



ZONING BOARD OF APPEALS REGULAR VIRTUAL MEETING AGENDA

MONDAY, JUNE 14, 2021 - 7:00 PM

In accordance with social distancing requirements and Governor Pritzker's Executive Order 2021-11 and Senate Bill 2135, the Winnetka Zoning Board of Appeals meeting on Monday, June 14, 2021 **will be held virtually**. The meeting **will be livestreamed via the Zoom platform**. In accordance, with Public Act 101-0640, at least one representative from the Village will be present at Village Hall Council Chambers at 510 Green Bay Road, Winnetka, IL, and **the virtual meeting will be simulcast at Village Hall for members of the public who do not wish to view the virtual meeting from another location**. Pursuant to the Executive Order issued by the Governor, the number of people who may gather at Village Hall for the meeting is limited due to the mandated social distancing guidelines. **Accordingly, the opportunity to view the virtual meeting at Village Hall is available on a "first-come, first-served" basis.**

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

- 1) **Telephone (audio only)**. Call: 312-626-6799; when prompted enter the Webinar ID: 979 7715 2217 (Please note there is no additional passcode or attendee ID required.)
- 2) **Livestream (both audio and video feed)**. Download the Zoom meetings app to your smart phone, tablet, or computer, and then join Webinar ID: 979 7715 2217; Webinar Passcode: ZBA061421

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

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

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

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

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

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

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

**ZONING BOARD OF APPEALS REGULAR VIRTUAL MEETING AGENDA
MONDAY, JUNE 14, 2021 - 7:00 PM**

AGENDA ITEMS

1. Call to Order & Roll Call.
2. Introductory Remarks Regarding Conduct of Virtual Meeting.
3. Approval of Minutes – May 10, 2021.
4. **Case No. 21-16-V2: 1184 Tower Road (Continued from the May 10, 2021 meeting):** An amended application submitted by Ann Hewitt seeking approval of zoning variations to allow construction of additions at 1184 Tower Road. The requested zoning variations would permit the additions to (i) exceed the maximum permitted front yard lot coverage; (ii) exceed the maximum permitted building size; (iii) provide less than the minimum required front yard setback; and (iv) provide less than the minimum required total side yard setback. The plans have been amended to eliminate the previously requested zoning variation to exceed the maximum permitted width of a front-facing attached garage and to reduce the requested variations for front yard lot coverage and maximum building size. The Village Council has final jurisdiction on this request.
5. **Case No. 21-21-V2: 747 Walden Road:** An application submitted by Joshua and Y. Grace Ha seeking approval of a zoning variation to allow construction of a new single-family residence at 747 Walden Road. The requested zoning variation would permit the new residence to provide less than the minimum required front yard setback from Walden Road. The Village Council has final jurisdiction on this request.
6. **Case No. 21-15-SU: 385 Winnetka Avenue – New Trier High School:** An application submitted by the Board of Education of New Trier Township High School District 203 seeking approval of an amendment to an existing Special Use Permit, which allowed the expansion of the school building and roadway improvements, and zoning variations to allow the replacement of the existing Gates Gym with the construction of an addition on the east side of the high school and the construction of parking lot improvements at 385 Winnetka Avenue. The requested zoning variations would permit the improvements to (i) exceed the maximum permitted building size; (ii) exceed the maximum permitted roofed lot coverage; (iii) exceed the maximum permitted impermeable lot coverage, (iv) provide less than the minimum required front yard setback from Essex Road; (v) to exceed the maximum permitted building height; and (vi) provide less than the minimum required area for a parking space. The Village Council has final jurisdiction on this request.
7. Other Business.
 - a. Community Development Report
 - b. July 12, 2021 Meeting - Quorum check
8. Public Comment.
9. Adjournment

Note: Public comment is permitted on all agenda items.

NOTICE

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

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

1 WINNETKA ZONING BOARD OF APPEALS MEETING MINUTES
2 MAY 10, 2021
3

4 **Zoning Board Members Present:** Matt Bradley, Chairman
5 Lynn Hanley
6 Mike Nielsen
7 Max Weigandt
8

9 **Zoning Board Members Absent:** E. Gene Greable
10 Kimberly Handler
11

12 **Village Staff:** David Schoon, Director of Community Development
13 Brian Norkus, Assistant Director of Community
14 Development
15 Ann Klaassen, Senior Planner
16

17 **Minutes of the Zoning Board of Appeals**
18 **May 10, 2021**
19

20 **Call to Order & Roll Call:**

21 Chairman Bradley called the meeting to order at 7:04 p.m. and read the Oral Declaration into the record.
22 Ms. Klaassen took roll call of the Board Members present.
23

24 **Introductory Remarks Regarding Conduct of Virtual Meeting.**

25 Chairman Bradley outlined the agenda items and explained how the virtual meeting would take place.
26 He also explained how public participation would take place and outlined the rules of procedure.
27

28 **Approval of April 12, 2021 meeting minutes.**

29 Chairman Bradley asked if there were any comments or corrections or a motion to approve the April 12,
30 2021 meeting minutes. Ms. Hanley moved to approve the April 12, 2021 meeting minutes and Mr.
31 Weigandt seconded the motion. A vote was taken and the motion unanimously passed, 4 to 0:

32 AYES: Bradley, Hanley, Nielsen, Weigandt

33 NAYS: None
34

35 **Case No. 21-11-V2: 645 Hibbard Road (Continued from the April 12, 2021 meeting):** An application
36 submitted by Steffen and Brenda Jacobsen seeking approval of a zoning variation to allow a fence at
37 645 Hibbard Road along its Hibbard Road, Pine Street and a portion of its east property line. The
38 requested zoning variation would permit the fence to exceed the maximum permitted height. The
39 Zoning Board of Appeals has final jurisdiction on this request.

40 The Applicants have withdrawn their application. The Board will not be taking any further action on this
41 item.
42

43 **Case No. 21-16-V2: 1184 Tower Road:** An application submitted by Ann Hewitt seeking approval of
44 zoning variations to allow construction of additions at 1184 Tower Road. The requested zoning
45 variations would permit the additions to: (i) exceed the maximum permitted front yard lot coverage;
46 (ii) exceed the maximum permitted building size; (iii) provide less than the minimum required front
47 yard setback; (iv) provide less than the minimum required total side yard setback and (v) exceed the

1 **maximum permitted front facing attached garage width. The Village Council has final jurisdiction on**
2 **this request.**

3 Ms. Klaassen identified the proposed additions as well as the property's location, size, zoning
4 classification and photos. She then outlined the proposed variations for front yard lot coverage,
5 maximum permitted building size, front yard and total side yard setbacks as well as the requested
6 variations for the proposed garage addition. Ms. Klaassen then referred the first and second floor plans
7 and front elevation. She informed the Board no additional public correspondence has been received
8 other than one email. Ms. Klaassen noted a draft motion is provided on page 8 of the agenda report and
9 asked if there were any questions.

10
11 Chairman Bradley also asked if there were any questions. Ms. Hanley referred to the minimum front
12 yard requirement and asked if there would not be an issue if not for the block's average setback
13 requirement as well as the proposed garage width. Ms. Klaassen responded the proposed garage width
14 is 24.4 feet and the applicant is proposing two front facing garage doors, that comply with the permitted
15 front-facing garage door width. Chairman Bradley referred to the garage width calculations and
16 questioned the garage's depth. Ms. Klaassen stated the garage's location did not play a part in the front
17 yard lot coverage. She then described how the block average applied in terms of the setback
18 calculations. Ms. Hanley asked if maximum front yard lot coverage is different from impermeable lot
19 coverage and Ms. Klaassen described how the front yard lot coverage is calculated. Mr. Weigandt asked
20 if the driveway would become larger and Ms. Klaassen confirmed that is correct and referred to the
21 driveway in the site plan and the plat of survey on page 20.

22
23 Chairman Bradley asked if there were any other questions. No additional questions were raised at this
24 time. Chairman Bradley then asked for the applicant to be brought into the meeting.

25
26 Mr. Norkus allowed the applicant into the meeting to comment. Chairman Bradley swore in those
27 speaking to this matter. Ann Hewitt read her prepared statement into the record and described the
28 features lacking in the home and describing it as functionally obsolete. She stated if the home was sold,
29 it would likely be sold for the land value and they do not want the home to be torn down. Ms. Hewitt
30 stated the remodeled home would allow for the expansion of its utility and would retain the home's
31 appearance while providing an up-to-date home for them and other families in the future.

32
33 Jonathan Gordon, Ms. Hewitt's husband, referred to their attempts to minimize the necessary variations
34 to achieve their objective. Ms. Hewitt stated regarding the Board's driveway concerns, she noted it is
35 shared with the east neighbor and is difficult to enter and exit. She stated the steep apron was installed
36 years ago to mitigate safety issues in terms of pedestrian and vehicular traffic. Ms. Hewitt then referred
37 to page 30 and noted the proposed drive is 428 square feet less than the current driveway due to the
38 setback being moved. Mr. Gordon noted a portion of the garage is sitting on an existing portion of the
39 driveway. Kevin Juneau, the designer of the project, stated in connection with the driveway design and
40 garage, it would contain the minimum amount of space to get out of the garage and exit the driveway.

41
42 Chairman Bradley asked for the justification in connection with the garage width. Mr. Juneau described
43 the garage door opening restrictions illustrated on page 29. Chairman Bradley stated the schematics
44 shown are for the Village's standard garage widths. Mr. Juneau described the applicant's difficulties in
45 getting out of the vehicle in the garage as they get older. Mr. Gordon noted the existing garage is 11 feet
46 wide on the inside. He also referred to the Village's intent of eliminating vehicles in driveways. Ms.
47 Hewitt stated their intent is to honor the home's original design and noted there are other homes on
48 Tower Road with circular driveways. She informed the Board there is a hedge of Arbor Vitae which

1 would screen the property from the street and referred to the existing nonconforming issues. Ms.
2 Hewitt also stated it is important to save the trees and minimize water issues. She then stated the
3 proposed additions would not extend very far from the home and identified the home's interior height
4 restraints the proposed additions would solve. Ms. Hewitt then asked if there were any questions. Mr.
5 Gordon referred to page 6 which identified the 7-foot height boundary clearance and stated they want
6 to ensure the home has a future for future buyers.

7
8 Chairman Bradley asked if there were any questions from the Board. He then questioned the Arbor
9 Vitae. Ms. Hewitt and Mr. Gordon confirmed there are existing 20-foot Arbor Vitae on the property. No
10 additional questions were raised at this time. Chairman Bradley then asked for public comment.

11
12 Chairman Bradley swore in those speaking to this matter. John Kearn, 1174 Tower Road, stated they live
13 to the east of the property and have no objection to the variations requested. Annie Kearn, 1174 Tower
14 Road, referred to the applicant's lower property elevation and the shared driveway. She stated if the
15 driveway is changed, they would not be able to exit the driveway without the use of a portion of the
16 applicant's driveway. Ms. Klaassen confirmed there is no one else in Village Hall to comment.

17
18 Mr. Norkus allowed members of the public into the meeting. No comments were made at this time.

19
20 Chairman Bradley then called the matter in for discussion. Mr. Nielsen stated the request represented
21 the sum of all parts and all five variations together appear to be a wish list in terms of the home the
22 applicants want. He referred to the standard in connection with the garage and the applicants'
23 preference in terms of convenience. Mr. Weigandt agreed with Mr. Nielsen's comments and agreed it
24 would be difficult to grant a variance for the garage. He commented the home is beautiful and if the
25 home was deemed historic, the applicants may qualify the new additional GFA bonus. Mr. Weigandt
26 referred to the fact that the home may otherwise be a teardown. Mr. Nielsen referred to the
27 nonconforming existing GFA amount and the requested GFA amount should be doable which would
28 eliminate variation nos. 2 and 5. Ms. Hanley stated she had no issue with the rear addition which would
29 not result in the need for any variations. She agreed that the garage did not need to be as large as is
30 being requested and referred to the small home on a small lot. Ms. Hanley stated she understood the
31 issues with living on Tower Road and she could not get past the two-car garage request adding 600
32 square feet to the front yard lot coverage. She questioned whether a two-car garage can be done while
33 reducing front yard lot coverage significantly.

34
35 Chairman Bradley asked the applicants if consideration was given to locate the garage in the rear. Mr.
36 Juneau identified the garage options they explored and identified the issues its relocation presented.
37 Mr. Weigandt asked if the garage is located in the rear, he questioned the net effect of the remaining
38 variations. Mr. Juneau responded the rear additions are two-story additions and described the issue as
39 form following function. He indicated the 22-foot garage width represented a minimum necessity for
40 the garage to function.

41
42 Chairman Bradley referred to the applicants' testimony in their discussion with realtors that the home
43 had no value in its current condition and stated he did not agree with that. He referred to the standard
44 garage width and there are no unique justifications for the garage. Chairman Bradley then stated the
45 upstairs living condition is unique to the home's character and the proposed additions would bring the
46 home up to modern day standards. He then stated he saw no evidence the standards have been met in
47 connection with the garage although there are no practical alternatives for its relocation.

1 Chairman Bradley asked the Board Members if they felt the applicants should be given the opportunity
2 to remedy the garage width and front yard lot coverage issues which would alleviate the Board's
3 concerns. The Board Members agreed with Chairman Bradley's suggestion. Ms. Hanley also asked for
4 the applicants to consider lowering the front yard lot coverage amount.

5
6 Chairman Bradley stated the options are for the applicants to ask for a continuance to a date certain to
7 modify the request based on the Board's comments or for the Board to vote now with a negative
8 recommendation to the Village Council. Mr. Gordon asked for clarification on the Board's
9 recommendation in terms of the impermeable lot coverage calculations. Ms. Klaassen indicated if the
10 garage width is reduced, it is possible there would be a corresponding driveway reduction noting the
11 existing 825 square feet is within the 30-foot front yard area. Ms. Hanley suggested the driveway could
12 be a straight driveway as opposed to having the apron. Mr. Gordon agreed that is possible and noted
13 the second curb cut would need to remain for the Kearns. Ms. Hewitt informed the Board they
14 considered that alternative and the Kearns use the driveway due to its steep slope. Mr. Gordon then
15 informed the Board the sidewalk slope would have to be changed to correct the driveway sloping
16 condition.

17
18 Mr. Juneau asked if the garage width was changed to address the Board's concern whether the
19 remainder of the variation requests can be approved contingent on the garage's size. Chairman Bradley
20 questioned whether that is possible due to the variations' relationship. Mr. Juneau stated reducing the
21 garage to 22 feet would help the applicants continue on with the project's design and construction.

22
23 Mr. Schoon stated the Board could recommend approval on four of the five variations with the
24 applicants making their argument to the Village Council with regard to front yard lot coverage. Ms.
25 Hewitt stated they would like to ask for a continuance. Mr. Schoon confirmed the next meeting date is
26 June 14, 2021.

27
28 Chairman Bradley asked for a motion to continue the request. Ms. Hanley moved to continue the matter
29 to June 14, 2021. The motion was seconded by Mr. Nielsen. A vote was taken and the motion
30 unanimously passed, 4 to 0:

31 AYES: Bradley, Hanley, Nielsen, Weigandt

32 NAYS: None

33
34 **Other Business:**

35 a. Community Development Report.

36 Mr. Schoon confirmed there is no Community Development report.

37
38 b. June 14, 2021 Quorum check.

39 The Board Members discussed their availability. Mr. Schoon informed the Board they are working on
40 filling the open Board positions.

41
42 **Public Comment.**

43 No comments were made at this time.

44
45 **Adjournment:**

46 A motion to adjourn was made by Mr. Weigandt and seconded by Ms. Hanley. A vote was taken and the
47 motion unanimously passed, 4 to 0:

48 AYES: Bradley, Hanley, Nielsen, Weigandt

1 NAYS: None

2

3 The meeting adjourned at 8:49 p.m.

4

5 Respectfully submitted,

6

7 Antionette Johnson

8 Recording Secretary

DRAFT



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: JUNE 10, 2021
SUBJECT: 1184 TOWER ROAD – VARIATIONS (AMENDED CASE NO. 21-16-V2)

INTRODUCTION

On June 14, 2021, the Zoning Board of Appeals will continue a virtual public hearing, in accordance with social distancing requirements and Governor Pritzker's Executive Orders and Senate Bill 2135, on an amended application submitted by Ann Hewitt (the "Applicant"), as the owner of the property located at 1184 Tower Road (the "Subject Property"). The Applicant now requests approval of the following zoning variations to allow construction of additions to the existing residence on the Subject Property:

1. Front Yard Lot Coverage of 1,204 square feet, whereas a maximum of 711 square feet is permitted, a variation of 493 square feet (69.34%) [Section 17.30.030 – Intensity of Use of Lot] [Note: The site currently contains 825 square feet of FYLC. The proposed addition would add 379 square feet of FYLC];
2. Gross Floor Area (GFA) of 4,422.84 square feet, whereas a maximum of 4,202.8 square feet is permitted, a variation of 220.04 square feet (5.23%) [Section 17.30.040 – Maximum Building Size];
3. Front Yard Setback of 33.07 feet, whereas a minimum of 38.07 feet is required, a variation of 5 feet (13.13%) [Section 17.30.050 – Front and Corner Yard Setbacks]; and
4. Total Side Yard Setback of 15.5 feet, whereas a minimum of 19.9 feet is required, a variation of 4.4 feet (22.11%) [Section 17.30.060 – Side Yard Setback] [Note: The residence currently provides a total side yard setback of 19.9 feet].

The initial hearing on May 10, 2021, was properly noticed on April 22, 2021, in the *Winnetka Talk* and a mailed notice was sent to property owners within 250 feet of the Subject Property in compliance with the Zoning Ordinance. As of the date of this memo, staff has received one written comment from the public regarding this application. This comment was included in the May 4, 2021, staff report as Attachment D. For reference, the May 4 staff report and attachments is provided as Attachment C1 of this report. The neighbors immediately east of the Subject Property both spoke in support of the request at the May 10 ZBA meeting.

As will be discussed later in the report, ***the Applicant has eliminated the zoning relief requested for the front-facing attached garage width and reduced the extent of the zoning relief requested for front yard lot coverage and gross floor area.*** The Village Council still has final jurisdiction on this request as only the Council has the authority to grant a variation to exceed the permitted lot coverage by more than 20%.

MAY 10, 2021, ZBA PUBLIC HEARING

At its regular monthly meeting on May 10, the ZBA held a public hearing on the Applicant's requested zoning relief. At the May meeting, the Board focused its discussion on the variations requested regarding the width of the proposed garage addition and the amount of additional front yard lot coverage. The Board asked the Applicant if the width of the garage and the area of the driveway could be reduced to minimize the relief necessary. At the request of the Applicant, the Board voted unanimously to continue the request until the June meeting to provide the Applicant an opportunity to consider reducing the size of the proposed garage addition and the amount of additional driveway surface within the minimum required 30-foot front yard. A copy of the draft May 10 minutes is included in the June 14 agenda packet for the ZBA's approval.

AMENDED PROPOSED PLAN

In response to comments and questions at the May 10 ZBA meeting, the Applicant has provided the attached narrative and revised plans (Attachment B1). The plans have been revised to reduce the width of the proposed garage addition, as well as the second-floor addition above, and the area of front yard lot coverage has also been reduced. The proposed garage would be 22 feet in width, rather than 24.4 feet as originally proposed. The overall size of the garage addition has been reduced to 537 square feet of gross floor area, a reduction of 59 square feet from the original plan. As a result of the reduction of the width of the proposed garage, the second-floor addition above has been reduced to 453 square feet of gross floor area, a reduction of 42 square feet. The proposed two-story addition at the rear of the home remains unchanged. In total, the proposed additions have been reduced to 1,807.67 square feet of gross floor area, a reduction of 101 square feet from the original plan.

The area of the driveway within the 30-foot front yard has been reduced to 1,204 square feet, a reduction of 137.56 square feet of impermeable lot coverage from the original plan.

Excerpts of the amended front building elevation, site plan, and first floor plan are provided below and on the following pages as Figures 1 through 3.

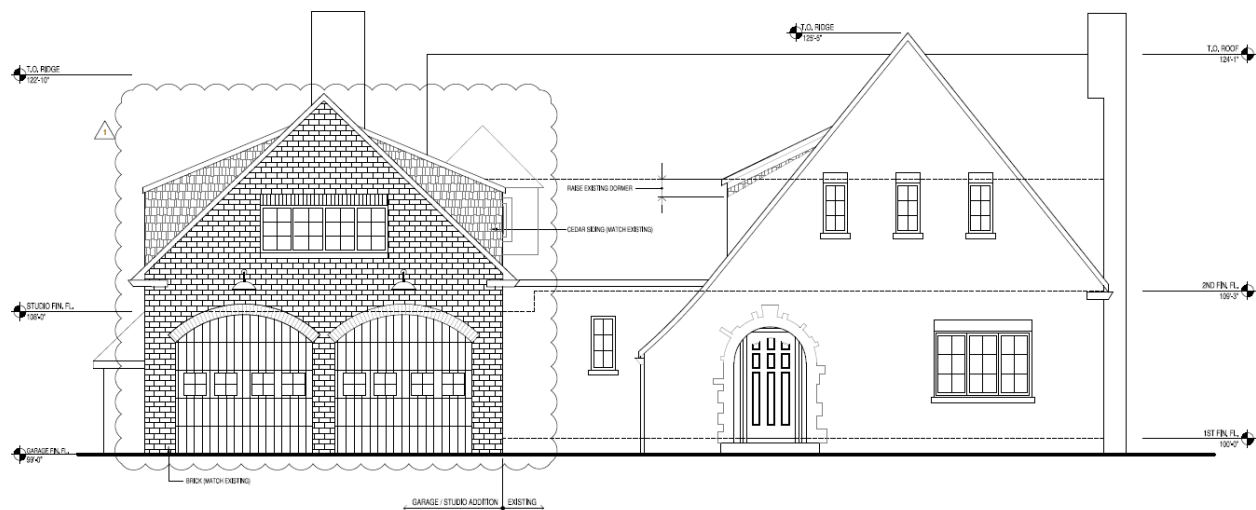


Figure 1 – Amended Front Building Elevation

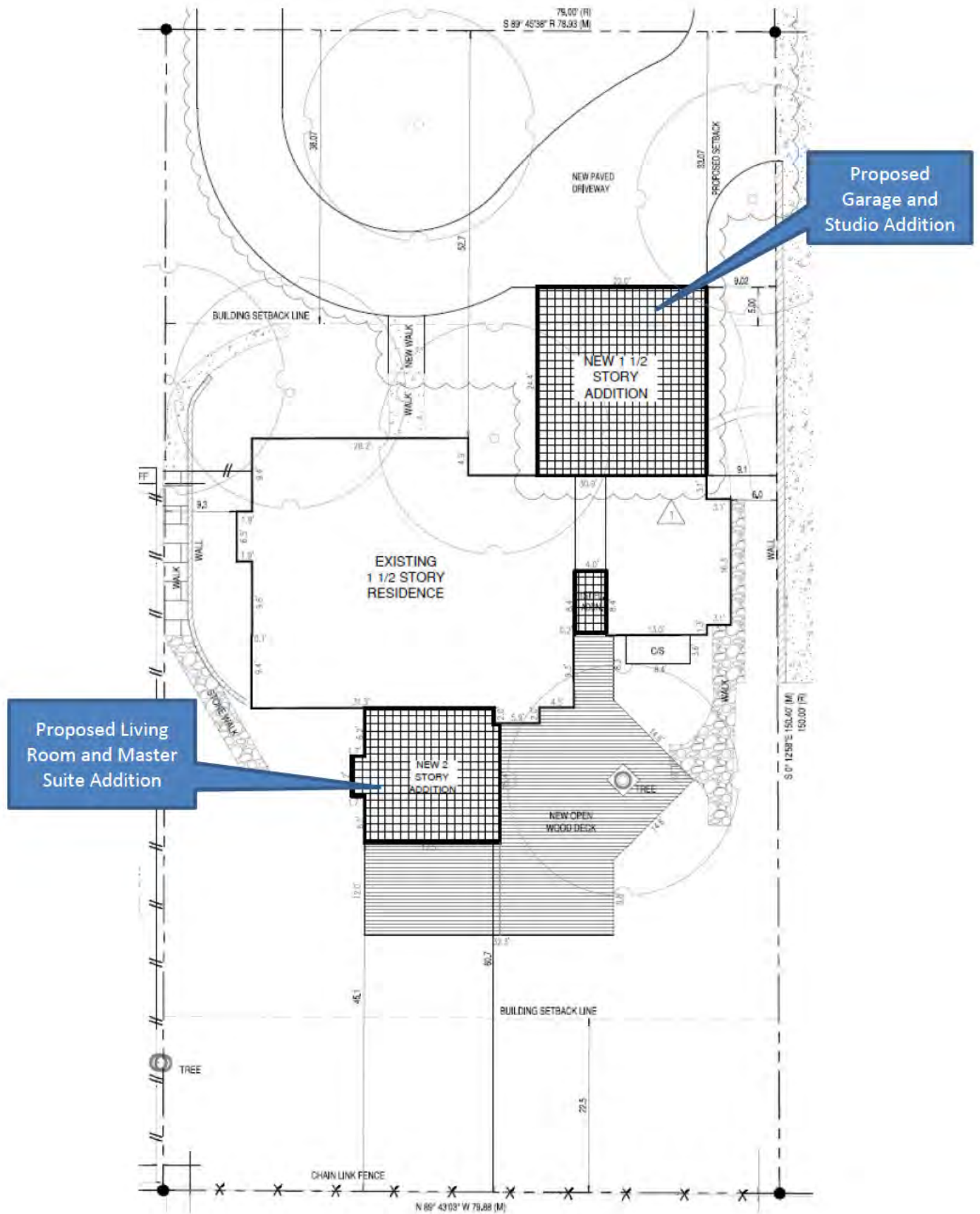
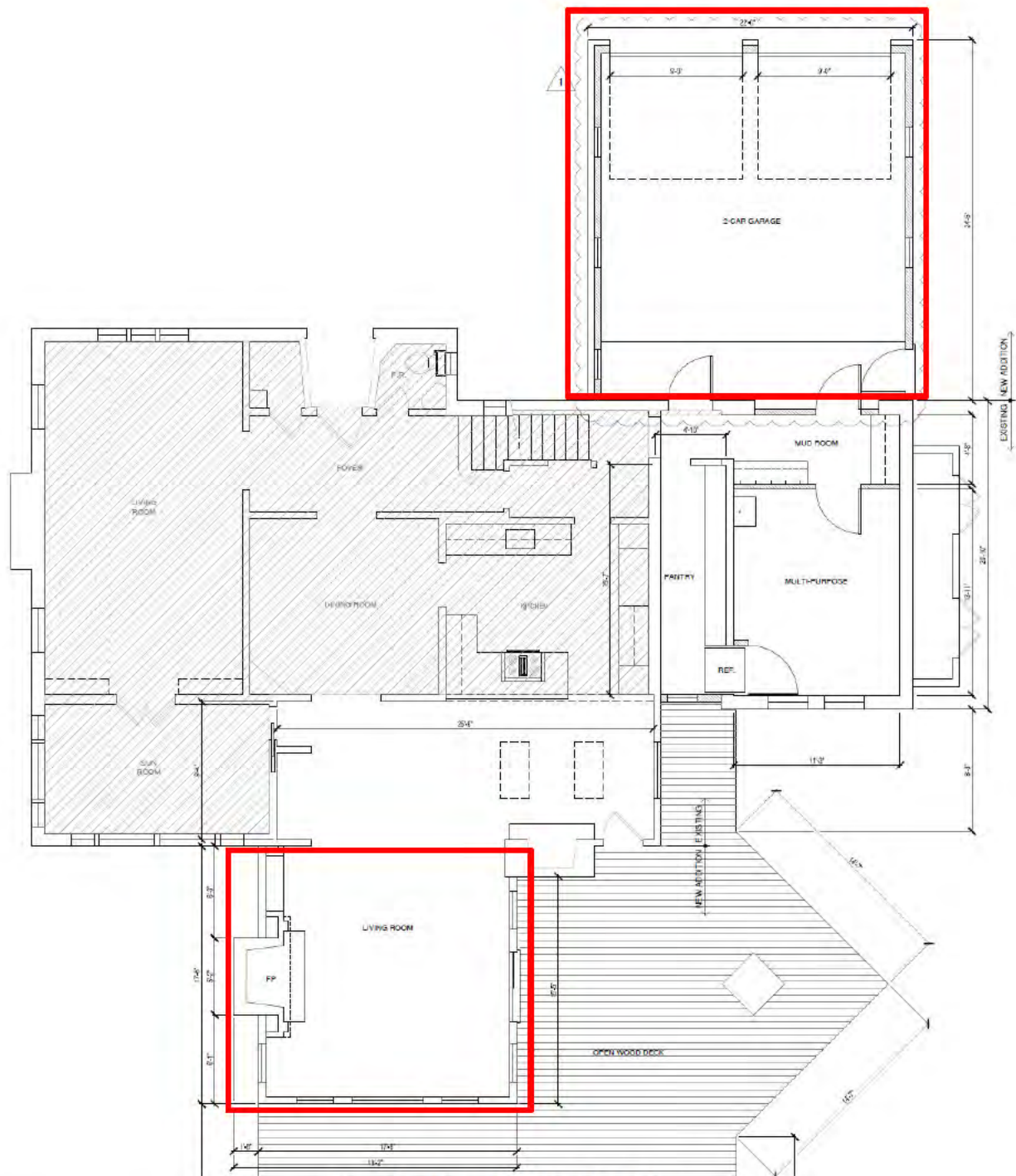


Figure 2 - Amended Site Plan



REQUESTED ZONING RELIEF

The attached amended zoning matrix highlights the existing lot and the proposed improvements' compliance with the R-4 zoning district (Attachment A1). Four variations are still being requested: (1) minimum front yard setback; (2) front yard lot coverage; (3) gross floor area; and (4) minimum total side yard setback. However, the amended plan represents a reduction in the proposed front yard lot coverage and gross floor area. As previously noted, relief from the maximum permitted width of a front-facing attached garage is no longer being requested as the proposed garage is 22 feet wide, which

complies with the permitted width of 22 feet. The requested variations for the front yard setback and total side yard setback remain unchanged.

Front Yard Setback. The existing residence currently provides a front yard setback of 52.7 feet. The proposed garage and studio addition would provide a front yard setback of 33.07 feet, whereas a minimum setback of 38.07 feet, the average of the block, is required. (Note: If it were not for the minimum average front yard setback requirement, the minimum front yard requirement for this lot, which is located in the R-4 District, would be 30 feet.

Front Yard Lot Coverage. The maximum permitted front yard lot coverage (FYLC) in the R-4 zoning district is 30% of the minimum required front yard, which means no more than 30% of the area measured 30 feet from the front property line may be covered with impermeable surfaces. The intent of this standard is twofold: (1) to limit the amount of hard surface area located within the required front yard and; (2) to discourage vehicles from parking within the required front yard. The existing improvements within the 30-foot front yard consist of 825 square feet of FYLC, exceeding the maximum permitted FYLC by 114 square feet. To provide access to the proposed garage, the driveway would be expanded by approximately 379 square feet; bringing the total FYLC to 1,204 square feet, whereas a maximum of 711 square feet is permitted. Again, this is 137.56 square feet less than what was originally proposed.

Maximum Building Size (Gross Floor Area). The site currently contains 2,615.17 square feet of gross floor (GFA). The increase in GFA with the proposed amended additions is 1,807.67 square feet; bringing the total GFA to 4,422.84 square feet, whereas a maximum of 4,202.8 square feet is permitted. Again, this is a reduction of 101 square feet from the original proposal.

Total Side Yard Setback. The existing residence currently provides a total side yard setback of 15.5 feet; 6 feet from the east property line and 9.5 feet (measured to the permitted chimney encroachment) from the west property line. The side yard setbacks would remain unchanged with the proposed additions, but it should be noted that the addition closest to either side lot line is the proposed garage, which would provide an east side yard setback of 9.02 feet. That being said, the existing total side yard setback of 15.5 feet will remain, whereas a minimum of 19.9 feet is required.

The following compares the Zoning Ordinance requirements, the existing conditions, as well as the difference between what the Applicant originally proposed and the amended plan currently before the Board.

	CODE REQUIREMENT	EXISTING CONDITION	ORIGINAL PLAN	AMENDED PLAN
MINIMUM FRONT YARD SETBACK	38.07 feet	52.7 feet	33.07 feet	33.07 feet
MAXIMUM FRONT YARD LOT COVERAGE	711 square feet	825 square feet	1,341.56 square feet	1,204 square feet
MAXIMUM GROSS FLOOR AREA	4,202.8 square feet	2,615.17 square feet	4,524.22 square feet	4,422.84 square feet
MINIMUM TOTAL SIDE YARD SETBACK	19.9 feet	15.5 feet	15.5 feet	15.5 feet

FINDINGS

Does the ZBA find that the requested variations meet the standards for granting such 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 following variations granting:

1. Front Yard Lot Coverage of 1,204 square feet, whereas a maximum of 711 square feet is permitted, a variation of 493 square feet (69.34%) [Section 17.30.030 – Intensity of Use of Lot];
2. Gross Floor Area (GFA) of 4,422.84 square feet, whereas a maximum of 4,202.8 square feet is permitted, a variation of 220.04 square feet (5.23%) [Section 17.30.040 – Maximum Building Size];
3. Front Yard Setback of 33.07 feet, whereas a minimum of 38.07 feet is required, a variation of 5 feet (13.13%) [Section 17.30.050 – Front and Corner Yard Setbacks]; and
4. Total Side Yard Setback of 15.5 feet, whereas a minimum of 19.9 feet is required, a variation of 4.4 feet (22.11%) [Section 17.30.060 – Side Yard Setback].

The Zoning Board of Appeals finds, based on evidence in the record or a public document, that the variations requested 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]** in connection with this variation application **[subject to the following conditions...]**

The eight standards to consider when granting a variation are as follows:

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.

ATTACHMENTS

Attachment A1: Amended Zoning Matrix

Attachment B1: Applicant's Narrative and Revised Plans

Attachment C1: May 4, 2021, ZBA Staff Report and Attachments

ATTACHMENT A1

ZONING MATRIX

(Amended 05.25.2021)

ADDRESS: 1184 Tower Road

CASE NO: 21-16-V2

ZONING: R-4

ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (2)
Min. Lot Size	12,600 SF	11,939 SF	N/A	N/A	EXISTING NONCONFORMING
Min. Average Lot Width	60 FT	79.59 FT	N/A	N/A	OK
Min. Lot Depth	120 FT	150 FT	N/A	N/A	OK
Max. Roofed Lot Coverage	3,223.53 SF (1)	1,784.24 SF	2,669.96 SF	885.72 SF	OK
Max. Gross Floor Area	4,202.8 SF (1)	2,615.17 SF	4,422.84 SF	1,807.67 SF	220.04 SF (5.23%) VARIATION
Max. Impermeable Lot Coverage	5,969.5 SF (1)	3,999.08 SF	4,504.61 SF	505.53 SF	OK
Max. Front Yard Lot Coverage	711 SF	825 SF	1,204 SF	379 SF	493 SF (69.34%) VARIATION
Min. Front Yard (Tower/North)	38.07 FT	52.7 FT	33.07 FT	(19.63) FT	5 FT (13.13%) VARIATION
Min. Side Yard (East)	7.96 FT	6 FT	6 FT (3)	0 FT	EXISTING NONCONFORMING
Min. Total Side Yards	19.9 FT	15.5 FT	15.5 FT	0 FT	4.4 FT (22.11%) VARIATION
Min. Rear Yard (South)	22.5 FT	60.7 FT	45.3 FT	(15.4) FT	OK

NOTES:

(1) Based on lot area of 11,939 s.f.

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

(3) Proposed addition would provide an east side yard setback of 9.02 feet, in compliance with the minimum required side yard setback of 7.96 ft.

Ann Hewitt

1184 Tower Road Winnetka, IL 60093

May 26, 2021

Ms. Ann Klaassen
Senior Planner
Village of Winnetka Community Development
510 Green Bay Road
Winnetka, IL 60093

RE: Case No. 21-16-V2 1184 Tower Road
ZBA Hearing June 14, 2021

Dear Ann:

Please find our revised Application for the requested variances for the above referenced property attached. We have included a photo of the east curb cut profile showing the gradients of 7% for the Tower Road crown-to-gutter and 9-10% for the actual curb cut apron, all within about 10 linear feet.

In response to the direction provided by the ZBA during the May 7, 2021 hearing, we have made the following changes:

1. Front Yard Lot Coverage (FYLC): The proposed incremental increase of the FYLC has been reduced substantially, by approximate 138 sq ft, or about 27%.
2. Gross Lot Floor Area (GFA): The proposed incremental increase of GFA has been reduced by approximately 106 sq ft.
3. Front-facing attached garage: The proposed width has been changed from 24.42 feet to 22 feet in compliance with the zoning requirements.
4. Front Yard Setback: The proposed variation of 5 feet has not been changed.
5. Total Side Yard Setback has not been changed. This is a preexisting condition.

We intend for these changes to address the ZBA concerns expressed at the hearing, and trust they will be seen as a good faith effort to comply in a satisfactory way. We look forward to the next hearing on June 14. Thank you.

Sincerely,



Ann Hewitt

**Mature arbutus
screening front yd**

**Note angle of car
due to 7% grade
of street crown**

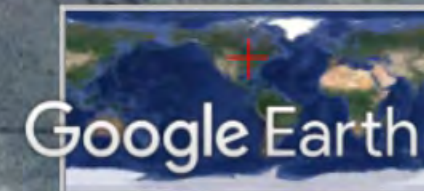
**Note 10% grade of
curb cut slope**

**Location of scrape
marks**

**Google Earth Photo
1184 Tower Rd
Looking West**

© 2021 Google

5 ft

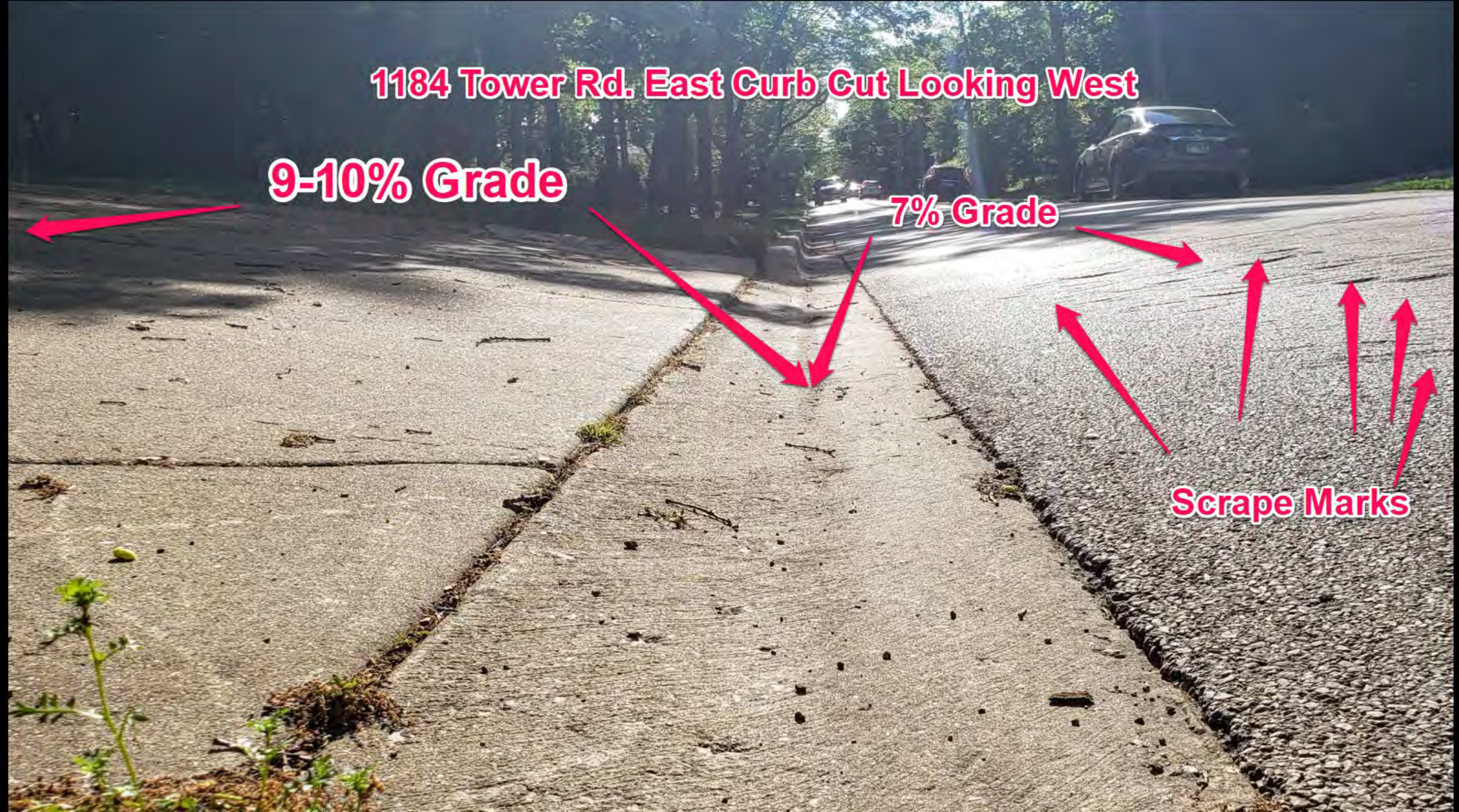


1184 Tower Rd. East Curb Cut Looking West

9-10% Grade

7% Grade

Scrape Marks

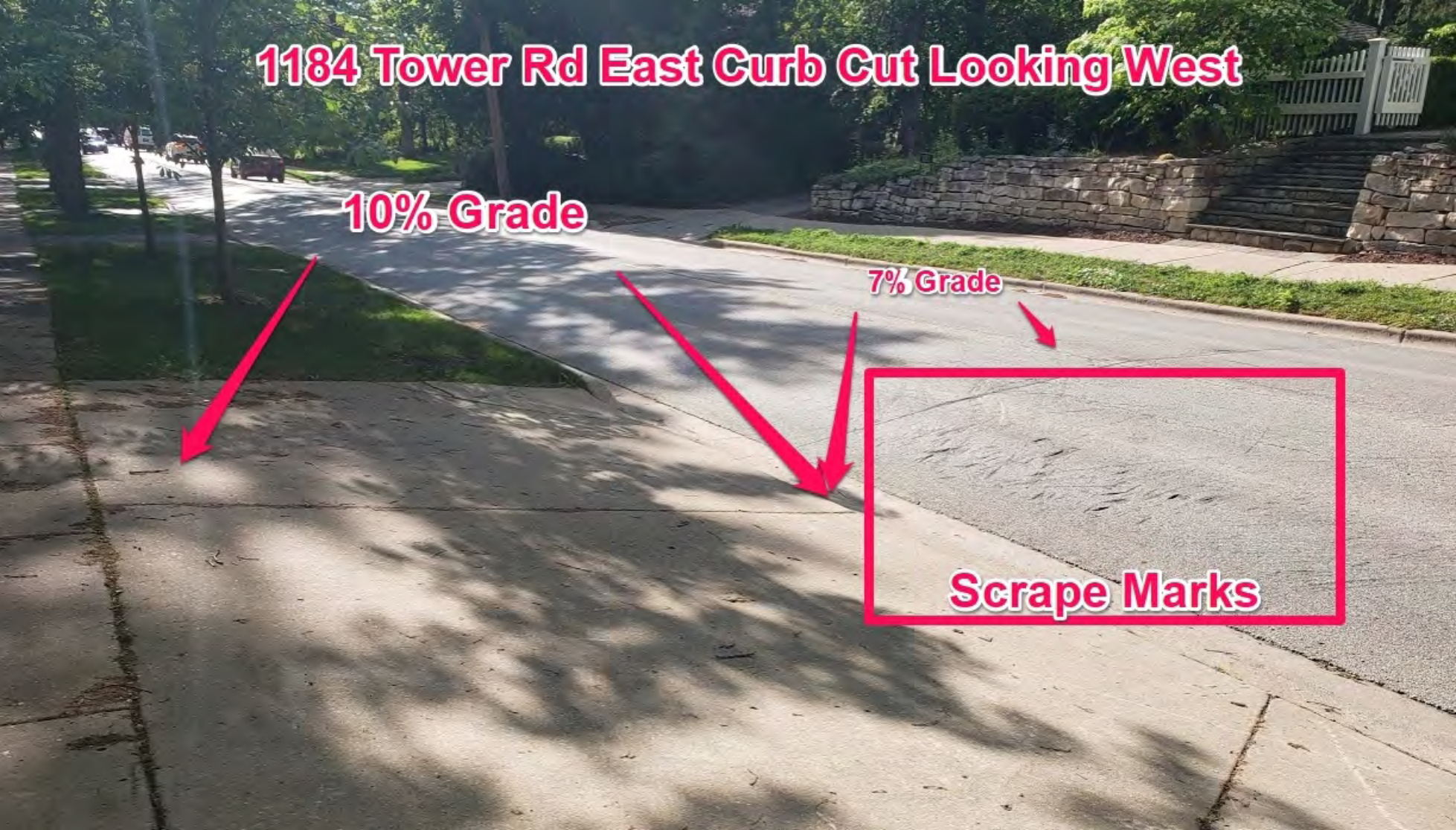


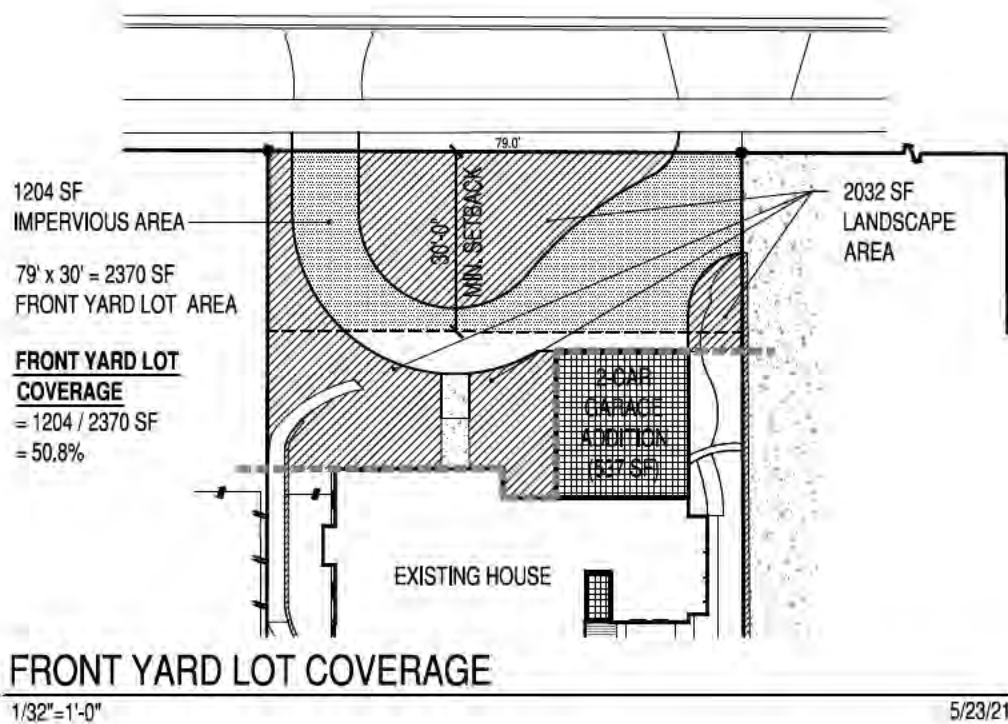
1184 Tower Rd East Curb Cut Looking West

