



PLAN COMMISSION RESCHEDULED REGULAR MEETING

WEDNESDAY, APRIL 3, 2019 - 7:00 p.m.

WINNETKA VILLAGE HALL COUNCIL CHAMBERS – 510 GREEN BAY ROAD

AGENDA

1. Call to Order & Roll Call.
2. Community Development Report.
3. Public Comment.
4. Approval of February 27, 2019 meeting minutes.
5. **Case No. 19-11-SU: 1112 Willow Road – Crow Island School:** An application submitted by Winnetka School District 36 seeking approval of a Special Use Permit to allow renovation of the existing playground along Glendale Avenue at Crow Island School.
6. **Case No. 19-12-SU: 976 Green Bay Road – Robbins Architecture:** An application submitted by Celeste Robbins seeking approval of a Special Use Permit to allow an architect's office to continue to operate on the ground floor in the C-2 Commercial Overlay District.
7. Other Business.
8. Adjournment

Note: Public comment is permitted on all agenda items.

NOTICE

All agenda materials are available at villageofwinnetka.org (Government > Boards & Commission > Agenda Packets).

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510 Green Bay Road, Winnetka, Illinois 60093

Administration and Finance (847) 501-6000 Fire (847) 501-6029 Police (847) 501-6034 Community
Development (847) 716-3520

Public Works (847) 716-3568 Water and Electric (847) 716-3558

**WINNETKA PLAN COMMISSION
FEBRUARY 27, 2019 MEETING MINUTES**

Members Present:

Tina Dalman, Chairperson
Mamie Case
Layla Danley
Chris Foley
Louise Holland
Bridget Orsic
Jay Vanderlaan

Non-voting Members Present:

Matt Bradley

Members Absent:

John Golan

Village Staff:

David Schoon, Director of Community Development
Ann Klaassen, Senior Planner

Call to Order:

The meeting was called to order by Chairperson Dalman at 7:02 p.m. Chairperson Dalman first acknowledged Matt Bradley who is the new ZBA liaison member replacing Joni Johnson. Chairperson Dalman then took a roll call.

Community Development Report

Mr. Schoon stated at the March 5, 2019 Village Council meeting, they would be considering approval the 67 Brier final plat. He stated they would also review comments from the advisory bodies regarding the planned development regulations. Mr. Schoon then stated a notice was published for the public hearing regarding amendments to the overlay district which would be on March 19, 2019. He stated they also scheduled a public hearing for Boutique Bites which is a banquet facility proposed for Hubbard Woods. Mr. Schoon noted the Village Council discussed it at their last meeting as the applicant made changes to the concept plan with the determination that the amount of usable space is smaller and they are not going to be able to have the restaurant/café component at the front. He stated the Village Council asked the applicant for more of a description with regard to the pop-up café taking place once in a while. Mr. Schoon added the applicant has stated that she would also plan to do another restaurant in Hubbard Woods after this location is up and running. He noted there would be a couple of items on the Commission's March agenda and they are down to a bare minimum in terms of a quorum of five and to advise the staff of any changes in their availability.

Public Comment

Chairperson Dalman asked if there was any public comment for items not on the agenda. No comment was made at this time.

Approval of January 23, 2019 Meeting Minutes

Chairperson Dalman stated she would provide her clarifications to staff and asked if they should table the adoption. Mr. Schoon stated the motion could be to approve the minutes with the changes provided to staff. Chairperson Dalman asked for a motion to adopt the January 23, 2019 meeting minutes, as amended. A motion was made by Mr. Foley, and seconded by Ms. Case, to approve the minutes as amended. Chairperson Dalman then asked if there was any discussion. No comments were made. A

1 vote was taken and the motion was unanimously passed.

2
3 **Case No. 19-08-SU: 800 Pine Street - Winnetka Community Nursery School: An application submitted**
4 **by Winnetka Community Nursery School seeking approval of a special use permit to allow renovation**
5 **of the existing playground at 800 Pine Street.**

6 Ms. Klaassen stated the Winnetka Community Nursery School filed an application seeking a special use
7 permit to allow the renovation of the existing playground located at the northwest corner of the
8 Community House property, more specifically, the southeast corner of Pine Street and Killian Court. She
9 stated the applicant has occupied the space since 1972 and is allowed as a special use in the B-1 multi-
10 family zoning district. Ms. Klaassen stated the playground was last renovated in 2004 and similar to the
11 request before the Commission, the previous renovation also required a special use permit and zoning
12 variations from the front yard setback requirements from Pine Street and Killian Court to allow the
13 playground to encroach.

14
15 Ms. Klaassen stated the proposed renovation includes reconfigured walks, replacement of some of the
16 play equipment and a new playhouse as well as a berm, bicycle path, art panels, a tunnel and an
17 evergreen forest for which they have specifications. She noted the existing sandbox would be replaced
18 with berms covered with a rubberized surface which would be included in the impermeable lot coverage
19 for which the total would increase by approximately 377 square feet. Ms. Klaassen added the total
20 complied with the maximum amount permitted and no zoning relief is required for lot coverage. She
21 informed the Commission the area of the playground itself would remain unchanged.

22
23 Ms. Klaassen stated the proposed playhouse play piece would replace an existing large play piece
24 installed in 2004 located 11 feet from Pine Street with the proposed piece being set back an additional 3
25 inches or so. She stated the tree studio which would be removed encroached the easement for Killian
26 Court and would be replaced with a playhouse approximately 1 foot from the Killian Court easement
27 which is part of the zoning relief being requested. Ms. Klaassen also stated other incidental pieces are
28 being proposed along with the tree house on Pine, the playhouse close to Killian Court and identified the
29 other incidental pieces located throughout the playground including the tunnel, evergreen forest and
30 the berm surface.

31
32 Ms. Klaassen stated the application is also being considered by the DRB on March 21, 2019 and the ZBA
33 on April 8, 2019 with final consideration by the Village Council. She stated the Commission is to consider
34 whether the proposed renovation of the existing playground is consistent with the Comprehensive Plan
35 and the special use standards. Ms. Klaassen stated following public comment and Commission
36 discussion, if a majority of the Commission elects to recommend approval, a draft motion is provided on
37 page nos. 5 and 6 of the agenda report. She stated if the Commission would like to consider adding any
38 conditions to the use and operation of the playground; they may do so at the end of the findings. Ms.
39 Klaassen then asked if there were any questions.

40
41 Mr. Vanderlaan referred to the tree studio and asked if the new tree studio would be located in an area
42 which required a variance. Ms. Klaassen noted a 25 foot setback is required from the outer limits of the
43 Killian Court easement which is identified by the dashed line in the illustration with the new tree studio
44 being proposed to be 1 foot from the outer limits of that easement which required a variation from the
45 25 foot setback. Mr. Vanderlaan asked if the new piece would be closer to being compliant. Ms.
46 Klaassen confirmed that is correct. A Commission Member asked if the dashed line up and over is the
47 setback. Ms. Klaassen identified it as the roadway easement and is not representing the required
48 setback.

1 A Commission Member asked if this easement is something that can be seen or if it has been there for
2 100 years and not used. Ms. Klaassen confirmed it is used and stated Killian Court went through it as
3 well as parking spaces. Mr. Schoon identified the double line as the pavement line south of the
4 easement line. A Commission Member stated there has always been fencing there with children on the
5 other side of the fence. Ms. Klaassen confirmed they are not proposing to touch the fence. A
6 Commission Member stated to be clear, it is an easement granted to the Village. Ms. Klaassen confirmed
7 that is correct.

8
9 Chairperson Dalman asked for clarification that it is an easement granted to the Village for the use of
10 Killian Court but is not a public right-of-way. Ms. Klaassen confirmed that is correct. Chairperson Dalman
11 asked if the setback is from any easement or right-of-way and questioned why there is a need to request
12 a variation since it is not a setback from a public right-of-way. Ms. Klaassen responded it is considered to
13 be a private street and a setback is required from the outer limits of an easement of a public or private
14 street.

15
16 Ms. Holland asked what the relationship is between the Community Nursery School and the Community
17 House. She assumed they have no objections. Ms. Klaassen noted the Community House provided
18 consent for the application.

19
20 Chairperson Dalman asked if there were any other questions. Mr. Foley referred to existing trees and
21 asked if they would remain. Ms. Klaassen confirmed that is correct. He then asked if the proposed
22 structures would be positioned within the tree line and referred to sight lines. Ms. Klaassen stated that
23 would be a question for the applicant to respond to. Chairperson Dalman asked if there were any other
24 questions. No additional questions were raised at this time.

25
26 Chairperson Dalman then swore in those speaking to this matter.

27
28 Jennifer Page introduced herself to the Commission as the Vice President of the Board speaking on
29 behalf of the Board of Directors and stated her address is 1092 Cherry. Natalie Gongaware of
30 Clauss Brothers introduced herself to the Commission as the landscape architect. Ms. Page stated the
31 playground has been there for a while and was redone in 2004 and there are pieces which need to be
32 updated, mainly the climber on Pine which is rotted, old and not age appropriate. She stated they also
33 planned to fix rotting monkey bars and to add some landscape elements. Ms. Page confirmed the
34 footprint would not change and the fence would remain where it is. She noted they are a tenant and
35 that Bob Thomas, President of the Community House, is in support of their application and has been
36 involved in the process.

37
38 Chairperson Dalman referred to the question raised with regard to sight lines and vehicles. Ms.
39 Gongaware stated the trees would remain in their current location and the new trees would be smaller
40 than the existing trees. It was noted they would also install a hide and seek evergreen forest as well as
41 one additional shade tree. Ms. Gongaware then stated there would be small evergreens planted at the
42 northwest corner for the hide-and-seek forest.

43
44 Chairperson Dalman asked if there were any questions. She referred to the special use and variation
45 granted in 2004 and asked when the playground was first established. Ms. Page assumed in 1972. Ms.
46 Gongaware stated the work in 2004 was a rehab as well. She informed the Commission playground
47 equipment normally lasted 12-15 years and they need to be renovated. Ms. Gongaware also stated they
48 would go with a nature theme for the playground. She stated studies have shown children's inability to

1 make their own play outdoors and it is their hope to encourage that here. Ms. Page stated the look of
2 the playground would remain the same and would include natural elements while adding the landscape
3 elements mentioned by Ms. Gongaware.

4
5 Chairperson Dalman stated it was mentioned they would not replace the musical instruments to reduce
6 noise and intrusion to the neighbors and whether there had been any complaints. A Commission
7 Member asked what the timeline for its implementation is. Ms. Page stated they would have a
8 shortened summer camp and planned to begin construction on July 5, 2019 and be done before school
9 starts. Ms. Orsic also asked if the sidewalks and drive would remain open during construction. Ms. Page
10 confirmed that is correct and they would also work with the police. Ms. Gongaware added they would
11 have a temporary fence opening so as not to interfere with traffic for the material delivery in and out in
12 the early morning hours.

13
14 Ms. Orsic stated there is a narrow one way street going into the parking lot that a lot of people use it to
15 get to the train station. Ms. Gongaware stated they have done hundreds of playgrounds and work with
16 schools and know when no traffic is allowed and that materials would be brought in when the children
17 are in school. She added it would fit into the neighborhood nicely.

18
19 Chairperson Dalman asked if there were any other questions. No additional questions were raised at this
20 time. She asked if there was any discussion by the Commission. No comments were made at this time.
21 Chairperson Dalman referred to the affirmative draft motion on page nos. 5 and 6. She noted there are
22 two parts to the approval which are the special use and variance approvals. Chairperson Dalman stated
23 any time a special use is granted, it triggered a special use. Mr. Schoon stated the special use included
24 variations and the variation approval ordinance specified a specific site plan that it needed to comply
25 with. He stated given there were variations involved, they thought it was necessary for it to come back
26 for a special use. Mr. Schoon stated the Commission's recommendation is on the special use and the
27 ZBA would provide a recommendation on the variation with the ZBA liaison to the Commission not
28 voting.

29
30 Chairperson Dalman then stated the draft motion is for the approval of the requested special use to
31 allow the renovation of the existing playground for the Winnetka Community Nursery School based on
32 the following findings of fact: the special use is consistent with the six standards for the granting of
33 special use permits and is consistent with the Village's Comprehensive Plan as set forth on pages 5 and 6
34 of the agenda packet. She asked for a motion in favor. A motion was made by Ms. Case and seconded by
35 Ms. Holland. A vote was taken and the motion unanimously passed.

