Village of
WINNETKA, IL

510 Green Bay Road • Winnetka, IL 60093 • 847.501.6000
contactus@villageofwinnetka.org • villageofwinnetka.org

PLAN COMMISSION REGULAR VIRTUAL MEETING AGENDA

WEDNESDAY, JUNE 23, 2021 - 7:00 PM

In accordance with social distancing requirements and Governor Pritzker's Executive Order 2021-11 and Senate Bill 2135, the Winnetka Plan Commission meeting on Wednesday, June 23, 2021, **will be held virtually.** The meeting **will be livestreamed via the Zoom platform**. In accordance, with Public Act 101-0640, at least one representative from the Village will be present at Village Hall Council Chambers at 510 Green Bay Road, Winnetka, IL, and **the virtual meeting will be simulcast at Village Hall for members of the public who do not wish to view the virtual meeting from another location.** Pursuant to the Executive Order issued by the Governor, the number of people who may gather at Village Hall for the meeting is limited due to the mandated social distancing guidelines. **Accordingly, the opportunity to view the virtual meeting at Village Hall is available on a "first-come, first-served" basis.**

The public has the following two options **for virtually observing and participating during this virtual Plan Commission meeting, including the ability to provide testimony or comments.** Persons wishing to participate are strongly encouraged (but not required) to complete the Sign-In form found at www.villageofwinnetka.org/meetingsignin.

1) **Telephone (audio only)**. Call: 312-626-6799; when prompted enter the Webinar ID: 998 3261 7280 (Please note there is no additional passcode or attendee ID required.)
2) **Livestream (both audio and video feed).** Download the Zoom meetings app to your smart phone, tablet, or computer, and then join Webinar ID: 998 3261 7280; Webinar Passcode: PC062321

If you wish **to provide testimony or comments prior to the meeting**, you may provide them one of three ways:

1) By sending **an email** to planning@winnetka.org;
2) By sending **a letter** to Community Development Department, Village of Winnetka, 510 Green Bay Road, Winnetka, IL 60093; or
3) By leaving **a voice mail message** at the phone number 847-716-3524. All voicemail messages will be transcribed into a written format.

Please be advised if, prior to the scheduled public hearing date, Governor Pritzker rescinds, or does not extend, his current disaster declaration allowing for remote meetings, the Village will be required to conduct public hearings in the traditional in-person format only, at Village Hall, 510 Green Bay Road, Winnetka Illinois in the Village Council Chambers. Please contact the Community Development Department at 847-716-3525 for confirmation of the meeting location.

All comments received prior to the posting of the agenda packet will be included in the agenda packet. All comments received after the agenda packet has been posted and received by 6:00 PM the day of the meeting will be read at the meeting by staff. Such public comment is limited to 200 words or less and should identify both (1) the subject of the comment being offered (such as property address or case number of the agenda item) and (2) the full name of the individual providing the comments. In addition, you may wish to include your street address, phone number, and the name of the organization or agency you represent, if applicable.

General comments for matters not on the agenda will be read at the end of the meeting under Public Comment. Comments specific to a particular agenda item will be read during the discussion of that agenda item.

All emails received will be acknowledged either during or after the meeting, depending on when they are received.

Persons seeking additional information concerning any of the applications, accessing the virtual meetings, or requesting alternative means to provide testimony or public comment are directed to email inquiries to planning@winnetka.org or by calling 847-716-3525.

PLAN COMMISSION REGULAR VIRTUAL MEETING AGENDA
WEDNESDAY, JUNE 23, 2021 - 7:00 PM

AGENDA ITEMS

1. Call to Order & Roll Call.

2. Introductory Remarks Regarding Conduct of Virtual Meeting.

3. Approval of April 28, 2021, meeting minutes.

4. Approval of May 5, 2021, special meeting minutes.

5. **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.

6. **Case No. 21-19-SD: 800, 808 and 812 Oak Street:** An application submitted by Chicago Trust Company, Evanston Bond and Mortgage Company, and the 812 Oak Condominium Association seeking Final Plat approval to allow a three-lot subdivision of 800 Oak Street, 808 Oak Street, and 812 Oak Street and a variation from the Subdivision Code requirement that alleys be provided at the rear of all commercial lots and be at least twenty (20) feet wide. The proposed subdivision would establish vacant land between 800 Oak Street and 812 Oak Street as a separate zoning lot thereby allowing for development of the vacant land with a new building. The Village Council has final jurisdiction on this request.

7. Other Business.
    a. Community Development Report
    b. July 28, 2021, Meeting - Quorum check

8. Public Comment.

9. Adjournment

Note: Public comment is permitted on all agenda items.

NOTICE

All agenda materials are available at www.villageofwinnetka.org/agendacenter .

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 at 510 Green Bay Road, Winnetka, Illinois 60093, (Telephone (847) 716-3543; T.D.D. (847) 501-6041).

WINNETKA PLAN COMMISSION
MEETING MINUTES
APRIL 28, 2021

Members Present:	Tina Dalman, Chairperson
	Matthew Bradley
	Mamie Case
	Layla Danley
	Chris Foley
	John Golan
	Bridget Orsic
	Jay Vanderlaan
Non-Voting Members Absent:	John Swierk
Village Staff:	David Schoon, Director of Community Development
	Kristin Kazenas, Assistant Village Manager
	Ann Klaassen, Senior Planner
Village Attorney:	Ben Schuster

Introductory Remarks Regarding Conduct of Virtual Meeting.
Chairperson Dalman read the Oral Declaration into the record.

Call to Order & Roll Call:
The meeting was called to order by Chairperson Dalman at 7:04 p.m. Ms. Klaassen took roll call of the Commission Members present. Chairperson Dalman then outlined how the meeting would proceed.

Approval of February 24, 2021 meeting minutes.
Chairperson Dalman asked for a motion to approve the February 24, 2021, meeting minutes. A motion was made by Ms. Case and seconded by Mr. Foley to approve the February 24, 2021, meeting minutes. She then asked if there were any comments or corrections. No comments were made at this time. A vote was taken and the motion unanimously passed:
AYES: Bradley, Case, Dalman, Danley, Foley, Golan, Orsic, Vanderlaan
NAYS: None

Case No. 21-13-SU: 538 Chestnut Street – Coldwell Banker Real Estate Office. An application for a special use permit approval submitted by Stephens Family Limited Partnership on behalf of Coldwell Banker Residential Real Estate, LLC, as the prospective lessee of the property located at 538 Chestnut Street to allow a real estate office on the subject property. The property is currently owned by the Stephens Family Limited Partnership, 1630 Sheridan Road #1F, Wilmette, IL.
Ms. Klaassen identified the property's location and size and the building's current occupants. She stated Coldwell Banker is proposing to relocate from their current space on Lincoln Avenue to this location and referred to Berkshire Hathaway's special use request to occupy different space further west on Elm Street, therefore vacating the space at Chestnut and Elm. She noted that any use that would like to occupy the space needs to comply with current zoning regulations. Ms. Klaassen referred to a comparison of the square footage and street frontage of the proposed space and the applicant's current space. She noted the applicant plans to reduce their square footage footprint due to the way their business model has

DRAFT

changed. Ms. Klaassen then identified their hours of operation, number of employees and the length of time they plan to be in the office. She added that the applicant notes in their written explanation that employee parking passes would be purchased for their agents. Ms. Klaassen then stated following comment and discussion, the Commission may make a motion as indicated on page nos. 8 and 9 of the agenda report. She noted additional public correspondence was received and would be read into the record. Ms. Klaassen then asked if there were any questions.

Chairperson Dalman also asked if there were any questions. Mr. Bradley asked if the Stephens Family Limited Partnership is also the owner of the applicant's existing space. Ms. Klaassen responded they are not. Mr. Foley asked if a parking study was done. Ms. Klaassen responded a separate parking or traffic study was not provided and is not required by code. She added it would be addressed by the applicant during their presentation. Mr. Bradley questioned the timing of Berkshire Hathaway's relocation and Ms. Klaassen responded it is happening in the near future. Chairperson Dalman asked for clarification regarding the Berkshire Hathaway special use permit for its current space and if it dated to the 1990's. Ms. Klaassen responded the memo's reference with regard to Berkshire Hathaway's special use permit was specific to their new location and they were in existence at the subject property prior to the overlay district adoption in 1987. Mr. Schoon explained to the Commission how at the time the overlay district was created, real estate offices were allowed as a special use permit as well as the history and reasoning behind it.

Ms. Kazenas allowed the applicant into the meeting. Chairperson Dalman swore in those speaking to this matter. Don Wilson, the attorney for the applicant, described how businesses and the downtown business district have changed as a result of changes in circumstances and the economy. He stated they must ensure there is consistent evaluation of the balance of business having necessary foot traffic and fair competition with other businesses. Mr. Wilson stated Jim Stephens would provide a history of the building together with a video presentation along with Ayoub Rabah who would speak specifically about Coldwell Banker.

Todd Stephens stated the partnership purchased the mixed used building about 30 years ago and described various improvements made to the building. He also described the building's tenant history and their marketing efforts for the commercial space and the infeasibility of altering the building to accommodate occupancy after describing changes to the market. Mr. Stephens stated the applicant decided to downsize their existing space and would like to move into the two-story space. He stated granting a special use permit would open up the space currently occupied by Coldwell Banker to retail adding 2,000 square feet into the retail overlay district. Mr. Stephens then stated if the special use is not granted, the vacant space would sit empty for many years.

As requested by the applicant, Mr. Schoon played the Coldwell Banker video for the Commission.

Ayoub Rabah introduced himself as the Coldwell Banker Central Midwest President and described their mission to the Commission and how they affect the home buying and real estate office experience. He described their agents as living in and being a part of the community fabric. Mr. Rabah described how the remote work from home experience has grown. Mr. Wilson stated Coldwell Banker and the Stephens family have demonstrated a strong commitment to building a strong community in Winnetka and the request represented an effort to help continue to improve the community. He then asked if there were any questions.

Chairperson Dalman then asked if there were any questions from the Commission. Ms. Danley asked how

DRAFT

long they marketed the property. Mr. Stephens responded by stating the market is difficult and referred to the requirements and costs to do an alternative build-out for a restaurant use. He added there was no interest from clients in waiting for that type of build-out. Mr. Stephens also stated commercial insurance would not be feasible for two restaurants in one building. He informed the Commission they marketed the property for approximately 45 days as soon as they heard Berkshire Hathaway would be moving to the west and added they were pleased to have Coldwell Banker interested in the space. Mr. Stephens added it is difficult to find a restaurant or retailer who would be interested in the space. Mr. Wilson informed the Commission the lower level represented a significant portion of the space. Mr. Stephens commented on the difficulty of leasing the basement space to a different tenant.

Mr. Bradley asked the building's ownership how the space was formerly occupied by Carson Pirie Scott. Mr. Stephens responded they did not own the building at that time. Mr. Bradley referred to the applicant having a square footage problem with their moving from one space to another in an attempt to occupy a smaller amount of space. Mr. Rabah informed the Commission their lease is up at year-end, and they did not plan to remain there at the lease-end with the potential space becoming available. He also referred to malls and retail shrinking everywhere. Mr. Bradley asked the applicant how they planned to address foot traffic, etc. on such a critical corner. Mr. Rabah described the approach they took in Hinsdale and how they have always been part of the community's fabric. He added they would ensure they would appropriately represent that corner.

Ms. Orsic referred to the applicant's request to expand a few years ago and questioned what changed. Mr. Rabah referred to the popup store that was promised at that time which should have taken place along with Covid accelerating the way business is done. Ms. Orsic asked if they could reduce the space back to their original footprint. Mr. Rabah responded they have not had that discussion with their landlord and may look to find an alternative location in Winnetka. He pledged to the Commission to confirm their commitment to that corner noting they have been in business for 100 years with the intention to continue serving the community. Ms. Orsic asked how they marketed the property and Mr. Stephens responded via word of mouth.

Ms. Case referred to the build-out expense previously mentioned and asked if several of their other restaurant tenants lease the space they occupy. Mr. Stephens stated those buildings are multi-level mixed use buildings with the proposed space having the largest square footage amount on the lower level and referred to the build-out difficulty in terms of running exhaust vents, etc. Ms. Case asked if they determined it would be too expensive to put in the improvements to accommodate tenants. Mr. Stephens reiterated a majority of the space is on the lower level and added this building was never designed to have a restaurant tenant. Mr. Wilson referred to comments made from neighbors who were concerned that the proposal was for a restaurant. Mr. Schoon referred to the restaurants previously mentioned which are owned by the same ownership group as the tenant. He also mentioned there are usually concerns raised in connection with restaurant tenants. Mr. Schoon confirmed there are buildings in the community with restaurants on the first floor and living units above.

Ms. Danley referred to the standard relating to appearance and the applicant's plans for the space and referred to page nos. 5 and 6. She asked the applicant for more specifics since the plans will make it look like an office. Mr. Rabah responded the intention is for it to be more of an open family room type of setting with a majority of the agents located in huddle rooms in the basement. He added they are open to reconfiguration. Mr. Rabah noted they do not have signage currently in their windows and they do not have the intention to display photos of homes. Mr. Stephens informed the Commission they consulted with Baum Realty which also stated the space did not lend itself to a restaurant use.

DRAFT

Mr. Foley referred to the standards relating to parking and foot traffic and stated he is concerned with parking. He indicated he did not see how those two standards would reconcile in that the applicant planned to limit the amount of parking with plans to increase foot traffic. Mr. Wilson stated there would be a flow of people in and out of the office noting the applicant would pay for employee and agents parking in Village lots. He stated these people would also patronize other businesses and enhance pedestrian traffic flow. Mr. Wilson added empty storefronts are challenging to other businesses as well as for the landlord.

Mr. Golan questioned the benefit to the Village and asked what percentage of homes are sold out of the Village as well as whether tax revenue would be generated. Mr. Rabah responded Coldwell Banker agents sold 25% of the 5,654 homes sold from 2010 to 2020 which are higher priced homes generating higher real estate taxes for the Village although the use would not specifically generate tax revenue. Mr. Wilson noted when properties are vacant, those properties apply for tax reductions.

Chairperson Dalman stated foot traffic generation is always a consideration in connection with special use requests. She stated the applicant is planning for 18 people in the office and noted how businesses are operating remotely and electronically. Chairperson Dalman questioned whether the applicant would ask for a space reduction in the future if businesses continued to trend with remote operations. Mr. Rabah explained how they came up with the figure of 18 employees in the office by performing a sampling of office traffic. Chairperson Dalman stated her concern is whether the space would be active. Mr. Rabah confirmed they planned to carry on their tradition of being in the space and reiterated build-outs are not inexpensive. Mr. Wilson referred to digital markets and stated efforts will be trending toward people wanting to get back to normal in-person experiences and they want to help maintain a strong community. He also stated although the space is better situated for retail, most of the space would be occupied on the lower level with the street portion occupying a smaller footprint. Mr. Wilson then thanked the Commission for their consideration.

Chairperson Dalman stated the Commission would now hear public comment and swore in those speaking to this matter. Ms. Klaassen and Mr. Schoon read emails from Nina Gray (1125 Spruce Street), Ruth Ann Buckley, Nancy Behles, Pam Strobel (44 Woodley Road), KM Slomski, Jan Bawden (129 DeWindt), Anne Wilder, Samantha Thompson/Rosemary Sanchez, Heather Nelson/Rosemary Sanchez, Ted Drost (1107 Oak Street), Kimberly and Thomas Handler (1100 Pelham Road), Vicki Apatoff (730 Ardsley), Peggy Schwarzschild (1333 Sunview Lane), Jessica Tucker (850 Locust), Elizabeth Joyce (459 Provident), Alexandra Nichols, Nan Greenough (500 Maple), Melanie Hauck (95 High Street), Jamie Bishop (832 Cherry Street), Kara Gagliardi (397 Sunset), Allison Cassato (Flowers on Chestnut co-owner), Jane Hayes (Classic Stitch owner), Ellen Holthaus (Ellen's on Elm owner), Theresa Lucas (Good Grapes owner), Michelle McKenna (Flowers on Chestnut co-owner), Gary Michaels (Fred's Garage co-owner), Ramsey Prince (Maison Du Prince owner), Sean Scott (Doyle Optician's owner), Al Stephens (Fred's Garage co-owner), Jim Hertel, Denny Cummings and Sandy Vitantonio (550 Winnetka Avenue), Janet and William Beaty, Heather Crimmins into the record.

Ms. Klaassen and Mr. Schoon also read emails from Andrew Parkinson (321 Linden), Travis Heitzinger (790 Foxdale), Greg Robitaille, Angie DeMars (Noah's Ark owner) Sherry Molitor (1133 Scott Avenue), John and Jody Henderson (322 Sunset Road), Nick Vagra (755 Rosewood), Scott Hunken (966 Private Road), into the record.

Ms. Kazenas then allowed members of the public into the meeting to provide comment. Chairperson Dalman swore in those speaking to this matter. Sherry Molitor spoke in support of the request. V. Garrison

DRAFT

(730 Ardsley), spoke in opposition to the request. Angela Young (625 Oak Street), Terry Dason, 1436 Scott, Peter Ma (544 Chestnut) and DeeAnn Nicholas (Wilmette), spoke in favor of the request. Theresa Lucas, Good Grapes owner (821 Chestnut Court) and Stephanie Hochchild (682 Ardsley), spoke in opposition of the request. Ms. Kazenas confirmed there were no additional people waiting to comment.

Chairperson Dalman then asked if there were any questions from the Commission for the applicant. Mr. Bradley referred to page 5, Figure 5 and questioned the floor plan layout and asked the applicant if a portion could be left available for a retail use as well as if they exhausted any other ways to bifurcate the space. Mr. Stephens responded the western portion of the building adjoined the pet store space. He indicated although a rear entrance could be installed as well as consideration being given to an elevator shaft, he concluded it would be difficult to bifurcate the space north to south. Mr. Stephens confirmed the Stephens family did not own the Lincoln Avenue building occupied by Coldwell Banker and the partnership owned 839 Elm Street. Mr. Golan indicated there are creative solutions to allow the applicant basement access with first floor frontage. Mr. Stephens responded they considered that alternative and it did not make sense economically adding they investigated all options. Mr. Rabah stated the economics confirm the premium space is on the first floor.

Mr. Schuster stated the applicant should have the ability to address the public comments made. Mr. Wilson stated the issue related to a balance between what is practical and reasonable along with the consideration that the standards have been met. He stated they have presented that the standards have been met and asked for a positive recommendation from the Commission. Mr. Wilson then stated while compelling testimony and comments were made, in order to maintain a strong community with businesses committed to the community, the request is the best way to do that.

Chairperson Dalman then called the matter in for discussion and confirmed the Commission is to determine whether the applicant has met the 12 special use standards on page 12. Ms. Orsic stated she could not support the request in connection with standard nos. 7 and 8 and identified the building as being a prime retail corner and anchor space where the retail curtain would be broken. She added the property has not been marketed that long and identified Coldwell Banker as a long-term tenant which should be able to find another location not in the heart of downtown. Mr. Vanderlaan agreed with Ms. Orsic and stated the request did not meet standard nos. 7 and 8. He also agreed that time should be given in order to bring in a retail establishment. Chairperson Dalman noted a parking study was not given as well as the fact that two brokerage firms would be located within the same block. She asked the Commission Members to consider whether there would be adequate parking. Ms. Orsic then stated that has not been demonstrated as a parking study has not been done. Mr. Vanderlaan referred to standard no. 12 which was also not met. Ms. Case agreed with the comments made and stated standard nos. 7, 8 and 12 have not been met. She stated there was a similar situation with the recent Engel & Völkers special use request. Ms. Case also stated real estate transactions can be done remotely and suggested the owners take more time to find a retail tenant.

Mr. Golan noted that the retail corridor concept came up with the Koenig & Strey request and stated he could not support the request in that standard nos. 7 and 8 have not been met. He agreed there are creative ways in which a retail use could occupy the space. Mr. Bradley stated he sympathized with the ownership and Coldwell Banker's attempts to maximize their business and lower overhead costs. He then stated the building is the center of downtown and center of the retail overlay district. He agreed with the Commission members' comments made and referred to the standard relating to parking and a parking study should be done to account for the tenant's plans for the space. He stated the epicenter corner needed to be protected and noted standard nos. 7, 8 and 9 have not been met. Mr. Bradley stated there

DRAFT

are other alternatives for the space other than a restaurant or real estate firm which could satisfy the standards, and he could not support the request. Ms. Danley agreed with the comments made and that the space is premier space and noted standard nos. 7, 8, 9 and 12 have not been met. She agreed the retail curtain wall would be further broken up and noted the lack of the parking study. Ms. Danley concluded she could not support the request. Mr. Foley referred to the overwhelming amount of public comment on both sides and stated the reason for the overlay district related to this particular space. He stated they are weighing the potential vacancy against the special use request and stated standard nos. 5, 7, 8, 9 and 12 have not been met and he could not support the request. Chairperson Dalman stated the request did not meet the standards for special use approval and noted her concern of having two real estate firms on the same block as well as a concern with parking. She also stated there would not be a lot of foot traffic and the request did not meet standard nos. 5, 7, 8, 9 and 12 with parking for both real estate offices having the potential to be detrimental.

Chairperson Dalman then stated there is a unanimous lack of support for the application and asked for a motion. Mr. Stephens asked for the motion to allow them time to perform a parking study. He also asked if there is another building in the overlay district where he would receive the same outcome. Mr. Stephens referred to the testimony of the building being a premier building and described the decision as prejudicial. Chairperson Dalman referred to the record of granting special use requests for various properties in the overlay district and noted the Commission is a recommending body to the Village Council. She referred to the issue of standard nos. 7, 8 and 9 not being satisfied and asked Mr. Stephens if they would like for the matter to be continued for 30 days. Mr. Stephens agreed to continue the matter. Mr. Schuster agreed the applicant can be given the opportunity to continue the matter for 30 days.

Chairperson Dalman asked for a motion to continue the public hearing on Case No. 21-13-SU to May 26, 2021, to allow the applicant time to supplement their application. Mr. Vanderlaan moved to continue discussion of the application until the May 26, 2021, Plan Commission meeting. Mr. Golan seconded the motion. A vote was taken, and the motion unanimously passed:
AYES: Bradley, Case, Dalman, Danley, Foley, Golan, Orsic, Vanderlaan
NAYS: None

Other Business.

a. Community Development Report

No report was given.

b. May 5, 2021, Special Meeting – Quorum check.

The Commission Members discussed their availability.

Public Comment.

No comments were made at this time.

The meeting was adjourned at 11:18 p.m.

Respectfully submitted,

Antionette Johnson
Recording Secretary

DRAFT

WINNETKA PLAN COMMISSION
SPECIAL MEETING MINUTES
MAY 5, 2021

Members Present:	Tina Dalman, Chairperson
	Mamie Case
	Layla Danley
	Chris Foley
	John Golan
	Bridget Orsic
Members Absent:	Matthew Bradley
	John Swierk
	Jay Vanderlaan
Village Staff:	David Schoon, Director of Community Development
	Brian Norkus, Assistant Director of Community Development

Introductory Remarks Regarding Conduct of Virtual Meeting.
Chairperson Dalman read the Oral Declaration into the record.

Call to Order & Roll Call:
The meeting was called to order by Chairperson Dalman at 7:00 p.m. Mr. Schoon took roll call of the Commission Members present.

Case No. 21-17-SU: 548 Lincoln Avenue – Strong Nail City – Nail Salon. An application for special use permit approval by Tracy Ho d/b/a Strong Nail City, as the prospective lessee of the property located at 548 Lincoln Avenue to allow a nail salon on the subject property. The property is currently owned by 544-550 Lincoln Avenue, LLC, 825 Green Bay Road, #100, Wilmette, IL.
Mr. Schoon identified the property's location in the C-2 overlay district and its size and occupancy. He noted the space was recently vacated by a nail salon four months ago and described the proposed floor plan layout and hours of operation. Mr. Schoon referred to the number of employees and clients in the space and that employees will use parking passes for municipal lots and identified where clients would park. He stated the Commission is to make a recommendation according to the language included on page nos. 6 and 7 of the agenda report and asked if there were any questions.

Chairperson Dalman asked if the prior special use was issued for the former tenant. Mr. Schoon responded that tenant did not require special use approval since they were located in the space prior to 2019 and that nail salons were previously a permitted use. Mr. Golan asked what happened to the former business and Mr. Schoon stated the business closed in December 2020 and the landlord can elaborate. Ms. Danley questioned the number of nail tables and spa chairs and Mr. Schoon confirmed there would be five tables according to the floor plan. Ms. Orsic asked if the applicant ever operated a nail salon before. Mr. Schoon stated the applicant is a former employee of the former nail salon. Ms. Foley questioned parking and asked what is the use of the parking lot behind the Community House. Mr. Schoon described the layout of parking in the lot. Ms. Case asked if this would be the only nail salon on the street. Mr. Norkus referred to Delos Salon as the only other personal service use. Chairperson Dalman asked if there is any contiguity between the applicant and the prior ownership. Mr. Schoon

DRAFT

responded there is no legal relationship and the current legal entity is operated by a former employee of the previous owner.

Chairperson Dalman asked if there were any other questions. No additional questions were raised at this time.

Mr. Norkus allowed the applicant into the meeting. Chairperson Dalman swore in those speaking to this matter. Dan Burns spoke on behalf of the landlord and referred to their attempts to fill in vacant space and to retain existing tenants. He informed the Commission the prior tenant retired and referred to the slow amount of traffic in their attempts to fill the space. He thanked the Commission for hearing the request and asked for their support in recommending approval of the special use permit. Tracy Ho, the applicant, had no comments to add.

Chairperson Dalman asked the Commission for their comments. Ms. Orsic asked Ms. Ho if she had any staff for the new salon. Ms. Ho confirmed they have one or two staff members now. Ms. Danley referred to page 5 and the salon layout and asked what would be in the window space. Mr. Burns responded it would be the same as the prior tenant set up with nail drying stations. Ms. Foley asked if the previous tenant did retail sales and asked Ms. Ho if she would consider retail sales. Ms. Ho responded she would only provide nail service for now and would consider sales in the future. Chairperson Dalman asked if sales tax is paid on services rendered. Ms. Ho stated sales tax would be generated from nail polish and nail product sales.

Chairperson Dalman asked if there were any other questions. No additional questions were raised at this time. Mr. Schoon confirmed no additional written comments were received. Mr. Norkus allowed members of the public into the meeting to comment. No comments were made at this time.

Chairperson Dalman asked if there were any other questions from the Commission. No additional questions were raised at this time. She then called the matter in for discussion.

Ms. Foley stated the space was vacant for four months and the Commission appreciated the landlord's efforts to fill the space. He referred to the lack of public participation and encouraged the applicant to consider retail sales going forward. Ms. Foley described the use as compatible with other uses and there would be no parking issues and bringing clients to the area would improve foot traffic. He then referred to standard nos. 5, 7, 8. 9 and 12 and stated the use is consistent with those standards. Mr. Golan agreed with Ms. Foley's comments and referred to the clients' customers bringing foot traffic to surrounding businesses. He then referred to the amount of street frontage and stated the request did not meet the requirement of the 20 foot recommendation for retail spaces and he would support the request. Ms. Danley agreed nail salons generate a lot of foot traffic and the amount of nail salons. She also referred to the special use requirements which changed two years with the request being similar to the prior use. Ms. Danley stated she would be in favor of the request. Ms. Case agreed with the comments made and agreed the space is small with small street frontage. She also stated the request would contribute to the vibrancy of the block and she would support the request. Ms. Orsic agreed with the comments made and stated it is a use that a lot of people patronize. She agreed the standards previously mentioned have been met. Chairperson Dalman stated it would be difficult to find a tenant willing to utilize the small space with limited street frontage. She then stated with regard to the C-2 overlay district code change, the request would be a continuation of an existing use while not adding another nail salon to the Village. Chairperson Dalman then stated the request satisfied all 12 standards and would generate a lot of foot traffic.

DRAFT

Chairperson Dalman then asked if a Commission Member would like to suggest conditions on the motion. No comments were made at this time. She then asked for a motion. Ms. Foley moved to recommend approve the applicant's special use request and stated the proposed special use is consistent with the 12 overlay district standards as shown on page nos. 6 and 7. Mr. Golan seconded the motion. A vote was taken and the motion unanimously passed:
AYES: Case, Dalman, Danley, Foley, Golan, Orsic
NAYS: None

Other Business.

a. Community Development Report.

Mr. Schoon stated there is no Community Development Report.

b. May 26, 2021 meeting - Quorum check.

The Commission Members confirmed their availability.

Public Comment.

No public comments were made at this time.

Ms. Danley asked if conditions should be in place in terms of public conduct during meetings. Chairperson Dalman stated that would be addressed before the next meeting and they are open to suggestions as to how better manage meetings.

Adjournment.

A motion to adjourn was made by Ms. Orsic and seconded by Ms. Danley. A vote was taken and the motion unanimously passed:
AYES: Case, Dalman, Danley, Foley, Golan, Orsic
NAYS: None

The meeting was adjourned at 7:52 p.m.

Respectfully submitted,

Antionette Johnson
Recording Secretary

DRAFT

MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION

FROM: ANN KLAASSEN, SENIOR PLANNER

DATE: JUNE 18, 2021

SUBJECT: 385 WINNETKA AVENUE – NEW TRIER HIGH SCHOOL – SPECIAL USE PERMIT (CASE NO. 21-15-SU)

INTRODUCTION

On June 18, 2021, the Plan Commission is scheduled to hold a virtual public hearing, in accordance with social distancing requirements and Governor Pritzker's Executive Orders and Senate Bill 2135, on an application submitted by the Board of Education of New Trier Township High School District 203 (the "Applicant"), as the owner of the property located at 385 Winnetka Avenue (the "Subject Property"). The Applicant proposes replacement of the existing Gates Gymnasium with the construction of an addition to the public high school and the construction of parking lot improvements on the Subject Property and requests approval of the following relief:

1. Approval of an amendment to an existing **Special Use Permit** for a public high school located in the R-4 Single-Family Residential Zoning District.

As will be discussed later in this report, the Applicant has also submitted a variation application for the following variations, to allow the proposed improvements: (a) gross floor area; (b) roofed lot coverage; (c) impermeable lot coverage; (d) front yard setback; (e) building height; and (f) off-street parking space area. The Zoning Board of Appeals (ZBA) considered the special use permit and variation requests on June 14, 2021. Additionally, the Applicant has submitted an application seeking approval of a Certificate of Appropriateness, which was considered by the Design Review Board (DRB) on June 17, 2021. Both the ZBA and the DRB voted unanimously to recommend approval of the proposed improvements.

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 June 3, 2021. As of the date of this memo, staff has received one written comment from the public regarding this application. The comment is provided in Attachment E of this report.

The Special Use Permit and variations are subject to final approval by the Village Council.

PROPERTY DESCRIPTION

The Subject Property, which consists of approximately 16.91 acres west of Essex Road and 9.5 acres east of Essex Road, for a total campus area of 26.4 acres, is located on the north side of Winnetka Avenue, between Fuller Lane and Woodland Avenue. The parcels west of Essex Road contain an existing four-story public high school building and surface parking. The parcels east of Essex Road contain an existing storage building, an athletic track and field, and surface parking (see Figure 1).

The Comprehensive Plan designates the Subject Property as appropriate for "Public/Semi-Public" uses (Attachment A). The property is zoned R-4 Single Family Residential, and it is bordered by R-4 Single Family Residential to the north and south, and R-5 Single Family Residence to the north, south, east, and west (see Figure 2).

In addition to single-family residential uses, the R-4 District allows a limited range of additional uses by Special Use Permit. Allowed Special Uses in the R-4 District include (a) church or temple; (b) public school, elementary and high, or private school having a curriculum equivalent to a public elementary school, public high school or public institution of higher learning; and (c) library.

The Applicant's use of the Subject Property as a high school is generally consistent with the Comprehensive Plan land use designation and the R-4 zoning district.

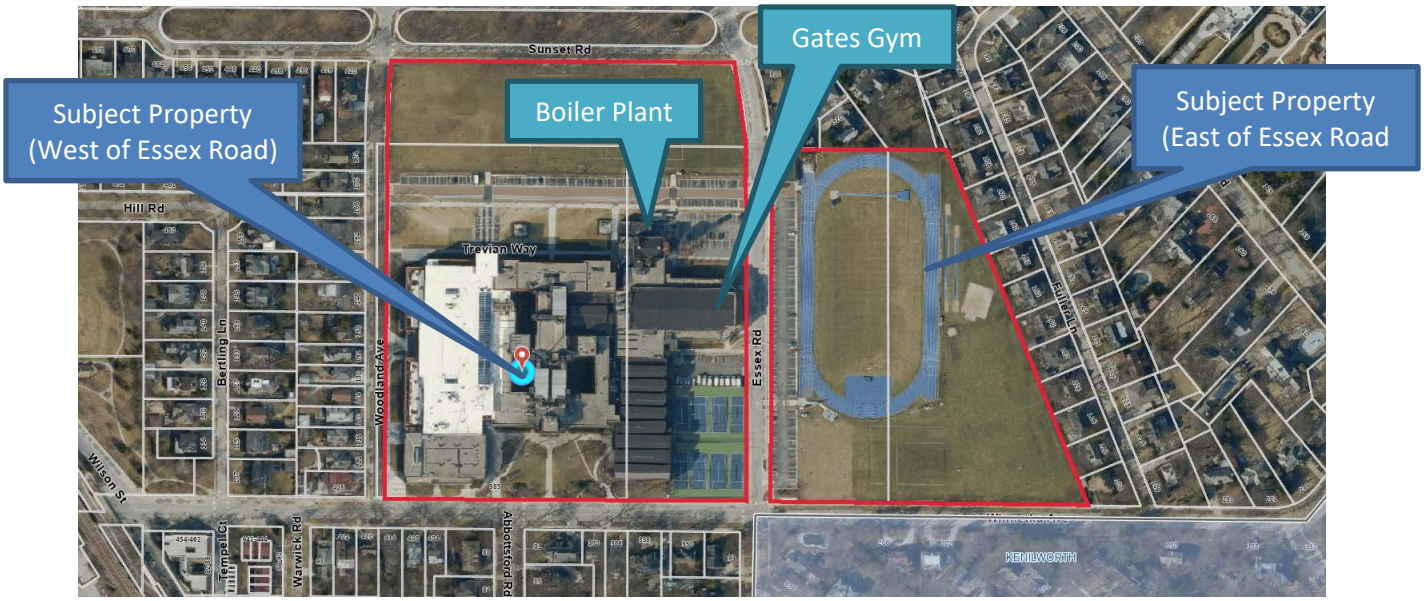


Figure 1 – Aerial Map

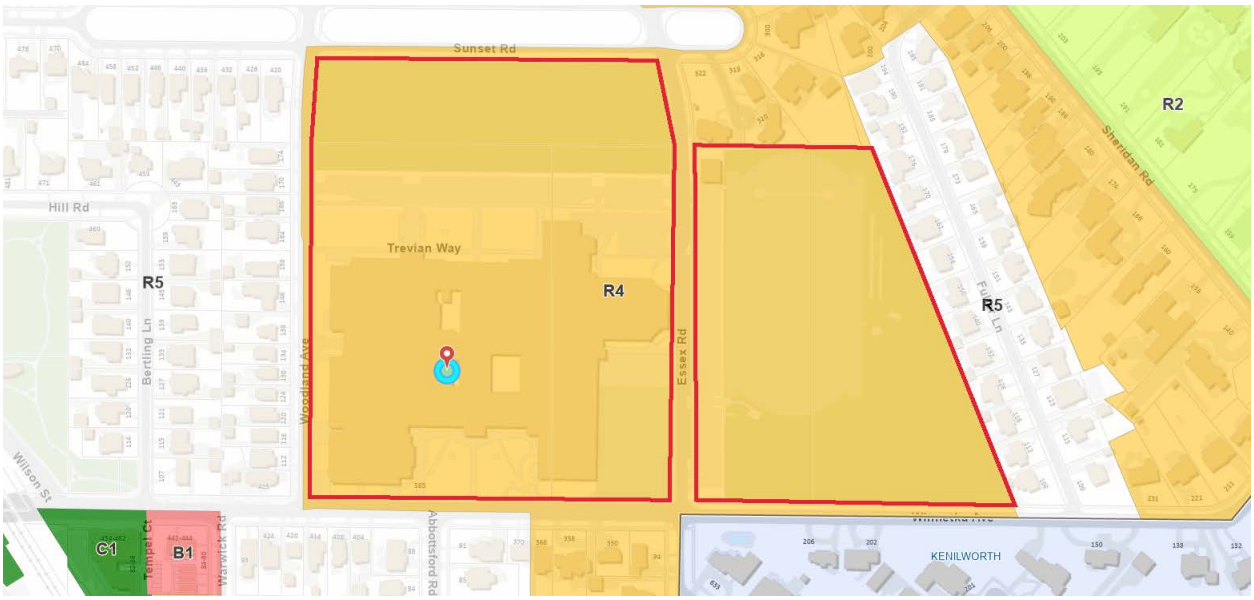


Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS APPROVALS

New Trier High School has been operating on the Subject Property since 1901. Since that time, the school has been expanded several times and site improvements have been made. After receiving favorable recommendations from the DRB, Plan Commission, and ZBA, in January 2015, Ordinance M-1-2015 was adopted by the Village Council, granting a Special Use Permit and variations to allow the expansion of the school building. The approved variations were for (a) GFA; (b) roofed lot coverage; (c) impermeable lot coverage; (d) front yard setbacks; (e) building height; and (f) off-street parking space area. Ordinance M-1-2015 is included in this report as Attachment D.

Figure 3 below and Figure 4 on the following page are current photos of the site where the improvements are proposed.

Figure 3 – Subject Property (East Elevation of Gates Gymnasium and Boiler Plant)

Figure 4 – Subject Property (East of Essex Road)

PROPOSED PLAN

The proposed improvements include the removal and replacement of Gates Gymnasium and the Boiler Plant with new academic and athletic space on the east side of the existing school building. As described by the Applicant in the attached application materials provided in Attachment C of this report, the use of the Subject Property will not change as a result of the proposed improvements. Also, there is no proposed change in the programs currently offered at the school or the athletic facilities.

The Applicant describes the architectural design of the new facility as aligned with the North Building that faces north and that it will incorporate elements of the existing Gates Gymnasium. The smokestack seen in Figure 3 will be removed. Additionally, expansion of the existing parking lot east of Essex Road is proposed south of the existing athletic track, along Winnetka Avenue.

In order to accommodate the proposed building addition, 23 parking spaces on the south side of Gates Gym would be removed. However, four spaces would remain; two for maintenance vehicles, and two vehicle charging stations would be provided. The existing parking on the north side of Gates Gym would be reconfigured with three (3) additional spaces provided on the north side of the proposed addition. Also, an additional 38 spaces would be added to the existing parking lot east of Essex Road. The changes in parking would result in a net increase of 18 spaces. The Applicant has provided a memo from the traffic consultant KLOA, who performed a comprehensive traffic study in 2014 for the then proposed west side improvements, which included site circulation and parking improvements. Based upon their past traffic study work for the school and their observations that the improvements that were made with the west side campus improvements, the traffic consultant has concluded:

> "… the east side campus improvements will result in (1) a limited, if any increase in traffic and parking generated by the school and (2) no modifications to the current enhanced traffic and parking operations."

The Village Engineer has reviewed the submitted traffic study memo and agrees with its conclusions.

The project would allow for the replacement of outdated classrooms in this section of the school building with 12 new academic classrooms for math, social studies, English, business, and health and language classes. The Applicant's application notes the project includes the following:

- Replacement of heating systems with new energy efficient systems and air conditioning;
- Create a campus that would be accessible for people with disabilities;
- Enhance safety with secure entrances and fire sprinklers;
- Improved 160-meter 6 lane indoor track;
- Improved strength and conditioning facilities;
- Improved interscholastic locker rooms;
- Improved training facilities;
- Improved outdoor education facilities;
- Improved kinetic wellness and athletic courts;
- Improved wayfinding;
- Flexible retractable bleachers;
- Improved stormwater management; and
- Combined kinetic wellness and athletic offices.

Excerpts of the proposed site plan, building elevations, and architectural renderings of the proposed addition are provided below and on the next page as Figures 5 through 9. The complete set of plans are provided in Attachment C.

The Applicant is also proposing installation of a temporary parking lot this summer that is intended to replace the parking spots that will be displaced during the construction of the addition. As with the 2015 construction project, the temporary lot is generally located in the same location as the proposed permanent parking lot expansion on the east side of Essex Road, however, a portion of the temporary lot will be located within the required 30-foot front yard along Winnetka Avenue. The temporary lot would be in place from this summer until Spring 2023 when it would be replaced with the permanent expanded parking lot. The parking would be utilized by staff and faculty and potentially some contractor parking. The Applicant has provided a brief narrative explaining the temporary parking lot and a site plan to represent its location, which are included in Attachment C.

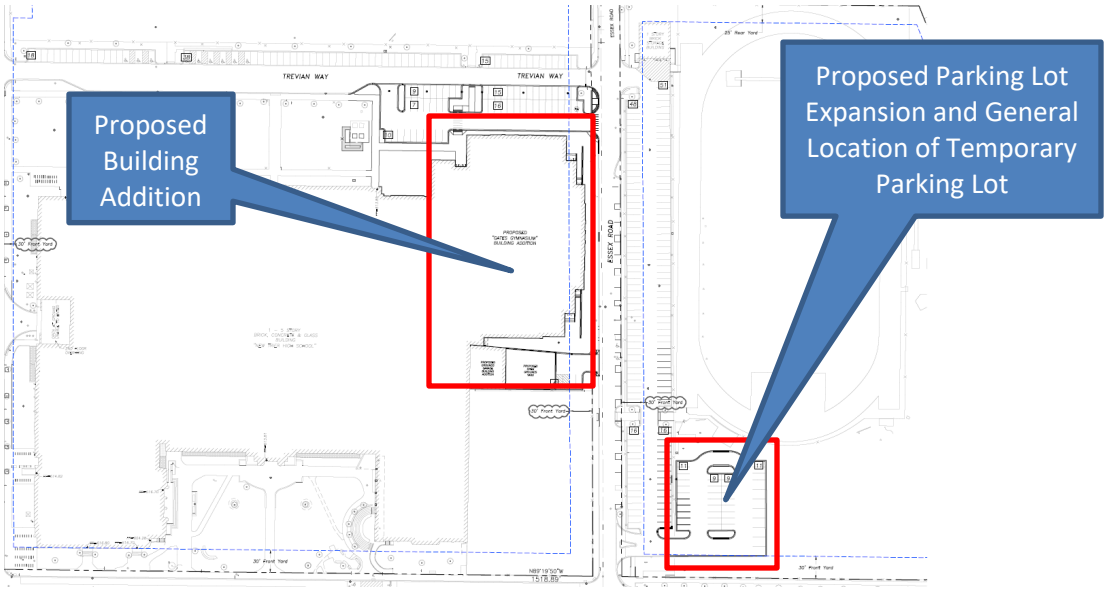


Figure 5 – Excerpt of Proposed Site Plan

Figure 6 – Proposed East Elevation

Figure 7 – Proposed North Elevation

Figure 8 – Architectural Rendering of East Elevation

Figure 9 – Architectural Rendering of North Elevation

The Applicant is currently working with Village Engineering staff to comply with the Village stormwater regulations. Figure 10 below represents the Subject Property's proximity to the floodplain; the cyan represents the 100-year flood area.

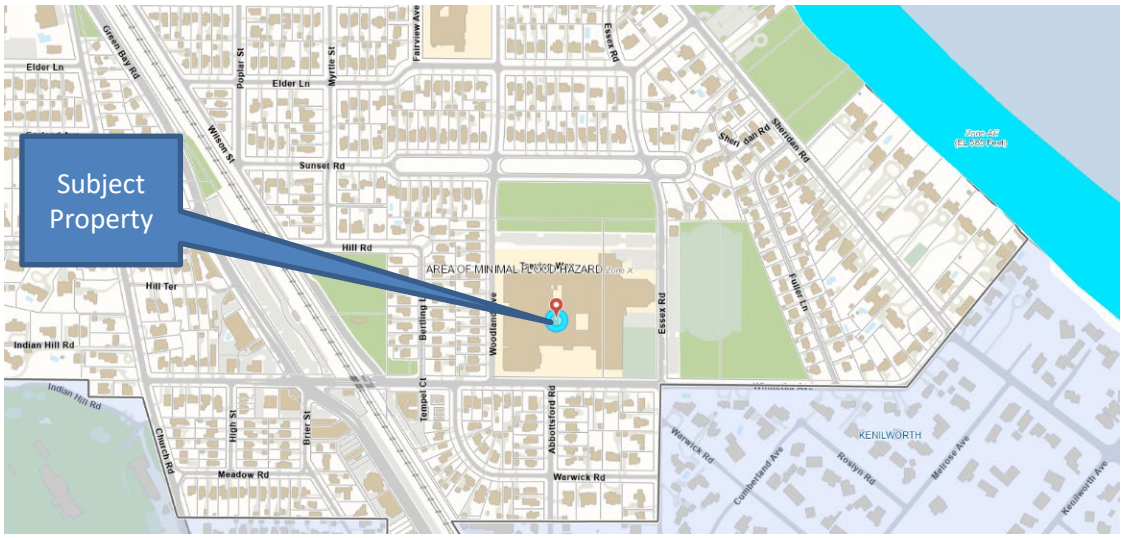


Figure 10 – GIS Floodplain Map

ZONING RELIEF

Although not part of the Plan Commission's consideration, it should be noted that six variations are being requested to allow the proposed addition and parking lot improvements on that portion of the Subject Property west of Essex Road: (1) gross floor area (GFA); (2) roofed lot coverage; (3) impermeable lot coverage; (4) front yard setback; (5) building height; and (6) off-street parking. Zoning relief is not necessary for the proposed permanent parking lot expansion on that portion of the Subject Property east of Essex Road.

The existing improvements on the Subject Property are already nonconforming with respect to the various zoning standards for which the Applicant is requesting zoning variations. The proposed addition represents a net increase of 88,447 square feet of GFA, 17,326 square feet of roofed lot coverage, and 10,665 square feet of impermeable lot coverage. Also, the proposed addition will be setback generally the distance from Essex Road as the existing Gates Gym. Additionally, the height of the proposed addition is 61.75 feet and 4-stories, whereas a maximum height of 60 feet and 2 ½ stories is permitted. For reference, the newest portion of the school building along the school building along the west side of the campus is 66.83 feet and 4-stories. Lastly, the proposed parking spaces will be approximately the same size as the parking spaces installed in 2015.

CONSIDERATION BY OTHER ADVISORY BOARDS/COMMISSIONS

As previously noted, the Zoning Board of Appeals considered the request on June 14, 2021. The one written comment included in this report was also provided to the ZBA. No public comments were made at the meeting. Ultimately, the ZBA voted 6-0 to recommend approval of the request.

The Design Review Board considered a Certificate of Appropriateness for the proposed improvements on June 17, 2021. As with the ZBA, the public comment received by staff was also provided to the DRB and no public comments were made at the meeting. Ultimately, the DRB voted 5-0 to recommend approval of the request.

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

FINDINGS

The Plan Commission is to consider whether or not the requested amendment to the existing special use granted by Ordinance M-1-2015 to allow the construction of an addition to the public high school and the construction of parking lot improvements 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-1-2015 **to allow construction of an addition and parking lot improvements for New Trier High School on the Subject Property**, based on the following findings of fact:
>
> 1. "The proposed addition and related site improvements **are [are not]** consistent with the Comprehensive Plan's Land Use Map designation of the Subject Property as appropriate for "Public/Semi-Public" development and consistent with the following objectives of Chapter II of the Comprehensive Plan:
>   a. to "Ensure that commercial, institutional and residential development is appropriate to the character of and minimizes the adverse impact on its surrounding neighborhood;"
>   b. to "Recognize the critical importance of educational, religious and other community institutions to Village residents;"
>   c. to "Engage in a public process that balances institutional goals and minimizes any adverse impact to the character of the adjacent residential neighborhood;" and
>   d. to "Recognize that standards of educational excellence may change with time, thus necessitating changes in physical and financial resources."
>
> 2. "The proposed addition and related site improvements **are [are not]** consistent with the Standards for the granting of Special Use Permits, as follows:
>   a. That the establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare;
>   b. That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity;

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

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

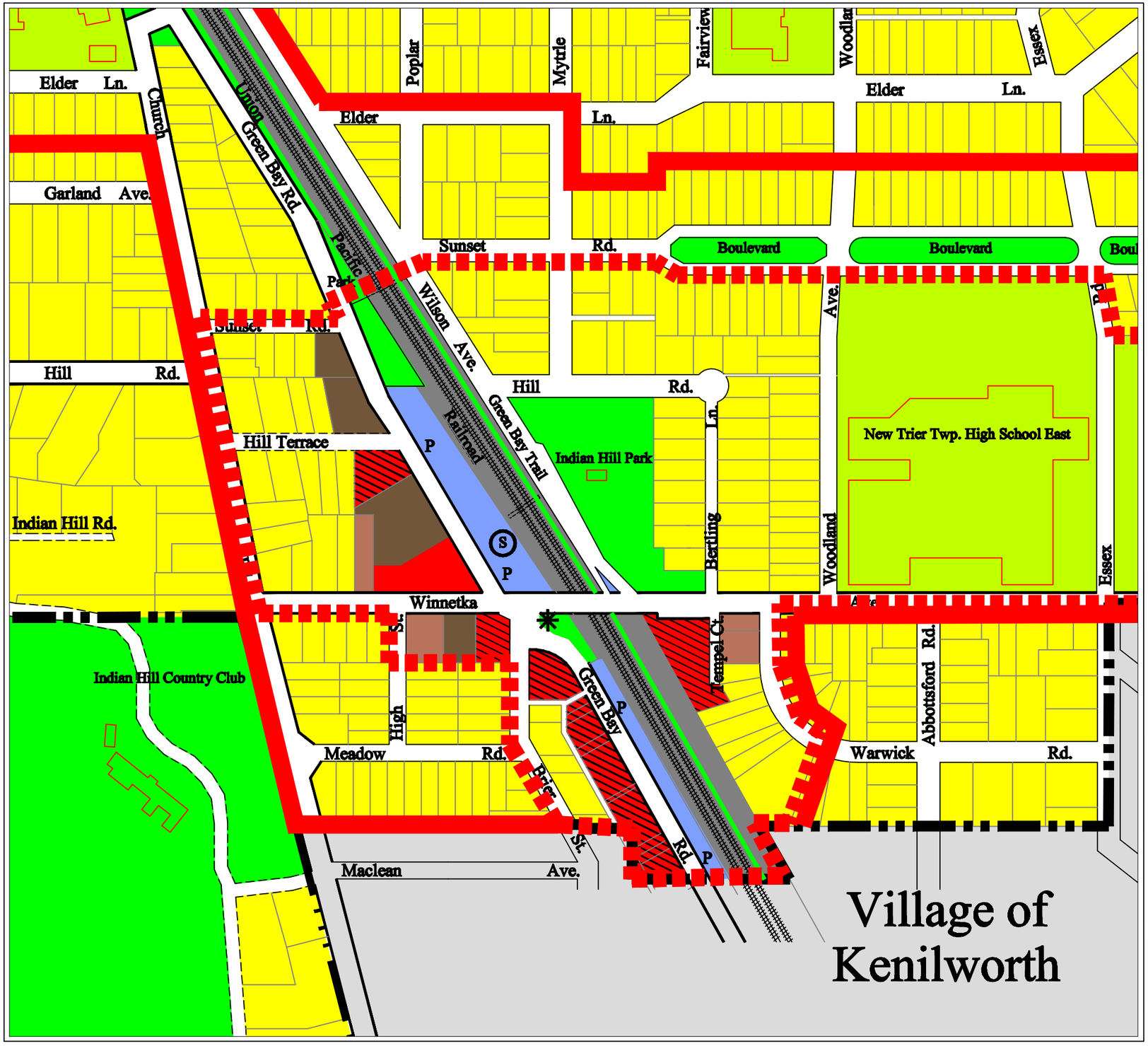
e. That adequate parking, utilities, access roads, drainage and other facilities necessary to the operation of the special use exist or are to be provided; and

f. That the special use in all other respects conforms to the applicable regulations of this and other Village ordinances and codes.

[The amendment to the special use for the high school should only be approved subject to the following conditions…]

ATTACHMENTS

Attachment A: Comprehensive Plan Land Use Map – Indian Hill Planning Sub-Area
Attachment B: Comprehensive Plan Excerpt (Chapter Two – Goals and Objectives)
Attachment C: Application Materials
Attachment D: Ordinance M-1-2015, adopted January 6, 2015
Attachment E: Public Correspondence



Village of WINNETKA

Comprehensive Plan Update: 2020

Land Use Plan
Indian Hill Planning Sub-Area

Map 13

LEGEND

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

Scale in Feet
0 50 100 200 400

- 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

CHAPTER II: VISION, GOALS AND OBJECTIVES

2.1 A 2020 VISION FOR WINNETKA

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

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

2.2 COMMUNITY GOALS

Purpose and Formulation Procedure

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

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

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

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

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

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

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

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

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

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

2.3 VILLAGE CHARACTER AND APPEARANCE

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

Objectives

1. Ensure that commercial, institutional and residential development is appropriate to the character of and minimizes the adverse impact on its surrounding neighborhood.

2. Place overhead utility lines underground along major streets: Willow, Sheridan, Green Bay, Hibbard, Winnetka/Hill, Elm and Tower by 2010. Place other utility lines underground, beginning with parks and open spaces, after the major streets are completed.

3. Recognize the critical role of the Village's historic architecture in defining Winnetka's unique character in public, institutional, commercial and residential areas and encourage its preservation.

4. Require the screening and buffering of off-street parking lots while considering the safety of pedestrians and motorists.

5. Continue to implement and supplement the Village's tree planting program on all public rights-of-way. Encourage tree planting on private property.

6. Encourage landscaping of public and private properties that complements and enhances the mature character of existing plantings and provides a buffer as an alternative to walls and fences.

7. Encourage organizations, schools, religious institutions, businesses and citizens in their efforts to beautify the Village.

8. Strictly enforce the Village's sign regulations and minimize the number of regulatory signs.

9. Encourage and cooperate with METRA to improve the appearance and function of the three train stations in the Village and to improve the appearance of the railroad right-of-way.

10. Encourage and cooperate with PACE to improve the appearance, safety and function of bus stop shelters.

11. Reduce and control light pollution, preserving property rights for natural light and controlling the use and location of artificial lighting.

12. Reduce and control noise pollution.

13. Use high quality design and materials when constructing public improvements. Enhance the beauty of the improvements with appropriate decorative details, artwork or sculpture.

2.4 RESIDENTIAL AREAS

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

GENERAL RESIDENTIAL OBJECTIVES

1. Maintain the Village's traditional dwelling density patterns by limiting the scale and density allowed in developments and renovations.

2. Require any new residential development and redevelopment to provide adequate and appropriate landscaping and, where appropriate, to preserve existing vegetation.

3. Encourage residential development that provides an appropriate transition between low-density and higher-density areas.

SINGLE-FAMILY RESIDENCE OBJECTIVES

1. Preserve the predominant defining character of Winnetka as a community for owner-occupied high quality single-family residences. Maintain the proportion of single-family detached housing in excess of 80 percent of the total Village housing units.

2. Retain the character of existing residential neighborhoods. Assure that new construction and additions to existing houses respect the scale of neighboring houses, setbacks, open spaces, parkway trees and the pedestrian orientation of the neighborhoods.

3. Protect residential neighborhoods and homes from the encroachment of incompatible land uses and traffic patterns.

4. Encourage the preservation of older houses that contribute to the character of the neighborhood through additions and improvements as an alternative to new house construction.

5. Maintain the quiet ambience of residential neighborhoods.

MULTIPLE-FAMILY RESIDENCE OBJECTIVES

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

residents of all ages.

2. Ensure that the density of multiple-family development provides an appropriate transition to adjacent single-family neighborhoods.

3. Ensure that multiple-family buildings complement adjacent single-family residences in scale and architectural style and that architectural styles complement the historic character of the village.

4. Require that multiple-family development be of high quality materials and design, combined with adequately screened or underground parking and substantial landscaping.

5. Encourage an appropriate number of rental units compatible with the predominantly single-family residential character of the Village.

6. Study the possibility of bringing an assisted-care facility for senior citizens to Winnetka.

2.5 LOCAL GOVERNMENT

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

Objectives

1. Encourage local governmental bodies to help implement the community goals and objectives in this document.

2. Maintain and encourage the location of public buildings in the Village Center to provide centralized and convenient services.

3. Maintain and upgrade the Village's infrastructure in keeping with Village character and high community standards.

4. If the water plant and electric plant are no longer needed to provide electric power or water service to the Village, a re-use plan should be drafted for the property to serve public purposes.

5. Ensure that municipal buildings and properties exhibit design excellence that respects the character and enhances the appearance of the Village.

6. Ensure that the closed landfill on Willow Road is effectively managed and attractively landscaped.

7. Encourage on-going study and cooperation to bring the latest telecommunication technologies to the Village, while preserving the Village’s appearance.

2.6 EDUCATIONAL AND COMMUNITY INSTITUTIONS

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

Objectives

1. Recognize the critical importance of educational, religious and other community institutions to Village residents.

2. Maintain an atmosphere in which diverse cultural, educational and religious organizations may flourish and in which special activities for residents of all ages may be enhanced.

3. Engage in a public process that balances institutional goals and minimizes any adverse impact to the character of the adjacent residential neighborhood.

4. Recognize that standards of educational excellence may change with time, thus necessitating changes in physical and financial resources.

5. Ensure safe and attractive access to educational and community institutions. Pursue improvements that address public safety as well as traffic, congestion and parking.

6. Cooperate with school districts to make school facilities available for other community needs and emphasize this dual use in future planning and design.

7. Encourage the continued vitality of the Winnetka Community House as a community facility for a variety of programs accessible to all residents.

8. Encourage the preservation of the excellent facilities, central location and availability of the Winnetka-Northfield Public Library District resources.

2.7 PARKS, OPEN SPACE, RECREATION AND ENVIRONMENT

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

Objectives

1. Increase the amount of property that is designated as public or private open space to preserve the natural character of the community.

2. Provide, where possible, open space (public, semi-public or private) between low-density and higher-density land uses.

3. Preserve and enhance natural features such as ravines, woodlands, bluffs, beaches and the Lake Michigan shoreline.

4. Preserve significant trees and encourage new tree planting on public and private properties to the greatest extent possible.

5. Support the development of recreational facilities to meet the needs of residents of all ages.

6. Engage in a public process that balances institutional goals and minimizes any adverse impact to the character of the adjacent residential neighborhood.

7. Encourage the Cook County Forest Preserve District to improve the natural appearance of the public right-of-way and the property adjacent to Willow Road, Forest Way and Tower Road, west of Forest Way.

8. Foster greater cooperation among all institutions--private and public--in the joint use of their recreational facilities.

9. Encourage the preservation of open space inside and outside the Village.

2.8 TRANSPORTATION

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

Objectives

1. Improve major streets, especially their intersections, to enhance traffic flow, safety and appearance, as well as use by pedestrians and bicyclists.

2. Ensure safe, efficient and convenient access to all areas of the Village.

3. Develop comprehensive programs to promote traffic safety and to slow traffic.

4. Explore ways to decrease the flow of regional traffic through the Village.

5. Promote alternatives to motor vehicles such as bicycling and walking.

6. Enhance and expand the Village's bike route system.

7. Restrict "cut-through" truck traffic in residential neighborhoods and regional truck traffic on village thoroughfares.

8. Ensure good condition of streets, curbs and sidewalks.

9. Encourage the maintenance and improvement of a rapid and comfortable commuter service to and from all three Village train stations.

10. Foster improvement in public transportation and cooperate with adjacent communities in anticipating future needs and means.

11. Provide for adequate parking in commercial areas. Require people who work in the commercial districts to park in employee-designated off-street or underground parking areas.

12. Provide adequate off-street or underground parking for Winnetka commuters.

13. Enhance the overall appearance and environmental quality of public rights-of-way, including the railroad right-of-way.

14. Provide ease of access to the Edens Expressway (Interstate 94).

2.9 GROWTH MANAGEMENT

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

Objectives

1. Ensure that development proposals minimize the potential adverse impact they might have on residential neighborhoods, including the impact on pedestrian character, on-site parking, traffic patterns, congestion, open space, storm water management and Village infrastructure.

2. Ensure that annexation of properties will not adversely affect the Village's ability to service existing residences and businesses. Continue to review those unincorporated areas within the jurisdictional planning area that draw upon Village services and resources and ensure that any proposed annexation is compatible with the character of the Village.

3. Ensure that the Village keeps informed about neighboring communities' plans for growth, changes in existing infrastructure or for new infrastructure.