10% Grade

7% Grade

Scrape Marks





FRONT YARD LOT COVERAGE
HEWITT RESIDENCE
 1184 TOWER ROAD WINNETKA, IL

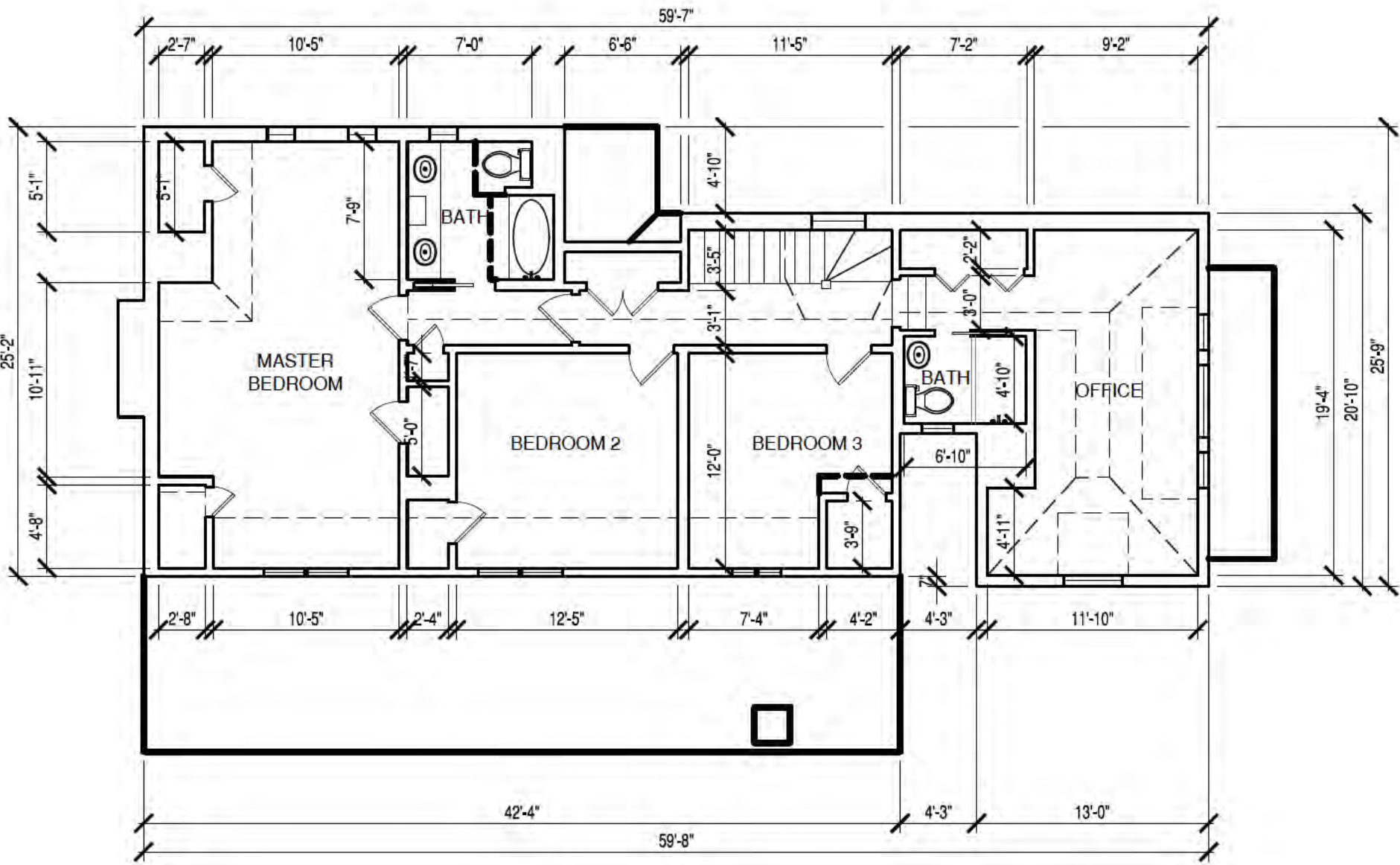
EXH-B

HEWITT RESIDENCE

ZONING COMPLIANCE DRAWINGS
FOR
THE VILLAGE OF
WINNETKA DEPARTMENT OF COMMUNITY
DEVELOPMENT

DRAWING INDEX

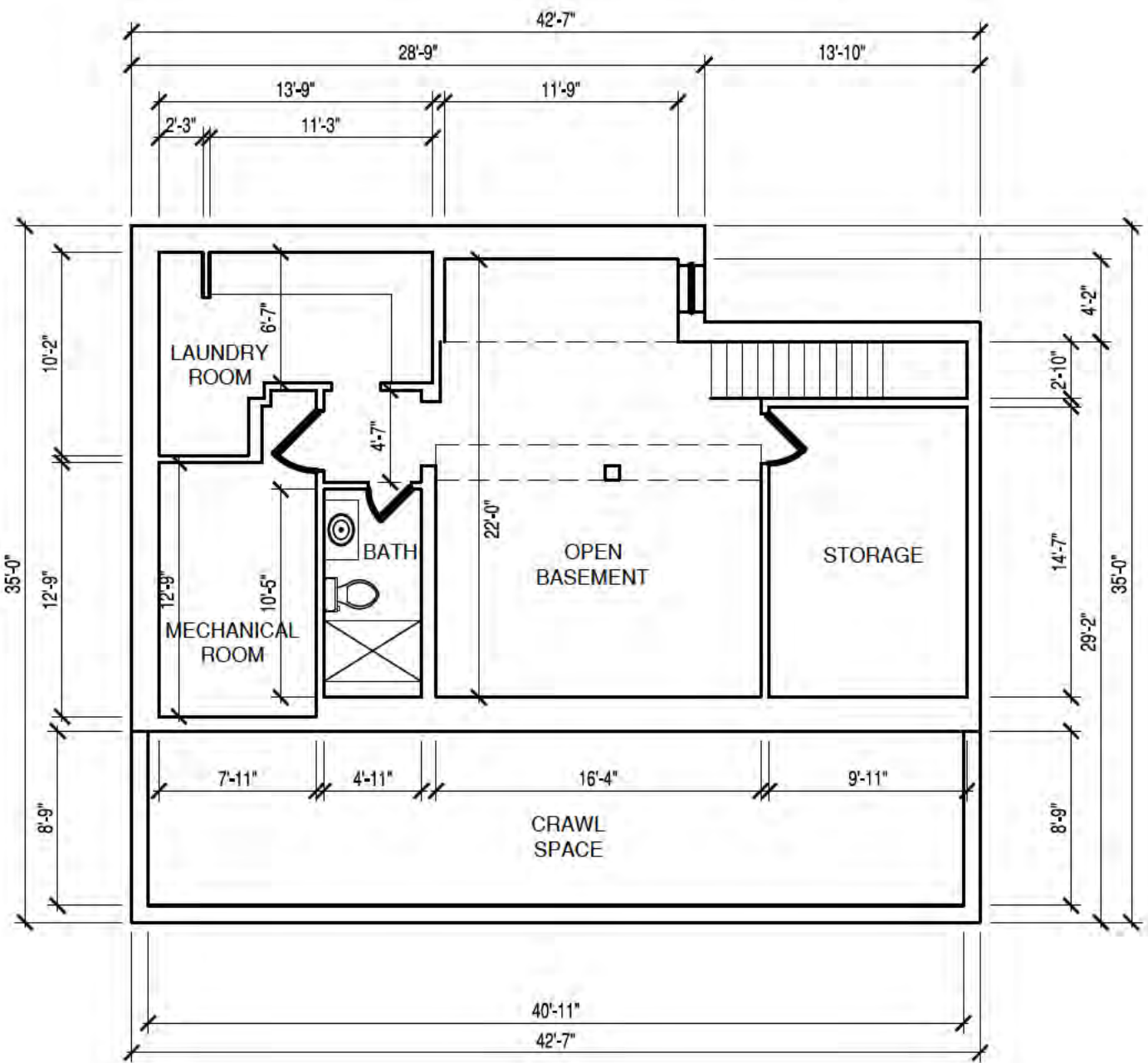
XA-101	EXISTING FLOOR PLANS
XA-201	EXISTING BUILDING ELEVATIONS & SECTIONS
AS-101	SURVEY AND PROPOSED SITE PLAN
A-101	PROPOSED 1ST FLOOR PLAN
A-102	PROPOSED 2ND FLOOR PLAN
A-201	PROPOSED BUILDING ELEVATIONS
A-202	PROPOSED BUILDING ELEVATIONS



EXISTING 2ND FLOOR PLAN(2)

1/8" = 1'-0"

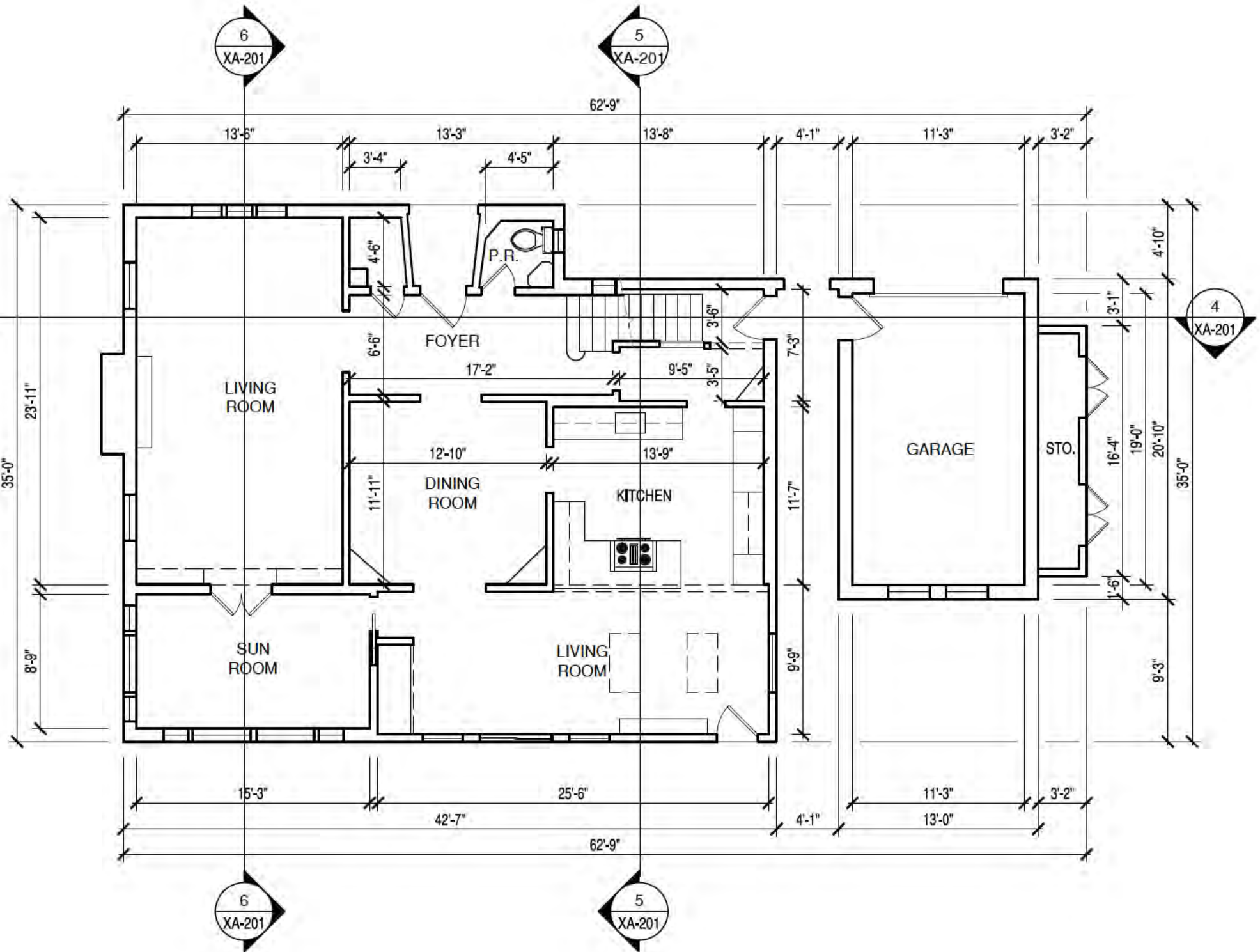
1
XA-101



EXISTING BASEMENT FLOOR PLAN

1/8" = 1'-0"

3
XA-101



EXISTING 1ST FLOOR PLAN

1/8" = 1'-0"

2
XA-101



DESIGNS

7925 Bosque St. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505)890-1736

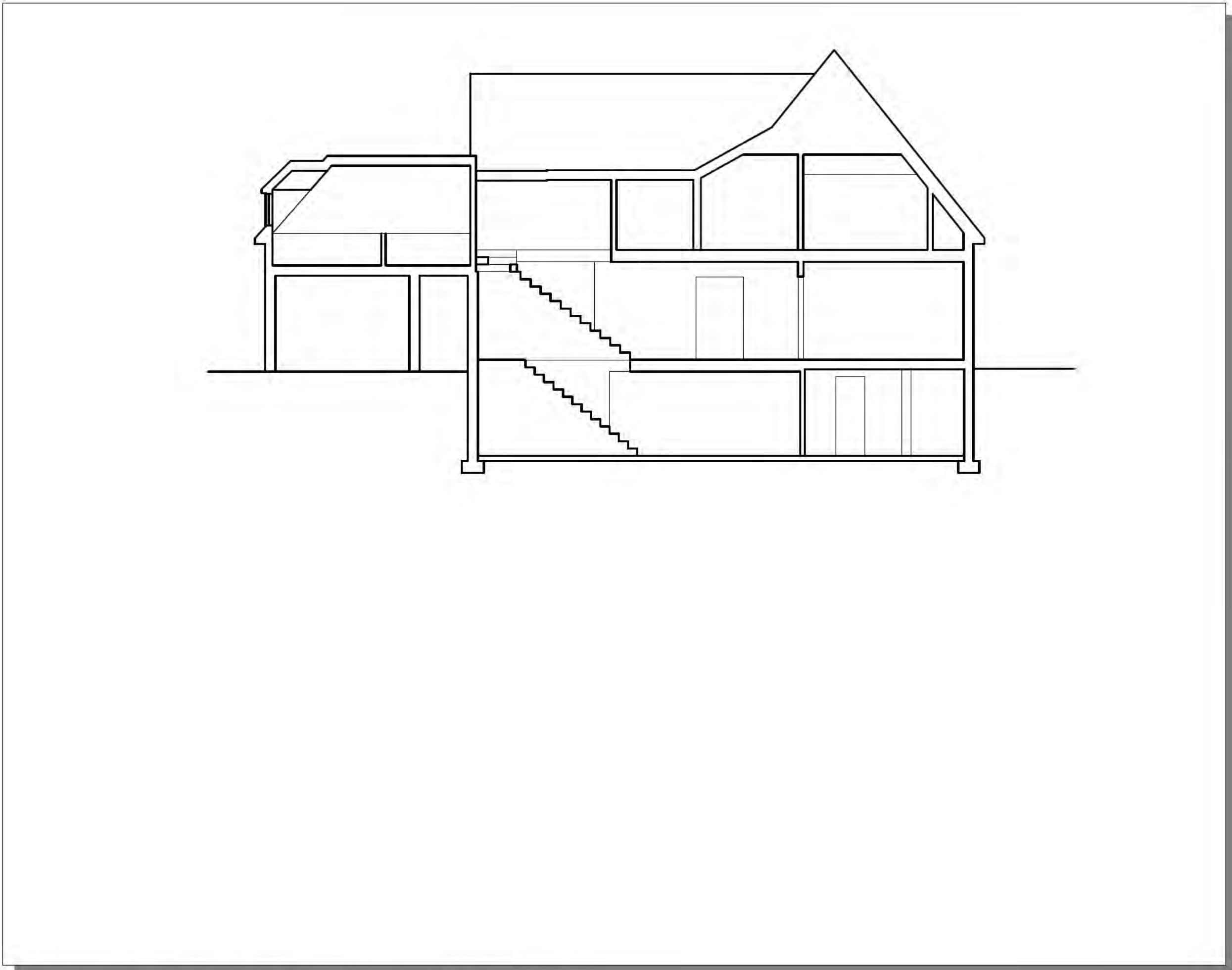
PROJECT:
HEWITT RESIDENCE
1184 TOWER ROAD
WINNETKA, IL

SHEET TITLE:
EXISTING FLOOR PLANS

NO.	REVISION	DATE

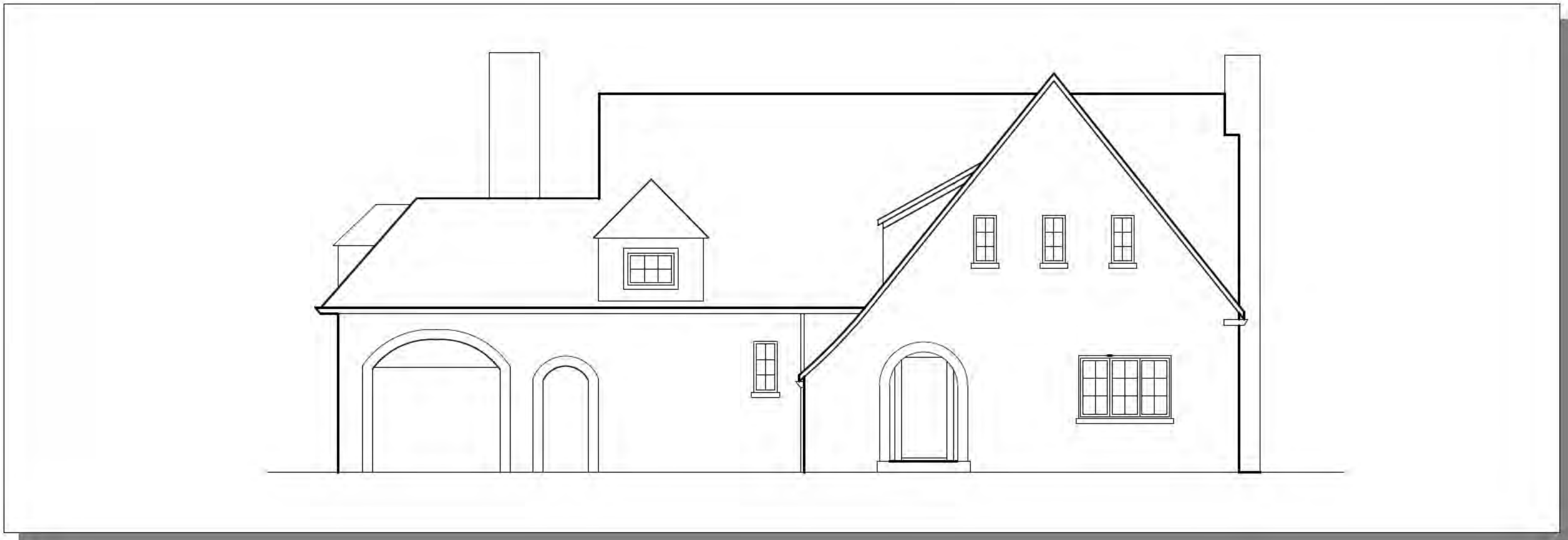
DATE:
4/21/21
PROJECT NO.
1916
SHEET NO.

XA-101



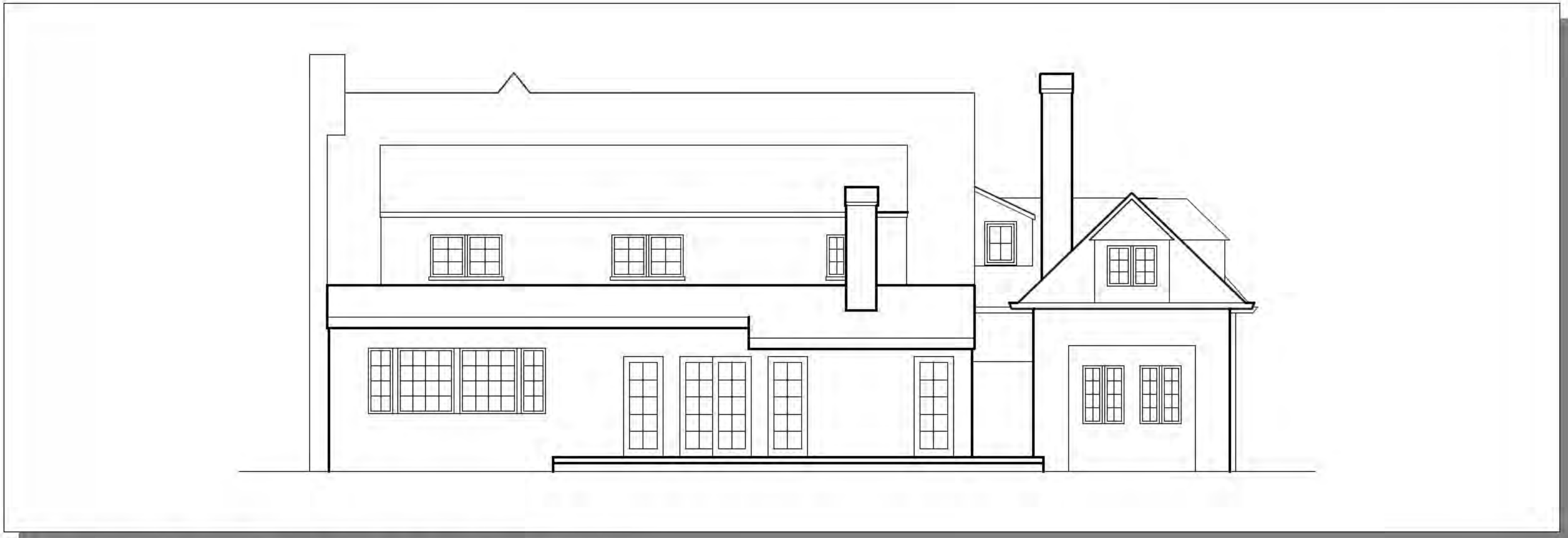
EXISTING LONGITUDINAL SECTION
1/8" = 1'-0"

4
XA-201



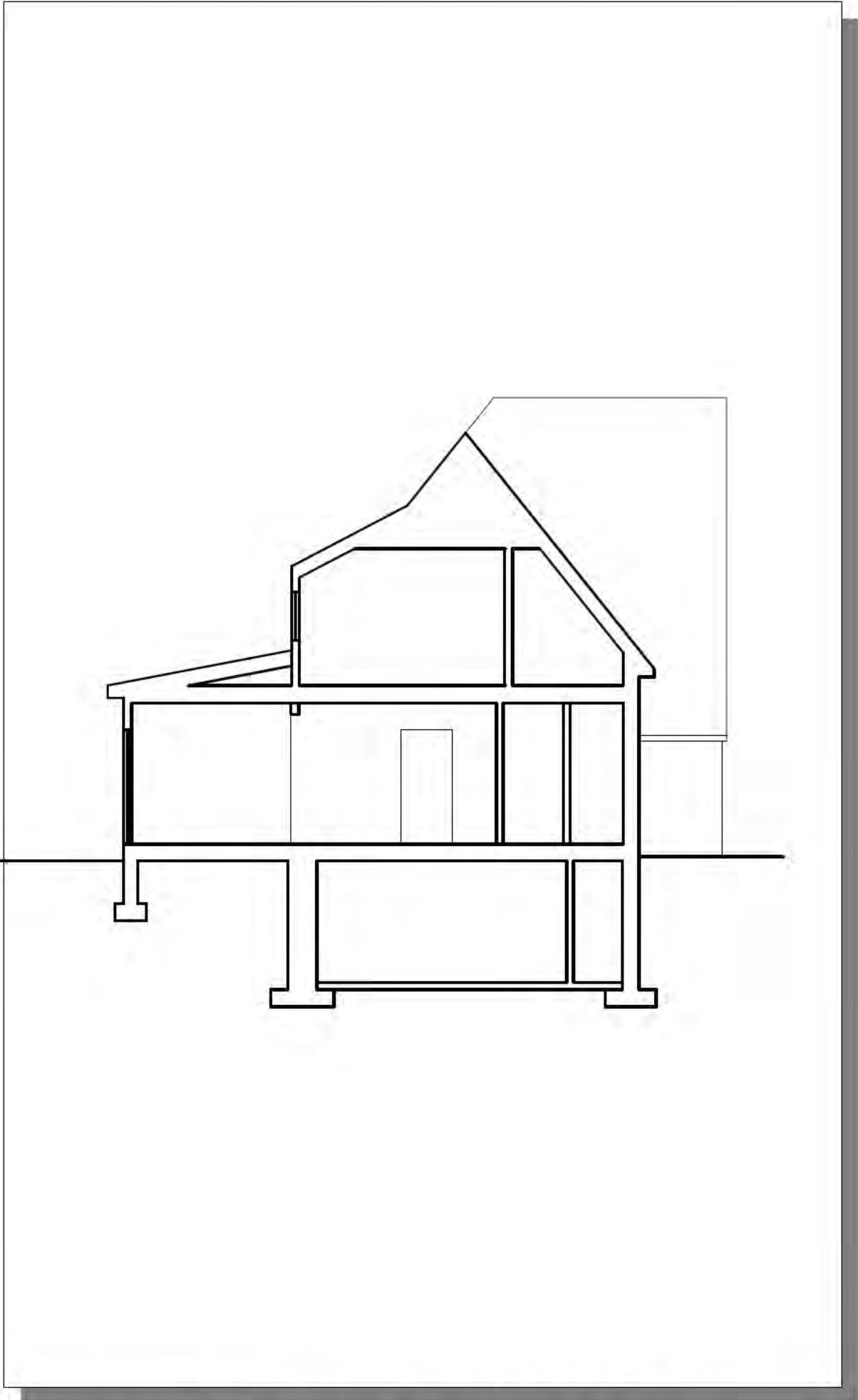
EXISTING NORTH ELEVATION
1/8" = 1'-0"

1
XA-201



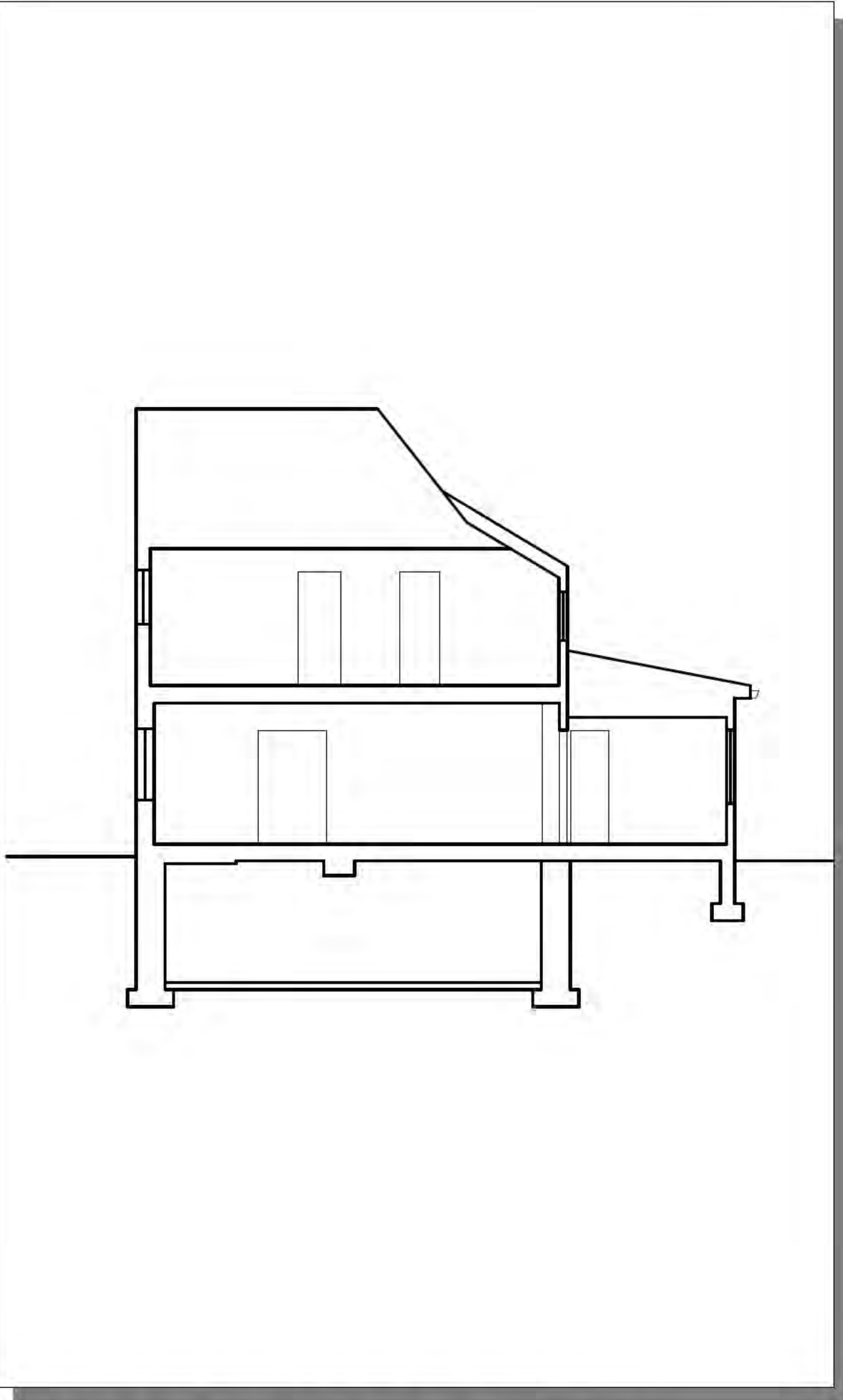
EXISTING SOUTH ELEVATION
1/8" = 1'-0"

2
XA-201



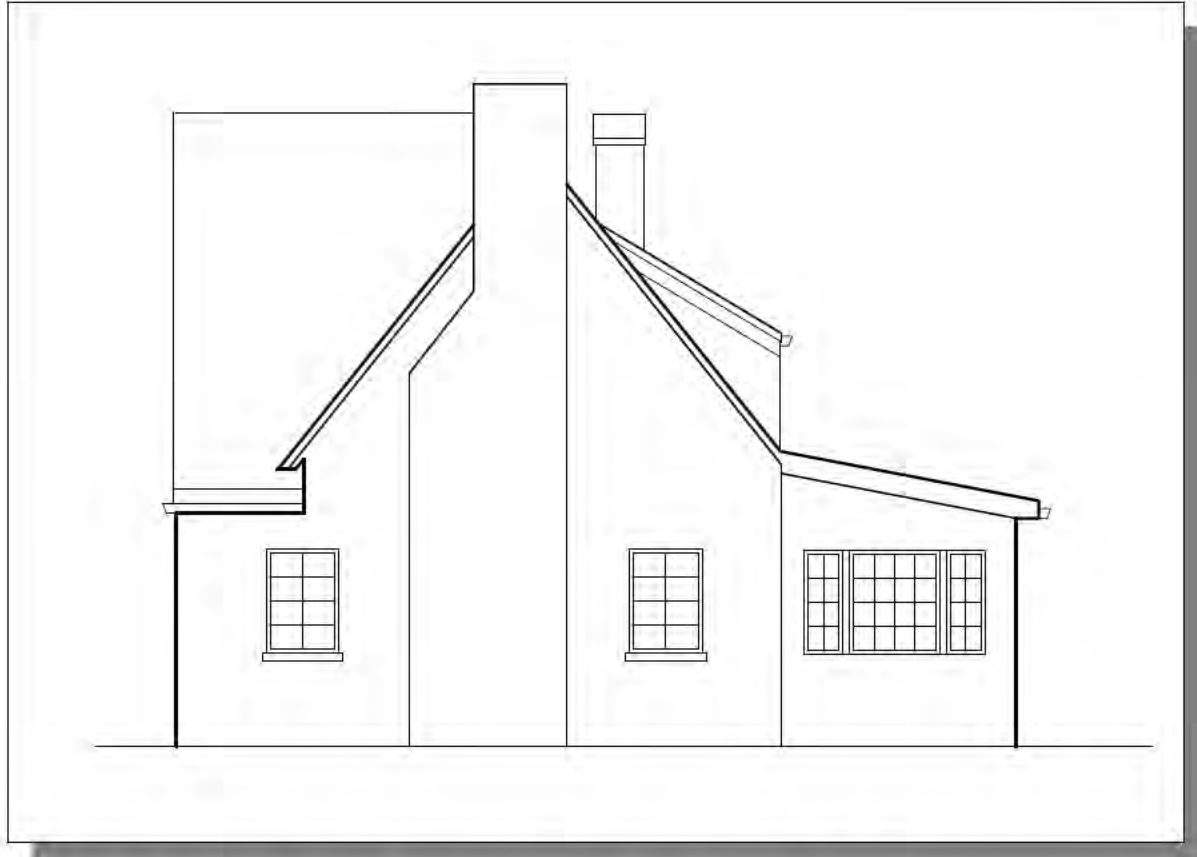
SECTION THRU KITCHEN-BEDROOM
1/8" = 1'-0"

5
XA-201



EXISTING WEST ELEVATION
1/8" = 1'-0"

3
XA-201



EXISTING WEST ELEVATION
1/8" = 1'-0"

3
XA-201

HEWITT RESIDENCE

ZONING COMPLIANCE DRAWINGS
FOR
THE VILLAGE OF
WINNETKA DEPARTMENT OF COMMUNITY
DEVELOPMENT

JUNO

DESIGNS

7925 Bosque St. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505)890-1736

PROJECT:
HEWITT RESIDENCE
1184 TOWER ROAD
WINNETKA, IL

SHEET TITLE:

EXISTING BUILDING ELEVATIONS & SECTIONS

NO.	REVISION	DATE

DATE:

4/21/21

PROJECT NO.

1916

SHEET NO.

XA-201

**ZONING COMPLIANCE DRAWINGS
FOR
THE VILLAGE OF
WINNETKA DEPARTMENT OF COMMUNITY
DEVELOPMENT**

1



7925 Bosque ST. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505) 890-1736

SHEET TITLE

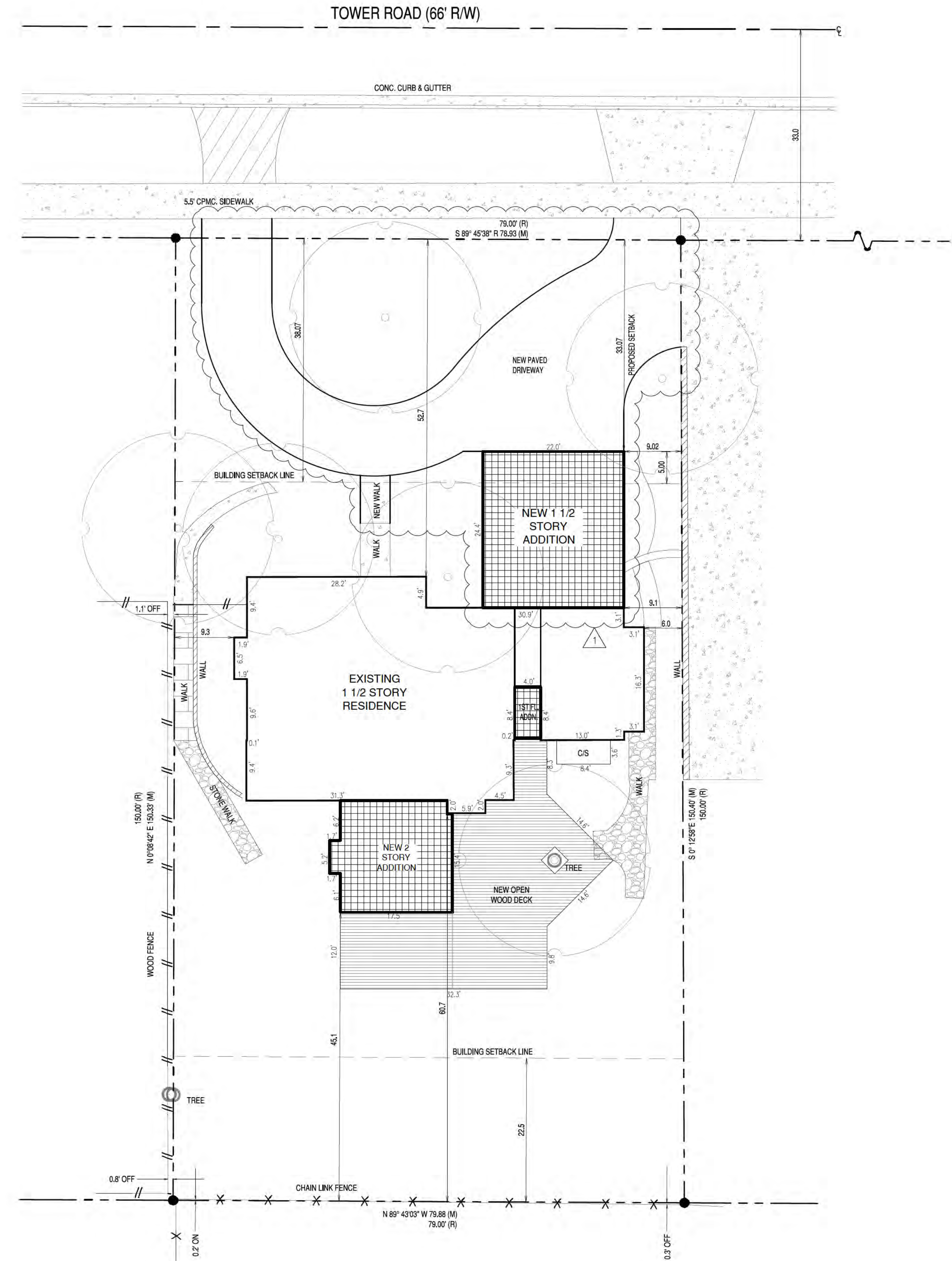
NO.	REVISION	DATE
1	GEN. REVISION	5/23/21

AS-101

AS-101

HEWITT RESIDENCE

ZONING COMPLIANCE DRAWINGS
FOR
THE VILLAGE OF
WINNETKA DEPARTMENT OF COMMUNITY
DEVELOPMENT



ENLARGED PROPOSED SITE PLAN
1" = 10'



DESIGNS

7925 Bosque St. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505)890-1736

PROJECT:
HEWITT RESIDENCE
1184 TOWER ROAD
WINNETKA, IL

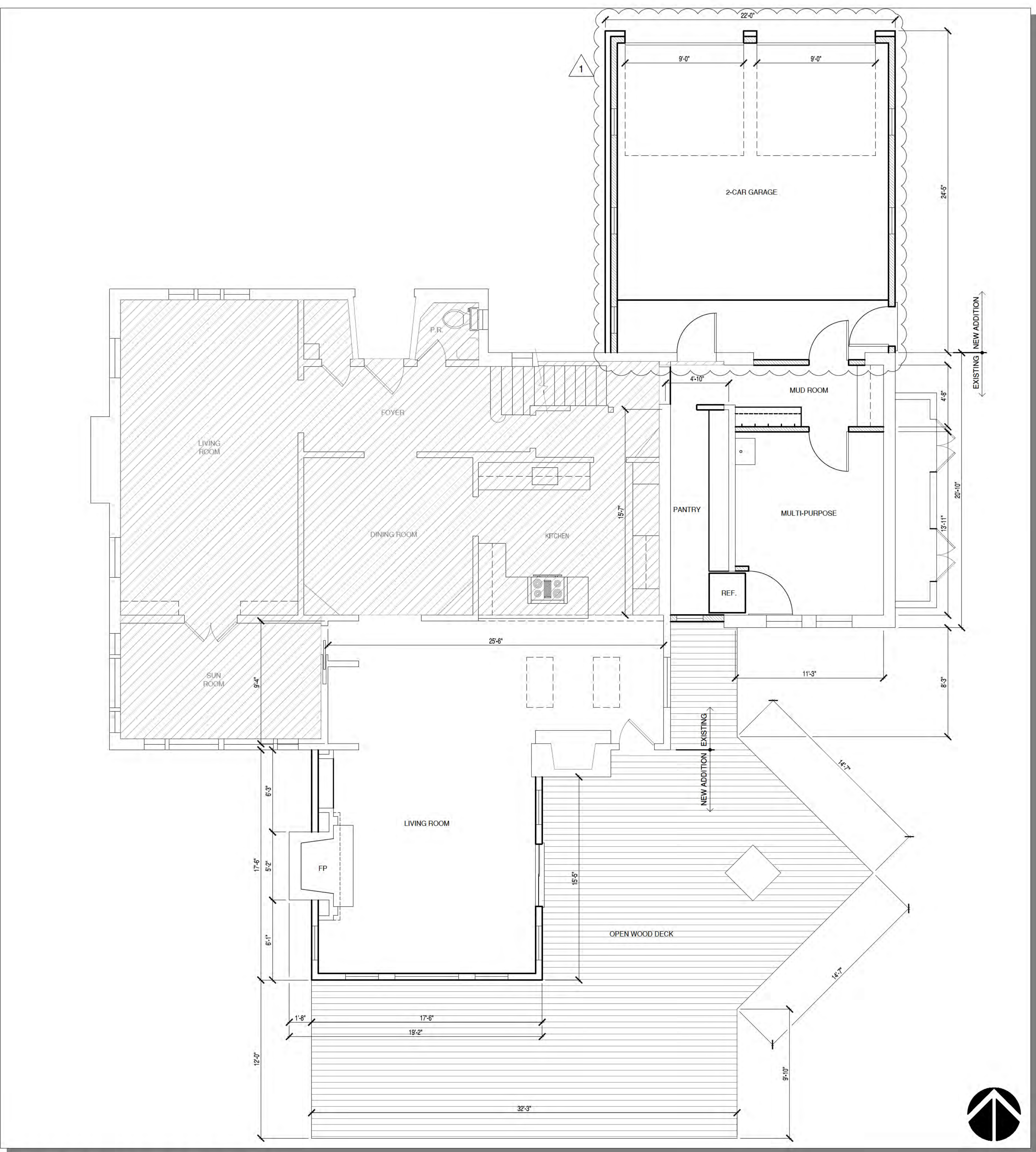
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ENLARGED PROPOSED SITE PLAN

NO.	REVISION	DATE
1	GEN. REVISION	5/23/21

DATE:
4/30/21
PROJECT NO.
1916
SHEET NO.

HEWITT RESIDENCE

ZONING COMPLIANCE DRAWINGS
FOR
THE VILLAGE OF
WINNETKA DEPARTMENT OF COMMUNITY
DEVELOPMENT



PROPOSED 1ST FLOOR PLAN

1/4" = 1'-0"



DESIGNS

7925 Bosque St. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505)890-1736

PROJECT:
HEWITT RESIDENCE
1184 TOWER ROAD
WINNETKA, IL

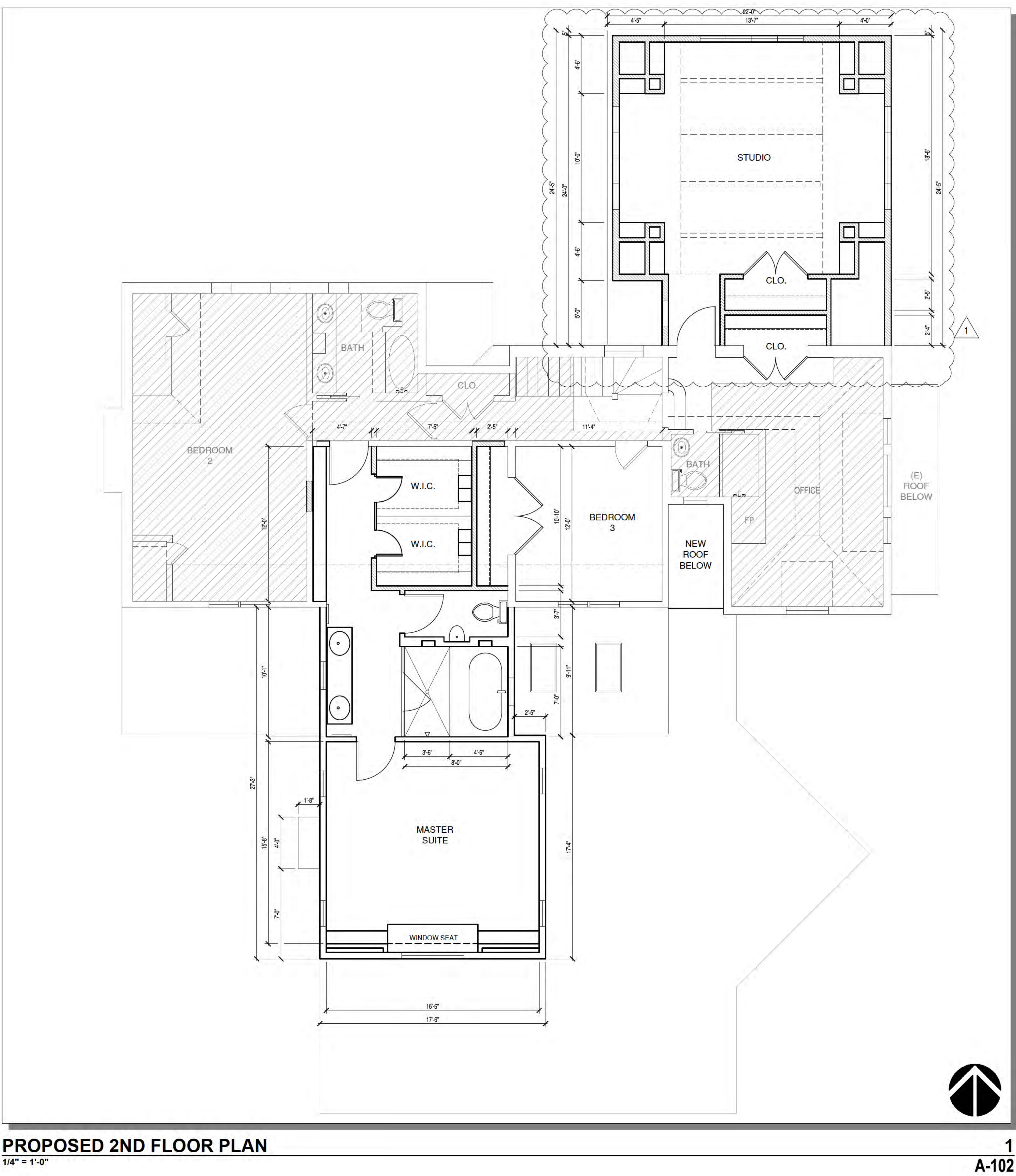
SHEET TITLE:
PROPOSED 1ST FLOOR PLAN

NO.	REVISION	DATE
1	GEN. REVISION	5/23/21

DATE:
4/21/21
PROJECT NO.
1916
SHEET NO.

HEWITT RESIDENCE

ZONING COMPLIANCE DRAWINGS
FOR
THE VILLAGE OF
WINNETKA DEPARTMENT OF COMMUNITY
DEVELOPMENT



PROPOSED 2ND FLOOR PLAN

1/4" = 1'-0"

1
A-102



DESIGNS

7925 Bosque St. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505)890-1736

PROJECT:
HEWITT RESIDENCE
1184 TOWER ROAD
WINNETKA, IL

SHEET TITLE:
PROPOSED 2ND FLOOR PLAN

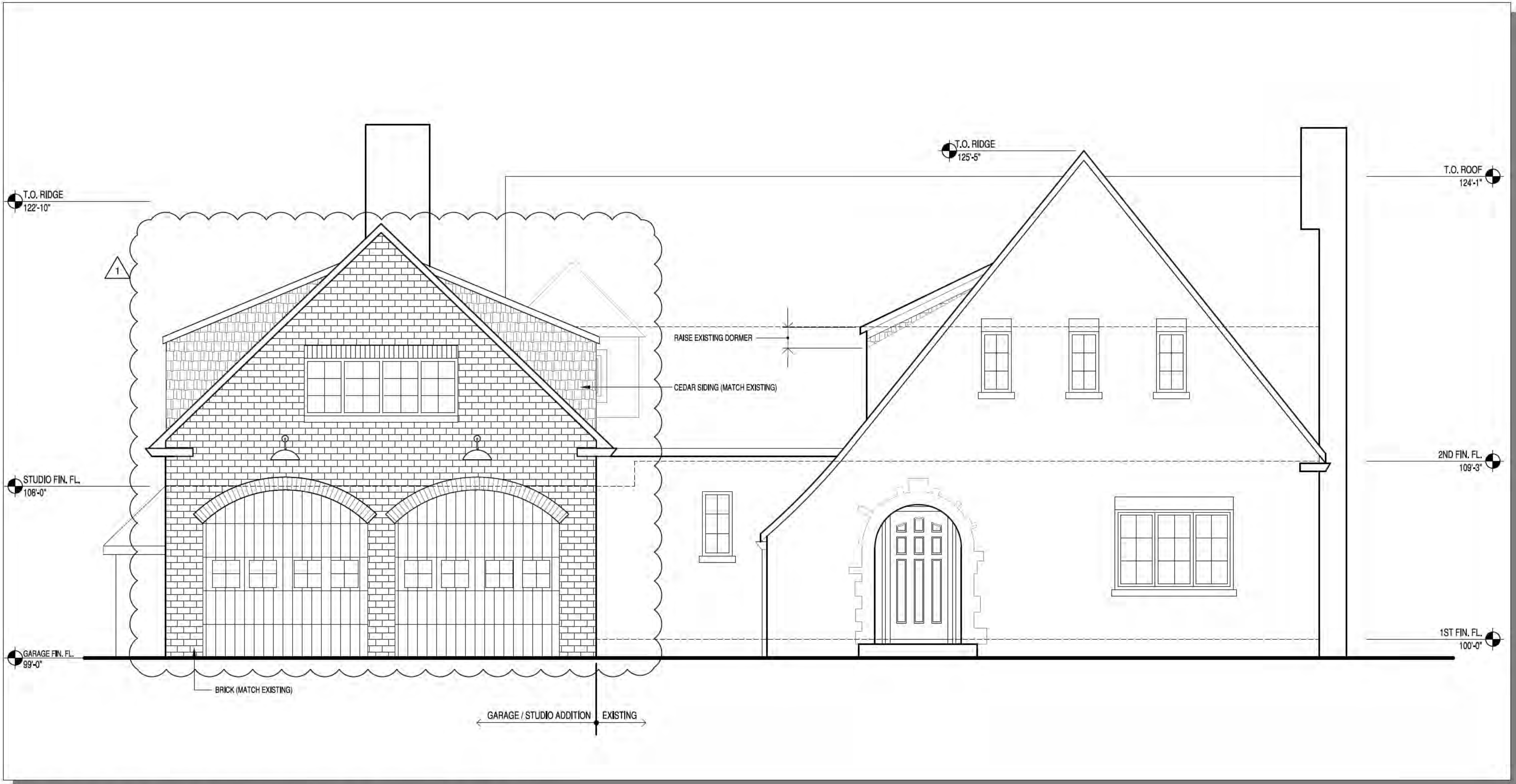
NO.	REVISION	DATE
1	GEN. REVISION	5/23/21

DATE:
4/21/21
PROJECT NO.
1916
SHEET NO.

A-102

HEWITT RESIDENCE

ZONING COMPLIANCE DRAWINGS
FOR
THE VILLAGE OF
WINNETKA DEPARTMENT OF COMMUNITY
DEVELOPMENT



PROPOSED NORTH (FRONT) ELEVATION
1/4" = 1'-0"

1
A-201



PROPOSED SOUTH (REAR) ELEVATION
1/4" = 1'-0"

2
A-201



DESIGNS

7925 Bosque St. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505)890-1736

PROJECT:
HEWITT RESIDENCE
1184 TOWER ROAD
WINNETKA, IL

SHEET TITLE:
PROPOSED BUILDING ELEVATIONS

NO.	REVISION	DATE
1	GEN. REVISION	5/23/21

DATE:
4/21/21
PROJECT NO.
1916
SHEET NO.

A-201

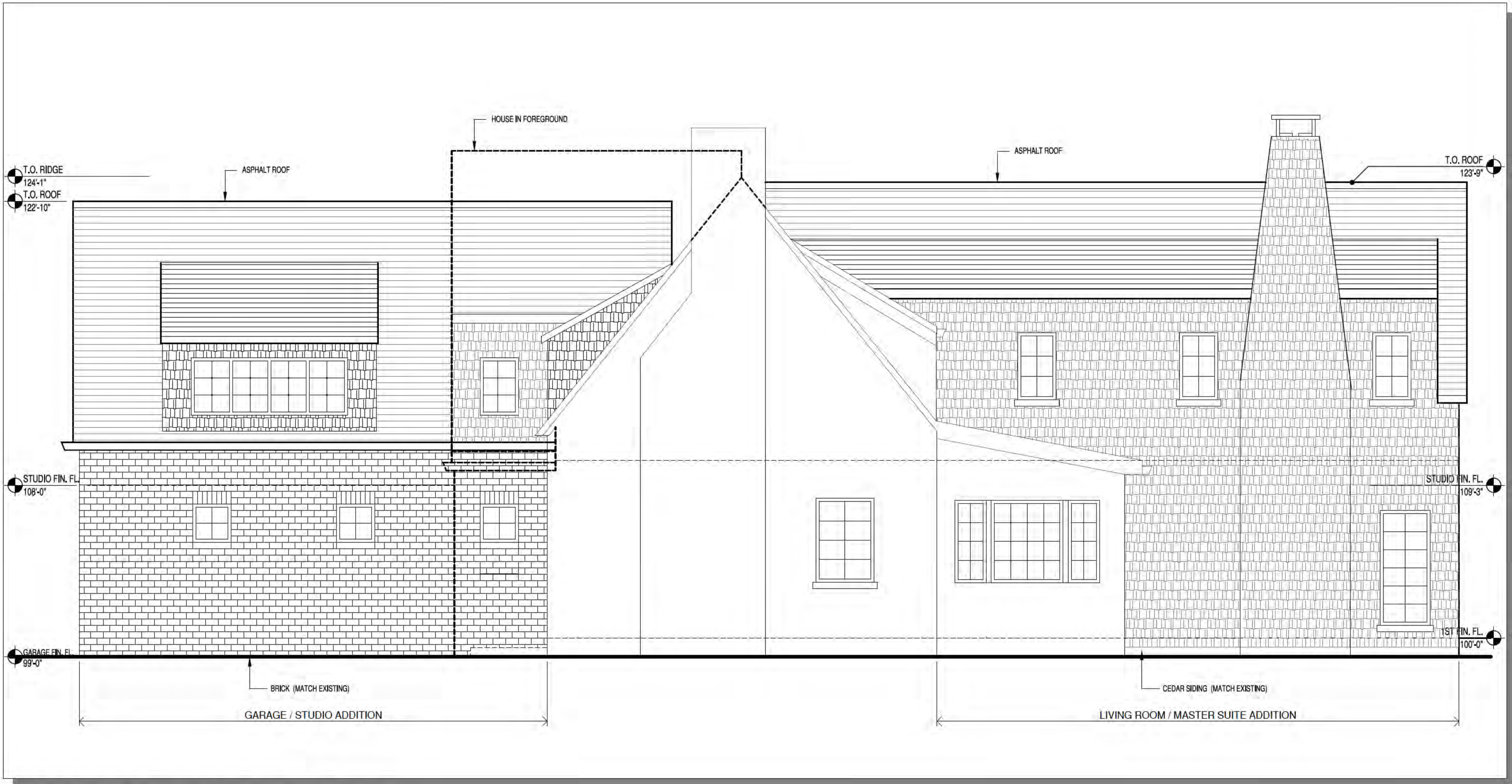
HEWITT RESIDENCE

ZONING COMPLIANCE DRAWINGS
FOR
THE VILLAGE OF
WINNETKA DEPARTMENT OF COMMUNITY
DEVELOPMENT



PROPOSED EAST ELEVATION
1/4" = 1'-0"

1
A-202



PROPOSED WEST ELEVATION
1/4" = 1'-0"

2
A-202



DESIGNS

7925 Bosque St. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505)890-1736

PROJECT:
HEWITT RESIDENCE
1184 TOWER ROAD
WINNETKA, IL

SHEET TITLE:
PROPOSED BUILDING ELEVATIONS

NO.	REVISION	DATE
1	GEN. REVISION	5/23/21

DATE:
4/21/21
PROJECT NO.
1916
SHEET NO.

