Emails regarding any agenda item are welcomed. Please email contactcouncil@winnetka.org, and your email will be relayed to the Council members. Emails for the Tuesday Council meeting must be received by Monday at 4 p.m. Any email may be subject to disclosure under the Freedom of Information Act.

Winnetka Village Council
SPECIAL MEETING
Village Hall
510 Green Bay Road
June 29, 2021
7:00 p.m.

AGENDA

1) Call to Order
2) Pledge of Allegiance
3) Quorum
   a) July 20, 2021 Regular Meeting
   b) August 3, 2021 Regular Meeting
   c) August 10, 2021 Study Session
4) Public Comment
5) Reports
   a) Village Attorney Report - Remote Participation 3
6) Approval of Agenda
7) Consent Agenda
   a) Approval of Village Council Minutes: None.
   b) Approval of Warrant List dated June 11 – June 24, 2021 14
   c) Outdoor Dining Permit- HeART Studio 15
8) Ordinances and Resolutions
   a) Ordinance No. M-12-2021: Amendment to Special Use Permit & Variations - New Trier High School, 385 Winnetka Avenue (Introduction/Adoption).....16
9) Old Business: None.
10) New Business: None.

11) Appointments

12) Closed Session

13) Adjournment

NOTICE

All agenda materials are available at villageofwinnetka.org (Governance > Agendas & Minutes); the Reference Desk at the Winnetka Library; or in the Manager's Office at Village Hall (2nd floor). Webcasts of the meeting may be viewed on the Internet via a link on the Village's web site: https://www.villageofwinnetka.org/AgendaCenter.

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that all persons with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities, contact the Village ADA Coordinator, 510 Green Bay Road, Winnetka, Illinois 60093, 847-716-3545; T.D.D. 847-501-6041.

Agenda Item Executive Summary

Title: Village Attorney Report: Remote Participation at Village Meetings

Presenter: Peter Friedman, Village Attorney

Agenda Date: 06/29/2021

Consent: ☐ YES ☑ NO

☐ Ordinance
☐ Resolution
☐ Bid Authorization/Award
☐ Policy Direction
☑ Informational Only

Item History:

March 17, 2020 - The Village Council adopts Resolution R-34-2020 - A Resolution Approving a Policy Concerning Attendance at Village Meetings by Video or Audio Conference in response to the COVID-19 pandemic

Executive Summary:

Due to the public health risks of in person meetings during the COVID-19 global pandemic, the Village Council and all Village commissions and committees have been meeting virtually since April 2020. The authorization to meet virtually was granted by special pandemic-related amendments to the Open Meetings Act (OMA) which are expected to expire on or about June 27.

The current Village policy regarding remote participation at public meetings is outlined in Resolution No. R-34-2020, which is attached. As long as a quorum is physically present, remote participation is allowed only if the member is physically prevented from attending the meeting by 1) personal illness or disability; 2) employment purposes or the business of the public body; or 3) a family or other emergency. Prior to the adoption of Resolution R-34-2020, virtual attendance at Village public meetings was not permitted in the Village Code.

A memo is attached which analyzes the OMA requirements and Village authority regarding remote participation at Village meetings.

Recommendation:

No action requested, informational only.

Attachments:

1. Elrod Friedman LLP Memo Re: Remote Participation
2. Resolution No. R-34-2020

Attachment 1

Elrod Friedman LLP

325 North LaSalle Street
Suite 450
Chicago, Illinois 60654
312-528-5200
www.elrodfriedman.com

Memorandum

Date: June 22, 2021

TO: Chris Rintz, Village President

CC: Village Trustees
Robert Bahan, Village Manager

FROM: Peter M. Friedman, Village Attorney

RE: Remote Participation

You asked us to analyze whether the Illinois Open Meetings Act ("***OMA***") authorizes the Village to allow members of the Council to participate in Council meetings remotely.

The short answer is that the OMA authorizes remote participation only under certain limited circumstances and subject to local rules. While the Village has authority to limit the *number* of times a member of the Council participates remotely in Council meetings, the Village does *not* have the authority to expand upon the three authorized reasons for remote participation set forth in the OMA.

Below is our more detailed analysis.

- Under the OMA, public bodies can only have public meetings when a quorum of the body (for example, four of seven members of the Village Council) is physically present at the meeting location.

- Members of the public body are allowed to participate by "other means" (remotely, by audio of video) only when a quorum of the public body is physically present *and* when "the member is prevented from physically attending because of: (i) personal illness or disability; (ii) employment purposes or the business of the public body; or (iii) a family or other emergency." OMA, § 7.

- In order to take advantage of these three specific circumstances, the public body is required to have adopted local public meeting rules for remote participation.

- Importantly, Section 7 of the OMA very clearly states that each public body has the authority through these local rules to "***further limit*** the extent to which attendance by other means is allowed." Thus, with regard to remote participation, the OMA allows local governments to be *more* restrictive, *but not less restrictive*, than the statute.

- Accordingly, under the OMA, local governments do not have the authority to expand the reasons for remote participation beyond the three specific reasons set forth in the statute.

- Local governments are authorized to further limit the three specific reasons for remote participation, or prohibit remote participation entirely. Further, since the OMA does not limit the number of times a member of a public body may utilize the three specific justifications for remote participation, local governments are authorized to set numerical limits.

- Prior to the pandemic, the Village had a policy regarding remote participation. Section 2.04.020.E of the Village Code states as follows -- "It is the policy of the Village of Winnetka that the members of the Council attend meetings of the Council in person, notwithstanding any statutes of the State of Illinois permitting remote attendance by some means other than physical presence at the location of the meeting" ("***Previous Policy***")

- The Village had the legal right to have this Policy because it is obviously more restrictive than the OMA provisions on remote participation (that is, the Village Policy prohibited remote participation altogether).

- During the pandemic special rules were put into place (by the Governor via Executive Order and subsequently by the General Assembly through amendments to the OMA) that allowed elected officials to participate remotely in public meetings regardless of whether a quorum of the public body was physically present.

- In order to take advantage of this broad authority, each public body had to have adopted local public meeting rules for remote participation.

- At its meeting on March 17, 2020, the Village Council adopted Resolution R-34-2020, approving a new policy and rules expanding the authority for remote attendance not just during the pandemic but generally in a non-pandemic setting as well ("***New Policy***").

- It is expected that the authority to hold entirely remote meetings without a quorum physically present under the OMA and the Governor's Executive Order findings will expire on or about June 27. After that, remote participation will only be allowed pursuant to the Village's New Policy.

- Section IV.B of the New Policy requires that a quorum must be physically present before any member may attend remotely. Section III of the New Policy further provides as follows:

  "*A member of a Public Body is qualified to attend a meeting of that Public Body electronically only if the member is physically prevented from attending the meeting by:*

(1) *personal illness or disability;*

(2) *employment purposes or the business of the public body; or*

(3) *a family or other emergency.*

Notwithstanding anything to the contrary contained herein, no member of a Public Body may attend a meeting of the Public Body electronically more than four times during their term of office."

- Thus, the Village's New Policy on remote participation, unlike the Previous Policy, no longer prohibits all remote participation. Rather, the Village's New Policy is identical to the provisions of the OMA, except that the Village has further limited remote participation by restricting to four the number of times a member of the Council can utilize one of the three exceptions.

- By adopting an amendment to the New Policy, the Village has the authority to increase the maximum number of remote participations by one member of the Council from four to 10.

- The Village does not, however, have the authority to expand the reasons for authorized remote participation. Those reasons are restricted by the OMA to situations where a member is prevented from being physically present by (i) personal illness or disability; (ii) employment purposes or the business of the public body; or (iii) a family or other emergency.

- With regard to how to interpret the three specific reasons for authorized remote participation, the Attorney General has issued informal opinions narrowly construing the scope of these situations. The Attorney General has found that a planned trip out of town does not constitute a family or other emergency because there is no immediacy to that situation. The Attorney General has also stated that "Section 7 of the OMA allows remote attendance when the member is "prevented" from physically attending because of employment purposes, so a voluntary choice to work from [another location] does not appear to fit that situation."

We are available to discuss these issues further at your convenience.

Attachment 2

RESOLUTION NO. R-34-2020

A RESOLUTION APPROVING A POLICY CONCERNING
ATTENDANCE AT VILLAGE MEETINGS BY VIDEO OR AUDIO CONFERENCE

WHEREAS, the Village of Winnetka (***"Village"***) is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970; and

WHEREAS, pursuant to the Illinois Open Meetings Act, 5 ILCS 120/1 et seq. (***"Act"***), members of public bodies may attend meetings via video or audio conference (***"Electronic Attendance"***) subject to certain conditions and restrictions and to the extent allowed by rules adopted by the public body; and

WHEREAS, the Village President and Village Council desire to implement a policy (***"Policy"***) authorizing Electronic Attendance by members of the Village Council and the Village's subsidiary bodies in accordance with the Act; and

WHEREAS, the Village President and Village Council have determined that it is in the best interest of the Village and the public to approve and implement the Policy;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1: RECITALS. The Village Council hereby adopts the foregoing recitals as its findings, as if fully set forth herein.

SECTION 2: APPROVAL OF POLICY. The Village Council hereby approves the Policy in the form attached to this Resolution as **Exhibit A**.

SECTION 3: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval according to law.

[SIGNATURE PAGE FOLLOWS]

ADOPTED this 17th day of March, 2020, pursuant to the following roll call vote:

AYES: Trustees Apatoff, Coladarci, Cripe, and Swierk

NAYS: None

ABSENT: Trustees Dearborn and Lanphier

Signed:

s/Chris Rintz
Village President

Countersigned:

s/Robert M. Bahan
Village Clerk

EXHIBIT A

POLICY

VILLAGE OF WINNETKA

ELECTRONIC ATTENDANCE AT VILLAGE MEETINGS POLICY

I. Background and Purpose.

The Illinois Open Meetings Act, 5 ILCS 120/1 *et seq.* (the "Act"), requires that the actions of public bodies be taken openly and that their deliberations be conducted openly, except for certain limited circumstances that permit closed meetings. Section 7 of the Act provides that if a quorum of members of a public body is physically present, the public body may allow a member of the body to attend the meeting by a means other than physical presence subject to certain requirements and restrictions and to the extent allowed by rules adopted by the public body. *See*, 5 ILCS 120/7. This Policy is intended to adopt certain rules and procedures for attendance at meetings by video or audio conference by members of the Village Council and members of the Village's Subsidiary Bodies consistent with Section 7 of the Act.

II. Definitions.

"***Electronic Attendance***" shall mean the attendance at a meeting of a Public Body by a member of that Public Body who is not physically present at the meeting but attends by either video or audio conference.

"***Public Body***" shall mean the Village Council and all Subsidiary Bodies of the Village.

"Subsidiary Body" shall mean all Village boards and commissions other than the Village Council, including, without limitation, the Plan Commission, Zoning Board of Appeals, Design Review Board, and Landmark Preservation Commission.

III. Member Qualifications for Electronic Attendance.

A member of a Public Body is qualified to attend a meeting of that Public Body electronically only if the member is physically prevented from attending the meeting by:

(1) personal illness or disability;

(2) employment purposes or the business of the public body; or

(3) a family or other emergency.

Notwithstanding anything to the contrary contained herein, no member of a Public Body may attend a meeting of the Public Body electronically more than four times during any 12-month period. Absences that occur during a civil emergency declared by the Village President do not count towards this limitation.

IV. Procedures for Authorizing Electronic Attendance.

The following procedures are required before a member of a Public Body is authorized to attend electronically a meeting of that Public Body:

A. Notice to the Clerk. The member must notify the Village Clerk in writing at least four hours prior to the meeting in which the member desires to attend electronically, unless advance notice is impractical. The notice shall be substantially in the form attached to this Policy as Appendix A and shall identify the reason the member cannot be physically present at the meeting in accordance with Section III of this Policy. If the member is unable to give the required written notice prior to the meeting, the member shall notify the Clerk by other means prior to the meeting and shall submit the required written notice as soon as practicable following the meeting.

B. Determination of Authorization of Electronic Attendance. Upon receipt of notice in accordance with Subsection IV.A, the Clerk shall promptly forward the notice to the presiding officer of the Public Body. After establishing that a quorum of the Public Body is physically present at the meeting at which a member has requested to attend electronically, the presiding officer shall state that (I) a notice was received by a member of the Public Body in accordance with this Policy, and (ii) the member will be deemed authorized to attend the meeting electronically unless a motion objecting to the member's electronic attendance is made, seconded, and approved by two-thirds of the members of the Public Body physically present at the meeting. If no such motion is made and seconded or if any such motion fails to achieve the required vote by the members of the Public Body physically present at the meeting, then the request by the member to attend the meeting electronically shall be deemed approved by the Public Body and the presiding officer shall declare the requesting member present. After such declaration by the presiding officer, the question of a member's electronic attendance may not be reconsidered.

V. Special Rules for Meetings Involving Electronic Attendance.

A meeting of a Public Body at which any member has been authorized to attend electronically in accordance with Section IV of this Policy must be conducted in accordance with the following special rules, in addition to any other applicable rules and procedures of the Public Body:

A. Roll Call and Quorum. A quorum of the Public Body must be physically present at the meeting. Following the call of the roll, and at the conclusion of the procedures set forth in Section IV.B of this Policy, the presiding officer shall identify each member who is attending the meeting electronically.

B. Identification and Recognition of Electronic Attendees. Any member attending electronically must identify himself or herself each time the member wishes to speak and must be recognized by the presiding officer prior to addressing matters before the Public Body.

C. Public Access to Meeting. The speech of a member attending electronically shall be amplified in such a manner that it shall be generally audible to members of the Public Body and the public who are physically present at the meeting. Also, any video image of a member attending electronically shall be projected in such a manner that the member's video image shall be generally visible and audible to members of the Public Body and the public who are physically present at the meeting. In addition, the votes of any member of the Public Body attending electronically shall be generally audible at the location where such meeting is

being held and expressly acknowledged by the presiding officer. When a member attends a closed meeting electronically, the member's speech shall be generally audible to all members of the Public Body who are physically present at the meeting, and the audio recording of the meeting required by the Act shall incorporate the speech of the member electronically attending the closed meeting.

D. Minutes. The minutes of each meeting of a Public Body shall identify which of the members of the Public Body were physically present and, if applicable, which members of the Public Body attended electronically. The minutes shall also reflect the reason for a member's attendance electronically (as described in Section III of this Policy), the fact that there was no valid objection to such attendance pursuant to this Policy, and the electronic means by which the member attended the meeting.

VI. Effect of Electronic Attendance.

A member attending a meeting of a Public Body electronically shall be considered present at the meeting and entitled to vote on any matter before the Public Body as if the member were physically present at the meeting, provided that the member's attendance at the meeting electronically complies with the terms of this Policy.

VII. Emergency and Disaster Situations.

In the event of a bona fide disaster, as defined in the Illinois Emergency Management Agency Act, 20 ILCS 3305/1 *et seq.* ("***IEMAA***"), this Policy shall not apply to restrict the conduct of public business by a Public Body, provided such public business is conducted in accordance with Subsection 10(j) of the IEMAA.

Appendix A

Form of Notice

I, _____, am a member of the _____, a Public Body. In accordance with Subsection IV.A of the Village's "Electronic Attendance at Village Meetings Policy," I am submitting this notice evidencing my desire to electronically attend the _____, 20__, meeting of the Public Body. I am physically prevented from attending that meeting due to one or more of the following circumstances:

- ☐ Personal illness or disability.
- ☐ Employment purposes or the business of the public body.
- ☐ A family or other emergency.

Date: _____

Signature:

_____

Agenda Item Executive Summary

Title: Approval of Warrant List Dated June 11-24, 2021

Presenter: Robert M. Bahan, Village Manager

Agenda Date: 06/29/2021

Consent: ✔ YES ☐ NO

☐ Ordinance
☐ Resolution
☐ Bid Authorization/Award
☐ Policy Direction
✔ Informational Only

Item History:

None.

Executive Summary:

The Warrant List dated June 11-24, 2021 was emailed to each Village Council member.

Recommendation:

Consider approving the Warrant List dated June 11-24, 2021.

Attachments:

None.

Agenda Item Executive Summary

Title: Outdoor Seating Permit: HeART Studio

Presenter: Liz Dechant, Economic Development Coordinator

Agenda Date: 07/06/2021

Consent: ✔ YES ☐ NO

☐ Ordinance
☐ Resolution
☐ Bid Authorization/Award
✔ Policy Direction
☐ Informational Only

Item History:

Outdoor seating permit approval, as required for commercial use of Village sidewalks (Village Code Section 12.04.070).

Executive Summary:

A late application for an outdoor seating area permit was submitted by HeART Studio at 964 Green Bay Road. HeART Studio is requesting use of the sidewalk on Green Bay Road to place one table and two chairs for outdoor seating. The required layout schematic and certificate of insurance have been submitted and approved by the Village. Staff will work with the applicant to assure appropriate passage of pedestrians.

Recommendation:

Consider approval of the 2021 Outdoor Seating Permit application for HeART Studio

Attachments:

None.

Agenda Item Executive Summary

Title: Ordinance No. M-12-2021: Amendment to Special Use Permit & Variations - New Trier High School, 385 Winnetka Avenue (Introduction/Adoption)

Presenter: David Schoon, Community Development Director

Agenda Date: 06/29/21

Consent: ☐ YES ☑ NO

☑ Ordinance
☐ Resolution
☐ Bid Authorization/Award
☐ Policy Direction
☐ Informational Only

Item History:

None.

Executive Summary:

On June 29, the Village Council is scheduled to consider Ordinance No. M-12-2021 in response to an application submitted by the Board of Education of New Trier Township High School District 203 ("Applicant") as the owner of the property at 385 Winnetka Avenue ("Subject Property"). The Applicant requests approval of an amendment to Ordinance No. M-1-2015, which granted approval of a special use and variations for an expansion of the school, to allow the replacement of the Gates Gymnasium with the construction of an addition to the school building, and the construction of parking lot improvements. The Applicant states there is no significant proposed change in the programs currently offered at the school's educational or athletic facilities.

BACKGROUND

In January 2015, the Village Council adopted Ordinance No. M-1-2015 granting a Special Use Permit and variations to allow the expansion of the school building on the west side of the campus. The approved variations were for: (a) maximum building size (GFA); (b) roofed lot coverage; (c) impermeable lot coverage; (d) front yard setbacks; (e) building height; and (f) off-street parking space area. A copy of this ordinance is included in Attachment 2. The current request seeks approval of the same variations.

ADVISORY BOARD/COMMISSION REVIEW

The application was considered by the Zoning Board of Appeals (ZBA) on June 14, 2021. Minutes of the ZBA meeting are not yet available; however, after hearing from the Applicant and its design team and receiving one written comment from the public, the ZBA discussed the request. In response to questions from the ZBA regarding one public comment about lighting, the Applicant addressed how the proposed lighting systems would alleviate the neighbor's concerns.

Executive Summary (continued):

The ZBA found that the proposed addition on the east side of the school building and the parking lot improvements meet the standards for granting a special use permit and zoning variations for a public high school in the R-4 Single-Family Residential Zoning District and unanimously recommended approval of the request.

The Design Review Board (DRB) considered a Certificate of Appropriateness for the proposed improvements on June 17, 2021. Minutes of the DRB meeting are not yet available; however, after hearing from the Applicant and its design team and receiving one written comment from the public, the DRB found the design of the proposed improvements to be appropriate, and unanimously recommended approval of the request.

The Plan Commission (PC) considered the Special Use Permit on June 23, 2021. Minutes of the PC meeting are not yet available; however, after hearing from the Applicant and its design team and receiving one written comment from the public, the PC found that the proposed improvements to the high school are consistent with the Village's Comprehensive Plan, meet the standards for granting a special use permit, and unanimously recommended approval of the amendment to the special use permit.

Details of the request can be found in the attached staff report to the ZBA from the June 14th ZBA meeting. A similar report was provided to the PC.

Recommendation:

Given that all three advisory bodies unanimously recommended approval of the amendment to the special use, zoning variations, and certificate of appropriateness, the Council may wish to (a) consider waiving introduction of Ordinance No. M-12-2021 and proceed to adoption of the Ordinance, OR (b) consider only introduction of Ordinance No. M-12-2021. Due to construction timing issues, the Applicant requests that the Council consider waiving introduction of the Ordinance.

Attachments:

Attachment 1: Ordinance M-12-2021
Attachment 2: June 10, 2021 ZBA Staff Report and Attachments
Attachment 3: Public Correspondence

ORDINANCE NO. M-12-2021

AN ORDINANCE GRANTING AN AMENDMENT TO A SPECIAL USE PERMIT AND VARIATIONS FROM THE WINNETKA ZONING ORDINANCE FOR THE CONSTRUCTION AND OPERATION OF A SCHOOL BUILDING AND PARKING IMPROVEMENTS WITHIN THE R-4 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT (385 Winnetka Avenue)

WHEREAS, the Board of Education of New Trier Township High School District No. 203 ("***Applicant***") is the record title owner of the property commonly known as 385 Winnetka Avenue, 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 located within the R-4 Single-Family Residential District of the Village ("***R-4 District***"); and

WHEREAS, the Subject Property consists of approximately 16.91 acres to the west of Essex Road ("***West Parcels***") and 9.5 acres to the east of Essex Road ("***East Parcels***"), for a total site area of 26.4 acres; and

WHEREAS, the Applicant operates a public high school known as the Winnetka campus of New Trier High School ("***High School***") at the Subject Property; and

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

WHEREAS, in 2015, in connection with a proposed expansion of the High School facilities, the Applicant sought and the Village Council approved a special use permit pursuant to Ordinance No. M-1-2015 ("***Special Use Permit***") for the operation of a high school within the R-4 District;

WHEREAS, the Special Use Permit authorized the construction of a four-story public high school building ("***School Building***") and surface parking; and

WHEREAS, in addition to the School Building, the West Parcels are improved with buildings known as the Gates Gymnasium and the Boiler Plant; and

WHEREAS, the Applicant proposes to demolish the Gates Gymnasium and the Boiler Plant to allow for the construction of a new four-story addition on the east side of the School Building to provide new academic and athletic facilities and parking lot improvements on the West Parcels and expand the existing surface parking on the East Parcels ("***Proposed Improvements***"); and

WHEREAS, the Applicant desires to amend the Special Use Permit to allow for the construction of the Proposed Improvements; and

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

WHEREAS, the Applicant desires to construct the Proposed Improvements with: (i) a gross floor area of 870,191 square feet; (ii) a total roofed lot coverage of 277,023 square feet (iii) a total area of impermeable surfaces of 427,889 square feet (iv) a front yard setback from Essex Road of eight feet; (v) a building height of 61.75 feet and four stories; and (vi) individual off-street parking spaces that would measure 153 square feet; and

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

WHEREAS, pursuant to Section 17.56.090 of the Zoning Ordinance, no special use may be enlarged or extended by structural alteration of a building or structure without amending the special use permit; and

WHEREAS, pursuant to Section 7 of Ordinance No. M-1-2015, any amendment to the Special Use Permit may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Village's Zoning Ordinance ("***Zoning Ordinance***"); and

WHEREAS, on June 14, 2021, after due notice thereof, the Zoning Board of Appeals ("***ZBA***") conducted a public hearing on the Requested Relief and, by a vote of six in favor and none opposed, recommended that the Village Council approve the Requested Relief; and

WHEREAS, pursuant to Sections 17.60.040, 17.60.050, and Chapter 17.56 of the Zoning Ordinance, the ZBA heard evidence and made certain findings in support of recommending approval of the Variations and the Special Use Permit Amendment; and

WHEREAS, on June 23, 2021, after due notice thereof, the Plan Commission conducted a public hearing on the proposed Special Use Permit Amendment and, by a vote of four in favor and none opposed, recommended that the Village Council approve the Special Use Permit Amendment; and

WHEREAS, on June 17, 2021, after due notice thereof, the Design Review Board met to consider a Certificate of Appropriateness for the Proposed Improvements, and by a vote of five in favor and none opposed, issued a Certificate of Appropriateness for the Proposed Improvements; and

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

WHEREAS, the Village Council has determined that approval of the proposed Special Use Permit Amendment satisfies the standards for the approval of special use permits within the R-4 District set forth in Chapter 17.56 of the Zoning Ordinance; and

WHEREAS, the Village Council has determined that approval of the Requested Relief for the construction of the Proposed Improvements and the operation of a high school within the Proposed Improvements on the Subject Property within the R-4 District is in the best interest of the Village and its residents; and

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

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

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

A. Gross Floor Area. A variation from Section 17.30.040 of the Zoning Ordinance to permit a gross floor area of 870,191 square feet.

B. Roofed Lot Coverage. A variation from Section 17.30.030.A of the Zoning Ordinance to permit a total roofed lot coverage of 277,023 square feet.

C. Area of Impermeable Surfaces. A variation from Section 17.30.030.B of the Zoning Ordinance to permit a total of 427,889 square feet of impermeable surface.

D. Front Yard Setbacks. A variation from Section 17.30.050 of the Zoning Ordinance to permit a front yard setback of eight feet from Essex Road.

E. Building Height. A variation from Section 17.30.080 of the Zoning Ordinance to permit a building height of 61.75 feet and four stories.

F. Off-Street Parking Space Area. A variation from Section 17.30.100 of the Zoning Ordinance to permit individual off-street parking spaces that would measure 153 square feet in area.

SECTION 4: CONDITIONS. The Requested Relief granted by Sections 2 and 3 of this Ordinance are subject to, and contingent upon, compliance by the Applicant with the following conditions:

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

B. Compliance with Regulations. 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. Compliance with Plans. The development, use, and maintenance of the Proposed Improvements at the Subject Property must be in strict accordance with the following documents and plans (collectively, the "**Plans**"), except for minor changes and site work approved by the Director of Community Development or the Director of Public Works (within their respective permitting authority) in accordance with all applicable Village codes, ordinances, and standards:

1. The demolition plans prepared by Wight & Company, consisting of five sheets, and with a latest revision date of June 9, 2021, attached to and, by this reference made a part of this ordinance as **Exhibit B**.

2. The proposed floor plans prepared by Wight & Company, consisting of five sheets, and with a latest revision date of June 9, 2021, attached to and, by this reference made a part of this ordinance as **Exhibit C**.

3. The proposed building elevations prepared by Wight & Company, consisting of three sheets, and with a latest revision date of June 9, 2021, attached to and, by this reference made a part of this ordinance as **Exhibit D**.

4. The engineering plans prepared by Eriksson Engineering Associates, Ltd., consisting of fourteen sheets, and with a latest revision date of June 1, 2021, attached to and, by this reference made a part of this ordinance as **Exhibit E**.

5. The proposed landscape plans prepared by Wight & Company, consisting of three sheets, and with a latest revision date of June 10, 2021, attached to and, by this reference made a part of this ordinance as **Exhibit F**.

6. The proposed site lighting plans prepared by Wight & Company, consisting of two sheets, and with a latest revision date of June 10, 2021, attached to and, by this reference made a part of this ordinance as **Exhibit G.**

D. Continued Effect of Special Use Permit. The Special Use Permit, as amended by this Special Use Permit Amendment, remains in full force and effect; provided, however, that in the event of any conflict between the Special Use Permit and the Amended Special User Permit, the provisions of the Amended Special Use will control.

E. Reimbursement of Village Costs. In addition to any other costs, payments, fees, charges, contributions, or dedications required under applicable Village codes, ordinances, resolutions, rules, or regulations, the Applicant must pay to the Village, promptly upon presentation of a written demand or demands therefor, of all fees, costs, and expenses incurred or accrued in connection with the review, negotiation, preparation, consideration, and review of this Ordinance. Payment of all such fees, costs, and expenses for which demand has been made shall be made by a certified or cashier's check. Further, the Applicant must pay upon demand all costs incurred by the Village for publications and recordings required in connection with the aforesaid matters.

SECTION 5: RECORDATION; BINDING EFFECT. A copy of this Ordinance shall be recorded with the Recording Division of the Cook County Clerk. This Ordinance and the privileges, obligations, and provisions contained herein inure solely to the benefit of and are binding upon the Applicant 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 Section 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 be amended from time to time. 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: FUTURE AMENDMENT OF SPECIAL USE PERMIT. Any future amendments to the Special Use Permit Amendment granted in Section 2 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: 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 H** 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 8.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.

[SIGNATURES ON FOLLOWING PAGE]

PASSED this_____ day of _____, 2021, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this ____ day of _____, 2021.

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 _____, 2021.

Introduced: _____, 2021

Passed and Approved: _____, 2021

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

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

Commonly known as 385 Winnetka Avenue, Winnetka, Illinois.

PINS: 05-21-415-001-0000, 05-21-416-001-0000, 05-21-416-002-0000 [West Parcels] and 05-21-417-001-0000, 05-21-417-002-0000 [East Parcels]

EXHIBIT B

DEMOLITION PLANS

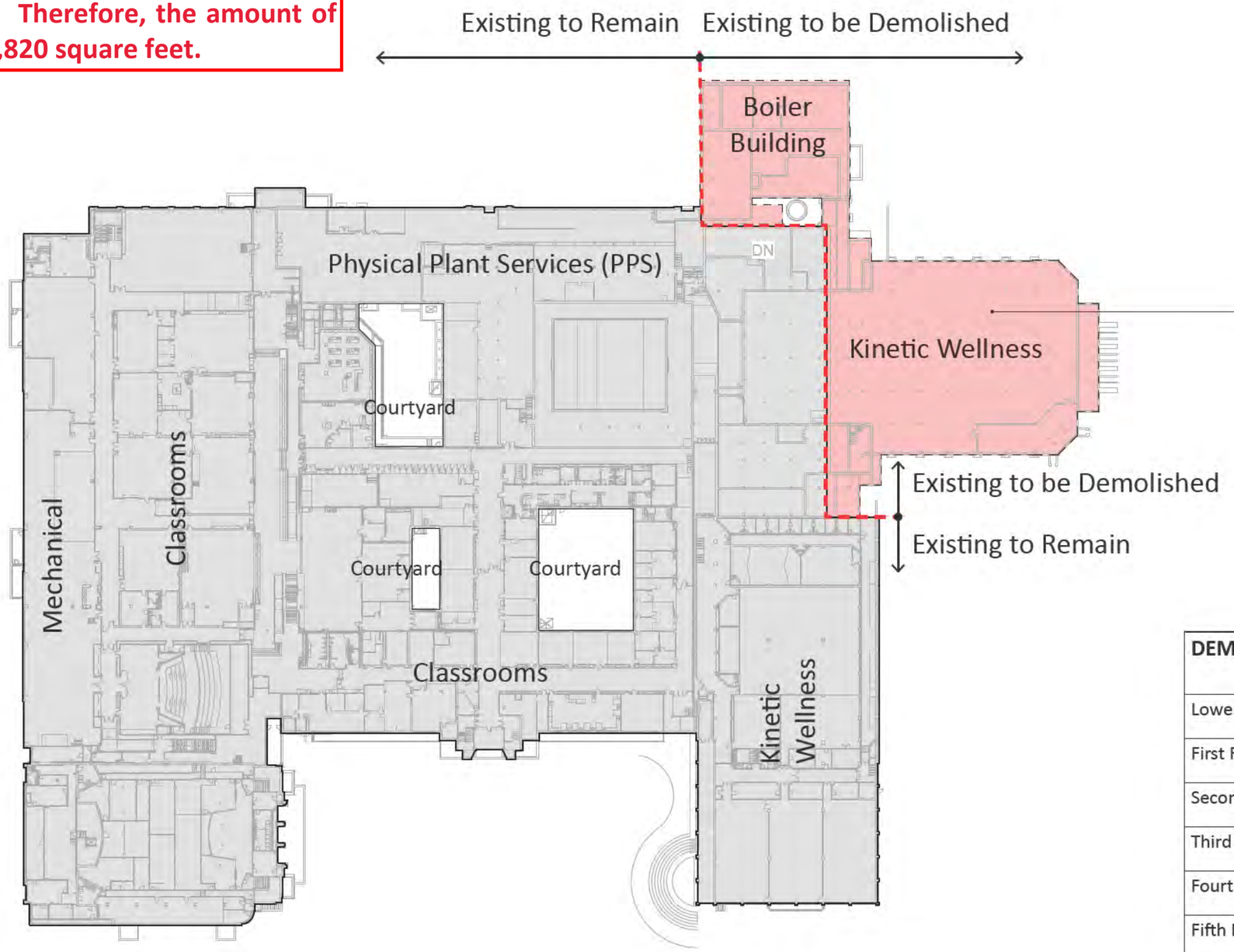
(SEE ATTACHED EXHIBIT B)

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

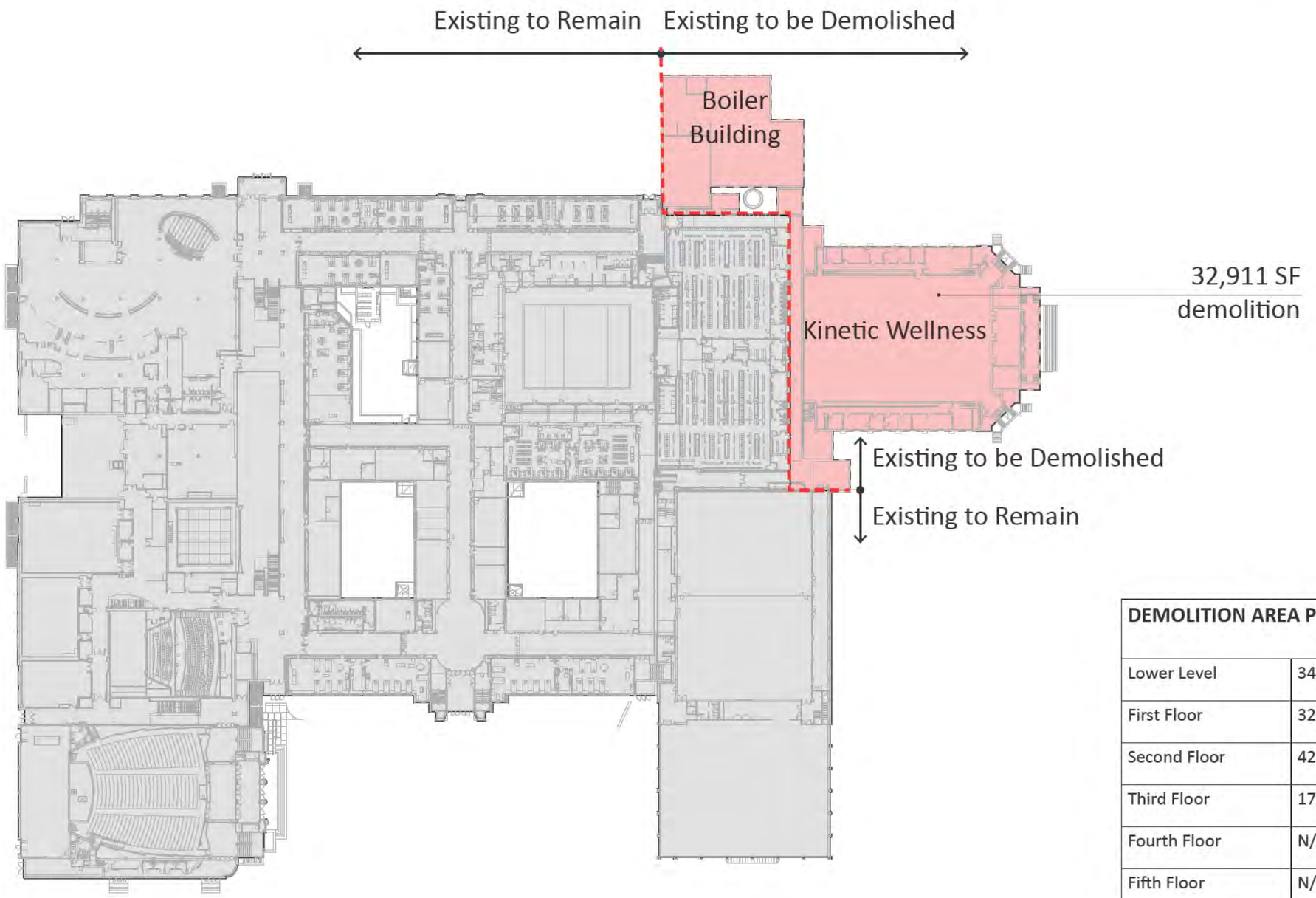
EXHIBIT B

EXISTING AND PROPOSED PLANS

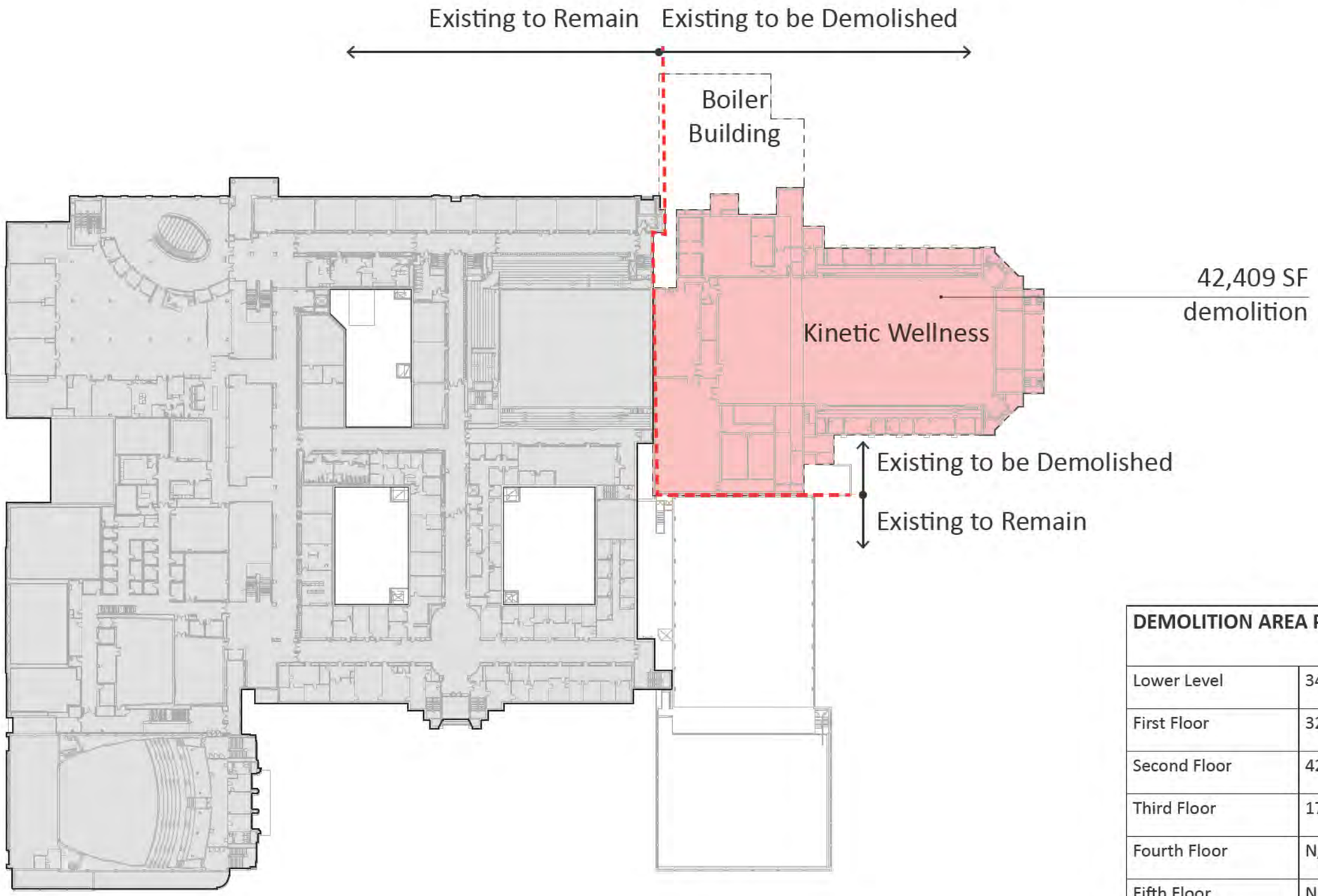
DEMOLITION PLAN - LOWER LEVEL



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

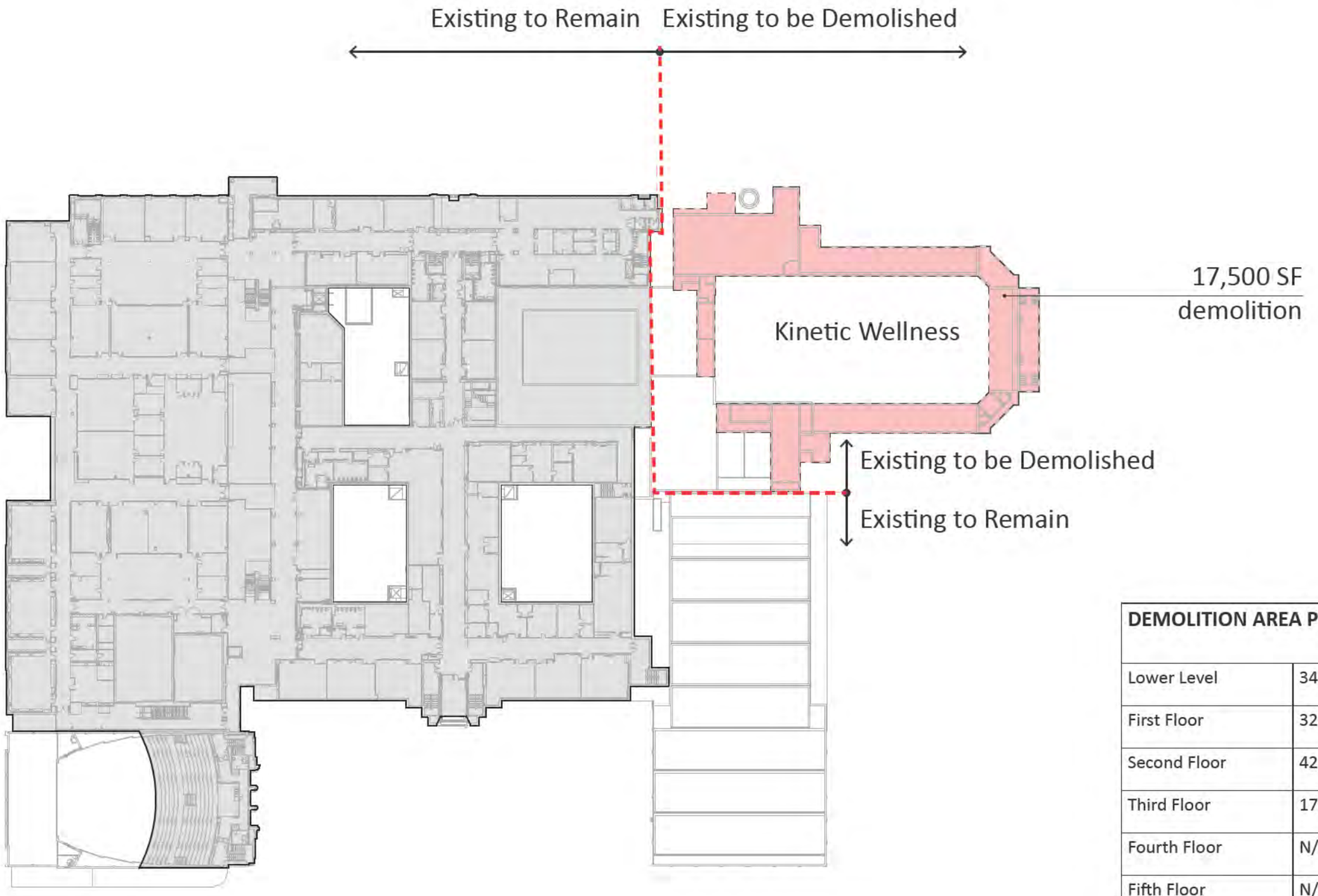


DEMOLITION AREA PER LEVEL (SF)	
Lower Level	34,549
First Floor	32,911
Second Floor	42,409
Third Floor	17,500
Fourth Floor	N/A
Fifth Floor	N/A
Total Area	**127,369**

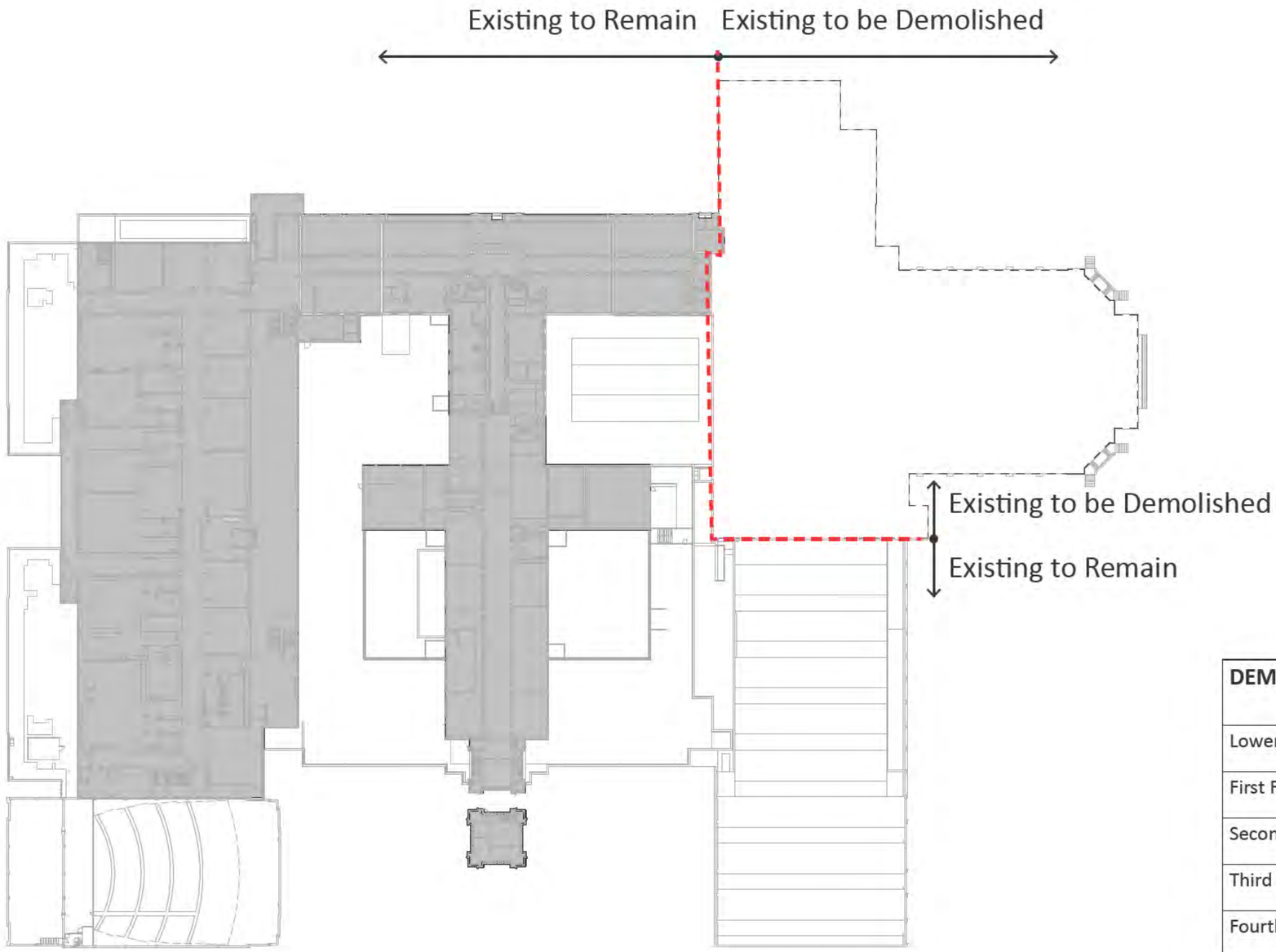


DEMOLITION AREA PER LEVEL (SF)	
Lower Level	34,549
First Floor	32,911
Second Floor	42,409
Third Floor	17,500
Fourth Floor	N/A
Fifth Floor	N/A
Total Area	**127,369**