ATTACHMENT C

NEW TRIER HIGH SCHOOL | WINNETKA CAMPUS EAST SIDE ATHLETIC AND ACADEMIC PROJECT

NEW TRIER TOWNSHIP HIGH SCHOOL DISTRICT 203

SPECIAL USE PERMIT SUBMITTAL
30 APRIL 2021

Wight Pepper Construction

NEW TRIER TOWNSHIP HIGH SCHOOL DISTRICT 203

To commit minds to inquiry, hearts to compassion, and lives to the service of humanity.®

PAUL SALLY
SUPERINTENDENT

VIA EMAIL

March 30, 2021

Mr. David Schoon
Director of Community Development Village of Winnetka
510 Green Bay Road
Winnetka, IL 60131
Re: Application for Special Use Permit and Variations for the New Trier High School Winnetka Campus

Dear Mr. Schoon,
The Board of Education of New Trier Township High School District No. 203 (the "School District") is the owner of the New Trier High School Winnetka campus, which is approximately 26.4 acres and is located at 385 Winnetka Avenue, Winnetka. New Trier High School has been located at this site and served the high school aged students of Winnetka, Wilmette, Kenilworth, Northfield, and Glencoe as well as parts of Northbrook and Glenview since 1901. New Trier High School has historically been viewed as an excellent school and continues to be considered one of the preeminent high schools in the State of Illinois and the country. It has a rich tradition of academic innovation and excellence. New Trier alumni have influenced the local, national, and world community and distinguished themselves in government, medicine, business, law, education, and the arts. One of the primary reasons many of our residents live in the School District is so their children can attend New Trier High School.

In 2014, the District improved the West Side of the Winnetka Campus in a project that replaced and updated several old buildings. The District now plans to make similar significant improvements to the East Side of the campus. The District has retained the same architect, Wight & Co and the same construction manager, Pepper Construction, to complete this work and looks forward to continuing to have a close collaborative relationship with the Village and our neighbors throughout this project. The completion of the West Side Project in 2018 has been well received by our students, parents and community, who continue to share the impact it has had on our educational program and the way in which the new design respects the architectural traditions of our community and has improved long standing traffic and parking issues.

In order to continue this rich academic tradition and meet the needs of 21st century students, the New Trier High School Winnetka Campus is in need of further substantial improvements on the east side of the campus, including the construction of a new main and auxiliary gyms, a strength and conditioning area, core academic classrooms, an indoor track, faculty offices and other ancillary spaces. New Trier High School has not undergone any significant improvements to the majority of its athletic facilities since the 1920s and many classrooms our students use were constructed in the 1930s and 1950s. Although we have been able to improve some academic spaces on the west side of the campus, the majority of our current classrooms for core academics are very small and are much smaller than those built in public schools since the 1970s. The size of these rooms makes even simple teaching strategies such as group work difficult. Currently, the thousands of students who take our physical education courses and participate in our athletic program use antiquated facilities built in the 1920s that do not meet our current needs. In my view, and the Board of Education's view, this is unacceptable for a high school of New Trier's reputation.

Therefore, on February 16, 2021, the Board of Education of the School District approved the Winnetka Campus East Side Academic and Athletic Project to improve facilities on the east side of our campus for the betterment of our students and the community. The project would demolish and replace the existing Gates Gymnasium (1928) and Boiler Plant (1925) witn new academic and athletic space that is approximately the same size as the existing facility. These sections of the high school have some of the most serious deficiencies on the Winnetka Campus. They are energy inefficient and in need of $9.2 million in repairs over the next five years for basic maintenance issues, which would not enhance the experience for our students. There are also significant accessibility issues for people who are disabled and security and wayfinding issues for an area of the campus that sees a significant number of visitors. The new facility will have an architectural design that is aligned with the North Building (1932) that faces the north and incorporates elements of the historic Gates Gym. This will create a unified campus appearance for the first time since the Tower Building was constructed in the 1950s, while also removing the unsightly smokestack.

The project would also allow the School District to replace the outdated classrooms in those sections and add 12 new core academic classrooms. New Trier will use the new classrooms for math, social studies, English, business, and health and language classes. The proposed improvements will also include: the replacement of outdated heating systems with new energy-efficient systems and the addition of air conditioning (LEED certified); the entire campus will be accessible for people with disabilities; enhanced safety with secure entrances and fire sprinklers; an improved 160 meter 6 lane indoor track; flexible retractable bleachers; improved stormwater management; net neutral parking; improved strength and conditioning facilities; combined Kinetic Wellness and Athletic offices; improved interscholastic locker rooms; improved training facilities; improved outdoor education facilities; improved way finding; and improved KW and athletic courts;

The improvements take into consideration the fact that the high school is located in the middle of a residential community. Due to that recognition, the improvements will remain on the same footprint as the current campus, and will maintain the same amount of parking and utilize the existing access road, which has greatly improved traffic. The District does not plan to substantially change the use of the campus as a result of the construction. We anticipate continuing to host the same number of athletic and other events and do not anticipate any change in the existing traffic patterns, as a result of the significant improvements made by the construction of Trevian Way. The new athletic facility will also allow us to expand adult exercise programs through the New Trier Extension for the benefit of our residents.

The project will be funded by the District's existing revenue sources and will not require a referendum or increase taxes beyond the typical inflationary adjustments. The School District will commence construction of the project in December 2021. It is our understanding that in order to comply with the Village Zoning Code, a special use permit and six variations are necessary. As the remainder of the application provides in more detail, the project and the proposed development meet all of the other Village's standards for approval of a special use permit and variations.

The School District submits this application for review and consideration by the Village in the spirit of intergovernmental cooperation. The School District looks forward to working with the Village in a collaborative manner in order to implement this project for the benefit of New Trier Township High School, the Village, and the surrounding communities served by the School District. By submitting this application, however, the School District does not waive any rights it may have under the law in the unlikely event that the Village zoning process or result unreasonably restricts the School District's ability to pursue the project and meet the essential program needs for its students. Over the years, the School District has been a cooperative and successful governmental partner of the Village. The School District looks forward to continuing that partnership with the development of the project at the Winnetka campus. The School District will be happy to answer any questions. Thank you for your consideration of this matter.

Sincerely,

Paul Sally
Superintendent
New Trier Township
High School District 203

Enclosures
Cc: Board of Education

Enclosures
Cc: Board of Education

NEW TRIER

CONTENTS

1. **APPLICATION FOR SPECIAL USE**
   - APPLICATION FORM - SPECIAL USE PERMIT
   - APPLICATION FORM - ZONING VARIATION
   - EXPLANATION OF SPECIAL USE REQUESTED
2. **STATEMENT OF CONFORMANCE**
   - STATEMENT OF CONFORMANCE NARRATIVE
   - VARIATION PROCEDURES
3. **PROOF OF OWNERSHIP**
   - PROOF OF OWNERSHIP STATEMENT
4. **ZONING COMPLIANCE WORKSHEETS**
   - BUILDING LOT COVERAGE CALCULATION
   - IMPERMEABLE SURFACE CALCULATION
   - EXISTING BUILDING LOT COVERAGE KEY PLAN
   - PROPOSED BUILDING LOT COVERAGE KEY PLAN
   - EXISTING IMPERMEABLE SURFACE KEY PLAN
   - PROPOSED IMPERMEABLE SURFACE KEY PLAN
   - GROSS FLOOR AREA KEY PLANS (LEVELS 0-4)
5. **PARKING & TRAFFIC STUDY**
   - STATEMENT OF USE NARRATIVE
6. **EXISTING AND PROPOSED PLANS**
   - VILLAGE OF WINNETKA ZONING MAP
   - HISTORY OF EXISTING BUILDINGS
   - EXISTING CONDITIONS SURVEY
   - PLAT OF SURVEY
   - EXISTING FLOOR PLANS (LEVELS 0-4)
   - EXISTING AERIAL PHOTOGRAPHS
   - DEMOLITION FLOOR PLANS (LEVELS 0-4)
   - PROPOSED OVERALL SITE PLAN
   - PROPOSED FLOOR PLANS (LEVELS 0-4)
   - PROPOSED BUILDING ELEVATIONS
   - PROPOSED BUILDING SECTIONS
   - ARCHITECTURAL RENDERINGS
7. **DESIGN REVIEW BOARD APPLICATION**
   - DRB APPLICATION FORM
8. **APPLICATION FEE**
   - APPLICATION FEE STATEMENT
9. **SITE ENGINEERING**
   - COVER PAGE
   - TOPOGRAPHIC SURVEY
   - MWRDGC GENERAL NOTES
   - OVERALL SITE DEMOLITION PLAN
   - GYMNASIUM SITE DEMOLITION PLAN
   - OVERALL SITE GEOMETRY PLAN
   - GYMNASIUM SITE GEOMETRY PLAN
   - OVERALL SITE UTILITY PLAN
   - GYMNASIUM SITE UTILITY PLAN
   - OVERALL SITE GRADING & PAVING PLAN
   - GYMNASIUM SITE GRADING & PAVING PLAN
   - PARKING LOT EXPANSION SITE PLAN

NEW TRIER

APPLICATION FOR SPECIAL USE PERMIT

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SPECIAL USE PERMIT APPLICATION

Case No. _____

Property Information

Site Address: 385 Winnetka Avenue, Winnetka, IL 60093

Applicant Information

Name: Board of Education of New Trier Township High School District 203
Primary Contact: Paul Sally
Address: 7 Happ Road
City, State, ZIP: Northfield, IL 60093
Phone No. 847.784.6109
Email: sallyp@newtrier.k12.il.us

Owner Information

Name: _____
Primary Contact: _____
Address: _____
City, State, ZIP: _____
Phone No. _____
Email: _____

Architect Information

Name: Wight & Company
Primary Contact: Brandon Spoehr, AIA, CDT - Project Architect
Address: 2500 N Frontage Road
City, State, ZIP: Darien, IL 60561
Phone No. 630.969.7000
Email: bspoehr@wightco.com

Attorney Information

Name: Franczek Radelet P.C.
Primary Contact: Brian Crowley
Address: 300 South Wacker Drive
City, State, Zip: Chicago, IL 60606
Phone No. 312.786.6560
Email: bpc@franczek.com

Applicant Signature: [redacted] Date: 4-27-21

Property Owner Signature: _____ Date: _____

Printed Name of Owner: _____

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. _____

Property Information

Site Address: 385 Winnetka Avenue, Winnetka, IL 60093

Owner Information

Name: Board of Education of New Trier Township High School District 203
Primary Contact: Dr. Paul Sally
Address: 7 Happ Road
Phone No. 847.784.6109
City, State, ZIP: Northfield, IL 60093
Email: sallyp@newtrier.k12.il.us
Date property acquired by owner: _____

Architect Information

Name: Wight & Company
Primary Contact: Brandon Spoehr, AIA, CDT - Project Architect
Address: 2500 N Frontage Road
City, State, ZIP: Darien, IL 60561
Phone No. 630.969.7000
Email: bspoehr@wightco.com

Attorney Information

Name: Franczek Radelet P.C.
Primary Contact: Brian Crowley
Address: 300 South Wacker Drive
City, State, Zip: Chicago, IL 60606
Phone No. 312.786.6560
Email: bpc@franczek.com

Nature of any restrictions on property: Residential zoning requiring special use permit and zoning variations for improvements to existing high school.

Brief explanation of variation(s) requested (attach separate sheet providing additional details): Variations regarding FAR, GFA, setbacks, height and parking as described in the attached materials.

Property Owner Signature [redacted] Date: 4/28/21

EXPLANATION OF VARIANCES REQUESTED

The Board of Education of New Trier Township High School District 203 (The School District) respectfully requests a special use permit pursuant to Section 17.16.020(C)(2) and Chapter 17.56.010 of the Winnetka Zoning Ordinance, to amend the site and facilities for the New Trier Township High School's Winnetka Campus.

The project includes a new three-story, plus basement, addition to the east side after demolition of the existing 1928 Gates Gymnasium building and existing Boiler House. The new building will replace the functions of the Gymnasium Building in a modern educational environment and will also add 12 new classrooms.

The new building will not decrease any building setbacks that are in place today. The new construction will remain a similar distance from Essex Road to the East, and will extend to a similar location as the northern extent of the Boiler House. The three story height of the addition will align with the height of the existing third floor parapet line of the historic North Building. The new Gymnasium volume will have an eave height along Essex Road that is slightly lower than the existing fourth floor along Woodland Avenue and is set back from the street in a similar manner. The peak of the barrel vault will be similar in height to the peak of the skylight over the Concourse which is significantly lower than the existing Towers on the site.

New Trier High School District 203 respectfully requests a variation from the following requirements of the Lot, Space, Bulk and Yard Regulations for Single Family Residential Districts established by Chapter 17.30 of the Zoning Ordinance:

West Parcel - PIN #05-21-415-001-0000, 05-21-416-001-0000, and 05-21-416-002-0000.

The following zoning variances are requested in this submittal:

1) A variation from the Intensity of Use of Lot Limitations of Section 17.30.030 (see matrix on reverse side of this sheet).

2) A variation from the Maximum Building Size Limitations of Section 17.30.040 (see matrix on reverse side of this sheet).

3) A variation from the Front Yard Setback Limitations of Section 17.30.050 (see matrix on reverse side of this sheet).

4) A variation from the Maximum Building Height Limitations of Section 17.30.080 (see matrix on reverse side of this sheet).

5) A variation from the Off Street Parking Requirements of Section 17.30.100 (see matrix on reverse side of this sheet).

EXPLANATION OF VARIANCES REQUESTED

ZONING REQUIREMENT	SECTION	PROVIDED	CURRENT STATUS
Post-FAR Buildings (New Construction): 25% of lot area; plus an allowance of 200 ft² for detached garages.	17.30.030 Intensity of Use of Lot, A. Maximum Roofed Lot Coverage	Maximum Roofed Lot Coverage exceeded (>25% of 736,546). 184,137 SF allowed vs 273,311 SF proposed.	Existing site exceeds the Post-FAR requirements today. 184,137 allowed vs. 259,697 SF existing.
Maximum Total Area of Impermeable Surfaces (New Construction): 50% of lot area	17.30.030 Intensity of Use of Lot, B. Maximum Total Area of Impermeable Surfaces	Maximum total area of impermeable surface exceeded (>50% of 736,546). 368,273 SF allowed vs 424,162 SF proposed.	Existing site exceeds the maximum total area of impermeable surfaces. 368,273 SF allowed vs 417,224 SF existing.
Maximum Permitted GFA for Post-FAR buildings (New construction): 3630 + [(LA-9,075) x 0.2] + (0.03 x LA)	17.30.040 Maximum Building Size	Maximum Permitted GFA exceeded: 171,220.81 allowed vs 1,093,738 GFA proposed.	Existing GFA exceeds the Pre-FAR requirements today.
Minimum Front Yard Setback is 30 feet	17.30.050 Front and Corner Yard Setbacks, A. Minimum Front Setback	Proposed addition and North Parking lot will encroach on the frontyard setback along Essex Road. 8'-0" setback provided vs 30'-0" required..	Existing Gates Gymnasium and eastern end of Trevian Way are within the front yard setback along Essex. 10'-0" existing vs 30'-0" required.
Max. Building Height = 60 feet for schools	17.30.080 Height of Buildings and Structures, G. Maximum height for buildings other than Single Family, 1, Public Buildings, Churches, Temples, and Schools	The maximum height of the barrel vault roof at its peak is 61'-9" above grade but that height steps down as it nears Essex Road.	Existing 1957 Tower Building is 78'-8" above grade. Existing North Entry Tower is 66'-10" above grade.
Parking Space Area shall be 180 SF minimum.	17.30.100 Off Street Parking B.1. Minimum Area	8.5'X20' (w/2' overhang) = 170 SF	Average existing parking lot is less than 170 SF. Campus parking is dedicated for staff and visitors only.
No parking shall be located within a required front yard setback.	17.30.100 Off Street Parking, C.2. Location	Parking requested within 30' setback to avoid loss of existing parking space quantity (320 spaces).	Existing parking is currently within the 30' setback.

NEW TRIER

STATEMENT OF CONFORMANCE

Section 17.56.120 Standards for Granting of Special Use Permits.

A. General Standards for the Granting of Special Use Permits. 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;

New Trier High School has existed on the Winnetka Campus since 1901. The Proposed Addition and Renovation of New Trier High School's Winnetka Campus will replace the oldest, least efficient buildings on site to provide facilities that meet current and anticipated educational needs of the students. The project will improve accessibility, safety, and function within the building and maintain traffic flow and parking capacity. The primary use of the current site will not change as a result of the proposed project.

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 development of the proposed Addition and Renovation project at the New Trier High School will not reduce the use and enjoyment, nor the property values of other property in the vicinity of the school. Please refer to proposed design elements within this submittal to review the enhancements. The proposed project is sensitive to the Village set-back and height requirements and will not exceed any conditional approvals which may already be in place. The new building footprint is proposed to be in alignment with the existing buildings in place. The Academic Leadership at New Trier High School is already an attraction for potential home buyers, so the modernization of an aging building will likely increase that attraction.

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;

New Trier High School has existed on the Winnetka Campus since 1901. The proposed project will have no impact on the use or development of any other parcel surrounding the New Trier High School campus.

4. 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;

The proposed improvements to New Trier High School will address current parking and vehicular circulation concerns through the following measures:

ESSEX ROAD - The proposed improvements will not substaintially alter the ingress and egress from the site as it is currently operated. The proposed improvements are constrained to work with existing conditions and maintain the traffic flow currently being operated.

5. That adequate parking, utilities, access roads, drainage and other facilities necessary to the operation of the special use exist or are to be provided;

The proposed improvements to New Trier High School will address adequate parking, utilities, access road, and drainage concerns through the following measures:

UTILITIES - The District along with the District's Architects and Engineers are currently working with the Village Engineers to identify project utility service requirements for coordination with existing and proposed systems in order to minimize impact to the surrounding community.

DRAINAGE AND STORMWATER - The proposed systems will improve current drainage and stormwater management on the New Trier High School site; thus reducing potential run-off to adjacent properties. The proposed improvements will require stormwater detention which is being addressed through the engineering and installation of underground StormTrap vaults which will be completely hidden from view.

ESSEX LOT SOUTHEAST EXTENSION
The proposed improvements would necessitate a small expansion to the east of the southern edge of the Essex Lot built in 2015. This lot will be screened with landscaping in a similar manner as the existing Essex Lot and will be lit with minimal additional poles not exceeding current light levels experienced on site.

6. That the special use in all other respects conforms to the applicable regulations of this and other Village ordinances and codes. In the event that the application for special use permit involves a request for variation from the terms of this title, such request, subject to required notification procedures, may be considered at the same public hearing at which the proposed special use is reviewed by the Board of Appeals.

The improvements to New Trier High School includes requests for variance of existing ordinances in place. Please refer to the matrix in Section ONE.

Section 17.060.040(c) Variation Procedures

C. Evidence Required at Hearing. The Zoning Board of Appeals shall require evidence on the following issues:

1. that the property in question cannot yield a reasonable return if permitted to be used only

under the conditions allowed by the regulations in that district;

The measurement of a reasonable return for a school district is not monetary, but rather whether it is meeting the educational needs of its students. New Trier High School must meet the 21st century education needs of its students. To meet that goal the improvements contemplated by the proposed project, which require the various variations, are essential. The Gates Gymnasium at New Trier High School has not undergone any significant improvements since its construction in 1928 for a capacity of 1000 students and many fewer extracurricular activities. Modern educational curriculum includes a greater focus on health and wellbeing of students than that of the early 1900's. The proposed improvements will provide modern flexible curricular spaces for the health and wellbeing of student education.
Visitors to the campus most frequently experience the Gates Gymnasium complex due to its use for extracurricular activites. The current gymansium does not meet modern standards for accessibility and is fundamentally lacking in visitor experience, wayfinding, and security. The School District's plan to replace the gymansium addresses the visitor experience by clarifying the wayfinding and providing an inclusive experience for all visitors including those with disabilities.

2. that the plight of the owner is due to unique circumstances;

Maintaining existing academic functions is essential to New Trier High School's academic excellence. As stated above, the Gates Gymnasium at New Trier High School has not undertaken significant improvements to its facilities since its construction in 1928. Given the changes in providing academic services to students since that time, it is essential that the School District undertake these improvements. Loss of programs would not be supported by the community, so it is essential that the new improvements replace current programs contained within the existing buildings to be demolished.

3. that the variation, if granted, will not alter the essential character of the locality;

Since 1901, the area has been a mix of residential and School District uses. The approval of the variances will not change the character of the area in any manner. The improvements will remain within the current footprint of the Campus. In addition, the historical character of the Winnetka community exists within the current building and will be maintained as part of the improvements. Traditional building materials of brick, stone, and terra cotta will be incorporated into the new addition. The north façade will be improved by removing the existing boiler building and chimney stack and providing a unifying look to the entire facade.

4. that an adequate supply of light and air to adjacent property will not be impaired;

Set-back dimensions for the proposed building are maintained as currently constructed. A

variance is requested to allow the proposed construction remain in its current relationship to Essex Road but will remain distantly set-back from Winnnetka Avenue and Sunset Road. The massing of the building will step both in plan and in height to visually ease the mass as it nears Essex Road.

5. **that the hazard from fire and other damages to the property will not be increased;**

Durable, non-combustible materials will be used to construct the new building. Additionally, the new addition and renovated areas will have an automated sprinkler system installed to further protect the building and its assets along the west parcel of the New Trier High School Winnetka campus.

6. **that the taxable value of land and buildings throughout the Village will not diminish;**

A primary reason residents move to this area is the schools. Enhancing the educational opportunities and aesthetic appearance of New Trier High School will only enhance the taxable value of land buildings throughout the Village.

7. **that the congestion in the public street will not increase; and**

Congestion will not increase as the essentail function and occupancy of the school will remain unchanged. There is no intent to increase event traffic for any extracurricular activity. The access road built in 2017 will continue as it is currently operated during the queuing timeframes associated with morning drop-off and afternoon pick-up.

8. **that the public health, safety, comfort, morals and welfare of the inhabitants of the Village will not be otherwise impaired**

The impact of this development will have a positive impact on the inhabitants of the Village. All improvements will occur within the footprint of a Campus that has been a significant part of the immediate and surrounding community since 1901. Modernized facilities will enhance the educational opportunities for students. Proposed improvements will provide comfort and quality within the building by providing ventilation, cooling, heating, and lighting beyond current efficiency standards as a result of being a LEED certified building. On the exterior, the existing boiler building and chimney stack will be eliminated. The northeast end of the property will be completely refreshed as shown in the renderings. This will improve the overallappearance of the campus and the Winnetka community.

NEW TRIER

PROOF OF OWNERSHIP

PROOF OF OWNERSHIP STATEMENT

New Trier High School District 203 is a public facility supported by the taxpayers of Winnetka, Wilmette, Kenilworth, Northfiled, and Glencoe.

The Superintendent is Dr. Paul Sally and current Board of Education Members include:

Cathleen H. Albrecht
Board President

Keith Dronen
Board Vice President

Kimberly Alcantara
Board Member

Avik Das
Board Member

Jean Hahn
Board Member

Brad McLane
Board Member

Sally Tomlinson
Board Member

Proof of ownership from an individual owner is assumed to be waived.

NEW TRIER

ZONING COMPLIANCE

EAST PARCEL

SECTION ONE - ROOFED OR BUILDING LOT COVERAGE CALCULATION WORKSHEETS

STEP 1: PROVIDE LOT AREA

(Use either Step 1.A or Step 1.B) For rectangular lots insert the lot dimensions and calculate the lot area in Step 1.A. Do not include the area within a private street easement in lot area in either Step 1.A or 1.B. If a lot is not rectangular the lot area shall be certified on the survey by the land surveyor who prepared the plat and indicated in Step 1.B.

1.A Rectangular Lots ONLY

LOT DIMENSIONS: _____ X _____ = _____ Sq. Ft. [1.A]

1.B Irregular Shape Lots - The lot area shall be provided on Plat of Survey

SURVEYOR'S CERTIFIED LOT AREA: 413,629 Sq. Ft [1.B]

1.C DETERMINE APPLICABILITY OF "FLAG LOT" AREA DEDUCTION

The maximum building size for flag lots shall be calculated using a modified lot area that excludes the "flagpole" portion of the lot. A flag lot is defined as "an irregularly shaped lot which consists of two sections: the primary mass of the lot which is set back from the street frontage access and is behind one or more other lots, and a narrow access corridor (the "flagpole"), which is less than 50 feet wide and extends for a distance of at least 40 feet from the primary mass of the lot toward the street, or which has street frontage less than 50 feet and extends for a distance of at least 40 feet from the street toward the primary mass of the lot." In addition, the areas within any identified ingress/egress easement (or private road easement) also need to be excluded from the gross lot area for the calculation of GFA.

Gross Lot Area: 413,629 Sq. Ft.
[1.A or 1.B]

Deduction for "flagpole" of flag lot: _____ Sq. Ft.

Net Lot Area: 413,629 Sq. Ft. [1.C]

STEP 2: DETERMINE MAXIMUM PERMITTED BUILDING/ROOFED LOT COVERAGE (RLC)

(Use either Step 2.A or 2.B)

2.A Post-FAR buildings (new construction) in the **R-5 and R-4 districts** and all projects in the **R-3, R-2, R-1 districts:**

LOT AREA 413,629 Sq. Ft. x 0.25 = 103,407 Sq. Ft. [2.A]
(1.A, 1.B or 1.C)

2.B Pre-FAR buildings in the **R-5 and R-4 districts (built prior to February 7, 1989) and work does not exceed the scope of "rehabilitation":**

LOT AREA _____ Sq. Ft. x 0.27 = _____ Sq. Ft. [2.B]
(1.A, 1.B or 1.C)

STEP 3: CALCULATE BUILDING/ROOFED COVERAGE

3.A CALCULATE BUILDING AREA COVERAGE TO OUTSIDE WALLS

Using the plat of survey (for existing structures) and building plans (for proposed structures), prepare calculations which detail the area and square footage occupied by all buildings (including the garage and all other accessory buildings), as well as all other roofed areas on the lot. Measurement of building area shall be from the outside of exterior walls, and shall include the area of all enclosed porches, screen porches, cantilevered upper or lower floors, bay windows, chimneys and similar building projections.

Existing Building Coverage to outside walls = 2,025 Sq. Ft. [3.A.1]

Proposed Additional Building Coverage to outside walls = _____ Sq. Ft. [3.A.2]

Totals summarized to left must be detailed on an attached sheet as in the example on page 3.

EAST PARCEL

3.F PROVIDE GRAPHIC DESCRIPTION OF CALCULATION OF BUILDING AREAS CALCULATED (EXAMPLE ON PAGE 3) AND SUMMARIZE ABOVE RESULTS

Transfer results from Steps 3.A through 3.E into the following summary and calculate total roofed lot coverage. Total resulting coverage must not exceed maximum calculated at Step 2.A or 2.B.

Existing Building Areas

(1) Enclosed Roofed Building Areas [from 3.A.1] 2,025 Sq. Ft.

(2) Excessive Eaves [from 3.B.1 or 3.B.3] + _____ Sq. Ft.

(3) Other Roofed Areas [from 3.C.1] + _____ Sq. Ft.

Subtotal, existing building area = 2,025 Sq. Ft.

Plus, Additional Building Areas

(1) Enclosed Roofed Building Areas [3.A.2] + N/A Sq. Ft.

(2) Excessive Eaves [from 3.B.2 or 3.B.4] + _____ Sq. Ft.

(3)Other Roofed Areas [from 3.C.2] + _____ Sq. Ft.

Less applicable front porch allowance [from 3.D] - _____ Sq. Ft. (not to exceed 275 Sq. Ft.)

Total: = 2,025 **Sq. Ft. [3.F]**
(May not exceed [2.A] if Post-FAR building, or if project is in R-3, R-2, or R-1 district)

Less applicable detached garage allowance [from 3.E] - _____ Sq. Ft. (not to exceed 200 Sq. Ft.)

Adjusted total RLC for Pre-FAR buildings in the R-5 and R-4 districts only: = _____ *Sq. Ft. (May not exceed [2.B])*

WEST PARCEL

SECTION ONE - ROOFED OR BUILDING LOT COVERAGE CALCULATION WORKSHEETS

STEP 1: PROVIDE LOT AREA

(Use either Step 1.A or Step 1.B) For rectangular lots insert the lot dimensions and calculate the lot area in Step 1.A. Do not include the area within a private street easement in lot area in either Step 1.A or 1.B. If a lot is not rectangular the lot area shall be certified on the survey by the land surveyor who prepared the plat and indicated in Step 1.B.

1.A Rectangular Lots ONLY

LOT DIMENSIONS: _____ X _____ = _____ Sq. Ft. [1.A]

1.B Irregular Shape Lots - The lot area shall be provided on Plat of Survey

SURVEYOR'S CERTIFIED LOT AREA: 736,547 Sq. Ft [1.B]

1.C DETERMINE APPLICABILITY OF "FLAG LOT" AREA DEDUCTION

The maximum building size for flag lots shall be calculated using a modified lot area that excludes the "flagpole" portion of the lot. A flag lot is defined as "an irregularly shaped lot which consists of two sections: the primary mass of the lot which is set back from the street frontage access and is behind one or more other lots, and a narrow access corridor (the "flagpole"), which is less than 50 feet wide and extends for a distance of at least 40 feet from the primary mass of the lot toward the street, or which has street frontage less than 50 feet and extends for a distance of at least 40 feet from the street toward the primary mass of the lot." In addition, the areas within any identified ingress/egress easement (or private road easement) also need to be excluded from the gross lot area for the calculation of GFA.

Gross Lot Area: 736,547 Sq. Ft.
[1.A or 1.B]

Deduction for "flagpole" of flag lot: _____ Sq. Ft.

Net Lot Area: 736,547 Sq. Ft. [1.C]

STEP 2: DETERMINE MAXIMUM PERMITTED BUILDING/ROOFED LOT COVERAGE (RLC)

(Use either Step 2.A or 2.B)

2.A Post-FAR buildings (new construction) in the **R-5 and R-4 districts** and all projects in the **R-3, R-2, R-1 districts:**

LOT AREA 736,547 Sq. Ft. x 0.25 = 184,137 Sq. Ft. [2.A]
(1.A, 1.B or 1.C)

2.B Pre-FAR buildings in the **R-5 and R-4 districts (built prior to February 7, 1989) and work does not exceed the scope of "rehabilitation":**

LOT AREA _____ Sq. Ft. x 0.27 = _____ Sq. Ft. [2.B]
(1.A, 1.B or 1.C)

STEP 3: CALCULATE BUILDING/ROOFED COVERAGE

3.A CALCULATE BUILDING AREA COVERAGE TO OUTSIDE WALLS

Using the plat of survey (for existing structures) and building plans (for proposed structures), prepare calculations which detail the area and square footage occupied by all buildings (including the garage and all other accessory buildings), as well as all other roofed areas on the lot. Measurement of building area shall be from the outside of exterior walls, and shall include the area of all enclosed porches, screen porches, cantilevered upper or lower floors, bay windows, chimneys and similar building projections.

Existing Building Coverage to outside walls = 259,697 Sq. Ft. [3.A.1]

Proposed Additional Building Coverage to outside walls = 13,599 Sq. Ft. [3.A.2]

Totals summarized to left must be detailed on an attached sheet as in the example on page 3.

WEST PARCEL

3.F PROVIDE GRAPHIC DESCRIPTION OF CALCULATION OF BUILDING AREAS CALCULATED (EXAMPLE ON PAGE 3) AND SUMMARIZE ABOVE RESULTS

Transfer results from Steps 3.A through 3.E into the following summary and calculate total roofed lot coverage. Total resulting coverage must not exceed maximum calculated at Step 2.A or 2.B.

Existing Building Areas

(1) Enclosed Roofed Building Areas [from 3.A.1] 254,366 Sq. Ft.

(2) Excessive Eaves [from 3.B.1 or 3.B.3] + 612 Sq. Ft.

(3) Other Roofed Areas [from 3.C.1] + 4,719 Sq. Ft.

Subtotal, existing building area = 259,697 Sq. Ft.

Plus, Additional Building Areas

(1) Enclosed Roofed Building Areas [3.A.2] + 13,599 Sq. Ft.

(2) Excessive Eaves [from 3.B.2 or 3.B.4] + _____ Sq. Ft.

(3)Other Roofed Areas [from 3.C.2] + _____ Sq. Ft.

Less applicable front porch allowance [from 3.D] - _____ Sq. Ft. (not to exceed 275 Sq. Ft.)

Total: = 273,296 **Sq. Ft. [3.F]**
(May not exceed [2.A] if Post-FAR building, or if project is in R-3, R-2, or R-1 district)

Less applicable detached garage allowance [from 3.E] - _____ Sq. Ft. (not to exceed 200 Sq. Ft.)

Adjusted total RLC for Pre-FAR buildings in the R-5 and R-4 districts only: = _____ *Sq. Ft. (May not exceed [2.B])*

EAST PARCEL

SECTION TWO - IMPERMEABLE SURFACE LOT COVERAGE CALCULATION WORKSHEETS

Impermeable surfaces, by definition in the Zoning Ordinance, are any surface that does not allow water to drain, seep, filter or pass through into the ground below. Impermeable surfaces include, without limitation, buildings, other structures, driveways, sidewalks, walkways, patios, tennis courts, swimming pools and other similar surfaces. All impermeable surfaces are counted at 100%*.

*The only exception to this rule is a "designed permeable surface", which is a pavement system designed to allow water to pass through voids in the paving material or between pavers to a *designed subsurface storm water storage layer and underdrain system*. Such surfaces may be counted at 75% if the engineering department approves the system's compliance with the standards outlined in the ordinance. If your project includes the required subsurface storm water storage layer and underdrain system, then you must contact the engineering department at (847)716-3530 to find out if your project qualifies for this allowance.

STEP 4: DETERMINE MAXIMUM PERMITTED IMPERMEABLE LOT COVERAGE

A maximum of 50 percent of lot area may be covered by all impermeable surfaces, which includes building area calculated in *Section One*, together with other impermeable surfaces which are not buildings (driveways, patios, etc.). Of the maximum permitted (50%) impermeable lot coverage, a maximum of 25% of the lot area may be devoted to buildings and roofed areas. Thus, the maximum allowable area for additional impermeable surfaces, other than buildings and roofed areas is flexible. For example, if buildings and roofed surfaces cover 20% of the lot, up to 30% of the lot may be covered by other impermeable surfaces. These percentages are not interchangeable and the maximum allowable lot coverage devoted to buildings and roofed areas cannot exceed 25%.

In the R-5, R-4, and R-3 zoning districts a maximum of 30 percent of the required front yard may be covered with any material (impermeable surfaces, areas with roofed lot coverage, gravel or crushed stone driveways, etc.). If applicable, provide detailed representation and calculations of such areas.

4.A MAXIMUM PERMITTED IMPERMEABLE LOT COVERAGE

LOT AREA 413,629 Sq. Ft. x 0.50 = 206,815 Sq. Ft. [4.A]
[1.A, 1.B or 1.C]

STEP 5: CALCULATE IMPERMEABLE LOT COVERAGE

5.A EXISTING IMPERMEABLE LOT COVERAGE

Using the Plat of Survey, calculate the **existing** area covered by impermeable surfaces, other than buildings/roofed areas.

TOTAL EXISTING IMPERMEABLE LOT COVERAGE = 101,887 Sq. Ft. [5.A]

5.B PROPOSED (NEW) CONTINUOUS IMPERMEABLE COVERAGE

Using the proposed Site Plan, calculate the area of all **proposed** impermeable surfaces to be added, other than buildings/roofed areas.

Totals summarized to left must be detailed on an attached sheet as in the example on page 3.

TOTAL PROPOSED IMPERMEABLE LOT COVERAGE = 15,550 Sq. Ft. [5.B]

5.C TOTAL (EXISTING + PROPOSED) IMPERMEABLE and BUILDING LOT COVERAGES

Building Area (Existing and Proposed)	[from 3.F]		2,025 Sq. Ft.
Existing Impermeable Area	[from 5.A]	+	101,887 Sq. Ft.
Proposed (New) Impermeable Area	[from 5.B]	+	16,790 Sq. Ft.
TOTAL		=	120,702 **Sq. Ft. [5.C] (May not exceed 4.A])**

WEST PARCEL

SECTION TWO - IMPERMEABLE SURFACE LOT COVERAGE CALCULATION WORKSHEETS

Impermeable surfaces, by definition in the Zoning Ordinance, are any surface that does not allow water to drain, seep, filter or pass through into the ground below. Impermeable surfaces include, without limitation, buildings, other structures, driveways, sidewalks, walkways, patios, tennis courts, swimming pools and other similar surfaces. All impermeable surfaces are counted at 100%*.

*The only exception to this rule is a "designed permeable surface", which is a pavement system designed to allow water to pass through voids in the paving material or between pavers to a *designed subsurface storm water storage layer and underdrain system*. Such surfaces may be counted at 75% if the engineering department approves the system's compliance with the standards outlined in the ordinance. If your project includes the required subsurface storm water storage layer and underdrain system, then you must contact the engineering department at (847)716-3530 to find out if your project qualifies for this allowance.

STEP 4: DETERMINE MAXIMUM PERMITTED IMPERMEABLE LOT COVERAGE

A maximum of 50 percent of lot area may be covered by all impermeable surfaces, which includes building area calculated in *Section One*, together with other impermeable surfaces which are not buildings (driveways, patios, etc.). Of the maximum permitted (50%) impermeable lot coverage, a maximum of 25% of the lot area may be devoted to buildings and roofed areas. Thus, the maximum allowable area for additional impermeable surfaces, other than buildings and roofed areas is flexible. For example, if buildings and roofed surfaces cover 20% of the lot, up to 30% of the lot may be covered by other impermeable surfaces. These percentages are not interchangeable and the maximum allowable lot coverage devoted to buildings and roofed areas cannot exceed 25%.

In the R-5, R-4, and R-3 zoning districts a maximum of 30 percent of the required front yard may be covered with any material (impermeable surfaces, areas with roofed lot coverage, gravel or crushed stone driveways, etc.). If applicable, provide detailed representation and calculations of such areas.

4.A MAXIMUM PERMITTED IMPERMEABLE LOT COVERAGE

LOT AREA 736,546 Sq. Ft. x 0.50 = 368,273 Sq. Ft. [4.A]
[1.A, 1.B or 1.C]

STEP 5: CALCULATE IMPERMEABLE LOT COVERAGE

5.A EXISTING IMPERMEABLE LOT COVERAGE

Using the Plat of Survey, calculate the **existing** area covered by impermeable surfaces, other than buildings/roofed areas.

TOTAL EXISTING IMPERMEABLE LOT COVERAGE = 157,527 Sq. Ft. [5.A]

5.B PROPOSED (NEW) CONTINUOUS IMPERMEABLE COVERAGE

Using the proposed Site Plan, calculate the area of all **proposed** impermeable surfaces to be added, other than buildings/roofed areas.

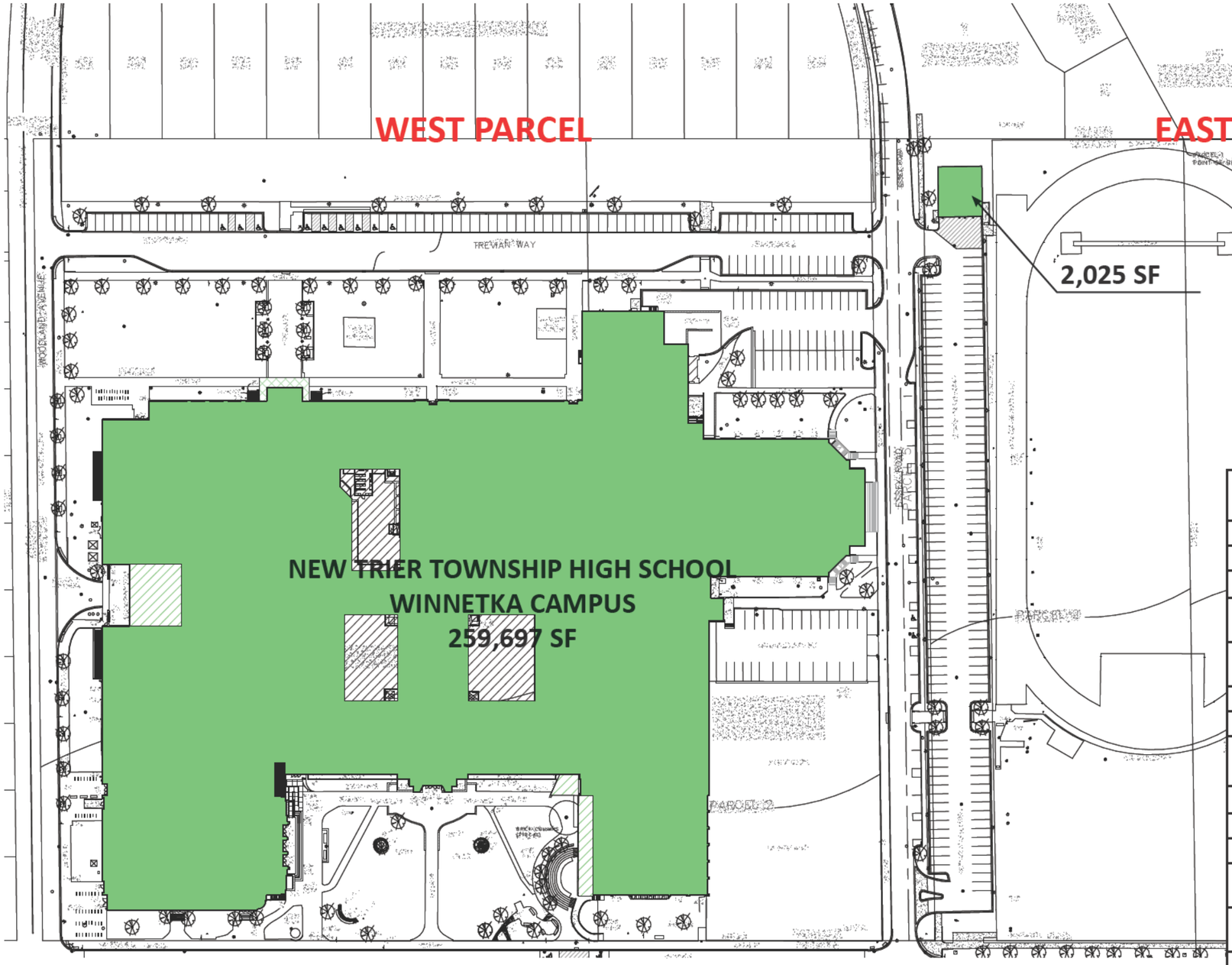
Totals summarized to left must be detailed on an attached sheet as in the example on page 3.

TOTAL PROPOSED IMPERMEABLE LOT COVERAGE = (-)6,661 Sq. Ft. [5.B]

5.C TOTAL (EXISTING + PROPOSED) IMPERMEABLE and BUILDING LOT COVERAGES

Building Area (Existing and Proposed)	[from 3.F]		273,296 Sq. Ft.
Existing Impermeable Area	[from 5.A]	+	157,527 Sq. Ft.
Proposed (New) Impermeable Area	[from 5.B]	+	(-)6,661 Sq. Ft.
TOTAL		=	424,162 **Sq. Ft. [5.C] (May not exceed 4.A])**

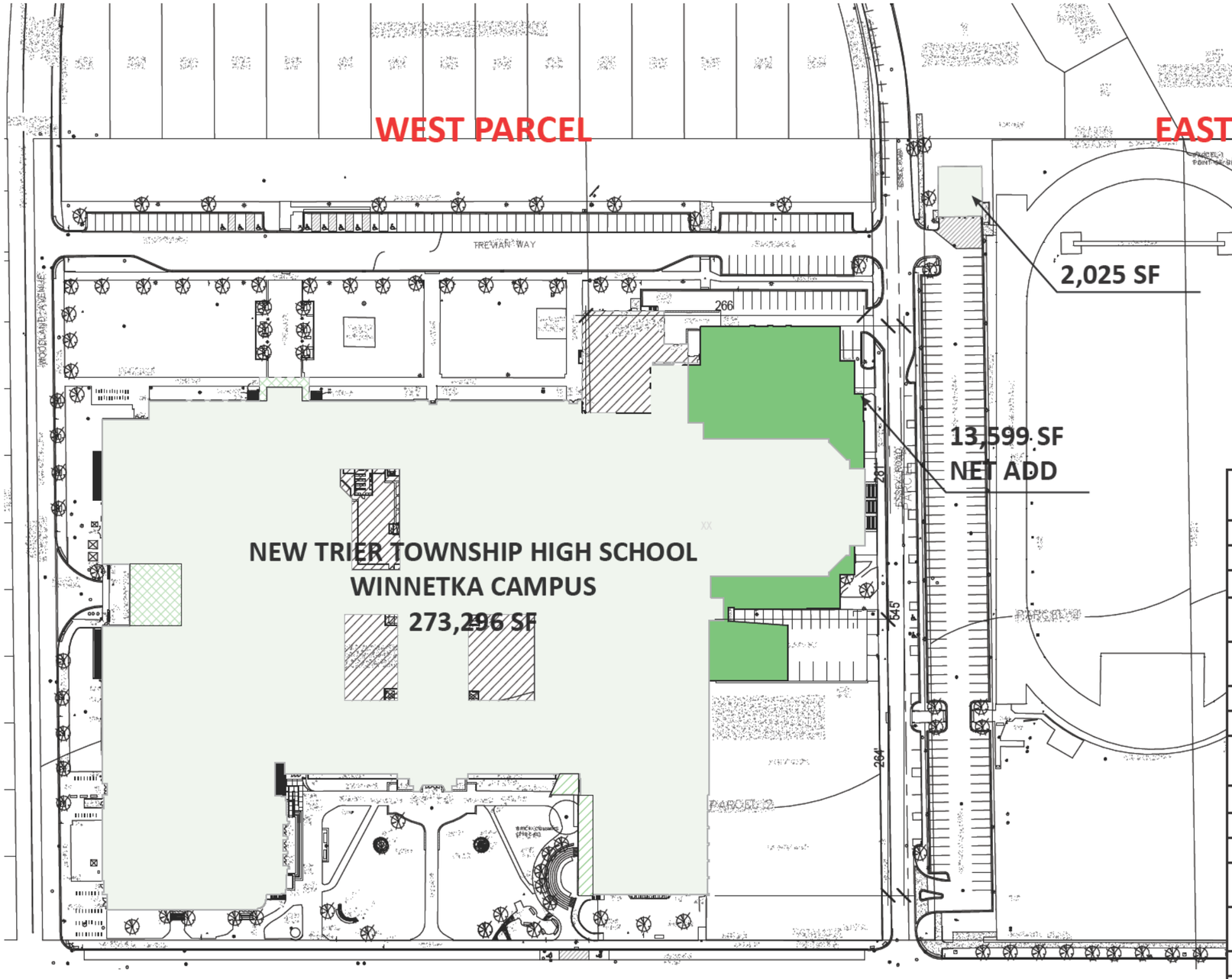
EXISTING BUILDING LOT COVERAGE KEY PLAN



EXISTING BUILDING LOT COVERAGE CALCULATIONS - WEST PARCEL		
	AREA (SF)	PERCENT (%)
BUILDING AREA	254,381	
EXCESSIVE EAVES	612	
OTHER ROOFED AREAS	4,704	
TOTAL LOT COVERAGE	259,697	35.3
TOTAL PARCEL AREA	736,546	

EXISTING BUILDING LOT COVERAGE CALCULATIONS - EAST PARCEL		
	AREA (SF)	PERCENT (%)
BUILDING AREA	2,025	
EXCESSIVE EAVES		
OTHER ROOFED AREAS		
TOTAL LOT COVERAGE	2,025	<1%
TOTAL PARCEL AREA	413,629	

PROPOSED BUILDING LOT COVERAGE KEY PLAN



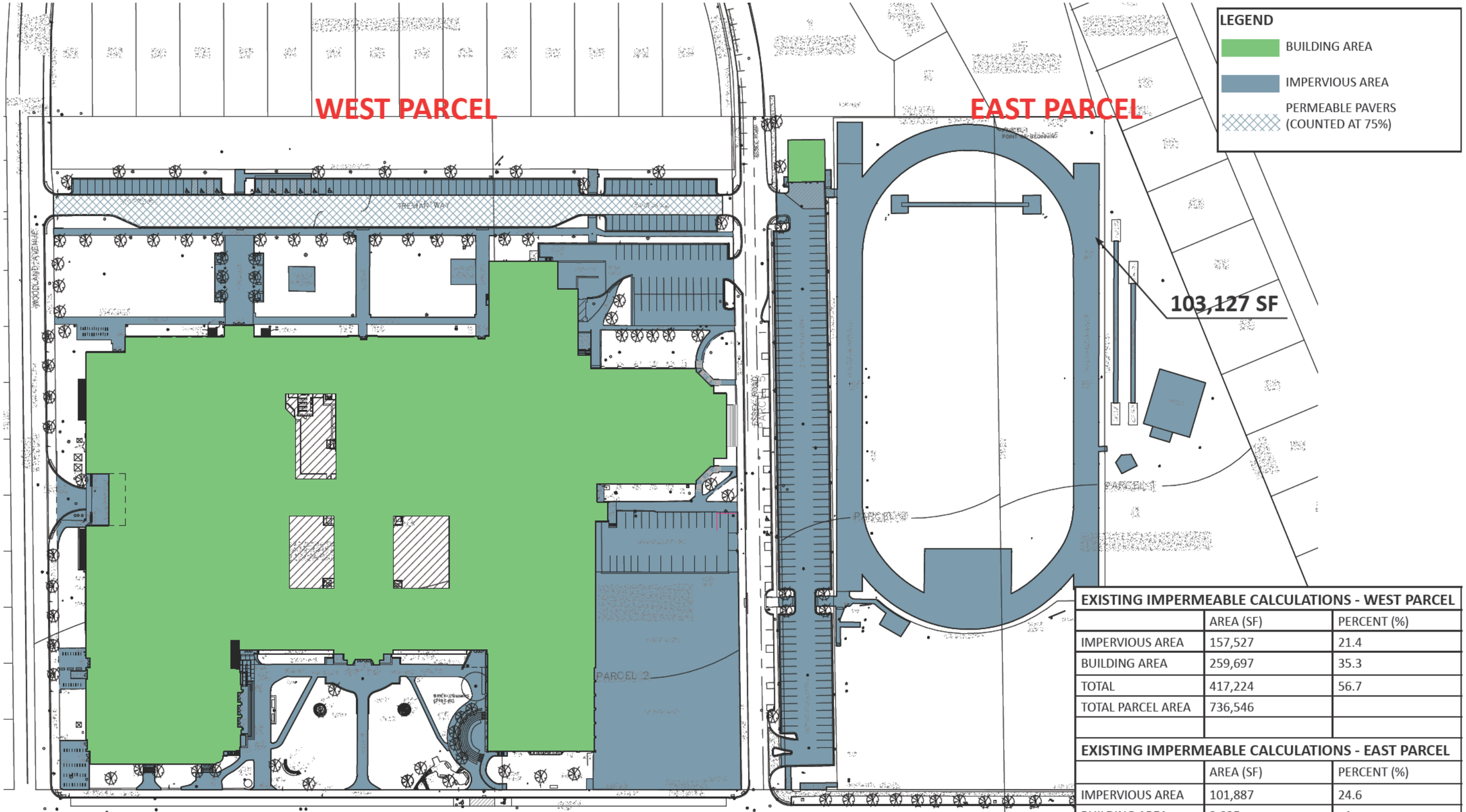
PROPOSED BUILDING LOT COVERAGE CALCULATIONS - WEST PARCEL

	AREA (SF)	PERCENT (%)
BUILDING AREA	267,978	
EXCESSIVE EAVES	612	
OTHER ROOFED AREAS	4,704	
TOTAL LOT COVERAGE	273,296	37.1
TOTAL PARCEL AREA	736,546	

PROPOSED BUILDING LOT COVERAGE CALCULATIONS - EAST PARCEL

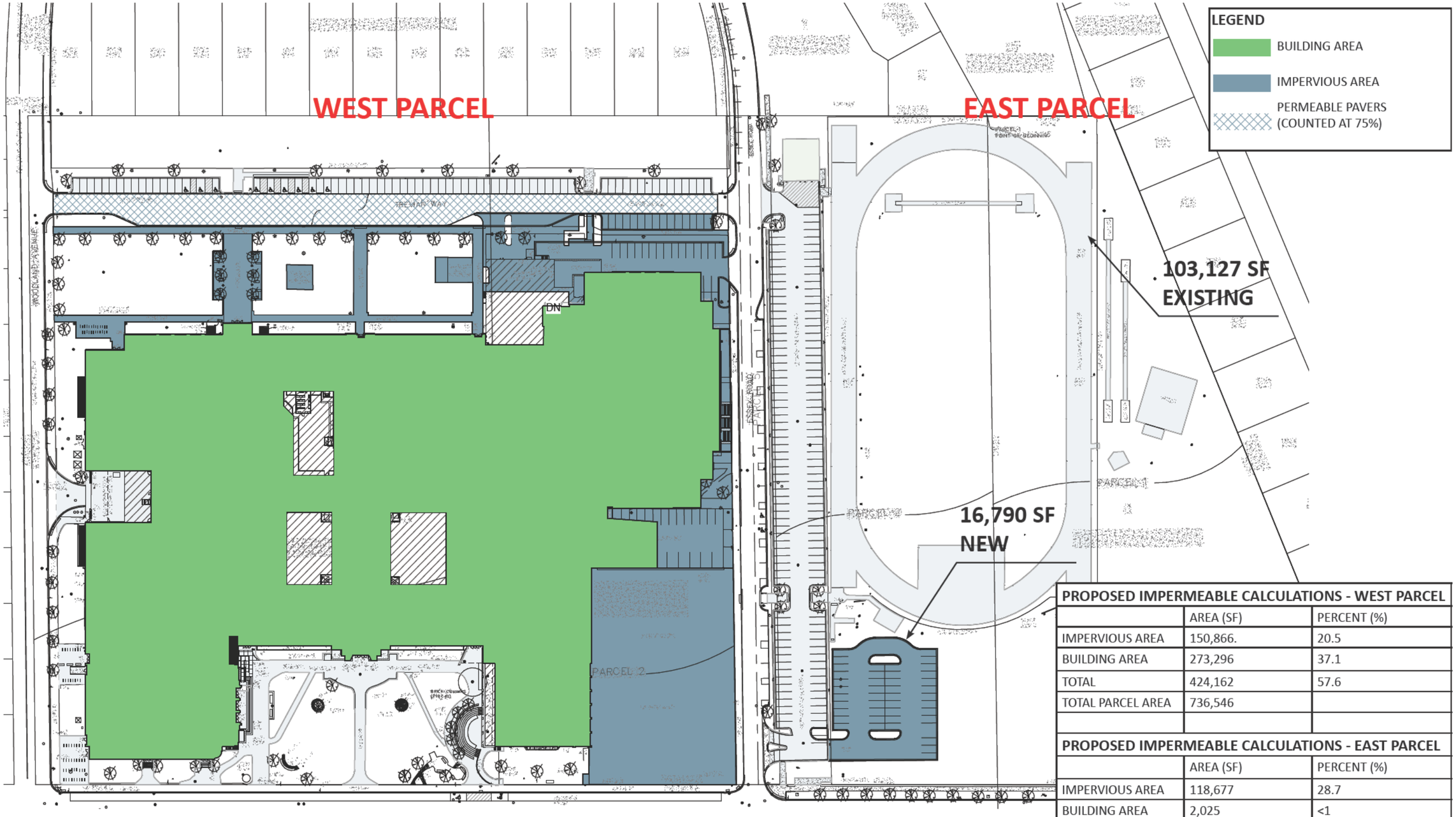
	AREA (SF)	PERCENT (%)
BUILDING AREA	2,025	
EXCESSIVE EAVES		
OTHER ROOFED AREAS		
TOTAL LOT COVERAGE	2,025	<1%
TOTAL PARCEL AREA	413,629	

EXISTING IMPERMEABLE SURFACE KEY PLAN



EXISTING IMPERMEABLE CALCULATIONS - WEST PARCEL		
	AREA (SF)	PERCENT (%)
IMPERVIOUS AREA	157,527	21.4
BUILDING AREA	259,697	35.3
TOTAL	417,224	56.7
TOTAL PARCEL AREA	736,546	
EXISTING IMPERMEABLE CALCULATIONS - EAST PARCEL		
	AREA (SF)	PERCENT (%)
IMPERVIOUS AREA	101,887	24.6
BUILDING AREA	2,025	<1
TOTAL	103,912	25.1
TOTAL PARCEL AREA	413,629	

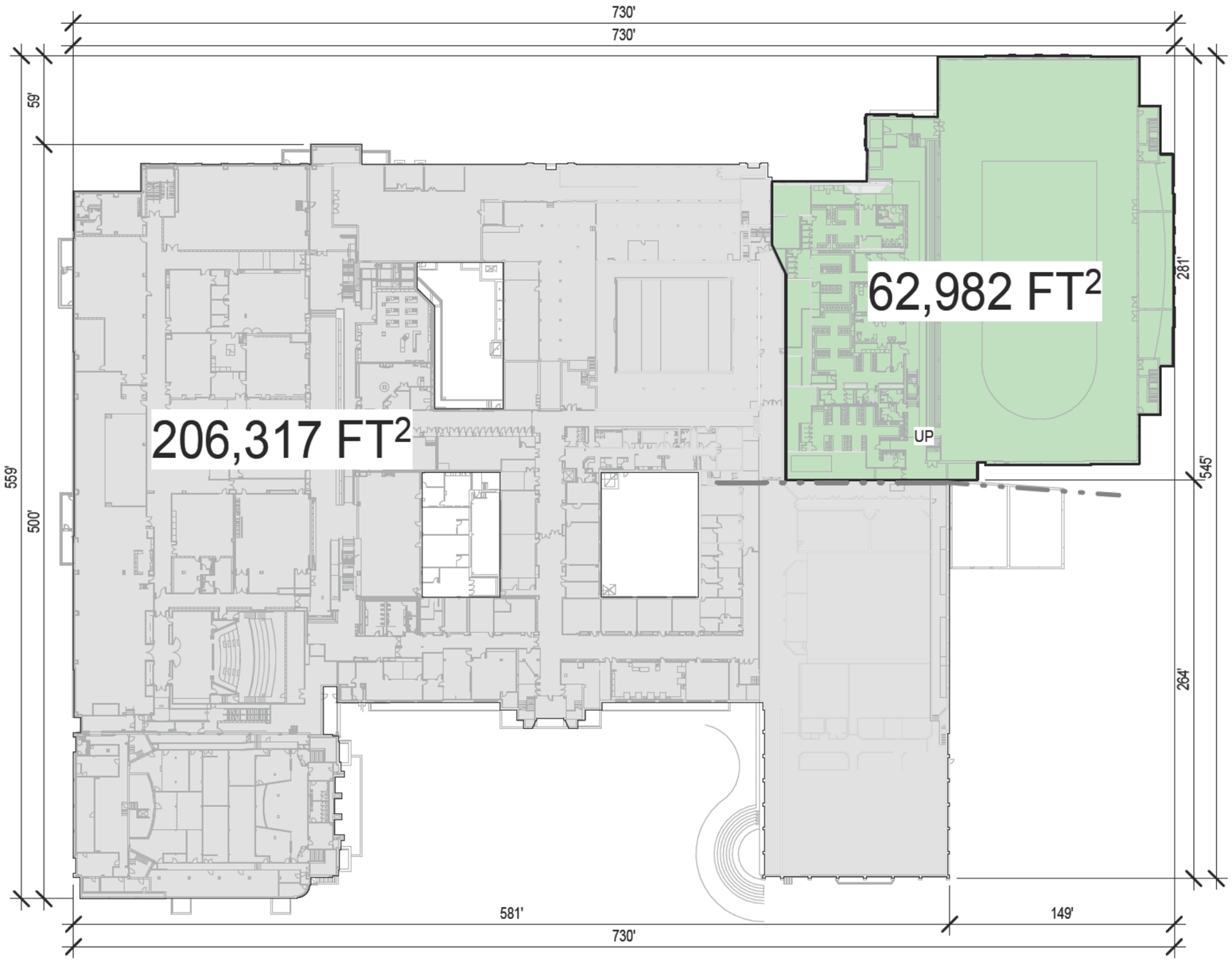
PROPOSED IMPERMEABLE SURFACE KEY PLAN



PROPOSED IMPERMEABLE CALCULATIONS - WEST PARCEL		
	AREA (SF)	PERCENT (%)
IMPERVIOUS AREA	150,866.	20.5
BUILDING AREA	273,296	37.1
TOTAL	424,162	57.6
TOTAL PARCEL AREA	736,546	
PROPOSED IMPERMEABLE CALCULATIONS - EAST PARCEL		
	AREA (SF)	PERCENT (%)
IMPERVIOUS AREA	118,677	28.7
BUILDING AREA	2,025	<1
TOTAL	120,702	29.2
TOTAL PARCEL AREA	413,629	