36
37 AYES: Case, Dalman, Danley, Foley, Golan, Holland, Orsic, Vanderlaan

38 NAYS: None

39 NON-VOTING: Bradley
40

41 **Village of Winnetka 150th Celebration.**

42 Ms. Klaassen noted she didn't really have anything to add besides the information that was provided.
43 She noted there is a need to RSVP. Ms. Holland stated at 2:00 p.m., the program would begin with
44 Jeffrey Baer speaking on People, Places and Progress for Winnetka over 150 years. She stated there is no
45 charge and refreshments would be served. Ms. Holland encouraged everyone to bring their children
46 who would be involved. She also stated they appreciated the Village's participation and their financing
47 of the events going on with the final event at the Log House in September. Ms. Holland stated over 150
48 people have responded and there are 320 seats available. She informed the Commission they attempted

1 to get Bette Midler to attend. She described the story of the band Big Noise from Winnetka. Chairperson
2 Dalman asked if there is a listing of all of the events for the year if they want to get the word out via
3 social media. Ms. Holland responded it is on the Village's website. She informed the Commission
4 Glencoe held their 150th year celebration three weeks ago. Ms. Holland then referred to the Village's
5 purchase of Centennial Park.
6

7 **Other Business**

8 Mr. Schoon stated for clarification on the previous agenda item, he noted the request would have to go
9 to the ZBA not only for the variation, but it would also have to go to the ZBA for the special use. He
10 stated under the ordinance, if you are outside of the overlay district and you require special use
11 approval, you have to go to both the ZBA and the Commission.
12

13 Chairperson Dalman asked if there was any other business.
14

15 Ms. Orsic questioned the status of One Winnetka and the rumor of a July drop dead date. Mr. Schoon
16 responded with regard to the development agreement, the developer had the right to request an
17 extension and the extension was to secure Conney's, which they have not done yet. He stated they
18 would also have to record the final plat and requested an extension until the end of March. Mr. Schoon
19 stated they also have the right to request a second 90 day extension which would take them to the end
20 of June.
21

22 Mr. Vanderlaan asked what would happen if it has not happened by then and Mr. Schoon responded it
23 would be up to the Village Council if they are in default and the Council would need to determine what
24 action they would want to take. Chairperson Dalman asked if there is an automatic expiration of the
25 approvals. Mr. Schoon stated they would then be in default and the Village would have to go through
26 the required procedures.
27

28 Ms. Orsic asked if at the next Village Council meeting they would be discussing the notes and comments
29 which came out of the proposed changes to the planned development regulations. Mr. Schoon
30 confirmed that would be on March 5, 2019.
31

32 Chairperson Dalman asked if there was any other business. Ms. Holland asked Mr. Schoon to elaborate
33 on the three new restaurants coming to the Village. Mr. Schoon identified one of them as Tocco in the
34 former Taste of Chestnut space; the owner is relocating his former Chicago restaurant space to the
35 Village. He also identified Spirit Elephant in Hubbard Woods which is a vegan restaurant. Mr. Schoon
36 stated while they have not submitted their building permit yet, they will be doing some exploratory
37 demolition. He stated they purchased the building they are occupying. Mr. Schoon also referred to the
38 former Boris Café which is doing exploratory work in the building, and the Village has have not seen a
39 concept of what would be going in the space. He stated they are contemplating a restaurant.
40

41 Chairperson Dalman asked if Spirit Elephant's announcement affected Boutique Bites. Mr. Schoon stated
42 he did not get that impression. He stated the business owner was hoping to get a larger space for
43 banquet operations and the realtor over-listed the amount of usable space. Mr. Schoon stated the
44 business owner talked about having a pop-up café concept.
45

46 Ms. Orsic referred to the Coldwell Banker pop-up. Ms. Holland asked if Boutique Bites does not have a
47 café, are they in violation of the overlay district. Mr. Schoon responded the code is being amended to
48 allow a banquet facility which is on the Village Council agenda and a café facility would be allowed by

1 right. Mr. Vanderlaan asked if that retracted from the whole retail overlay discussion they had before.
2 Mr. Schoon stated the Village Council discussed it and some Village Council Members felt the operation
3 would provide activity to the area and the space which had been vacant for 6 years. Chairperson Dalman
4 asked if there is vacant space adjacent to the south. Mr. Schoon confirmed that is correct but it is owned
5 by a different landlord. Ms. Holland asked if the banquet facility is adjacent to residential. Mr. Schoon
6 confirmed there are apartments on the second floor of Walgreens. Chairperson Dalman stated when
7 there are residential uses above a ground floor business; there is no expectation of it being quiet.

8
9 Chairperson Dalman asked if there was any other business. She asked for a confirmation to be sent
10 around for the March meeting. Mr. Schoon stated they did it ahead of time with the expectation of a
11 confirmation from those who confirmed they would attend on March 27, 2019. After further discussion
12 by commission members, it was determined that there would not be a quorum for the March 27
13 meeting, and that staff would look at a scheduling a special meeting.

14
15 No additional business was discussed at this time. Chairperson Dalman asked if there were any urgent
16 items on the agenda. Mr. Schoon stated there is at least one agenda.

17
18 **Adjournment:**

19 The meeting adjourned at 7:51 p.m.

20
21 Respectfully submitted,

22
23 Antionette Johnson
24 Recording Secretary
25



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: MARCH 25, 2019
SUBJECT: CASE NO. 19-11-SU: 1112 WILLOW ROAD - WINNETKA SCHOOL DISTRICT 36 - CROW ISLAND SCHOOL - SPECIAL USE PERMIT

INTRODUCTION

On April 3, 2019, the Plan Commission is scheduled to consider an application submitted by Winnetka School District 36 – Crow Island School (the “Applicant”) as the owner of the property at 1112 Willow Road (the “Subject Property”), concerning a Special Use Permit in accordance with Chapter 17.24 [R-2 Single Family Residential District] and Chapter 17.56 [Special Uses] of the Winnetka Zoning Ordinance to permit the renovation of the existing playground along Glendale Avenue on the Subject Property.

PROPERTY DESCRIPTION

Comprehensive Plan Designation & Zoning

The Subject Property, which is approximately 5.5 acres in size, is located at the southwest corner of Willow Road and Glendale Avenue and contains an existing elementary school. Figures 1, 2 and 3 on the following pages identify the Subject Property.

The Comprehensive Plan designates the Subject Property as appropriate for “Public/Semi-Public” uses (Attachment A). The property is zoned R-2 Single Family Residential, and it is bordered by R-2 Single Family Residential to the south and west, R-4 Single Family Residential to the east, and R-5 Single Family Residential to the north (represented on Figure 4 later in this report).

In addition to single-family residential uses, the R-5 District allows a limited range of additional uses by Special Use Permit. Allowed Special Uses in the R-5 District include (a) church or temple; (b) public school, elementary and high, or private school having a curriculum equivalent to a public elementary school, public high school or public institution of higher learning; and (c) library.

The Applicant’s use of the Subject Property as an elementary school is generally consistent with the Comprehensive Plan land use designation and the R-5 zoning district.

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

There are five previous zoning cases on file for the Subject Property:

1. Ordinance M-11-2002 was adopted in April 2002 by the Village Council, granting a Special Use Permit and setback variations to allow the installation of new playground equipment and play surfaces in the northwest and southwest playgrounds;

2. Ordinance M-16-2002 was adopted in June 2002 by the Village Council, granting a Special Use Permit and a front yard setback variation to allow installation of new playground equipment in the playground south of the school and along the east property line;
3. Ordinance M-22-2003 was adopted in June 2003 by the Village Council, granting a Special Use Permit and a front setback variation to allow installation of new playground equipment in the northeast playground (**the playground that is subject to this application**) (Attachment D);
4. In 2012 the Applicant, in conjunction with the Winnetka Park District, submitted, and subsequently withdrew, a Special Use Permit to allow additional parking for the Crow Island Campus on both properties and within the public right-of-way on Mt. Pleasant Road; and
5. Ordinance M-7-2016 was adopted in April 2016 by the Village Council, granting a Special Use Permit and a side yard setback variation to allow the construction of two temporary classroom structures.



Figure 1 – Subject Property (looking west from Glendale Avenue)



Figure 2 – Subject Property (looking south from Willow Road)



Figure 3 – Aerial Map



Figure 4 – Zoning Map

PROPOSED PLAN

The proposed renovation of the existing playground, referred to as the Glendale play area, consists of

the following: (1) replacement of play equipment; (2) installation of rubberized play surface; (3) reconfiguration of a portion of concrete walk; and (4) relocation of an existing playhouse. The proposed play equipment is similar in design and character to the existing equipment that would be replaced, as well as other equipment that was removed in 2018 due to its condition. The new play equipment would all be located in the reconfigured play area that would be covered with the rubberized play surface. The rubberized surface would replace the existing engineered wood fiber play surface (mulch).

The existing playground is located within the front (corner) yard along Glendale Avenue. Figure 5 below is an excerpt of the site plan illustrating the location of the existing and renovated playground within the corner yard. The large play structure currently located closest to Glendale Avenue would be replaced with a new play piece in relatively the same location. An existing playhouse identified in Figure 1 and in photos submitted by the Applicant, which are included in the attached application materials (Attachment C), would be relocated slightly south of its current location.

The impermeable lot coverage within the playground would increase by approximately 1,555 square feet and comply with the maximum permitted impermeable lot coverage. It is important to note that the location and area of the playground itself would not increase.

A site plan and photos of the existing Glendale play area and descriptions of the proposed play equipment are included in Attachment C. In addition to the photos and plans, the Applicant has provided a narrative description of the proposed plans, which is also included in Attachment C.

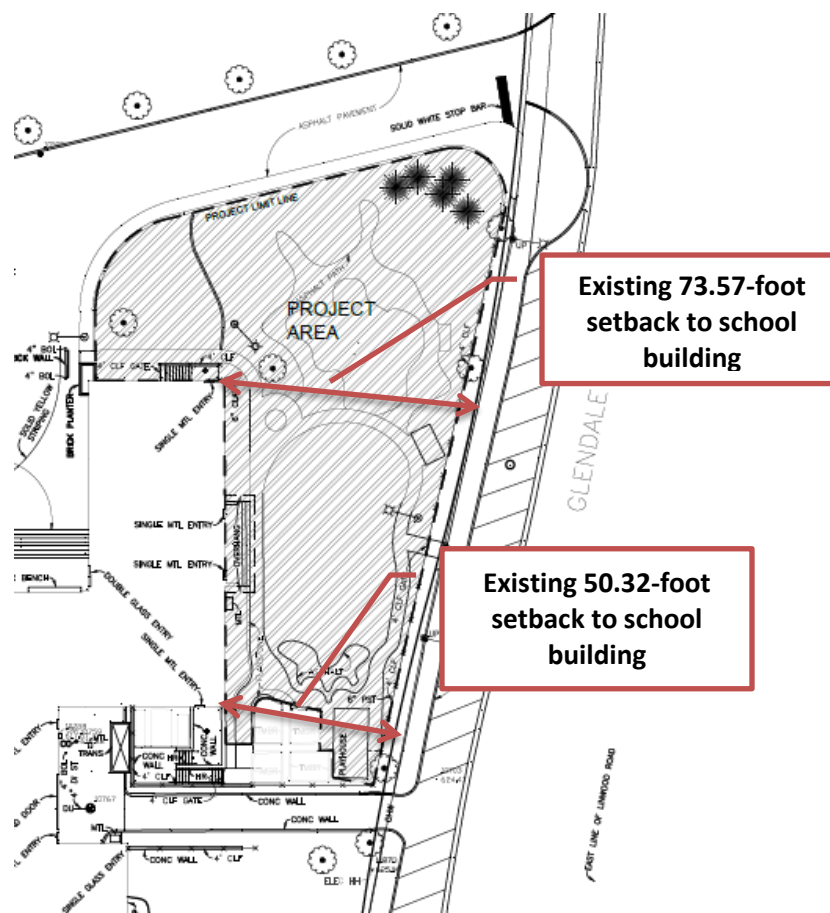


Figure 5 – Excerpt of Site Plan

ZONING RELIEF

One variation is being requested to allow the relocated playhouse and play equipment to provide less than the minimum required front (corner) yard setback. The relocated playhouse would provide a minimum front (corner) yard setback of 6.25 feet, whereas a minimum front (corner) yard setback of 50 feet is required. The large play piece would provide a setback of 27.75 feet. For reference, the existing playhouse that would be relocated is currently setback approximately 6.42 feet and the large play piece that would be replaced is currently setback approximately 21.75 feet from the Glendale Avenue property line, both were subject to the variation that was granted in 2003.

CONSIDERATION BY OTHER ADVISORY BOARDS/COMMISSIONS

The Design Review Board considered a Certificate of Appropriateness for the proposed improvements on March 21, 2019 and approved the request by a vote of 4-0.

The Zoning Board of Appeals is scheduled to consider the Special Use Permit and variation at its meeting on April 8, 2019.

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

REQUESTED ZONING CONSIDERATION

The Applicant is requesting approval of a Special Use Permit to renovate the existing playground on the Subject Property. The Plan Commission is charged with evaluating Special Uses for consistency with the Comprehensive Plan, as well as the six standards for granting special use permits.

The text of the Comprehensive Plan provides policy guidance relating to several aspects of institutions such as Crow Island School. On one hand, the Comprehensive Plan acknowledges the importance of institutions in the Village; at the same time calling for care to “ensure the commercial, institutional, and residential development is appropriate to the character of and minimizes the adverse impact on it surrounding neighborhood.”

An excerpt of the Comprehensive Plan is included in this report as Attachment B.

The six standards to consider when granting a special use permit are as follows:

1. *That the establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare;*
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;*
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;*
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;*
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; and*
6. *That the special use in all other respects conforms to the applicable regulations of this and other Village ordinances and codes.*

The Applicant has provided a written statement of justification regarding how its proposed plan complies with these standards (Attachment C).

STANDARDS FOR REVIEW / FINDINGS

The Plan Commission is to consider whether or not the renovation of the existing playground on the Subject Property is consistent with the Village's Comprehensive Plan and with the Village's special use permit standards.

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

The Plan Commission recommends **approval [denial]** of the requested special use to allow the renovation of an existing playground for Crow Island School, a public elementary school, based on the following findings of fact:

1. "The proposed playground renovation special use **is [is not]** consistent with the Comprehensive Plan's Land Use Map designation of the Subject Property as appropriate for "Public/Semi-Public" uses 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 "Encourage organizations, schools, religious institutions, businesses and citizens in their efforts to beautify the Village";
 - c. to "Use high quality design and materials when constructing public improvements. Enhance the beauty of the improvements with appropriate decorative details, artwork or sculpture.
 - d. to "Recognize the critical importance of educational, religious and other community institutions to Village residents";
 - e. to "Engage in a public process that balances institutional goals and minimizes any adverse impact to the character of the adjacent residential neighborhood";
 - f. to "Recognize that standards of educational excellence may change with time, thus necessitating changes in physical and financial resources;"
 - g. to "Ensure safe and attractive access to educational and community institutions. Pursue improvements that address public safety as well as traffic, congestion and parking."
2. "The proposed playground renovation special use **is [is not]** consistent with the Standards for the granting of Special Use Permits, as follows:
 - a. That the establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare;
 - b. That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity;

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

In addition, if the Plan Commission recommends approval of the requested special use, it may wish to consider if there are any conditions that it may want to place on the use and operation of the playground. If the Commission chooses to place conditions as part of its recommendation, it will want to include the conditions at the end of its findings of fact.

