



PLAN COMMISSION REGULAR MEETING

WEDNESDAY, FEBRUARY 27, 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 January 23, 2019 meeting minutes.
5. **Case No. 19-08-SU: 800 Pine Street – Winnetka Community Nursery School:** An application submitted by Winnetka Community Nursery School seeking approval of a Special Use Permit to allow renovation of the existing playground at 800 Pine Street.
6. Village of Winnetka 150th Celebration.
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

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**WINNETKA PLAN COMMISSION
MEETING MINUTES
JANUARY 23, 2019**

Members Present:

Tina Dalman, Chairperson
Mamie Case
Chris Foley
John Golan
Louise Holland
Bridget Orsic
Jay Vanderlaan

Non-voting Members Present:

Joni Johnson

Members Absent:

Layla Danley

Village Staff:

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

Village Attorney:

Peter Friedman

Call to Order:

The meeting was called to order by Chairperson Dalman at 7:00 p.m.

Call to order & Roll Call

Ms. Klaassen took a roll call of the Commission Members present.

Community Development Report

Mr. Schoon gave a report on the status of planning and zoning related items. He noted that the Village Council approved two subdivisions that the Plan Commission recently reviewed. He noted that the Village Council recently once again discussed the Overlay District, and that it will be holding a public hearing on proposed amendments to the district boundaries, the uses allowed in the district, and the district's special use standards. He also reported that the Board recently reviewed a request by Verizon for zoning ordinance text amendments to allow additional cell antennas on the tower at the Public Safety Building. Given that it is Village-owned property, the Village Council decided that it would be the body that would hold the public hearing on the text amendment. Mr. Schoon also reported that the Council heard a request from Boutique Bites for Zoning Ordinance amendments, liquor license amendments, and Municipal Code amendments to allow valet parking operations in the commercial districts. The amendments are necessary so that they can open a facility in the former Antique Emporium space, which facility would include a café/specialty food store, a banquet hall, and a catering facility. Given the three different code amendments required, the Council decided to keep all of them at its level, including the zoning ordinance amendment.

In response to a question, Mr. Schoon explained the review process for a text amendment. Ms. Orsic asked if the Village Council wanted the Commission opinions and thoughts, or if they only wanted to make decisions on their own. Mr. Schoon stated text amendments are not required to come before the Commission. The Council decides on a case by case basis which body will hold the public hearing on a zoning ordinance text amendment, which can be the Council. Ms. Holland stated that when considering

1 amendments the Village must take into account the 2020 Comprehensive Plan. Mr. Schoon stated they
2 will want to see if it is consistent with the Comprehensive Plan. Chairperson Dalman stated they would
3 still have to look at the zoning ordinance and refer back to the Comprehensive Plan. In response to a
4 question, Mr. Schoon stated a review of the Comprehensive Plan would be coming and the downtown
5 master plan is used as a guide for development and zoning issues in the Village's commercial areas. He
6 stated the zoning ordinance outlines what uses are allowed within a zoning district and limits what can
7 physically be built in that district. Mr. Schoon stated a text amendment would be required to allow any
8 use that is not currently allowed in that district. He stated it is up to the Village Council to determine
9 what text amendments would be handled at its level or what would they would refer to an advisory
10 body.

11 12 **Public Comment**

13 Chairperson Dalman stated there was no one in the audience to comment and no written comments
14 were received.

15 16 **Approval of December 19, 2018 Minutes**

17 Chairperson Dalman asked for a motion to approve the December 19, 2018 meeting minutes. A motion
18 was made by Ms. Case and seconded. She then asked if there were any changes which were not
19 provided to staff. No comments were made at this time. A vote was taken and the motion unanimously
20 passed.

21 22 **Planned Development Regulations: At the request of the Village Council, the Plan Commission will** 23 **discuss and provide comments regarding (i) draft revised standards used to evaluate** 24 **proposed planned developments and (ii) the current review process for proposed planned** 25 **developments.**

26 Mr. Schoon informed the Commission that the DRB will be reviewing this matter at their meeting
27 tomorrow. He stated the Village is attempting to determine what improvements could be made to the
28 planned development regulations. Mr. Schoon then noted a memo he passed it this evening that
29 includes responses to a DRB members questions. It includes information regarding potential
30 redevelopment sites that would be required to go through the planned development as well as what
31 other New Trier Township communities do in terms of advisory bodies involved in their planned
32 development process. He stated in summary, three of the four communities have their Plan Commission
33 review planned developments with no involvement from their zoning boards. He noted Glencoe does
34 not having a planned development process.

35
36 Mr. Schoon stated the Village Council asked for input on a few items in terms of looking at the process
37 and standards. Through the use of a PowerPoint presentation, he went over information included in his
38 staff report, which included background, history, and purpose of the Village's planned development
39 regulations. Mr. Schoon also went over guiding principles, which the Council started to develop, for
40 advisory bodies to use when considering changes to the planned development process. He then
41 reviewed planned development standards and the planned development process.

42
43 Mr. Schoon stated the current planned development regulations would only apply to the B-1, B-2, C-1
44 and C-2 zoning districts, sites which measure more than 10,000 square feet and are not allowed in single
45 family residence districts. He then stated the planned development process included a pre-application
46 review with Village staff, preliminary plan review and final plan review and described the steps in terms
47 of how the process proceeded before the ZBA, PC and DRB, which are in no particular order.
48

1 Mr. Schoon stated one idea is to add a conceptual plan review process which involved a pre-application
2 meeting with the Village staff followed by preliminary plan review and final plan review. He noted many
3 communities have this process which involved presenting sketches and a narrative of the proposal and
4 relief they are seeking which is presented to the Village Council at a public hearing. Mr. Schoon noted
5 there would be no formal notice and the Village Council would provide individual comments with no
6 vote or consensus in support or opposition. He stated the purpose is for the applicant to receive initial
7 thoughts and comments from the Village Council, and the Council's final decision would be reserved
8 until the planned development went through the entire planned development process, including review
9 by advisory bodies.

10
11 Mr. Schoon asked for the Commission's thoughts and experience with regard to the overall planned
12 development process. Mr. Vanderlaan stated the current process seemed lengthy and burdensome in
13 terms of cost and time. He stated he liked the idea of having a planned development commission and
14 suggested 1/3 of each Board be made into a special 9 member panel to review planned developments.
15 He then stated if there are not major changes between the preliminary plan and the final plan, the
16 planned development should not have to go back through the entire process again. Mr. Vanderlaan also
17 commented he liked the idea of having the conceptual review process with the Village Council, after
18 which the applicant can make the decision to start the formal planned development process.

19
20 Ms. Case stated she agreed the planned development process needed to be streamlined and asked how
21 successful the conceptual plan process in Northbrook was. Mr. Schoon referred to the review process of
22 a townhome project and suggestions or comments made by the Village Council to help the developer
23 understand what they were looking for with such a development. He stated the process helped with the
24 proposals which would be dead on arrival, especially for projects which are asking for deep variations
25 and exceptions. Ms. Case agreed with the concept of having members of three advisory boards on a
26 committee.

27
28 Ms. Johnson stated the ZBA discussed this matter at their last meeting and everyone except one
29 member was in favor of a combined commission. She stated she did not feel the DRB should be included
30 in the combined commission since their review is more specialized and there is some overlap in terms of
31 the standards reviewed. Ms. Johnson also stated there was consensus to eliminate the final plan review
32 process and leave it to the Village Council knowing the Village Council would send it back to the hybrid
33 board for any substantial changes which were made at the final plan stage.

34
35 Member Foley asked if this would be a standing committee for projects as needed, and Mr. Schoon
36 confirmed it would be created from each of the advisory bodies, and it would be on call for any
37 upcoming planned development application.

38
39 Chairperson Dalman described the concept review process as fantastic which would have cut down
40 substantially on the amount of time and meetings for One Winnetka. She then stated it might not work
41 during times of election and turnover of officials but otherwise is a good idea. Chairperson Dalman also
42 stated it would help give the Commission guidance. She also stated in terms of consolidating the model,
43 she referred to the Oak Brook process which has far more applications coming in. Chairperson Dalman
44 stated the difference between preliminary approval and final approval related to engineering and
45 flushing out details which are Village staff and Village Council details and did not require the
46 Commission to be part of the final review. She stated she would be in favor of one planning/zoning
47 body being involved in the review rather than two. She could support it being either the Plan
48 Commission, Zoning Board of Appeals, or a planned development commission.