ZONING COMPLIANCE

GROSS FLOOR AREA KEY PLAN - LEVEL 0



GROSS FLOOR AREA OF BUILDING TO REMAIN	
Lower Level	*206,317 ft²
First Floor	219,655 ft²
Second Floor	198,650 ft²
Third Floor	157,204 ft²
Fourth Floor	112,215 ft²
Fifth Floor	1,200 ft²
Total Area	**688,924 ft²**

*Lower level is not included in the total as it does not exceed 4'-0" above grade

GROSS FLOOR AREA OF NEW ADDTION	
Lower Level	*62,982 ft²
First Floor	52,052 ft²
Second Floor	65,401 ft²
Third Floor	63,814 ft²
Fourth Floor	N/A
Fifth Floor	N/A
Total Area	**181,267 ft²**

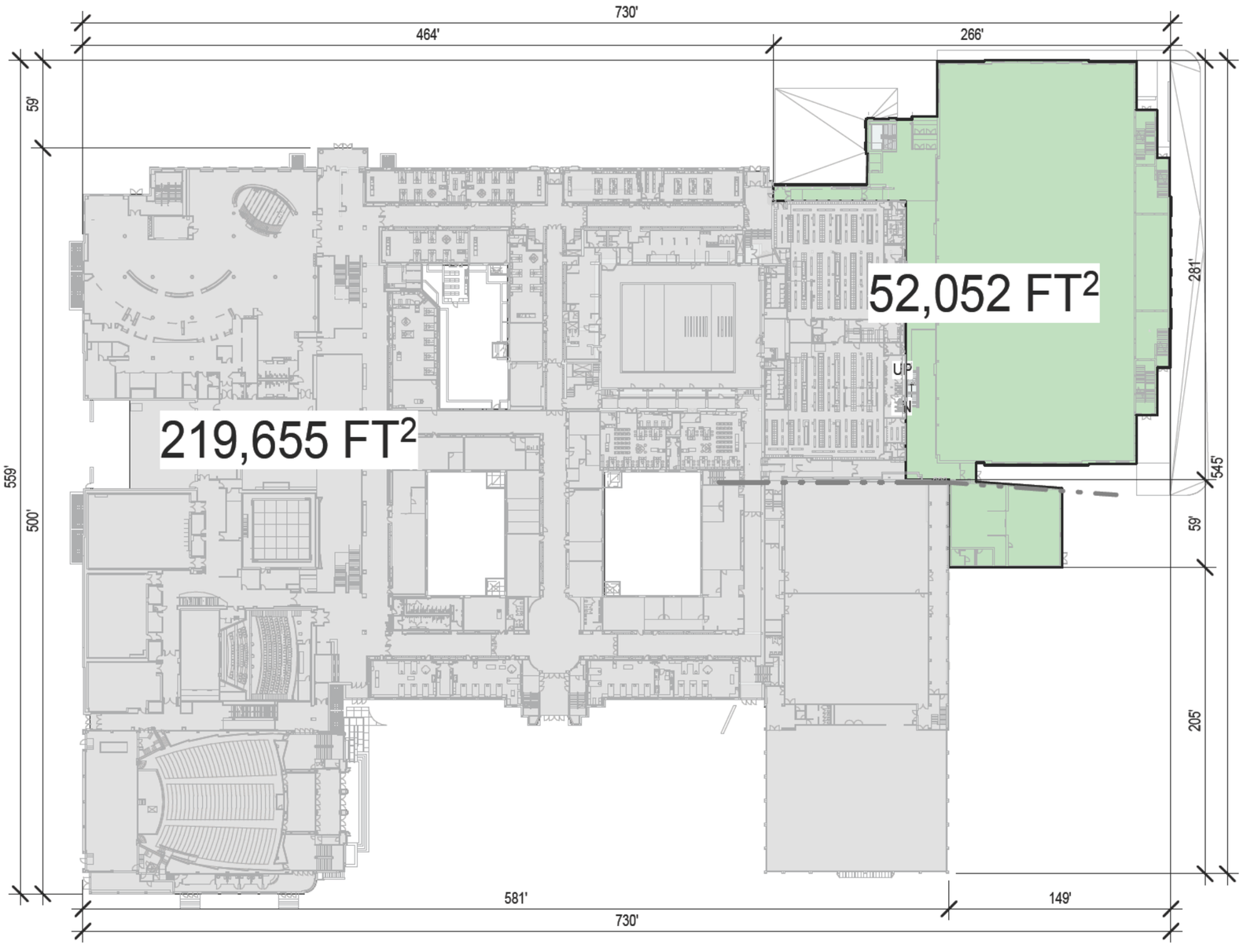
*Lower level is not included in the total as it does not exceed 4'-0" above grade

TOTAL GROSS FLOOR AREA	
Lower Level	*269,299 ft²
First Floor	271,707 ft²
Second Floor	264,051 ft²
Third Floor	221,018 ft²
Fourth Floor	112,215 ft²
Fifth Floor	1,200ft²
Total Area	**870,191 ft²**

*Lower level is not included in the total as it does not exceed 4'-0" above grade

ZONING COMPLIANCE

GROSS FLOOR AREA KEY PLAN - LEVEL 1



GROSS FLOOR AREA OF BUILDING TO REMAIN	
Lower Level	*206,317 ft²
First Floor	219,655 ft²
Second Floor	198,650 ft²
Third Floor	157,204 ft²
Fourth Floor	112,215 ft²
Fifth Floor	1,200 ft²
Total Area	**688,924 ft²**

*Lower level is not included in the total as it does not exceed 4'-0" above grade

GROSS FLOOR AREA OF NEW ADDTION	
Lower Level	*62,982 ft²
First Floor	52,052 ft²
Second Floor	65,401 ft²
Third Floor	63,814 ft²
Fourth Floor	N/A
Fifth Floor	N/A
Total Area	**181,267 ft²**

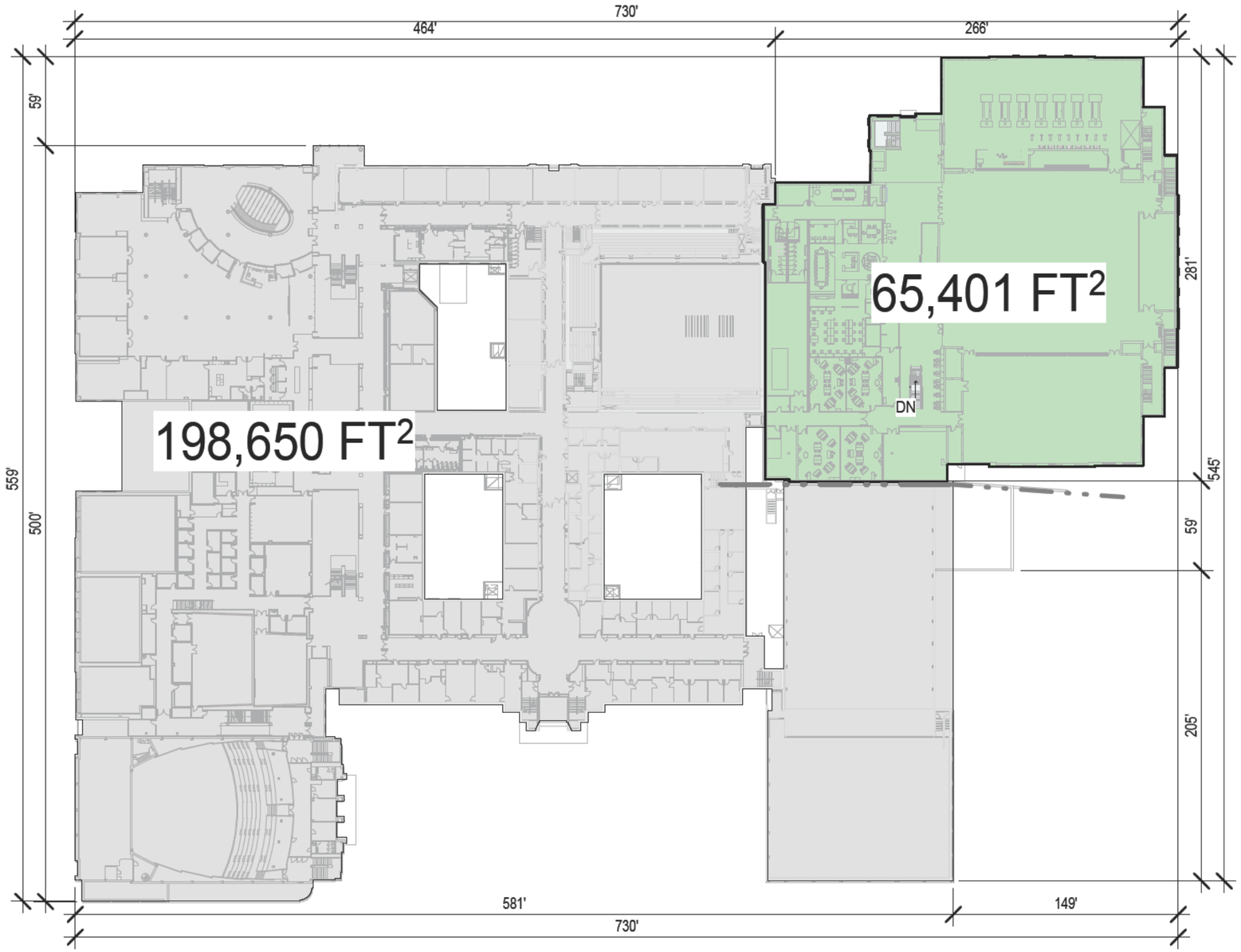
*Lower level is not included in the total as it does not exceed 4'-0" above grade

TOTAL GROSS FLOOR AREA	
Lower Level	*269,299 ft²
First Floor	271,707 ft²
Second Floor	264,051 ft²
Third Floor	221,018 ft²
Fourth Floor	112,215 ft²
Fifth Floor	1,200ft²
Total Area	**870,191 ft²**

*Lower level is not included in the total as it does not exceed 4'-0" above grade

ZONING COMPLIANCE

GROSS FLOOR AREA KEY PLAN - LEVEL 2



GROSS FLOOR AREA OF BUILDING TO REMAIN	
Lower Level	*206,317 ft²
First Floor	219,655 ft²
Second Floor	198,650 ft²
Third Floor	157,204 ft²
Fourth Floor	112,215 ft²
Fifth Floor	1,200 ft²
Total Area	**688,924 ft²**

*Lower level is not included in the total as it does not exceed 4'-0" above grade

GROSS FLOOR AREA OF NEW ADDTION	
Lower Level	*62,982 ft²
First Floor	52,052 ft²
Second Floor	65,401 ft²
Third Floor	63,814 ft²
Fourth Floor	N/A
Fifth Floor	N/A
Total Area	**181,267 ft²**

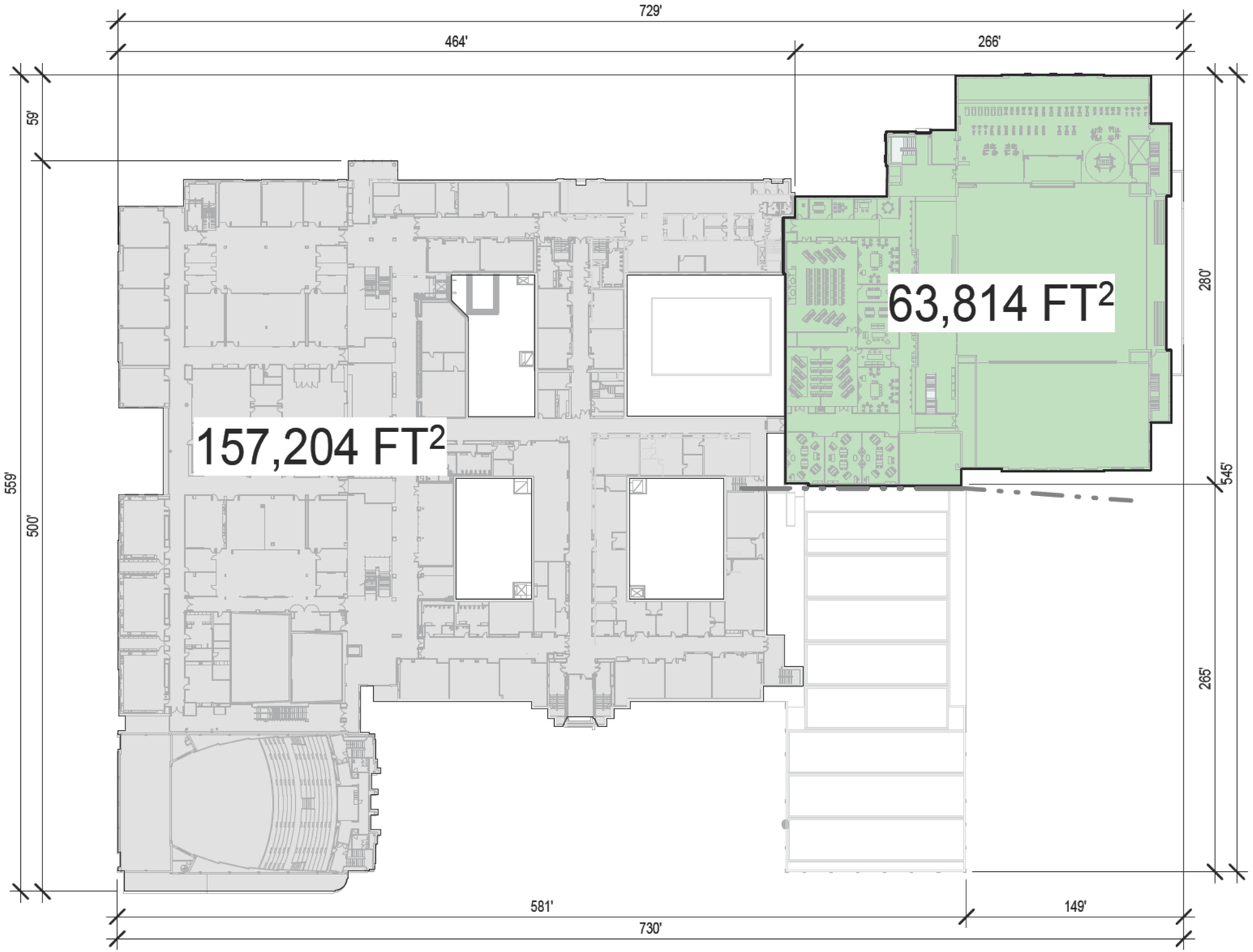
*Lower level is not included in the total as it does not exceed 4'-0" above grade

TOTAL GROSS FLOOR AREA	
Lower Level	*269,299 ft²
First Floor	271,707 ft²
Second Floor	264,051 ft²
Third Floor	221,018 ft²
Fourth Floor	112,215 ft²
Fifth Floor	1,200ft²
Total Area	**870,191 ft²**

*Lower level is not included in the total as it does not exceed 4'-0" above grade

ZONING COMPLIANCE

GROSS FLOOR AREA KEY PLAN - LEVEL 3



GROSS FLOOR AREA OF BUILDING TO REMAIN	
Lower Level	*206,317 ft²
First Floor	219,655 ft²
Second Floor	198,650 ft²
Third Floor	157,204 ft²
Fourth Floor	112,215 ft²
Fifth Floor	1,200 ft²
Total Area	**688,924 ft²**

*Lower level is not included in the total as it does not exceed 4'-0" above grade

GROSS FLOOR AREA OF NEW ADDTION	
Lower Level	*62,982 ft²
First Floor	52,052 ft²
Second Floor	65,401 ft²
Third Floor	63,814 ft²
Fourth Floor	N/A
Fifth Floor	N/A
Total Area	**181,267 ft²**

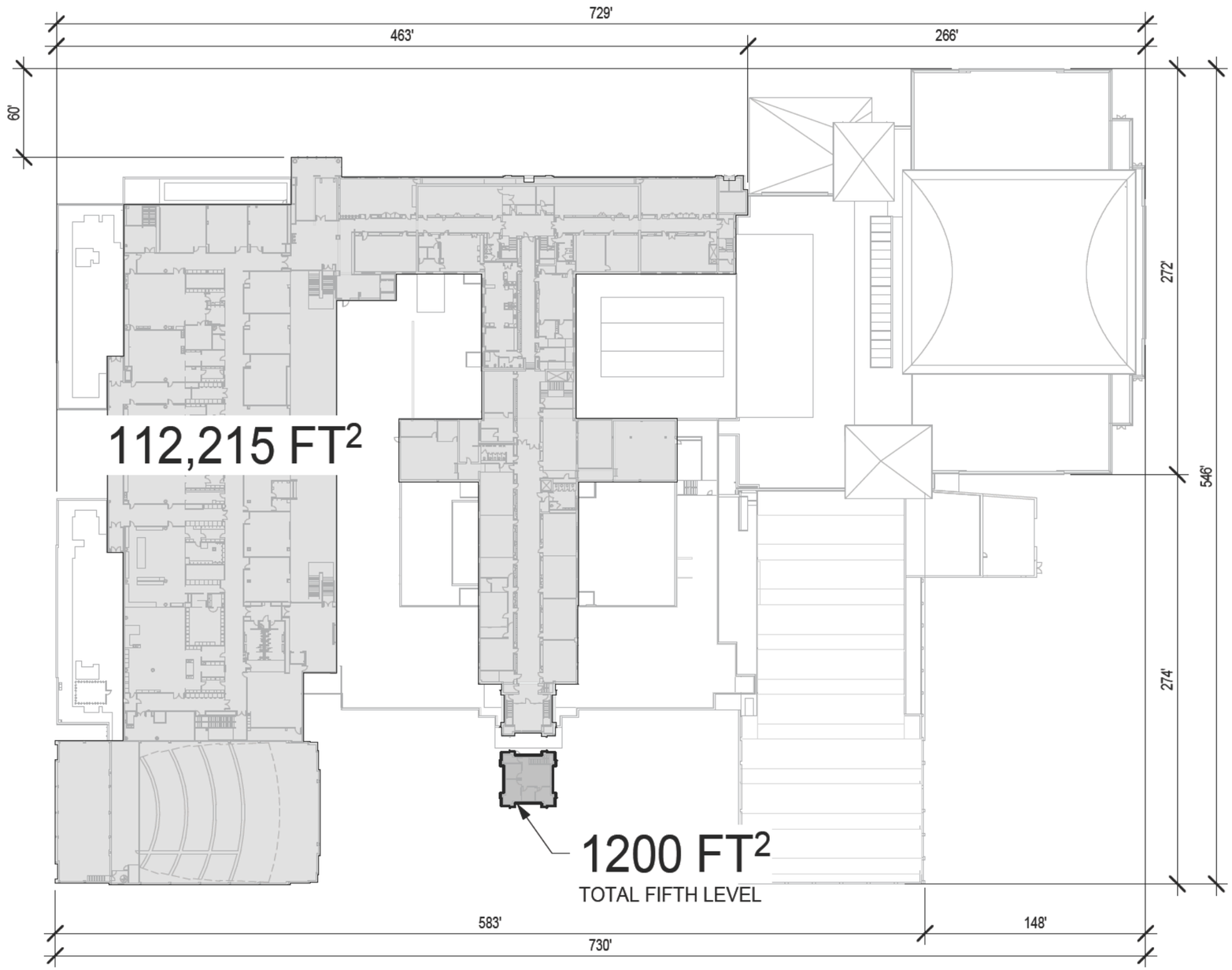
*Lower level is not included in the total as it does not exceed 4'-0" above grade

TOTAL GROSS FLOOR AREA	
Lower Level	*269,299 ft²
First Floor	271,707 ft²
Second Floor	264,051 ft²
Third Floor	221,018 ft²
Fourth Floor	112,215 ft²
Fifth Floor	1,200ft²
Total Area	**870,191 ft²**

*Lower level is not included in the total as it does not exceed 4'-0" above grade

ZONING COMPLIANCE

GROSS FLOOR AREA KEY PLAN - LEVEL 4/5



GROSS FLOOR AREA OF BUILDING TO REMAIN	
Lower Level	*206,317 ft²
First Floor	219,655 ft²
Second Floor	198,650 ft²
Third Floor	157,204 ft²
Fourth Floor	112,215 ft²
Fifth Floor	1,200 ft²
Total Area	**688,924 ft²**

*Lower level is not included in the total as it does not exceed 4'-0" above grade

GROSS FLOOR AREA OF NEW ADDTION	
Lower Level	*62,982 ft²
First Floor	52,052 ft²
Second Floor	65,401 ft²
Third Floor	63,814 ft²
Fourth Floor	N/A
Fifth Floor	N/A
Total Area	**181,267 ft²**

*Lower level is not included in the total as it does not exceed 4'-0" above grade

TOTAL GROSS FLOOR AREA	
Lower Level	*269,299 ft²
First Floor	271,707 ft²
Second Floor	264,051 ft²
Third Floor	221,018 ft²
Fourth Floor	112,215 ft²
Fifth Floor	1,200ft²
Total Area	**870,191 ft²**

*Lower level is not included in the total as it does not exceed 4'-0" above grade

NEW TRIER

PARKING & TRAFFIC STUDY

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018
p: 847-518-9990 | f: 847-518-9987

MEMORANDUM TO: Mr. Dave Conway
New Trier High School District 203

FROM: Michael A. Werthmann, PE, PTOE
Principal

DATE: April 1, 2021

SUBJECT: Preliminary Traffic Review
New Trier High School East Side Campus Improvements
Winnetka, Illinois

This memorandum summarizes the results of a preliminary traffic review conducted by Kenig, Lindgren, O'Hara, Aboona, (KLOA, Inc.) for the east side campus improvements proposed at the New Trier High School Campus located in Winnetka, Illinois. The high school campus is generally bounded by Sunset Road on the north, Fuller Lane on the east, Winnetka Avenue on the south, and Woodland Avenue on the west. As proposed, the east side campus improvements are to consist of the construction of a new main and auxiliary gyms, a strength and conditioning area, core academic classrooms, an indoor track, faculty offices, and other ancillary spaces.

West Side Campus Improvements

It should be noted that significant improvements were made to the west side of the campus in 2014 which consisted of the replacement and upgrade to several older buildings. In addition, the west side campus improvements also included enhancements to the traffic and parking conditions within the campus and the surrounding neighborhood. Several of the primary traffic and parking enhancements are summarized below:

- The construction of a new-east west circulation road (Trevian Way) that extends along the north side of the high school between Essex Road and Woodland Avenue.
- The reconfiguration and improvements to Essex Road between Winnetka Avenue and Trevian Way.
- The reconfiguring of existing parking lots and the addition of new parking spaces to replace any loss in campus parking and to enhance operations.

It is our understanding that the enhancements have greatly improved operations and resolved many long-standing traffic and parking issues. KLOA, Inc. performed the comprehensive traffic study for the west side improvements that was dated October 8, 2014.

East Side Campus Improvements

As previously discussed, the east side campus improvements are to consist of the construction of a new main and auxiliary gyms, a strength and conditioning area, core academic classrooms, an indoor track, faculty offices, and other ancillary spaces. However, as summarized below and in the attached project description, the east side campus improvements will result in (1) a limited, if any, increase in traffic and parking generated by the school and (2) no modifications to the current enhanced traffic and parking operations.

- The east side campus improvements will remain on the same campus footprint with minor changes in the total school square footage of the high school.

- While the east side campus improvements will initially result in 12 new core classrooms, the new classrooms will eventually replace the loss of existing classrooms proposed as part of future campus/building improvements included in the 15-year school plan.

- The school's enrollment and number of staff/faculty is anticipated to remain approximately the same. Further, the use of the campus is not anticipated to substantially change as a result of the east side campus improvements.

- No modifications are proposed to the enhanced access, circulation, and parking systems serving the campus, which were improved as part of the west side campus improvements.

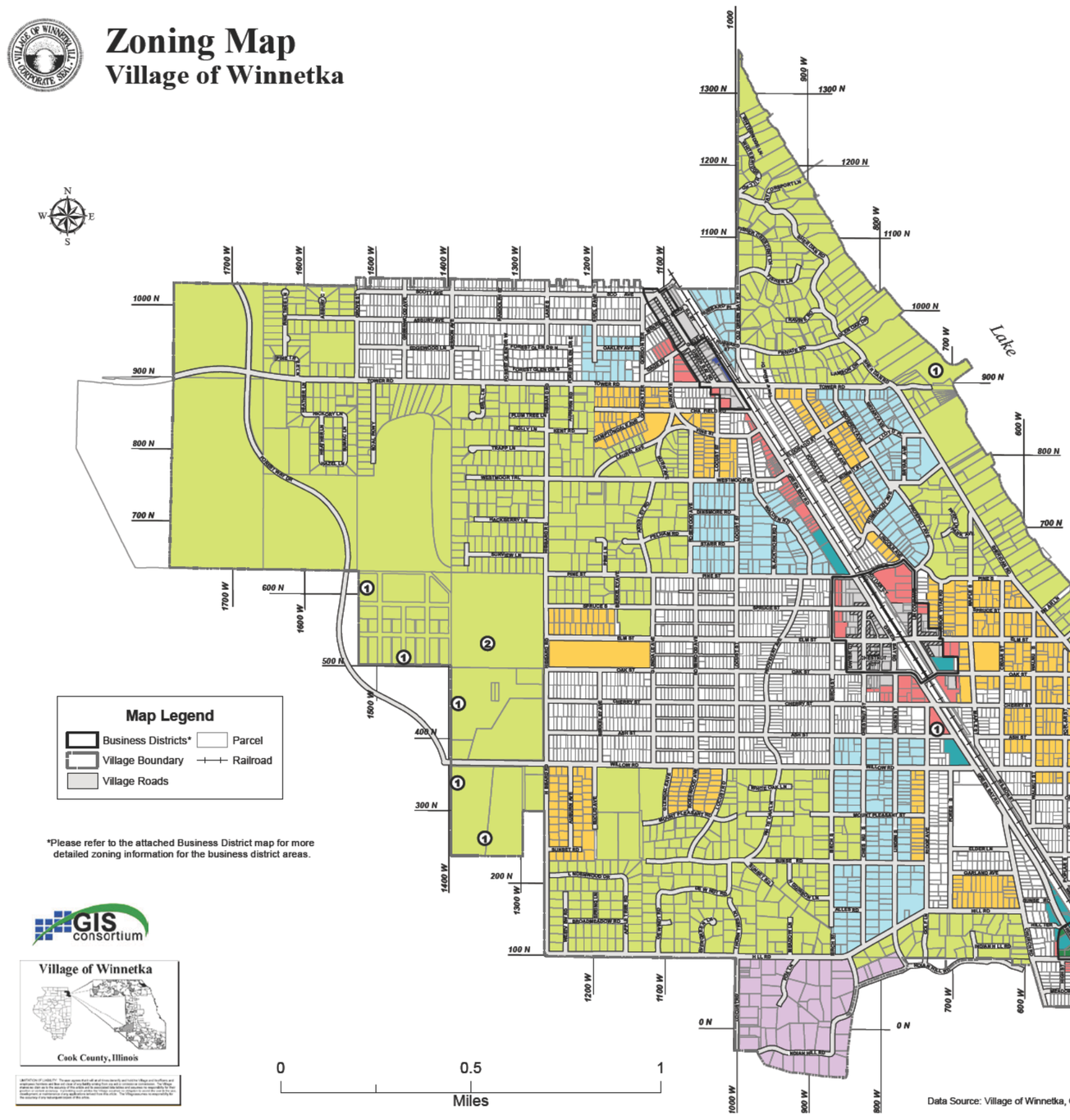
As such, the east side campus improvements should have limited, if any, impact on the current campus traffic and parking operations.

NEW TRIER

EXISTING AND PROPOSED PLANS

VILLAGE OF WINNETKA ZONING MAP

Zoning Map
Village of Winnetka



ZONING DISTRICTS LEGEND

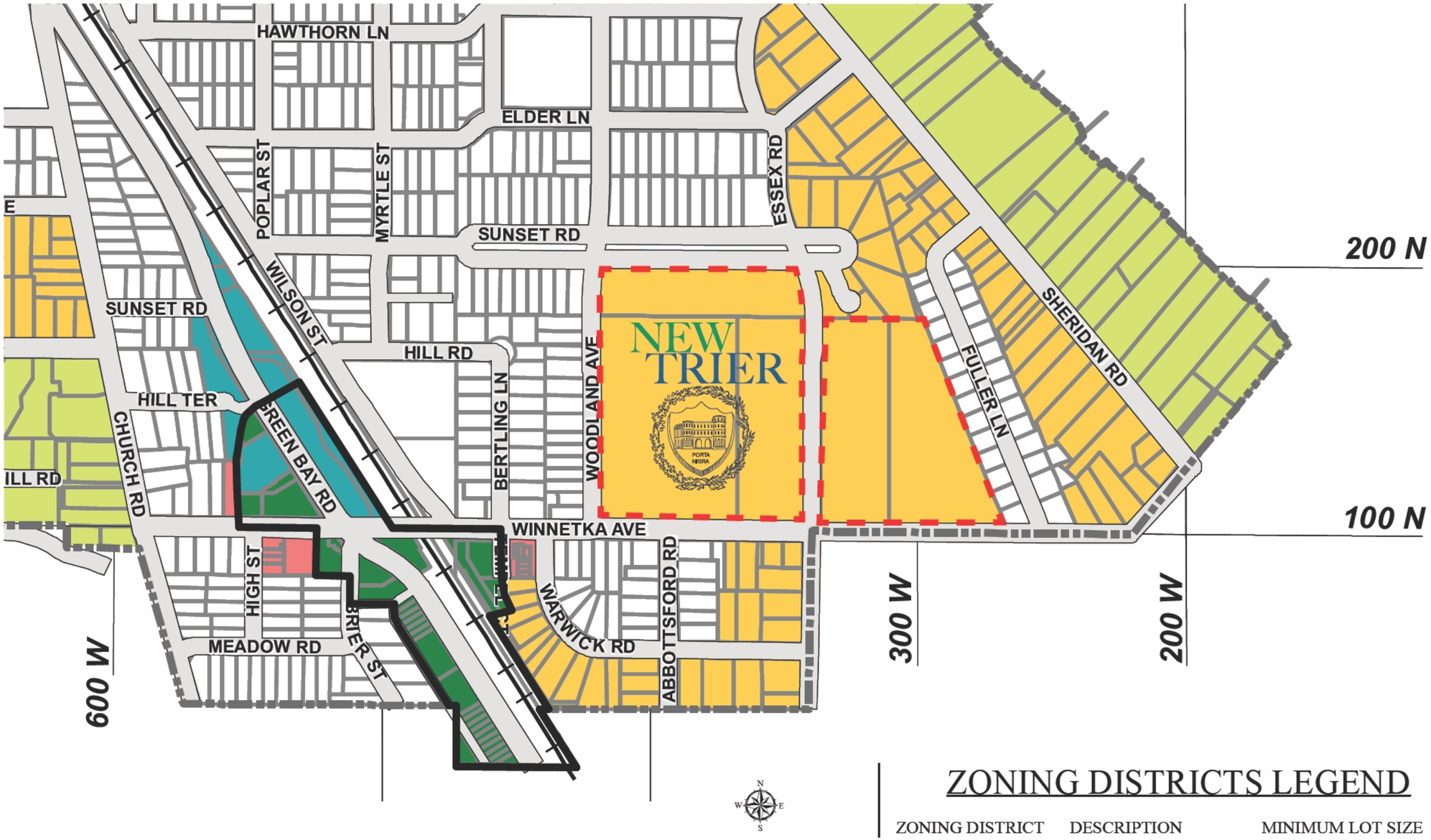
ZONING DISTRICT	DESCRIPTION	MINIMUM LOT SIZE INTERIOR LOT	MINIMUM LOT SIZE CORNER LOT
R1	SINGLE - FAMILY RESIDENTIAL	48,000 Sq. Ft.	50,400 Sq. Ft.
R2	SINGLE - FAMILY RESIDENTIAL	24,000 Sq. Ft.	25,200 Sq. Ft.
R3	SINGLE - FAMILY RESIDENTIAL	16,000 Sq. Ft.	16,800 Sq. Ft.
R4	SINGLE - FAMILY RESIDENTIAL	12,600 Sq. Ft.	13,300 Sq. Ft.
R5	SINGLE - FAMILY RESIDENTIAL	8,400 Sq. Ft.	8,900 Sq. Ft.
B1	MULTI - FAMILY RESIDENTIAL		
B2	MULTI - FAMILY RESIDENTIAL		
C1	LIMITED RETAIL COMMERCIAL		
C2	GENERAL RETAIL COMMERCIAL		
C2	RETAIL OVERLAY		
D	LIGHT INDUSTRIAL		

WIRELESS TELECOMMUNICATION SERVICE FACILITIES OVERLAY

LEVEL	PRIORITY LOCATIONS
1	1390 WILLOW RD, WINNETKA LANDFILL AT 1390 WILLOW RD, WEST & SOUTH BOUNDARIES OF GOLF COURSE, REPLACEMENT WTFS AT VILLAGE ELECTRIC PLANT AND PUBLIC SAFETY BUILDING
2	REPLACEMENT OF GOLF NETTING POLES, EASTERN EDGE, DRIVING RANGE
3	CONCEALED FACILITIES IN C1 & C2 DISTRICTS
4	WALL MOUNTED ANTENNAS IN C1 & C2 DISTRICTS
5	ROOF MOUNTED ANTENNAS IN C1 & C2 DISTRICTS

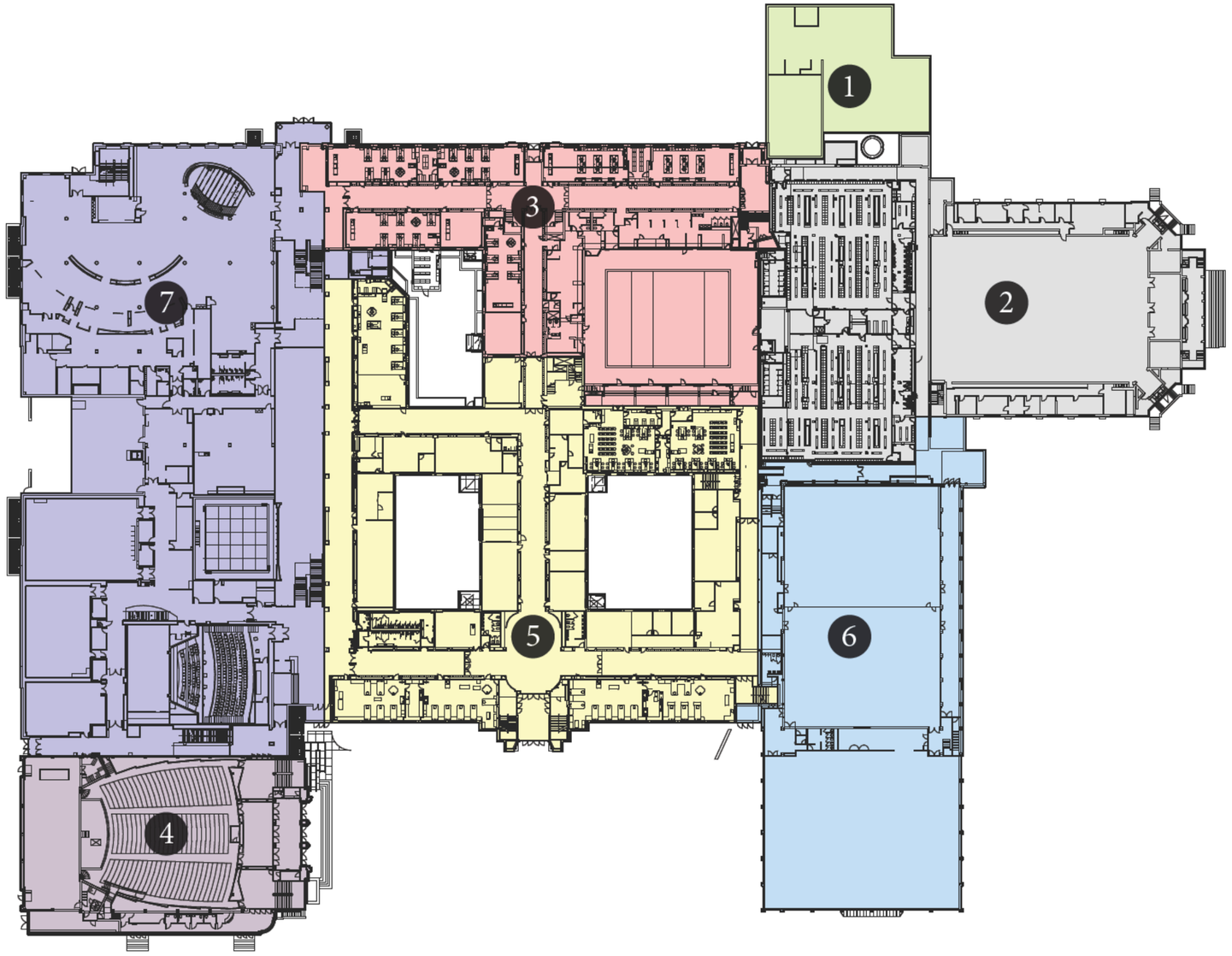
SCALE: 1" = 1000'
Note: Parcel Lines as depicted are an approximation of actual parcel size and shape
Published by: Village of Winnetka

State Plane Nad 83 Illinois East
Date: July 4th, 2019



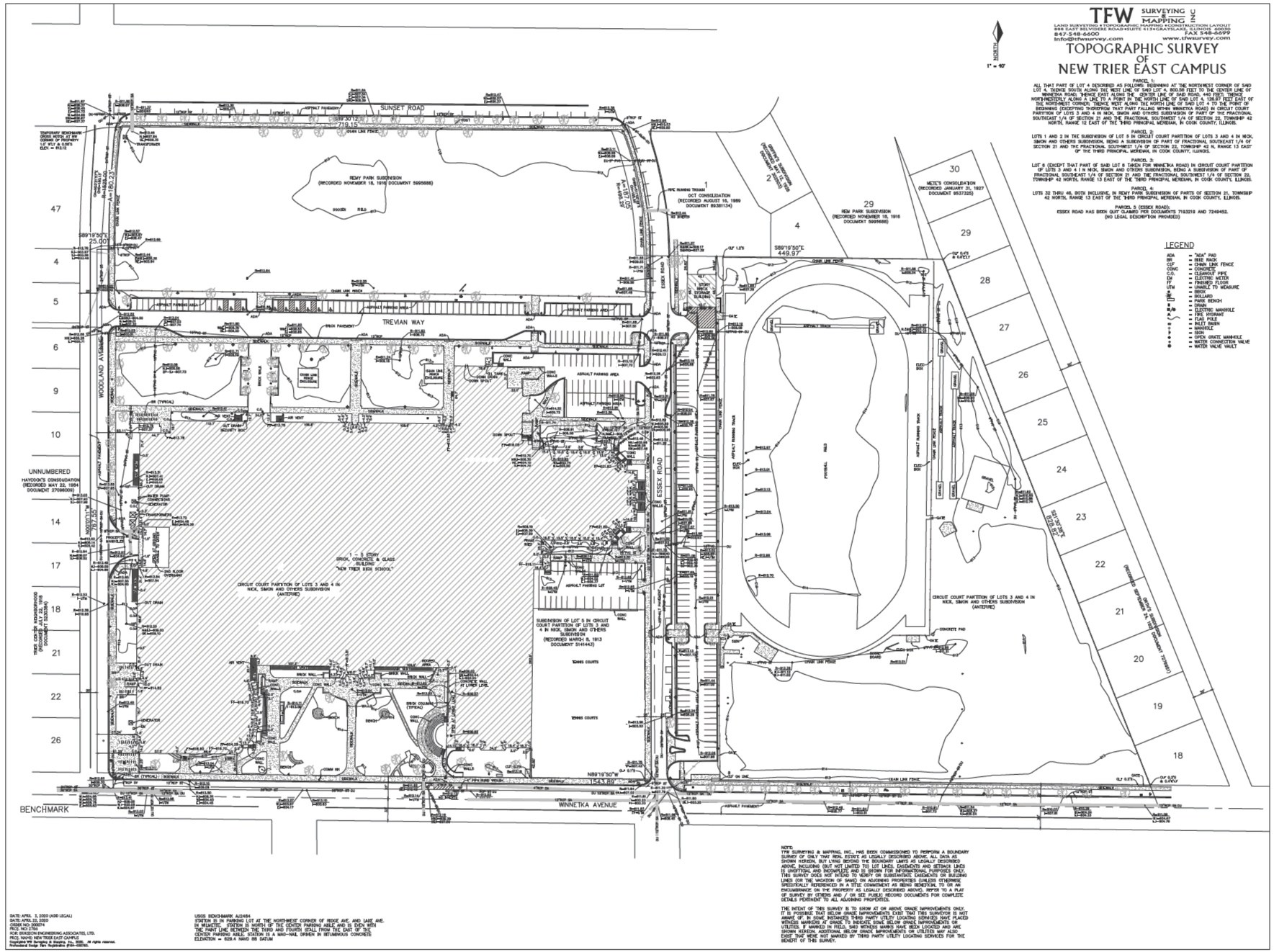
ZONING DISTRICTS LEGEND

ZONING DISTRICT	DESCRIPTION	MINIMUM LOT SIZE	
R4	SINGLE - FAMILY RESIDENTIAL	12,600 Sq. Ft.	13,300 Sq. Ft.



SEQUENCE OF CONSTRUCTION

1. 1925- BOILER BUILDING
2. 1928 - GATES GYMNASIUM
3. 1934 - NORTH BUILDING
4. 1957 - GAFFNEY AUDITORIUM
5. 1957 - TOWER BUILDING
6. 1974 - BICKERT GYMNASIUM
7. 2017 - WEST SIDE ACADEMIC ADDITION


TFW SURVEYING & MAPPING LLC
LAND SURVEYING ▼TOPOGRAPHIC MAPPING ▼CONSTRUCTION LAYOUT
999 EAST SILVERAKE ROAD▼SUITE 4134▼GRAYSLAKE, ILLINOIS 60030
847-548-6600 FAX 548-6699
Info@tfwsurvey.com www.tfwsurvey.com
TOPOGRAPHIC SURVEY OF NEW TRIER EAST CAMPUS
PARCEL 1:
ALL THAT PART OF LOT 4 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4, THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 4, 800.00 FEET TO THE CENTER LINE OF WINNETKA ROAD, THENCE EAST ALONG THE CENTER LINE OF SAID ROAD, 440 FEET; THENCE NORTHWESTERLY ALONG A LINE TO A POINT IN THE NORTH LINE OF SAID LOT 4, 126.97 FEET EAST OF THE NORTH-WEST CORNER; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 4 TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THAT PART FALLING WITHIN WINNETKA ROAD) IN CIRCUIT COURT PARTITION OF LOTS 3 AND 4 IN NICK, SIMON AND OTHERS SUBDIVISION OF PART OF THE FRACTIONAL SOUTHEAST 1/4 OF SECTION 21 AND THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PARCEL 2:
LOTS 1 AND 2 IN THE SUBDIVISION OF LOT 5 IN CIRCUIT COURT PARTITION OF LOTS 3 AND 4 IN NICK, SIMON AND OTHERS SUBDIVISION, BEING A SUBDIVISION OF PART OF FRACTIONAL SOUTHEAST 1/4 OF SECTION 21 AND THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 42 N, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PARCEL 3:
LOT 6 (EXCEPT THAT PART OF SAID LOT 6 TAKEN FOR WINNETKA ROAD) IN CIRCUIT COURT PARTITION OF LOTS 3 AND 4 I N NICK, SIMON AND OTHERS SUBDIVISION, BEING A SUBDIVISION OF PART OF FRACTIONAL SOUTHEAST 1/4 OF SECTION 21 AND THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PARCEL 4:
LOTS 32 THRU 46, BOTH INCLUSIVE, IN NEWY PARK SUBDIVISION OF PARTS OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PARCEL 5 (ESSEX ROAD):
ESSEX ROAD HAS BEEN QUIT CLAIMED PER DOCUMENTS 7193219 AND 7249452.
(NO LEGAL DESCRIPTION PROVIDED)
LEGEND
SUNSET ROAD
TREVIAN WAY
WOODLAND AVENUE
ESSEX ROAD
WINNETKA AVENUE
NEW PARK SUBDIVISION (RECORDED NOVEMBER 18, 1916 DOCUMENT 5995688)
OCT CONSOLIDATION (RECORDED AUGUST 16, 1999 DOCUMENT 99391134)
METE'S CONSOLIDATION (RECORDED JANUARY 31, 1927 DOCUMENT 9537325)
HAYDOCK'S CONSOLIDATION (RECORDED MAY 22, 1984 DOCUMENT 27096009)
CIRCUIT COURT PARTITION OF LOTS 3 AND 4 IN NICK, SIMON AND OTHERS SUBDIVISION (ANTEFIRE)
SUBDIVISION OF LOT 5 IN CIRCUIT COURT PARTITION OF LOTS 3 AND 4 IN NICK, SIMON AND OTHERS SUBDIVISION (RECORDED MARCH 5, 1913 DOCUMENT 5141443)
1 - 5 STORY BRICK, CONCRETE & GLASS BUILDING "NEW TRIER HIGH SCHOOL"
12 TENNIS COURTS
BENCHMARK
NOTE:
TFW SURVEYING & MAPPING, INC., HAS BEEN COMMISSIONED TO PERFORM A BOUNDARY SURVEY OF ONLY THAT REAL ESTATE AS LEGALLY DESCRIBED ABOVE, ALL DATA AS SHOWN HEREON, BUT LYING BEYOND THE BOUNDARY LIMITS AS LEGALLY DESCRIBED ABOVE, INCLUDING (BUT NOT LIMITED TO) LOT LINES, EASEMENTS AND SETBACK LINES IS UNOFFICIAL AND INCOMPLETE AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. THIS SURVEY DOES NOT INTEND TO VERIFY OR SUBSTANTIATE EASEMENTS OR BUILDING LINES (OR THE VACATION OF SAME) ON ADJOINING PROPERTIES (UNLESS OTHERWISE SPECIFICALLY REFERENCED IN A TITLE COMMITMENT AS BEING BENEFICIAL TO OR AN ENCUMBRANCE ON THE PROPERTY AS LEGALLY DESCRIBED ABOVE). REFER TO A PLAT OF SURVEY BY OTHERS AND / OR SEE PUBLIC RECORD DOCUMENTS FOR COMPLETE DETAILS PERTINENT TO ALL ADJOINING PROPERTIES.
THE INTENT OF THIS SURVEY IS TO SHOW AT OR ABOVE GRADE IMPROVEMENTS ONLY. IT IS POSSIBLE THAT BELOW GRADE IMPROVEMENTS EXIST THAT THIS SURVEYOR IS NOT AWARE OF. IN SOME INSTANCES THIRD PARTY UTILITY LOCATING SERVICES HAVE PLACED MARKINGS IN THE FIELD TO INDICATE THE APPROXIMATE LOCATION OF UNDERGROUND UTILITIES. IF MARKED IN FIELD, SAID WITNESS MARKS HAVE BEEN LOCATED AND ARE SHOWN HEREON. ADDITIONAL BELOW GRADE IMPROVEMENTS OR UTILITIES MAY ALSO EXIST THAT WERE NOT MARKED BY THIRD PARTY UTILITY LOCATING SERVICES FOR THE BENEFIT OF THIS SURVEY.

PLAT OF SURVEY

Scale:
1" = 60.0'

Of Lots 32 to 46, inclusive, in "Remy Park Subdivision", Lots 1 and 2 in the Subdivision of Lot 5 in Circuit Court Partition, Lot 6 in Circuit Court Partition and that part of Lot 4 in Circuit Court Partition Described as Commencing at the Northwest Corner of said Lot 4, thence South along the West line of said Lot 800.58 feet to the center-line of Winnetka Avenue, thence East along the center-line of Winnetka Avenue, 440.00 feet, thence northeasterly in a staight line to a point in the North line of said Lot 4, 126.97 feet East of the Northwest Corner of said Lot 4, thence West along the North line of said Lot 4 to the point of beginning, all in the Village of Winnetka, Cook County, Illinois.

SUNSET ROAD

S89° 33' 29.6" E
735.91'

REMY PARK SUBDIVISION
Recorded November 18, 1916 as Document No. 5995088.
AREA:
130784.45 ☐
(3.18467 Acres)
PIN 05-01-415-001

778.93'
N86° 21' 34" W
511.46'

GRIFFIN'S SUBDIVISION
Recorded May 7th, 1888 as Document No. 302025.

REMY DARK SUBDIVISION
Recorded November 18, 1916 as Document No. 5995088.

NICH. SIMON & OTHERS SUB.

S89° 21' 34" E
357.61'

TRIER CENTER NEIGHBORHOOD
Recorded July 22, 1913 as Document No. 5235254.

WOODLAND AVENUE

Radius=165.00'
Arc=180.33'

N00° 12' 10" W
767.28'

ESSEX ROAD

N00° 17' 49" W
767.43'

LOT 6
AREA:
397092.0179 ☐
(9.11975 Acres)

LOT 5
(PART OF)
AREA:
920,150.6418 ☐
(4.59426 Acres)

PIN 05-01-416-001

N00° 17' 49" W
767.55'

N00° 17' 49" W
767.57'

LOT 5
(PART OF)
AREA:
920,109.8761 ☐
(4.59189 Acres)

PIN 05-01-416-002

N00° 08' 41" W
767.72'

LOT 4
AREA:
513458.3039 ☐
(4.00093 Acres)

FULLER ORTH'S SUBDIVISION
Recorded September 24, 1891 as Document No. 1264941.

S21° 27' 57" W
528.78'

LANE

Notes:
1. This plat is subject to the conditions and restrictions as shown on the title insurance policy. A copy of a current title insurance policy should be obtained when using this plat.
2. All survey points should be compared on the ground and with one another before building by same and any descrepancies be reported immediately to this firm.
3. No dimensions or angles hereon to be assumed by scaling. Distances noted hereon are in feet and decimal parts thereof.
4. Any information relative to utilities or elevations hereon are taken from available records, unless otherwise noted.

FOR DETAILED BUILDING DIMENSIONS, SEE SHEET 2 OF 2.

779.32'
N89° 19' 52.7" W

690.06'
N89° 19' 52.7" W

WINNETKA ROAD

N89° 19' 52.7" W
2,657.62'

507.46'

VILLAGE CORNER 2121 2828 NW

VILLAGE CORNER 2122 2827 NW

WHITESON & JOHNSON'S SUB.
Recorded August 4, 1891 as Document No. 130972.

TEMPLE'S RESUBDIVISION
Recorded December 4, 1907 as Document No. 4133672.

ROSLYN'S ADDITION TO KENILWORTH
Recorded March 29, 1907 as Document No. 4010073.

DANIEL CREANEY COMPANY
CONSULTING CIVIL ENGINEERS
450 SKOKIE BLVD. SUITE 105
NORTHBROOK, ILLINOIS
(847) 480 - 5757
FAX (847) 480 - 7209

BOOK: ____
JOB NO.: 6305
SHEET 1 OF 2

STATE OF ILLINOIS
COUNTY OF COOK

I, Jeffrey D. Carlson, do hereby certify that I, have surveyed the property as described in the above caption and that the Plat hereon drawn is a correct representation of said survey.

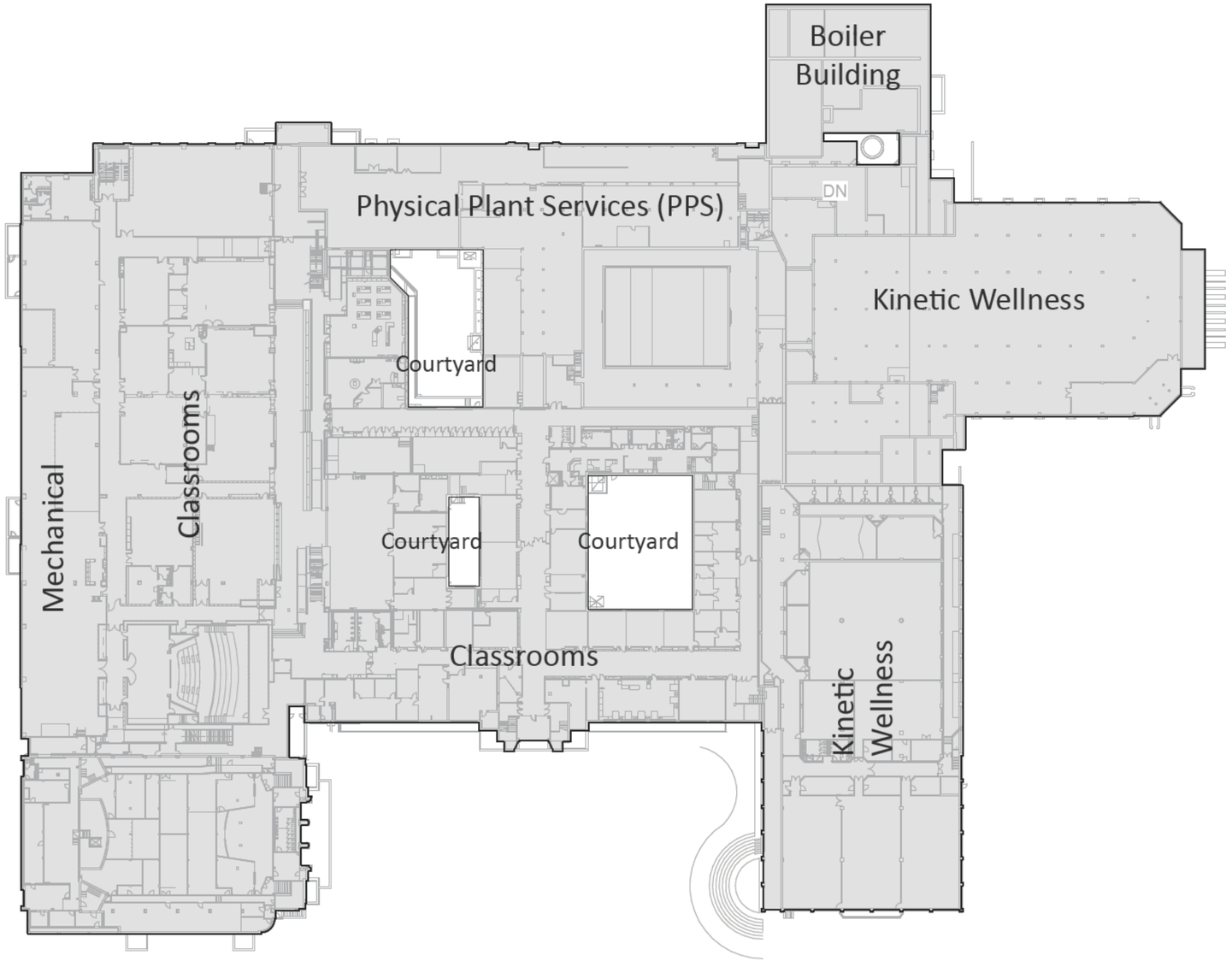
I further state that this professional service conforms to current Illinois minimum standards for a boundary survey. The work was performed for ____, and the field work was completed on January 15, 2010