DEMOLITION PLAN - LEVEL 3



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



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

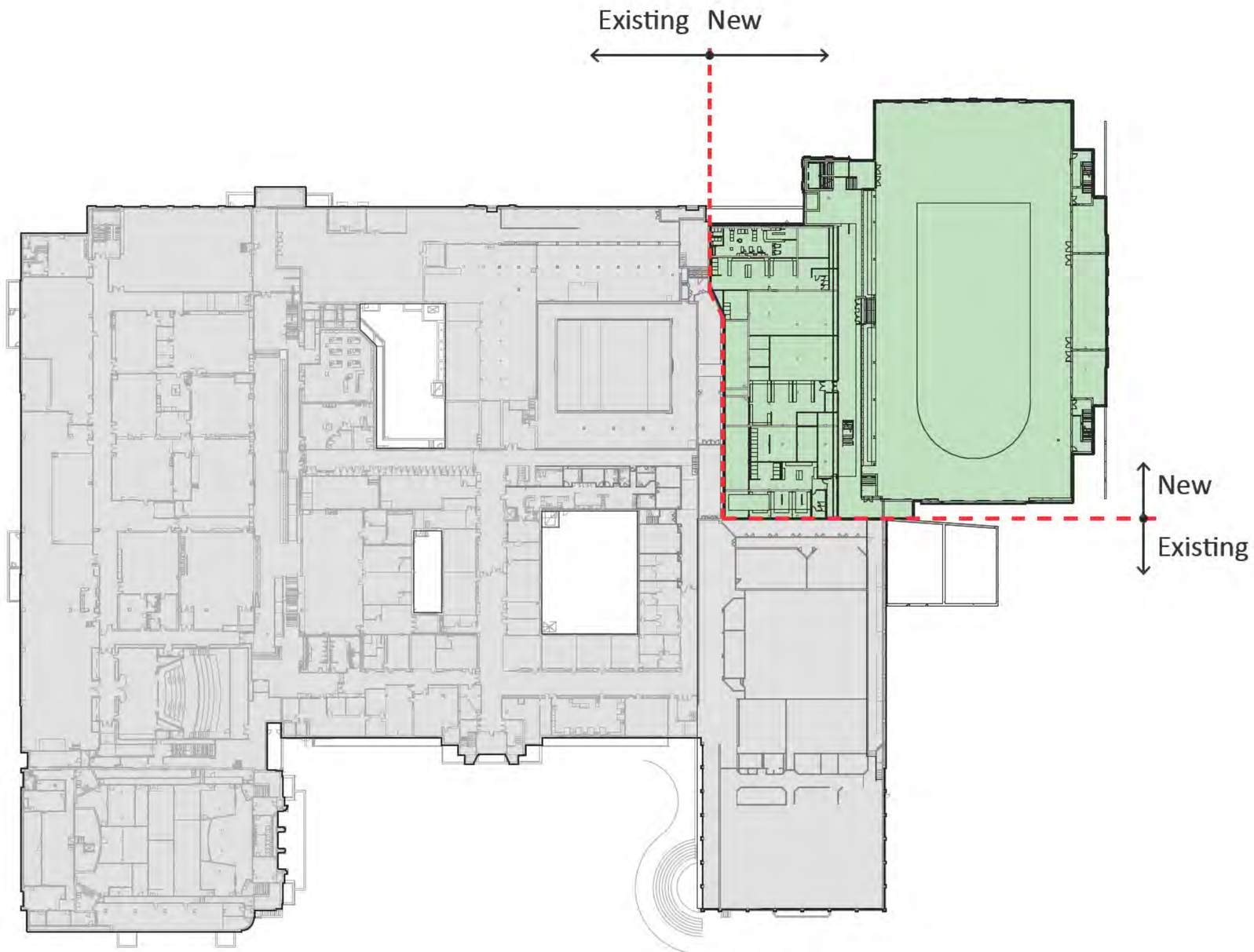
EXHIBIT C

FLOOR PLANS

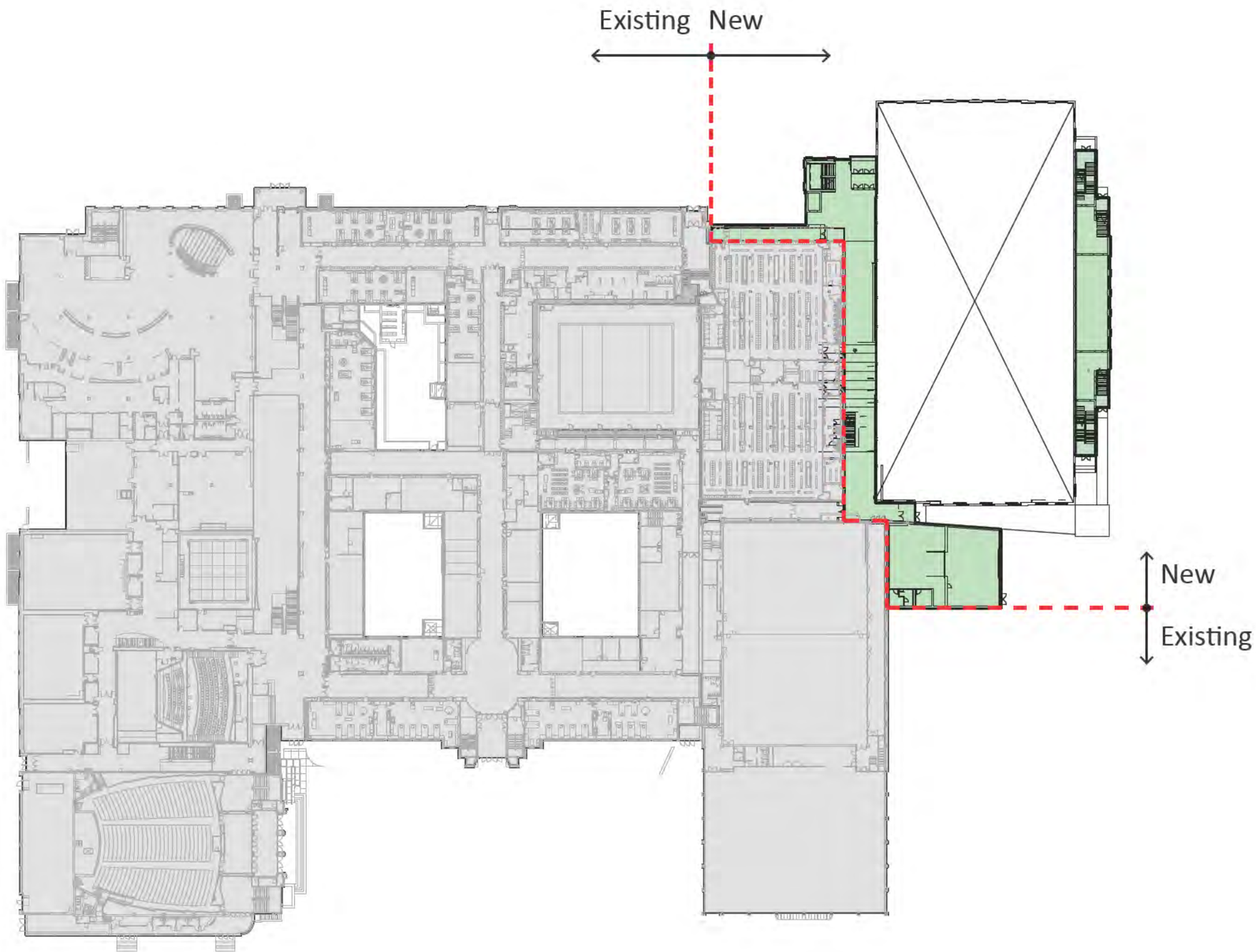
(SEE ATTACHED EXHIBIT C)

EXISTING AND PROPOSED PLANS

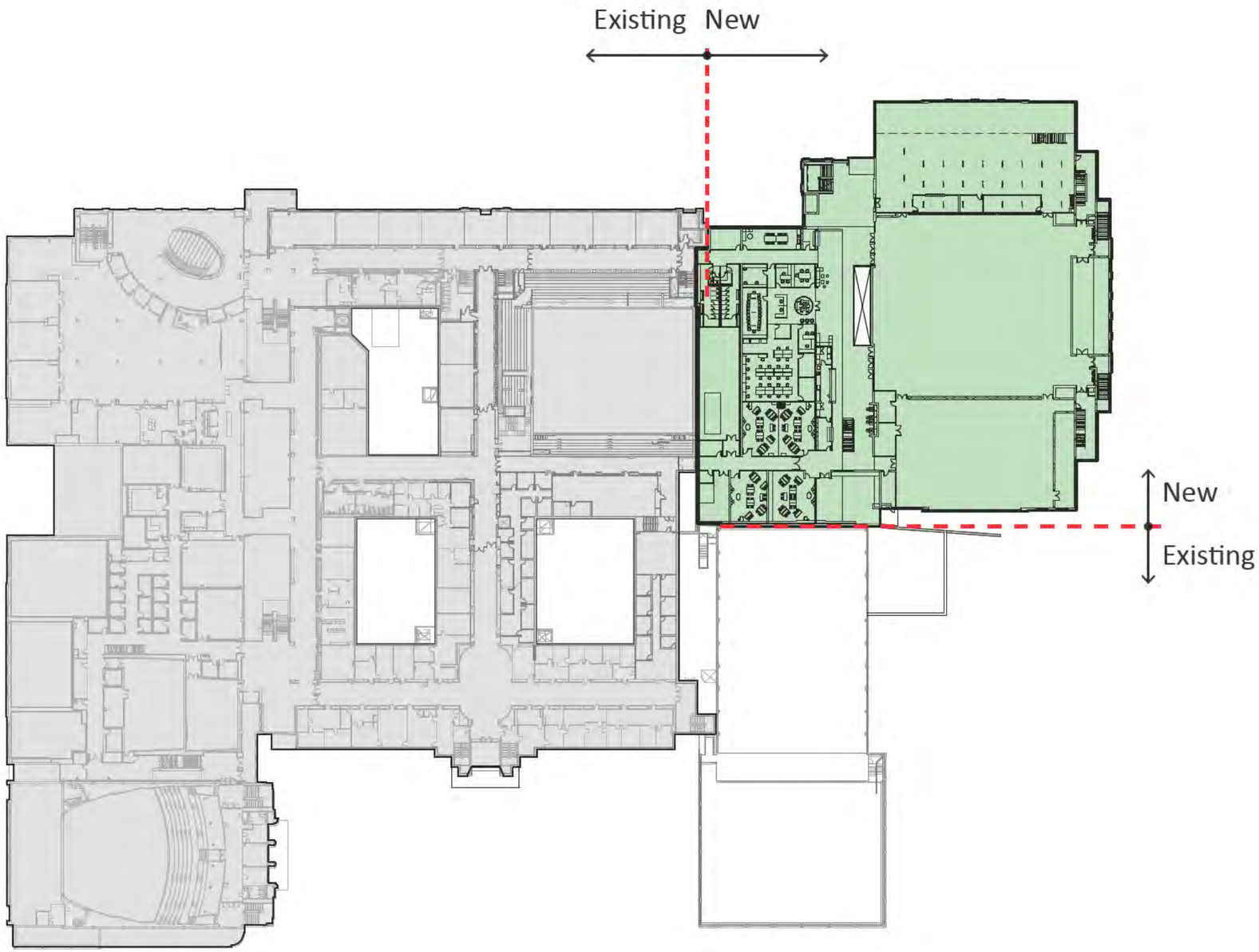
PROPOSED PLAN - LOWER LEVEL



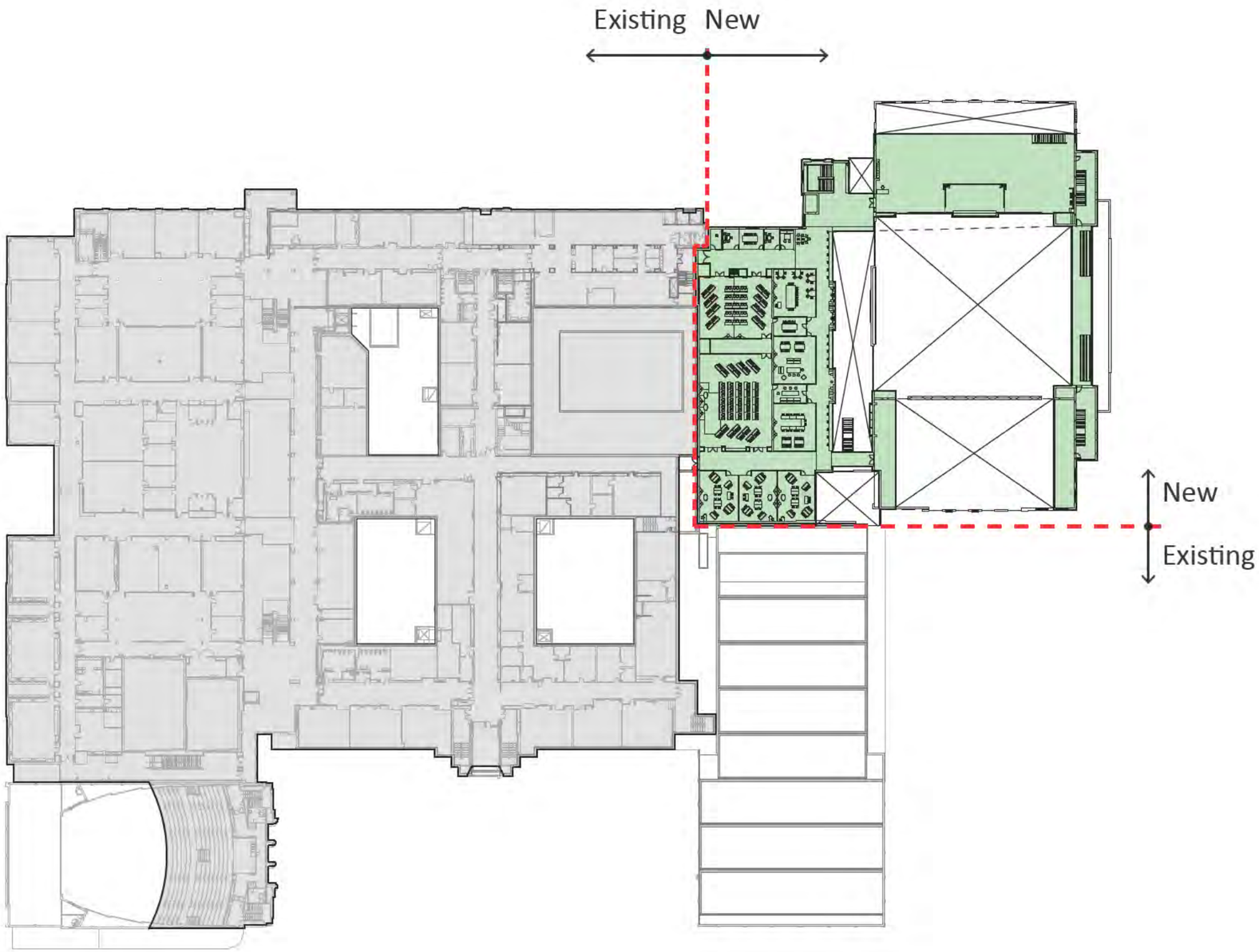
PROPOSED PLAN - LEVEL 1



PROPOSED PLAN - LEVEL 2



PROPOSED PLAN - LEVEL 3



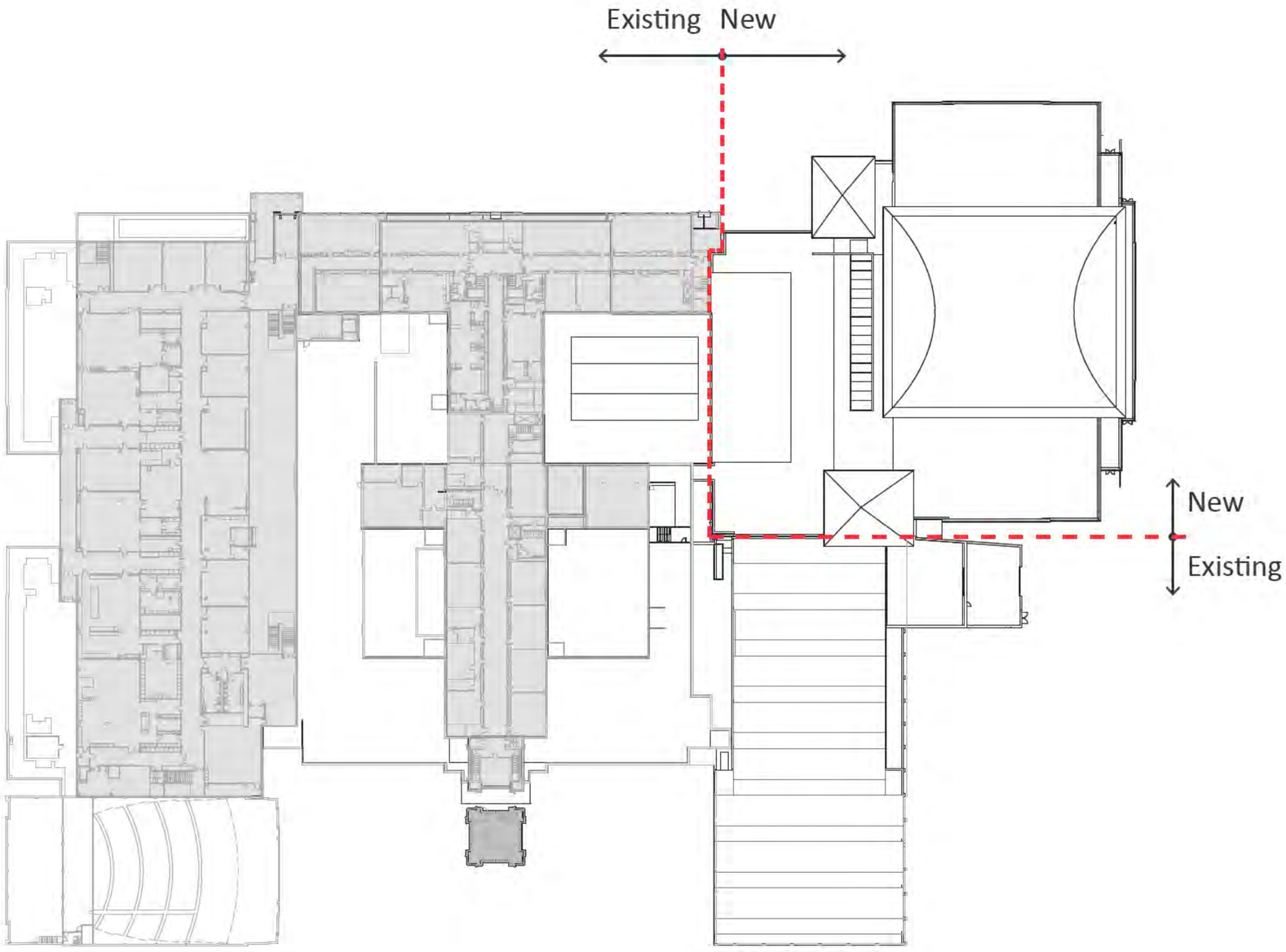

Existing
New
New
Existing

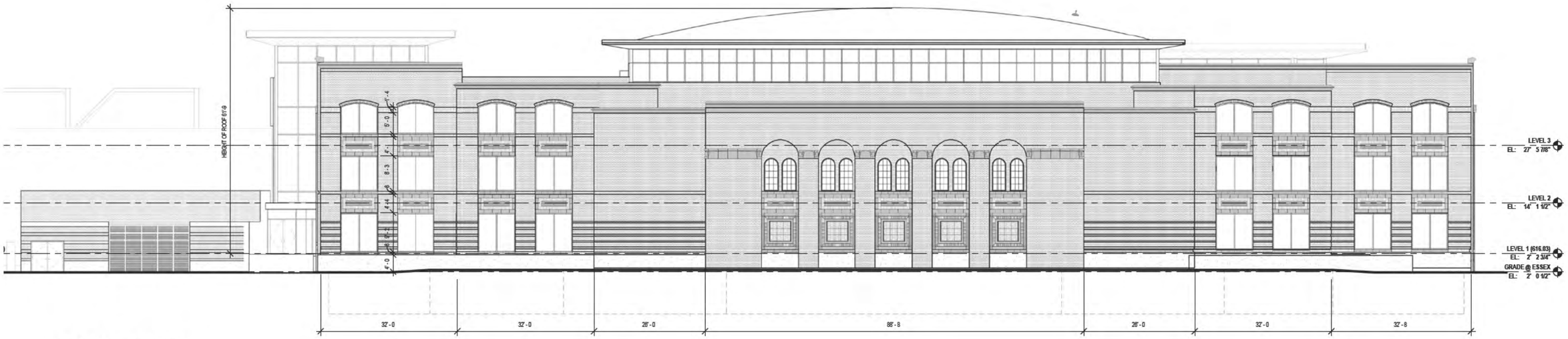
EXHIBIT D

BUILDING ELEVATIONS

(SEE ATTACHED EXHIBIT D)

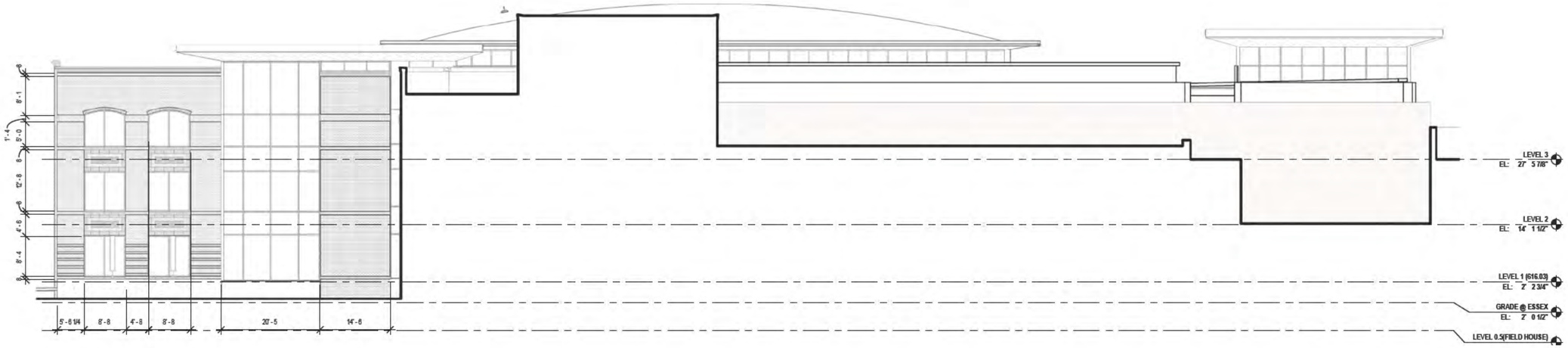
PROPOSED BUILDING ELEVATIONS

NORTH ELEVATION



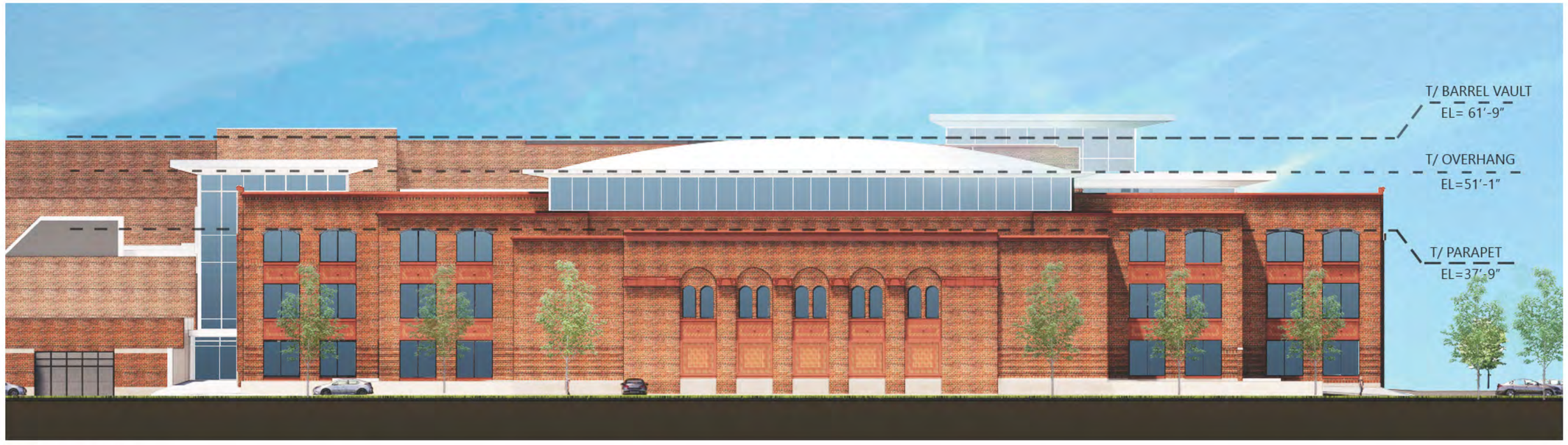
EAST ELEVATION

SOUTH ELEVATION



WEST ELEVATION

NORTH ELEVATION



EAST ELEVATION

EXHIBIT E

ENGINEERING PLANS

(SEE ATTACHED EXHIBIT E)

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

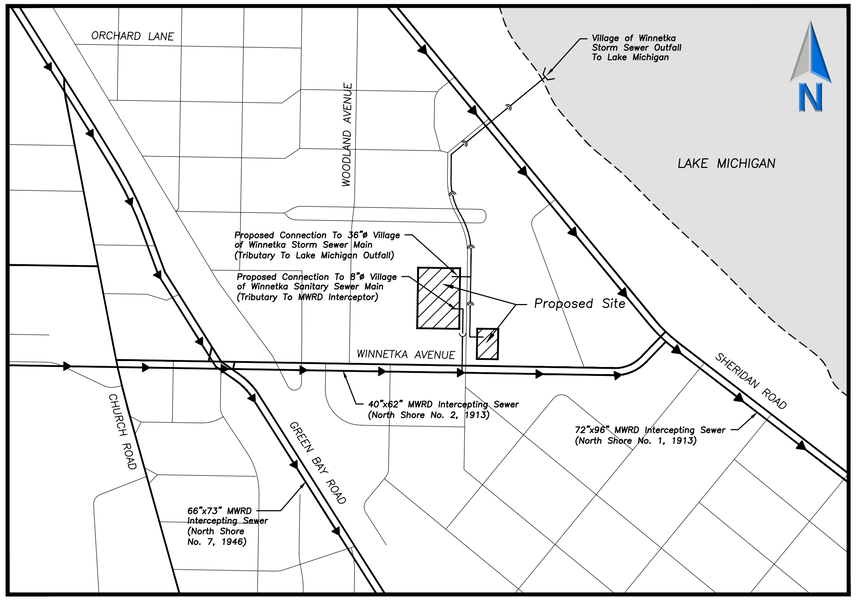
385 WINNETKA AVENUE
WINNETKA, ILLINOIS

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

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

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

SITE LOCATION MAP (N.T.S.)



INDEX OF SHEETS

Civil Engineering Drawings

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

SURVEY PROVIDED BY:

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

PROJECT BENCHMARK

USGS Benchmark AJ2484

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

Elevation = 629.4 (NAVD88 Datum)

J.U.L.I.E.

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

FLOODPLAIN STATEMENT

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

_____ DATE: _____

DRAINAGE STATEMENT

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

_____ DATE: _____

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

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

Reserved for Seal:

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

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

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

Sheet Title:
CIVIL ENGINEERING COVER SHEET

Sheet No:
C000

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

A. REFERENCED SPECIFICATIONS

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

B. NOTIFICATIONS

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

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

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

C. GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

D. SANITARY SEWER

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

E. EROSION AND SEDIMENT CONTROL

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TECHNICAL GUIDANCE MANUAL — 07/12/2016

MWRD GENERAL NOTES — STD. DWG. NO.18

PAGE NO. 19

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

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

Reserved for Seal:

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

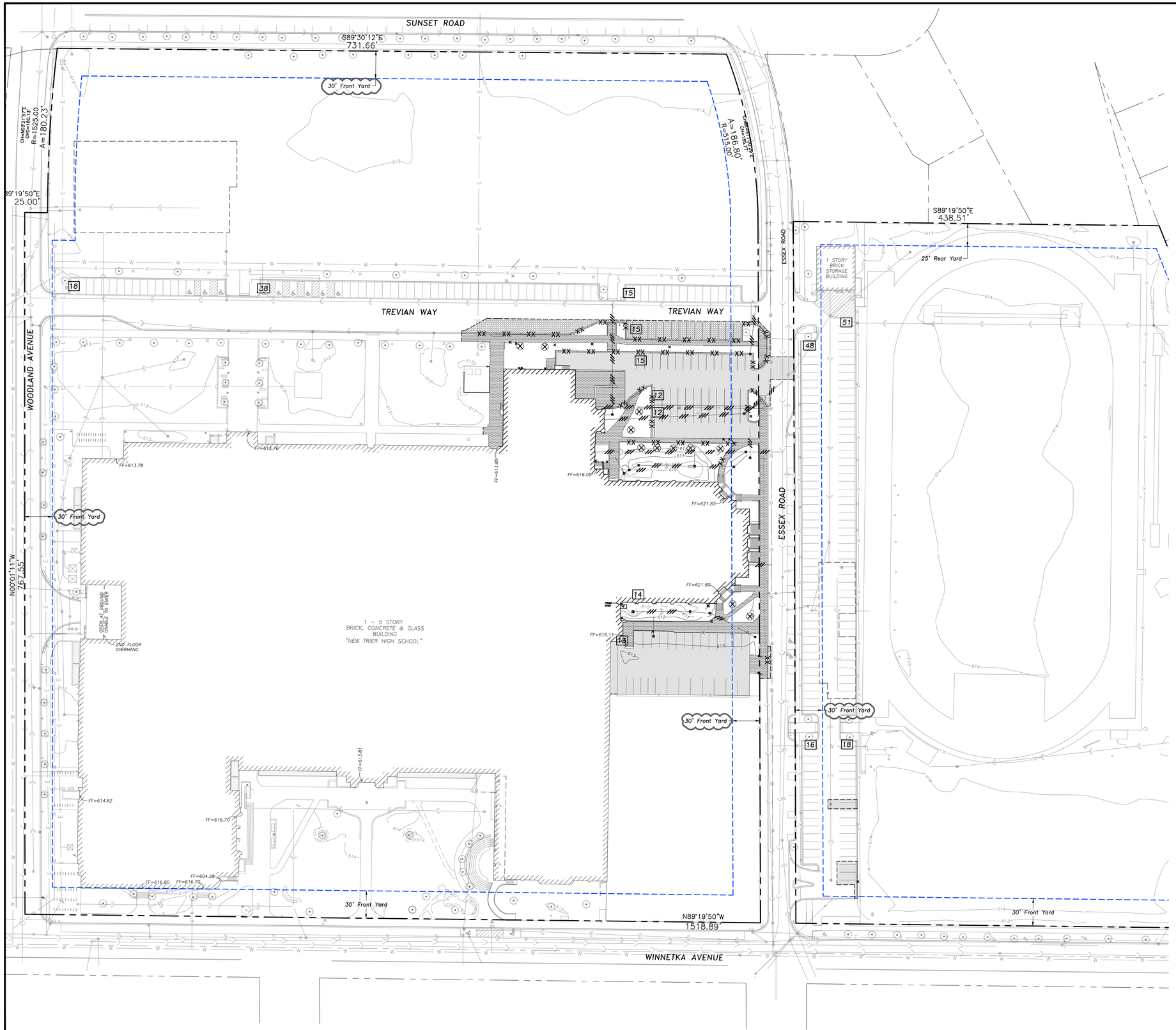
© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2021
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

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

Sheet Title: MWRDGC GENERAL NOTES

Sheet No: C001

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



N

50 0 50 100 150

Scale: 1"=50'

LEGEND

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

DEMOLITION LEGEND

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

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

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

385 WINNETKA AVENUE
WINNETKA, ILLINOIS 60093

Reserved for Seal:

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

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

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

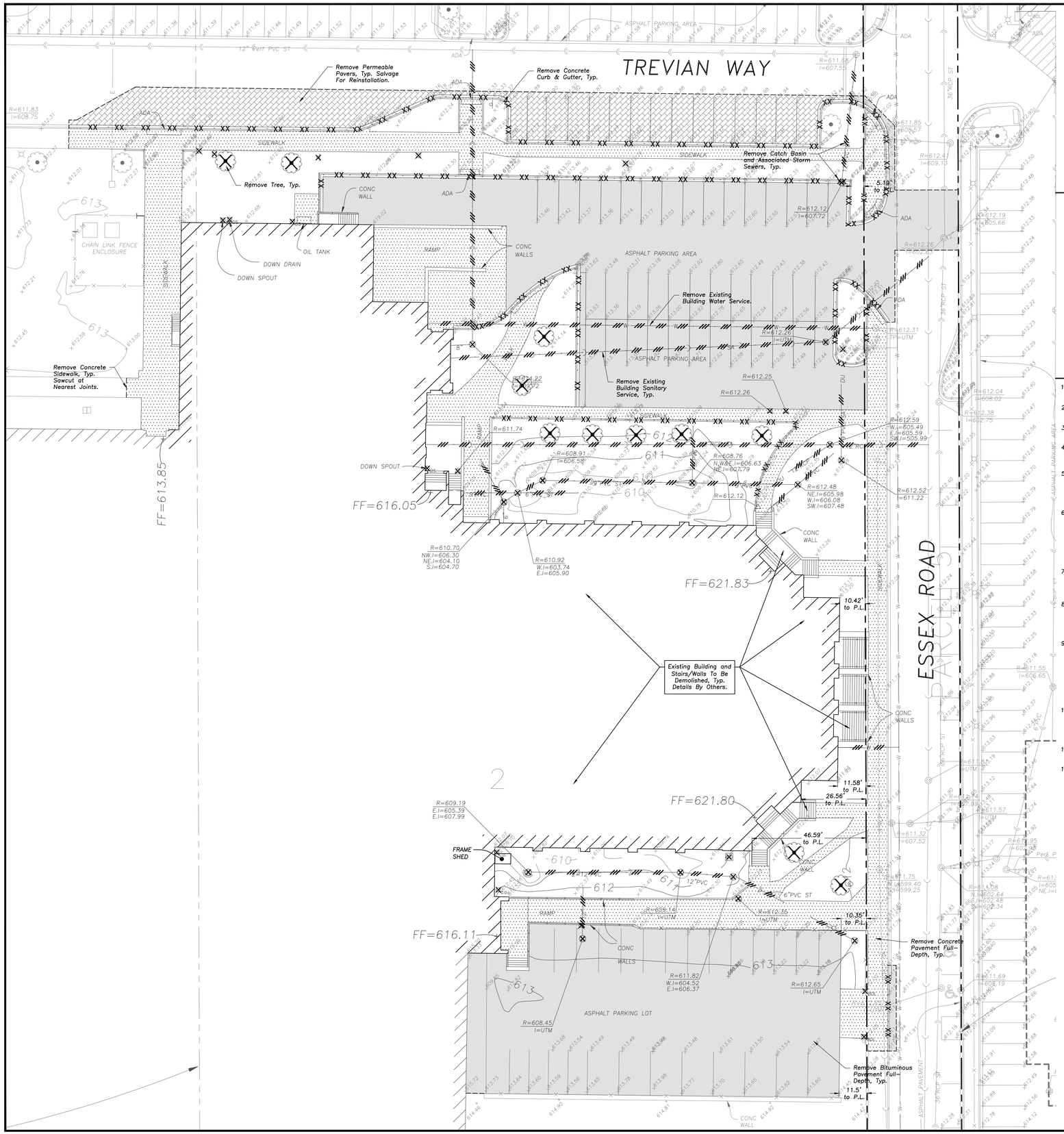
Sheet Title:

OVERALL SITE DEMOLITION PLAN

Sheet No:

C100

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



N

20 0 20 40 60

Scale: 1"=20'

DEMOLITION LEGEND

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

DEMOLITION NOTES

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

LEGEND

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

SURVEY PROVIDED BY:

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

PROJECT BENCHMARK

USGS Benchmark AJ2484

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

Elevation = 629.4 (NAVD88 Datum)

J.U.L.I.E.

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

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

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

385 WINNETKA AVENUE
WINNETKA, ILLINOIS 60093

Reserved for Seal:

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

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

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

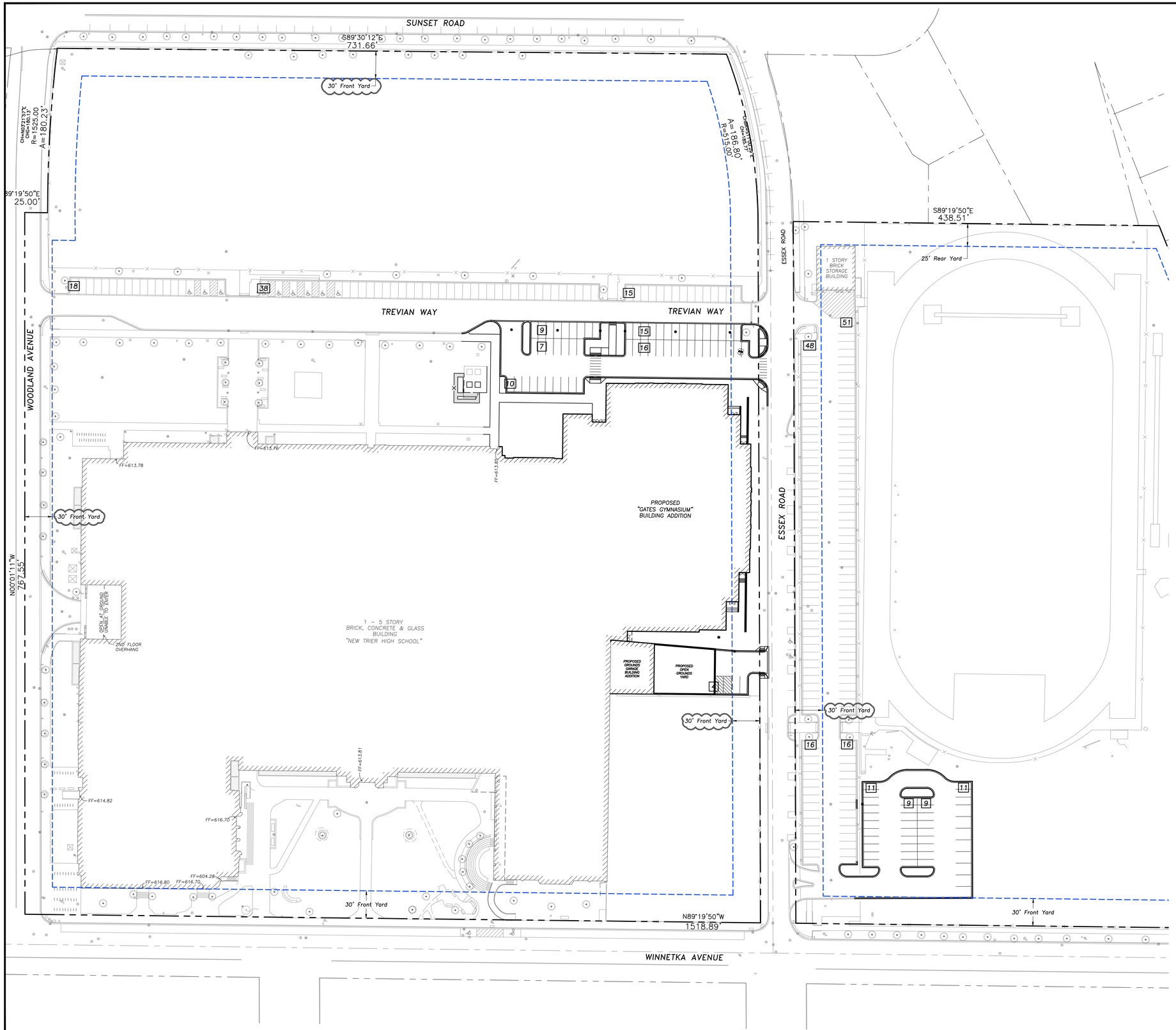
Sheet Title:

GYMNASIUM SITE DEMOLITION PLAN

Sheet No:

C101

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



N

50 0 50 100 150

Scale: 1"=50'

LEGEND

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

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

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

385 WINNETKA AVENUE
WINNETKA, ILLINOIS 60093

Reserved for Seal:

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

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

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

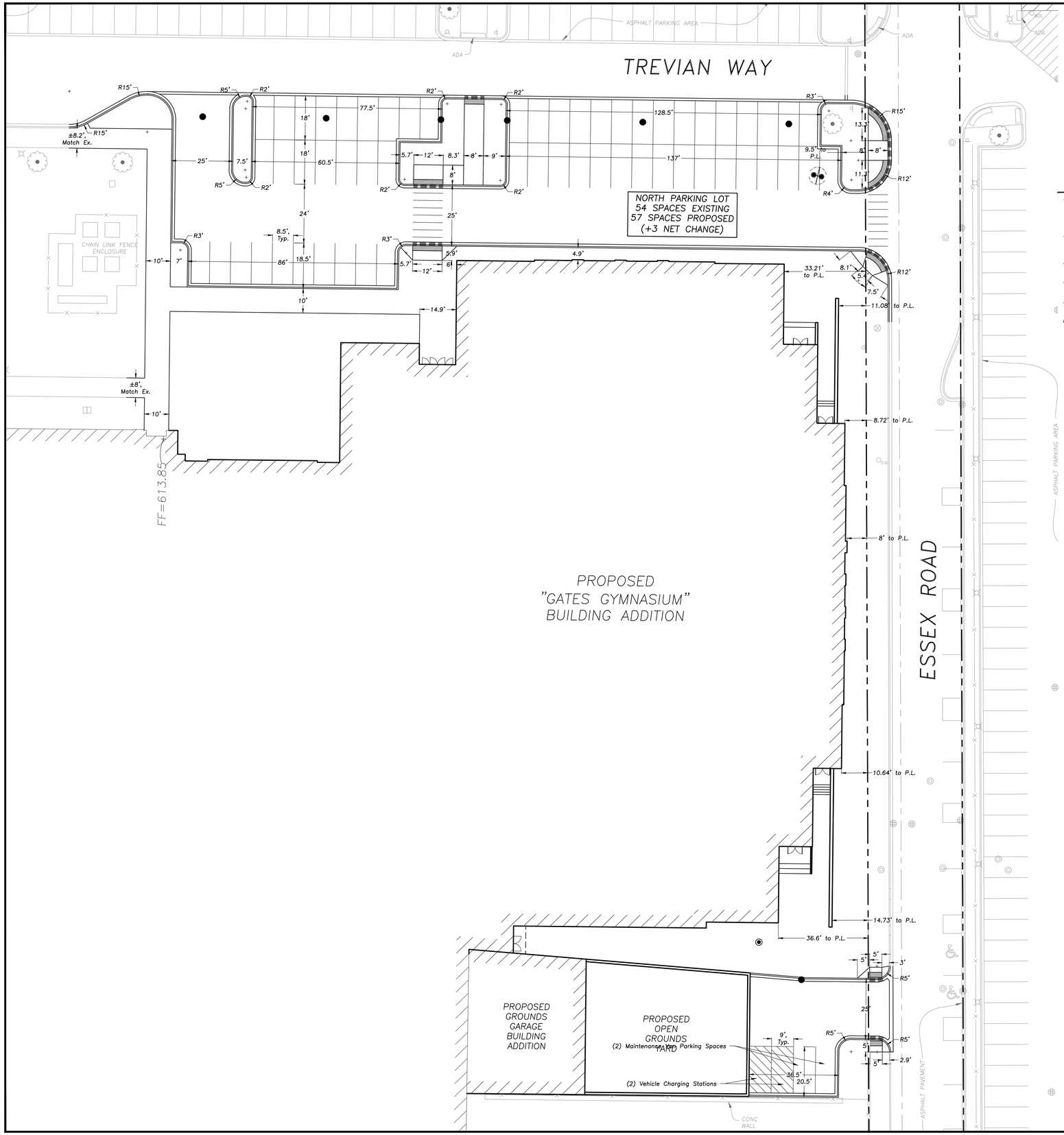
Sheet Title:

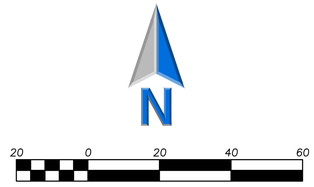
OVERALL SITE GEOMETRY PLAN

Sheet No:

C200

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





GEOMETRY NOTES

1. *All Dimensions Contained Herein Reference Back Of Curb, Face Of Retaining Wall, Edge Of Pavement, Center of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.*
2. *All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications, Two Coats for Latex Paints. All Cross Hatch Striping Shall Be 45° At 2'-0" Centers.*
3. *All Accessible Parking Signs (R7-8) Must Be Placed at the Center of the Space and Within 5 Feet of the Space.*
4. *Refer to Architectural Drawings for Exact Locations of All Buildings.*
5. *Refer to Architectural Drawings for Locations and Details of All Permanent Site Fencing.*
6. *Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-lb/ft, 11 Gauge Steel, Embedded 42" Minimum Into Ground.*

LEGEND

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

SURVEY PROVIDED BY:

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

PROJECT BENCHMARK

USGS Benchmark AJ2484

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

Elevation = 629.4 (NAVD88 Datum)

J.U.L.I.E.

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

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

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

385 WINNETKA AVENUE
WINNETKA, ILLINOIS 60093

Reserved for Seal:

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

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

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

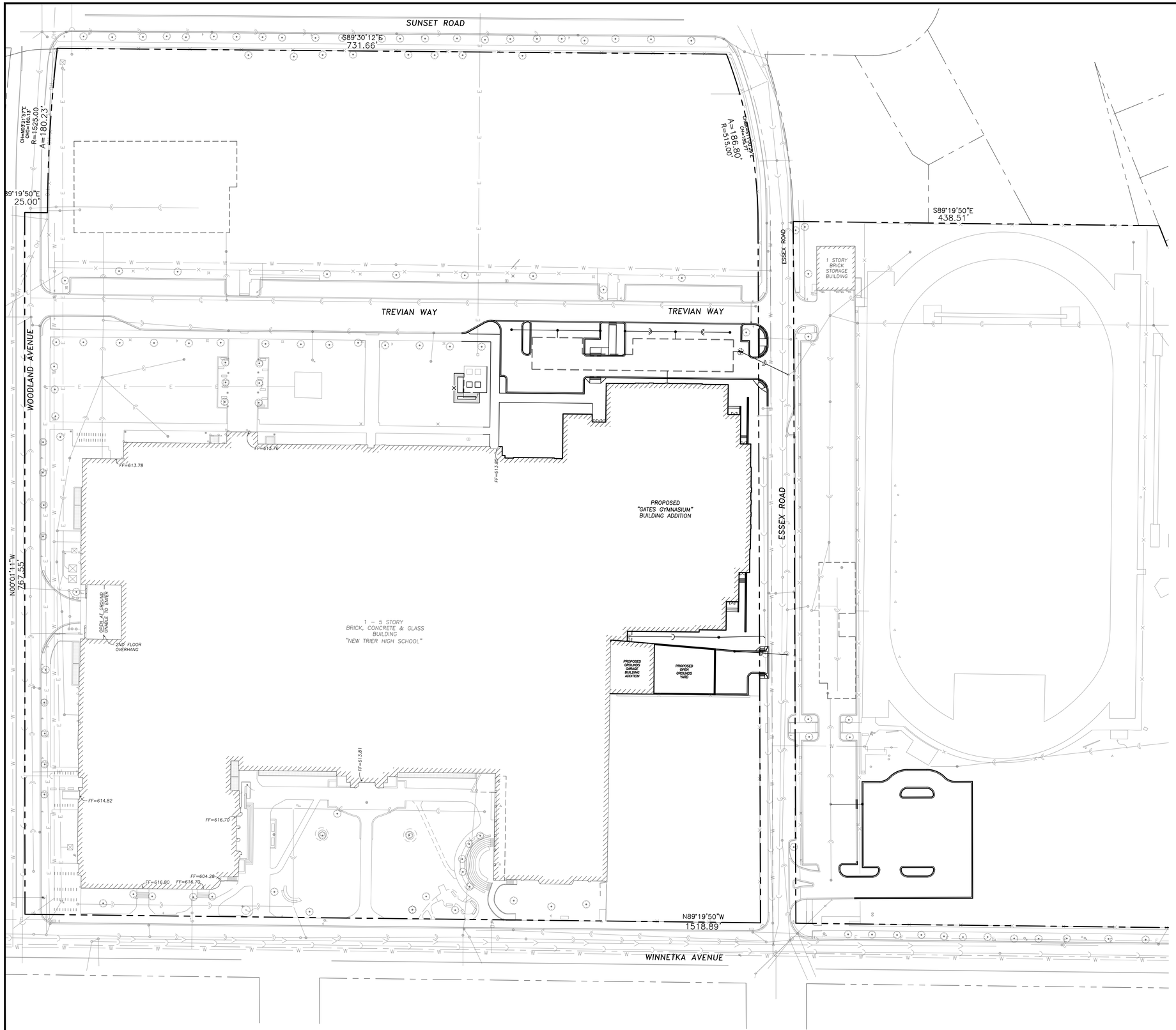
Sheet Title:

GYMNASIUM SITE GEOMETRY PLAN

Sheet No:

C201

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



N

50 0 50 100 150

Scale: 1"=50'

LEGEND

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

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

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

385 WINNETKA AVENUE
WINNETKA, ILLINOIS 60093

Reserved for Seal:

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

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

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

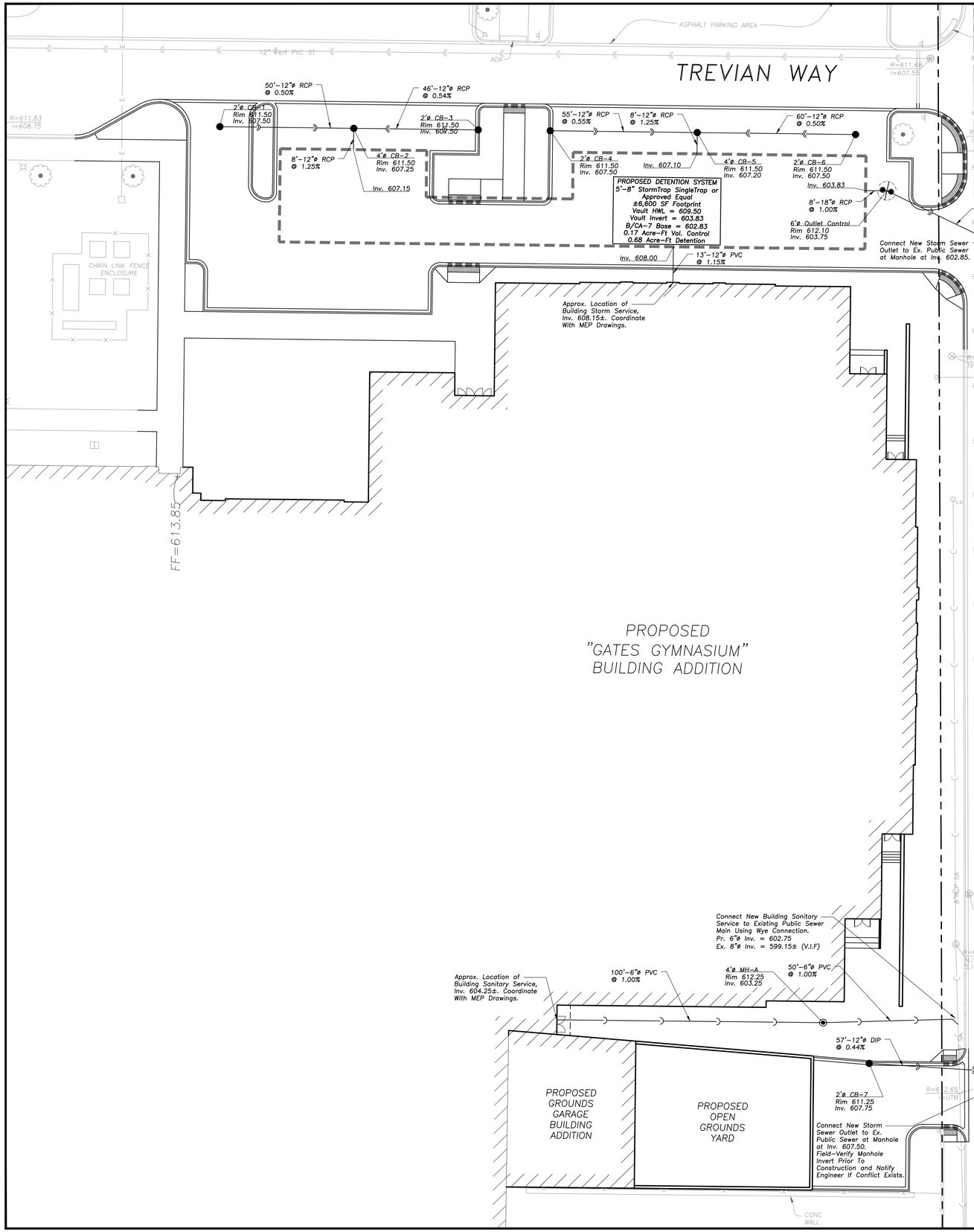
Sheet Title:

OVERALL SITE UTILITY PLAN

Sheet No:

C300

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



UTILITY NOTES

1. *Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.*
2. *Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.*
3. *Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On-Site Utilities or Structures. All Elevations and Inverts Referencing Said Utility Shall Be Field Verified Prior To Installation Of Any New Structures Or Utilities, and Adjustments Shall Be Made as Necessary. Contact Engineer Prior to Installation if Discrepancy Exists With These Drawings.*
4. *Coordinate the Relocation Of Any Utilities Encountered And Replacement Of Any Utilities Damaged Within Influence Zone Of New Construction. Contact Engineer If The Existing Utilities Vary Appreciably From The Plans.*
5. *All Water Main and Services Shall Be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation to Top of Main.*
6. *Protection of Water Supplies Shall Be as Described in Section 370.350 of the Illinois Recommended Standards for Sewage Works or Section 41-2.01 of the Standard Specifications for Water and Sewer Main Construction in Illinois, Latest Edition.*
7. *Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.*
8. *The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.*

STRUCTURE NOTES

1. *All Catch Basins to Be Installed in Paved Areas Shall Have Neenah R2504-G Frame & Grate or Approved Equal.*
2. *All Catch Basins to Be Installed Along Curb and Gutter (B-6.12) Shall Have Neenah R3274 Frame & Grate or Approved Equal.*
3. *All Catch Basins to Be Installed Along Depressed Curb and Gutter (Dep B-6.12) Shall Have East Jordan Iron Works 5120 Catch Basin Inlet Frame and Grate, or Approved Equal.*
4. *Where Structures are Shown Along the Curbline, Unless Specifically Stated Otherwise, It Is Intended That the Frame of the Structure Is To Fall Within the Flowline Of The Gutter or at the Pavement Edge Where No Gutter Exists.*
5. *All Manholes Shall Have Neenah R1713-B Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" Imprinted as Appropriate.*
6. *For All Structures Indicated to be Adjusted, Remove and Install Adjusting Rings, Cone Section, Barrel Sections, or Flat Slab Top as Necessary.*
7. *All Sanitary Manholes Shall Include a Chimney Seal.*

LEGEND

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

SURVEY PROVIDED BY:

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

PROJECT BENCHMARK

USGS Benchmark AJ2484

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

Elevation = 629.4 (NAVD88 Datum)

J.U.L.I.E.

