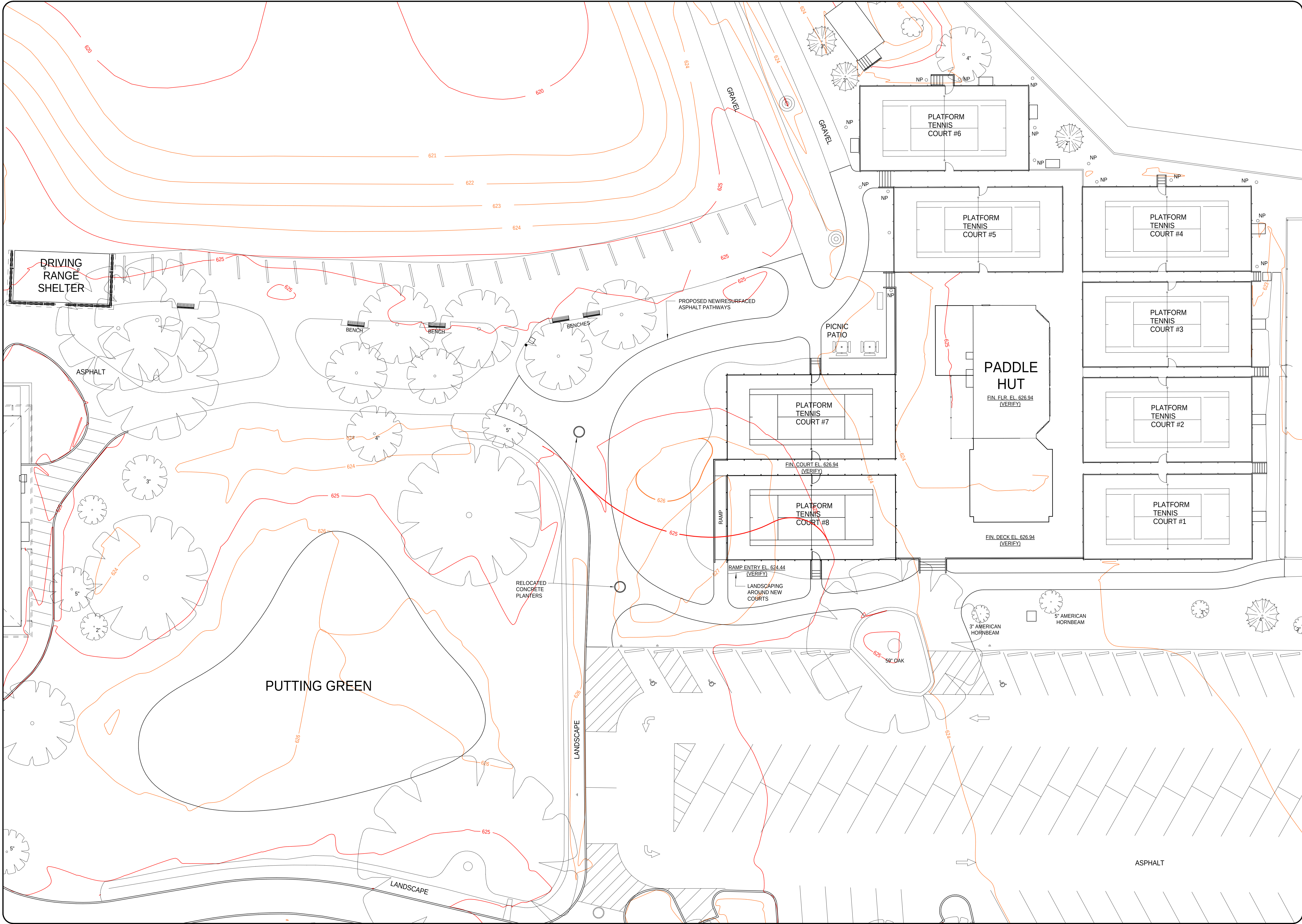
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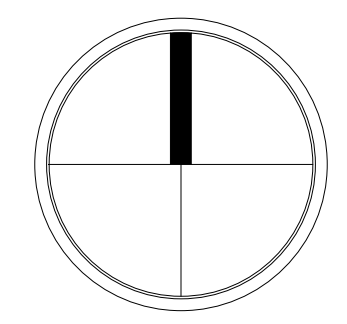
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SP-1