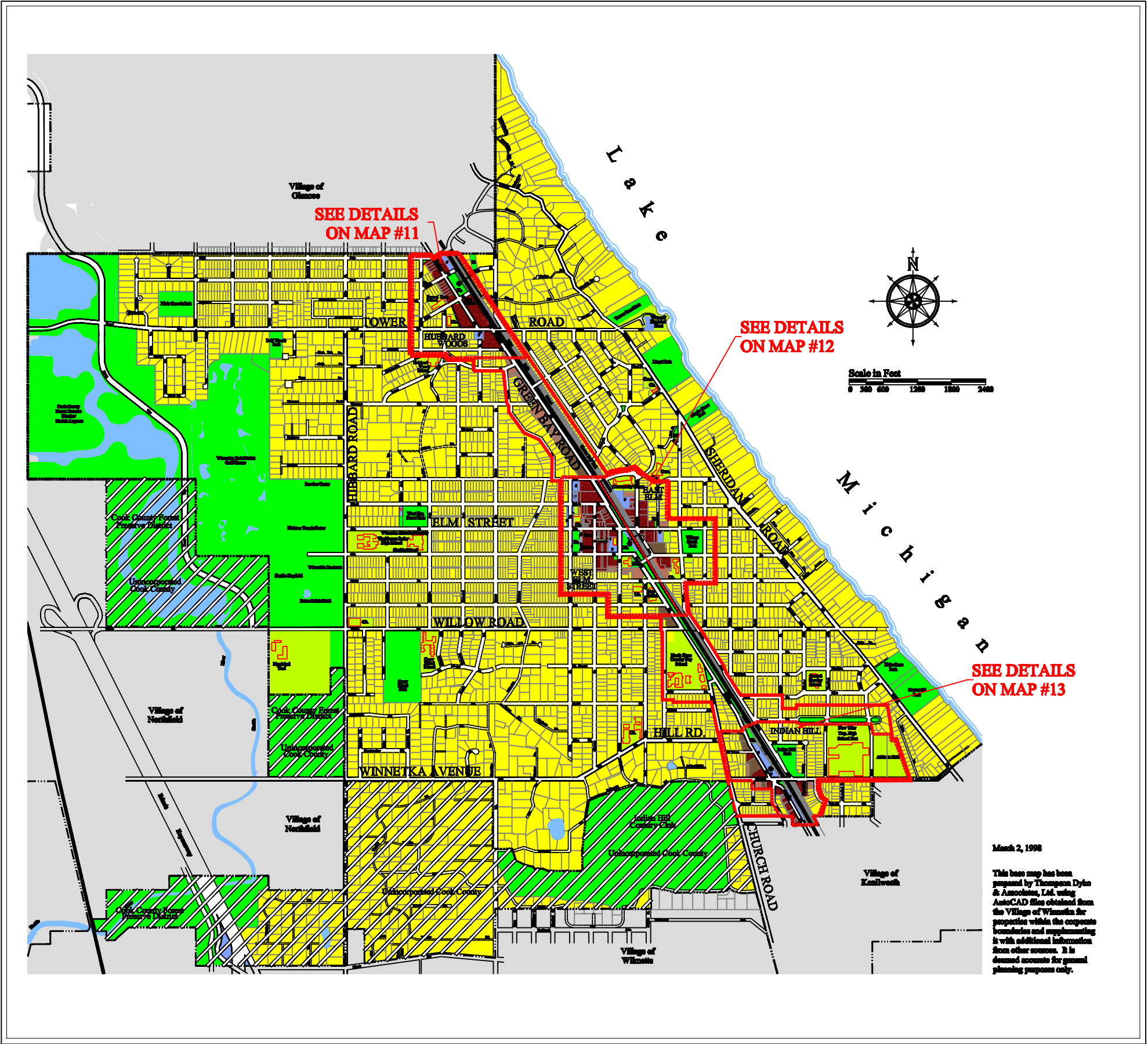
ATTACHMENTS

Attachment A: Comprehensive Plan Land Use Map

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

Attachment C: Application Materials

Attachment D: Ordinance M-22-2003, adopted June 3, 2003



Village
of
WINNETKA

Comprehensive Plan Update: 2020

Land Use Plan

Map
7

LEGEND

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

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

June 30, 1999

THOMPSON DYKE & ASSOCIATES, LTD.		
	Land Planning Landscape Architecture Urban Planning	600 Maple Road, Suite 200 Northbrook, Illinois 60062-4000 Telephone: 847.272.6000 FAX: 847.272.6001

ATTACHMENT B

CHAPTER II: VISION, GOALS AND OBJECTIVES

2.1 A 2020 VISION FOR WINNETKA

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

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

2.2 COMMUNITY GOALS

Purpose and Formulation Procedure

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

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

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

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

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

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

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

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

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

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

2.3 VILLAGE CHARACTER AND APPEARANCE

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

Objectives

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

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

2.4 RESIDENTIAL AREAS

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

GENERAL RESIDENTIAL OBJECTIVES

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

SINGLE-FAMILY RESIDENCE OBJECTIVES

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

MULTIPLE-FAMILY RESIDENCE OBJECTIVES

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

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

2.5 LOCAL GOVERNMENT

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

Objectives

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

2.6 EDUCATIONAL AND COMMUNITY INSTITUTIONS

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

Objectives

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

2.7 PARKS, OPEN SPACE, RECREATION AND ENVIRONMENT

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

Objectives

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

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

2.8 TRANSPORTATION

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

Objectives

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

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

2.9 GROWTH MANAGEMENT

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

Objectives

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

ATTACHMENT C

CASE NO. _____

APPLICATION FOR SPECIAL USE

Name of Applicant WINNETKA SCHOOL DISTRICT 36 - CROW ISLAND SCHOOL

Property Address 1112 WILLOW ROAD, WINNETKA, IL 60093

Home and Work Telephone Number (847) 446-9400 (DISTRICT)

Fax and Email BRAD GOLDSTEIN BRADGOLDSTEIN@WINNETKA36.ORG

Architect Information: Name, Address, Telephone, Fax & Email

K M TALTY DESIGN, INC. LANDSCAPE ARCHITECTURE

45 LONGMEADOW ROAD, WINNETKA, IL 60093

(847) 612-5154

KATHRYN@KMTALTYDESIGN.COM KATHRYN TALTY, PRESIDENT

Attorney Information: Name, Address, Telephone, Fax & Email

HODGES, LOIZZI, EISENHAMMER, RODICK & KOHN LLP

3030 SALT CREEK LANE, SUITE 202, ARLINGTON HEIGHTS, IL 60005

(847) 670-9000 / FAX (847) 670-7334

WWW.HLERK.COM

Date Property Acquired by Owner 1940

Nature of Any Restrictions on Property NONE

Explanation of Special Use Requested REPLACEMENT PLAY EQUIPMENT FOR EXISTING AGED
EQUIPMENT AND THE ADDITION OF POURED-IN-PLACE
RUBBERIZED SURFACE. GLENDALE PLAY AREA IS
PROPOSED FOR USE.

OFFICE USE ONLY

Special Use Requested under Ordinance Section(s) _____

Staff Contact: _____ Date: _____

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

1. That the establishment, maintenance, and operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare;
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;
3. That the establishment of 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;
4. That adequate measures have been or will be taken to provide ingress and egress in a manner which minimize pedestrian and vehicular traffic congestion in the public ways;
5. That adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the Special Use exists or are to be provided; and
6. That the Special Use in all other respects conforms to the applicable regulations of this and other village ordinances and codes.

Respectfully Submitted,

WINNETKA SCHOOL DISTRICT 36

Property Owner

FEBRUARY 22, 2019

Date

1235 OAK STREET
WINNETKA, IL 60093

Address

Project narrative
Crow Island School - Glendale Playground Improvements

School District 36 respectfully submits this application for a zoning variance and special use permit to enhance an existing play area on its Crow Island School campus. The District seeks to replace existing play equipment, and play equipment removed in 2018, that had aged past its useful life. As part of this project, the District also proposes to add rubberized, poured-in-place surfacing to the playground area.

Currently, Crow Island School maintains a play area along Glendale Avenue that will be affected by this enhancement. All proposed new play equipment will be located in this play area and will be of similar appearance, scale and height to the existing equipment. This entirety of the reconfigured play area will have poured-in-place rubberized play surfacing under all equipment in accordance with all safety requirements.

The principal of Crow Island School gathered input from a group of teachers representing all grade levels attending the school. Attention was focused on adding play pieces for the school's youngest children that both physically challenge and spark creative play. The new playground configuration provides a progression of skills within a continuous play space.

The District seeks approval to install this play equipment during the school's summer break with a planned commencement of June or July 2019.

Special Use Standards Commentary
Crow Island School – Glendale Playground Improvements

1. *That the establishment, maintenance, and options of the Special Use will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare;*

Last year, the Crow Island School's Glendale playground lost equipment due to the aging process. The replacement equipment will offer similar age appropriate pieces to those that exist. This updated equipment will give an option to students and neighborhood children to have an engaging place to imagine create and play.

2. *That the Special Use will not 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 updated equipment in the Crow Island School playground will offer the community a place for little ones to play during off hours. Having this lovely resource near homes in the area will only enhance the appeal to property owners in that the playground will be appropriately maintained and safety measures and guidelines will be followed throughout installation process. The current plans meet all safety regulations and the structures themselves are attractive.

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

The playground location and area will not be noticeably changed. The location of the equipment will primarily be the same with minimum changes to play area safety surface. The surrounding neighborhood will not be impacted negatively nor will it be intruded upon.

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

The installation of the new playground equipment will in no way impede the normal activities that occur around Crow Island School. The pedestrian and vehicular traffic will remain unchanged by the replacement of the play equipment. Furthermore, the District will use good judgment and decision making as to when the equipment will be installed, ensuring, to the best of our ability, that traffic and sidewalks will not be obstructed for users.

5. *The adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the Special Use exits or are to be provided;*

The playground project does not require changes to existing parking, roads, drainage or facilities. The District will ensure that any disruption to the neighbors due to the installation of the new equipment will be minimal. We will provide information to the neighbors regarding the installation process.

6. *That the Special Use in all other respects conforms to the applicable regulations of this and other village ordinances and code.*

The school district is obliged to follow the safety rules and regulations stated in school code, which ensures a safe playground for children to enjoy. The District will comply with all Village regulations, ordinances and codes in this process.

CASE NO. _____

**APPLICATION FOR VARIATION
WINNETKA ZONING BOARD OF APPEALS**

Owner Information:

Name: WINNETKA SCHOOL DISTRICT 36 - CROW ISLAND SCHOOL

Property Address: 1112 WILLOW ROAD, WINNETKA, IL 60093

Home and Work Telephone Number: (847) 446-9400 (DISTRICT OFFICE)

E-mail: BRAD GOLDSTEIN, CFO BRADGOLDSTEIN@WINNETKA36.ORG

Architect Information: Name, Address, Telephone, E-mail:

K M TALTY DESIGN, INC. LANDSCAPE ARCHITECTURE

45 LONGMEADOW ROAD, WINNETKA, IL 60093

(847)612-5154

KATHRYN@KMTALTYDESIGN.COM

KATHRYN TALTY, PRESIDENT

Attorney Information: Name, Address, Telephone, E-mail:

HODGES, LOIZZI, EISENHAMMER, RODICK & KOHN LLP

3030 SALT CREEK LANE, SUITE 202, ARLINGTON HEIGHTS, IL 60005

(847) 670-9000 / FAX (847) 670-7334

WWW.HLERK.COM

Date Property Acquired by Owner: 1940

Nature of Any Restrictions on Property: NONE

Explanation of Variation Requested: _____

(Attach separate sheet if necessary)

REPLACEMENT PLAY EQUIPMENT FOR EXISTING, AGED PLAY EQUIPMENT AND ADDITION OF POURED-IN-PLACE RUBBERIZED SAFETY SURFACE IN THE GLENDALE PLAYGROUND. EXISTING GLENDALE PLAY AREA IS BEING PROPOSED FOR USE. PROPOSED EQUIPMENT IS SIMILAR IN DESIGN AND CHARACTER TO THAT WHICH IS EXISTING.

THE CURRENT/PROPOSED LOCATION DOES NOT CONFORM WITH THE SETBACK REQUIREMENTS AND REQUIRES AN APPROVED VARIANCE FOR USE. THE POURED-IN-PLACE SURFACE INCREASES THE IMPERMEABLE SURFACE ON THE PROPERTY.

OFFICE USE ONLY

Variation Requested Under Ordinance Section(s): _____

Staff Contact: _____ Date: _____

STANDARDS FOR GRANTING OF ZONING VARIATIONS

Applications must provide evidence and explain in detail the manner wherein the strict application of the provisions of the zoning regulations would result in a clearly demonstrated practical difficulty or particular hardship. In demonstrating the existence of a particular difficulty or a particular hardship, please direct your comments and evidence to each of the following items:

1. The property in question can not yield a reasonable return if permitted to be used only under the conditions allowed by regulations in that zone.
2. The plight of the owner is due to unique circumstance. Such circumstances must be associated with the characteristics of the property in question, rather than being related to the occupants.
3. The variation, if granted, will not alter the essential character of the locality.
4. An adequate supply of light and air to the adjacent property will not be impaired.
5. The hazard from fire and other damages to the property will not be increased.
6. The taxable value of the land and buildings throughout the Village will not diminish.
7. The congestion in the public street will not increase.
8. The public health, safety, comfort, morals, and welfare of the inhabitants of the Village will not otherwise be impaired.

For your convenience, you will find attached examples of general findings, for and against the granting of a variation, which have been made by the Zoning Board of Appeals and Village Council in prior cases.

NOTE: The Zoning Board of Appeals or the Village Council, depending on which body has final jurisdiction, must make a finding that a practical difficulty or a particular hardship exists in order to grant a variation request.

Property Owner's Signature: WINNETKA SCHOOL
DISTRICT 36 Date: FEBRUARY 22, 2019

(Proof of Ownership is required)

Variations, if granted, require initiation of construction activity within 12 months of final approval. Consider your ability to commence construction within this 12 month time period to avoid lapse of approvals.

Zoning Standards Commentary
Crow Island School – Glendale playground improvements

1. *The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by regulations in that zone;*

The proposed play equipment and safety surface replaces existing, aging play equipment and engineered fiber play mulch within the Glendale play area. The current plan will only affect the existing Glendale playground. The location and area of the playground will not be changed or expanded. The playground is an important factor in the education of our children and must be preserved.

2. *The plight of the owner is due to unique circumstance. Such circumstances must be associated with the characteristics of the property in question, rather than being related to the occupants;*

The Glendale play area was chosen for its proximity to classrooms of the school children who will be its primary users. The location is ideal for the safety of the students based on its open sightlines and contained boundary. Other open space on Crow Island's campus is wooded or open to the neighboring Park District property, creating challenges for oversight by teachers.

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

The plan for the updated play equipment does not exceed the area of the current playground space. The new proposed items for the Crow Island School Glendale playground are in keeping with the character of the items that are being replaced. The updated playground will continue to offer the community a well maintained resource; a place where young neighborhood children can play during and after school hours. We believe having this lovely resource near homes in the area enhances the appeal to property owners.

4. *An adequate supply of light and air to the adjacent property will not be impaired;*

The proposed playground equipment and design consists of predominantly open structures that have a minimal effect on light or air flow. Following the safety guidelines which require the structures to be properly spaced from piece to piece provides for additional open space. In addition, the equipment is similar to the structures that are being replaced and any effects on light or air flow are basically unchanged.

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

The school district is obliged to follow the safety rules and regulations stated in school code, which ensures a safe playground for children to enjoy. We also look forward to working collaboratively with the Village in addressing its regulations, ordinances and codes in this process. The proposed playground is in compliance with school code safety regulations and the District will ensure it is also in compliance with safety regulations of the Village.

