



PLAN COMMISSION REGULAR MEETING

WEDNESDAY, AUGUST 28, 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. **Case No. 19-22-SU: 1083 Gage Street – North Shore Barber:** An application submitted by North Shore Barber seeking approval of a Special Use Permit to allow a barber shop to operate on the ground floor in the C-2 Commercial Overlay District.
5. **Comprehensive Plan Discussion:** The Plan Commission will continue to discuss ideas for inclusion in a new comprehensive plan.
6. Other Business.
7. Adjournment

Note: Public comment is permitted on all agenda items.

NOTICE

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

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that all persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities contact the Village ADA Coordinator at 510 Green Bay Road, Winnetka, Illinois 60093, (Telephone (847) 716-3543; T.D.D. (847) 501-6041).

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



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: AUGUST 19, 2019
SUBJECT: CASE NO. 19-22-SU: 1083 GAGE STREET - NORTH SHORE BARBER
SPECIAL USE PERMIT

INTRODUCTION

On August 28, 2019, the Plan Commission is scheduled to consider an application submitted by North Shore Barber (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 a barber shop on the ground floor at 1083 Gage Street (the "Subject Property"). The Applicant is the lessee of the Subject Property, which is owned by Chicago Title Land Trust Company, as Trustee under Trust Agreement dated December 7, 1979, and known as Trust Number 4020, also known as Parliament Enterprises, Ltd (the "Owner").

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 not received any written comments from the public regarding this application.

PROPERTY DESCRIPTION

The Subject Property is one of the first-floor commercial spaces located in the multi-use building at 1073-1085 Gage Street and 940-948 Green Bay Road, located at the northwest corner of Green Bay Road and Gage Street along the north side of Gage Street. The space at 1083 Gage Street is currently unoccupied and was most recently occupied by a different barber until last year. *Scott Cleaner*, a dry cleaning service, is located west of the Subject Property, and to the east is one vacant commercial space and *Figueroa Orthodontics*. Figures 2 through 4 later in this report identify the Subject Property and the neighboring businesses.

The Subject Property is located within the Village's **Commercial Overlay District**, which places limits on many non-retail uses, including personal services such as a barber shop, beauty salon, nail salon, etc., 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. The most recent amendment occurred on April 4, 2019 when the Village Council adopted MC-01-2019, amending the Zoning Ordinance regarding uses and regulations in the three commercial districts, including amendments to the Overlay District and the standards used to evaluate a special use. The amendments went into effect on July 4, 2019. The application currently being considered by the Commission was submitted on August 13, 2019; therefore, this request is subject to the amended zoning regulations. It is worth noting that under the previous zoning regulations, a barber shop was a permitted use and did not require special use permit approval.

HUBBARD WOODS BUSINESS DISTRICT OVERLAY BOUNDARIES

A map depicting the zoning classifications of the Hubbard Woods Business District is included as Figure 1 below. The Subject Property is highlighted yellow. Please note the map does not reflect the changes to the boundaries of the Overlay District that went into effect on July 4, 2019. The changes to the boundaries of the Overlay District do not effect this application.

Gray areas indicate the underlying C-2 General Retail Commercial zoning, which permits by right 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.

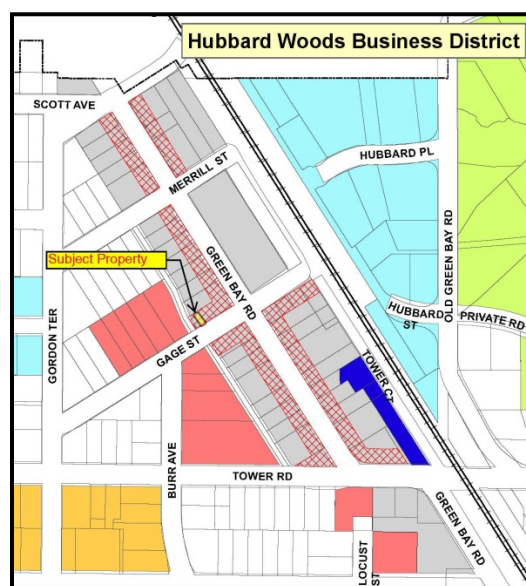


Figure 1 – Hubbard Woods Business District

DESCRIPTION OF REQUEST

The Applicant is proposing to operate North Shore Barber in the approximately 475 square foot space at 1083 Gage Street. The space occupies approximately 14 feet of building street frontage. According to the Applicant's written explanation, which is provided in *Attachment A* of this report, the Subject Property was previously occupied by a different barber for decades and closed due to retirement in 2018. The Applicant currently operates in the Wilmette area. As noted in the attached explanation, the Applicant intends to have one barber on site Monday through Thursday and two barbers on Friday, Saturday and Sunday. The hours of operation would normally be 9am to 6pm. The Applicant intends to have employees utilize the Hubbard Woods Parking Structure. On-street parking is currently available on Gage Street and Green Bay Road for clientele.

Due to the low amount of client 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 – *Scott Cleaner* – west neighbor of Subject Property



Figure 4 – Unoccupied space and *Figuerroa Orthodontics* – east neighbors of Subject Property

STANDARDS FOR REVIEW / FINDINGS

Section 17.44 of the Zoning Ordinance provides a series of twelve (12) 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 twelve (12) standards. Please note the additional standards for requests within the Commercial Overlay District (standards 7 through 12 below), where amended with the recent amendments to the Zoning Ordinance that went into effect on July 4, 2019.

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 a barber shop on the ground floor at 1083 Gage Street within the C-2 Commercial Overlay District, based on the following findings of fact:

“The proposed barber shop **is [is not]** 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;
8. 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;
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;
10. 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 the street in such a fashion as to invite customers to browse or dine;

11. 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 maintain typical and customary hours of operation; and
12. 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.”

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 A

Village of Winnetka
SPECIAL USE PERMIT - C2 COMMERCIAL OVERLAY APPLICATION

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SPECIAL USE PERMIT APPLICATION
C-2 COMMERCIAL OVERLAY

Case No. 19-22-SU

Property Information

Site Address: 1083 GAGE ST.
Proposed type of occupancy: Barber Shop

Applicant Information

Name: North Shore Barber
Address: 5848 W. Belleplaine
City, State, ZIP: Chicago IL 60641
Applicant Signature: [Redacted]

Faiouni G. HASSAN

Primary Contact: DANUTA Harrison
Phone No. [Redacted]
Email: [Redacted]
Date: 8/9/19

Attorney Information

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

Architect Information

Name: N/A
Primary Contact: _____
Address: _____
City, State, Zip: _____
Phone No. _____
Email: _____

Property Owner Acknowledgment

I hereby certify that I am the owner of the property located at 1075 Gage Street
Winnetka, IL and have provided the
(address)

I consent to the filing of an application for a Special Use Permit by North Shore Barber
(Applicant name)

Property Owner Signature: [Redacted] Date: 8/9/2019

BRIAN CARL, PEAK PROPERTIES, AGENT FOR OWNER

OWNER OF RECORD:

Page 3 of 4

CHICAGO LAND TRUST COMPANY, TRUST NO 4020

AKA: PARLIAMENT ENTERPRISES, LTD.

PROPOSAL TO ESTABLISH THE NORTH SHORE BARBERS

1083 GAGE

1083 GAGE IS A 475 SQUARE FOOT STORE FRONT ON GAGE STREET JUST WEST OF GREEN BAY ROAD. CO TENANTS IN THE PROPERTY INCLUDE SCOTT CLEANERS, FIGUEORA ORTHODONTICS, GRAETERS ICE CREAM , WHISTOFF EXERCISE. THE SECOND FLOOR OF THE PROPERTY IS RESIDENTIAL.

THE SUBJECT PREMISES HAS BEEN OPERATED BY A BARBER FOR DECADES, WHO RETIRED IN 2018. THE PROPERTY WAS VACANT FOR A PERIOD OF TIME AND THEN FULLY REMODELLED AN IMPROVED BY THE LANDLORD INCLUDING NEW ADA RESTROOM, SPRINKLERS, WOOD FLOORS AND MODERN FIXTURE.

THE PROPERTY ENJOYS SUBSTANTIAL WALKING TRAFFIC WITH ITS PROXIMITY TO SACRED HEART SCHOOL AND THE GREAT GREEN BAY ROAD CORRIDOR. AT 475 SQUARE FEET IT IS NOT AMENABLE TO MANY RETAIL USES .

THE OWNERS WILL BE FERAL ALLEHAM ALONG WITH HIS ASSOCIATE BARBER FAILOUNI G. HASSAN , WHO ARE BOTH BARBER STYLISTS, IN THE WILMETTE AREA CURRENTLY. DANUTA HARRISON IS MR. ALLEHAM'S WIFE WHO WILL BE THE ADMINISTRATIVE OFFICER OF THE BUSINESS.

HAVING BEEN PRACTICING ON THE NORTH SHORE FOR MANY YEARS THE OWNERS HAVE COMPILED A LARGE LOCAL CLIENTELE WHO HAVE ASKED THAT THEY OPEN A SHOP IN WINNETKA. THEY PROVIDE HIGH QUALITY MODERN TECHNIQUES TO MEN AND CHILDREN. WITH THEIR PRESENCE ON GAGE THEY WILL BE ABLE TO SERVE THE SCHOOL POPULATION AS WELL AS THE LOCAL COMMUNITY.

THE SHOP WILL HAVE ONE BARBER MONDAY THROUGH THURSDAY AND 2 BARBERS ON FRIDAY , SATURDAY AND SUNDAY. HOURS WILL NORMALLY BE FROM 9 AM TO 6 PM.

THE EMPLOYEES WILL PARK IN THE VILLAGE PARKING DECK NEXT TO HUBBARD WOODS PARK. CUSTOMER PARKING IS ADEQUATE ON THE STREET AND MANY CUSTOMERS WILL WALK TO THE LOCATION.

HAVING A BARBER IN THE AREA WILL PROVIDE ADDITIONAL TRAFFIC TO LOCAL RETAILERS AND SERVICES AND PROVIDE A SENSE OF NEIGHBORHOOD AND COMMUNITY TO THE AREA.

COMPLIANCE WITH SPECIAL USE PERMIT STANDARDS

1. THE BUSINESS IS OPERATED BY LICENSED PROFESSIONAL BARBERS WHO WILL NOT BE DETRIMENTAL TO PUBLIC SAFETY OR HEALTH.
2. THE USE WILL NOT DIMINISH PROPERTY VALUES AND IS CONSISTENT WITH PREVIOUS USES FOR MANY DECADES.
3. BEING ONLY 475 SF THE PROPERTY FULFILLS A SERVICE TO THE COMMUNITY AND DOES NOT IMPEDE NORMAL DEVELOPMENT IN THE AREA.
4. CONGESTION TO THE PUBLIC AREA WILL NOT BE INCREASED AND THE PROPERTY MEETS ALL EXISTING ACCESS CODES.
5. NO ADDITIONAL PRESSURE WILL BE PLACED ON EXISTING PARKING SINCE THERE IS ONLY ONE BARBER DURING THE WEEK AND TWO NON THE WEEK END.
6. THE USE WILL MEET ALL CODES SINCE THE SPACE HAS BEEN RECENTLY UPDATED AND REMODELLED.
7. THE BUSINESS WILL ENCOURAGE WALKING TO THE LOCATION AND BE PART OF THE COMMUNITY.
8. NO INTERRUPTION WILL BE TO THE EXISITNG CONITINUITY IN THE COMMUNITY . THE SPACE IS BUILD OUT ALREADY.
9. THE BUSINESS WILL COMPLY WITH THE LOCAL SIGN ORDINANCE AND BE COMPATIBLE WITH OTHER BUSINESSES IN THE AREA.
10. N/A
11. N/A
12. THE USE WILL NOT HAVE A NEGATIVE IMPACT ON PARKING IN THE AREA.

V I L L A G E O F W I N N E T K A , I L L I N O I S
D E P A R T M E N T O F C O M M U N I T Y D E V E L O P M E N T

SPECIAL USE PERMIT STANDARDS
C-2 COMMERCIAL OVERLAY

An application to establish a Special Use listed in Section 17.46.010 [Table of Uses] to be located on the ground floor in the C-2 Commercial Overlay District must establish in detail how the proposed occupancy and its operation will be in compliance with the following standards:

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 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;
6. That 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;
8. 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;
9. The proposed special use at the proposed location will provide for active display windows, facades, signage and lighting similar in nature and compatible with that provided by retail uses;
10. 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 the street in such a fashion as to invite customers to browse or dine;
11. 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; and
12. 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.

CHICAGOLAND SURVEY COMPANY INC.