A-202



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: MAY 4, 2021
SUBJECT: 1184 TOWER ROAD – VARIATIONS (CASE NO. 21-16-V2)

INTRODUCTION

On May 10, 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 Ann Hewitt (the "Applicant") as the owner of the property located at 1184 Tower Road (the "Subject Property"). The Applicant requests approval of the following zoning variations to allow construction of additions to the existing residence on the Subject Property:

1. Front Yard Lot Coverage (FYLC) of 1,341.56 square feet, whereas a maximum of 711 square feet is permitted, a variation of 630.56 square feet (88.69%) [Section 17.30.030 – Intensity of Use of Lot] [Note: The site currently contains 825 square feet of FYLC. The proposed improvements would add 516.56 square feet of FYLC];
2. Gross Floor Area (GFA) of 4,524.22 square feet, whereas a maximum of 4,202.8 square feet is permitted, a variation of 321.42 square feet (7.65%) [Section 17.30.040 – Maximum Building Size];
3. Front Yard Setback of 33.07 feet, whereas a minimum of 38.07 feet is required, a variation of 5 feet (13.13%) [Section 17.30.050 – Front and Corner Yard Setbacks];
4. Total Side Yard Setback of 15.5 feet, whereas a minimum of 19.9 feet is required, a variation of 4.4 feet (22.11%) [Section 17.30.060 – Side Yard Setback] [Note: The residence currently provides a total side yard setback of 19.9 feet.];
5. Front-facing attached garage width of 24.42 feet, whereas a maximum of 22 feet is permitted, a variation of 2.42 feet (11%) [Section 17.30.110 – Garages].

A mailed notice was 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 April 22, 2021. As of the date of this memo, staff has received one written comment from the public regarding this application. The comment is provided in Attachment D of this report.

The Village Council has final jurisdiction on this request as only the Council has the authority to grant a variation to exceed the permitted lot coverage by more than 20%.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.27 acres in size, is located on the south side of Tower Road, between Gordon Terrace and Auburn Road, and contains an existing two-story residence (see

Figure 1). The property is zoned R-4 Single Family Residential, and it is bordered by R-4 Single Family Residential to the east, west, and south, and R-3 Single Family Residence to the north (see Figure 2). The Comprehensive Plan designates the Subject Property as appropriate for single family residential development. The zoning of the property is consistent with the Comprehensive Plan.

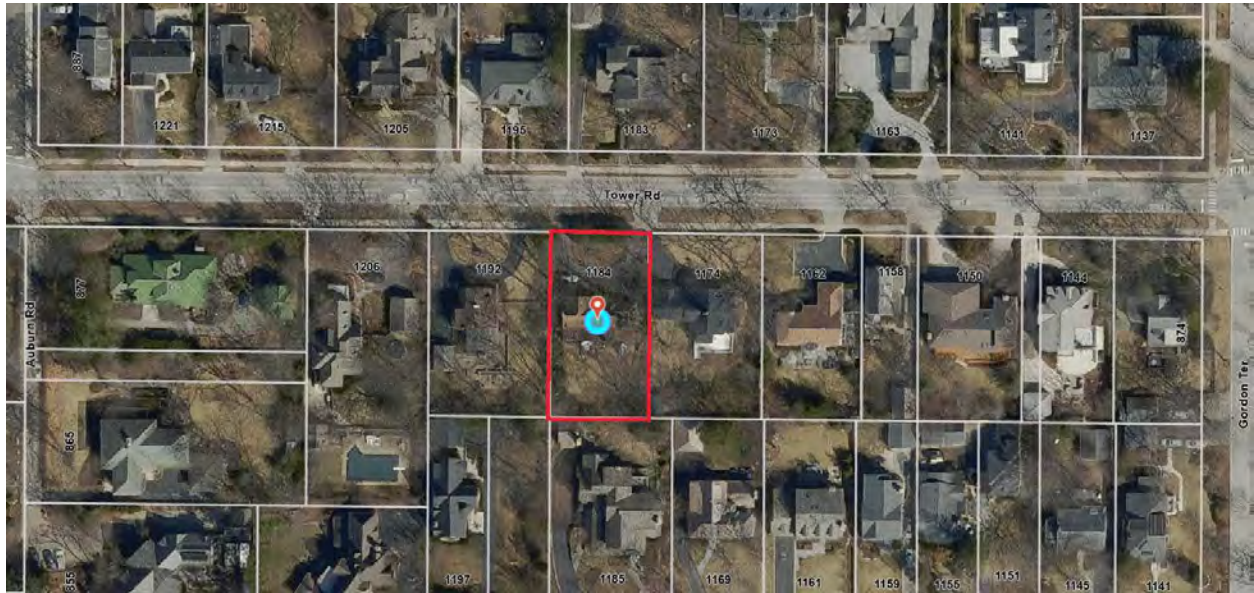


Figure 1 – Aerial Map

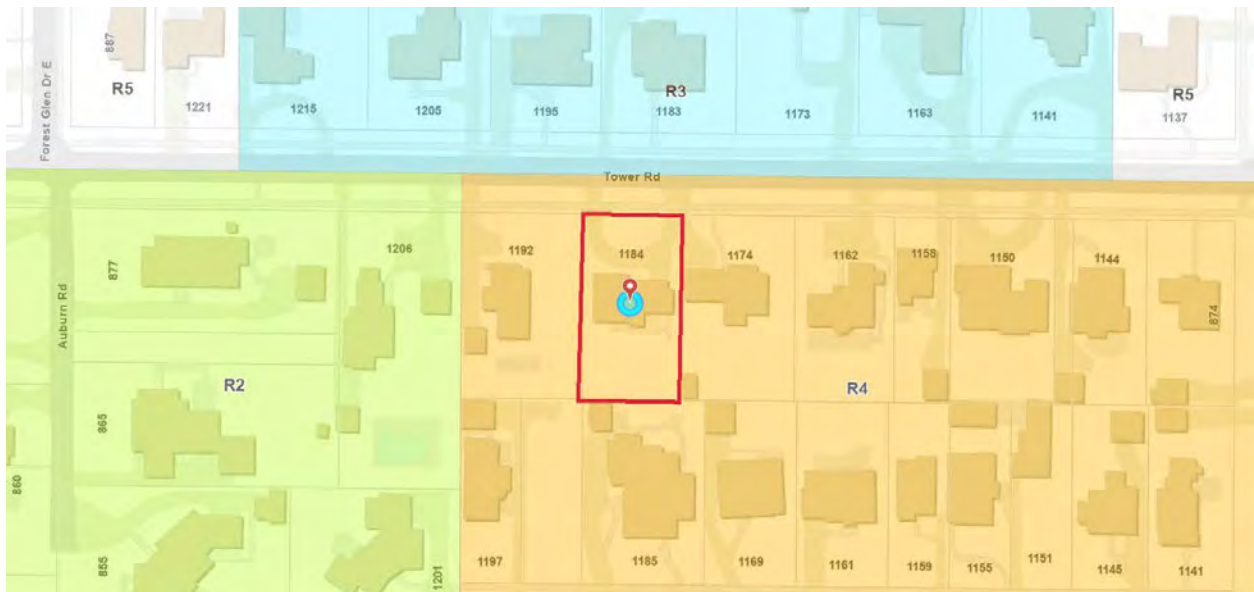


Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

The residence and garage were constructed in 1925. The following subsequent building permits were issued in:

1. 1977 to construct a room addition on the existing garage;
2. 1981 to construct an addition to the residence;
3. February 1985 to construct an attached frame shed on the east side of the residence;

4. September 1985 to construct an addition and remodel the kitchen;
5. 2011 to remodel the first floor and the basement.

Other minor permits were issued over the last several years. The Applicant acquired the property in 2000. There are no previous zoning cases on file for the Subject Property.

Figure 3 below is a current photo of the site.



Figure 3 – Subject Property (Front Elevation)

PROPOSED PLAN

The variations are being requested in order to construct an addition in front of the existing one-car garage as well as on the rear of the residence. The existing garage would be converted into a mudroom and a multi-purpose room. The increase in GFA is 1,909.05 square feet. The proposed additions are described as follows:

First Floor:

- Two-car attached garage measuring 24.42 feet by 24.42 feet (596 square feet);
- Pantry, which is an infill addition between the existing garage and the kitchen, measuring 8.5 feet by 4 feet (34 square feet); and
- Living room measuring 17.5 feet by 17.5 feet (306 square feet).

Second Floor:

- Studio measuring 495 square feet above the garage addition;
- Master bedroom measuring 17.5 feet by 17.33 feet (303 square feet); and
- Master bathroom measuring 15 feet by 11.6 feet (174 square feet).

Excerpts of the proposed site plan, floor plans, and front building elevation are provided below and on the following pages as Figures 4 through 7. The complete set of plans are provided in the application materials (Attachment C).

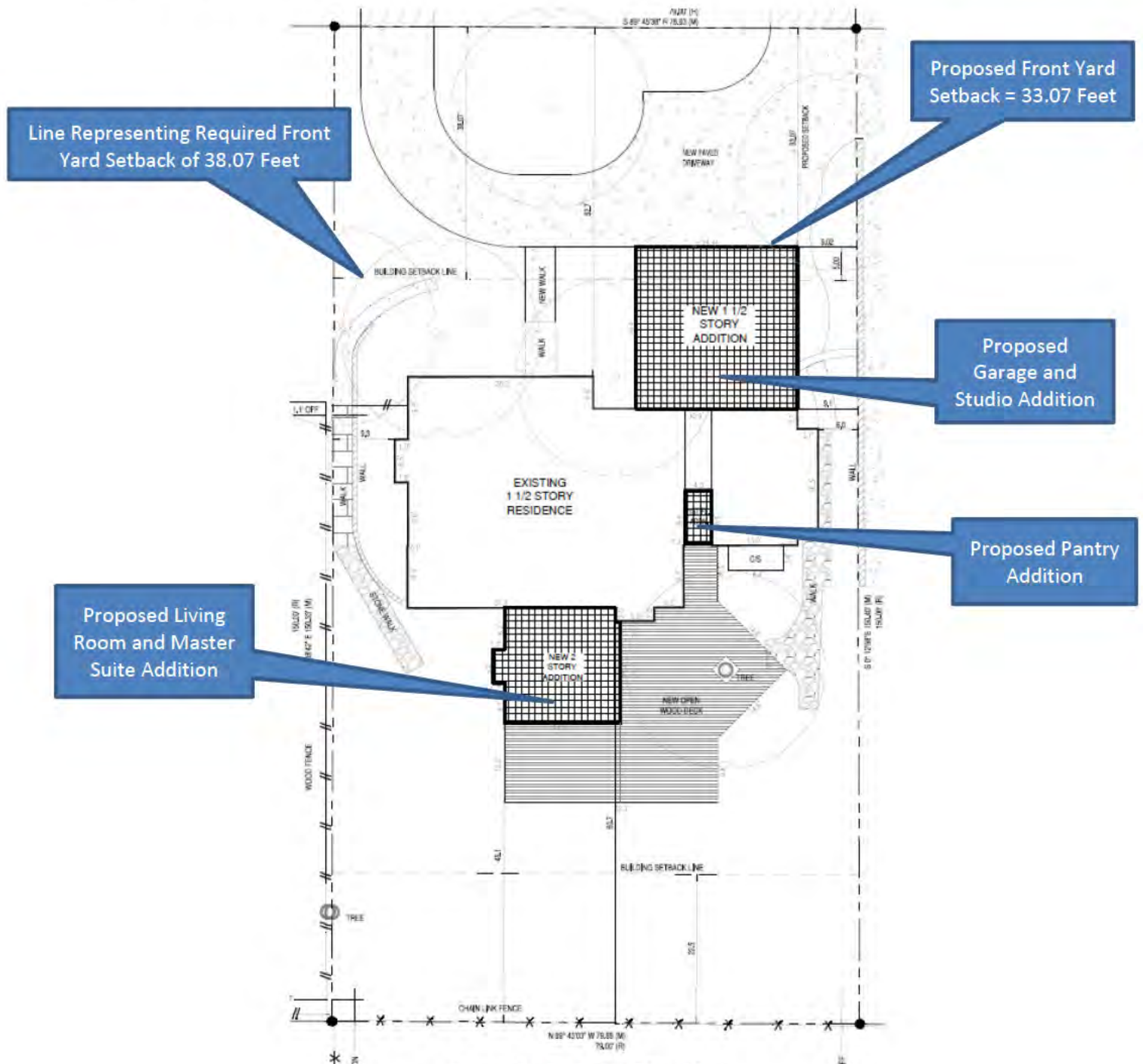


Figure 4 – Excerpt of Site Plan

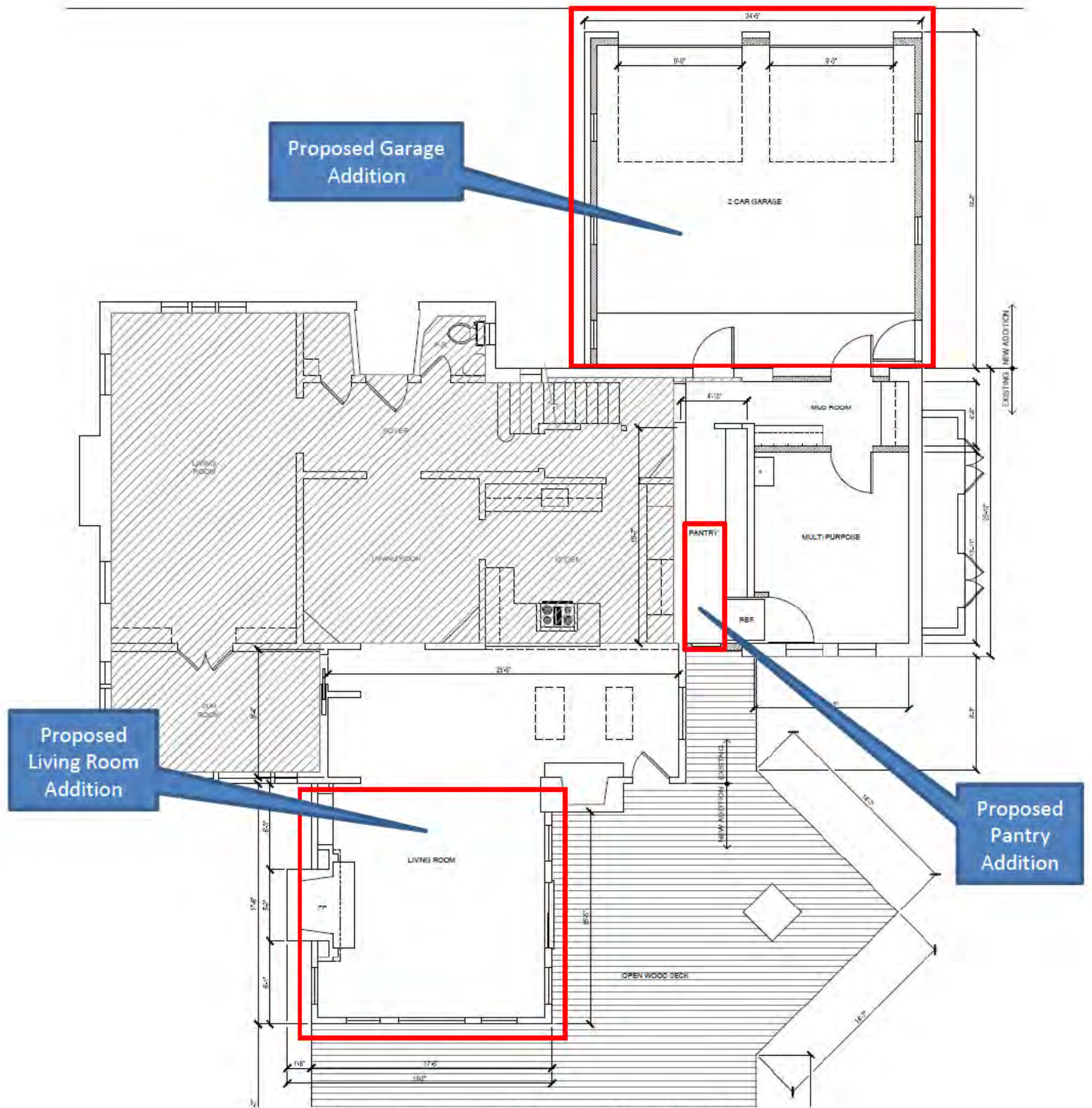


Figure 5 – Excerpt of Proposed First Floor Plan



Front Yard Lot Coverage. The maximum permitted FYLC in the R-4 zoning district is 30% of the minimum required front yard, which means no more than 30% of the area measured 30 feet from the front property line may be covered with impermeable surfaces. The intent of this standard is twofold: (1) to limit the amount of hard surface area located within the required front yard and; (2) to discourage vehicles from parking within the required front yard. The existing improvements within the 30-foot front yard consist of 825 square feet of FYLC, exceeding the maximum permitted FYLC by 114 square feet. To provide access to the proposed garage, the driveway would be expanded by approximately 517 square feet; bringing the total FYLC to 1,341.56 square feet, whereas a maximum of 711 square feet is permitted.

Maximum Building Size. The site currently contains 2,615.17 square feet of GFA. The increase in GFA with the proposed additions is 1,909.05 square feet; bringing the total GFA to 4,524.22 square feet, whereas a maximum of 4,202.8 square feet is permitted.

Total Side Yard Setback. The existing residence currently provides a total side yard setback of 15.5 feet; 6 feet from the east property line and 9.5 feet (measured to the permitted chimney encroachment) from the west property line. The side yard setbacks would remain unchanged with the proposed additions, but it should be noted that the addition closest to either side lot line is the proposed garage, which would provide an east side yard setback of 9.02 feet. That being said, the existing total side yard setback of 15.5 feet will remain, whereas a minimum of 19.9 feet is required.

Front-Facing Attached Garage Width. The existing residence currently has a one-car front-facing attached garage, measuring approximately 13 feet in width. The proposed garage addition would be located in front of the existing garage and measure 24.42 feet in width, with garage doors that are part of the front elevation (i.e. front-facing). The maximum permitted width of an attached garage with garage doors that are part of the front elevation is 22 feet. Though the garage exceeds the maximum permitted width, the individual garage doors do not exceed the maximum permitted individual width of nine feet. The intent of both of these requirements is to prevent garage doors from dominating the front façade of the house.

FINDINGS

Does the ZBA find that the requested variations meet the standards for granting such 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 following variations granting:

1. Front Yard Lot Coverage (FYLC) of 1,341.56 square feet, whereas a maximum of 711 square feet is permitted, a variation of 630.56 square feet (88.69%) [Section 17.30.030 – Intensity of Use of Lot];
2. Gross Floor Area (GFA) of 4,524.22 square feet, whereas a maximum of 4,202.8 square feet is permitted, a variation of 321.42 square feet (7.65%) [Section 17.30.040 – Maximum Building Size];
3. Front Yard Setback of 33.07 feet, whereas a minimum of 38.07 feet is required, a variation of 5 feet (13.13%) [Section 17.30.050 – Front and Corner Yard Setbacks];
4. Total Side Yard Setback of 15.5 feet, whereas a minimum of 19.9 feet is required, a variation of 4.4 feet (22.11%) [Section 17.30.060 – Side Yard Setbacks];
5. Front-facing attached garage width of 24.42 feet, whereas a maximum of 22 feet is permitted, a variation of 2.42 feet (11%) [Section 17.30.110 – Garages].

ATTACHMENTS

Attachment A: Zoning Matrix

Attachment B: Stormwater Matrix

Attachment C: Application Materials

Attachment D: Public Correspondence

ATTACHMENT A

ZONING MATRIX

ADDRESS: 1184 Tower Road

CASE NO: 21-16-V2

ZONING: R-4

ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (2)
Min. Lot Size	12,600 SF	11,939 SF	N/A	N/A	EXISTING NONCONFORMING
Min. Average Lot Width	60 FT	79.59 FT	N/A	N/A	OK
Min. Lot Depth	120 FT	150 FT	N/A	N/A	OK
Max. Roofed Lot Coverage	3,223.53 SF (1)	1,784.24 SF	2,729.06 SF	944.82 SF	OK
Max. Gross Floor Area	4,202.8 SF (1)	2,615.17 SF	4,524.22 SF	1,909.05 SF	321.42 SF (7.65%) VARIATION
Max. Impermeable Lot Coverage	5,969.5 SF (1)	3,999.08 SF	4,616.46 SF	617.38 SF	OK
Max. Front Yard Lot Coverage	711 SF	825 SF	1,341.56 SF	516.56 SF	630.56 SF (88.69%) VARIATION
Min. Front Yard (Tower/North)	38.07 FT	52.7 FT	33.07 FT	(19.63) FT	5 FT (13.13%) VARIATION
Min. Side Yard (East)	7.96 FT	6 FT	6 FT (3)	0 FT	EXISTING NONCONFORMING
Min. Total Side Yards	19.9 FT	15.5 FT	15.5 FT	0 FT	4.4 FT (22.11%) VARIATION
Min. Rear Yard (South)	22.5 FT	60.7 FT	45.3 FT	(15.4) FT	OK

NOTES:

(1) Based on lot area of 11,939 s.f.

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

(3) Proposed addition would provide an east side yard setback of 9.02 feet, in compliance with the minimum required side yard setback of 7.96 ft.

ATTACHMENT B

Stormwater Volume Requirements for Development Sites

In addition to meeting the following storm water volume detention requirements, development sites must meet all other Village storm water management requirements such as drainage and grading, storm water release rates, storage system design requirements, etc.

	Storm Water Detention Volume Requirements	Applicable Requirement
A. New Home Construction - Previously Developed Lot	The amount of additional required storm water detention volume is based upon the difference between maximum impermeable lot coverage, per Zoning Code, and existing lot coverage, using the run-off coefficient for a 100-year storm event for both.	
B. New Home Construction - Previously <u>Undeveloped</u> Site	The amount of required storm water detention volume is based upon the maximum impermeable lot coverage, using the run-off coefficient for 100-year storm event.	
C. Redevelopment of Site for Different Use (e.g. single family to multi-family, or commercial)	The amount of required storm water detention volume is based upon the maximum impermeable lot coverage, using the run-off coefficient for 100-year storm event.	
D. Improvements to Existing Home and/or Lot, causing an increase in impermeable lot coverage <u>greater or equal to 25%</u>.	The amount of additional required storm water detention volume is based upon the difference between the proposed and existing impermeable lot coverage, using the run-off coefficient for 100 year storm event. (Note: If the increase in impermeable lot coverage is less than 25%, additional storm water detention volume is <u>not</u> required.)	<i>Applies to 1184 Tower Road</i> <i>Based upon preliminary review of information to date, it appears that 1184 Tower Road <u>would not</u> have to provide additional storm water detention volume. However, a final determination will be made by Village Engineering staff.</i>

ATTACHMENT C

Village of Winnetka
ZONING VARIATION APPLICATION

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. 21-16-V2

Property Information

Site Address: 1184 Tower Rd. Winnetka, IL

Owner Information

Name: Ann Hewitt

Address: [REDACTED]

City, State, ZIP: Evanston, IL 60201

Email: [REDACTED]

Primary Contact: Jonathan Gordon

Phone No. [REDACTED]

Date property acquired by owner: 09/28/2000

Designer

Architect Information

Name: Juno Designs

Primary Contact: Kevin Juno

Address: 7925 Bosque St. NW

City, State, ZIP: Los Ranchos, NM 87114

Phone No. 505-892-8453

Email: junoarchitects@aol.com

Attorney Information

Name: _____

Primary Contact: _____

Address: _____

City, State, Zip: _____

Phone No. _____

Email: _____

Nature of any restrictions on property: See Attached.

Brief explanation of variation(s) requested (attach separate sheet providing additional details):

See Attached.

Property Owner Signature: _____

Date: 04/22/2021

Ann Hewitt
1184 Tower Rd.
Winnetka, IL 60093

April 22, 2021

Village of Winnetka, Illinois
Department of Community Development
510 Green Bay Road
Winnetka, IL 60093

Re: **Gross Floor Area Increase – Zoning Variation
1184 Tower Road
Winnetka, IL**

To Whom It May Concern:

We are respectfully requesting the following variations:

- A Gross Floor Area Increase Zoning.
- A Front Yard Setback Encroachment Variation.
- A Variation for the Front Yard Lot Coverage.
- A Total Side Yard Setback Variation
- A Garage Width Variation

The existing three bedroom one car garage home was built in the 1920s. Its small rooms, sloping roof and one car garage make it functionally obsolete in today's real estate market. We are proposing the following additions as shown in the attached drawings:

- A Two Car Garage Addition with a second floor Studio to the front of the original existing 2 story One Car Garage (the original One Car Garage will become a Mud Room and Multipurpose Room).
- A rear addition with a first floor Family Room and a second floor Master Bedroom Suite.
- The enclosure of the grade level breezeway between the east side of the existing house and One Car Garage into a Pantry.

Together, these additions will require the above noted Variations.

STANDARDS FOR GRANTING OF ZONING VARIATIONS:

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

The existing three bedroom one car garage home was built in 1926. Compared to a new house, its small bedrooms with limited closet space, lack of a proper master suite, small bathrooms, limited storage space, minimal above grade work/play areas, one car garage and lack of a family room make it functionally obsolete in today's real estate market.

Currently, the house does not have a mud room or a first floor pantry, features sought after in the design of a new house.

Additionally, due to the design of its sloping roofs a significant portion of the house has limited head room, especially on the second floor, proportionally reducing the utility and market appeal of these areas. These areas are shown in the attached drawings as dashed lines.

New houses in the North Shore market have, at a minimum, attached two car garages with storage areas which are accessible directly from the house. They have family rooms adjacent to the kitchen areas and generously sized master suites with modern master

bathrooms. New houses also have adequate storage for a family of 4-5 along with bedrooms with modern sized closets, play areas, exercise areas and/or workrooms.

To bring 1184 up to current market standards, we want to create a modern two car garage and a second floor studio/bedroom to replace the current two story one car garage. We have proposed a new family room adjacent to the kitchen with access to the outside deck and a modern master suite on the second floor. A new master suite would have adequate closet space based on market standards, a bedroom properly sized for a king size bed with associated furniture and an attractive, modern bathroom. We have also proposed new, larger closets for existing bedrooms. All proposed improvements are designed without the clearance restrictions of the existing roof line which limits the utility of a significant portion of the house.

The proposed additions have been sized to meet today's minimal market design standards and to achieve the highest and best use of the land.

In our design choices, we have strived to minimize the scope of the variances being requested. Our proposal will modernize to meet current market standards for the stature, design, utility, and function expected of a house in the Winnetka market while they maintain and enhance the existing appearance and feel of the original house. This will bring the house up to the stature and appearance of surrounding properties and address the highest and best use of the land.

Garage

In addition to the market benefit of direct access from the garage to the house, our proposal allows for the conversion of the existing garage space into a mud room and multipurpose room, both elements typically found in new construction today. It also allows for the conversion of the current breezeway between the east side of the house and the existing garage into a pantry. The location of this new pantry will be easily accessible from the front garage (for quick unloading of groceries) and from the kitchen.

The proposed two story addition will enhance the appearance and stature of the north elevation and provide direct, safe, all weather access into the house, making the house much more attractive to the marketplace.

The proposed new driveway, landscaped areas at the front of the house and retention of the mature oak trees will also add to the appeal of the house.

For the reasons stated above, a modern garage design, with room for two cars and some minimal storage is consistent with the design of new homes North Shore and will also bring the house closer to its full potential value.

Presently the north elevation of the house looks dated and lacks stature, thereby detracting from its market appeal. To remedy this market deficiency, the roofline of the proposed garage is designed to screen the view of the smaller, dated existing garage from the street. This is important to achieve the proper appearance for the north elevation. As proposed, the enhanced north elevation will increase the stature of 1184, echoing the existing signature roof line, and make the property more attractive to the real estate market.

Family Room

The rear addition we are proposing will have a new family room adjacent to the kitchen area as is typical in new houses designed for this market. It will have abundant natural light with an open window line providing views to the rear garden and direct access to the rear deck. The family room will feature a wood burning fireplace.

There will be a clear line of sight from the front entry door, through the existing dining room and out past the new family room to the rear garden.

This desirable market feature will appeal to families as an entertainment center for children or a quiet place to read for adults.

Master Suite

To address the lack of an up to date master suite included in newly designed houses in the Winnetka market, we are proposing reworking one of the smaller second floor bedrooms by extending it with a second floor addition over the family room. This will allow for a new master suite that meets the expectations of the market. At the same time, this will allow us to reconfigure the closet for the other smaller bedroom, bringing it up to modern standards.

There will also be a new master bedroom, sized to accommodate a king size bed, bedside tables and dressers. This room will have great views of the rear garden, adding to its market appeal.

The existing master bathroom is functionally obsolete. As a result of the design of the current roofline of the house, the maximum headroom clearance over the bath/shower is just over 6 ft and the headroom clearance over the toilet is less than 6 feet, conditions which are negative market factors.

The proposed master suite bathroom will supply the market requirements of a bathtub and shower, a private toilet area and twin sinks, all with 8 feet or more of ceiling height and directly accessed from within the suite.

To complete the market requirements for the suite, there will be a walk-in closet.

We have strived to create these important market features in the most space efficient way to minimize the additional area needed.

Summary

As noted above, 1184 lacks many of the elements common in the design of new homes on the North Shore today. To close this gap, we are proposing the additions and the interior alterations detailed in the attached drawings.

We believe it is important to view all of these proposed improvements as a single package, as their design and placement are interconnected with each other and the current design of the house.

With the proposed closet alterations to the bedrooms, the bedrooms and the new studio will be able to serve as either bedrooms or work/play areas.

The proposed reworking of the existing garage with a mud room and multipurpose room will greatly improve the utility of the house for a larger family, an important benefit in the marketplace.

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;*

The size, shape of the lot and the corresponding size, shape and configuration of the existing improvements establish unique circumstances for the proposed improvement of 1184 Tower Road as detailed below.

Curb Cuts and Driveway

The property has two existing curb cuts which are connected to a semi-circular driveway.

The semi-circular driveway requires more area than a single driveway.

The east curb cut is shared with the neighbor to the east and, therefore, restricts the possibilities for the design of an alternate driveway.

The existing design of the east curb cut is quite problematic. It is very steep and has a short apron.

The east curb cut is difficult to negotiate. It is also slippery when wet or icy. The current two curb cuts and semi-circular driveway configuration were designed to address the difficulty and safety issues that stemmed from the poor design and placement of the original single east curb cut.

This situation is best illustrated by the informal arrangement with the neighbor to the east. In order to avoid having to back out of their driveway onto Tower Road via the shared east curb cut, the neighbor to the east, with our permission, will frequently back up enough to gain access to the semi-circular drive at 1184 and then drive around to the west curb cut to exit on to Tower Road.

Tower Road is a relatively busy street. The sidewalk is several feet above the gutter at the east curb cut resulting in a steep driveway apron and somewhat restricted sight lines. These factors combine to make backing out of the east curb cut unacceptably challenging, especially during times of poor visibility, high traffic or when school children are waking along the sidewalk on Tower Road. The creation of the west curb cut with the circular driveway allows for a head out exit on to Tower Road, eliminating the problem of backing out of the east curb cut.

In order to use this configuration as intended, a provision for maneuvering vehicles into and out of the garage is required.

The combination of the above factors, which resulted in the existing configuration, requires more "driveway" area than a "straight" driveway.

As noted above, it is important to maintain a similar configuration for the proposed two car garage, which requires more "driveway area" than a straight driveway in the front yard.

The existing house and garage have been placed close to the minimum front yard setback, thereby restricting allowable options for additions to the front of the house.

The location of the front entrance door in the middle of the north elevation requires access from the street. When combined with the location of the living room windows on the west side of the north elevation, the only place where a front addition could be practically located is on the east side of the north elevation. This east side placement is enhanced by the existing setback of the north elevation on the east side of the entrance, helping to minimize the front yard setback variance required of the new garage.

There are numerous mature oak trees located in the front and side yards that we want to preserve, if possible. The placement of a new garage, as shown, would have minimal impact on these trees.

Our unique plight with regard to the Front Yard Lot Coverage ensues from the total of these factors: the high crown and low gutter of Tower Road which necessitated the steep shared east curb cut, with the resulting safety issues; the many mature oak trees to preserve; and the problematic sight lines these features create. These factors point to

a single solution for the correct placement of the proposed garage, and that is to locate it in front of the existing garage.

To compensate for this, we have provided for attractive landscape areas directly in front of the house. We also note that the front yard is screened year round by the mature arborvitae located along the north property line.

Garage

The size of the lot and the position of the existing improvements on the lot do not allow for the expansion of the existing one car garage to a two car garage required by the market today.

Therefore, the only option available is to construct a new two car garage in front of the existing garage.

By placing a new garage in front, the stature of north elevation can be enhanced by a more attractive facade that better matches the lines and design of the house. We have created a greater side yard setback for this new structure within the bounds allowed by the property line and existing structures.

Further, by placing the new garage where it is proposed, it will most effectively screen the view of the existing garage and roofline from Tower Road. This placement will allow the property to retain a semi-circular driveway that continues to utilize the two existing curb cuts on Tower Road.

The placement of the new semi-circular driveway will best achieve our goal of maintaining the existing design of the north elevation of the house, the appearance of the front yard and direct access to the front entry. It will also create attractive landscaped areas on the east and west sides of the front entry to the house. This will, in effect, become part of the front yard and will help to offset the reduced lawn area between the existing driveway and the front lot line.

Please note that the front yard, screened year round by mature 20 ft tall arborvitae trees along its entire frontage, is not readily visible from the street.

Rear Addition

To maintain the design concept of the north elevation and as much front yard landscaping as possible while complying with Winnetka zoning requirements for setbacks and FYLC, the only option for the location of a family room and master suite addition is as proposed, at the rear of the house. The choice of a rear location is reinforced by the limited design opportunities presented by the existing floor plan of the house.

We have worked to utilize as much of the existing structure as possible. Working within the demands of today's market on the North Shore while trying to minimize any excess over Winnetka GFA standards, we have submitted what we intend as a modest design to provide a family room and master suite that complies with the marketplace while, at the same time, honoring the current design and appearance of the house both from Tower Road and from the sides and rear of the property.

Due to the configuration of the lot and house, as noted above, the proposed location, design and size of the proposed improvements best minimizes any impact on neighboring properties.

When analyzed as a whole, our proposed design will achieve the best outcome within the unique restrictions that exist at 1184 Tower Road.

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

The variation for Gross Floor Area Increase is a minor deviation from the Gross Floor Area requirement and the proposed additions will be on both the front and back sides of the existing house. The additions will reflect the original design of the house and will be in proportion to the house. Therefore the variation will not alter the essential character of the locality.

A variation for a Front Yard Setback Encroachment is also a minor variation and will have minimal impact, if any, to the essential character of the locality.

A variation of for the Front Yard Lot Coverage is a major variation. However, as detailed above, the need for this variation is the result of maintaining the essential character of the locality by preserving a semi-circular driveway with the west curb cut previously approved by the Village. The mature arborvitae along the north property line provide a year round screen of the direct view of the front yard and have been place for over 25 years. They will serve to maintain the essential character of the locality too.

Further, as noted above, our proposal honors the character and design of the existing north elevation and the overall character and design of the house.

We will be using the existing curb cuts and will be keeping the many mature trees and plantings.

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

The proposed additions will be consistent with or less than the existing Total Side Yard and Back Yard Setbacks. Due to the existing mature oaks at the front and along the east property line and the additional side setback proposed for the new garage, the construction of the proposed garage will not impact or impair the light and air to the adjacent property.

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

The proposed work will conform to all other Zoning Code and Building Code requirements and therefore will not increase the hazard from fire and other damages to the property.

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

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

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

The proposed designs requiring the variations requested will not increase the congestion in the public street.

Further, as detailed under Question Number 2 above, the proposed semi-circular driveway with the garage in front will continue the existing design concept. It is the safest configuration for entering and exiting the property. By eliminating the need to back out onto Tower Road it will prevent congestion.

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

The proposed additions will conform to all other Zoning Code and Building Code requirements and therefore will not impair the public health, safety, comfort, morals and welfare of the inhabitants of the Village.

I have owned this 95 year old house for over 20 years, and purchased it with the hope of gradually updating it to meet the standards of other well-maintained homes in Winnetka. I have made many improvements to it in those 20 years, including a major renovation of the basement and kitchen in 2011. With the final improvements we are proposing, the house will enter its second century as an enhancement to the neighborhood and a continued asset to the Village.

Sincerely,

A solid black rectangular box used to redact the signature of Ann Hewitt.

Ann Hewitt



www.exactaland.com | office: 773.305.4011

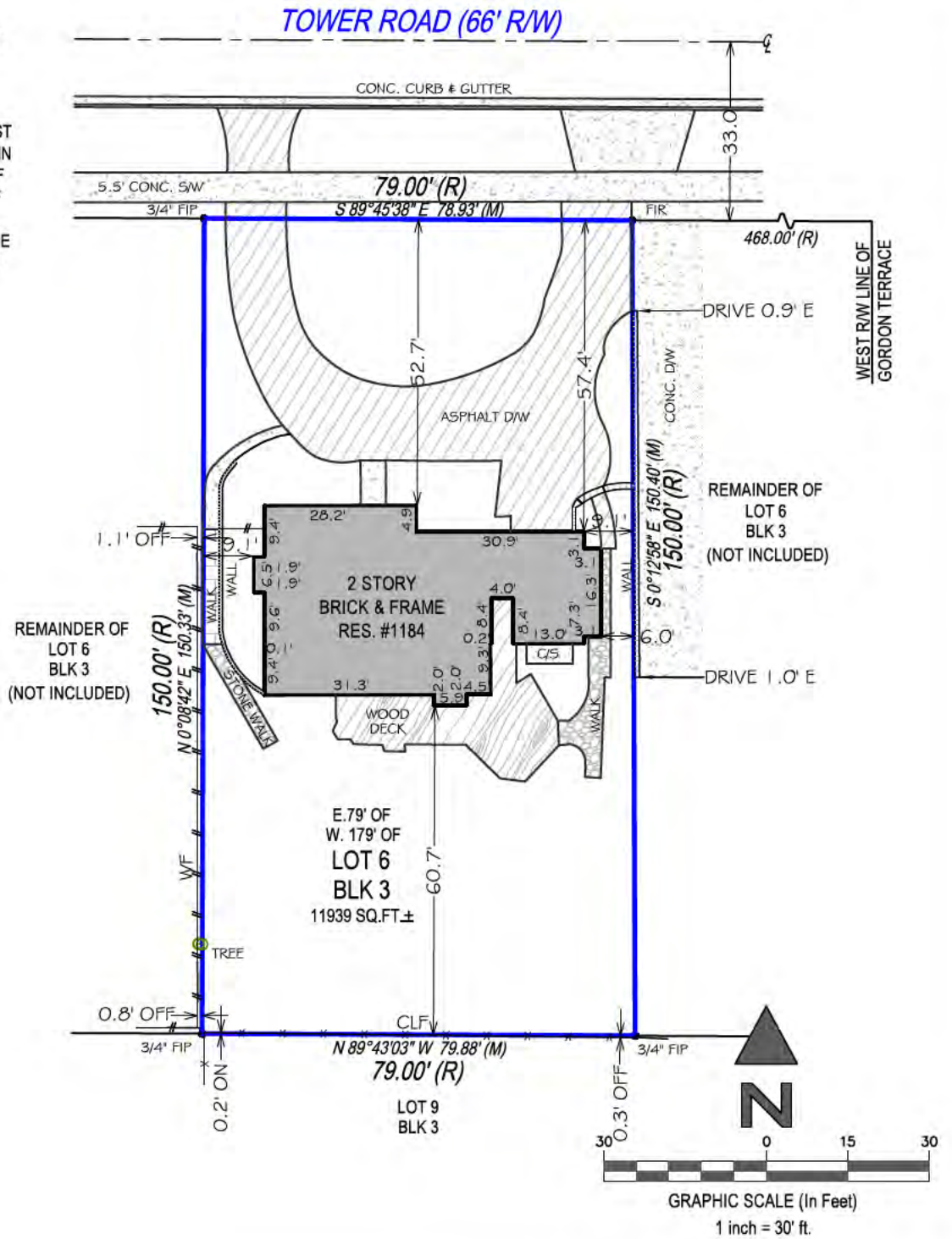


PROPERTY ADDRESS: 1184 TOWER ROAD, WINNETKA, ILLINOIS 60201

SURVEY NUMBER: 2103.2454

2103.2454
BOUNDARY SURVEY
COOK COUNTY

THE EAST 79 FEET OF THE WEST
179 FEET OF LOT 6 IN BLOCK 3 IN
COUNTRY CLERK'S DIVISION OF
THE SOUTHWEST QUARTER OF
SECTION 17, TOWNSHIP 42
NORTH, RANGE 13, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS



STATE OF ILLINOIS } SS
COUNTY OF GRUNDY }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO
THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY
SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

Kenneth Kennedy



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2022
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

POINTS OF INTEREST:
NONE VISIBLE



Exacta Land Surveyors, LLC
PLS# 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450



DATE OF SURVEY: 03/29/21
FIELD WORK DATE: 3/12/2021
REVISION DATE(S): (REV.2 3/30/2021) (REV.2 3/16/2021) (REV.1 3/15/2021)

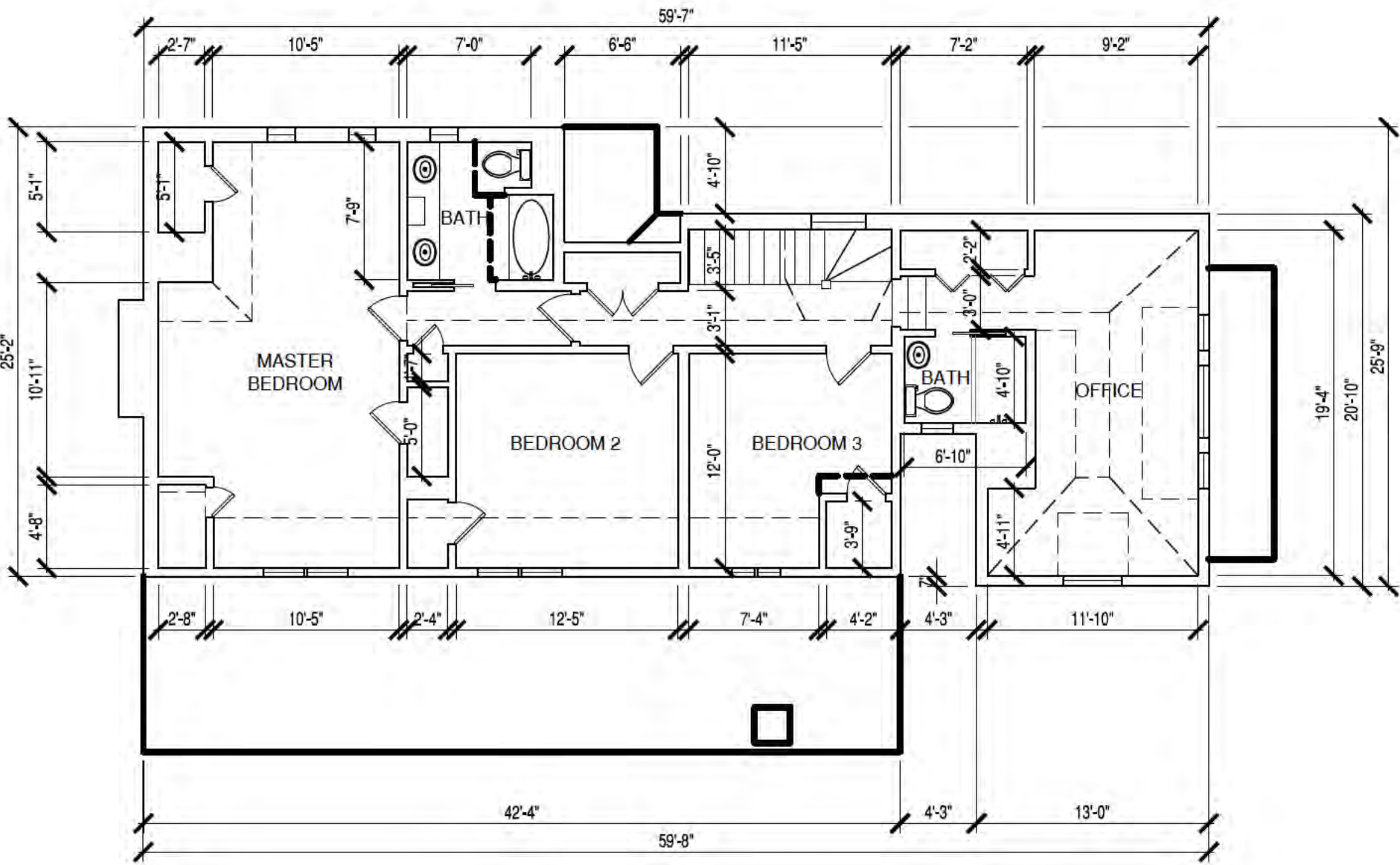
SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES
ZBA Agenda Packet - 1184 Tower - Page 20

HEWITT RESIDENCE

ZONING COMPLIANCE DRAWINGS
FOR
THE VILLAGE OF
WINNETKA DEPARTMENT OF COMMUNITY
DEVELOPMENT

DRAWING INDEX

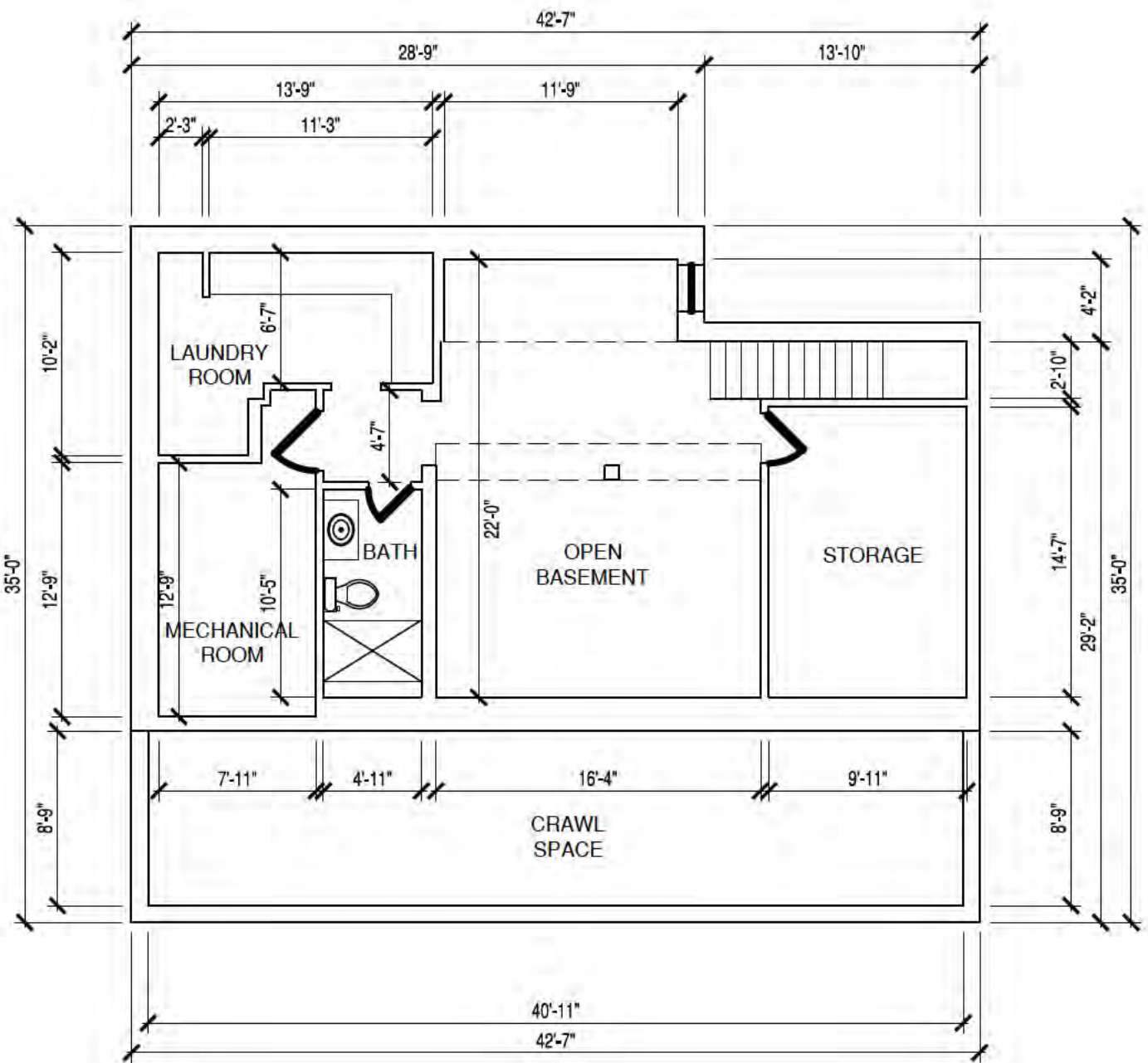
XA-101	EXISTING FLOOR PLANS
XA-201	EXISTING BUILDING ELEVATIONS & SECTIONS
AS-101	SURVEY AND PROPOSED SITE PLAN
A-101	PROPOSED 1ST FLOOR PLAN
A-102	PROPOSED 2ND FLOOR PLAN
A-201	PROPOSED BUILDING ELEVATIONS
A-202	PROPOSED BUILDING ELEVATIONS



EXISTING 2ND FLOOR PLAN(2)

1/8" = 1'-0"

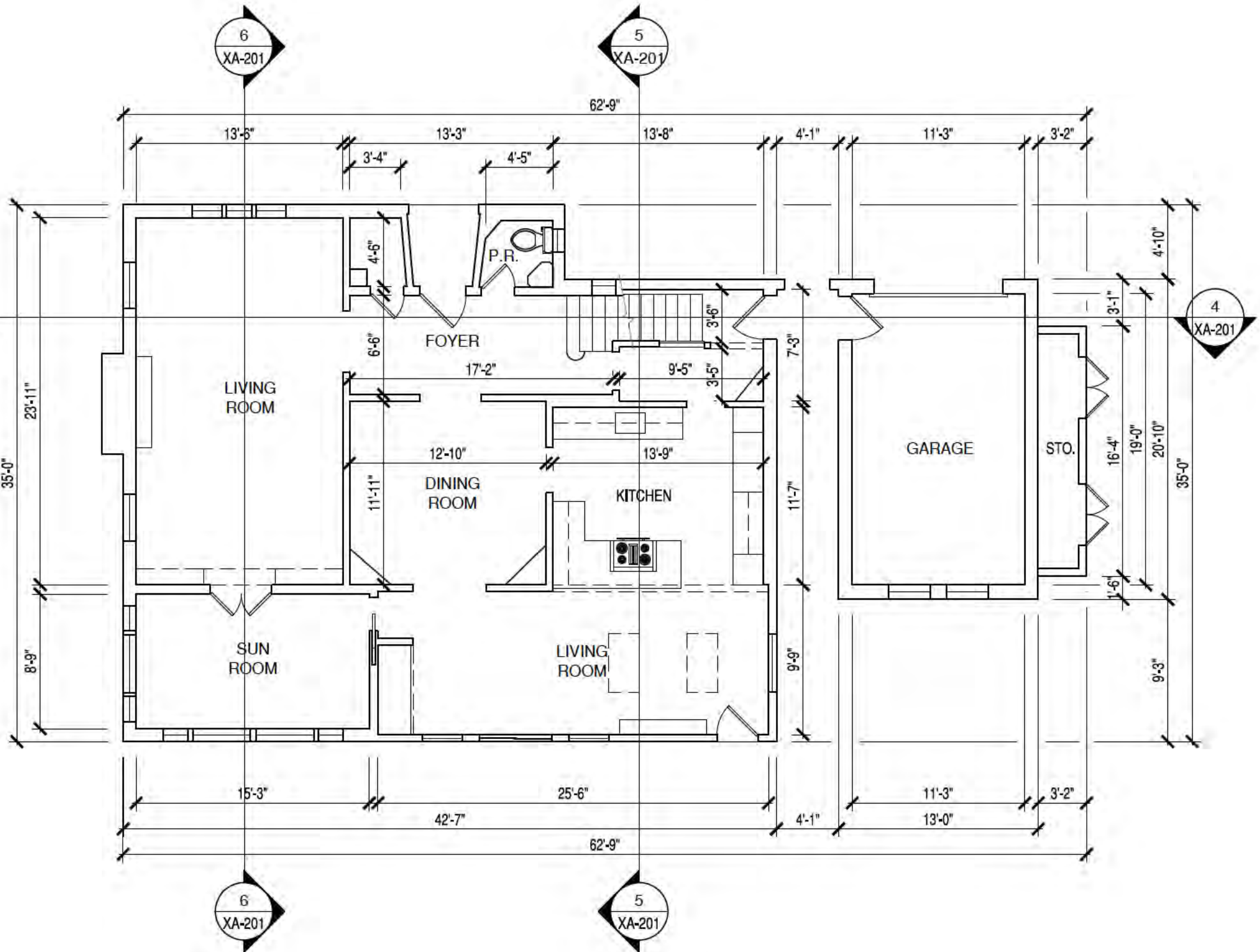
1
XA-101



EXISTING BASEMENT FLOOR PLAN

1/8" = 1'-0"

3
XA-101



EXISTING 1ST FLOOR PLAN

1/8" = 1'-0"

2
XA-101



DESIGNS

7925 Bosque St. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505)890-1736

PROJECT:
HEWITT RESIDENCE
1184 TOWER ROAD
WINNETKA, IL

SHEET TITLE:

EXISTING FLOOR PLANS

NO.	REVISION	DATE

DATE:

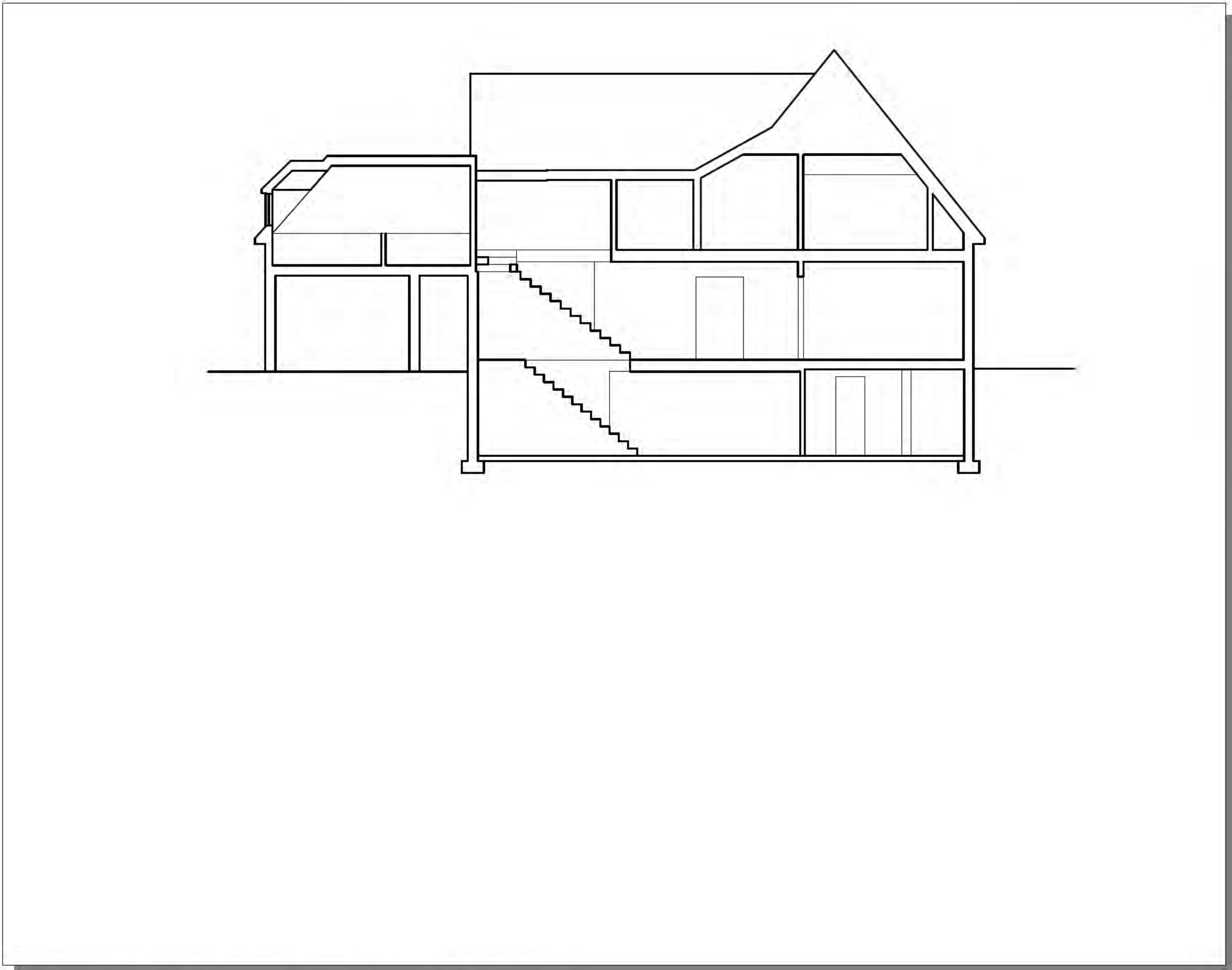
4/21/21

PROJECT NO.