1
2 Mr. Golan stated he agreed with Chairperson Johnson's comments and the conceptual plan review is a
3 good idea. He stated if One Winnetka had come in with a conceptual plan, it would have been a non-
4 starter which would have saved a lot of time and money. Mr. Golan also stated having a combined
5 group, for the public, it would also save time for those who spoke meeting after meeting. He then stated
6 for those community members who didn't understand why the applicant asked for five stories when
7 three are allowed was a result in the failure of the educational process with regard to what the planned
8 development process allows.
9

10 Ms. Holland agreed conceptual plan review would have cut a year off the One Winnetka project which
11 initially presented an 83-foot building. She stated it absolutely should be done with the Village Council.
12 Ms. Holland then stated with regard to creating another body is adding to the process as opposed to
13 streamlining. Ms. Holland stated there are not many planned developments which come to the Village
14 and referred to the turnover of the Board and Commission members. She stated the Commission goes
15 through a lot of special use requests. Ms. Holland commented it would be better for an applicant to
16 come to the Commission after the conceptual plan review and the ZBA and DRB and then to the Village
17 Council and the process should be left as it is. She stated while she understood the composition of the
18 combined group, she saw no reason for it. Ms. Holland then referred to a building which was done
19 before the planned development regulations existed; she described it as wonderful and then the
20 Belvedere who refused to change their plans. She referred to the Grand Foods property and post office
21 site as possible 10,000+ square foot sites, if redeveloped, would be planned developments. She
22 concluded by stating that she did not agree that a planned development committee is the way to go, but
23 she agreed with the conceptual review process.
24

25 Mr. Golan referred to the combined group meeting at the North Shore Country Day School which he
26 described as efficient and suggested a process by which an applicant speak to all of the Boards and the
27 Commission at one time and let the individual Boards and the Commission meet after that.
28

29 Ms. Orsic stated she agreed with the comment that unless there is a big difference in the final plan
30 review stage, it did not need to come back before the Commission. She then stated she had mixed
31 feelings about the combined planned development commission in that there is value in different
32 perspectives to hear things. Ms. Orsic then stated although the ZBA and Commission may reach a
33 different outcome in terms of their recommendations to the Village Council, it gives the Village Trustees
34 more to consider. She then questioned whether the new group would be efficient or create another
35 level of bureaucracy and noted they do not have many planned developments. Ms. Orsic then stated
36 with regard to the process being streamlined, if it went too fast, residents may feel they missed their
37 opportunity to comment for something which would change the character of the Village. She then
38 stated while she is not opposed to a super committee, she is not fully on board with it.
39

40 Mr. Foley stated it is nice the Village Council is asking for their opinion and he agreed with the concept
41 review process. He also stated creating a new commission in terms of process improvement and
42 efficiency is ironic and there may be an inclination for those serving on the joint commission to go back
43 to their Boards and the Commission and gauge opinions which would create an endless loop which they
44 would want to avoid. Mr. Foley described the joint meeting at the school as unwieldy in terms of
45 numbers but was a concept that served its purpose. He also stated there may be the opportunity to
46 consider other process improvements. Mr. Foley then stated they have to ensure the public had the
47 opportunity to participate in the process.
48

1 Chairperson Dalman stated one of the concepts of the planned development committee would be to
2 avoid going over the same material twice since the same standards are being considered except for the
3 DRB. Mr. Schoon stated regarding current planned development standards there are the general special
4 use standards and also ZBA and Commission have different standards to consider with a planned
5 development. Ms. Johnson stated the Commission looks at zoning standards and questioned why
6 zoning exceptions went to the Commission rather than the ZBA under the current standards.
7 Chairperson Dalman stated that could be clarified. She then stated if the Village Council decided not to
8 have a joint commission in lieu of the Commission and ZBA, there can be work to clarify that.
9 Chairperson Dalman then stated there is a benefit to have separate design review since the Design
10 Review Board has a different role and focus.

11
12 Mr. Golan stated for the biggest projects in Winnetka, he stated each board should opine on their areas
13 of expertise as opposed to having a consolidated board which would hustle something through which
14 would could have a big impact on the Village and is not a good idea.

15
16 Chairperson Dalman stated from a developer's perspective, she heard they would do a project in
17 Winnetka but for these hurdles. A Commission Member stated the delays were not a result of the
18 process but were due to the developer asking for items which were unreasonable. She stated the
19 process did not have to be cumbersome.

20
21 Ms. Orsic stated she agreed with the comments made and the process should have these things taken
22 care of at the get-go. Ms. Johnson stated the conceptual review process which is to be seen by the
23 Village Council would provide an opportunity to identify those items that may be unreasonable. She
24 added that under the current process, it is initially being reviewed by Village staff members, who do not
25 live in the Village, determining what may or may not be acceptable, and the purpose of having the Board
26 and Commission Members who are Village residents' perspectives is to bring that perspective to the
27 project.

28
29 In response to a question, Mr. Schoon reminded the Commission that at the North Shore Country Day
30 School meeting, the Boards' and the Commission's scope was very narrow in terms of determining
31 whether it was substantially consistent with the preliminary plan. He doesn't know how that
32 arrangement would work when a project is being initially reviewed at the preliminary review stage. Mr.
33 Schoon stated part of the process is having the dialog between the applicant and the board and
34 commission members to understand what the issues and concerns are and to move forward with the
35 consideration of the project. He stated while that process seemed smooth, it was because the advisory
36 bodies were reviewing the final plan with a limited scope. Chairperson Dalman stated the Boards' and
37 Commission's scope, developer's scope and comments were limited.

38
39 Mr. Golan suggested for a planned development group, they could have meetings every other week as
40 opposed to once a month to move the process along. Chairperson Dalman stated that was previously
41 discussed. In response to a question, Mr. Schoon stated the public has the right to talk at every public
42 meeting whether there is a public hearing at that meeting or not. Chairperson Dalman asked if other
43 jurisdictions have similar processes. Mr. Friedman stated they either have the plan commission or the
44 zoning board review the planned development. He also referred to communities which combined the PC
45 and ZBA, since the number of applications became fewer after the last recession.

46
47 Mr. Golan asked if there were any requests which were reviewed by both the ZBA and Commission. Mr.
48 Schoon explained the instances where the ZBA and Commission would both review requests and

1 identified where the Commission would review zoning issues in connection with special use requests. He
2 stated each community identified their own way of reviewing zoning and special use requests.

3
4 Mr. Schoon summarized the discussion regarding the planned development process. Regarding the
5 conceptual plan review, everyone thought it was a good idea. Regarding preliminary plan review and
6 final plan review, the final review would only need to come back to the advisory bodies if the
7 development varied significantly from the preliminary review, and the Village Council would decide if it
8 would need to go back. He then stated in terms of the advisory bodies involved, four of the Commission
9 members want the process to remain as it is today, three Commission members are okay with the
10 planned development commission idea, and one Commission member would recommend that only one
11 of the existing planning/zoning boards review a planned development or that a planned development
12 commission be created to review them.

13
14 Mr. Schoon then stated with regard to the planned development standards, staff and the Village
15 Attorney reviewed them and stated they drafted a set of standards provided with the staff report. He
16 stated if the Village decides to have both the ZBA and Commission continue to review planned
17 developments, he stated we may need to create different separate standards for each body to use. Mr.
18 Schoon stated they are looking to clarify the standards and eliminate the confusion with regard to the
19 standards each body is to review. He stated at the final plan step, the Commission felt it did not feel the
20 need to be involved unless it substantially changed at which time they would go over the standards
21 again.

22
23 Mr. Schoon stated they drafted planned development standards that include general requirements,
24 which are more black and white (e.g. what zoning districts planned developments are allowed, the
25 minimum and maximum size of the parcel, etc.). He stated the second set of standards would be the
26 planned development standards used to evaluate the planned development as well as additional
27 standards applying to the exceptions being requested. Mr. Schoon stated the fourth set is design
28 guidelines which the DRB would be involved with.

29
30 Regarding general requirements, Mr. Schoon stated they already discussed the first four general
31 requirements and the other three include: (i) ownership and control of the land (unified ownership); (ii)
32 individual special uses requiring separate approval; and (iii) maximum number of residential units B-1
33 and B-2 with an affordable housing option as an exception. He then identified the standards that would
34 be used for a planned development, which would be the Village's current special use standards as well
35 as the project needing to be consistent with the Comprehensive Plan, which includes and the Downtown
36 Master Plan. Mr. Schoon also referred to the additional standards for the exceptions where the Village
37 Council may grant exceptions to allow land uses not currently listed as an allowed uses in the zoning
38 district as well as grant exceptions from the bulk, height, yard, etc. requirements. Mr. Schoon also
39 presented the exception standards and the required public benefit, which would be a compensating
40 benefit and required public improvements. He provided examples of each for the Commission. Mr.
41 Schoon then stated staff would discuss the design guidelines with the DRB at their meeting.

42
43 Chairperson Dalman asked if with regard to Village improvements, they should add something with
44 regard to public utilities to put people on notice. Mr. Schoon confirmed that could be added. He stated
45 based on the Commission members' experience, he asked for their thoughts in terms of the standards
46 and if there were any specific comments or perspective which was not included.

47
48 Mr. Vanderlaan asked with regard to exceptions and public benefits, if those were provided as the

1 rationale for granting the exceptions or if they are reviewed as requirements as a condition for granting
2 the exception. Mr. Schoon responded it would be the rationale for approving those exceptions. Ms.
3 Johnson commented the exception should be related to the benefit. Mr. Golan stated there is a limit to
4 the exceptions a developer is being asked to do. Mr. Schoon added there had to be a relationship
5 between them.

6
7 Chairperson Dalman described the revised and cleaned up proposed planned development standards as
8 clean and easy. Mr. Vanderlaan agreed they cleared up glaring omissions and all bases were covered.
9 Ms. Case stated her questions were answered in Mr. Schoon's review. A Commission Member agreed
10 with Chairperson Dalman that it is much cleaner.

11
12 Mr. Schoon stated that if the direction is to keep the three advisory bodies, we may need to consider
13 which standards each advisory body would look at.