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

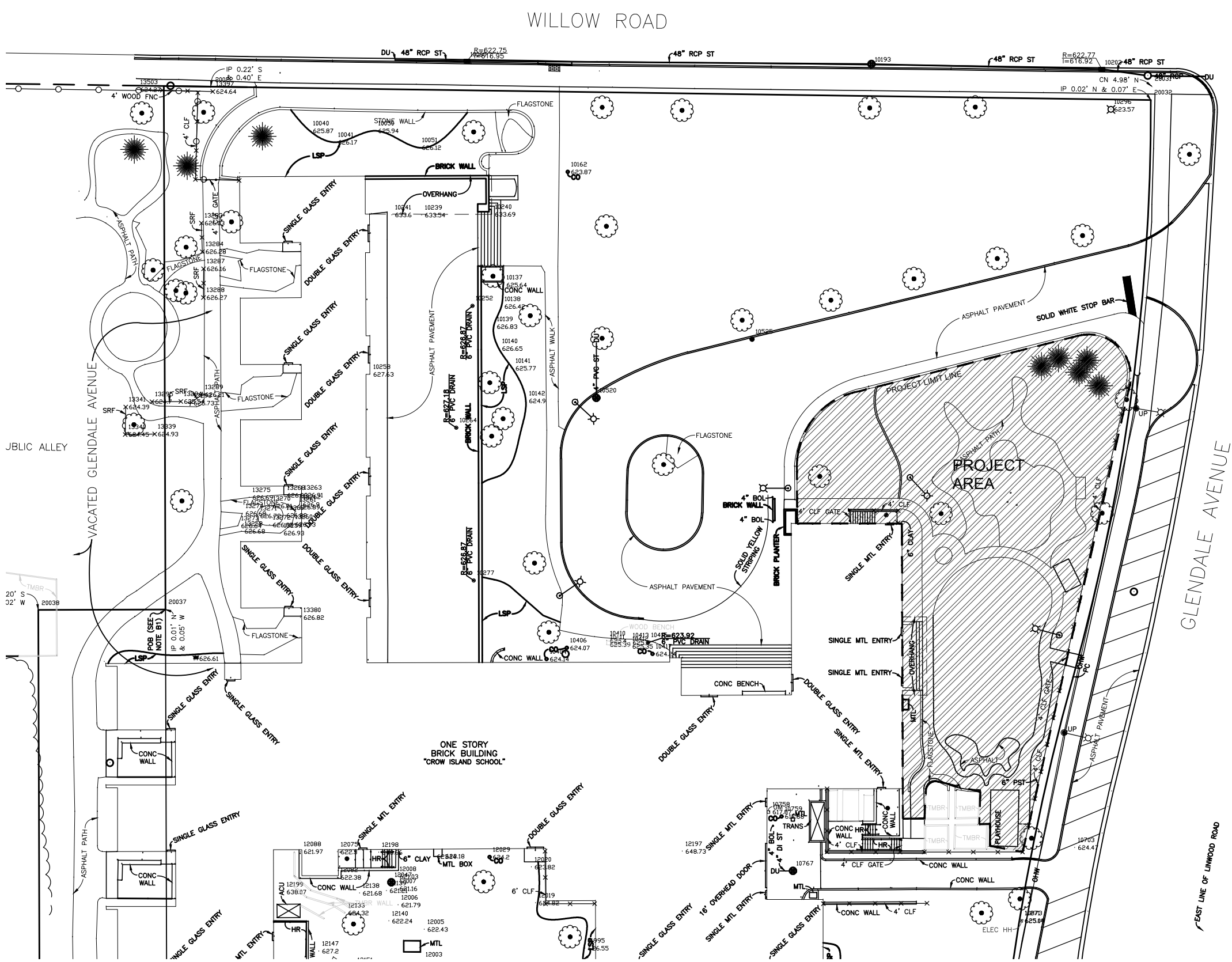
The new additions to the Crow Island School Glendale playground will offer the community a place for little ones to play during and after school hours. We believe having this lovely resource near homes in the area enhances the appeal to property owners. The playground will be appropriately maintained and available for community use when school is not in session. The current plans provide for structures and design that are attractive and a benefit to the community.

7. *The congestion in the public streets will not increase;*

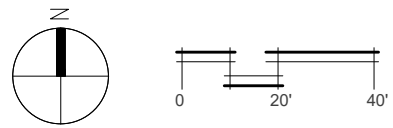
The installation of the new playground equipment will not, in any way, impede or alter the normal activities or traffic that occurs around Crow Island School. The District will use good judgment and decision making as to when the equipment will be installed ensuring, to the best of our ability, that traffic and sidewalks will not be obstructed for users.

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

The District has made great efforts to be pro-active with the upkeep of their outdoor play spaces and replace any aged play equipment as the pieces have become antiquated. Furthermore, efforts to continue to improve the accessibility of the schools' play areas had led to the replacement of surfacing that will more easily accommodate students with restricted mobility. The new replacement equipment and surface will offer the school and neighborhood children an engaging, accessible place to imagine, create, climb, jump leap and play.



OVERALL SITE PLAN - PROJECT LOCATION
SCALE: 1" = 40'-0"



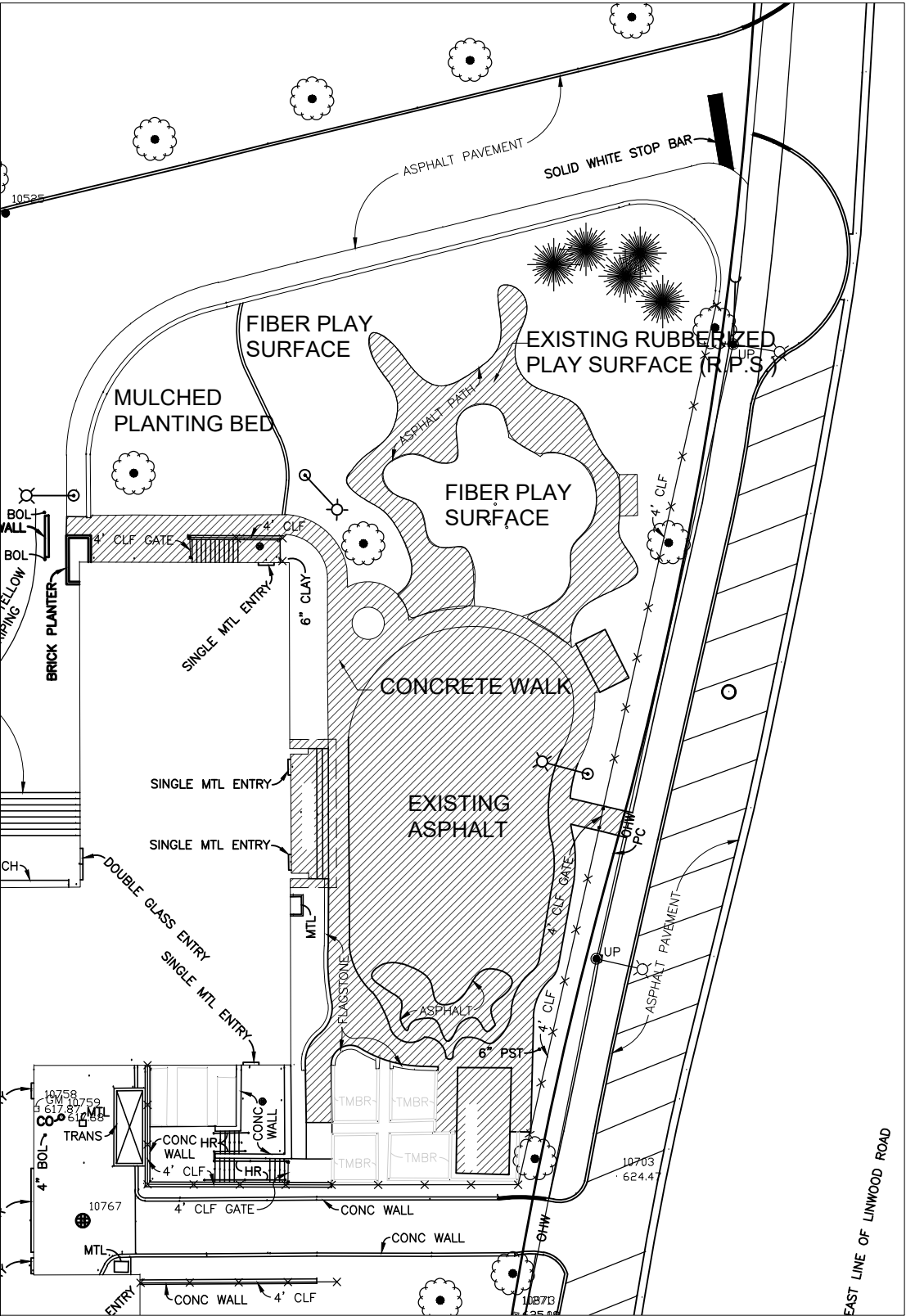
GLENDALÉ PLAY AREA IMPROVEMENTS

SCHOOL DISTRICT 36 - CROW ISLAND SCHOOL

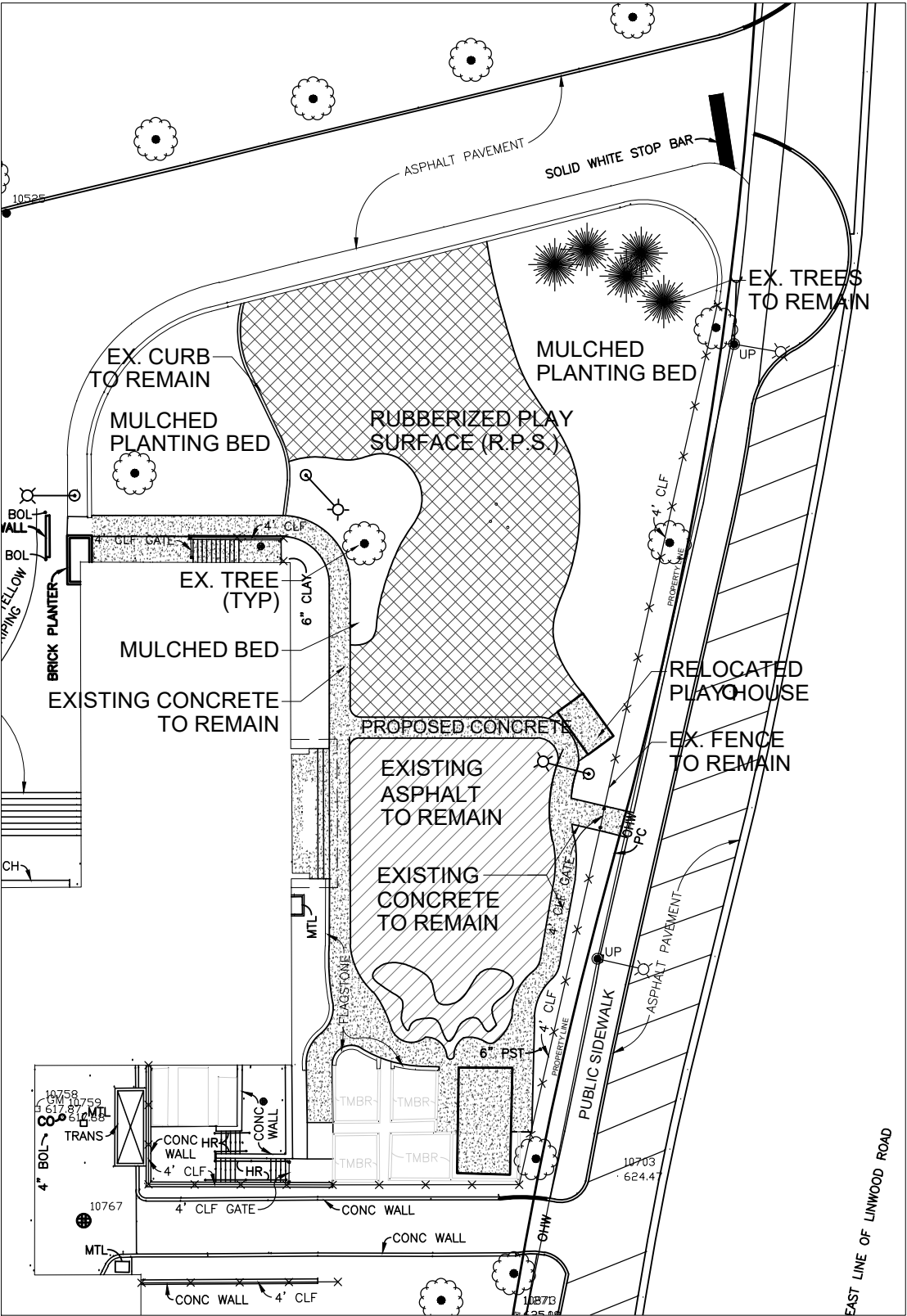
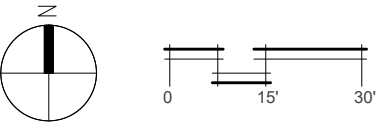
WINNETKA, ILLINOIS

K M TALTY DESIGN
LANDSCAPE ARCHITECTURE

Winnetka, Illinois 60093
847.612.5154 www.kmtaltydesign.com
PC Agenda Packet Crow Island p. 24