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

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

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

385 WINNETKA AVENUE
WINNETKA, ILLINOIS 60093

Reserved for Seal:

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

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

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

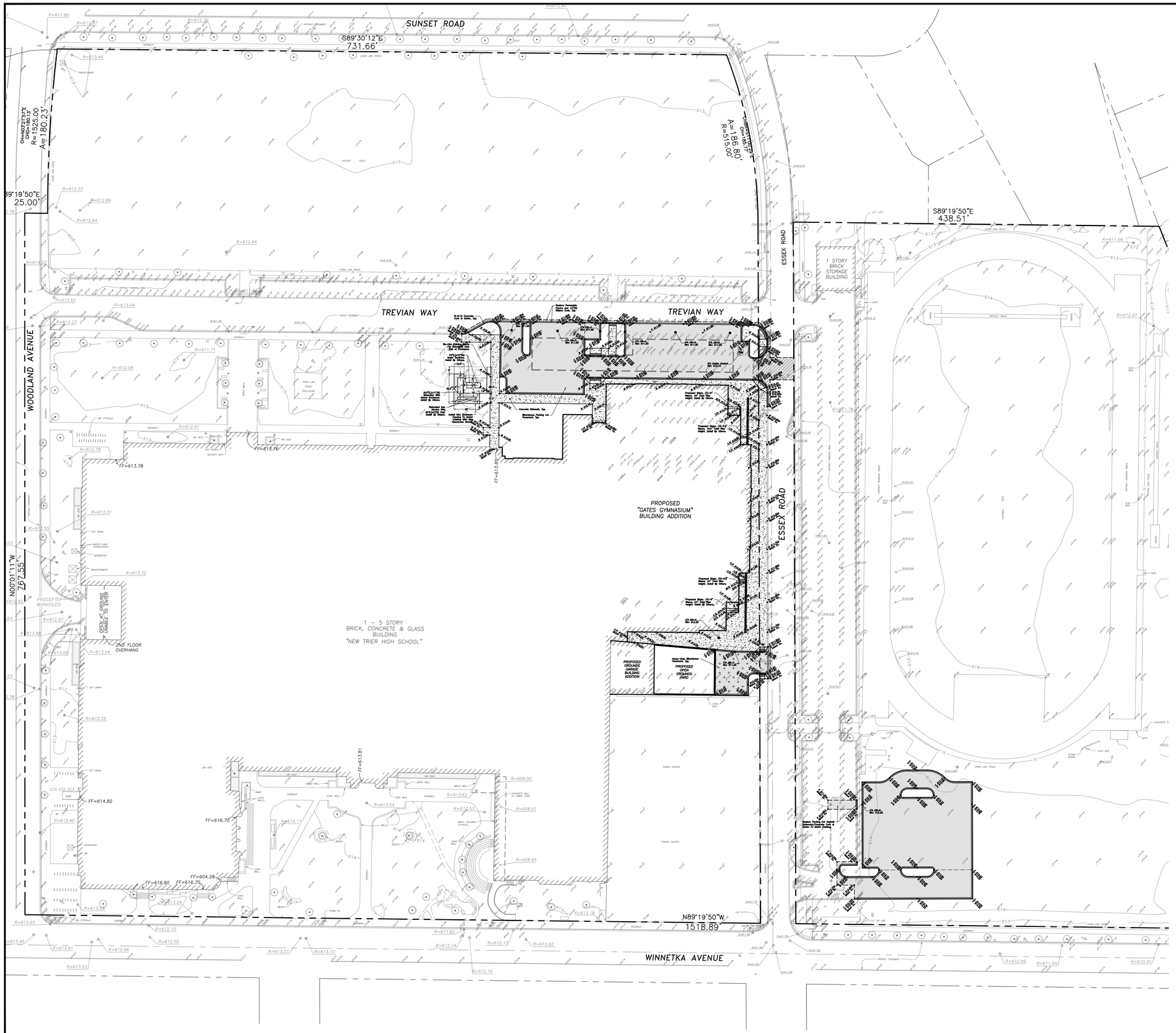
Sheet Title:

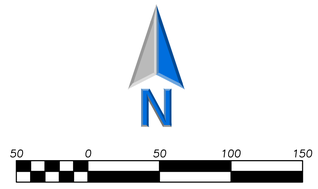
GYMNASIUM SITE UTILITY PLAN

Sheet No:

C301

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





LEGEND

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

PAVING & SURFACE LEGEND

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

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

Essex Road Asphalt Pavement Section
1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
2 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
Reinstall Portland Cement Concrete Base To Match Ex.
(Depth Varies; Verify In-Field & Match Adjacent)

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

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

Ridge Line/High Point

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

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

385 WINNETKA AVENUE
WINNETKA, ILLINOIS 60093

Reserved for Seal:

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

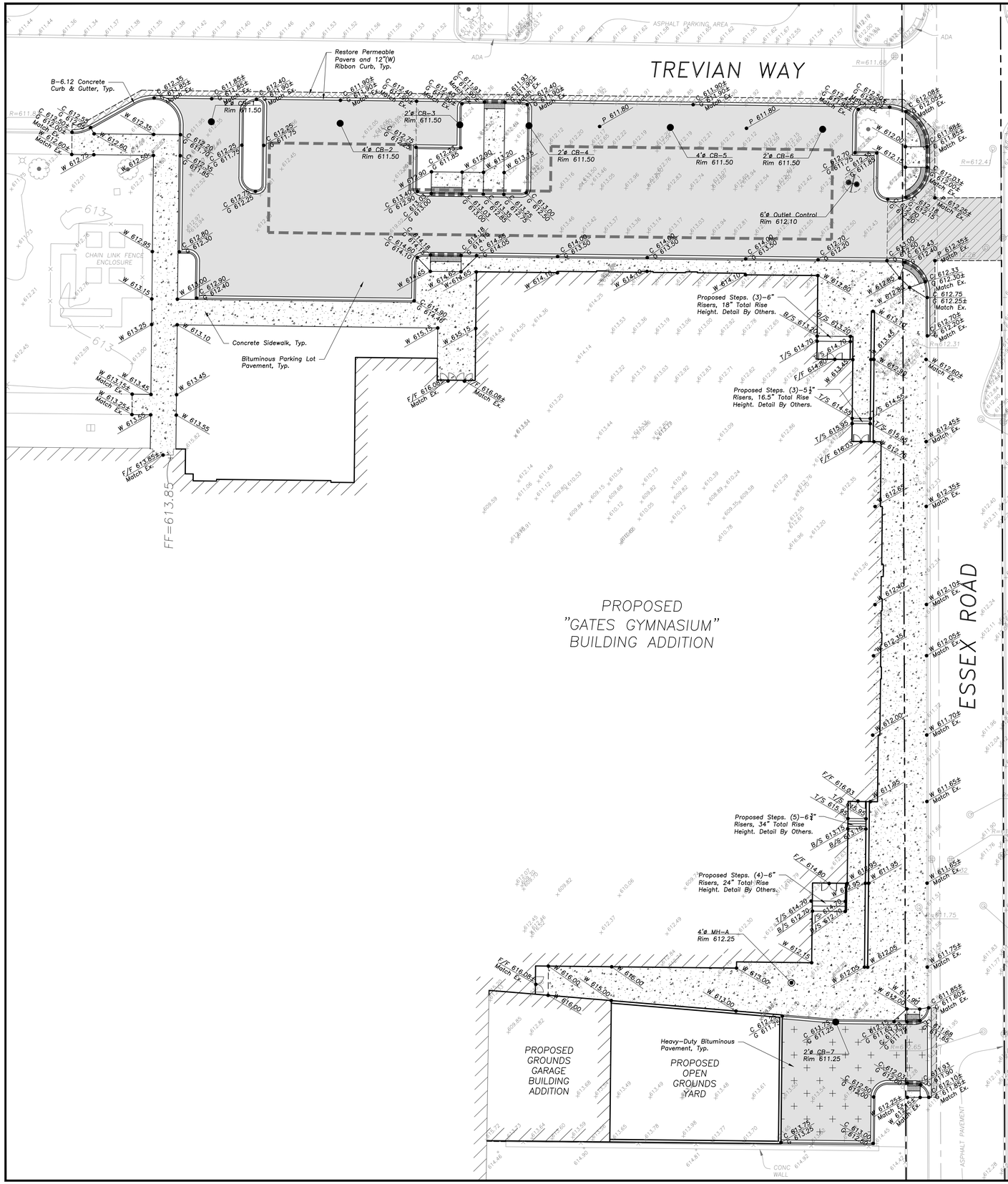
© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2021
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. NO REPRODUCTION OF ANY PART OF THESE PLANS IS PERMITTED WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

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

Sheet Title:
OVERALL SITE GRADING & PAVING PLAN

Sheet No:
C400

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



GRADING NOTES

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

PAVING & SURFACE LEGEND

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

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

Essex Road Asphalt Pavement Section
1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
2 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
Reinstall Portland Cement Concrete Base To Match Ex. (Depth Varies; Verify In-Field & Match Adjacent)

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

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

Ridge Line/High Point

N

20 0 20 40 60

Scale: 1"=20'

LEGEND

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

SURVEY PROVIDED BY:

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

PROJECT BENCHMARK

USGS Benchmark AJ2484

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

Elevation = 629.4 (NAVD88 Datum)

J.U.L.I.E.

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

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

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

385 WINNETKA AVENUE
WINNETKA, ILLINOIS 60093

Reserved for Seal:

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

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

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

Sheet Title:

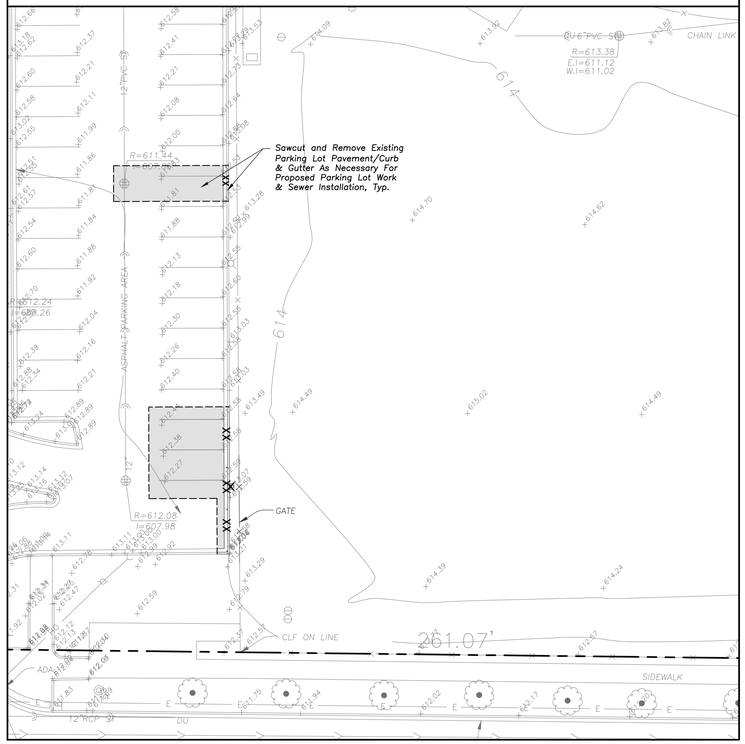
GYMNASIUM SITE GRADING & PAVING PLAN

Sheet No:

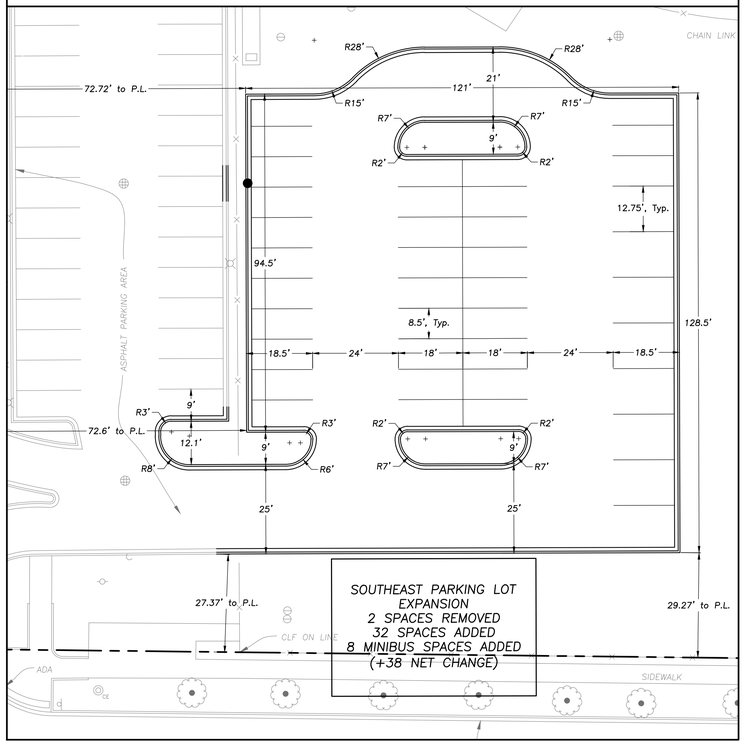
C401

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

SITE DEMOLITION PLAN



SITE GEOMETRY PLAN



DEMOLITION LEGEND

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

PAVING & SURFACE LEGEND

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

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

Essex Road Asphalt Pavement Section
1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
2 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
Reinstall Portland Cement Concrete Base To Match Ex. (Depth Varies; Verify In-Field & Match Adjacent)

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

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

Ridge Line/High Point

N

20 0 20 40 60

Scale: 1"=20'

LEGEND

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

SURVEY PROVIDED BY:

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

PROJECT BENCHMARK

USGS Benchmark AJ2484

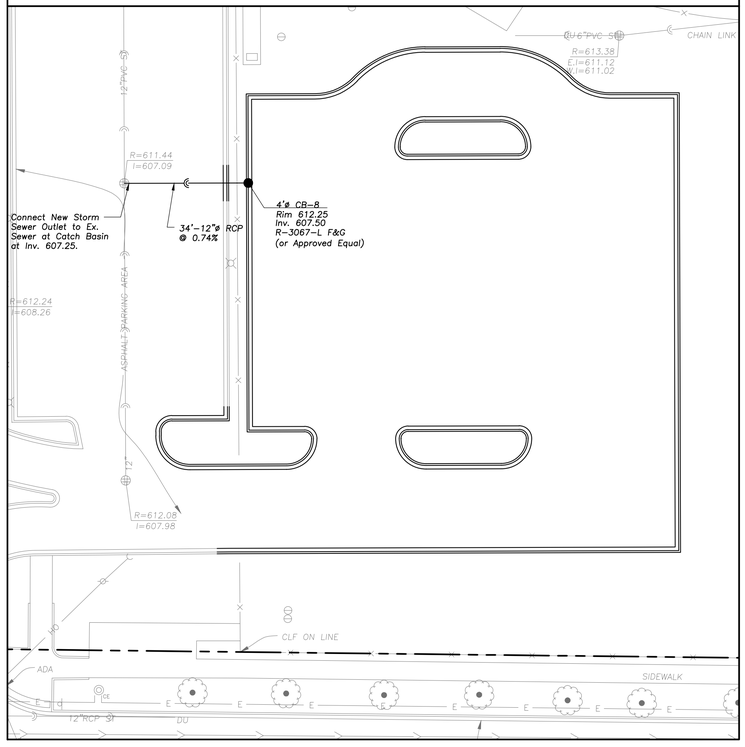
Station is In Parking Lot at the Northwester Corner of Ridge Avenue and Lake Avenue in Wilmette. Station is North of the Center Parking Aisle and is Even With the Paint Line Between the Third and Fourth Stall from the East of the Center Parking Aisle. Station is a Mag-Nail Driven In Bituminous Concrete.

Elevation = 629.4 (NAVD88 Datum)

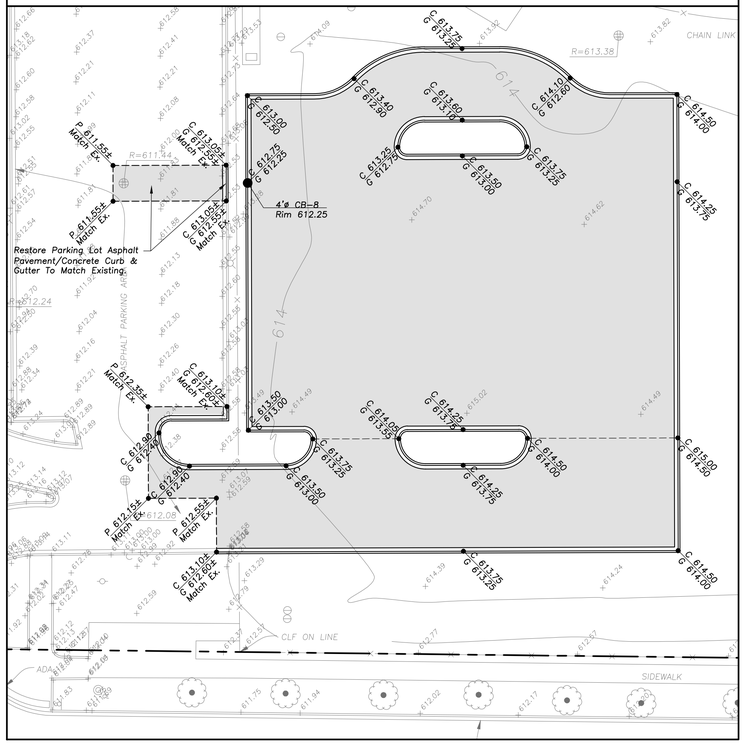
J.U.L.I.E.

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

SITE UTILITY PLAN



SITE GRADING & PAVING PLAN



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

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

Reserved for Seal:

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

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

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

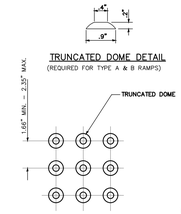
Sheet Title:

PARKING LOT EXPANSION SITE PLAN

Sheet No:

C501

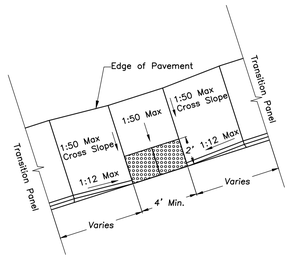
EEA - P:\Kevin\Wight - New Trier East Campus Gym Addition\Drawings\NTHS Gates Gym Site Plan.dwg
Plotted: 6/09/21 @ 1:40pm By: mcarollo



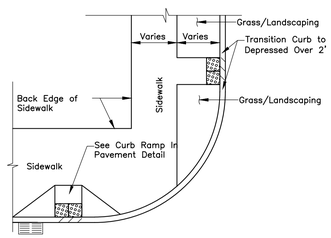
TRUNCATED DOME DETAIL
(REQUIRED FOR TYPE A & B RAMPS)

SQUARE PATTERN
(PARALLEL ALIGNMENT)

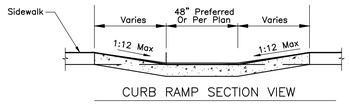
DETECTABLE WARNINGS DETAIL



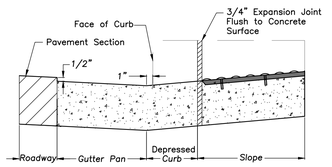
PARALLEL CURB RAMP DETAIL
N.T.S



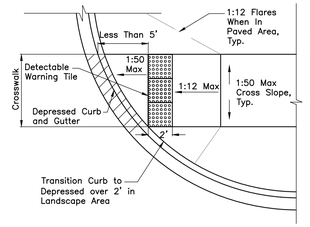
PERPENDICULAR CURB RAMP GEOMETRY
N.T.S



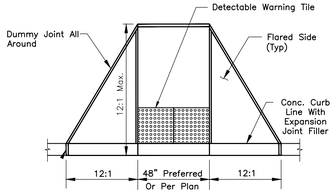
CURB RAMP SECTION VIEW



DEPRESSED CURB AND GUTTER AT CURB RAMP



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



CURB RAMP IN PAVEMENT
N.T.S

GENERAL NOTES

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

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

Construction Requirements:

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

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

DETECTABLE WARNING SURFACE TILES

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

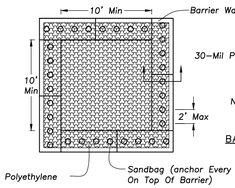
Dimensions: Cast In Place Detectable/Tactile Warning Surface Tiles shall be held within the following dimensions and tolerances:
Length and Width in One of the Following as Necessary for the Dimensions of the Surface In Which the Detectable Warning is Proposed: 12x12 24x24 24x36 24x48 24x60 36x48 36x60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

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

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

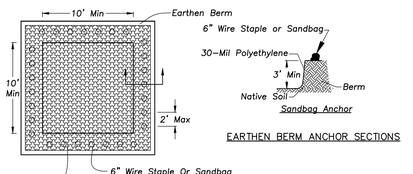
Verify With the Local Authorities Having Jurisdiction that the Manufacturer's Products are Acceptable for the Detectable Warning Surface.

ACCESSIBLE RAMPS FOR SIDEWALKS



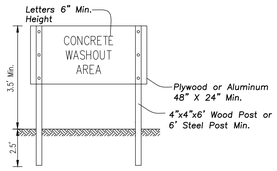
BARRIER WALL ANCHOR SECTION

BARRIER WALL OPTION

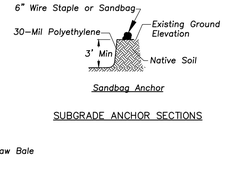


EARTHEN BERM ANCHOR SECTIONS

EARTHEN TYPE OPTION



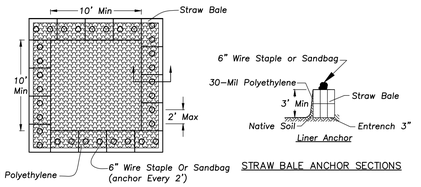
SIGN DETAIL



SUBGRADE ANCHOR SECTIONS

NOTES:

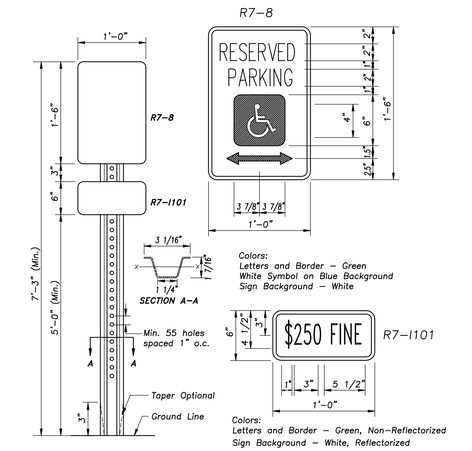
1. *Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facilities to a functional condition.*
2. *Facility shall be cleaned or reconstructed in a new area once washout becomes two–thirds full.*
3. *Each straw bale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



STRAW BALE ANCHOR SECTIONS

STRAW BALE OPTION

CONCRETE WASHOUT FACILITY



Notes: Dimensions shown for cross sections are minimum.

All holes are 3/8" ø. Minimum section modulus about the x–x axis of the post shall be 0.223 in.

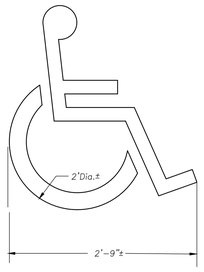
For posts in which holes are punched or drilled for more than half their length, the section modulus shall be computed for the net section.

3'–6" Post Bury Depth.

Post shall weigh 2.00 lb/ft length.

One in Six Accessible Parking Spaces Must be Van Accessible. Minimum of One Van Accessible Spaces Have the Same Requirement Except They Must Also Have 96" of Clear Vertical Space.

ACCESSIBLE PARKING SIGN



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

ACCESSIBLE PARKING STALL PAVEMENT MARKING

GENERAL NOTES

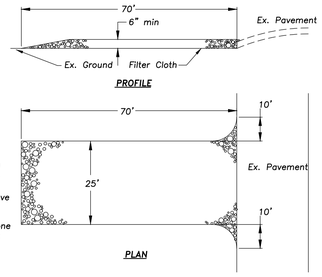
STONE SIZE – Use IDOT gradation CA–1 aggregate stone.

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

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

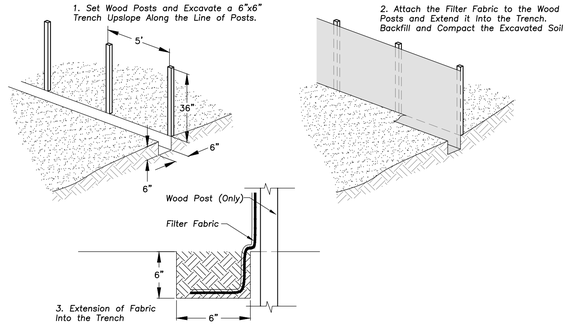
WASHING – Wheels shall be cleaned to remove sediment prior to entrance onto public rights–of–way. When washing is required it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.

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

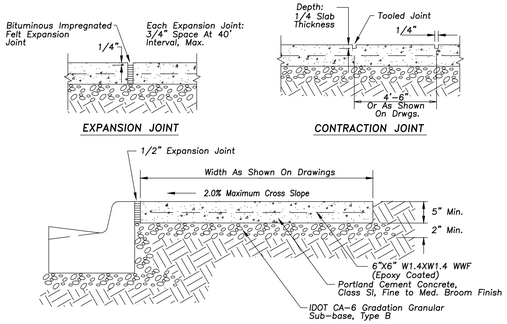


STABILIZED CONSTRUCTION ENTRANCE

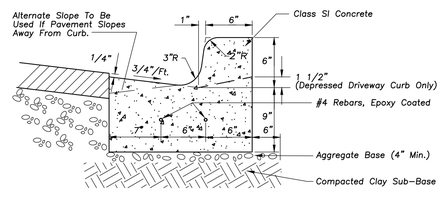
NOT TO SCALE



SILT FENCE CONSTRUCTION (AASHTO 288–00)



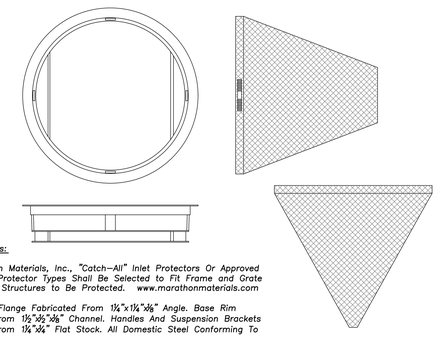
PORTLAND CEMENT CONC. SIDEWALK



Notes:

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

B–6.12 CURB & GUTTER



General Notes:

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

Frame: Top Flange Fabricated From 1¼"x1¼"x⅛" Angle. Base Rim Fabricated From 1½"x½"x⅛" Channel. Handles And Suspension Brackets Fabricated From 1¼"x¼" Flat Stock. All Domestic Steel Conforming To ASTM–A36.

Sediment Bag: Bag Fabricated From 4 Oz./sq.yd. Non–woven Polypropylene Geotextile Reinforced With Polyester Mesh. Bag Secured To Base Rim With A Stainless Steel Strap And Lock.

Install Baskets In All Existing Storm Inlets Prior To Construction And All New Storm Inlets Immediately After Installation. Contractor Shall Maintain Throughout Construction Activities.

INLET PROTECTORS – SEDIMENT BAG

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

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

385 WINNETKA AVENUE
WINNETKA, ILLINOIS 60093

Reserved for Seal:

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

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

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

Sheet Title:

SITE WORK DETAILS

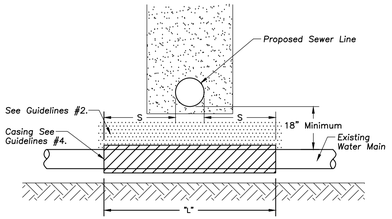
Sheet No:

C601

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

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

Note: Compactions Refer to 20-2.20B



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

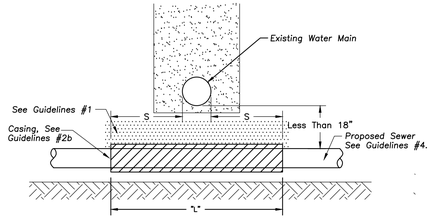
Note: "S" is the length necessary to provide 10 feet of separation and measured perpendicular to existing sewer line.

Guidelines

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

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

Note: Compactions Refer to 20-2.20B



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

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

Guidelines

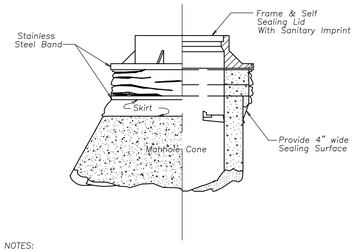
1. Omit select granular embedment and granular backfill to one (1) foot over top of watermain and use select excavated material (Class IV) and compact for "S" feet on each side of water main.

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

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

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

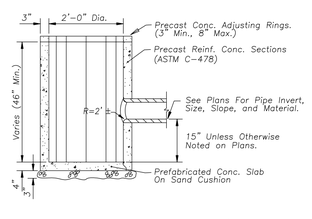
WATER AND SEWER SEPARATION REQUIREMENTS



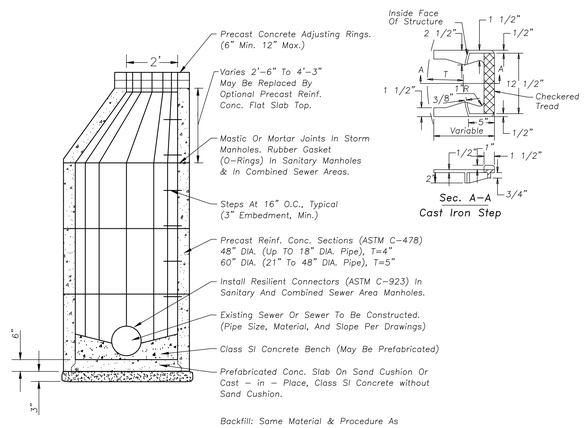
NOTES:

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

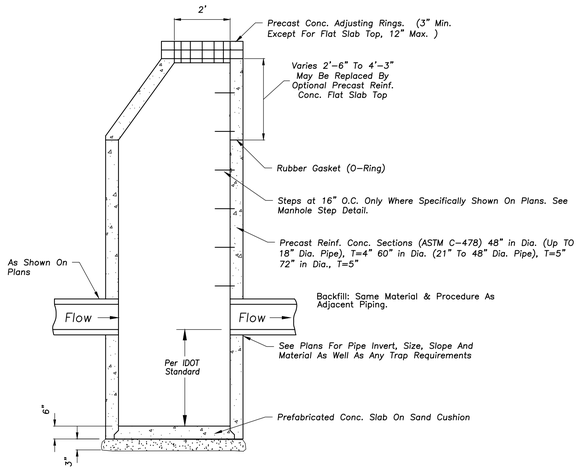
SANITARY MANHOLE CHIMNEY SEAL



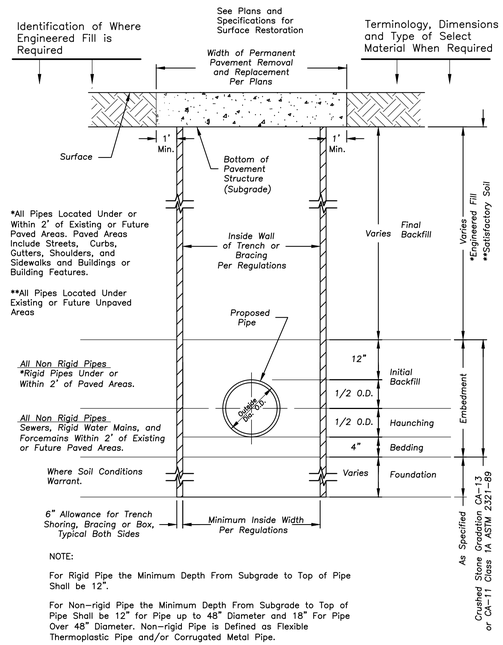
CATCH BASIN – 2' DIA.



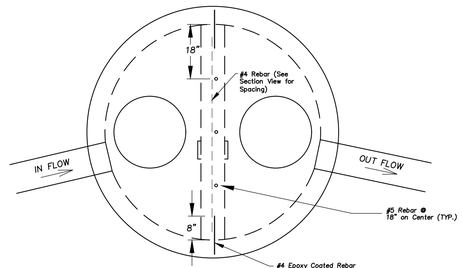
MANHOLE – 48"-60" DIA.



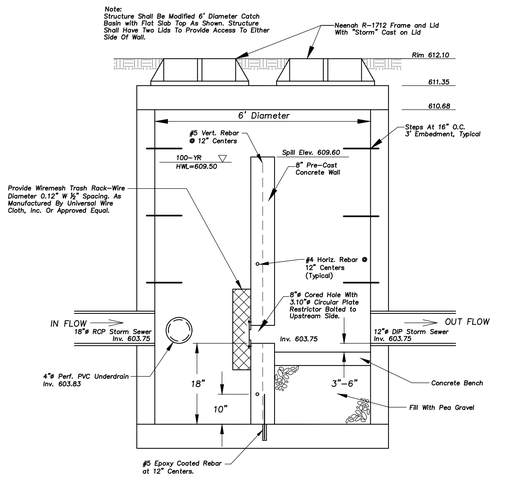
CATCH BASIN



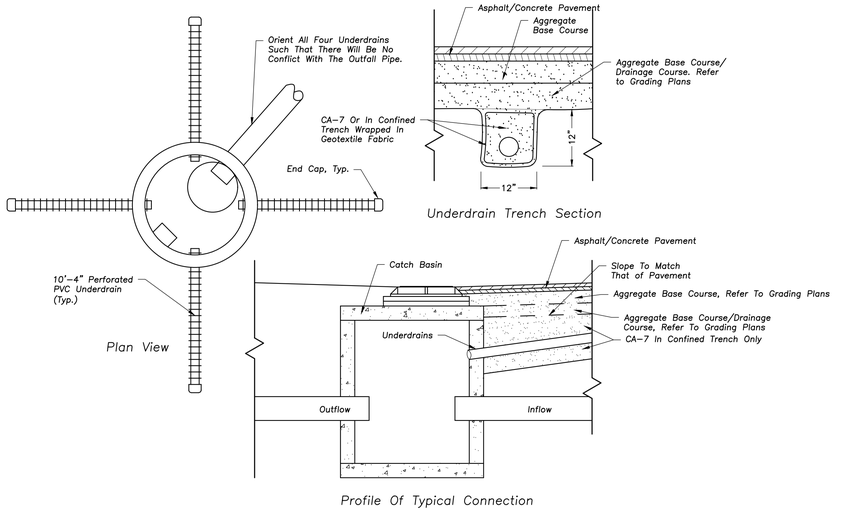
STANDARD SEWER PIPE TRENCH SECTION



PLAN VIEW
NOT TO SCALE



RESTRICTOR STRUCTURE



(UNDERDRAINS TO BE INSTALLED IN PAVED AREAS)

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

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

385 WINNETKA AVENUE
WINNETKA, ILLINOIS 60093

Reserved for Seal:

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

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

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

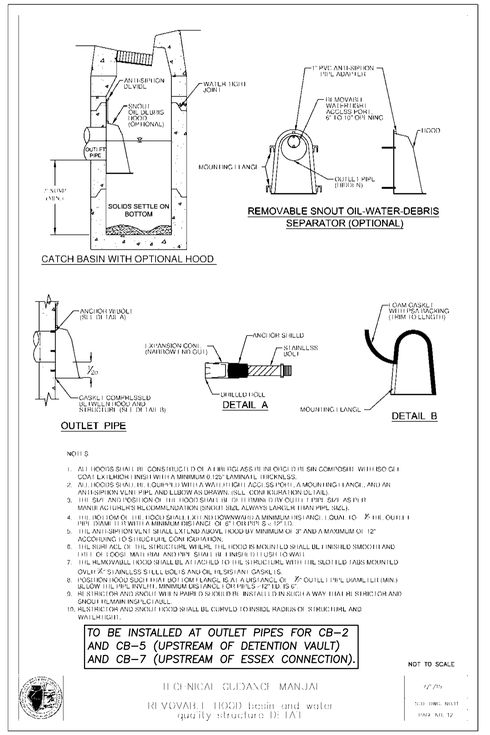
Sheet Title:

SITE WORK DETAILS

Sheet No:

C602

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



NOTES

1. ALL HOODS SHALL BE CONSTRUCTED OF ALUMINIZED ASSISTANT OVERLAID WITH ISO OR COATALUMINUM INSERT WITH A MINIMUM 0.125" LAMINATE THICKNESS.
2. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS DOOR, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT PIPE AND ELBOW AS DRAWN (SEE CONFIGURATION DETAIL).
3. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MINIMUM REQUIREMENTS RECOMMENDATION SHOULD ALWAYS LARGER THAN PIPE SIZE).
4. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A MINIMUM DISTANCE EQUAL TO ½ THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" (SEE DETAIL B - SPEC).
5. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 12" ACCORDING TO STRUCTURAL CONFIGURATION.
6. THE SURFACE OF THE STRUCTURAL WEIR THE HOOD IS MOUNTED SHALL BE INSIDED SMOOTH AND FREE OF LOOSE MATERIAL AND TYPE SHALL BE INSTALLED TIGHT TO WALL.
7. THE REMOVABLE HOOD SHALL BE ATTACHED TO THE STRUCTURE WITH THE SLOTTED TABS MOUNTED OVER ½" STAINLESS STEEL BOLTS AND OIL RESISTANT GASKETS.
8. POSITION HOOD SUCH THAT MOUNTING FLANGE IS AT A DISTANCE OF ½" OUTLET PIPE DIAMETER (MIN) ALLOW THE PIPE INVERT MINIMUM DISTANCE FROM PIPE'S - NZTEC 15.6".
9. RESTRICTION AND SNOUT WILL BE MADE TO SCREEN DEBRIS IN SUCH A WAY THAT RESTRICTION AND SNOUT REMAIN INSPECTABLE.
10. RESTRICTION AND SNOUT HOOD SHALL BE CURVED TO INSIDE RADIUS OF STRUCTURE AND WATERTIGHT.

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

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL

REMOVABLE HOOD basin and water quality structure DETAIL

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

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

385 WINNETKA AVENUE
WINNETKA, ILLINOIS 60093

Reserved for Seal:

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

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

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

Sheet Title:

SITE WORK DETAILS

Sheet No:

C603

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

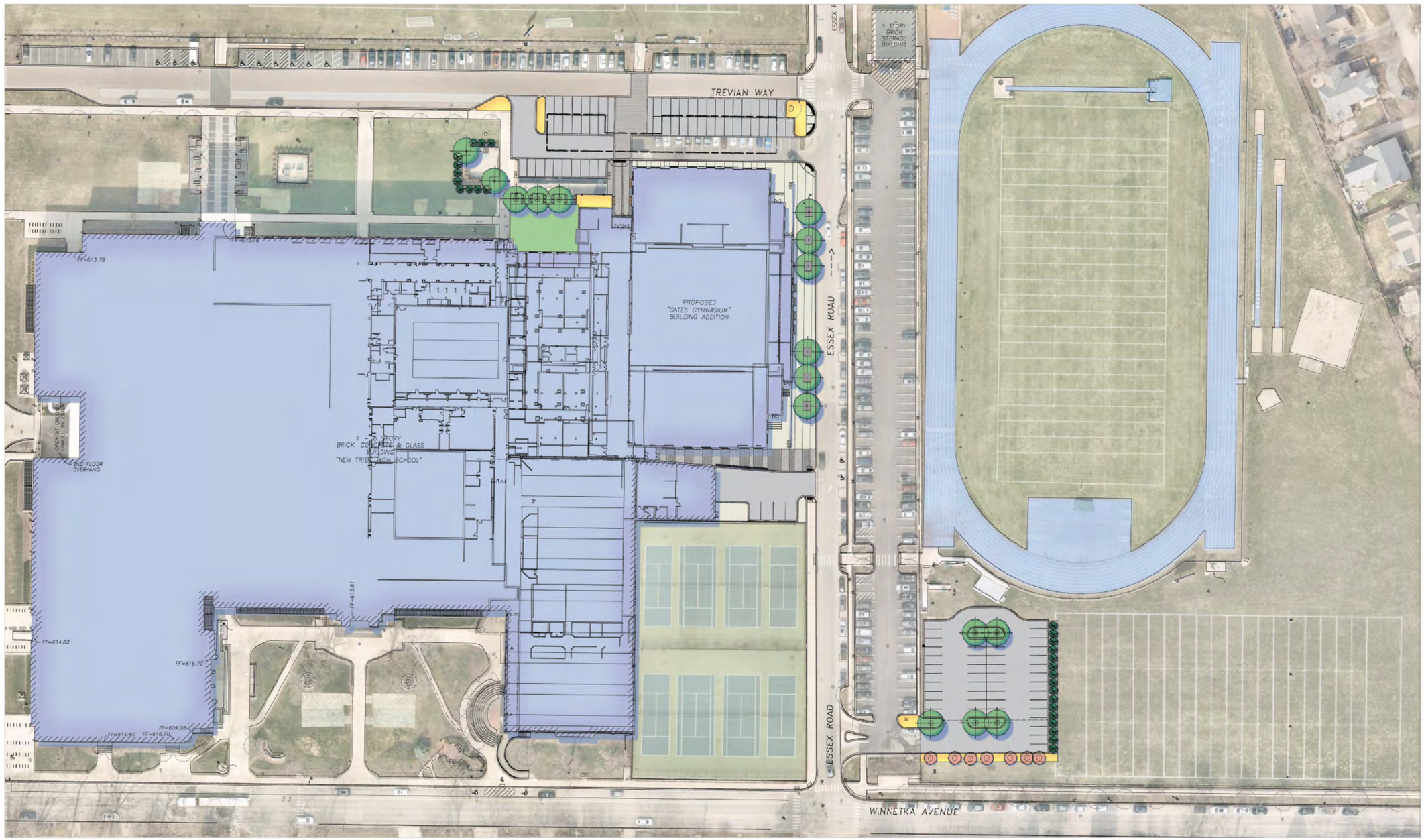
EXHIBIT F

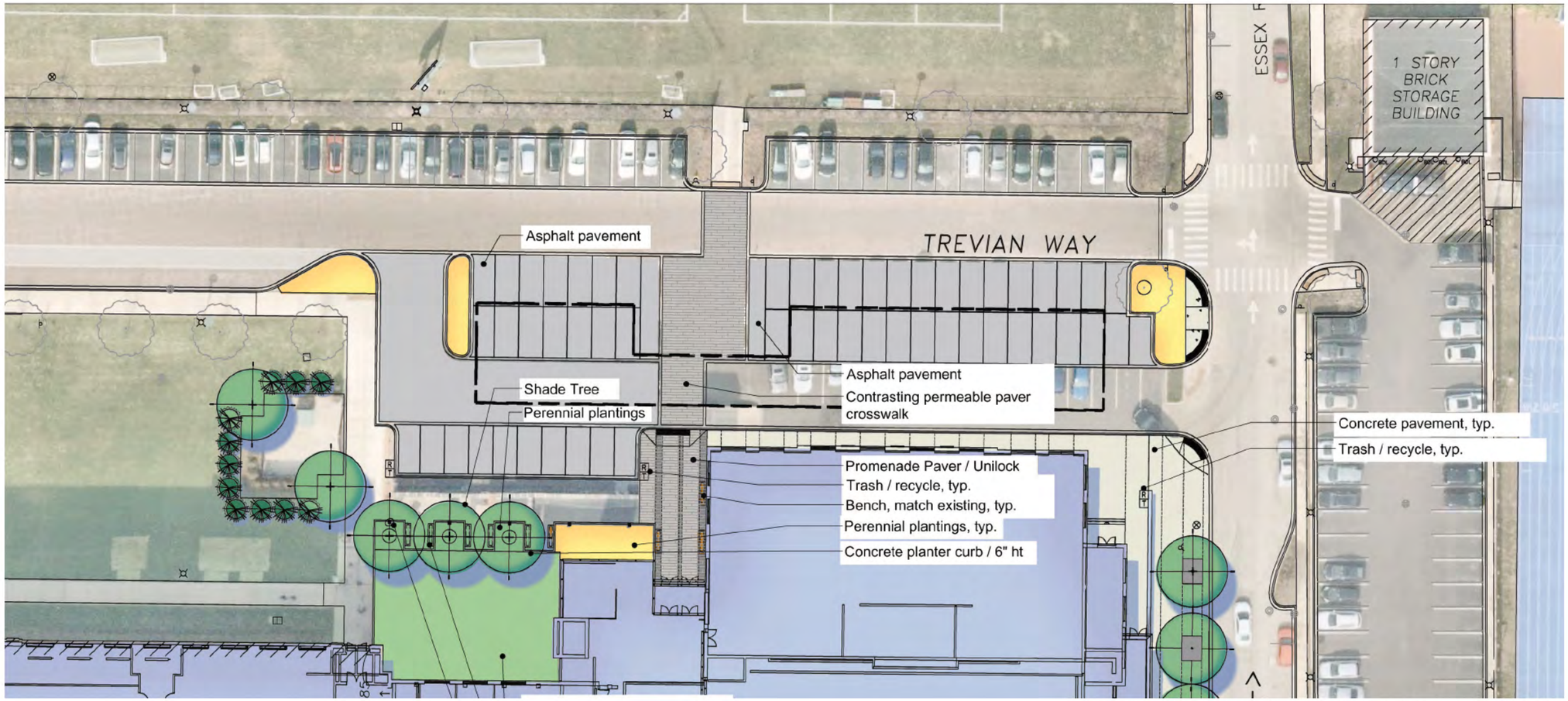
LANDSCAPE PLANS

(SEE ATTACHED EXHIBIT F)