Northbrook, Illinois ____

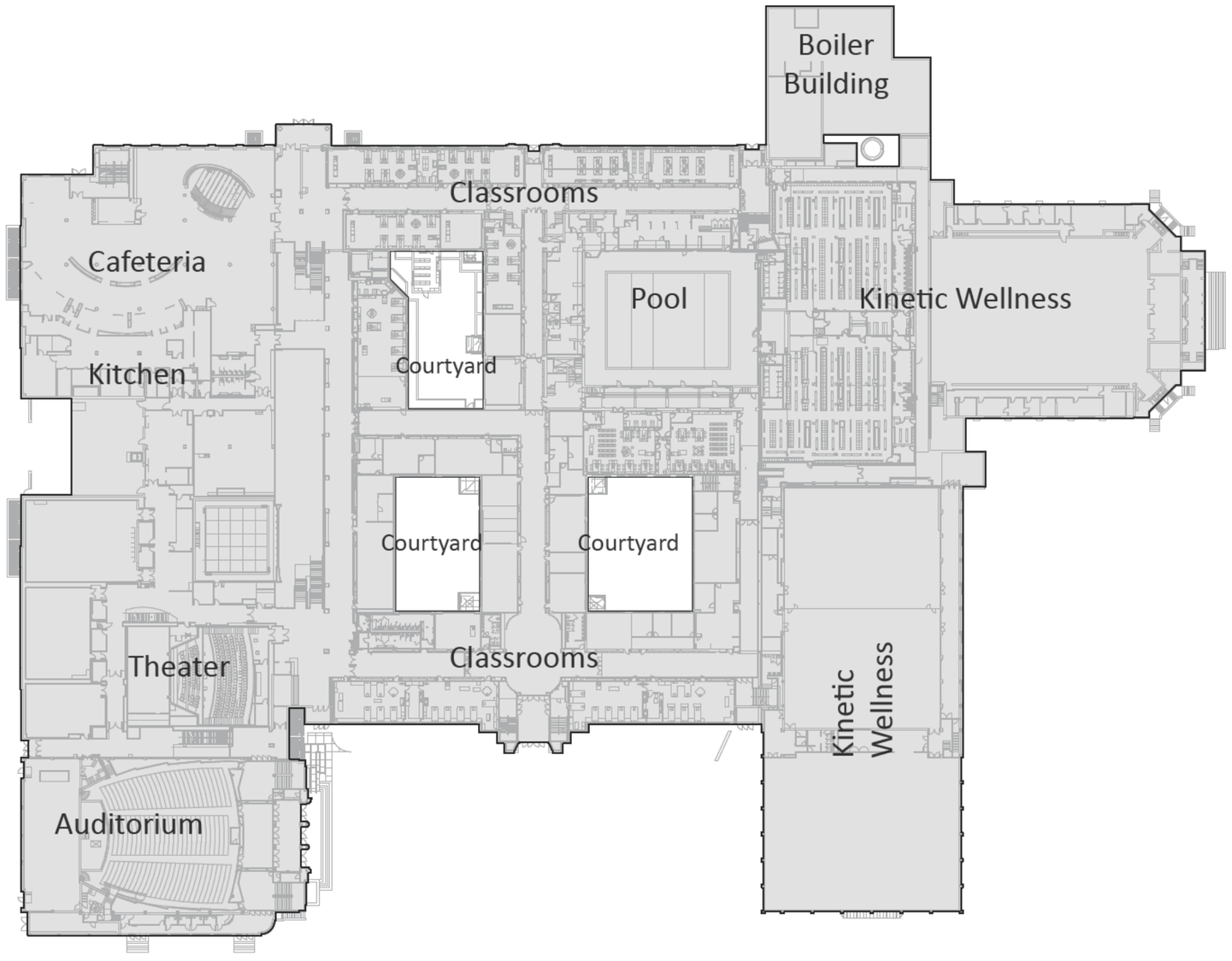
JEFFREY D. CARLSON 2538 PROFESSIONAL LAND SURVEYOR OF ILLINOIS

Illinois Professional Land Surveyor No. 2538

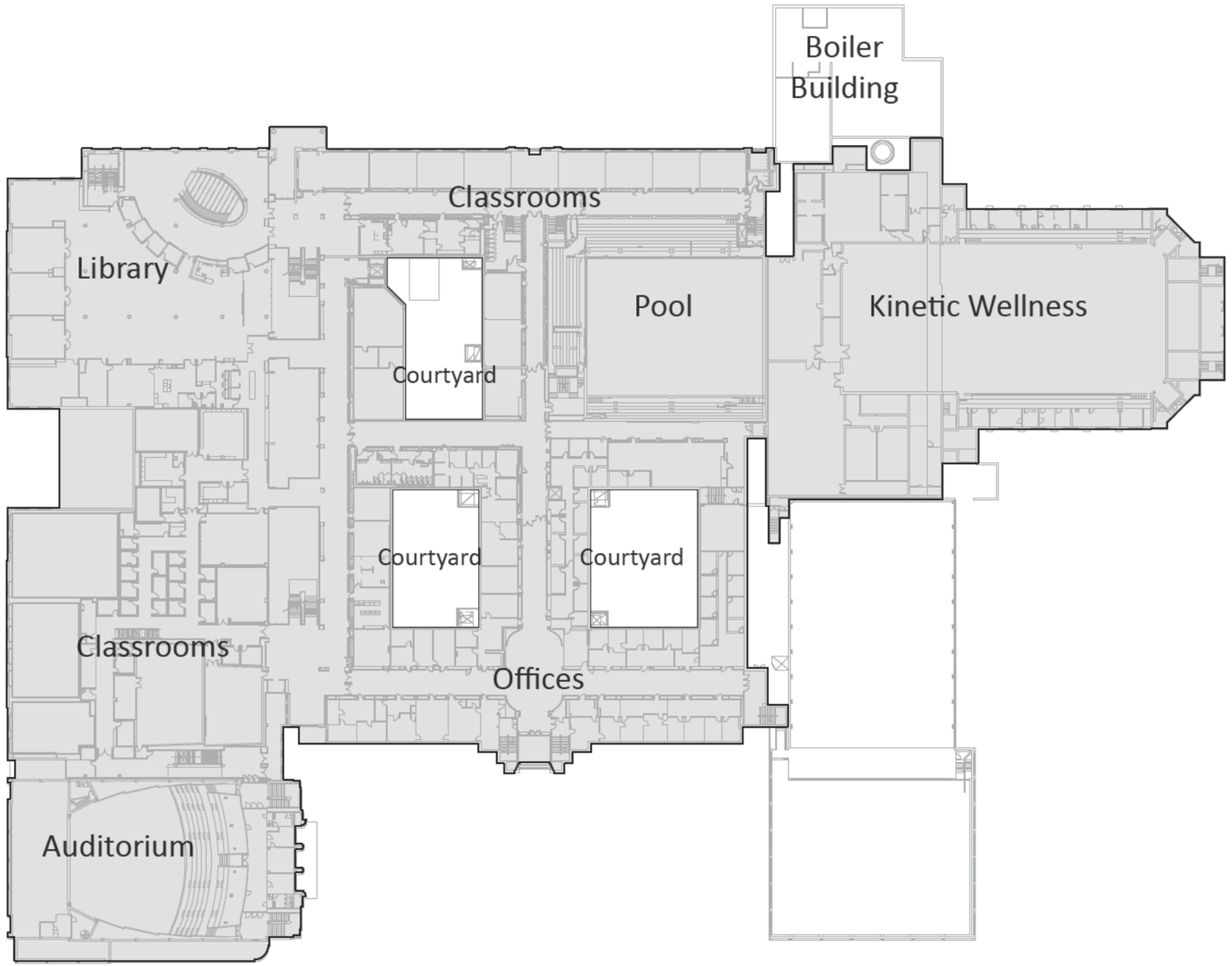
EXISTING PLAN - LOWER LEVEL



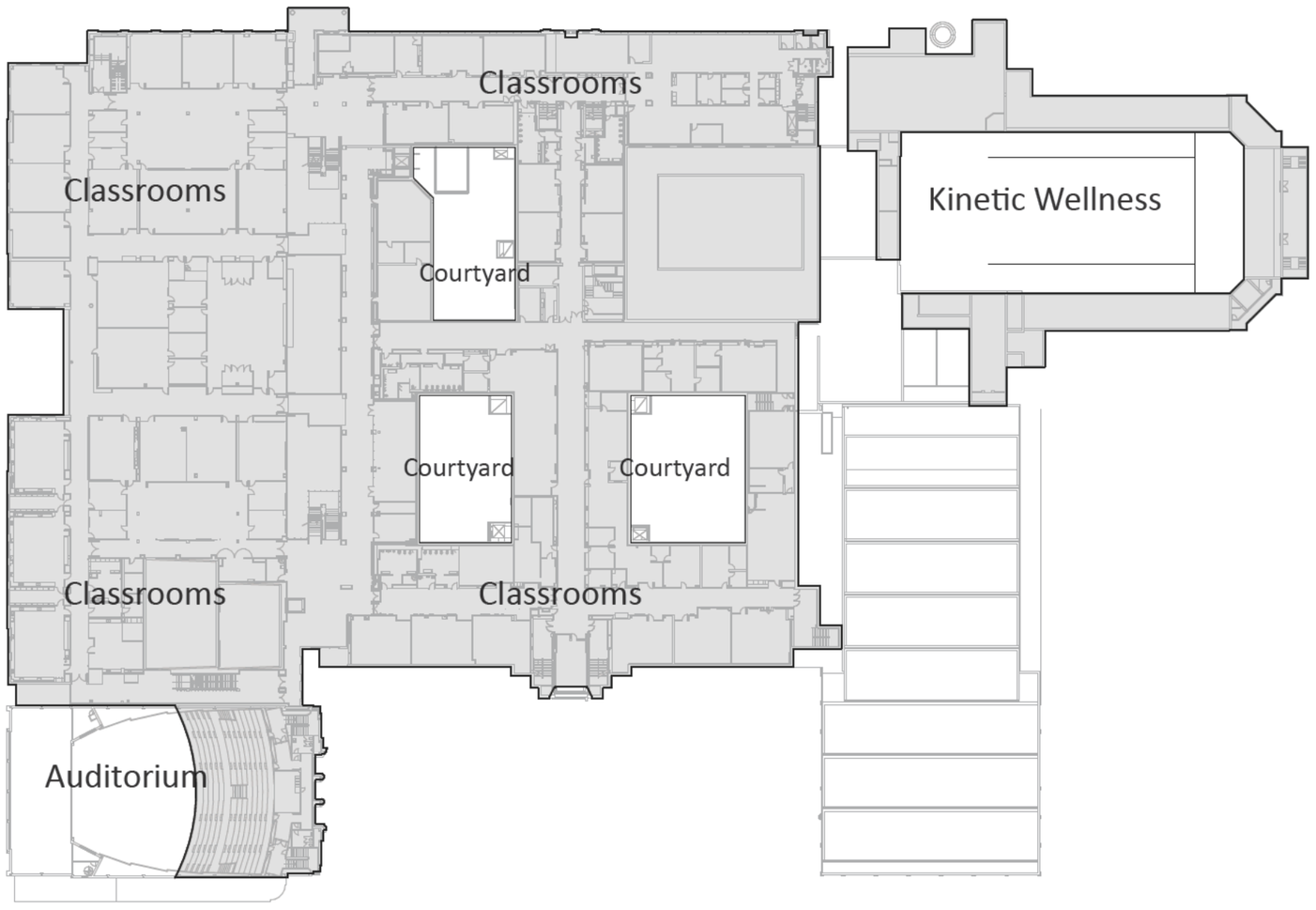
EXISTING PLAN - LEVEL 1



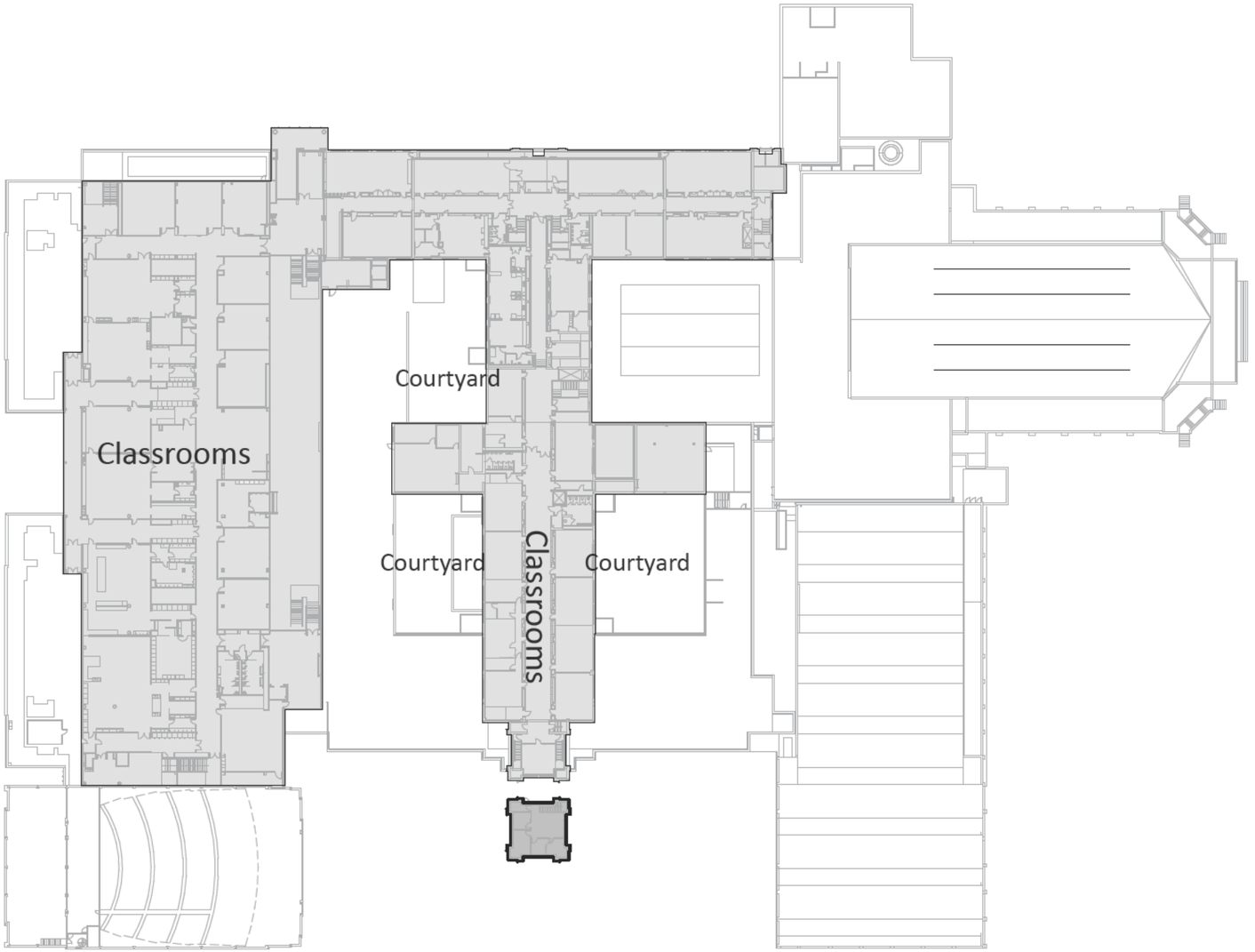
EXISTING PLAN - LEVEL 2



EXISTING PLAN - LEVEL 3



EXISTING PLAN - LEVEL 4/5



EXISTING AERIAL PHOTOGRAPH - LOOKING SOUTHWEST

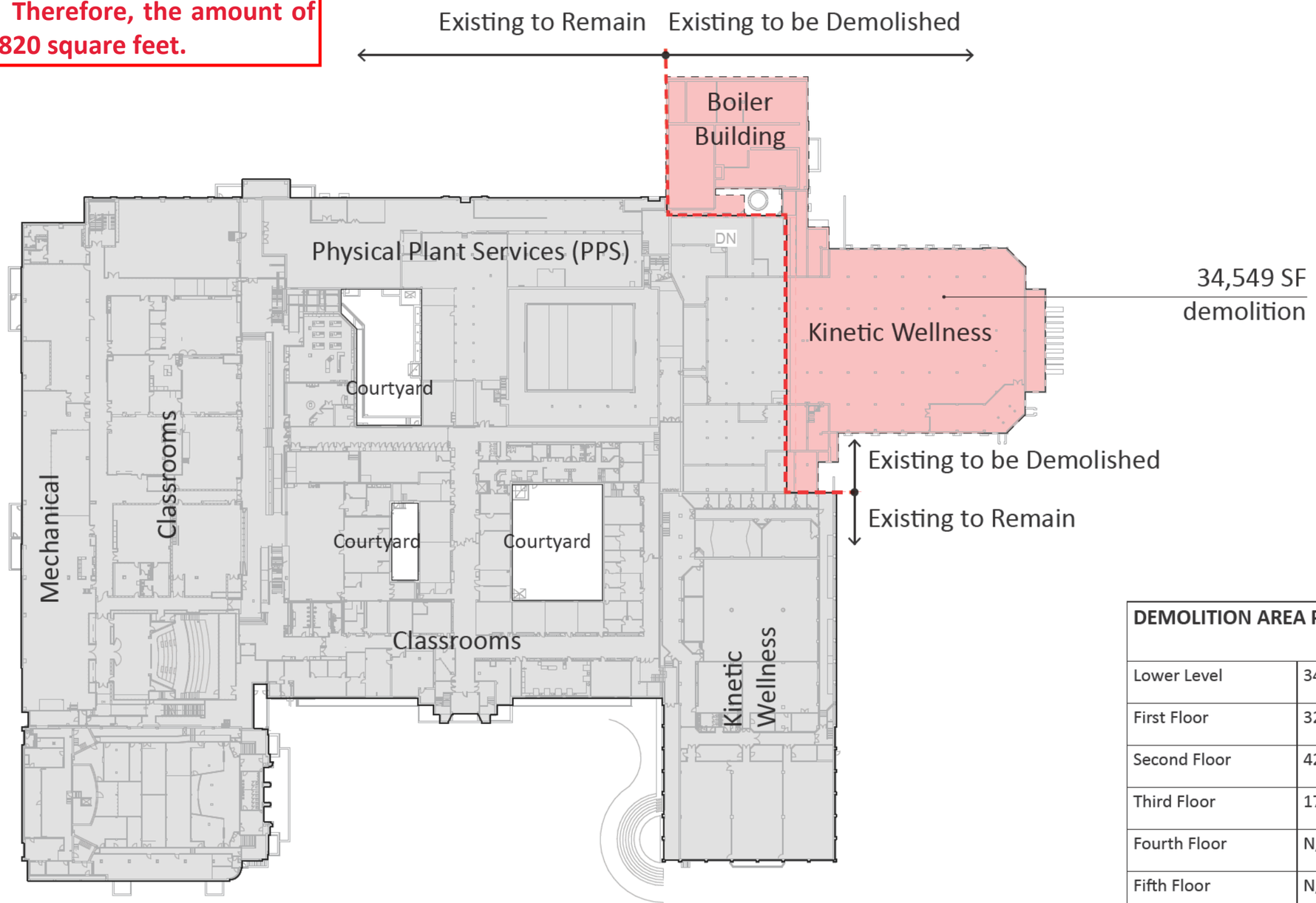
EXISTING AERIAL PHOTOGRAPH - LOOKING SOUTH

EXISTING AERIAL PHOTOGRAPH - LOOKING NORTH

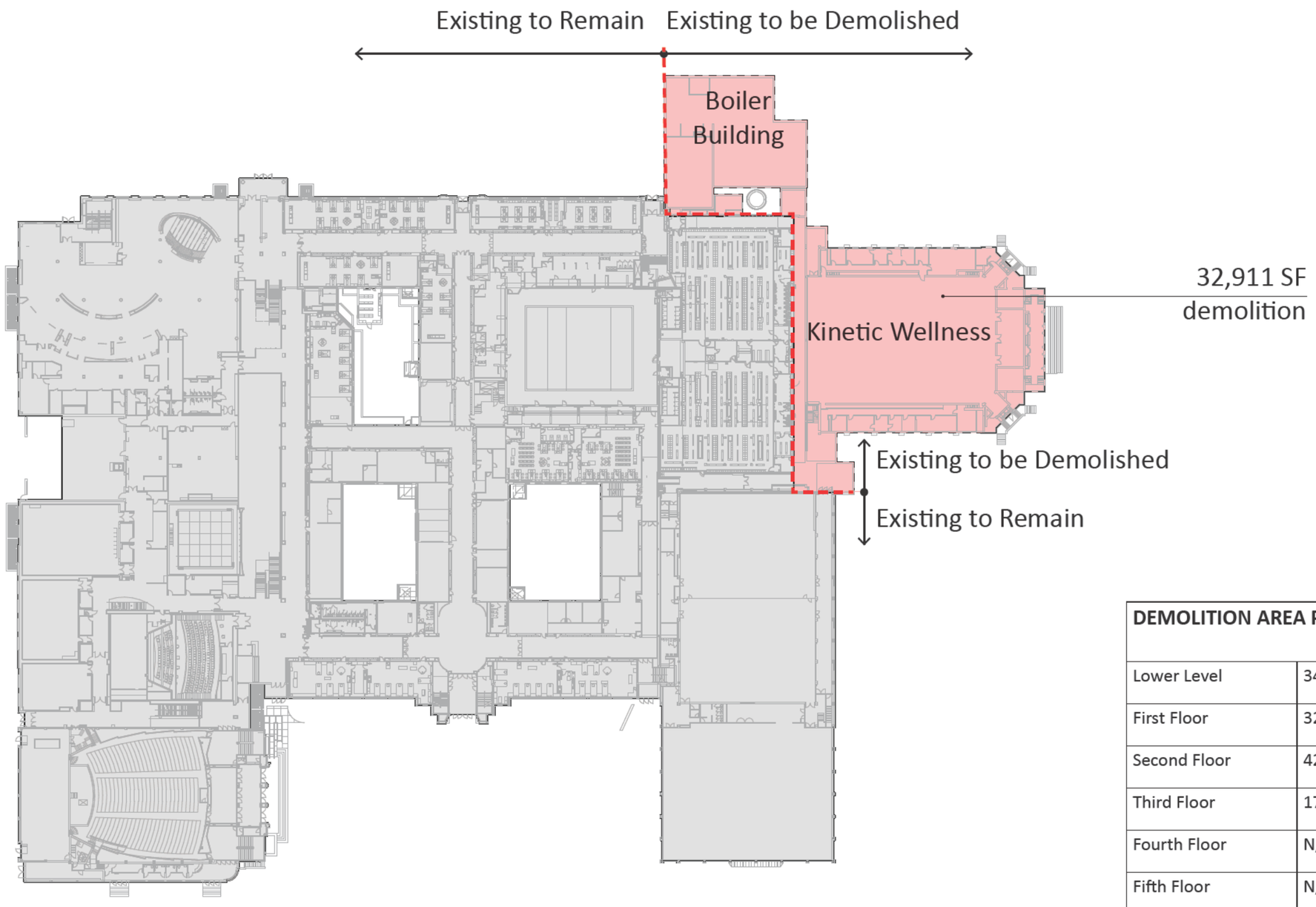
Note: For purposes of calculating GFA and comparison purposes for what is being added and removed, the square footage of the lower level is not included in the GFA. Therefore, the amount of GFA being removed is 92,820 square feet.

EXISTING AND PROPOSED PLANS

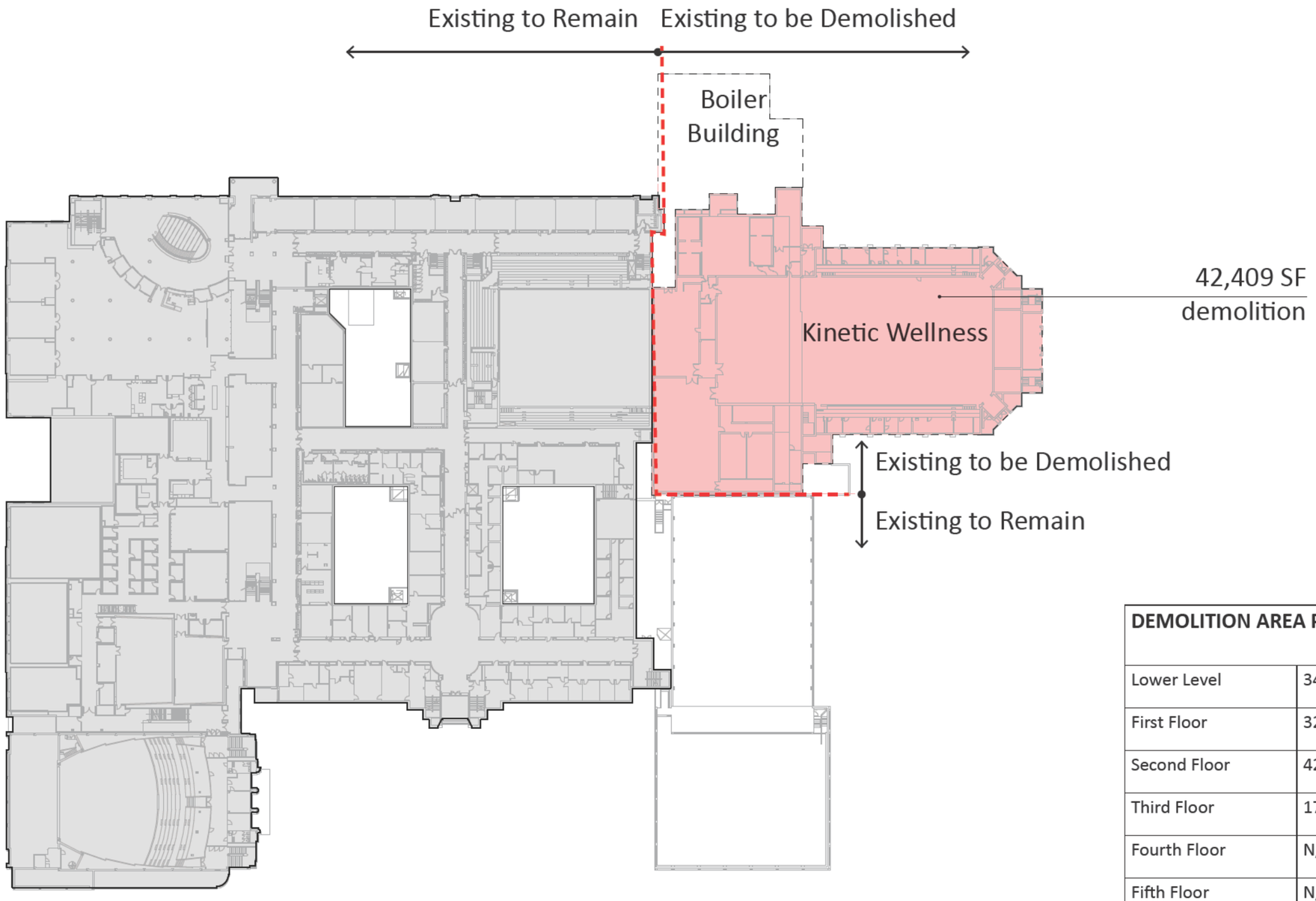
DEMOLITION PLAN - LOWER LEVEL



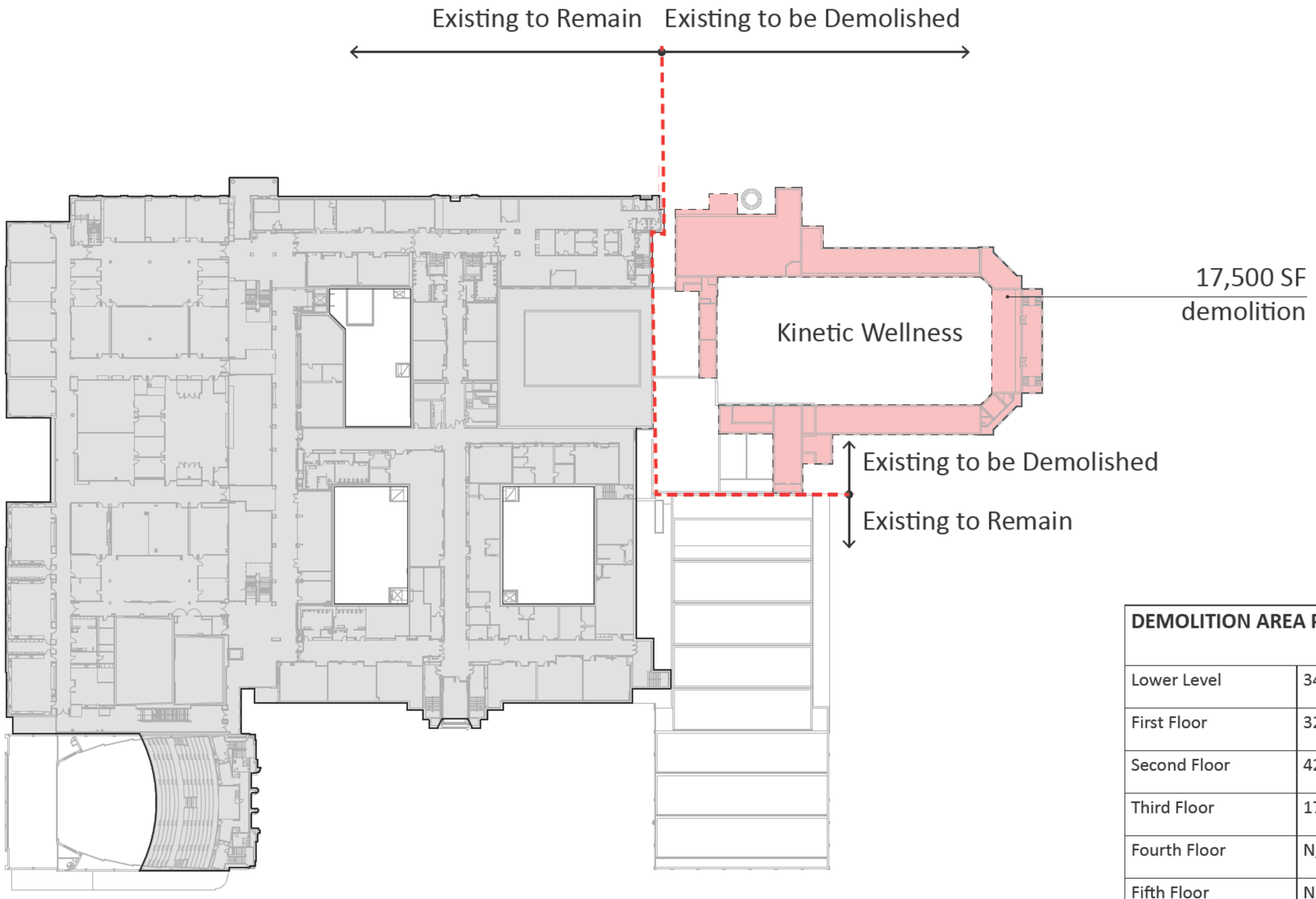
DEMOLITION AREA PER LEVEL (SF)	
Lower Level	34,549
First Floor	32,911
Second Floor	42,409
Third Floor	17,500
Fourth Floor	N/A
Fifth Floor	N/A
Total Area	**127,369**



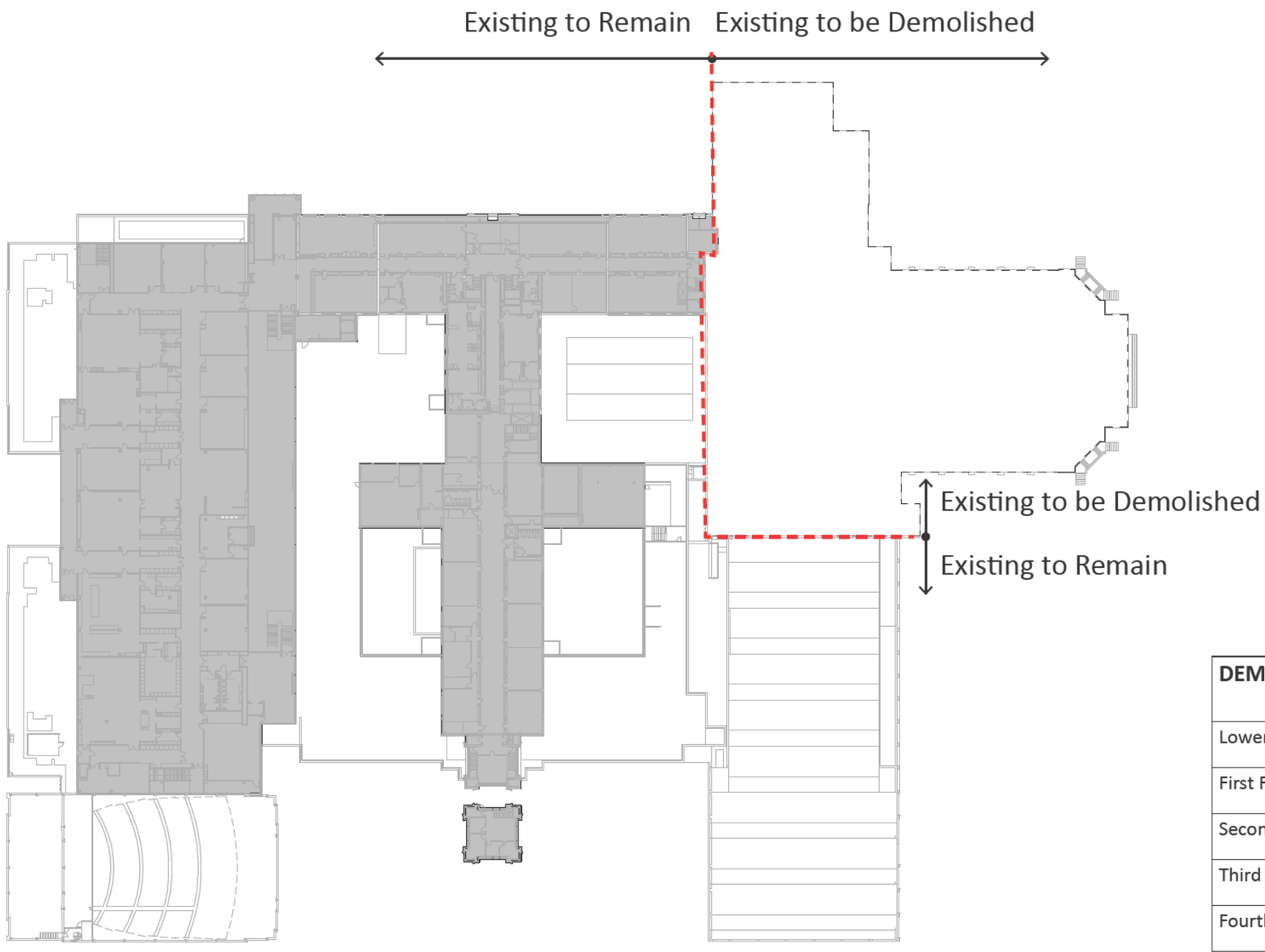
DEMOLITION AREA PER LEVEL (SF)	
Lower Level	34,549
First Floor	32,911
Second Floor	42,409
Third Floor	17,500
Fourth Floor	N/A
Fifth Floor	N/A
Total Area	**127,369**



DEMOLITION AREA PER LEVEL (SF)	
Lower Level	34,549
First Floor	32,911
Second Floor	42,409
Third Floor	17,500
Fourth Floor	N/A
Fifth Floor	N/A
Total Area	**127,369**

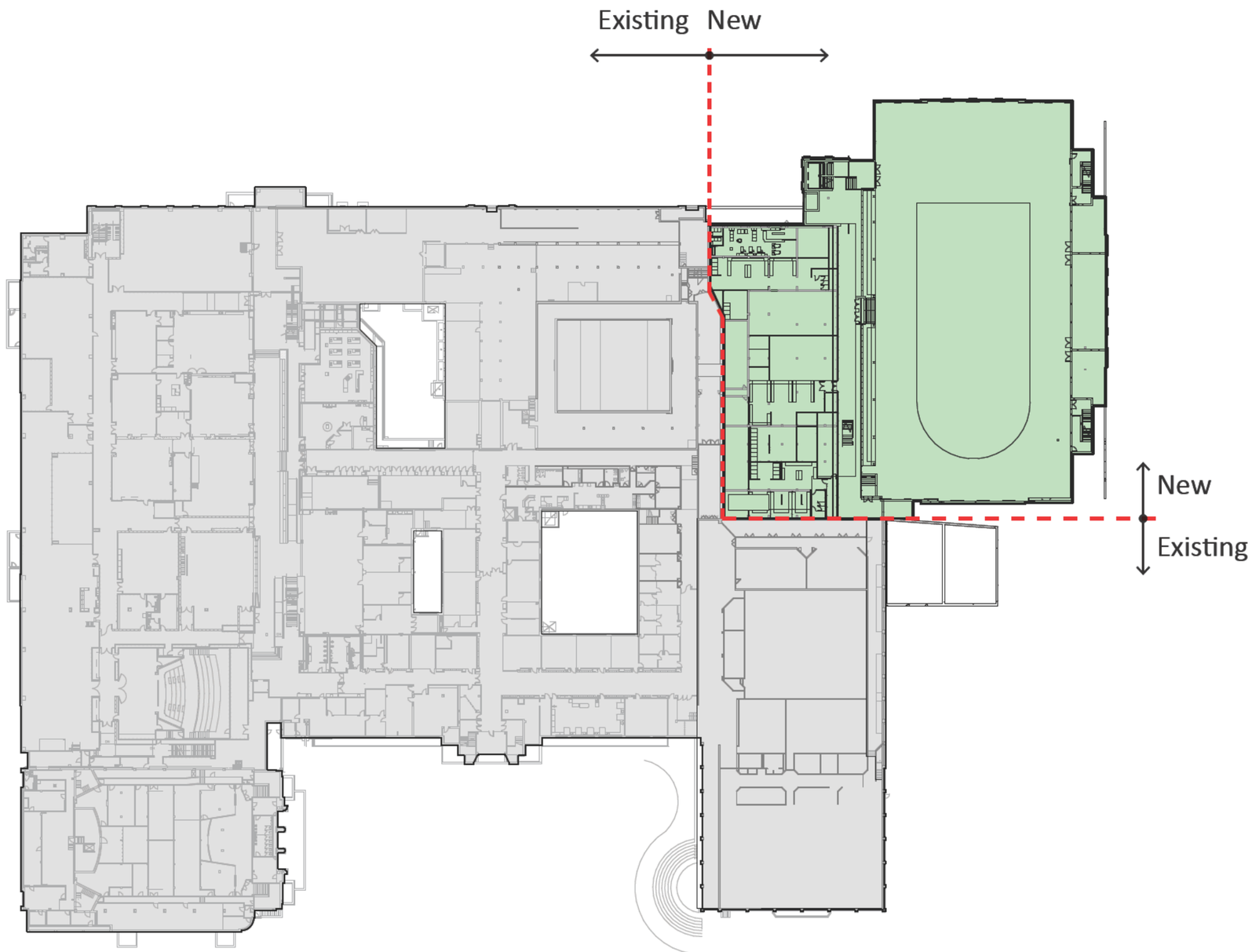


DEMOLITION AREA PER LEVEL (SF)	
Lower Level	34,549
First Floor	32,911
Second Floor	42,409
Third Floor	17,500
Fourth Floor	N/A
Fifth Floor	N/A
Total Area	**127,369**

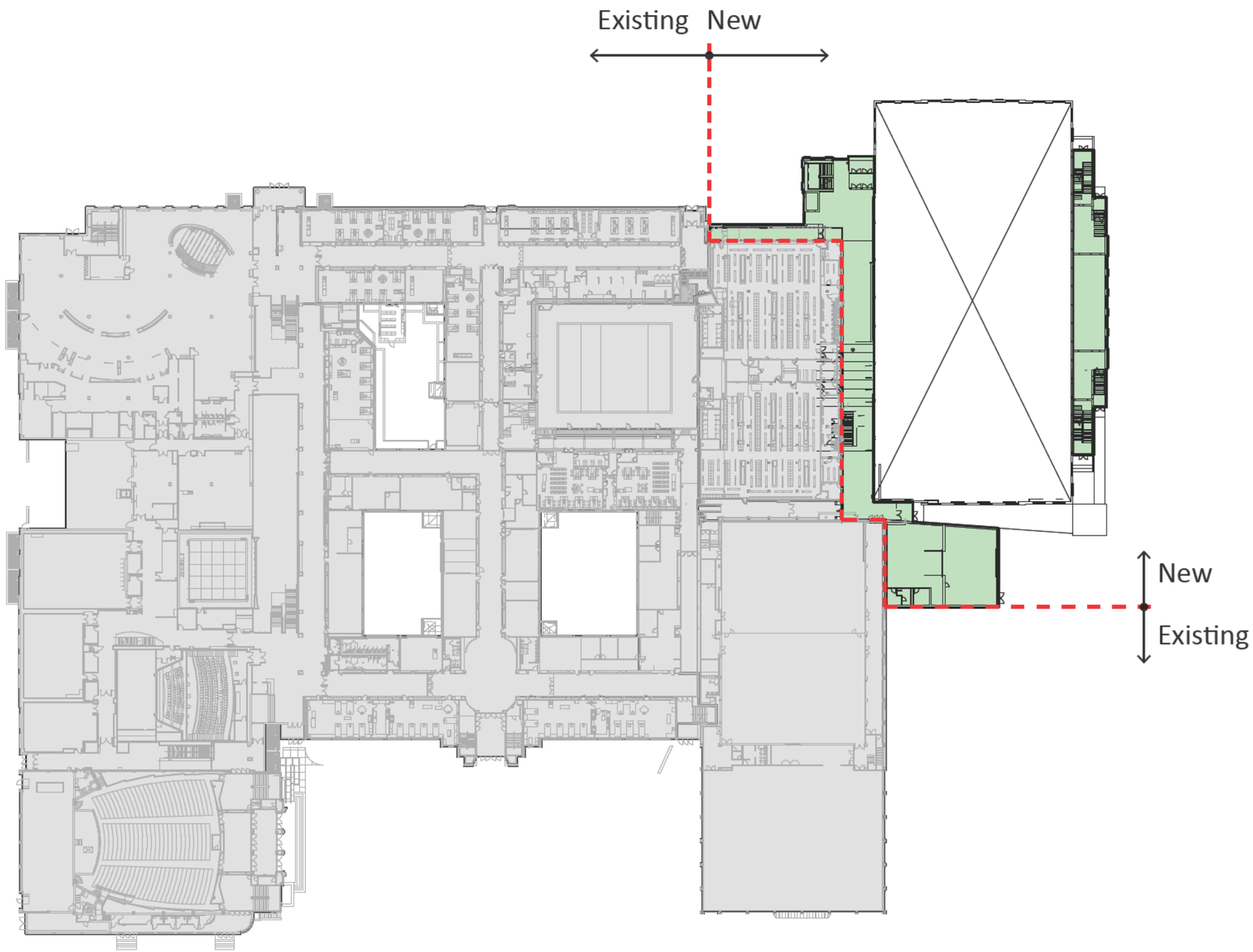


DEMOLITION AREA PER LEVEL (SF)	
Lower Level	34,549
First Floor	32,911
Second Floor	42,409
Third Floor	17,500
Fourth Floor	N/A
Fifth Floor	N/A
Total Area	**127,369**

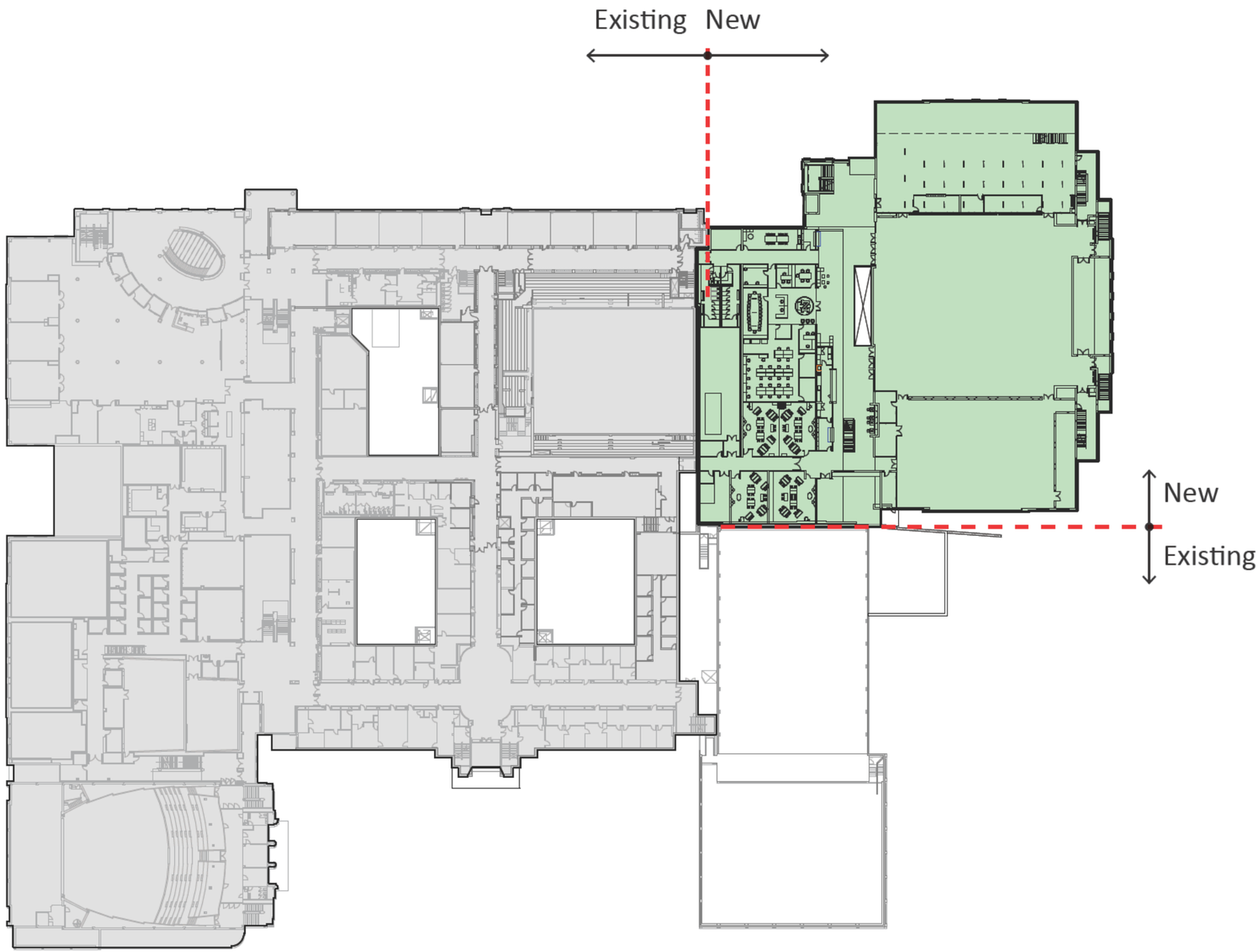
PROPOSED PLAN - LOWER LEVEL



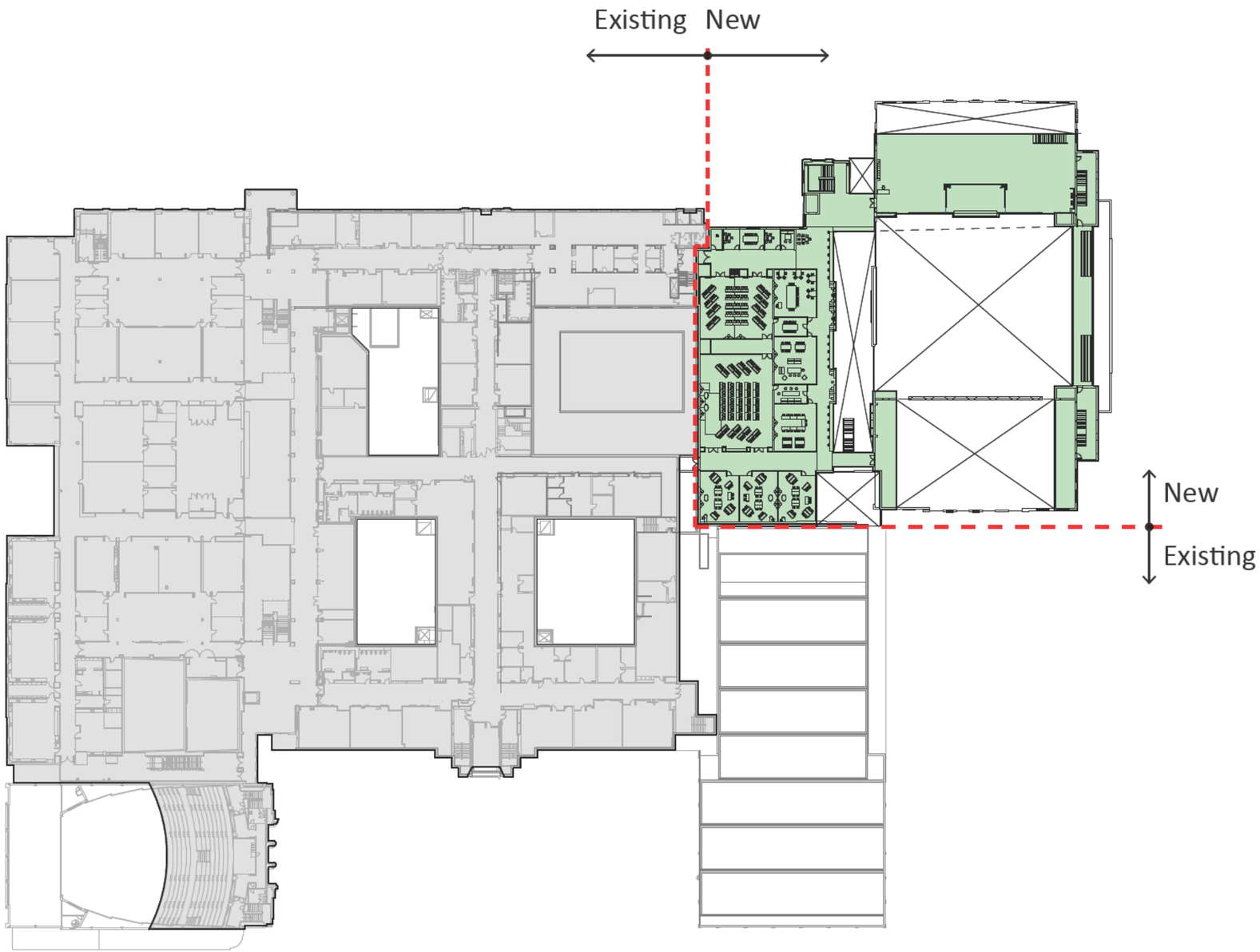
PROPOSED PLAN - LEVEL 1



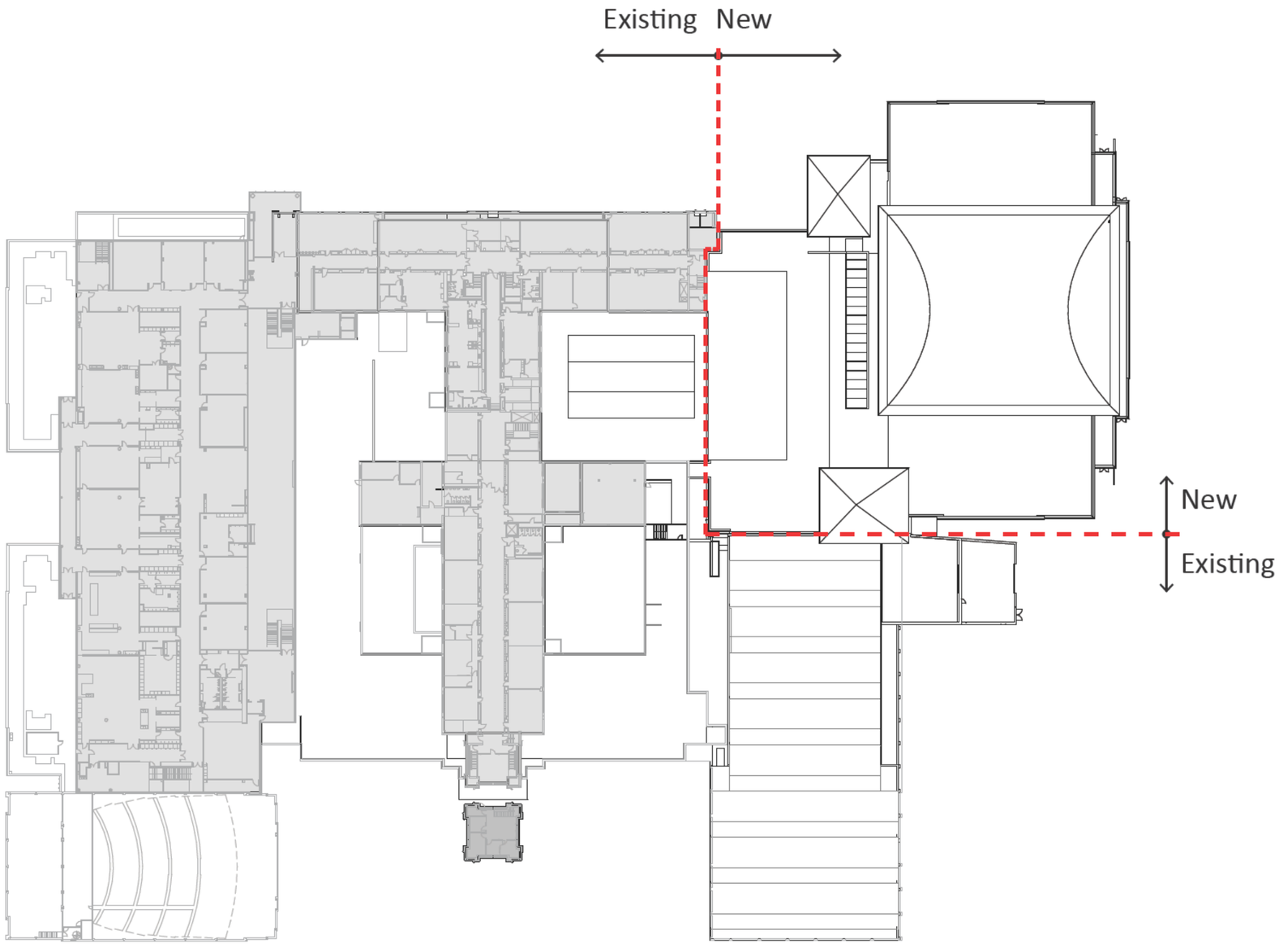
PROPOSED PLAN - LEVEL 2



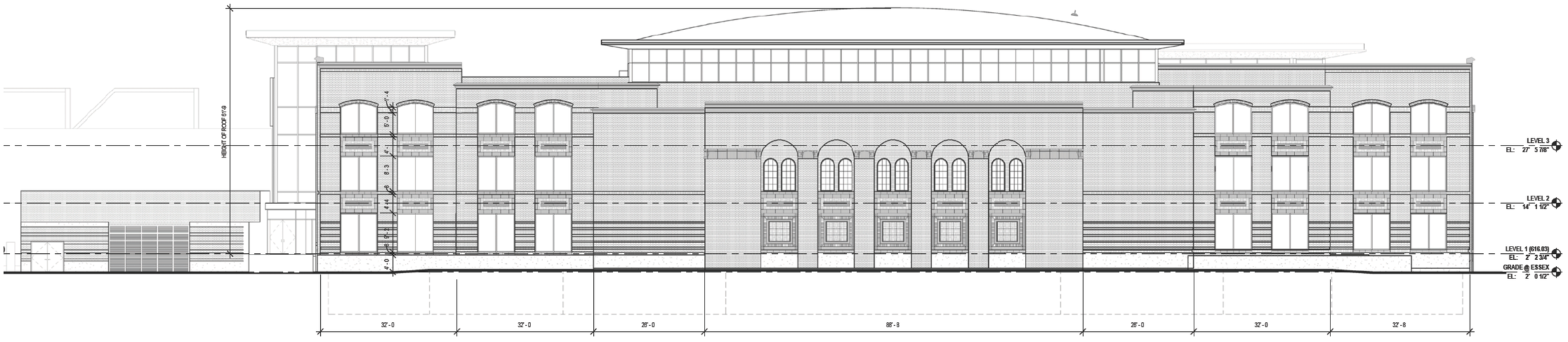
PROPOSED PLAN - LEVEL 3



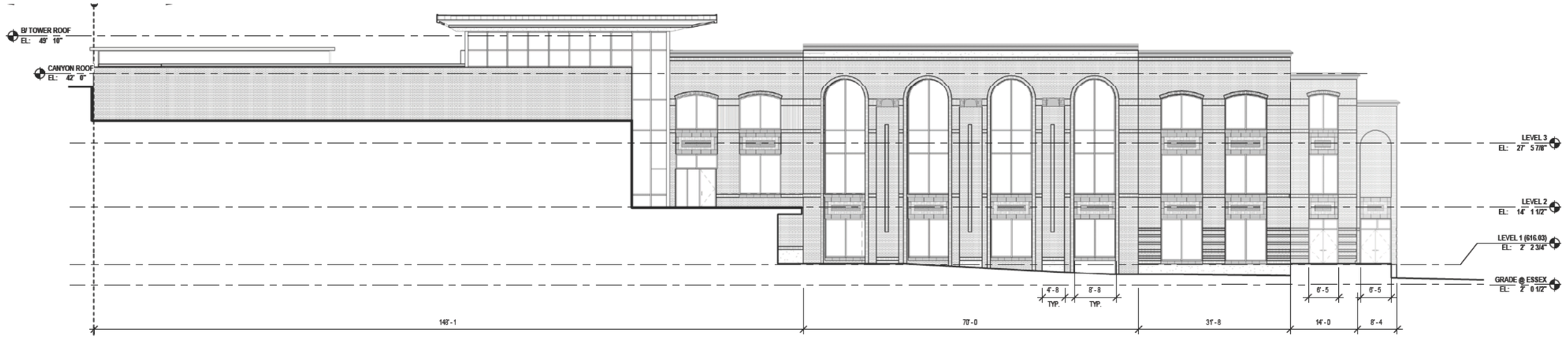
PROPOSED PLAN - LEVEL 4/5



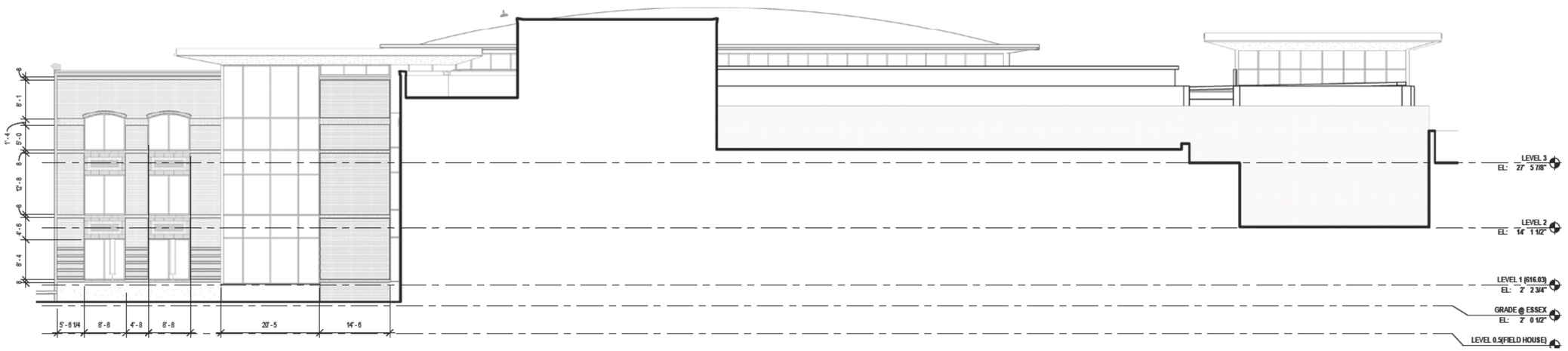
NORTH ELEVATION



EAST ELEVATION

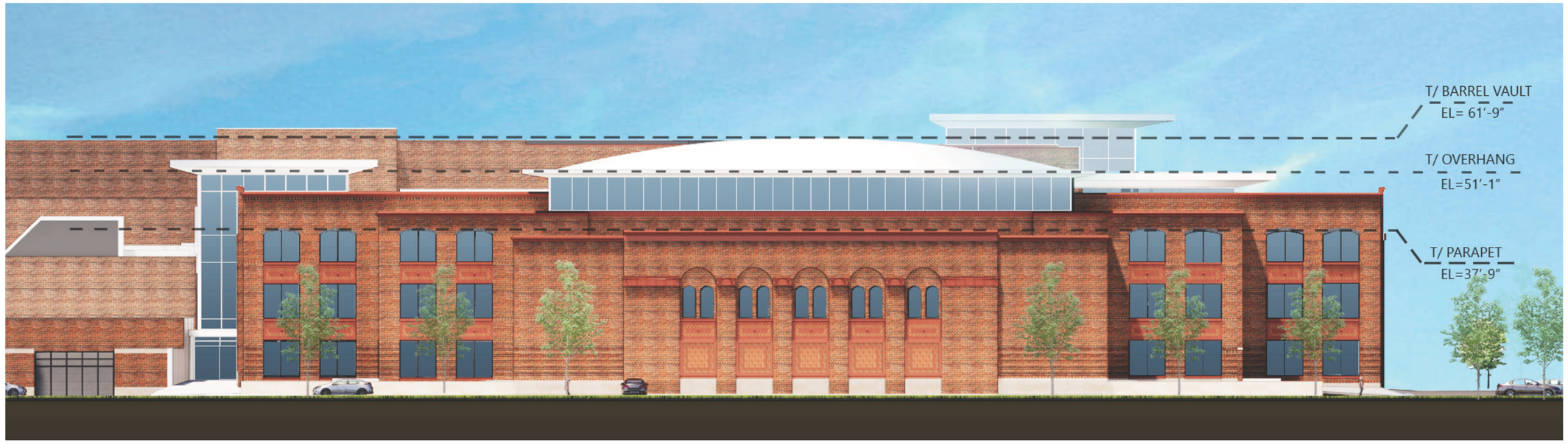


SOUTH ELEVATION



WEST ELEVATION

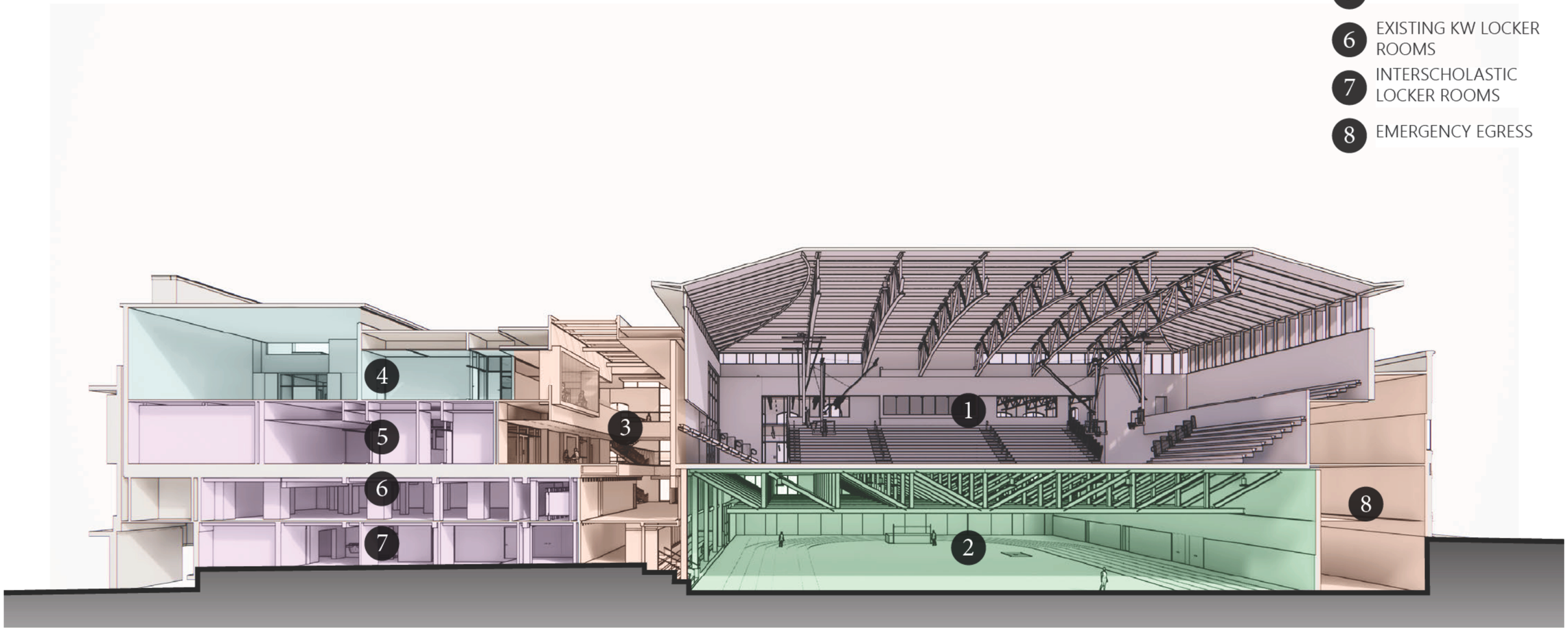
NORTH ELEVATION



EAST ELEVATION

PROPOSED BUILDING SECTION

1. NEW COMPETITION GYM
2. INDOOR TRACK
3. CANYON CIRCULATION SPINE
4. ACADEMIC SUITE
5. KW/AD ATHLETIC
6. EXISTING KW LOCKER ROOMS
7. INTERSCHOLASTIC LOCKER ROOMS
8. EMERGENCY EGRESS



BUILDING SECTION LOOKING NORTH

NORTH ELEVATION
LOOKING SOUTHEAST FROM WOODLAND

AERIAL VIEW
LOOKING SOUTHWEST FROM ESSEX

NORTH ELEVATION
LOOKING SOUTHEAST FROM TREVIAN

EAST ELEVATION
LOOKING WEST FROM ESSEX

NEW TRIER

SITE ENGINEERING

NEW TRIER TOWNSHIP HIGH SCHOOL DISTRICT 203
GATES GYMNASIUM ADDITION & RENOVATIONS

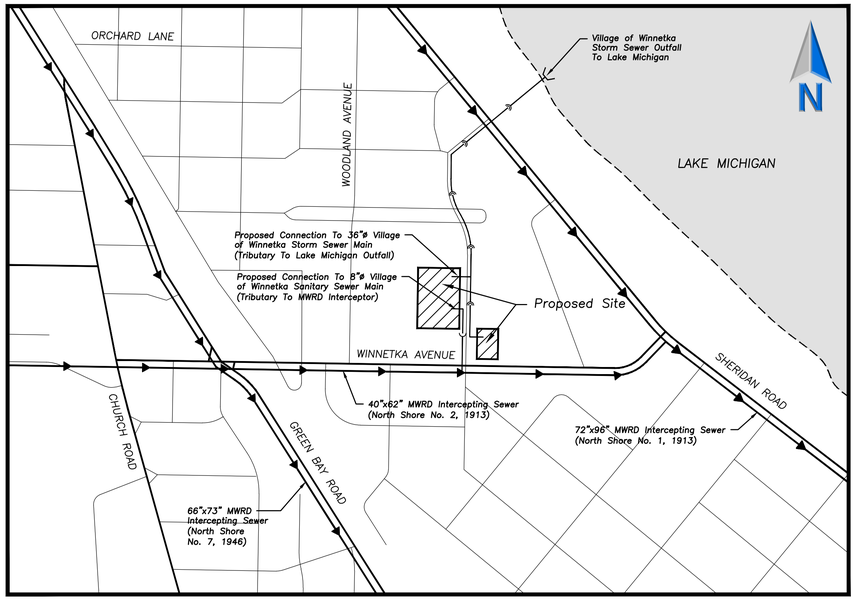
385 WINNETKA AVENUE
WINNETKA, ILLINOIS

OWNER:
New Trier Township High School Dist. 203
7 Happ Road
Northfield, IL 60093
847-784-2071
Attn: Dave Conway

ARCHITECT:
Wight & Company
2500 North Frontage Road
Darien, IL 60561
630-969-7000
Attn: Brandon Spoehr

CIVIL ENGINEER:
Eriksson Engineering Assoc., Ltd.
135 S. Jefferson Street, Suite 135
Chicago, IL 60661
312-463-0551
Attn: Aaron J. Bruder, PE

SITE LOCATION MAP (N.T.S.)