PROFESSIONAL DESIGN FIRM LICENSE NO. 184-005882 EXPIRES 04/30/2019
6501 W. 65TH STREET CHICAGO, ILLINOIS 60638 (773) 271-9447
CHICAGOLANDSURVEY@BGCGLOBAL.NET

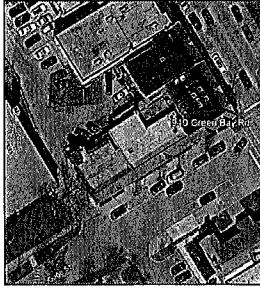
PLAT OF SURVEY

OF
LOTS 23 AND 24 IN BLOCK 3 IN LAKESIDE JARED GAGES SUBDIVISION (EXCEPTING THAT PART OF LOT 23 DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WESTERLY CORNER OF LOT 23 AND RUNNING THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT, 6.78 FEET; THENCE SOUTHERLY IN A STRAIGHT LINE 36.33 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT, 35.69 FEET SOUTHEASTERLY OF THE MOST WESTERLY CORNER THEREOF; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT, 35.69 FEET TO THE POINT OF BEGINNING), ALSO

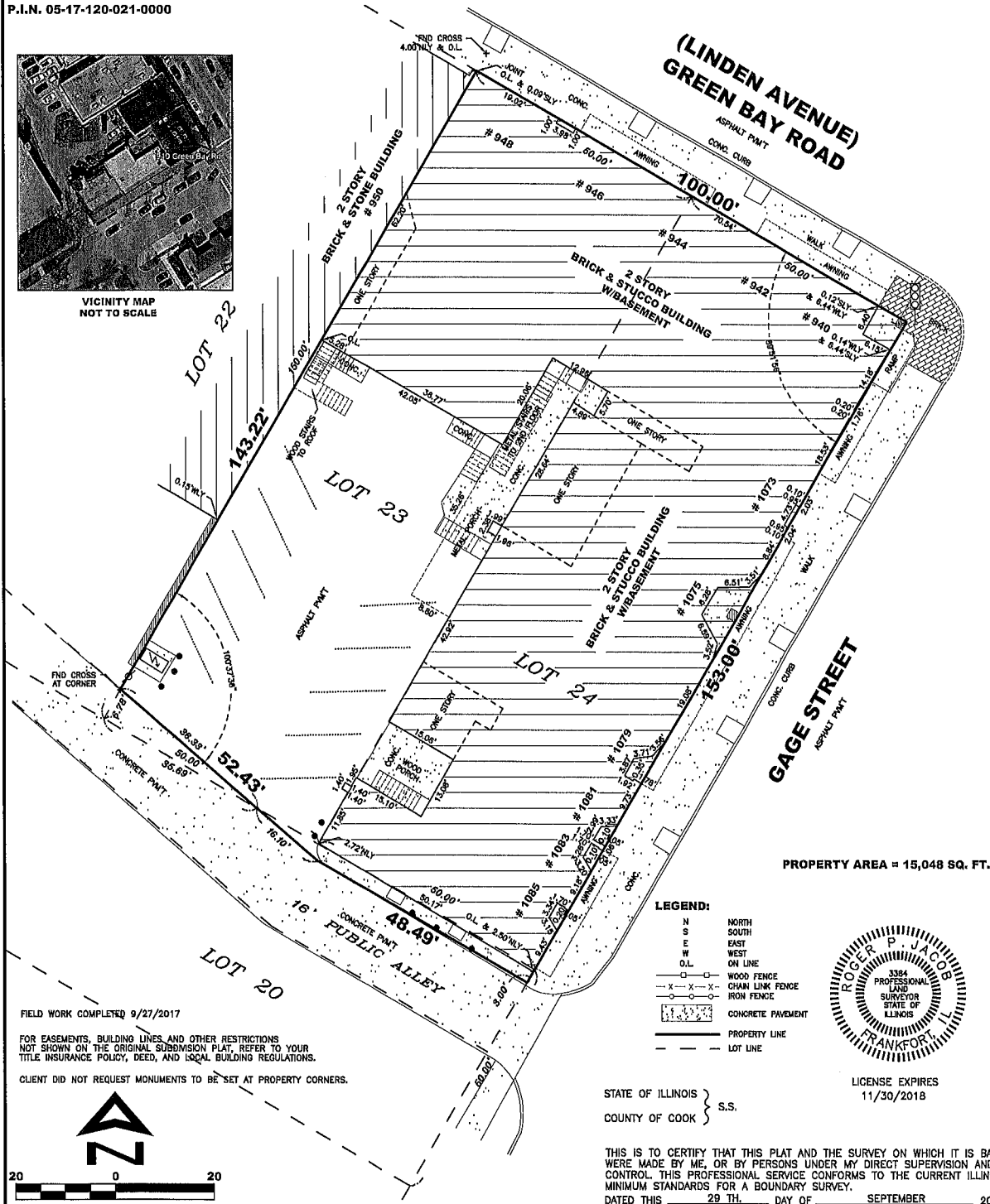
THAT PART OF LOT 20 LYING EASTERLY OF THE EASTERLY LINE OF THE 16 FOOT ALLEY RUNNING NORTHERLY AND SOUTHERLY ACROSS THE EASTERLY PORTION OF SAID LOT 20 IN BLOCK 3 OF LAKESIDE JARED GAGES SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF FRACTIONAL SECTION 17 AND PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 8, ALL IN TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID LOT 20, 3.00 FEET SOUTHWESTERLY OF THE MOST SOUTHERLY CORNER OF LOT 24; THENCE NORTHWESTERLY PARALLEL WITH THE WESTERLY LINE OF LOT 24, 48.49 FEET; THENCE NORTHERLY IN A STRAIGHT LINE 16.10 FEET, TO A POINT IN THE NORTHEASTERLY LINE OF SAID LOT 20, 35.69 FEET SOUTHERLY OF THE MOST WESTERLY CORNER OF LOT 23; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF LOTS 23 AND 24 TO THE MOST SOUTHERLY CORNER OF LOT 24; THENCE SOUTHWESTERLY 3.00 FEET TO THE PLACE OF BEGINNING, IN THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

PROPERTY KNOWN AS: 940 GREEN BAY ROAD, WINNETKA, ILLINOIS.

P.L.N. 05-17-120-021-0000



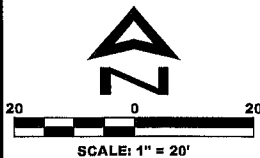
VICINITY MAP
NOT TO SCALE



FIELD WORK COMPLETED 9/27/2017

FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THE ORIGINAL SUBDIVISION PLAT, REFER TO YOUR TITLE INSURANCE POLICY, DEED, AND LOCAL BUILDING REGULATIONS.

CLIENT DID NOT REQUEST MONUMENTS TO BE SET AT PROPERTY CORNERS.



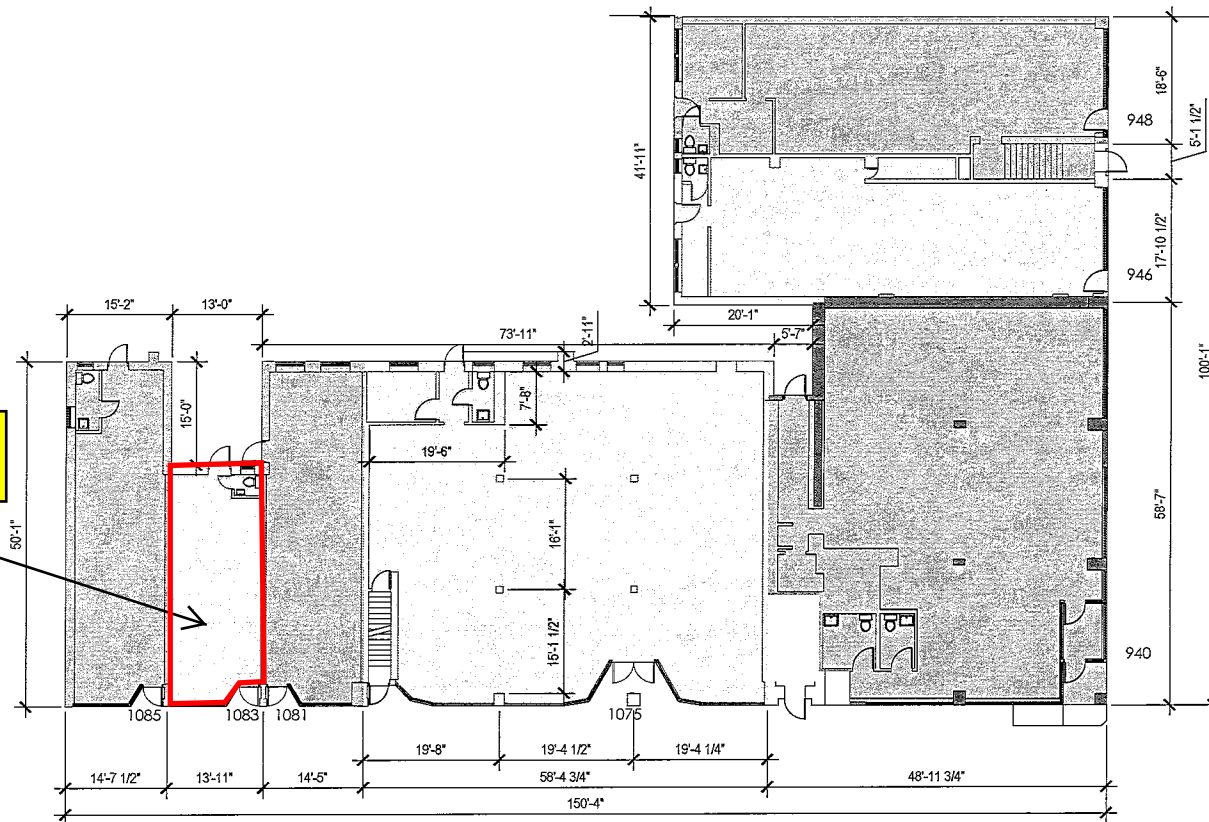
ORDERED BY: ADAM KEYSER
FILE NO.: 132-12

STATE OF ILLINOIS } S.S.
COUNTY OF COOK }

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE BY ME, OR BY PERSONS UNDER MY DIRECT SUPERVISION AND CONTROL. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
DATED THIS 29 TH. DAY OF SEPTEMBER 2017.

By: *Roger P. Jacob*
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3384

**Subject
Property**



BUILDING AREA (MAIN)

940	2,643 S.F.
946	1,270 S.F.
948	1,324 S.F.
1075	2,783 S.F.
1081	717 S.F.
1083	476 S.F.
1085	732 S.F.
COMMON	193 S.F.
TOTAL	10,148 S.F.

ALL WALLS SHOWN IN GREY ARE
STRUCTURAL AND CANNOT BE
ALTERED.
ALL MEASUREMENTS AS PER
ANSI/BOMA Z55-2010 RETAIL
BUILDINGS: STANDARD METHODS
OF MEASUREMENT.

1 MAIN FLOOR PLAN
1/16" = 1'-0"

PEAK PROPERTIES
940 GREEN BAY ROAD, WINNETKA, IL



DATE: 10/03/20
SURVEYOR: MJ
DRAWN BY: MJ

FLOOR
PLAN

1

Novamor Building Document
1321 Washington
Evanston, IL 60202
P 847.530.1294
www.buildingdocument.com



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION
FROM: DAVID SCHOON, DIRECTOR
DATE: AUGUST 22, 2019
SUBJECT: COMPREHENSIVE PLAN - CONTINUED DISCUSSION OF IDEAS TO
INCORPORATE INTO THE COMPREHENSIVE PLAN

At the August 28, 2019, Plan Commission meeting, the Commission is scheduled to continue its discussion of ideas that it would like to see addressed in the new comprehensive plan. The Commission was originally scheduled to continue discussing ideas at its August 7 meeting, but given the late hour the Commission deferred its continued discussion to August 28. Attached is a copy of staff report that was provided the Commission for the August 7 meeting.



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION
FROM: DAVID SCHOON, DIRECTOR
DATE: AUGUST 1, 2019
SUBJECT: COMPREHENSIVE PLAN – CONTINUED DISCUSSION OF IDEAS TO INCORPORATE INTO THE COMPREHENSIVE PLAN

At the August 7, 2019 Special Plan Commission meeting, the Commission is scheduled to continue its discussion of ideas that it would like to see addressed in the new comprehensive plan. At the June 27 meeting, the Commission began the process of identifying ideas to incorporate into the plan. The Commission went through the process of identifying the community's strengths, weaknesses, opportunities and threats as they relate to the community as a place to live, work, or operate a business. Attachment A contains a list of the items Commission members identified.

The following is staff's attempt to synthesize and summarize Commission member's ideas.

Based upon the ideas shared, the following are **community characteristics and features that should be maintained and/or enhanced**:

- A. The high quality public and private primary and secondary educational systems.
- B. A great area for families to raise children evidenced by generations that live here as well as a healthy balance of new residents and long term residents.
- C. The high quality Park District recreational facilities and programming.
- D. Congestion free traffic that allows for a very walkable and bikeable community.
- E. The ease of accessing the City of Chicago including Metra train service and its three train stops in the community.
- F. A community in which one feels safe and secure.
- G. High quality of municipal services, including quality local electric service.
- H. The community's location along Lake Michigan, its physical layout, its high quality housing stock, and its tree lined streets provides a traditional yet unique neighborhood/residential feel.
- I. Proximity to other North Shore dining and entertainment options.
- J. Highly educated community members that are engaged in events and activities locally as well as regionally, nationally, and around the world.