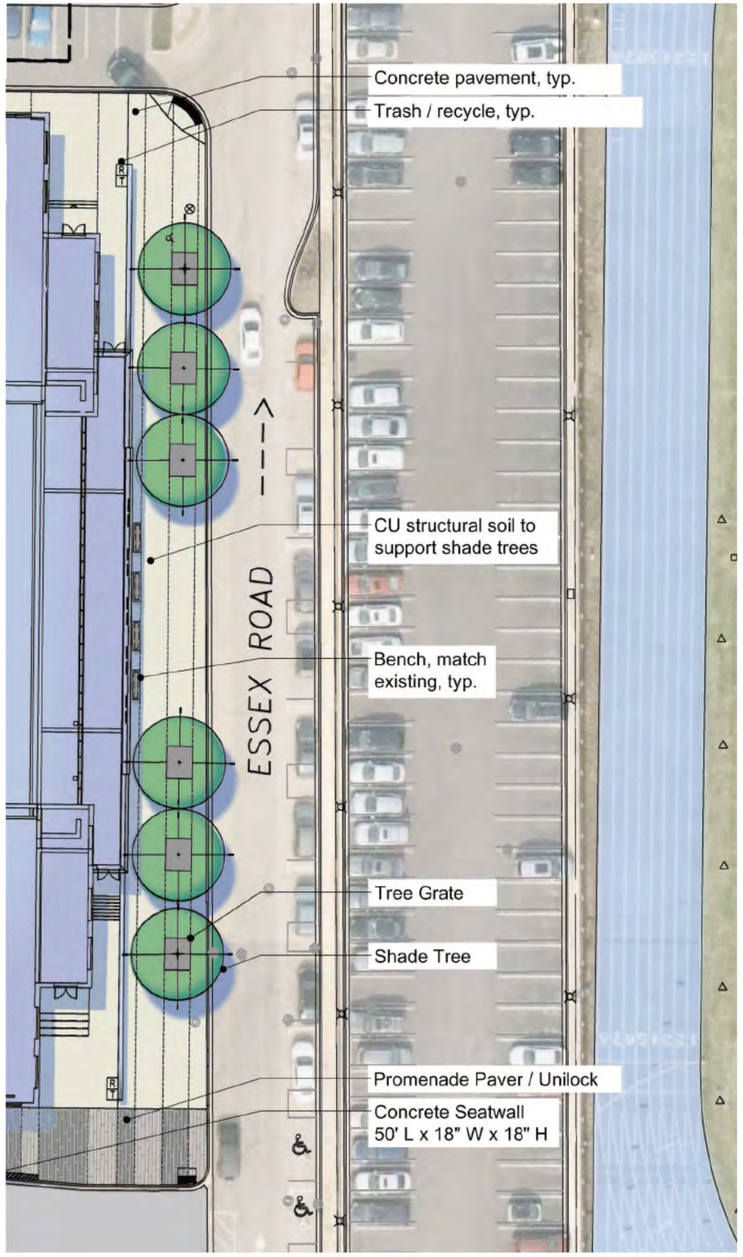
SITEWORK

PROPOSED LANDSCAPE DESIGN

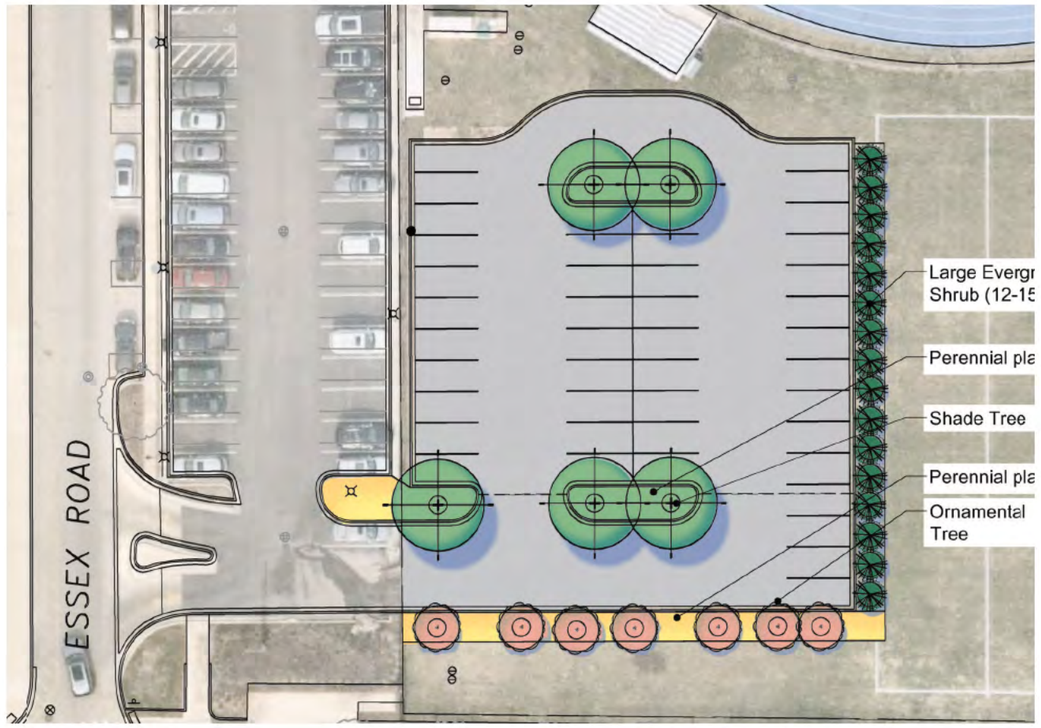




ENLARGED PLAN - TREVIAN WAY & NORTH PARKING LOT



ENLARGED PLAN - ESSEX STREETSCAPE

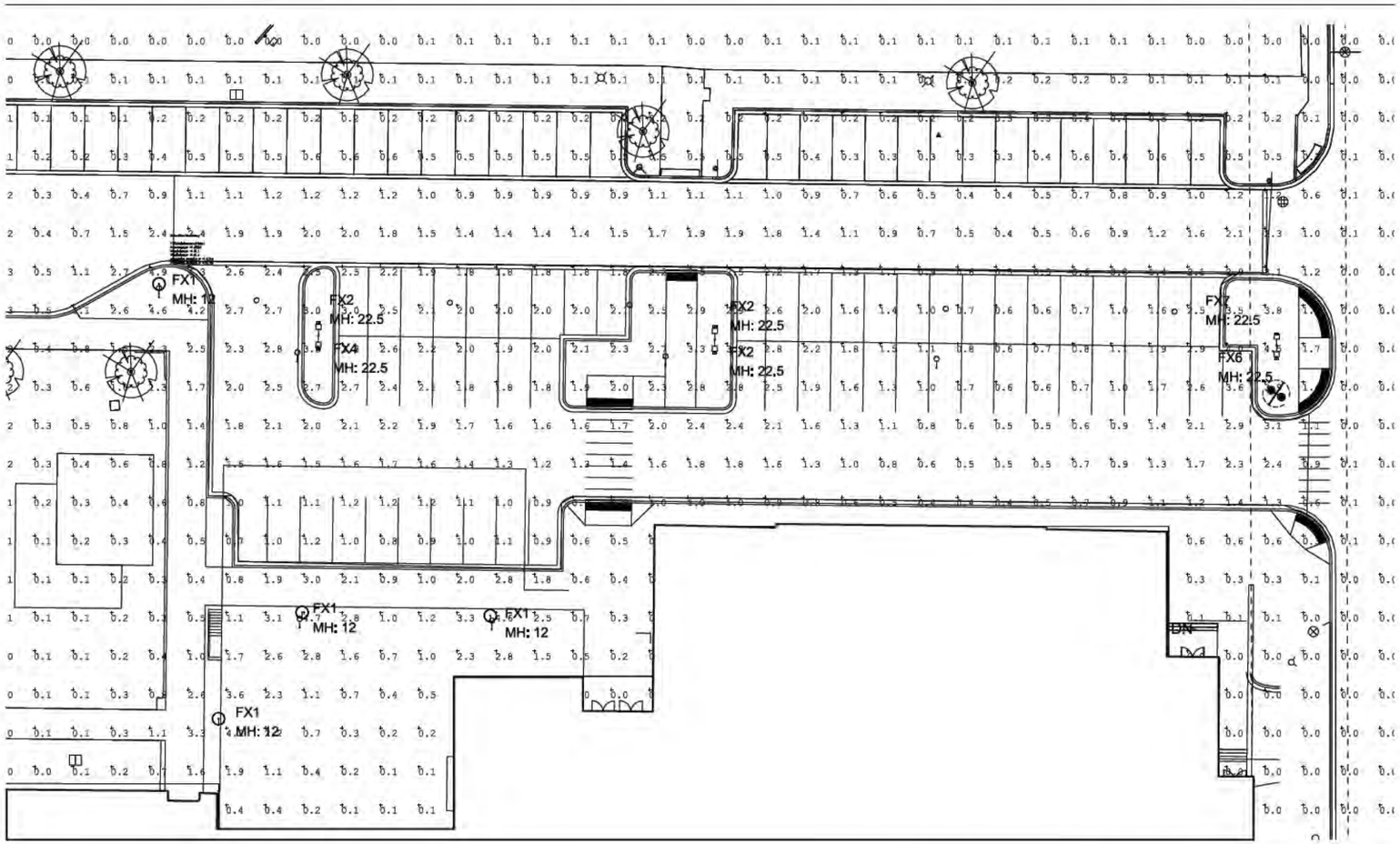


ENLARGED PLAN - ESSEX LOT EXTENSION

EXHIBIT G

SITE LIGHTING PLANS

(SEE ATTACHED EXHIBIT G)

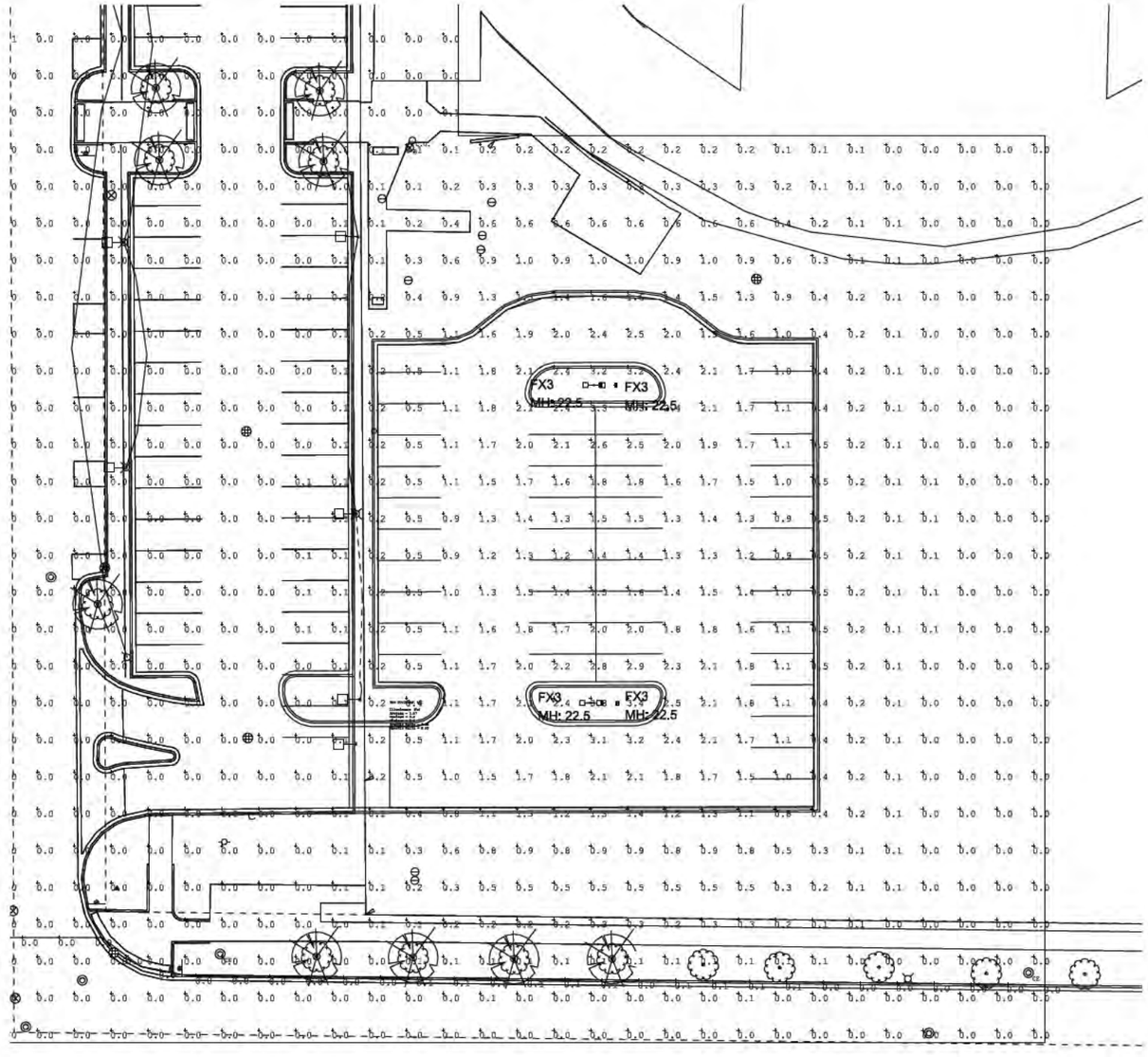


ENLARGED PLAN - TREVIAN WAY AND NORTH LOT

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

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

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



ENLARGED PLAN - ESSEX LOT EXTENSION

EXHIBIT H

UNCONDITIONAL AGREEMENT AND CONSENT

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

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

WHEREAS, the Applicant proposes to demolish the structures known as the Gates Gymnasium and the Boiler Plant to allow for the construction of a new four-story addition on the east side of the existing school building at the Subject Property ("***School Building***") to provide new academic and athletic facilities and parking lot improvements on the West Parcels and expand the existing surface parking on the East Parcels ("***Proposed Improvements***"); and

WHEREAS, Ordinance No. M-12-2021, adopted by the Village Council on _____, 2021 (***"Ordinance"***), grants certain variations from the provisions of the Winnetka Zoning Ordinance and an amended special use permit to the Applicant to permit the construction of the Proposed Improvements on the Subject Property; and

WHEREAS, Section 8 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 Requested Relief 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 Requested Relief 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: _____, 2021

ATTEST:	**BOARD OF EDUCATION OF NEW TRIER TOWNSHIP HIGH SCHOOL DISTRICT NO. 203**
By: _____	By: _____
Its: _____	Its: _____

MEMORANDUM
VILLAGE OF WINNETKA
COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS

FROM: ANN KLAASSEN, SENIOR PLANNER

DATE: JUNE 10, 2021

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

INTRODUCTION

On June 14, 2021, the Zoning Board of Appeals is scheduled to hold a virtual public hearing, in accordance with social distancing requirements and Governor Pritzker's Executive Orders and Senate Bill 2135, on an application submitted by the Board of Education of New Trier Township High School District 203 (the "Applicant"), as the owner of the property located at 385 Winnetka Avenue (the "Subject Property"). The Applicant proposes replacement of the existing Gates Gymnasium with the construction of an addition to the public high school and the construction of parking lot improvements on the Subject Property and requests approval of the following relief:

1. Approval of an amendment to an existing **Special Use Permit** for a public high school located in the R-4 Single-Family Residential Zoning District;
2. Approval of the following **zoning variations:**
    a. Gross Floor Area (GFA) of 870,191 square feet, whereas a maximum of 171,220.88 square feet is permitted, a variation of 698,970.12 square feet (408.23%) [Section 17.30.040 – Maximum Building Size] [Note: The site currently contains 781,744 square feet of GFA. The proposed addition would add 88,447 square feet];
    b. Roofed Lot Coverage (RLC) of 277,023 square feet, whereas a maximum of 184,136.82 square feet is permitted, a variation of 92,886.18 square feet (50.44%) [Section 17.30.030 – Intensity of Use of Lot] [Note: The site currently contains 259,697 square feet of RLC. The proposed addition would add 17,326 square feet];
    c. Impermeable Lot Coverage (ILC) of 427,889 square feet, whereas a maximum of 368,273.64 square feet is permitted, a variation of 59,615.36 square feet (16.19%) [Section 17.30.030 – Intensity of Use of Lot] [Note: The site currently contains 417,224 square feet of ILC. The proposed improvements would add 10,665 square feet];
    d. Front Yard Setback of 8 feet from Essex Road to the proposed building addition and parking lot improvements west of Essex Road, whereas a minimum of 30 feet is required, a variation of 22 feet (73.33%) [Section 17.30.050 – Front and Corner Yard Setbacks] [Note: The existing Gates Gym, which is being replaced, currently provides a front yard setback of 10.42 feet from Essex Road];
    e. Building height of 61.75 feet and 4-stories, whereas a maximum of 60 feet and 2½ stories is permitted, a variation of 1.75 feet (2.92%) [Section 17.30.080 – Height of Buildings and Structures] [Note: The height of the existing school, the newest portion of the school building along the west side of the campus, is 66.83 feet and 4-stories]; and

f. Individual off-street parking spaces that would measure 153 square feet, whereas a minimum of 180 square feet is required, a variation of 27 square feet (15%) [Section 17.30.100 – Off-Street Parking] [Note: New parking stalls installed in 2015 were approximately this size].

A sign has been posted on the Subject Property indicating the time and date of the ZBA public hearing. A mailed notice has been sent to property owners within 250 feet of the Subject Property, in compliance with the Zoning Ordinance. The hearing was properly noticed in the *Winnetka Talk* on May 27, 2021. As of the date of this memo, staff has not received any written comment from the public regarding this application.

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

PROPERTY DESCRIPTION

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

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

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

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

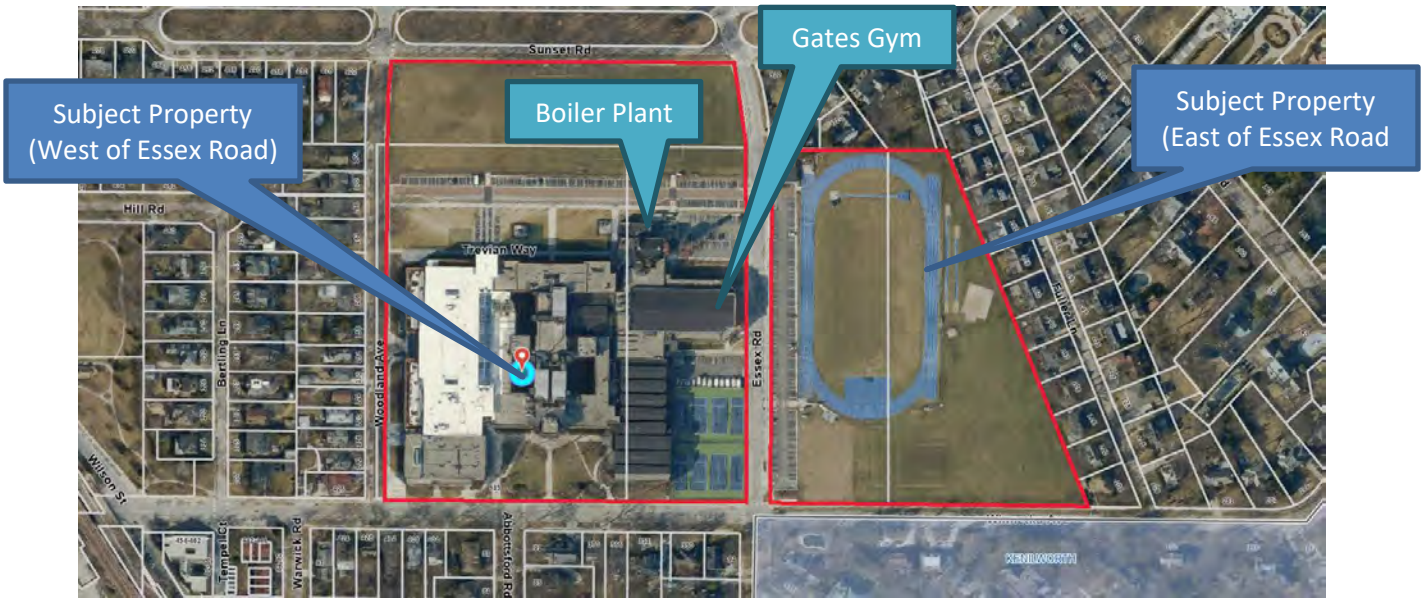


Figure 1 – Aerial Map

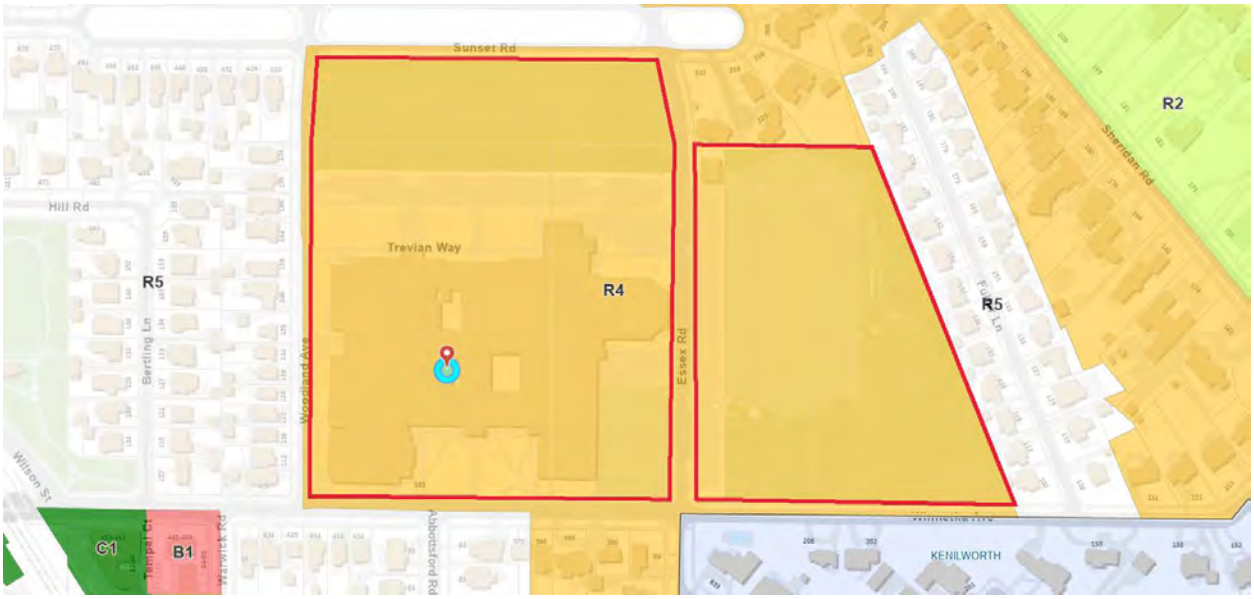


Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

New Trier High School has been operating on the Subject Property since 1901. Since that time, the school has been expanded several times and site improvements have been made. There are five previous zoning cases on file for the Subject Property:

1. In May 1931, ZBA Case No. 459 was denied for a front yard setback variation from Woodland Avenue;
2. In June 1931, ZBA Case No. 464 was a request to build a fieldhouse on the northerly portion of the Subject Property, east of Essex Road, that would not have met the required setbacks. The application was withdrawn;
3. In 1998, ZBA Case No. 98-07-SU was a request to build an addition to the school that would have exceeded the permitted intensity of use of lot and GFA. The application was withdrawn;
4. In 2010, ZBA Case No. 10-03-SU was a request to build an addition to the school that would have exceeded the permitted intensity of use of lot, GFA, and building height, and would not have met the required front yard setbacks. This application was also withdrawn;
5. Ordinance M-1-2015 was adopted in January 2015 by the Village Council, granting a Special Use Permit and variations to allow the expansion of the school building. The approved variations were for (a) GFA; (b) roofed lot coverage; (c) impermeable lot coverage; (d) front yard setbacks; (e) building height; and (f) off-street parking space area. Ordinance M-1-2015 is included in this report as Attachment C.

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

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

Figure 4 – Subject Property (East of Essex Road)

PROPOSED PLAN

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

The new four-story wing would be 61.75 feet in height, which is not as high as the most recent addition constructed in 2015 on the west side of the campus that is 66.83 feet in height. The proposed plan represents a net increase in GFA of 88,447 square feet, as well as a net increase of 17,326 square feet of roofed lot coverage and 10,665 square feet of impermeable lot coverage. The proposed addition and parking lot would provide a setback of 8 feet from Essex Road.

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

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

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

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

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

Excerpts of the proposed site plan, building elevations, and architectural renderings of the proposed addition are provided below and on the next page as Figures 5 through 9. The complete set of plans are provided in the application materials, which are included in this report as Attachment B.

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

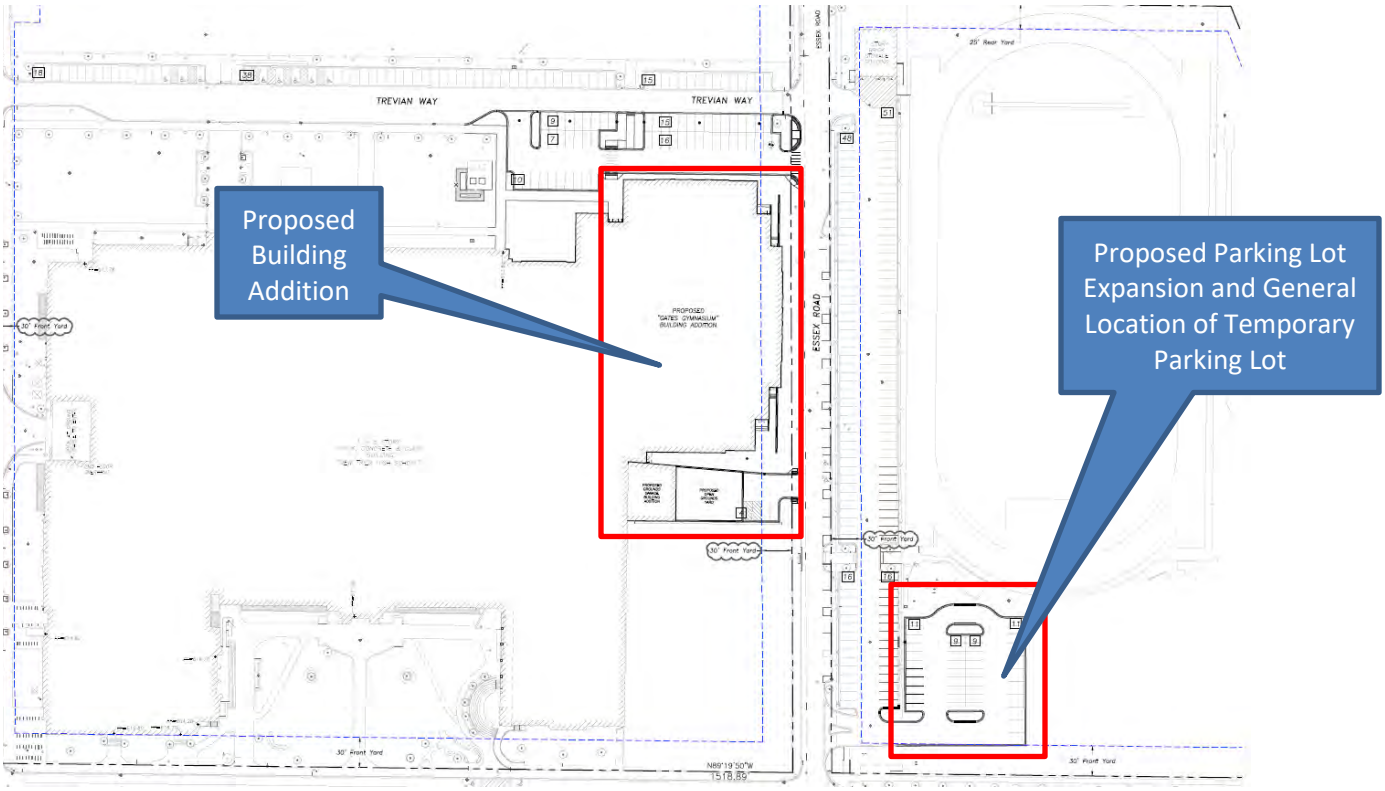


Figure 5 – Excerpt of Proposed Site Plan

Figure 6 – Proposed East Elevation

Figure 7 – Proposed North Elevation

Figure 8 – Architectural Rendering of East Elevation

Figure 9 – Architectural Rendering of North Elevation

Given the ZBA often receives questions regarding the stormwater regulations applicable to a specific request being considered by the ZBA, it is worth noting that the Applicant is currently working with Village Engineering staff to comply with the Village stormwater regulations. Figure 10 on the following page represents the Subject Property's proximity to the floodplain; the cyan represents the 100-year flood area.

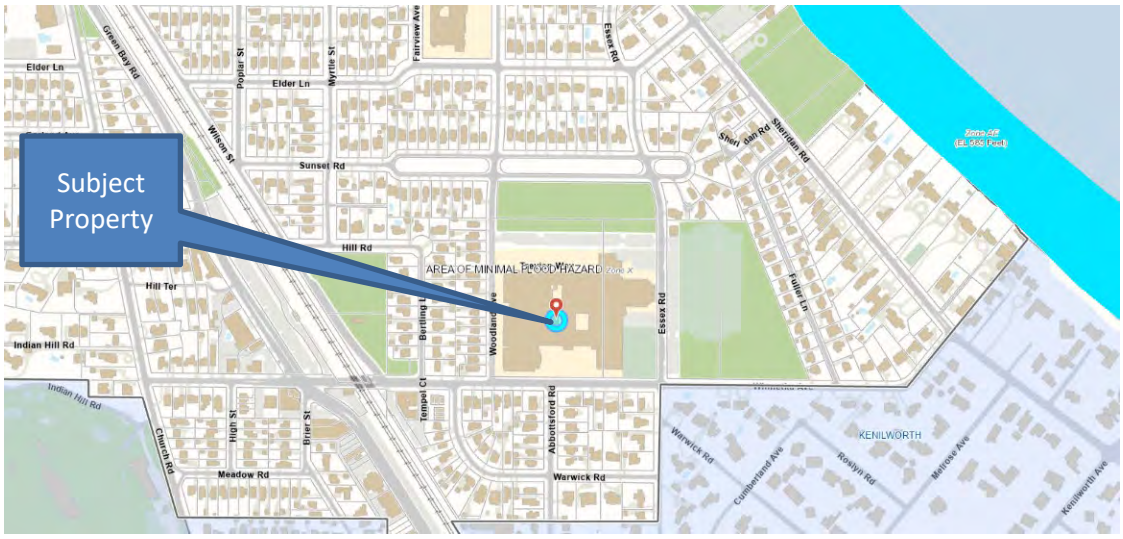


Figure 10 – GIS Floodplain Map

REQUESTED ZONING RELIEF

Due to the separation of the campus by Essex Road, two zoning matrices are provided to highlight the existing lots and the proposed improvements' compliance with the R-4 zoning district; one for the parcels west of Essex Road and one for the parcels east of Essex Road (Attachment A). Six variations are being requested to allow the proposed addition and parking lot improvements on that portion of the Subject Property west of Essex Road: (1) gross floor area; (2) roofed lot coverage; (3) impermeable lot coverage; (4) front yard setback; (5) building height; and (6) off-street parking. Zoning relief is not necessary for the proposed parking lot expansion on that portion of the Subject Property east of Essex Road.

Maximum Building Area (GFA). The site currently contains 781,744 square feet of GFA, exceeding the maximum permitted GFA by approximately 610,523 square feet. The net increase in GFA with the proposed addition is 88,447 square feet; bringing the total GFA to 870,191 square feet, whereas a maximum of 171,220.88 square feet is permitted, a variation of 698,970.12 square feet (408.23%).

Roofed Lot Coverage (RLC). The site currently consists of 259,697 square feet of RLC, exceeding the maximum permitted RLC by approximately 75,560 square feet. The net increase in RLC with the proposed addition is 17,326 square feet; bringing the total RLC to 277,023 square feet, whereas a maximum of 184,136.82 square feet is permitted, a variation of 92,886.18 square feet (50.44%).

Impermeable Lot Coverage (ILC). The site currently consists of 417,224 square feet of ILC, exceeding the maximum permitted ILC by approximately 48,950 square feet. The net increase in ILC with the proposed improvements is 10,665 square feet; bringing the total ILC to 427,889 square feet, whereas a maximum of 368,273.64 square feet is permitted, a variation of 59,615.36 square feet (16.19%).

Front Yard Setback (Essex Road). The existing Gate Gym, which is being replaced, currently provides a front yard setback from Essex Road of 10.42 feet and the existing parking lot on the north side of Gate Gym currently provides a setback of 5.19 feet. The proposed building addition, as well as the proposed parking lot improvements on the north side of the addition, would provide a front yard setback of 8 feet, whereas a minimum setback of 30 feet is required, a variation of 22 feet (73.33%).

Building Height. The existing school building is 4-stories and 66.83 feet in height. The proposed addition would also be 4-stories and measure 61.75 feet in height, whereas a maximum of 60 feet and 2 ½ stories is permitted, a variation of 1.75 feet (2.92%).

Off-Street Parking Space Area. The proposed individual parking space area would measure 153 square feet (8.5 feet by 18 feet), whereas a minimum of 180 square feet is required, a variation of 27 square feet (15%). The individual parking spaces added in 2015 measure approximately 156 square feet.

CONSIDERATION BY OTHER ADVISORY BOARDS/COMMISSIONS

The Design Review Board is scheduled to consider a Certificate of Appropriateness for the proposed improvements on June 17, 2021.

The Plan Commission is scheduled to consider the Special Use Permit on June 23, 2021.

The ZBA is charged with evaluating Special Uses for consistency with the six standards for granting specials use permits, as well as the eight standards for granting of zoning variations.

FINDINGS

In the attached application materials submitted by the Applicant, the Applicant has provided a statement of justification regarding how the requested Special Use Permit and variations meet the standards for granting the requested Special Use Permit and zoning variations. Does the ZBA find that the requested amendment to an existing Special Use Permit and variations meet the standards for granting such special use and variations; and if so, is the ZBA prepared to make a recommendation to the Village Council regarding the requested relief? If so, a ZBA member may wish to make a motion recommending approval or recommending denial based upon the following:

> Move to recommend **approval [denial]** of the requested amendment to the existing special use for a public high school on the Subject Property granted by Ordinance M-1-2015 and the following zoning variations: (1) gross floor area; (2) roofed lot coverage; (3) impermeable lot coverage; (4) front yard setback; (5) building height; and (6) off-street parking space area to allow the construction of an addition and parking lot improvements for New Trier High School, based on evidence in the record, or a public document, and upon the following findings of fact:
>
> 1. The proposed addition and related improvements are 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.

2. The requested zoning variations to allow:

   a. Gross Floor Area (GFA) of 870,191 square feet, whereas a maximum of 171,220.88 square feet is permitted, a variation of 698,970.12 square feet (408.23%) [Section 17.30.040 – Maximum Building Size];

   b. Roofed Lot Coverage (RLC) of 277,023 square feet, whereas a maximum of 184,136.82 square feet is permitted, a variation of 92,886.18 square feet (50.44%) [Section 17.30.030 – Intensity of Use of Lot];

   c. Impermeable Lot Coverage (ILC) of 427,889 square feet, whereas a maximum of 368,273.64 square feet is permitted, a variation of 59,615.36 square feet (16.19%) [Section 17.30.030 – Intensity of Use of Lot];

   d. Front Yard Setback of 8 feet from Essex Road to the proposed building addition and parking lot improvements west of Essex Road, whereas a minimum of 30 feet is required, a variation of 22 feet (73.33%) [Section 17.30.050 – Front and Corner Yard Setbacks];

   e. Building height of 61.75 feet and 4-stories, whereas a maximum of 60 feet and 2½ stories is permitted, a variation of 1.75 feet (2.92%) [Section 17.30.080 – Height of Buildings and Structures];

   f. Individual off-street parking spaces that would measure 153 square feet, whereas a minimum of 180 square feet is required, a variation of 27 square feet (15%) [Section 17.30.100 – Off-Street Parking].

   are **in harmony [not in harmony]** with the general purpose and intent of the Zoning Ordinance and that each of the following eight standards on which evidence is required pursuant to Section 17.60.050 of this Code **has been met [has not 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 circumstances. 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.

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

ATTACHMENTS

Attachment A: Zoning Matrices
Attachment B: Application Materials
Attachment C: Ordinance M-1-2015, adopted January 6, 2015

ZONING MATRIX

ADDRESS: 385 Winnetka Avenue - New Trier High School (Parcels West of Essex Road)
CASE NO: 21-15-V2
ZONING: R-4

ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (2)
Min. Lot Size	13,300 SF	736,547.29 SF	N/A	N/A	OK
Min. Average Lot Width	70 FT	775.37 FT	N/A	N/A	OK
Min. Lot Depth	120 FT	949.93 FT	N/A	N/A	OK
Max. Roofed Lot Coverage	184,136.82 SF (1)	259,697 SF	277,023 SF	17,326 SF	**92,886.18 SF (50.44%) VARIATION**
Max. Gross Floor Area	171,220.88 SF (1)	781,744 SF	870,191 SF	88,447 SF	**698,970.12 SF (408.23%) VARIATION**
Max. Impermeable Lot Coverage	368,273.64 SF (1)	417,224 SF	427,889 SF	10,665 SF	**59,615.36 SF (16.19%) VARIATION**
Min. Front Yard (Winnetka/South)	30 FT	29.94 FT	29.94 FT	0 FT	EXISTING NONCONFORMING
Min. Front Yard (Woodland/West)	30 FT	25 FT (3)	25 FT	0 FT	EXISTING NONCONFORMING
Min. Front Yard (Sunset/North)	30 FT	(+) 30 FT	(+) 30 FT	0 FT	OK
Min. Front Yard (Essex/East)	30 FT	10.42 FT (4)	8 FT	(2.42) FT	**22 FT (73.33%) VARIATION**

NOTES:

(1) Based on lot area of 736,547.29 s.f.
(2) Variation amount is the difference between proposed and requirement.
(3) Setback to window well. Existing parking lot is setback 23.5 feet from the west property line along Woodland Avenue.
(4) Setback to building. Existing parking lot is setback 5.19 feet from the east property line along Essex Road.
(6) A variation is required to permit a building height of 61.75 ft., whereas a maximum of 60 ft. is permitted, a variation of 1.75 ft. (2.92%) and 4 stories, whereas a maximum of 2 1/2-stories is permitted.
(7) A variation is required to permit individual off-street parking spaces that would measure 153 s.f. in area, whereas a minimum of 180 s.f. is required, a variation of 27 s.f. (15%).

ZONING MATRIX

ADDRESS: 385 Winnetka Avenue - New Trier High School (Parcels East of Essex Road)
CASE NO: 21-15-V2
ZONING: R-4

ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (2)
Min. Lot Size	13,300 SF	413,628.58 SF	N/A	N/A	OK
Min. Average Lot Width	70 FT	538.78 FT	N/A	N/A	OK
Min. Lot Depth	120 FT	767.71 FT	N/A	N/A	OK
Max. Roofed Lot Coverage	103,407.14 SF (1)	2,025 SF	2,025 SF	0 FT	OK
Max. Gross Floor Area	96,949.57 SF (1)	2,025 SF	2,025 SF	0 FT	OK
Max. Impermeable Lot Coverage	206,814.28 SF (1)	105,152 SF	121,942 SF	16,790 SF	OK
Min. Front Yard (Winnetka/South)	30 FT	30 FT	30 FT	0 FT	OK
Min. Front Yard (Essex/West)	30 FT	11.1 FT (3)	11.1 FT	0 FT	EXISTING NONCONFORMING
Min. Side Yard (East)	12 FT	(+) 12 FT	(+) 12 FT	0 FT	OK
Min. Rear Yard (North)	25 FT	25 FT	25 FT	0 FT	OK

NOTES:

(1) Based on lot area of 413,628.58 s.f.
(2) Variation amount is the difference between proposed and requirement.
(3) Setback to storage building. Existing parking lot is located within the Essex Road right-of-way.
(4) A variation is required to permit individual off-street parking spaces that would measure 153 s.f. in size, whereas a minimum of 180 s.f. is required, a variation of 27 s.f. (15%).

ATTACHMENT B

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

NEW TRIER TOWNSHIP HIGH SCHOOL DISTRICT 203

SPECIAL USE PERMIT SUBMITTAL
30 APRIL 2021

Wight Pepper Construction

NEW TRIER TOWNSHIP HIGH SCHOOL DISTRICT 203

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

PAUL SALLY
SUPERINTENDENT

VIA EMAIL

March 30, 2021

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

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

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

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

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

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

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

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

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

Sincerely,

Paul Sally
Superintendent
New Trier Township
High School District 203

Enclosures
Cc: Board of Education

Enclosures
Cc: Board of Education

NEW TRIER

CONTENTS

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

NEW TRIER

APPLICATION FOR SPECIAL USE PERMIT

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SPECIAL USE PERMIT APPLICATION

Case No. _____

Property Information

Site Address: 385 Winnetka Avenue, Winnetka, IL 60093

Applicant Information

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

Owner Information

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

Architect Information

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

Attorney Information

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

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

Property Owner Signature: _____ Date: _____

Printed Name of Owner: _____

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. _____

Property Information

Site Address: 385 Winnetka Avenue, Winnetka, IL 60093

Owner Information

Name: Board of Education of New Trier Township High School District 203

Primary Contact: Dr. Paul Sally

Address: 7 Happ Road

Phone No. 847.784.6109

City, State, ZIP: Northfield, IL 60093

Email: sallyp@newtrier.k12.il.us

Date property acquired by owner: _____

Architect Information

Name: Wight & Company

Primary Contact: Brandon Spoehr, AIA, CDT - Project Architect

Address: 2500 N Frontage Road

City, State, ZIP: Darien, IL 60561

Phone No. 630.969.7000

Email: bspoehr@wightco.com

Attorney Information

Name: Franczek Radelet P.C.

Primary Contact: Brian Crowley

Address: 300 South Wacker Drive

City, State, Zip: Chicago, IL 60606

Phone No. 312.786.6560

Email: bpc@franczek.com

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

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

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

EXPLANATION OF VARIANCES REQUESTED

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

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

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

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

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

The following zoning variances are requested in this submittal:

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

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

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

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

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

EXPLANATION OF VARIANCES REQUESTED

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

NEW TRIER

STATEMENT OF CONFORMANCE

Section 17.56.120 Standards for Granting of Special Use Permits.

A. General Standards for the Granting of Special Use Permits. No special use permit shall be granted unless it is found:

1. That the establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare;

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

2. That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity;

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

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

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

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

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

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

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

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

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

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

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

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

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

Section 17.060.040(c) Variation Procedures

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

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

under the conditions allowed by the regulations in that district;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NEW TRIER

PROOF OF OWNERSHIP

PROOF OF OWNERSHIP STATEMENT

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

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

Cathleen H. Albrecht
Board President

Keith Dronen
Board Vice President

Kimberly Alcantara
Board Member

Avik Das
Board Member

Jean Hahn
Board Member

Brad McLane
Board Member

Sally Tomlinson
Board Member

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

NEW TRIER

ZONING COMPLIANCE

EAST PARCEL

SECTION ONE - ROOFED OR BUILDING LOT COVERAGE CALCULATION WORKSHEETS

STEP 1: PROVIDE LOT AREA

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

1.A Rectangular Lots ONLY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

STEP 3: CALCULATE BUILDING/ROOFED COVERAGE

3.A CALCULATE BUILDING AREA COVERAGE TO OUTSIDE WALLS

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

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

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

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

EAST PARCEL

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

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

Existing Building Areas

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

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

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

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

Plus, Additional Building Areas

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

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

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

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

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

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

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

WEST PARCEL

SECTION ONE - ROOFED OR BUILDING LOT COVERAGE CALCULATION WORKSHEETS

STEP 1: PROVIDE LOT AREA

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

1.A Rectangular Lots ONLY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

STEP 3: CALCULATE BUILDING/ROOFED COVERAGE

3.A CALCULATE BUILDING AREA COVERAGE TO OUTSIDE WALLS

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

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

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

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

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

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

Existing Building Areas

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

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

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

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

Plus, Additional Building Areas

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

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

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

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

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

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

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

EAST PARCEL

SECTION TWO - IMPERMEABLE SURFACE LOT COVERAGE CALCULATION WORKSHEETS

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

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

STEP 4: DETERMINE MAXIMUM PERMITTED IMPERMEABLE LOT COVERAGE

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

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

4.A MAXIMUM PERMITTED IMPERMEABLE LOT COVERAGE

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

STEP 5: CALCULATE IMPERMEABLE LOT COVERAGE

5.A EXISTING IMPERMEABLE LOT COVERAGE

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

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

5.B PROPOSED (NEW) CONTINUOUS IMPERMEABLE COVERAGE

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

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

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

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

Building Area (Existing and Proposed) [from 3.F] 2,025 Sq. Ft.

Existing Impermeable Area [from 5.A] + 101,887 Sq. Ft.

Proposed (New) Impermeable Area [from 5.B] + 16,790 Sq. Ft.

TOTAL = 120,702 **Sq. Ft. [5.C] (May not exceed 4.A])**

SECTION TWO - IMPERMEABLE SURFACE LOT COVERAGE CALCULATION WORKSHEETS

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

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

STEP 4: DETERMINE MAXIMUM PERMITTED IMPERMEABLE LOT COVERAGE

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

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

4.A MAXIMUM PERMITTED IMPERMEABLE LOT COVERAGE

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

STEP 5: CALCULATE IMPERMEABLE LOT COVERAGE

5.A EXISTING IMPERMEABLE LOT COVERAGE

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

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

5.B PROPOSED (NEW) CONTINUOUS IMPERMEABLE COVERAGE

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

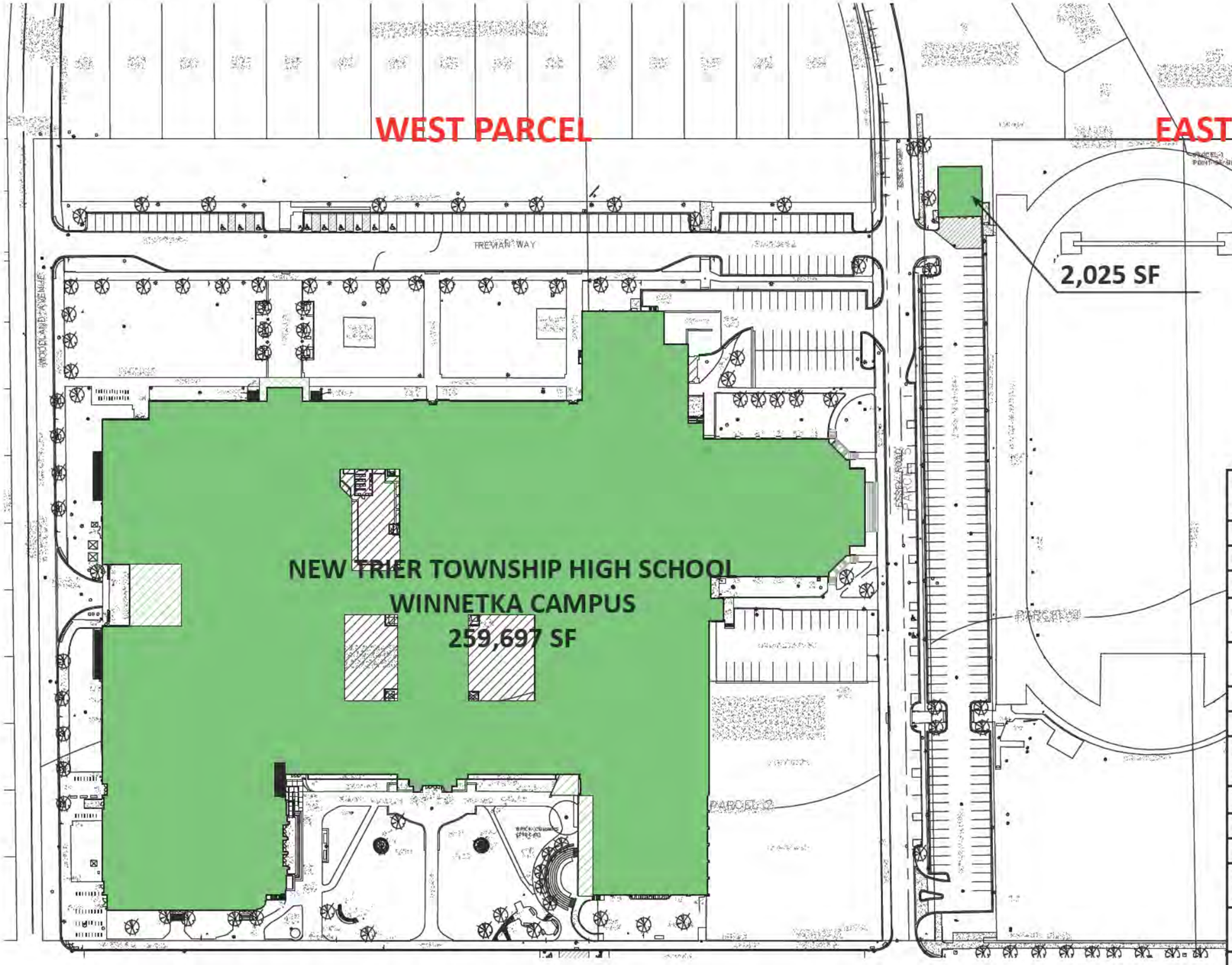
Totals summarized to left must be detailed on an attached sheet as in the example on page 3.