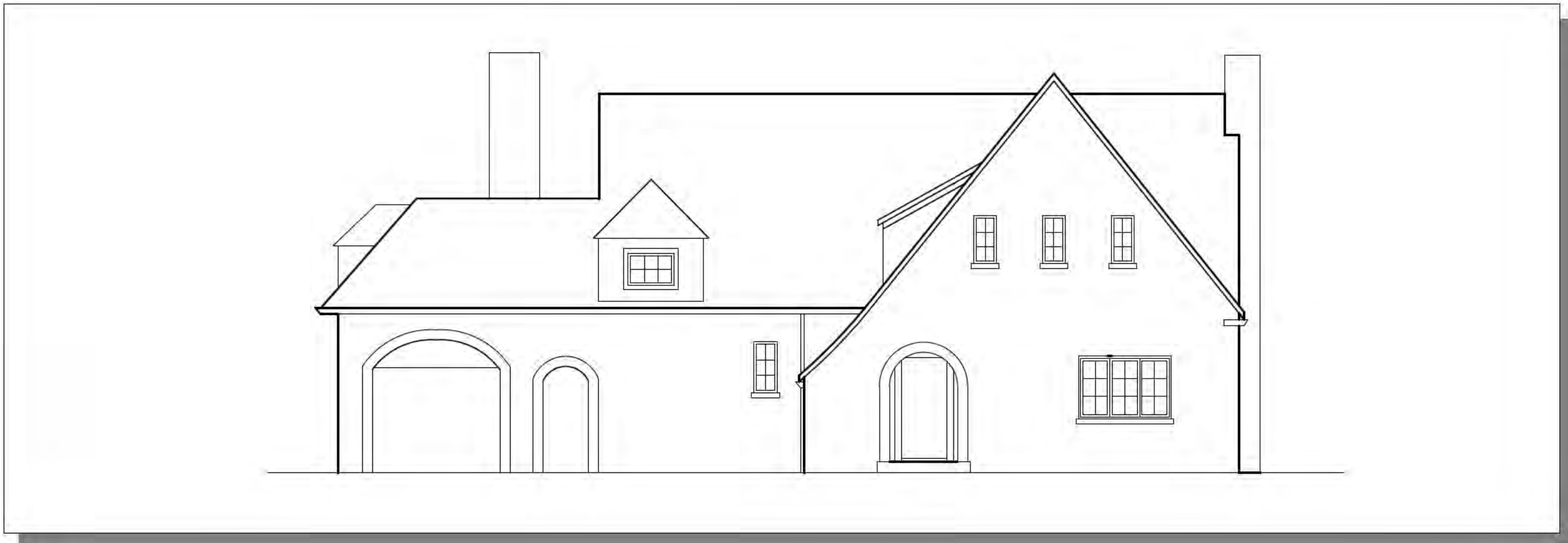
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SHEET NO.

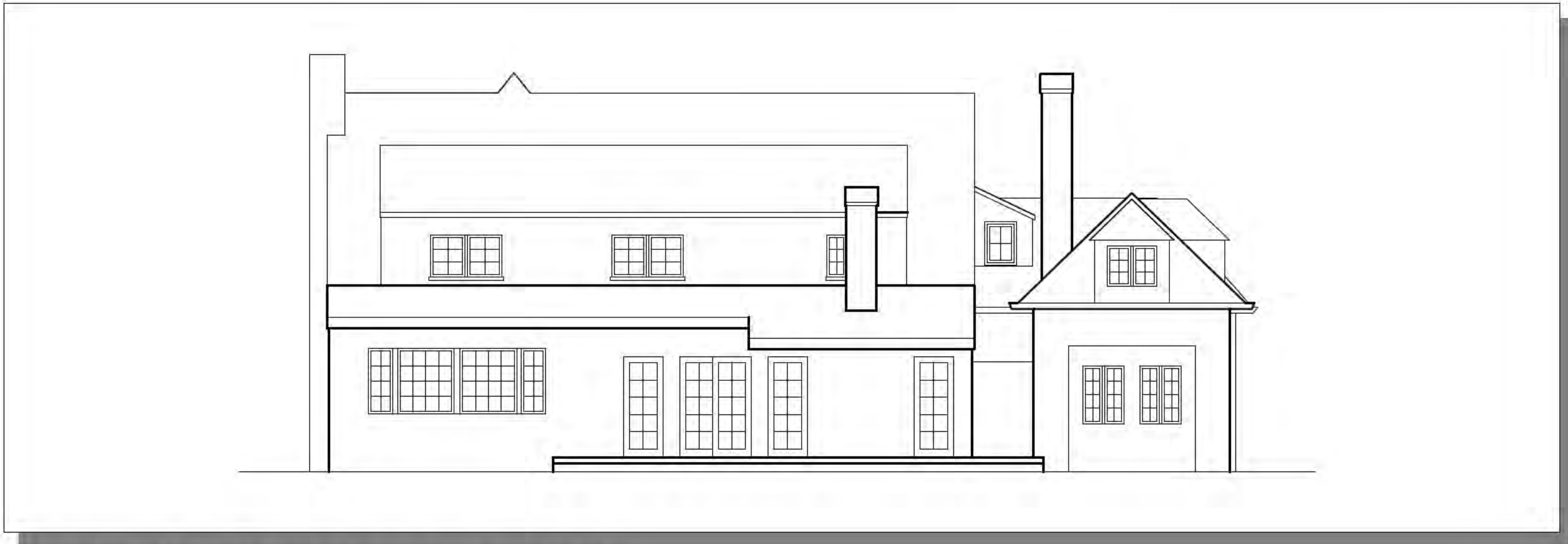
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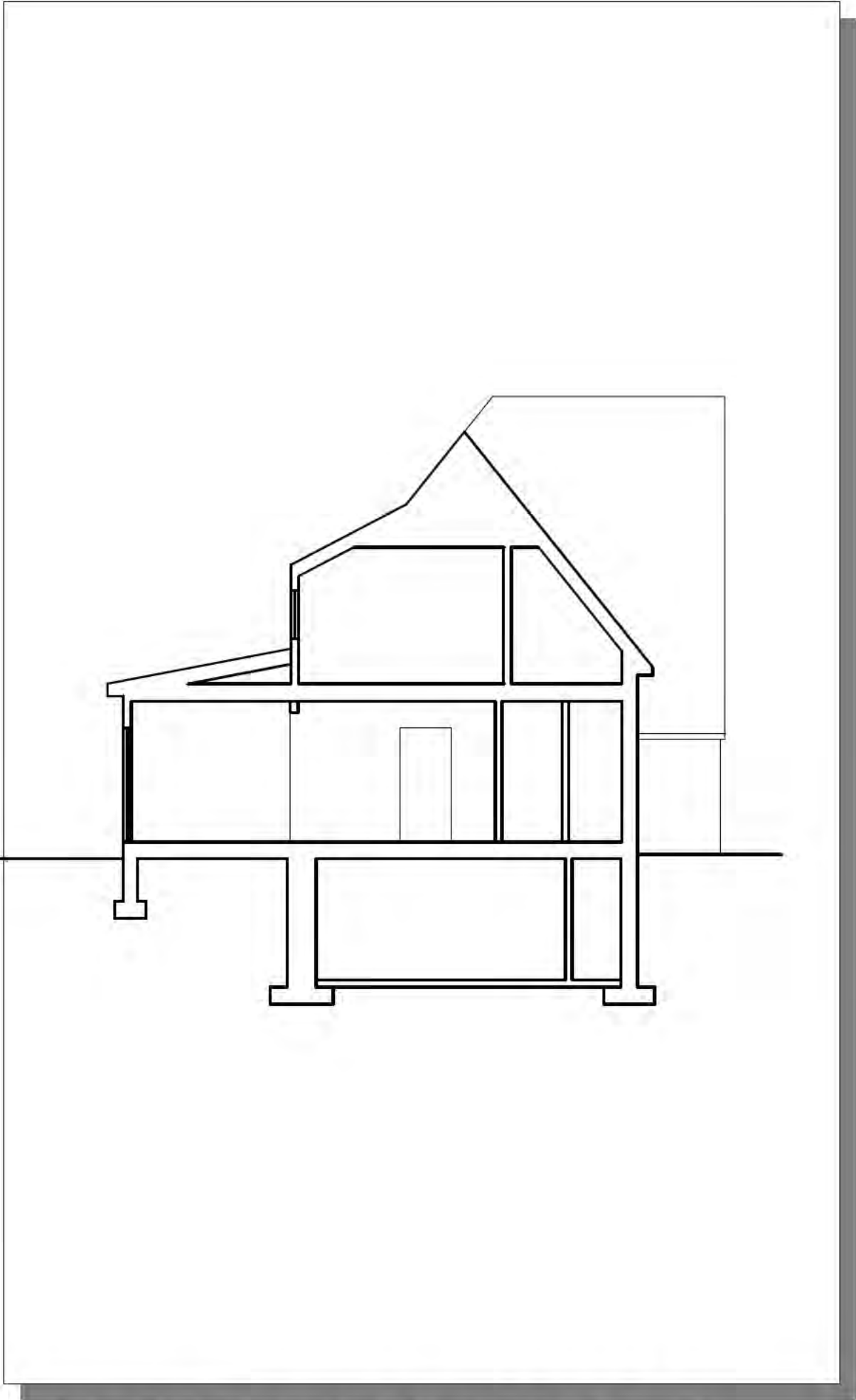
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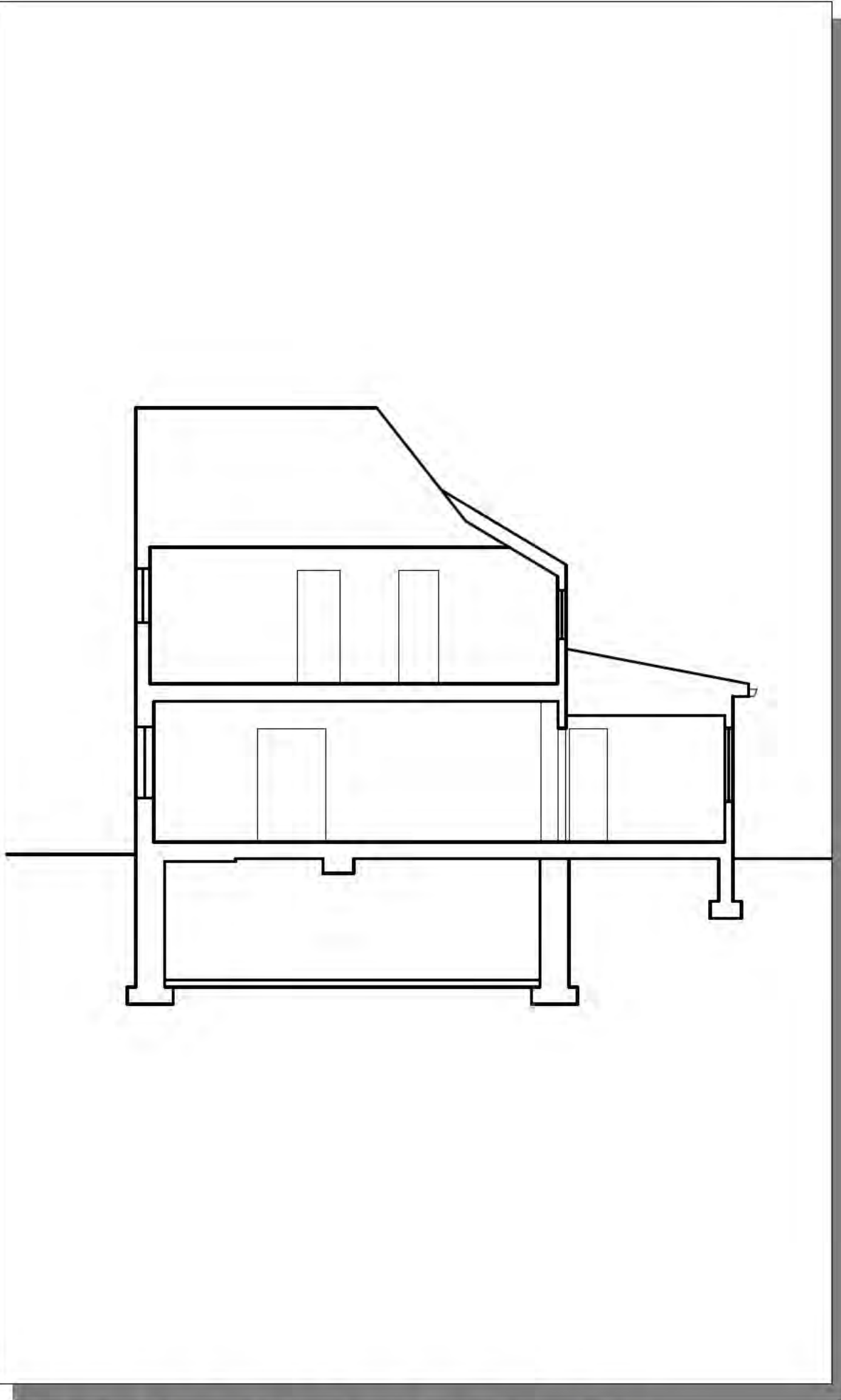
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1/8" = 1'-0" **XA-201**



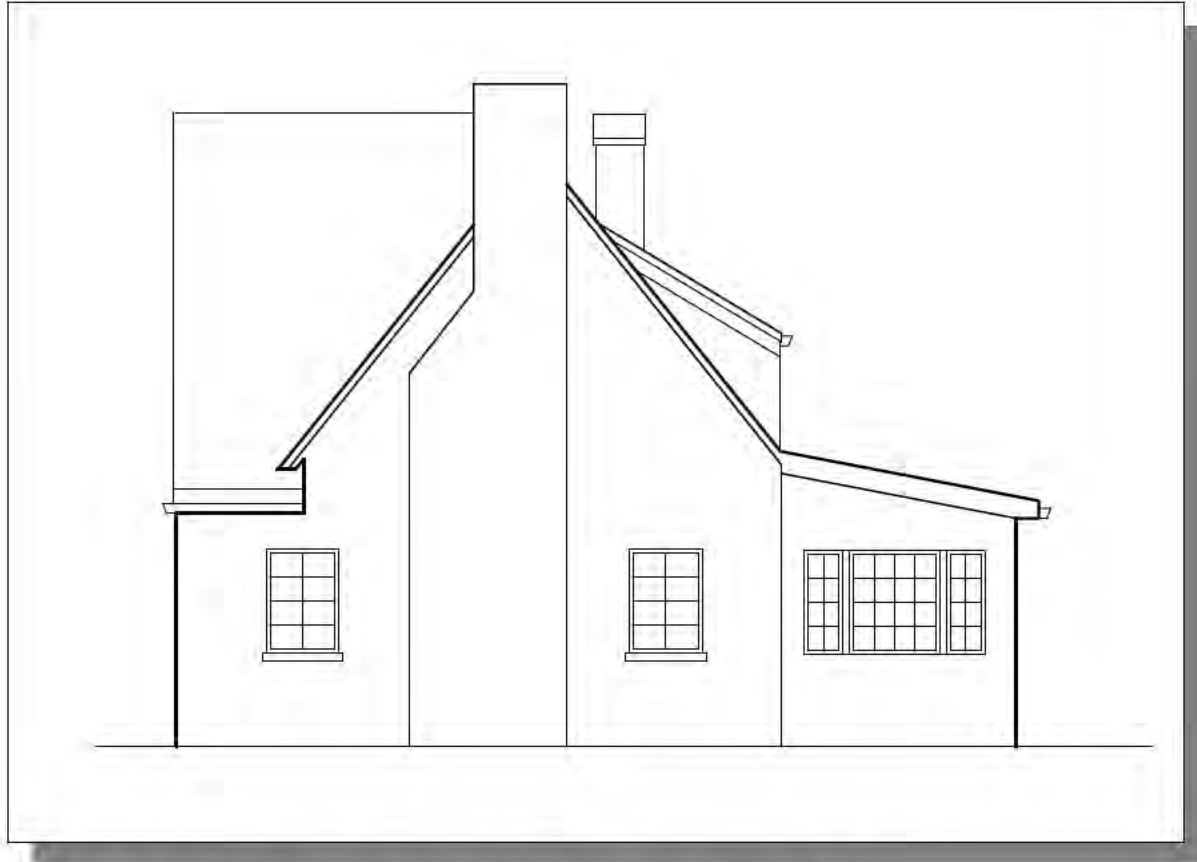
EXISTING SOUTH ELEVATION **2**
1/8" = 1'-0" **XA-201**



SECTION THRU KITCHEN-BEDROOM **5**
1/8" = 1'-0" **XA-201**



EXISTING WEST ELEVATION **3**
1/8" = 1'-0" **XA-201**



EXISTING WEST ELEVATION **3**
1/8" = 1'-0" **XA-201**

HEWITT RESIDENCE

**ZONING COMPLIANCE DRAWINGS
FOR
THE VILLAGE OF
WINNETKA DEPARTMENT OF COMMUNITY
DEVELOPMENT**



DESIGNS

7925 Bosque St. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505)890-1736

**PROJECT:
HEWITT RESIDENCE
1184 TOWER ROAD
WINNETKA, IL**

SHEET TITLE:

EXISTING BUILDING ELEVATIONS & SECTIONS

NO.	REVISION	DATE

DATE:

4/21/21

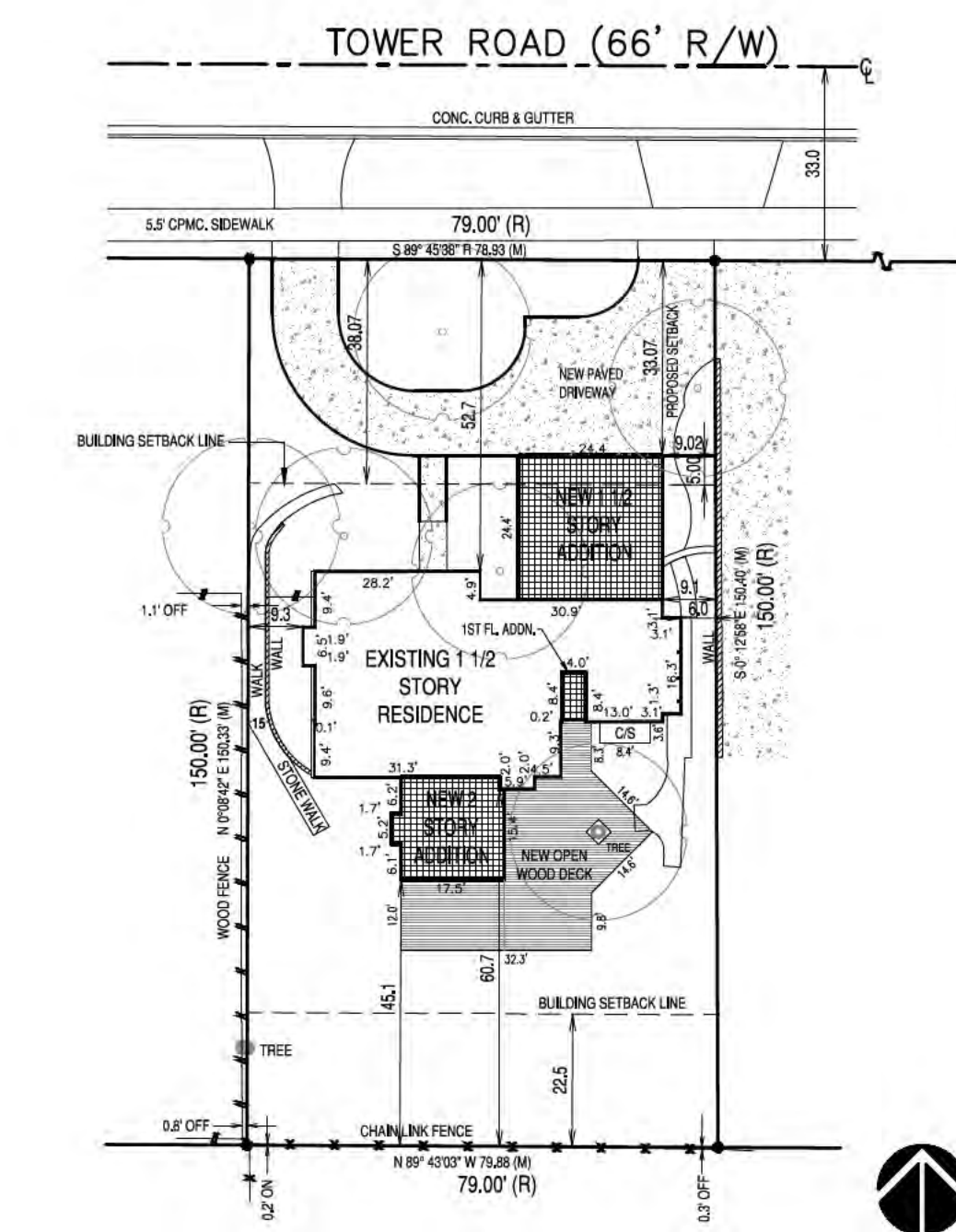
PROJECT NO.

1916

SHEET NO.

XA-201

**ZONING COMPLIANCE DRAWINGS
FOR
THE VILLAGE OF
WINNETKA DEPARTMENT OF COMMUNITY
DEVELOPMENT**



PROPOSED SITE PLAN
1" = 30' AS-10



DESIGNS

7925 Bosque ST. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505) 890-1736

PROJECT:
HEWITT RESIDENCE
1184 TOWER ROAD
WINNETKA, IL

SHEET TITLE

PROPOSED SITE PLAN & SURVEY

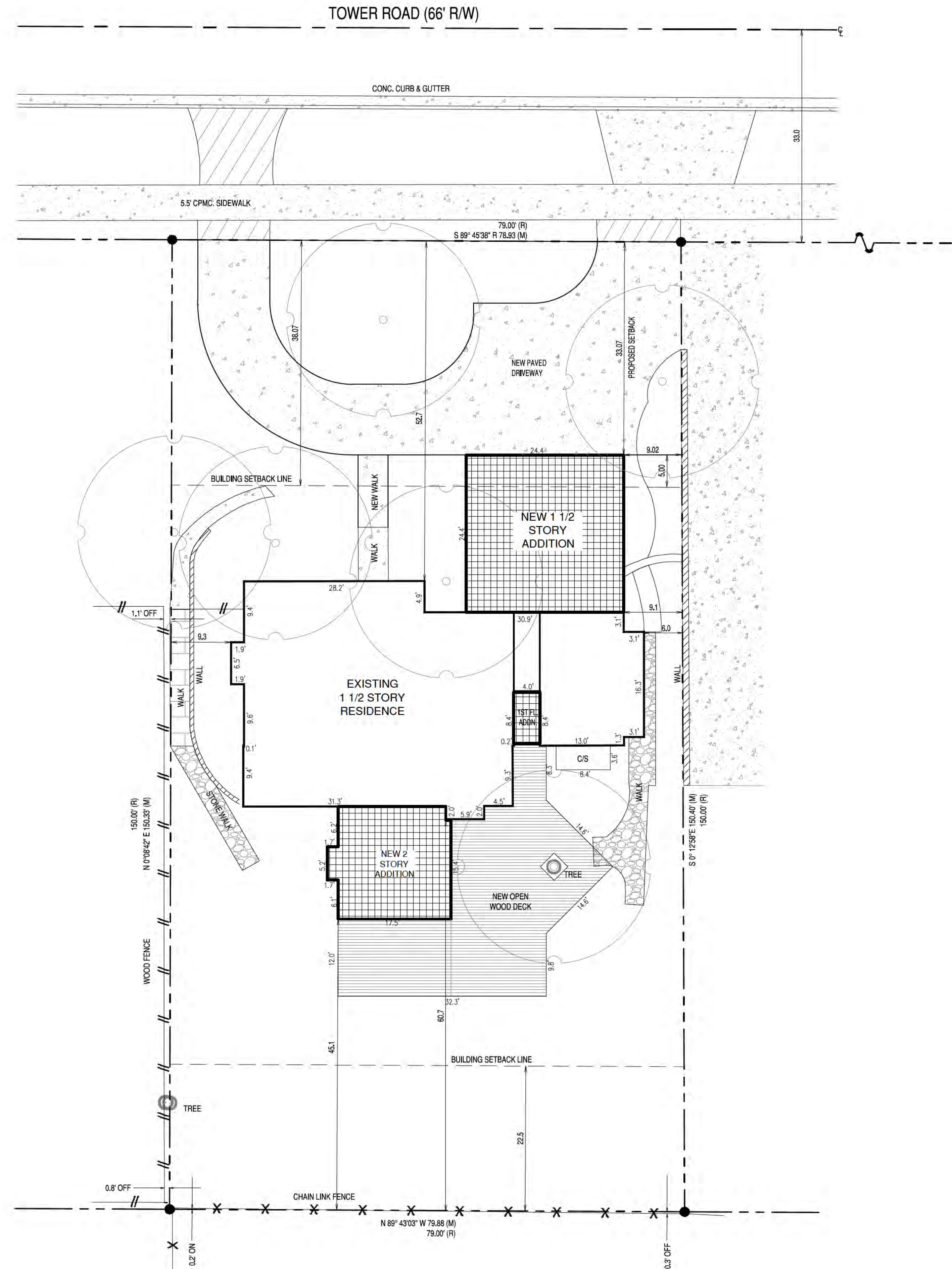
NO.	REVISION	DATE

DATE:
4/21/21
PROJECT
1916
SHEET NO.

AS-101

HEWITT RESIDENCE

ZONING COMPLIANCE DRAWINGS
FOR
THE VILLAGE OF
WINNETKA DEPARTMENT OF COMMUNITY
DEVELOPMENT



ENLARGED PROPOSED SITE PLAN

1" = 10'

0 5 10 20

AS-102

1

AS-102



DESIGNS

7925 Bosque St. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505)890-1736

PROJECT:
HEWITT RESIDENCE
1184 TOWER ROAD
WINNETKA, IL

SHEET TITLE:
ENLARGED PROPOSED SITE PLAN

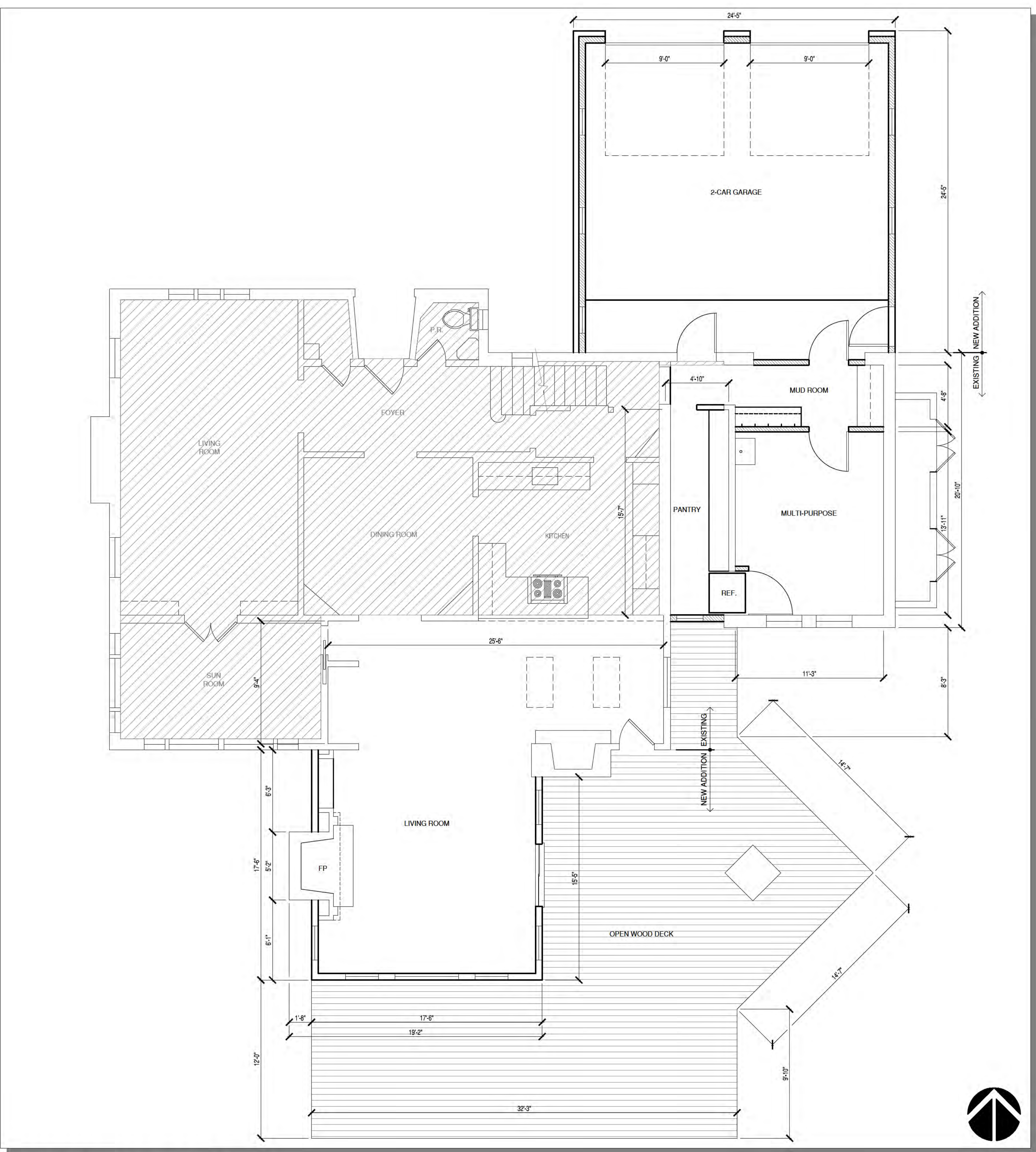
NO.	REVISION	DATE

DATE:
4/30/21
PROJECT NO.
1916
SHEET NO.

AS-102

HEWITT RESIDENCE

ZONING COMPLIANCE DRAWINGS
FOR
THE VILLAGE OF
WINNETKA DEPARTMENT OF COMMUNITY
DEVELOPMENT



PROPOSED 1ST FLOOR PLAN

1/4" = 1'-0"

1
A-101



DESIGNS

7925 Bosque St. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505)890-1736

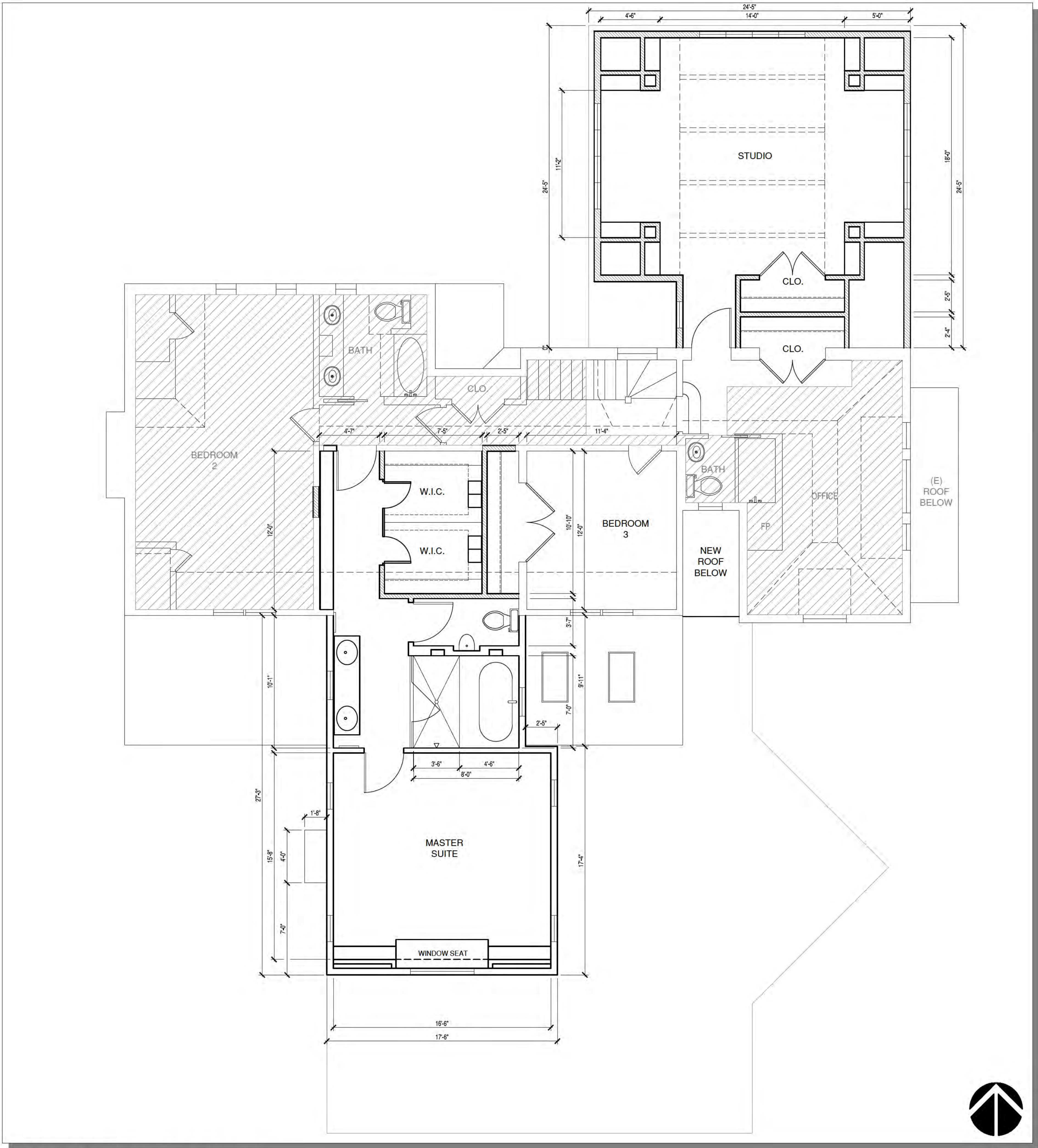
PROJECT:
HEWITT RESIDENCE
1184 TOWER ROAD
WINNETKA, IL

SHEET TITLE:
PROPOSED 1ST FLOOR PLAN

NO.	REVISION	DATE

DATE:
4/21/21
PROJECT NO.
1916
SHEET NO.

A-101



PROPOSED 2ND FLOOR PLAN
1/4" = 1'-0"

1
A-102

HEWITT RESIDENCE
ZONING COMPLIANCE DRAWINGS
FOR
THE VILLAGE OF
WINNETKA DEPARTMENT OF COMMUNITY
DEVELOPMENT



DESIGNS

7925 Bosque St. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505)890-1736

PROJECT:
HEWITT RESIDENCE
1184 TOWER ROAD
WINNETKA, IL

SHEET TITLE:
PROPOSED 2ND FLOOR PLAN

NO.	REVISION	DATE

DATE:
4/21/21
PROJECT NO.
1916
SHEET NO.

A-102

HEWITT RESIDENCE

ZONING COMPLIANCE DRAWINGS
FOR
THE VILLAGE OF
WINNETKA DEPARTMENT OF COMMUNITY
DEVELOPMENT



PROPOSED NORTH (FRONT) ELEVATION

1/4" = 1'-0"

1
A-201



PROPOSED SOUTH (REAR) ELEVATION

1/4" = 1'-0"

2
A-201



DESIGNS

7925 Bosque St. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505)890-1736

PROJECT:
HEWITT RESIDENCE
1184 TOWER ROAD
WINNETKA, IL

SHEET TITLE:

PROPOSED BUILDING ELEVATIONS

NO.	REVISION	DATE

DATE:
4/21/21
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1916
SHEET NO.

A-201

HEWITT RESIDENCE

ZONING COMPLIANCE DRAWINGS
FOR
THE VILLAGE OF
WINNETKA DEPARTMENT OF COMMUNITY
DEVELOPMENT



PROPOSED EAST ELEVATION
1/4" = 1'-0"

1
A-202



PROPOSED WEST ELEVATION
1/4" = 1'-0"

2
A-202



DESIGNS

7925 Bosque St. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505)890-1736

PROJECT:
HEWITT RESIDENCE
1184 TOWER ROAD
WINNETKA, IL

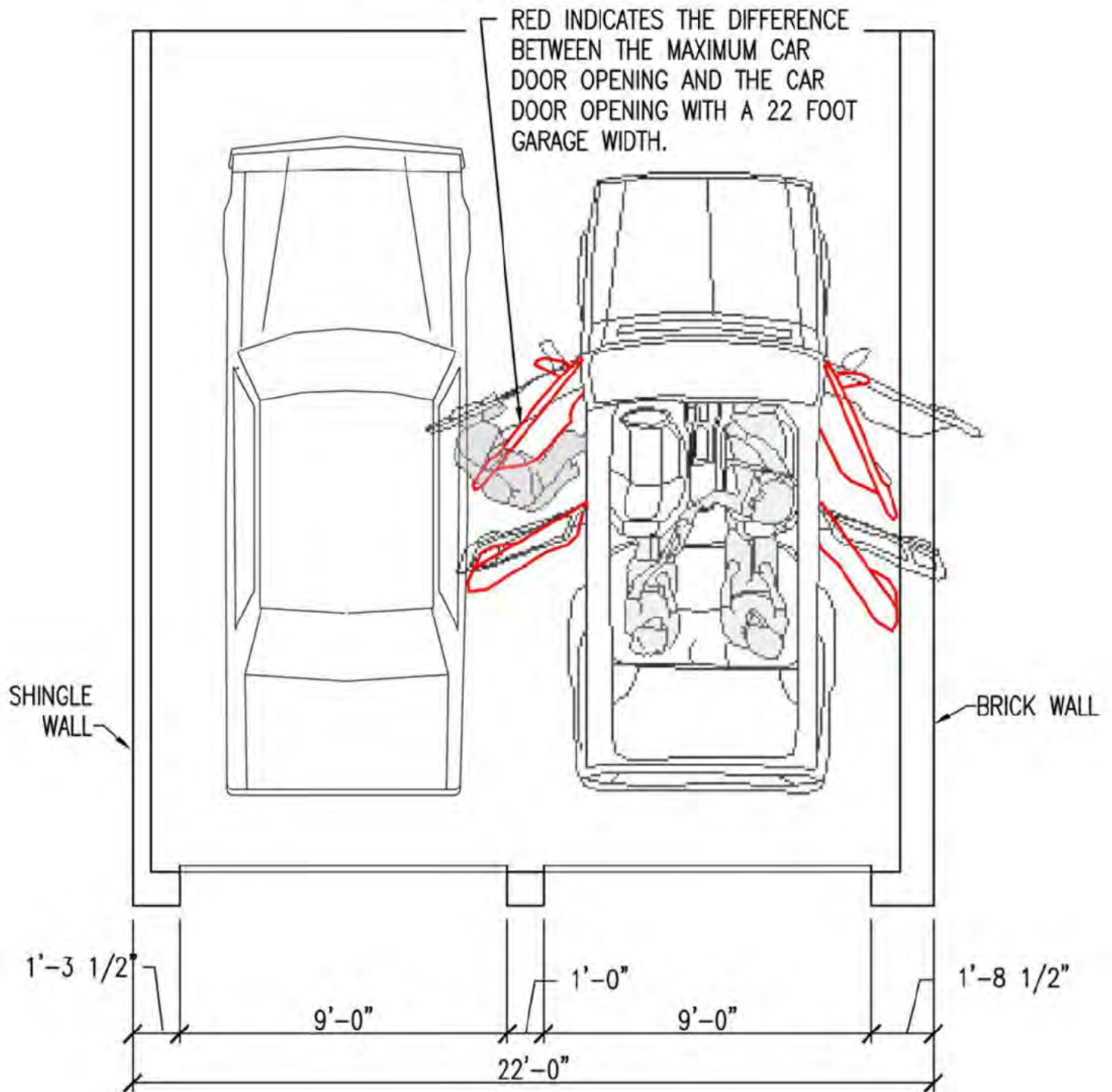
SHEET TITLE:
PROPOSED BUILDING ELEVATIONS

NO.	REVISION	DATE

DATE:
4/21/21
PROJECT NO.
1916
SHEET NO.

A-202

ANALYSIS OF CAR DOOR OPENING RESTRICTIONS WITH 22 FOOT GARAGE WIDTH



DESIGNS

1184 TOWER RD.
GARAGE WIDTH VARIANCE

CAR DOOR EXHIBIT

SCALE: 1/4"=1'

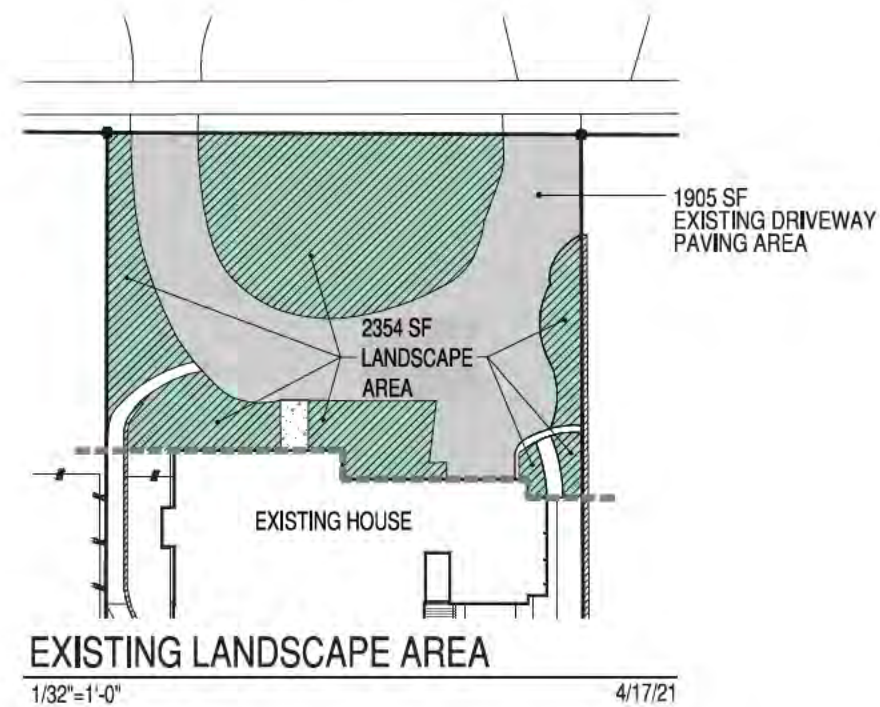
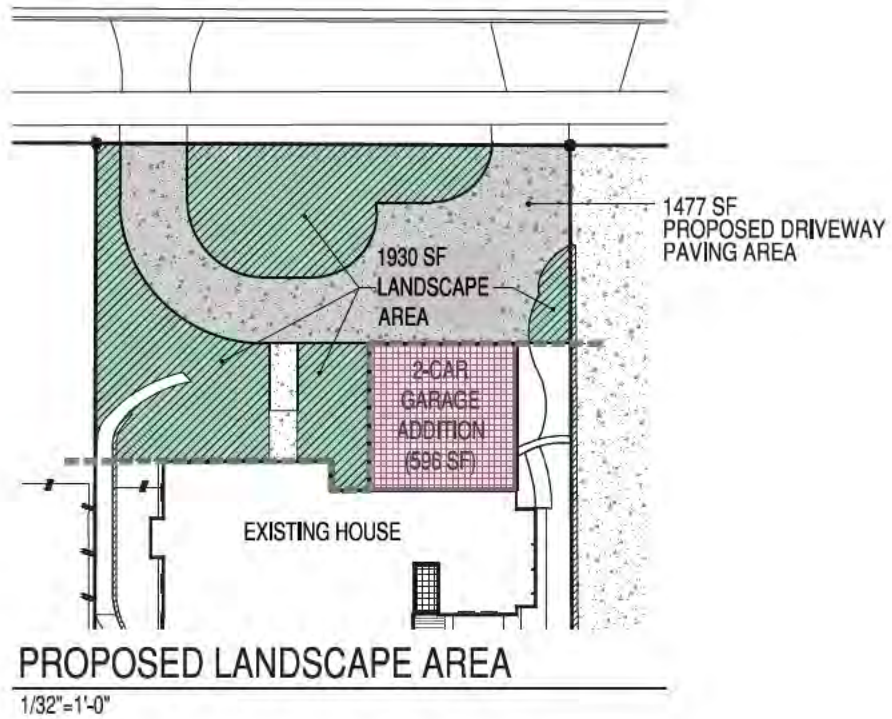
DATE: 4-22-21

SK-1

7925 Bosque St. NW, Albuquerque, NM 87114

Ph. (505) 892-8453

Fax. (505) 890-1736



LANDSCAPE-DRIVEWAY AREA CALCULATION
HEWITT RESIDENCE
 1184 TOWER ROAD WINNETKA, IL

EXH-A













11.17.2013 13:05



09.24.2014 11:27

09.24.2014 11:27









ATTACHMENT D

From: [REDACTED]
To: [Planning](#)
Subject: May 10 Zoning Board Meeting
Date: Thursday, April 29, 2021 10:30:13 PM

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.