INDEX OF SHEETS

Civil Engineering Drawings

C000	Civil Engineering Cover Sheet
C001	MWRDGC General Notes
C100	Overall Site Demolition Plan
C101	Gymnasium Site Demolition Plan
C200	Overall Site Geometry Plan
C201	Gymnasium Site Geometry Plan
C300	Overall Site Utility Plan
C301	Gymnasium Site Utility Plan
C400	Overall Site Grading & Paving Plan
C401	Gymnasium Site Grading & Paving Plan
C501	Parking Lot Expansion Site Plan
C601	Site Work Details
C602	Site Work Details
C603	Site Work Details

SURVEY PROVIDED BY:

Plat of Survey and Topography Provided By TFW Surveying & Mapping, Inc. For Eriksson Engineering Associates, Ltd. on April 22, 2020 (Rev. April 23, 2020). Proj. Number 20074.

PROJECT BENCHMARK

USGS Benchmark AJ2484

Station Is In Parking Lot at the Northwester Corner of Ridge Avenue and Lake Avenue in Wilmette. Station is North of the Center Parking Aisle and is Even With the Paint Line Between the Third and Fourth Stall from the East of the Center Parking Aisle. Station is a Mag-Nail Driven In Bituminous Concrete.

Elevation = 629.4 (NAVD88 Datum)

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

FLOODPLAIN STATEMENT

To The Best Of Our Knowledge And Belief, It Is Our Professional Opinion That The Proposed Improvements On The Property Area Are Not Within One-Hundred (100) Feet Of A Known Flood Protection Area.

_____ DATE: _____

DRAINAGE STATEMENT

The Drainage Of The Surfaces Water Will Not Be Changed By The Construction Of This Development Or Any Part Thereof, Or That If Such Surface Water Drainage Will Be Changed, Reasonable Provisions Have Been Made For The Collection And Division Of Such Surface Waters Into Public Areas Or Drains Which The Property Owner Has A Right To Use, And That Such Surface Waters Will Be Planned For In Accordance With Generally Accepted Engineering Practices As To Reduce The Likelihood Of Damage To The On-Site Property Areas and Any Adjoining Properties Because Of The Construction Of The Development.

_____ DATE: _____

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023

NEW TRIER TOWNSHIP HIGH SCHOOL DISTRICT 203
EAST SIDE ATHLETIC & ACADEMIC IMPROVEMENTS
385 WINNETKA AVENUE
WINNETKA, ILLINOIS 60093

Reserved for Seal:

No.	Date	Description
	06/01/21	ISSUED FOR DD ESTIMATE

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2021
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. NO REPRODUCTION OF ANY PART OF THESE PLANS IS PERMITTED WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By:	Approved By:	Date:
AB	KC/TH	06/01/21

Sheet Title:
CIVIL ENGINEERING COVER SHEET

Sheet No:
C000

EEA – P:\Kevin\Wight – New Trier East Campus Gym Addition\Drawings\NTHS Gates Gym Site Plan.dwg
Plotted: 6/09/21 @ 1:21pm By: mcarello

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
   * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * VILLAGE OF WINNETKA MUNICIPAL CODE;
   * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
   * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDJINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055).

2. THE VILLAGE OF WINNETKA ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.

3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS N/A FT.

2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.

3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.

4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.

5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.

6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.

8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.

9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.

10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.

2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.

3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.

4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).

5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.

6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.

7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE		
6-INCH TO 15-INCH DIAMETER SDR 26	ASTM D-3034	ASTM D-3212
18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM F-679	ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261,F-2620 (HEAT FUSION) ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC		
4-INCH TO 36-INCH	ASTM D-2241	ASTM D-3139
4-INCH TO 12-INCH	AWWA C900	ASTM D-3139
14-INCH TO 48-INCH	AWWA C905	ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.

9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.

10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.

11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.

12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.

13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.

14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.

15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.

16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.

17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.

18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.

3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.

4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
   a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
   b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.

6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.

7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.

8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.

9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.

10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.

12. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.

13. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).

14. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

15. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.

16. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.

17. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.

18. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.

19. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.

20. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.

21. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.

22. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.

23. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.

24. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO

TECHNICAL GUIDANCE MANUAL

07/12/2016

MWRD GENERAL NOTES

STD. DWG. NO.18

PAGE NO. 19

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023

NEW TRIER TOWNSHIP HIGH SCHOOL DISTRICT 203
EAST SIDE ATHLETIC & ACADEMIC IMPROVEMENTS
385 WINNETKA AVENUE
WINNETKA, ILLINOIS 60093

Reserved for Seal:

No.	Date	Description
	06/01/21	ISSUED FOR DD ESTIMATE

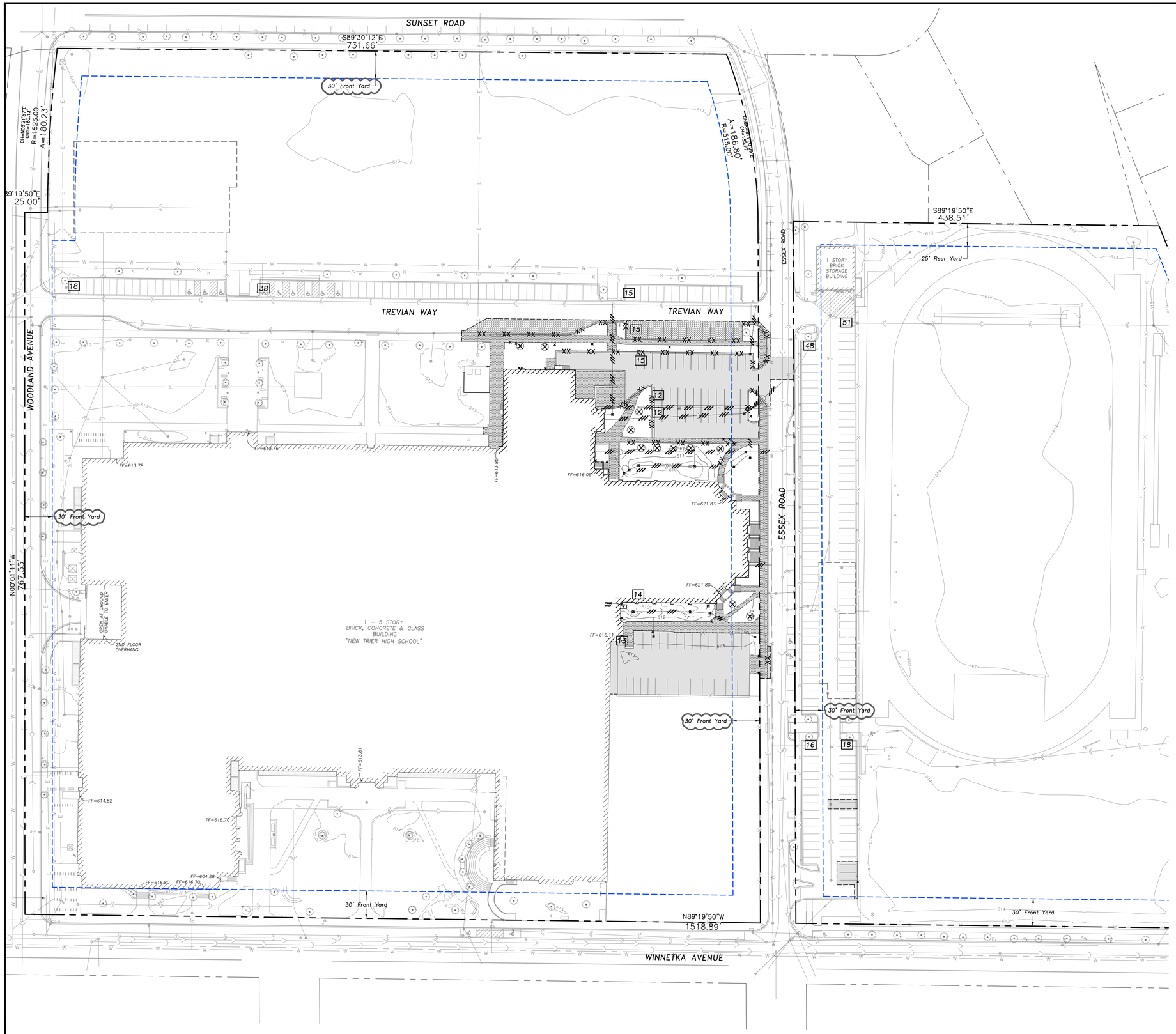
© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2021
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

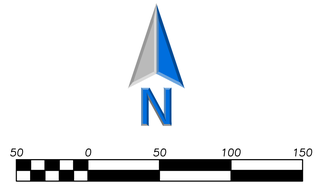
Design By:	Approved By:	Date:
AB	KC/TH	06/01/21

Sheet Title: MWRDGC GENERAL NOTES

Sheet No: C001

EEA – P:\Kevin\Wight – New Trier East Campus Gym Addition\Drawings\NTHS Gates Gym Site Plan.dwg
Plotted: 6/09/21 @ 1:22pm By: mcarollo





LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
$O_{C.O.}$	Clean Out	$O_{C.O.}$
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
V_B	Buffalo Box	V_B
O_{DS}	Downspout	O_{DS}
O_{BOL}	Bollard	O_{BOL}
V_G	Gas Valve	
M_G	Gas Meter	
M_E	Electric Meter	
CE	ComEd Manhole	
H	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
P_T	Telephone Pedestal	
T	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50 / G 782.00
x G 782.00	Gutter Elevation	
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

DEMOLITION LEGEND

- Utility Line Removal
- Bituminous Pavement Removal (Full Depth)
- Concrete Pavement Removal (Full Depth)
- Brick Paver Removal (Salvage For Re-Use)
- Pavement Sawcut
- Curb & Gutter Removal
- Structure Removal
- Tree Removal

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023

NEW TRIER TOWNSHIP HIGH SCHOOL DISTRICT 203 EAST SIDE ATHLETIC & ACADEMIC IMPROVEMENTS

385 WINNETKA AVENUE
WINNETKA, ILLINOIS 60093

Reserved for Seal:

No.	Date	Description
	06/01/21	ISSUED FOR DD ESTIMATE

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2021
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. NO REPRODUCTION OF ANY PART OF THESE PLANS IS PERMITTED WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By:	Approved By:	Date:
AB	KC/TH	06/01/21

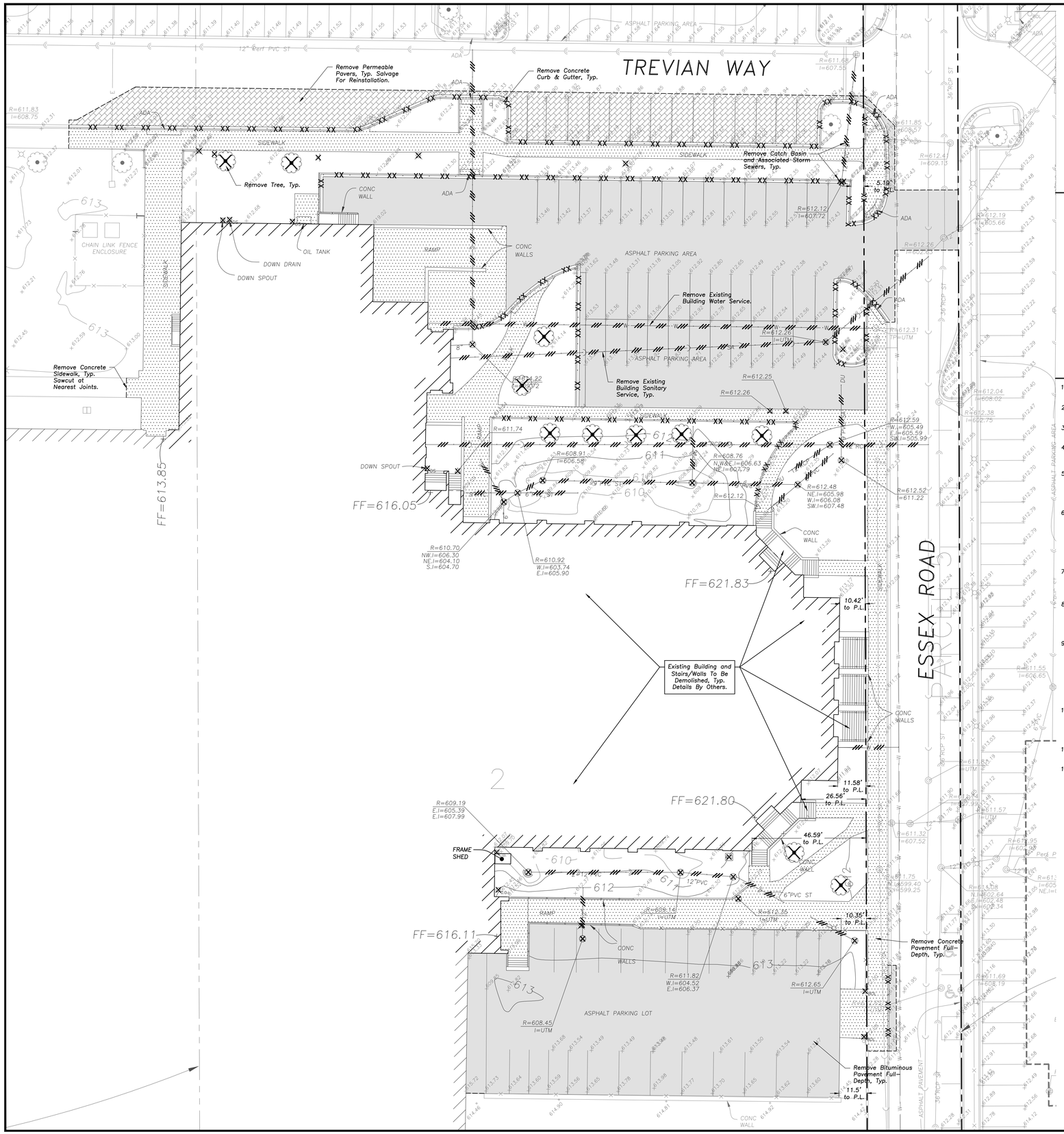
Sheet Title:

OVERALL SITE DEMOLITION PLAN

Sheet No:

C100

EEA – P:\Kevin\Wight – New Trier East Campus Gym Addition\Drawings\NTHS Gates Gym Site Plan.dwg
Plotted: 6/09/21 @ 1:37pm By: mcarollo



20 0 20 40 60

Scale: 1"=20'

DEMOLITION LEGEND

- Utility Line Removal
- Bituminous Pavement Removal (Full Depth)
- Concrete Pavement Removal (Full Depth)
- Brick Paver Removal (Salvage For Re-Use)
- Pavement Sawcut
- Curb & Gutter Removal
- Structure Removal
- Tree Removal

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 Streets Free and Clear of Construction Related Dirt/Dust/Debris.
3. Coordinate Existing Utility Removal with Local Authorities and Utility Companies Having Jurisdiction.
4. Coordinate Removal of Overhead Wires And Utility Poles With Authorities Having Jurisdiction And Respective Utility Providers.
5. The Existing Building is to Remain Operational During Construction. Therefore, the Temporary Relocation of All Necessary Utilities Serving the Existing Building Shall Be Coordinated Prior to the Commencement of Construction Operations.
6. All Sawcutting Shall be Full Depth to Provide a Clean Edge to Match New Construction. Match Existing Elevations at Points of Connection for New and Existing Pavement, Curb, Sidewalks, etc. All Sawcut Locations Shown Are Approximate and May Be Field Adjusted to Accommodate Conditions, Joints, Material Type, etc. Remove Minimum Amount Necessary for Installation of Proposed Improvements.
7. Provide and Maintain All Necessary Traffic Control and Safety Measures Required During Demolition and Construction Operations Within or Near the Public Roadway.
8. All Light Poles to Be Removed From Private Property Shall Be Removed in Their Entirety, Including Base and All Appurtenances. Coordinate Abandonment of Electrical Lines With Electrical Engineer and Owner Prior to Demolition.
9. Perform Tree Pruning In All Locations Where Proposed Pavement And/Or Utility Installation Encroach Within The Existing Drip Line Of Trees To Remain. All Trenching Within The Drip Line Of Existing Trees To Remain Shall Be Done Radially Away From Trunk If Roots In Excess Of 1" Diameter Are Exposed. Roots Must Be Cut By Reputable Tree Pruning Service Prior To Any Transverse Trenching. Obtain Approval Of The Architect Prior To Operations For A Variance From This Procedure.
10. Coordinate Tree Removal with Landscape Architect. All Trees To Be Removed Shall Be Removed In Their Entirety and Stumps Shall Be Ground to Proposed Subgrade. Use As Mulch for Proposed Landscaping Where Applicable and Acceptable to Architect.
11. Provide Tree Protection Fencing Prior To Construction Operations. Maintain Throughout Construction.
12. Existing Sewers to Be Remove Should Be Removed Entirely or Abandoned In Place Noted on the Plans. All Sewers To Be Abandoned Shall Be Plugged With 24"-Long (Minimum) Non-Shrink Concrete or Mortar Plugs in Accordance With MWRDGC Requirements.

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
$O_{C.O.}$	Clean Out	$O_{C.O.}$
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
V_B	Buffalo Box	V_B
O_{DS}	Downspout	O_{DS}
O_{BOL}	Bollard	O_{BOL}
V_G	Gas Valve	
M_G	Gas Meter	
M_E	Electric Meter	
CE	ComEd Manhole	
H	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
P_T	Telephone Pedestal	
T	Telephone Manhole	
	Sign	
	Fence	
P	Accessible Parking Stall	P
	Curb & Gutter	
	Depressed Curb	
× C 782.50	Curb Elevation	C 782.50
× G 782.00	Gutter Elevation	G 782.00
× P 783.25	Pavement Elevation	P 783.25
× W 782.10	Sidewalk Elevation	W 782.10
× 784.0	Ground Elevation	×784.0
× T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

SURVEY PROVIDED BY:

Plat of Survey and Topography Provided By TFW Surveying & Mapping, Inc. For Eriksson Engineering Associates, Ltd. on April 22, 2020 (Rev. April 23, 2020). Proj. Number 20074.

PROJECT BENCHMARK

USGS Benchmark AJ2484

Station Is In Parking Lot at the Northwester Corner of Ridge Avenue and Lake Avenue in Wilmette. Station is North of the Center Parking Aisle and is Even With the Paint Line Between the Third and Fourth Stall from the East of the Center Parking Aisle. Station is a Mag-Nail Driven In Bituminous Concrete.

Elevation = 629.4 (NAVD88 Datum)

J.U.L.I.E.

Note: The Exact Location of all Utilities Shall Be Verified By the Contractor Prior to Construction Activities. For Utility Locations Call: J.U.L.I.E. 1 (800) 892-0123

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023

NEW TRIER TOWNSHIP HIGH SCHOOL DISTRICT 203 EAST SIDE ATHLETIC & ACADEMIC IMPROVEMENTS

385 WINNETKA AVENUE
WINNETKA, ILLINOIS 60093

Reserved for Seal:

No.	Date	Description
	06/01/21	ISSUED FOR DD ESTIMATE

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2021
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. NO REPRODUCTION OF ANY PART OF THESE PLANS IS PERMITTED WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By:	Approved By:	Date:
AB	KC/TH	06/01/21

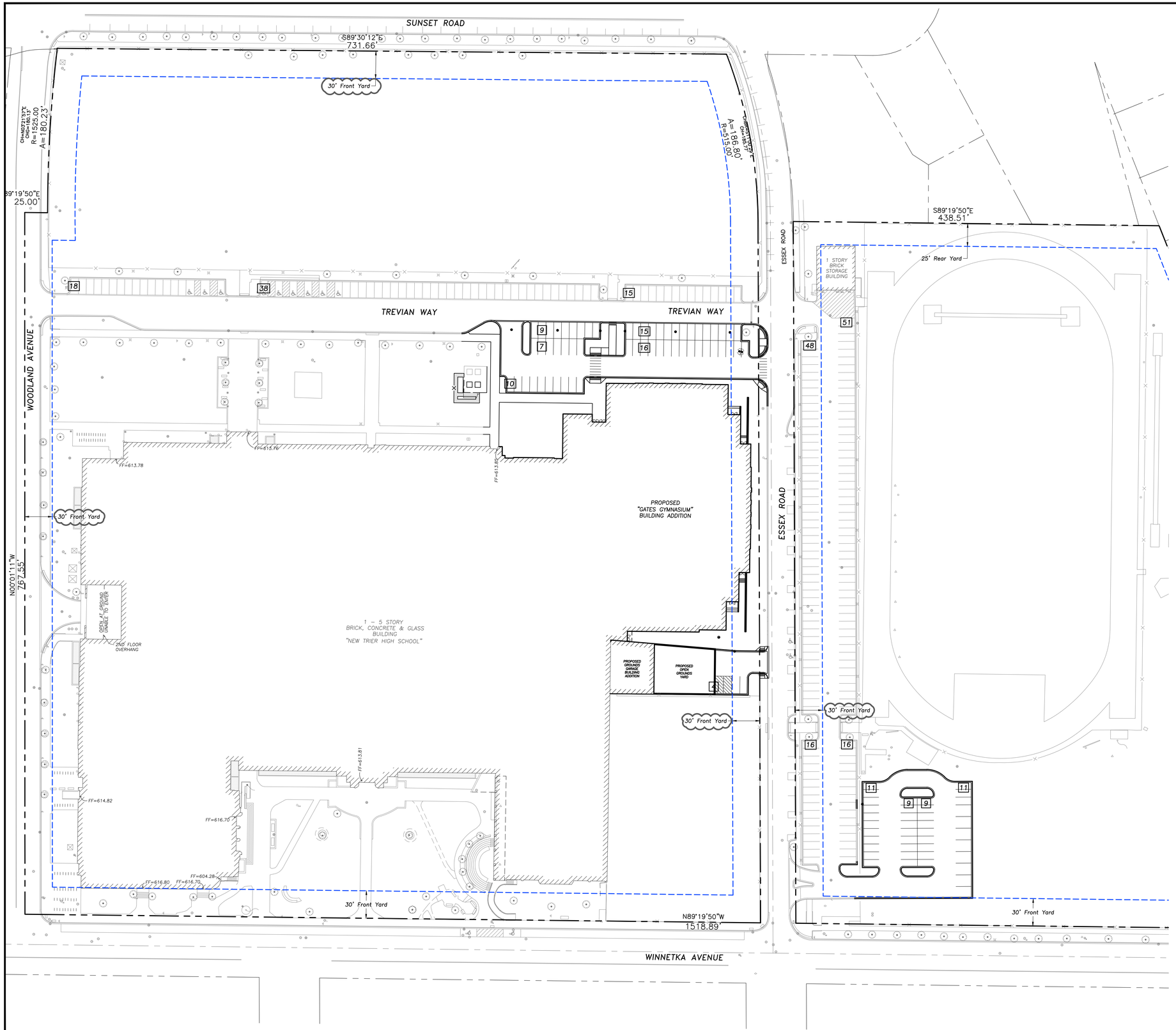
Sheet Title:

GYMNASIUM SITE DEMOLITION PLAN

Sheet No:

C101

EEA – P:\Kevin\Wight – New Trier East Campus Gym Addition\Drawings\NTHS Gates Gym Site Plan.dwg
Plotted: 6/09/21 @ 1:26pm By: mcarollo



LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
C.O.	Clean Out	C.O.
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
B	Buffalo Box	B
DS	Downspout	DS
BOL	Bollard	BOL
G	Gas Valve	
G	Gas Meter	
E	Electric Meter	
CE	ComEd Manhole	
H	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
T	Telephone Pedestal	
T	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
× C 782.50	Curb Elevation	C 782.50
× G 782.00	Gutter Elevation	G 782.00
× P 783.25	Pavement Elevation	P 783.25
× W 782.10	Sidewalk Elevation	W 782.10
× 784.0	Ground Elevation	×784.0
× T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
781	Swale	781
	Contour Line	
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023

NEW TRIER TOWNSHIP HIGH SCHOOL DISTRICT 203
EAST SIDE ATHLETIC & ACADEMIC IMPROVEMENTS

385 WINNETKA AVENUE
WINNETKA, ILLINOIS 60093

Reserved for Seal:

No.	Date	Description
	06/01/21	ISSUED FOR DD ESTIMATE

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2021
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. NO REPRODUCTION OF ANY PART OF THESE PLANS IS PERMITTED WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By:	Approved By:	Date:
AB	KC/TH	06/01/21

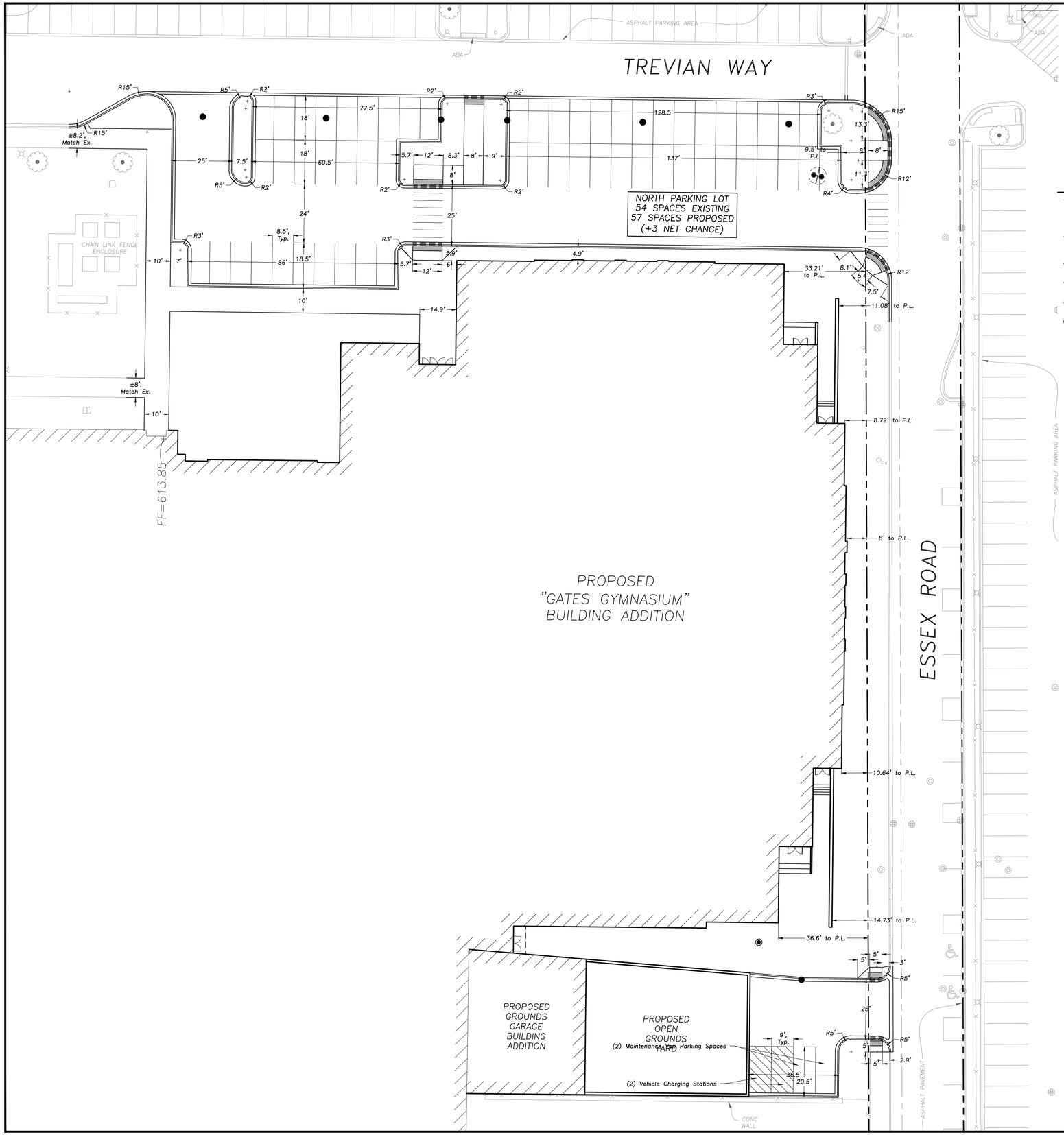
Sheet Title:

OVERALL SITE GEOMETRY PLAN

Sheet No:

C200

EEA – P:\Kevin\Wight – New Trier East Campus Gym Addition\Drawings\NTHS Gates Gym Site Plan.dwg
Plotted: 6/09/21 @ 1:38pm By: mcarollo



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 Latex Paints. All Cross Hatch Striping Shall Be 45° At 2'-0" Centers.*
3. *All Accessible Parking Signs (R7-8) Must Be Placed at the Center of the Space and Within 5 Feet of the Space.*
4. *Refer to Architectural Drawings for Exact Locations of All Buildings.*
5. *Refer to Architectural Drawings for Locations and Details of All Permanent Site Fencing.*
6. *Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-lb/ft, 11 Gauge Steel, Embedded 42" Minimum Into Ground.*

N

20 0 20 40 60

Scale: 1"=20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
C.O.	Clean Out	C.O.
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
B	Buffalo Box	B
DS	Downspout	DS
BOL	Bollard	BOL
G	Gas Valve	
G	Gas Meter	
E	Electric Meter	
CE	ComEd Manhole	
H	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
T	Telephone Pedestal	
T	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

SURVEY PROVIDED BY:

Plat of Survey and Topography Provided By TFW Surveying & Mapping, Inc. For Eriksson Engineering Associates, Ltd. on April 22, 2020 (Rev. April 23, 2020). Proj. Number 20074.

PROJECT BENCHMARK

USGS Benchmark AJ2484

Station Is In Parking Lot at the Northwester Corner of Ridge Avenue and Lake Avenue in Wilmette. Station is North of the Center Parking Aisle and is Even With the Paint Line Between the Third and Fourth Stall from the East of the Center Parking Aisle. Station is a Mag-Nail Driven In Bituminous Concrete.

Elevation = 629.4 (NAVD88 Datum)

J.U.L.I.E.

Note: The Exact Location of all Utilities Shall Be Verified By the Contractor Prior to Construction Activities. For Utility Locations Call: J.U.L.I.E. 1 (800) 892-0123

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023

NEW TRIER TOWNSHIP HIGH SCHOOL DISTRICT 203
EAST SIDE ATHLETIC & ACADEMIC IMPROVEMENTS

385 WINNETKA AVENUE
WINNETKA, ILLINOIS 60093

Reserved for Seal:

No.	Date	Description
	06/01/21	ISSUED FOR DD ESTIMATE

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2021
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. NO REPRODUCTION OF ANY PART OF THESE PLANS IS PERMITTED WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By:	Approved By:	Date:
AB	KC/TH	06/01/21

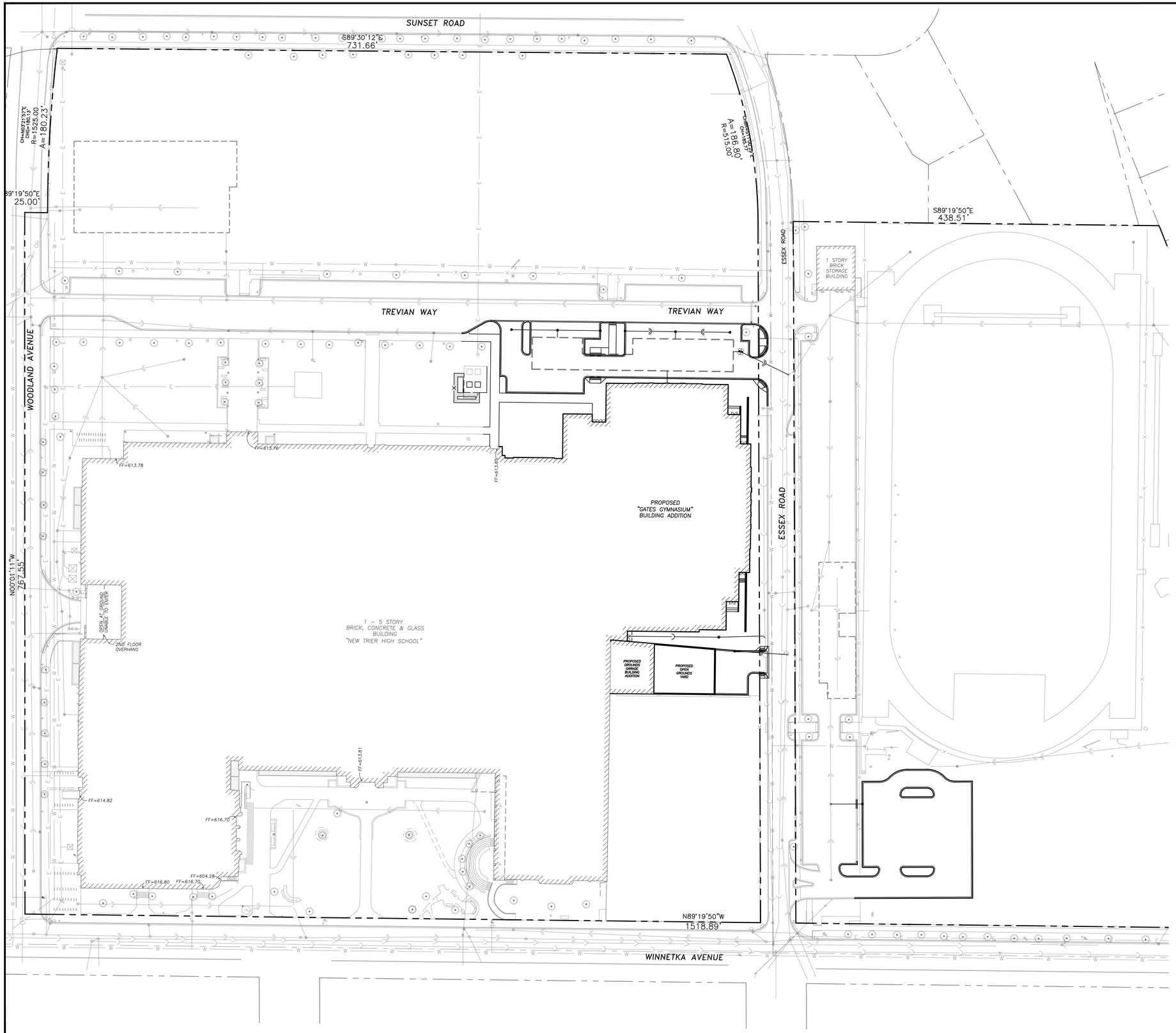
Sheet Title:

GYMNASIUM SITE GEOMETRY PLAN

Sheet No:

C201

EEA - P:\Kevin\Wight - New Trier East Campus Gym Addition\Drawings\NTHS Gates Gym Site Plan.dwg
Plotted: 6/09/21 @ 1:28pm By: mcarollo



N

50 0 50 100 150

Scale: 1"=50'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
$O_{C.O.}$	Clean Out	$O_{C.O.}$
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
V_B	Buffalo Box	V_B
O_{DS}	Downspout	O_{DS}
O_{BOL}	Bollard	O_{BOL}
V_G	Gas Valve	
M_G	Gas Meter	
M_E	Electric Meter	
CE	ComEd Manhole	
H	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
P_T	Telephone Pedestal	
M_T	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023

NEW TRIER TOWNSHIP HIGH SCHOOL DISTRICT 203
EAST SIDE ATHLETIC & ACADEMIC IMPROVEMENTS

385 WINNETKA AVENUE
WINNETKA, ILLINOIS 60093

Reserved for Seal:

No.	Date	Description
	06/01/21	ISSUED FOR DD ESTIMATE

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2021
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. NO REPRODUCTION OF ANY PART OF THESE PLANS IS PERMITTED WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By:	Approved By:	Date:
AB	KC/TH	06/01/21

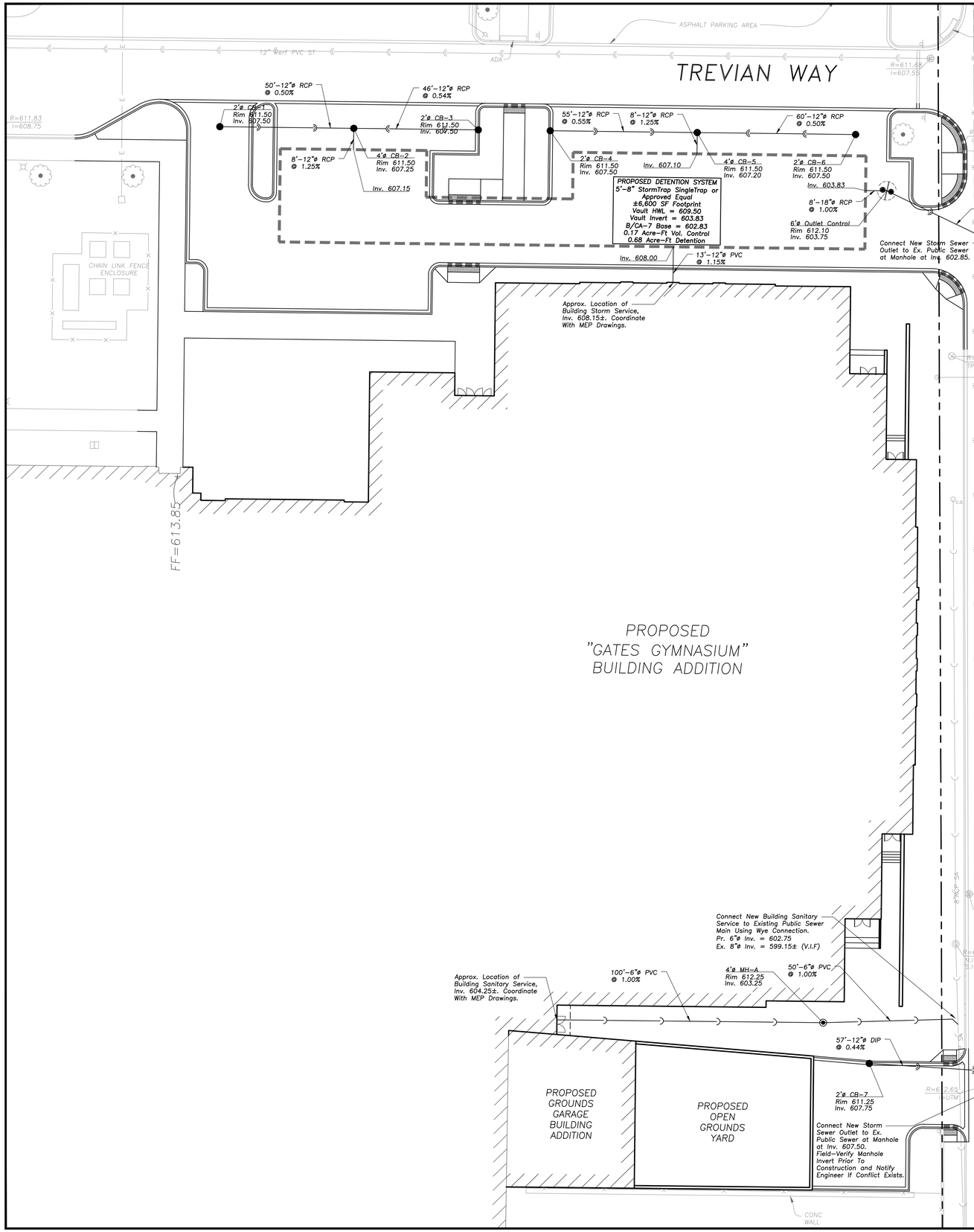
Sheet Title:

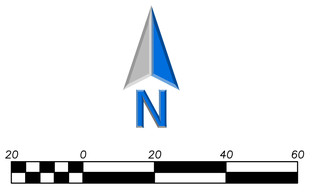
OVERALL SITE UTILITY PLAN

Sheet No:

C300

EEA – P:\Kevin\Wight – New Trier East Campus Gym Addition\Drawings\NTHS Gates Gym Site Plan.dwg
Plotted: 6/09/21 @ 1:38pm By: mcarollo





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.*

STRUCTURE NOTES

1. *All Catch Basins to Be Installed in Paved Areas Shall Have Neenah R2504-G Frame & Grate or Approved Equal.*
2. *All Catch Basins to Be Installed Along Curb and Gutter (B-6.12) Shall Have Neenah R3274 Frame & Grate or Approved Equal.*
3. *All Catch Basins to Be Installed Along Depressed Curb and Gutter (Dep B-6.12) Shall Have East Jordan Iron Works 5120 Catch Basin Inlet Frame and Grate, or Approved Equal.*
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 Slab Top as Necessary.*
7. *All Sanitary Manholes Shall Include a Chimney Seal.*

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
C.O.	Clean Out	C.O.
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
B	Buffalo Box	B
DS	Downspout	DS
BOL	Bollard	BOL
G	Gas Valve	
G	Gas Meter	
E	Electric Meter	
CE	ComEd Manhole	
H	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
T	Telephone Pedestal	
T	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
× C 782.50	Curb Elevation	C 782.50 / G 782.00
× G 782.00	Gutter Elevation	
× P 783.25	Pavement Elevation	P 783.25
× W 782.10	Sidewalk Elevation	W 782.10
× 784.0	Ground Elevation	×784.0
× T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
781	Swale	
	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

SURVEY PROVIDED BY:

Plat of Survey and Topography Provided By TFW Surveying & Mapping, Inc. For Eriksson Engineering Associates, Ltd. on April 22, 2020 (Rev. April 23, 2020). Proj. Number 20074.

PROJECT BENCHMARK

USGS Benchmark AJ2484

Station Is In Parking Lot at the Northwester Corner of Ridge Avenue and Lake Avenue in Wilmette. Station is North of the Center Parking Aisle and is Even With the Paint Line Between the Third and Fourth Stall from the East of the Center Parking Aisle. Station is a Mag-Nail Driven In Bituminous Concrete.

Elevation = 629.4 (NAVD88 Datum)

J.U.L.I.E.

Note: The Exact Location of all Utilities Shall Be Verified By the Contractor Prior to Construction Activities. For Utility Locations Call: J.U.L.I.E. 1 (800) 892-0123

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023

NEW TRIER TOWNSHIP HIGH SCHOOL DISTRICT 203
EAST SIDE ATHLETIC & ACADEMIC IMPROVEMENTS

385 WINNETKA AVENUE
WINNETKA, ILLINOIS 60093

Reserved for Seal:

No.	Date	Description
	06/01/21	ISSUED FOR DD ESTIMATE

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2021
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. NO REPRODUCTION OF ANY PART OF THESE PLANS IS PERMITTED WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By:	Approved By:	Date:
AB	KC/TH	06/01/21

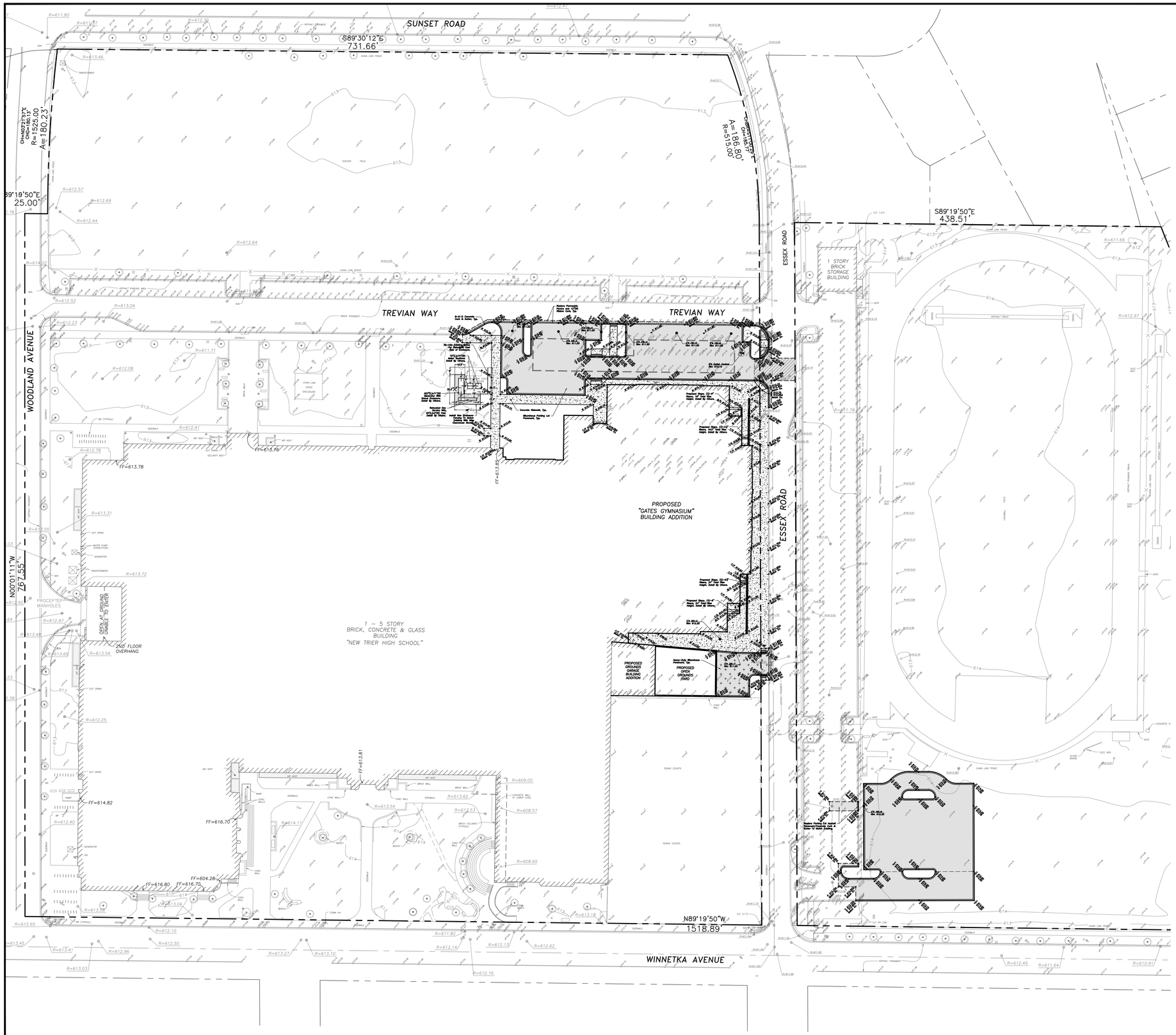
Sheet Title:

GYMNASIUM SITE UTILITY PLAN

Sheet No:

C301

EEA - P:\Kevin\Wight - New Trier East Campus Gym Addition\Drawings\NTHS Gates Gym Site Plan.dwg
Plotted: 6/09/21 @ 1:31pm By: mcarollo



50 0 50 100 150

Scale: 1"=50'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
C.O.	Clean Out	C.O.
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
B	Buffalo Box	B
DS	Downspout	DS
BOL	Bollard	BOL
G	Gas Valve	
G	Gas Meter	
E	Electric Meter	
	ComEd Manhole	
H	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
T	Telephone Pedestal	
T	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
× C 782.50	Curb Elevation	C 782.50
× G 782.00	Gutter Elevation	G 782.00
× P 783.25	Pavement Elevation	P 783.25
× W 782.10	Sidewalk Elevation	W 782.10
× 784.0	Ground Elevation	×784.0
× T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

PAVING & SURFACE LEGEND

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

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

Essex Road 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)
Reinstall Portland Cement Concrete Base To Match Ex. (Depth Varies; Verify In-Field & Match Adjacent)

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

Brick Paver Section
Re-Install Salvaged Permeable Pavers To Match Ex.
2" (Min.) Bedding Course, CA-16
6" (Min.) Aggregate Base Course, CA-7
12" (Min.) Aggregate Subbase Course, CA-1

Ridge Line/High Point

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023

NEW TRIER TOWNSHIP HIGH SCHOOL DISTRICT 203
EAST SIDE ATHLETIC & ACADEMIC IMPROVEMENTS

385 WINNETKA AVENUE
WINNETKA, ILLINOIS 60093

Reserved for Seal:

No.	Date	Description
	06/01/21	ISSUED FOR DD ESTIMATE

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2021
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. NO REPRODUCTION OF ANY PART OF THESE PLANS IS PERMITTED WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By:	Approved By:	Date:
AB	KC/TH	06/01/21

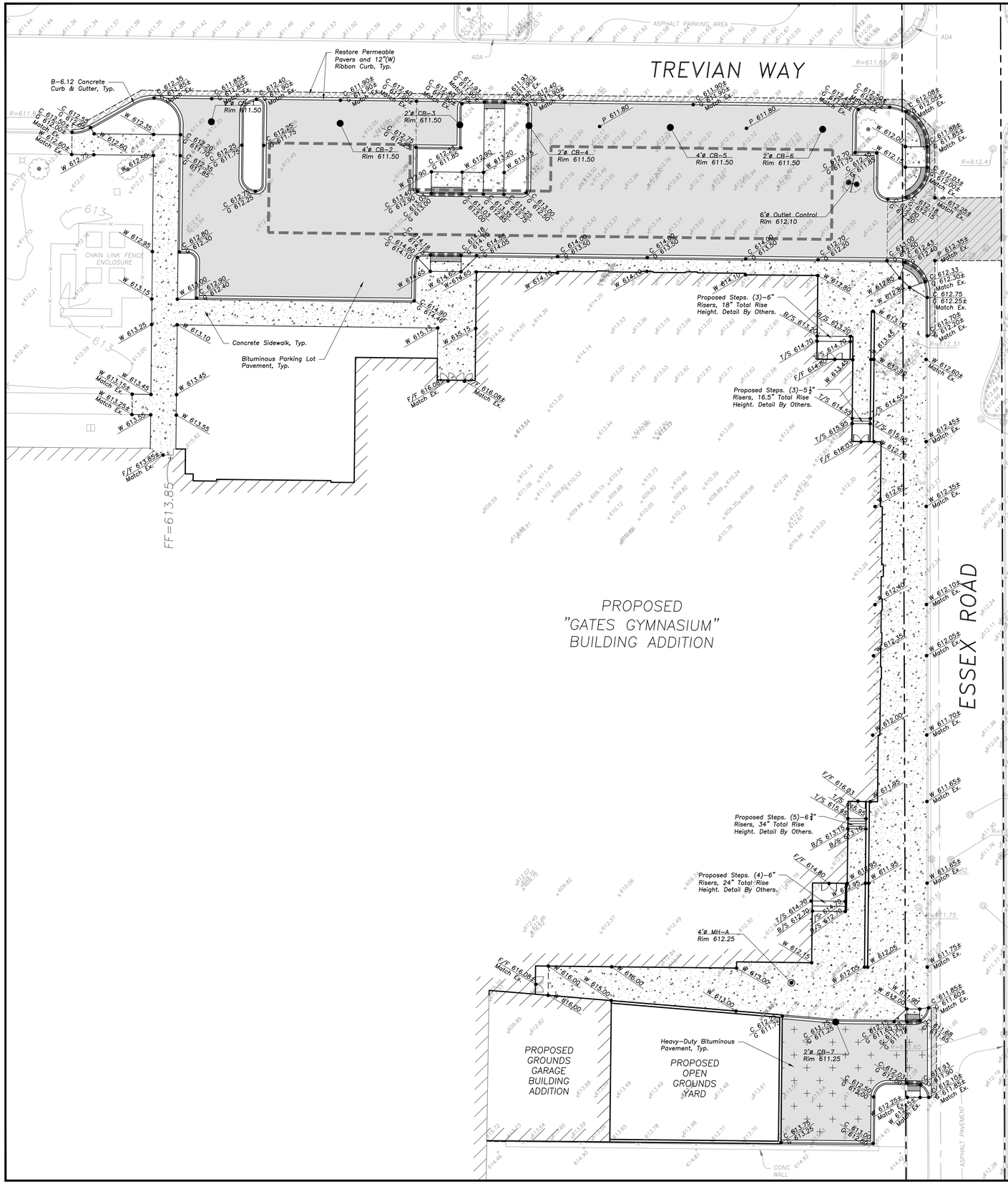
Sheet Title:

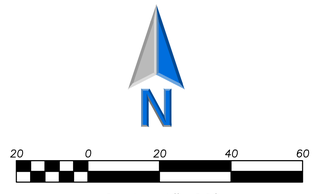
OVERALL SITE GRADING & PAVING PLAN

Sheet No:

C400

EEA – P:\Kevin\Wight – New Trier East Campus Gym Addition\Drawings\NTHS Gates Gym Site Plan.dwg
Plotted: 6/09/21 @ 1:39pm By: mcarollo





GRADING NOTES

1. *Install And Maintain Silt Fence at the Perimeter of the Construction Zone. Install Hay Bale Erosion Control Around All Proposed and Existing Structures Receiving Drainage From Disturbed Areas. Silt Fabric Under the Lid is Not an Acceptable Alternative in Landscaped Areas.*
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 Respread With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and Sodded Unless Noted Otherwise On The Landscape Drawings.*
4. *Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.*
5. *Accessible Parking Spaces and Loading Spaces Shall Be Sloped at Maximum 2.0% in Any Direction. Maximum Sidewalk Cross Slopes Shall be 2.0%. Maximum Longitudinal Sidewalk Slope Shall Be 4.9%. Contact Engineer If Conflicts Exist.*

PAVING & SURFACE LEGEND

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

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

Essex Road 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)
Reinstall Portland Cement Concrete Base To Match Ex. (Depth Varies; Verify In-Field & Match Adjacent)

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

Brick Paver Section
Re-Install Salvaged Permeable Pavers To Match Ex.
2" (Min.) Bedding Course, CA-16
6" (Min.) Aggregate Base Course, CA-7
12" (Min.) Aggregate Subbase Course, CA-1

Ridge Line/High Point

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
$O_{C.O.}$	Clean Out	$O_{C.O.}$
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
V_B	Buffalo Box	V_B
O_{DS}	Downspout	O_{DS}
O_{BOL}	Bollard	O_{BOL}
V_G	Gas Valve	
M_G	Gas Meter	
M_E	Electric Meter	
	ComEd Manhole	
H	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
T_P	Telephone Pedestal	
T_M	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
× C 782.50	Curb Elevation	C 782.50
× G 782.00	Gutter Elevation	G 782.00
× P 783.25	Pavement Elevation	P 783.25
× W 782.10	Sidewalk Elevation	W 782.10
× 784.0	Ground Elevation	×784.0
× T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

SURVEY PROVIDED BY:

Plat of Survey and Topography Provided By TFW Surveying & Mapping, Inc. For Eriksson Engineering Associates, Ltd. on April 22, 2020 (Rev. April 23, 2020). Proj. Number 20074.

PROJECT BENCHMARK

USGS Benchmark AJ2484

Station is In Parking Lot at the Northwester Corner of Ridge Avenue and Lake Avenue in Wilmette. Station is North of the Center Parking Aisle and is Even With the Paint Line Between the Third and Fourth Stall from the East of the Center Parking Aisle. Station is a Mag-Nail Driven In Bituminous Concrete.

Elevation = 629.4 (NAVD88 Datum)

J.U.L.I.E.

Note: The Exact Location of all Utilities Shall Be Verified By the Contractor Prior to Construction Activities. For Utility Locations Call: J.U.L.I.E. 1 (800) 892-0123

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023

NEW TRIER TOWNSHIP HIGH SCHOOL DISTRICT 203 EAST SIDE ATHLETIC & ACADEMIC IMPROVEMENTS

385 WINNETKA AVENUE
WINNETKA, ILLINOIS 60093

Reserved for Seal:

No.	Date	Description
	06/01/21	ISSUED FOR DD ESTIMATE

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2021
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. NO REPRODUCTION OF ANY PART OF THESE PLANS IS PERMITTED WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By:	Approved By:	Date:
AB	KC/TH	06/01/21

Sheet Title:

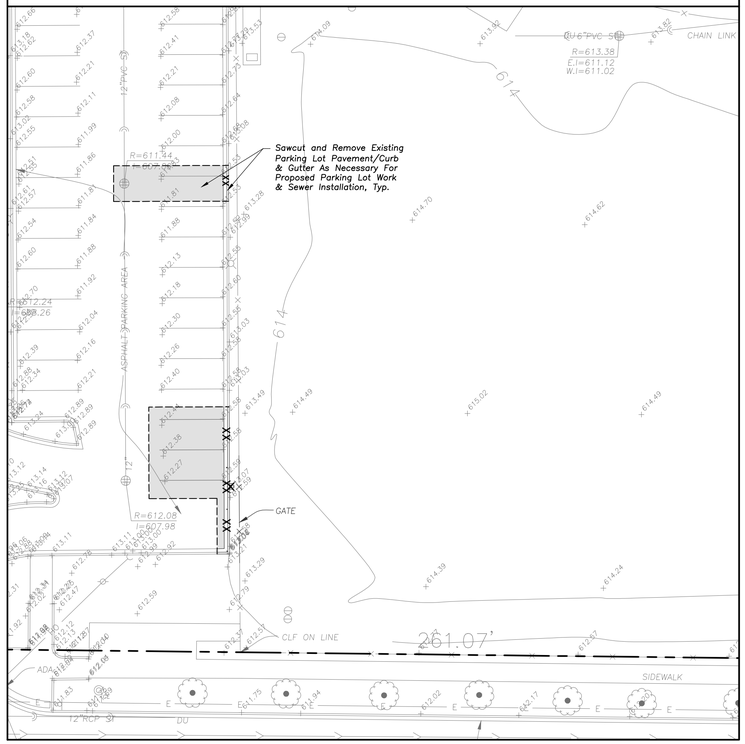
GYMNASIUM SITE GRADING & PAVING PLAN

Sheet No:

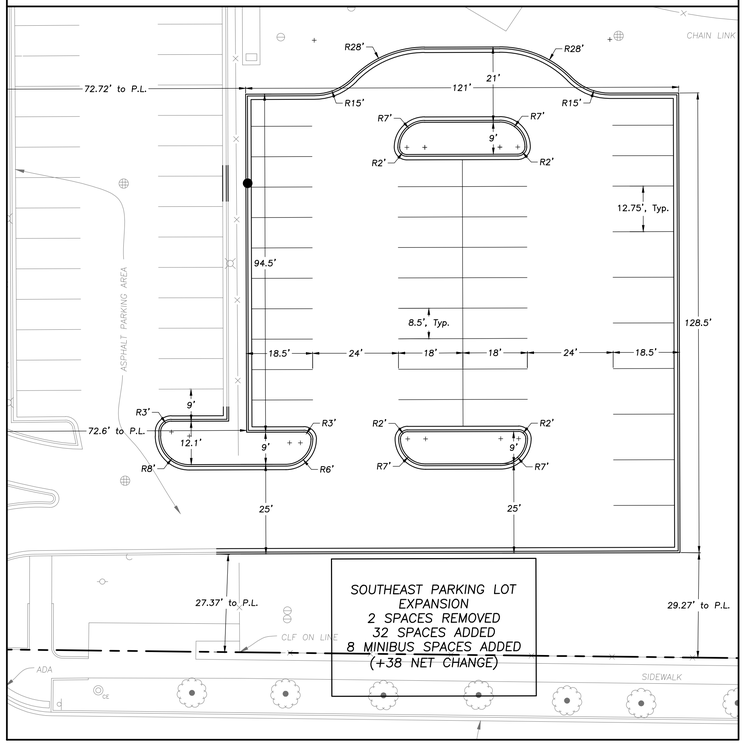
C401

EEA – P:\Kevin\Wight – New Trier East Campus Gym Addition\Drawings\NTHS Gates Gym Site Plan.dwg
Plotted: 6/09/21 @ 1:35pm By: mcarollo

SITE DEMOLITION PLAN



SITE GEOMETRY PLAN



N

20 0 20 40 60

Scale: 1"=20'

DEMOLITION LEGEND

- Utility Line Removal
- Bituminous Pavement Removal (Full Depth)
- Concrete Pavement Removal (Full Depth)
- Brick Paver Removal (Salvage For Re-Use)
- Pavement Sawcut
- Curb & Gutter Removal
- Structure Removal
- Tree Removal

PAVING & SURFACE LEGEND

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

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

Essex Road 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)
Reinstall Portland Cement Concrete Base To Match Ex. (Depth Varies; Verify In-Field & Match Adjacent)

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

Brick Paver Section
Re-Install Salvaged Permeable Pavers To Match Ex.
2" (Min.) Bedding Course, CA-16
6" (Min.) Aggregate Base Course, CA-7
12" (Min.) Aggregate Subbase Course, CA-1

Ridge Line/High Point

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
C.O.	Clean Out	C.O.
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
B	Buffalo Box	B
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
T	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

SURVEY PROVIDED BY:

Plat of Survey and Topography Provided By TFW Surveying & Mapping, Inc. For Eriksson Engineering Associates, Ltd. on April 22, 2020 (Rev. April 23, 2020). Proj. Number 20074.