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REVISIONS		BY



NOTES

SKOKIE PLAYFIELD

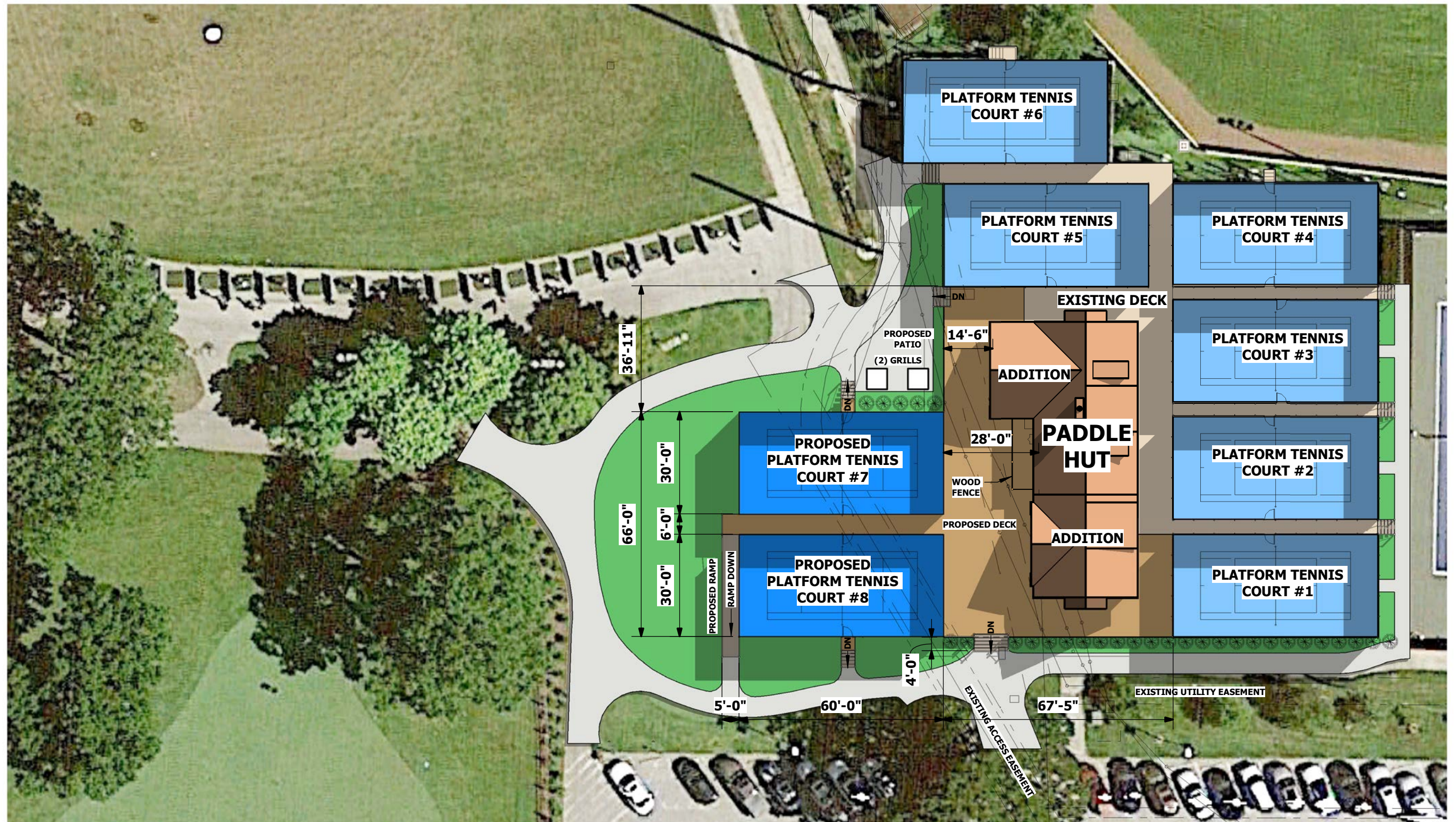
PROPOSED PADDLE TENNIS COURTS SITE PLAN

PROPOSED PHASE 1 & 2