Dear Village Zoning Board,

We received a letter today requesting comments on the proposed additions to the home across the street from ours. We have lived across the street at 1195 Tower Road for 23 years. After a careful review, we strenuously object to the ridiculous amount of variances and additions being requested. It literally violates every rule that we have asked Village residents to adhere to and is precisely the reason such rules exist. The sight lines of all other residents would be blocked and there is no hardship that might warrant such an intrusive plan. Thanks for giving the opportunity for comment. 12 years ago when we pursued construction, it was made clear to us that the plans needed to fit the neighborhood and our Village rules. The Frankenstein addition being requested does neither. Respectfully, Raheela Gill Anwar

Sent from my iPhone



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: JUNE 10, 2021
SUBJECT: 747 WALDEN ROAD - VARIATION (CASE NO. 21-21-V2)

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 Joshua and Y. Grace Ha (collectively, the "Applicant"), as the owners of the property located at 747 Walden Road (the "Subject Property"). The Applicant requests approval of the following zoning variation to allow construction of a new single-family residence on the Subject Property:

1. Front Yard Setback of 10.55 feet from Walden Road, whereas a minimum of 30 feet is required, a variation of 19.45 feet (64.83%) [Section 17.30.050 – Front and Corner Yard Setbacks] [Note: The existing residence currently provides a front yard setback of 10.55 feet].

The Applicant has also submitted a demolition application for the existing residence on the Subject Property. The Landmark Preservation Commission is scheduled to consider the demolition application on July 19, 2021. If the variation is approved, the existing residence and detached garage would be demolished to accommodate the new single-family residence and detached garage.

A mailed notice was 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 comments from the public regarding this application.

The Village Council has final jurisdiction on this request as only the Council has the authority to grant any variation for any new principal building.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.18 acres in size, is located on the southeast corner of the intersection of Walden and Westmoor Roads, and contains an existing two-story residence and detached garage (see Figure 1). The Subject Property is not a rectangular shape. It is a polygon with a front lot line, which runs along Walden Road, that is wider than the rear lot line, which is the east property line. Also, the side lot line is not parallel with the corner lot line, which runs along Westmoor Road. The property is zoned R-5 Single Family Residential, and it is bordered by R-5 Single Family Residential to the east, north, and south, and R-3 Single Family Residence to the west (see Figure 2). The Comprehensive Plan designates the Subject Property as appropriate for single family residential development. The zoning of the property is consistent with the Comprehensive Plan.

The existing lot is a legal non-conforming lot that is only 8,068.34 square feet in lot area, while the minimum required lot area for a corner lot in the R-5 District is 8,900 square feet. Additionally, the required minimum lot depth is 120 feet, while the existing lot, which is measured from Walden Road to the east property line, is only 114.25 feet deep. As you will note in Figure 1 below, this lot and the one to the south are both legally non-conforming lots in the R-5 District.

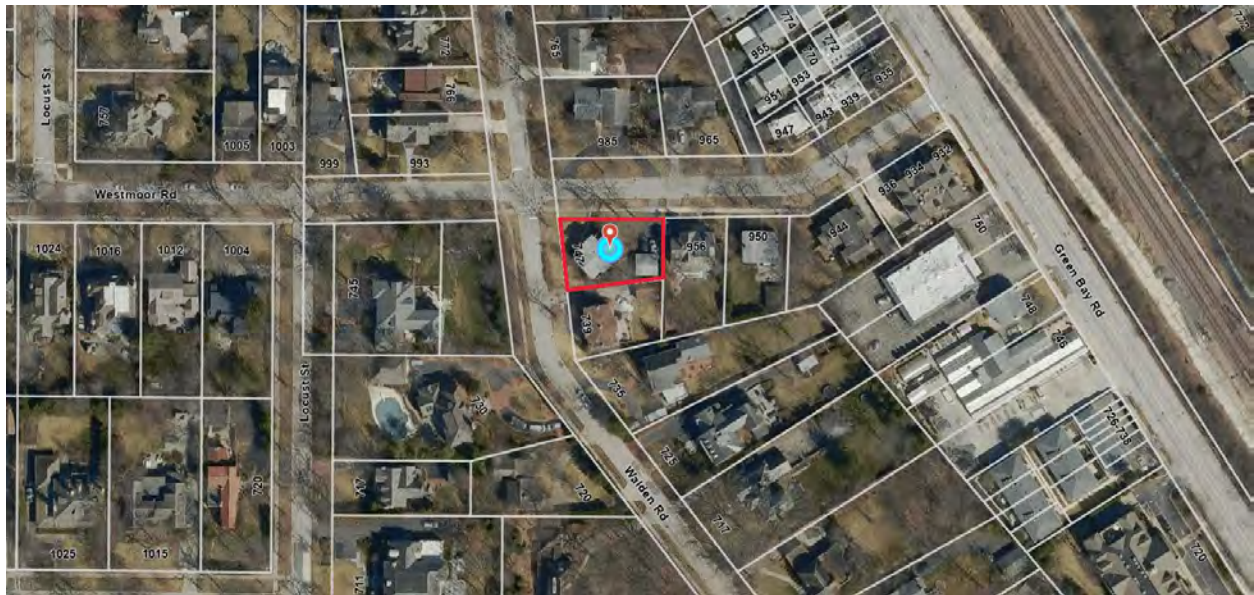


Figure 1 – Aerial Map

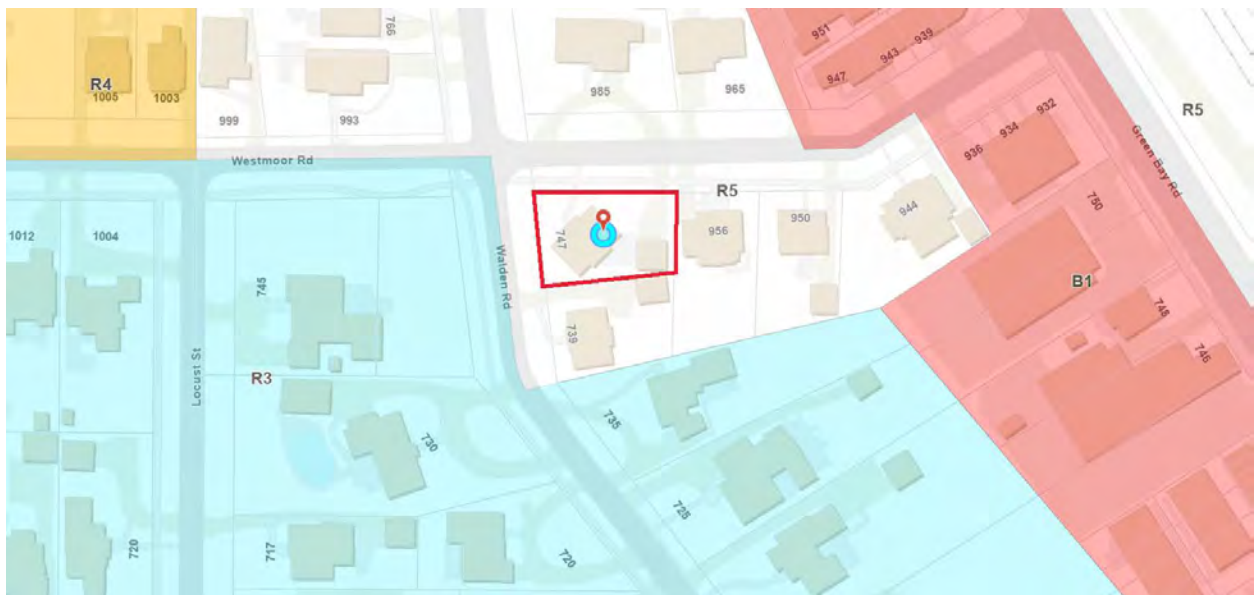


Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

The original building permit for the existing residence is not on file in Village records. The estimated date of construction of the existing residence is 1914. The following subsequent building permits were issued in:

1. 1942 to construct a one-car garage;

2. 1963 to replace the one-car garage with a two-car garage;
3. 1974 to construct an open deck and porch addition to the residence.

Other minor permits were issued over the last several years. The Applicant acquired the property in 2015. There are no previous zoning cases on file for the Subject Property.

Figure 3 below is a current photo of the site.



Figure 3 – Subject Property (Front Elevation)

PROPOSED PLAN

The variation is being requested in order to construct a new single-family residence on the Subject Property. As previously noted, the existing residence and detached garage would be demolished to accommodate the proposed improvements. It is worth noting that the existing residence currently provides a front yard setback of 10.55 feet from Walden Road, the same setback the Applicant is proposing for the new residence. Also, the existing residence is non-conforming with respect to the minimum required corner (front) yard setback from Westmoor Road as it currently provides a setback of 18.74 feet. The proposed residence would provide a corner setback of 21.19 feet, which complies with the minimum required setback of 21.19 feet. Figure 4 on the following page is an excerpt of a current plat of survey identifying the existing improvements on the Subject Property. A full size copy of the plat of survey is provided in the application materials, which are included in this report as Attachment C. With the exception of the required front yard setback from Walden Road, the proposed 2½-story residence and detached garage would comply with all other zoning regulations.

Excerpts of the proposed site plan and front building elevations are provided on the following pages as Figures 5 through 7. The complete set of plans is provided in Attachment C.

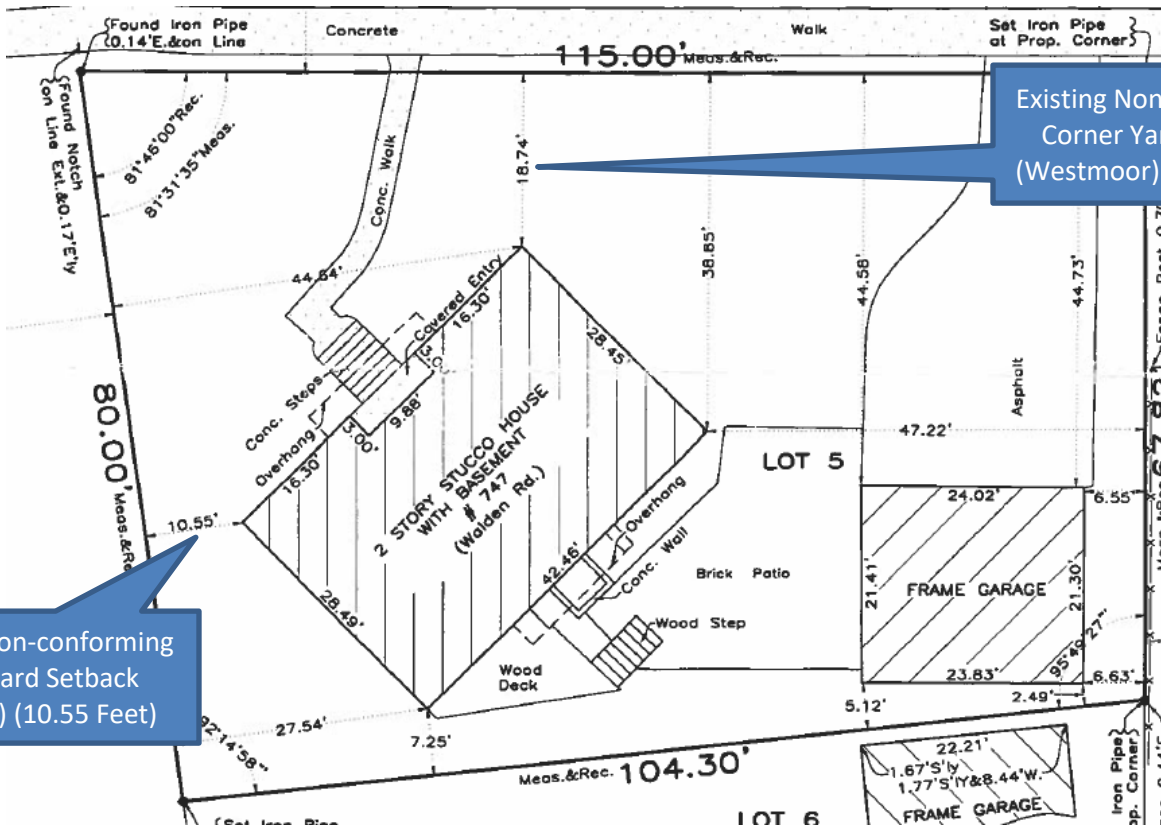


Figure 4 – Excerpt of March 24, 2015 Plat of Survey (Existing Improvements)

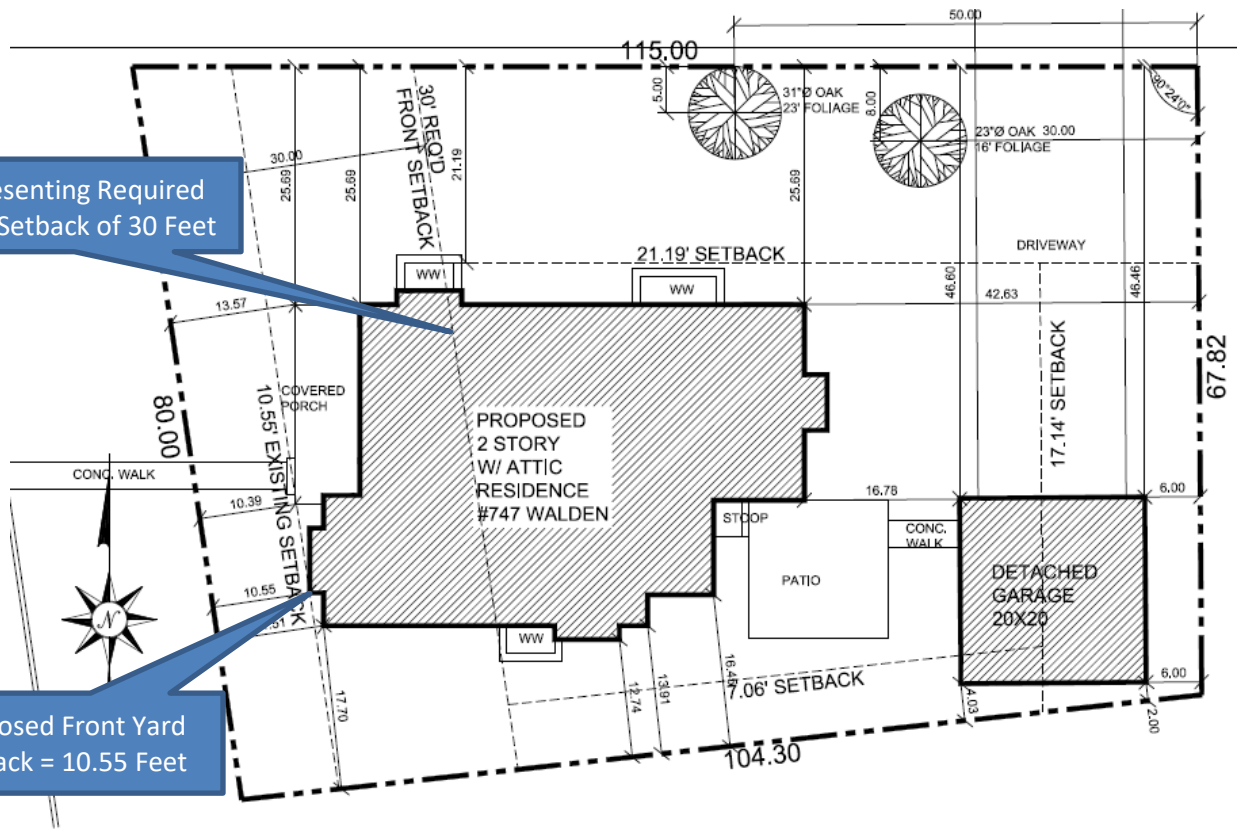


Figure 5 – Excerpt of Proposed Site Plan



Figure 6 – Proposed Front Elevation (Walden Road)



Figure 7 – Proposed Corner (Front) Elevation (Westmoor Road)

Given the ZBA often receives questions regarding the stormwater regulations applicable to a specific request being considered by the ZBA, attached is a Stormwater Matrix (Attachment B). Because the proposed plan is for new construction, it is likely that additional stormwater detention would be required. However, a final determination will be made by Village Engineering staff. Additionally, Figure 8 below represents the Subject Property's proximity to the floodplain; the cyan represents the 100-year flood area.

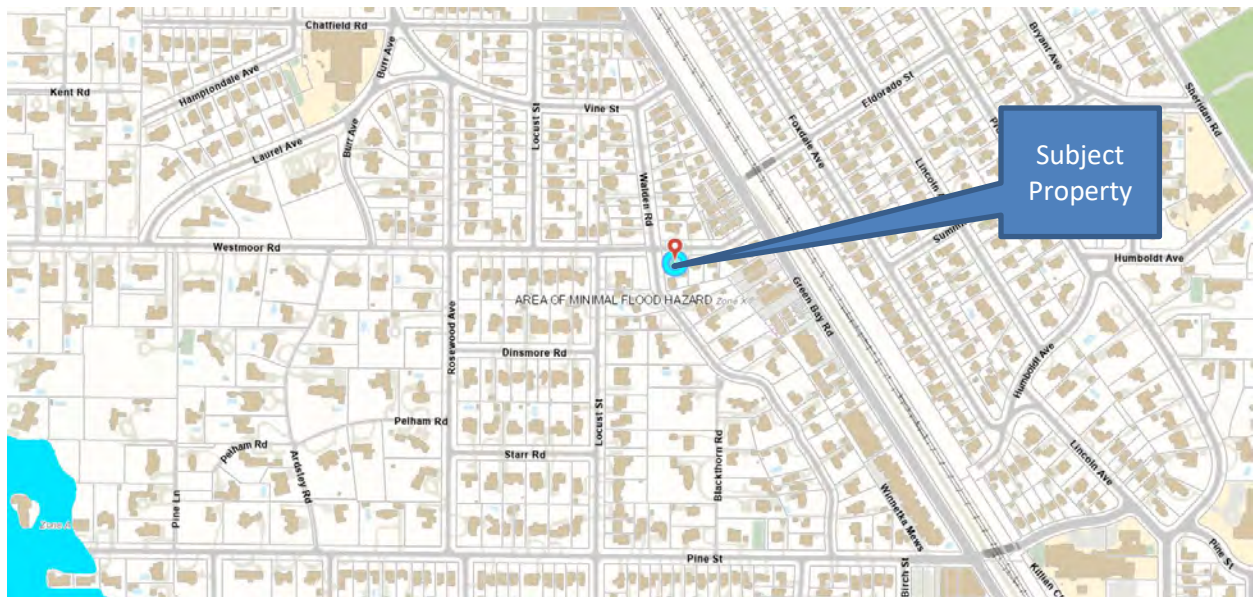


Figure 8 – GIS Floodplain Map

REQUESTED ZONING RELIEF

The attached zoning matrix highlights the existing lot and the proposed improvements' compliance with the R-5 zoning district (Attachment A). One variation is being requested to allow the proposed residence to provide a front yard setback of 10.55 feet from Walden Road, whereas a minimum of 30 feet is required.

The Zoning Ordinance requires a minimum front yard setback of 30 feet in the R-5 and R-4 zoning districts. However, there are exceptions and limitations to the district minimum front setback. The front setback of any new building shall be no less than the average of the other front setbacks on the block, provided that there at least three principal buildings on the block and at least 50% of those principal buildings maintain a setback greater than the district minimum. Vacant lots and lots on which the principal building maintains a front setback of at least 150 feet shall be excluded when calculating the average front setback. The average front setback cannot be less than the required minimum setback established for the zoning district a property is located in. Additionally, the maximum average front setback shall be no more than 5 feet more than the front setback maintained by an existing principal building on an immediately adjoining lot; provided that in no case shall the average front setback exceed twice the minimum setback required for the zoning district.

Based on the fact the existing principal building immediately south of the Subject Property provides a front yard setback of 10.97 feet and the maximum front yard setback limit that states that the average front setback shall not be more than 5 feet more than the front setback maintained by an existing principal building on an immediately adjoining lot, the required setback for the Subject Property is 30 feet.

FINDINGS

Does the ZBA find that the requested variation meets the standards for granting such variation; 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 following variation granting:

1. Front Yard Setback of 10.55 feet from Walden Road, whereas a minimum of 30 feet is required, a variation of 19.45 feet (64.83%) [Section 17.30.050 – Front and Corner Yard Setbacks].

The Zoning Board of Appeals finds, based on evidence in the record or a public document, that the variation requested is **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]** in connection with this variation application **[subject to the following conditions...]**

The eight standards to consider when granting a variation are as follows:

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.

ATTACHMENTS

Attachment A: Zoning Matrix

Attachment B: Stormwater Matrix

Attachment C: Application Materials

ATTACHMENT A

ZONING MATRIX

ADDRESS: 747 Walden Road

CASE NO: 21-21-V2

ZONING: R-5

ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (2)
Min. Lot Size	8,900 SF	8,068.34 SF	N/A	N/A	EXISTING NONCONFORMING
Min. Average Lot Width	70 FT	70.62 FT	N/A	N/A	OK
Min. Lot Depth	120 FT	114.25 FT	N/A	N/A	EXISTING NONCONFORMING
Max. Roofed Lot Coverage	2,017.08 SF (1)	N/A	2,004.91 SF	N/A	OK
Max. Gross Floor Area	3,065.97 SF (1)	N/A	3,064.54 SF	N/A	OK
Max. Impermeable Lot Coverage	4,034.17 SF (1)	N/A	3,110.96 SF	N/A	OK
Max. Front Yard Lot Coverage	705.19 SF	N/A	697.33 SF	N/A	OK
Min. Front Yard (Walden/West)	30 FT	N/A	10.55 FT	N/A	19.45 FT (64.83%) VARIATION
Min. Corner (Front) Yard (Westmoor/North)	21.19 FT	N/A	21.19 FT	N/A	OK
Min. Side Yard (South)	7.06 FT	N/A	12.74 FT	N/A	OK
Min. Rear Yard (East)	17.14 FT	N/A	41.68 FT	N/A	OK

NOTES:

(1) Based on lot area of 8,068.34 s.f.

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

ATTACHMENT B

Stormwater Volume Requirements for Development Sites

In addition to meeting the following storm water volume detention requirements, development sites must meet all other Village storm water management requirements such as drainage and grading, storm water release rates, storage system design requirements, etc.

	Storm Water Detention Volume Requirements	Applicable Requirement
A. New Home Construction - Previously Developed Lot	The amount of additional required storm water detention volume is based upon the difference between maximum impermeable lot coverage, per Zoning Code, and existing lot coverage, using the run-off coefficient for a 100-year storm event for both.	<i>Applies to 747 Walden Road</i> <i>Site is currently developed; though, storm water detention will likely be required.</i> <i>However, a final determination will be made by Village Engineering staff.</i>
B. New Home Construction - Previously <u>Undeveloped</u> Site	The amount of required storm water detention volume is based upon the maximum impermeable lot coverage, using the run-off coefficient for 100-year storm event.	
C. Redevelopment of Site for Different Use (e.g. single family to multi-family, or commercial)	The amount of required storm water detention volume is based upon the maximum impermeable lot coverage, using the run-off coefficient for 100-year storm event.	
D. Improvements to Existing Home and/or Lot, causing an increase in impermeable lot coverage <u>greater or equal to 25%</u>.	The amount of additional required storm water detention volume is based upon the difference between the proposed and existing impermeable lot coverage, using the run-off coefficient for 100 year storm event. (Note: If the increase in impermeable lot coverage is less than 25%, additional storm water detention volume is <u>not</u> required.)	

ATTACHMENT C

Village of Winnetka
ZONING VARIATION APPLICATION

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. 21-21-V2

Property Information

Site Address: 747 Walden Rd

Owner Information

Name: Joshua Ha & Y. Grace Ha

Address: 747 Walden Rd

City, State, ZIP: Winnetka IL 60093

Email: [REDACTED]

Primary Contact: Josh

Phone No. [REDACTED]

Date property acquired by owner: 3/23/2015

Architect Information

Name: Town Studios

Primary Contact: Cliff Town

Address: 1297 Shermer Rd

City, State, ZIP: Northbrook IL 60062

Phone No. 847-498-0900

Email: cliff@townstudios.com

Attorney Information

Name: N/A

Primary Contact:

Address:

City, State, Zip:

Phone No.

Email:

Nature of any restrictions on property: Irregular shaped (irregular quadrangle) on a smaller than average corner lot, limiting the building envelope to visually conform with the neighborhood

Brief explanation of variation(s) requested (attach separate sheet providing additional details):

See attached

Property Owner Signature

Date: 05/10/2021

STANDARDS FOR GRANTING ZONING VARIATIONS

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

If a new house is to be built under the restrictions of the current regulations, the house will essentially have a setback along Walden Road of approximately 50 feet from the curb and a setback along Westmoor Road of approximately 21.19 feet from the sidewalk. As this is a corner lot, these setbacks significantly reduce the buildable area of the property—just the western and northern setbacks alone add up to 4165 square feet out of a property that is a total of 8065 square feet. While all properties have reasonable setback requirements, because this is a corner property, the current regulations significantly disadvantages this particular property in excess of other, similarly-size properties in the neighborhood. For instance, instead of just a 7.12 feet setback along both the south and north sides of the property line, the current requirement is a 21.19 feet setback along the north side of the property, which is the longest side of this irregularly shaped property.

2. The plight of the owner is due to unique circumstances that are associated with the characteristics of the property in question:

Due to the current location, shape and size of the property—a corner property that is smaller than most other corner lots, abutting a street with a significant parkway and coming to less than a 90 degree angle—the buildable areas on the property is significantly reduced. If the required setbacks at the eastern and southern property lines are accounted for, the total buildable space is reduced to approximately 2206 square feet, which is only 27% of the total square footage of the property. This would force all the structures—house and garage—into the far southeastern corner of the property, leaving all of the vacant space amounting to 51.6% of the total property in the northeastern corner of the lopsided property.

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

The variation that is being requested is seeking permission to build a new house in the current footprint of the present house. At present, the house is sitting at a 45 degree angle, with the western point of the current house along the requested variance and the northern point of the current house further north of the regulation's 21.19 feet setback along Westmoor Road. The variance requested only affects western side, along Walden Road. Walden Road is a curved street with approximately 20-22+ feet of parkway. The western point of the current house, and thus the variation requested, would set the new house back over 30 feet from the Walden Road curb. Granting this variation will not significantly alter the essential character of the neighborhood. Conversely, the new house will conform to present character of the neighborhood, much of which has been rebuilt since the current house was first built in 1916.

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

The requested variation will not reduce the supply of light and air to the adjacent properties, and instead preserve or increase the distance from the houses located to the adjoining properties. At present, the southern point of the house is 7.25 feet from the southern property line, and the adjoining property's driveway is immediately next to the southern property line. The proposed variation would allow the new house to be located 13.91-17.70 feet from the southern property line, doubling the current setback and significantly increasing the distance from the house located to the south, our Walden neighbor. Thus, the variance would increasing air flow and light to the adjacent property to the south.

The eastern point of the current house is 47.2 feet from the eastern property line, and the house on the adjoining property is immediately adjacent to the property line minus a minimal setback. The proposed variance would allow the new house to be located 42.63 feet from the eastern property line, preserving a significant distance from our Westmoor neighbor. If the new house is built in accordance with the current regulations without the requested variation, the distance from the new house to the eastern property line will be reduced by 19.45 feet, possibly reducing air flow and light to the adjacent property.

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

The variation will not increase the risk of hazard from fire or other damages to the property. If the variation is granted, it would allow for greater setbacks from the neighboring properties and will likely reduce potential spreading of fire from house to house due to increased spacing. Further, the variance would allow established trees to be preserved and limit damage to the tree-lined street along Westmoor Road.

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

The proposed variation and new construction will certainly not diminish the value of the land and the buildings in the Village and the neighborhood, but it will actually increase the property values within the Village. The variation would allow for a new construction of a larger building size—increasing taxable base for the Village—and would be aesthetically aligned with the existing homes in the neighborhood. The variation would allow for a home to be centered within the property, allowing for a more aesthetically balanced appearance, while preserving two established oak trees that have been on the property for nearly a hundred years.

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

The congestion in the public street will not increase due to the requested variation. The variation will not increase the number of dwellings on the property, and the use of the property will continue to be for a single-family residence.

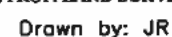
8. The public health, safety, comfort, morals and welfare of the inhabitants of the Village will not be otherwise impaired:

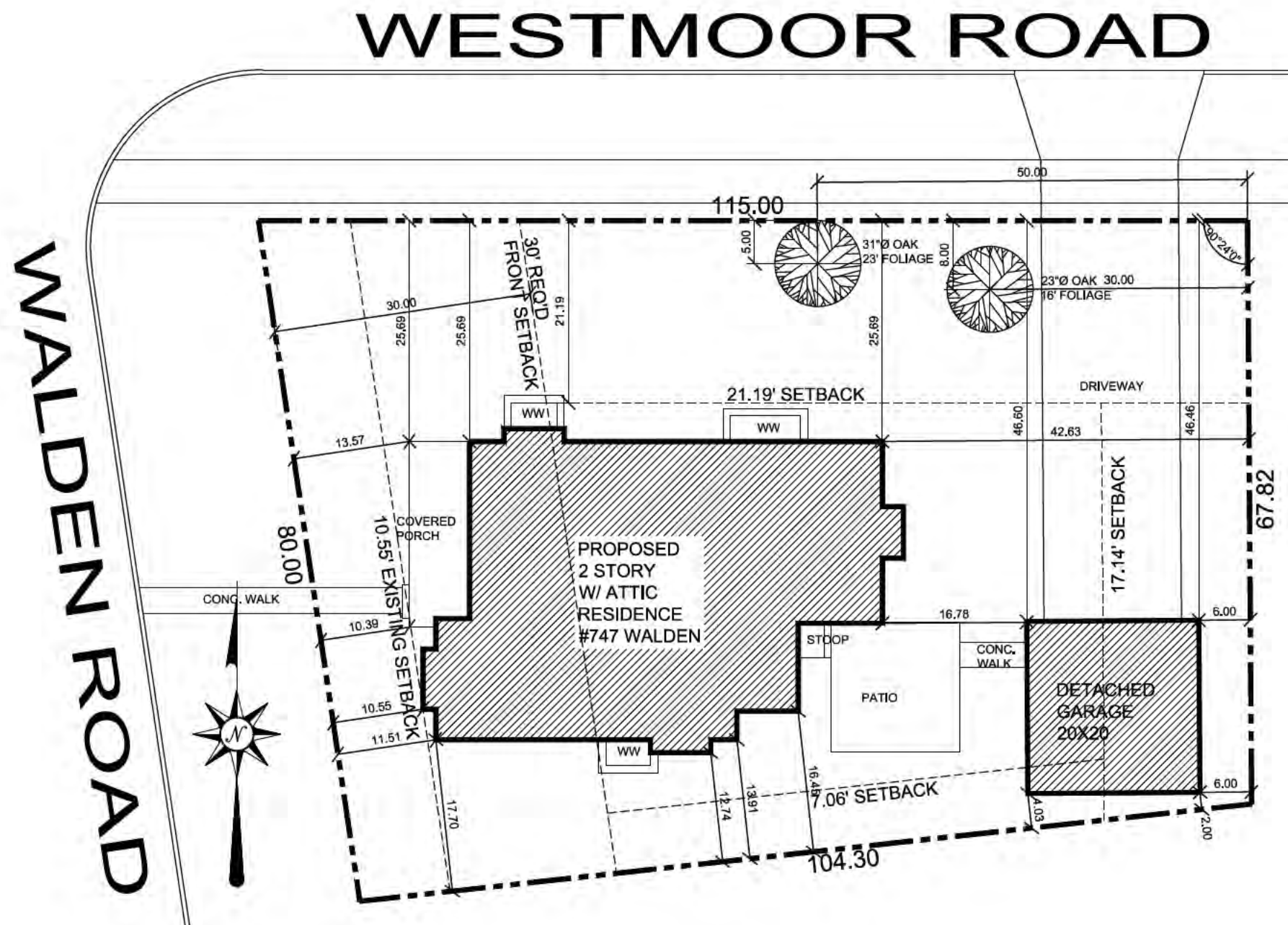
The requested variation will not otherwise impair the public health, safety, comfort, morals and welfare of the inhabitants of the Village. The variation may improve the comfort, welfare and safety of the immediate neighborhood, as the variation will allow the new house to maintain or increase distances from the adjacent properties and to continue to provide coverage to the Walden neighbor's house from Westmoor Road.

1. Aesthetics. The goal is to seat the house in line with the immediate neighbor to the East to ensure uniformity along Westmore. Also, by seating the new house along the current set back, the privacy of the immediate neighbor to the south is maintained. Since 20-22' of the parkway exits along Walden, the current setback creates a more uniform appearance of 30' set back vs appearance of 50'+ setback if variance is not granted.
2. Safety & Privacy. The new house's requested variance will double the distance from the southern property line, which will provide more fire safety and increase privacy for the Walden neighbor. Likewise, the proposed setback will allow more distance to the Westmoor neighbor insuring better safety and privacy.
3. Hardships: Given that the house is smaller than normal conforming corner lot, pushing the house towards the back corner will eliminate the backyard. Also, the shape of the lot is not a rectangle but an irregular quadrangle which proposes greater challenges. These 2 factors of a smaller corner lot and irregular shape limits the options to make the home look balanced and conforming to the greater neighborhood.
4. We are not asking to increase the FAR so that we can build a bigger home. We are asking for one variance so that the house will provide privacy and safety to the immediate neighbors and be in harmony with the neighborhood.

PROFESSIONAL DESIGN FIRM NO. 184-003023

TEL: (847) 675-3000
FAX: (847) 675-2167
e-mail: pa@professionalsassociated.com



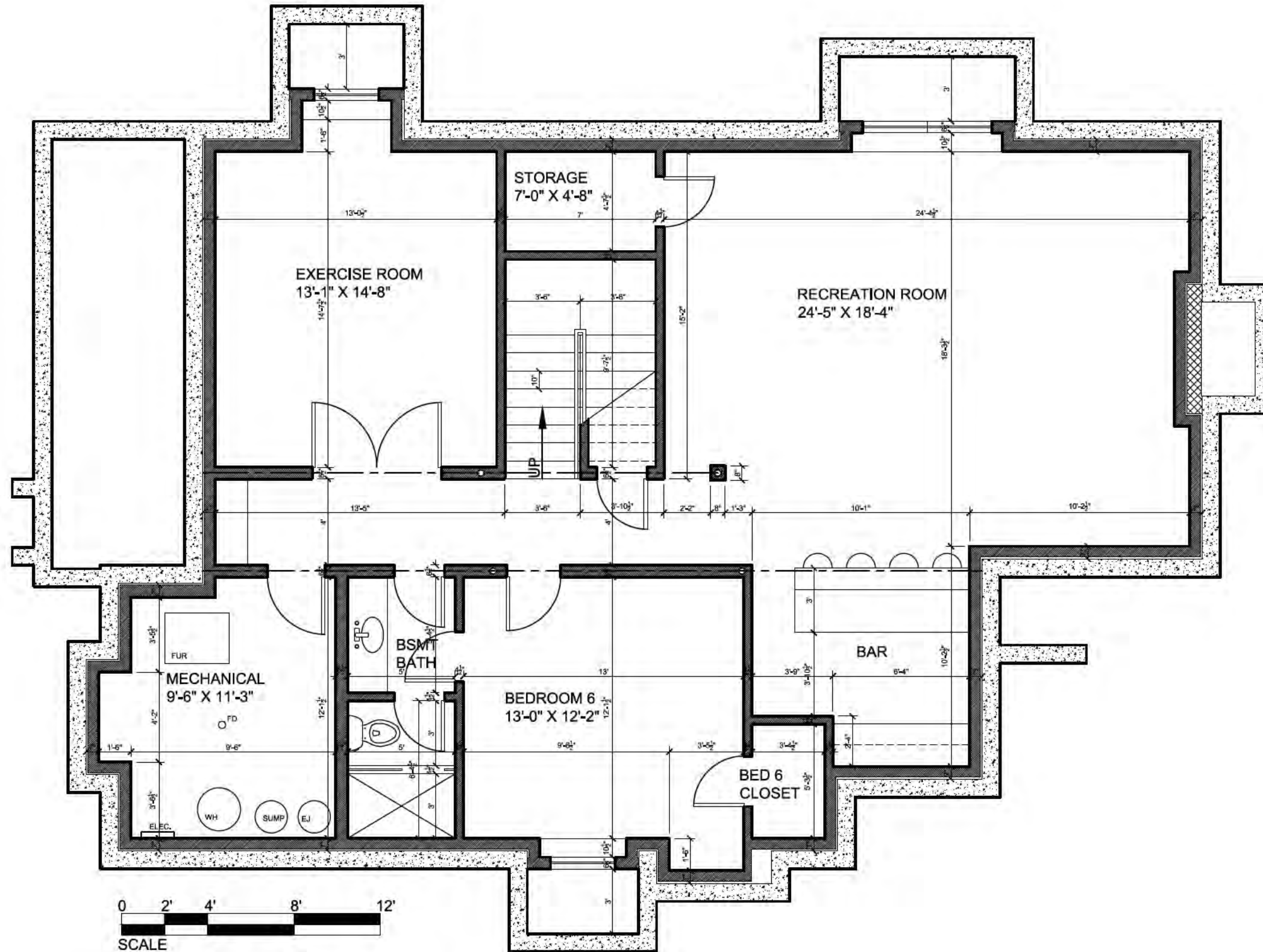


FRONT YARD COVERAGE CALCULATIONS:
 REQ'D FRONT YARD AREA = 2350.63 SF
 TOTAL FRONT YARD COVERAGE = 697.33 (29.67%)

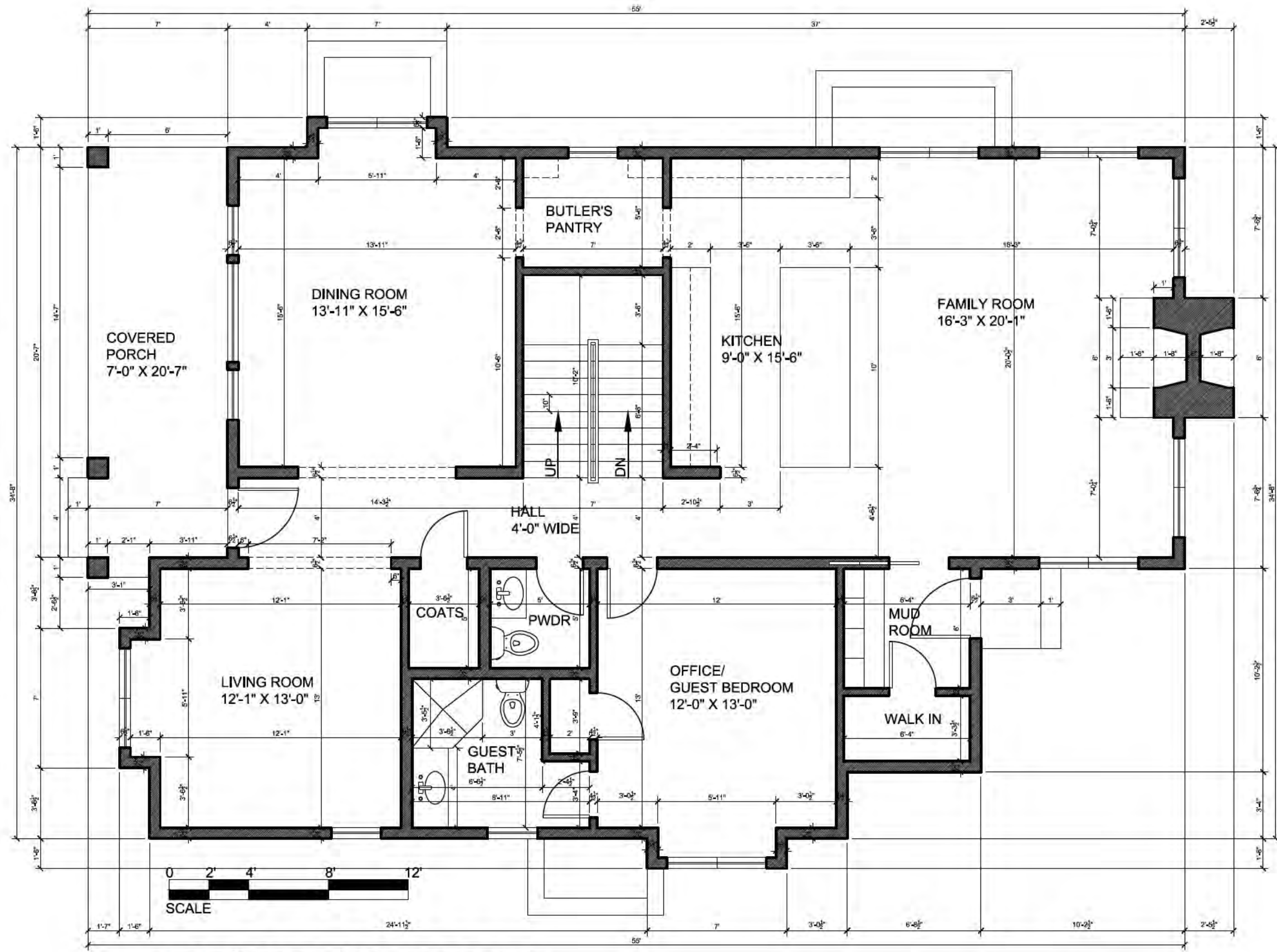
- NOTES:
1. FRONT YARD AREA MEASURED AT 30'-0" REQUIRED FRONT SETBACK ON WEST SIDE ALONG WALDEN ROAD
 2. COVERAGE INCLUDES HOUSE, PORCH WALKS & WINDOW WELLS

01 SITE PLAN

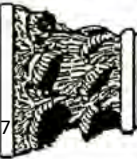
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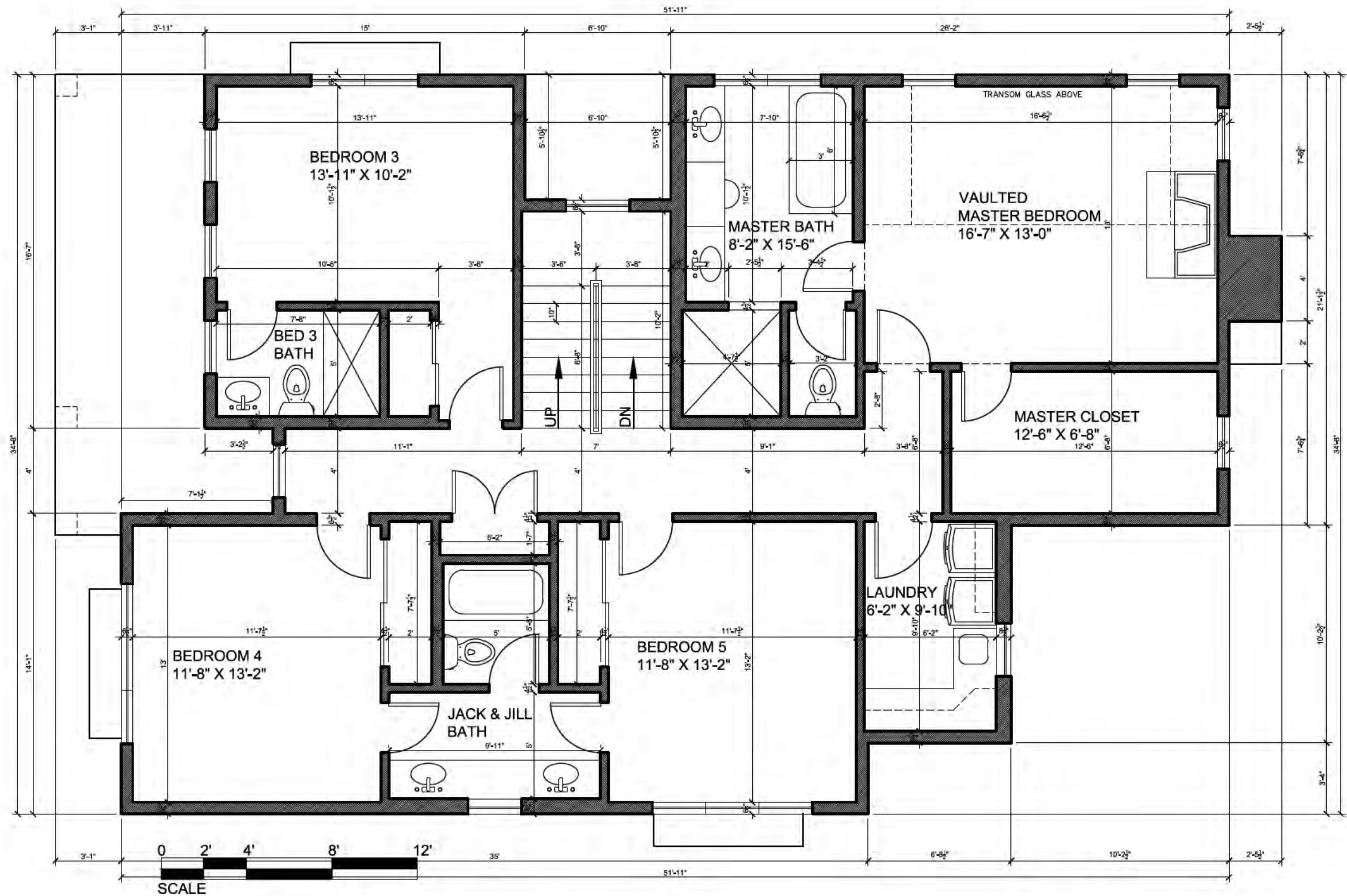


01 BASEMENT PLAN
 SCALE: 3/16"=1'-0"



01 FIRST FLOOR PLAN
 SCALE: 3/16"=1'-0"

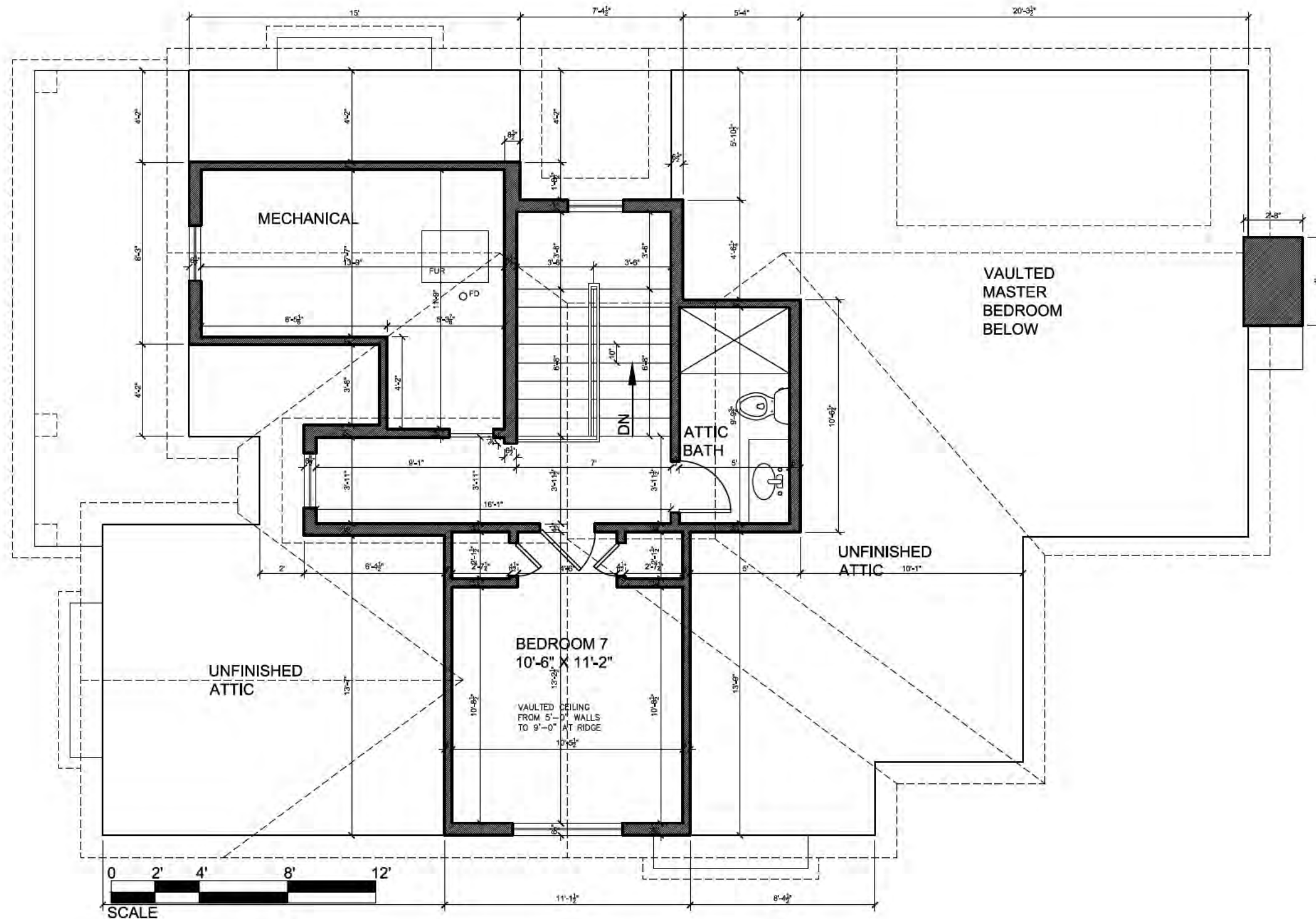
	TOWN STUDIOS, INC. 1297 SHERMER ROAD NORTHBROOK, ILLINOIS 60062 PHONE: 847-498-0900 WWW.TOWNSTUDIOS.COM		NEW RESIDENCE 747 WALDEN ROAD WINNETKA, ILLINOIS 60093		DATE: 05.18.21 05.20.21	SHEET NO. A-3 OF 9 SHEETS
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01 SECOND FLOOR PLAN

SCALE: 3/16"=1'-0"

	TOWN STUDIOS, INC. 1297 SHERMER ROAD NORTHBROOK, ILLINOIS 60062		PHONE: 847-498-0900 WWW.TOWNSTUDIOS.COM	
	NEW RESIDENCE 747 WALDEN ROAD WINNETKA, ILLINOIS 60093			
DATE: 05.18.21 05.20.21	SHEET NO. A-4 OF 9 SHEETS			



01 ATTIC PLAN
 SCALE: 3/16"=1'-0"



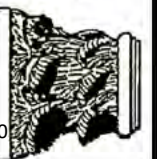
 TOWN STUDIOS, INC. 1297 SHERMER ROAD NORTHBROOK, ILLINOIS 60062 PHONE: 847-498-0900 WWW.TOWNSTUDIOS.COM	NEW RESIDENCE 747 WALDEN ROAD WINNETKA, ILLINOIS 60093		DATE: 05.18.21 05.20.21	SHEET NO. A-5 OF 9 SHEETS
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01 WEST (FRONT) ELEVATION
 SCALE: 3/16"=1'-0"

NEW RESIDENCE
 747 WALDEN ROAD
 WINNETKA, ILLINOIS 60093

TOWN STUDIOS, INC.
 1297 SHERMER ROAD
 NORTHBROOK, ILLINOIS 60062
 PHONE: 847-498-0900
 WWW.TOWNSTUDIOS.COM



SHEET NO.