14
15 **Other Business**

16 Chairperson Dalman asked if there was any other business. No additional business was raised at this
17 time.

18
19 The meeting was adjourned at 9:06 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: FEBRUARY 22, 2019
SUBJECT: CASE NO. 19-08-SU: 800 PINE STREET - SPECIAL USE PERMIT -
WINNETKA COMMUNITY NURSERY SCHOOL

INTRODUCTION

On February 27, 2019, the Plan Commission is scheduled to consider an application submitted by *Winnetka Community Nursery School* (the "Applicant"), concerning a Special Use Permit in accordance with Chapter 17.32 [B-1 Multifamily Residential District] and Chapter 17.56 [Special Uses] of the Winnetka Zoning Ordinance to permit the renovation of the existing playground at 800 Pine Street (the "Subject Property"). The Applicant is the lessee of the Subject Property, which is owned by the Winnetka Community House.

A mailed notice has been sent to property owners within 250 feet of the Subject Property. As of the date of this memo, staff has not received any written comments from the public regarding this application.

PROPERTY DESCRIPTION

Comprehensive Plan Designation & Zoning

The Subject Property, which is approximately 0.18 acres in size and consisting solely of the Winnetka Community Nursery School playground, is located at the northwest corner of the Winnetka Community House property at the southeast corner of Pine Street and Killian Court. The Winnetka Community House property contains a two-story institutional building. The Applicant has occupied the one-story wing on the western-most portion of the building since 1972. Figures 1 and 2 on the following page identify the Subject Property.

The Comprehensive Plan designates the Subject Property as appropriate for "Public/Semi-Public" uses (Attachment A). The property is zoned B-1 Multifamily Residential, and it is bordered by B-1 to the south and east, and R-5 Single Family Residential to the north (represented on Figure 3 later in this report).

As suggested by its name, the B-1 Multifamily zoning district allocates areas of the Village appropriate for higher density residential development, and is designated largely in transitional areas, often lying as a buffer between higher density commercial uses and lower intensity single-family districts.

In addition to multi-family residential uses, the B-1 District allows a limited range of additional uses by Special Use Permit. Allowed Special Uses in the B-1 District include (a) parking lots, (b) day care centers, (c) institutions of an education, philanthropic or eleemosynary nature, and (d) planned developments.

The Applicant's use of the Subject Property as an institution of an education, philanthropic or

eleemosynary nature is generally consistent with this Comprehensive Plan land use designation and the B-1 zoning district.



Figure 1 – Subject Property (Pine Street)



**Tree studio
to be
removed**

Figure 2 – Subject Property (Killian Court)

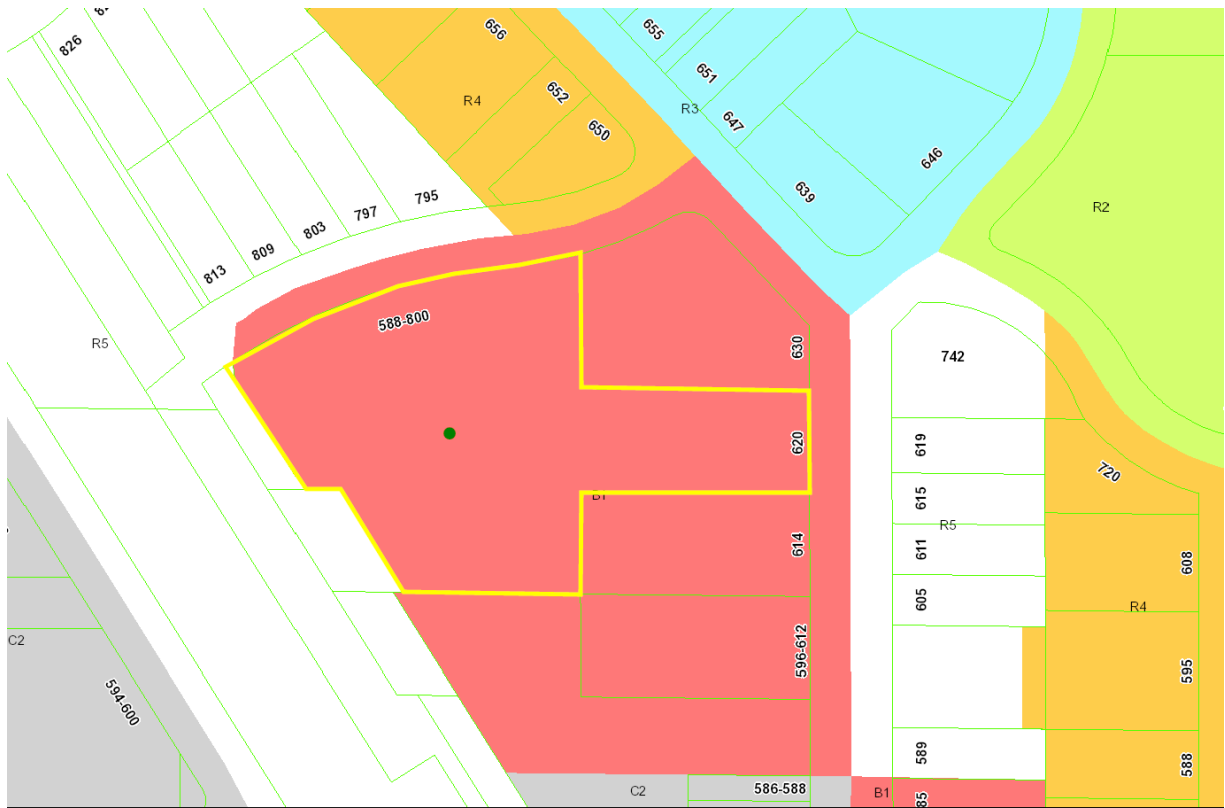


Figure 3 – Zoning Map



Figure 4 – Aerial Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

As previously noted, the Applicant has occupied the Subject Property since 1972. There are two previous zoning cases on file for the Subject Property: (1) on September 19, 1991, the Village Council adopted Resolution R-1112-91 granting a Special Use Permit to allow the relocation and replacement of a storage shed in the playground area and (2) on May 4, 2004, the Village Council adopted Ordinance M-17-2004 granting a Special Use Permit and variations to allow the renovation of the Winnetka Community Nursery School playground and to allow play equipment to encroach the required front yard setbacks from Pine Street and Killian Court (Attachment D).

PROPOSED PLAN

The proposed renovation of the existing playground consists of the following: (1) reconfiguration of walks; (2) replacement of some play equipment; (3) a new playhouse; and (4) new components that include berms, a tricycle path, a live willow tunnel, and evergreen forest. The large play structure currently located closest to Pine Street would be replaced with a new treehouse play piece. An existing "tree studio" identified in Figure 2 and in photos submitted by the Applicant, which are included in the attached application materials (Attachment C), would be removed to accommodate the proposed playhouse.

The existing sandbox would be removed and replaced with berms covered with a rubber surface. A new sandbox that can be covered is proposed closer to the building between two existing entrances to the school on the west side of the building. The impermeable lot coverage within the playground would increase by approximately 377 square feet and comply with the maximum permitted impermeable lot coverage. It is important to note that the area of the playground itself would not increase.

Other incidental play pieces are proposed throughout the playground and are identified on the Conceptual Plan along with corresponding photos and descriptions of the pieces included in Attachment C. In addition to photos and plans, the Applicant has provided a narrative description of the proposed plan, which is also included in Attachment C.

ZONING RELIEF

Two variations are being requested: (1) Front Yard Setback from Pine Street; and (2) Front Yard Setback from the Killian Court roadway easement. The proposed treehouse piece would provide a front yard setback of 11.25 feet from Pine Street, whereas a minimum front yard setback of 25 feet is required. For reference, the existing large play piece that would be removed to accommodate the proposed treehouse piece is setback approximately 11 feet from Pine Street and was subject to the variation that was granted in 2004. The proposed playhouse also requires zoning relief as a setback of 1-foot is proposed from the outer-limits of the roadway easement for Killian Court, whereas a front setback of 25 feet is required. It should be noted that the existing "tree studio" that would be removed encroaches the Killian Court easement, however, the proposed playhouse would be located outside of the easement.

CONSIDERATION BY OTHER ADVISORY BOARDS/COMMISSIONS

The Design Review Board is scheduled to consider a Certificate of Appropriateness for the proposed improvements at its meeting on March 21, 2019.

The Zoning Board of Appeals (ZBA) is scheduled to consider the Special Use Permit and variations at its meeting on April 8, 2019. The Special Use Permit and variations 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 the Winnetka Community House and Winnetka Community Nursery School. On one hand, the Comprehensive Plan acknowledges the importance of institutions in the Village; at the same time calling for care to “ensure that commercial, institutional, and residential development is appropriate to the character of and minimizes the adverse impact on its 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;*
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 OF 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 of the requested special use to allow the renovation of an existing playground for the Winnetka Community Nursery School, an institution of an education, philanthropic or eleemosynary nature, based upon the following findings of fact:

1. “The proposed playground renovation special use is 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 the commercial, institutional, and residential development is appropriate to the character of and minimizes the adverse impact on its surrounding neighborhood”;

- b. to “Recognize the critical importance of educational, religious and other community institutions to Village residents”;
 - c. to “Engage in a public process that balances institutional goals and minimizes any adverse impact to the character of the adjacent residential neighborhood”;
 - d. to “Ensure safe and attractive access to educational and community institutions. Pursue improvements that address public safety as well as traffic, congestion and parking”; and
 - e. to “Encourage the continued vitality of the Winnetka Community House as a community facility for a variety of programs accessible to all residents.”
2. “The proposed playground renovation special use is 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;
 - f. That the special use in all other respects conforms to the applicable regulations of this and other Village ordinances and codes.