ELEVATIONS



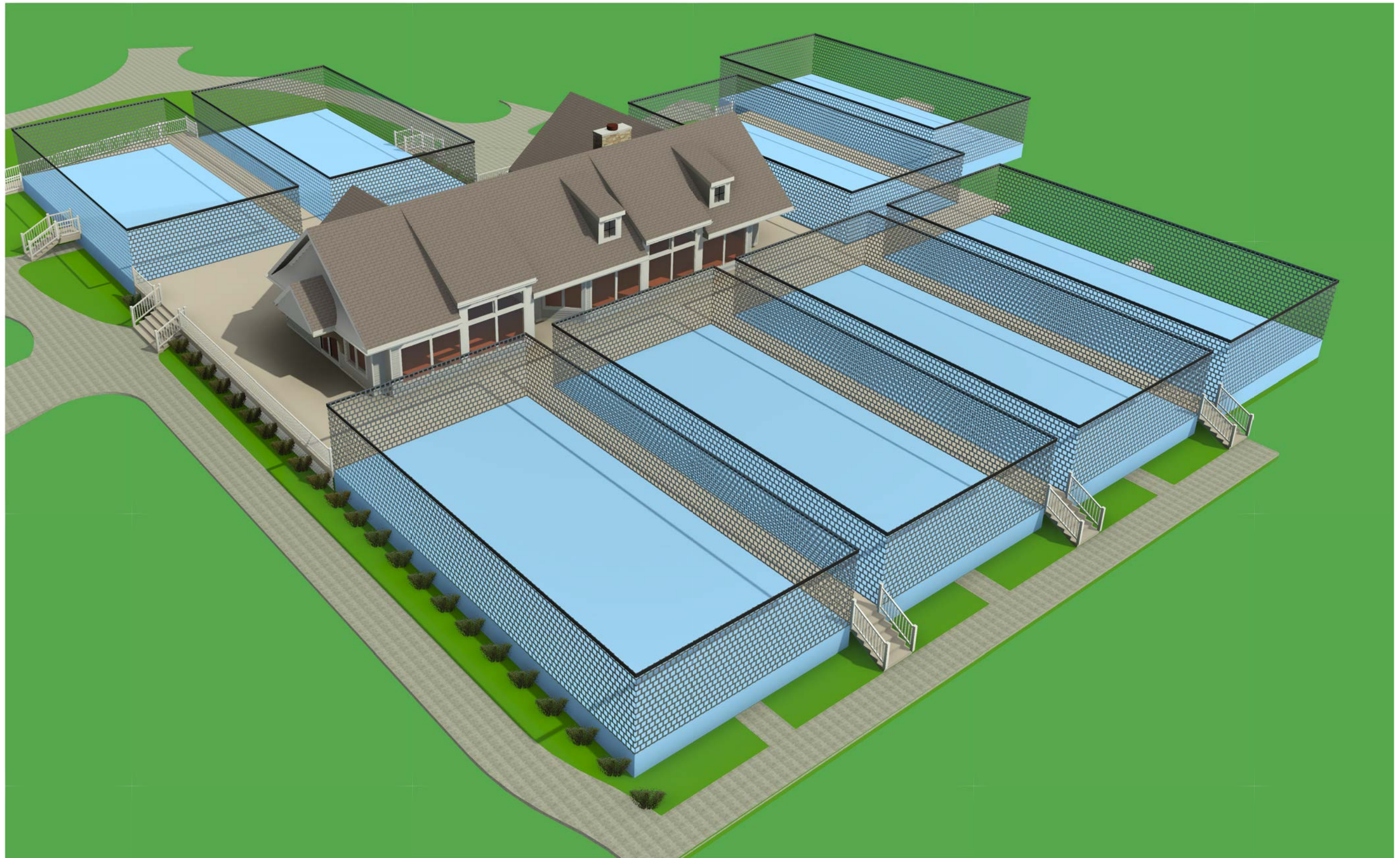
DRAWN BY: DATE: SCALE: SHEET:	RICHARD M. SCHRAM AUGUST 3, 2021 1" = 15'-0" SP-1
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SITE PLAN.