Based upon the ideas shared, the following are **community characteristics and features that should be improved**:

- A. All local, state, and national governments must address rising costs in order lessen the high tax burden on residents.
- B. Address the threat of on-line shopping on the Village's commercial districts by increasing the districts' vibrancy by filling vacant store fronts (including the vacant One Winnetka site) through the attraction of more retail business, family-friendly and other dining options (such as

brewpubs and food trucks), and interactive businesses that bring residents and visitors to the commercial districts.

- C. Encourage the creation of co-working spaces to provide individuals working from home options to conduct business within the community and to be in closer proximity to local businesses so as to support those local businesses.
- D. Modernize public elementary school facilities.
- E. Provide the opportunities for a variety of housing options by preserving entry level family housing and by supporting housing options and supportive services for Winnetka's aging households.
- F. Make improvements to aging public infrastructure.
- G. Reduce flooding in areas of the community that experience regular flooding.
- H. To address climate change we should encourage residents, businesses, and government to invest in environmentally sustainable improvements and activities (e.g. electric charging stations, solar power roofs, etc.).
- I. Create a more attractive community environment in which younger people would want to live.
- J. Invest in infrastructure improvements that further support alternative modes of transportation (e.g. biking, walking, public transportation).
- K. Support organizations that provide engaging activities for teenagers.
- L. Provide a public swimming pool for community members.
- M. Support educational opportunities for youth to become more engaged in emerging technologies.

At the August 7 meeting, we would like the Commission to review this summary and to provide comments/edits/additions to it. As you review this list, also think of how the Village may use the typical planning related tools, such as the ones listed below, to implement achieving the ideas listed above.

- Specific planning documents or studies, such as area or topical plans (e.g. the Downtown Plan, commercial district parking studies, etc.)
- Zoning regulations and processes (zoning requirements, rezonings, special uses, variations, etc.)
- Subdivision regulations and processes (subdivision requirements, plats of subdivision, plats of consolidations, etc.)

Once you have had a chance to review and comment on the above summary, we then want to talk with the Commission about your ideas for **a vision statement**. A vision statement is typically developed to be used as a guide when developing the goals, objectives and action steps for inclusion in the Comprehensive Plan. In a sentence or two, how would we describe the community we want Winnetka to be in twenty years?

The current Comprehensive Plan states the following as the vision for the community in 2020:

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

Does this vision statement still capture our vision for the future? Does the vision statement need to be refined? Or do we want to create a totally different vision for our future? In preparing the vision statement the Commission should be thinking about what captures the essence of the future Winnetka.

ATTACHMENTS

Attachment A: June 27, 2019, Plan Commission Discussion – List of Ideas to Include in Comprehensive Plan



VILLAGE OF WINNETKA

WINNETKA 2040

**June 27, 2019 Plan Commission Discussion
List of Ideas to Include in Comprehensive Plan**





STRENGTHS – AS A PLACE TO LIVE, WORK, & RUN A BUSINESS

– WHAT DOES WINNETKA HAVE GOING FOR IT?

- New Trier High School
- Beautiful natural setting
- Proximity to Chicago & lakefront
- Metra commuter rail – three stops/availability
- Bikeability walkability
- **District 36 & other educational opportunities – quality and options**
- Lack of traffic
- Quality of local electric service
- Generations live here
- Balance of new people and long term residents
- Proximity to other dining areas & entertainment (Highwood/Evanston/Writer's theater)
- Neighborhood feel/residential feel
- Park district facilities & recreational opportunities
- Beach town feel
- Community house
- Very socialable town/ community engagement
- Very highly educated community
- The Bookstall
- Quality of municipal operations
- **Great area for families and to raise children**
- High income residents that support local businesses with a product in demand
- Personal Safety





WEAKNESSES – AS A PLACE TO LIVE, WORK, & RUN A BUSINESS

– WHAT IS WINNETKA MISSING/LACKING?

- Public elementary schools need to be updated.
- Lack family dining options.
- Lack brewpubs
- Lack entry level family homes/Tear downs removing entry level homes
- Lack a diversity of housing (e.g. multi-family; senior housing)
- Don't have a public pool
- Lack activities for teenagers
- Located in the State of Illinois
- **Total tax burden/Full cost of living**
- Need more housing options for downzoning
- Vacant One Winnetka sites
- Could use more retail/ interactive businesses
- Vacant store fronts
- Commercial areas lacking vibrancy.
- Need more bike racks
- Flooding in certain areas
- Aging public infrastructure
- Lack co-working spaces or space to work outside of home





OPPORTUNITIES – AS A PLACE TO LIVE, WORK, & RUN A BUSINESS

WHAT REGIONAL, STATE, NATIONAL, WORLD TRENDS POSITIVELY IMPACTING WINNETKA?

- Sustainability trend
- More people working from home lead to more support to local businesses
- Electric vehicles and charging stations
- Support for biking across the country
- Quality of food from food trucks – way to bring in vibrancy (“Food truck Fridays”)
- Technology – 3D printing/robotics – How to support educational opportunities – STEM educational opportunities
- Rise in eating out as entertainment.





THREATS – AS A PLACE TO LIVE, WORK, & RUN A BUSINESS

WHAT REGIONAL, STATE, NATIONAL, WORLD TRENDS NEGATIVELY IMPACTING WINNETKA?

- **High taxes/graduated income tax**
- Unfunded pension liabilities
- Working from home allows individuals to be more mobile
- On-line shopping threat to local retailers
- Where do young people want to live?
- Capped real estate deduction
- Rise of the warm weather cities
- Aging population and the need for housing/services
- Climate change
- Beach erosion





MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION
FROM: DAVID SCHOON, DIRECTOR
DATE: AUGUST 22, 2019
**SUBJECT: CASE NO. 19-11-SU: CROW ISLAND SCHOOL PLAYGROUND
- 1112 WILLOW ROAD**

Kimberly Brya, a resident of Glendale Avenue, has asked staff to forward the attached information to the Plan Commission for its consideration regarding the playground equipment reviewed by the Board this past March (Attachment A). For the Board's information, staff has also attached a copy of the materials that were reviewed by the Village Council when it approved the playground equipment as well as a copy of the public notice that was mailed to property owners within 250 feet of the school property (Attachments B & C). On the following three pages are photographs of the installed playground.

Mrs. Brya also plans to attend the August 28 Plan Commission meeting to address the Commission regarding her concerns, which includes both the design and height of the playground equipment as well as the Village's public notice processes. She plans to address the Board during the "Public Comment" item on your agenda.

Regarding her concerns about the design of the equipment, Mrs. Brya has been in contact with School District 36 as well as Village staff. Based upon staff's most recent conversations with the School District staff, in response to Mrs. Brya's concerns and suggestions, the School District staff is exploring landscape screening along the eastern side of the playground to screen the neighbors' views of the equipment, which screening will require the School Board's approval. Staff intends to administratively review any landscaping proposed by the School District.

Regarding Mrs. Brya's concerns about the Village's public notice process, Village staff continues to have discussions with Mrs. Brya regarding her suggestions and identifying those suggestions that we may be able to include.

At the August 28 meeting, staff will be prepared to answer any questions you may have regarding this issue.



From Glendale Sidewalk Looking Northwest



From Glendale Sidewalk Looking Southwest



From Northwest Corner of Playground Looking Southeast



From End of 335 Glendale Driveway Looking Northwest



From End of 341 Glendale Driveway Looking West

David Schoon

From: Brian Norkus
Sent: Thursday, August 8, 2019 2:18 PM
To: David Schoon
Subject: FW: External: Fwd: Please pass along to the design review board
Attachments: IMG_3202.jpg; IMG_3201.jpg; IMG_3200.jpg; IMG_3199.jpg

From: Kimberly Brya [mailto:]
Sent: Tuesday, August 06, 2019 11:25 AM
To: Brian Norkus
Subject: External: Fwd: Please pass along to the design review board

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

Good Morning Brian! I understand that communication to the Design Review Board goes through you. Could you please pass this email and pictures along to the board?

To: Design review Board

From: Kimberly Brya and the neighbors of Glendale avenue ADJACENT TO THE KINDERGARTEN PLAYGROUND.

RE: The fruits of you approval

Dear Committee,

On March 21, 2019 you reviewed and approved (4-0) a request to install new playground equipment in the Kindergarten playground at Crow Island School. Members present were Brad McLane, Paul Konstant, Maggie Meiners and Michael Ritter.

We are a neighborhood of 8 homes on Glendale avenue.

We were NOT aware of the zoning or design review meetings. We did not receive the letter from the village. The tent sign was placed on Willow road; not at all where the construction would be. The one on Glendale was removed somehow and later afixed to a tree we suspect was way farther down the street from the site of the construction. Essentially, the only communication we received was from the school.

I called them and asked about the construction "in the back yard". NO ONE ever refers to the Kindergarten playground other than that (Brad you know that for sure). When I referenced the back yard I was not corrected.

Construction took us by surprise on the Kindergarten playground. I direct your attention to the images.

- No it does not blend in to the school. It is against a field of green.
- It is not a replacement. It is significantly larger and uglier than the original.
- The height of the tower is 14.6 feet. On top of the new grade of 2 feet it stands 16.6 feet. It is TALLER BY FAR THAN THE SWING SET AND THE ROOF OF CROW ISLAND.
- This will be a legal liability for the school. I don't know a 10-12 year old boy who would not find this delightful to climb.
- It is not and will never be something that increases our property values.
- There is no mention in all the paperwork I now have that covers grade of the playground.
- Ms. Talty was not truthful about the relationship between the school, district and our neighborhood.
- Paul I would have expected more from you given the caliber of the work you perform. I have been in both the Hurley and Arvia homes; a mere two of your projects. Thank goodness you asked to preserve the little house!

Last but not least, did no one think to ask about landscaping to help block this monstrosity like was done with the very large evergreens at the end of the playground?

Below is part of an email I sent to David S. and Chris Rintz.

If your mission is to insure that the designs of residents homes are in keeping with our village, how in heavens name did you NOT consider the residents who look at this day in and out?

I strongly suggest you take a field trip. We look at an unsightly mess every day. Weeds. Unkept up plantings. Dead plant material. And now this.

I am working with the district to get evergreens planted along the fence line inside the playground to block the view of this. We would all appreciate your active support in this matter.

I am also working with the village to find a better and more effective way to make sure people know when items are brought before your committee and others. Letters mailed to just husbands does not work. Signs placed not in direct relation to the project does not work. New and better solutions much be found.

Solutions:

- Advocate for evergreens to be planted along the Glendale fence line of the KINDERGARTEN PLAYGROUND to block this new, significantly taller and less attractive equipment.
 - Contact Adam Rappaport and Brad Goldstein and express your support. URGENTLY. NOW.
 - Arappaport@district36.edu
 - bgoldstein@district36.edu

- Do not assume or take the word of an outside supplier knows more about the relationship of the school with residents.
- Check your work. This equipment is NOT up against the school building. The entire field is green. In fact it towers over the roof!

I look forward to your being in touch with me as well as Adam and Brad.

Respectfully, Kimberly Brya [REDACTED] Glendale Avenue.

LETTER TO DAVID AND CHRIS RINTZ.

Dear David,

Very nice to meet you this morning. I appreciated your time. **I am also addressing Chris and Penny as Trustees and to pass this along to their colleagues please.** We were not given an opportunity to weigh in on this matter.