In addition, the Plan Commission 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 the findings of fact.

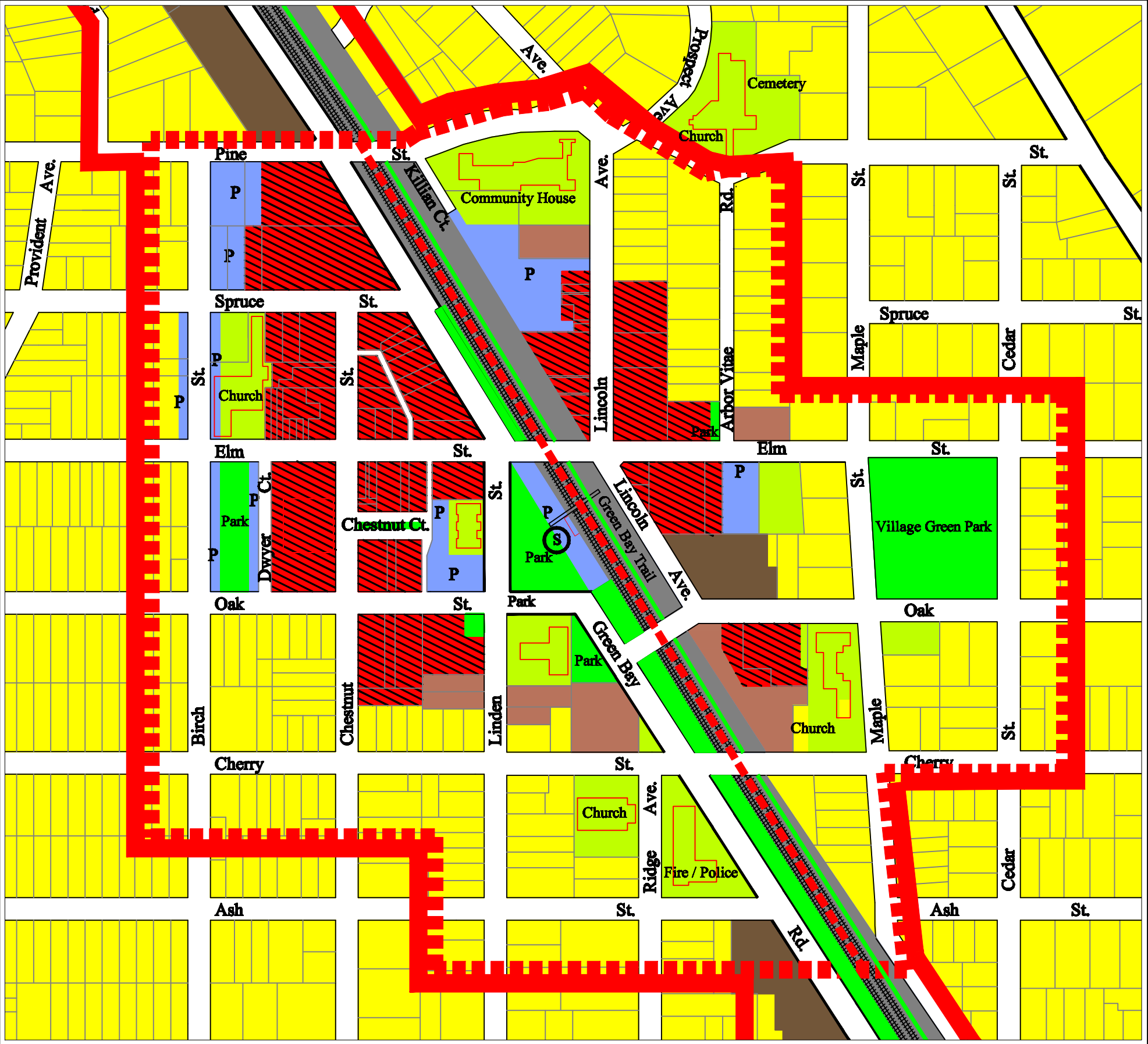
ATTACHMENTS

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-17-2004, adopted May 4, 2004



Village
of
WINNETKA

Comprehensive Plan Update: 2020

Land Use Plan
East & West Elm Street
Planning Sub-Area

Map
12

LEGEND

- Single Family Residential
- Townhouse Residential
- Multi-Family Residential
- Commercial / Retail
- Office
- Park / Open Space
- Public / Semi-Public
- Transportation / Utilities
- P Public Parking
- Vacant
- Mixed Use
(may include all uses
allowed in the applicable
zoning district)

- Green Bay Road Corridor
- Planning Sub-Area
- Urban Design Feature

Scale in Feet
0 50 100 200 400

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

June 30, 1999



THOMPSON DYKE & ASSOCIATES, LTD.

Land Planning Landscape Architecture Urban Planning	600 Maple Street, Suite 200 Winnetka, Illinois 60093-4000	Telephone: 847.272.6000 FAX: 847.272.6001
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ATTACHMENT B

CHAPTER II: VISION, GOALS AND OBJECTIVES

2.1 A 2020 VISION FOR WINNETKA

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

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

2.2 COMMUNITY GOALS

Purpose and Formulation Procedure

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

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

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

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

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

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

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

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

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

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

2.3 VILLAGE CHARACTER AND APPEARANCE

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

Objectives

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

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

2.4 RESIDENTIAL AREAS

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

GENERAL RESIDENTIAL OBJECTIVES

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

SINGLE-FAMILY RESIDENCE OBJECTIVES

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

MULTIPLE-FAMILY RESIDENCE OBJECTIVES

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

residents of all ages.

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

2.5 LOCAL GOVERNMENT

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

Objectives

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

2.6 EDUCATIONAL AND COMMUNITY INSTITUTIONS

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

Objectives

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

2.7 PARKS, OPEN SPACE, RECREATION AND ENVIRONMENT

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

Objectives

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

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

2.8 TRANSPORTATION

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

Objectives

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

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

2.9 GROWTH MANAGEMENT

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

Objectives

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

ATTACHMENT C

CASE NO. 19-08-SU

APPLICATION FOR SPECIAL USE

Name of Applicant Winnetka Community Nursery

Property Address 800 Pine Street Winnetka, IL 60093

Home and Work Telephone Number 847-446-4432

Fax and Email WCNS office@gmail.com

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

Clauss Brothers, Inc. Natalie Gongaware
12 N330 Switzer Rd NFG @ claussbrothers.com
Elgin, IL 60124 847.488.0711

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

Matthew Botica [REDACTED]
290 Forest St. Winnetka, IL 60093 312.543.1555

Date Property Acquired by Owner Winnetka Community House - 1911 Winnetka Community Nursery School - 1972

Nature of Any Restrictions on Property _____

Explanation of Special Use Requested _____

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:

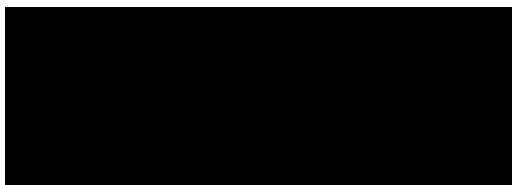
1. That the establishment, maintenance, and operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare;
2. That the Special Use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity 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.

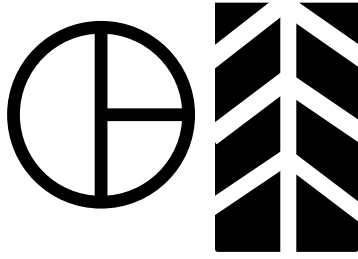
Respectfully Submitted,

Lessor Winnette Community House
Property Owner

2/6/15
Date

620 Lincoln
Address





CLAUSS BROTHERS, Inc.
Landscape Architects & Contractors

12N330 Switzer Rd
Elgin, IL 60124
TEL (847) 488-0711
FAX (847) 488-0551

SPECIAL USE PERMIT STANDARDS
Pertaining to Winnetka Community Nursery School

- 1) The current playground overtime has shown wear and tear and is nearing its life expectancy on some of the play elements. Some of the play features are seldom used by the children and will be removed and replaced with new innovated components. A few popular structures will remain with parts replaced to ensure a safe environment. The musical instruments are being removed and no new sounding equipment will be installed, reducing the sound levels to neighbors. The exciting changes in the space provide a naturalistic hobbit theme to the playground. Recent studies have shown that children, especially in urban areas, are in need of developing skills to invent active play and encourage imagination. The new components of the playground will include berms for running and rolling on, a tricycle path with a more stable surface to ride on with S turns, a live willow tunnel and evergreen forest drive thru. A new smaller sand box will have the ability to be covered and provide a clean artistic place to create along with the mud room where hands are allowed to get dirty. The big kids play structure will feature a treehouse with a real tree trunk base and challenging climbing opportunities. All meet current safety guidelines and ADA standards. The naturalistic design approach will complement the Community House Campus and neighborhood. All components in the playground will be made from natural materials or are composed to resemble nature items with neutral colored accents.
- 2) The playground will remain in the current footprint and not extend beyond the existing fence limits surrounding the playground. The public walks will remain open. The project is replacing aged equipment keeping the maintenance of the playground up to standards. The natural theme of the playground will not distract from the neighborhood and the rejuvenation and improvements of the playground will not diminish property values but rather make it a desirable component of the neighborhood. The playground is utilized only during daylight hours during the operation of the school and will not be in use during evening and nighttime hours.
- 3) Pine St and Killian Court roadways will remain unchanged and open to all. The easement inside the fence line of the playground has been included in the design development so if future use is required it will be available to all districts of concerns.