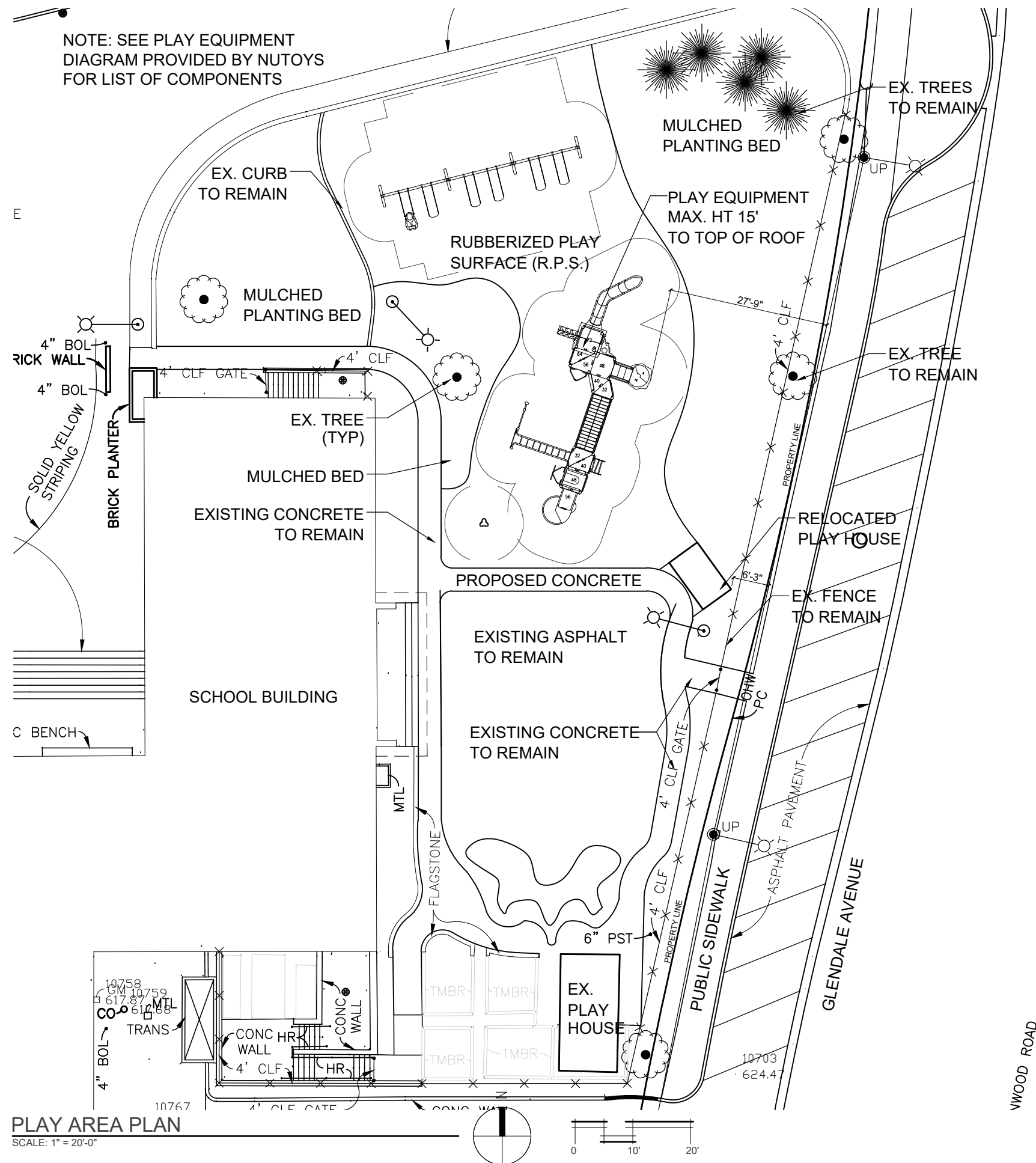


EXISTING IMPERMEABLE SURFACE PLAN
SCALE: 1" = 30'-0"



PROPOSED PLAN
SCALE: 1" = 30'-0"

IMPERMEABLE SURFACE COMPARISON - PROJECT AREA	
TOTAL PROJECT AREA	12,885 SF
EXISTING IMPERMEABLE LOT COVERAGE (PROJECT AREA)	
• BUILDINGS (PLAYHOUSE, SHED)	270 SF
• PAVING (ASPHALT, CONCRETE, R.P.S.)	5,698 SF
TOTAL EXISTING IMPERM. AREA	5,968 SF
RECONFIGURED IMPERMEABLE AREA	
• BUILDINGS (PLAYHOUSE, SHED)	270 SF
• EX. PAVING TO REMAIN	3,360 SF
• PROP. PAVING (CONCRETE, ASPHALT, R.P.S.)	3,893 SF
TOTAL PROP. IMPERMEABLE AREA	7,523 SF
NET INCREASE (IMPERMEABLE AREA)	+1,555 SF
IMPERMEABLE SURFACE - ENTIRE SITE	
EXISTING IMPERMEABLE LOT COVERAGE (VILLAGE PROVIDED)	117,806 SF
ALLOWED IMPERMEABLE LOT COVERAGE (VILLAGE PROVIDED)	119,936 SF
ADDITIONAL IMPERMEABLE AREA ALLOWED	2,130 SF





PLAY EQUIPMENT TO BE REPLACED
LOOKING NORTH

NOTE: PLAY HOUSE TO BE RELOCATED



VIEW FROM PLAY EQUIPMENT WEST



PLAY EQUIPMENT TO BE REPLACED



VIEW FROM PLAY EQUIPMENT EAST



February 19, 2019

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

CROW ISLAND SCHOOL
WINNETKA, IL
OPTION 2 REVISED
PLAYBOOSTER

QTY. NO. DESCRIPTION

PlayBooster Component System

1	169322A	Discovery Tree Climb w/Aluminum Post w/Roof DB Only1
1	111812A	Headform Set
1	172665A	Loop Pole w/Recycled Wood-Grain Handholds 48"Dk DB
1	169318B	Wood Plank Wiggle Ladder 40"Deck w/Recycled Wood-Grain Handholds I
1	122570D	Cliff Climber 72"Dk DB
1	145107A	SpaceWalk Climber
1	116249A	Vertical Ladder 32"Dk DB
4	122197A	90* Triangular Tenderdeck
6	121948A	Kick Plate 8"Rise
3	111228A	Square Tenderdeck
1	169321A	Tree Stump Transfer Module 48"Dk (DB Only)
2	111231A	Triangular Tenderdeck
2	121949A	Tri-Deck Kick Plate 8"Rise
3	169319A	Recycled Wood-Grain Lumber Panel
1	130565A	Table Panel DB
1	114649A	Zoo Infill Panel
2	120818A	Playstructure Seat
1	111362A	Talk Tube 40' Tubing Kit PB
1	111363A	Talk Tube At Grade Mounted DB Only
1	141886B	Access/Landing Assembly Rails Barrier Right 32"Dk
1	119430A	Overhead Parallel Bars/Horiz Lad Connected Between Decks
1	130873A	Ring Pull
2	111404F	108"Alum Post DB
5	111404E	116"Alum Post DB
3	111404D	124"Alum Post DB
3	111404C	132"Alum Post DB
1	111404B	140"Alum Post DB
2	111403A	182"Alum Post For Roof DB
1	211190A	Tree House Roof w/Stack and w/Kids Only sign
1	169317B	Firepole w/Recycled Wood-Grain Handholds 56"Dk DB
1	169316A	SlideWinder2 w/Tree Branch Support 72"Dk DB
1	122033D	SpyroSlide 56"w/Hanger Bracket DB1

ALSO:

1	152179A	Saddle Spinner DB 16"Height
---	---------	-----------------------------

PAGE 2

SWINGS:

1	221292A	5" Arch Swing Frame 8' Beam
2	221293A	5" Arch Swing Frame Addtl Bay 8' Beam
1	177351A	Molded Bucket Seat (5-12 yrs) w/Harness Proguard Chains 8' Beam
6	174018A	Belt Seat Proguard Chains 8' Beam

**Surface America
PlayBound Poured in Place**

Combination 3" thick (1,887 sq ft), and 3 1/2" thick (1,547sq ft) (Thicknesses are subject to a nominal variation) system with top surface in 50% color/ 50% black speckled mix. Includes aromatic binder. Includes freight

3,434 sq ft

Poured-in-Place

Notes:

- * 3" thick poured-in-place system meets 6'-7" critical fall height.
- * 3 1/2" thick poured-in-place system meets 8' critical fall height.
- * Thicknesses quoted to meet industry standards for ASTM testing of 1000 HIC/ 200 Gmax.
- * The above surfacing price includes shipping and installation but does not include any base construction or preparation.
- * Surface America poured-in-place system is IPEMA certified.
- * Standard wages included.
- * Quote does not include security that is needed to protect the surfacing during curing time. Purchaser shall be responsible for security, as needed, to prevent vandalism and/or damage of any type to the surface during installation process, curing time, and after the installation is completed.
- * With Certain EPDM rubber colors, Surface America recommends aliphatic (non-yellowing) binder be considered, however this is an additional charge. Adding aliphatic binder will carry a 10-year warranty.
- * Surface America recommends the following colors be used as accent colors only: Teal, Yellow, Purple and Primary Red. If one of the listed colors is selected for more than 25% of the top surface, additional charges may need to be added.
- * Price valid 120 days from day quote is provided.

Crow Island School

Winnetka, IL February 19, 2019 WNN19CRO2-3-1




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ATTACHMENT D

ORDINANCE NO. M-22-2003

AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND VARIATION IN THE APPLICATION OF THE ZONING ORDINANCE OF THE VILLAGE OF WINNETKA, COOK, COUNTY, ILLINOIS FOR THE CROW ISLAND SCHOOL (1112 Willow Road)

WHEREAS, the Board of Education of Winnetka Elementary School District No. 36 is the beneficial owner of the following described real estate (the "Subject Property"), which is commonly known as Crow Island Elementary School, 1112 Willow Road, Winnetka, Illinois:

That part of vacated Glendale Avenue and of the east 13.0 feet of Lot 37 to 47, inclusive, in Block 1 in Vernamo, being a subdivision of the northwest quarter of the southwest quarter of Section 20, Township 42 North, Range 13, East of the Third Principal Meridian, and the east quarter of northeast quarter of the southeast quarter of Section 19, Township 42 North, Range 13, East of the Third Principal Meridian, described as follows: beginning at a point in the east line of said northwest quarter of the southwest quarter of said Section 20, 222.33 ft. south of the northeast corner thereof, thence south along said east line, 250.0 ft., thence west at right angles to said east line 46.0 ft., thence north parallel to the east line of said northwest quarter of the southwest quarter of said Section 20, 250.0 ft., thence east 46.0 ft., to the place of beginning, in Cook County, Illinois.

Also, Lots 48 to 70, both inclusive, and the east 17.0 ft. of vacated Glendale Avenue, lying west of and adjoining Lots 61 to 70, both inclusive, in Alles' Sunset Subdivision of the northeast quarter of the southwest quarter of Section 20, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois; and

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

WHEREAS, the Board of Education of Winnetka Elementary School District No. 36 is a body corporate and politic of the State of Illinois and operates a public school known as the Crow Island Elementary School, which is improved with the Crow Island School building and accessory structures; and

WHEREAS, the accessory structures at the Crow Island Elementary School include several playground areas; and

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

WHEREAS, the Board of Education of Winnetka Elementary School District No. 36 ("applicant") has filed an application for a special use permit pursuant to Sections 17.24.010(B)2.b and Section 17.56.010 of the Winnetka Zoning Ordinance, to allow the site plan for the Subject Property to be revised as part of the upgrading of the playground areas on the Subject Property, including the kindergarten playground area at the northeast corner of the school property along the Glendale Avenue property line (the "Kindergarten Playground"); and

WHEREAS, the applicant has also filed an application for a variation from the corner setback requirements of Section 17.30.050 of the Winnetka Zoning Ordinance to permit the play equipment to observe a corner setback of 6.42 feet from the Glendale Avenue property line, whereas a corner setback of 50 feet is required, resulting in a variation of 43.58 feet (87.16%); and

WHEREAS, the current proposal is the third in a series of applications for improvements to the several playgrounds at Crow Island School; and

WHEREAS, special use permits and variations were granted for the first grade playground and the second to fourth grade playground, pursuant to ordinances M-11-2002; and

WHEREAS, on February 27, 2002, pursuant to due notice thereof, the Plan Commission considered the proposed improvements to the Crow Island School playgrounds and the eight members then present voted unanimously to find the proposed playground renovations, including the renovations to the Kindergarten Playground, consistent with the Winnetka Comprehensive Plan; and

WHEREAS, pursuant to due notice thereof, on April 17, 2003, the Design Review Board considered the proposed improvements and issued favorable comment for the proposed renovation of the Kindergarten Playground and its equipment; and

WHEREAS, pursuant to due notice thereof, the Zoning Board of Appeals held a public hearing on May 12, 2003, to consider the special use permit and variation request for the Kindergarten Playground renovation and, by the unanimous vote of the five members

then present, has recommended that the requested variation and special use permit be granted; and

WHEREAS, the proposed replacement of the equipment in the Kindergarten Playground will benefit the public health, safety, comfort, morals and general welfare of the Village, by improving the safety, accessibility and appearance of the playground by installing new playground equipment, providing safe use zones, reducing impermeable surface and improving the storm drainage on the Subject Property, all in accordance with applicable requirements of the Americans with Disabilities Act, playground safety standards and the Village Code; and

WHEREAS, the proposed special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity, nor will it substantially diminish or impair property values in the immediate vicinity, as the Kindergarten Playground is a firmly established component of the school and playground use of the Subject Property, which has been in place for over 50 years, the Kindergarten Playground renovation will neither increase the intensity of the existing use nor alter its nature, and the renovations will improve both the functionality and appearance of the playground; and

WHEREAS, the proposed special use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted under applicable zoning regulations, as the Kindergarten Playground is an established use in its existing location on the Subject Property, the use of the Subject Property will not be changed, and the Kindergarten Playground area is not in close proximity to any single-family residences; and

WHEREAS, adequate measures have been taken to provide ingress and egress in a manner that minimizes pedestrian and vehicular traffic congestion, in that points of access to the Subject Property and parking will not be changed, and there will be no changes to vehicular access; and

WHEREAS, adequate parking and access roads serve the Subject Property; and

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

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

WHEREAS, the plight of the applicant is unique in that the play equipment is a necessary accessory to the principal use of the Subject Property in meeting the statutory obligations of the applicant to provide educational and recreational facilities; and

WHEREAS, the strict application of the corner setback requirements create practical difficulties and particular hardships for the applicant because the equipment cannot be placed in a conforming location due to the limited amount of space available in the Kindergarten Playground and the playground's proximity to the school building and paved access drives; and

WHEREAS, the variation, if granted, will not alter the essential character of the locality, in that the school and its playgrounds are established uses in the neighborhood, and the proposed improvements will replace or upgrade play equipment currently located in the Kindergarten Playground, which is an established use in its existing location; and

WHEREAS, the Subject Property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the applicable zoning regulations, as the sole purpose of the property is to provide educational and recreational facilities as required by law; and

WHEREAS, an adequate supply of light and air to adjacent property will not be impaired, as the new equipment will be in the same area as the existing equipment, the tallest component will be five feet high and the storage shed will be 11 feet high at its peak; and

WHEREAS, the hazard from fire and other damages to the property will not be increased, because the equipment will remain in an open site, and the new equipment and playground surface will meet safety standards; and

WHEREAS, there is no evidence that the taxable value of land and buildings throughout the Village will diminish; and

WHEREAS, the proposed renovation of the Kindergarten Playground equipment will not increase congestion in the public streets because the Kindergarten Playground is an existing accessory to the Crow Island School, which is also an existing use; and

WHEREAS, the proposed Kindergarten Playground equipment will not be detrimental to or endanger the public health, safety, comfort, morals and welfare of the inhabitants of the Village, because the upgraded Kindergarten Playground will be in full compliance with current safety standards and guidelines, and will meet accessibility requirements of the Americans with Disabilities Act.