PROJECT BENCHMARK

USGS Benchmark AJ2484

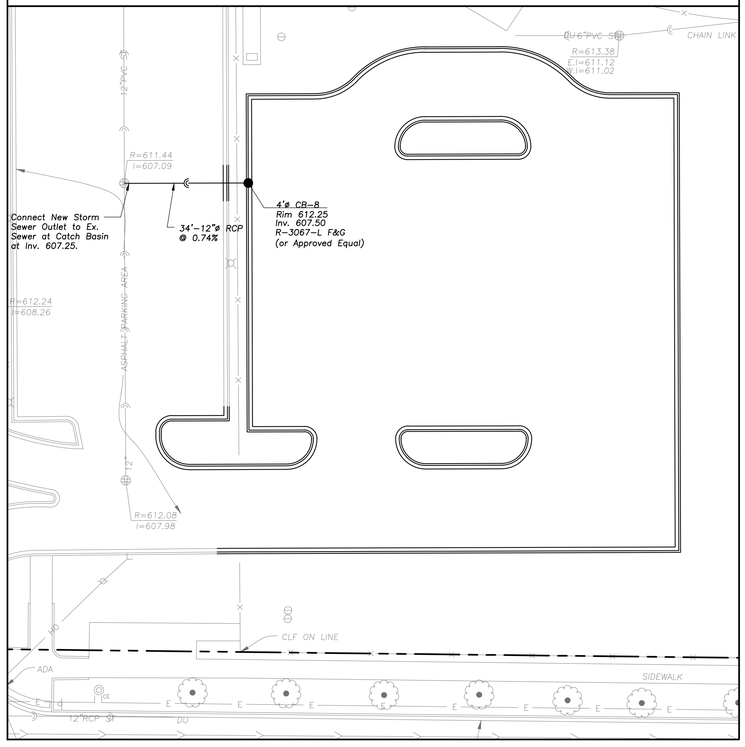
Station is In Parking Lot at the Northwester Corner of Ridge Avenue and Lake Avenue in Wilmette. Station is North of the Center Parking Aisle and is Even With the Paint Line Between the Third and Fourth Stall from the East of the Center Parking Aisle. Station is a Mag-Nail Driven In Bituminous Concrete.

Elevation = 629.4 (NAVD88 Datum)

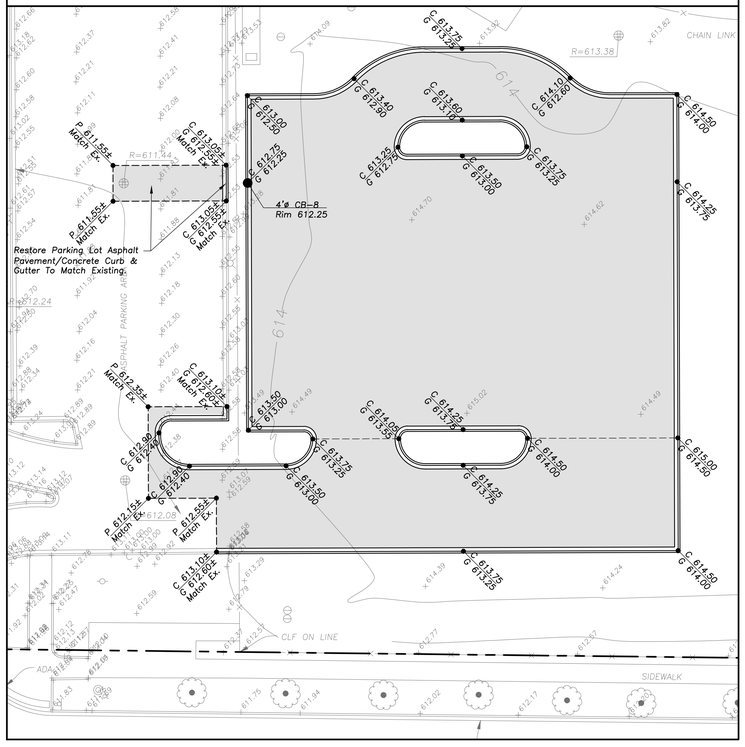
J.U.L.I.E.

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

SITE UTILITY PLAN



SITE GRADING & PAVING PLAN



ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023

NEW TRIER TOWNSHIP HIGH SCHOOL DISTRICT 203
EAST SIDE ATHLETIC & ACADEMIC IMPROVEMENTS
385 WINNETKA AVENUE
WINNETKA, ILLINOIS 60093

Reserved for Seal:

No.	Date	Description
	06/01/21	ISSUED FOR DD ESTIMATE

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2021
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. AND SHALL NOT BE REPRODUCED OR USED IN ANY WAY IS PERMITTED WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By:	Approved By:	Date:
AB	KC/TH	06/01/21

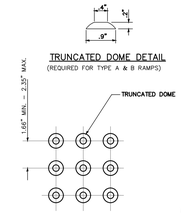
Sheet Title:

PARKING LOT EXPANSION SITE PLAN

Sheet No:

C501

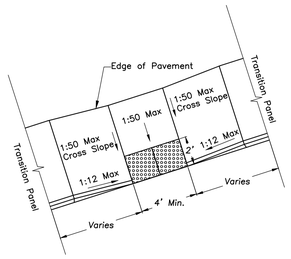
EEA – P:\Kevin\Wight – New Trier East Campus Gym Addition\Drawings\NTHS Gates Gym Site Plan.dwg
Plotted: 6/09/21 @ 1:40pm By: mcarollo



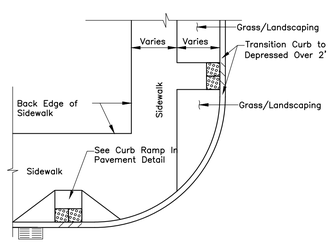
TRUNCATED DOME DETAIL
(REQUIRED FOR TYPE A & B RAMPS)

SQUARE PATTERN
(PARALLEL ALIGNMENT)

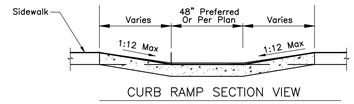
DETECTABLE WARNINGS DETAIL



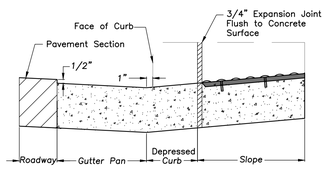
PARALLEL CURB RAMP DETAIL
N.T.S



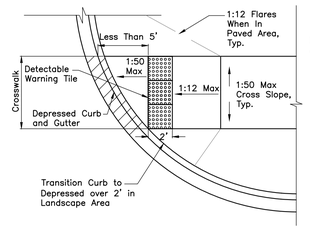
PERPENDICULAR CURB RAMP GEOMETRY
N.T.S



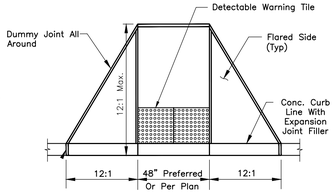
CURB RAMP SECTION VIEW



DEPRESSED CURB AND GUTTER AT CURB RAMP



CURB RAMP AT RADIUS SKEWED INTERFACE DETAIL
N.T.S



CURB RAMP IN PAVEMENT
N.T.S

GENERAL NOTES

Description:
This work shall consist of constructing sidewalk curb ramps with detectable warnings in compliance with the Americans with Disabilities Act, Accessibility Guidelines (ADAAG). The detectable warnings shall consist of an area of truncated domes that provide both visual and tactile cues to pedestrians who are about to enter into traffic.

The detectable warnings shall present a contrast in color from the adjacent sidewalk.

Construction Requirements:

1. *Ramps Shall Be Located As Shown On Plans In Alignment With Normal Sidewalk And/or Crosswalk And Shall Have Sufficient Curb Length At Corner Radius To Prevent Vehicular Encroachment.*
2. *Curb Ramps At Marked Crossings Shall Be Wholly Contained Within The Markings Excluding Flared Sides.*
3. *In No Case Shall Expansion Joints That Are Constructed In Curbs And Gutters At Or Near Corner Radiuses Be Located Within The Accessible Ramp Areas.*
4. *Where Preformed Joint Filler (p.j.f) Is Installed Against A Curved Surface, The Contractor Shall Use A Flexible Filler In Accordance With The Illinois Department Of Transportation (IDOT) Standard Specifications.*

Equipment: Equipment for the detectable warning area of the curb ramps shall meet the requirements of the Authorities having Jurisdiction.

DETECTABLE WARNING SURFACE TILES

Provide Surface Applied Detectable/Tactile Warning Surface Tiles which comply with the detectable warnings on walking surfaces section of the Americans with Disabilities Act (Title III Regulations, 28 CFR Part 36 ADA STANDARDS FOR ACCESSIBLE DESIGN, Appendix A, Section 4.29.2

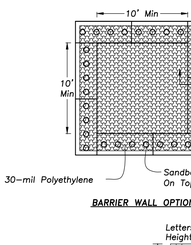
Dimensions: Cast In Place Detectable/Tactile Warning Surface Tiles shall be held within the following dimensions and tolerances:
Length and Width in One of the Following as Necessary for the Dimensions of the Surface In Which the Detectable Warning is Proposed: 12x12 24x24 24x36 24x48 24x60 36x48 36x60 nominal. No Cutting of Tiles is Allowed.

Installation of Detectable/Tactile Warning Surface Tiles Per Manufacturer's Instructions.

Verify With the Local Authorities Having Jurisdiction that Detectable/Tactile Warning Surface Tiles are an Acceptable Method of Providing for the Detectable Warning Surface.

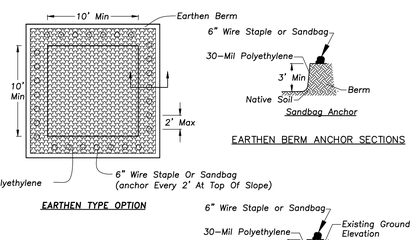
Verify With the Local Authorities Having Jurisdiction that the Manufacturer's Products are Acceptable for the Detectable Warning Surface.

ACCESSIBLE RAMPS FOR SIDEWALKS



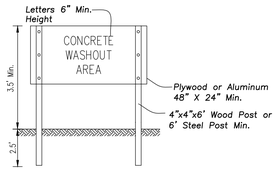
BARRIER WALL ANCHOR SECTION

BARRIER WALL OPTION



EARTHEN BERM ANCHOR SECTIONS

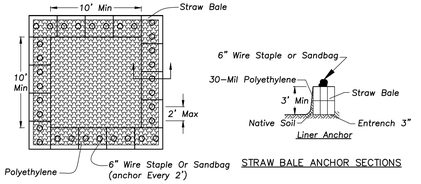
EARTHEN TYPE OPTION



SIGN DETAIL

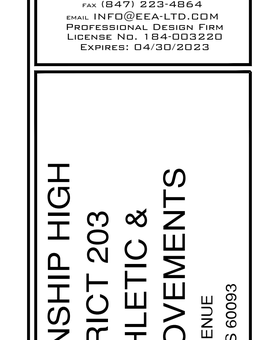
NOTES:

1. *Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facilities to a functional condition.*
2. *Facility shall be cleaned or reconstructed in a new area once washout becomes two–thirds full.*
3. *Each straw bale is to be staked in place using (2) 2"x2"x4' wooden stakes.*
4. *The concrete washout facility is intended for concrete, masonry, and slurry.*



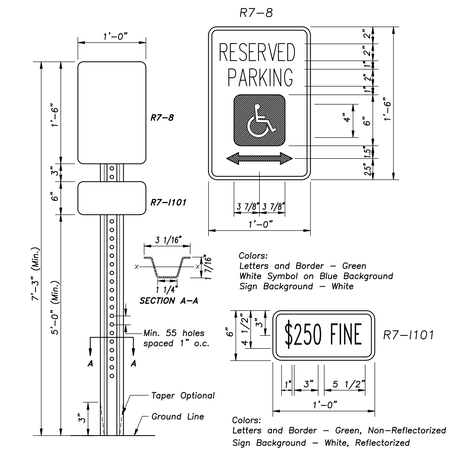
STRAW BALE ANCHOR SECTIONS

STRAW BALE OPTION



SUBGRADE ANCHOR SECTIONS

CONCRETE WASHOUT FACILITY



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.

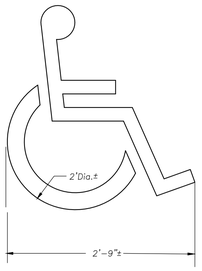
For posts in which holes are punched or drilled for more than half their length, the section modulus shall be computed for the net section.

3'–6" Post Bury Depth.

Post shall weigh 2.00 lb/ft length.

One in Six 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



Note: All Paint Shall Be 4" Wide Yellow Lines (Typ.)

ACCESSIBLE PARKING STALL PAVEMENT MARKING

GENERAL NOTES

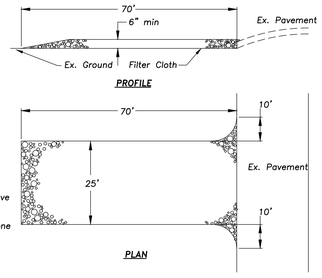
STONE SIZE – Use IDOT gradation CA–1 aggregate stone.

MAINTENANCE – The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights–of–way. This may require periodic top dressing with additional stone as conditions demand and repair and/or clean–out of any measures used to trap sediment. All sediment spilled, dropped, washed, or tracked onto public rights–of–way must be removed immediately.

FILTER CLOTH – Will be placed over the entire area prior to placing stone. Conform to Illinois Urban Manual Section 592, Type I, II, or IV.

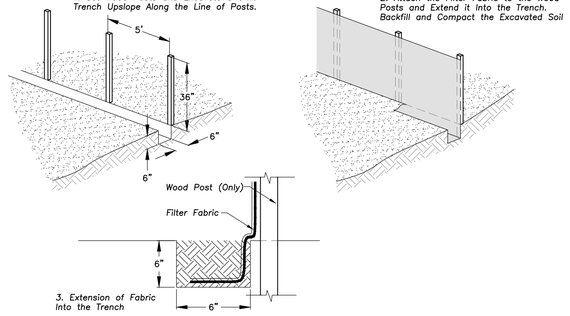
WASHING – Wheels shall be cleaned to remove sediment prior to entrance onto public rights–of–way. When washing is required it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.

Periodic inspection and needed maintenance shall be provided after each rain.

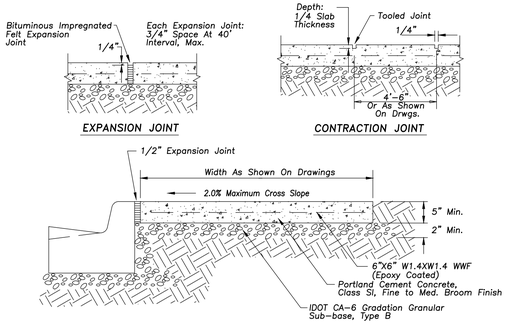


STABILIZED CONSTRUCTION ENTRANCE

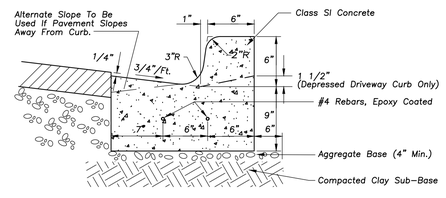
NOT TO SCALE



SILT FENCE CONSTRUCTION (AASHTO 288–00)



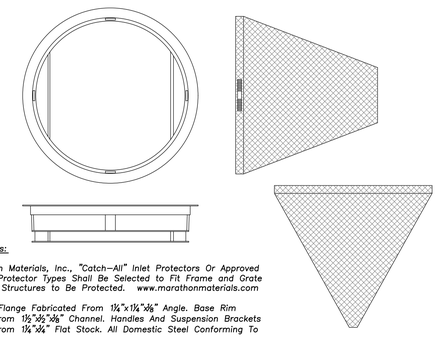
PORTLAND CEMENT CONC. SIDEWALK



Notes:

1. *A 1" Expansion Joint Shall Be Installed At All Points of Curvature For Short Radius (under 25 ft) Curves. Maximum Expansion Joint Spacing is 50'. Expansion Joints Shall Be Constructed With 1" Thick Preformed Expansion Joint Filler Conforming To The Curb And Gutter Cross Section And Shall Be Provided With One,1 1/4" ø, 18" Long, Coated Smooth Dowel Bar. The Dowel Bar Shall Be Fitted With A Cap With A Pinched Stop Which Provides A Minimum Of 1" Of Expansion.*
2. *Maximum Contraction (Control) Joint Spacing Shall Be 20'.*

B–6.12 CURB & GUTTER



General Notes:

Use Marathon Materials, Inc., "Catch–All" Inlet Protectors Or Approved Equal. Inlet Protector Types Shall Be Selected to Fit Frame and Grate of Open Lid Structures to Be Protected. www.marathonmaterials.com

Frame: Top Flange Fabricated From 1¼"x1¼"x⅛" Angle. Base Rim Fabricated From 1½"x½"x⅛" Channel. Handles And Suspension Brackets Fabricated From 1¼"x¼" 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.

INLET PROTECTORS – SEDIMENT BAG

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023

NEW TRIER TOWNSHIP HIGH SCHOOL DISTRICT 203 EAST SIDE ATHLETIC & ACADEMIC IMPROVEMENTS

385 WINNETKA AVENUE
WINNETKA, ILLINOIS 60093

Reserved for Seal:

No.	Date	Description
	06/01/21	*ISSUED FOR DD ESTIMATE*

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2021
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. AND SHALL NOT BE REPRODUCED OR USED IN ANY MANNER IS PERMITTED WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By:	Approved By:	Date:
AB	KC/TH	06/01/21

Sheet Title:

SITE WORK DETAILS

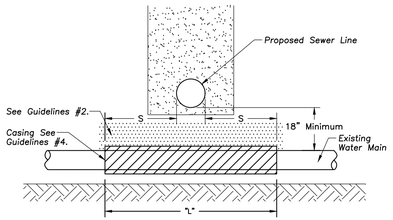
Sheet No:

C601

EEA – P:\Kevin\Wight – New Trier East Campus Gym Addition\Drawings\NTHS Gates Gym Site Plan.dwg
Plotted: 5/27/21 @ 5:38pm By: abruder

(Taken From Standard Specifications for Water and Sewer Main Construction in Illinois, May 1996)

Note: Compactions Refer to 20-2.20B



Existing Water Main Below Proposed Sewer Line With 18" Minimum Vertical Separation.

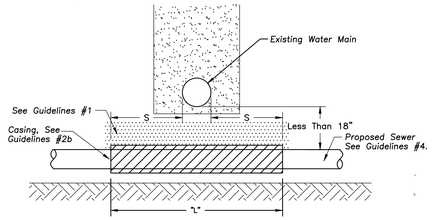
Note: "S" is the length necessary to provide 10 feet of separation and measured perpendicular to existing sewer line.

Guidelines

1. Omit select granular embedment and granular backfill to one (1) foot over top of watermain and use select excavated material (Class IV) and compact the length of "L".
2. If select granular backfill exists, remove within width of existing sewer line trench and replace with select excavated material (Class IV) and compact.
3. Provide adequate support for existing sewer line to prevent damage due to settlement.
4. Use "L" feet of water main material for casing of proposed water main and seal ends of casing.

(Taken From Standard Specifications for Water and Sewer Main Construction in Illinois, May 1996)

Note: Compactions Refer to 20-2.20B



Proposed Sewer Line Below Existing Water Main With Less Than 18" Vertical Separation

Note: "S" is the length necessary to provide 10 feet of separation and measured perpendicular to existing sewer line.

Guidelines

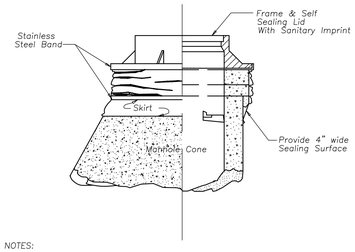
1. Omit select granular embedment and granular backfill to one (1) foot over top of watermain and use select excavated material (Class IV) and compact for "S" feet on each side of water main.

2a. Construct "L" feet of proposed sewer or water main material and pressure test, or;

2b. Use "L" feet of water main material for casing of proposed sewer and seal ends of casing.

3. Provide adequate support for existing water main to prevent damage due to settlement of sewer trench.

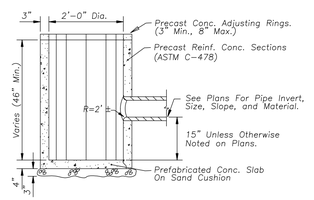
WATER AND SEWER SEPARATION REQUIREMENTS



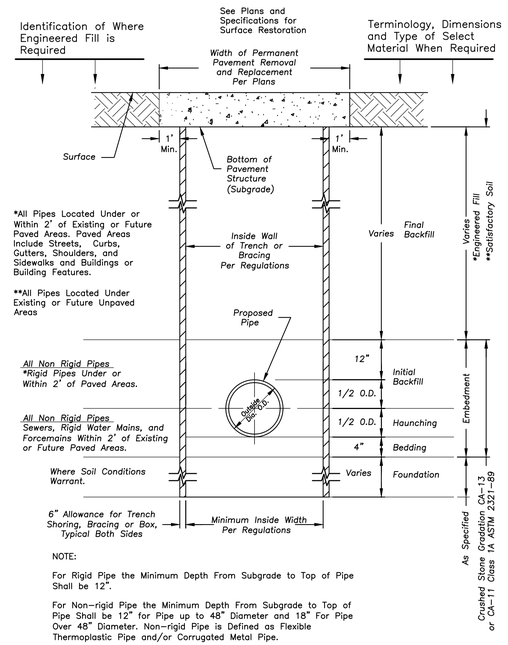
NOTES:

1. *Chimney Seals shall be installed on all Sanitary Sewerage System Manholes.*
2. *"CRETEX" External Seals are required. Other products or other design solutions shall require the approval of the Village Engineer.*
3. *Chimney Seals shall be installed in accordance with the manufacturer's instructions.*

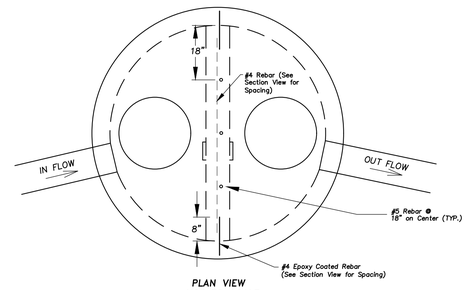
SANITARY MANHOLE CHIMNEY SEAL



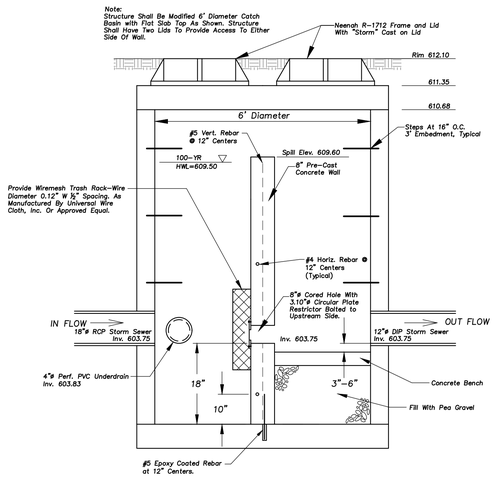
CATCH BASIN – 2' DIA.



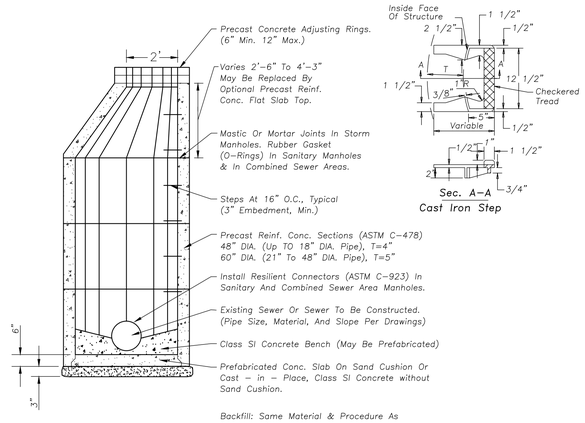
STANDARD SEWER PIPE TRENCH SECTION



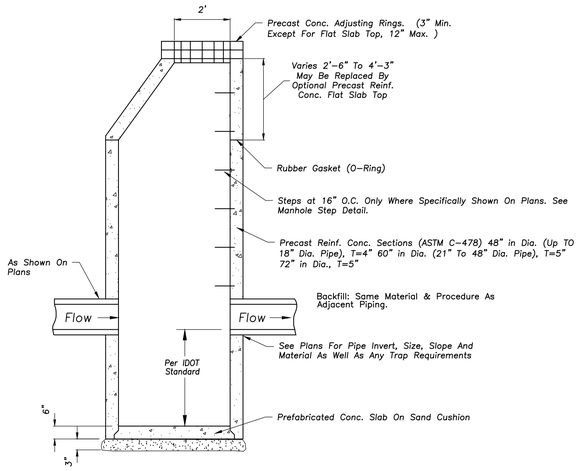
PLAN VIEW
NOT TO SCALE



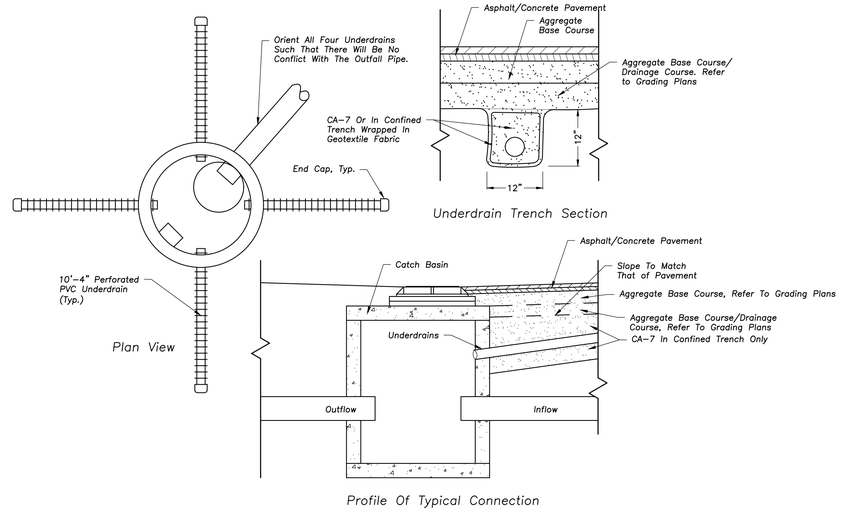
RESTRICTOR STRUCTURE



MANHOLE – 48"-60" DIA.



CATCH BASIN



(UNDERDRAINS TO BE INSTALLED IN PAVED AREAS)

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023

NEW TRIER TOWNSHIP HIGH SCHOOL DISTRICT 203 EAST SIDE ATHLETIC & ACADEMIC IMPROVEMENTS

385 WINNETKA AVENUE
WINNETKA, ILLINOIS 60093

Reserved for Seal:

No.	Date	Description
	06/01/21	ISSUED FOR DD ESTIMATE

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2021
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. NO REPRODUCTION OF ANY PART OF THESE PLANS IS PERMITTED WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By:	Approved By:	Date:
AB	KC/TH	06/01/21

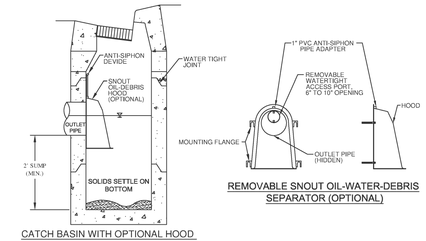
Sheet Title:

SITE WORK DETAILS

Sheet No:

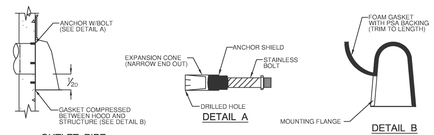
C602

EEA – P:\Kevin\Wight – New Trier East Campus Gym Addition\Drawings\NTHS Gates Gym Site Plan.dwg
Plotted: 5/27/21 @ 5:36pm By: abruder



CATCH BASIN WITH OPTIONAL HOOD

REMOVABLE SNOUT OIL-WATER-DEBRIS SEPARATOR (OPTIONAL)



OUTLET PIPE

NOTES:

1. ALL HOODS SHALL BE CONSTRUCTED OF A FIBERGLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
2. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT PIPE AND ELBOW AS DRAWN. (SEE CONFIGURATION DETAIL).
3. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION (SNOUT SIZE ALWAYS LARGER THAN PIPE SIZE).
4. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A MINIMUM DISTANCE EQUAL TO ½ THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES ≤ 12" I.D.
5. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 12" ACCORDING TO STRUCTURE CONFIGURATION.
6. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL AND PIPE SHALL BE FINISHED FLUSH TO WALL.
7. THE REMOVABLE HOOD SHALL BE ATTACHED TO THE STRUCTURE WITH THE SLOTTED TABS MOUNTED OVER ⅜" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKETS.
8. POSITION HOOD SUCH THAT BOTTOM FLANGE IS AT A DISTANCE OF ½" OUTLET PIPE DIAMETER (MIN.) BELOW THE PIPE INVERT. MINIMUM DISTANCE FOR PIPES <12" I.D. IS 6".
9. RESTRICTOR AND SNOUT WHEN PAIRED SHOULD BE INSTALLED IN SUCH A WAY THAT RESTRICTOR AND SNOUT REMAIN INSPECTABLE.
10. RESTRICTOR AND SNOUT HOOD SHALL BE CURVED TO INSIDE RADIUS OF STRUCTURE AND WATERTIGHT.

TO BE INSTALLED AT OUTLET PIPES FOR CB-2 AND CB-5 (UPSTREAM OF DETENTION VAULT) AND CB-7 (UPSTREAM OF ESSEX CONNECTION).

NOT TO SCALE

	TECHNICAL GUIDANCE MANUAL	7/1/15
	REMOVABLE HOOD basin and water quality structure DETAIL	STD. DWG. NO.11
		PAGE NO. 12

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023

NEW TRIER TOWNSHIP HIGH SCHOOL DISTRICT 203
EAST SIDE ATHLETIC & ACADEMIC IMPROVEMENTS
385 WINNETKA AVENUE
WINNETKA, ILLINOIS 60093

Reserved for Seal:

No.	Date	Description
	06/01/21	ISSUED FOR DD ESTIMATE

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2021
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. NO REPRODUCTION OF ANY PART OF THESE PLANS IS PERMITTED WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By:	Approved By:	Date:
AB	KC/TH	06/01/21

Sheet Title:

SITE WORK DETAILS

Sheet No:

C603

EEA – P:\Kevin\Wight – New Trier East Campus Gym Addition\Drawings\NTHS Gates Gym Site Plan.dwg
Plotted: 5/27/21 @ 5:39pm By: abruder

SITE ENGINEERING

TEMPORARY CONDITIONS

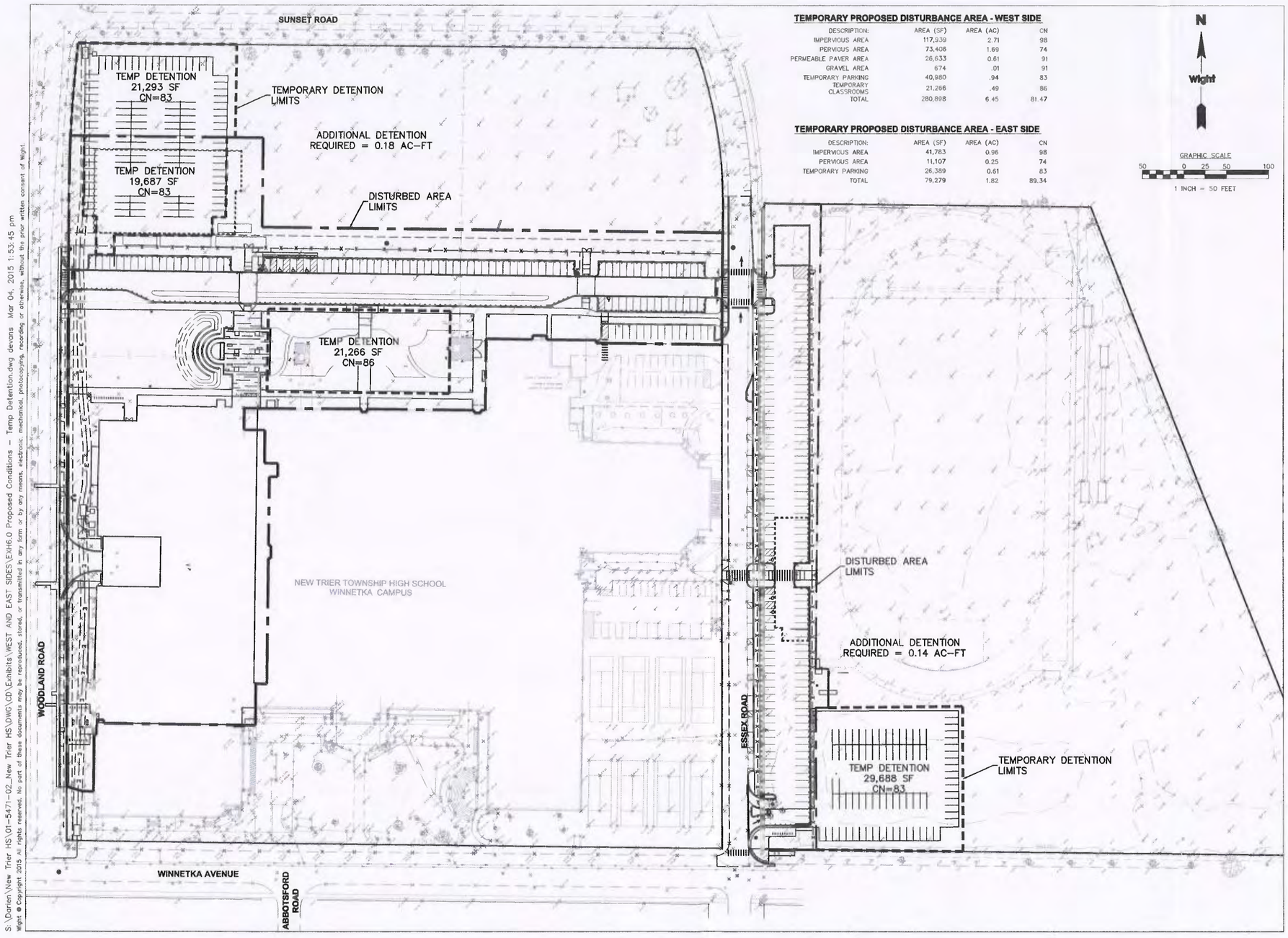
In order to accomodate parking that will be lost to consturction activities, a temporary lot is to be constructed south of the track connecting to the Essex Road lot. This temporary gravel lot will be in the same location as the one for the previous project.

The intent of the lot is to provide parking for staff and teachers only, no material storage, contractor parking, or deliveries. There is no net increase or decrease to the parking count on site, as this lot provides enough spaces to accomodate only the spots displaced due to construction activity.

This temporary gravel lot will be in service from the beginning of Fall semester 2021 to the end of Spring Semester 2023, at which time it will be replaced with the permanent parking lot as designed within this package.

Additionally, this temporary lot is already accomodated for in the extra capacity of the current detention system on site. Screening will be provided on the fence similar to what was done for the previous project. The permanent lot that will include landscape screening.

RECORD (WMO PERMIT 15-7002)



TEMPORARY PROPOSED DISTURBANCE AREA - WEST SIDE

DESCRIPTION:	AREA (SF)	AREA (AC)	CN
IMPERVIOUS AREA	117,939	2.71	98
PERVIOUS AREA	73,406	1.69	74
PERMEABLE PAVER AREA	26,633	0.61	91
GRAVEL AREA	674	.01	91
TEMPORARY PARKING	40,980	.94	83
TEMPORARY CLASSROOMS	21,266	.49	86
TOTAL	280,898	6.45	81.47

TEMPORARY PROPOSED DISTURBANCE AREA - EAST SIDE

DESCRIPTION:	AREA (SF)	AREA (AC)	CN
IMPERVIOUS AREA	41,783	0.96	98
PERVIOUS AREA	11,107	0.25	74
TEMPORARY PARKING	26,389	0.61	83
TOTAL	79,279	1.82	89.34

N

Wight

GRAPHIC SCALE
50 0 25 50 100
1 INCH = 50 FEET

NEW TRIER

385 WINNETKA AVE.
WINNETKA, IL 60093

Wight

Pepper CONSTRUCTION

KEY MAP

Issuances

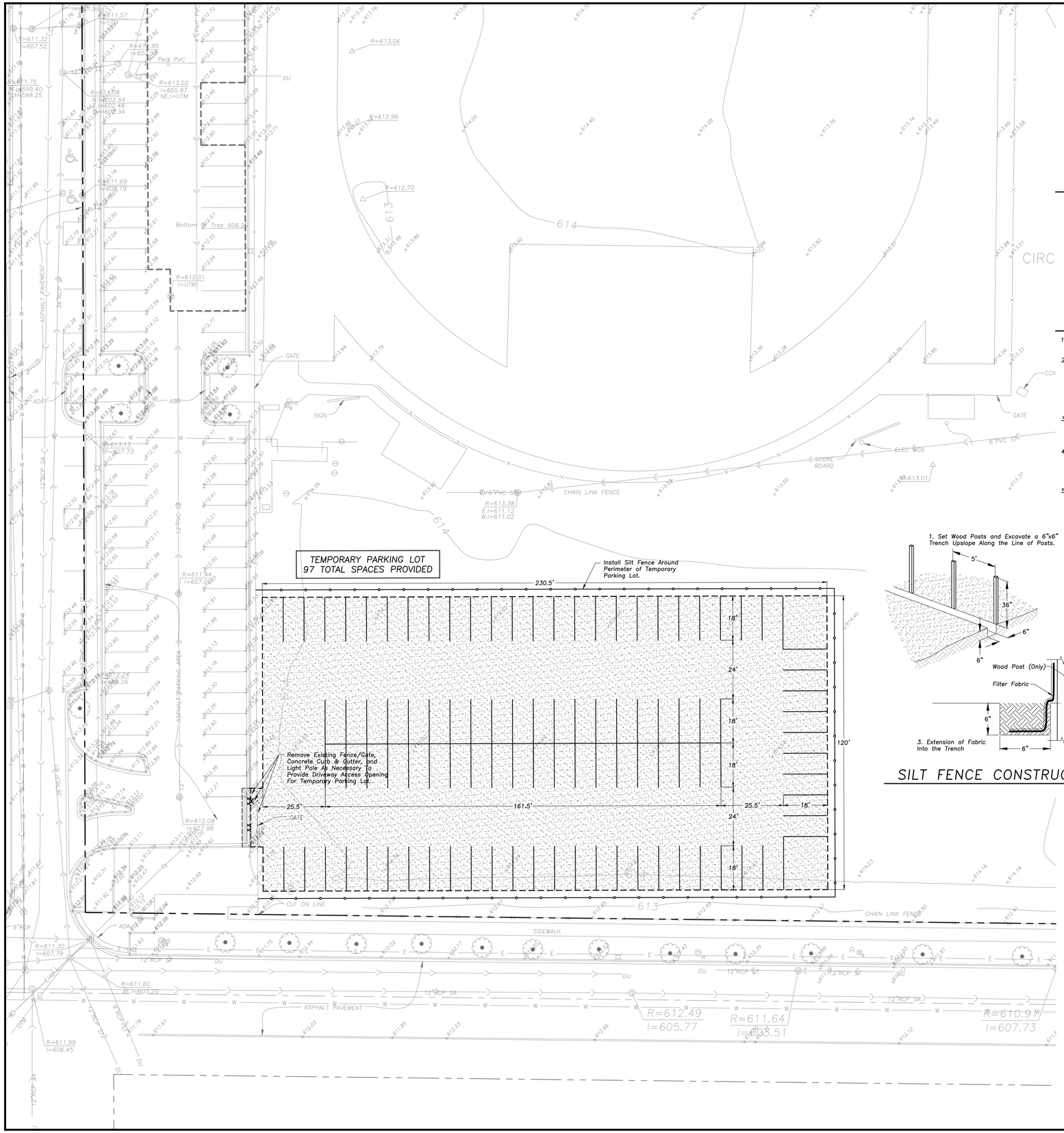
REV	DESCRIPTION	DATE
	ISSUED FOR BID	03/02/15

TEMPORARY PROPOSED CONDITIONS

EXH6.0

Project Number: 02-5471-02

S:\Darien\New Trier HS\01-5471-02_New Trier HS\DWG\CD\Exhibits\WEST AND EAST SIDES\EXH6.0 Proposed Conditions - Temp Detention.dwg devons Mar 04, 2015 1:53:45 pm
Wight © Copyright 2015 All rights reserved. No part of these documents may be reproduced, stored, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, without the prior written consent of Wight.

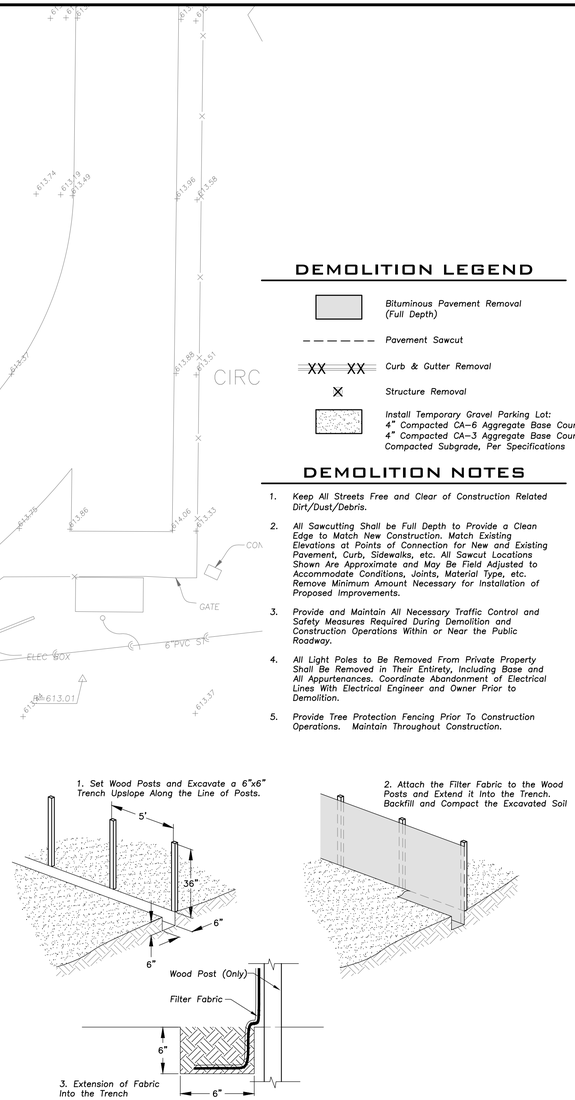


DEMOLITION LEGEND

- Bituminous Pavement Removal (Full Depth)
- Pavement Sawcut
- Curb & Gutter Removal
- Structure Removal
- Install Temporary Gravel Parking Lot: 4" Compacted CA-6 Aggregate Base Course, 4" Compacted CA-3 Aggregate Base Course, Compacted Subgrade, Per Specifications

DEMOLITION NOTES

1. Keep All Streets Free and Clear of Construction Related Dirt/Dust/Debris.
2. 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.
3. Provide and Maintain All Necessary Traffic Control and Safety Measures Required During Demolition and Construction Operations Within or Near the Public Roadway.
4. 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.
5. Provide Tree Protection Fencing Prior To Construction Operations. Maintain Throughout Construction.



SILT FENCE CONSTRUCTION (AASHTO 288-00)

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
C.O.	Clean Out	C.O.
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
B	Buffalo Box	B
DS	Downspout	DS
BOL	Bollard	BOL
G	Gas Valve	
G	Gas Meter	
E	Electric Meter	
CE	ComEd Manhole	
H	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
T	Telephone Pedestal	
T	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

SURVEY PROVIDED BY:

Plat of Survey and Topography Provided By TFW Surveying & Mapping, Inc. For Eriksson Engineering Associates, Ltd. on April 22, 2020 (Rev. April 23, 2020). Proj. Number 20074.

PROJECT BENCHMARK

USGS Benchmark AJ2484

Station Is In Parking Lot at the Northwester Corner of Ridge Avenue and Lake Avenue in Wilmette. Station is North of the Center Parking Aisle and is Even With the Paint Line Between the Third and Fourth Stall from the East of the Center Parking Aisle. Station is a Mag-Nail Driven In Bituminous Concrete.

Elevation = 629.4 (NAVD88 Datum)

J.U.L.I.E.

Note: The Exact Location of all Utilities Shall Be Verified By the Contractor Prior to Construction Activities. For Utility Locations Call: J.U.L.I.E. 1 (800) 892-0123

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2021

NEW TRIER TOWNSHIP HIGH SCHOOL DISTRICT 203 EAST SIDE ATHLETIC & ACADEMIC IMPROVEMENTS

385 WINNETKA AVENUE
WINNETKA, ILLINOIS 60093

Reserved for Seal:

No.	Date	Description
	04/19/21	ISSUED FOR BID

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2021
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. NO REPRODUCTION OF ANY PART OF THESE PLANS IS PERMITTED WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By:	Approved By:	Date:
AB	KC/TH	04/19/21

Sheet Title:

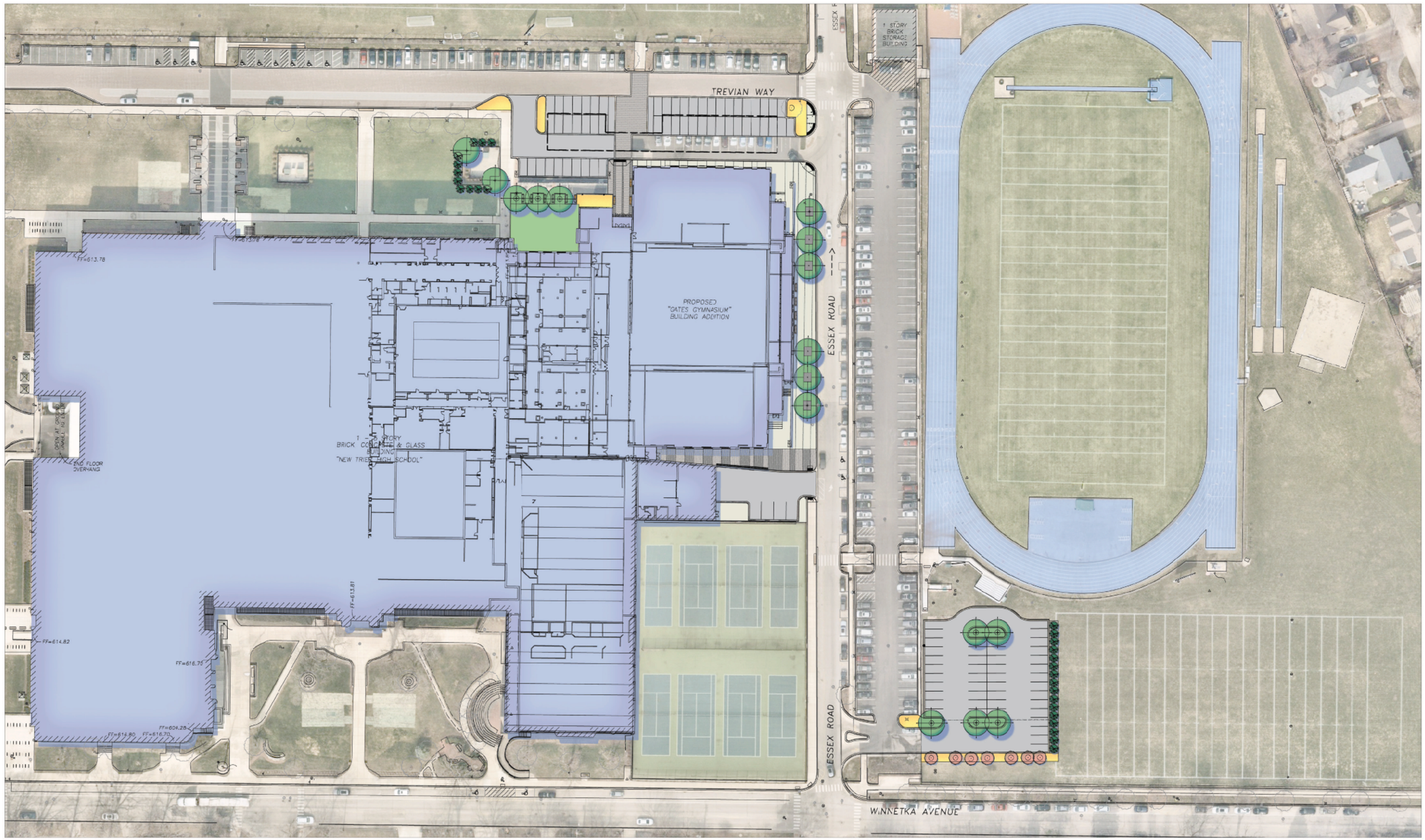
TEMPORARY PARKING LOT PLAN

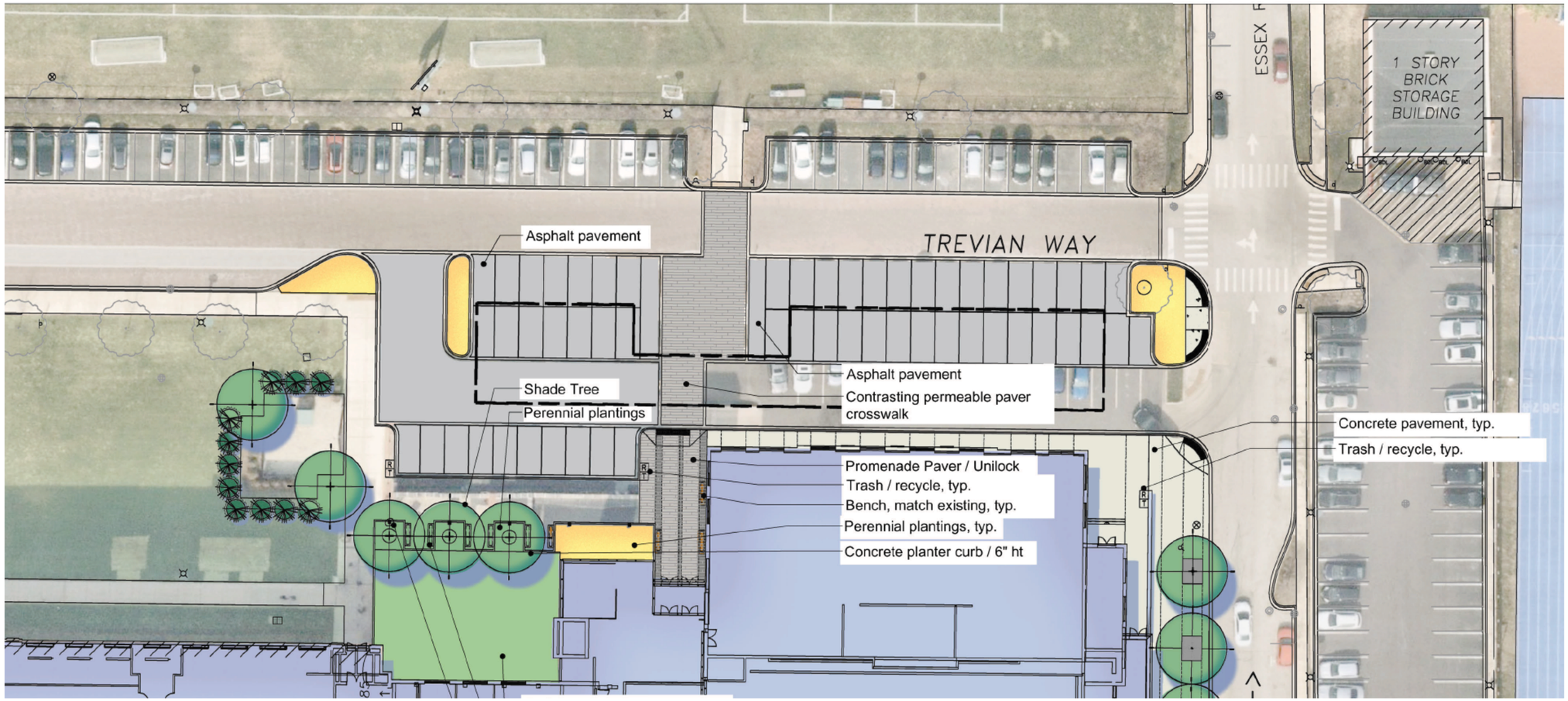
Sheet No:

C100

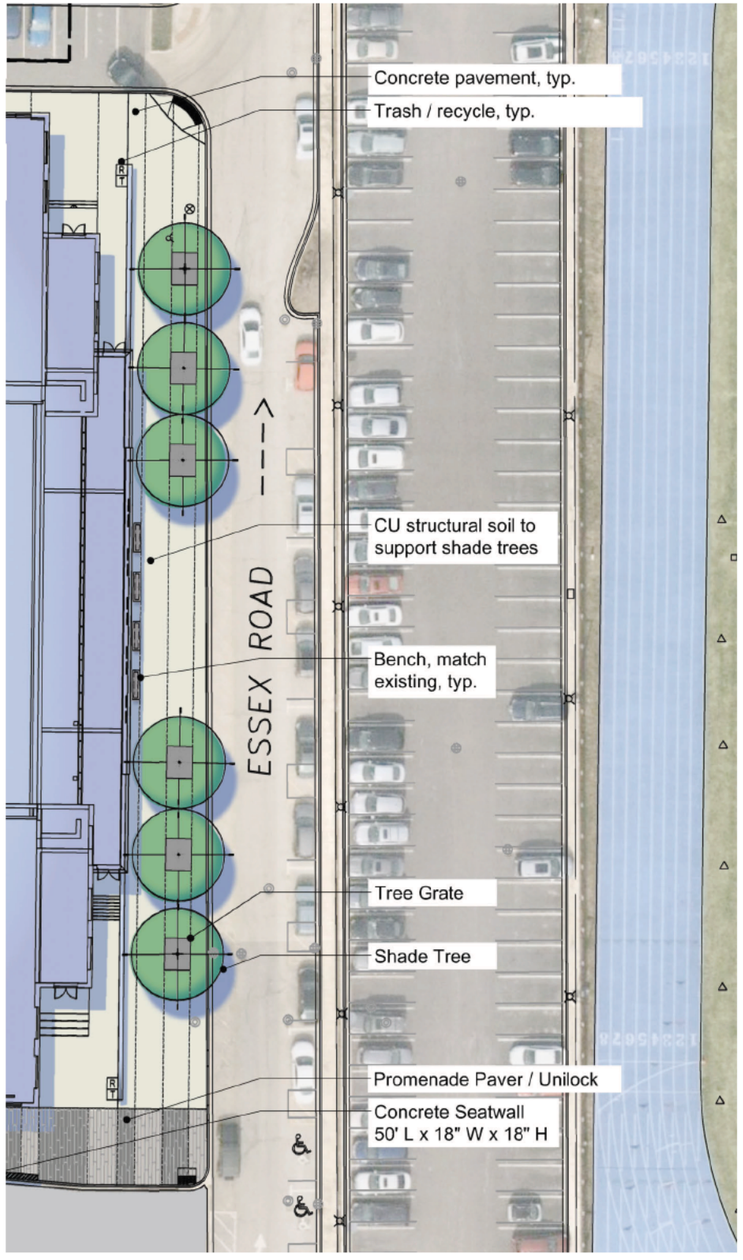
EEA - P:\Kevin\Wight - New Trier East Campus Gym Addition\Drawings\NTHS Gates Gym Site Plan.dwg
Plotted: 4/19/21 @ 8:12am By: abruder

PROPOSED LANDSCAPE DESIGN

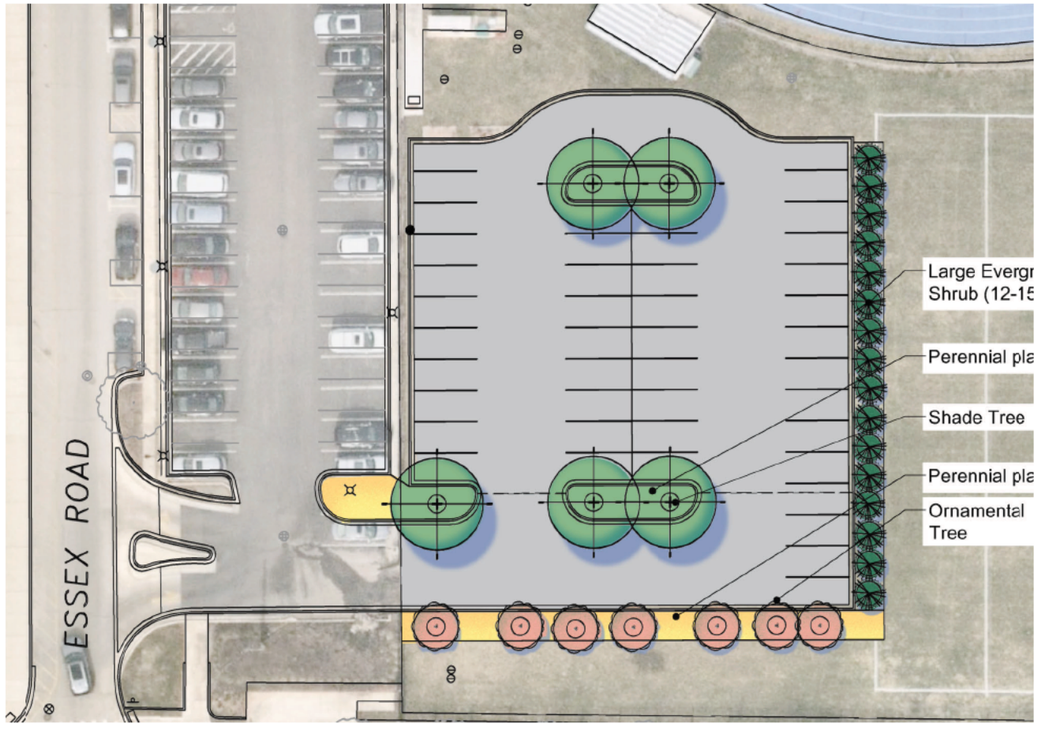




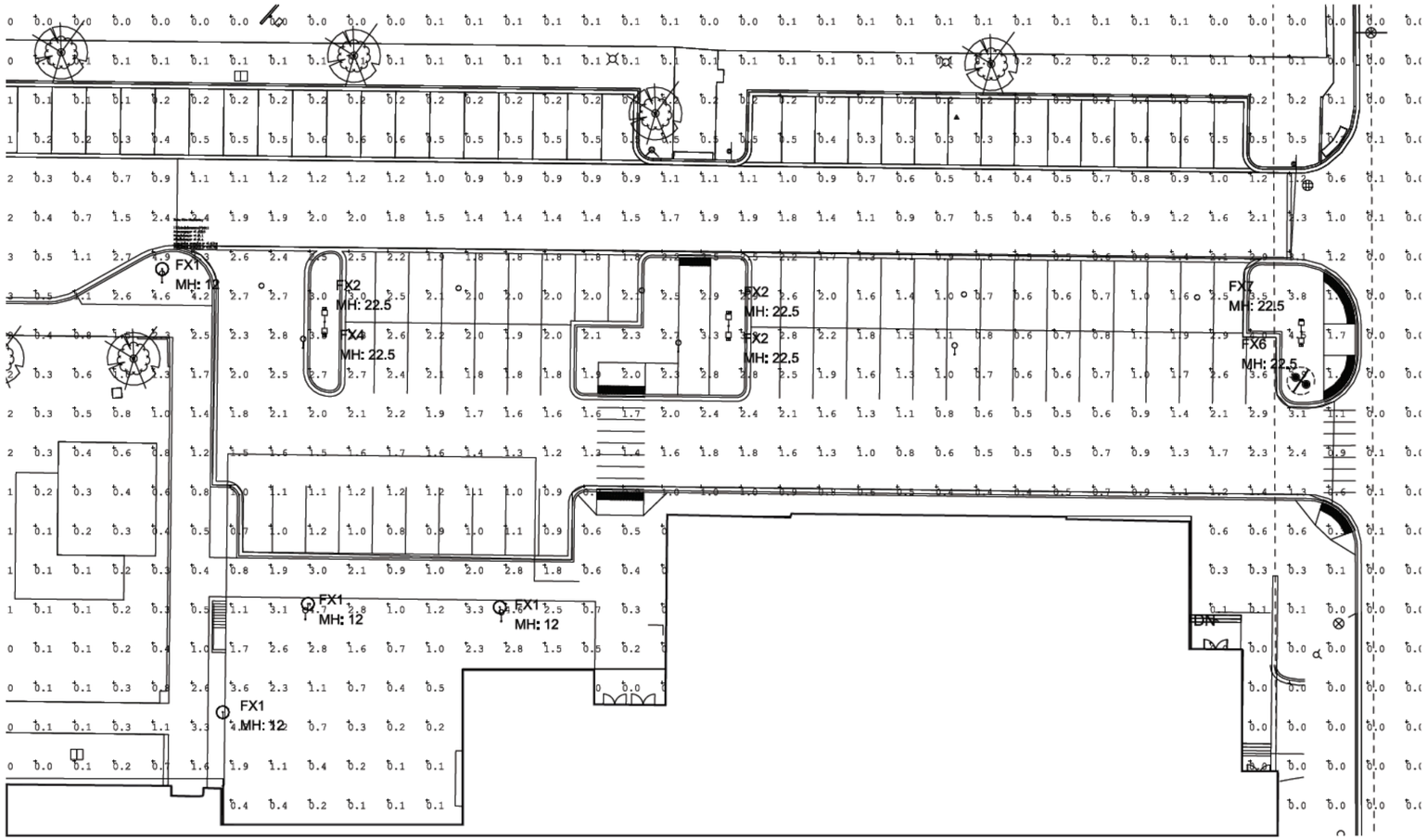
ENLARGED PLAN - TREVIAN WAY & NORTH PARKING LOT