AERIAL VIEW 1

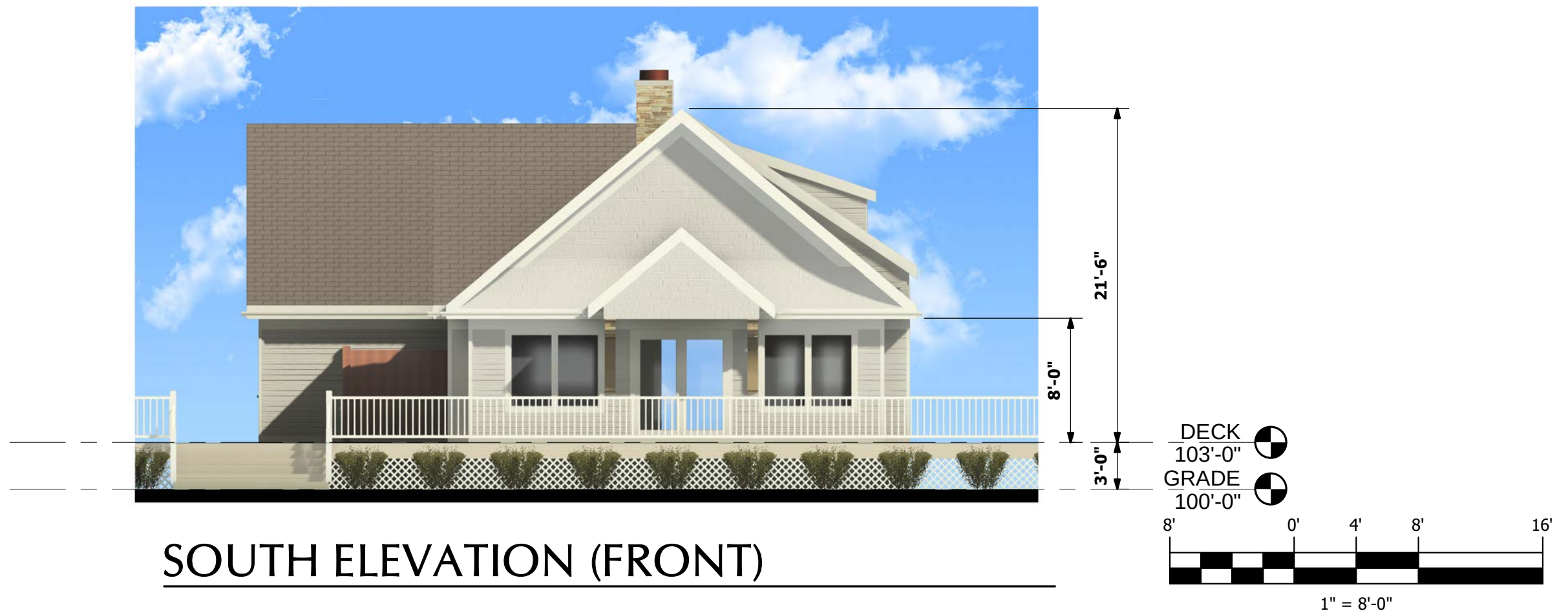


AERIAL VIEW 2



NOTE:
ALL EXTERIOR MATERIALS
AND COLORS SHALL MATCH
THE EXISTING BUILDING
INCLUDING SIDING, ROOF
COVERING, WINDOW/DOOR
TRIM, BUILDING TRIM,
FASCIA, FRIEZE, SOFFITS,
GUTTERS AND DOWNSPOUTS.

NORTH ELEVATION (REAR)



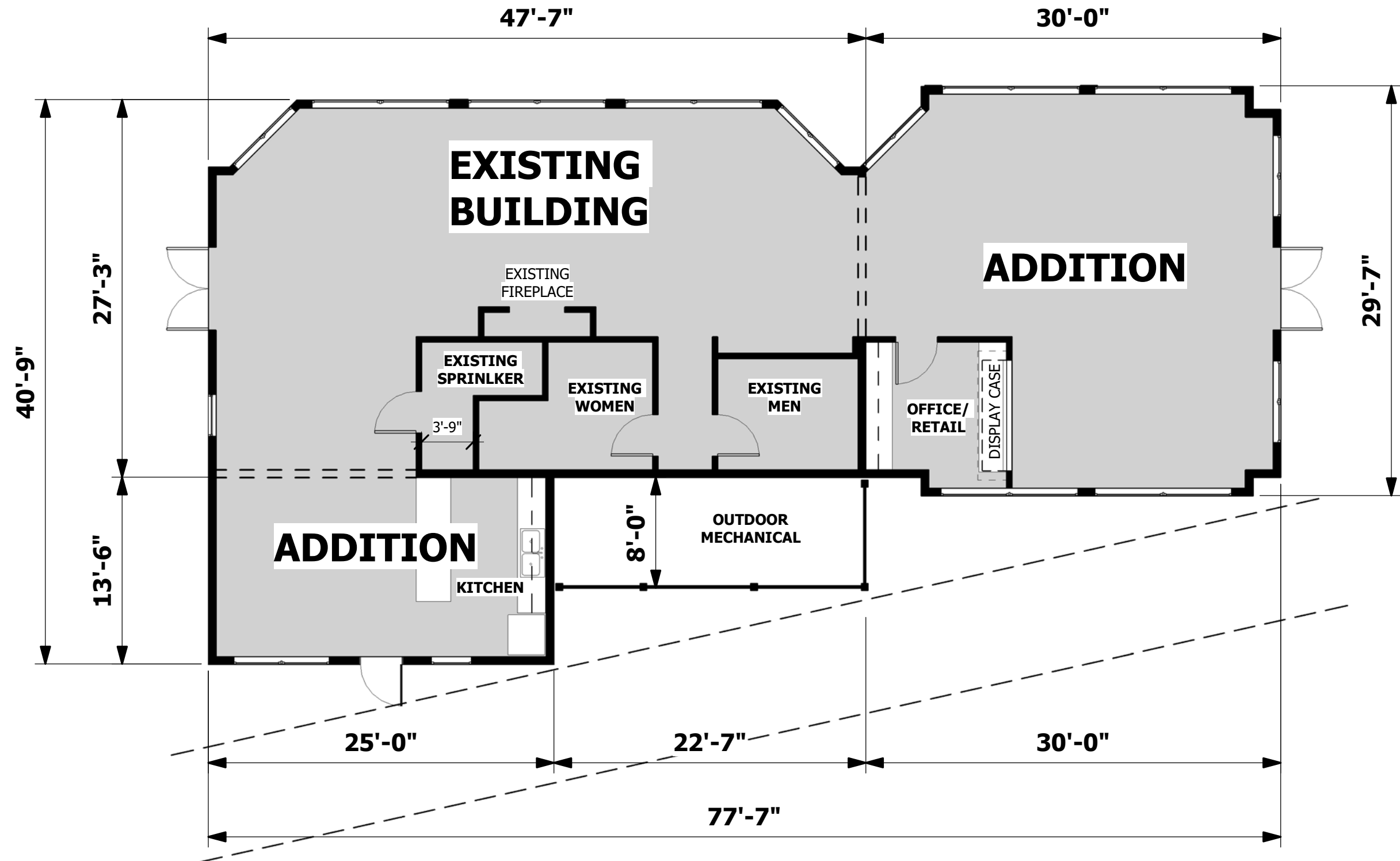
SOUTH ELEVATION (FRONT)