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

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

SECTION 2: That, pursuant to Sections 17.24.010(B)2b and 17.56.010 of the Winnetka Zoning Ordinance, Title 17 of the Winnetka Village Code, a special use permit is hereby granted with respect to the Subject Property, which is located in the R-2 Single-Family Residential Zoning District and is commonly known as the Crow Island Elementary School, to permit the renovation of the Subject Property by installing new playground equipment in the playground located at the northeast corner of the Subject Property along the Glendale property line of the Subject Property, said work to be done in accordance with the March 2003 Lakota Group plans, that accompanied the application for special use permit.

SECTION 3: That a variation is hereby granted to the Subject Property, which is located in the R-2 Single-Family Residential District provided in Chapter 17.24 of the Winnetka Zoning Ordinance, Title 17 of the Winnetka Village Code, and which is commonly known as the Crow Island Elementary School from the corner setback provisions permitted by Section 17.30.050 of the Winnetka Zoning Ordinance, to allow a corner setback of 6.42 feet from the Glendale Avenue property line, whereas a 50.0-foot setback is required, resulting in a variation of 43.58 feet (87.16%), said variation being for the purpose of permitting the replacement of playground equipment and renovation of the existing Kindergarten Playground located at the northeast corner of the Subject Property along the Glendale Avenue property line of the Subject Property, said work to be done in accordance with the March 2003 Lakota Group plans that accompanied the application for variation.

SECTION 4: That the special use and variations hereby granted are subject to the following conditions:

A. That the applicants obtain final design review approval of the plans for the Kindergarten Playground area, in accordance with procedures established by the Village Code; and

B. That the applicants begin the proposed construction and implementation of the Kindergarten Playground improvements within twelve (12) months after the effective date of this ordinance.

SECTION 5: That, pursuant to Section 17.56.010(G) of the Zoning Ordinance, all stipulations, conditions and restrictions set forth in this Ordinance as part of the terms under which the special use is granted, may be modified or revised from time to time by the Village Council following public notice and hearing, using the same procedures set forth in the Zoning Ordinance for processing the original special use application.

SECTION 6: That this Ordinance shall be in full force and effect from and after its passage, approval, and posting.

ADOPTED this 3rd day of June, 2003, pursuant to the following roll call vote:

AYES: Trustees Abell, Brower, Greenough, Presser, Webster and Woodbury

NAYS: None

ABSENT: None

Signed:

s/s Michael F. Duhl

Village President

Countersigned:

s/s Douglas G. Williams

Village Clerk

Introduced: Waived

Passed and Approved: June 3, 2003

Posted: June 4, 2003



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: MARCH 27, 2019
SUBJECT: CASE NO. 19-12-SU: 976 GREEN BAY ROAD - ROBBINS ARCHITECTURE
SPECIAL USE PERMIT

INTRODUCTION

On April 3, 2019, the Plan Commission is scheduled to consider an application submitted by Celeste Robbins (the "Applicant"), concerning a Special Use Permit in accordance with Chapter 17.44 [C-2 General Retail Commercial District] and Chapter 17.56 [Special Uses] of the Winnetka Zoning Ordinance to allow an architect's office on the ground floor at 976 Green Bay Road (the "Subject Property"). The Applicant is the current lessee of the Subject Property, which is owned by Marlene and Kenneth Richmond (the "Owner").

The Applicant currently operates Robbins Architecture on the Subject Property, and it was brought to the Village's attention that the Applicant was operating an architect office without a retail component. In 2014, when the Applicant took occupancy of the space her intent was to have retail space at the front of the commercial space; therefore, a special use permit was not required. The Applicant provided a letter in 2014 noting the intent was to have a retail component as part of the architectural services the business would provide (see Attachment C).

A sign has been posted on the Subject Property and a website notice has been posted on the Village website indicating the time and date of the Plan Commission public hearing. A mailed notice has been sent to property owners within 500 feet of the Subject Property. As of the date of this memo, staff has received seven (7) written comments from the public regarding this application. The comments are provided in Attachment B of this report.

PROPERTY DESCRIPTION

The Subject Property is one of the first floor commercial spaces located in the three-story mixed-use building at 976-986 Green Bay Road, located at the northwest corner of Green Bay Road and Merrill Street. *City Kids Dental* (984 Green Bay Road), which received a special use permit in 2017 to operate a dental office in the Commercial Overlay District, is currently the only other tenant in the building. The space immediate north of *City Kids Dental* (986 Green Bay Road) is currently vacant. The space at 976 Green Bay Road has been occupied by the Applicant since 2014. The Subject Property is located within the Village's **Commercial Overlay District**, which places limits on many non-retail uses, including professional offices, such as architects, engineers and attorneys, requiring that they be evaluated by the Plan Commission and Village Council as a special use.

COMMERCIAL OVERLAY DISTRICT BACKGROUND

The Overlay District was established in 1987 out of concern about the viability of the business districts as a whole if non-retail occupancies were allowed to proliferate and occupy significant areas within retail shopping districts. At the time of adoption there was a concern about the possible proliferation of real estate offices and financial institutions.

The Village Zoning Ordinance describes the purpose of the Overlay District and its restrictions on non-retail uses as being

“to encourage retailing of comparison shopping goods and personal services compatible with such retailing on ground floor in order to encourage a clustering of such uses, to provide for a wide variety of retail shops and expose such shops to maximum foot traffic, while keeping such traffic in concentrated (yet well distinguished) channels throughout the district.”

Since its adoption in 1987, the Overlay District has been revised on more than one occasion to alter district boundaries, or to modify the types of uses which are permitted within each district. As you are aware the Village Council is currently considering further amending the Overlay District regulations. On March 13, 2018 the Village Council began its review of the Overlay District and discussed potential changes to the District. At the request of the Village Council, at the Plan Commission (PC) meeting in April 2018, the Commission participated in an exercise regarding allowed uses in the Overlay District and the boundaries of the District. The Village Council considered the results of the PC's exercise at its July and October 2018 study sessions and further discussed changes to the Overlay District at its meeting on January 15, 2019.

Ultimately, on March 19, 2019 the Village Council conducted a public hearing and approved introduction of Ordinance No. MC-01-2019, an ordinance amending the Zoning Ordinance regarding uses and regulations in the three commercial districts, including amendments to the Overlay District. The Village Council is scheduled to consider adoption of the ordinance on April 4, 2019. Details regarding the amendments can be found in the attached staff report to the Village Council. If you would like additional details, please reference this report, which is included as Attachment D. It is important to note that the changes the Village Council is considering would not impact a request such as this. A special use permit will still be required for a professional office on the ground floor in the Overlay District.

HUBBARD WOODS BUSINESS DISTRICT OVERLAY BOUNDARIES

A map depicting the zoning classifications of the Hubbard Woods Business District is included as Figure 1 on the following page. The Subject Property is highlighted yellow, located immediately south of *City Kids Dental* on Green Bay Road.

Gray areas indicate the underlying C-2 General Retail Commercial zoning, which permits a relatively broad array of uses, including various retail uses, along with a number of non-retail uses such as professional offices, financial service firms, medical offices and the like.

Red crosshatch areas represent those areas subject to the restrictions of the Commercial Overlay District. The boundaries of the Overlay District are established along certain public streets and extend for a depth of 50 feet from the front property line.

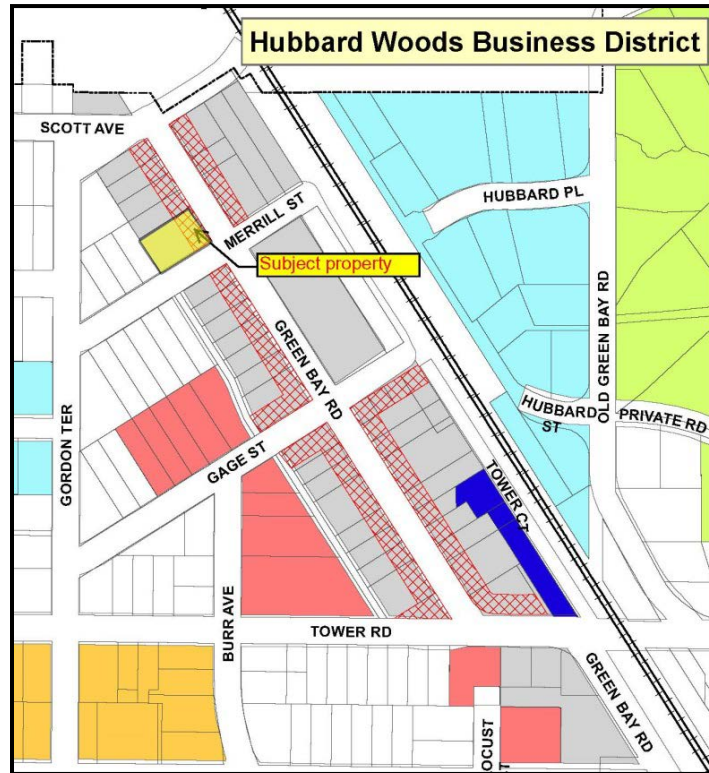


Figure 1 – Hubbard Woods Business District

DESCRIPTION OF REQUEST

As previously noted, the Applicant currently operates Robbins Architecture in the approximately 1,600 square foot space at 976 Green Bay Road. Originally, when the Applicant took occupancy of the space in 2014 her intent was to have retail space at the front of the commercial space; therefore, a special use permit was not required. The Applicant provided a letter in 2014 noting the intent was to have a retail component as part of the architectural services the business would provide, which is included in this report as Attachment C. It was recently brought to the Village's attention that the Applicant was operating an architect's office without a retail component, thus requiring the Applicant to request special use approval.

Upon notification that a special use permit is required to operate an architect's office, the Applicant submitted the application currently being considered by the Plan Commission. The space is pictured in Figures 2 and 3 on the following page.

As represented in the Office Floorplan sheet included in the attached application materials (Attachment A), the space currently has eight (8) work stations in a common office area, a separate private office and a conference room. The Applicant explains in the written explanation how the Applicant finds that the layout of its space and its façade windows are similar in nature and compatible with that provided by retail uses. The Applicant also states that they several weekly meetings with clients, consultants and vendors that do not add any more demand on parking than a typical retail tenant. According to the Applicant, the employees utilize the employee parking spaces available in the Hubbard Woods parking structure, which is a half a block to the north. Due to the low amount of customer parking demand generated by the use, it was determined by staff that a parking study would not be necessary.



Figure 2 – Subject Property



Figure 3 – Subject Property

STANDARDS FOR REVIEW / FINDINGS

Section 17.44 of the Zoning Ordinance provides a series of eleven (11) standards for the evaluation of Special Use applications within the Commercial Overlay District, which provides a framework for evaluation by the Plan Commission. The Applicant has supplied as part of their application materials a narrative addressing how this proposal complies with the eleven (11) 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 special use to allow an architect's office on the ground floor at 976 Green Bay Road within the C-2 Commercial Overlay District, based on the following findings of fact:

"The proposed architect's office is consistent with the Standards for granting of Special Use Permits in the Commercial Overlay District, as follows:

1. 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;
2. 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;
3. The establishment of 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;
4. Adequate measures have been or will be taken to provide ingress and egress in a manner which minimize pedestrian and vehicular traffic congestion in the public ways;
5. Adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the Special Use exists or are to be provided;
6. The Special Use in all other respects conforms to the applicable regulations of this and other village ordinances and codes;
7. The proposed special use at the proposed location will encourage, facilitate and enhance the continuity, concentration, and pedestrian nature of the area in a manner similar to that of retail uses of a comparison shopping nature;
8. Proposed street frontages providing access to or visibility for one or more special uses shall provide for a minimum interruption in the existing and potential continuity and concentration of retail uses of a comparison shopping nature;
9. The proposed special use at the proposed location will provide for display windows, facades, signage and lighting similar in nature and compatible with that provided by retail uses of a comparison shopping nature;
10. If a project or building has, proposes or contemplates a mix of retail, office and service-type uses, and the retail portions of the project or building shall be located adjacent to the sidewalk. The minimum frontage for each retail use adjacent to the sidewalk shall be twenty (20) feet with a minimum gross floor area of four hundred (400) square feet. In addition, such retail space shall be devoted to active retail merchandising which maintains typical and customary hours of operation; and

11. The proposed location and operation of the proposed special use shall not significantly diminish the availability of parking for district clientele wishing to patronize existing retail businesses of a comparison shopping nature.

In addition, the Commission may also wish to consider if there are any conditions it may want to place on the facility's operation. If the Commission chooses to place conditions as part of its recommendation, it will want to include the conditions at the end of the findings of fact.

This request is subject to final approval by the Village Council.

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Public Comments

Attachment C: 2014 letter from Applicant regarding use of space

Attachment D: Village Council Overlay District Staff Report

ATTACHMENT A

APPLICATION FOR SPECIAL USE
C2 Retail Overlay District

Name of Applicant CELESTE ROBBINS

Proposed type of occupancy ARCHITECTS OFFICE

Property Address 976 GREEN BAY RD

Applicant Telephone Number [REDACTED]

Applicant Email address Celeste@robbins-architecture.com

Architect Information: Name, Address, Telephone & Email

Same as above

Attorney Information: Name, Address, Telephone & Email

Explanation of Special Use Requested:

Attach a separate document providing narrative description of proposed business and
Location within C2 Retail Overlay District. Address each of the eleven (11) standards
on page 5

[REDACTED]
Applicant signature

2-20-19
Date

PROPERTY OWNER ACKNOWLEDGEMENT

I hereby certify that I am the owner of the property at _____, and have provided the attached proof of ownership.
(address)

I consent to the filing of an application for Special Use Permit by

(Applicant name)

Signed: _____
(Property owner)

Date: _____

PROPERTY OWNER ACKNOWLEDGEMENT

I hereby certify that I am the owner of the property at 976 Green Bay RD, and have provided the attached proof of ownership.
(address)

I consent to the filing of an application for Special Use Permit by

CELESTE ROBBINS
(Applicant name)

Signed: _____
(Property owner)

Date: 2/22/19

976 Green Bay Road, Winnetka, IL 60093
Telephone 847 446 8001 Fax 847 446 8005
robbins-architecture.com

Special Use Permit Narrative:

Please find attached an application for a Special Use Permit for 976 Green Bay Road, the current offices of Robbins Architecture. Below I have addressed each of the 11 points that need to be satisfied for a Special Use Permit. In addition to addressing each point, I also would like to provide a narrative to express why I strongly feel that we should be permitted to maintain the architectural office at 976 Green Bay Road.