ENLARGED PLAN - ESSEX STREETSCAPE



ENLARGED PLAN - ESSEX LOT EXTENSION



ENLARGED PLAN - TREVIAN WAY AND NORTH LOT

Luminaire Schedule

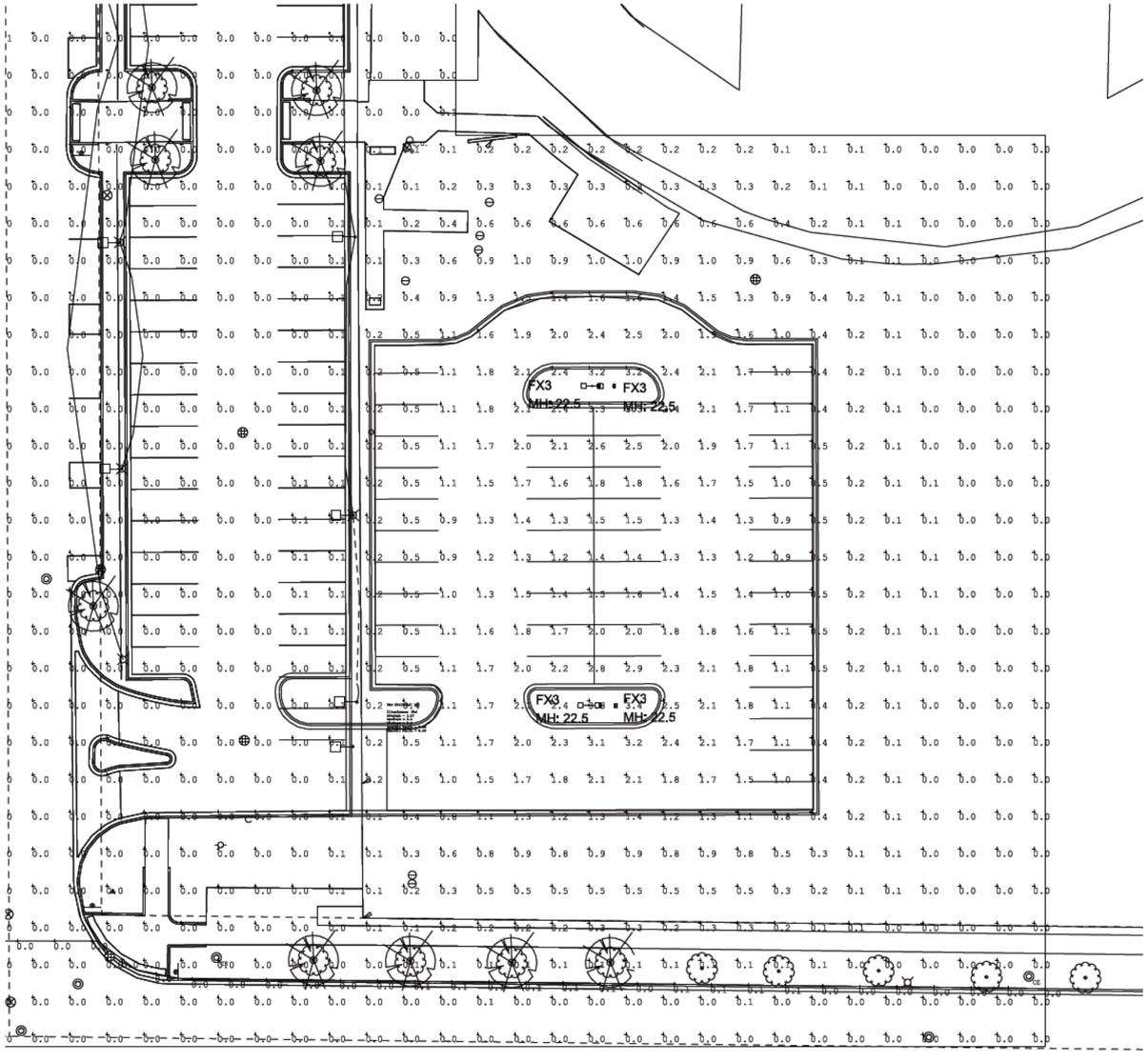
Symbol	Qty	LLF	Tag
	4	0.900	FX1
	3	0.900	FX2
	1	0.900	FX4
	4	0.900	FX3
	1	0.900	FX5
	1	0.900	FX7
	1	0.900	FX6

Luminaire Location Summary

LumNo	Z	Tag (Qty)
1	22.5	FX3 (1)
2	22.5	FX3 (1)
3	22.5	FX3 (1)
4	22.5	FX3 (1)
5	22.5	FX5 (1)
6	12	FX1 (1)
7	12	FX1 (1)
8	12	FX1 (1)
9	22.5	FX2 (1)
10	22.5	FX4 (1)
11	22.5	FX2 (1)
12	22.5	FX2 (1)
13	12	FX1 (1)
15	22.5	FX7 (1)
16	22.5	FX6 (1)

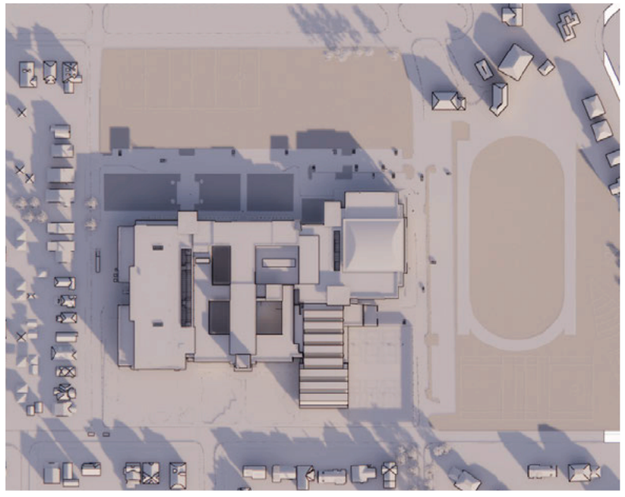
Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ground_Planar	Illuminance	Fc	0.24	4.9	0.0	N.A.	N.A.
Property Line South	Illuminance	Fc	0.03	0.1	0.0	N.A.	N.A.
New North Lot	Illuminance	Fc	1.65	4.3	0.4	4.13	10.75
New Southeast Lot	Illuminance	Fc	1.57	3.4	0.4	3.93	8.50
North Roadway	Illuminance	Fc	1.25	3.1	0.4	3.13	7.75
South Tennis Parking Lot	Illuminance	Fc	1.41	2.4	0.4	3.53	6.00

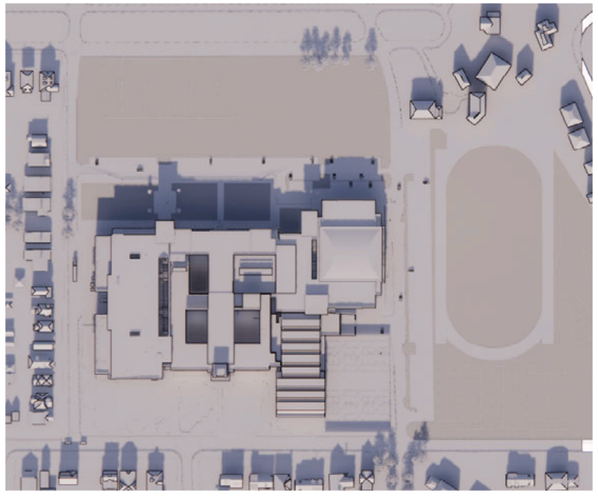


ENLARGED PLAN - ESSEX LOT EXTENSION

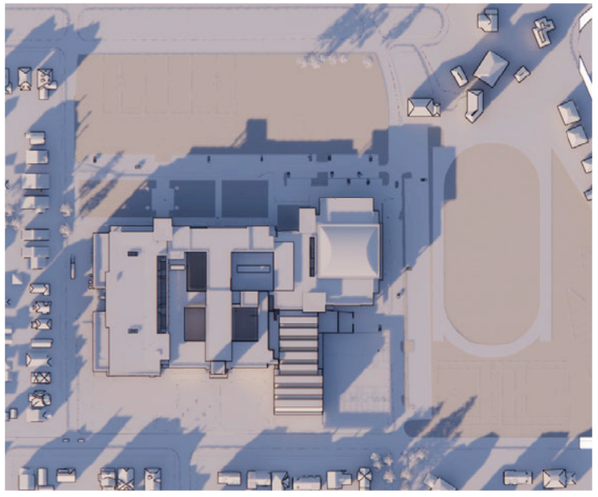
BUILDING SHADE STUDIES



9:00 AM

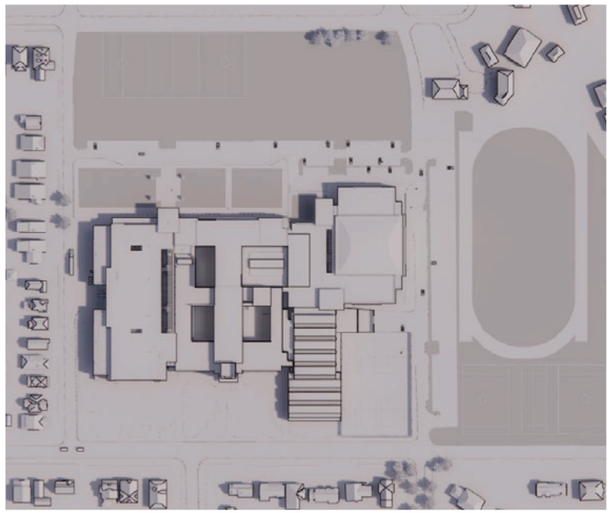


12:00PM

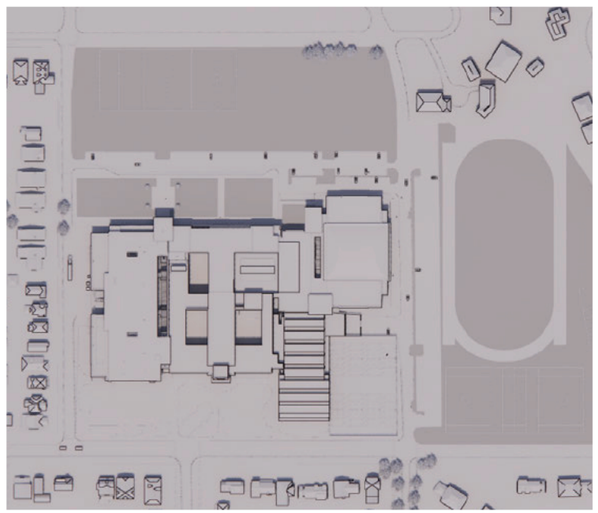


3:00PM

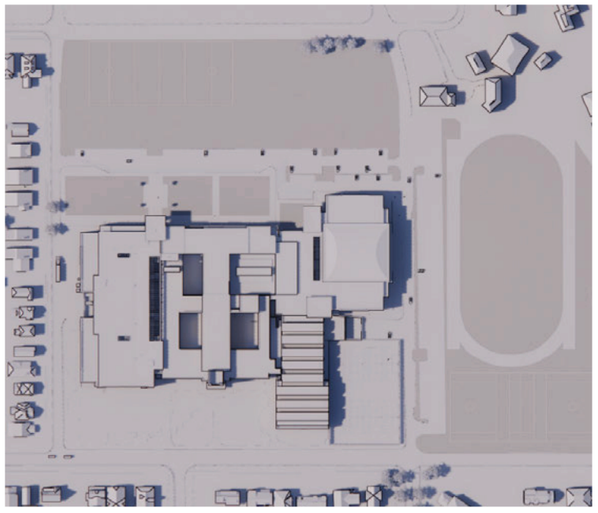
WINTER SOLSTICE



9:00 AM



12:00PM



3:00PM

SUMMER SOLSTICE

ORDINANCE NO. M-1-2015

AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND VARIATIONS FROM THE WINNETKA ZONING ORDINANCE FOR THE CONSTRUCTION AND OPERATION OF A SCHOOL BUILDING, ROADWAY IMPROVEMENTS, AND PARKING IMPROVEMENTS WITHIN THE R-4 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT

(385 Winnetka Avenue)

WHEREAS, the Board of Education of New Trier Township High School District No. 203, Cook County, Illinois (***"Applicant"***) is the record title owner of that certain parcel of real property commonly known as 385 Winnetka Avenue in 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 buildings and structures known as the Winnetka campus of New Trier High School (***"High School"***); and

WHEREAS, the High School consists in part of three buildings known as the Cafeteria Building, the Tech Arts Building, and the Music Building (collectively, the ***"Existing Improvements"***); and

WHEREAS, the Applicant desires to demolish the Existing Improvements and construct on the Subject Property a new, four-story High School building, roadway improvements, and parking improvements (collectively, the ***"Proposed Improvements"***); and

WHEREAS, the Subject Property is located within the R-4 Single Family Residential Zoning District of the Village (***"R-4 District"***); and

WHEREAS, in order to be constructed on the Subject Property within the R-4 District, the Proposed Improvements must have: (i) pursuant to Section 17.30.030.A of the Winnetka Zoning Ordinance (***"Zoning Ordinance"***), a maximum roofed lot coverage of 184,136.82 square feet; (ii) pursuant to Section 17.30.030.B of the Zoning Ordinance, a maximum total area of impermeable surfaces of 368,273.64 square feet; (iii) pursuant to Section 17.30.040 of the Zoning Ordinance, a maximum gross floor area of 171,220.88 square feet; (iv) pursuant to Section 17.30.050 of the Zoning Ordinance, a minimum front yard setback from Woodland Avenue of 30 feet; (v) pursuant to Section 17.30.050 of the Zoning Ordinance, a minimum front yard setback from Essex Road of 30 feet; (vi) pursuant to Section 17.30.080 of the Zoning Ordinance, a maximum building height of 60 feet and two and one-half stories; and (vii) pursuant to Section 17.30.100 of the Zoning Ordinance, individual off-street parking spaces with a minimum area of 180 square feet; and

WHEREAS, the Applicant desires to construct the Proposed Improvements with: (i) a total roofed lot coverage of 260,614 square feet, in violation of Section 17.30.030.A of the Zoning Ordinance; (ii) a total area of impermeable surfaces of 447,914 square feet, in violation of 17.30.030.B of the Zoning Ordinance; (iii) a gross floor area of 744,209 square feet, in violation of Section 17.30.040 of the Zoning Ordinance; (iv) front yard setbacks from Woodland Avenue of 23.5 feet and 25 feet, in violation of Section 17.30.050 of the Zoning Ordinance; (v) front yard setbacks from Essex Road of 0 feet, 7.7 feet, and 11.1 feet, in violation of Section 17.30.050 of the Zoning Ordinance; (vi) a building height of 66.83 feet and four stories in violation of Section 17.30.080 of the Zoning Ordinance; and (vii) individual off-street parking spaces with an area of 156.25 square feet, in violation of Section 17.30.100 of the Zoning Ordinance; and

WHEREAS, pursuant to Section 17.16.020 of the Zoning Ordinance, the operation of a high school is not permitted within the R-4 District without a special use permit; 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 structure without a special use permit; and

WHEREAS, the Applicant filed an application for (i) variations from Sections 17.30.030, 17.30.040, 17.30.050, 17.30.080, and 17.30.100 of the Zoning Ordinance to permit the construction of the Proposed Improvements on the Subject Property (collectively, the ***"Variations"***); and (ii) a special use permit pursuant to Section 17.16.020 and Chapter 17.56 of the of the Zoning Ordinance to allow the operation of the High School within the Proposed Improvements within the R-4 District (***"Special Use Permit"***) (collectively, the Variations and the Special Use Permit are the ***"Requested Relief"***); and

WHEREAS, on December 8, 2014, after due notice thereof, the Zoning Board of Appeals (***"ZBA"***) conducted a public hearing on the Requested Relief and, by the unanimous vote of the five members then present, recommended that the Council of the Village of Winnetka (***"Village Council"***) approve the Requested Relief; and

WHEREAS, pursuant to Sections 17.60.040 and 17.60.050 Chapter 17.56 of the Zoning Ordinance, the ZBA heard evidence and made certain findings in support of recommending approval of the Variations and the Special Use Permit, respectively, which findings are set forth in the ZBA public hearing minutes attached to and, by this reference, made a part of this Ordinance as **Exhibit B**; and

WHEREAS, on November 19, 2014, after due notice thereof, the Plan Commission met to consider whether approval of the Requested Relief is consistent with "Winnetka 2020," the Winnetka comprehensive plan (***"Comprehensive Plan"***), and, by the unanimous vote of the nine voting members then present, found that approval of the Requested Relief is consistent with the Comprehensive Plan; and

WHEREAS, on November 20, 2014, after due notice thereof, the Design Review Board met to consider the Requested Relief and, by unanimous vote of the five members then present, recommended that the Village Council approve the Requested Relief; and

WHEREAS, pursuant to Section 17.60.050 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 are 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 approval of the proposed Special Use Permit: (i) is consistent with the Comprehensive Plan; and (ii) satisfies the standards for the approval of special use permits within the R-4 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 of the Proposed Improvements and the operation of a high school within the Proposed Improvements on the Subject Property within the R-4 District is in the best interest of the Village and its residents;

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 as the findings of the Village Council, as if fully set forth herein.

SECTION 2: APPROVAL OF SPECIAL USE PERMIT. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Section 4 of this Ordinance, the Special Use Permit is hereby granted, pursuant to Chapter 17.56 and Section 17.16.020 of the Zoning Ordinance and the home rule powers of the Village, to allow the operation of a high school by the Applicant within the Proposed Improvements on the Subject Property within the R-4 District.

SECTION 3: APPROVAL OF VARIATIONS. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Section 4 of this Ordinance, the following variations are hereby granted with respect to the construction of the Proposed Improvements on the Subject Property, in accordance with and pursuant to Chapter 17.60 of the Zoning Ordinance and the home rule powers of the Village:

A. Roofed Lot Coverage. A variation from Section 17.30.030.A of the Zoning Ordinance to permit a total roofed lot coverage of 260,614 square feet, where a maximum roofed lot coverage of 184,136.82 square feet is permitted;

B. Area of Impermeable Surfaces. A variation from Section 17.30.030.B of the Zoning Ordinance to permit a total area of impermeable surfaces of 447,914 square feet, where a maximum total area of impermeable surfaces of 368,273.64 square feet is permitted;

C. Gross Floor Area. A variation from Section 17.30.040 of the Zoning Ordinance to permit a gross floor area of 744,209 square feet, where a maximum gross floor area of 171,220.88 square feet is permitted;

D. Front Yard Setbacks. Variations from Section 17.30.050 of the Zoning Ordinance to permit front yard setbacks of: (i) 23.5 feet from Woodland Avenue to a parking lot; (ii) 25 feet from Woodland Avenue to certain underground wells; (iii) 7.7 feet from Essex Road to a parking lot; (iv) 0 feet from Essex Road to a parking lot; and (v) 11.1 feet from Essex Road to a storage building, all where a minimum front yard setback of 30 feet is required, and all as depicted on, and in accordance with, the Site Plans, as that term is defined in Section 4.B of this Ordinance;

E. Building Height. Variations from Section 17.30.080 of the Zoning Ordinance to permit a building height of 66.83 feet and four stories, where a maximum building height of 60 feet and two and one-half stories is permitted; and

F. Off –Street Parking Space Area. Variations from Section 17.30.100 of the Zoning Ordinance to permit individual off-street parking spaces with an area of 156.25 square feet, where a minimum area of 180 square feet for individual off-street parking spaces is required.

SECTION 4: CONDITIONS. The Special Use Permit granted by Section 2 of this Ordinance and the Variations granted by Section 3 of this Ordinance are subject to, and contingent upon, compliance by the Applicant with the following conditions:

A. Commencement of Construction. The Applicant must commence the demolition of the Existing Improvements and the construction of the Proposed Improvements no later than 12 months after the effective date of this Ordinance;

B. Community Liaison. The Applicant must designate a person whom Village residents may contact, at all times during the demolition of the Existing Improvements and the construction of the Proposed Improvements, regarding questions and concerns about the development and use of the Subject Property pursuant to this Ordinance;

C. Traffic Guard. At all times during the demolition of the Existing Improvements and the construction of the Proposed Improvements, the Applicant must deploy a traffic guard during the peak High School and Greeley School student pedestrian hours at the intersection of Sunset Road and Woodland Avenue in the Village, as established in consultation with the Village Chief of Police and Greeley School;

D. Compliance with Regulations. Except to the extent specifically provided otherwise in this Ordinance, the development, use, and maintenance of the Proposed Improvements on 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;

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 Applicant 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 Applicant must pay upon demand all costs incurred by the Village for publications and recordings required in connection with the aforesaid matters.

F. 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 Public Works (within their respective permitting authority) in accordance with all applicable Village codes, ordinances, and standards:

1. The demolition plans prepared by Wight and Company, consisting of four sheets, and with a latest revision date of October 8, 2014, attached to and, by this reference, made a part of this Ordinance as **Exhibit C**;

2. The demolition floor plans prepared by Wight and Company, consisting of five sheets, and with a latest revision date of November

2014, attached to and, by this reference, made a part of this Ordinance as **Exhibit D**;

3. The site plans prepared by Wight and Company, consisting of six sheets, and with a latest revision date of October 8, 2014 as to sheets C2.00, C2.02, C2.04, and C2.05, and of October 15, 2014 as to sheets C2.01, C2.03, attached to and, by this reference, made a part of this Ordinance as **Exhibit E** (collectively, the ***"Site Plans"***);

4. The overall utility plan prepared by Wight and Company, consisting of one sheet, and with a latest revision date of October 8, 2014, attached to and, by this reference, made a part of this Ordinance as **Exhibit F**;

5. The alternate conforming parking exhibit, prepared by Wight and Company, consisting of one sheet, and with a latest revision date of October 8, 2014, attached to and, by this reference, made a part of this Ordinance as **Exhibit G**;

6. The roadway sections, prepared by Wight and Company and consisting of one sheet, attached to and, by this reference, made a part of this Ordinance as **Exhibit H**;

7. The landscape plans, prepared by Wight and Company, consisting of five sheets, and with a latest revision date of October 8, 2014, attached to and, by this reference, made a part of this Ordinance as **Exhibit I**;

8. The proposed floor plans and roof plan, prepared by Wight and Company, consisting of six sheets, and dated November 2014, attached to and, by this reference, made a part of this Ordinance as **Exhibit J**;

9. The proposed elevations, prepared by Wight and Company, consisting of two sheets, and dated November 2014, attached to and, by this reference, made a part of this Ordinance as **Exhibit K**; and

10. The proposed building sections, prepared by Wight and Company, consisting of one sheet, and dated November 2014, attached to and, by this reference, made a part of this Ordinance as **Exhibit L**.

SECTION 5 : **RECORDATION; BINDING EFFECT.** A copy of this Ordinance will be recorded with the Cook County Recorder of Deeds. This Ordinance and the privileges, obligations, and provisions contained herein inure solely to the benefit of, and are binding upon, the Applicant and each of its heirs, representatives, successors, and assigns.

SECTION 6: 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 Ordinance, in addition to all other remedies available to the Village, the approvals granted in Sections 2 and 3 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 may not so revoke the approvals granted in Sections 2 and 3 of this Ordinance 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 7: AMENDMENT OF SPECIAL USE PERMIT. Any amendments to the approvals granted in Sections 2 and 3 of this Ordinance that may be requested by the Applicant after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance.

SECTION 8: 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 9: EFFECTIVE DATE.

A. This Ordinance 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 Applicant with the Village Clerk of an Unconditional Agreement and Consent in the form of **Exhibit M** 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.

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 9.A.3 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 this Ordinance null and void and of no force or effect.

PASSED this 6th day of January, 2015, pursuant to the following roll call vote:

AYES: Trustees Fessler, Kates, Krucks, McCrary and Prodromos

NAYS: None

ABSENT: Trustee Braun

APPROVED this 6th day of January, 2015.

Signed:

s/E. Gene Greable

Village President

Countersigned:

s/Robert M. Bahan

Village Clerk

Published by authority of the President and Board of Trustees of the Village of Winnetka, Illinois, this 6th day of January, 2015.

Introduced: Waived

Passed and Approved: January 6, 2015

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

[INSERT LEGAL DESCRIPTION]

Commonly known as 385 Winnetka Avenue, Winnetka, Illinois.

EXHIBIT B

DECEMBER 8, 2014 PUBLIC HEARING MINUTES OF THE ZBA

EXHIBIT C

DEMOLITION PLANS

EXHIBIT D

DEMOLITION FLOOR PLANS

EXHIBIT E

SITE PLANS

EXHIBIT F

OVERALL UTILITY PLAN

EXHIBIT G

ALTERNATE CONFORMING PARKING EXHIBIT

EXHIBIT H

ROADWAY SECTIONS

EXHIBIT I

LANDSCAPE PLANS

EXHIBIT J

PROPOSED FLOOR PLANS AND ROOF PLAN

EXHIBIT K

PROPOSED ELEVATIONS

EXHIBIT L

PROPOSED BUILDING SECTIONS

EXHIBIT M

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, the Board of Education of New Trier Township High School District No. 203, Cook County, Illinois (***"Applicant"***) is the record title owner of the property commonly known as 385 Winnetka Avenue in the Village (***"Subject Property"***)

WHEREAS, the Applicant desires to construct a school building, roadway improvements, and parking improvements, and to operate a high school, on the Subject Property; and

WHEREAS, Ordinance No. M-1-2015, adopted by the Village Council on _____, 2015 (***"Ordinance"***), grants certain variations from the provisions of the Winnetka Zoning Ordinance and a special use permit to the Applicant to permit the construction of the school building, roadway improvements, and parking improvements on the Subject Property and the use of the Subject Property for the operation of a high school; and

WHEREAS, Section 9 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Applicant 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 Applicant does hereby agree and covenant as follows:

1. The Applicant does hereby unconditionally agree to accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.

2. The Applicant 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 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 variations and a special use permit 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 Applicant against damage or injury of any kind and at any time.

4. The Applicant 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 Ordinance granting the variations and the special use permit 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: __, 2015

ATTEST:

By: __
Its: __

THE BOARD OF EDUCATION OF THE NEW TRIER TOWNSHIP HIGH SCHOOL DISTRICT NO. 203, COOK COUNTY, ILLINOIS

By: __
Its: __

ATTACHMENT E

From: [redacted]
To: Planning
Cc: dizonn@newtrier.k12.il.us; sallyp@newtrier.k12.il.us; [redacted]
Subject: New Trier Highschool Addition and Parking Lot Improvements
Date: Sunday, June 13, 2021 8:59:51 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Winnetka Plan Commission and Design Review Board,

I am writing on behalf of myself, Peter Rose, and my wife Emily Rose residing at 333 Sunset Road in Winnetka. We live on the eastern end of Sunset road with a direct view of the proposed New Trier addition from the front of our home. The entire north face of New Trier is visible from the front of our home as well.

While we are generally supportive of the project, we have 2 specific pieces of feedback:

Ambient Lighting: The existing north face of the building emits significant amounts of light at night, impacting several blocks of Sunset Road. The evening light control in the classrooms (existing) is haphazardly managed. With additional north face window frontage envisioned in the design, New Trier needs to specifically address new addition and current building night time light practices in writing within the context of their proposal and variance request to be approved by the village.

Construction Traffic: We ask that the village coordinate with Winnetka Police, Park District (potential Elder Lane Beach project) to identify the optimal construction truck traffic pattern. There are 17 children under 10 years old residing in the Cul de Sac portion (east of Essex) of homes on Sunset Road.

Respectfully,

Peter Rose
773.610.4133

MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION

FROM: BRIAN NORKUS, ASSISTANT DIRECTOR OF COUMMUNITY DEVELOPMENT

DATE: JUNE 3, 2021

SUBJECT: CASE NO. 21-19-SD: 800, 808 AND 812 OAK STREET – FINAL PLAT APPROVAL – BARTNELL'S RESUBDIVISION

INTRODUCTION

On June 23, 2021 the Plan Commission is scheduled to hold a virtual public meeting (*in accordance with social distancing requirements and Governor Pritzker's Stay-at-Home Executive Order*) on an application submitted by (i) *Chicago Trust Company* (as Successor Trustee to Wayne Hummer Trust Company, under trust agreement dated August 2, 2007 and known as Trust #2426), as the owner of the property located at **808 Oak Street,** (ii) *Evanston Bond and Mortgage Company*, as the owner of the property located at **800 Oak Street,** and (iii) the *812 Oak Condominium Association*, as the owner of the property located at **812 Oak Street**, (collectively, the "Subject Property").

The Subject Property currently consists of two (2) lots of record, and *Chicago Trust Company, Evanston Bond and Mortgage Company*, and the *812 Oak Condominium Association* (collectively, as the "Applicants") have filed an application seeking Final Plat approval to allow for the re-subdivision of Subject Property into three (3) lots, together with the following relief:

1. A variation from Section 16.12.010.B.3 of the Village Subdivision Code, which requires that alleys measuring 20' in width be provided at the rear of all commercial lots; and
2. Any other subdivision and zoning relief necessary for the Final Plat Approval.

The proposed subdivision would result in the creation of a **new lot that would be 33 ½ foot-wide and 187 feet long** between existing buildings at **800 Oak Street** and **812 Oak Street,** on vacant land depicted in *Figure 1* below. The lot would be 6,267 square feet in land area.

Figure 1 – view from Oak Street looking south

The Plan Commission is charged with making a recommendation to the Village Council regarding the subdivision, including the requested Subdivision Code relief from the requirement to dedicate a 20' wide public alley at the rear of all commercial lots.

A mailed notice was sent to property owners within 250 feet of the subject property, and notice published in the *Winnetka Talk* on June 3, 2021, in compliance with the Subdivision Code. Notice was also mailed to non-owner occupants within 250 feet as a courtesy notice. As of the date of this memo, staff has received no written comments from the public regarding this application.

EXISTING PROPERTY DESCRIPTION

The Subject Property is located on the southern end of the *West Elm Business District* on the south side of Oak Street, east of Chestnut. The Subject Property is currently comprised of two (2) lots of record, each described in more detail below.

The Subject Property is zoned *C-2 General Retail Commercial*, except for the southerly 50 feet thereof, which is zoned *B-1 Multifamily Residential, as shown in Figure 2* below.

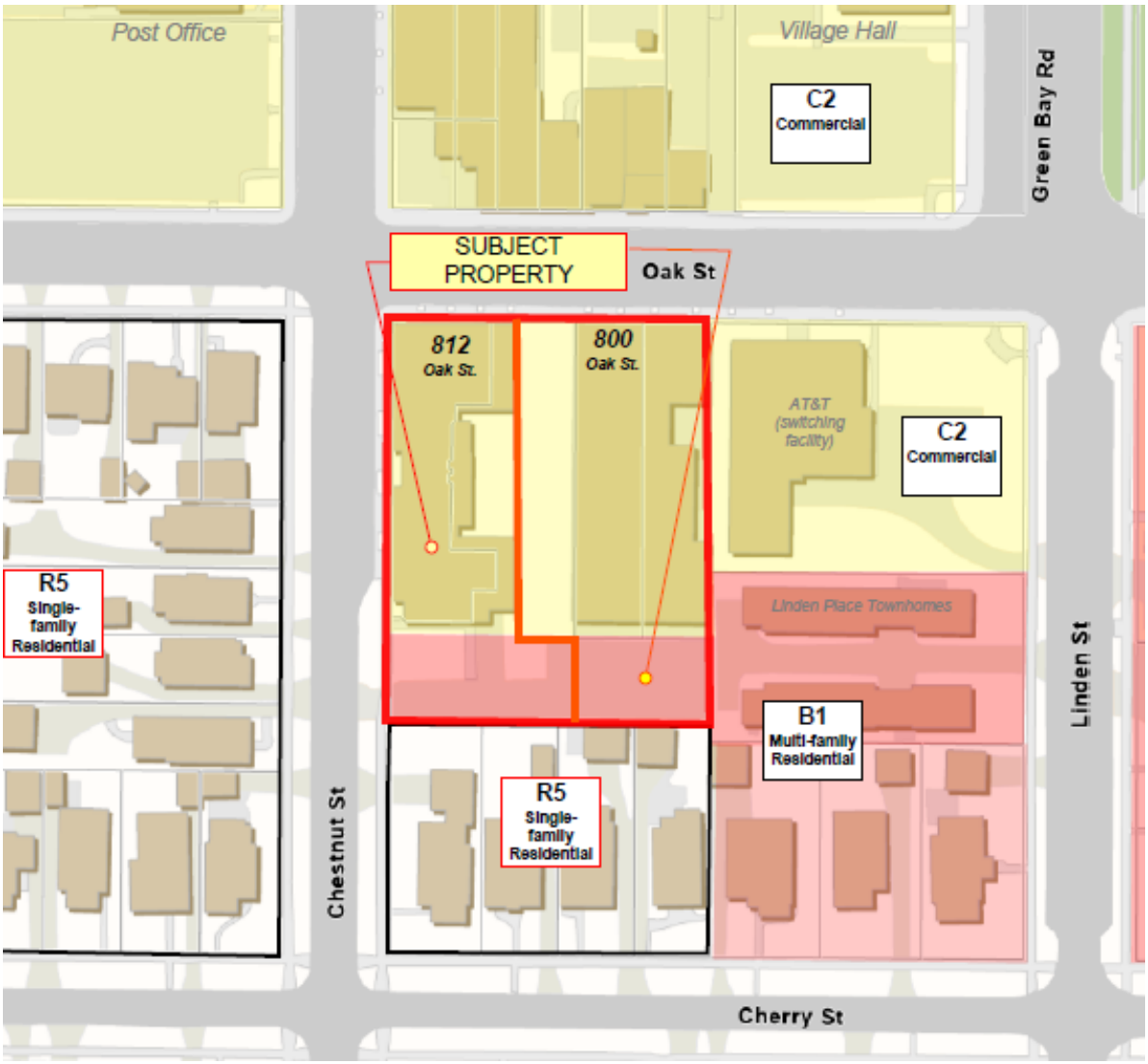


Figure 2 – Subject Property & Zoning Map

- 800 Oak Street is improved with a three-story mixed use commercial building built in 1968. The first floor is comprised of nine (9) commercial office tenant spaces, and a total of twelve (12) residential apartments are located on the second and third floor. Office and residential entry lobbies for 800 Oak are located on Oak Street (*Figure 3, below*).

Figure 3 - 800 Oak Street building (north elevation)

In addition to the building improvements shown above, the lot of record at 800 Oak Street also includes vacant land immediately adjacent to the west, shown in *Figure 4* and *5* below. The vacant land was purchased by the builder of 800 Oak Street circa 1968, **to achieve zoning compliance for the project, and to secure a building permit for the building now located at 800 Oak Street**. The vacant land purchase, its necessity in 1968, and the land's current "surplus" status is discussed in further detail later in this report.

Figure 4

Figure 5

- 812 Oak Street is improved with a four-story mixed use commercial building built in 1996. The first floor is comprised of three (3) commercial office tenant spaces, and a total of twelve (12) residential condominium units are located on floors 2 through 4. A residential lobby is accessed from Oak Street (*Figure 6* and *7*), while ground floor commercial space is accessed directly from Chestnut Street (*Figure 8*).

Figure 6 - 812 Oak residential entry forecourt (courtyard in background)

Figure 7 - residential courtyard & entry lobby

Figure 8 - 812 Oak (west elevation)

Both 800 and 812 Oak Street are served by private parking located below grade for each building, accessed via a 20' wide private alley from Chestnut Street, as shown below in *Figure 9* and *10*.

Figure 9 - private alley, entered from Chestnut St.

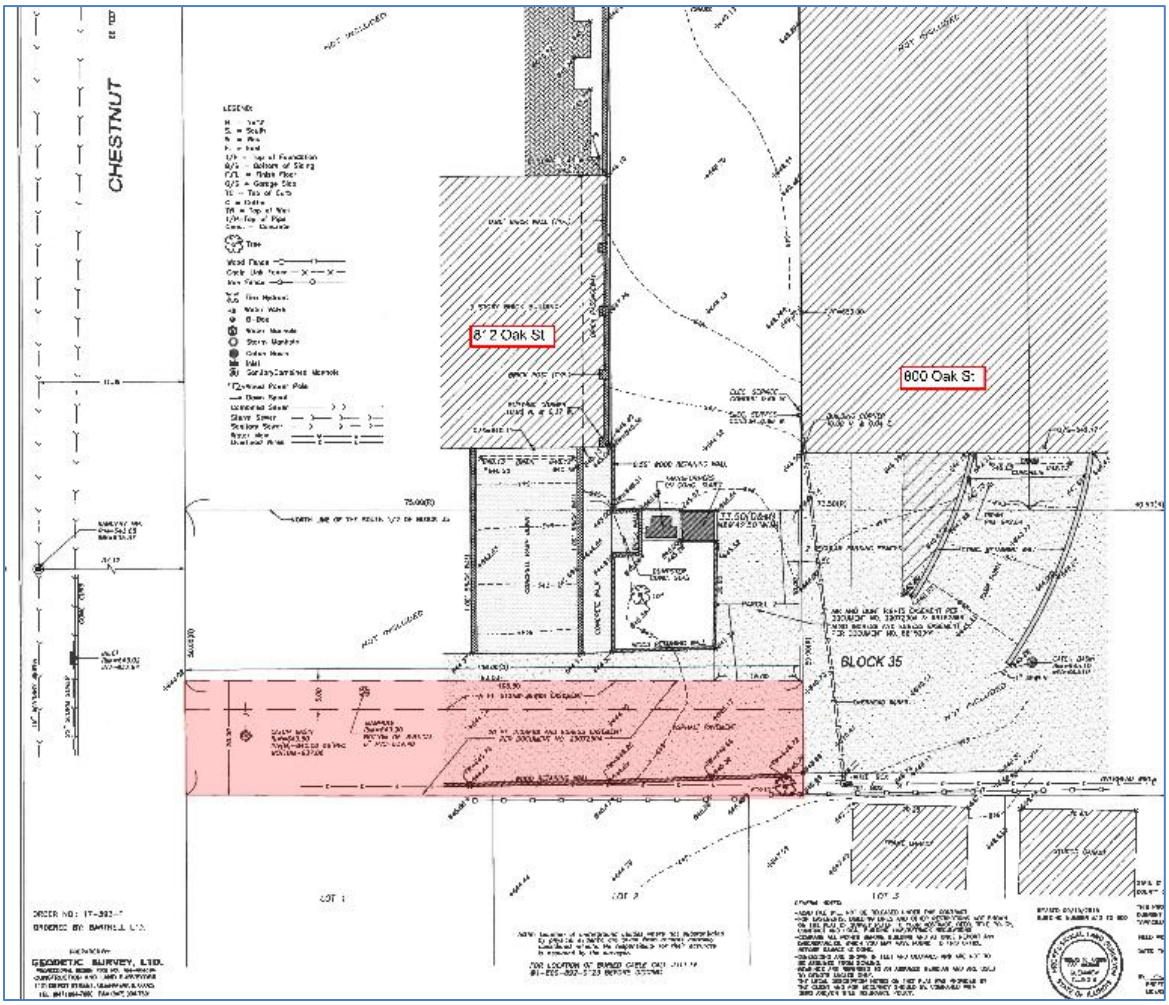


Figure 10 - 20' wide private alley easement (highlighted red)

Parking for the occupants of the 800 Oak and 812 Oak buildings are provided primarily by enclosed, below-grade parking beneath each building, along with some supplemental surface parking at the rear of each site. Both existing sites comply with the zoning ordinance parking requirements.

Figure 11 – 812 Oak below-grade parking entrance from private alley

Figure 12 – 800 Oak below-grade parking entrance from private alley

PROPOSED SUBDIVISION

As depicted in the following two images, the proposed subdivision would establish a third lot of record at 808 Oak Street measuring 6,267 square feet in area, reducing the adjacent 800 Oak Street lot by the same amount.

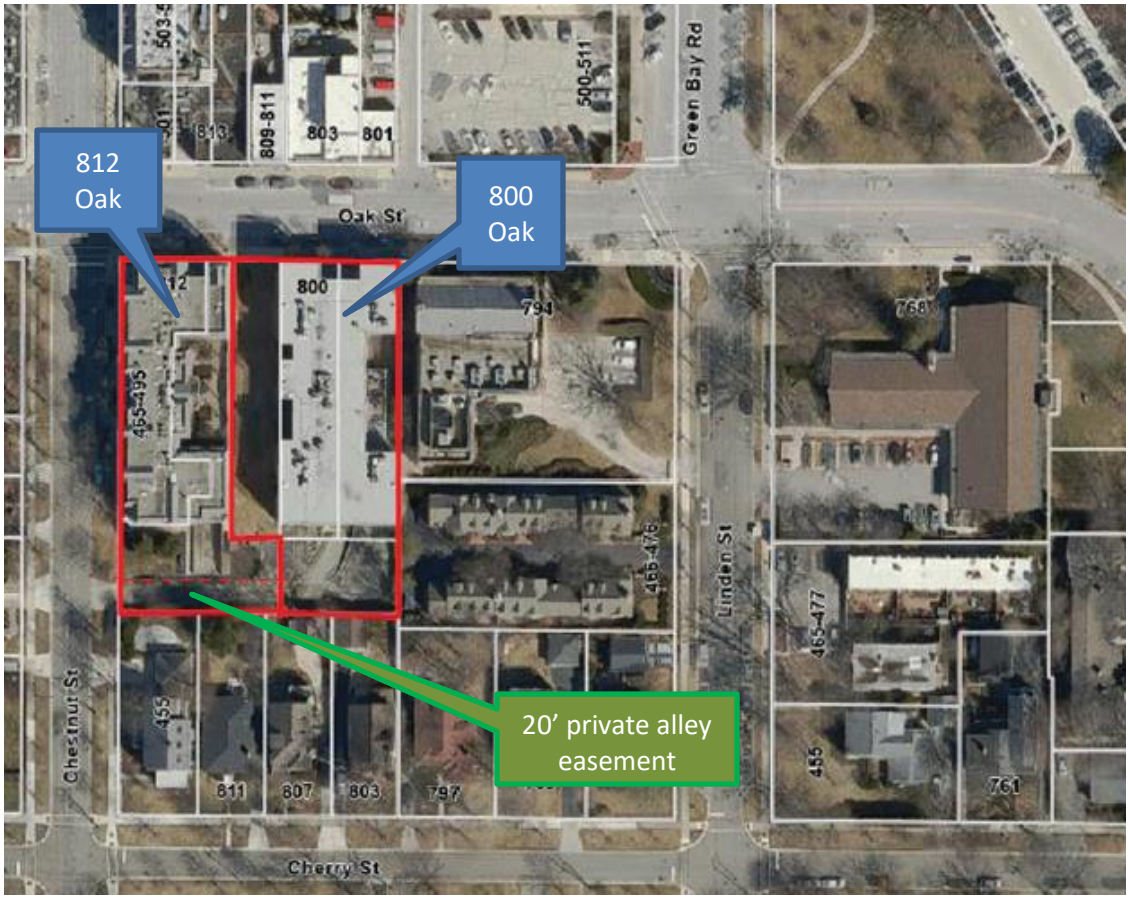


Figure 13 – EXISTING two-lot configuration

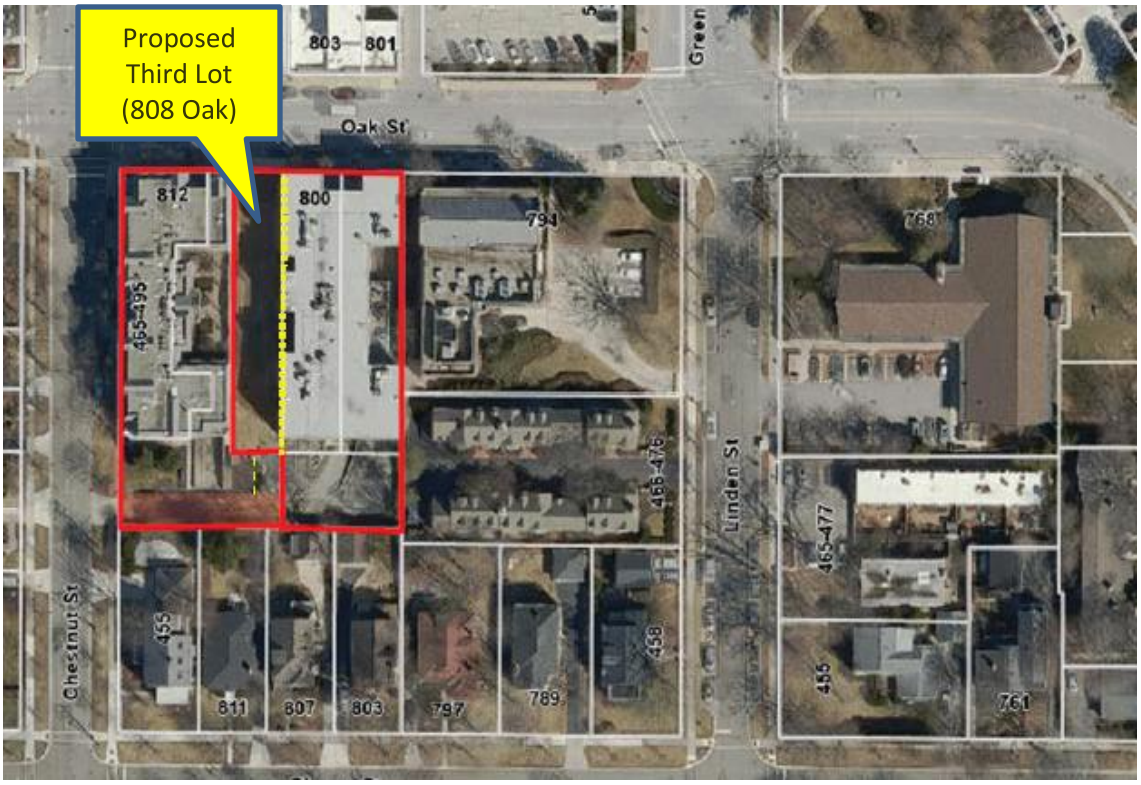


Figure 14 – PROPOSED 3 lot configuration

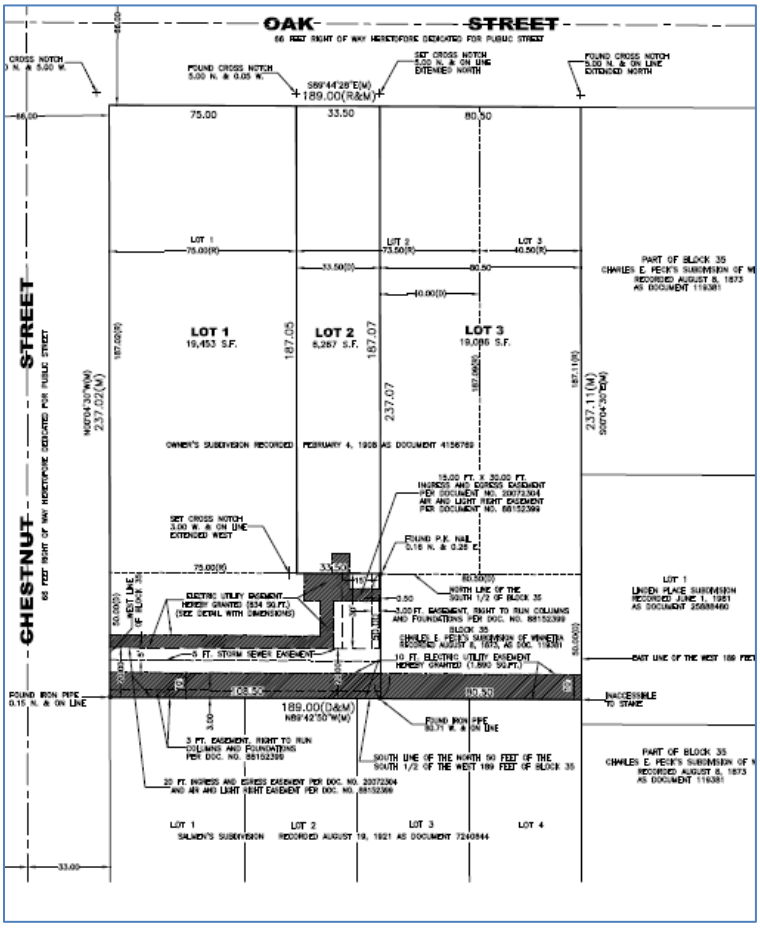


Figure 15 – excerpt of proposed *Bartnell's Subdivision* plat

Rear access to the proposed third lot at 808 Oak Street would be partially served by the existing 20' wide private alley described earlier; however, because the proposed lot at 808 Oak Street does not extend fully to that existing "east-west" easement, an additional 15-foot wide "north-south" easement exists to connect the rear lot line of 808 Oak Street to the 20-foot wide "east-west" easement (See *Figures 16* and *17* below).

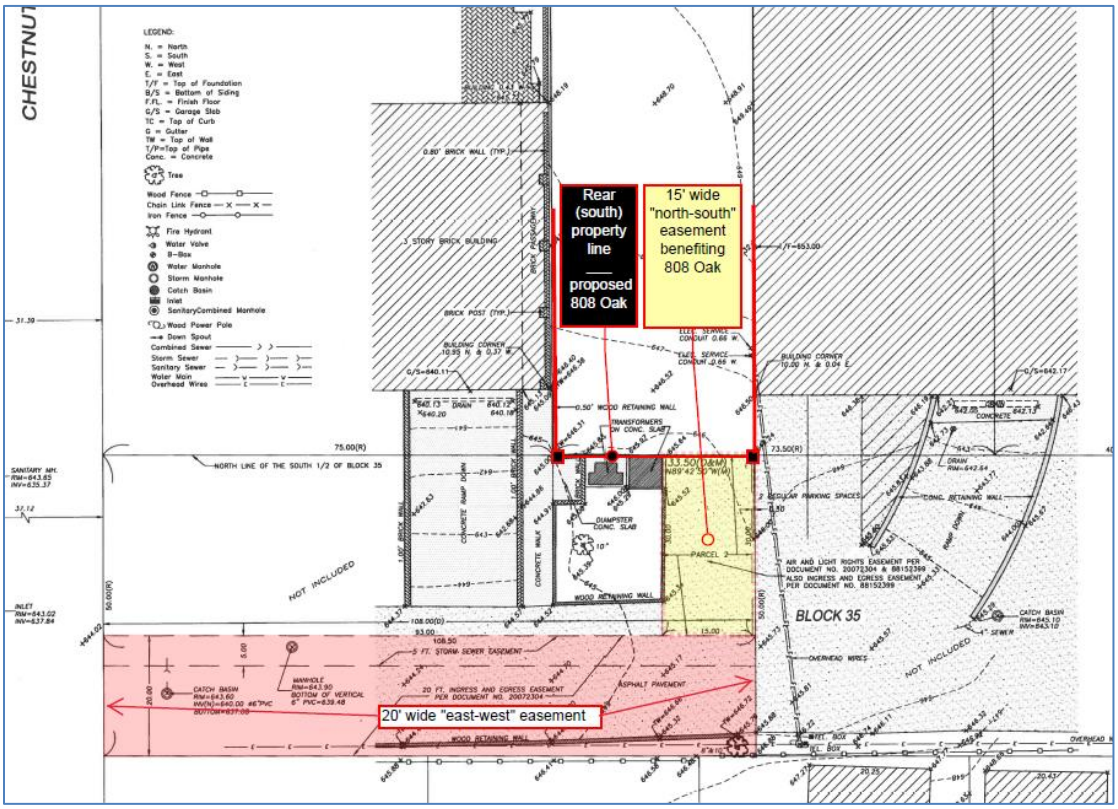


Figure 16

Figure 17

HISTORICAL PERSPECTIVE

The existence of unimproved frontage on Oak Street has led some to believe that the proposed "third lot" at 808 Oak Street is already in existence. In fact, the "lot" has been marketed for sale as a development in the past despite the fact that the lot has not been formally split off from the 800 Oak parcel. A brief historical perspective describing how the current conditions came to be may assist the Plan Commission in understanding the basis for the current Subdivision application. The summary of events that follows has been established through the Village's building permitting and zoning records.

In 1967, the Williams-Willis Realty Co ("WWR") acquired three contiguous parcels from the *Shell Oil Company* (shown as "A", "B", and "C" in *Figure 18* below). WWR would subsequently file on May 14, 1968, for approval of a new mixed-use office and residential building at 800 Oak Street, to be constructed on parcels "A", "B" and "C".

Plans presented at that time appear to be consistent in all respects to the building that exists today at 800 Oak Street.

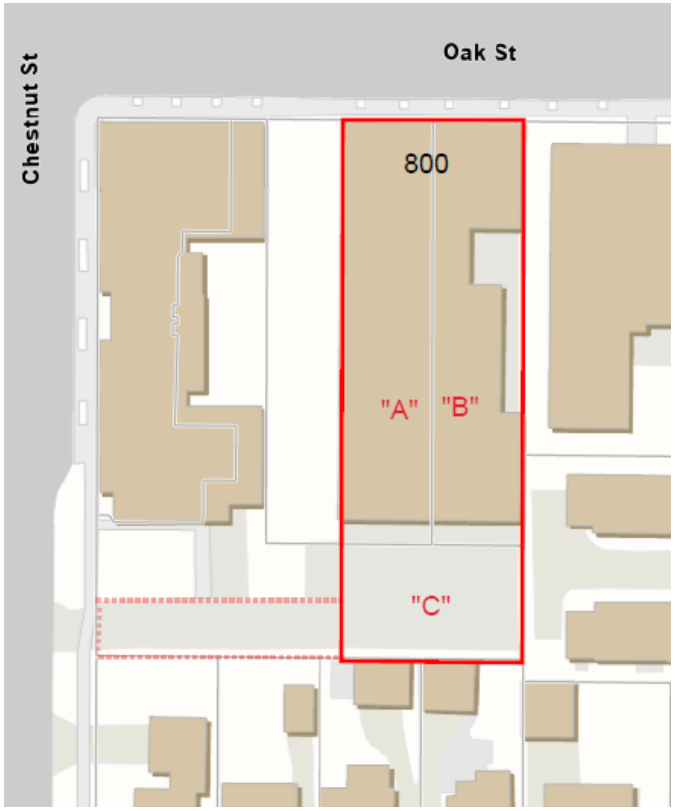


Figure 18 – original three parcels (1968)

Following submittal of the initial plan, Village records indicate that WWR was informed that the proposed building exceeded zoning density limits in place at that time to a significant degree. While the first-floor footprint was found to comply with zoning limits, **the second and third floor** of the proposed building exceeded the Village's lot coverage limitations by approximately 3,000 square feet.

Under zoning regulations in place at the time of construction in 1968, buildings in the C-2 zoning district could occupy up to 90% of lot area at the ground floor level. However, upper floors used for residential purposes were **subject to a more restrictive "lot coverage" limitation, with such floors being allowed to occupy only 60% of the lot area.**

Village records indicate that the original, unaltered plan for the 800 Oak Street building was subsequently approved later in 1968, with a notation made to the file indicating that WWR had cured the zoning nonconformity "*by buying more land*".

Permit application records indicate that WWR purchased 808 Oak Street ("D" in *Figure 19*) specifically to make the already designed building comply with zoning limitations. It is worth noting that in 1968, the Village did not require the purchase of additional land ("D") to be memorialized or approved through a formal plat of resubdivision.

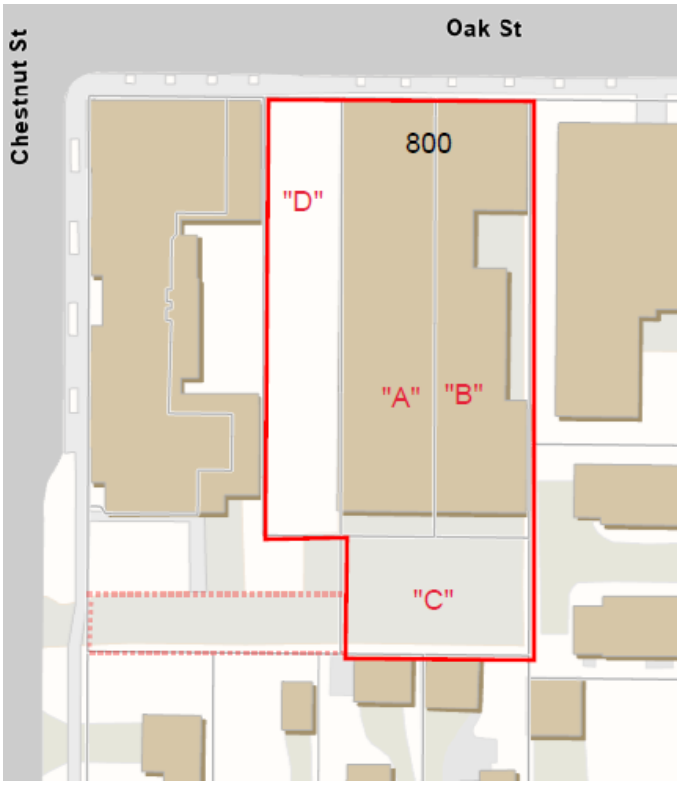


Figure 19 – added fourth ("D") parcel (1968)

Twenty years later, in 1988, in order to secure a minor permit, WWR would file a 'zoning lot letter' with the Community Development Department, acknowledging that Parcels "A", "B", "C", and "D" were to be considered a single lot for zoning purposes. However, despite that acknowledgment, WWR sold "Parcel "D" to one of the Applicants in 1995, who still owns it to this date.

In the years that followed the 1995 sale of "Parcel D", the Village has informed the owners as well as potential purchasers and developers of "Parcel D" that it could not recognize the lot as being a buildable lot unless it were created through a proper resubdivision application. More importantly, Village staff informed the same parties that such a subdivision would require consideration of a zoning variation from the "Lot Coverage" standards, which was the zoning requirement that had led to WWR's original purchase of the parcel in 1968.