EAST ELEVATION



WEST ELEVATION



FLOOR PLAN.

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR THE CONSTRUCTION OF AN ADMINISTRATION BUILDING FOR THE WINNETKA PARK DISTRICT (490 Hibbard)

WHEREAS, the Winnetka Park District is the owner of the following described real estate (the “Subject Property”):

The South half of the Northeast Quarter of the Northeast Quarter of Section 19, Township 42 North, Range 13, East of the Third Principle Meridian in the Village of Winnetka, Cook County, Illinois

commonly known as 490 Hibbard, Winnetka, Illinois, which is located in the R-2 Single-Family Residential Zoning District provided in Winnetka Zoning Ordinance, Title 17 of the Winnetka Village Code; and

WHEREAS, Subject Property is a 135-acre parcel that is part of the Skokie Play Fields, and is improved, in part, with a paddle hut located behind the A.C. Nielsen Tennis Center, which is on the west side of Hibbard Road north of Oak Street; and

WHEREAS, pursuant to Section 17.56.010 of the Winnetka Zoning Ordinance, the Winnetka Park District has applied for an amendment to its existing special use permit, to allow the construction of a new paddle tennis hut that will have a larger footprint and will be located just to the west of the existing hut; and

WHEREAS, the proposed new paddle hut will replace the existing 496-square foot paddle tennis hut with a 1,439-square foot building that will include a meeting and viewing room, a kitchen, a fireplace, and men’s and women’s restrooms that comply with the Americans With Disabilities Act; and

WHEREAS, the proposed new facility will also include a 1,550-square foot deck around the building, replacing an existing 680-square foot deck; and

WHEREAS, on March 29, 2004, pursuant to due notice thereof, the Zoning Board of Appeals conducted a public hearing on the requested special use and, by the unanimous vote of the six members of the Board then present, has reported to the Council, recommending that the requested special use be granted; and

WHEREAS, the proceedings of the Zoning Board of appeals complied with all applicable procedural requirements, including allowing the cross-examination of witnesses by interested parties, as provided in the rules of the Zoning Board of Appeals; and

WHEREAS, on March 18, 2004, on due notice thereof, the Design Review Board considered the proposed building plans and issued favorable comment on the proposed design; and

WHEREAS, on February 25, 2004, pursuant to due notice thereof, the Plan Commission considered the special use application and, by the favorable vote of seven of the nine members then present, with one member opposed and one member abstaining, found that the proposed special use is consistent with the Comprehensive Plan, *Winnetka 2020*; and

WHEREAS, although the Plan Commission made favorable findings, the members expressed some concern about the impact of the expanded building on parking and suggested that further information be gathered regarding parking demands and the adequacy of the existing parking facilities; and

WHEREAS, the Village Council accepts the Plan Commission’s finding that the proposed special use is consistent with the Comprehensive Plan’s goals of preserving or expanding the quantity, quality and distribution of open space and recreational opportunities, and of protecting the Village’s natural features and environmental resources; and