Dave, As I mentioned to you this morning:

- **We, the residents of Glendale avenue, did not receive a notice of a Special Use for the Crow Island Kindergarten playground. (a letter was mailed to only the male member of the household ostensibly using the tax bill as the source. I'm not sure why they would only pick up this field. The school sends communication to (for example) Tom and Kimberly Brya. Let's use that database.**
 - We did receive a letter from the district that indicated that construction WOULD happen; not that it is being proposed. **No attachments, drawings or pictures were provided.**
 - The area for the construction was noted as the **"northeast corner of crow island"**. Now, if you are a resident who lives near CI and has sent your children there, the play areas all have very common names. **Kindergarten, Mungus area, map area and the First grade playground. This is common vernacular. The impacted area should be referred to as the Kindergarten Playground.**
 - We all assumed the NE corner referenced the Mungus area of the back yard; or the NE corner.
 - Not for a moment did we think they meant the Kindergarten playground as this is commonly understood description.
- **There was no "Special Use" sign posted to frame the conversation.** There is one currently in town. If we can do that, why on earth would a sign not be posted in or around the Kindergarten playground I wonder. (According to Dave a sign was placed on Willow road (not useful) and on Glendale. The Glendale sign was removed. Another was placed next to a tree by the driveway down the road. NOT on the gate leading to the kindergarten playground. In addition, during this time frame school is in session. Cars block all view of a sign from 8-4 every day.)
- **The design diagram by K. Talty in my packet DOES NOT ACCURATELY REFLECT WHAT IS BEING BUILT AND THE LOCATION.**

- The images taken of the old playground are only taken from the vantage of the playground and NOT what the neighbors would be exposed to. (Please note the size and scale of the original playground compared to this one)

A few notes you should be aware of:

- **The Memorandum marked PLAN COMMISSION** from Ann Klaassen, Senior Planner has several places where the description is vague:
 - o Page 4: "...would be replaced by a new play piece in relatively the same location....would be located *slightly* south of its current location". **The reality is not "slightly". It has moved significantly and is in the line of sight of our homes.**
- **The Project Narrative section:**
 - o **Point 2:** The point of this playground is *not for a community play space*. It is for school children. *It is not a "lovely resource near homes* in the area and will only enhance the appeal to property owners in that the playground will be appropriately maintained...". **Please do not pretend that a kindergarten playground will enhance property value. It will not,** or certainly only if you have small children. Only 2 of the homes on Glendale have families with small children.
 - o **IN FACT, THE HEIGHT OF THIS NEW EQUIPMENT WILL MOST CERTAINLY BE A LEGAL LIABILITY WITH CHILDREN ATTEMPTING TO CLIMB THIS STRUCTURE. ALMOST 20 FEET OFF THE GROUND IS A LONG WAY TO FALL.**
 - o **The "appropriately maintained" language is an outrageous outrage.**
 - I have talked over several years with Adam about the disaster that is the property management of Crow Island. This year alone the lawn was not mowed until the grass reached 8-10 inches (excuse: the park district mows it...hmmmm).
 - Secondly, the weeds are taller than I am. The property is NOT maintained by anyone. If you cannot manage what you have, you should not suggest that it will be maintained.
 - The "newer" landscaping that was installed by K. Talty fell into huge disrepair and had dead bushes and trees and weeds that were only weeks ago addressed do to our calling it out.
 - o **Point 3:** "The playground location and area will not be noticeably changed". **The new structure is almost 15 feet tall and is on an elevated base of rock of 18-24 inches.** It towers over the house and the swing set. I assure you this is noticeable. And dangerous. And legally fraught.
 - I did not see anywhere where the height of this new structure compared to the old one was shared with zoning, special use or the village council.
 - o **Point 4:** "The district will use good judgement and decision making as to when the equipment will be installed...that traffic and sidewalks will not be obstructed for users.
 - Fact:

- The project was "falsely started" twice before the actual work began.
- Each time, at the direct request of Adam, at 6:30 am in violation of our Nuisance ordinance. The Police have shared this with the district now and the district is complying.
- The school allowed camp for 2 year olds plus to be held in proximity to the construction.
- Mothers and small children are **WALKING IN THE STREET TO ENTER THE BUILDING**. We suggested using the back door for those walking from the south. This was ignored.
- The project was supposed to take a week. We are in week 3.
- **Point 5:** "We will provide information to the neighbors regarding the installation process. Nope. Didn't happen. Only if I called or emailed did we get any information.
- **Point 6:** " The district will comply with all Village regulations, ordinances and codes in this process". Only after the police were involved.

The Design Review Board Memo of minutes. April 18, 2019. Line 45:

- "...similar in scale to what is out there". **Nope.** Significantly taller and larger in scale.
- Line 5: Would not be removing any landscaping.....**Are we ADDING EVERGREENS TO BLOCK THE VIEW TO THE NEIGHBORS LIKE IS DONE ON THE NORTH END OF THE PLAYGROUND? What an outstanding solution!**
- Line 7: Neutral brown pallet because next to the school building. **Except it is NOT next to the school building.** Evergreens and trees are behind it making the **neutral brown unsightly and obvious** (as opposed to green)
- Line 12: "...highest point on the equipment is 14 feet 9 inches..." PLUS the graded gravel of 18 -24 inches bringing the **height to 16 feet 9 inches! Can we all say legal liability?**
- Line 25: "He then asked if the neighbors questioned it. Ms. Talty responded that the school has been good at community relations and they have been in conversations with the Glendale neighbors with there being no opposition to the playground".
 - **This is just blatantly not true.**
 - The district routinely attempts to do whatever they want whenever they want. They violate noise ordinances, are not transparent in terms of what they are doing or proposing. So no, I would hardly call this a collaborative and neighborly relationship.
 - Fixing a playground is one thing. Considering how it appears in the neighborhood is another. We were not given the opportunity to share our voice in this matter.

- At any time was there a recommendation to add landscaping (e.g. evergreens. Tall ones) to this project? This would help block the beige structure that is 16 feet 9 inches tall. This would be a solution we could all live with.

SOLUTIONS:

1. **A solution** to this current challenge is the planting of large blue spruce or other evergreen trees commensurate with what is already there.

- I am surprised that Jim S. is not on any approval committee. I'm sure this would have been something he would have picked up on. I expected Paul C. would have also noticed this. Yet, not surprisingly, no one does an actual field trip to see what the space looks like in order to frame relevant questions.

2. **Amend the packet requirements** that involve any public notification to **INCLUDE** the actually letter that was sent. This may stop the "checking the box" mentality that they were informed.

3. **The Schools and the Park District do not, based on our experience, have a civil or respectful relationship with residents/tax payers.** This will be part of a larger conversation I would like to have with the village trustees.

Please, please do not let this fall into a dark hole. I am happy to talk to anyone and form solutions. I'm willing to bet that the school has money for a few trees to help solve this situation.

Respectfully,

Kimberly Brya
[REDACTED] Glendale Avenue

SEE IMAGES BELOW.

----- Forwarded message -----

From: **Kimberly Brya** <[REDACTED]>
Date: Tue, Aug 6, 2019 at 10:46 AM
Subject: Please pass along to the design review board
To: Kimberly <[REDACTED]>

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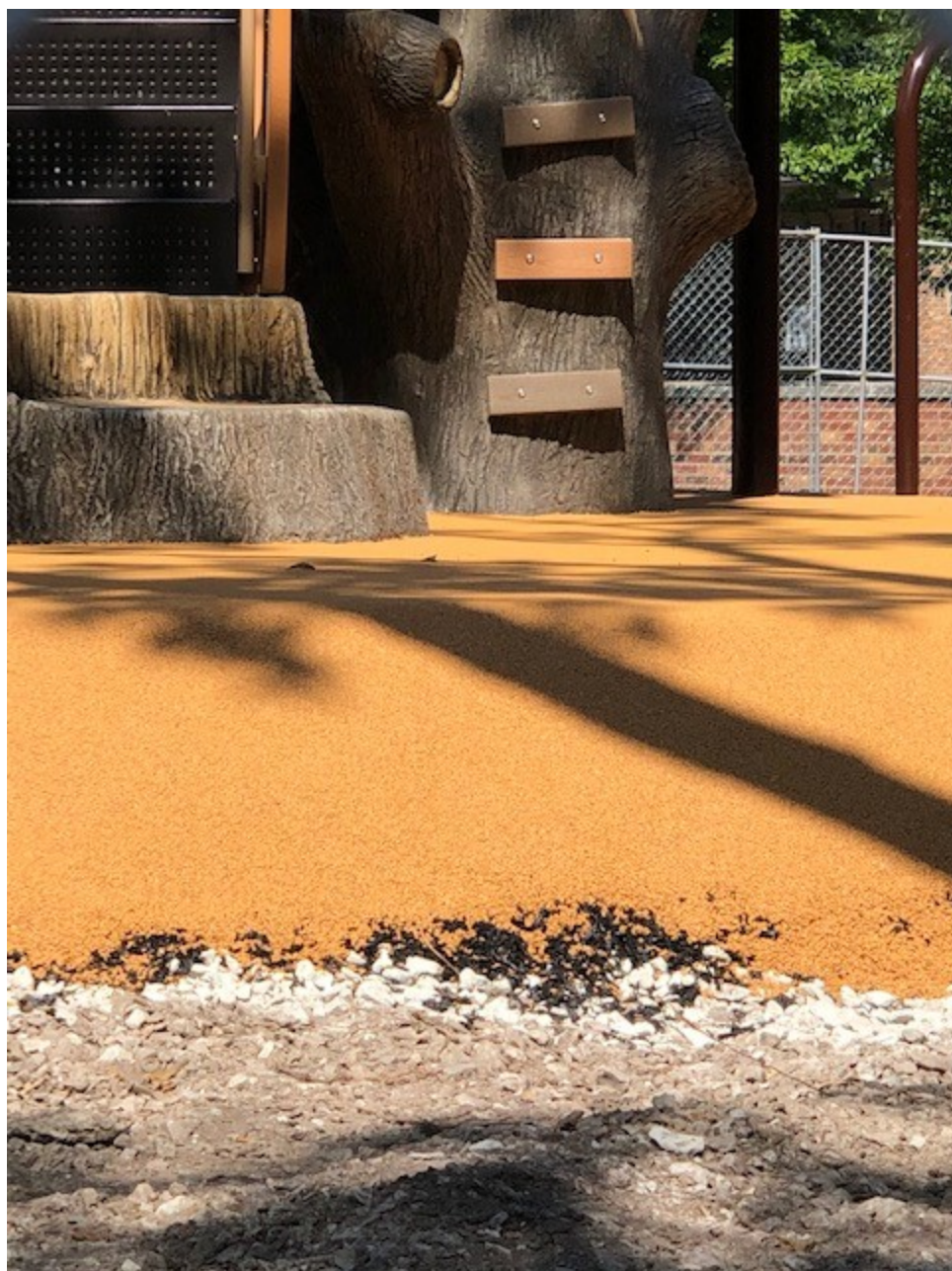
THINKSTORM
Insight Strategy Innovation

Kimberly M. Brya
CEO
847.902.4266

"The ability to simplify means to eliminate the unnecessary so the necessary may speak."









David Schoon

From: Kimberly Brya <[REDACTED]>
Sent: Wednesday, August 7, 2019 12:14 PM
To: bradgoldstein@winnetka36.org; adamrappaport@winnetka36.org; David Schoon; Brian Norkus
Subject: External: Village green park equipment
Attachments: IMG_3209.jpg; ATT00001.txt

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

Green. Blends in. Not too tall. NOT an eyesore. Homes all around

Please forward to the design review board Brian. Thanks! Kimberly



**Agenda Item Executive Summary****Title:****Presenter:****Agenda Date:**Ordinance
Resolution
Bid Authorization/Award
Policy Direction
Informational Only**Consent:**

YES

NO

Item History:**Executive Summary:**

Executive Summary (continued):

Recommendation:

Attachments:

ATTACHMENT A

ORDINANCE NO. M-6-2019

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND
A VARIATION FROM THE WINNETKA ZONING ORDINANCE
FOR THE RENOVATION OF A PLAYGROUND WITHIN THE R-2 SINGLE FAMILY
RESIDENTIAL ZONING DISTRICT
(1112 Willow Road)**

WHEREAS, Winnetka Public School District No. 36 ("**Applicant**") is the record title owner of the parcel of real property commonly known as 1112 Willow Road in Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance ("**Subject Property**"); and

WHEREAS, the Subject Property is improved with buildings and structures known as the Crow Island School and a playground on the Subject Property ("**Existing Playground**"); and

WHEREAS, the Applicant desires to: (i) remove and replace several components of the Existing Playground; (ii) install a rubberized play surface; (iii) reconfigure a portion of the concrete walk on the Subject Property; and (iv) relocate an existing playhouse ("**Playhouse**") on the Subject Property (collectively, the "**Proposed Improvements**"); and

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

WHEREAS, pursuant to Section 17.30.050 of the Winnetka Zoning Ordinance ("**Zoning Ordinance**"), the Subject Property may not have a corner-yard setback of less than 50 feet; and

WHEREAS, the Applicant desires to construct the Proposed Improvements with a corner-yard setback of 6.25 feet in the corner yard of the Subject Property along Glendale Avenue for the installation of the Playhouse, and a corner-yard setback of 27.75 in the corner yard of the Subject Property along Glendale Avenue for a large play piece ("**Play Piece**"), in violation of Section 17.30.050 of the Zoning Ordinance; and

WHEREAS, pursuant to Section 17.24.020 of the Zoning Ordinance, the operation of an elementary school is not permitted within the R-2 District without a special use permit; and

WHEREAS, pursuant to Section 17.56.090 of the Zoning Ordinance, no special use may be enlarged or extended without a special use permit; and

WHEREAS, the Applicant filed an application for: (i) variations from Section 17.30.050 of the Zoning Ordinance to permit the construction of the Playhouse with a corner-yard setback of 6.25 feet and the installation of the Play Piece with a corner-yard setback of 27.75 feet on the Subject Property ("**Variation**"); and (ii) a special use permit pursuant to Section 17.24.020 and Chapter 17.56 of the of the Zoning Ordinance to allow construction of the Proposed Improvements and enlargement of the Existing Playground ("**Special Use Permit**") (collectively, the Variation and the Special Use Permit are the "**Requested Relief**"); and

WHEREAS, on April 8, 2019, after due notice thereof, the Zoning Board of Appeals (“**ZBA**”) conducted a public hearing on the Requested Relief and, by the unanimous vote of the four members then present, recommended that the Council of the Village of Winnetka (“**Village Council**”) approve the Requested Relief; and

WHEREAS, pursuant to Chapters 17.56 and 17.60 of the Zoning Ordinance, the ZBA heard evidence and made certain findings in support of recommending approval of the Requested Relief; and

WHEREAS, on April 3, 2019, after due notice thereof, the Plan Commission met to consider whether approval of the Requested Relief is consistent with "Winnetka 2020," the Winnetka comprehensive plan ("**Comprehensive Plan**"), and found, by the unanimous vote of the eight voting members then present, that approval of the Requested Relief is consistent with the Comprehensive Plan; and

WHEREAS, on March 21, 2019, after due notice thereof, the Design Review Board met to consider whether approval of the Proposed Improvements is appropriate and compatible with the Design Guidelines and found, by unanimous vote of the four members then present, that approval of the Proposed Improvements is appropriate and compatible with the Design Guidelines and recommended that the Village Council approve the Proposed Improvements; and

WHEREAS, pursuant to Section 17.60.050 of the Zoning Ordinance, the Village Council has determined that: (i) the Variation is in harmony with the general purpose and intent of the Zoning Ordinance and in accordance with general or specific rules set forth in Chapter 17.60 of the Zoning Ordinance; and (ii) there are practical difficulties or particular hardships in the way of carrying out the strict letter of the provisions or regulations of the Zoning Ordinance from which the Variation has been sought; and

WHEREAS, the Village Council has determined that approval of the proposed Special Use Permit: (i) is consistent with the Comprehensive Plan; and (ii) satisfies the standards for the approval of special use permits set forth in Chapter 17.56 of the Zoning Ordinance; and

WHEREAS, the Village Council has determined that approval of the Requested Relief for the construction of the Proposed Improvements on the Subject Property is in the best interest of the Village and its residents;

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

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

SECTION 2: APPROVAL OF SPECIAL USE PERMIT. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Section 4 of this Ordinance, the Special Use Permit is granted, pursuant to Chapter 17.56 and Section 17.12.020 of the Zoning Ordinance and the home rule powers of the Village, to allow construction of the Proposed Improvements and enlargement of the Existing Playground on the Subject Property.