I think we all share the same goal and understand the importance of the retail fabric in Winnetka. Our retail areas create a center for our town and a sense of community. Having a streetscape encourages people to meet and gather and provides a convenience and meaning in the neighborhood in which they live.

What I would like to address is simply why I feel we should be granted a Special Use Permit. Other than having things for sale, I believe Robbins Architecture supports the goals of the Overlay District.

Beautiful Window Display: Our street visibility is beautiful. We are an architectural firm dedicated to creating warm and livable homes. Our aesthetic ranges from modern to more transitional but regardless of a flat roof or cedar shakes the common denominator is an edited style that feels open, clean and inviting. Our window view sells our brand and tells our story. We take a lot of pride in designing what people see from the street because it needs to convey what we do. As people pass our office, they are able to view photos of our work on display. These photos are changed as projects are updated. It is interesting to see people constantly slowing down as they walk by to view and analyze our projects. In fact, I have seen people pull over and get out of their car to show a spouse a photo. Our window presence is more than photos on display though.

Our lighting is also designed for the street. Our conference room has large illuminated decorative glass panels facing Green Bay Road along with a pendant light over the conference room table. These are not needed for any functional reason, only aesthetics. During the day the sun is flooding our space, providing plenty of natural light during business hours. However, at night when we are typically closed, the lighting tells a story. Lighting is important to our designs and we are demonstrating our proficiency in that area. This artful display brings vibrancy and delight to the street and complements the other retail displays.

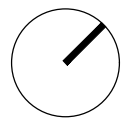
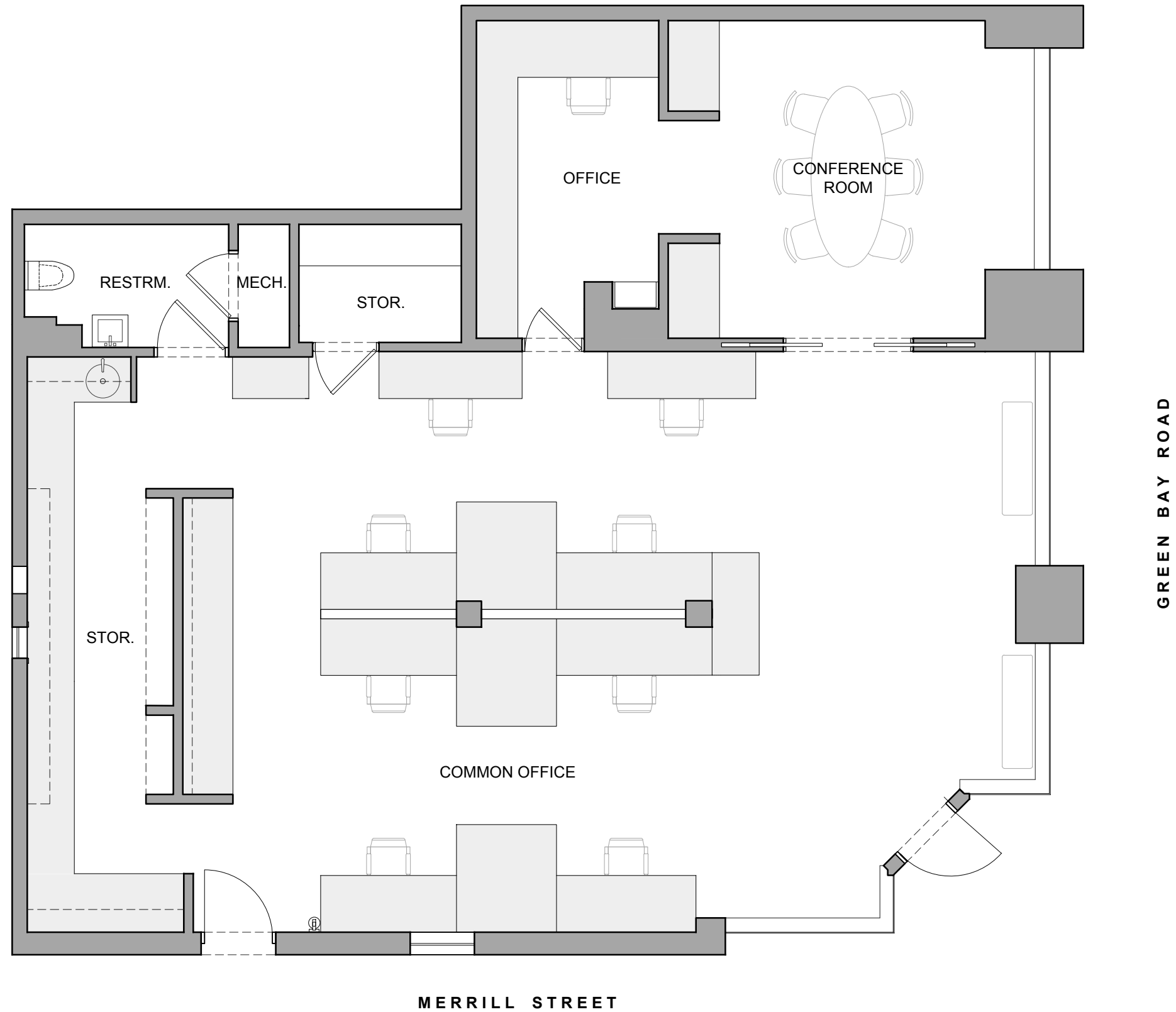
Although our original plan to use the front of our office as retail space did not work out, we continue to keep the front space open with a conference room and architectural models on display which adds to the attractive window display.

Supporting Retail in Hubbard Woods: Robbins Architecture participates in The Hubbard Woods Design District. I attend meetings, welcome new shops, advertise, and participate in events such as Art Attack.

We are a business focused on residential design. We have several weekly meetings with clients, consultants and vendors which brings traffic to the retail area. Naturally we direct or bring our visitors to neighboring shops such as Material Possessions and Bedside Manor. We also consistently support the food establishments, such as Once Upon a Bagel, Grateful Bites, Minos, Reprise, and Frank and Betsies for our conferences and meetings.

For the reasons above and the points addressed below, we are asking to be granted a Special Use Permit so that our office can continue to add to the success of the Hubbard Woods area.

1. Our Architectural Office will not endanger the public health, safety, comfort, morals and general welfare. In fact, to the contrary, we have added sprinklers to our space which increases safety.
2. We will not be substantially injurious to the use and enjoyment of others on the property or in the vicinity. We are quiet and the flow of visitors is consistent with retail spaces in the area.
3. We would not impede of normal development or impede on any improvement in the immediate area. We are surrounded by spaces that are vacant, so if anything, our presence adds vibrancy which will help the neighboring spaces.
4. We do not need to provide any additional traffic measures because our space will not increase traffic in any manner different than a retail shop.
5. We do not need an additional drainage, parking or access road.
6. We do conform to village codes other than the fact that we are not retail.
7. We do encourage, facilitate and enhance the pedestrian nature of the area in a manner consistent with retail space.
8. The view into our office is consistent with the Hubbard Woods design District niche. People really enjoy looking at our window display and seeing our office in action. We have a lot of photos both in the window and on the walls to add interest and vibrancy.
9. Our windows provide a street frontage consistent with the retail spaces.
10. We are proposing no retail space as previously requested in March, 2014. The Special Use request is to remain only an architect's office. However, our space does not utilize the front portion with desks or storage. It is a conference room and display.
11. We will not diminish the current parking in the area. We do not add parking because we park in the "A" lot. Client meetings add no more parking than a retail space.







VIEW FROM SIDEWALK



VIEW OF CONFERENCE ROOM FROM SIDEWALK



VIEW OF COMMON OFFICE FROM SIDEWALK

ATTACHMENT B

From: [Ciao Bella Sewing](#)
To: [Ann Klaassen](#)
Cc: [celeste robbins](#)
Subject: Robbins Architecture Special Use Permit - IN SUPPORT OF!
Date: Tuesday, March 05, 2019 8:41:03 AM

Dear Ann,

I hope all is well!

I am sending you an email because I would like to vocalize my support in allowing Robbins Architecture to obtain a special use permit. Overall, Robbins Architecture has added value to the Hubbard Woods Design District. Robbins Architecture is a consistent store front in the Design District. They are a local store and in return, they support other local stores in the area. In addition, it is nice to see such a well designed and visually appealing store front in this area (especially since a lot of the store fronts in the area need some TLC- tender, loving, care). Also, how amazing that Robbins Architecture works with the local schools, including New Trier Architecture Club and Sacred Heart Schools- guiding future creative students in a time when STEM programing is taking over, is needed.

Please let me know if you have any questions. However, I wanted to send a quick email and let you know that I do fully support Robbins Architecture in obtaining a special use permit.

Kind Regards,
Taylor Ioannou
847-456-5720
CiaoBellaSewing.com

From: [REDACTED]
To: [Ann Klaassen](#)
Cc: [Celeste @ Robbins](#)
Subject: Robbins Architecture
Date: Tuesday, March 05, 2019 12:55:29 PM

>

> Dear Ms. Klaassen,

>

> I am writing in support of a Special Use Permit that will allow Robbins Architecture to maintain their space in Hubbard Woods as they currently have it. As a fellow business owner and retailer in the neighborhood for over 25 years we feel very strongly that an architect office is a true benefit to the over all merchant group. In fact, Bedside Manor Ltd and Robbins have worked together on a number of occasions and have shared a number of clients.

>

> Thank you so much,

> Meg Carroll

> Bedside Manor Ltd

> 920 Green Bay Rd

> Winnetka, IL 60093

From: [Scott Dallmeyer](#)
To: [Ann Klaassen](#)
Cc: [Celeste @ Robbins](#)
Subject: Special use permit for Robbins Architecture
Date: Tuesday, March 05, 2019 11:39:34 AM

Ann,

I understand that Robbins Architecture needs to apply for a special use permit. Phototronics heartily and gladly supports issuance of this permit.

Considering the empty commercial spaces in Hubbard Woods, an occupied space contributes to the area. They always show life, even for the evening HWDD events (which might not be expected from a business of that kind). Phototronics is at the "end of the earth" here. The vacancies, and even the park, between us and the heart of the district tend to cut us off from pedestrian shoppers. Even the holiday lighting stops half a block south of us, both sides of the street. Their presence on our block helps connect us to the rest of the area.

Again, considering the vacancies, they are not displacing a retail business that might want to move to Hubbard Woods.

They are a different kind of business that dovetails well with many of the other businesses in the district. They add to the variety in the district, as real estate offices, nail salons and such wouldn't.

In short, a vibrant, active business is an asset where an empty storefront is not.

Yours truly,
Scott Dallmeyer

--

Phototronics
(Photo Future, Inc.)
996 Green Bay Road
Winnetka, IL 60093
847-446-7510

Phototronics
digital imaging 



Virus-free. www.avast.com

From: pam@greenbaycycles.com
To: [Ann Klaassen](#)
Cc: celeste@robbins-architecture.com
Subject: Robbins Architecture
Date: Tuesday, March 05, 2019 7:13:46 PM

Hi Ann,

I understand Celeste Robbins is in the process of applying for a special use permit for her business location. I could not be more pleased to endorse her continued presence in Hubbard Woods in her current location. In addition to being a very attractive and pleasant addition to our street-scape, Robbins Architecture has brought increased foot traffic to the northern end of Hubbard Woods. Celeste and her team have been active, engaged members of our business district. Celeste is a regular participant in HWDD meetings and her office has hosted numerous, lively First Friday events.

As the current President of the Winnetka-Northfield Chamber of Commerce, I am mindful of the need to be attentive to our tax base and the need to provide a strong foundation for our retail businesses, but as a near neighbor to Celeste's office, I am of the opinion that this is a circumstance deserving of exception. Please don't hesitate to contact me if I can provide any further information.

Kind regards,

Pam

Pam Faulkner
Green Bay Cycles
999 Green Bay Road
Winnetka, IL 60093
(847) 446-7433

From: [REDACTED]
To: [Ann Klaassen](#)
Cc: [Celeste @ Robbins](#); peggy@materialpossesions.com
Subject: Special Use Application
Date: Wednesday, March 06, 2019 11:05:06 AM

Dear Ann and Committee,

I have owned and operated Material Possessions for 41 years and I would like to support Celeste Robbin's application for a Special Use Permit.

Celeste has been an excellent neighbor bringing her clients and herself to shop at Material Possessions and other stores in town.

She is professional and always introduces her clients to, not only our store, but to the other stores in HW.

Her store front is clean, well lit, and inviting which adds greatly to the appearance and class of Hubbard Woods. Having a successful business in Hubbard Woods / Winnetka is key to keeping our villages vital and healthy. I wish more stores in our town were as beautiful.

Too many businesses have come and gone, but Celeste's business seems to grow and attract more clients every year.

We are thrilled that she is our neighbor. It could be said that, Celeste is selling her architectural knowledge and talent. Her advice, consultation and drawings are worth buying.

Also, Celeste is committed to enhancing and promoting HWDD and Winnetka. She is active in the community and in the HWDD Association. Her ideas and participation are greatly needed and counted on.

I would be happy to address any questions and concerns you may have for allowing this beautiful Architecture Design Firm to continue to operate on Green Bay Road in Hubbard Woods.

Thank You,

Peggy Swartchild

Material Possessions
954 Green Bay Road
Winnetka, IL 60093

From: [Cynthia Burr](#)
To: [Ann Klaassen](#)
Subject: Robbins Architecture
Date: Thursday, March 07, 2019 12:35:39 PM

Hi Ann,

I understand that Robbins Architecture is applying for a special use permit to operate simply as an architectural office. As a retailer myself in Hubbard Woods, I appreciate the rules surrounding the Overlay district in Winnetka. However, Robbins Architecture is the kind of business we in the neighborhood really value and want to see continue.

Celeste Robbins is a member of our Hubbard Woods Design District Board of Directors, joins in those neighborhood events that make sense for her business, and participates in joint advertising with other businesses in the area. The firm brings interior designers and homeowners into Hubbard Woods, who in turn support other businesses on the street. In addition, Robbins Architecture presents an extremely attractive storefront on a very visible corner of our 3-block retail area. With so many vacant storefronts, we are especially glad to have Robbins Architecture as one of the neighborhood anchors.