WHEREAS, the Village Council accepts the Plan Commission’s finding that the proposed special use is consistent with the Winnetka Comprehensive Plan’s Village Character and Appearance Objective of encouraging organizations in their efforts to beautify the Village and of using high quality design materials when constructing public improvements; and

WHEREAS, the Village Council accepts the Plan Commission’s finding that the proposed special use is consistent with the Winnetka Comprehensive Plan’s Village Parks, Open Space, Recreation and Environment Objective of supporting the development of recreational facilities to meet the needs of residents of all ages; and

WHEREAS, the Village Council accepts the Plan Commission’s finding that the proposed special use is consistent with the recommendation stated in Section 4.3.6 of the Comprehensive Plan to ensure that proposals do not have an adverse impact on the residential character of the surrounding residential neighborhoods; and

WHEREAS, the Village Council accepts the Plan Commission’s finding that the proposed special use is consistent with the recommendation stated in Section 4.3.6 of the Comprehensive Plan to cooperate with the Winnetka Park District in achieving the District’s goal of providing Village residents with high quality recreational programs and open space; and

WHEREAS, the Village Council accepts the Plan Commission’s finding that the proposed special use is consistent with the recommendation stated in Section 4.3.6 of the Comprehensive Plan to work with the Park District to minimize the impact of existing programs on adjacent neighborhoods; and

WHEREAS, the Village Council accepts the Plan Commission’s finding that the proposed special use is consistent with the recommendation stated in Section 4.3.6 of the Comprehensive Plan to coordinate planning for any new facilities and programs to balance recreational needs of the community with the residential character of the surrounding neighborhood; and

WHEREAS, the Village Council accepts the Plan Commission’s finding that the proposed special use is consistent with the recommendation stated in Section 4.3.6 of the Comprehensive Plan to ensure that street and parking infrastructure are adequate and that other ancillary effects such as artificial lighting, noise and water run-off are held to acceptable levels, subject to the concerns expressed by the Plan Commission about potential negative impacts on the parking; and

WHEREAS, the proposed paddle hut will not be detrimental to the public health, safety, comfort, morals or general welfare of the Village, in that the proposed tennis hut is necessary to the operation of the Winnetka Park District and the provision of services to Winnetka residents, and the expanded, improved tennis hut will enable the paddle tennis program to continue, while providing ADA-compliant multi-purpose facilities; and

WHEREAS, the proposed paddle hut will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity, nor will it substantially diminish or impair property values in the immediate vicinity, as the proposed addition will not alter the existing use of the Subject Property and will be located along the west side of the A. C. Nielsen Tennis Center, set well back from Hibbard Road and from the nearest residential property line; and

WHEREAS, the proposed paddle hut will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted under applicable zoning regulations in that: (a) the size of the hut is small in relation to both the size of the Skokie Play Fields and to the established Park District facilities on the Subject Property; (b) the proposed paddle hut is consistent with the established use of the Subject Property; and (c) the proposed paddle hut is not in close proximity to any residential properties; and

WHEREAS, subject to the terms and conditions set forth in Section 3 of this ordinance, there is adequate parking on the Subject Property for the proposed paddle hut; and

WHEREAS, subject to the terms and conditions set forth in Section 3 of this ordinance, the proposed paddle hut will not alter the amount of parking on or the ingress or egress to the Subject Property, nor will it have a negative impact to vehicular or pedestrian traffic on the surrounding street system, in that the facility will be used from September 15 through April and thus will not coincide with the golf season, which ends at the end of September; and

WHEREAS, adequate utilities, access roads, drainage and other facilities necessary to the existing special use already exist on the Subject Property, and the proposed tennis hut will not require any additions to such facilities, as they will be attached to the A. C. Nielsen Tennis Center; and

WHEREAS, subject to the terms and conditions set forth in Section 3 of this ordinance, the special use will, in all other respects, conform to the applicable regulations of this and other Village ordinances and codes.

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

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

SECTION 2: Pursuant to Section 17.56.010 of the Zoning Ordinance, Title 17 of the Winnetka Village Code, the special use permit for the Subject Property, which is located in the R-2 Single-Family Residential Zoning District provided in said Zoning Ordinance, and is commonly known as 490 Hibbard Road, is hereby amended to permit the Winnetka Park District to replace the existing paddle hut with an enlarged tennis hut that will be located just to the west of the existing hut, near the rear of the A. C. Nielsen Tennis Center building, in accordance with the site plans and elevations submitted with the application for special use permit.