SECTION 3: APPROVAL OF VARIATION. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Section 4 of this Ordinance, the Variation is granted to allow construction of the Proposed Improvements on the Subject Property, pursuant to Chapter 17.60 of the Zoning Ordinance and the home rule powers of the Village.

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

- A. **Commencement of Construction.** The Applicant must commence the construction of the Proposed Improvements no later than 12 months after the effective date of this Ordinance.
- B. **Compliance with Regulations.** Except to the extent specifically provided otherwise in this Ordinance, the development, use, and maintenance of the Proposed Improvements on the Subject Property must comply at all times with all applicable Village codes and ordinances, as they have been or may be amended over time.
- C. **Reimbursement of Village Costs.** In addition to any other costs, payments, fees, charges, contributions, or dedications required under applicable Village codes, ordinances, resolutions, rules, or regulations, the Applicant must pay to the Village, promptly upon presentation of a written demand or demands therefor, of all fees, costs, and expenses incurred or accrued in connection with the review, negotiation, preparation, consideration, and review of this Ordinance. Payment of all such fees, costs, and expenses for which demand has been made shall be made by a certified or cashier's check. Further, the Applicant must pay upon demand all costs incurred by the Village for publications and recordings required in connection with the aforesaid matters.
- D. **Compliance with Plans.** The development, use, and maintenance of the Proposed Improvements at the Subject Property must be consistent with the Glendale Play Area Improvements Plan prepared by K M Talty Design, consisting of nine sheets, and dated February 22, 2019, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit B**, except for minor changes to elevations, materials, and the site plan approved by the Director of Community Development or the Director of Public Works (within their respective permitting authority) in accordance with all applicable Village codes, ordinances, and standards.

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

SECTION 6: FAILURE TO COMPLY. Upon the failure or refusal of the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, in addition to all other remedies available to the Village, the approvals granted in Sections 2 and 3 of this Ordinance will, at the sole discretion of the Village Council, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village Council may not so revoke the approvals granted in Sections 2 and 3 of this Ordinance unless it first provides the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village Council. In the event of revocation, the development and use of the Subject Property will be governed solely by the regulations of the applicable zoning district and the applicable provisions of the Zoning Ordinance, as the same may, from time to time, be amended. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

SECTION 7: AMENDMENT OF VARIATION AND SPECIAL USE PERMIT. Any amendments to the approvals granted in Sections 2 and 3 of this Ordinance that may be requested by the Applicant after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance.

SECTION 8: SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance shall remain in full force and effect, and shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 9: EFFECTIVE DATE.

A. This Ordinance will be effective only upon the occurrence of all of the following events:

1. Passage by the Village Council in the manner required by law;
2. Publication in pamphlet form in the manner required by law; and
3. The filing by the Applicant with the Village Clerk of an Unconditional Agreement and Consent in the form of **Exhibit C** attached to and, by this reference, made a part of this Ordinance to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.

B. In the event that the Applicant does not file with the Village Clerk a fully executed copy of the unconditional agreement and consent described in Section 9.A.3 of this Ordinance within 60 days after the date of passage of this Ordinance by the Village Council, the Village Council shall have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

PASSED this ____ day of _____, 2019, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this ____ day of _____, 2019.

Signed:

Village President

Countersigned:

Village Clerk

Published by authority of the
President and Board of Trustees
of the Village of Winnetka,
Illinois, this ____ day of _____,
2019.

Introduced: May 7, 2019

Passed and Approved: _____, 2019

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

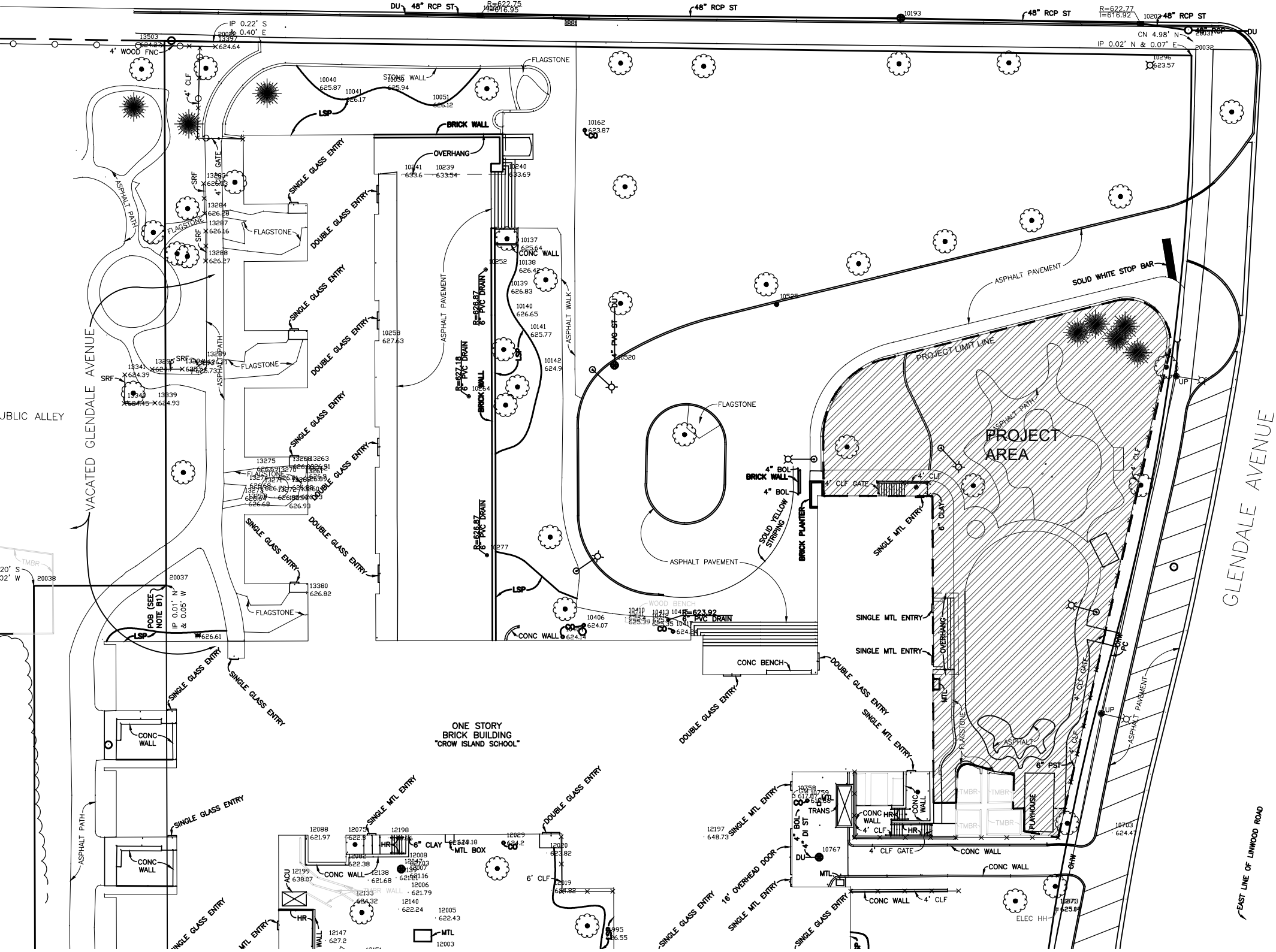
That part of vacated Glendale Avenue and of the East 13.00 Feet of Lots 37 to 47, inclusive, in Block 1 in Vernamo, being a subdivision of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 20, Township 42 North, Range 13, East of the Third Principal Meridian and the East $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 19, Township 42 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded October 30, 1891 as Document Number 1560706, bounded and described as follows: Beginning at a point on the East line of said Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 20, 222.33 Feet South of the Northeast corner thereof; thence South along said East line, 250.00 Feet; thence West at right angles to said last described East line, 46.00 Feet; thence North parallel with the East line of said Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 20, 250.00 Feet; thence East 46.00 Feet to the point of beginning, in Cook County, Illinois.

Together with:

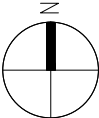
Lots 48 to 70, both inclusive and the East 17.0 Feet of vacated Glendale Avenue, lying West of and adjoining Lots 61 to 70, both inclusive, in Alles' Sunset Subdivision of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 20, Township 42 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded July 2, 1926 as Document Number 9327144, in Cook County, Illinois.

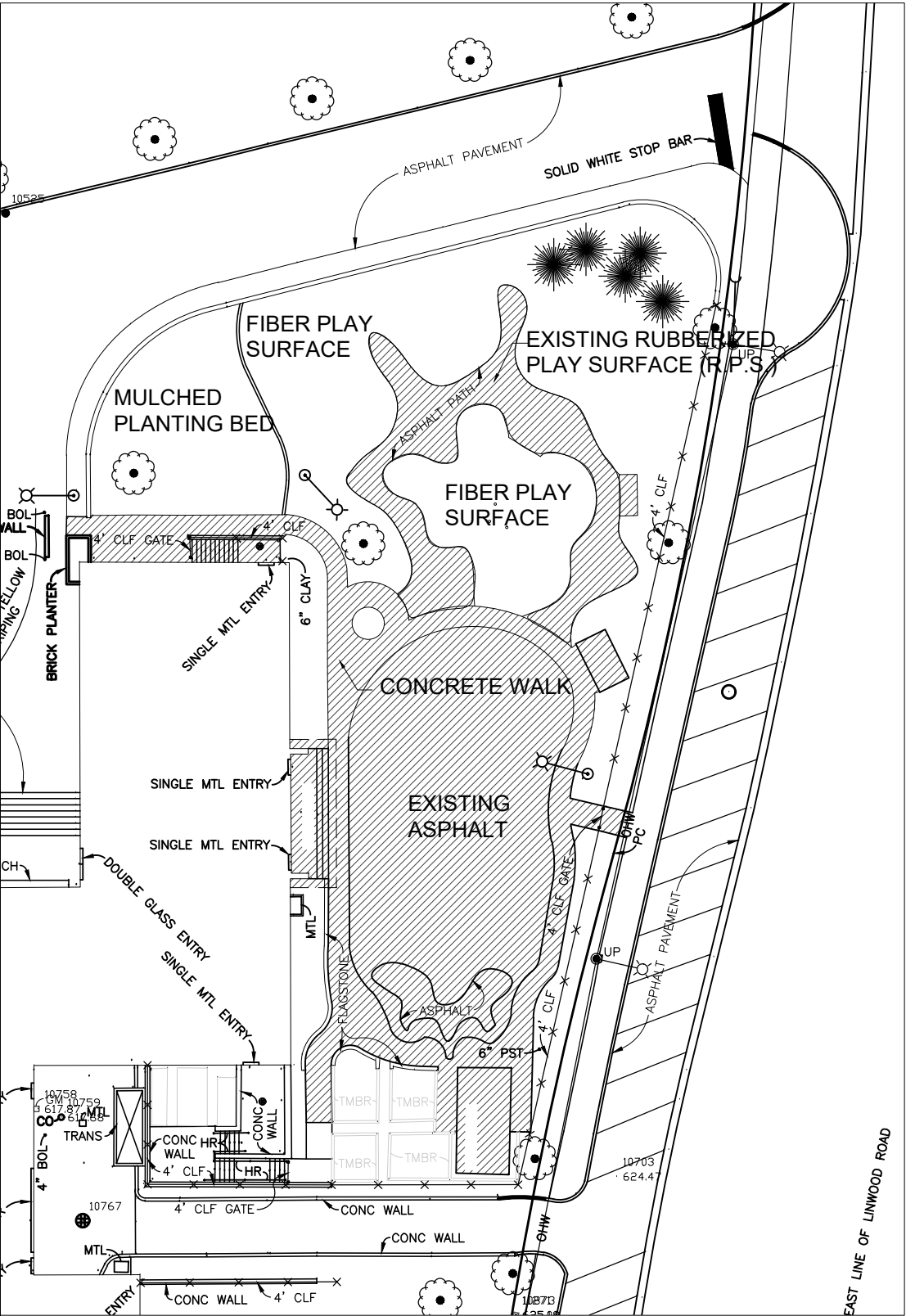
Commonly known as: Crow Island School, 1112 Willow Road, Winnetka, Illinois.