- 4) The design incorporates the existing side and back entrance off Killian Court and the school entry so as to minimize disruption of Pine St. No additional traffic use, both vehicular and pedestrian, is anticipated per the proposed design. All public walks will remain.
- 5) All utilities will remain intact. Site improvements will utilize the existing grades and drain to existing structures in place. The users of the revitalized space will remain the children of the nursery school with no anticipated additional users. Parking and access will remain the same as previous footprint.
- 6) The Village's easements have been included in the proposed design and respected. The Playground will meet ADA standards the CPSC guidelines in regards to playground development. Impermeable surfacing has been maximized where applicable.

CASE NO. 19-08-SU

APPLICATION FOR VARIATION
WINNETKA ZONING BOARD OF APPEALS

Owner Information:

Name: Lessor Winnetka Community House for Winnetka Community
620 Lincoln Nursery School
Property Address:
Home and Work Telephone Number: 847-881-9333
E-mail: Bob T @ my web .org

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

CLAUSS BROTHERS, INC. NATALIE GONGAWAR
12N330 SWITZER RD NRG@CLAUSSBROTHERS.COM
ELGIN, IL 60124 847 488-0711

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

Matthew Botica
290 Forest St, Winnetka
[REDACTED] 312-543-9555

Date Property Acquired by Owner: 1911

Nature of Any Restrictions on Property: N/A

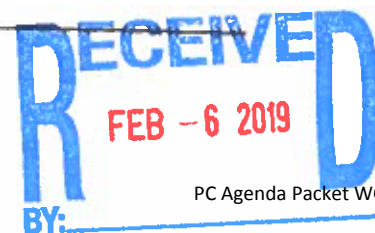
Explanation of Variation Requested:
(Attach separate sheet if necessary)

PROJECT CONSISTS OF RENOVATION
OF EX PLAYGROUND. RECONFIGURATION OF WALKS
INSTALLATION OF NEW PLAY FEATURES AND PLAYS
SURFACES IS THE SCOPE OF PROJECT. GRADES REMAIN THE
SAME, ALL TREES REMAIN, IMPERVIOUS AREA-
INCREASES SLIGHTLY BUT REMAINS BELOW ALLOWANCES

OFFICE USE ONLY

Variation Requested Under Ordinance Section(s): _____

Staff Contact: _____ Date: _____



Standards for Granting of Zoning Variations

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

While we still remain within the minimum requirements for both permeable/impermeable grounds and fall zone spacing, we are expanding in order to help enhance our school's outdoor playground experience. The playground update ultimately helps attract families to want to join our school community. In order to remain competitive within the preschool landscape, we must continue to update and iterate on what we provide with regards to outdoor learning experiences.

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.

Our playground shape is somewhat unique. This causes some issues for placing large playground equipment pieces. However, we believe our proposed updates are still within the requirements necessary to safely place it. The new structure will go where an existing one is located.

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

The variation will not cause any sort of character or aesthetic alteration to the property or the locality. The new piece of equipment has the same look, feel and material as the current piece of equipment.

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

The new play structure will not alter the supply of light and air to the adjacent property, especially seen as the new play structure is smaller than the existing piece.

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

Nothing in the playground update would cause an increase in hazards from fire and other damages to the property.

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

There would be nothing to cause the taxable value of the land and buildings throughout the Village to be diminished because of the update to the playground.

7. The congestion in the public street will not increase.

Congestion in the public street should not be affected during or after construction.

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

Both during and after construction of the playground, the public health, safety, comfort, morals and welfare of the inhabitants of the Village will not be impaired. Clauss Brothers is a very reputable commercial and municipal landscaping company. This organization, led by landscape architect Natalie Gongaware, will safely and productively demolish and rebuild parts of the Winnetka Community Nursery School playground for the better enjoyment of its occupants and attendants.

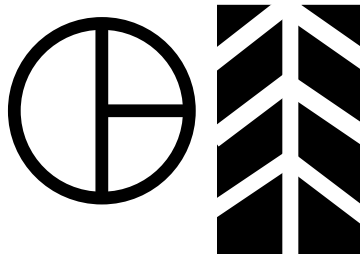


Winnetka Community Nursery School

Playground Rehabilitation

Village of Winnetka, Illinois
Department of Community Development
January, 2019

SPECIAL USE & VARIANCE PERMIT APPLICATION



CLAUSS BROTHERS, Inc.
Landscape Architects & Contractors

12N330 Switzer Rd
Elgin, IL 60124
TEL (847) 488-0711
FAX (847) 488-0551

January 24, 2019

Page 1 of 2

TO: Planning & Zoning Board
DRB Members
Planning Staff
FR: Natalie Gongaware, RLA, Clauss Brothers, Inc.
Kim Mancini, WCNS
Jennifer Page, WCNS

RE: Planning & Zoning Request for Approval: Plan Overview

On behalf of Clauss Brothers, Inc. and the Winnetka Community Nursery School, we are pleased to submit our design proposal for the renovation of the playground at the Winnetka Community Nursery School. The design process was a collaborative effort among teachers, staff and parents to develop a unique playground experience with a natural approach to play.

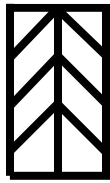
The current playground overtime has shown wear and tear and is nearing its life expectancy on some of the play elements. Some of the play features are seldom used by the children and will be removed and replaced with new innovated components. A few popular structures will remain with parts replaced to ensure a safe environment. The exciting changes in the space provide a naturalistic hobbit theme to the playground. Recent studies have shown that children, especially in urban areas, are in need of developing skills to invent active play and encourage imagination. The new components of the playground will include berms for running and rolling on, a tricycle path with a more stable surface to ride on with S turns, a live willow tunnel and evergreen forest drive thru, and a building area where sticks and stones become trains, castles or wherever the imagination takes it. A new smaller sand box will have the ability to be covered and provide a clean artistic place to create along with the mud room where hands are allowed to get dirty. The big kids play structure will feature a treehouse with a real tree trunk base and challenging climbing opportunities. All meet current safety guidelines and ADA standards. The naturalistic design approach will complement the Community House Campus. All components in the playground will be made from natural materials or are composed to resemble nature items with neutral colored accents.

The playground is designed to minimize visual impact. The green themed environment will fit well into the neighborhood. All existing trees are preserved and an additional shade tree and evergreens will be added to the environment. The Impervious surfaces remain below standards.

Certified Natural Engineered wood fiber surfacing providing the safe fall zones along with tested poured in place rubber. The scope of the renovation includes the following:

- New wood tree house play feature for 3-5 year olds
- New sand box area with log surrounds and sized for covering
- Mushroom seats to climb, sit and gather
- Rubber covered berms resembling islands in water
- Art panels for artistic drawing
- Log benches for sitting and balance climbing
- Sticks and stone building area
- Concrete tricycle path
- Free play area circle with solid surface
- Mud room with mud tables
- Wood cabin playhouse
- 4 seat wood swing frames will remain
- Live Willow tunnel
- Wood play structure for ages 2-5 year olds will be updated with new parts
- Evergreen shrub forest for hide and seek
- All existing trees preserved and a shade tree and evergreens added
- Both Wood fiber and Rubber Surfacing are certified as ADA accessible
- Safety standards are incorporated into design

We are requesting a zoning variance and a special use permit in order to replace the declining nursery school playground and update with an innovative play space meeting current ADA and safety standards.