Really, I can't say enough positive things about Celeste and her business. I would hope that the Village would quickly grant her permission to continue her business as requested in her current location.

Best,
Cynthia Burr

Cynthia Burr
Owner, Vivid Art Gallery
895 Green Bay Road
Winnetka, IL 60093

p: 224 505-5961
cynthiaburr@vividartgallery.net
www.vividartgallery.net

From: [Celeste Robbins](#)
To: [Ann Klaassen](#)
Cc: [Cynthia Burr](#)
Subject: FW:
Date: Thursday, March 07, 2019 7:54:36 PM

Hi Anne,

I was told that some emails might not be making it to you. Not sure if this one made it to you or not. I hope this is not annoying. I had no idea so many people would take the time to write a note. I am forwarding the one below.

RobbinsArchitecture

Celeste Robbins
Direct. 847-443-0148

From: Mary Ellen Larkin [REDACTED] >
Sent: Thursday, March 07, 2019 12:30 PM
To: -AKlaassen@winnetka.org
Cc: Celeste Robbins <celeste@robbins-architecture.com>
Subject:

Good Morning ,

I have a shop in Hubbard woods for 15 years. I think
an office for Robbins Architecture is a good asset to this area .

This business supports the design district and they have been wonderful neighbors .

Thank You

Mary Ellen Larkin

One Magnificent Shoppe

ATTACHMENT C

Robbins Architecture

976 Green Bay Road, Winnetka, IL 60093
Telephone 847 446 8001 Fax 847 446 8005



August 14, 2014

Village of Winnetka,

We have completed the build out at 976 Green Bay Road. This will be a multi-use space with architectural work and retail. The space was renovated from an existing store and to best of our knowledge the space is built to be ADA compliant. Robbins Architecture is responsible for any areas that could be found to be non-compliant and will not hold the Village of Winnetka responsible.

Thank you,



Celeste Robbins



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: VILLAGE COUNCIL

FROM: DAVID SCHOON, DIRECTOR
BRIAN NORKUS, ASSISTANT DIRECTOR

DATE: MARCH 14, 2019

SUBJECT: C-2 COMMERCIAL OVERLAY DISTRICT

INTRODUCTION

On March 19, 2019, the Village Council is scheduled to hold a public hearing and consider introduction of Ordinance No. MC-01-2019, An Ordinance Amending the "Winnetka Zoning Ordinance" Regarding Uses and Regulations in the C-1 Neighborhood Commercial District, C-2 General Retail Commercial District, and the C-2 Commercial Overlay District (Attachment A).

Consideration of this ordinance is the result of a Village-initiated application to amend the Zoning Ordinance concerning the boundaries, definitions, allowed land uses, and special use standards for the C-2 Commercial Overlay District (the "Overlay District"). As a result of proposed amendment to the Overlay District, related amendments to the C-2 General Retail Commercial District (the "C-2 District") and the C-1 Neighborhood Commercial District (the "C-1 District") are also proposed. Collectively, all three districts are referred to as the "Commercial Districts." The amendments under consideration include, without limitation, amendments to the following sections of Title 17, Zoning:

- Section 17.04.030, titled "Definitions," of Chapter 17.04, titled "Introductory Provisions and Definitions," of the Zoning Code to amend the definitions of current and proposed allowed land uses in the Commercial Districts;
- Section 17.08.020, titled "Zoning Map," of Chapter 17.08, titled "Zoning Districts and Official Map," of the Zoning Code to amend the boundaries of the Overlay District;
- Section 17.44.020, titled "Uses," of Chapter 17.44, titled "C-2 General Retail Commercial District," of the Zoning Code, to amend the standards for special uses located in the Overlay District;
- Section 17.46.010, titled "Table of uses," of Chapter 17.46, titled "Use, Lot, Space, Bulk and Yard Regulations for Commercial Districts," of the Zoning Code to amend the list of allowed uses in the Commercial Districts.

As required by the Zoning Code, the public hearing was noticed in the February 28, 2019 edition of the Winnetka Current, and a mailed notice has been sent to property owners within 250 feet of the properties proposed to be removed from the Overlay District. In addition, a courtesy noticed has been mailed to all property owners within the commercial districts. Staff has also sent a courtesy email to businesses in the districts and other interested parties. Though staff has received a few inquiries regarding what the proposed amendments mean, as of the writing of this memo, the Village has not received any written correspondence on the proposed amendments from the public.

The Village Council previously discussed amending the Overlay District at its March 13, July 10, October 9, 2018 study sessions and its January 15, 2019 study session. The proposed amendments are the result

of the Council’s discussion of the Overlay District at these meetings. At the January 15, 2019, meeting, the Council provided direction regarding further changes to proposed amendments and directed staff to prepare an ordinance for public hearing and consideration. Those further changes have been incorporated into the attached draft ordinance. Since the January meeting, Village staff has worked with the Village Attorney to prepare the proposed amendments in ordinance format. As part of that process, the Village Attorney has reviewed the proposed language and has made some changes, such as refining the language to some of the proposed land use definitions so as to make them more land use regulatory-based.

PROPOSED AMENDMENTS

The following is a summary of the proposed amendments to the Commercial Districts. As previously noted, a copy of Ordinance MC-01-2019 can be found in Attachment A.

Minor Changes for Readability

It should be noted that in addition to the more substantive changes summarized below, the proposed text amendments also include some other changes to assist with a better understanding of the list of allowed land uses in the Commercial Districts. These proposed changes include the consolidation of similar land uses and updating terminology. For example, the following uses have been combined into one category of use “Apparel, fur, leather goods, jewelry, shoe or accessories store”. You will note in the proposed amendments there are a significant number of these amendments. Also the land use category “Printing shop with retail” has been updated and would be called “Shipping, mailing or printing center (may include related office services)”.

The following summarizes the more substantive changes.

New Definitions for Certain Land Uses

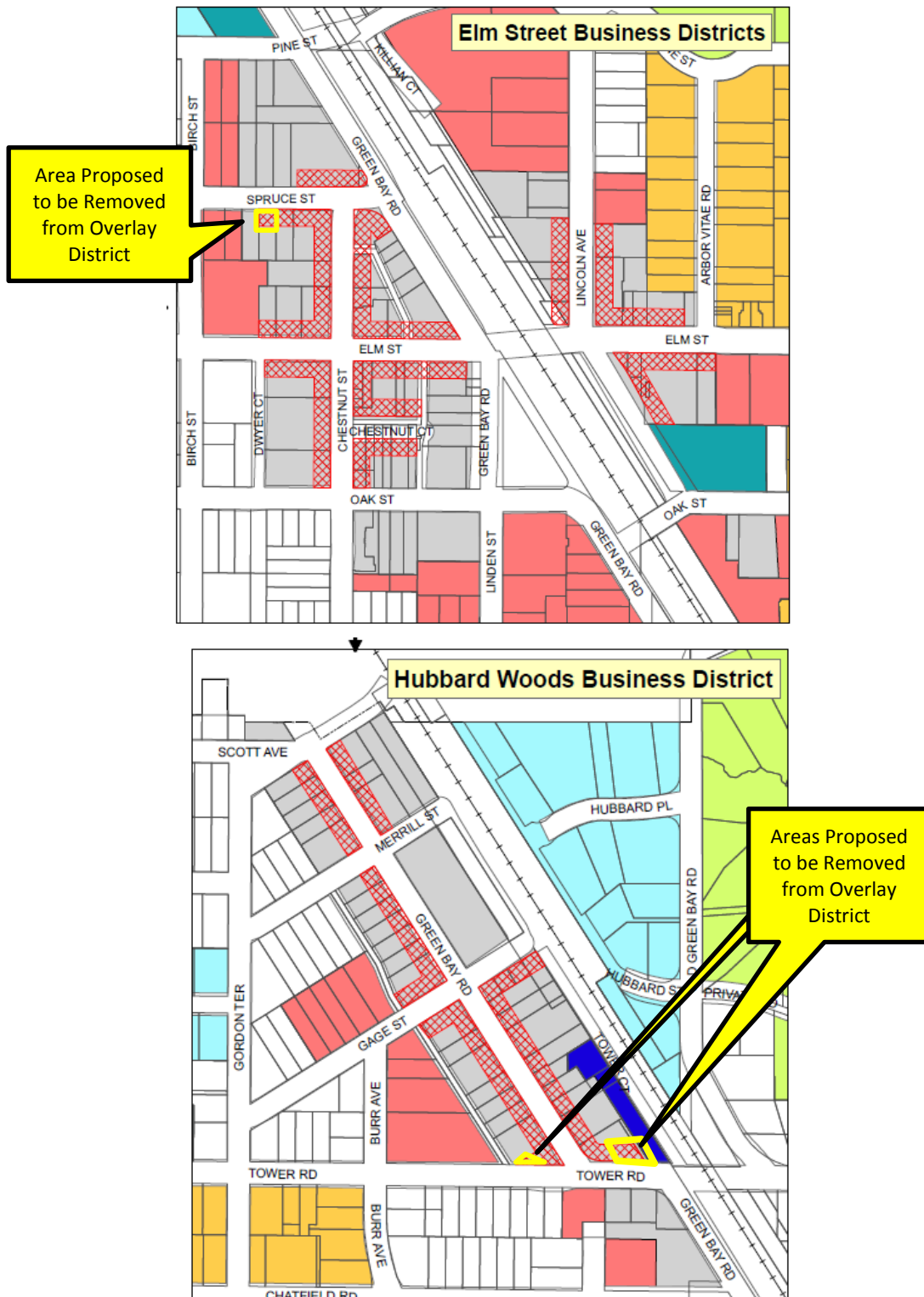
The Zoning Ordinance is proposed to be amended to include new definitions for the following currently allowed land uses as well as new land uses that currently are not allowed in the Commercial Districts but would be allowed with the proposed amendments. New land uses are noted with the term “New” in parenthesis:

- | | |
|--|--|
| a) Artisan and maker space (New); | g) Educational services (New); |
| b) Arts, dancing, music and other artistic activities; | h) Health club; |
| c) Brew pub (New); | i) Personal fitness studios (New); |
| d) Business or commercial school; | j) Medical/dental clinic; |
| e) Co-working spaces (New); | k) Fast food restaurant; |
| f) Educational therapy and counseling services; | l) Limited service/fast casual restaurant (New). |
| | m) Standard restaurant |

Overlay District Boundary Changes

Currently specific properties are zoned the Overlay District in the Elm Street Business District and the Hubbard Woods Business District. The Overlay District consists of the first fifty (50) feet of lot depth from the front property line of specifically identified lots. The underlying zoning for the entire lot is the C-2 District. The two maps on the following page show the boundaries of the Overlay District in these two business districts and note areas that are proposed to be removed from the Overlay District. Once the

areas are removed from the Overlay District, the properties would be subject to only the underlying C-2 District requirements.



Overlay District Land Uses to be Reclassified from “Permitted Use” to “Special Use”

Proposed changes would require the following uses, which are currently allowed by right in the Overlay District, to be subject to consideration as a special use in the Overlay District.

- a) Barber shop, beauty salon, hair salon, day spa, nail salons, skin care and related services;
- b) Laundry and dry cleaning receiving store;
- c) Tailor shop, dressmaking or shoe or hat repair;
- d) Building repair and maintenance contractors including general contractors, glass window and mirror, heating and air conditioning, lighting and electrical, roofing and plumbing offices and shops.
- e) Interior design offices

(Note: Interior design offices with or without accessory retail component would require special use approval; however, a retail store (e.g. furniture store, carpet store, home accessories store, etc.) that provides incidental design services would be allowed as a permitted use);

A use designated as a special use, requires prior review by the Plan Commission and approval by the Village Council before such a use can occupy a space. Existing businesses that fall within one of these land use categories would be allowed to continue to operate in its existing space without needing to seek special use approval. If one of these existing uses wished to expand the amount of space it wanted to occupy or relocate to a new space in the Overlay District, it would first need to seek special use approval for those changes from the Village.

Proposed New Land Uses to be Allowed in the C1 District, the C2 District, or the Overlay District

The following land uses are proposed to be added to list of permitted uses and special uses:

Table of Uses	C-1 Neighborhood Commercial	C-2 General Retail	C-2 Commercial Overlay
P = Permitted uses; SU = Special uses; NO = Not permitted			
Brew Pub	NO	P	P
Restaurant, limited service/fast casual	P	P	P
Artisan or maker space	P	P	SU
Co-working space	P	P	SU
Personal fitness facility	NO	P	SU
Arts, dancing, music, and other artistic activities	P	P	P
Educational services	P	P	SU

Standards for Special Uses in the Overlay District

When the Plan Commission and Village Council are considering a request to allow a special use to locate on a specific property, the applicant must demonstrate that the special use meets a set of identified standards. In Winnetka, the Village has two sets of special uses standards: 1) those that are applicable to special uses anywhere in the community, including the Overlay District, and 2) additional standards applicable to special uses only within the Overlay District. Special uses in the Overlay District must meet both sets of standards.

The amendments are proposed to make the special use permits standards more clear. The proposed standards would read as follows:

- i. The proposed special use at the proposed location will encourage, facilitate and enhance the continuity, concentration and pedestrian nature of the area in a manner similar to that of retail uses.
- ii. The location of the proposed special use along a block frontage shall provide for a minimum interruption in the existing and potential continuity and concentration of the retail uses along the block's frontage.
- iii. The proposed special use at the proposed location will provide for display windows, facades, signage and lighting similar in nature and compatible with that provided by retail uses.
- iv. If the proposed special use provides multi-use areas, such as retail merchandise areas, restaurant dining areas, general office space, private offices, reception areas, or employee work areas, any proposed retail merchandise area or restaurant dining area shall be concentrated and located immediately adjacent to the sidewalk and clearly visible from street in such a fashion as to invite customers to browse or dine.
- v. If a proposed new building contemplates a mix of retail, office and service type uses, the minimum frontage for each retail use adjacent to the sidewalk shall be 20 feet with a minimum gross floor area of 400 square feet. In addition, such retail space shall be devoted to active retail merchandising which maintains typical and customary hours of operation.
- vi. The proposed location and operation of the proposed special use shall not significantly diminish the availability of parking for district clientele wishing to patronize existing retail businesses.

SUMMARY

As previously noted, the Village Council is scheduled to hold a public hearing and consider introduction of Ordinance No. MC-01-2019, An Ordinance Amending the "Winnetka Zoning Ordinance" Regarding Uses and Regulations in the C-1 Neighborhood Commercial District, C-2 General Retail Commercial District, and the C-2 Commercial Overlay District.