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

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

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

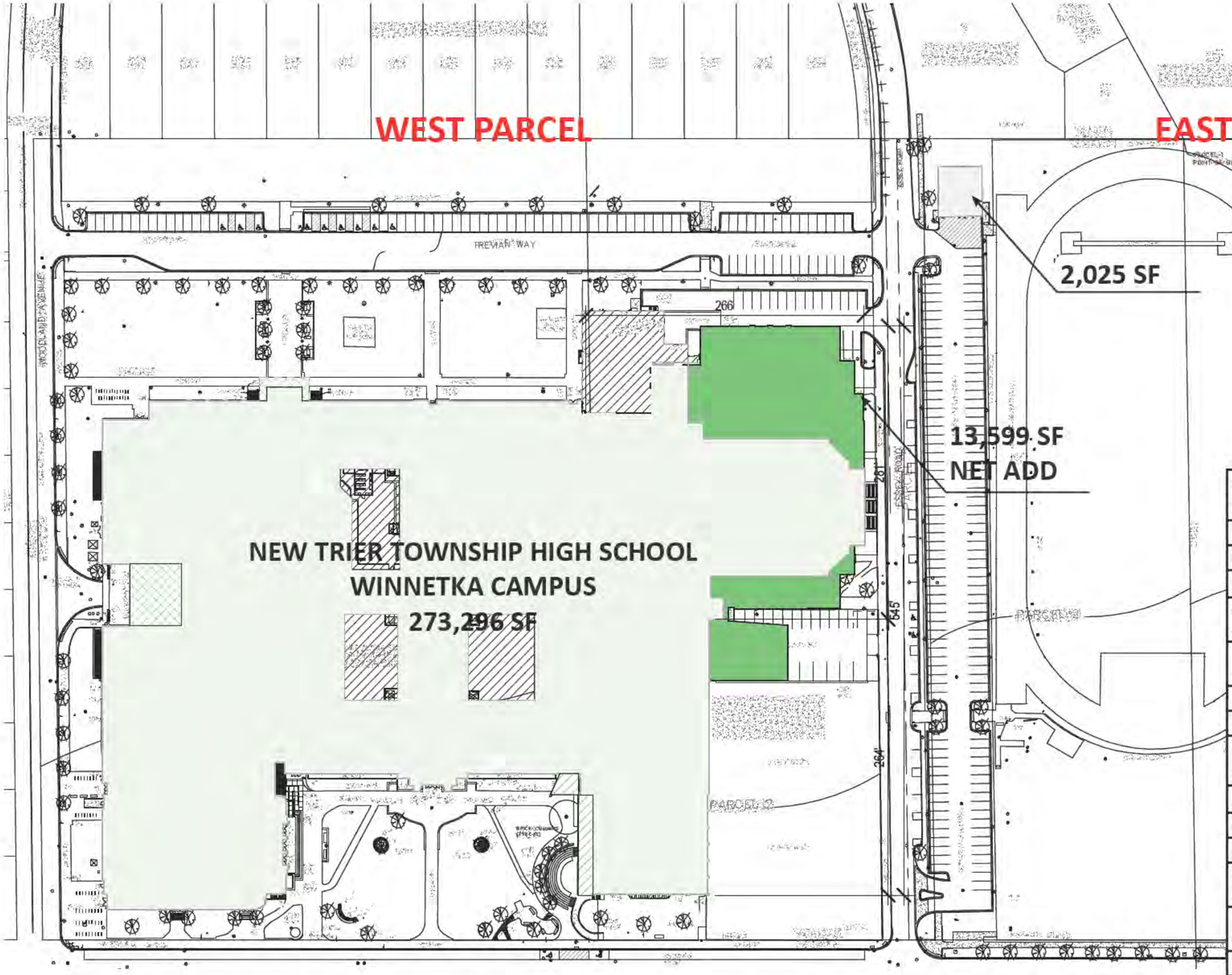
EXISTING BUILDING LOT COVERAGE KEY PLAN



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

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

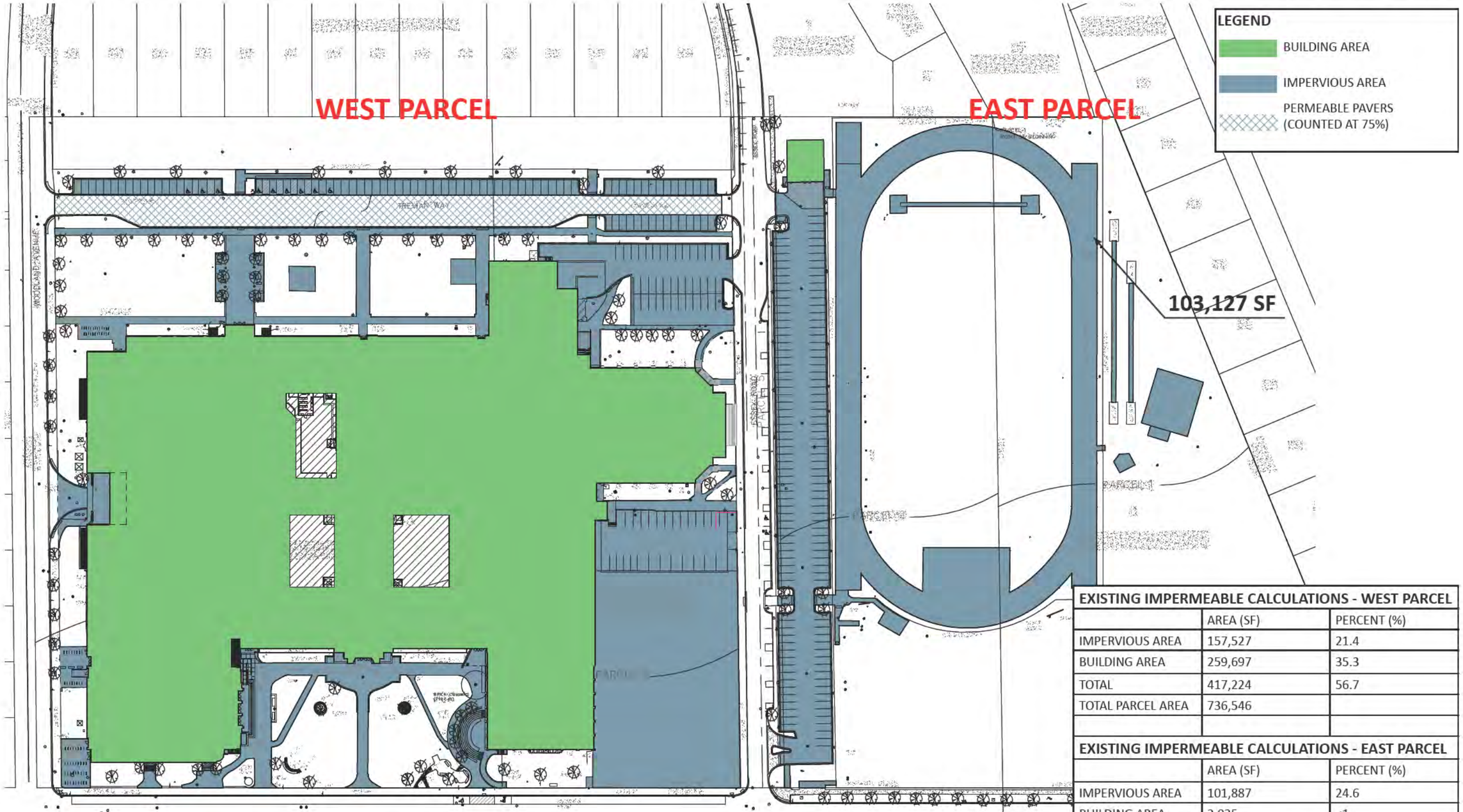
PROPOSED BUILDING LOT COVERAGE KEY PLAN



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

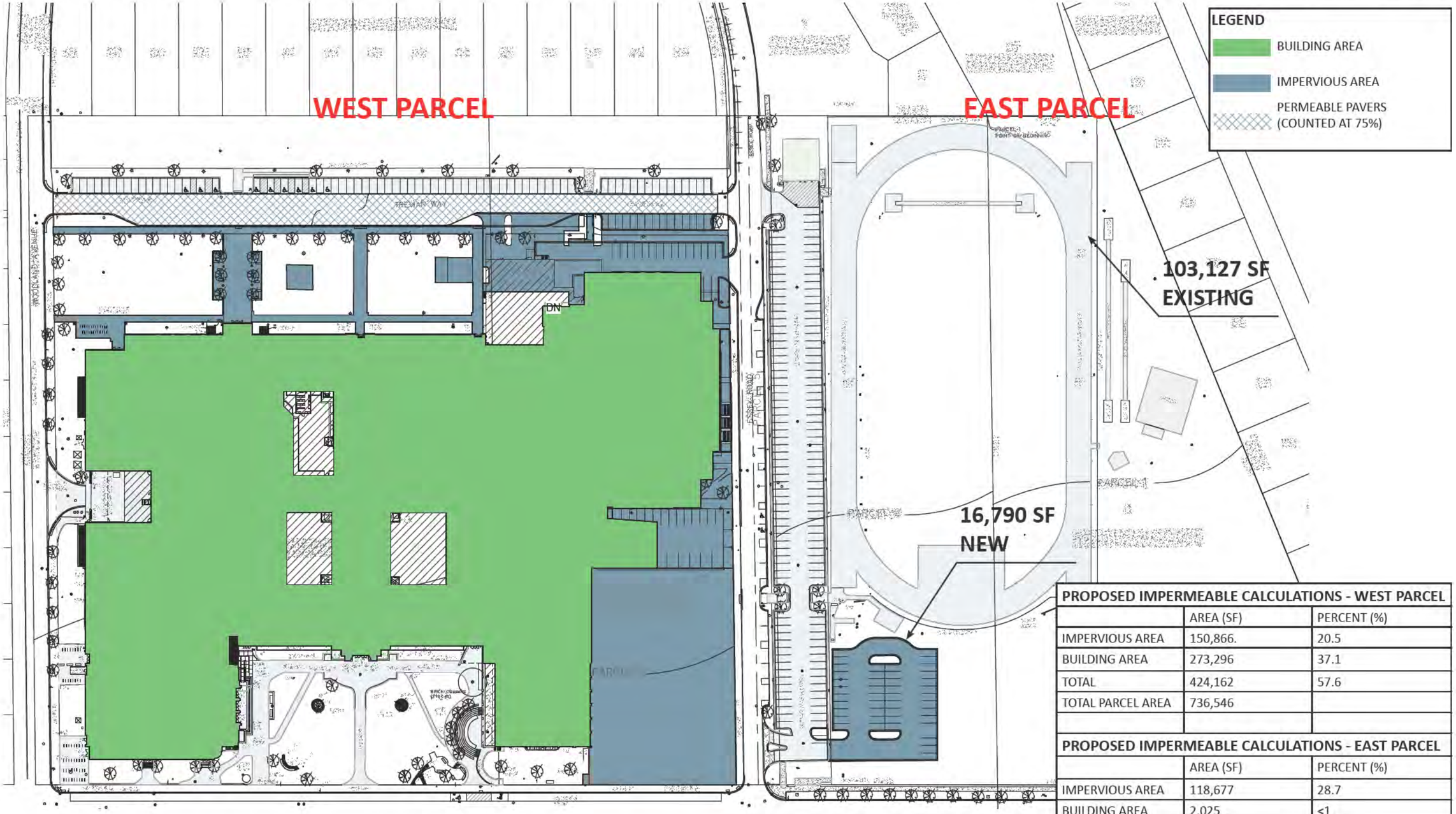
PROPOSED BUILDING LOT COVERAGE CALCULATIONS - EAST PARCEL		
	AREA (SF)	PERCENT (%)
BUILDING AREA	2,025	
EXCESSIVE EAVES		
OTHER ROOFED AREAS		
TOTAL LOT COVERAGE	2,025	<1%
TOTAL PARCEL AREA	413,629	

EXISTING IMPERMEABLE SURFACE KEY PLAN



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

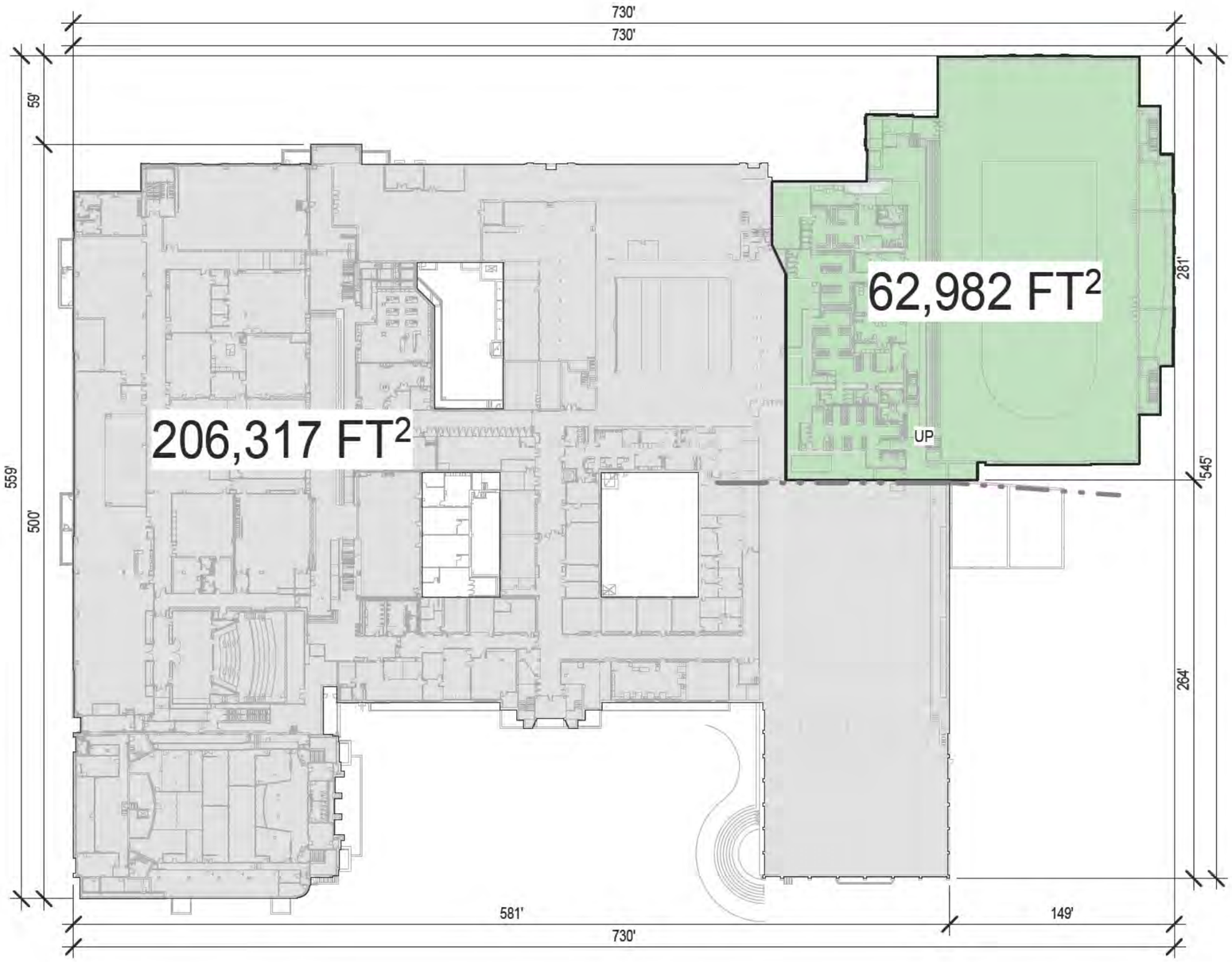
PROPOSED IMPERMEABLE SURFACE KEY PLAN



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

ZONING COMPLIANCE

GROSS FLOOR AREA KEY PLAN - LEVEL 0



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

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

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

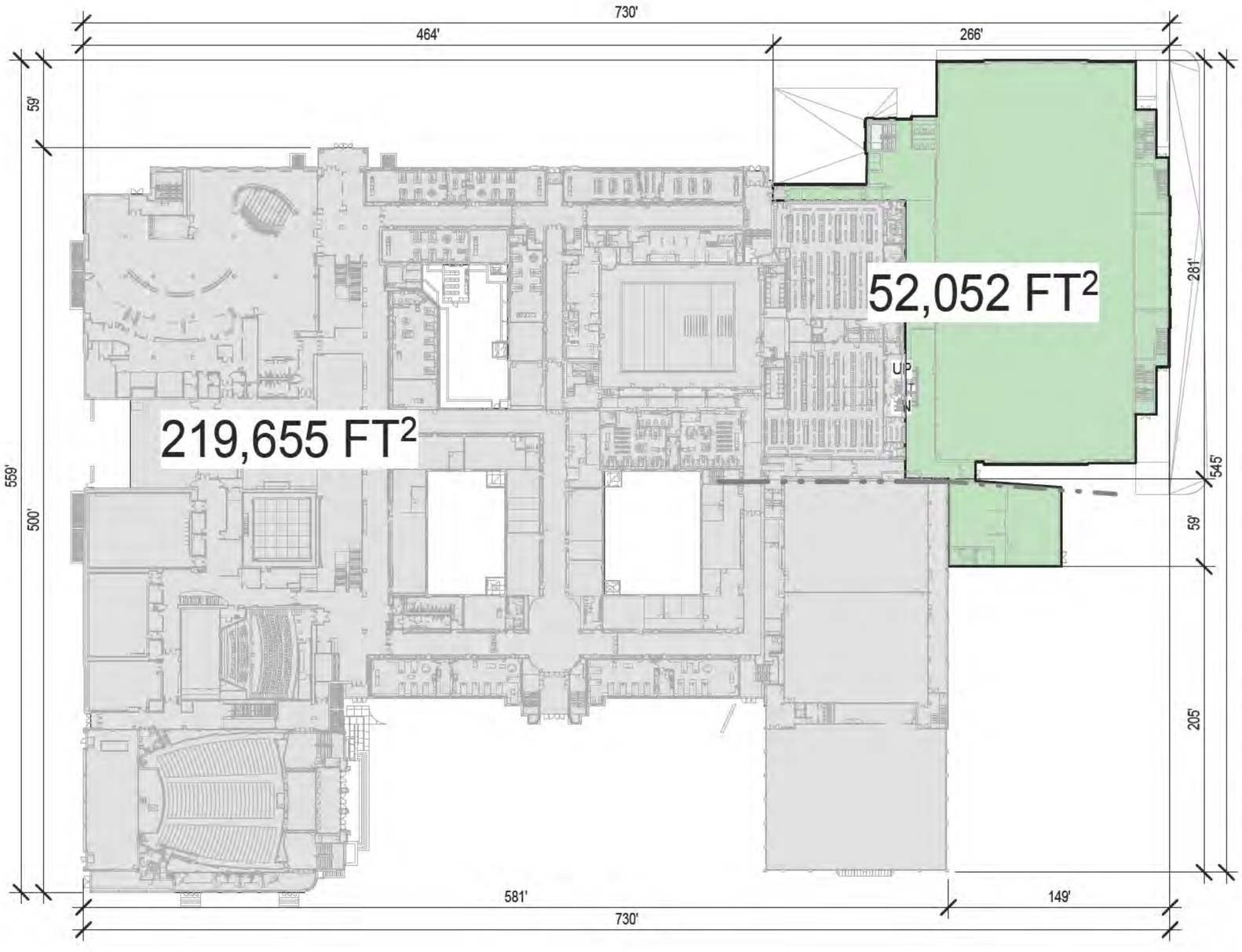
*Lower level is not included in the total as it does not exceed 4'-0" above grade

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

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

ZONING COMPLIANCE

GROSS FLOOR AREA KEY PLAN - LEVEL 1



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

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

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

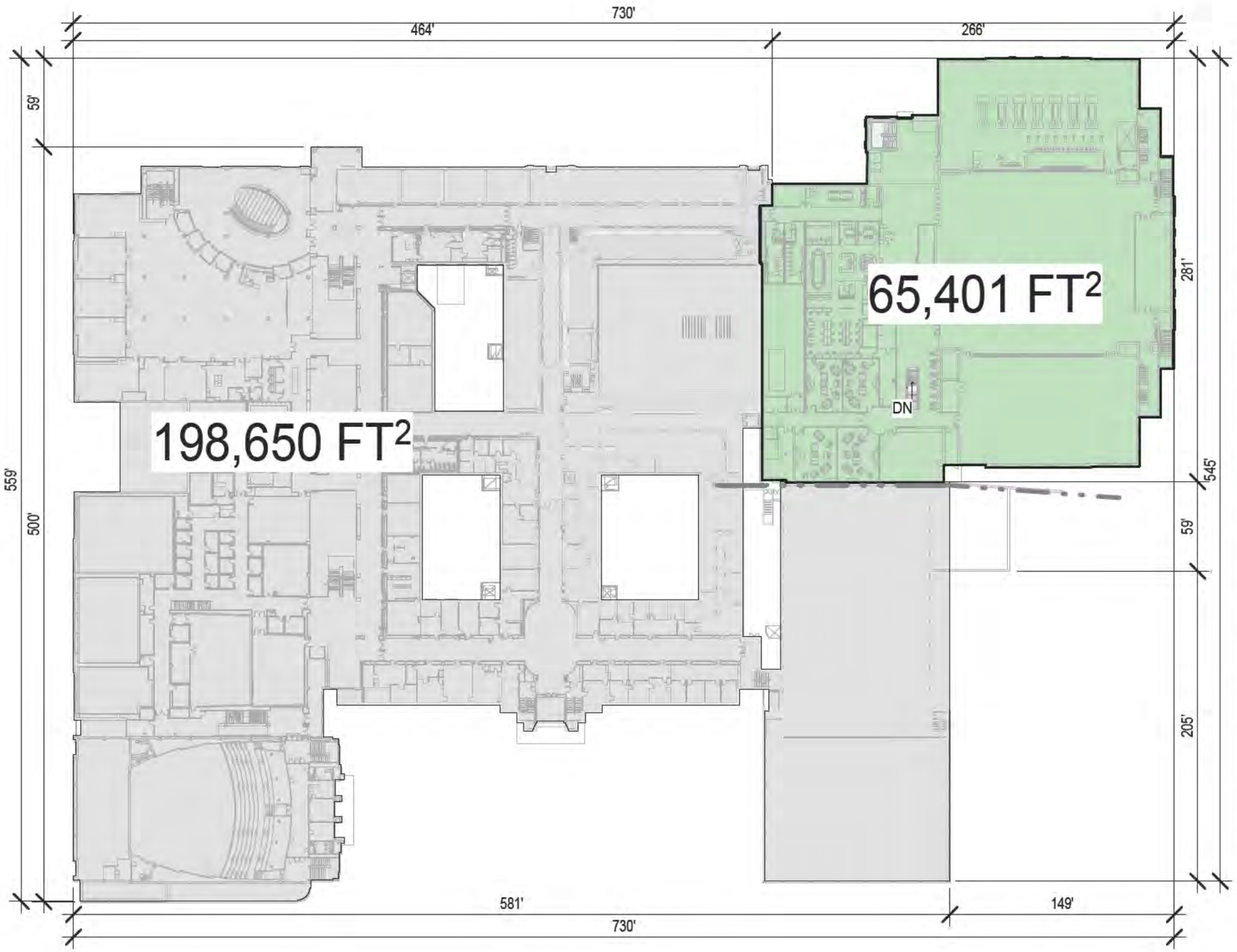
*Lower level is not included in the total as it does not exceed 4'-0" above grade

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

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

ZONING COMPLIANCE

GROSS FLOOR AREA KEY PLAN - LEVEL 2



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

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

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

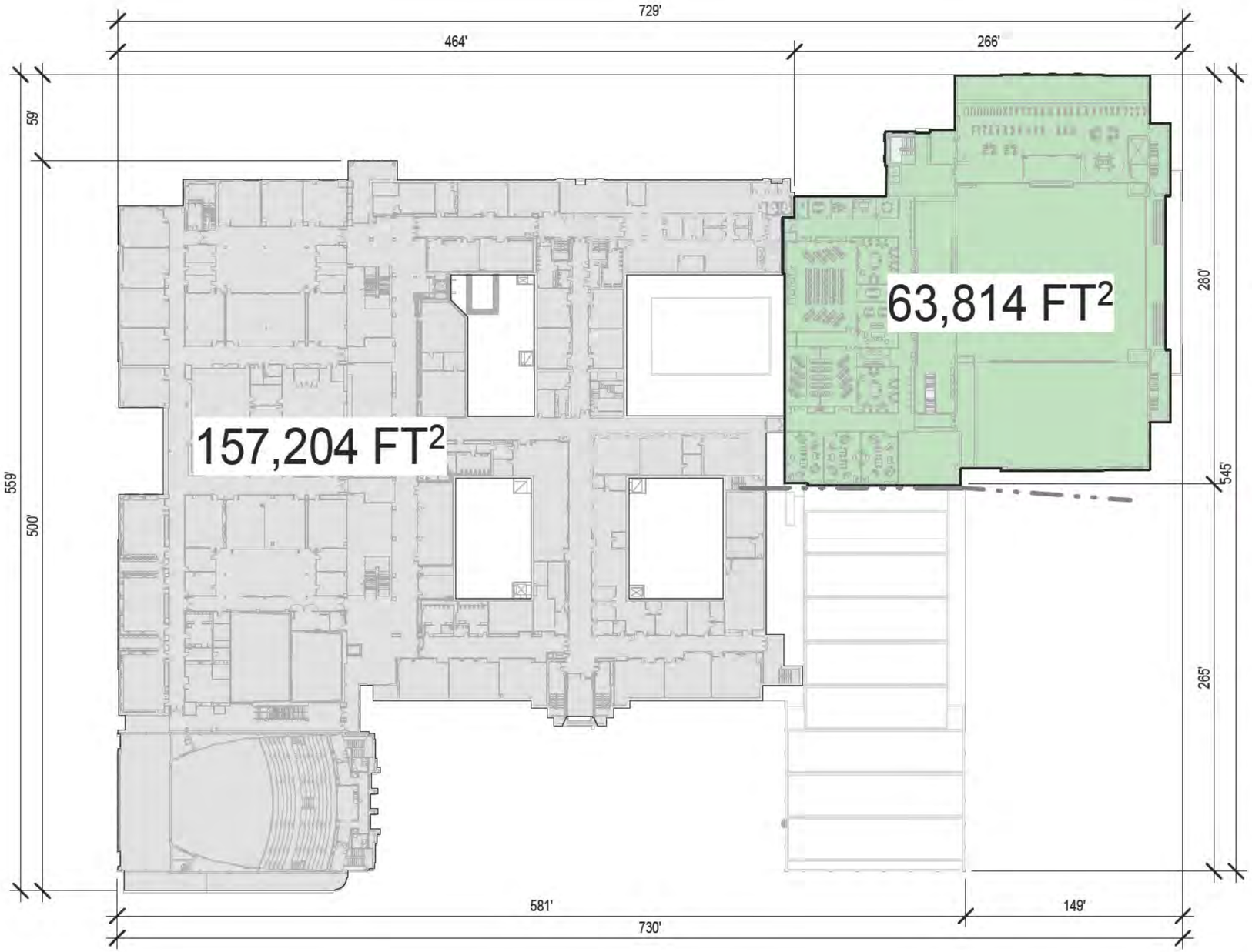
*Lower level is not included in the total as it does not exceed 4'-0" above grade

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

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

ZONING COMPLIANCE

GROSS FLOOR AREA KEY PLAN - LEVEL 3



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

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

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

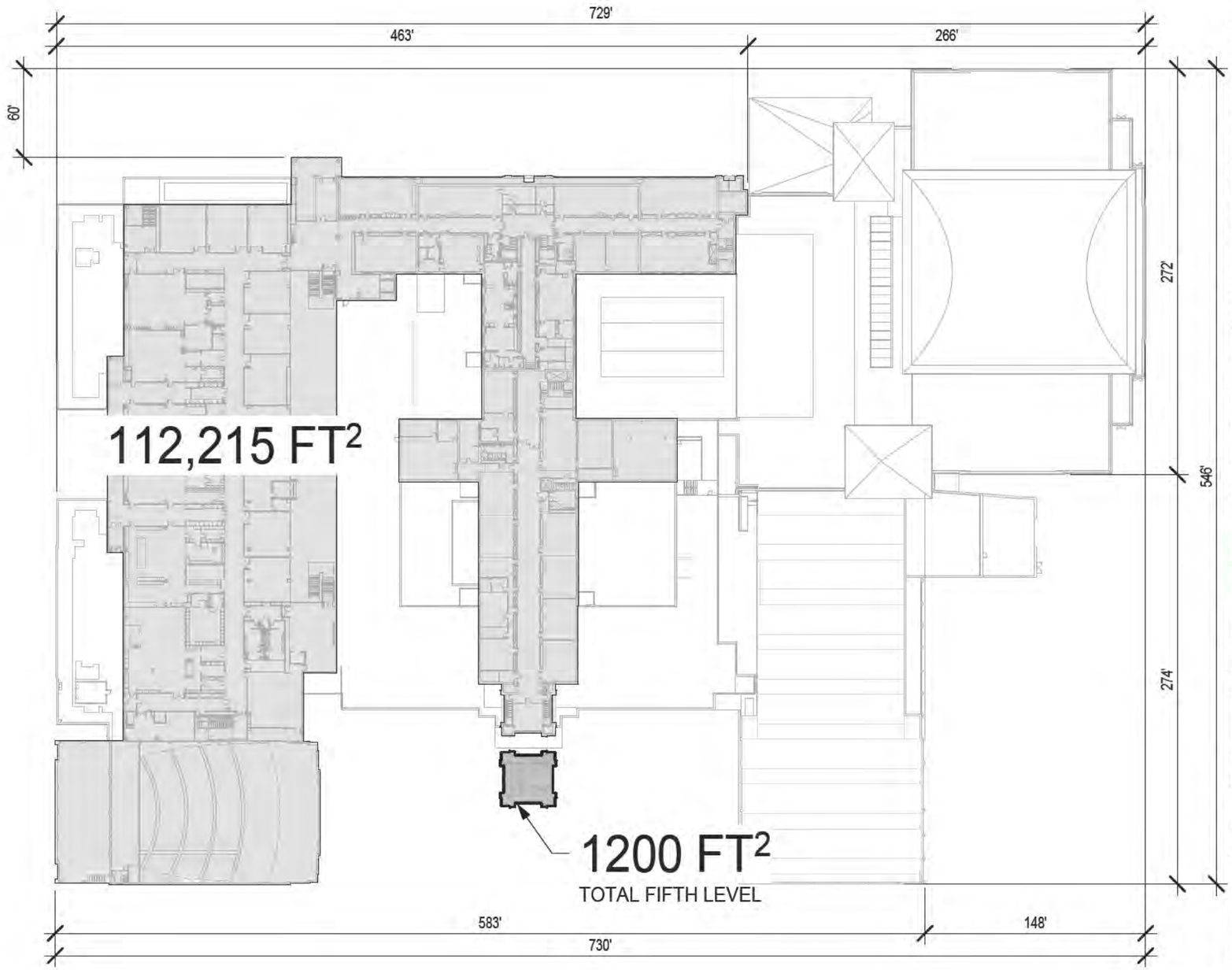
*Lower level is not included in the total as it does not exceed 4'-0" above grade

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

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

ZONING COMPLIANCE

GROSS FLOOR AREA KEY PLAN - LEVEL 4/5



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

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

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

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

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

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

NEW TRIER

PARKING & TRAFFIC STUDY

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

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

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

FROM: Michael A. Werthmann, PE, PTOE
Principal

DATE: April 1, 2021

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

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

West Side Campus Improvements

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

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

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

East Side Campus Improvements

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

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

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

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

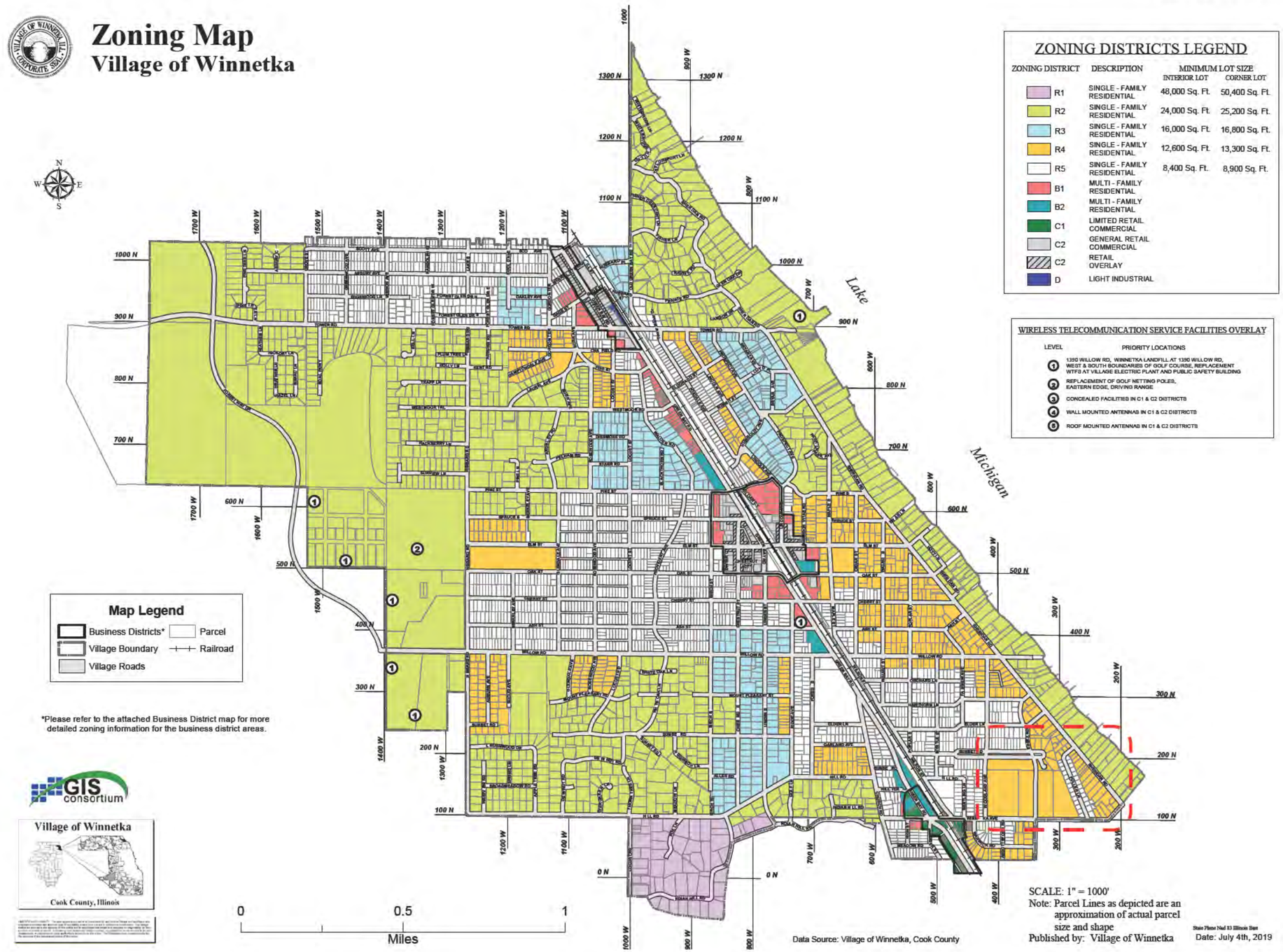
- No modifications are proposed to the enhanced access, circulation, and parking systems serving the campus, which were improved as part of the west side campus improvements.

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

NEW TRIER

EXISTING AND PROPOSED PLANS

Zoning Map
Village of Winnetka

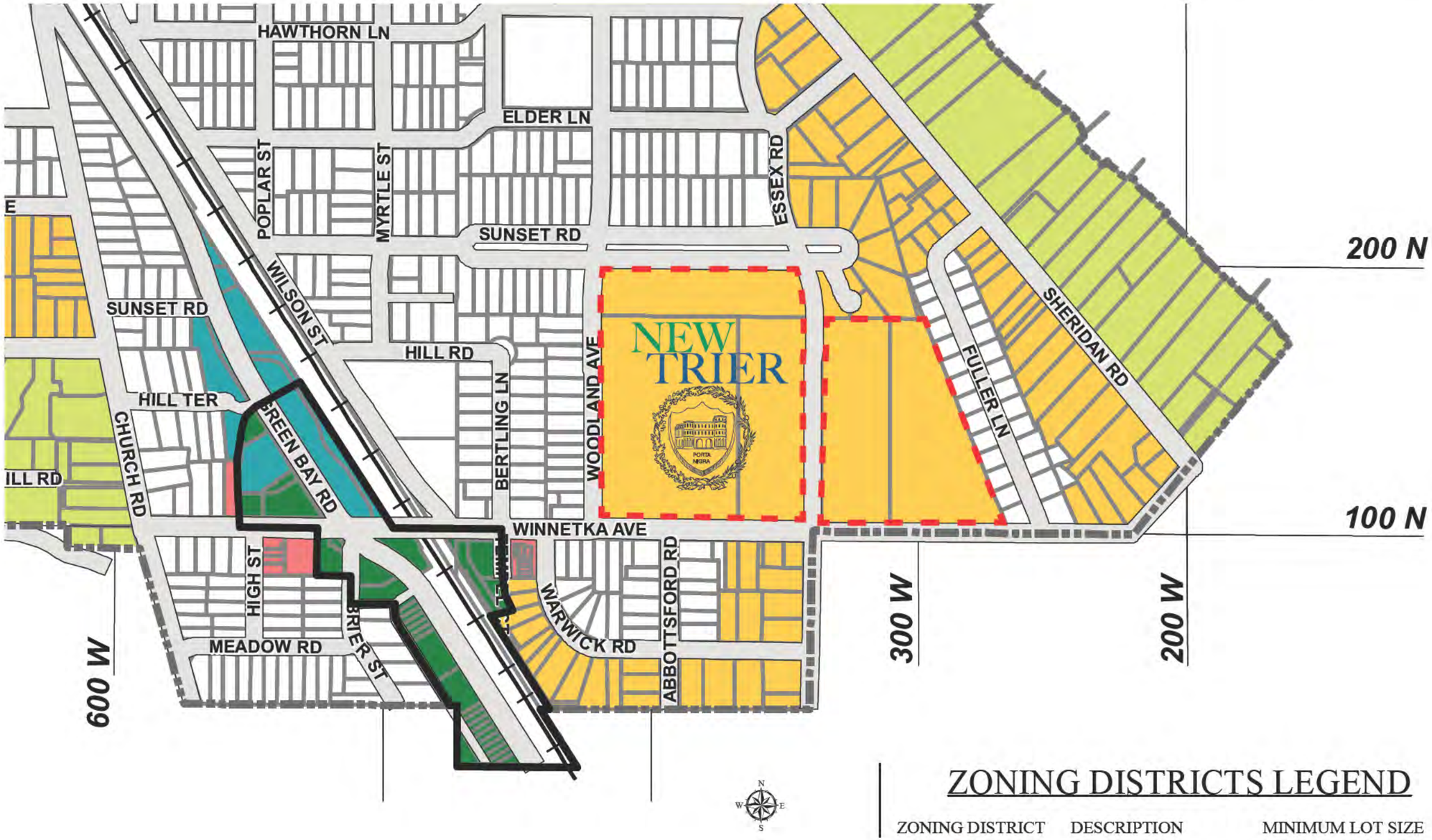


ZONING DISTRICTS LEGEND

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

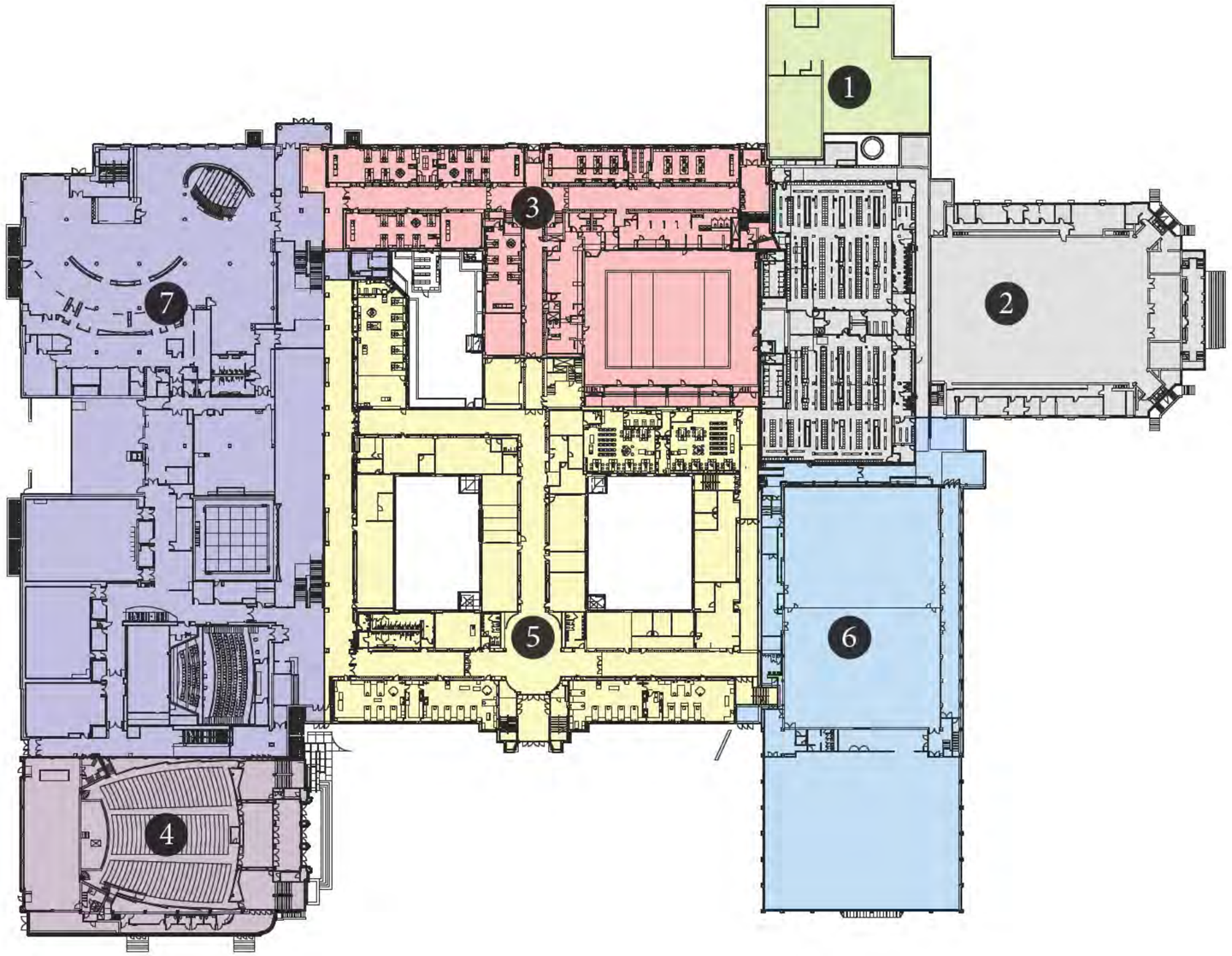
WIRELESS TELECOMMUNICATION SERVICE FACILITIES OVERLAY

LEVEL	PRIORITY LOCATIONS
1	1395 WILLOW RD., WINNETKA LANDFILL AT 1395 WILLOW RD, WEST & SOUTH BOUNDARIES OF GOLF COURSE, REPLACEMENT WTF8 AT VILLAGE ELECTRIC PLANT AND PUBLIC SAFETY BUILDING
2	REPLACEMENT OF GOLF NETTING POLES, EASTERN EDGE, DRIVING RANGE
3	CONCEALED FACILITIES IN C1 & C2 DISTRICTS
4	WALL MOUNTED ANTENNAS IN C1 & C2 DISTRICTS
5	ROOF MOUNTED ANTENNAS IN C1 & C2 DISTRICTS