SECTION 3: The amended special use permit granted by this Ordinance is subject to the following terms conditions:

- A. The construction of the paddle hut shall commence within 12 months after the date of the adoption of this Ordinance.
- B. The parking for the enlarged paddle hut shall be re-evaluated by the Village Council in one year to determine whether it is adequate for the additional uses proposed for the paddle hut.
- C. The Park District shall monitor parking related to all uses of the paddle tennis hut through one complete season and shall report its findings to the Village Council. The report shall identify (i) any increases in parking demand resulting from the enlarged and enhanced use of the paddle hut and (ii) any conflicting demands for parking between the enlarged and enhance paddle hut and other activities on the Subject Property.

SECTION 4: Pursuant to Section 17.56.010(G) of the Zoning Ordinance, all stipulations, conditions and restrictions set forth in this Ordinance as part of the terms under which the special use is granted, may be modified or revised from time to time by the Village Council following public notice and hearing, using the same procedures set forth in the Zoning Ordinance or processing the original special use application.

SECTION 5: This Ordinance shall take effect immediately upon passage, approval and posting.

ADOPTED this 20th day of April, 2004, pursuant to the following roll call vote:

AYES: Trustees Abell, Eilers, Greenough, Ritchell and Tucker

NAYS: None

ABSENT: Trustee Webster

APPROVED this 20th day of April, 2004.

Signed:

//s//Michael F. Duhl

Village President

Countersigned:

//s//Douglas G. Williams

Village Clerk

Introduced: Waived

Posted: __

Passed and Approved: April 20, 2004

Posted: April 21, 2004

ORDINANCE NO. M-12-2007

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW THE WINNETKA PARK DISTRICT TO CONSTRUCT TWO ADDITIONAL PLATFORM TENNIS COURTS (490 Hibbard)

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, pursuant to which it has the authority, except as limited by said Section 6 of Article VII, to exercise any power and perform any function pertaining to the government and affairs of the Village; and

WHEREAS, the Council of the Village of Winnetka ("Village Council") find that establishing and applying standards for the use and development of lands and buildings within the Village are matters pertaining to the affairs of the Village; and

WHEREAS, the Winnetka Park District is the beneficial owner of the following described real estate (the "Subject Property"), which is commonly known as 490 Hibbard, Winnetka, Illinois:

The South half of the Northeast Quarter of the Northeast Quarter of Section 19, Township 42 North, Range 13, East of the Third Principal Meridian in the Village of Winnetka, Cook County, Illinois; and

WHEREAS, the Subject Property is located in the R-2 Single-Family Residential District provided in Chapter 17.24 of the Winnetka Zoning Ordinance, Title 17 of the Winnetka Village Code; and

WHEREAS, the Winnetka Park District is a body corporate and politic of the State of Illinois and operates a tennis complex on the Subject Property, which is a 135-acre parcel that is part of the Skokie Play Fields, and is improved, in part, with a paddle hut and four platform tennis courts that are located north of Oak Street on the west side of Hibbard Road and behind the A.C. Nielsen Tennis Center; and

WHEREAS, park facilities are permitted as special uses in the R-2 Single-Family Residential District, subject to the conditions and requirements pertaining to special uses, as set forth in Chapter 17.56 of the Winnetka Zoning Ordinance; and

WHEREAS, the Winnetka Park District ("Applicant") has filed an application for an amendment to its existing special use permit pursuant to Section 17.56.010 (I) of the Winnetka Zoning Ordinance, to allow the construction of two additional platform tennis courts to the north and west of the existing four-court complex at Skokie Playfield; and

WHEREAS, the proposed addition to the platform tennis facilities will add a total of 3,996 square feet of lot coverage, consisting of 1,800 square feet for each of the two new courts, 376 square foot for a new elevated pathway and 20 square feet of access steps between the two new courts; and

WHEREAS, the small area to be covered by the proposed new facilities is not immediately in the public view and is located in a part of the Subject Property that has little other use, thereby preserving larger, more visible expanses of open space; and

WHEREAS, on May 17, 2007, on due notice thereof, the Design Review Board considered the design of the proposed improvements and the four members then present issued favorable comment on the design of the additional courts and suggested minor changes to the landscaping plan; and

WHEREAS, on June 11, 2007, on due notice thereof, the Zoning Board of Appeals held a public hearing to consider the amendment to the special use permit for the proposed new platform tennis courts, and by the unanimous vote of the Board's seven members, has recommended that the requested special use permit be granted; and

WHEREAS, no owners of property located within 250 feet of the Subject Property have filed written objections to the special use application; and