EXHIBIT B
GLENDAL PLAY AREA IMPROVEMENTS
(SEE ATTACHED EXHIBIT B)

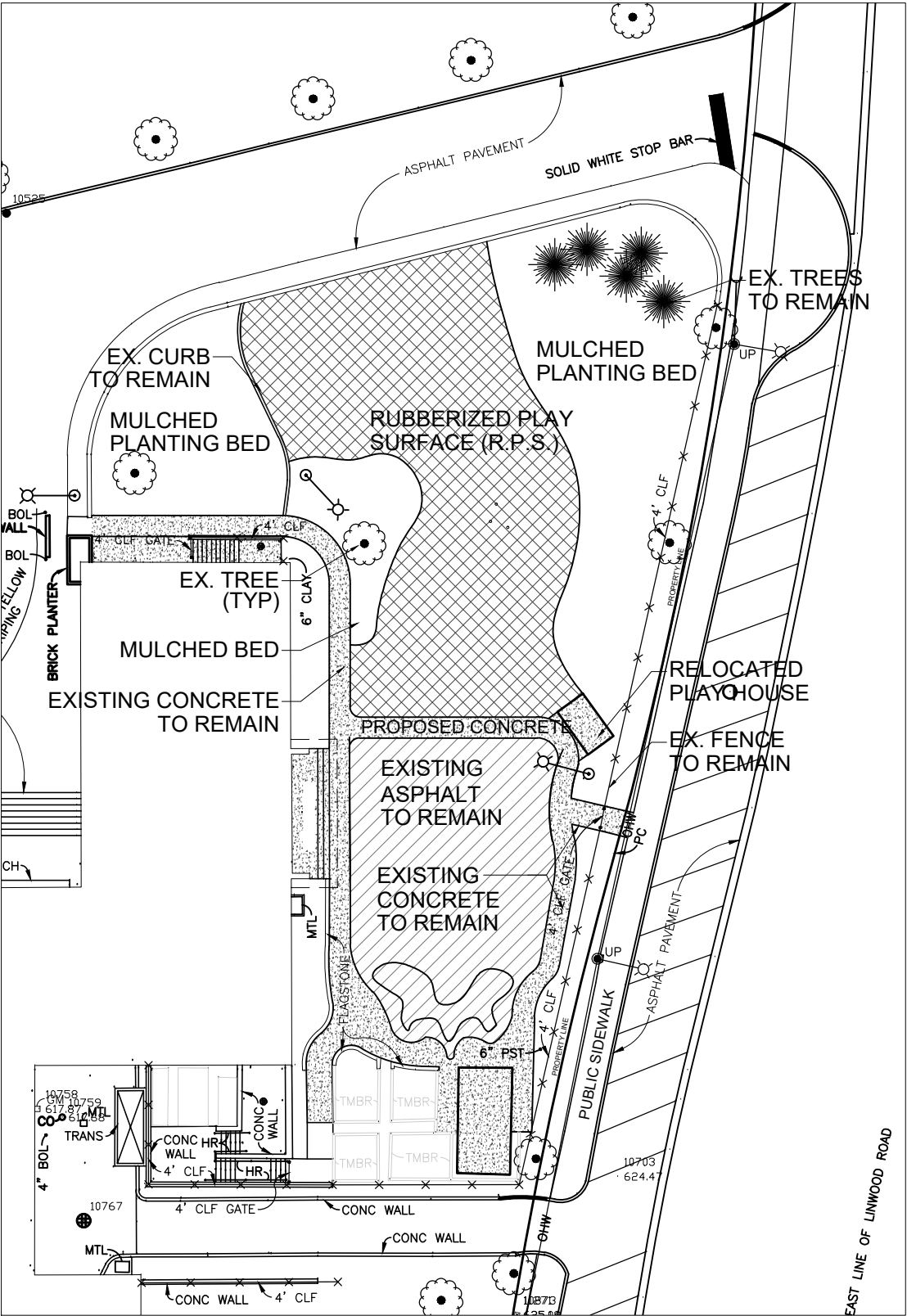
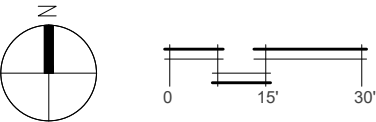


OVERALL SITE PLAN - PROJECT LOCATION
SCALE: 1" = 40'-0"



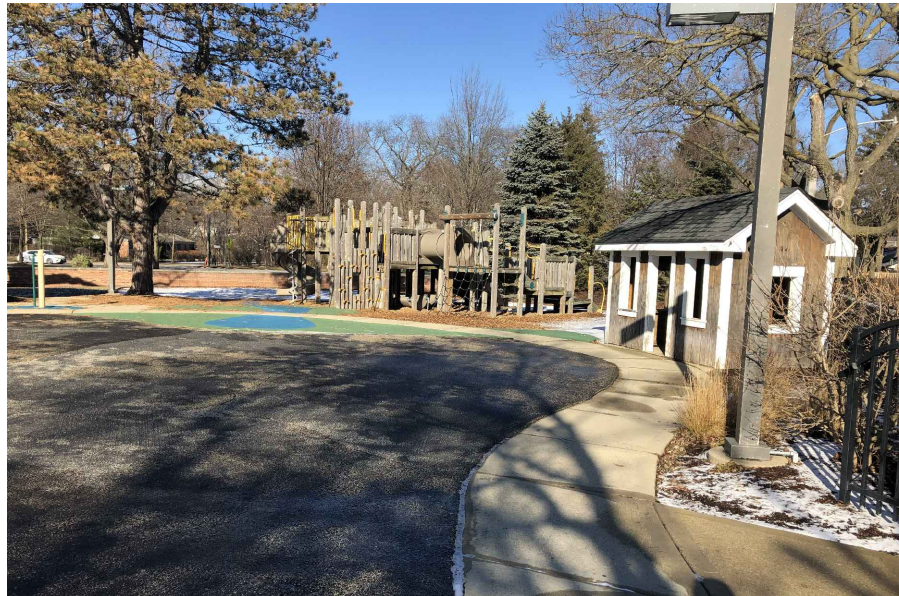


EXISTING IMPERMEABLE SURFACE PLAN
SCALE: 1" = 30'-0"



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

<u>QTY.</u>	<u>NO.</u>	<u>DESCRIPTION</u>
-------------	------------	--------------------

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

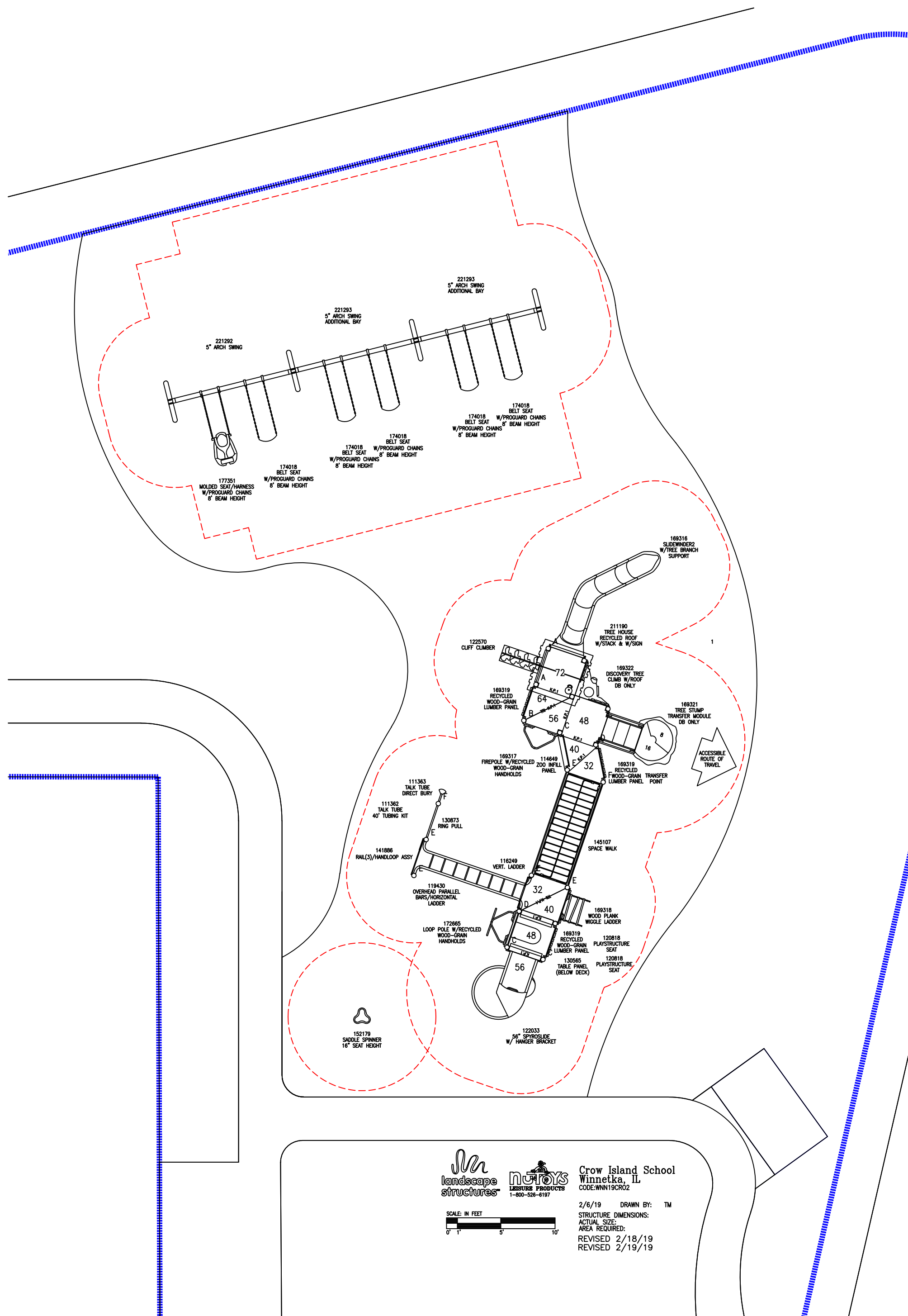
Combination 3" thick (1,887 sq ft), and 3 1/2" thick (1,547sq ft) (Thicknesses are subject to a nominal variation) system with top surface in 50% color/ 50% black speckled mix. Includes aromatic binder. Includes freight

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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structures®



FOR A BETTER TOMORROW
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Leisure Products

Crow Island School

Winnetka, IL February 19, 2019 WNN19CRO2-3-2



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structures®



FOR A BETTER TOMORROW
WE PLAY TODAY
shapedbyplay.com



Proudly presented by:



nutoys
Leisure Products

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, Winnetka Public School District No. 36 ("**Applicant**") is the record title owner of the property commonly known as 1112 Willow Road in the Village ("**Subject Property**")

WHEREAS, the Applicant desires to: (i) remove and replace several components of the Existing Playground; (ii) install a rubberized play surface; (iii) reconfigure a portion of the concrete walk on the Subject Property; and (iv) relocate an existing playhouse ("**Playhouse**") on the Subject Property (collectively, the "**Proposed Improvements**"); and

WHEREAS, Ordinance No. M-6-2019, adopted by the Village Council on _____, 2019 ("**Ordinance**"), grants a variation from the provisions of the Winnetka Zoning Ordinance and a special use permit to the Applicant to permit the construction of the Proposed Improvements on the Subject Property; and

WHEREAS, Section 9 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Applicant has filed, within 60 days following the passage of the Ordinance, its unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

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

1. The Applicant does hereby unconditionally agree to accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.
2. The Applicant acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.
3. The Applicant acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's grant of the variation and the special use permit for the Subject Property or its adoption of the Ordinance, and that the Village's approvals do not, and will not, in any way, be deemed to insure the Applicant against damage or injury of any kind and at any time.
4. The Applicant does hereby agree to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Ordinance granting the variation and the special use permit for the Subject Property.

5. The Applicant hereby agrees to pay all expenses incurred by the Village in defending itself with regard to any and all of the claims mentioned in this Unconditional Agreement and Consent. These expenses will include all out-of-pocket expenses, such as attorneys' and experts' fees, and will also include the reasonable value of any services rendered by any employees of the Village.

Dated: _____, 2019

ATTEST:

**WINNETKA PUBLIC SCHOOL DISTRICT
NO. 36**

By: _____
Its: _____

By: _____
Its: _____



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.