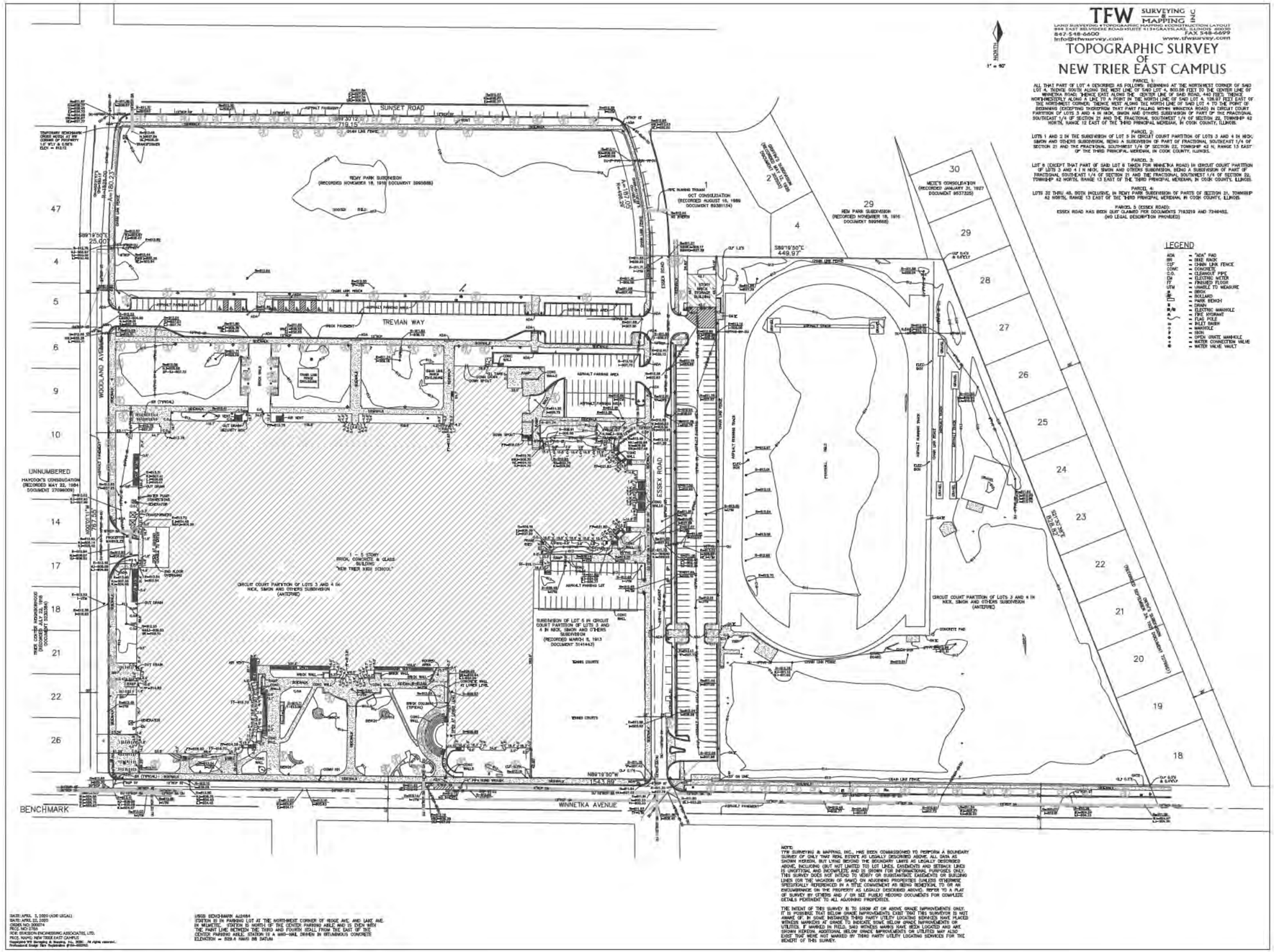
ZONING DISTRICTS LEGEND

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

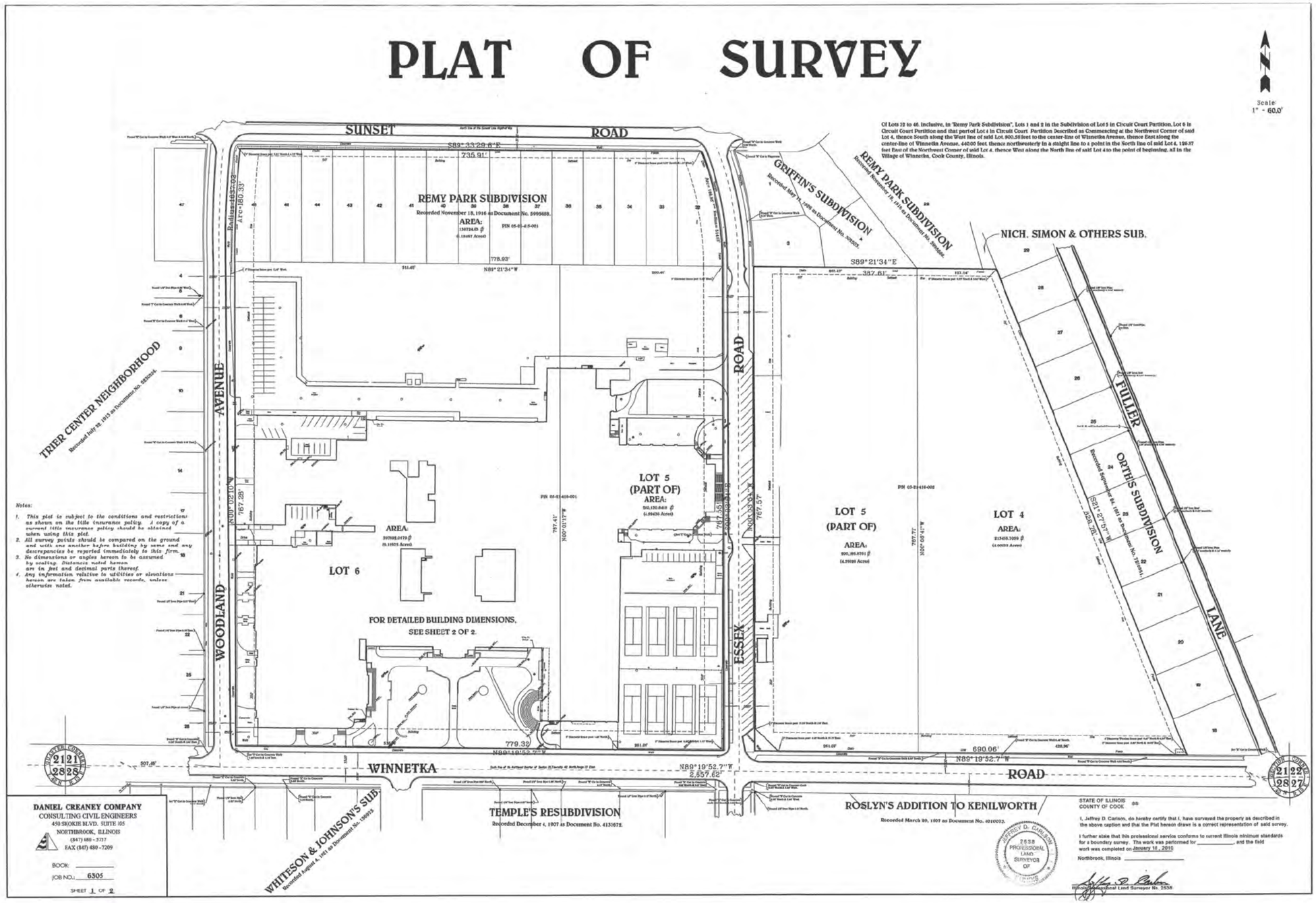


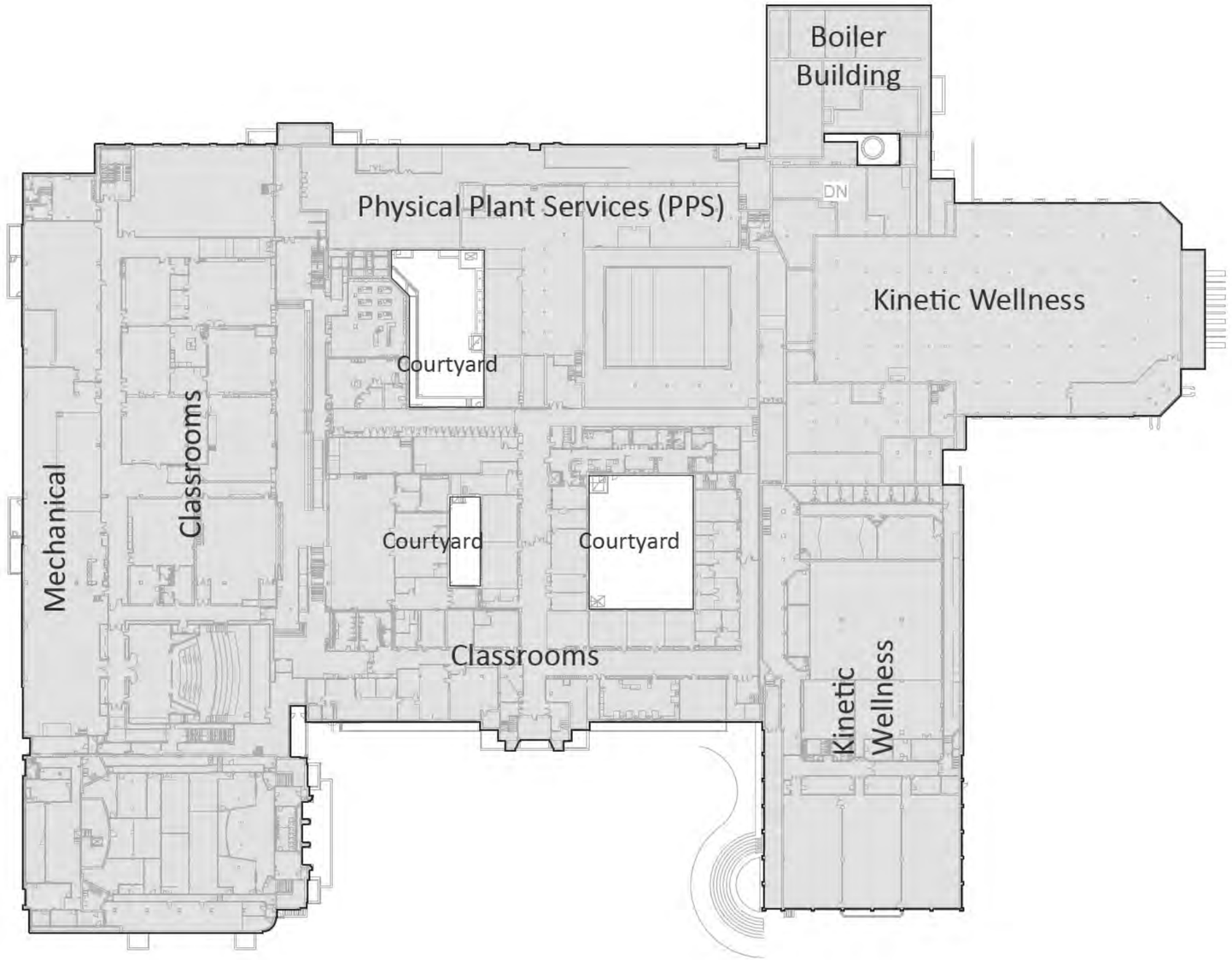
SEQUENCE OF CONSTRUCTION

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

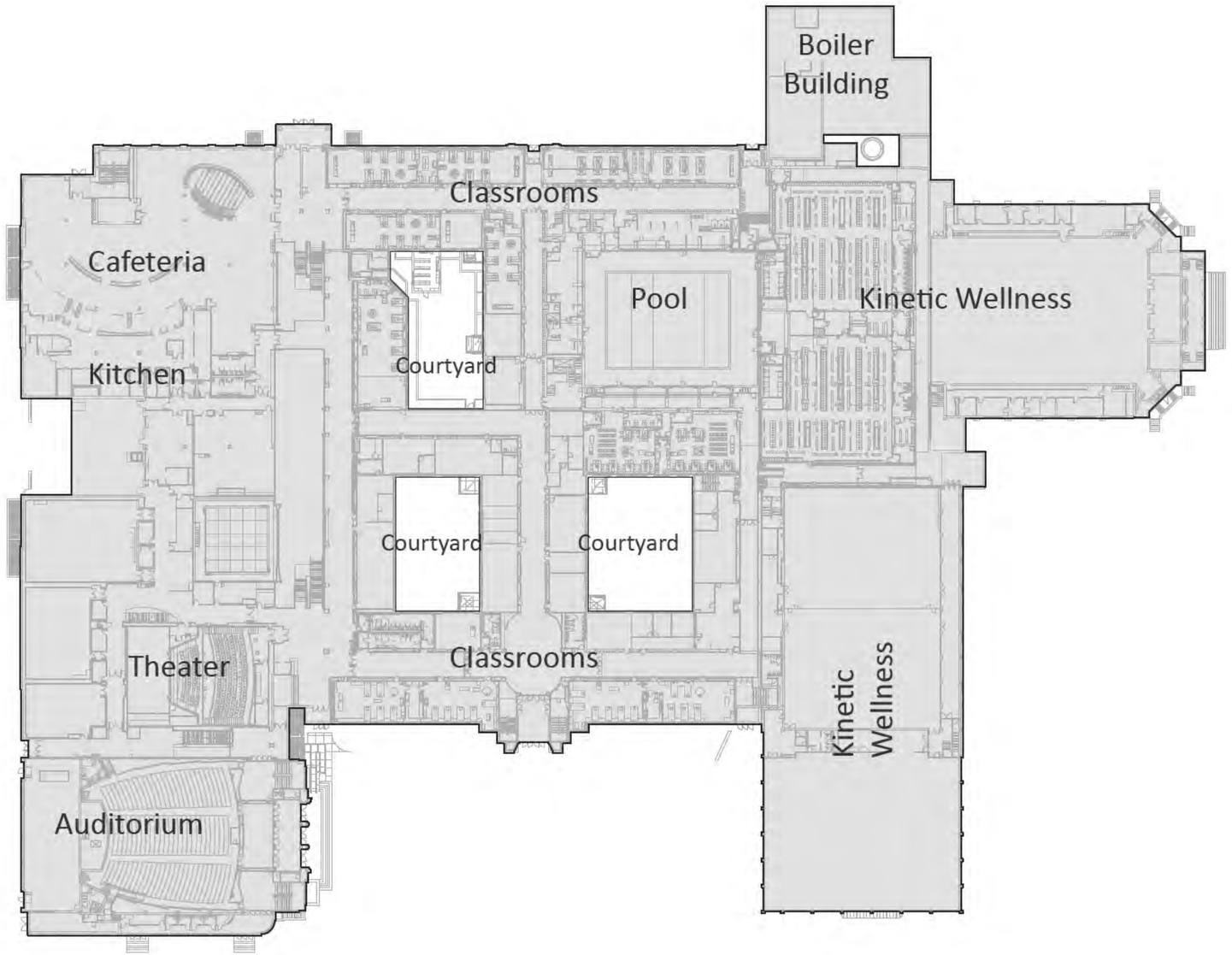

TFW SURVEYING & MAPPING, INC
LAND SURVEYING ·TOPOGRAPHIC MAPPING ·CONSTRUCTION LAYOUT
999 EAST BELVIDERE ROAD•SUITE 413•GRAYSLAKE, ILLINOIS 60030
847-548-6600 FAX 548-6699
Info@tfwsurvey.com www.tfwsurvey.com
TOPOGRAPHIC SURVEY OF NEW TRIER EAST CAMPUS
PARCEL 1:
ALL THAT PART OF LOT 4 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4, THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 4, 800.58 FEET TO THE CENTER LINE OF WINNETKA ROAD; THENCE EAST ALONG THE CENTER LINE OF SAID ROAD, 440 FEET; THENCE NORTHWESTERLY ALONG A LINE TO A POINT IN THE NORTH LINE OF SAID LOT 4, 126.97 FEET EAST OF THE NORTH-WEST CORNER; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 4 TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THAT PART FALLING WITHIN WINNETKA ROAD) IN CIRCUIT COURT PARTITION OF LOTS 3 AND 4 IN NICK, SIMON AND OTHERS SUBDIVISION OF PART OF THE FRACTIONAL SOUTHEAST 1/4 OF SECTION 21 AND THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PARCEL 2:
LOTS 1 AND 2 IN THE SUBDIVISION OF LOT 5 IN CIRCUIT COURT PARTITION OF LOTS 3 AND 4 IN NICK, SIMON AND OTHERS SUBDIVISION, BEING A SUBDIVISION OF PART OF FRACTIONAL SOUTHEAST 1/4 OF SECTION 21 AND THAT FRACTIONAL SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 42 N, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PARCEL 3:
LOT 8 (EXCEPT THAT PART OF SAID LOT 8 TAKEN FOR WINNETKA ROAD) IN CIRCUIT COURT PARTITION OF LOTS 3 AND 4 IN NICK, SIMON AND OTHERS SUBDIVISION, BEING A SUBDIVISION OF PART OF FRACTIONAL SOUTHEAST 1/4 OF SECTION 21 AND THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PARCEL 4:
LOTS 32 THRU 48, BOTH INCLUSIVE, IN IRONY PARK SUBDIVISION OF PARTS OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PARCEL 5 (ESSEX ROAD):
ESSEX ROAD HAS BEEN QUIT CLAIMED PER DOCUMENTS 7183219 AND 7346455.
(NO LEGAL DESCRIPTION PROVIDED)
LEGEND
SUNSET ROAD
TREVIAN WAY
WOODLAND AVENUE
ESSEX ROAD
WINNETKA AVENUE
IRONY PARK SUBDIVISION (RECORDED NOVEMBER 18, 1916 DOCUMENT 5995665)
OCT CONSOLIDATION (RECORDED AUGUST 18, 1999 DOCUMENT 99381134)
NEW PARK SUBDIVISION (RECORDED NOVEMBER 18, 1916 DOCUMENT 5995665)
METE'S CONSOLIDATION (RECORDED JANUARY 31, 1927 DOCUMENT 9537325)
CIRCUIT COURT PARTITION OF LOTS 3 AND 4 IN NICK, SIMON AND OTHERS SUBDIVISION (ANTEFIRE)
SUBDIVISION OF LOT 5 IN CIRCUIT COURT PARTITION OF LOTS 3 AND 4 IN NICK, SIMON AND OTHERS SUBDIVISION (RECORDED MARCH 5, 1913 DOCUMENT 5141443)
1 STORY BRICK, CONCRETE & GLASS BUILDING "NEW TRIER HIGH SCHOOL"
TENNIS COURTS
BENCHMARK
UNNUMBERED
HAYCOCK'S CONSOLIDATION (RECORDED MAY 22, 1984 DOCUMENT 27096009)
NOTE:
TFW SURVEYING & MAPPING, INC., HAS BEEN COMMISSIONED TO PERFORM A BOUNDARY SURVEY OF ONLY THAT REAL ESTATE AS LEGALLY DESCRIBED ABOVE. ALL DATA AS SHOWN HEREON, BUT LYING BEYOND THE BOUNDARY LIMITS AS LEGALLY DESCRIBED ABOVE, INCLUDING (BUT NOT LIMITED TO) LOT LINES, EASEMENTS AND SETBACK LINES IS UNOFFICIAL AND INCOMPLETE AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. THIS SURVEY DOES NOT INTEND TO VERIFY OR SUBSTANTIATE EASEMENTS OR BUILDING LINES FOR THE PURPOSE OF PLATTING OR ADJOINING PROPERTIES UNLESS OTHERWISE SPECIFICALLY NOTED ON THE PLAT. THE LOCATION OF ANY EASEMENT AS SHOWN HEREON IS APPROXIMATE ONLY. THE DIMENSIONS OF THE PROPERTY AS LEGALLY DESCRIBED ABOVE, REFER TO A PLAT OF SURVEY OF RECORD AND / OR SEE PUBLIC RECORD DOCUMENTS FOR COMPLETE DETAILS PERTINENT TO ALL ADJOINING PROPERTIES.
THE INTENT OF THIS SURVEY IS TO SHOW AT OR ABOVE GRADE IMPROVEMENTS ONLY. IT IS POSSIBLE THAT BELOW GRADE IMPROVEMENTS EXIST THAT THIS SURVEYOR IS NOT AWARE OF. IN SOME INSTANCES THIRD PARTY UTILITY LOCATING SERVICES MAKE PLACED WITNESS MARKERS AT GRADE TO INDICATE SOME BELOW GRADE IMPROVEMENTS OR UTILITIES. IF MARKED IN FIELD, SAID WITNESS MARKS HAVE BEEN LOCATED AND ARE SHOWN HEREON. ADDITIONAL BELOW GRADE IMPROVEMENTS OR UTILITIES MAY ALSO EXIST THAT WERE NOT MARKED BY THIRD PARTY UTILITY LOCATING SERVICES FOR THE BENEFIT OF THIS SURVEY.

PLAT OF SURVEY

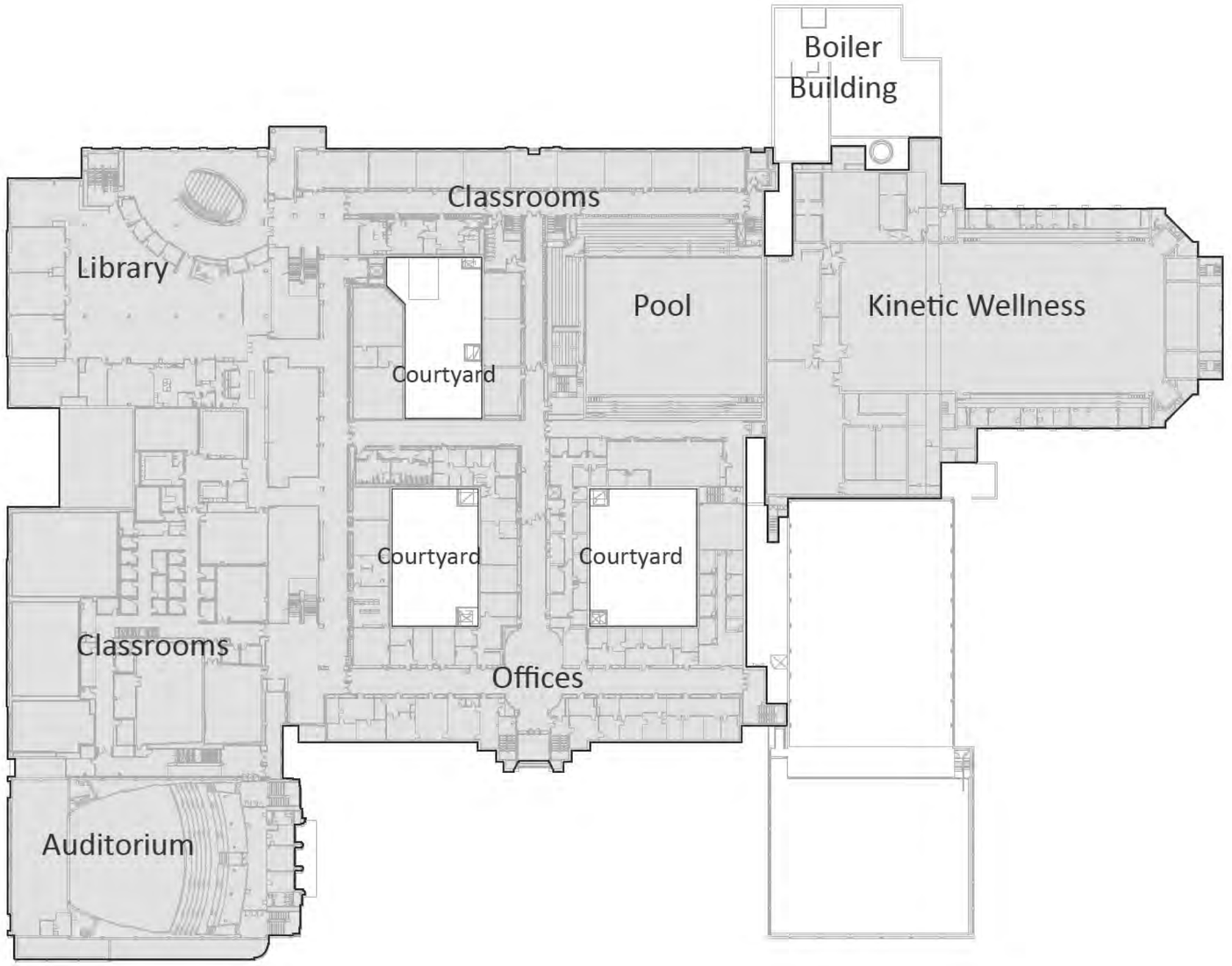



Boiler Building
DN
Physical Plant Services (PPS)
Kinetic Wellness
Courtyard
Classrooms
Mechanical
Classrooms
Courtyard
Courtyard
Classrooms
Kinetic Wellness

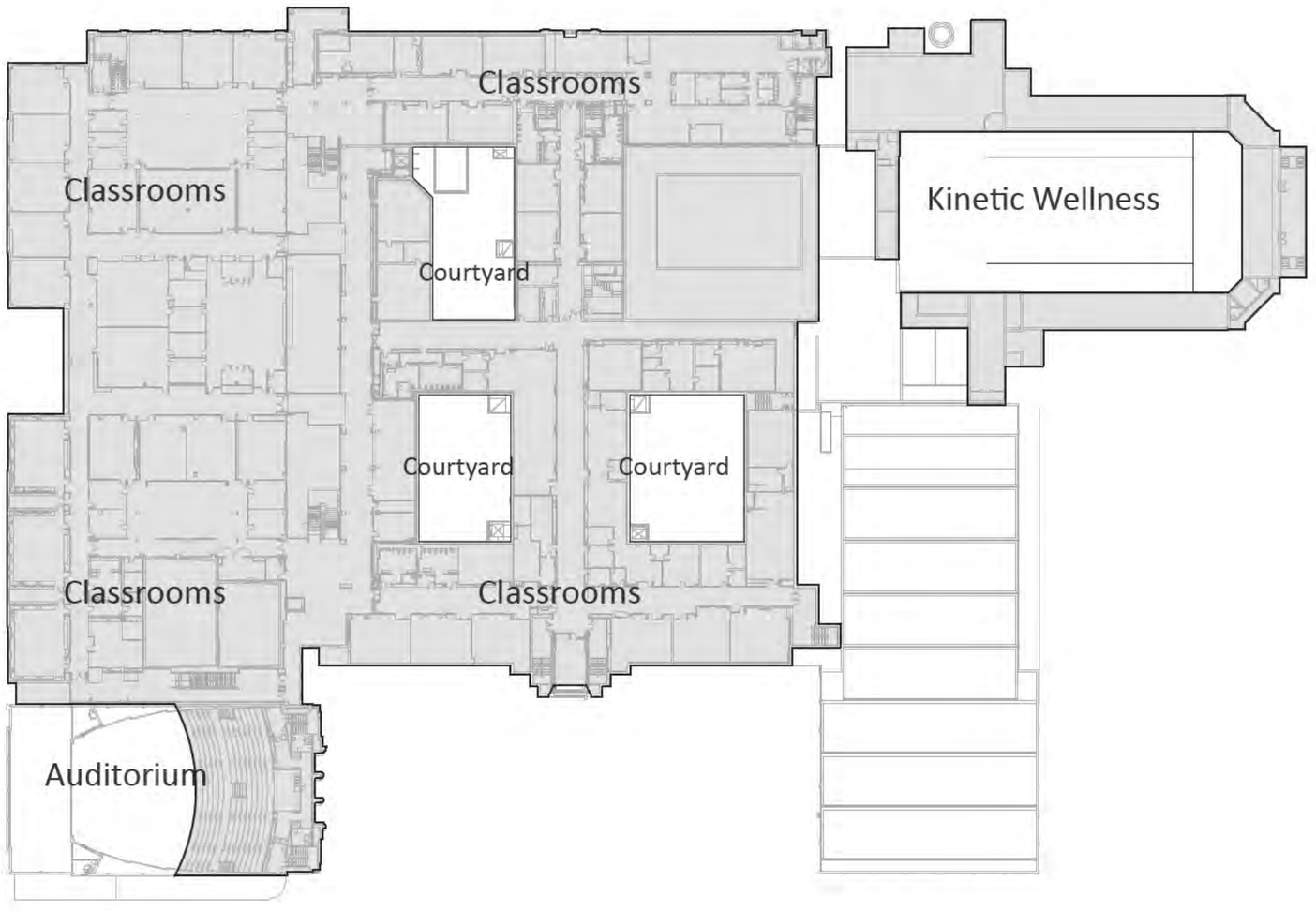
EXISTING PLAN - LEVEL 1



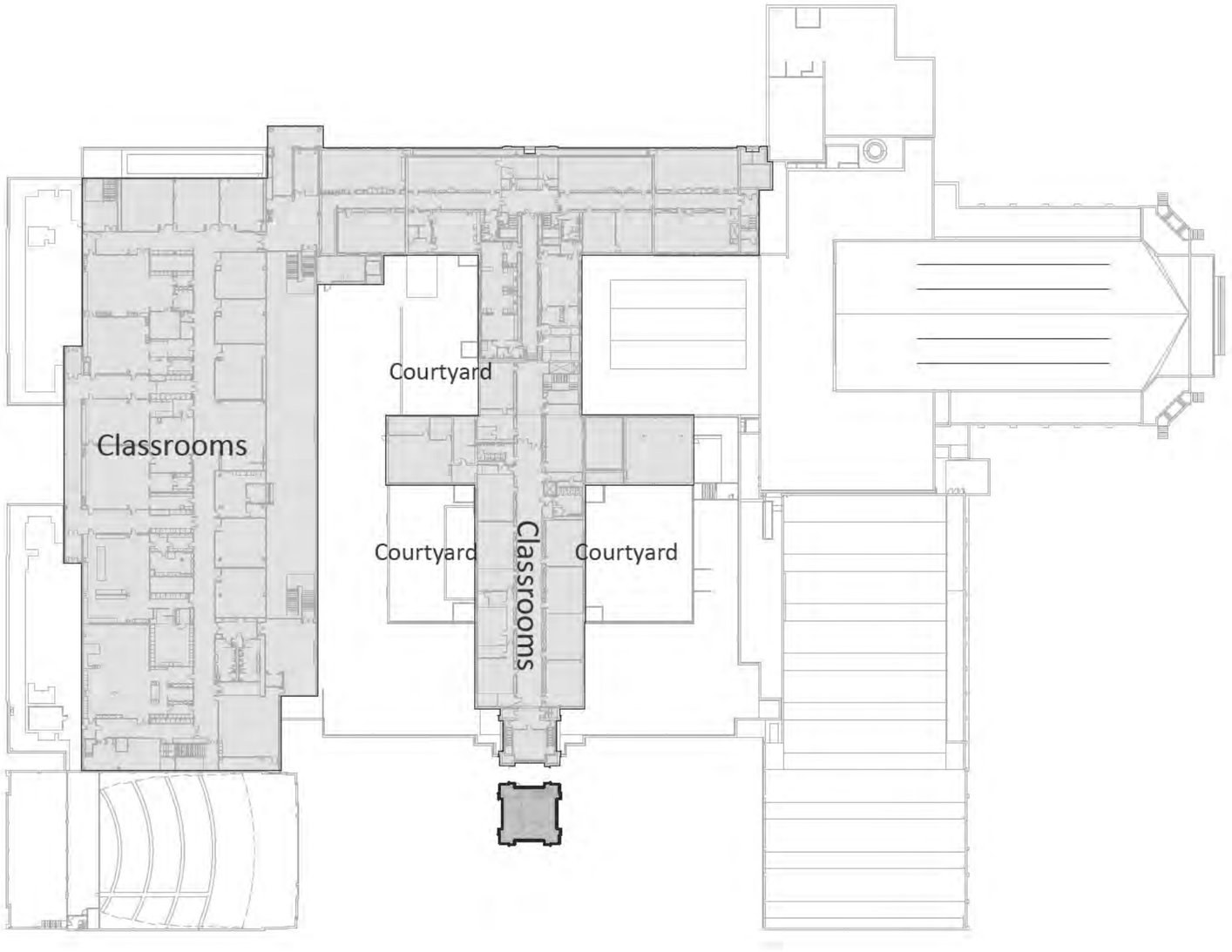
EXISTING PLAN - LEVEL 2



EXISTING PLAN - LEVEL 3



EXISTING PLAN - LEVEL 4/5



EXISTING AERIAL PHOTOGRAPH - LOOKING SOUTHWEST

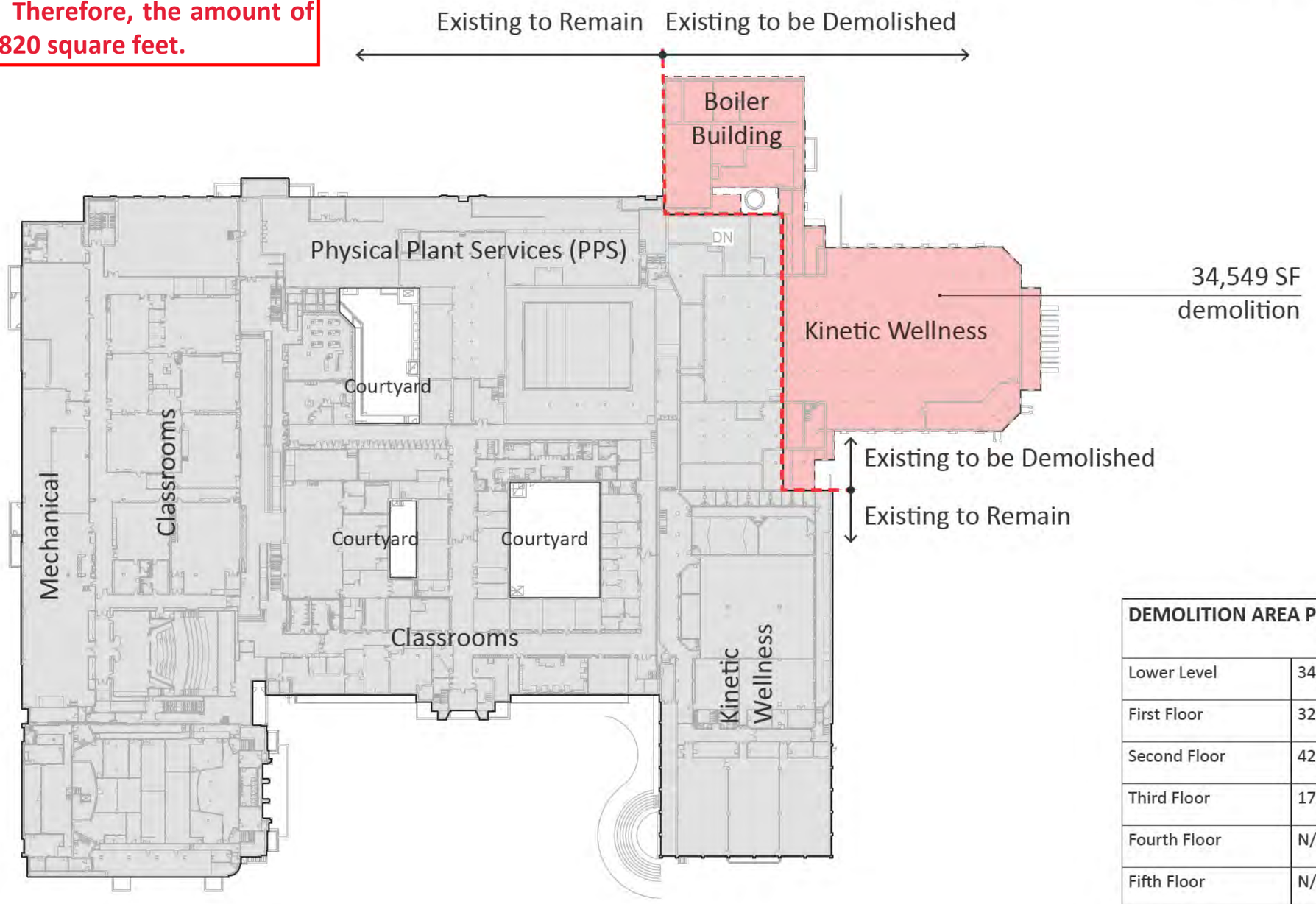
EXISTING AERIAL PHOTOGRAPH - LOOKING SOUTH

EXISTING AERIAL PHOTOGRAPH - LOOKING NORTH

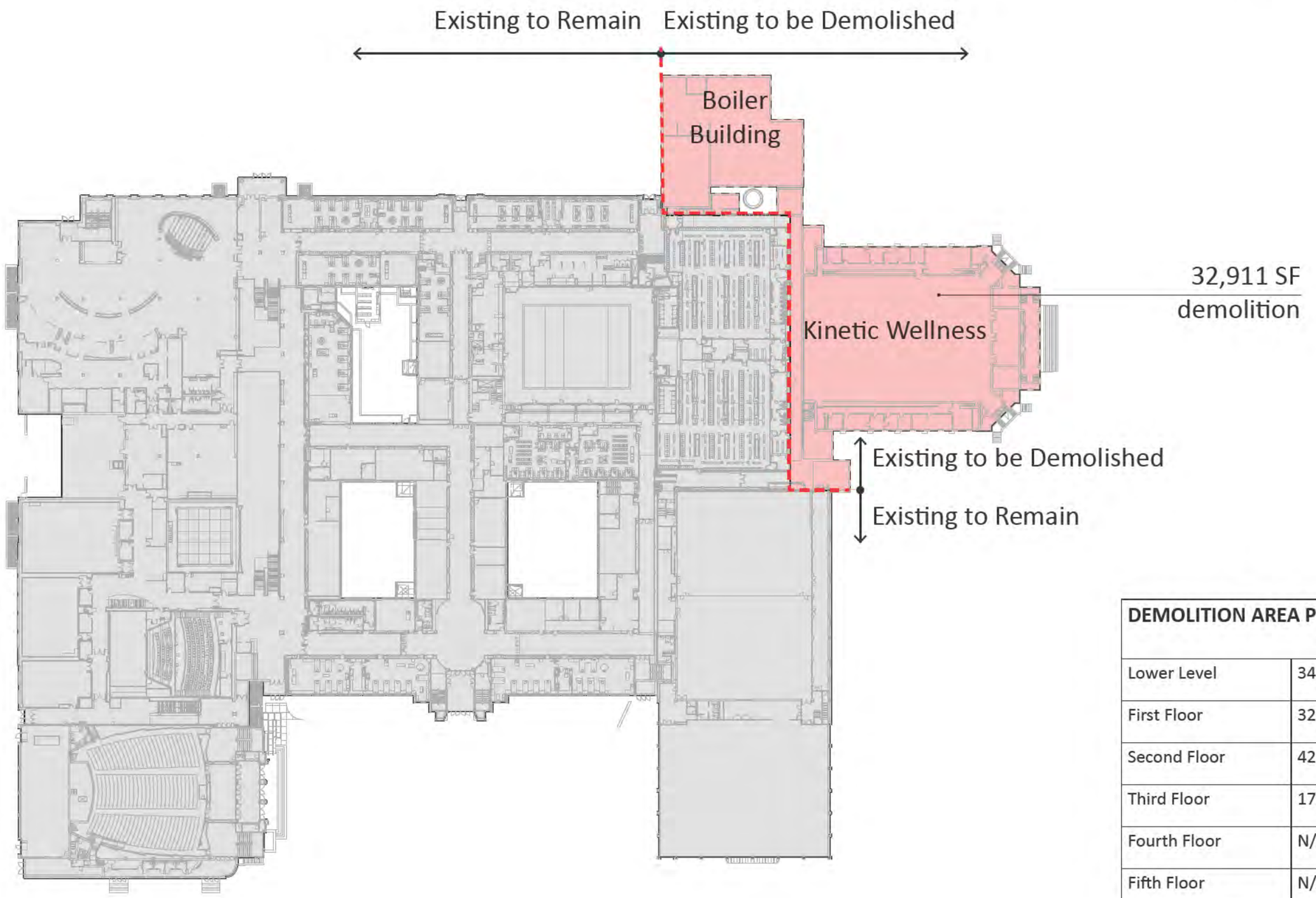
Note: For purposes of calculating GFA and comparison purposes for what is being added and removed, the square footage of the lower level is not included in the GFA. Therefore, the amount of GFA being removed is 92,820 square feet.

EXISTING AND PROPOSED PLANS

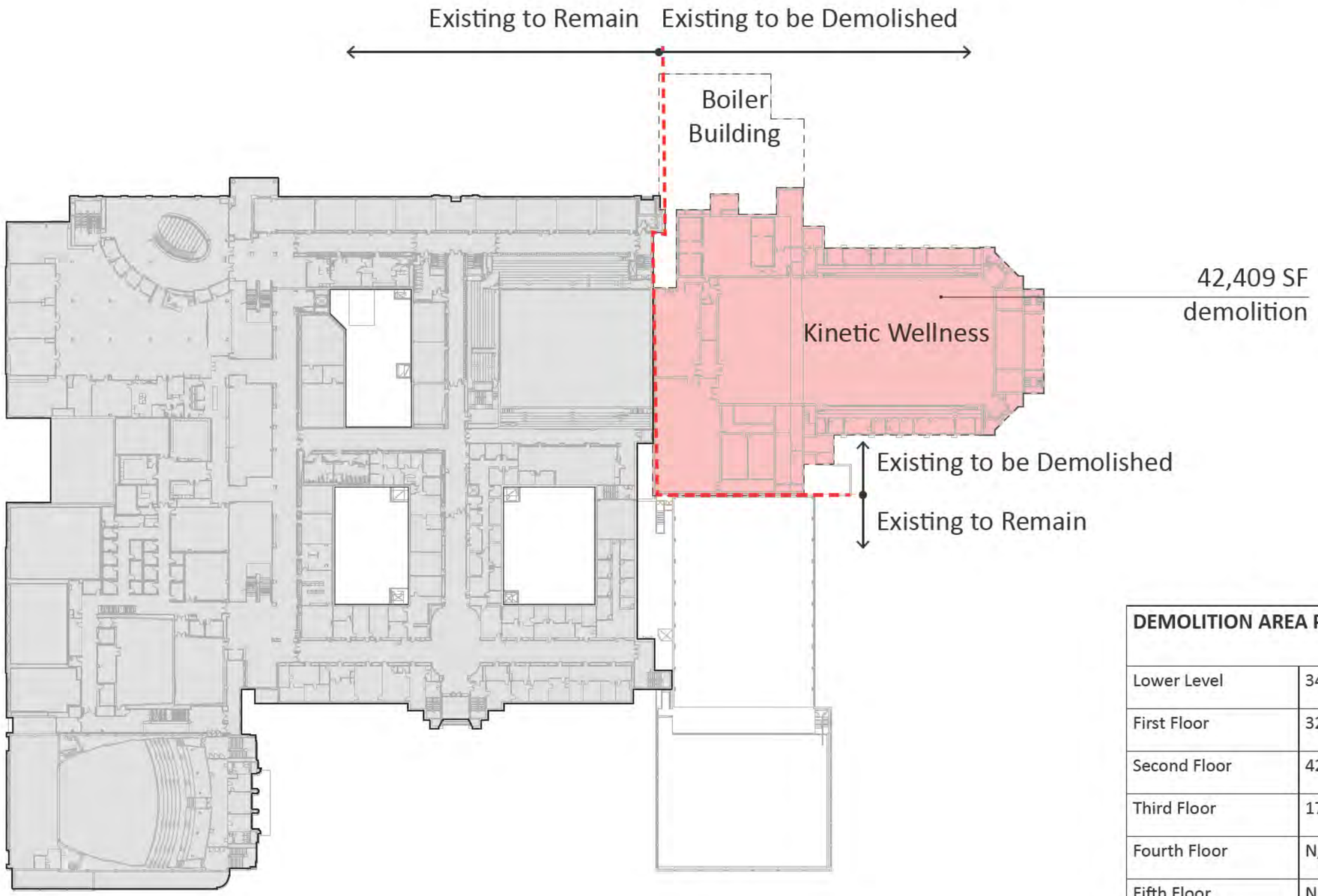
DEMOLITION PLAN - LOWER LEVEL



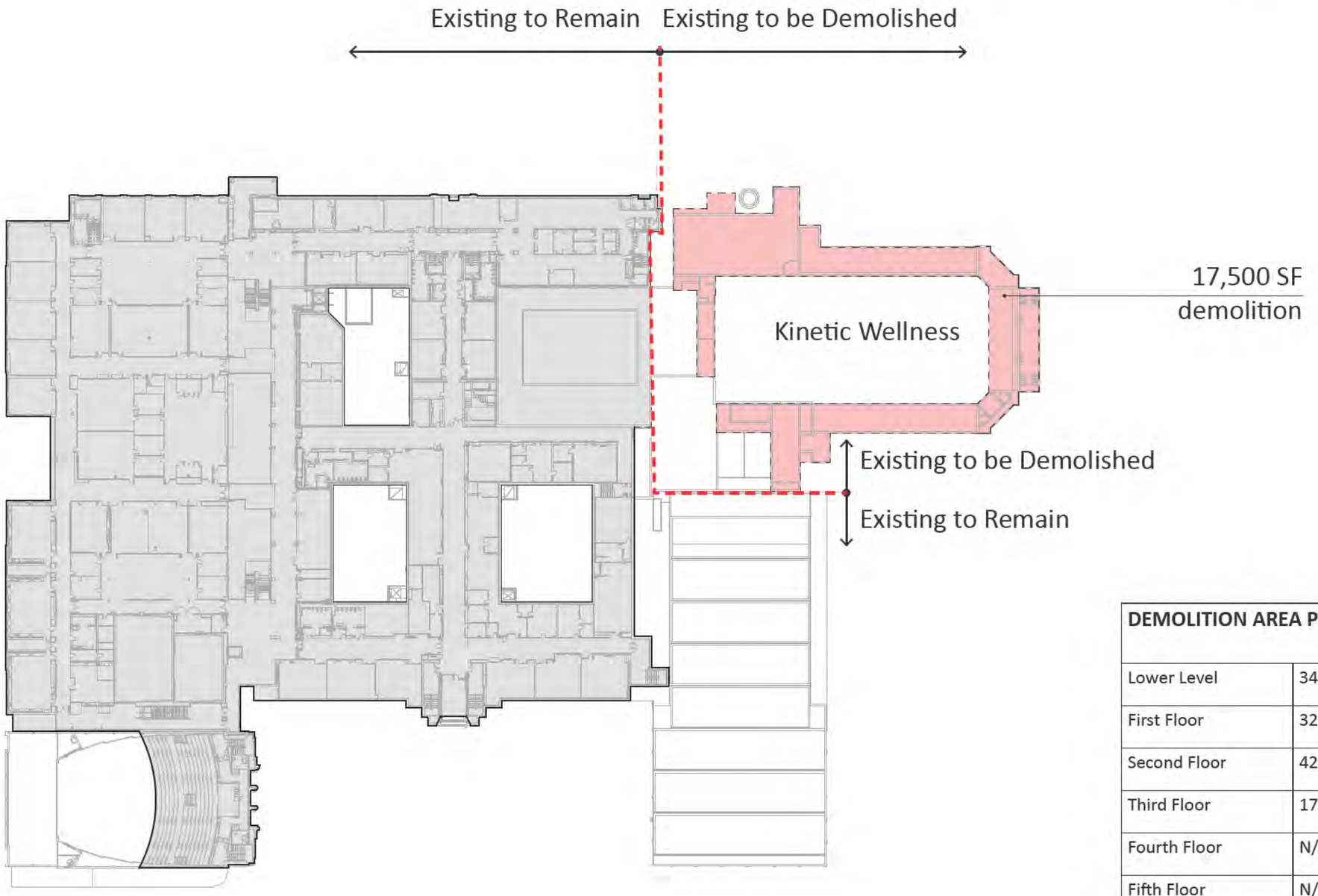
DEMOLITION AREA PER LEVEL (SF)	
Lower Level	34,549
First Floor	32,911
Second Floor	42,409
Third Floor	17,500
Fourth Floor	N/A
Fifth Floor	N/A
Total Area	**127,369**



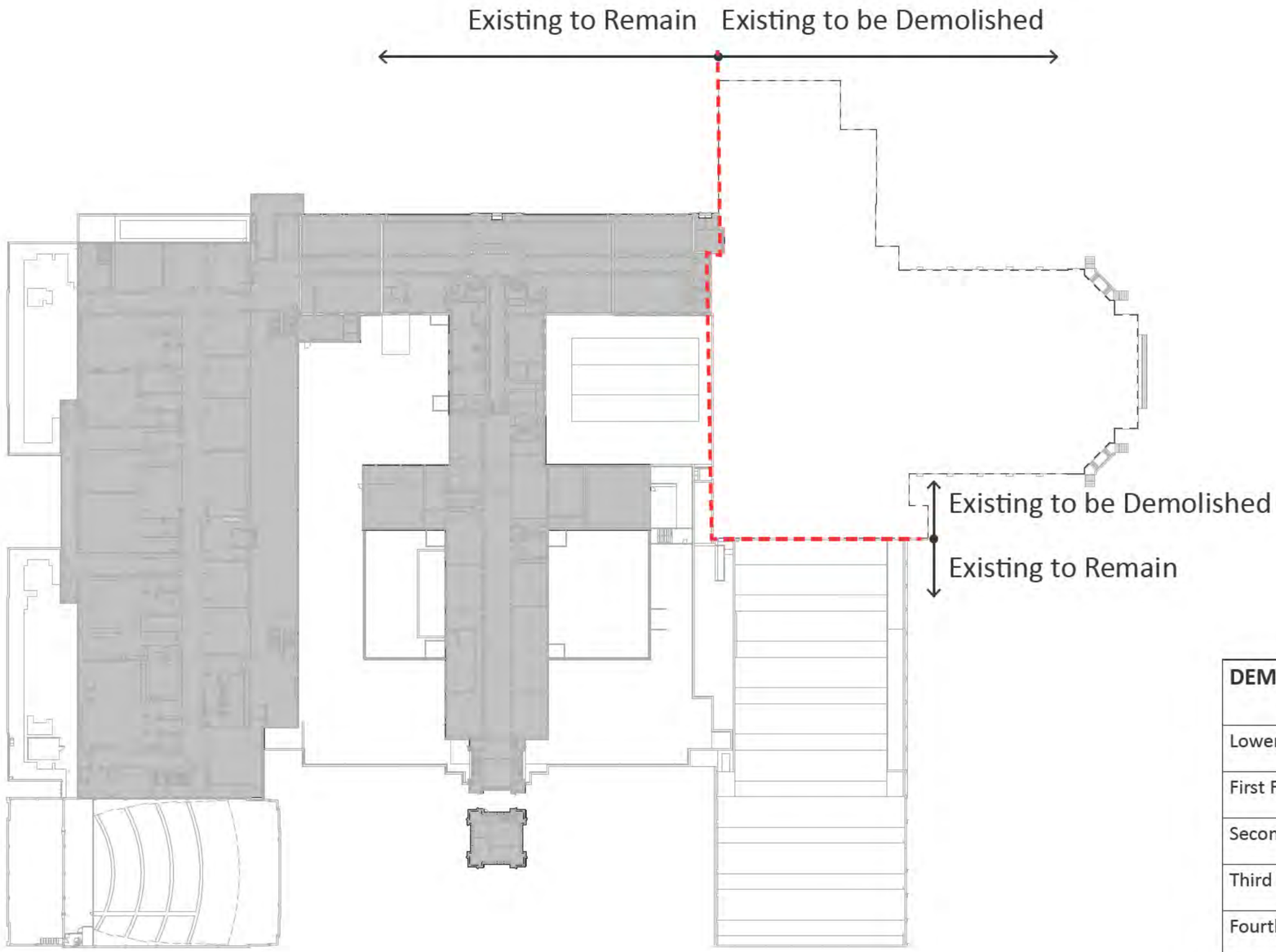
DEMOLITION AREA PER LEVEL (SF)	
Lower Level	34,549
First Floor	32,911
Second Floor	42,409
Third Floor	17,500
Fourth Floor	N/A
Fifth Floor	N/A
Total Area	**127,369**



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

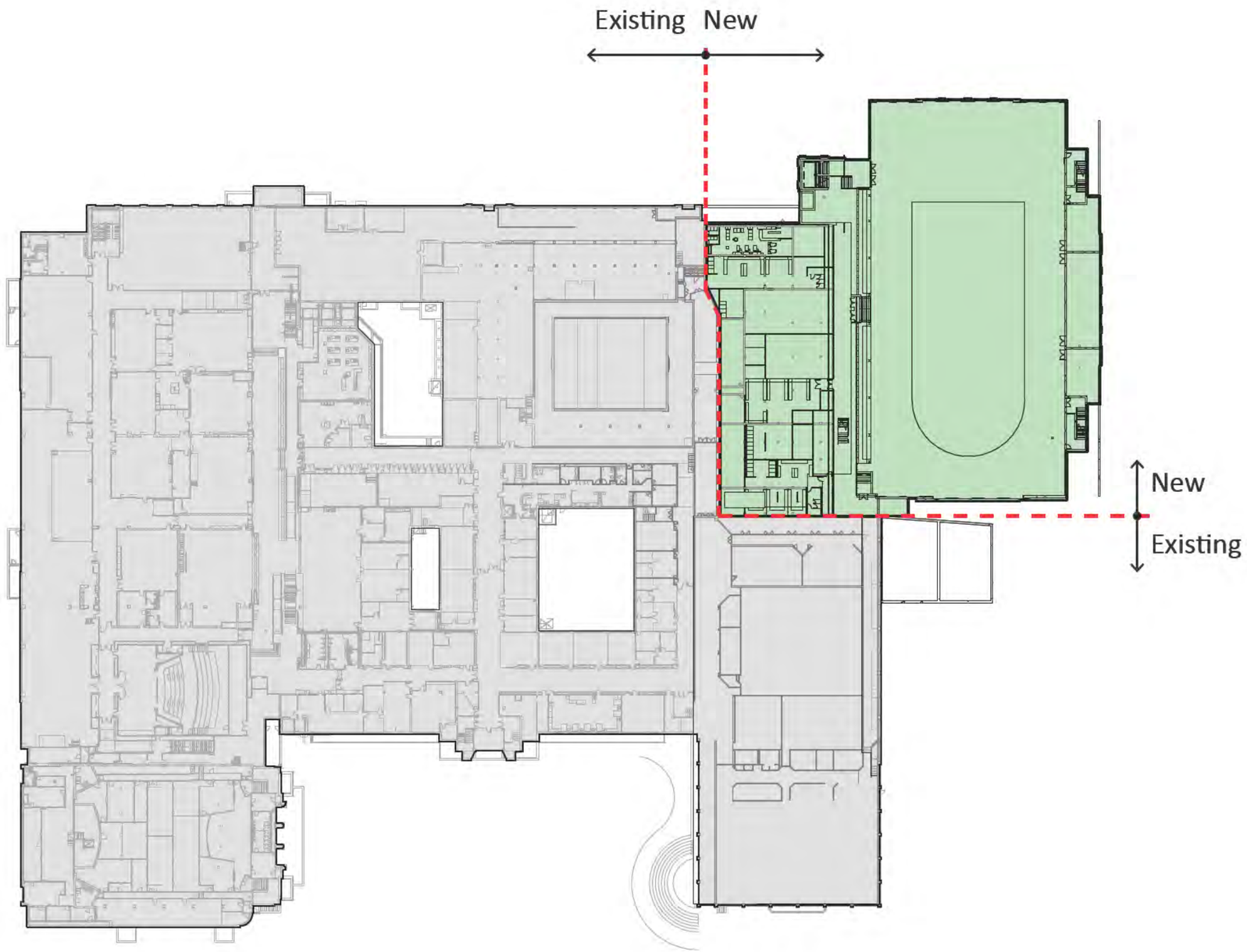


DEMOLITION AREA PER LEVEL (SF)	
Lower Level	34,549
First Floor	32,911
Second Floor	42,409
Third Floor	17,500
Fourth Floor	N/A
Fifth Floor	N/A
Total Area	**127,369**

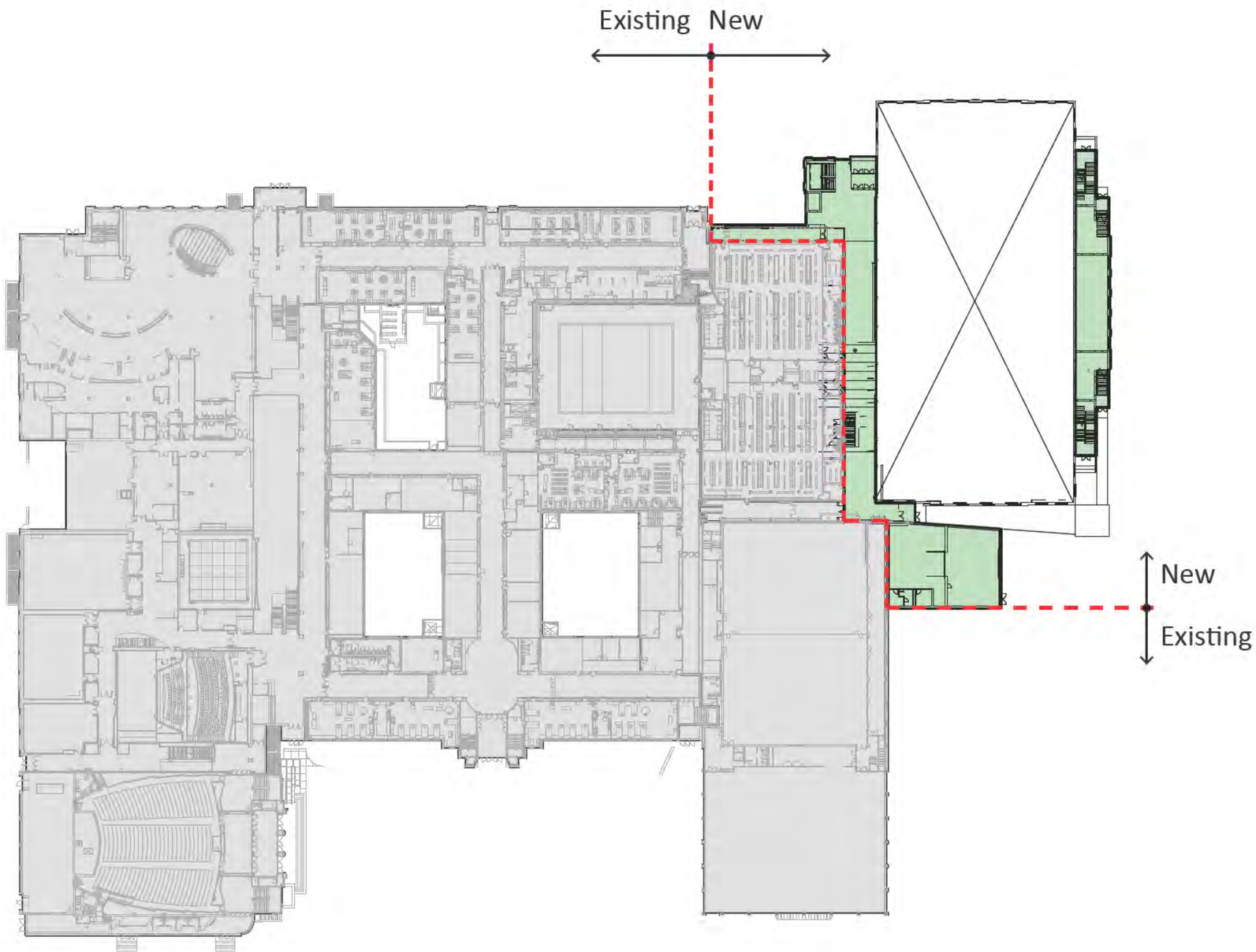


DEMOLITION AREA PER LEVEL (SF)	
Lower Level	34,549
First Floor	32,911
Second Floor	42,409
Third Floor	17,500
Fourth Floor	N/A
Fifth Floor	N/A
Total Area	**127,369**