CLAUSS BROTHERS, INC.
Landscape Architects & Contractors

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www.claussbrothersinc.com

Custom Tree House Play Piece by Daniels Woodland



Tree opening with Eave



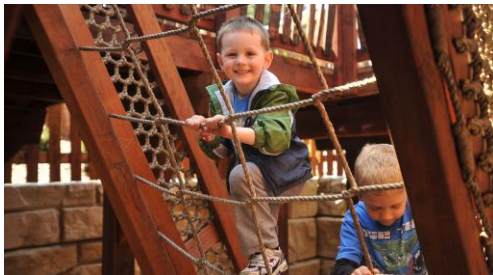
Tree with Roofed Deck

Cedar Shingle Roof



Curved slide

Climbing Rope Ladder



Climbing
Wall

Equipment Description:

Structure Materials /Color

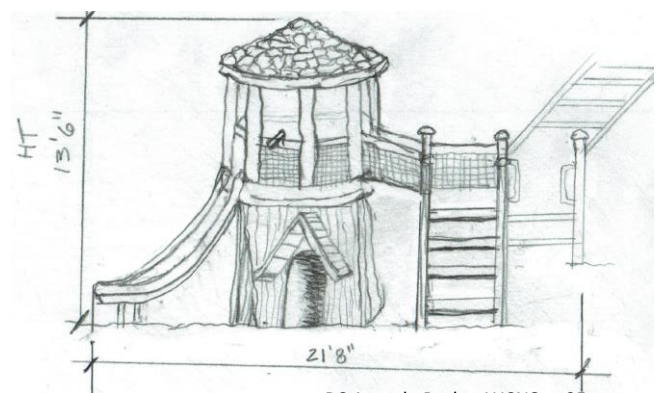
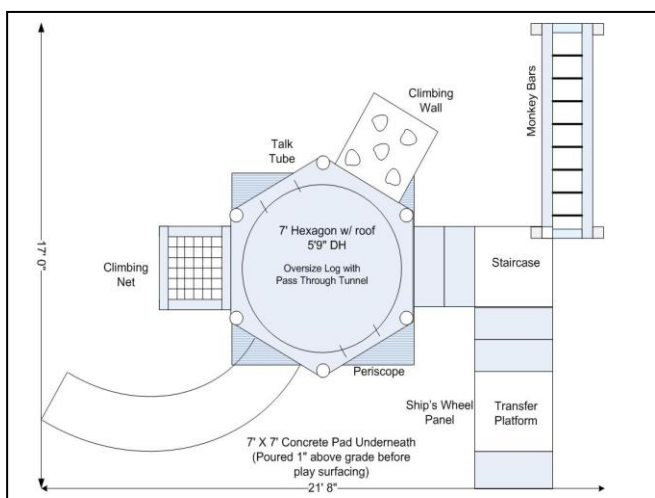
Natural Wood with rope and
green and beige accents

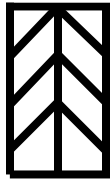
Structure Components

Climbing wall, Rope ladder,
slide, Tunnel pass thru,
Transfer deck, Monkey Bars,
Periscope, Talk Tubes, Ship's
Wheel Panel

Dimensions

17'0" x 21'8" x 13'6" height (top of
roof)





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Custom Playhouse By Daniels Woodland



Faux Chimney Stack

Cedar Shingle Roof



Equipment Description:

Structure Materials/Color

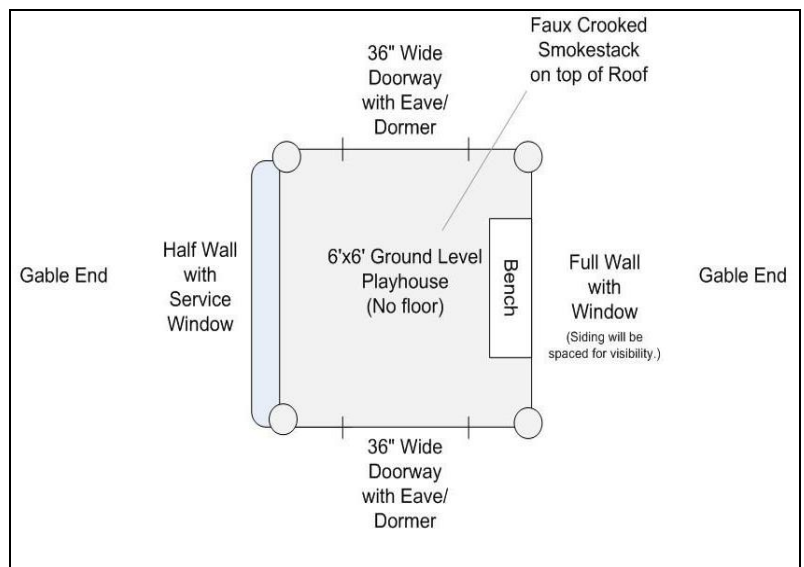
All Natural Wood

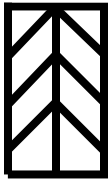
Structure Components

2 Doorways with Eaves, no Floor,
Indoor bench, Full window, Faux
Crooked Smokestack,
Half wall with service window

Dimensions

6'W x 6'W x 9'HT (top of roof)





CLAUSS BROTHERS, INC.
Landscape Architects & Contractors

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www.claussbrothersinc.com

Play Components



Art Panels by Landscape Structures
Dimension: 30 3/8"W x 50"HT
Materials/Colors: Leaf aluminum
posts w/ brown permalene paint
holder



Sticks and Stone Building Materials

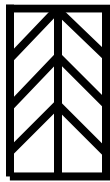
Materials/Colors – Natural Wood and stone



Log Bench by Nature Rocks
Dimensions: 2'W x 4'L
Materials/Colors: Glass Fiber
Reinforced Concrete in Neutral
Colors



Mushroom Seat/Climbers by
Landscape Structures
Dimensions: 14" dia x 16" ht
Materials/Colors: Precast
Concrete in Neutral colors



CLAUSS BROTHERS, INC.
Landscape Architects & Contractors

12N 330 Switzer Road
Elgin, IL 60124
T 847 488.0711
F 847 488.0551
www.claussbrothersinc.com

Play Components



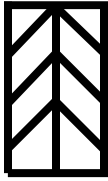
Sand Box edge – Natural logs and Rosetta Stone -precast stone outcropping
Color - fon du lac



Living Willow Tunnel – *Salix miyabeana* 7-8' rods



Hide and Seed Forest – *Thuja occidentalis* 'Smargard' 4' ht



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PLAYGROUND SURFACING



Poured in Place Rubber Surfacing over berms
2" Thickness Colors: 50% black mix with 50% green for islands
50% black mix with 50% blue for water

- **FibarPIP** helps to cushion falls and lower the chance of injuries.
- **FibarPIP** complies with Federal CPSC* guidelines.
- **FibarPIP** complies with ADA*

*Consumer Product Safety Commission

*Americans with Disabilities Act

- **FibarPIP** is certified for safety by IPEMA.*

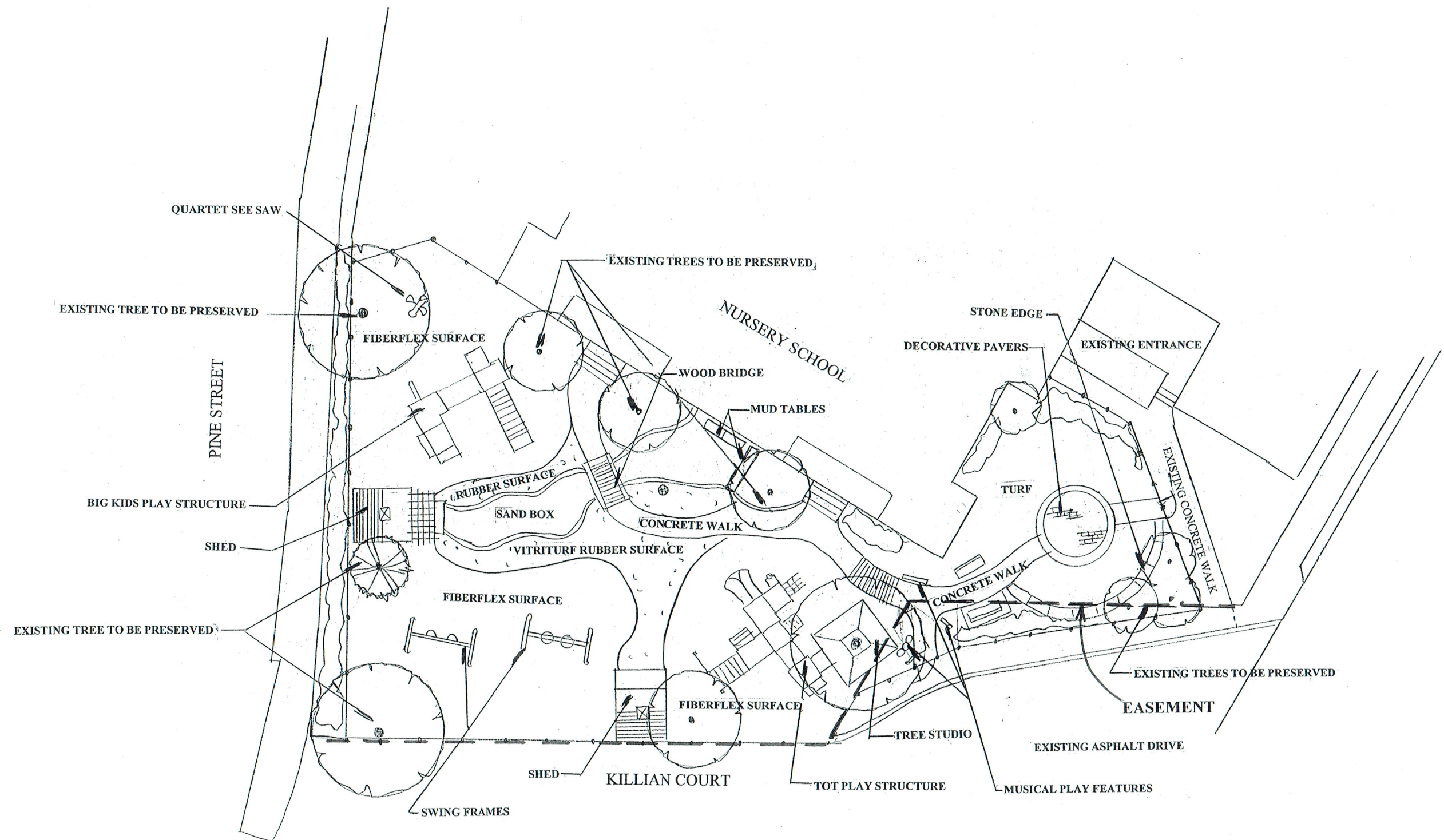
*International Play Equipment Manufacturers Association



Engineered Wood Fiber by Fibar

Fibar is regularly tested to comply with all relevant standards of the Consumer Product Safety Commission (CPSC) and ASTM, including F2075 for fiber size and purity, F1292 for impact absorption, and F1951, which provides access for the physically challenged. The test results are independently verified by IPEMA, the International Play Equipment Manufacturers Association.