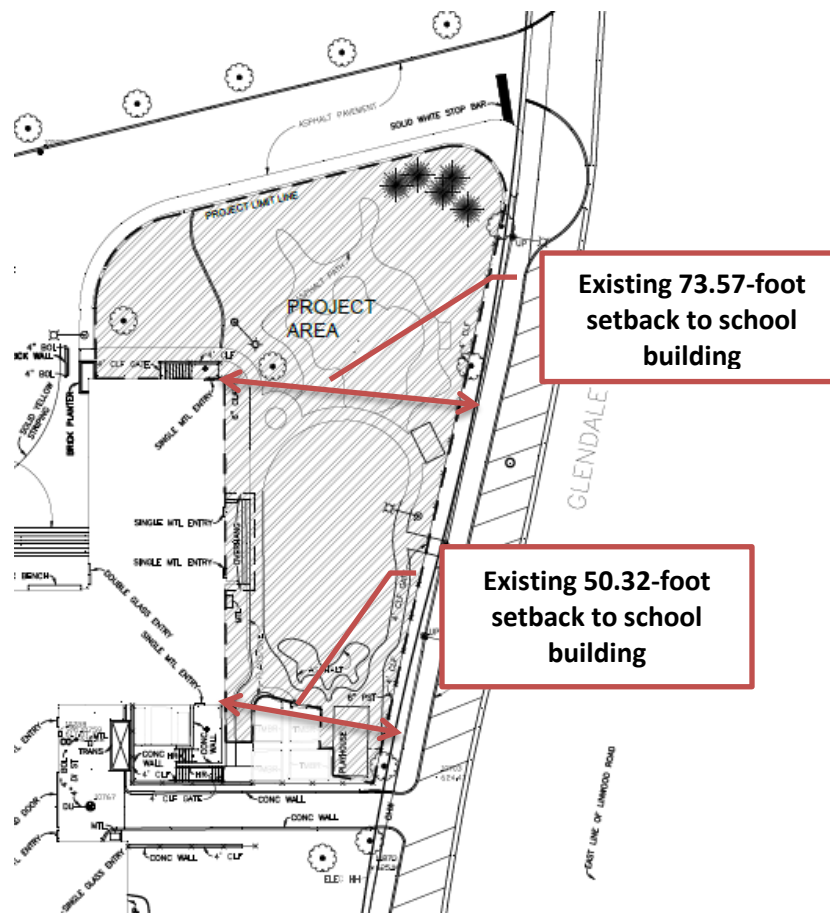


Figure 5 – Excerpt of Site Plan

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.

ATTACHMENT C

ZONING MATRIX

ADDRESS: 1112 Willow Road - Crow Island School

CASE NO: 19-11-SU

ZONING: R-2

ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (2)
Min. Lot Size	25,200 SF	239,872 SF	N/A	N/A	OK
Min. Average Lot Width	115 FT	321.85 FT	N/A	N/A	OK
Max. Roofed Lot Coverage	59,968 SF (1)	54,667.2 SF	N/A	N/A	OK
Max. Gross Floor Area	56,985.56 SF (1)	55,686.2 SF	N/A	N/A	OK
Max. Impermeable Lot Coverage	119,936 SF (1)	117,321.2 SF	118,876.2 SF	1,555 SF	OK
Min. Front Yard (Willow/North)	50 FT	31.57 FT (3)	31.57 FT (3)	N/A	EXISTING NONCONFORMING
Min. Corner (Front) Yard (Glendale/East)	50 FT	6.42 FT (4)	6.25 FT	(-)0.17 FT	43.75 FT (87.5%) VARIATION
Min. Front Yard (Mt. Pleasant/South)	50 FT	(+) 50 FT	(+) 50 FT	N/A	OK
Min. Side Yard (West)	12 FT	6 FT	6 FT	N/A	EXISTING NONCONFORMING

NOTES:

(1) Based on lot area of 239,872 s.f.

(2) Variation amount is the difference between proposed and requirement.

(3) Setback to building. Proposed work complies with front yard setback from Willow Road.

(4) Setback to existing playhouse that would be relocated.

ATTACHMENT D

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.

ATTACHMENT E

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

ATTACHMENT F

Minutes adopted 04.18.2019

**WINNETKA DESIGN REVIEW BOARD/SIGN BOARD OF APPEALS
EXCERPT OF MEETING MINUTES
MARCH 21, 2019**

Members Present:

Brad McLane, Acting Chairman
Paul Konstant
Maggie Meiners
Michael Ritter

Members Absent:

Kirk Albinson
Brooke Kelly
Michael Klaskin

Village Staff:

Ann Klaassen, Senior Planner
Christopher Marx, Associate Planner

Case No. 19-11-SU: 1112 Willow Road – Winnetka School District 36 – Crow Island School: Consideration of Certificate of Appropriateness for proposed playground renovation.

Katherine Talty of K M Talty Design introduced herself to the Board as the Landscape Architect representing the school district and provided material samples to the Board for their review. She also stated this is her fifth project working with the school district. Ms. Talty stated the playground has outlived its useful life and it is time to renovate it. She stated the equipment would be swapped out with new, more modernized equipment as well as to relocate an existing playhouse on the site. Ms. Talty also stated they plan to add additional rubberized surface in place of the wood chips.

Ms. Talty identified the first slide as the project area and stated the Board would be familiar with the current location of the main plain area which is to the right of the circle drive on Glendale and south of Willow. She identified the next slide as the current play equipment they would be replacing. Ms. Talty informed the Board it was installed in 2003 and is also made out of wood which is decomposing. She noted a couple of the swing sets have already been removed from the playground. Ms. Talty then stated the play area has both rubberized surfacing and wood chips and the goal of the school district is to make the playground more accessible since some of the students have mobility issues and soft surfacing is an easier surface for them to navigate. She stated the next slide contained the swings and noted another two set of swings on the site have been removed. Ms. Talty stated the next slide is of the playhouse which is to be relocated on site.

Ms. Talty identified the next slide as a comparison of the impermeable lot coverage and stated they took into consideration the amount of impervious surface on the site. She noted they would still be within the required limits of impervious surface once they are done and stated the rubberized surface has the same porosity as asphalt. Ms. Talty also stated they had to be cautious for storm water purposes. Ms. Talty then stated to the left on the illustration, the areas in white are the wood chips used as the play area but which are not considered impervious. She then identified the proposed layout of the new equipment which would be similar in scale to what is out there. Ms. Talty informed the Board there would be a total of 6 swings and a larger play piece whose scale would be similar to what was there but with no wood pieces on the structure. She added it would be steel and plastic and the manufacturer has been used on all of the Winnetka District 36 play areas and the Winnetka Park District play areas.

1 Ms. Talty then identified a close-up view of the equipment and a rendering from the manufacturer,
2 Landscape Structures, which she described as highly regarded in the industry. She informed the Board
3 the equipment would be more spread out and the requirements from 15 years ago are different than
4 they are today in terms of the amount of space around each play piece. Ms. Talty then stated with
5 regard to the process of replacing the equipment, they would not be removing any landscaping and she
6 identified another illustration of the rendering. She noted the equipment would be colored with a
7 neutral brown tan pallet and the play surface would also be creamy with beige light colored rubberized
8 surfacing. Ms. Talty added the light color surface radiates less heat and that while green or maroon
9 colors are common, the lighter colors are better in terms of heat radiation.

10
11 Ms. Talty then identified a photograph of similar equipment and stated for the structure on the big play
12 piece, the highest point on the equipment is at 14 feet 9 inches to the top. She stated there would not
13 be any green on the play piece since it would be located next to Crow Island and they decided to keep it
14 tan and brown. Ms. Talty then identified an image of what the play surface would look like and asked
15 the Board if they had any questions.

16
17 Mr. Konstant asked what the condition of the playhouse they are relocating is. Ms. Talty responded they
18 want to keep it and it is their hope to be able to relocate it. She also stated they would
19 perform maintenance on it and if it cannot be replaced, they would not reuse it if it is too far gone. Ms.
20 Talty added it is wood cedar sided with built-in benches inside. Mr. Konstant stated he would be in favor
21 of keeping it.

22
23 Chairman McLane commented he liked it because it blends in and referred to the Park District and
24 Village Green colors of green such as in Dwyer Park which makes more of a bold statement. He then
25 asked if the neighbors questioned it. Ms. Talty responded that the school has been good at community
26 relations and they have been in conversations with the Glendale neighbors with there being no
27 opposition to the playground. She stated that is one reason the pallet was intended to be neutral to
28 make it go away in terms of the view of the street.

29
30 Chairman McLane asked if there were any other comments. No additional comments were made at this
31 time.

32
33 There was no public comment.

34
35 A motion was made by Mr. Konstant to issue a Certificate of Appropriateness to approve the request as
36 presented. The motion was seconded by Mr. Ritter. A vote was taken and the motion unanimously
37 passed.

38
39 AYES: Konstant, McLane, Meiners, Ritter

40 NAYS: None

41
42 ***

ATTACHMENT G

WINNETKA PLAN COMMISSION EXCERPT OF SPECIAL MEETING MINUTES APRIL 3, 2019

Members Present:

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

Non-voting Members Present:

Matt Bradley

Members Absent:

None

Village Staff:

David Schoon, Director of Community Development

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.

Mr. Schoon stated in 2003, the Village Council adopted an ordinance granting a special use and variations for the installation of new playground equipment in the subject area. He stated the Commission is to consider changes to those approval documents. Mr. Schoon noted the property is zoned R-2 Single-Family Residential and surrounded by R-2, R-4 and R-5 Single-Family Residential to the west and north. He also stated photos of the property were included in the materials as well as the location of the two items requiring variations. Mr. Schoon noted the setback lines are a minimum front corner yard setback of 50 feet and the red arrow showed the measurements of the building structure to identify the building's relationship to that minimum requirement.

Mr. Schoon stated the applicant is proposing to replace some play equipment and install a rubberized play surface, reconfiguring some concrete walk and relocation of an existing playhouse. He noted while the ZBA will review the variation request, the table compared those particular items from 2003 and what they are today. Mr. Schoon stated the playhouse would be closer and the play equipment would be located a little further from the front corner yard setback.

Mr. Schoon noted the DRB reviewed the request and issued a Certificate of Appropriateness for the playground and the ZBA would review the request on April 8, 2019. He noted in the materials on page 6, there is a motion to consider either recommending approval or denial of the request. Mr. Schoon then asked if there were any questions. Mr. Bradley asked if the proposal is a request to approve play equipment pieces of varying sizes within the existing setback to different degrees. Mr. Schoon confirmed that is correct as well as the overall improvements and the appropriateness of them. Chairperson Dalman clarified anytime there is a modification to a special use, it would trigger an overall review. Mr. Schoon asked if there were any other questions. No additional questions were raised at this time.

1 Chairperson Dalman then swore in those speaking to this matter.

2
3 Katherine Talty introduced herself to the Commission as the Landscape Architect working for School
4 District 36. She also introduced Adam Rappaport, the Director of Building and Grounds for District 36
5 who can answer specific district questions.
6

7 Ms. Talty stated they are looking to replace the existing play equipment which was originally done in
8 2003 and it has been in the same location for 16 years. She stated with regard to the equipment they
9 are looking to replace, the new equipment would be similar in height and style and they are requesting
10 to convert an area of fiber wood chips with poured in place rubberized surfacing which has been done in
11 other locations as well as by the Winnetka Park District. Ms. Talty also stated they are looking to
12 relocate an existing playhouse to the south to allow for the new equipment and required safety zones.
13

14 Ms. Talty stated the first illustration shows the project area and identified an image of the play
15 equipment to be replaced. She noted it is constructed of wood and metal and the new equipment would
16 be a metal and poly material. Ms. Talty informed the Commission the equipment is manufactured by
17 Landscape Structures which is used by the school district and the Winnetka Park District. Ms. Talty then
18 identified another image of the equipment they would be replacing. She also noted they would
19 be replacing the swings. Ms. Talty stated there are three swing sets and two have been dismantled
20 because they are failing. She then referred to an image of the playhouse to be moved and stated the
21 next slide showed an example of the current layout of the playground and the current conditions which
22 are predominately an asphalt pad surrounded by a concrete walk. Ms. Talty stated to the north of that,
23 there is a combination of fiber surface and poured in place surfacing they are looking to add. She stated
24 instead of having a combination, they would go to all poured in place surface material. Ms. Talty added
25 that while it is not an area within the Commission's purview, she noted they would be within the
26 requirements of impervious surface for the site.
27

28 Ms. Talty then referred to an illustration of a detailed view of the new proposed play area and the
29 proposed play pieces along with the reconfigured sidewalk. She referred to the concrete ring around the
30 asphalt play area pad and stated to the south, it would stay as it is currently with another playhouse and
31 sandbox area which would not be touched. Ms. Talty also stated the garden is not intended part of the
32 project.
33

34 Ms. Talty noted with regard to setbacks, the play equipment would be moved slightly further away from
35 the lot line which is triggered by the fact over the last 16 years, safety zones have increased the need for
36 there to be more room around the play pieces. She then referred to an illustration of a more detailed
37 description of each play piece to be installed. Ms. Talty noted it is a rendering from the manufacturer
38 and the color will be neutral with the position of the school in other renovations. She stated there would
39 be no green because Crow Island did not want to introduce a color which is not on the building and the
40 equipment will be brown and tan. Ms. Talty then referred to another view of the play equipment and an
41 example of what the play piece looks like without the green color. She also referred the Commission to
42 an illustration of the rubberized play surface as an example and noted they are proposing to do it with a
43 tan and brown surface which are light colors which did not generate heat. Ms. Talty then asked if there
44 were any questions.
45

46 Ms. Holland thanked the applicant for keeping the colors of the background of Crow Island Woods and
47 commented the proposal looked great.
48

1 Chairperson Dalman asked Ms. Talty if there was any outreach to the neighborhood and if the PTO has
2 been involved. She then stated in the past two years ago, they considered temporary structures and a
3 lot of the homes on Glendale were very concerned about the appearance of the areas around the
4 school, although none of the neighbors are here. Mr. Rappaport responded he is not sure how many
5 neighbors expressed concern, but a letter was sent to specific neighbors on Glendale. He stated there
6 was feedback from two neighbors with regard to traffic blocking driveways and the noise ordinance.