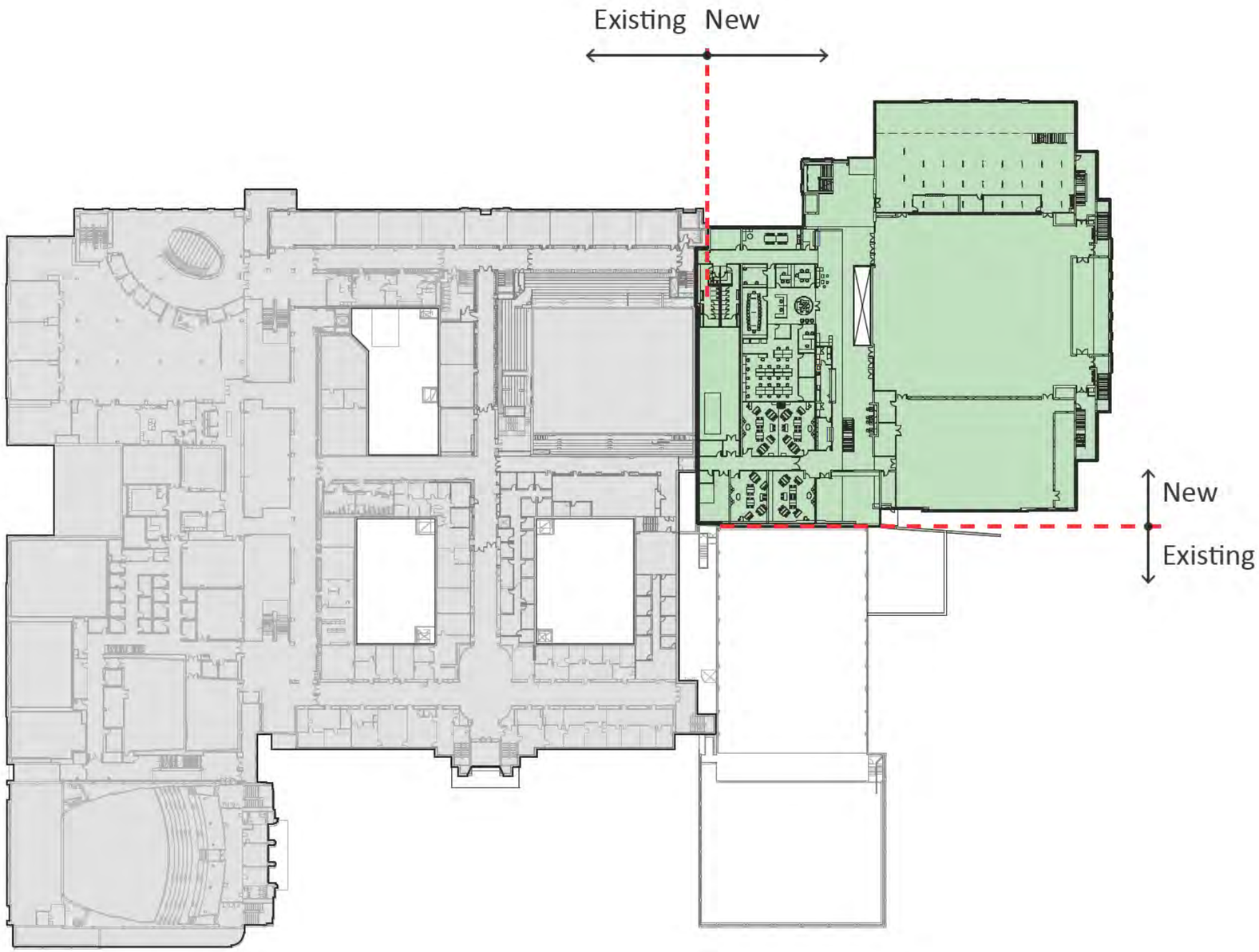
PROPOSED PLAN - LOWER LEVEL



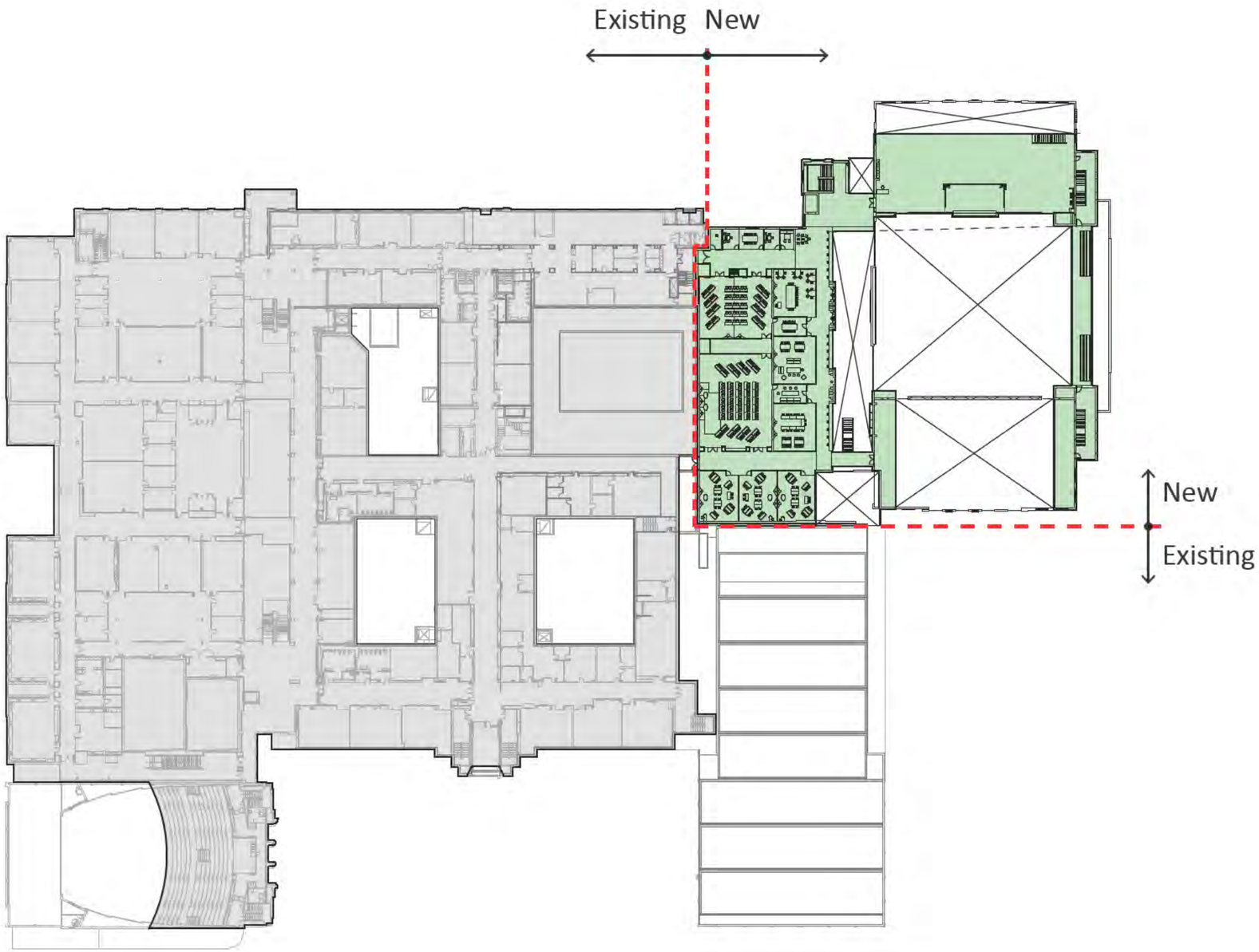
PROPOSED PLAN - LEVEL 1



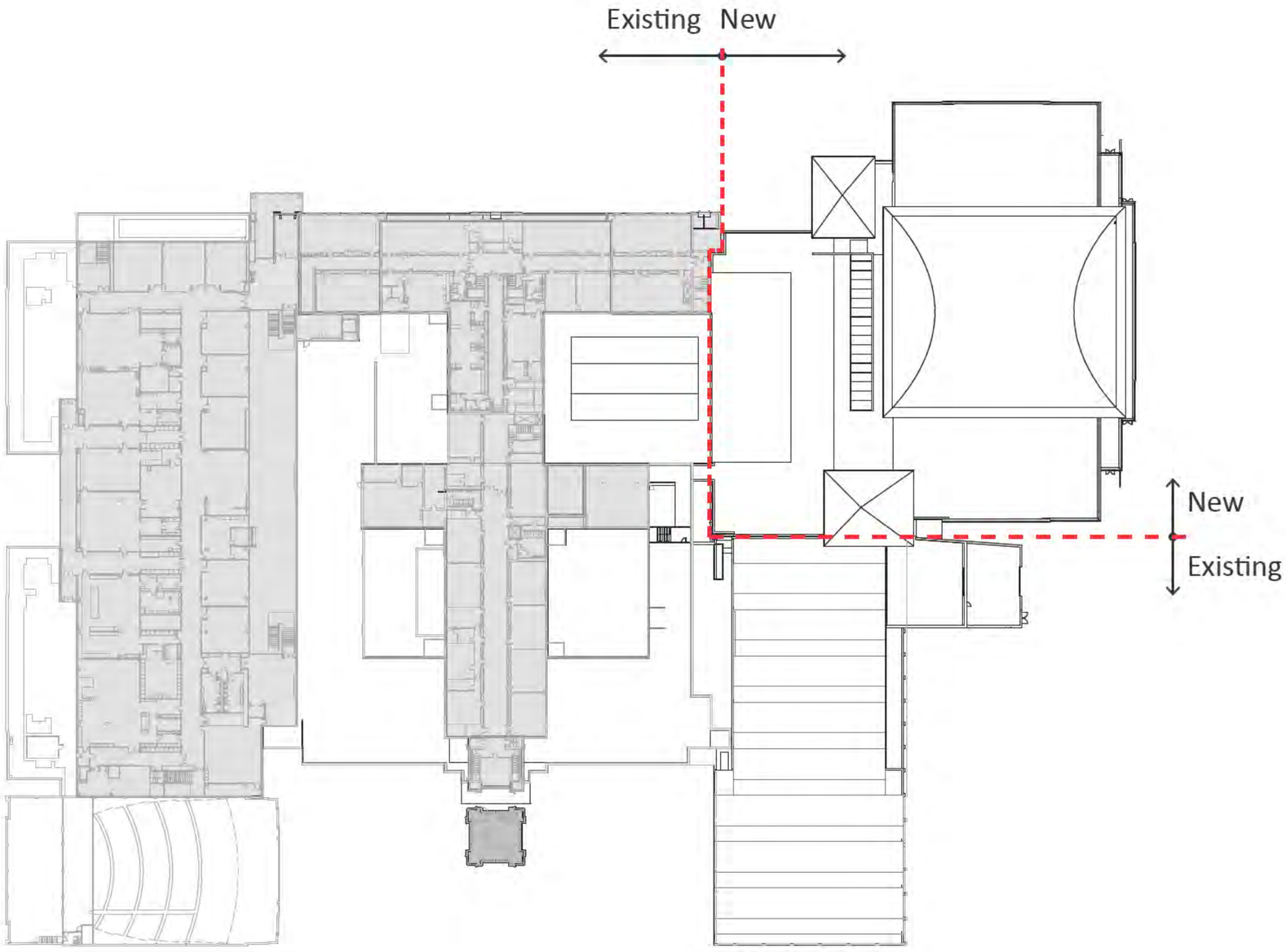
PROPOSED PLAN - LEVEL 2



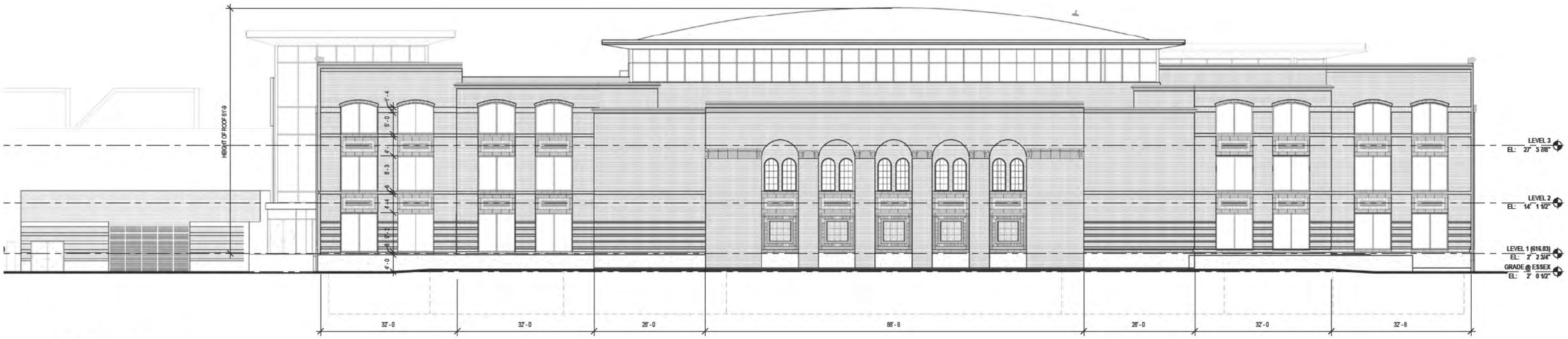
PROPOSED PLAN - LEVEL 3



PROPOSED PLAN - LEVEL 4/5

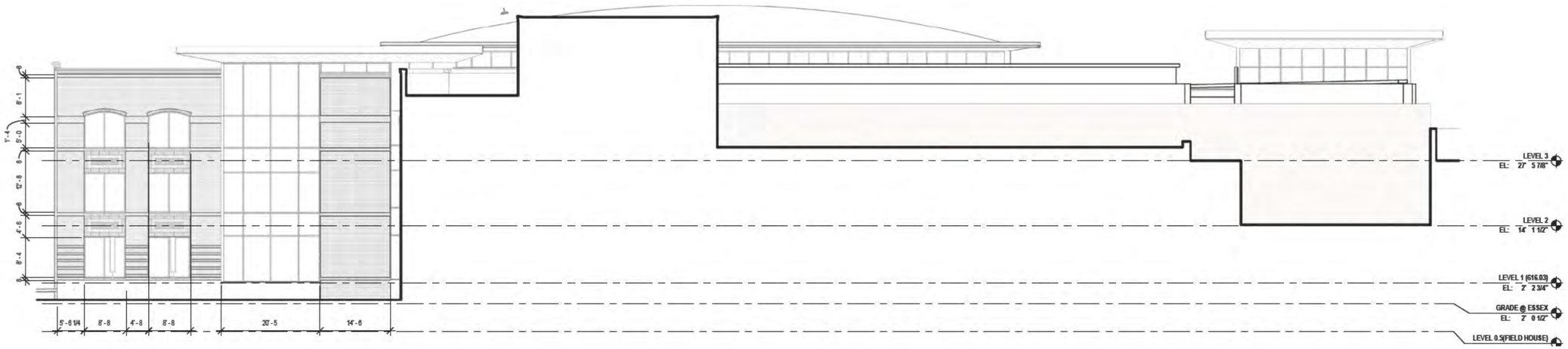


NORTH ELEVATION



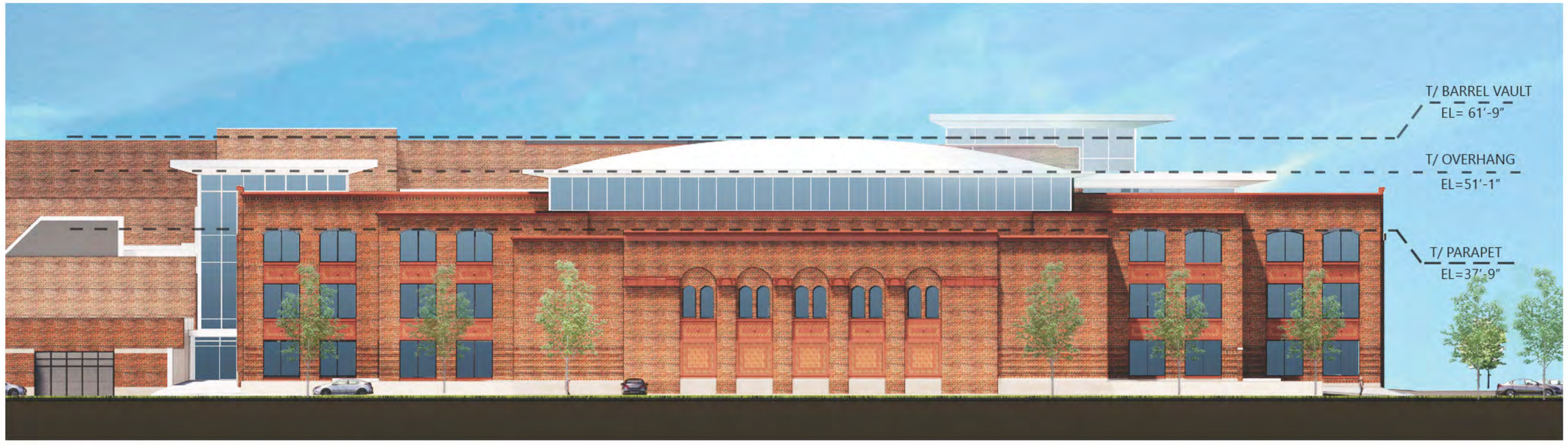
EAST ELEVATION

SOUTH ELEVATION



WEST ELEVATION

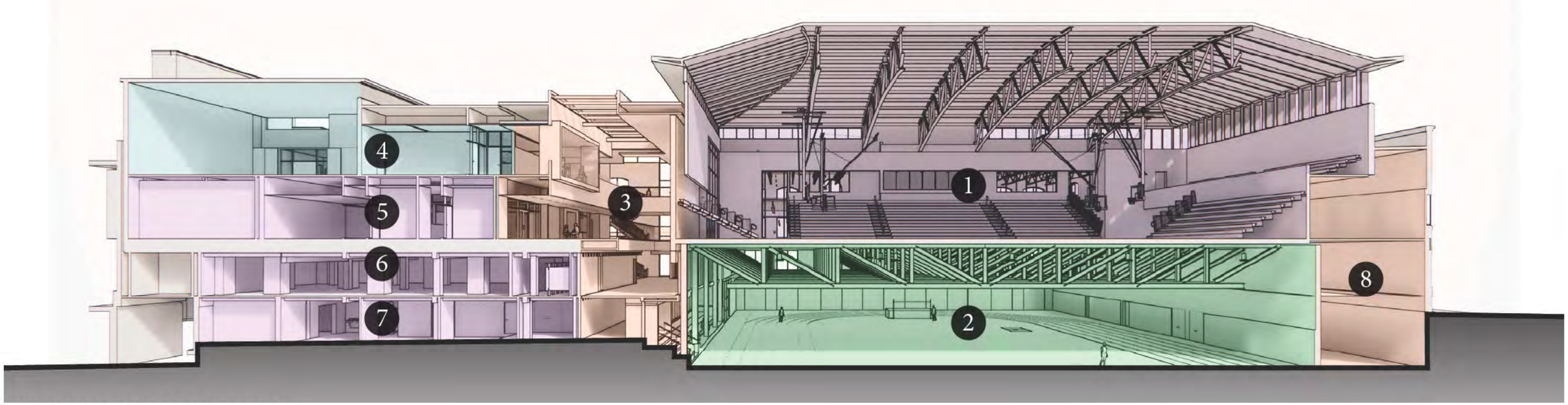
NORTH ELEVATION



EAST ELEVATION

PROPOSED BUILDING SECTION

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



BUILDING SECTION LOOKING NORTH

NORTH ELEVATION
LOOKING SOUTHEAST FROM WOODLAND

AERIAL VIEW
LOOKING SOUTHWEST FROM ESSEX

NORTH ELEVATION
LOOKING SOUTHEAST FROM TREVIAN

EAST ELEVATION
LOOKING WEST FROM ESSEX

NEW TRIER

SITE ENGINEERING

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

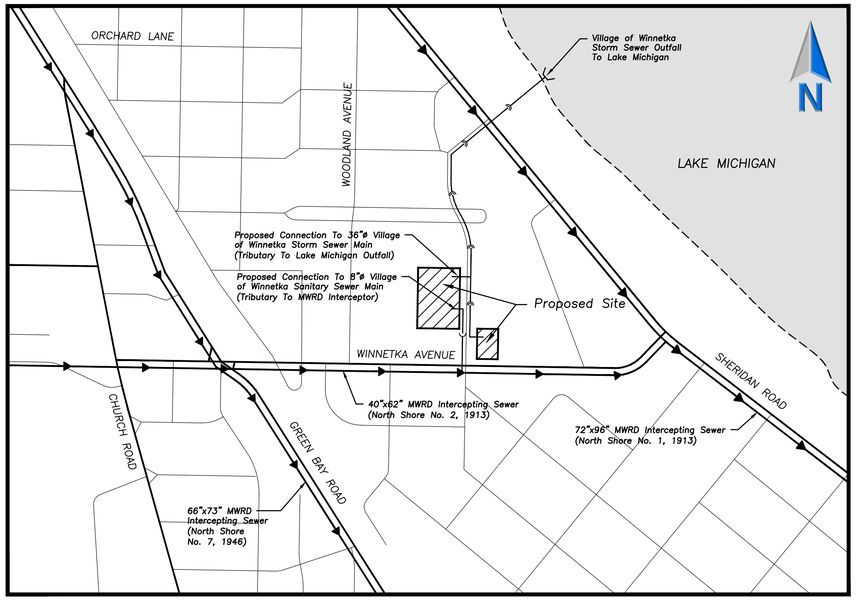
385 WINNETKA AVENUE
WINNETKA, ILLINOIS

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

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

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

SITE LOCATION MAP (N.T.S.)



INDEX OF SHEETS

Civil Engineering Drawings

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

SURVEY PROVIDED BY:

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

PROJECT BENCHMARK

USGS Benchmark AJ2484

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

Elevation = 629.4 (NAVD88 Datum)

J.U.L.I.E.

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

FLOODPLAIN STATEMENT

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

_____ DATE: _____

DRAINAGE STATEMENT

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

_____ DATE: _____

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

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

Reserved for Seal:

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

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

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

Sheet Title:
CIVIL ENGINEERING COVER SHEET

Sheet No:
C000

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

A. REFERENCED SPECIFICATIONS

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

B. NOTIFICATIONS

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

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

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

C. GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

D. SANITARY SEWER

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

E. EROSION AND SEDIMENT CONTROL

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TECHNICAL GUIDANCE MANUAL — 07/12/2016

MWRD GENERAL NOTES — STD. DWG. NO.18

PAGE NO. 19

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

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

Reserved for Seal:

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

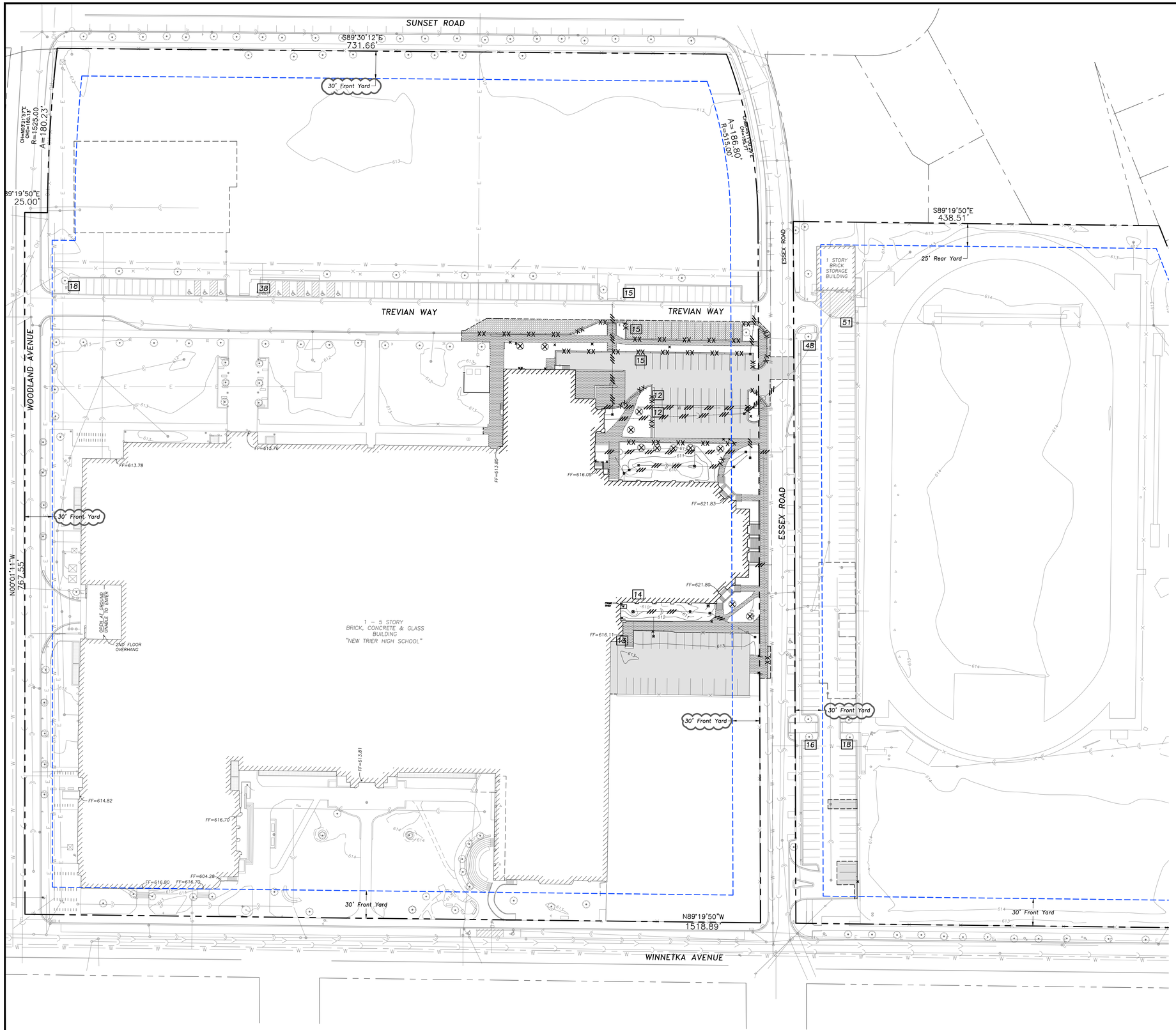
© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2021
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

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

Sheet Title: MWRDGC GENERAL NOTES

Sheet No: C001

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



N

50 0 50 100 150

Scale: 1"=50'

LEGEND

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

DEMOLITION LEGEND

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

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

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

385 WINNETKA AVENUE
WINNETKA, ILLINOIS 60093

Reserved for Seal:

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

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

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

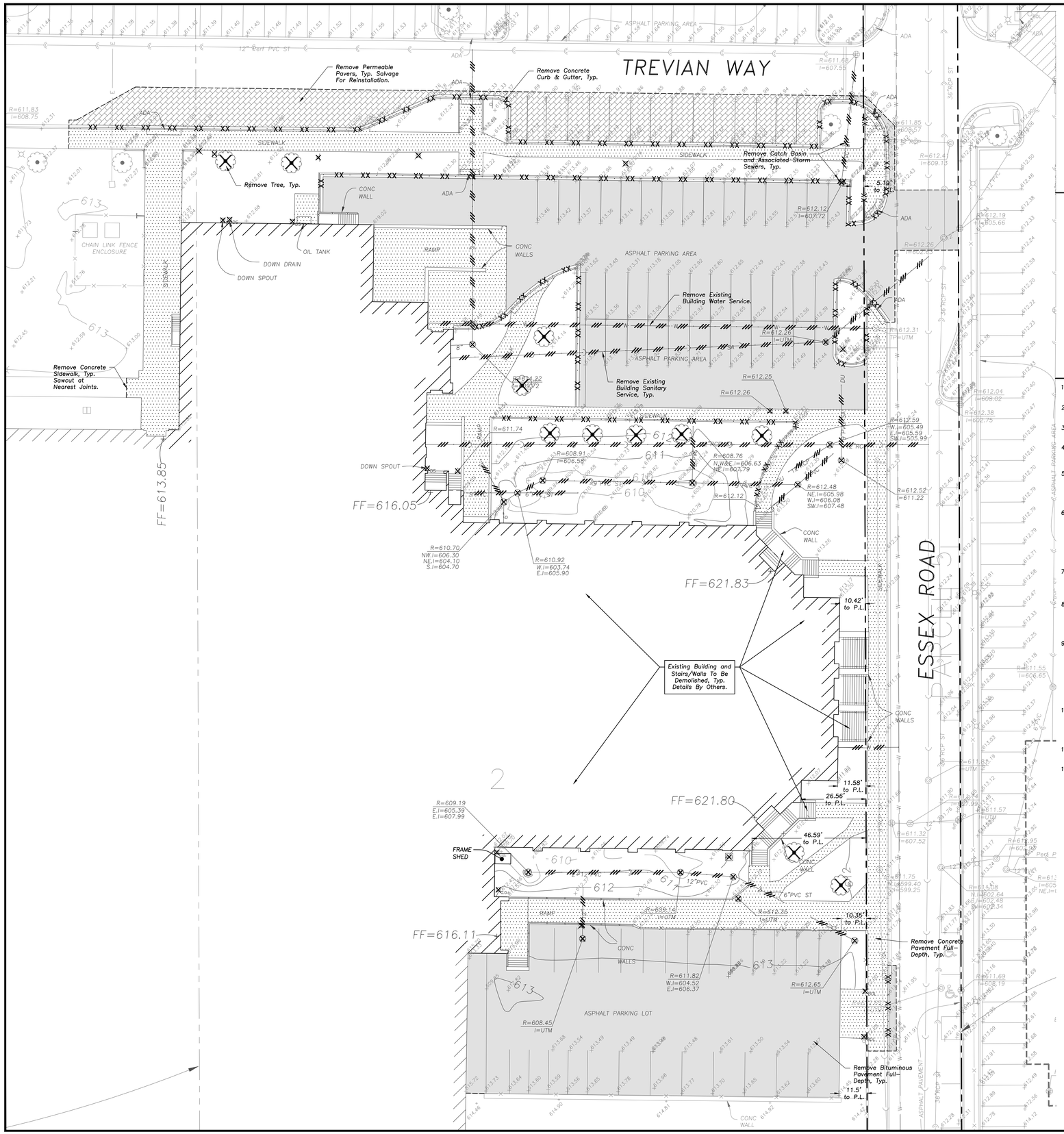
Sheet Title:

OVERALL SITE DEMOLITION PLAN

Sheet No:

C100

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



DEMOLITION LEGEND

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

DEMOLITION NOTES

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

N

20 0 20 40 60

Scale: 1"=20'

LEGEND

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

SURVEY PROVIDED BY:

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

PROJECT BENCHMARK

USGS Benchmark AJ2484

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

Elevation = 629.4 (NAVD88 Datum)

J.U.L.I.E.

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

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

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

385 WINNETKA AVENUE
WINNETKA, ILLINOIS 60093

Reserved for Seal:

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

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

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

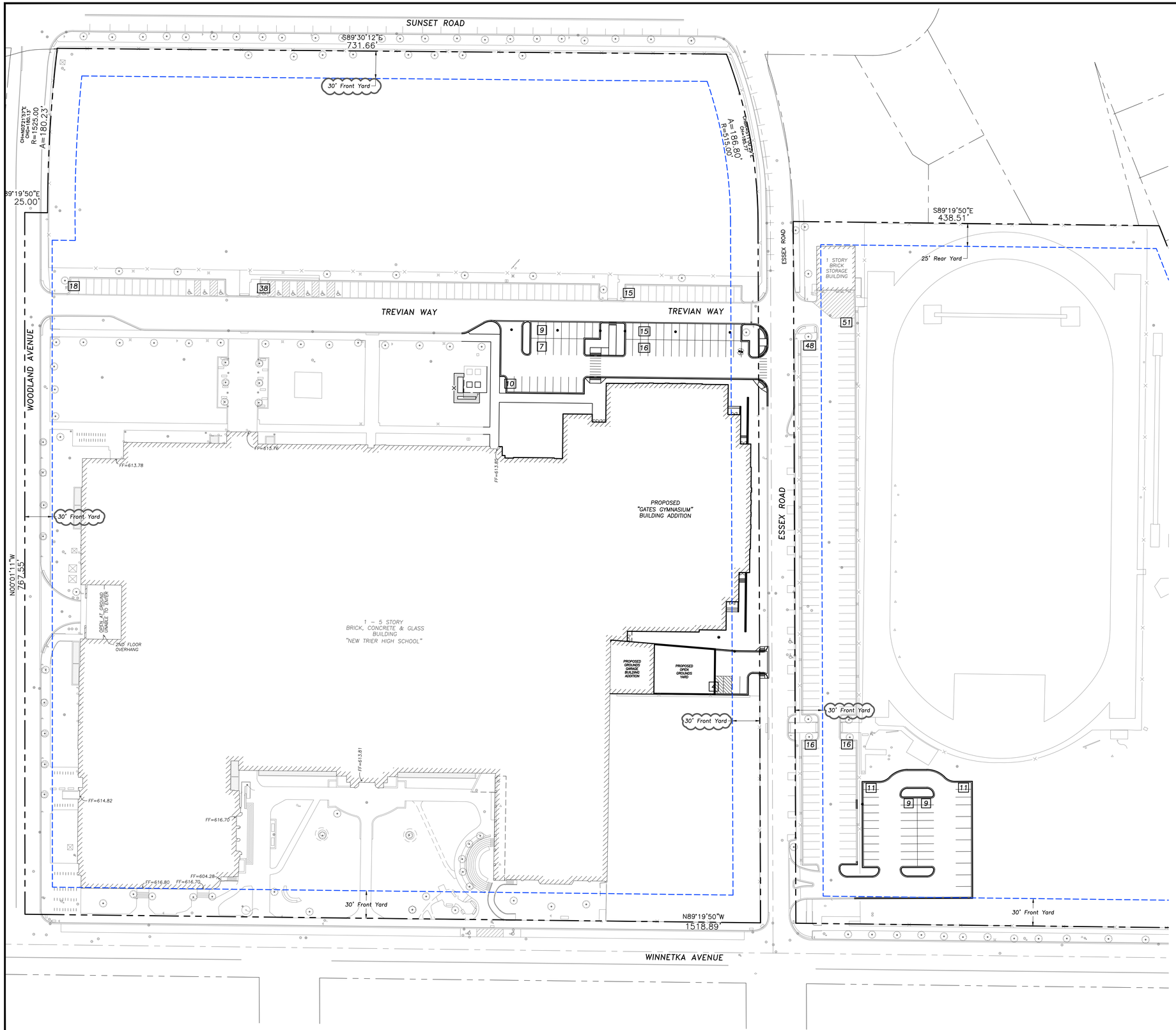
Sheet Title:

GYMNASIUM SITE DEMOLITION PLAN

Sheet No:

C101

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



LEGEND

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

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

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

385 WINNETKA AVENUE
WINNETKA, ILLINOIS 60093

Reserved for Seal:

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

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

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

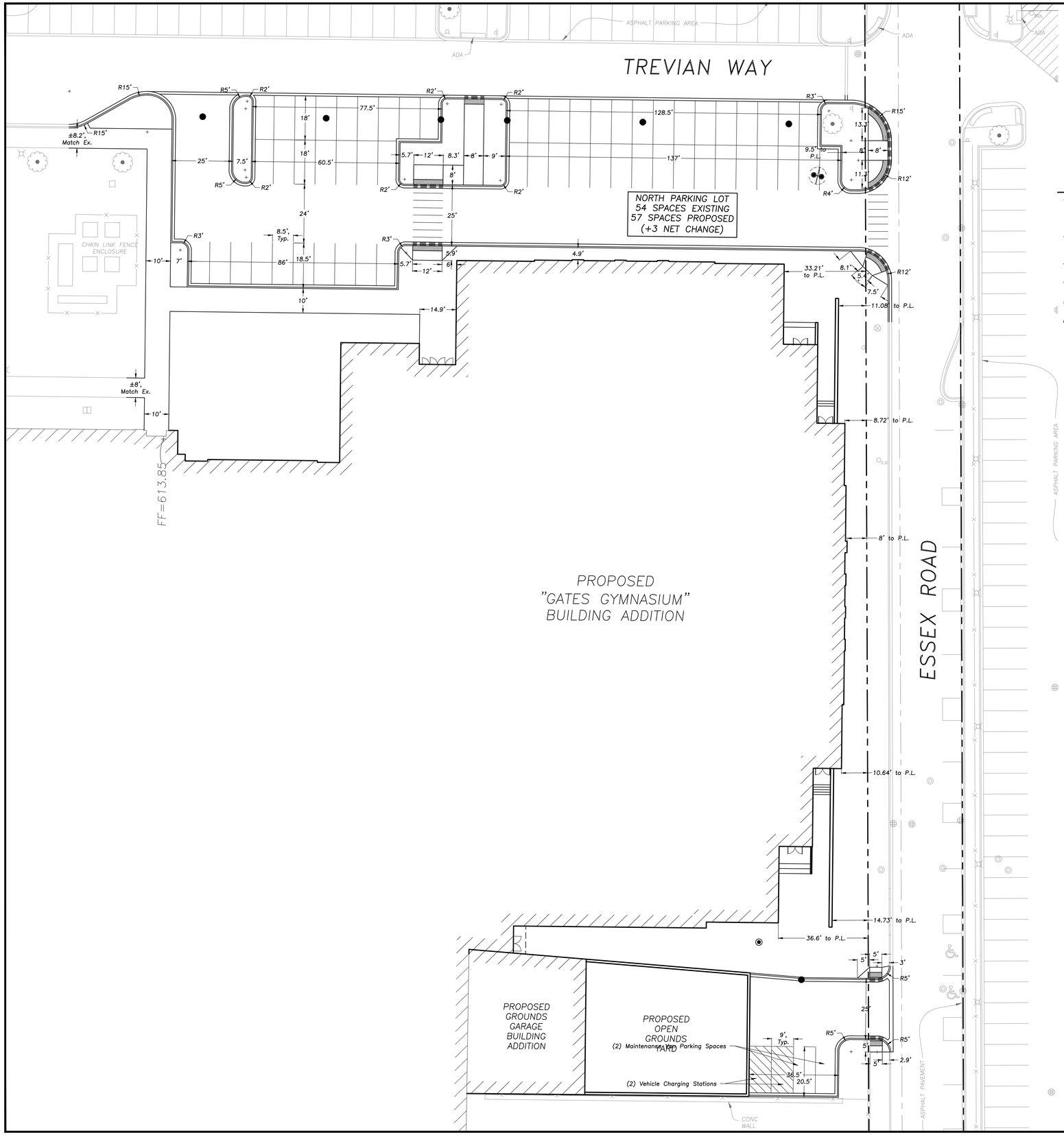
Sheet Title:

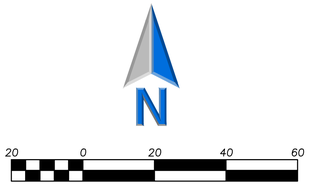
OVERALL SITE GEOMETRY PLAN

Sheet No:

C200

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





GEOMETRY NOTES

1. *All Dimensions Contained Herein Reference Back Of Curb, Face Of Retaining Wall, Edge Of Pavement, Center of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.*
2. *All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications, Two Coats for Latex Paints. All Cross Hatch Striping Shall Be 45° At 2'-0" Centers.*
3. *All Accessible Parking Signs (R7-8) Must Be Placed at the Center of the Space and Within 5 Feet of the Space.*
4. *Refer to Architectural Drawings for Exact Locations of All Buildings.*
5. *Refer to Architectural Drawings for Locations and Details of All Permanent Site Fencing.*
6. *Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-lb/ft, 11 Gauge Steel, Embedded 42" Minimum Into Ground.*

LEGEND

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

SURVEY PROVIDED BY:

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

PROJECT BENCHMARK

USGS Benchmark AJ2484

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

Elevation = 629.4 (NAVD88 Datum)

J.U.L.I.E.

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

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

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

385 WINNETKA AVENUE
WINNETKA, ILLINOIS 60093

Reserved for Seal:

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

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

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

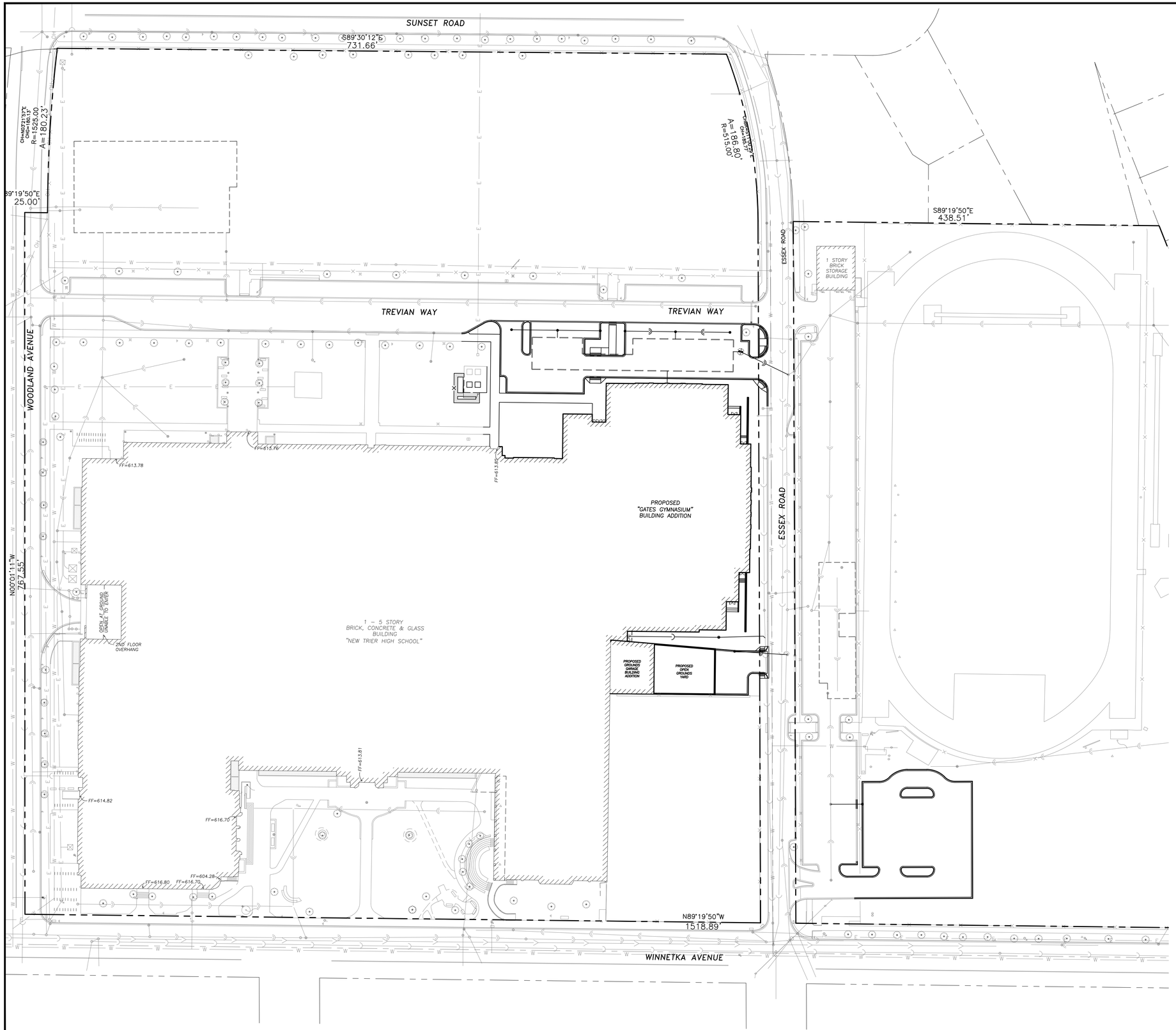
Sheet Title:

GYMNASIUM SITE GEOMETRY PLAN

Sheet No:

C201

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



N

50 0 50 100 150

Scale: 1"=50'

LEGEND

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

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

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

385 WINNETKA AVENUE
WINNETKA, ILLINOIS 60093

Reserved for Seal:

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

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

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

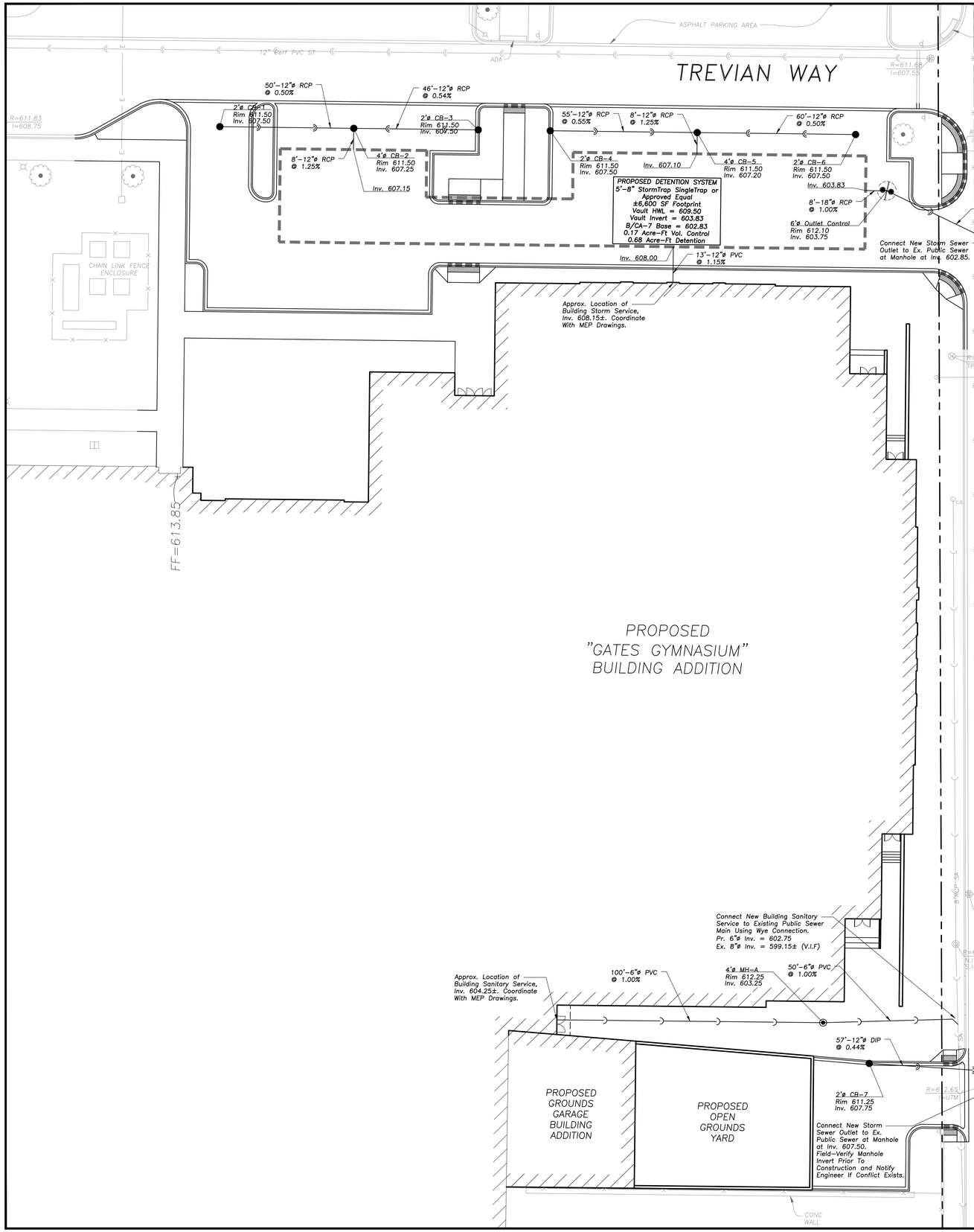
Sheet Title:

OVERALL SITE UTILITY PLAN

Sheet No:

C300

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



20 0 20 40 60

Scale: 1"=20'

UTILITY NOTES

1. *Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.*
2. *Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.*
3. *Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On-Site Utilities or Structures. All Elevations and Inverts Referencing Said Utility Shall Be Field Verified Prior To Installation Of Any New Structures Or Utilities, and Adjustments Shall Be Made as Necessary. Contact Engineer Prior to Installation if Discrepancy Exists With These Drawings.*
4. *Coordinate the Relocation Of Any Utilities Encountered And Replacement Of Any Utilities Damaged Within Influence Zone Of New Construction. Contact Engineer If The Existing Utilities Vary Appreciably From The Plans.*
5. *All Water Main and Services Shall Be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation to Top of Main.*
6. *Protection of Water Supplies Shall Be as Described in Section 370.350 of the Illinois Recommended Standards for Sewage Works or Section 41-2.01 of the Standard Specifications for Water and Sewer Main Construction in Illinois, Latest Edition.*
7. *Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.*
8. *The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.*

STRUCTURE NOTES

1. *All Catch Basins to Be Installed in Paved Areas Shall Have Neenah R2504-G Frame & Grate or Approved Equal.*
2. *All Catch Basins to Be Installed Along Curb and Gutter (B-6.12) Shall Have Neenah R3274 Frame & Grate or Approved Equal.*
3. *All Catch Basins to Be Installed Along Depressed Curb and Gutter (Dep B-6.12) Shall Have East Jordan Iron Works 5120 Catch Basin Inlet Frame and Grate, or Approved Equal.*
4. *Where Structures are Shown Along the Curbline, Unless Specifically Stated Otherwise, It Is Intended That the Frame of the Structure Is To Fall Within the Flowline Of The Gutter or at the Pavement Edge Where No Gutter Exists.*
5. *All Manholes Shall Have Neenah R1713-B Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" Imprinted as Appropriate.*
6. *For All Structures Indicated to be Adjusted, Remove and Install Adjusting Rings, Cone Section, Barrel Sections, or Flat Slab Top as Necessary.*
7. *All Sanitary Manholes Shall Include a Chimney Seal.*

LEGEND

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

SURVEY PROVIDED BY:

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

PROJECT BENCHMARK

USGS Benchmark AJ2484

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

Elevation = 629.4 (NAVD88 Datum)

J.U.L.I.E.