PC Agenda Packet WCNS p. 29

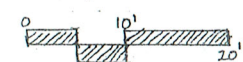


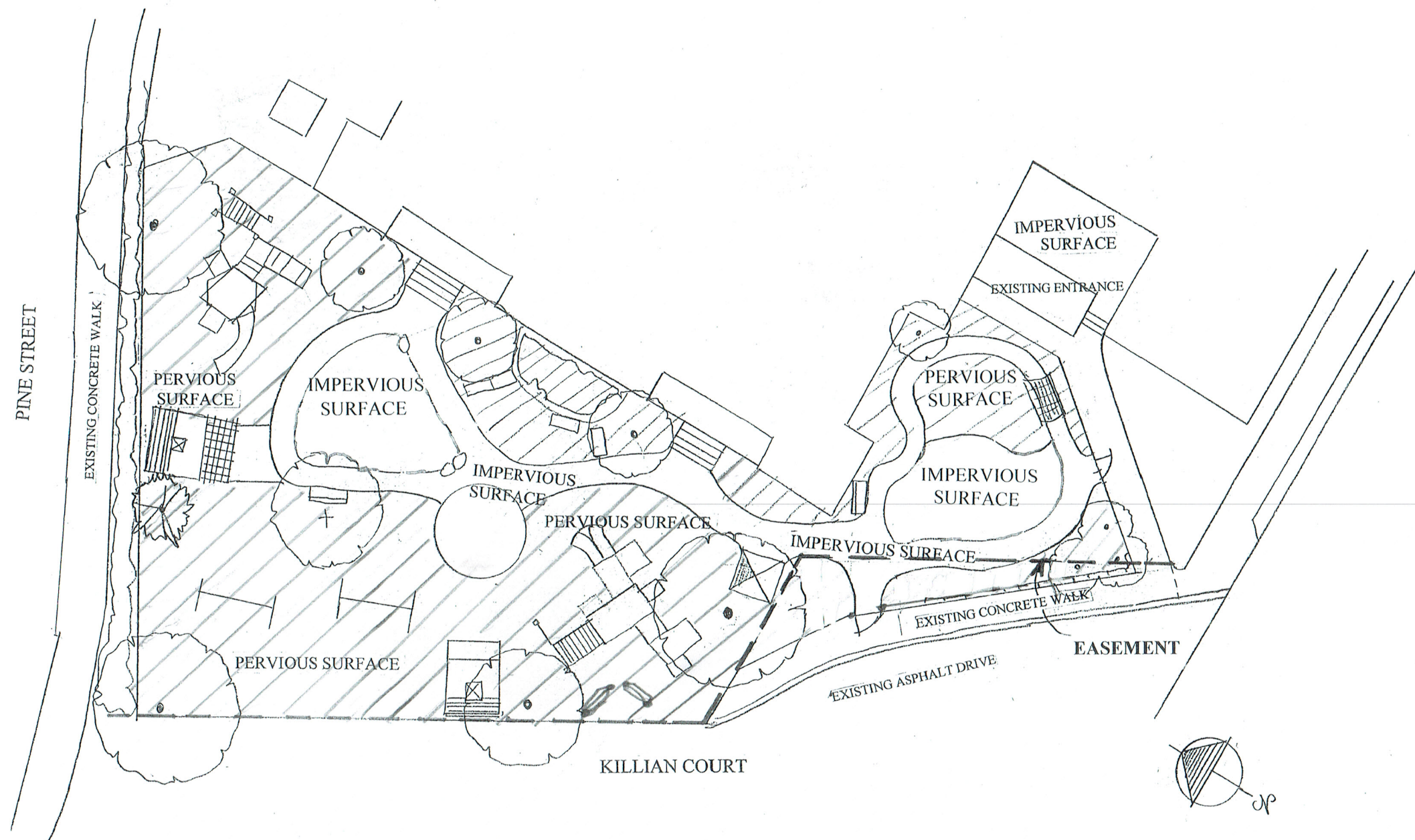
WINNETKA COMMUNITY NURSERY SCHOOL
Playground Renovation
Existing Conditions

Scale: 1" = 10' 0"

L2

CLAUSS BROTHERS, INC.
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Existing Conditions

Site Area: 7,960 square feet
 Impervious Area: 2,562 square feet (32%)
 Pervious Area: 5,398 square feet (68%)

Proposed Plan

Site Area: 7,960 square feet
 Impervious Area: 2,939 square feet (37%)
 Pervious Area: 5,021 square feet (63%)

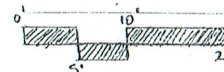
WINNETKA COMMUNITY NURSERY SCHOOL

Playground Renovation

Impervious vs. Pervious Surface Exhibit

Scale: 1" = 10' 0"

CLAUSS BROTHERS, INC.
 Landscape Architects & Contractors



Wider view of large Treehouse Playpiece and Wooden Bridge



Tree studio to be removed and replaced with Playhouse



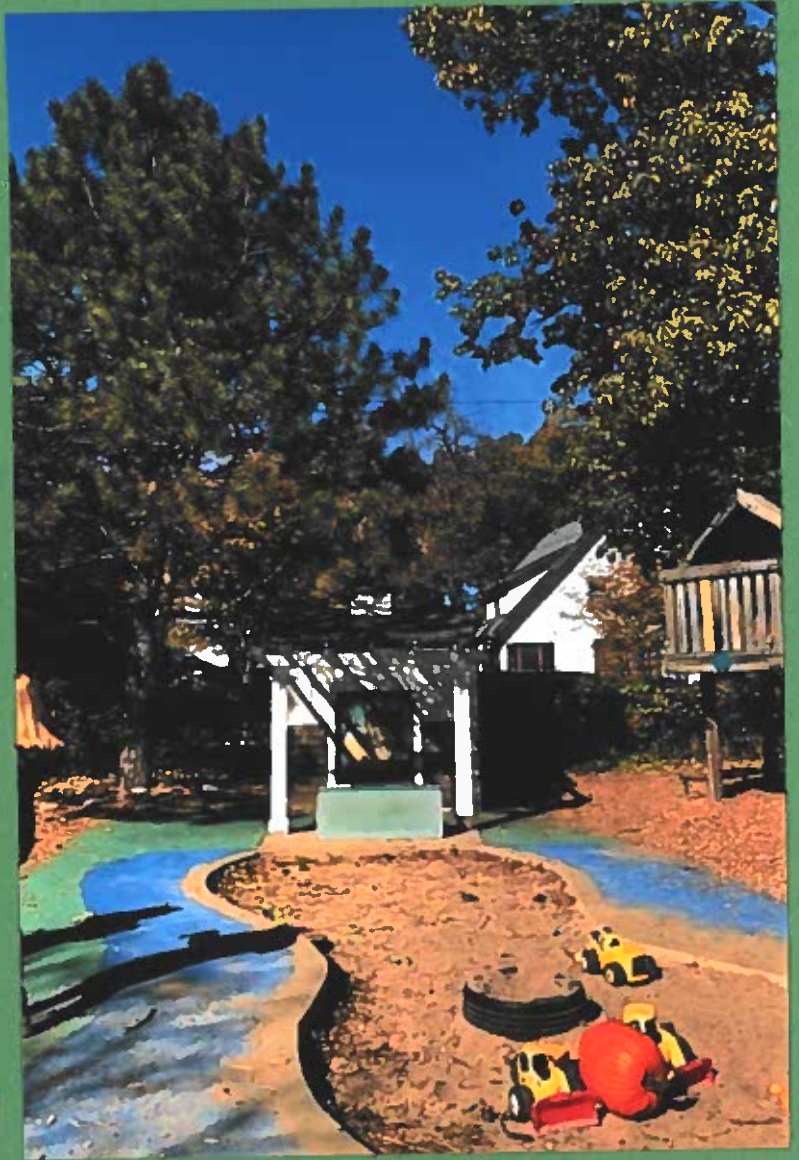
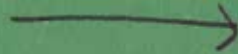
Existing Treehouse Play piece (to be removed)



Existing Tree house Playpiece (to be removed)



Sand box to be
removed and
replaced with
the rubber surfacing
over berms



Wood bridge to be removed



This is where the "hide and seek" / willow tunnel
will be





Village of Winnetka, IL Ordinances and Resolutions

ORDINANCE NO. M-17-2004**AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND VARIATION IN THE APPLICATION OF THE ZONING ORDINANCE OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS (Winnetka Community Nursery School – 800 Pine)**

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

Parcel 1 – Lot 1 of Community House Consolidation, a subdivision in the northeast ¼ of northeast ¼ of Section 20 and the southeast ¼ of the southeast ¼ of Section 17, Township 42 North, Range 13, East of the Third Principal Meridian, in the Village of Winnetka, Cook County, Illinois.