WHEREAS, on June 27, 2007, on due notice thereof, the Plan Commission convened to consider the proposed additional facilities, at which time 10 members of the Plan Commission were present; and

WHEREAS, the Applicant's representative member of the Plan Commission recused himself from the consideration of the application, whereupon the remaining nine members considered the requested special use and, by the favorable vote of eight of the nine participating members, found the proposed special use to be consistent with the Comprehensive Plan, *Winnetka 2020*, and have reported to the Council recommending that the special use be granted; and

WHEREAS, the proposed special use is consistent with the Comprehensive Plan's objective to ensure that commercial, institutional and residential development is appropriate to the character of, and minimizes the adverse impact on, its surrounding neighborhood, in that the additional courts are set away from the street and away from the single family residential properties in the neighborhood, and the design of the new facilities is consistent with the design of the existing platform tennis court facilities; and

WHEREAS, the proposed special use is consistent with the Comprehensive Plan's objective to use high quality design and materials when constructing public improvements; and

WHEREAS, the proposed special use is consistent with the Comprehensive Plan's objective to support the development of recreational facilities to meet the needs of residents of all ages, in that the new courts will increase the number of platform tennis courts by 50%; and

WHEREAS, the proposed special use is consistent with the Comprehensive Plan's objective to engage in a public process that balances institutional goals and minimizes any adverse impact to the character of the adjacent residential neighborhood; and

WHEREAS, the proposed special use is consistent with the objective to foster greater cooperation among all institutions in the joint use of their recreational facilities; and

WHEREAS, the Village Council accepts the Plan Commission's finding that the proposed special use is consistent with the recommendations stated in Section 4.3.6 of the Comprehensive Plan to cooperate with the Winnetka Park District in achieving the

District's goal of providing Village residents with high quality recreational programs and open space, to work with the Park District to minimize the impact of existing programs on adjacent neighborhoods, and to coordinate planning for new facilities and programs to balance recreational needs of the community with the residential character of the surrounding neighborhood; and

WHEREAS, the Council finds that the proposal to construct two new platform tennis courts and related walkway and stairs is consistent, overall, with the Comprehensive Plan, *Winnetka 2020*; and

WHEREAS, the special use will not impede the normal and orderly development and improvement of other property in the immediate vicinity for uses permitted by right in the zoning district, nor will it substantially diminish or impair property values in the immediate vicinity, as the proposed new platform tennis courts will not alter the existing use of the Subject Property and are not in close proximity to any of the single family residential uses in the neighborhood; and

WHEREAS, adequate parking, utilities, access roads, drainage and other facilities necessary for the operation of the special use either exist or will be provided, in that the Subject Property is served by all utilities, the new courts have been designed to address current usage needs and the parking and site access will remain the same; and

WHEREAS, the proposed new platform tennis courts will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity, in that the Park District is an established presence in the neighborhood, the proposed new tennis courts will alleviate crowded conditions at the platform tennis court facility, and the expanded facilities will not be in close proximity to any of the single family residential uses in the neighborhood; and

WHEREAS, the special use in all other respects conforms to the applicable regulations of the Winnetka Zoning Ordinance and other Village ordinances and codes; and

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

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

SECTION 2: That, pursuant to Sections 17.56.010 of the Winnetka Zoning Ordinance, Title 17 of the Winnetka Village Code, a special use permit is hereby granted with respect to the Subject Property, which is located in the R-2 Single-Family Residential Zoning District, to allow the construction of two new platform tennis courts to the north and west of the existing four-court complex at Skokie Playfield.

SECTION 3: That, pursuant to Section 17.56.010 (G) of the Winnetka Zoning Ordinance, all stipulations, conditions and restrictions set forth in this Ordinance as part of the terms under which the special use is granted, may be modified or revised from time to time by the Village Council following public notice and hearing, using the same procedures set forth in the Zoning Ordinance for processing the original special use application.

SECTION 4: This Ordinance is passed by the Council of the Village of Winnetka in the exercise of its home rule powers pursuant to Section 6 of Article VII of the Illinois Constitution of 1970.

SECTION 5: This Ordinance shall take effect immediately upon its passage, approval and posting as provided by law.

PASSED this 7th day of August, 2007, pursuant to the following roll call vote:

AYES: Trustees Behles, Berger, Eilers, Poor, Ritchell, Tucker

NAYS: None

ABSENT: None

APPROVED this 7th day of August, 2007.

Signed:

//s//Edmund C. Woodbury

Village President

Countersigned:

//s//Douglas G. Williams

Village Clerk

Introduced: July 17, 2007

Posted: July 18, 2007

Passed and Approved: August 7, 2007

Posted: August 9, 2007