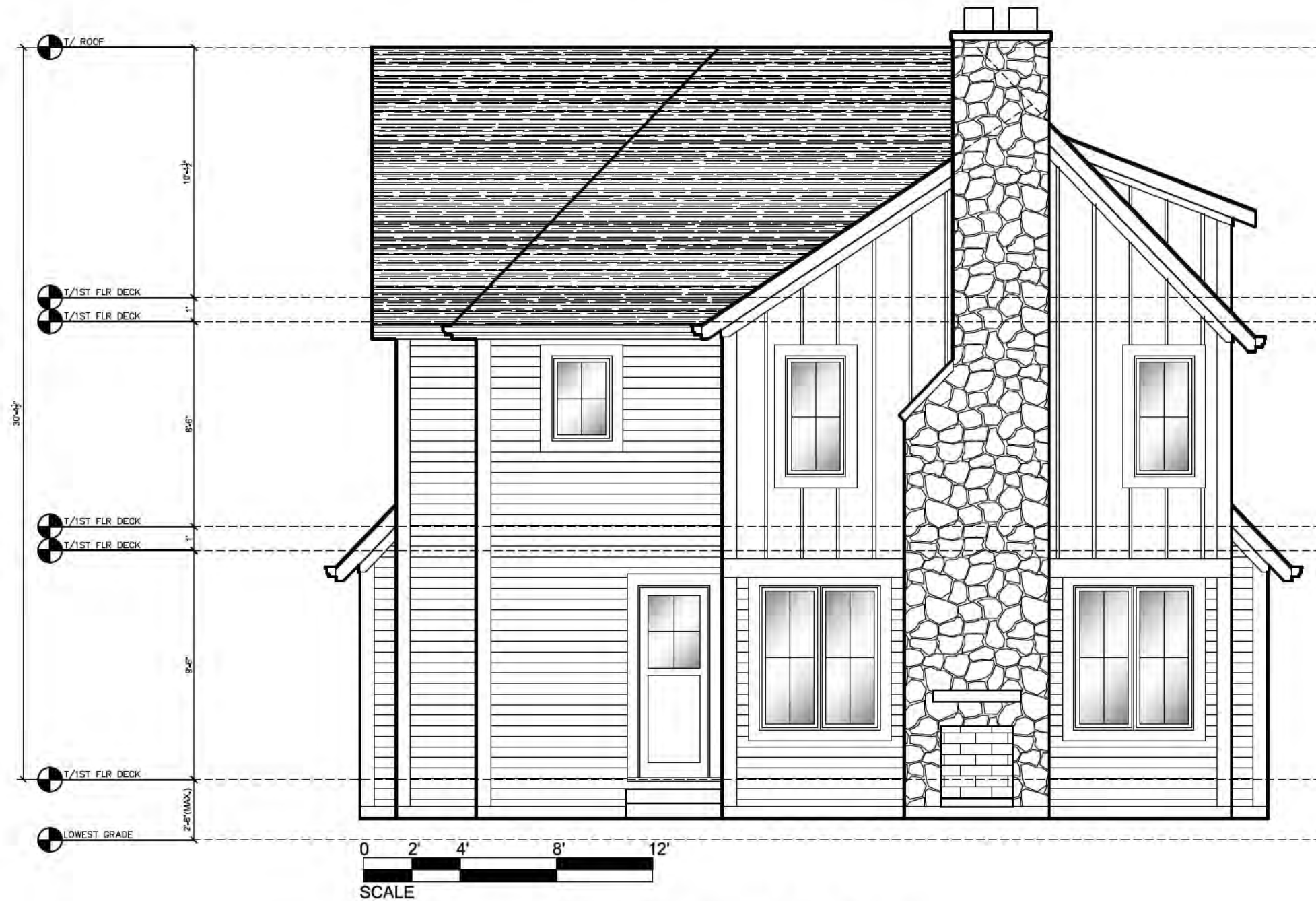
A-6
 OF 9 SHEETS

DATE:

05.18.21
 05.20.21



01 SOUTH (RIGHT SIDE) ELEVATION
 SCALE: 3/16"=1'-0"



01 EAST (REAR) ELEVATION
SCALE: 3/16"=1'-0"

NEW RESIDENCE
747 WALDEN ROAD
WINNETKA, ILLINOIS 60093

TOWN STUDIOS, INC.
1297 SHERMER ROAD
NORTHBROOK, ILLINOIS 60062
PHONE: 847-498-0900
WWW.TOWNSTUDIOS.COM

SHEET NO.
A-8
OF 9 SHEETS

DATE:
05.18.21
05.20.21



01 NORTH (LEFT SIDE) ELEVATION
SCALE: 3/16"=1'-0"

NEW RESIDENCE
747 WALDEN ROAD
WINNETKA, ILLINOIS 60093

TOWN STUDIOS, INC.
PHONE: 847-498-0900
WWW.TOWNSTUDIOS.COM

1297 SHERMER ROAD
NORTHBROOK, ILLINOIS 60062



SHEET NO.

A-9
OF 9 SHEETS

DATE:

05.18.21

05.20.21



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.

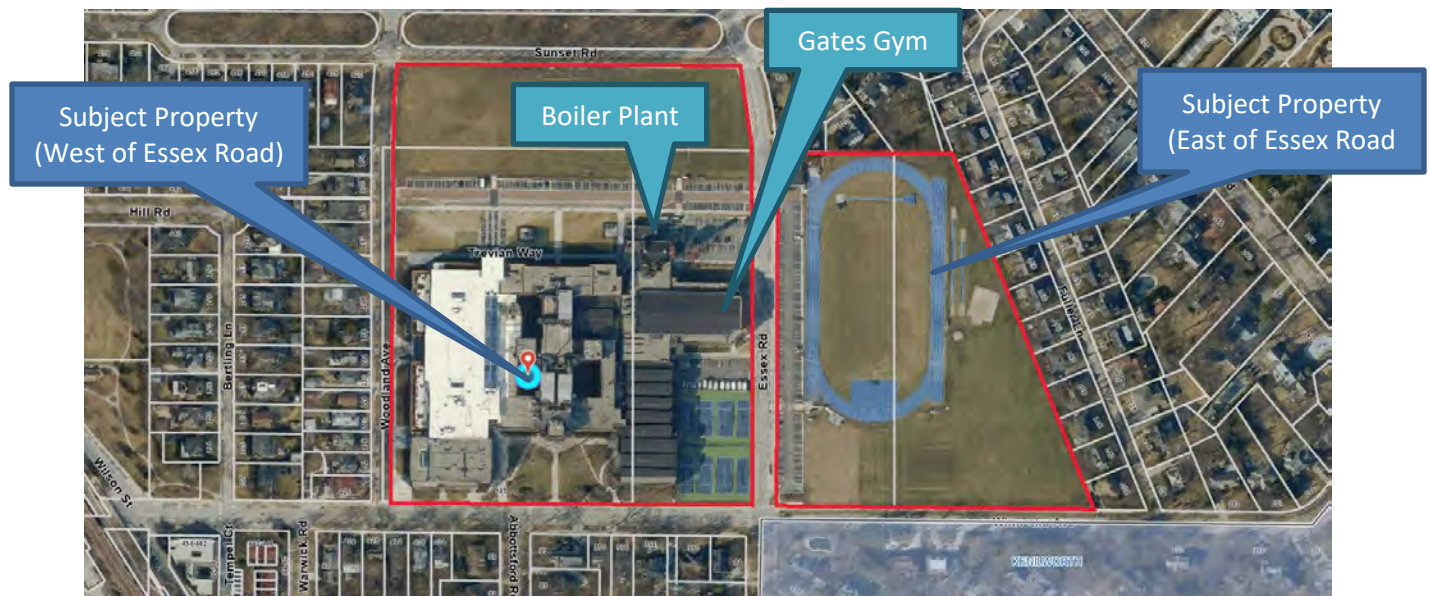


Figure 1 – Aerial Map

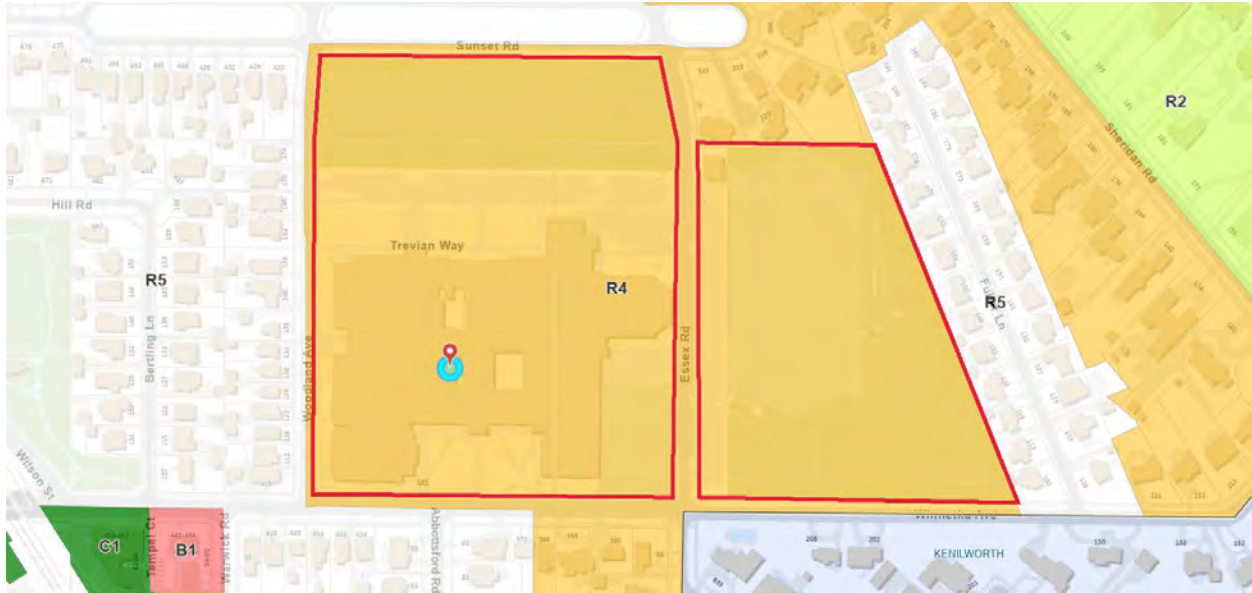


Figure 2 – Zoning Map

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.

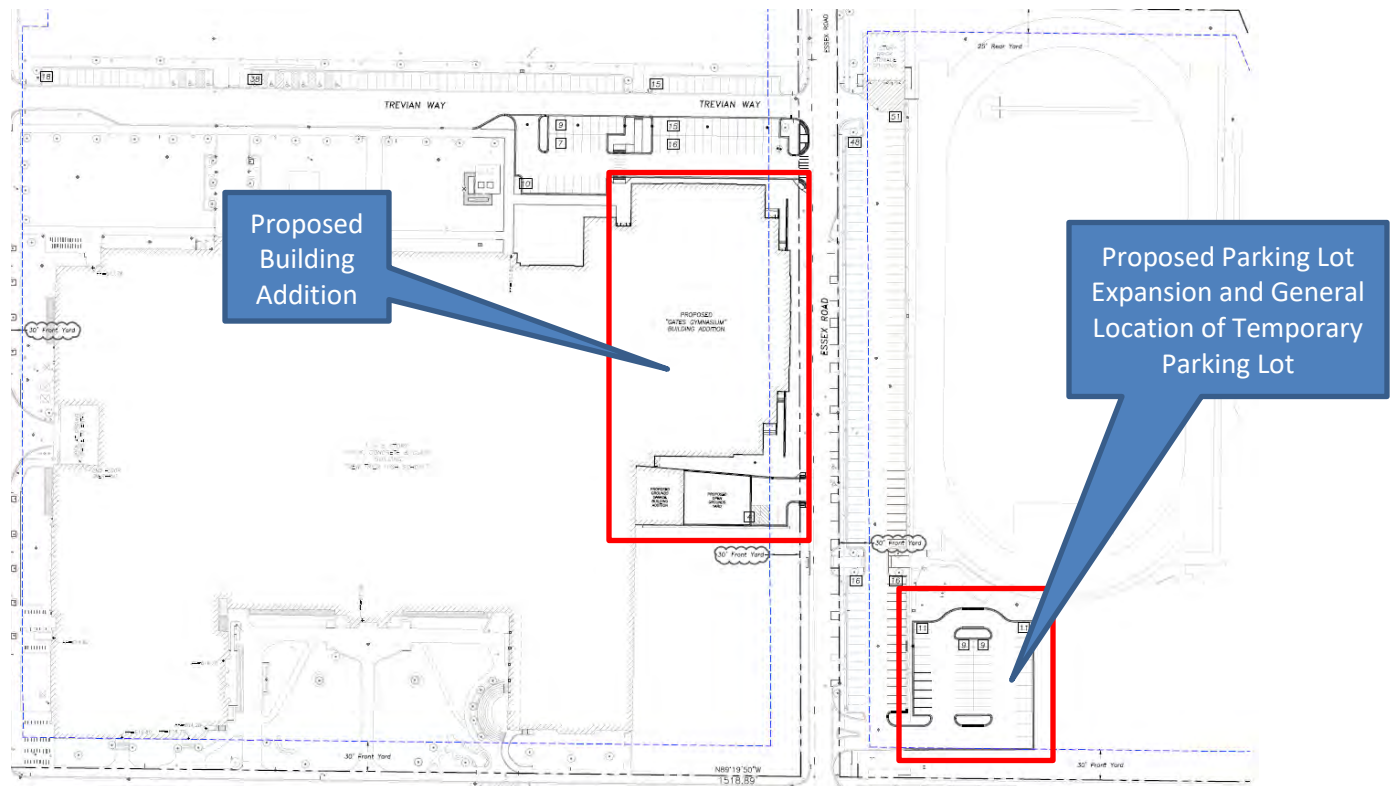


Figure 5 – Excerpt of Proposed Site Plan



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, 2020.

The ZBA is charged with evaluating Special Uses for consistency with the six standards for granting special 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

ATTACHMENT A

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%).

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



SPECIAL USE PERMIT SUBMITTAL
30 APRIL 2021



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) with 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



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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

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

Owner Information

Name: _____

Primary Contact: _____

Address: _____

City, State, ZIP: _____

Phone No. _____

Email: _____

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: _____

Property Owner Signature: _____

Printed Name of Owner: _____

Date: 4-27-21

Date: _____

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

Address: 7 Happ Road

City, State, ZIP: Northfield, IL 60093

Email: sallyp@newtrier.k12.il.us

Primary Contact: Dr. Paul Sally

Phone No. 847.784.6109

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 _____

Date: 4/28/21

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 ft ² 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): $3630 + [(LA - 9,075) \times 0.2] + (0.03 \times LA)$	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.



STATEMENT OF CONFORMANCE

STATEMENT OF CONFORMANCE

STATEMENT OF CONFORMANCE NARRATIVE

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:



STATEMENT OF CONFORMANCE

STATEMENT OF CONFORMANCE NARRATIVE

ESSEX ROAD - The proposed improvements will not substantially 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



STATEMENT OF CONFORMANCE

STATEMENT OF CONFORMANCE NARRATIVE

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 activities. The current gymnasium 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 gymnasium 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 façade.

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



STATEMENT OF CONFORMANCE

STATEMENT OF CONFORMANCE NARRATIVE

variance is requested to allow the proposed construction remain in its current relationship to Essex Road but will remain distantly set-back from Winnetka 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 essential 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 overall appearance of the campus and the Winnetka community.





PROOF OF OWNERSHIP

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, Northfield, 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.





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]	<u>2,025</u>	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	= <u>2,025</u>	Sq. Ft.

Plus, Additional Building Areas

(1) Enclosed Roofed Building Areas [3.A.2]	+ <u>N/A</u>	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:	= <u>2,025</u>	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)
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Less applicable detached garage allowance [from 3.E] - _____ Sq. Ft. (not to exceed 200 Sq. Ft.)

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

WEST PARCEL

SECTION ONE - ROOFED OR BUILDING LOT COVERAGE CALCULATION WORKSHEETS

STEP 1: PROVIDE LOT AREA

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

1.A Rectangular Lots ONLY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

STEP 3: CALCULATE BUILDING/ROOFED COVERAGE

3.A CALCULATE BUILDING AREA COVERAGE TO OUTSIDE WALLS

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

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

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

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

WEST PARCEL

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

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

Existing Building Areas

(1) Enclosed Roofed Building Areas [from 3.A.1]	<u>254,366</u>	Sq. Ft.
(2) Excessive Eaves [from 3.B.1 or 3.B.3]	+ <u>612</u>	Sq. Ft.
(3) Other Roofed Areas [from 3.C.1]	+ <u>4,719</u>	Sq. Ft.
Subtotal, existing building area	= <u>259,697</u>	Sq. Ft.

Plus, Additional Building Areas

(1) Enclosed Roofed Building Areas [3.A.2]	+ <u>13,599</u>	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

$$\text{LOT AREA } \frac{413,629}{[1.A, 1.B \text{ or } 1.C]} \text{ Sq. Ft.} \times 0.50 = \frac{206,815}{\text{Sq. Ft. [4.A]}}$$

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.

$$\text{TOTAL EXISTING IMPERMEABLE LOT COVERAGE} = \frac{101,887}{\text{Sq. Ft. [5.A]}}$$

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.

$$\text{TOTAL PROPOSED IMPERMEABLE LOT COVERAGE} = \frac{15,550}{\text{Sq. Ft. [5.B]}}$$

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

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.

$$\text{TOTAL} = \frac{120,702}{\text{Sq. Ft. [5.C] (May not exceed 4.A)}}$$

WEST PARCEL

SECTION TWO - IMPERMEABLE SURFACE LOT COVERAGE CALCULATION WORKSHEETS

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

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

STEP 4: DETERMINE MAXIMUM PERMITTED IMPERMEABLE LOT COVERAGE

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

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

4.A MAXIMUM PERMITTED IMPERMEABLE LOT COVERAGE

$$\text{LOT AREA } \frac{736,546}{[1.A, 1.B \text{ or } 1.C]} \text{ Sq. Ft.} \times 0.50 = \frac{368,273}{\text{Sq. Ft. [4.A]}}$$

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.

$$\text{TOTAL EXISTING IMPERMEABLE LOT COVERAGE} = \frac{157,527}{\text{Sq. Ft. [5.A]}}$$

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.

$$\text{TOTAL PROPOSED IMPERMEABLE LOT COVERAGE} = \frac{(-)6,661}{\text{Sq. Ft. [5.B]}}$$

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

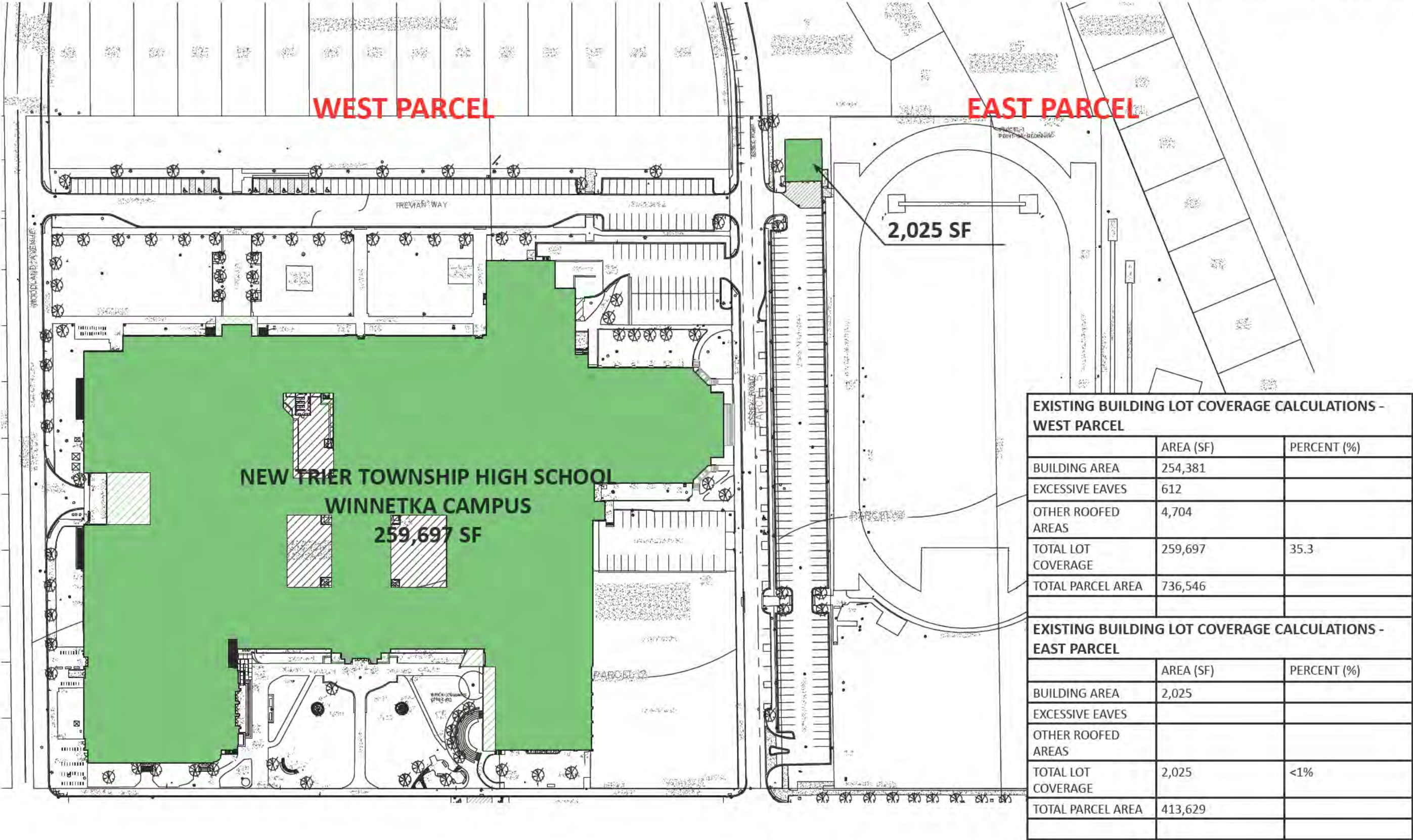
5.C TOTAL (EXISTING + PROPOSED) IMPERMEABLE and BUILDING LOT COVERAGES

$$\text{Building Area (Existing and Proposed) [from 3.F]} \quad \frac{273,296}{\text{Sq. Ft.}}$$

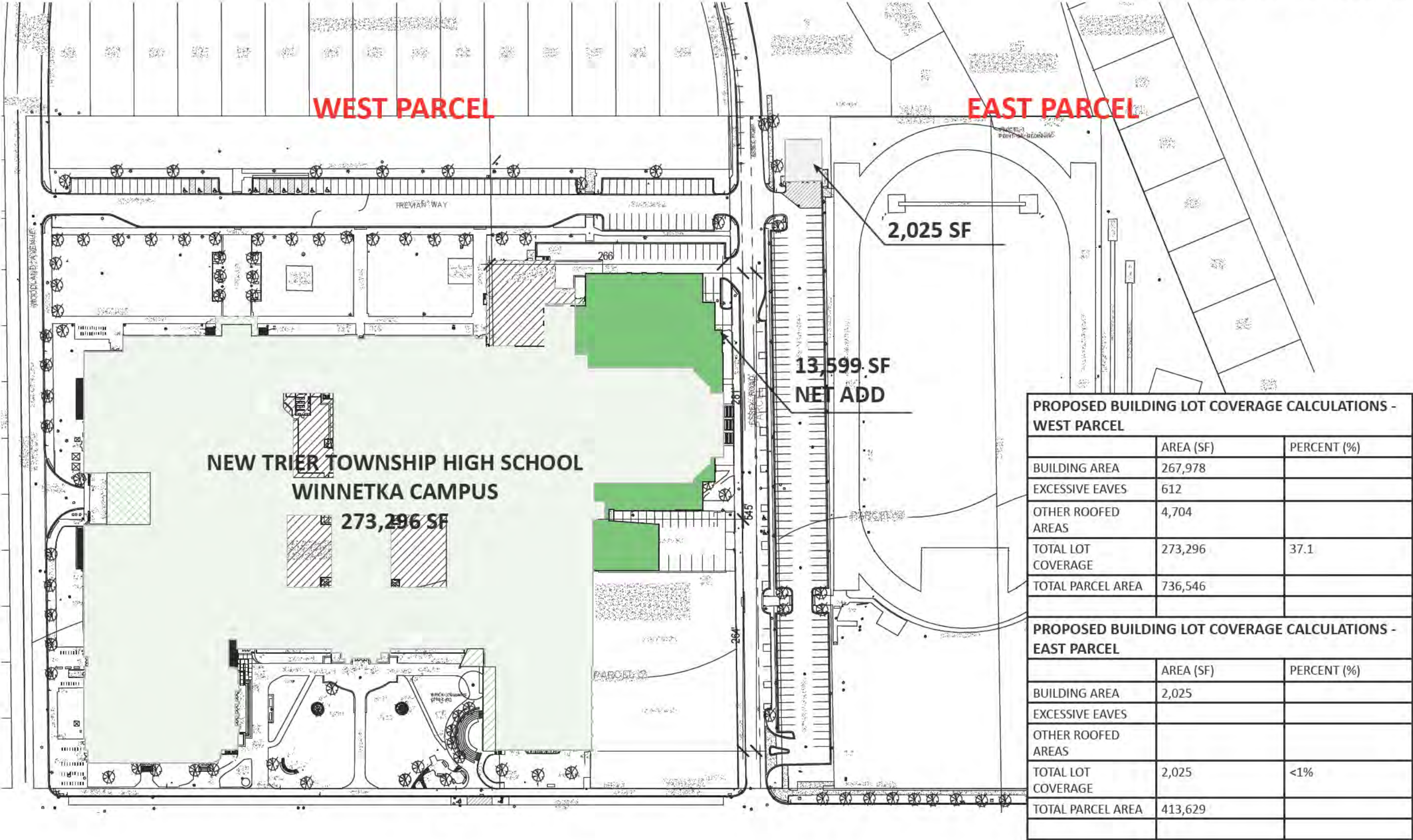
$$\text{Existing Impermeable Area [from 5.A]} \quad + \frac{157,527}{\text{Sq. Ft.}}$$

$$\text{Proposed (New) Impermeable Area [from 5.B]} \quad + \frac{(-)6,661}{\text{Sq. Ft.}}$$

$$\text{TOTAL} = \frac{424,162}{\text{Sq. Ft. [5.C] (May not exceed 4.A)}}$$

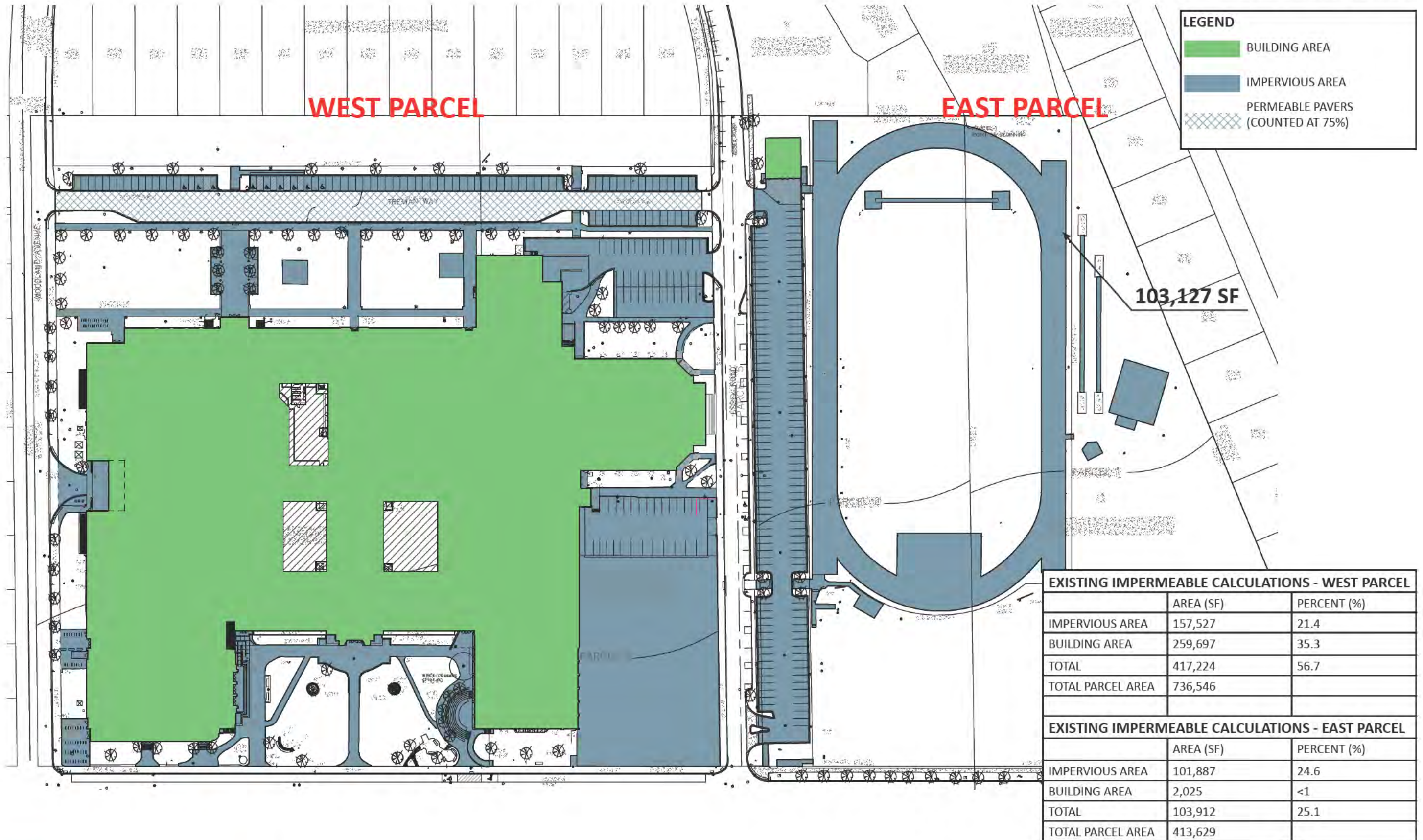


ZONING COMPLIANCE
PROPOSED BUILDING LOT COVERAGE KEY PLAN



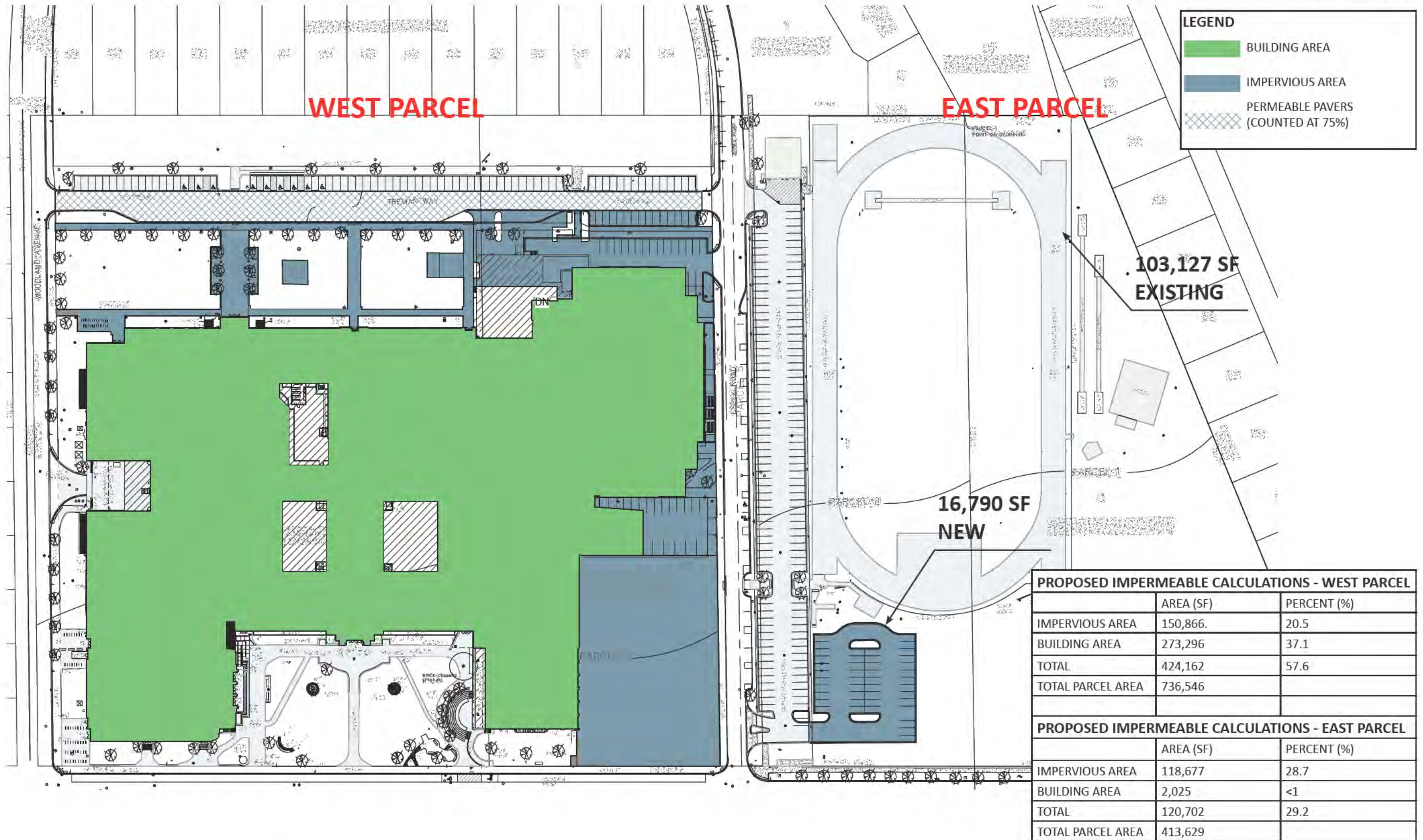
ZONING COMPLIANCE

EXISTING IMPERMEABLE SURFACE KEY PLAN



ZONING COMPLIANCE

PROPOSED IMPERMEABLE SURFACE KEY PLAN



ZONING COMPLIANCE

GROSS FLOOR AREA KEY PLAN - LEVEL 0



GROSS FLOOR AREA OF BUILDING TO REMAIN

Lower Level	*206,317 ft ²
First Floor	219,655 ft ²
Second Floor	198,650 ft ²
Third Floor	157,204 ft ²
Fourth Floor	112,215 ft ²
Fifth Floor	1,200 ft ²
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 ADDITION

Lower Level	*62,982 ft ²
First Floor	52,052 ft ²
Second Floor	65,401 ft ²
Third Floor	63,814 ft ²
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

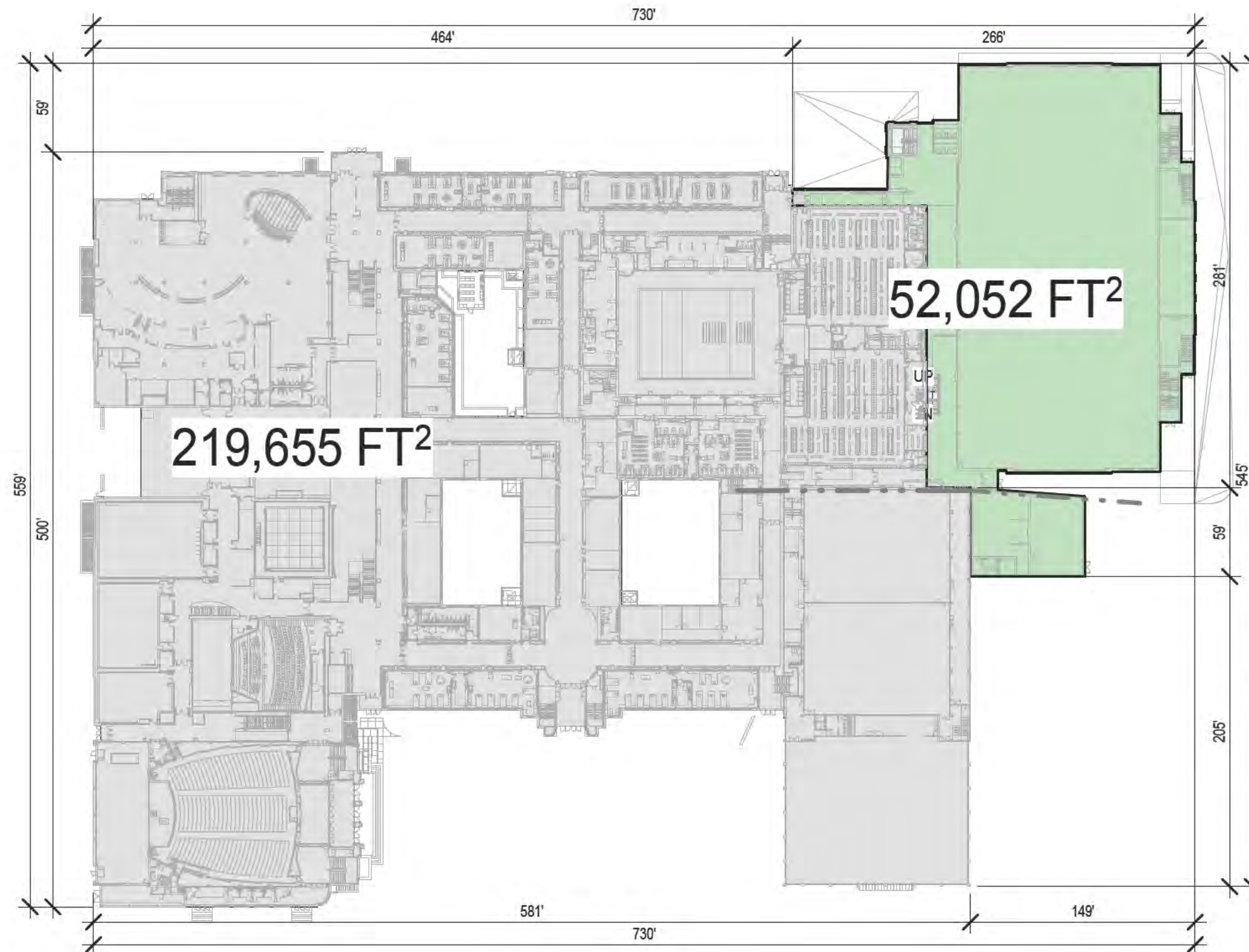
Lower Level	*269,299 ft ²
First Floor	271,707 ft ²
Second Floor	264,051 ft ²
Third Floor	221,018 ft ²
Fourth Floor	112,215 ft ²
Fifth Floor	1,200 ft ²
Total Area	870,191 ft²

*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 ft ²
First Floor	219,655 ft ²
Second Floor	198,650 ft ²
Third Floor	157,204 ft ²
Fourth Floor	112,215 ft ²
Fifth Floor	1,200 ft ²
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 ADDITION

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Third Floor	63,814 ft ²
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

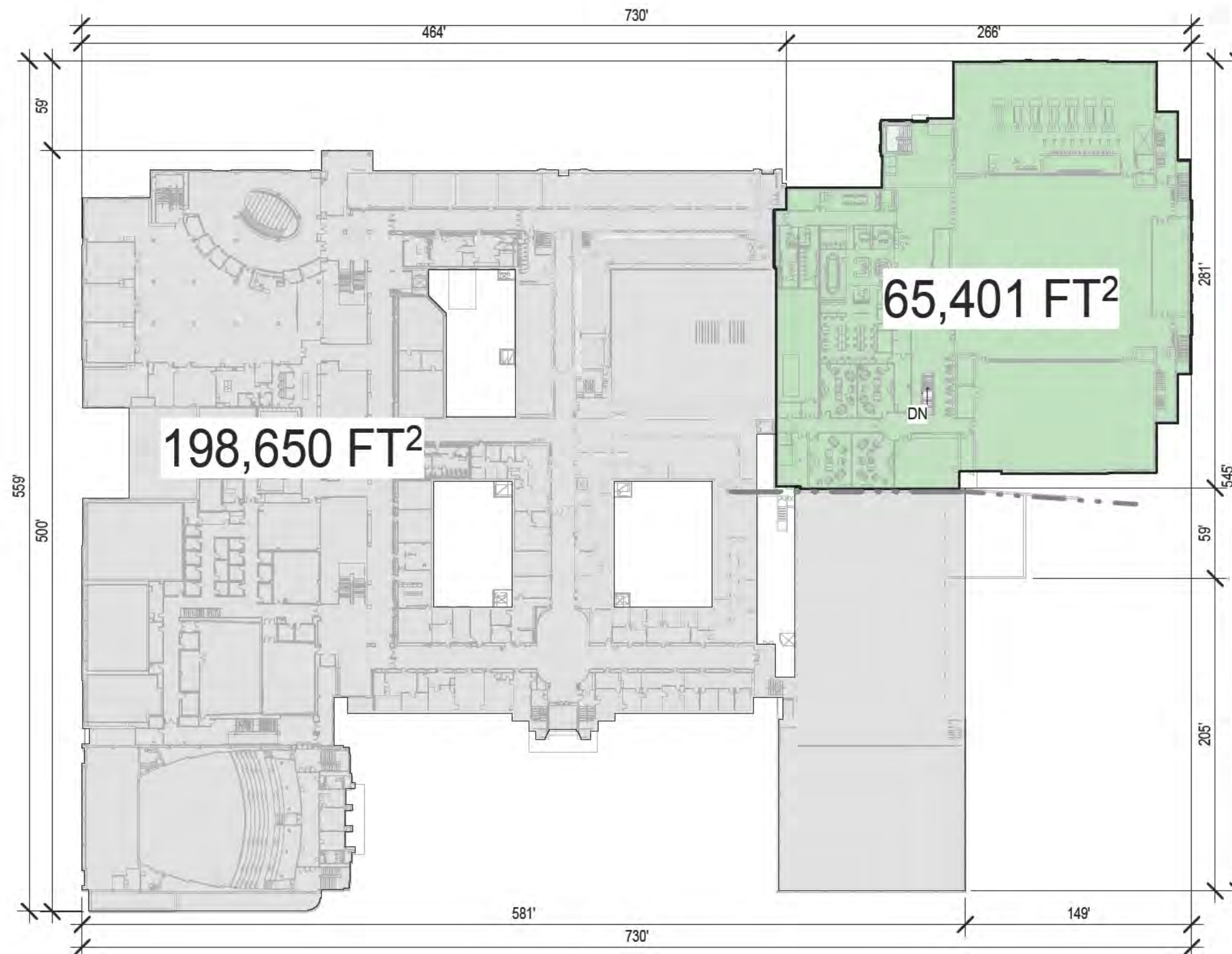
Lower Level	*269,299 ft ²
First Floor	271,707 ft ²
Second Floor	264,051 ft ²
Third Floor	221,018 ft ²
Fourth Floor	112,215 ft ²
Fifth Floor	1,200ft ²
Total Area	870,191 ft²

*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 ft ²
First Floor	219,655 ft ²
Second Floor	198,650 ft ²
Third Floor	157,204 ft ²
Fourth Floor	112,215 ft ²
Fifth Floor	1,200 ft ²
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 ADDITION	
Lower Level	*62,982 ft ²
First Floor	52,052 ft ²
Second Floor	65,401 ft ²
Third Floor	63,814 ft ²
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

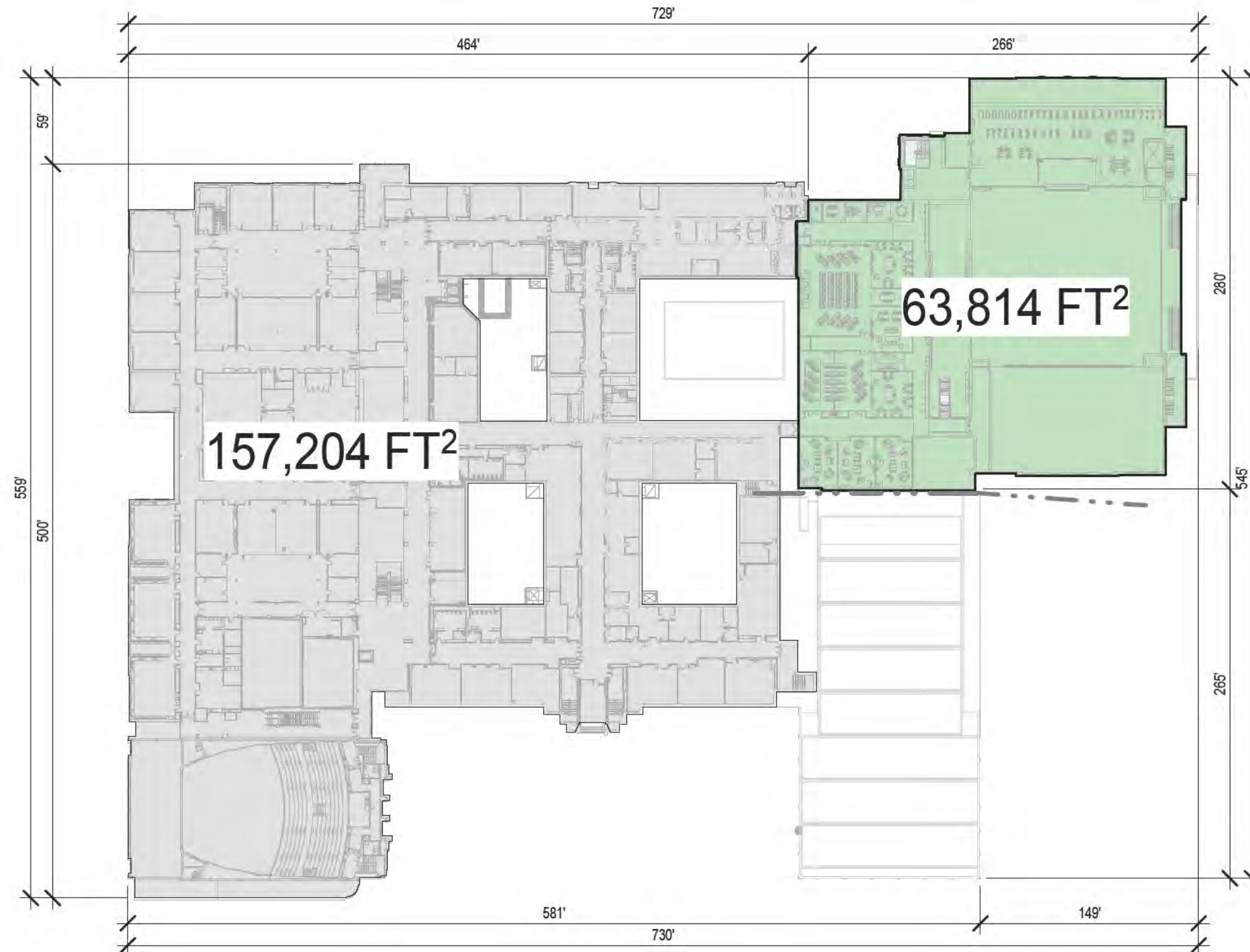
TOTAL GROSS FLOOR AREA	
Lower Level	*269,299 ft ²
First Floor	271,707 ft ²
Second Floor	264,051 ft ²
Third Floor	221,018 ft ²
Fourth Floor	112,215 ft ²
Fifth Floor	1,200ft ²
Total Area	870,191 ft²

*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 ft ²
First Floor	219,655 ft ²
Second Floor	198,650 ft ²
Third Floor	157,204 ft ²
Fourth Floor	112,215 ft ²
Fifth Floor	1,200 ft ²
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 ADDITION

Lower Level	*62,982 ft ²
First Floor	52,052 ft ²
Second Floor	65,401 ft ²
Third Floor	63,814 ft ²
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

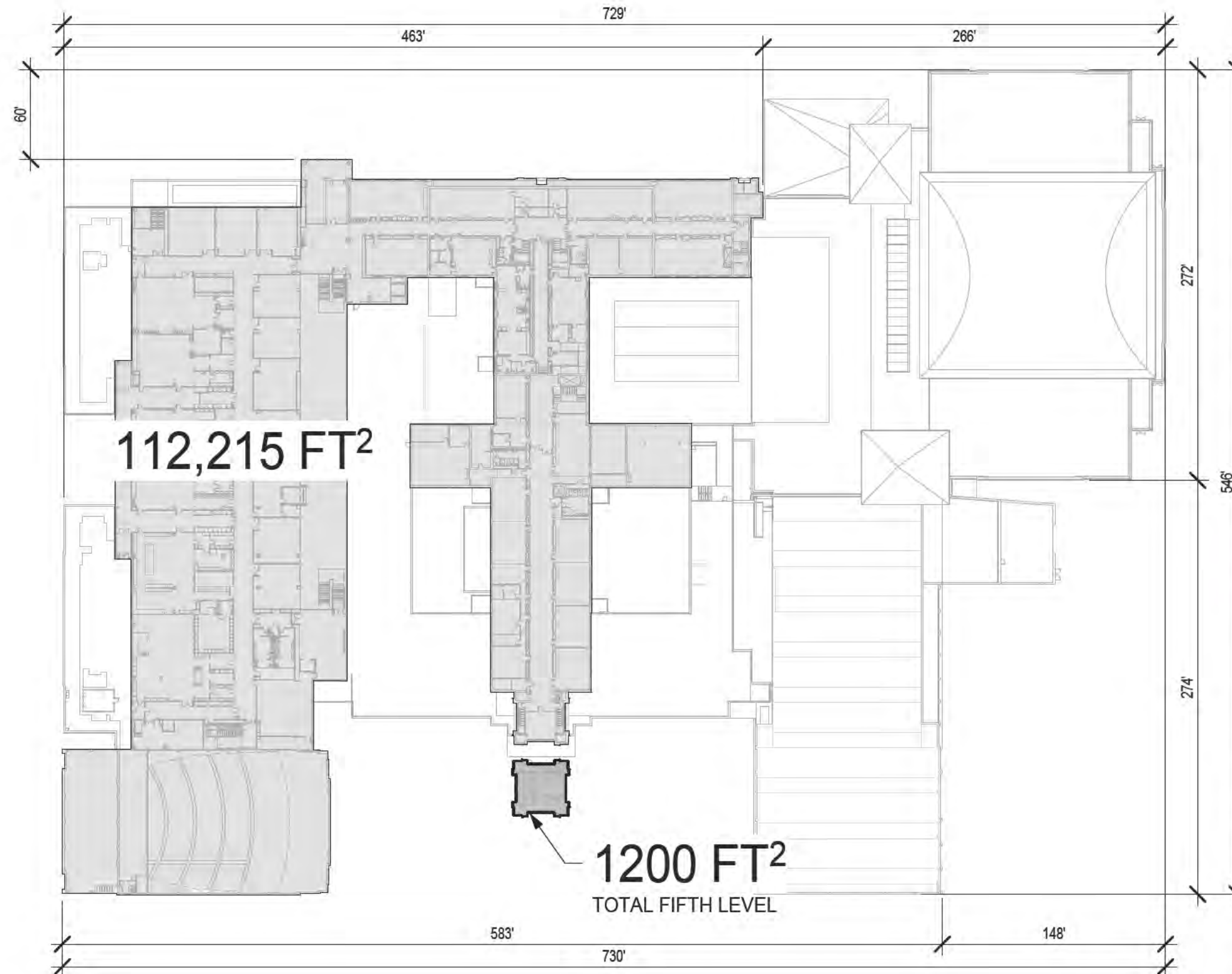
Lower Level	*269,299 ft ²
First Floor	271,707 ft ²
Second Floor	264,051 ft ²
Third Floor	221,018 ft ²
Fourth Floor	112,215 ft ²
Fifth Floor	1,200 ft ²
Total Area	870,191 ft²

*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 ft ²
First Floor	219,655 ft ²
Second Floor	198,650 ft ²
Third Floor	157,204 ft ²
Fourth Floor	112,215 ft ²
Fifth Floor	1,200 ft ²
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 ADDITION	
Lower Level	*62,982 ft ²
First Floor	52,052 ft ²
Second Floor	65,401 ft ²
Third Floor	63,814 ft ²
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 ft ²
First Floor	271,707 ft ²
Second Floor	264,051 ft ²
Third Floor	221,018 ft ²
Fourth Floor	112,215 ft ²
Fifth Floor	1,200ft ²
Total Area	870,191 ft²

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





PARKING & TRAFFIC STUDY

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.