2015 Commercial zoning amendments – In 2013 the Village Council received two reports issued by the *Urban Land Institute ("ULI")* which provided a series of recommendations for further review of zoning regulations, building codes, parking, and other factors which they found to impact the economic redevelopment potential of the downtown.

Following receipt of the ULI reports, the Plan Commission, Business Community Development Commission and Zoning Board of Appeals all participated in a review of the Village's regulatory environment. This

review culminated in the adoption of a series of zoning amendments, ranging from increasing allowable building heights in certain areas to modification of zoning parking requirements for new developments. In March 2015, the Village Council adopted Ordinance MC-2-15, which among many other amendments, eliminated the more restrictive lot coverage standard applicable to residential floors of mixed-use commercial buildings. Today, the C-2 District does not have a maximum lot coverage limitation.

Due to the 2015 repeal of the zoning standard which prompted the purchase of parcel "D", **the current Subdivision Application does not require any zoning relief.** Compliance with various zoning requirements will be detailed in the following pages.

COMPREHENSIVE PLAN

The Comprehensive Plan designates the entirety of the Subject Property as appropriate for Mixed Use development (*Figures 20* and *21*). The **C-2 Commercial** zoning is consistent with the Comprehensive Plan by providing for the development of mixed-use commercial / residential development.

As described earlier and shown in *Figure 2*, the southerly 50 feet of the subject property is zoned **B-1 Multiple Family Residential**. The Comprehensive Plan, citing the Zoning Ordinance's "Purpose Statement" for the B-1 zoning district, notes that the B-1 District is intended *to "provide a land use buffer between commercial and detached single family land uses"*, and as such 'smoothes the transition between different land uses so that adjacent land uses are compatible'. This offers some clarification of the rationale for zoning the southerly 50 feet of the Subject Property as Multi-Family Residential.

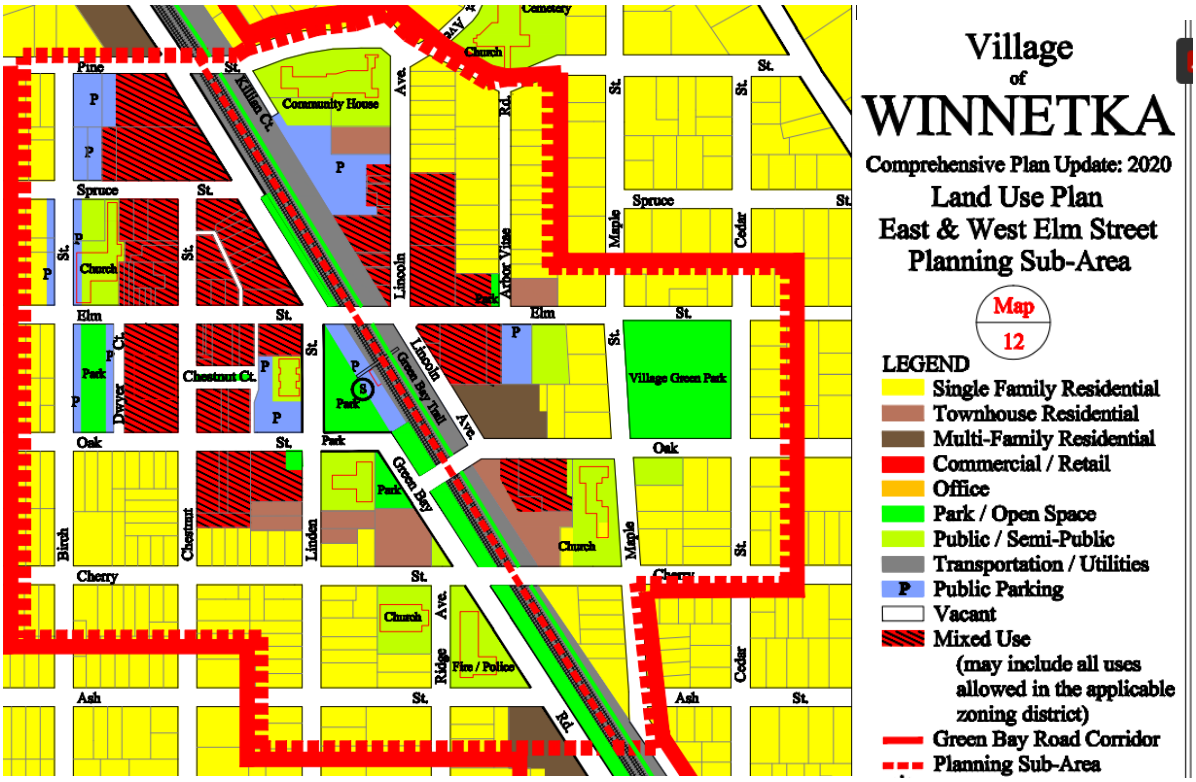


Figure 20 – Comprehensive Plan Land Use Map
(East and West Elm Districts)

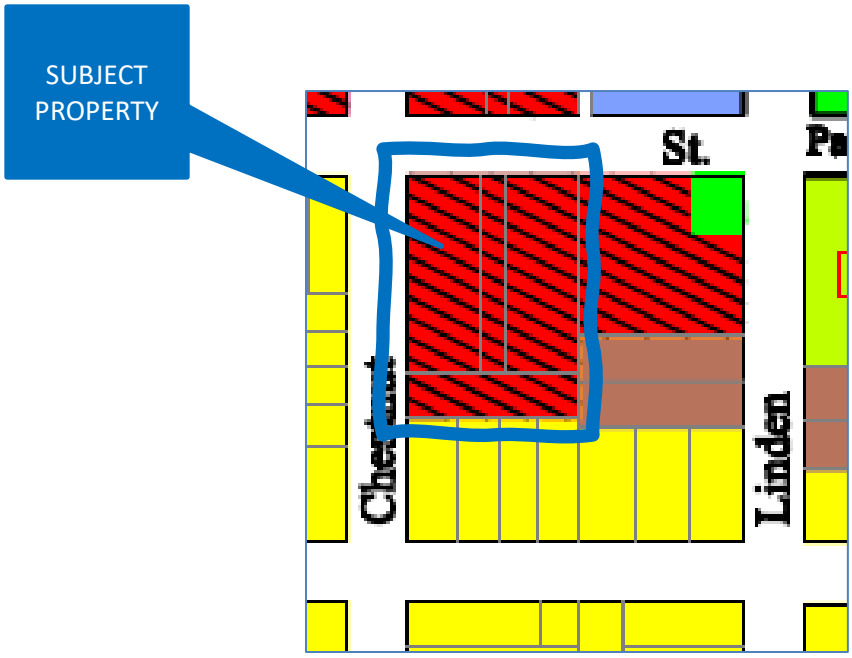


Figure 21 – Land Use Map (closeup)

DESCRIPTION OF ZONING STANDARDS

Most subdivision activity in the Village occurs within single-family residential areas, where lot size requirements and related zoning standards (setbacks, building height, building size) were established to maintain appropriately scaled homes and a relative balance between developed areas and open space. As such, the Plan Commission is accustomed to seeing agenda materials summarizing a proposed subdivision's compliance with a lengthy list of zoning standards.

In commercially zoned areas, the structure of zoning regulations is still focused on maintaining appropriately scale development, but with a differing structure of regulations. *Table 1* provides a brief comparison of one single-family residential zoning district's requirements compared to those in the C-2 Commercial District, to clarify the differing nature of such subdivisions.

Table 1 **Comparison of *Residential* and *Commercial* Zoning requirements**	***R-5 Single Family Residential Zoning District***	***C-2 Commercial Zoning District***
Minimum Lot Area	8,400 sq.ft.	No minimum required
Minimum Lot Width	60'	No minimum required
Minimum Lot Depth	120'	No minimum required
Minimum Front Setback	30'	0'
Minimum Side Yard Setback	6'	0'
Minimum Rear Yard Setback	25'	10'
Maximum Gross Floor Area (as a percentage of lot area)	40 %	No limitation
Maximum Roofed Lot Coverage (as a percentage of lot area)	27%	No limitation (100% lot coverage permitted)

APPLICABLE ZONING STANDARDS IN THE C2 COMMERCIAL ZONING DISTRICT

The existing buildings and improvements on each of the newly created 800 lot and the 812 lot would comply with the current C2 Commercial District requirements, and certain zoning standards unique to the C2 Commercial zoning district will shape the character of any future development on the newly created 808 lot.

- *Section 17.46.020 (Building Height)* - The C2 Commercial Zoning District is divided into the *Transitional Height District* (3 stories maximum), and the *Standard Height District* (4 stories maximum). As shown in *Figure 21* below, that portion of the Subject Property zoned C2 is located within the *Standard Height District*, allowing a maximum height of 4 stories / 45 feet.

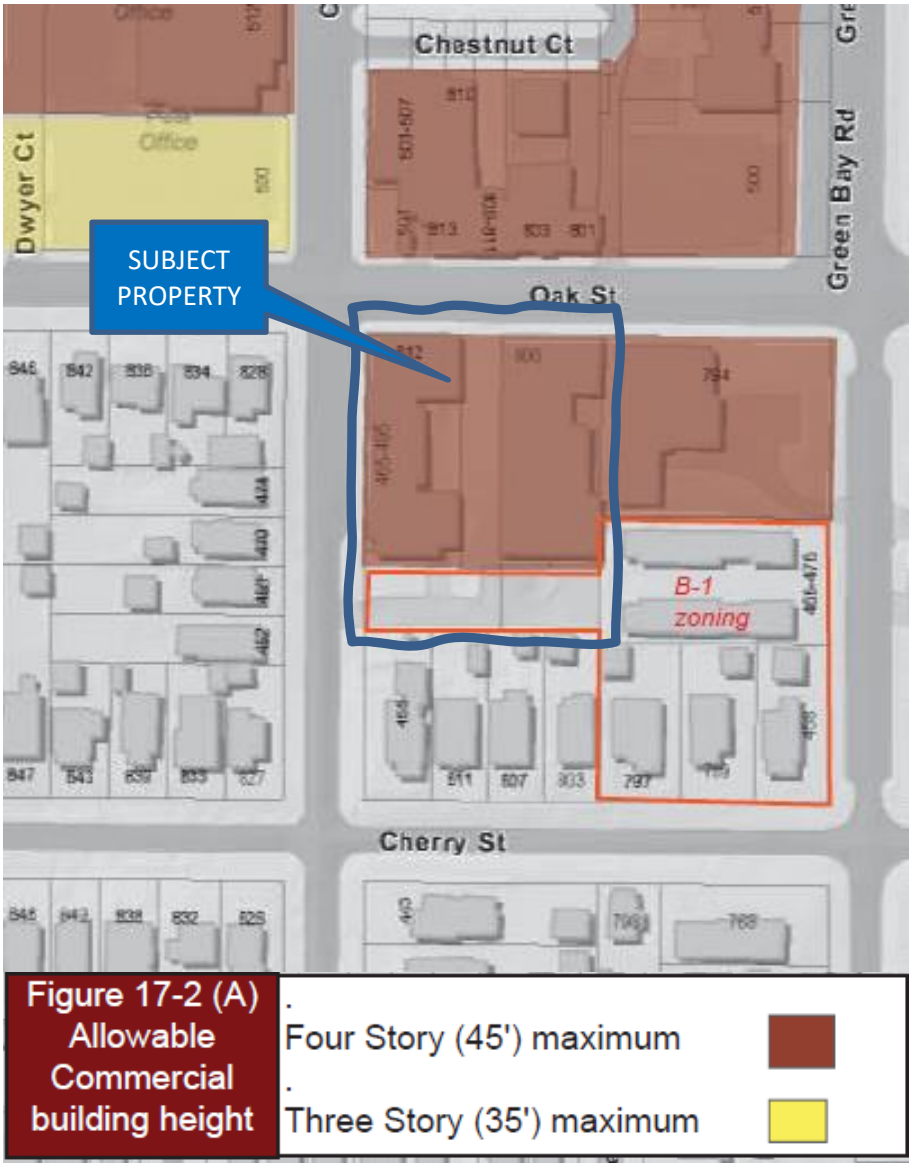


Figure 21 – C2 building height limits (excerpt)

- *Section 17.46.025 (Upper Story Setback)* - Enacted in 2015 as part of the comprehensive review of zoning regulations described earlier, the zoning ordinance requires that buildings with a fourth story include a 10-foot 'step-back' at the fourth-floor level (pictured below) to reduce the perceived scale of the building from the street.

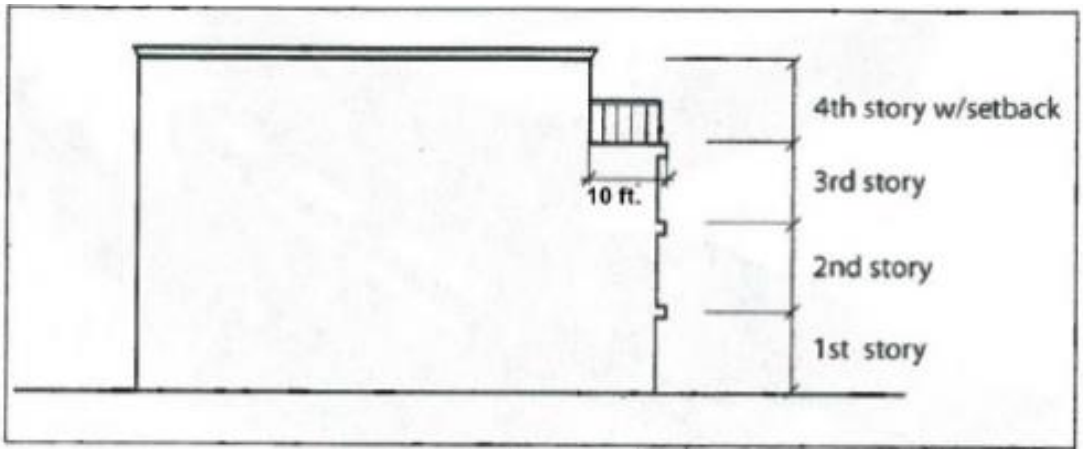


Figure 22

- *Section 17.46.030 (Front Setback)* - Within the C2 Commercial Zoning District there is no minimum required setback, allowing buildings to abut the front property and observe a 'zero setback', promoting a continuous 'street wall' along the public sidewalk. In addition, the C2 Zoning District establishes a maximum front setback of 3 feet to promote this same concept.
- *Section 17.46.030 (Rear Yard)* – The C2 zoning district requires a minimum rear yard setback of 10 feet from the rear property line.
- *Section 17.46.110 (Off-Street Parking) – The C2 District requires the following number of parking spaces for any development of the site*.

Off-Street Required Parking in C2 District
Commercial space – 1 space per 1,000 sf, for spaces over 2,500 sf
Residential Units
Studio / 1 BR - 1 ¼ spaces
2 BR - 1 ½ spaces
3+BR - 2 spaces

Given that the lot is only 33 ½ feet wide, providing parking on the lot will be a challenge. Development of the site may require unique solutions by either (a) providing the required parking on the lot in a unique way, (b) providing the required parking on another lot within 300 feet, as long as a 20-year plus lease is provided, or (c) an applicant requesting a parking variation.

In addition to the above zoning standards, it is important to point out that new commercial development, as well as modification of existing buildings is subject to review and approval by the *Design Review Board*. The DRB reviews all such projects for consistency with the Village's *Commercial Area Design Guidelines.* The Guidelines provide recommendations for treatment of commercial buildings in a wide variety of areas including appropriate (and inappropriate) materials, proportions, scale, façade articulation, and more.

COMPLIANCE WITH SUBDIVISION CODE STANDARDS

Section 16.12 of the Village Code *(Subdivisions – Design Standards)* provide guidance on the design of subdivisions, including the appropriate design of individual lots, as well as larger scale concerns including the configuration of blocks, roadways, and alleys.

Section 16.12.010.B.3 of the Subdivision Code *(Design Standards – Street and Alley Widths)* states that

> *"Alleys shall be provided at the rear of all commercial lots and shall be at least twenty (20) feet wide."*

The subject property is currently configured to include a 20' wide private easement for ingress and egress, which extends east to west for a portion of the block, described earlier in this report, and shown on *Figure 15* (page 8).

The proposed subdivision does not propose to dedicate any public alley, and approval of the subdivision as requested by the Applicants requires approval of relief by the Village Council from Section 16.12.010.B.3, to allow the proposed subdivision to deviate from the 20' wide public alley requirement.

It is worth noting that the Director of Engineering Jim Bernahl has expressed no interest in taking over or becoming responsible for a dead-end alley.

STORMWATER

The proposed subdivision consists of subdividing two lots into three lots. The lots are located outside the 100-year flood plain. As previously mentioned, two of the lots are currently improved, with a new third lot that would initially be vacant. Any future improvements proposed for the new lot will be evaluated by Village Engineering staff for compliance with the Village stormwater regulations upon submittal of permits necessary for such improvements.

Prior to the development of the newly created lot, a stormwater detention system must be approved by the Village Engineering staff, with such system designed and constructed to assure that there is no increase in the rate of runoff from the site's current undeveloped status. System design shall be based on an assumed maximum allowable impermeable surface allowed (100%) and using a runoff coefficient for a 100-year storm event.

CURRENT CONSIDERATION BY PLAN COMMISSION

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 the 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 Village Water & Electric Department is requesting additional utility easements, to accommodate both existing utility lines as well as potential improvements. The requested additional utility easements have been added to the final plat of subdivision and are depicted in *Figure 23.*

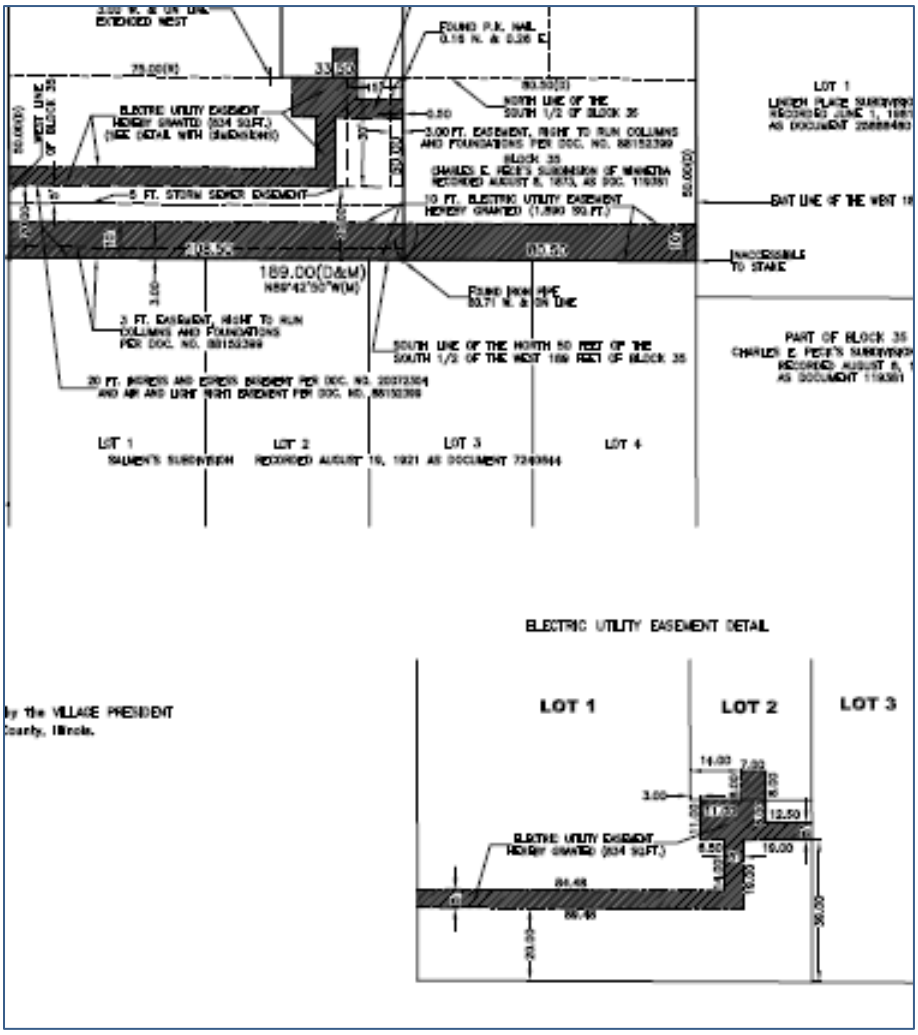


Figure 23 – utility easement detail

PLAT FORMATTING – SIGNATURE BLOCKS

All of the necessary signatures are provided on the plat of subdivision.

RECOMMENDATION

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

The Plan Commission **finds [does not find]:**

1. That the proposed Bartnell's Subdivision Final Plat requires a variation from Section 16.12.010.B.3 of the Subdivision Code, which requires a public alley measuring 20 feet in width at the rear of all commercial lots, and;
2. That the proposed Bartnell's Subdivision meets the standards of the Subdivision Code for approving the final plat, and for approval of the associated variation, and that;

Based upon these findings, the Plan Commission **recommends [does not recommend**] that the proposed Bartnell's Subdivision, with the requested variation, be approved.

ATTACHMENTS

Attachment A: Application Materials
Attachment B: Proposed Plat of Subdivision (Bartnell's Subdivision)
Attachment C: Plat of Survey of existing improvements (800 Oak Street)
Attachment D: Plat of Survey of existing vacant lot (808 Oak Street)

Attachment A

LAW OFFICES

COURI AND COURI

552 LINCOLN AVENUE
WINNETKA, ILLINOIS 60093

PHILLIP E. COURI
PHILLIP A. COURI
DAVID G. BURDEN
GEORGE L. PLUMB, d. '92

pec@courilaw.com
pac@courilaw.com
PHONE (847) 446-7372
FAX (847) 501-4858

May 13, 2021

Village of Winnetka
510 Green Bay Road
Winnetka, Illinois 60093

RE: Application for Land Re-Subdivision
800, 808, and 812 Oak Street, Winnetka, Illinois

All,

The 808 Oak, Winnetka, Illinois ("808 Property") was purchased by the current owners in 1995, from the property owners at 800 Oak Street, Winnetka, Illinois ("800 Property"). In attempting to develop the 808 Property, the owners learned from the Village that the property under the current plat of subdivision ("Original Plat") was still considered a part and parcel of the 800 Property. In addition, the Village also discovered that parts of 812 Oak, Winnetka, Illinois ("812 Property") and part of 800 Property under the Original Plat were not properly separated.

The owners of the 800, 808, and 812 Property, now wish to correctly subdivide their properties by separating the 800, 808, and 812 Properties from each other to depict the true ownership more accurately in relation to the property lines. Toward that end, we have employed the services of a surveyor to prepare a plat of re-subdivision, which has been executed by all the necessary parties expect for the Village of Winnetka.

The purpose of obtaining the re-subdivision of this parcel, is to clear title to each property to enable them to be sold without complications. Toward that end, please find enclosed the application for Subdivision, plat of survey and copies, and the proposed plat of re-subdivision.

Should you have any further request for information, please contact the undersigned.

Sincerely,

[redacted]

Phillip E. Couri

Enclosures

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SUBDIVISION/CONSOLIDATION APPLICATION

Case No. 2021-19-SD

Property Information

Site Address: 800, 808, 812 Oak Street, Winnetka, IL 60093

Parcel Identification Number(s) (PIN): 05-20-217-003; 004; 017
05-20-217-002 ; 05-20-217-022

Property Owner Information

Name: The Chicago Trust Company, Trustee U/T #2426 dated 8/2/07

Primary Contact: Phillip A. Couri

Address: 552 Lincoln

City, State, Zip: Winnetka IL 60093

Phone No. 847-446-7372

Email: pac@Courilaw.com

Date owner acquired property: January, 1995
See attached Ex A for Beneficiary Info

Surveyor Information

Company Name: Geodetic Survey, Ltd.

Primary Contact: Thomas Krohn

Address: 200 Waukegan

City, State, Zip: Winnetka, IL 60093

Phone No. 847-904-7690

Email: info@gsurvey.net

Architect Information

Name:

Primary Contact:

Address:

City, State, ZIP:

Phone No.

Email:

Attorney Information

Name: Couri & Couri

Primary Contact: Phillip A. Couri

Address: 552 Lincoln

City, State, Zip: Winnetka, IL 60093

Phone No. 847-446-7372

Email: pac@Courilaw.com

The Chicago Trust Company, Trustee, Trust No. 2426
Property Owner Signature: BY: [redacted] Date: 03/24/21

Linda J. Pitrowski
Vice President & Trust Officer

Exhibit A

Beneficiary Info:	50% in Philip G. Prassas family Trust #2, 15 Meadowview Drive, Northfield, IL 60093
	50% interest in Phillip E. Couri Family Trust, 1515 Meadow, Glenview, IL 60025

THE CHICAGO TRUST COMPANY
A WINTRUST WEALTH MANAGEMENT COMPANY

Linda J. Pitrowski
Vice President and Trust Officer
(773) 298-6208
(847) 853-5820 fax
lpitrowski@wintrustwealth.com

March 24, 2021

RE: Land Trust No SBL-2426 The Chicago Trust Company, N.A. Successor Trustee to Wayne Hummer Trust Company, dated August 2, 2007

Property Address: 800 Oak Street, Winnetka, Illinois

To Village of Winnetka:

Please be advised that the beneficiary(ies) of the above mentioned Land Trust are as follows:

50% beneficial interest in the Philip G. Prassas Family Trust #2

50% beneficial interest in the Phillip E. Couri Family Trust

The power of direction in the Trust is held by any one of the following:

Philip G. Prassas OR Phillip E. Couri

The beneficial interest in the Land Trust has not changed since the inception of the Trust in 2007.

There are no collateral assignments of beneficial interest lodged against the Land Trust.

Very truly yours,

[redacted]

Linda J. Pitrowski
Vice President & Trust Officer

WAYNE HUMMER TRUST COMPANY

A SUBSIDIARY OF THE WINTRUST FINANCIAL GROUP

THIS TRUST AGREEMENT, dated this 2nd day of August, 2007 and known as Trust Number SBL 2426 is to certify that WAYNE HUMMER TRUST COMPANY, N.A., successor Trustee to State Bank of the Lakes, 440 Lake St., Antioch, IL 60002, as trustee hereunder, is about to take legal and equitable title to the following described real estate in Cook County, Illinois.

See attached legal description

Permanent Tax # 05-20-203-017-0000

Improved with:

otherwise known as: 552-554 Lincoln Avenue, Winnetka, IL

When the trustee has taken title to the real estate or has accepted in writing title to any other property conveyed to it as trustee hereunder, the trustee will hold it for the uses and purposes and on the trusts herein stated. Any attempted conveyance of assignment of property to the trustee (whether or not recorded) without the same being accepted in writing by the trustee shall be null and void, and the property described in such attempted conveyance or assignment shall not be subject to this agreement.

The following named person or persons and their successors in interest shall be entitled to the earnings, avails and proceeds of said real estate according to the respective interests herein set forth, to wit:

Philip G. Prassas Family Trust #2	50%
Phillip E. Couri Family Trust	50%

The power of direction referred to on the reverse side hereof shall be in: Any one of the following:
Philip G. Prassas
Phillip E. Couri

The trustee shall receive for its services in accepting this trust and taking title hereunder the sum of $ 275.00 and in addition each year in advance for holding title after one year from the date hereof, an annual fee as determined by the trustee's then current rate and also its regular scheduled fee for executing deeds, mortgages or other instruments. It shall receive reasonable compensation for any special services which may be rendered by it and for taking and holding any other property which may hereafter be conveyed to it hereunder, which fees, charges and other compensation the beneficiaries jointly and severally agree to pay. If the value of the property is increased for any reason after the trustee has accepted title thereto, the trustee shall be entitled to a reasonable additional annual fee, in accordance with its scheduled fees for holding title to the property.

The name of any beneficiary will not be disclosed to the public unless otherwise directed in writing, except if prior notice be given by the trustee to the beneficiary, or if such disclosure be required by statute or court order.

Written inquiries, legal notices and other similar matters should be forwarded to: Philip G. Prassas
552 Lincoln Avenue, Winnetka, IL 60093

The following name(s) should be furnished to a person making an oral inquiry: NONE

Bills shall be mailed to:

THIS AGREEMENT IS SUBJECT TO ADDITIONAL PROVISIONS SET FORTH ON THE REVERSE SIDE HEREOF AND WHICH ARE HEREBY INCORPORATED HEREIN AND MADE A PART OF BY REFERENCE.

On said day, the said beneficiaries have signed this Declaration of Trust and Trust Agreement in order to signify their assent to the terms hereof.

MUST BE COMPLETED

Phillip E Couri (SEAL) Address Phone
SSN 342-28-0817 City State/ZIP
Date of Birth

Philip G. Prassas (SEAL) Address Phone
SSN 353-26-1207 City State/ZIP
Date of Birth

(SEAL) Address Phone
SSN City State/ZIP
Date of Birth

Signature and address of the person having power of direction if other than a beneficiary:

(SEAL) Address Phone
SSN City State/ZIP
Date of Birth

IN TESTIMONY WHEREOF, the **WAYNE HUMMER TRUST COMPANY** has caused this agreement to be executed by its Vice President/Trust Officer and attested by its Vice President/Trust Officer and has caused its corporate seal to be attached hereto as and for the act and deed of said corporation, the day and date above written.

By: [redacted] Attes [redacted]

Vice President/Trust Officer Vice President/Trust Officer

[redacted]
TRUST C

We hereby certify that the above is a true and correct copy of the original now held in our files containing 3 pages, each bearing the initials of the undersigned.

THE CHICAGO TRUST COMPANY, N.A.

by [redacted]

3-14-20 21

The interest of every beneficiary and of any person who may become entitled to any interest under this trust shall consist only of (1) the power to direct the trustee to deal with title to the property; (2) the power to manage, possess, use and control the property; and (3) the right to receive the earnings, avails and proceeds from leases and other uses and from mortgages, sales and other dispositions of the property. Such rights and powers shall be personal property and may be assigned as such. On the death of any beneficiary, his interest, except as otherwise provided, shall pass to his executor or administrator and not his heirs at law. No beneficiary at any time shall have any right, title or interest in or to any portion of the legal or equitable title to the property. The death of any beneficiary shall not terminate the trust of affect the rights or powers of the trustee or of the beneficiaries except as provided by law.

By amendment in writing delivered to and accepted by the trustee, any beneficiary having a vested interest hereunder shall at any time or times have the right to revoke, alter or amend the provisions of this trust agreement relative to the person or persons who may be entitled from time to time, to the ownership and enjoyment of said beneficiary's interest hereunder.

No assignment of any beneficial interest shall be binding on the trustee until the original or executed duplicate of the assignment is delivered to the trustee and accepted by it in writing. Every assignment of any beneficial interest, the original or duplicate of which shall not have been so delivered to and accepted by the trustee, shall be ineffective as to all subsequent assignees or purchaser without notice.

The trustee shall have no obligation to file any income, profit or other tax reports or returns or pay such or any other taxes. The beneficiaries will make all such returns and reports, and pay general real estate and all other taxes or charges payable with respect to the property and to the earnings, avails and proceeds of the property or based on their interest under this agreement.

If the trustee shall make any advances of incur any expenses on account of this trust or the property or shall incur any expenses by reason of being made party to any litigation in connection with this trust or the property or if the trustee shall be compelled to pay money on account of this trust or the property, whether for breach of contract, injury to person or property, fines or penalties under any law, or otherwise, the beneficiaries jointly and severally on demand shall pay to the trustee, with interest at the highest rate per annum permitted by law the amount of all such expenses, advances or payments made by the trustee, plus all its expenses, including attorney's fees. The trustee shall not be obliged to convey, transfer or otherwise deal with the property or any part of it until all of the payments, advances and expenses made or incurred by it shall have been paid, with interest.

The trustee shall not be obligated to pay any money for this trust or the property or to prosecute or defend any legal proceeding involving this trust or the property unless it shall elect to do so and be furnished with sufficient funds or be indemnified to its satisfaction. If the trustee is served with process or notice of legal proceedings or of any other matter concerning the trust or the property, the sole duty of the trustee shall be to forward the process or notice to the person named herein as the person to whom inquiries or notices shall be sent, or, in the absence of such designation, to the beneficiaries. The latest address appearing in the records of the trustee shall be used for all mailings.

It shall not be the duty of the purchaser of the property or of any part of it to see to the application of the purchase money, nor shall anyone who may deal with the trustee be required or privileged to inquire into the necessity or expediency of any act of the trustee, or into the provisions of this agreement.

This agreement shall not be recorded in the county in which the property is situated, or elsewhere, but any recording shall not be notice of the rights of any person derogatory to the title or powers of the trustee. In this agreement, the plural includes the singular, and vice versa, and the masculine gender includes the feminine.

The trustee may at any time resign by sending by registered or certified mail a notice of such intention to each of the then beneficiaries at his latest address appearing in the records of the trustee. Such resignation shall become effective twenty days after such mailing. On such resignation a successor may be appointed in writing by the persons then entitled to direct the trustee in the disposition of the property, and the trustee shall thereupon convey or transfer the property to such successor. If no successor is named as above provided within twenty days after the mailing of such notices by the trustee, the trustee may convey or transfer the trust property to the beneficiaries in accordance with their interest hereunder, and the conveyance may be recorded or registered, as the case may be, by the trustee and such recording or registration shall constitute delivery of the conveyance or transfer to the beneficiaries. The trustee, at its option, may file a complaint for appropriate relief in any court of competent jurisdiction.

Every successor trustee shall become fully vested with all the title, estate, rights, powers, trusts, and shall be subject to the duties and obligations of its predecessor.

It is agreed by the parties and by any person who may hereafter acquire any interest in this trust that the trustee will deal with the trust property including cash or other assets of any kind which may have become subject to the trust only when authorized to do so in writing.

On the written direction of the party or parties designated on the reverse side hereof as having the power of direction, the trustee will make deeds for , or deeds conveying directly to a trust grantee or mortgagee or trust deeds (which may include a waiver of the right of redemption from sale under an order or decree of foreclosure) or execute leases or otherwise deal with title to the trust property including cash or other assets subject to the trust. The beneficiaries by written instrument delivered to the trustee may revoke the foregoing power of direction and designate the person thereafter to exercise the power. Such instrument shall be signed by all the then beneficiaries. The trustee shall nor be required to inquire into the propriety of any direction.

The trustee shall not be required to assume any personal obligation of liability in dealing with the property or to make itself liable for any damages, costs, expenses, fines or penalties, or to deal with the property so long as any money is due to it hereunder.

The beneficiaries shall have the sole possession, management and control of the selling, renting, repairing, maintaining and handling of the property and the trustee shall have no right or duty in respect to any such matters. The beneficiaries shall have the right to execute leases and collect rents in their own name or through their agents. The trustee shall have no right or duty in respect to the payment of taxes or assessments or insurance, litigation or other matters relating to the property, except on written direction accepted by it as above provided and after the payment to it of all money necessary in its opinion to carry out the directions without liability to it. The beneficiaries are not the agents of the trustee for any purpose and do not have authority to contract or to execute leases or do any other act for or in the name of the trustee or to obligate the trustee personally or as trustee.

The trustee shall not be required to execute any instrument containing covenants of warranty.

If any property remains in this trust twenty years from the date of this agreement or any extension thereof, it shall be sold at public sale by the trustee on reasonable notice as determined by it and the net proceeds of the sale shall be divided among those who are then entitled thereto under this agreement in the proportions in which they are then entitled.

ENVIRONMENTAL COVENANTS

Beneficiary(ies) and holder(s) of the Power of Direction, covenant and agree that no real estate which is subject to the reporting requirements of "The Responsible Property Transfer Act of 1988," (30 Ill. Rev. Stat., Specs. 903-907, as Amended), will be conveyed to, or held by, the Trustee in any event. Beneficiary(ies) and holder(s) of the Power of Direction further agree that they will not cause or allow any real estate to be conveyed to, or held by, the Trustee upon which nuisance, environmental hazard, toxic material, radioactive material or other noxious materials are stored or otherwise exist.

Beneficiary(ies) shall hold Trustee harmless and shall defend and indemnify it from any and all loss, claims, actions, judgments, demands, costs of suit and attorneys' fees which Trustee may incur by reason of the violation of the foregoing covenants.

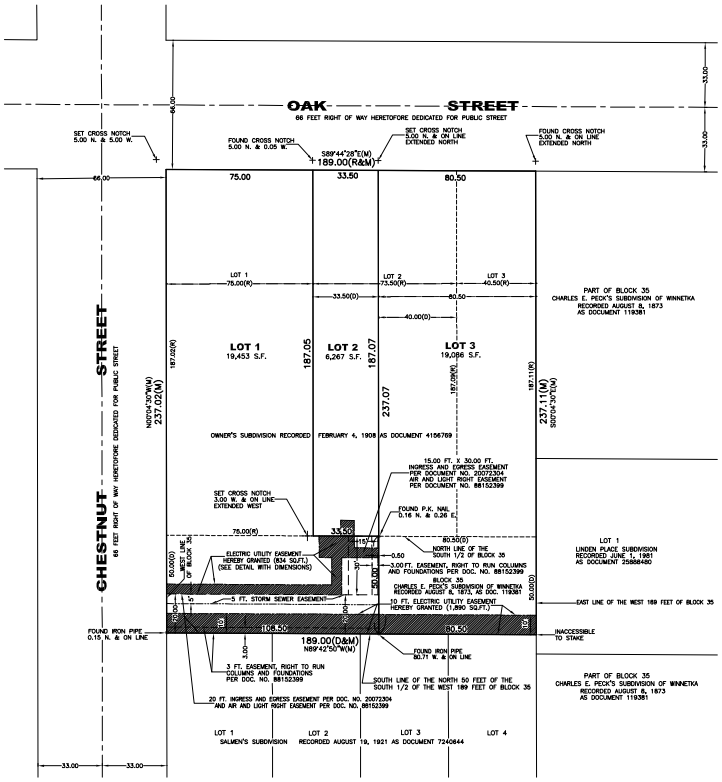
The Trustee shall be under no duty to inquire as to any environmental matters affecting any real estate held by the Trustee. No deed, instrument or other document executed or accepted by Trustee shall constitute any representation or warranty by Trustee as to any environmental matter.

LOT 7 (EXCEPT THE WESTERLY 40 FEET THEREOF) IN LEWIS D. WEBSTER'S RESUBDIVISION OF BLOCK 11 (EXCEPT THE NORTH 75 FEET THEREOF) IN LOTS 6, 8, 9 AND 10 IN BLOCK 12 IN PARK ADDITION TO WINNETKA IN THE SOUTH EAST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Attachment B

BARTNELL'S RESUBDIVISION

BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

This plat submitted for recording by:
Name: VILLAGE OF WINNETKA
Address: 510 GREEN BAY ROAD
City: WINNETKA
State: ILLINOIS Zip 60093

PERMANENT INDEX NUMBERS: 05-20-217-003-0000
05-20-217-004-0000
05-20-217-017-0000

TAX BILL RECIPIENT:
SCHERMERHORN & CO.
2737 CENTRAL STREET
EVANSTON, ILLINOIS 60201

OWNER'S CERTIFICATE: 800 Oak Street, Winnetka, IL 60093

State of Illinois } s.s.
County of Cook }

We, _____, do hereby certify that we are the owners of Lot 3 as shown hereon and that we have caused the said property to be surveyed and resubdivided as shown hereon as the Bartnell's Subdivision and legally described on the plat of the same name.

Dated this _____ day of _____, A.D. 20___.

By: _____

Its: _____

NOTARY CERTIFICATE:

State of Illinois } s.s.
County of Cook }

I, _____ a Notary Public in and for said County in the State aforesaid do hereby certify that _____ personally known to me to be the same persons whose names are subscribed to the foregoing instrument as owners of the property described hereon, appeared before me this day in person and acknowledged that they signed and delivered this plat as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, A.D. 20___.

_____
Notary Public

MORTGAGE CERTIFICATE:

State of _____ }
County of _____ } s.s.

This is to certify that _____ as mortgage under the provisions of that certain mortgage and assignments of rents dated _____, _____ recorded in the public records of _____ County, _____ on _____ as Document No. _____ is the mortgagee of the property described on the plat of subdivision and does hereby consent to and acknowledge and adopt said plat.

Dated this _____ day of _____, A.D. 20___.

By: _____

Title: _____

Attest: _____

State of Illinois } s.s.
County of Cook }

Approved this _____ day of _____, 20___ by the VILLAGE PRESIDENT AND BOARD OF TRUSTEES of the Village of Winnetka, Cook County, Illinois.

_____
Village President

_____
Village Clerk

State of Illinois } s.s.
County of Cook }

Approved this _____ day of _____, 20___ by the DIRECTOR OF THE WATER AND ELECTRIC DEPARTMENT of the Village of Winnetka, Cook County, Illinois.

_____
Water and Electric Director

State of Illinois } s.s.
County of Cook }

Approved this _____ day of _____, 20___ by the DIRECTOR OF THE COMMUNITY DEVELOPMENT DEPARTMENT of the Village of Winnetka, Cook County, Illinois.

_____
Community Development Director

State of Illinois } s.s.
County of Cook }

Approved this _____ day of _____, 20___ by the VILLAGE ENGINEER of the Village of Winnetka, Cook County, Illinois.

_____
Village Engineer

State of Illinois } s.s.
County of Cook }

I, _____, Village Collector of the Village of Winnetka, 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 included in this plat of consolidation

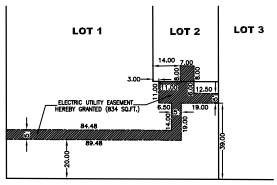
Dated this _____ day of _____, 20___.

_____
Village Collector

Public Utility Easement

An easement is hereby granted to the Village of Winnetka for public utilities, in, upon, along, over and under those parts of the lots indicated on this plat and marked "utility easement," to install, construct, lay, maintain, operate, relocate, renew and remove necessary equipment for public utility purposes, together with the rights of ingress to and egress from the easement, and the right to trim and remove such trees, bushes, shrubs and landscaping, as may be reasonably required incidental to the installation and maintenance of utility facilities. The easement may be used for gardens, shrubs, landscaping, wooden fences, and other purposes that do not interfere with the use of the easement, but no permanent buildings or structures other than driveway and sidewalk surfaces shall be placed on the easement.

ELECTRIC UTILITY EASEMENT DETAIL



PERMANENT INDEX NUMBER: 05-20-217-002-0000

TAX BILL RECIPIENT:
BARTNELL LTD
3223 LAKE AVENUE #315
WILMETTE, ILLINOIS 60091

OWNER'S CERTIFICATE: 808 Oak Street, Winnetka, IL 60093

State of Illinois } s.s.
County of Cook }

We, Bartnell Ltd., do hereby certify that we are the owners of Lot 2 as shown hereon and that we have caused the said property to be surveyed and resubdivided as shown hereon as the Bartnell's Subdivision and legally described on the plat of the same name.

Dated this _____ day of _____, A.D. 20___.

By: _____

Its: _____

NOTARY CERTIFICATE:

State of Illinois } s.s.
County of Cook }

I, _____ a Notary Public in and for said County in the State aforesaid do hereby certify that _____ personally known to me to be the same persons whose names are subscribed to the foregoing instrument as owners of the property described hereon, appeared before me this day in person and acknowledged that they signed and delivered this plat as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, A.D. 20___.

_____
Notary Public

State of Illinois } s.s.
County of Cook }

Wayne Hummer Trust Company, N.A.

The Chicago Trust Company _____, not individually, but as trustee under the terms of a trust agreement dated May 22, 2007, and known as trust no. 2426, does hereby certify that it is, as such trustee, has caused the said property to be surveyed and subdivided as shown hereon, for the uses and purposes therein set forth and does hereby acknowledge and adopt the same under title shown hereon.

Dated this _____ day of _____, A.D. 20___.

By: _____

Title: _____

Attest: _____

PERMANENT INDEX NUMBER: 05-20-217-022-0000

OWNER'S CERTIFICATE: 812 Oak Street, Winnetka, IL 60093

State of Illinois } s.s.
County of Cook }

We, The 812 Oak Street Condominium Association, do hereby certify that we are the owners of Lot 1 as shown hereon and that we have caused the said property to be surveyed and resubdivided as shown hereon as the Bartnell's Subdivision and legally described on the plat of the same name.

Dated this _____ day of _____, A.D. 20___.

By: _____

Its: _____

NOTARY CERTIFICATE:

State of Illinois } s.s.
County of Cook }

I, _____ a Notary Public in and for said County in the State aforesaid do hereby certify that _____ personally known to me to be the same persons whose names are subscribed to the foregoing instrument as owners of the property described hereon, appeared before me this day in person and acknowledged that they signed and delivered this plat as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, A.D. 20___.

_____
Notary Public

SURVEYOR'S CERTIFICATE:

State of Illinois } s.s.
County of Cook }

I, Thomas R. Krohn an Illinois licensed land surveyor do hereby certify that I have surveyed and subdivided the following described property:

PARCEL 1: THE WEST 33-1/2 FEET OF LOT 2 OF OWNERS SUBDIVISION OF THE WEST 189 FEET OF THE NORTH 187 FEET OF BLOCK 35 OF CHARLES E. PECK'S SUBDIVISION OF WINNETKA, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 20, AND THE NORTH HALF OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 3 AND THE EAST 40 FEET OF LOT 2 IN OWNER'S SUBDIVISION OF THE WEST 189 FEET OF THE NORTH HALF OF BLOCK 35 IN CHARLES E. PECK'S SUBDIVISION OF WINNETKA, IN SECTIONS 20 AND 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
ALSO
THE EAST 80.50 FEET OF THE NORTH 50 FEET OF THE SOUTH HALF OF THE WEST 189 FEET OF BLOCK 35 IN CHARLES E. PECK'S SUBDIVISION OF WINNETKA, IN SECTIONS 20 AND 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOT 1 IN OWNER'S SUBDIVISION OF THE WEST 189.0 FEET OF THE NORTH HALF OF BLOCK 35 IN CHARLES E. PECK'S SUBDIVISION OF WINNETKA, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTIONS 20 AND THE NORTH HALF OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
ALSO
THE WEST 108.50 FEET OF THE NORTH 50.0 FEET OF THE SOUTH HALF OF THE WEST 189.0 FEET OF BLOCK 35 IN THE VILLAGE OF WINNETKA, IN TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

All dimension are in feet and decimal parts thereof.

I further certify that the property shown hereon is identified as Zone "X" (Unshaded), areas determined to be outside the 0.2% annual chance floodplain and is not situated in a special flood hazard area, by The Federal Emergency Management Agency, as per The Flood Insurance Rate Map, Village of Winnetka Community Number 170176, Map Number 17031C0251 J, effective date August 19, 2008.

I further certify that the property shown hereon is situated within the corporate limits of the Village of Winnetka, Illinois.

Dated this 25th of November, 2019.

_____
Illinois Licensed Land Surveyor No. 3000

PROFESSIONAL LAND SURVEYOR
THOMAS R. KROHN
035-003000
GLENVIEW
ILLINOIS
STATE OF ILLINOIS

GEODETIC SURVEY, LTD.
PROFESSIONAL DESIGN FIRM NO. 184-003942
200 WAUKEGAN ROAD, GLENVIEW IL 60025
TEL. (847) 904-7690; FAX (847) 904-7691

REVISIONS	DATE
PER VILLAGE COMMENTS	11/14/2019
PER VILLAGE COMMENTS	11/22/2019

FILE NO. 19-263
DATE: 09/30/2019

Attachment C

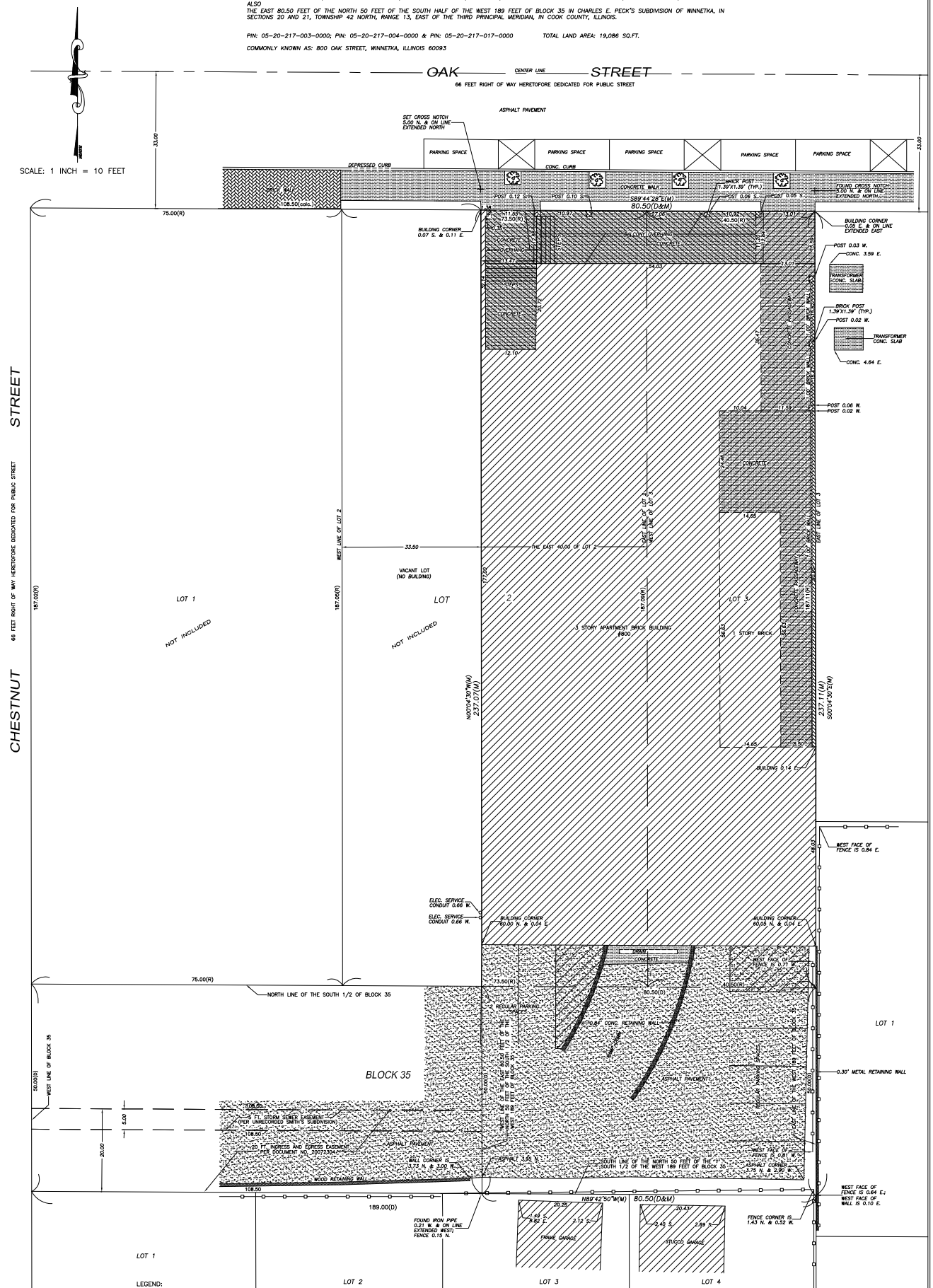
PLAT OF SURVEY

OF

LOT 3 AND THE EAST 40 FEET OF LOT 2 IN OWNER'S SUBDIVISION OF THE WEST 189 FEET OF THE NORTH HALF OF BLOCK 35 IN CHARLES E. PECK'S SUBDIVISION OF WINNETKA, IN SECTIONS 20 AND 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
ALSO
THE EAST 80.50 FEET OF THE NORTH 50 FEET OF THE SOUTH HALF OF THE WEST 189 FEET OF BLOCK 35 IN CHARLES E. PECK'S SUBDIVISION OF WINNETKA, IN SECTIONS 20 AND 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 05-20-217-003-0000; PIN: 05-20-217-004-0000 & PIN: 05-20-217-017-0000 TOTAL LAND AREA: 19,086 SQ.FT.

COMMONLY KNOWN AS: 800 OAK STREET, WINNETKA, ILLINOIS 60093



LEGEND:
(D) = Deed
(R) = Record
(M) = Measured
N. = North
S. = South
W. = West
E. = East
Conc. = Concrete
Wood Fence
Chain Link Fence — x —
Iron Fence — o —
Tree

ORDER NO.: 17-392
ORDERED BY: BARTNELL LTD.

PREPARED BY:
GEODETIC SURVEY, LTD.
PROFESSIONAL DESIGN FIRM NO. 184-004364
CONSTRUCTION AND LAND SURVEYORS
1121 DEPOT STREET, GLENVIEW, IL 60025
TEL.: (847) 904-7690; FAX (847) 904-7691

GENERAL NOTES:
-ADD TILE WILL NOT BE RELEASED UNDER THIS CONTRACT.
-FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THE PLAT OF SURVEY REFER TO YOUR ABSTRACT, DEED, TITLE POLICY, CONTRACT AND LOCAL BUILDING LINE/SETBACK REGULATIONS.
-COMPARE ALL POINTS BEFORE BUILDING AND AT ONCE REPORT ANY DISCREPANCIES, WHICH YOU MAY HAVE FOUND, TO THIS OFFICE, BEFORE DAMAGE IS DONE.
-DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE NOT TO BE SCALED FOR ADDITIONAL DATA.
-BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.
-THE LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND FOR ACCURACY SHOULD BE COMPARED WITH DEED AND/OR TITLE INSURANCE POLICY.

REVISED 09/19/2018
BUILDING NUMBER 812 TO 800

PROFESSIONAL LAND SURVEYOR
THOMAS R. KROHN
035-003000
GLENVIEW
ILLINOIS
STATE OF ILLINOIS

STATE OF ILLINOIS
COUNTY OF COOK SS

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

FIELD WORK COMPLETED: NOVEMBER 26, 2017

DATED THIS 27th DAY OF FEBRUARY 2018.

BY: _____
PROFESSIONAL ILLINOIS LAND SURVEYOR NO.3000
LICENSE EXPIRES 11/30/2018

PLAT OF TOPOGRAPHY

OF

PARCEL 1: THE WEST 33-1/2 FEET OF LOT 2 OF OWNERS SUBDIVISION OF THE WEST 189 FEET OF THE NORTH 187 FEET OF BLOCK 35 OF CHARLES E. PECK'S SUBDIVISION OF WINNETKA, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 20, AND THE NORTH HALF OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. (FEE PARCEL)

PARCEL 2: THE EAST 15 FEET OF THE WEST 108.0 FEET OF THE NORTH 30 FEET OF THE SOUTH HALF OF BLOCK 35 IN CHARLES E. PECK'S SUBDIVISION OF WINNETKA IN SECTIONS 20 AND 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20) (EASEMENT PARCEL)

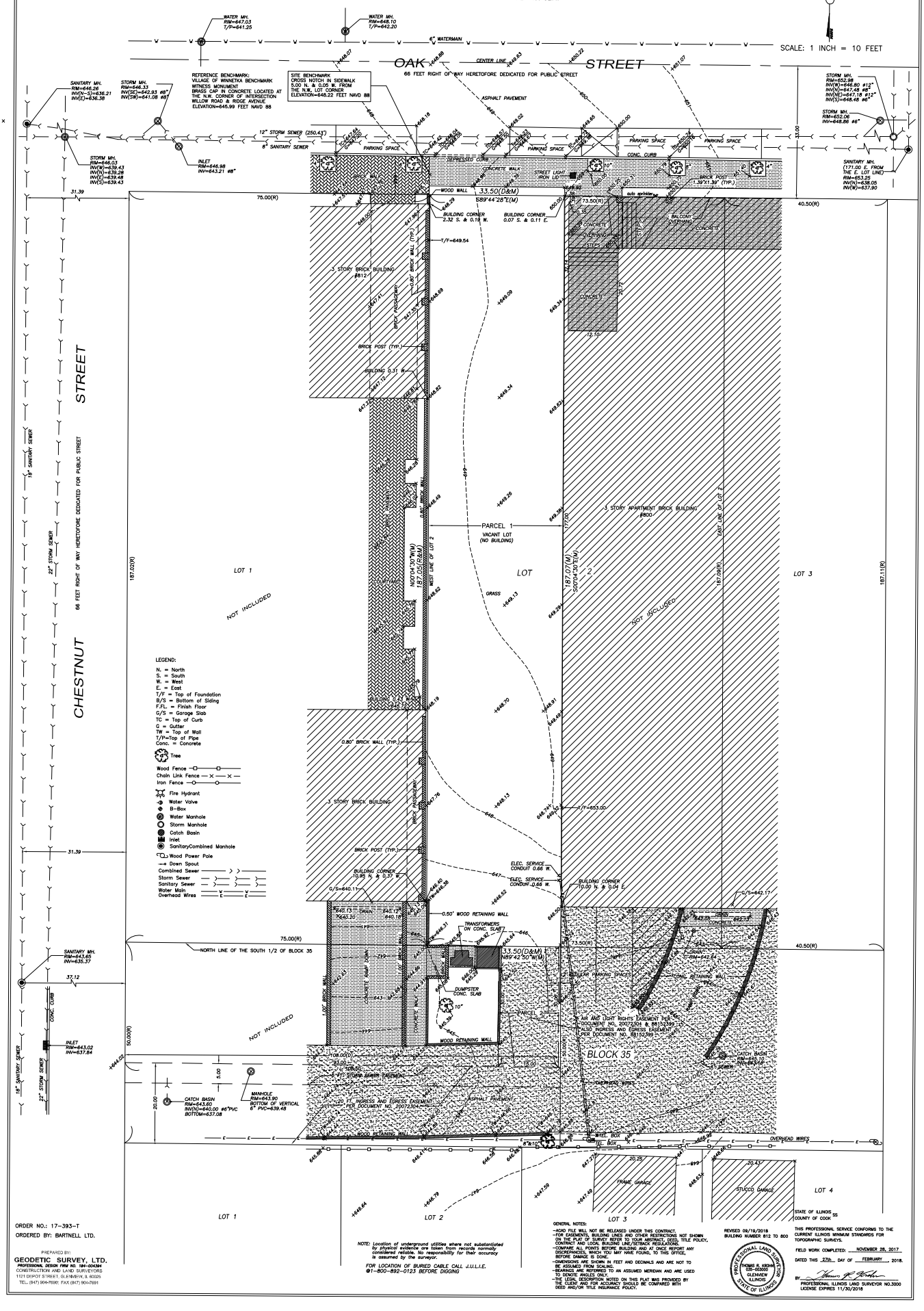
PIN: 05-20-217-002-0000

COMMONLY KNOWN AS: 808 OAK STREET, WINNETKA, ILLINOIS 60093

TOTAL LAND AREA PARCEL 1: 6,267 SQ.FT.
TOTAL LAND AREA PARCEL 2: 450 SQ.FT.

Attachment D

SCALE: 1 INCH = 10 FEET



ORDER NO.: 17-393-T

ORDERED BY: BARTNELL LTD.

PREPARED BY:
GEODETIC SURVEY, LTD.
PROFESSIONAL DESIGN FIRM NO. 184-004394
CONSTRUCTION AND LAND SURVEYORS
1121 DEPOT STREET, GLENVIEW, IL 60025
TEL. (847) 904-7690; FAX (847) 904-7691

NOTE: Location of underground utilities where not substantiated by physical evidence are taken from records normally considered reliable. No responsibility for their accuracy is assumed by the surveyor.

FOR LOCATION OF BURIED CABLE CALL J.U.L.I.E. @1-800-892-0123 BEFORE DIGGING

GENERAL NOTES:
-ADJO FILE WILL NOT BE RELEASED UNDER THIS CONTRACT.
-FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THE PLAT OF SURVEY REFER TO YOUR ABSTRACT, DEED, TITLE POLICY, CONTRACT AND LOCAL BUILDING LINE/SETBACK REGULATIONS.
-CONFIRM ALL POINTS BEFORE BUILDING AND AT ONCE REPORT ANY DISCREPANCIES, WHICH YOU MAY HAVE FOUND, TO THIS OFFICE, BEFORE DAMAGE IS DONE.
-DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE NOT TO BE ASSUMED FROM SCALING.
-BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.
-THE LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND SHOULD BE CORRECTLY SHOULD BE COMPARED WITH DEED AND/OR TITLE INSURANCE POLICY.

REVISED 09/19/2018
BUILDING NUMBER 812 TO 800

THOMAS S. BROWN 035-003202 GLENVIEW ILLINOIS PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

STATE OF ILLINOIS } SS
COUNTY OF COOK }

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS.

FIELD WORK COMPLETED: NOVEMBER 28, 2017

DATED THIS 27th DAY OF FEBRUARY 2018.

BY: _____
PROFESSIONAL ILLINOIS LAND SURVEYOR NO.3000
LICENSE EXPIRES 11/30/2018