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

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

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

385 WINNETKA AVENUE
WINNETKA, ILLINOIS 60093

Reserved for Seal:

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

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

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

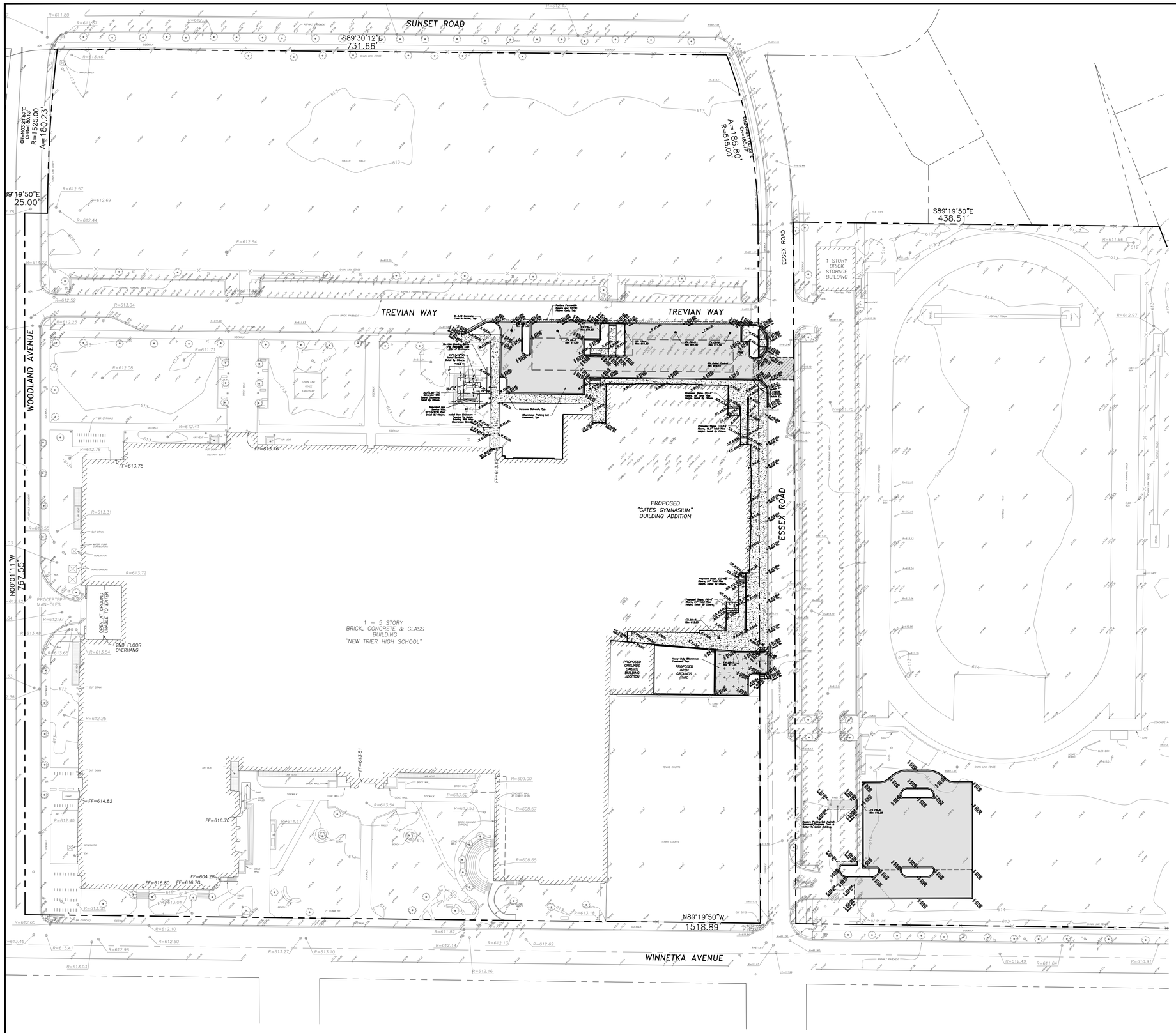
Sheet Title:

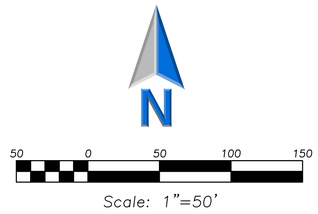
GYMNASIUM SITE UTILITY PLAN

Sheet No:

C301

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





LEGEND

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

PAVING & SURFACE LEGEND

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

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

Essex Road Asphalt Pavement Section
1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
2 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
Reinstall Portland Cement Concrete Base To Match Ex. (Depth Varies; Verify In-Field & Match Adjacent)

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

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

Ridge Line/High Point

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

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

385 WINNETKA AVENUE
WINNETKA, ILLINOIS 60093

Reserved for Seal:

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

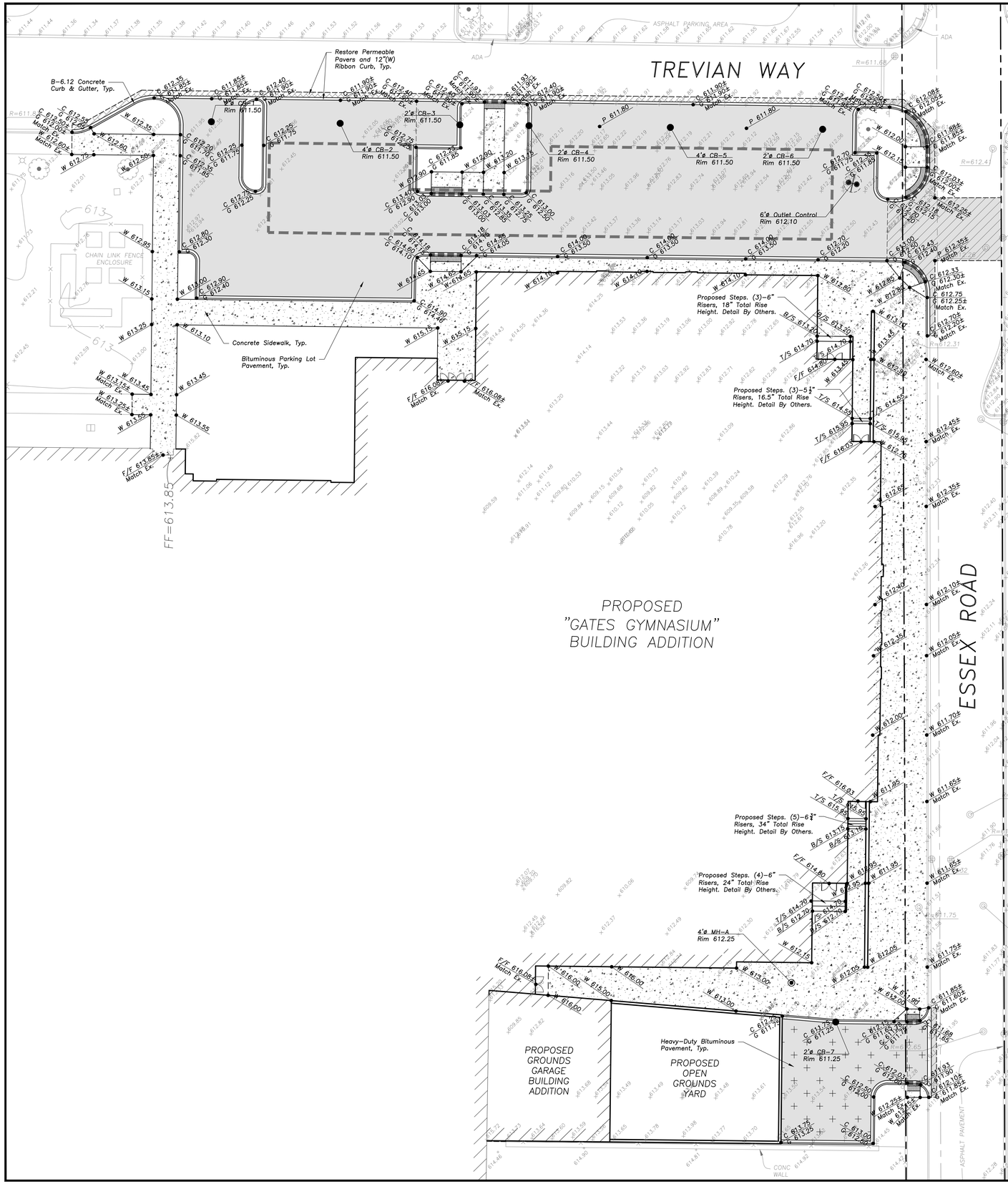
© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2021
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. NO REPRODUCTION OF ANY PART OF THESE PLANS IS PERMITTED WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

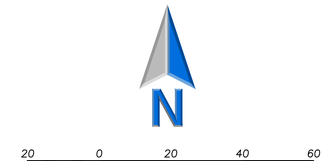
Design By:	Approved By:	Date:
AB	KC/TH	06/01/21

Sheet Title:
OVERALL SITE GRADING & PAVING PLAN

Sheet No:
C400

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





GRADING NOTES

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

PAVING & SURFACE LEGEND

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

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

Essex Road Asphalt Pavement Section
1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
2 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
Reinstall Portland Cement Concrete Base To Match Ex. (Depth Varies; Verify In-Field & Match Adjacent)

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

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

Ridge Line/High Point

LEGEND

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

SURVEY PROVIDED BY:

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

PROJECT BENCHMARK

USGS Benchmark AJ2484

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

Elevation = 629.4 (NAVD88 Datum)

J.U.L.I.E.

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

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

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

385 WINNETKA AVENUE
WINNETKA, ILLINOIS 60093

Reserved for Seal:

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

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

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

Sheet Title:

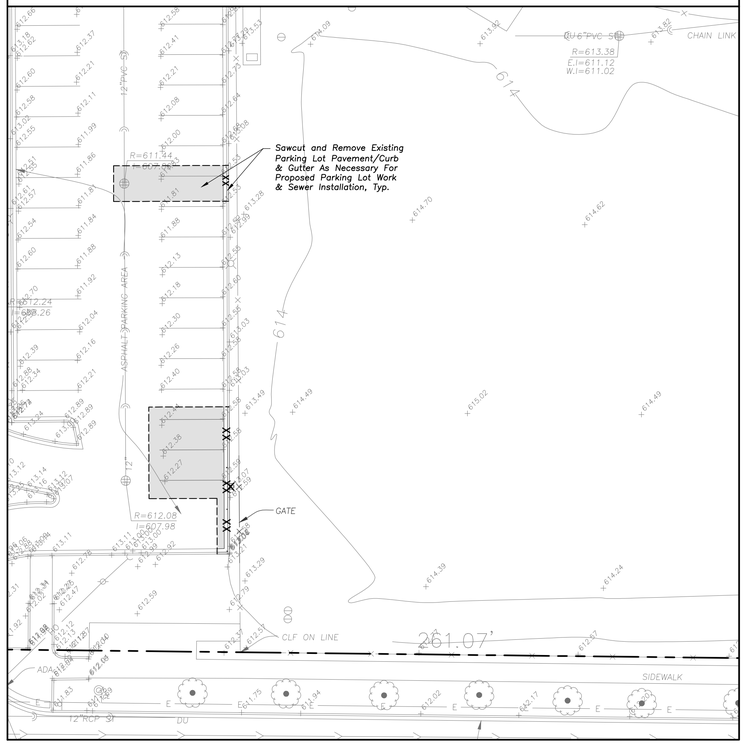
GYMNASIUM SITE GRADING & PAVING PLAN

Sheet No:

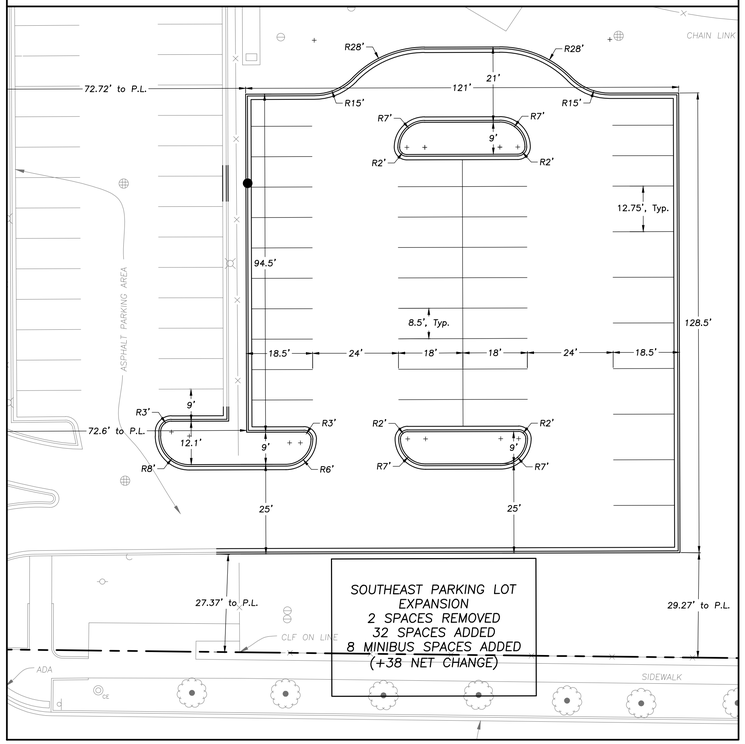
C401

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

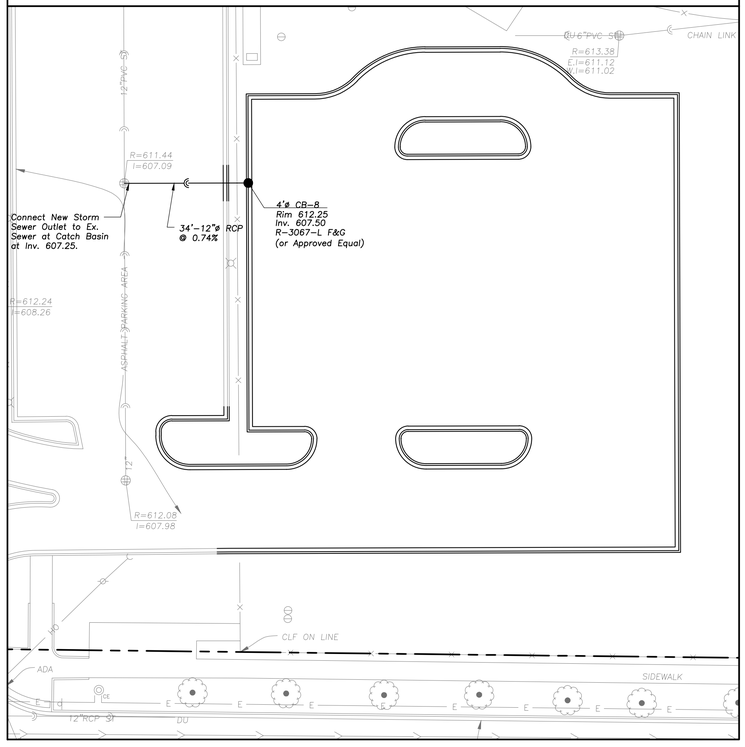
SITE DEMOLITION PLAN



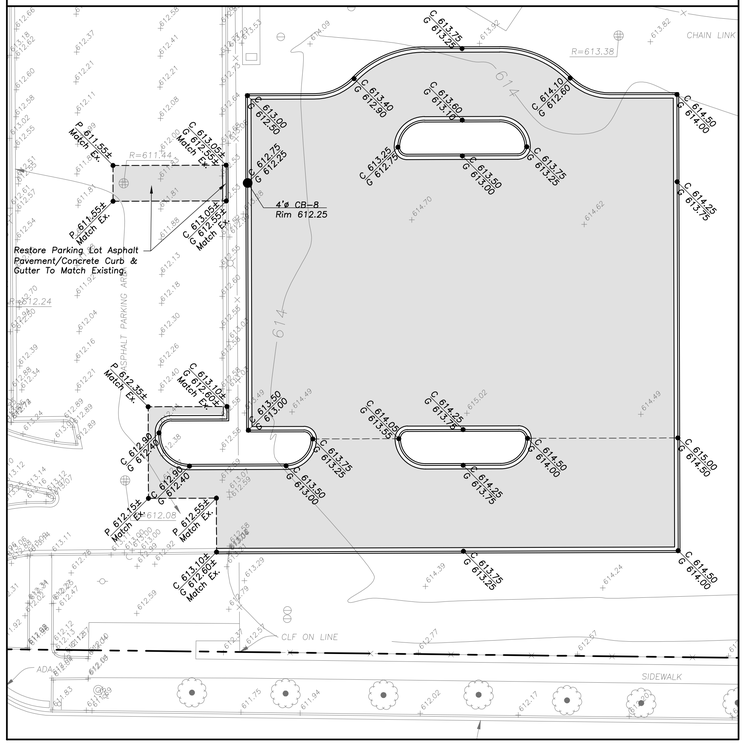
SITE GEOMETRY PLAN



SITE UTILITY PLAN



SITE GRADING & PAVING PLAN



N

20 0 20 40 60

Scale: 1"=20'

DEMOLITION LEGEND

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

PAVING & SURFACE LEGEND

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

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

Essex Road Asphalt Pavement Section
1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
2 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
Reinstall Portland Cement Concrete Base To Match Ex. (Depth Varies; Verify In-Field & Match Adjacent)

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

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

Ridge Line/High Point

LEGEND

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

SURVEY PROVIDED BY:

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

PROJECT BENCHMARK

USGS Benchmark AJ2484

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

Elevation = 629.4 (NAVD88 Datum)

J.U.L.I.E.

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

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

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

385 WINNETKA AVENUE
WINNETKA, ILLINOIS 60093

Reserved for Seal:

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

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

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

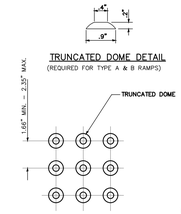
Sheet Title:

PARKING LOT EXPANSION SITE PLAN

Sheet No:

C501

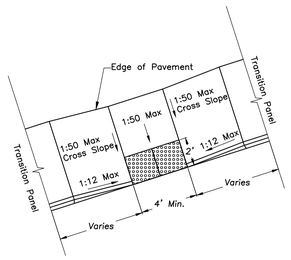
EEA – P:\Kevin\Wight – New Trier East Campus Gym Addition\Drawings\NTHS Gates Gym Site Plan.dwg
Plotted: 6/09/21 @ 1:40pm By: mcarollo



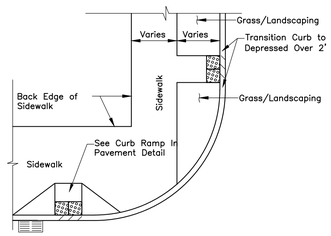
TRUNCATED DOME DETAIL
(REQUIRED FOR TYPE A & B RAMPS)

SQUARE PATTERN
(PARALLEL ALIGNMENT)

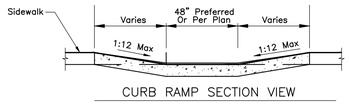
DETECTABLE WARNINGS DETAIL



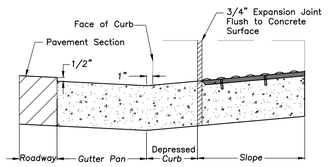
PARALLEL CURB RAMP DETAIL
N.T.S



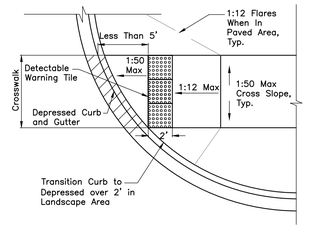
PERPENDICULAR CURB RAMP GEOMETRY
N.T.S



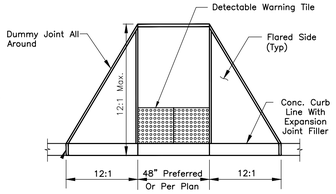
CURB RAMP SECTION VIEW



DEPRESSED CURB AND GUTTER AT CURB RAMP



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



CURB RAMP IN PAVEMENT
N.T.S

GENERAL NOTES

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

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

Construction Requirements:

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

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

DETECTABLE WARNING SURFACE TILES

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

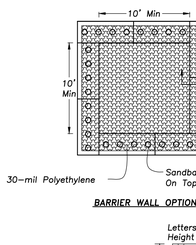
Dimensions: Cast In Place Detectable/Tactile Warning Surface Tiles shall be held within the following dimensions and tolerances:
Length and Width in One of the Following as Necessary for the Dimensions of the Surface In Which the Detectable Warning is Proposed: 12x12 24x24 24x36 24x48 24x60 36x48 36x60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

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

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

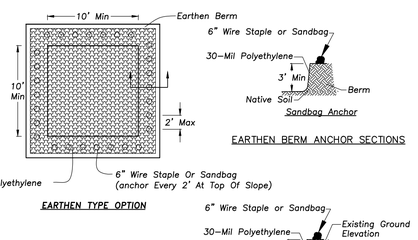
Verify With the Local Authorities Having Jurisdiction that the Manufacturer's Products are Acceptable for the Detectable Warning Surface.

ACCESSIBLE RAMPS FOR SIDEWALKS



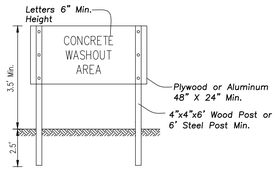
BARRIER WALL ANCHOR SECTION

BARRIER WALL OPTION

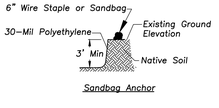


EARTHEN BERM ANCHOR SECTIONS

EARTHEN TYPE OPTION



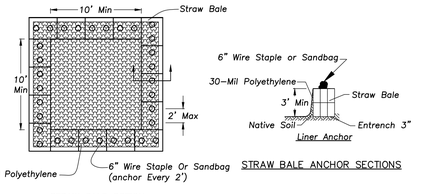
SIGN DETAIL



SUBGRADE ANCHOR SECTIONS

NOTES:

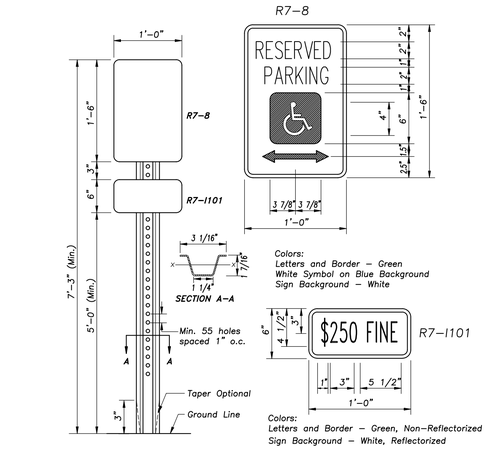
1. *Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facilities to a functional condition.*
2. *Facility shall be cleaned or reconstructed in a new area once washout becomes two–thirds full.*
3. *Each straw bale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



STRAW BALE ANCHOR SECTIONS

STRAW BALE OPTION

CONCRETE WASHOUT FACILITY



Notes: Dimensions shown for cross sections are minimum.

All holes are 3/8" ø. Minimum section modulus about the x–x axis of the post shall be 0.223 in.

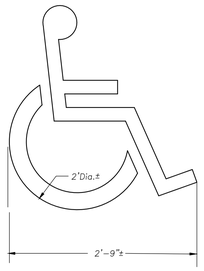
For posts in which holes are punched or drilled for more than half their length, the section modulus shall be computed for the net section.

3'–6" Post Bury Depth.

Post shall weigh 2.00 lb/ft length.

One in Six Accessible Parking Spaces Must be Van Accessible. Minimum of One Van Accessible Spaces Have the Same Requirement Except They Must Also Have 96" of Clear Vertical Space.

ACCESSIBLE PARKING SIGN



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

ACCESSIBLE PARKING STALL PAVEMENT MARKING

GENERAL NOTES

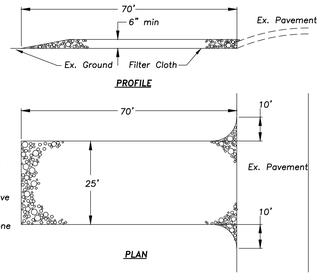
STONE SIZE – Use IDOT gradation CA–1 aggregate stone.

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

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

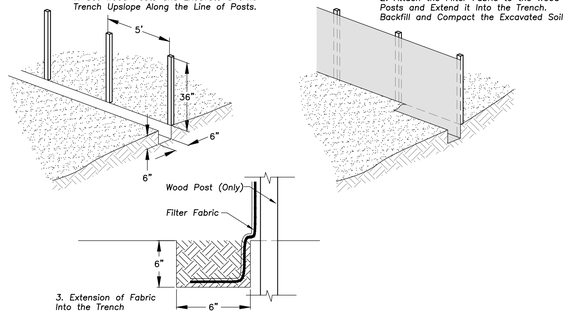
WASHING – Wheels shall be cleaned to remove sediment prior to entrance onto public rights–of–way. When washing is required it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.

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

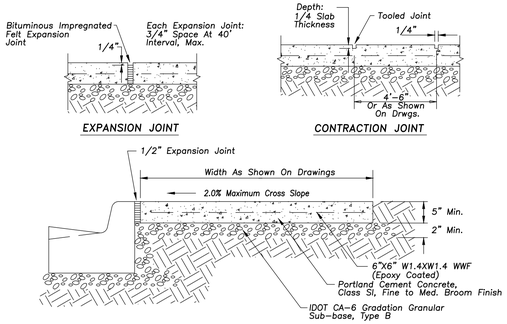


STABILIZED CONSTRUCTION ENTRANCE

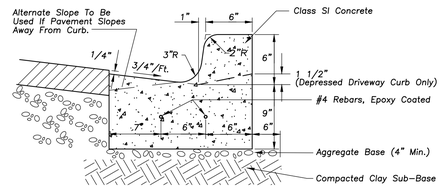
NOT TO SCALE



SILT FENCE CONSTRUCTION (AASHTO 288–00)



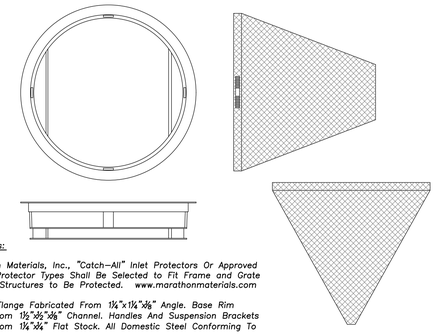
PORTLAND CEMENT CONC. SIDEWALK



Notes:

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

B–6.12 CURB & GUTTER



General Notes:

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

Frame: Top Flange Fabricated From 1¼"x1¼"x⅛" Angle. Base Rim Fabricated From 1½"x½"x⅛" Channel. Handles And Suspension Brackets Fabricated From 1¼"x¼" Flat Stock. All Domestic Steel Conforming To ASTM–A36.

Sediment Bag: Bag Fabricated From 4 Oz./sq.yd. Non–woven Polypropylene Geotextile Reinforced With Polyester Mesh. Bag Secured To Base Rim With A Stainless Steel Strap And Lock.

Install Baskets In All Existing Storm Inlets Prior To Construction And All New Storm Inlets Immediately After Installation. Contractor Shall Maintain Throughout Construction Activities.

INLET PROTECTORS – SEDIMENT BAG

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

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

385 WINNETKA AVENUE
WINNETKA, ILLINOIS 60093

Reserved for Seal:

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

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

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

Sheet Title:

SITE WORK DETAILS

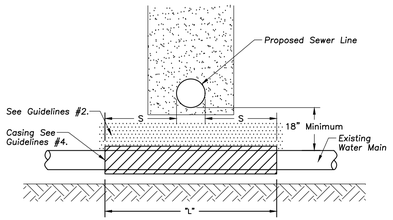
Sheet No:

C601

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

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

Note: Compactions Refer to 20-2.20B



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

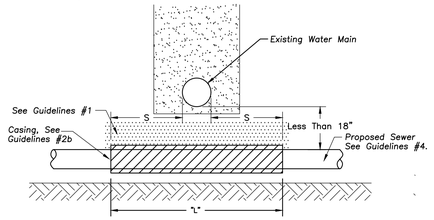
Note: "S" is the length necessary to provide 10 feet of separation and measured perpendicular to existing sewer line.

Guidelines

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

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

Note: Compactions Refer to 20-2.20B



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

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

Guidelines

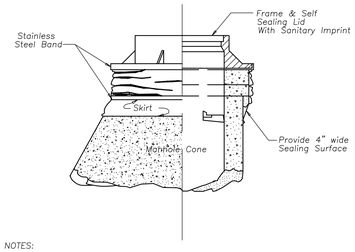
1. Omit select granular embedment and granular backfill to one (1) foot over top of watermain and use select excavated material (Class IV) and compact for "S" feet on each side of water main.

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

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

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

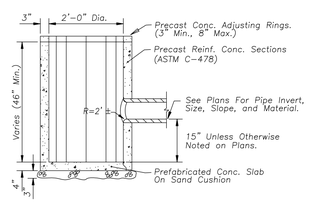
WATER AND SEWER SEPARATION REQUIREMENTS



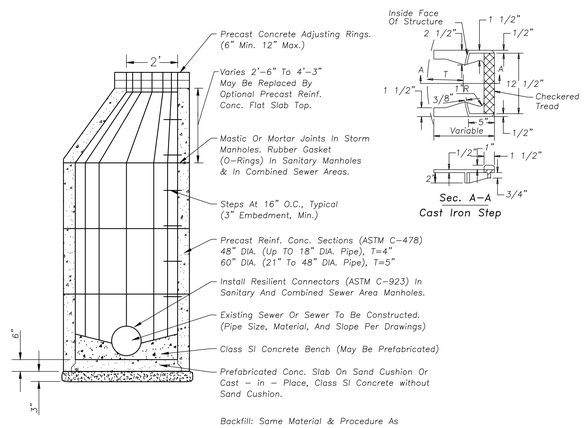
NOTES:

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

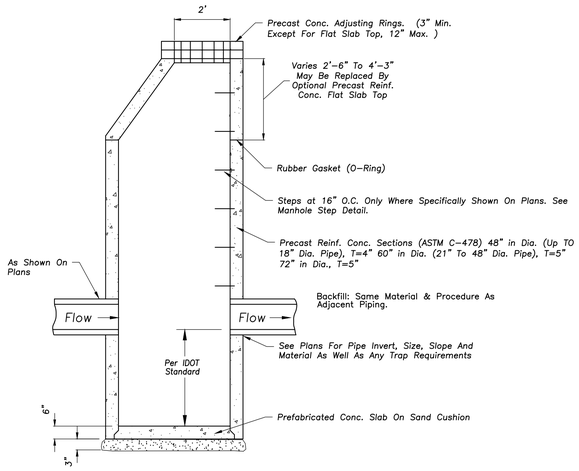
SANITARY MANHOLE CHIMNEY SEAL



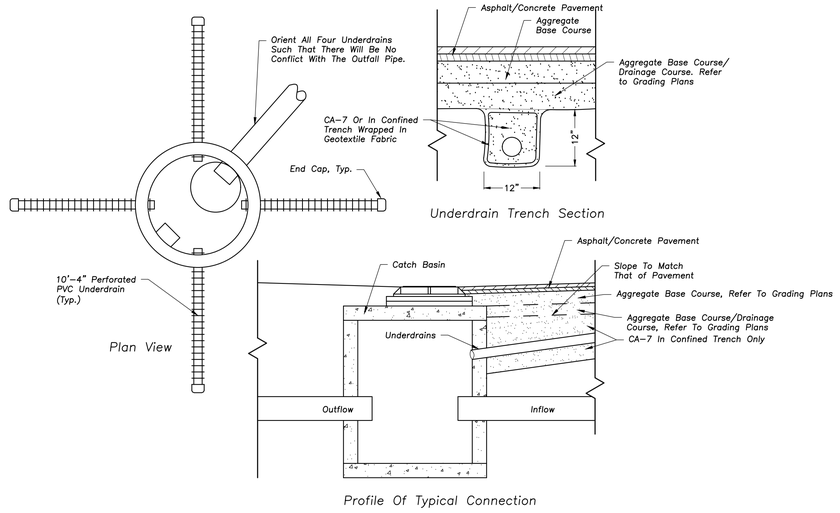
CATCH BASIN – 2' DIA.



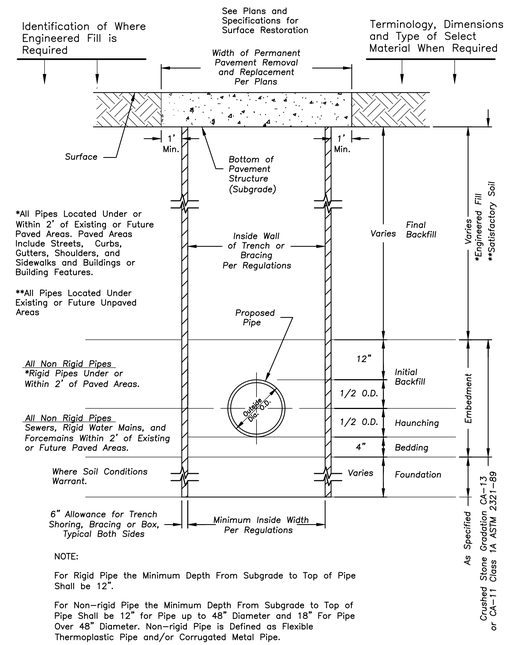
MANHOLE – 48"-60" DIA.



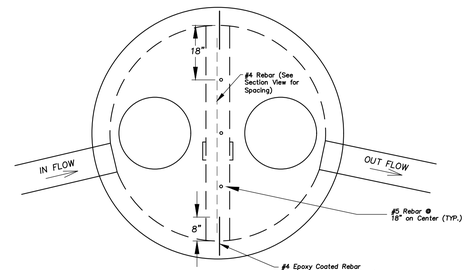
CATCH BASIN



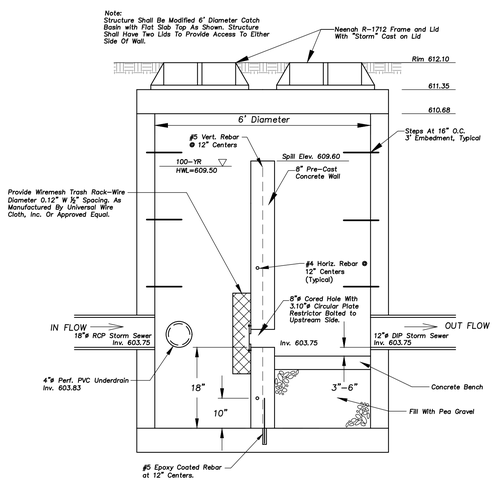
(UNDERDRAINS TO BE INSTALLED IN PAVED AREAS)



STANDARD SEWER PIPE TRENCH SECTION



PLAN VIEW
NOT TO SCALE



RESTRICTOR STRUCTURE

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

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

385 WINNETKA AVENUE
WINNETKA, ILLINOIS 60093

Reserved for Seal:

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

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

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

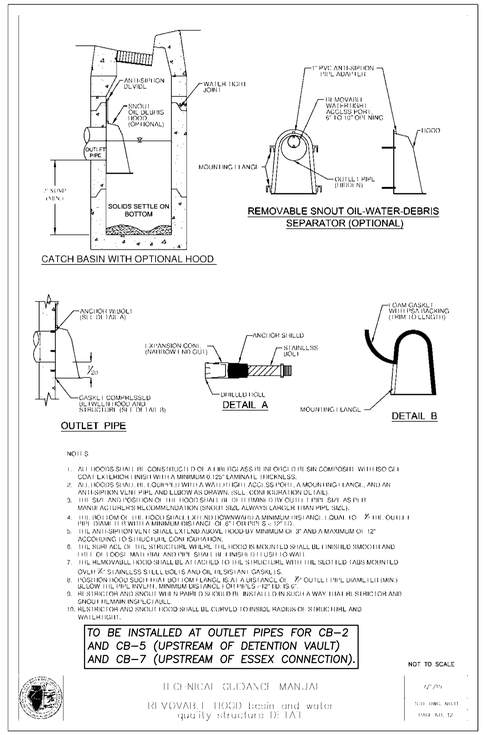
Sheet Title:

SITE WORK DETAILS

Sheet No:

C602

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



NOTES

1. ALL HOODS SHALL BE CONSTRUCTED OF ALUMINIZED ASSISTANCE COMPOSITE WITH ISO OR CONTACT LAMINATE WITH A MINIMUM 0.125" LAMINATE THICKNESS.
2. ALL HOODS SHALL BE SUPPLIED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT PIPE AND ELBOW AS DRAWN (SEE CONFIGURATION DETAIL).
3. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION (SHOWN SIZE ALWAYS LARGER THAN PIPE SIZE).
4. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A MINIMUM DISTANCE EQUAL TO ½ THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" (SEE TYP. 6 DETAIL).
5. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 12" ACCORDING TO STRUCTURAL CONFIGURATION.
6. THE SURFACE OF THE STRUCTURAL WEIR THE HOOD IS MOUNTED SHALL BE INSIDED SMOOTH AND FREE OF LOOSE MATERIAL AND TYPE SHALL BE INSTALLED TIGHT TO WALL.
7. THE REMOVABLE HOOD SHALL BE ATTACHED TO THE STRUCTURE WITH THE SLOTTED TABS MOUNTED OVER ½" STAINLESS STEEL BOLTS AND OIL RESISTANT GASKETS.
8. POSITION HOOD SUCH THAT MOUNTING FLANGE IS AT A DISTANCE OF ½" OUTLET PIPE DIAMETER (MIN) ALLOW THE PIPE INVERT MINIMUM DISTANCE FROM PIPE'S - NZTED 15.6".
9. RESTRICTOR AND SNOUT WILL BE MADE TO SCREEN BE INSTALLED IN SUCH A WAY THAT RESTRICTOR AND SNOUT REMAIN INSPECTABLE.
10. RESTRICTOR AND SNOUT HOOD SHALL BE CURVED TO INSIDE RADIUS OF STRUCTURE AND WATERTIGHT.

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

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL

REMOVABLE HOOD basin and water quality structure DETAIL

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

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

Reserved for Seal:

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

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

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

Sheet Title:

SITE WORK DETAILS

Sheet No:

C603

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

TEMPORARY CONDITIONS

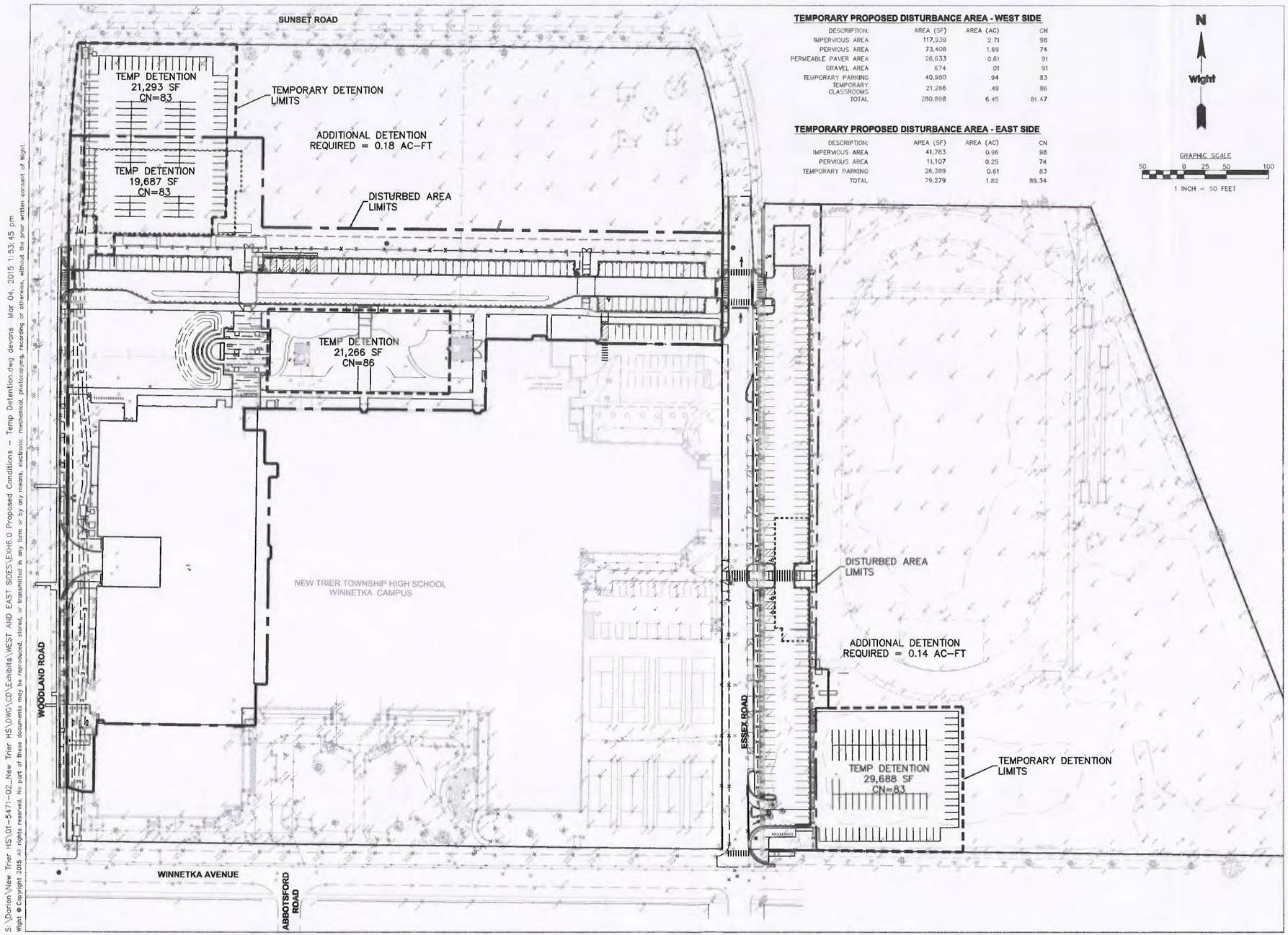
In order to accomodate parking that will be lost to consturction activities, a temporary lot is to be constructed south of the track connecting to the Essex Road lot. This temporary gravel lot will be in the same location as the one for the previous project.

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

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

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

RECORD (WMO PERMIT 15-7002)



TEMPORARY PROPOSED DISTURBANCE AREA - WEST SIDE

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

TEMPORARY PROPOSED DISTURBANCE AREA - EAST SIDE

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

N

Wight

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

NEW TRIER

385 WINNETKA AVE.
WINNETKA, IL 60093

Wight

Pepper CONSTRUCTION

KEY MAP

Issuances

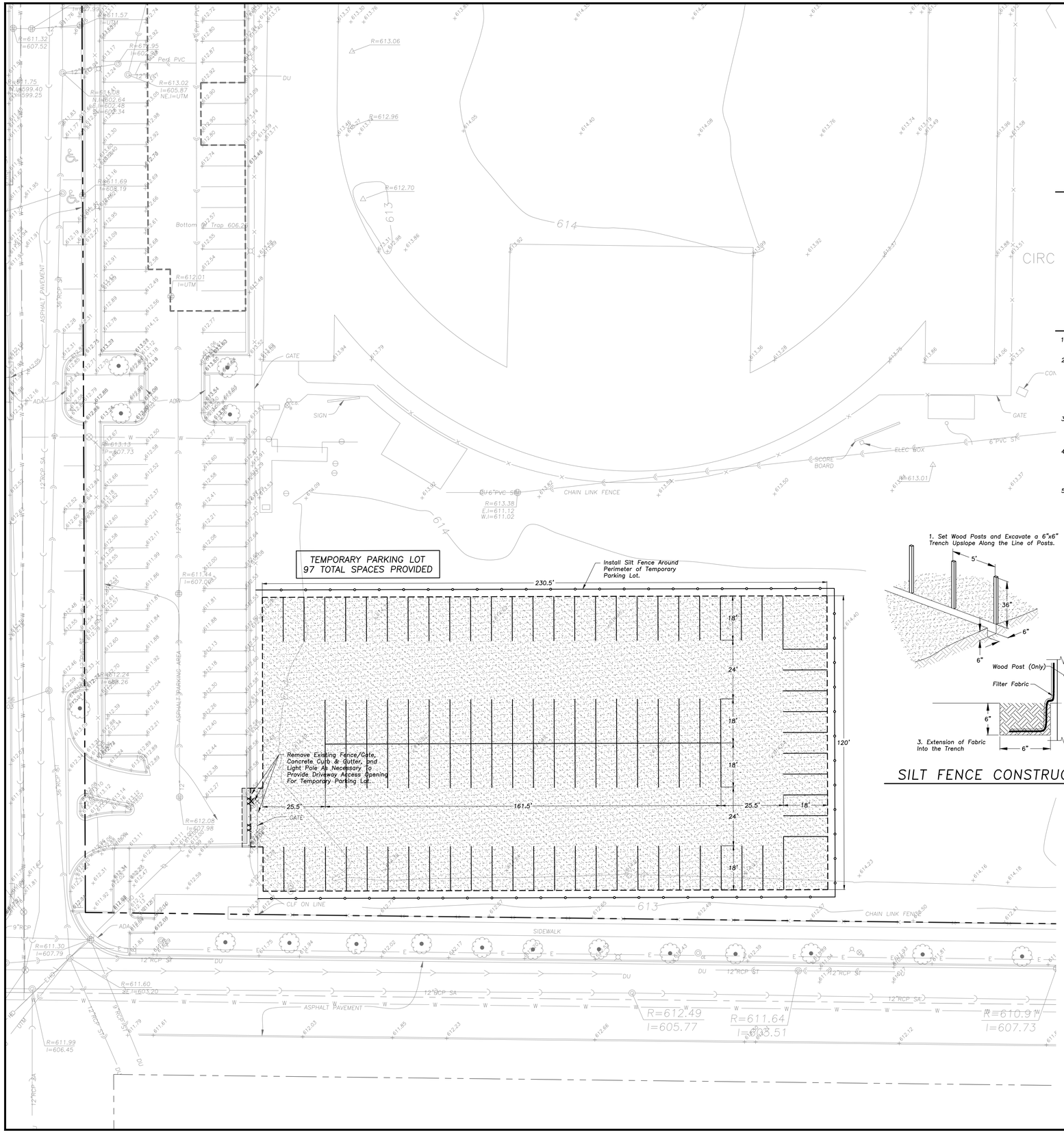
REV	DESCRIPTION	DATE
	ISSUED FOR BID	03/02/15

TEMPORARY PROPOSED CONDITIONS

EXH6.0

Project Number: 02-5471-02

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



DEMOLITION LEGEND

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

DEMOLITION NOTES

1. Keep All Streets Free and Clear of Construction Related Dirt/Dust/Debris.
2. All Sawcutting Shall be Full Depth to Provide a Clean Edge to Match New Construction. Match Existing Elevations at Points of Connection for New and Existing Pavement, Curb, Sidewalks, etc. All Sawcut Locations Shown Are Approximate and May Be Field Adjusted to Accommodate Conditions, Joints, Material Type, etc. Remove Minimum Amount Necessary for Installation of Proposed Improvements.
3. Provide and Maintain All Necessary Traffic Control and Safety Measures Required During Demolition and Construction Operations Within or Near the Public Roadway.
4. All Light Poles to Be Removed From Private Property Shall Be Removed in Their Entirety, Including Base and All Appurtenances. Coordinate Abandonment of Electrical Lines With Electrical Engineer and Owner Prior to Demolition.
5. Provide Tree Protection Fencing Prior To Construction Operations. Maintain Throughout Construction.

SILT FENCE CONSTRUCTION (AASHTO 288-00)

LEGEND

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

SURVEY PROVIDED BY:

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

PROJECT BENCHMARK

USGS Benchmark AJ2484

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

Elevation = 629.4 (NAVD88 Datum)

J.U.L.I.E.

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

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

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

385 WINNETKA AVENUE
WINNETKA, ILLINOIS 60093

Reserved for Seal:

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

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

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

Sheet Title:

TEMPORARY PARKING LOT PLAN

Sheet No:

C100

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

ORDINANCE NO. M-1-2015

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

(385 Winnetka Avenue)

WHEREAS, the Board of Education of New Trier Township High School District No. 203, Cook County, Illinois (***"Applicant"***) is the record title owner of that certain parcel of real property commonly known as 385 Winnetka Avenue in Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance (***"Subject Property"***); and

WHEREAS, the Subject Property is improved with buildings and structures known as the Winnetka campus of New Trier High School (***"High School"***); and

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

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

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

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

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

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

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

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

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

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

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

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

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

WHEREAS, the Village Council has determined that approval of the proposed Special Use Permit: (i) is consistent with the Comprehensive Plan; and (ii) satisfies the standards for the approval of special use permits within the R-4 District set forth in Chapter 17.56 of the Zoning Ordinance; and

WHEREAS, the Village Council has determined that approval of the Requested Relief for the construction of the Proposed Improvements and the operation of a high school within the Proposed Improvements on the Subject Property within the R-4 District is in the best interest of the Village and its residents;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

D. Compliance with Regulations. Except to the extent specifically provided otherwise in this Ordinance, the development, use, and maintenance of the Proposed Improvements on the Subject Property must comply at all times with all applicable Village codes and ordinances, as they have been or may be amended over time;

E. Reimbursement of Village Costs. In addition to any other costs, payments, fees, charges, contributions, or dedications required under applicable Village codes, ordinances, resolutions, rules, or regulations, the Applicant must pay to the Village, promptly upon presentation of a written demand or demands therefor, of all fees, costs, and expenses incurred or accrued in connection with the review, negotiation, preparation, consideration, and review of this Ordinance. Payment of all such fees, costs, and expenses for which demand has been made shall be made by a certified or cashier's check. Further, the Applicant must pay upon demand all costs incurred by the Village for publications and recordings required in connection with the aforesaid matters.

F. Compliance with Plans. The development, use, and maintenance of the Proposed Improvements at the Subject Property must be in strict accordance with the following documents and plans, except for minor changes and site work approved by the Director of Community Development or the Director of Public Works (within their respective permitting authority) in accordance with all applicable Village codes, ordinances, and standards:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 9: EFFECTIVE DATE.

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

1. Passage by the Village Council in the manner required by law;

2. Publication in pamphlet form in the manner required by law; and

3. The filing by the Applicant with the Village Clerk of an Unconditional Agreement and Consent in the form of **Exhibit M** attached to and, by this reference, made a part of this Ordinance to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.

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

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

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

NAYS: None

ABSENT: Trustee Braun

APPROVED this 6th day of January, 2015.

Signed:

s/E. Gene Greable

Village President

Countersigned:

s/Robert M. Bahan

Village Clerk

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

Introduced: Waived

Passed and Approved: January 6, 2015

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

[INSERT LEGAL DESCRIPTION]

Commonly known as 385 Winnetka Avenue, Winnetka, Illinois.

EXHIBIT B

DECEMBER 8, 2014 PUBLIC HEARING MINUTES OF THE ZBA

EXHIBIT C

DEMOLITION PLANS

EXHIBIT D

DEMOLITION FLOOR PLANS

EXHIBIT E

SITE PLANS

EXHIBIT F

OVERALL UTILITY PLAN

EXHIBIT G

ALTERNATE CONFORMING PARKING EXHIBIT

EXHIBIT H

ROADWAY SECTIONS

EXHIBIT I

LANDSCAPE PLANS

EXHIBIT J

PROPOSED FLOOR PLANS AND ROOF PLAN

EXHIBIT K

PROPOSED ELEVATIONS

EXHIBIT L

PROPOSED BUILDING SECTIONS

EXHIBIT M

UNCONDITIONAL AGREEMENT AND CONSENT

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

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

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

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

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

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

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

2. The Applicant acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.

3. The Applicant acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's grant of variations and a special use permit for the Subject Property or its adoption of the Ordinance, and that the Village's approvals do not, and will not, in any way, be deemed to insure the Applicant against damage or injury of any kind and at any time.

4. The Applicant does hereby agree to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Ordinance granting the variations and the special use permit for the Subject Property.

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

Dated: __, 2015

ATTEST:

By: __
Its: __

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

By: __
Its: __

ATTACHMENT 3

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

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

To Winnetka Plan Commission and Design Review Board,

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

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

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

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

Respectfully,

Peter Rose
773.610.4133