7
8 Chairperson Dalman asked where camp would be held during construction. Mr. Rappaport responded
9 the Park District groups would have it on the other side of the building. Chairperson Dalman then asked
10 if there were any changes to the proposal as a result of community comment. Mr. Rappaport confirmed
11 there were not. He then stated they learned what to avoid and how to reach out to neighbors to soften
12 their concerns.

13
14 Ms. Talty informed the Commission the intended time of construction is in the summer. She also stated
15 since Crow Island has other play areas on campus, the summer activities will be designated into a play
16 zone and the construction site would be clear and safe. Ms. Talty then stated the comments from the
17 neighbors have not been directly about the play area but more related to construction methods and
18 they would alleviate their concerns. She added the work would take place completely within
19 construction hours.

20
21 Chairperson Dalman asked if there were any other questions. Mr. Bradley stated with regard to
22 the height of the new structures, he asked how it compared to the existing equipment. He stated one of
23 the special use items addressed the public safety and endangerment issue and asked if the height would
24 distract drivers on Willow Road. Ms. Talty responded the new play piece at the top of its highest point is
25 less than 15 feet which is similar to the height of the current play piece. She also stated it would be
26 located off of Willow Road and they did not anticipate it being a distraction. Ms. Talty added there
27 is landscaping on the perimeter of the site which is staying as is.

28
29 Chairperson Dalman stated since the 2016 proposal for temporary structures, she asked if there were
30 any complaints about perimeter landscaping which they enhanced. Ms. Talty responded there were not
31 and it is pretty well landscaped and they did not want it to be denser for visibility purposes. She also
32 stated they would not be removing anything. Ms. Talty then stated the school maintained some of the
33 other landscaping along the perimeter especially near the temporary classrooms. She informed the
34 Commission the issue came up from a neighbor with regard to maintenance of the existing landscaping
35 and the school is working on that as part of its maintenance program. Ms. Talty confirmed no one asked
36 for additional landscaping.

37
38 Chairperson Dalman asked if there were any other questions. Ms. Case asked how long it would take
39 to remove and replace the equipment. Ms. Talty responded the total time of construction from
40 demolition through opening with the final inspection, generally it would take between 4 and 6 weeks
41 accommodating weather issues.

42
43 Chairperson Dalman asked if there was public comment with regard to the proposal. No comments were
44 made at this time.

45
46 Chairperson Dalman stated there would now be the discussion of the proposal and asked the
47 Commission if there were any questions or concerns that they should talk about before introducing a
48 motion. No comments were made at this time. Chairperson Dalman then referred to the draft

1 recommendation on page 6 and stated she would introduce that there be a motion for the
2 recommendation by the Commission to recommend approval of the requested special use to allow the
3 renovation of an existing playground for Crow Island School, a public elementary school, based on the
4 findings of fact on page 6 of the agenda packet and then have a discussion. Ms. Danley made a motion
5 as stated by Chairperson Dalman and Mr. Golan seconded the motion. Chairperson Dalman asked if
6 there was any further discussion.
7

8 Ms. Orsic stated it would not be dramatically different than what is there now and playgrounds have
9 a limited life span. She commented the applicant did a good job and she is glad they kept the
10 colors. Chairperson Dalman asked if there were any other comments. She noted for the record to
11 suggest seeing there are no comments, the Commission felt the standards for the special use permit
12 application are consistent with the standards of the Comprehensive Plan Chapter 2 and the standards
13 for granting special use permits is consistent with the Village code. She then commented the School
14 District did a good job of emphasizing that replacement and modernization of structures need to
15 be relocated further away and also noted the request would be within the impervious coverage
16 requirements and she can support the request. Chairperson Dalman again asked if there were any other
17 comments. No additional comments were made at this time.
18

19 A vote was taken and the motion unanimously passed.
20

21 AYES: Case, Dalman, Danley, Foley, Golan, Holland, Orsic, Vanderlaan

22 NAYS: None

23 NON-VOTING: Bradley
24
25

ATTACHMENT H

WINNETKA ZONING BOARD OF APPEALS EXCERPT OF MEETING MINUTES APRIL 8, 2019

Zoning Board Members Present: Matt Bradley, Chairman
E. Gene Greable
Wally Greenough
Kimberly Handler

Zoning Board Members Absent: Sarah Balassa

Village Staff: David Schoon, Director of Community Development
Ann Klaassen, Senior Planner

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 and a zoning variation to allow renovation of the existing playground along Glendale Avenue at Crow Island School. The requested zoning variation would permit play equipment and a relocated playhouse to provide less than the minimum required front (corner) yard setback from Glendale Avenue. The Village Council has final jurisdiction on this request.

Ms. Klaassen stated Case No. 19-11-SU for 1112 Willow Road is an application filed by Winnetka School District 36 - Crow Island School as the owner of the property. She stated the applicant is requesting approval of the following relief: (a) approval of a special use permit to allow the renovation of the existing playground for an existing elementary school in the R-2 Single Family Residential Zoning District and (b) approval of a zoning variation to allow a corner (front) yard setback of 6.25 feet from Glendale Avenue, whereas a minimum of 50 feet is required, a variation of 43.75 feet (87.5%).

Katherine Talty, 45 Longtree, introduced herself to the Board as the Landscape Architect representing District 36, along with Julie Pfeffer, the Principal at Crow Island School. She described the request as very similar to the previous request where there is an older age group coming through the school system. Ms. Talty stated they are looking to replace aged play equipment at the Glendale play area which currently exists at the Crow Island School. She stated the play area was last renovated in 2003 making the equipment 16 years old and at the end of its life span. Ms. Talty noted the equipment contained timber which is rotting and several pieces have been selectively moved out of the play area.

Ms. Talty then stated the first slide showed the area and existing play area with the main play piece which would be replaced. She noted the landscape and plant material would remain intact. Ms. Talty stated the next illustration represented the play piece to be removed and replaced. She also stated as part of the project, they would like to reconfigure the asphalt area and identified the two remaining swing sets on the site after the removal of one swing set. Ms. Talty stated the next slide showed the current and proposed configuration of the play area with the goal to reconfigure the existing asphalt pad for general play and sidewalk that rims the asphalt. She stated they planned to relocate a portion of the sidewalk to create a smaller, tighter ring and remove the fiber play surface and replace them with a poured in place rubberized surface with the goal being to more easily accommodate students with mobility issues and which would be more durable. Ms. Talty informed the Board they would remain within the required impermeable surface requirements on the overall site.

Ms. Talty stated the second request related to the variation that currently exists with the existing play equipment and would continue that nonconformance. Ms. Talty referred the Board to an illustration of the play equipment which contained one large climbing structure and six swings which would replace the previous swings all on the rubberized surface. She noted everything to the south would remain as is and they are looking to move one small playhouse which she identified and relocate it to match the new configuration of the sidewalk.

Ms. Talty then identified an expanded view of the play pieces from the manufacturer, Landscape Structures, which has been used often with the District 36 projects as well as the Winnetka Park District projects. She stated it would be metal play pieces which are color coded to match the color of the brick on Crow Island in a tan and brown color. Ms. Talty then referred to an image of the actual play piece and noted the tallest portion of the structure would be under 15 feet. She also referred to an expanded illustration of the play surface material which would be a neutral color and solid poured in place material. Ms. Talty then asked if there were any questions.

Chairman Bradley stated one difference is the existing setback is 6.42 feet with the proposed setback to be 6.25 feet and asked if they would be encroaching further into the setback. Ms. Klaassen confirmed they would be encroaching further into the setback. Chairman Bradley then asked Ms. Talty to note for the record what the additional area would be for. Ms. Talty thought they were lessening the encroachment. Ms. Klaassen confirmed the encroachment would increase. Ms. Talty then stated it reflected how the sidewalk would bow at that particular point. She identified the area on a slide for the Board of the existing and proposed condition. Ms. Talty also stated as they move the structure to the south, the sidewalk would bow out a little further.

Chairman Bradley then called the matter in for discussion and asked for a motion to recommend approval of the special use and zoning variations set forth on page 6 of the materials. He stated like the prior applicant, a lot of thought, time and energy went into the proposal and he appreciated they would be updating the facilities and equipment which has done its duty over the last 16 years. Chairman Bradley also stated it would remain in its neutral tone and keeping the aesthetic and he is in favor of the request. He then asked if there were any other comments and if there was a motion to recommend approval as set forth on page 6.

Mr. Greable commented he liked the idea and it would be an improvement to the equipment which the neighbors would gravitate toward and he moved to recommend approval. Mr. Greenough agreed and seconded the motion. A vote was taken and the motion unanimously passed.

AYES: Bradley, Greable, Greenough, Hanley

NAYS: None

The proposed playground renovation special use is consistent with the Standards for the granting of Special Use Permits, as follows:

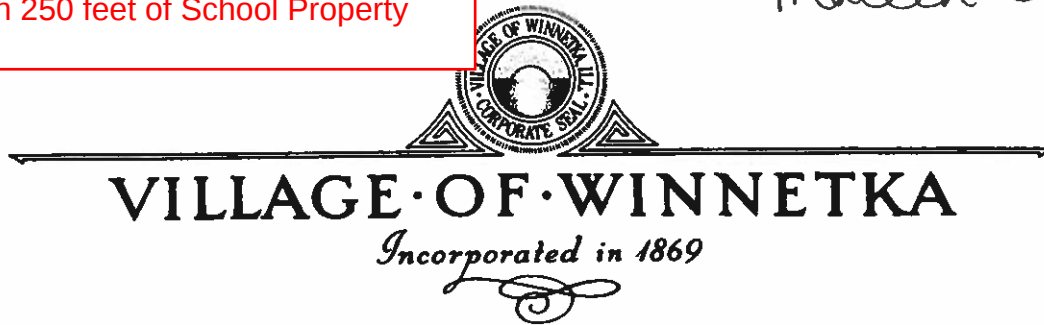
1. That the establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare;
2. That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity 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 requested zoning variation to allow a corner (front) yard setback of 6.25 feet from Glendale Avenue, whereas a minimum of 50 feet is required, a variation of 43.75 feet is in harmony with the general purpose and intent of the Zoning Ordinance and that each of the following eight standards has been met:

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.
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, moral, and welfare of the inhabitants of the Village will not otherwise be impaired.

Mailed 03.11.19



NOTICE OF WINNETKA PLAN COMMISSION PUBLIC MEETING

Notice is hereby given that a public meeting will be held by the Winnetka Plan Commission on **WEDNESDAY, APRIL 3, 2019 AT 7:00 P.M.** in the Council Chamber of the Winnetka Village Hall at 510 Green Bay Road, Winnetka, Illinois for the purpose of considering the following:

**CASE NO. 19-11-SU
1112 WILLOW ROAD – CROW ISLAND SCHOOL**

An application submitted by Winnetka School District 36 – Crow Island School (the “Applicant”), as the owner of the property located at 1112 Willow Road (the “Subject Property”), to allow the renovation of the existing playground along Glendale Avenue on the Subject Property.

The Applicant has filed an application seeking a Special Use Permit to allow the renovation of an existing playground for an existing elementary school in the R-2 Single-Family Residential Zoning District.

The Subject Property (Parcel Index Number 05-20-303-001-0000) is generally located at the southwest corner of Willow Road and Glendale Avenue and is zoned R-2 Single-Family Residential. The Subject Property contains an existing elementary school building.

At said public meeting and at any adjournment thereof, all persons interested are invited to attend and be heard. Additional information concerning this application may be obtained from the Village of Winnetka Department of Community Development, 510 Green Bay Road, Winnetka, Illinois, 60093, phone (847) 716-3525.

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting facilities, contact the Village ADA Coordinator at 510 Green Bay Road, Winnetka, Illinois 60093 [Telephone: (847) 716-3543; T.T.Y.: (847) 501-6041].

510 Green Bay Road, Winnetka, Illinois 60093

Administration and Finance (847) 501-6000 Fire (847) 501-6029 Police (847) 501-6034
Public Works (847) 716-3568 Water and Electric (847) 716-3558 www.villageofwinnetka.org