EXISTING AND PROPOSED PLANS

EXISTING AND PROPOSED PLANS
VILLAGE OF WINNETKA ZONING MAP



Zoning Map
Village of Winnetka



Map Legend

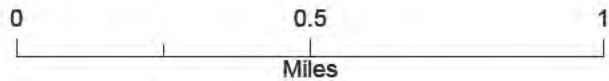
- Business Districts* (shaded gray)
- Village Boundary (dashed line)
- Village Roads (solid line)
- Parcel (thin white line)
- Railroad (line with cross-ticks)

*Please refer to the attached Business District map for more detailed zoning information for the business district areas.

GIS consortium

Village of Winnetka

Cook County, Illinois



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

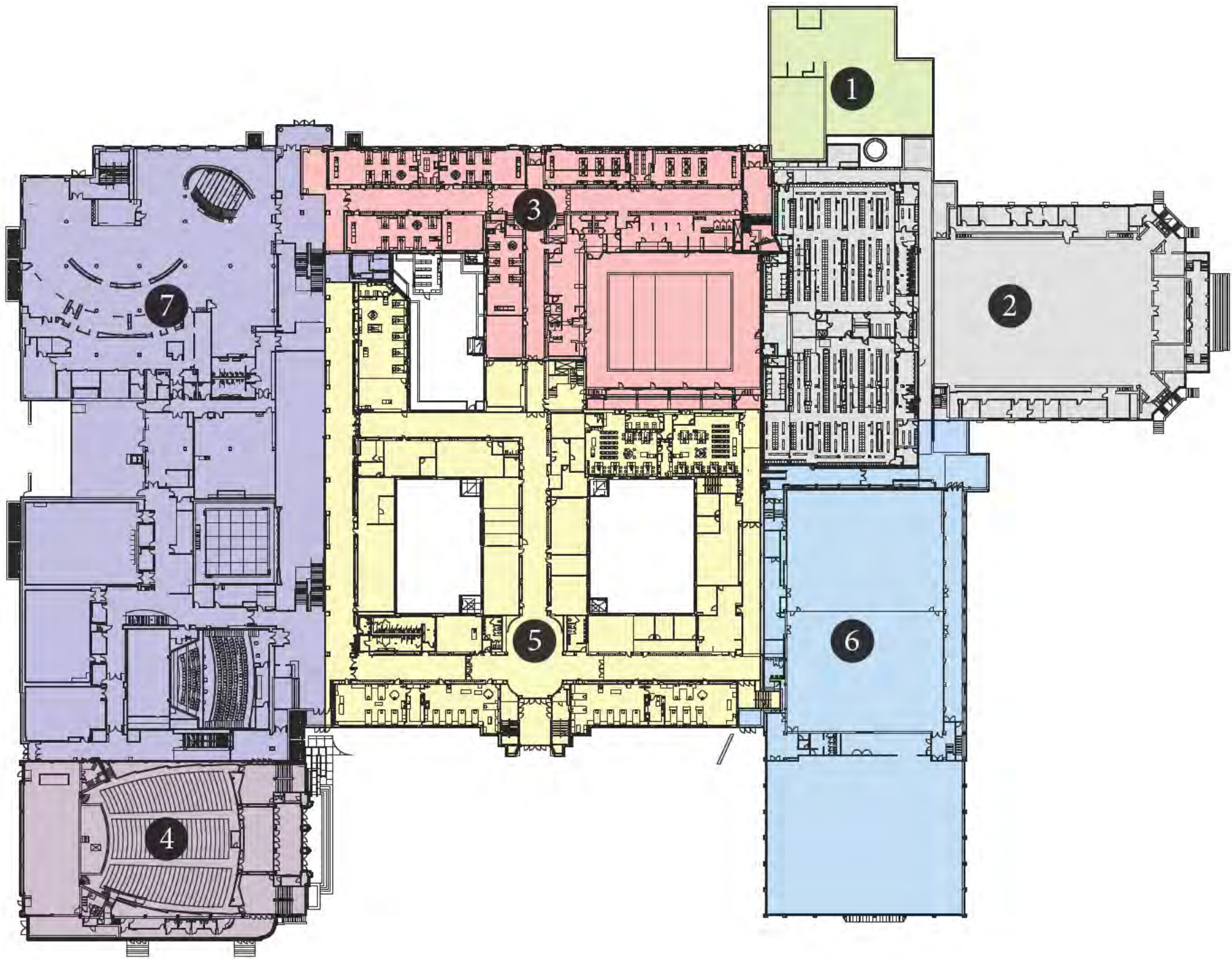
WIRELESS TELECOMMUNICATION SERVICE FACILITIES OVERLAY	
LEVEL	PRIORITY LOCATIONS
1	1390 WILLOW RD., WINNETKA LANDFILL AT 1390 WILLOW RD., WEST & SOUTH BOUNDARIES OF GOLF COURSE, REPLACEMENT WTPS AT VILLAGE ELECTRIC PLANT AND PUBLIC SAFETY BUILDING
2	REPLACEMENT OF GOLF NETTING POLES, EASTERN EDGE, DRIVING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

SCALE: 1" = 1000'
Note: Parcel Lines as depicted are an approximation of actual parcel size and shape
Published by: Village of Winnetka
State Plane 1448 83 Illinois State Date: July 4th, 2019



ZONING DISTRICTS LEGEND

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

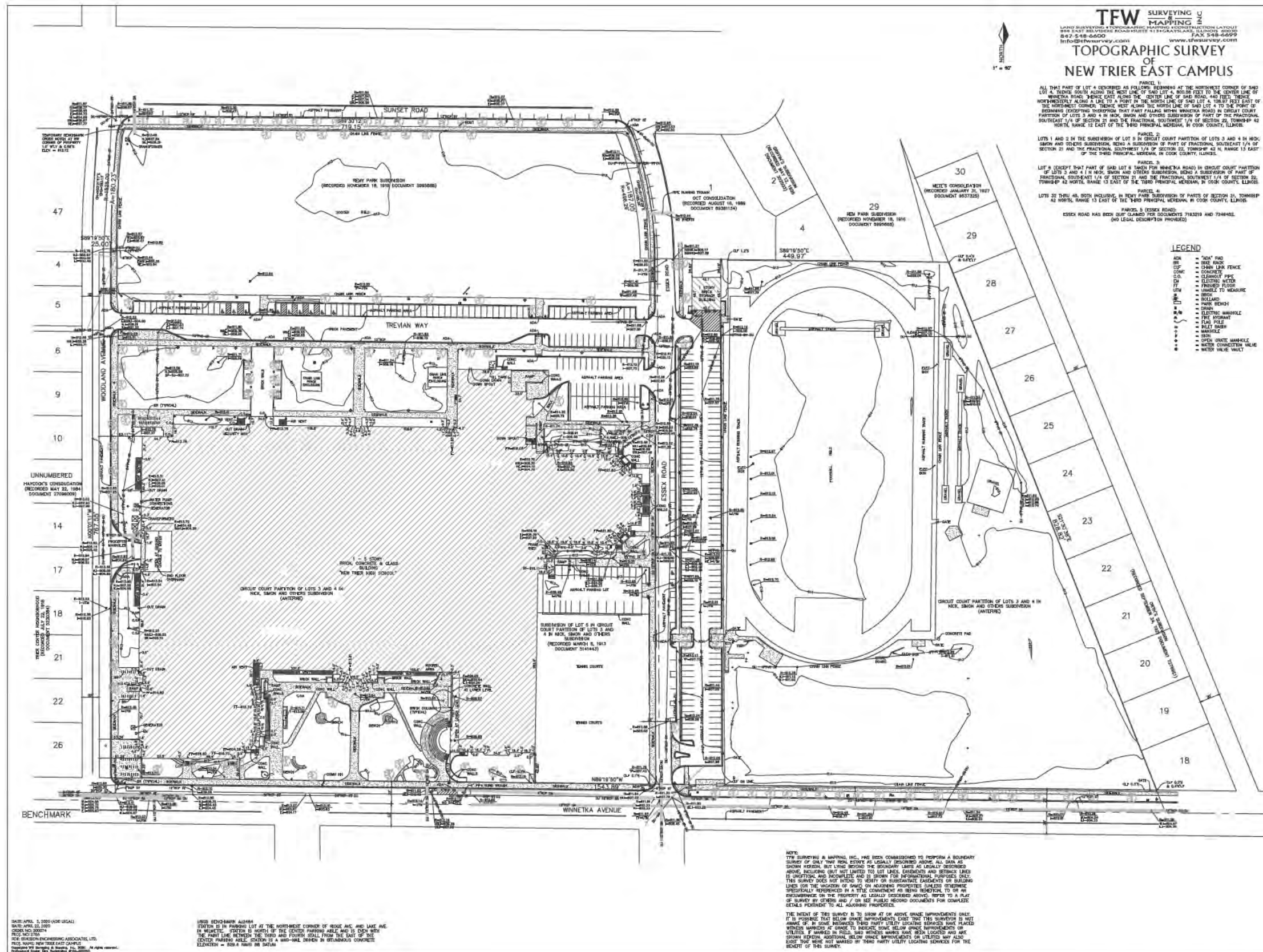


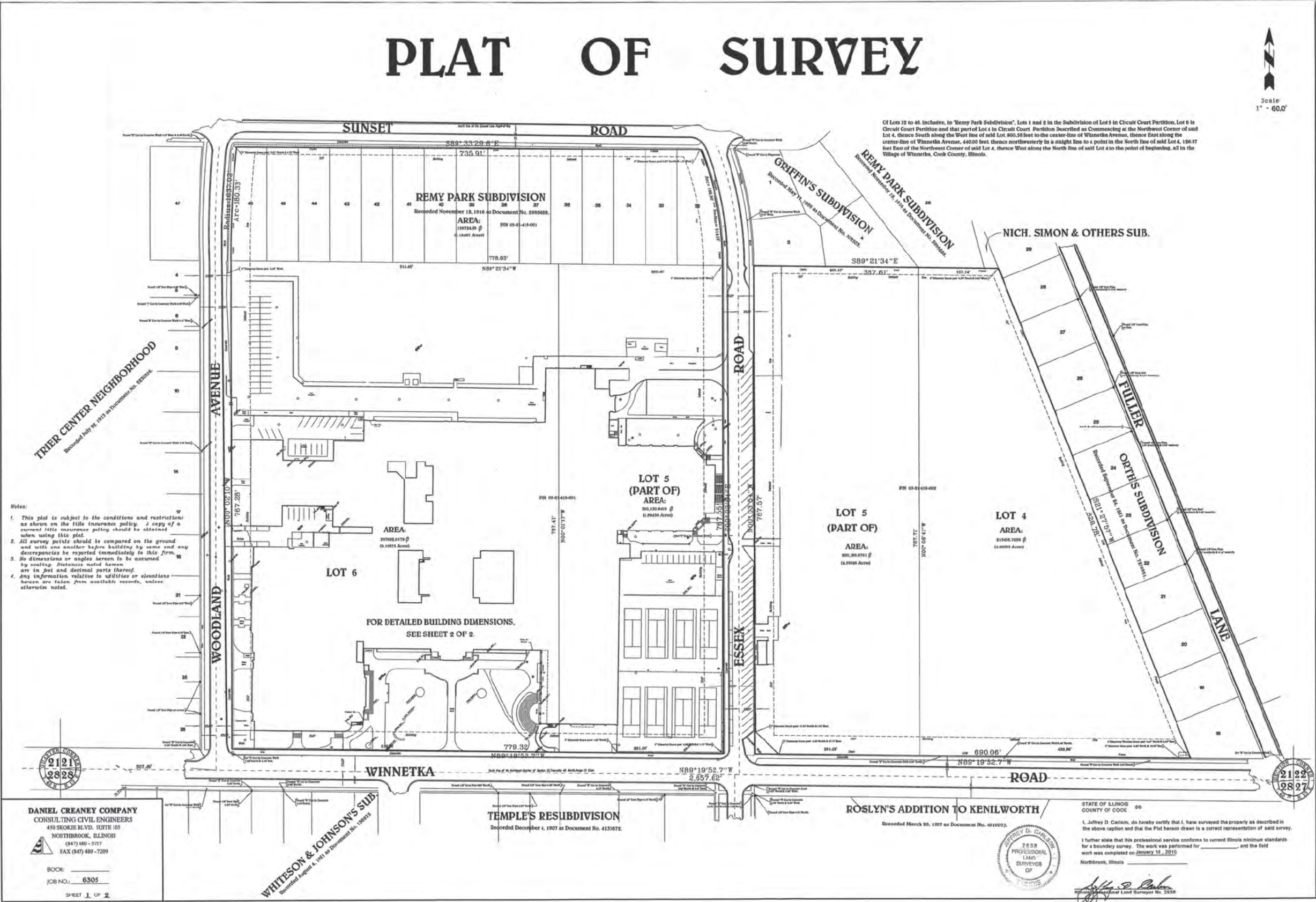
SEQUENCE OF CONSTRUCTION

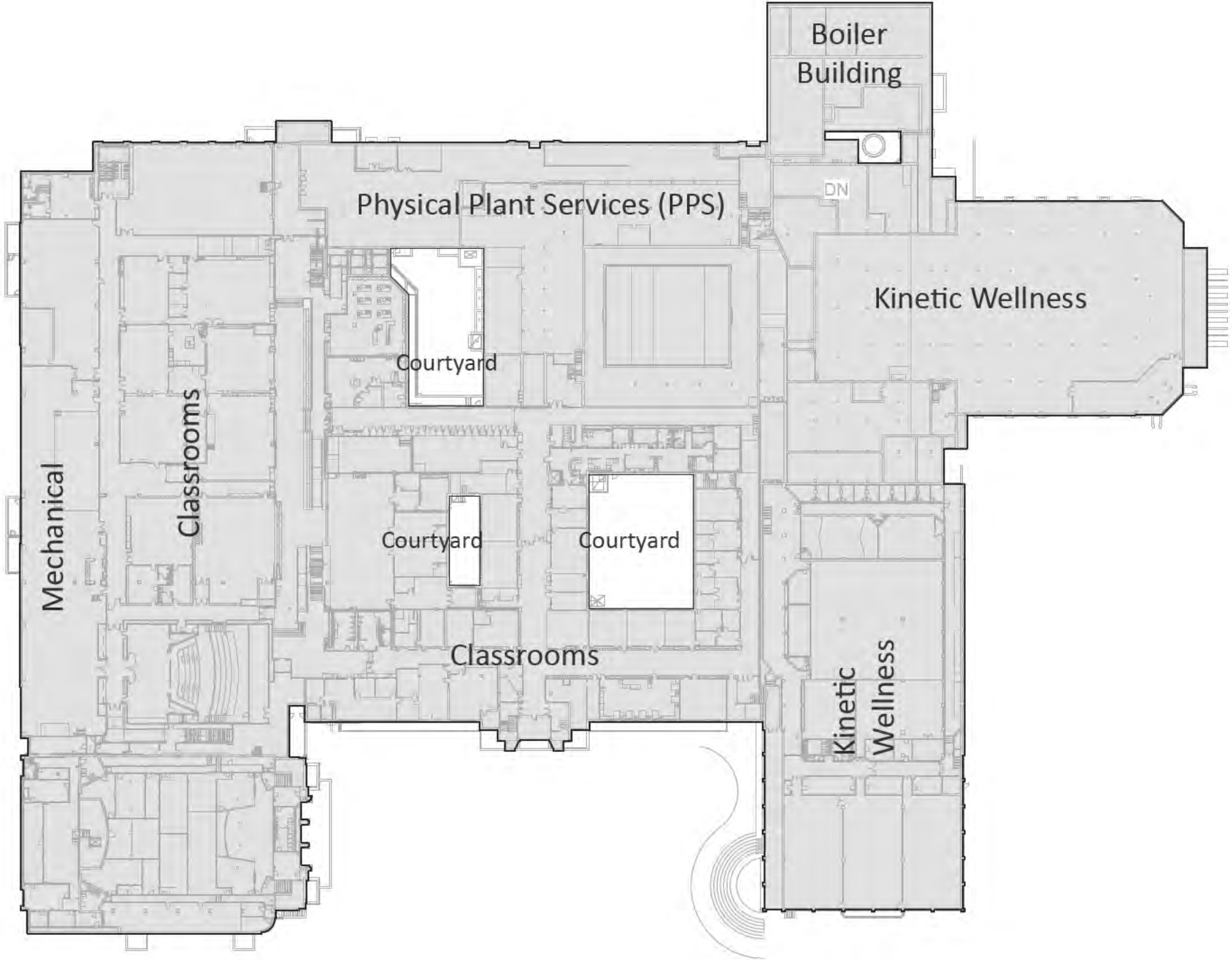
- 1 1925- BOILER BUILDING
- 2 1928 - GATES GYMNASIUM
- 3 1934 - NORTH BUILDING
- 4 1957 - GAFFNEY AUDITORIUM
- 5 1957 - TOWER BUILDING
- 6 1974 - BICKERT GYMNASIUM
- 7 2017 - WEST SIDE ACADEMIC ADDITION

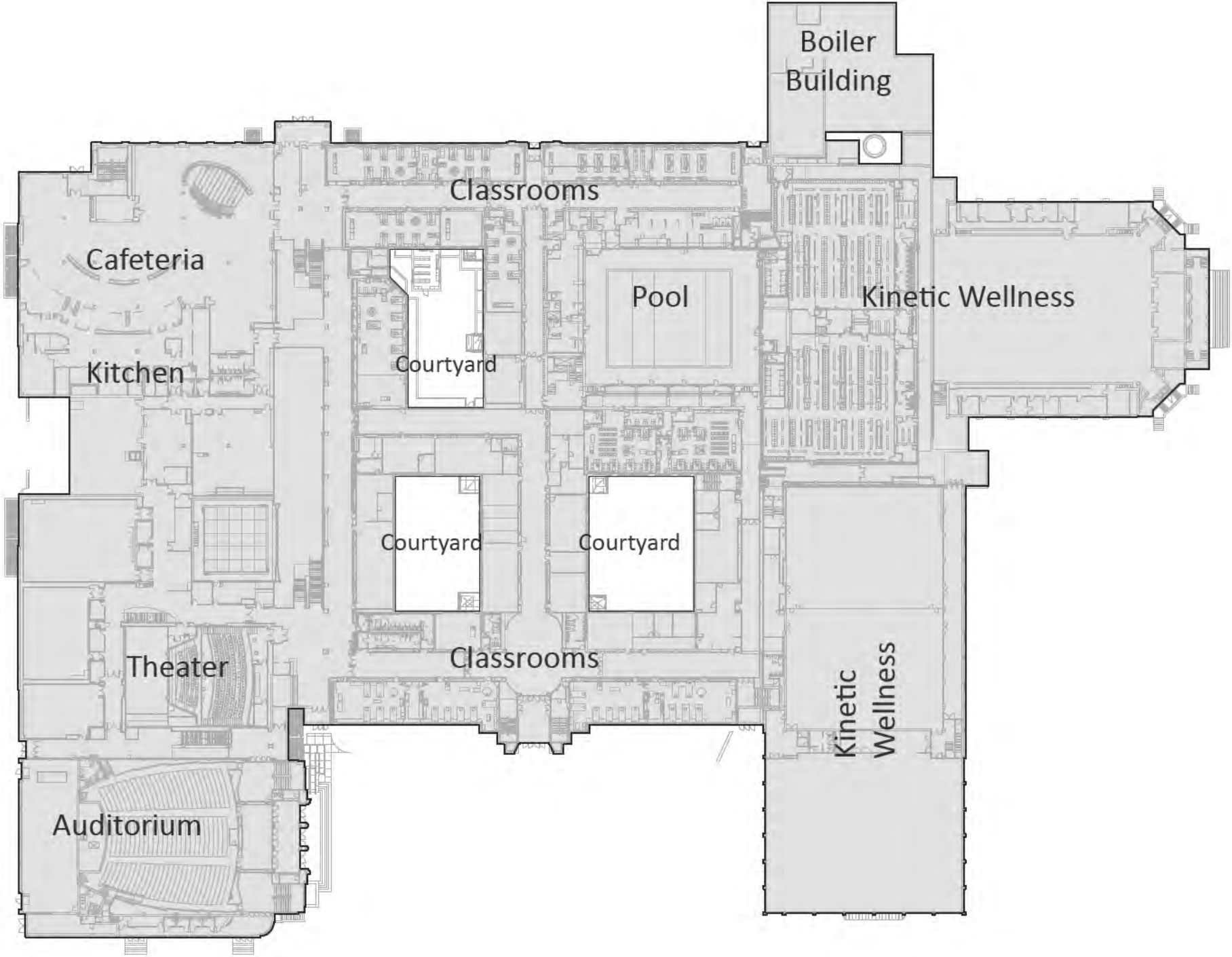
EXISTING AND PROPOSED PLANS

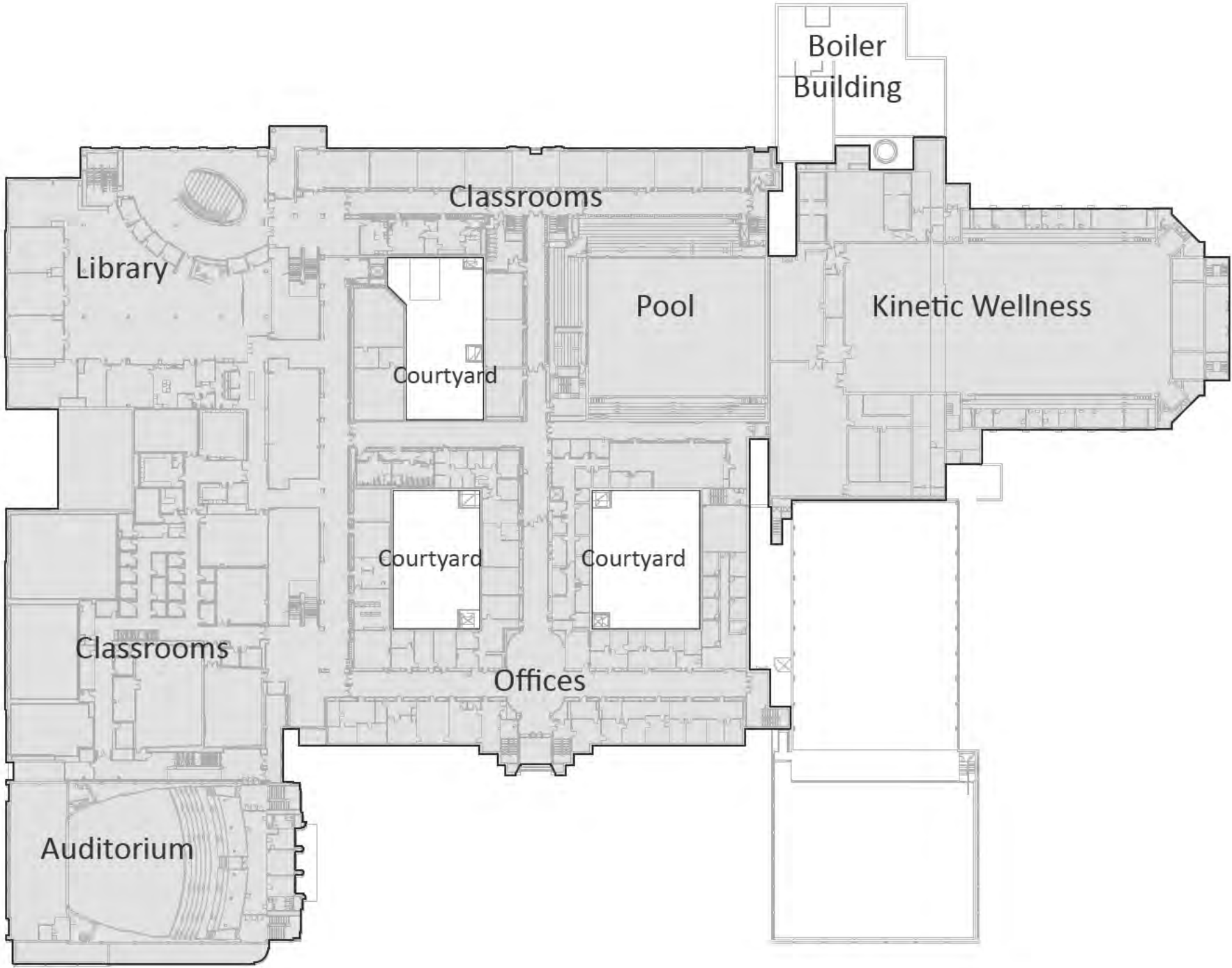
EXISTING CONDITIONS SURVEY

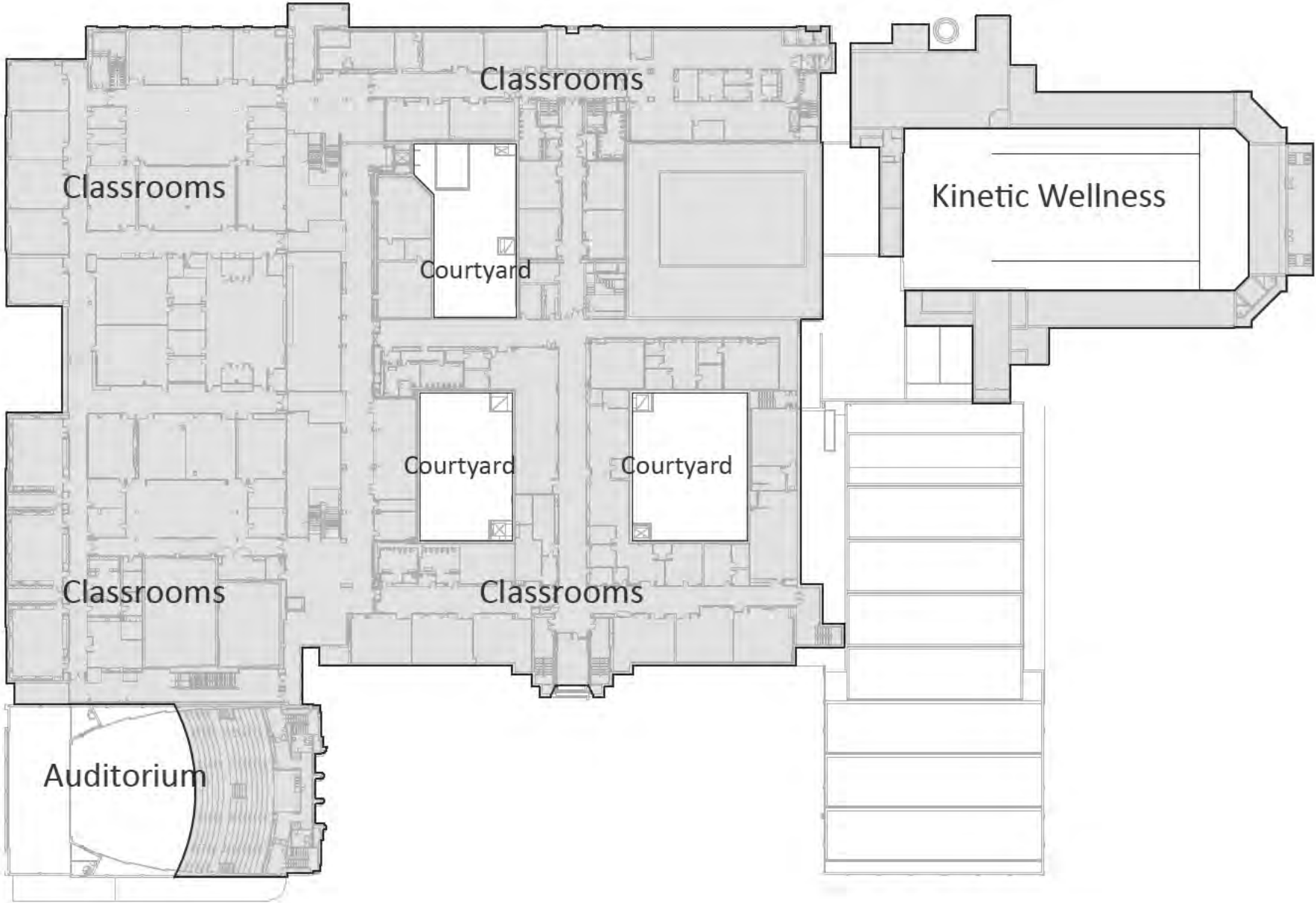


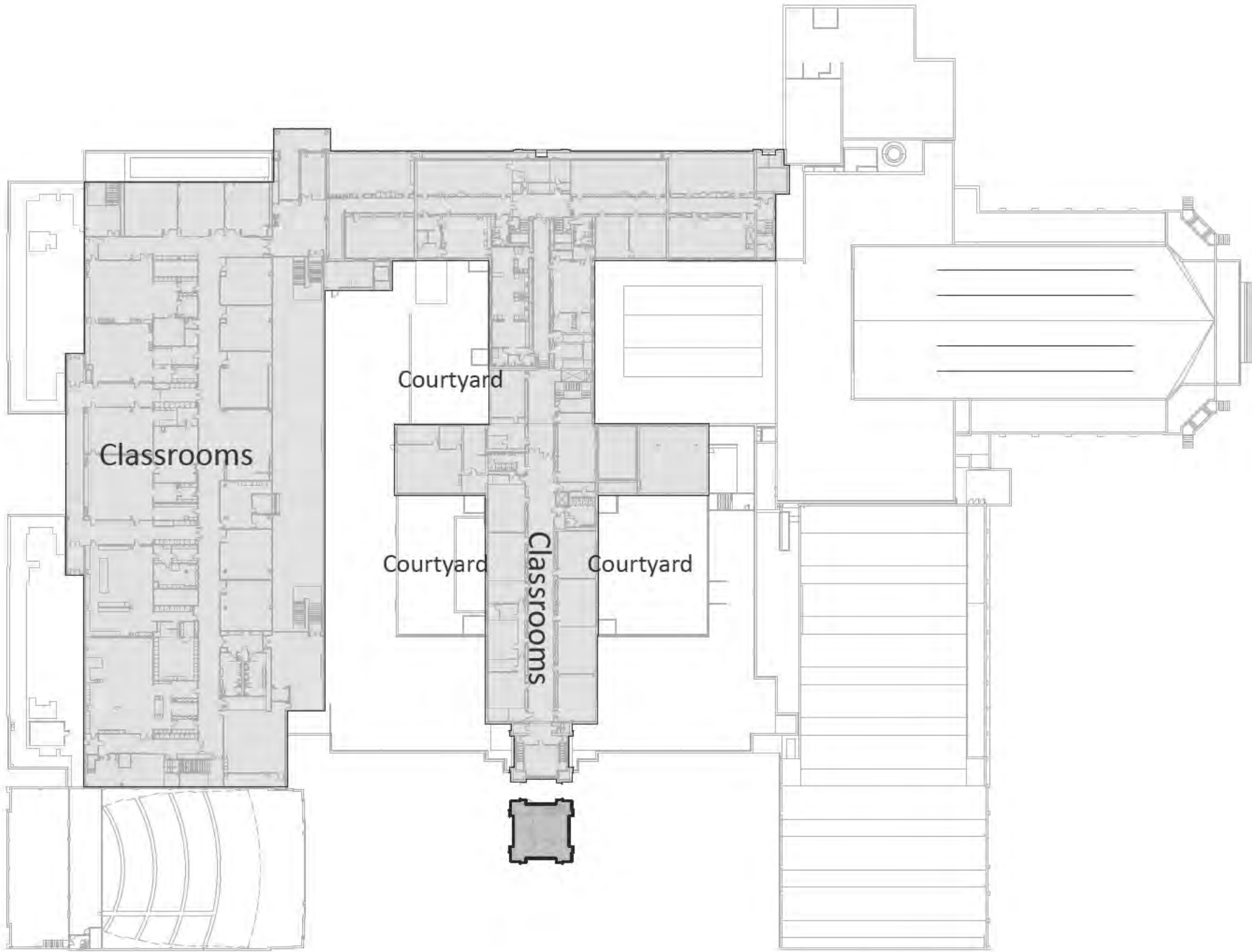












EXISTING AND PROPOSED PLANS
EXISTING AERIAL PHOTOGRAPH - LOOKING SOUTHWEST



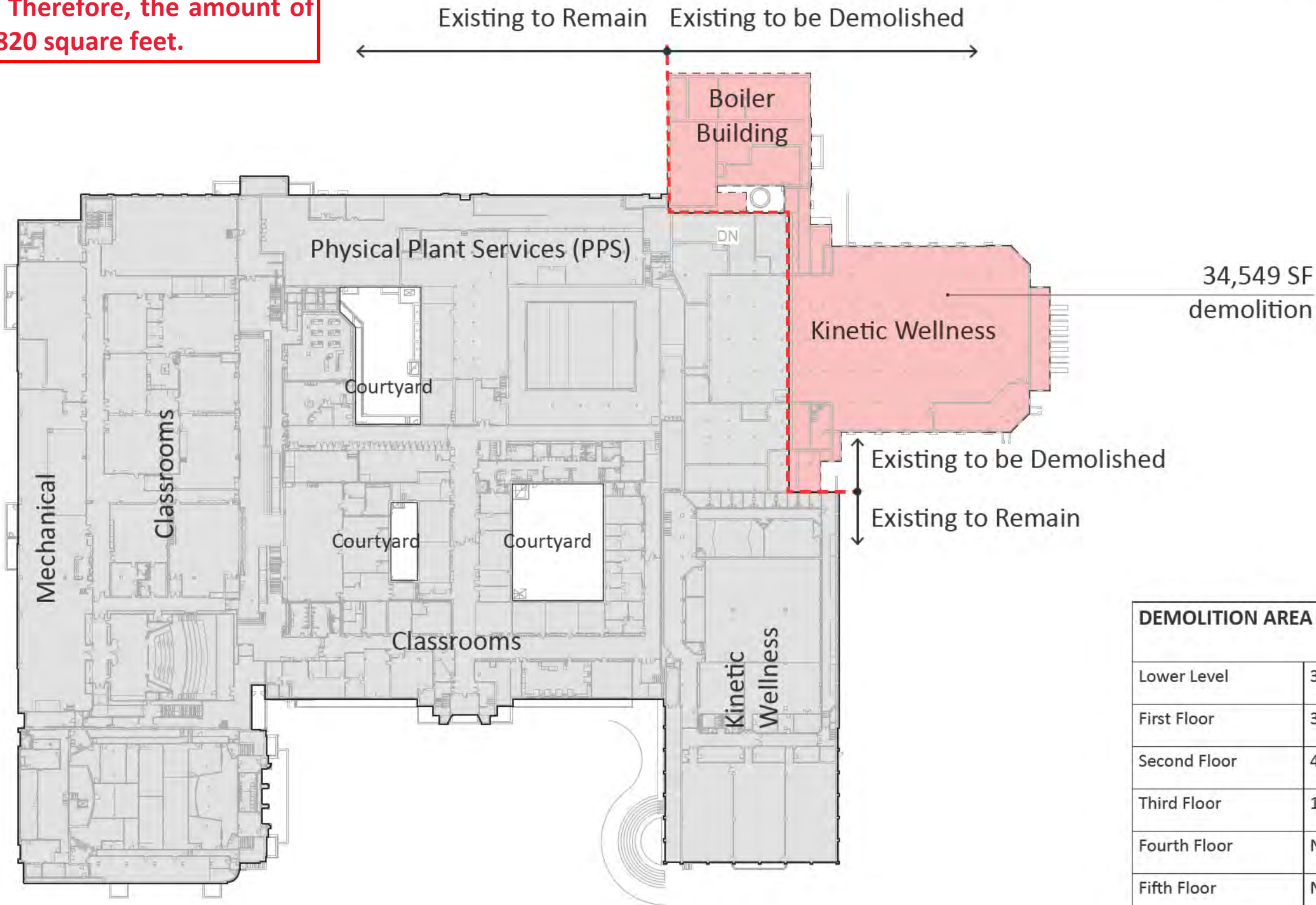


EXISTING AND PROPOSED PLANS
EXISTING AERIAL PHOTOGRAPH - LOOKING NORTH

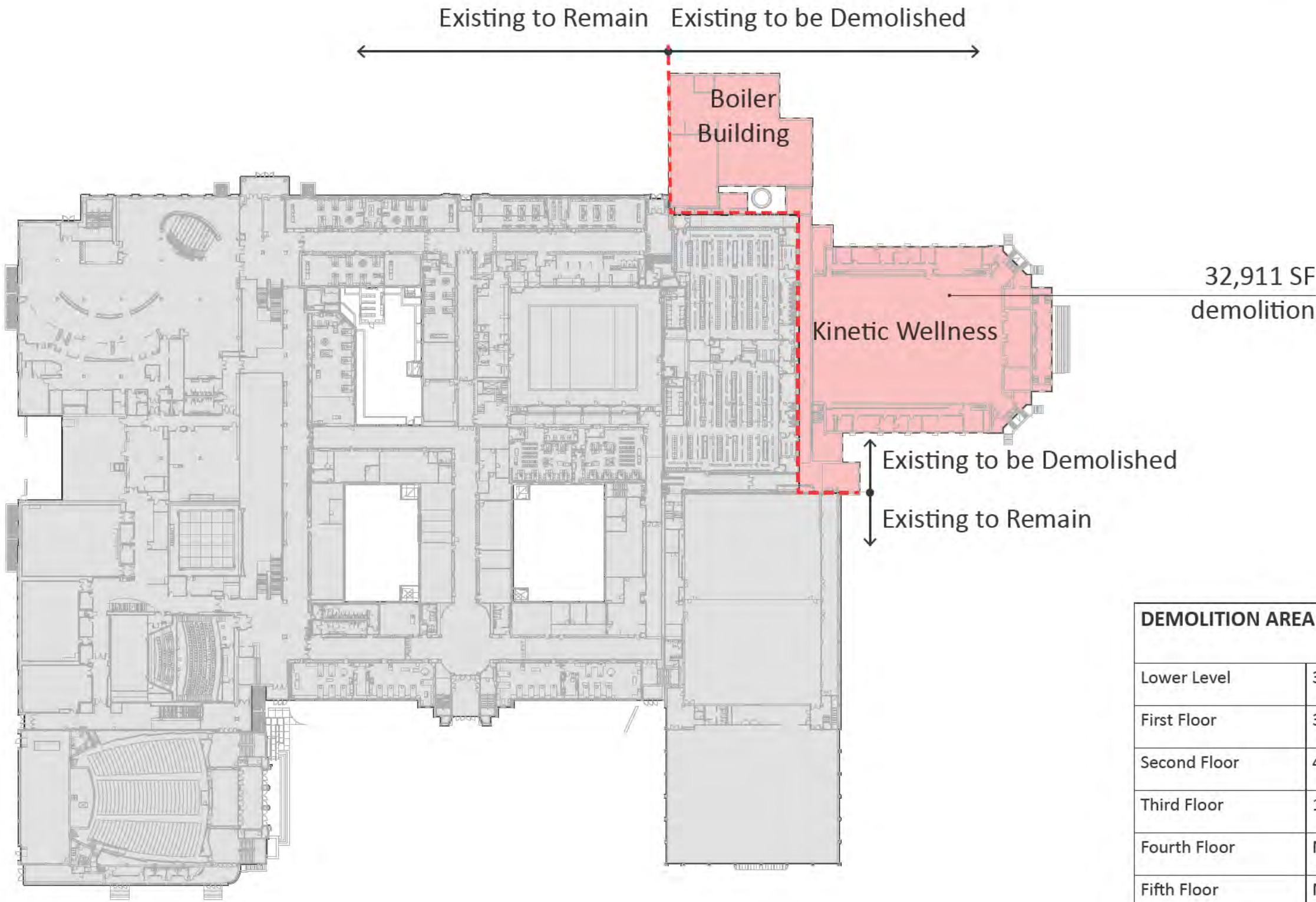


Note: For purposes of calculating GFA and comparison purposes for what is being added and removed, the square footage of the lower level is not included in the GFA. Therefore, the amount of GFA being removed is 92,820 square feet.

EXISTING AND PROPOSED PLANS
DEMOLITION PLAN - LOWER LEVEL

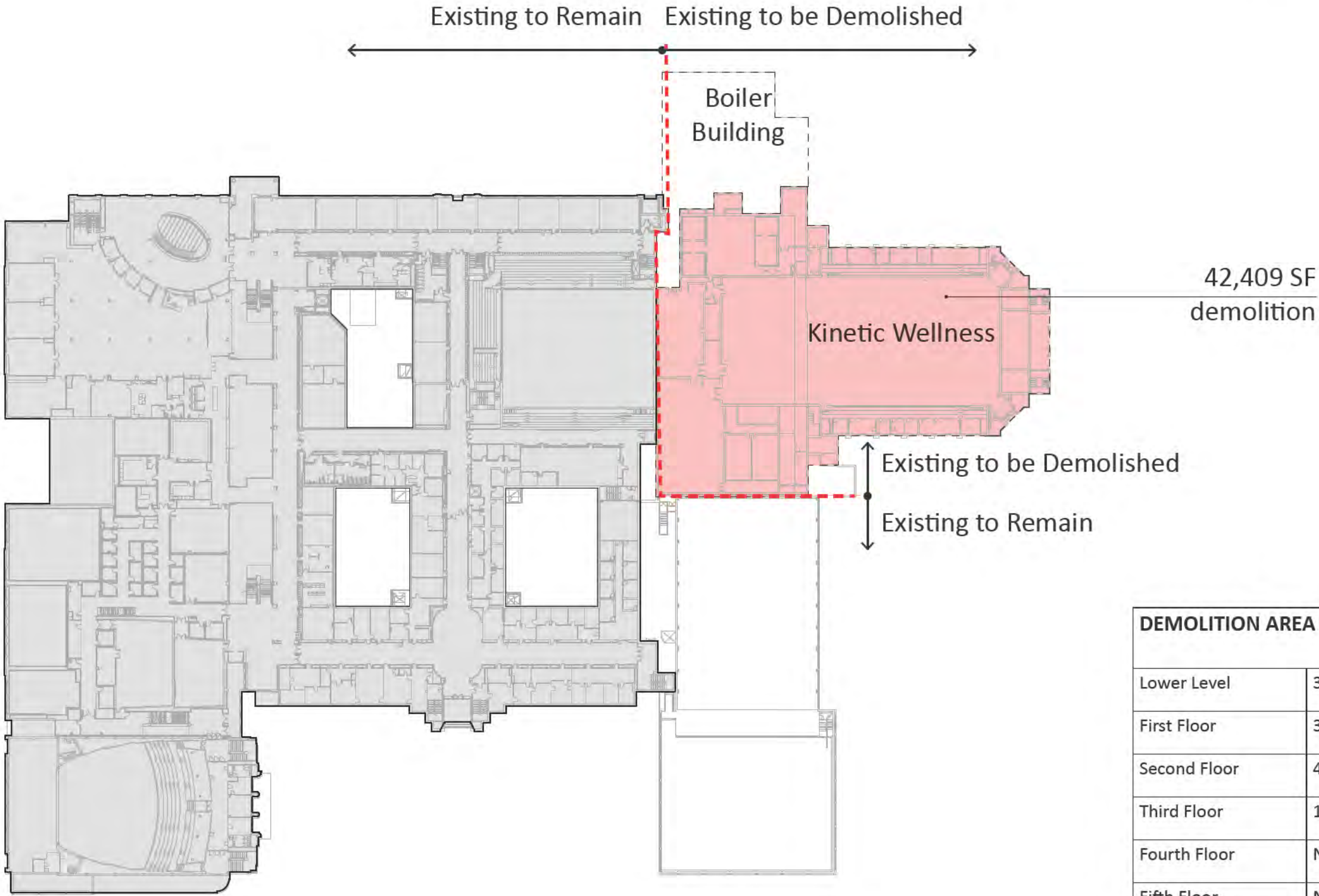


DEMOLITION AREA PER LEVEL (SF)	
Lower Level	34,549
First Floor	32,911
Second Floor	42,409
Third Floor	17,500
Fourth Floor	N/A
Fifth Floor	N/A
Total Area	127,369

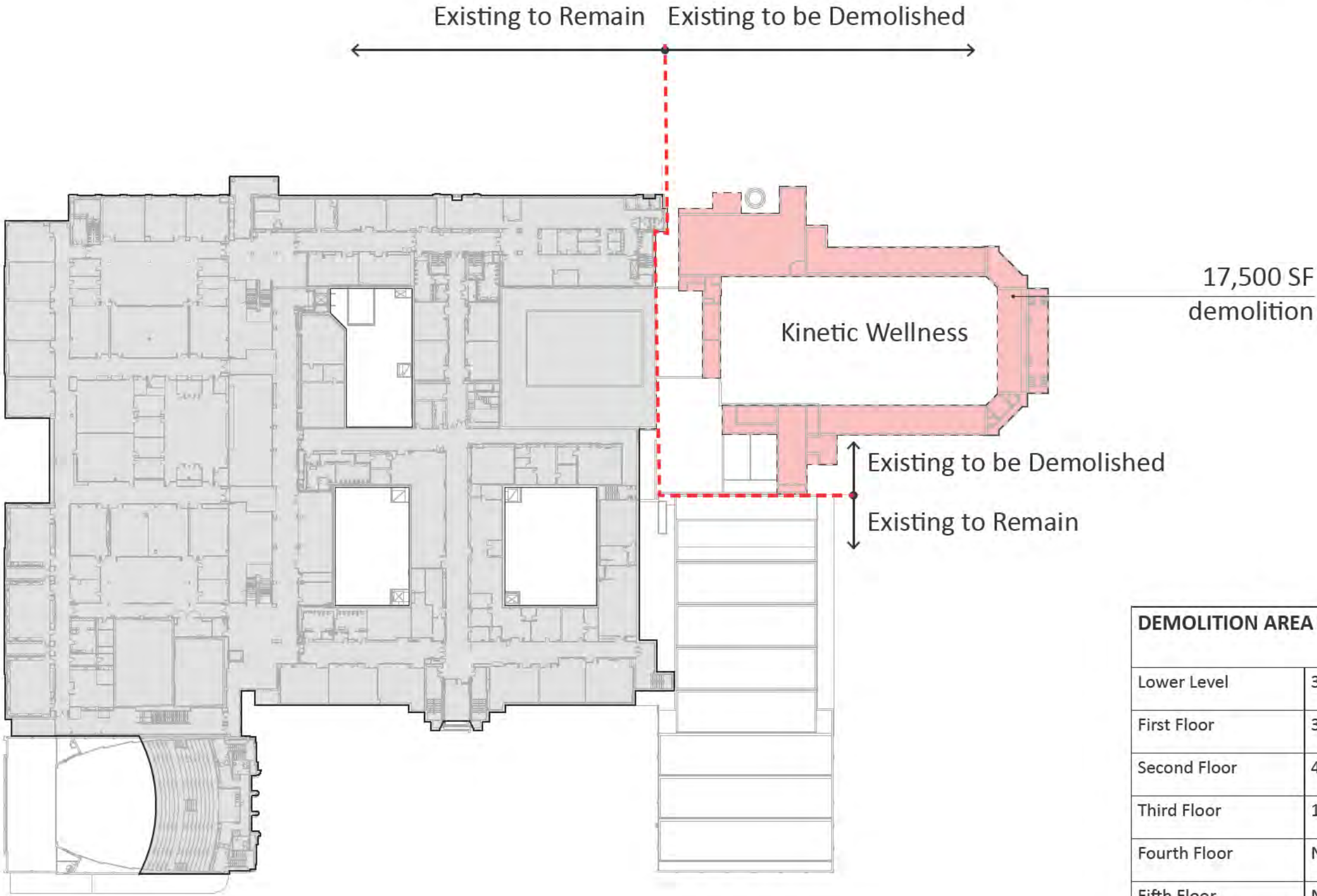


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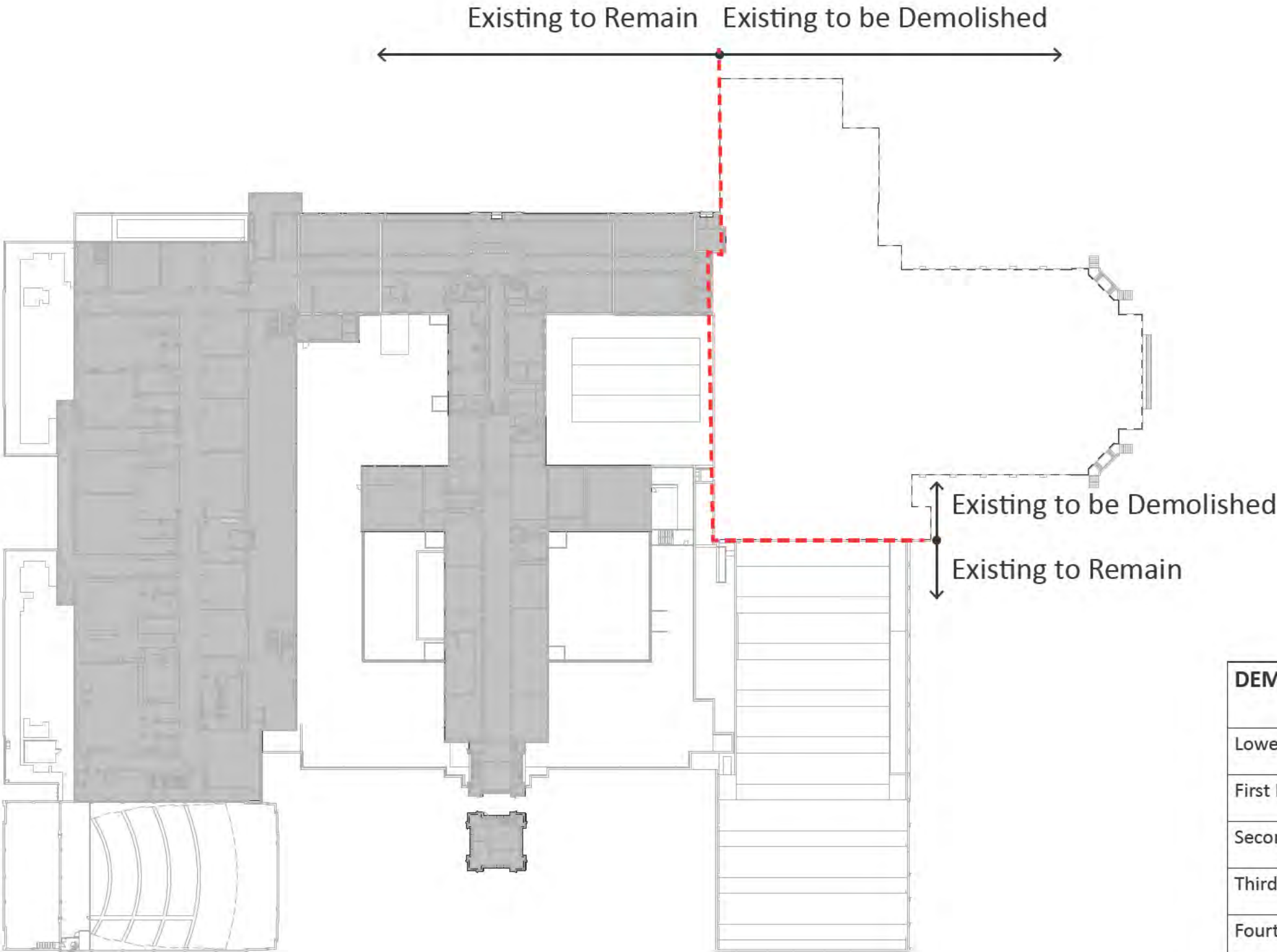