Parcel 2 - Lots 7, 8, 9, in Block 13 of Winnetka Park Bluffs, a subdivision of Blocks 1, 2, 3, 4, (except lots 4, 5, and 6 in Block 4), Blocks 5 and 6, Lots 8, 9, 10, 11 and 12 in Block 7, Lots 3, 6 and 7 in Block 9, Lots 1, 2, 3, 4, 5 and 7 in Block 12 and the north 75 feet in Block 11, Park Addition, in the northeast ¼ of northeast ¼ of Section 20 and the southeast ¼ of the southeast ¼ of Section 17, Township 42 North, Range 13, East of the Third Principal Meridian, in the Village of Winnetka, Cook County, Illinois,

commonly known as 620 Lincoln Avenue, Winnetka, Illinois, and located in the B-1 Multi-Family Residential Zoning District, provided in Chapter 17.32 of the Winnetka Zoning Ordinance, Title 17 of the Winnetka Village Code; and

WHEREAS, the principal use of the Subject Property is a special use that includes the Winnetka Community House and the Winnetka Community Nursery School; and

WHEREAS, the operations of the Winnetka Community Nursery School, which is located in the northwest corner of the Subject Property and has a common street address of 800 Pine Street, include a 9,033-square foot playground located at the southeast corner of Pine Street and Killian Court; and

WHEREAS, on February 25, 2004, the Winnetka Community House (the "Applicant") filed an application for a special use permit pursuant to Section 17.32.010(B)(2)(c) of the Winnetka Zoning Ordinance, to allow the renovation of the Winnetka Community Nursery School's playground facilities; and

WHEREAS, on February 25, 2004, the Applicant also filed an application for the following variations from Chapter 17.32 of the Winnetka Zoning Ordinance: (a) a variation from the setback requirements of Section 17.32.010 to permit the play equipment to observe a front setback of 2.67 feet from the Pine Street property line, whereas a front setback of 25 feet is required, a variation of 22.33 feet (89.32%); and (b) a variation in the setback requirements of Section 17.32.010 to permit play equipment to observe a corner setback of 0.67 feet from the Killian Court property line, whereas a corner setback of 25 feet is required, a variation of 24.33 feet (97.312%); and

WHEREAS, on February 25, 2004, on due notice thereof, the Plan Commission met to consider the application and, by the unanimous vote of the nine members then present, found the proposed playground renovation consistent with the Winnetka Comprehensive Plan, *Winnetka 2020*, although it also suggested that the applicant consider alternative fencing for the playground; and

WHEREAS, on March 18, 2004, the Design Review Board reviewed the proposed building and site alterations and issued generally favorable comment, but requested that the applicants remove the chain link fence on the west side and modify the proposal from a lattice fence to a 4-foot high, solid, board-on-board fence, which would be 4 feet in height; and

WHEREAS, on March 29, 2004, on due notice thereof, the Zoning Board of Appeals conducted a public hearing on the requested special use and variations and, by the unanimous vote of the six members then present, has recommended that the Council grant the relief requested; and

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

WHEREAS, at the March 29, 2004, Zoning Board of Appeals hearing, the applicant informed the Zoning Board of Appeals that there would be an ornamental picket fence around the perimeter, with two access points and gates along Killian Court, and that the applicant would replace the chain link fence with a 4-foot high solid cedar fence; and

WHEREAS, the proposed replacement of the equipment in the Winnetka Community Nursery School Playground will benefit the public health, safety, comfort, morals and general welfare of the Village, because (a) it will improve the safety, accessibility and appearance of the playground, by installing new playground equipment, providing safe fall zones, reducing impermeable surfaces 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; (b) it will provide separate areas for the older and younger children; and (c) it will provide enhanced activities, including crawl tubes, gardening and digging areas, and two new play houses; and

WHEREAS, the proposed amendment to the 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 Winnetka Community Nursery School Playground is a firmly established component of the use of the Subject Property, and its 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 amendment to the 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, the Winnetka Community Nursery School Playground is an established use in its existing location on the Subject Property, and neither the use of the Subject Property nor the location of the playground will be changed; 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, there will be no changes to vehicular access, and the playground area will be separated from vehicles traveling on Killian Court by an improved fence and gates; and

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

WHEREAS, the proposed amendment to 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 Winnetka Community Nursery School is an established part of the special use on the Subject Property and the renovation of the playground is necessary for the Winnetka Community Nursery School to meet State licensing requirements; and

WHEREAS, the strict application of the front and corner setback requirements create practical difficulties and particular hardships for the applicant because the equipment cannot be placed in a conforming location due to (a) the limited amount of space available in the playground area, (b) the irregular shape of both the Subject Property and the playground area, (c) the need for the playground to be in open, exterior space on the Subject Property, and (d) the playground's proximity to the principal Community House building, Pine Street and Killian Court; and

WHEREAS, the variations, if granted, will not alter the essential character of the locality, in that the Community House and the Winnetka Community Nursery School are established uses in the neighborhood, and the proposed improvements will replace or upgrade play equipment currently located in the Winnetka Community Nursery School Playground, which is an established use in its existing location on the Subject Property; 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 Subject Property is to provide community resources and facilities, the sole purpose of the Winnetka Community Nursery School is to provide educational and recreational experiences for pre-school aged children in the community, and there are limited locations in the Village where such facilities can be located; 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, and the height of the two playhouses and the tallest component of the play equipment will be substantially below the maximum allowable heights for accessory structures; 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 Winnetka Community Nursery School Playground equipment will not increase congestion in the public streets because the playground is an existing accessory to the Winnetka Community Nursery School, which is also an existing use on the Subject Property; and

WHEREAS, the proposed playground renovation will not be detrimental to or endanger the public health, safety, comfort, morals and welfare of the inhabitants of the Village, because the upgraded 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 as follows:

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

SECTION 2: Subject to the terms and conditions hereinafter set forth, the special use previously granted to the Subject Property, commonly known as 620 Lincoln Avenue, Winnetka, Illinois, and located in the B-1 Multi-Family Residential Zoning District provided in the Winnetka Zoning Ordinance, Section 17.32 of Title 17 of the Winnetka Village Code, is hereby amended to allow the renovation of the existing Winnetka Community Nursery School playground facilities located at the northwest corner of the Subject Property, in the area commonly known as 800 Pine Street.

SECTION 3: Subject to the terms and conditions hereinafter set forth, the following variations are hereby granted to the Subject Property, commonly known as 620 Lincoln Avenue, Winnetka, Illinois, and located in the B-1 Multi-Family Residential Zoning District provided in the Winnetka Zoning Ordinance, Section 17.32 of Title 17 of the Winnetka Village Code: (a) a variation from the setback requirements of Section 17.32.010 to permit the play equipment to observe a front setback of 2.67 feet from the Pine Street property line, whereas a front setback of 25 feet is required, a variation of 22.33 feet (89.32%); and (b) a variation in the setback requirements of Section 17.32.010 to permit play equipment to observe a corner setback of 0.67 feet from the Killian Court Property line, whereas a corner setback of 25 feet is required, a variation of 24.33 feet (97.312%), as depicted in the landscape and site plans that accompanied the application for variation, as modified by the February 19, 2004, drawing that was presented to the Village Council.

SECTION 4: The special use and variations granted herein are subject to the following conditions:

A. The playground improvements shall be in accordance with the site plans and elevations submitted with the application, as depicted in the February 19, 2004, drawing that was presented to the Council, which drawing contained modifications reflecting the change in fences described to the Zoning Board of Appeals.

B. The proposed construction shall commence within 12 months after the effective date of this Ordinance.

SECTION 5: The stipulations, conditions and restrictions set forth in the foregoing Section 4 of this Ordinance may be modified or revised from time to time by the Village Council following public notice and hearing, following the procedures specified in Section 17.56 of the Winnetka Village Code for processing special use applications.

SECTION 6: This Ordinance shall take effect immediately upon passage, approval and posting.

ADOPTED this 4th day of May, 2004, pursuant to the following roll call vote:

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

NAYS: None

ABSENT: None

APPROVED this 4th day of May, 2004.

Signed:

//s//Michael F. Duhl

Village President

Countersigned:

//s//Douglas G. Williams

Village Clerk

Introduced: April 20, 2004

Posted: April 21, 2004

Passed and Approved: May 4, 2004

Posted: May 5, 2004



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: FEBRUARY 22, 2019
SUBJECT: WINNETKA 150: FOUNDER'S DAY CELEBRATION

As you may already know, Winnetka is celebrating its historic 150th anniversary this year. The Village's kick-off event, Founder's Day, will be on Sunday, March 10 at 2PM at the Winnetka Community House. March 10th marks the official date of Winnetka's founding as a Village on March 10, 1869.

We are encouraging all Boards and Commissions to spread the word for Founder's Day and our 150th celebration dedicated website. Below are links to the Founder's Day and the official 150th website.

- Sunday, March 10th - Founder's Day RSVP: <https://winnetka150.eventbrite.com>
- Winnetka 150th Celebration Website: www.winnetka150.org

Please feel free to reach out with any questions (aklaassen@winnetka.org or 847.716.3525).