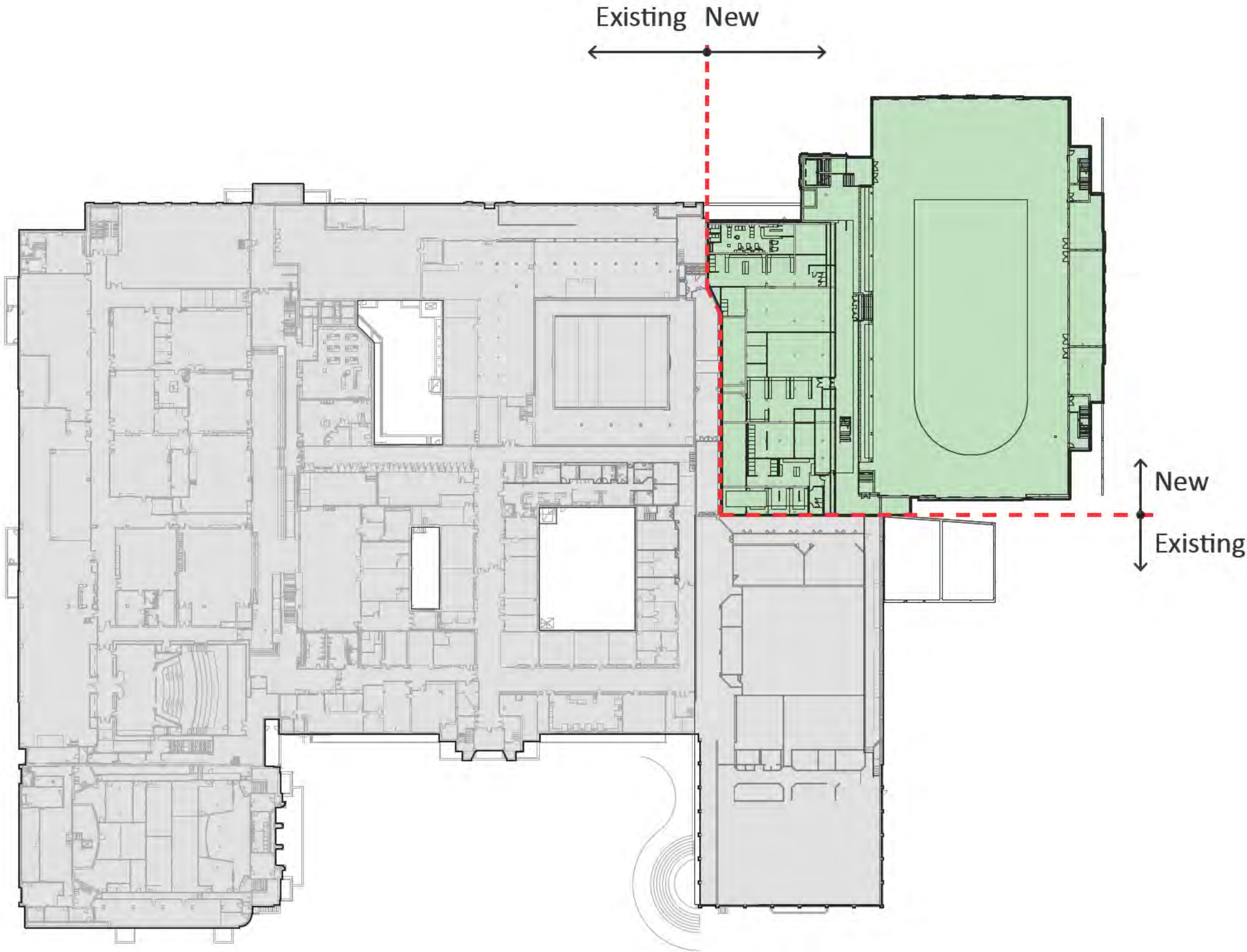
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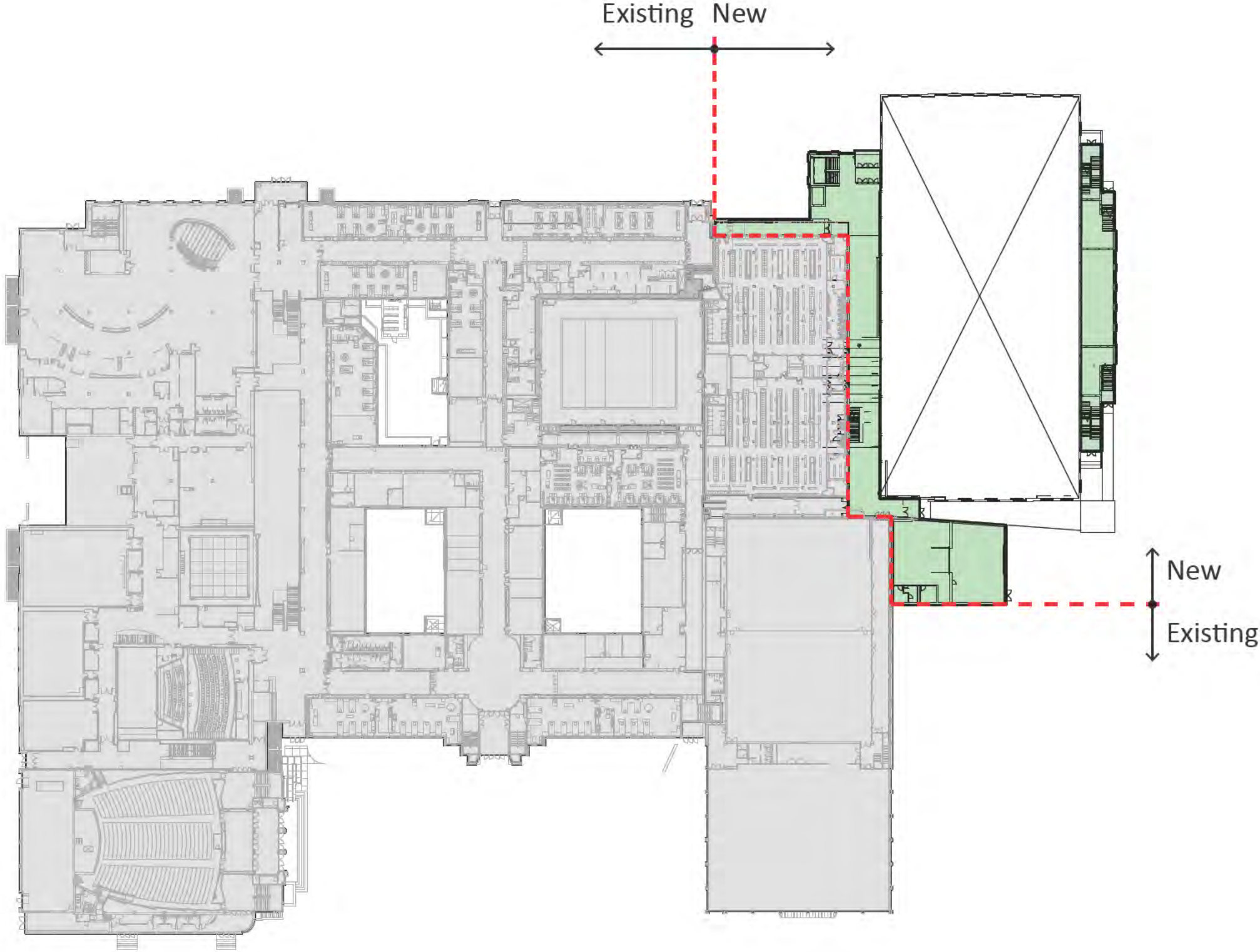


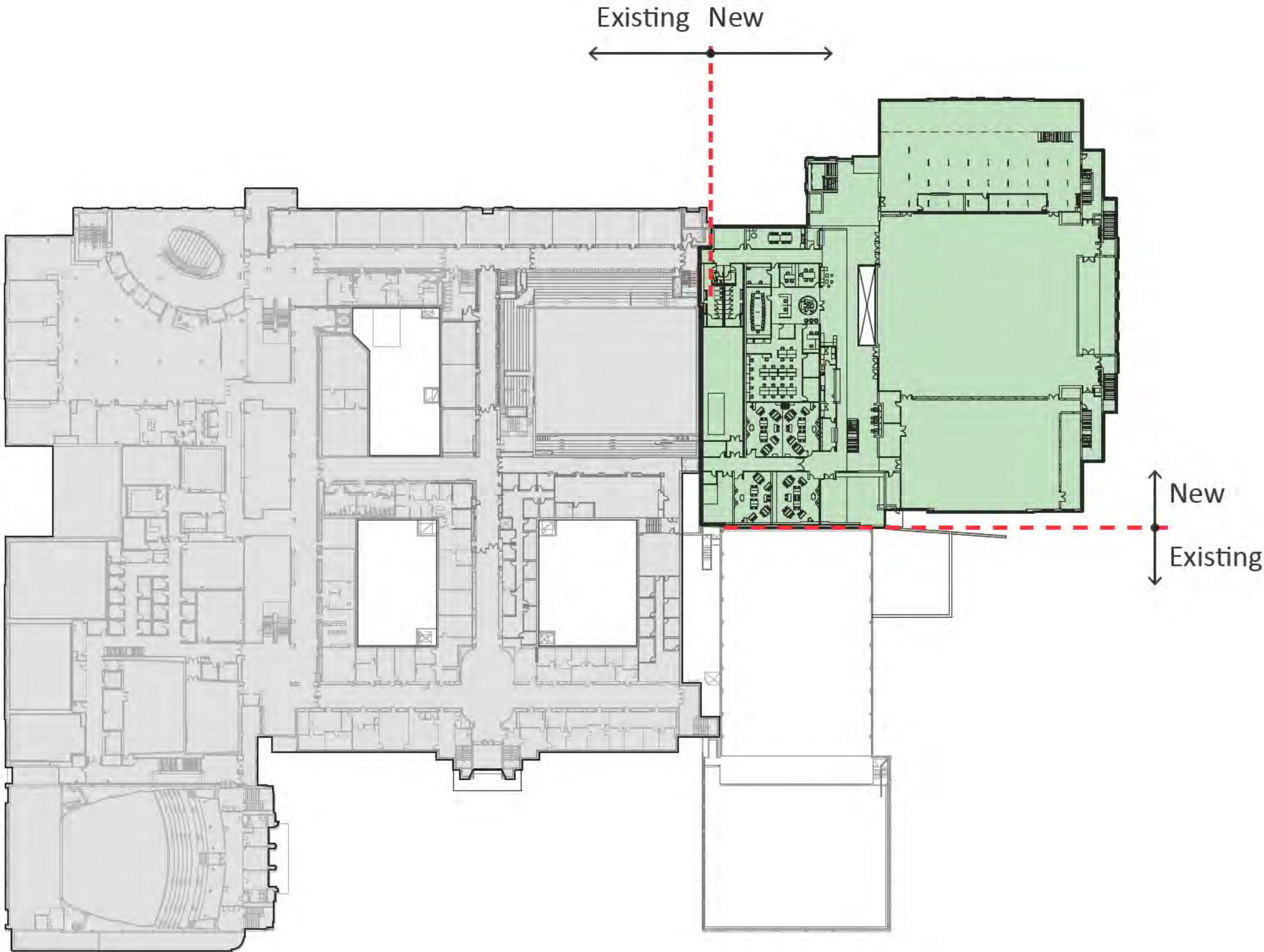
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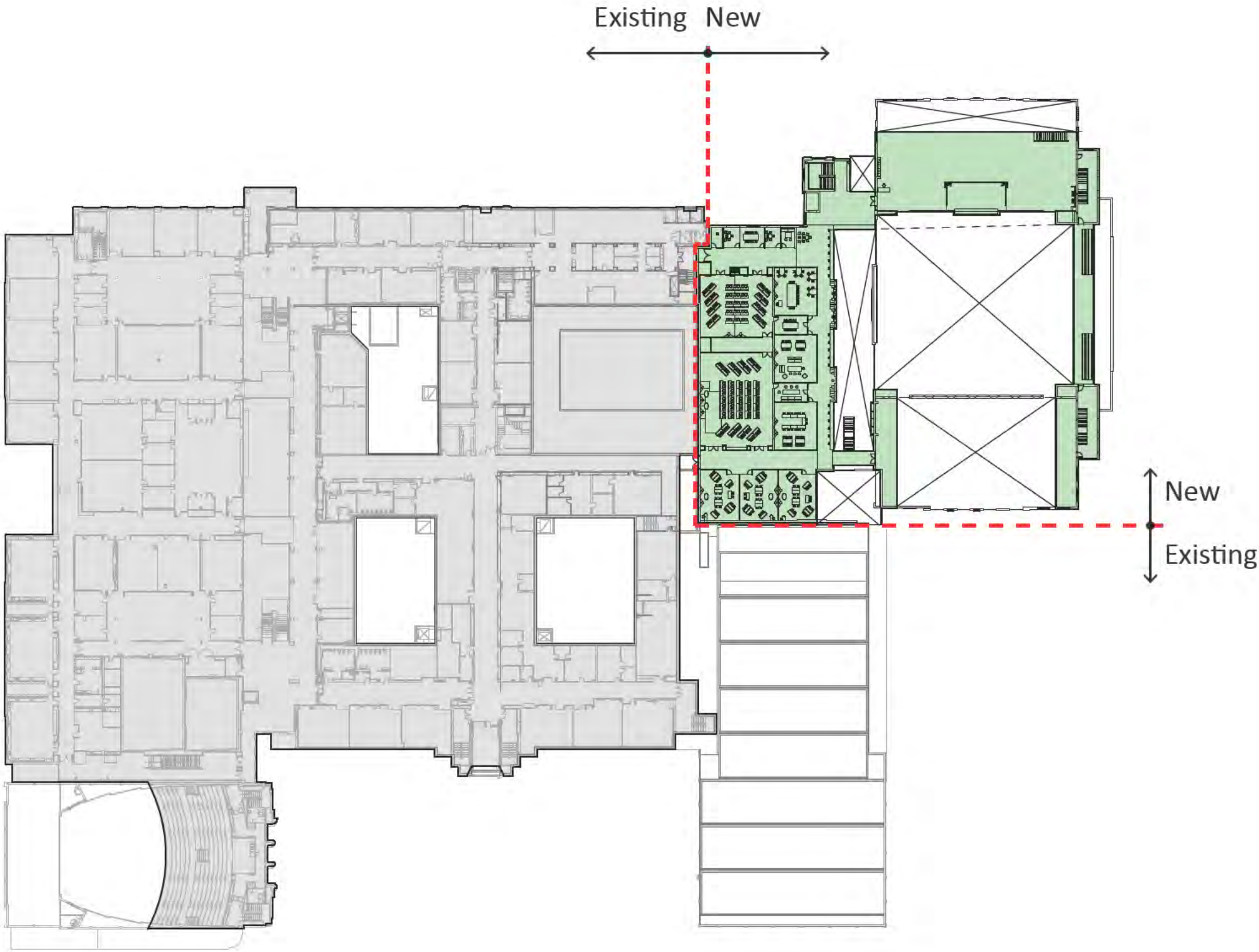


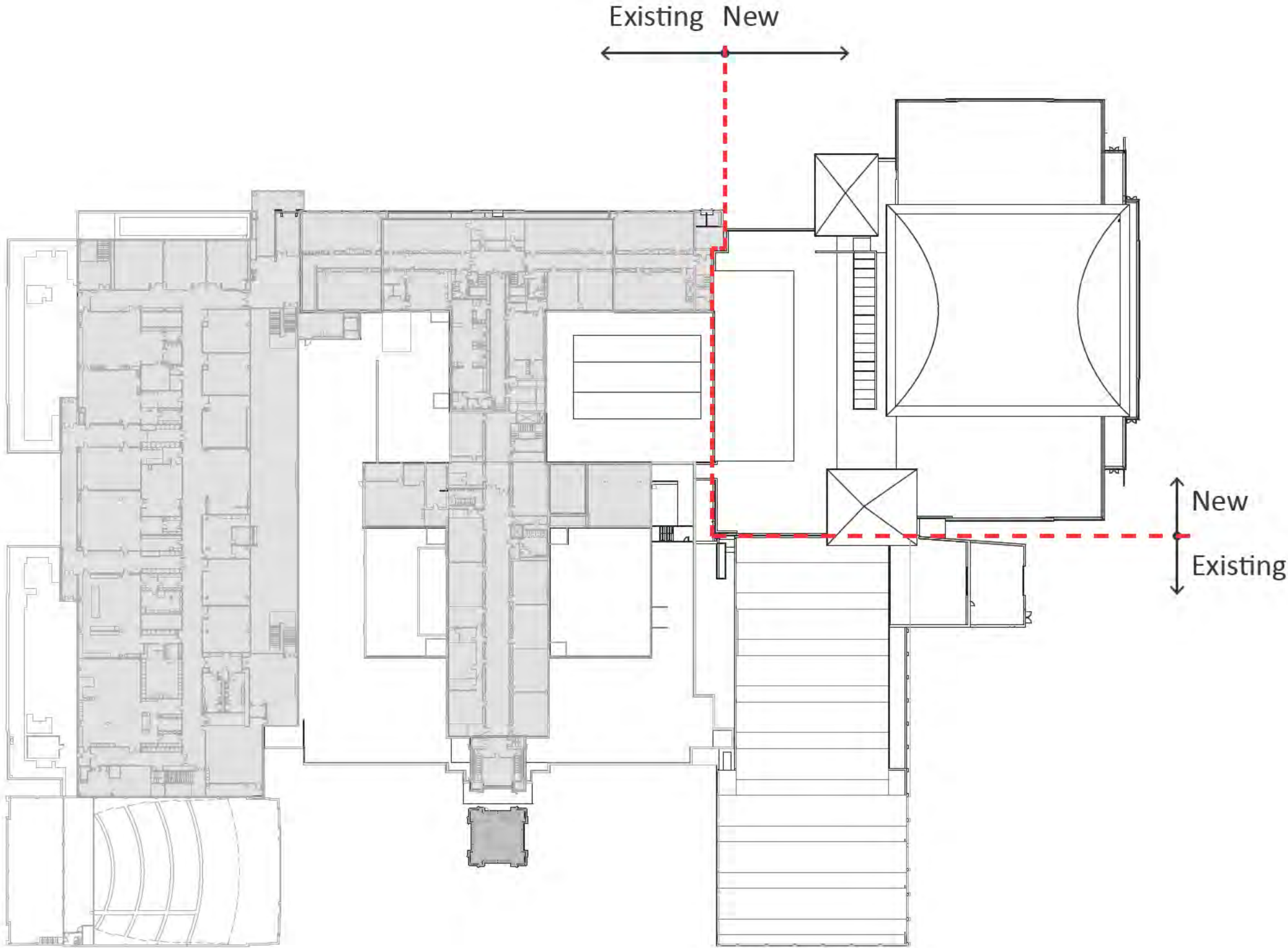
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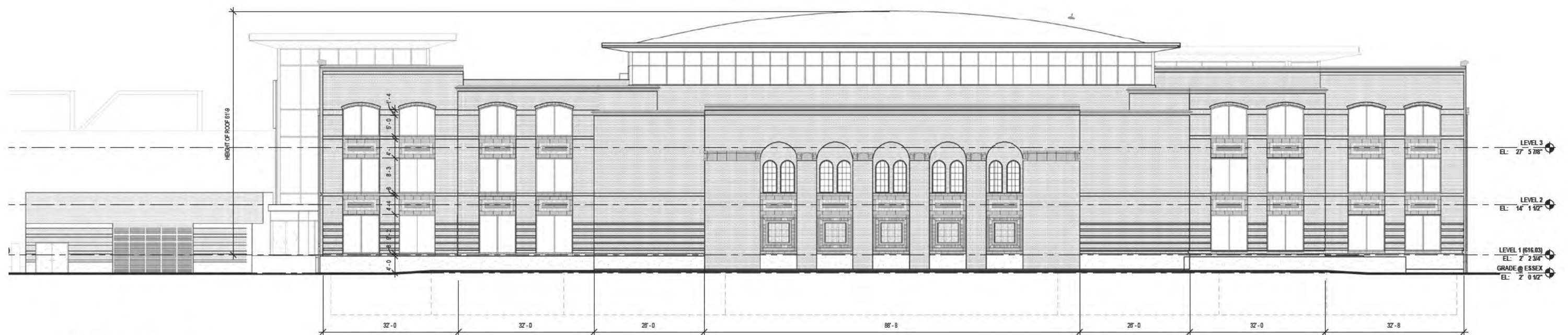




PROPOSED BUILDING ELEVATIONS



NORTH ELEVATION

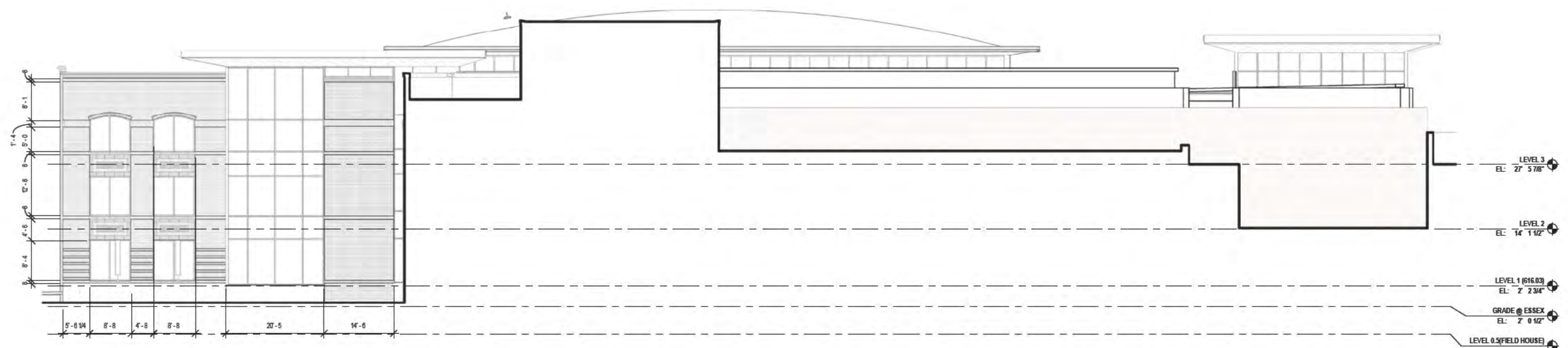


EAST ELEVATION

PROPOSED BUILDING ELEVATIONS



SOUTH ELEVATION



WEST ELEVATION

PROPOSED BUILDING ELEVATIONS



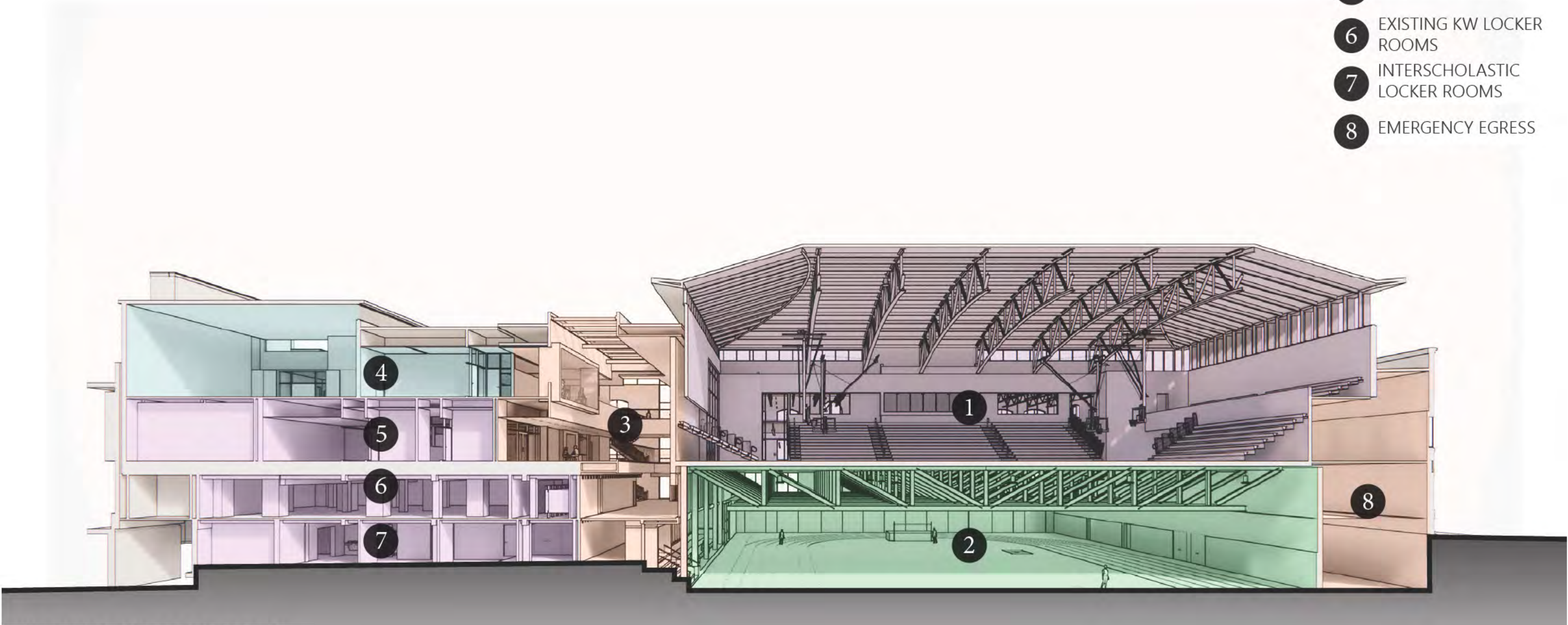
NORTH ELEVATION



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



SITE ENGINEERING

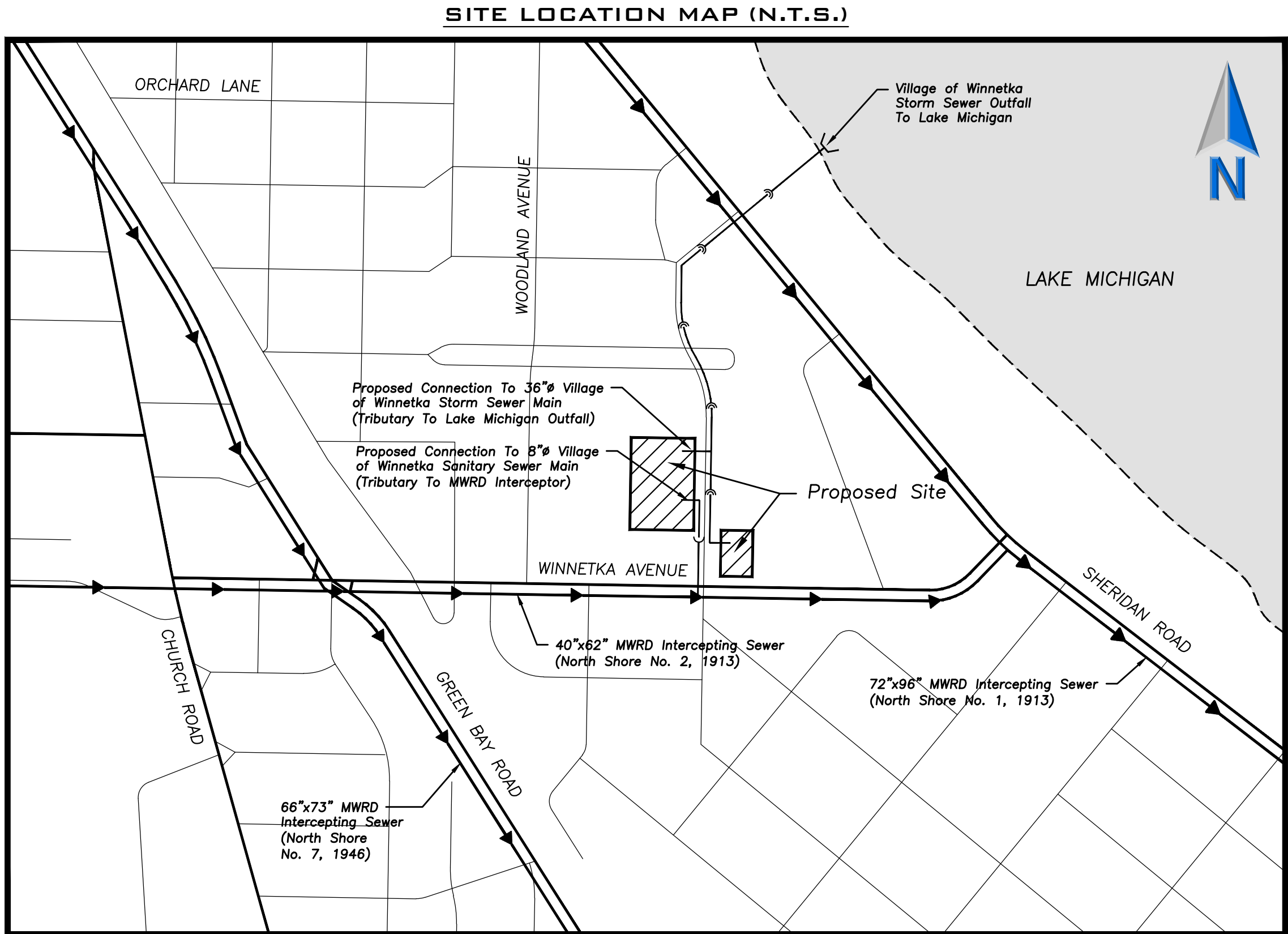
NEW TRIER TOWNSHIP HIGH SCHOOL DISTRICT 203 GATES GYMNASIUM ADDITION & RENOVATIONS

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



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 Northwest Corner of Ridge Avenue and Lake Avenue in Winnetka. 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.

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 Adjoining Properties Because Of The Construction Of The Development.



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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

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Sheet Title:

CIVIL
ENGINEERING
COVER SHEET

Sheet No:

C000



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 <u>N/A</u> 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 VITRIFIED CLAY PIPE REINFORCED CONCRETE SEWER PIPE CAST IRON SOIL PIPE DUCTILE IRON PIPE POLYVINYL CHLORIDE (PVC) PIPE 6-INCH TO 15-INCH DIAMETER SDR 26 18-INCH TO 27-INCH DIAMETER F/DY=46 HIGH DENSITY POLYETHYLENE (HDPE) WATER MAIN QUALITY PVC 4-INCH TO 36-INCH 4-INCH TO 12-INCH 14-INCH TO 48-INCH 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 POLYPROPYLENE (PP) PIPE 12-INCH TO 24-INCH DOUBLE WALL 30-INCH TO 60-INCH TRIPLE WALL 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 ("SHOWER-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

MWRD GENERAL NOTES

07/12/2016

STD. DWG. NO.18

PAGE NO. 19



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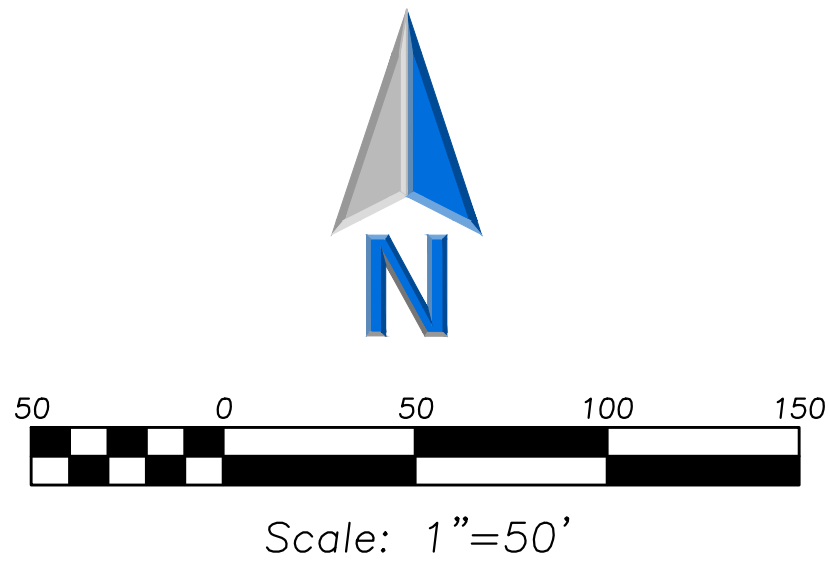
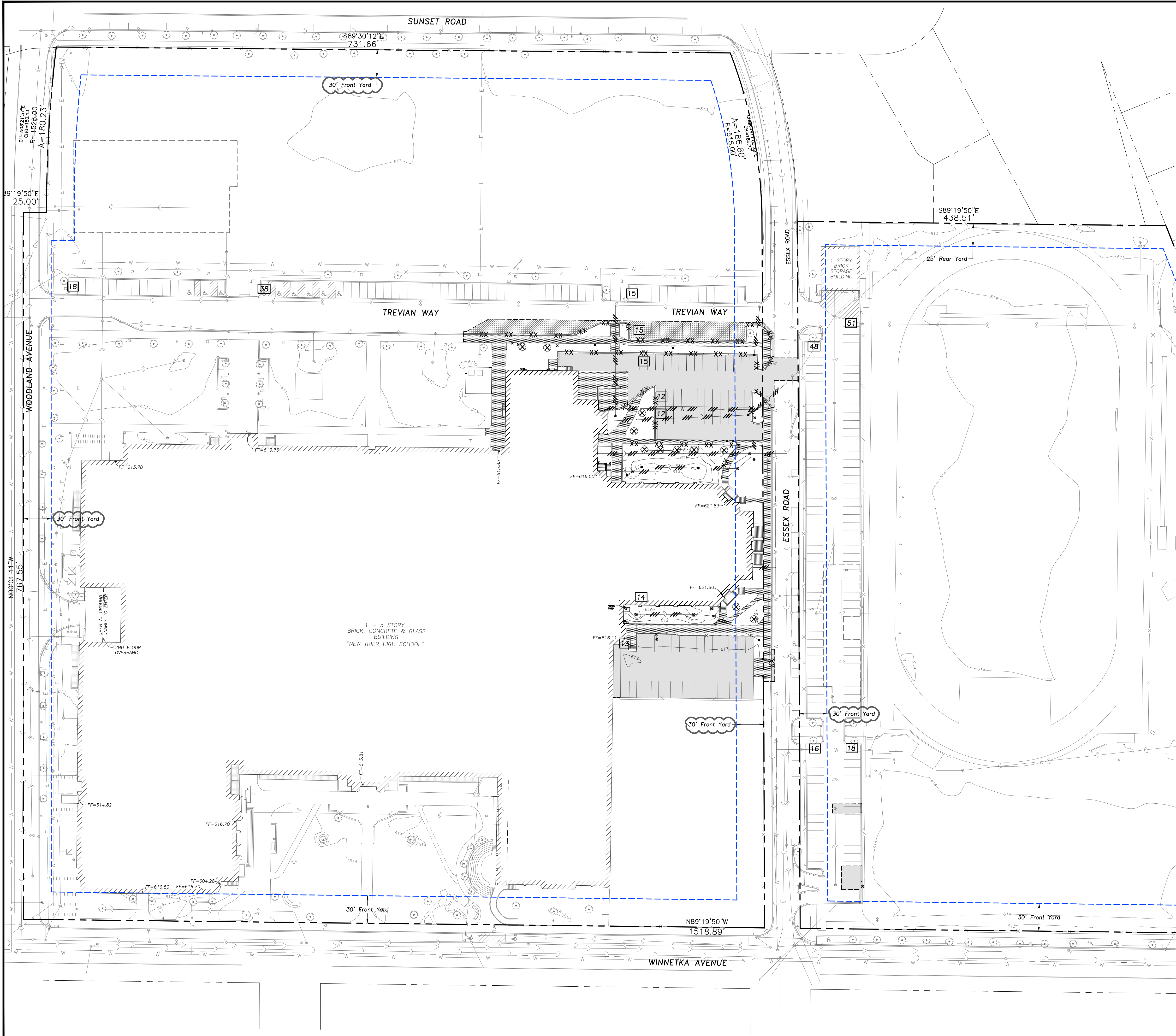
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Sheet Title:

MWRDGC
GENERAL
NOTES

Sheet No:

C001



LEGEND	
EXISTING	PROPOSED

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

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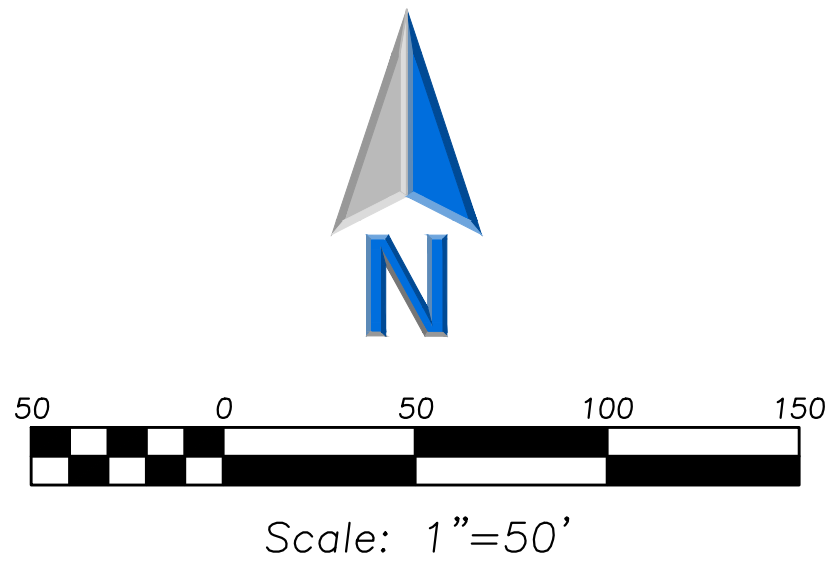
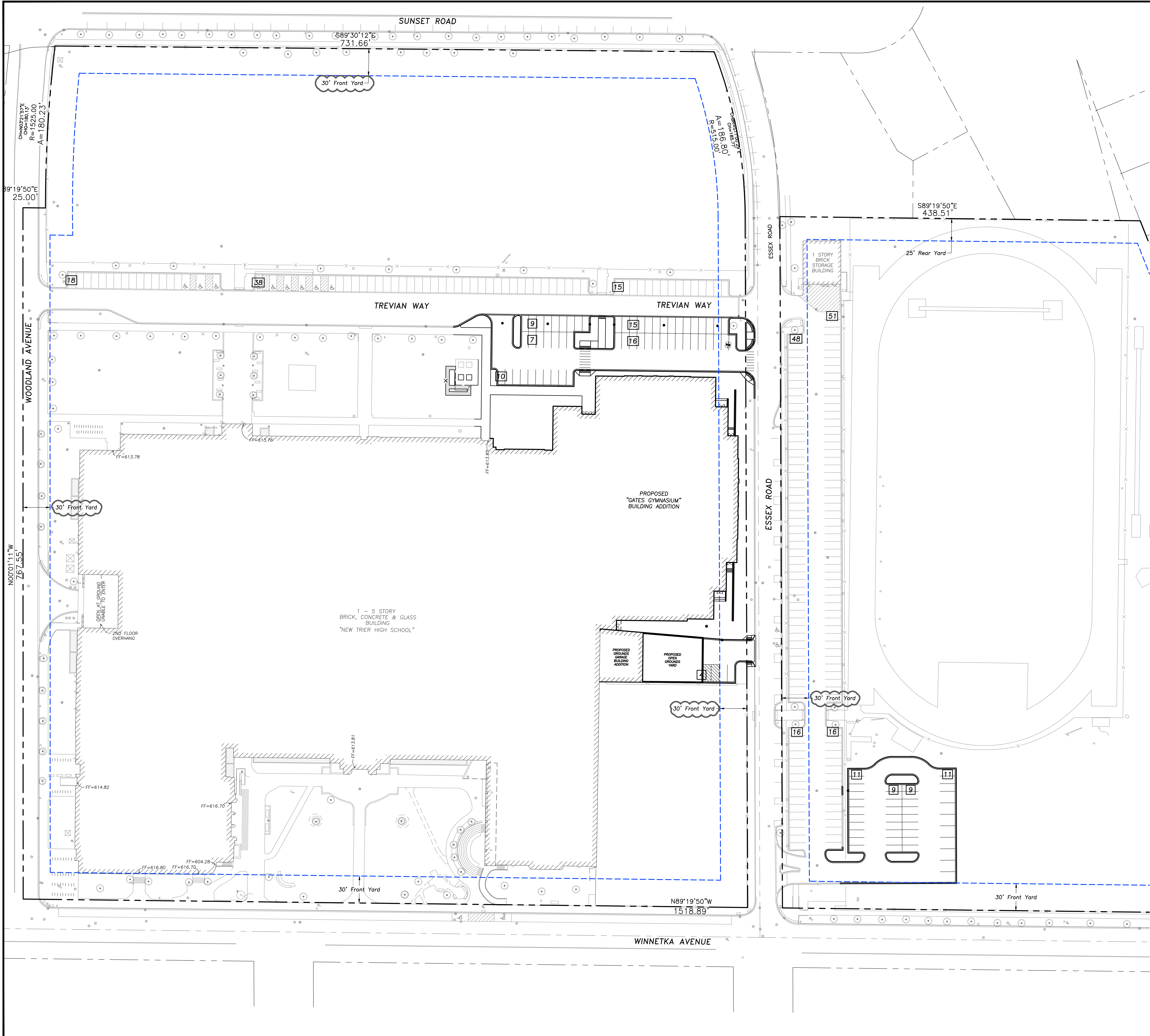
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Sheet Title:
**OVERALL SITE
DEMOLITION PLAN**

Sheet No:
C100

Sheet No:

C101



LEGEND	
EXISTING	PROPOSED



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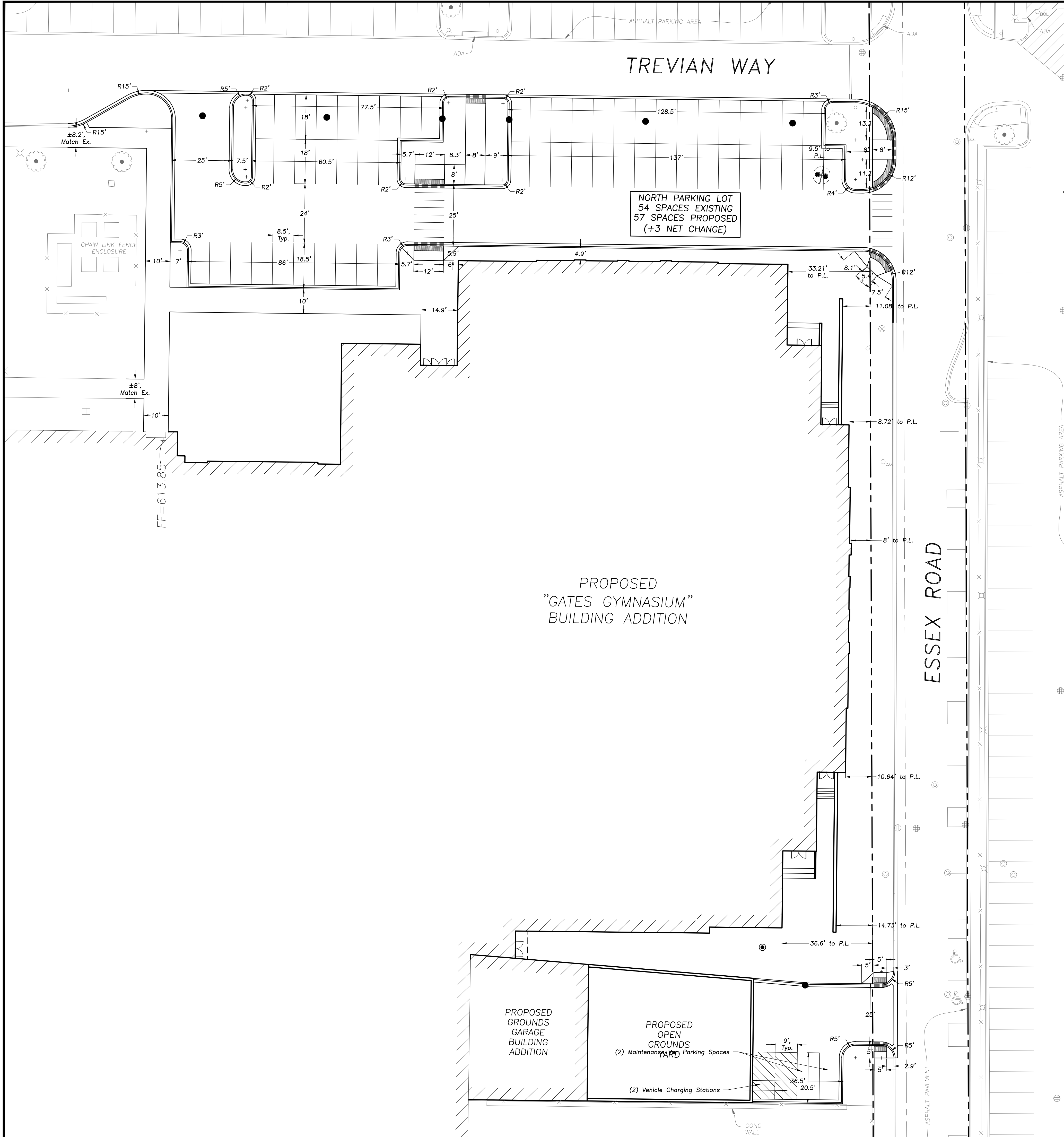
Sheet Title:

**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 @ 1:28pm 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-B) 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/lft, 11 Gauge Steel, Embedded 42" Minimum Into Ground.

LEGEND

EXISTING	PROPOSED
Manhole	Manhole
Catch Basin	Catch Basin
Inlet	Inlet
Area Drain	Area Drain
Clean Out	Clean Out
Flared End Section	Flared End Section
Storm Sewer	Storm Sewer
Sanitary Sewer	Sanitary Sewer
Combined Sewer	Combined Sewer
Water Main	Water Main
Gas Line	Gas Line
Overhead Wires	Overhead Wires
Electrical Cable (Buried)	Electrical Cable (Buried)
Telephone Line	Telephone Line
Fire Hydrant	Fire Hydrant
Valve Vault	Valve Vault
Buffalo Box	Buffalo Box
Downspout	Downspout
Ballard	Ballard
Gas Valve	Gas Valve
Gas Meter	Gas Meter
Electric Meter	Electric Meter
CommEd Manhole	CommEd Manhole
Hand Hole	Hand Hole
Light Pole	Light Pole
Light Pole w/ Mast Arm	Light Pole w/ Mast Arm
Utility Pole	Utility Pole
Telephone Pedestal	Telephone Pedestal
Telephone Manhole	Telephone Manhole
Sign	Sign
Fence	Fence
Accessible Parking Stall	Accessible Parking Stall
Curb & Gutter	Curb & Gutter
Depressed Curb	Depressed Curb
Curb Elevation	Curb Elevation
Gutter Elevation	Gutter Elevation
Pavement Elevation	Pavement Elevation
Sidewalk Elevation	Sidewalk Elevation
Ground Elevation	Ground Elevation
Top of Retaining Wall Elevation	Top of Retaining Wall Elevation
Swale	Swale
Contour Line	Contour Line
Deciduous Tree	Deciduous Tree
Coniferous Tree	Coniferous Tree
Brushline	Brushline
Tree Protection Fencing at Drip Line	Tree Protection Fencing at Drip Line

SURVEY PROVIDED BY:

Plot 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 A/2484

Station is in Parking Lot at the Northwest Corner of Ridge Avenue and Lake Avenue in Winnetka. Station is North of the Center Parking Aisle and is Even With the Point 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

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

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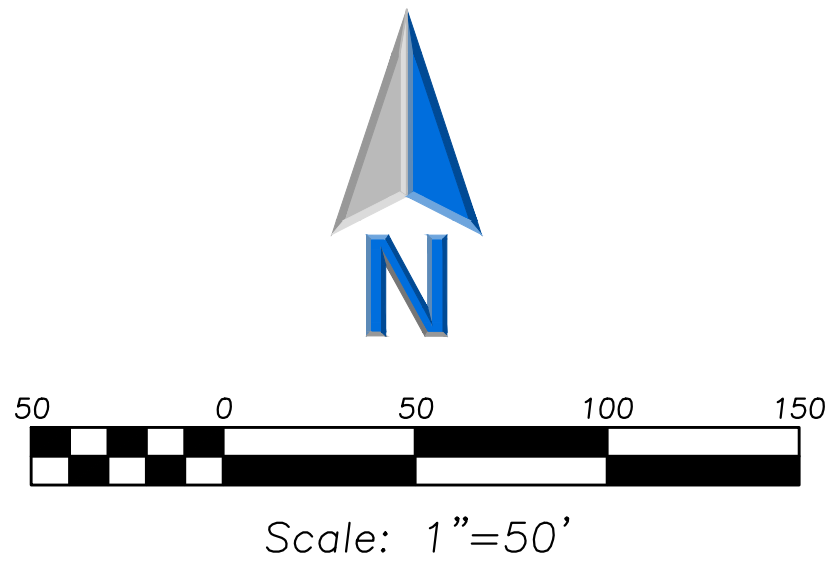
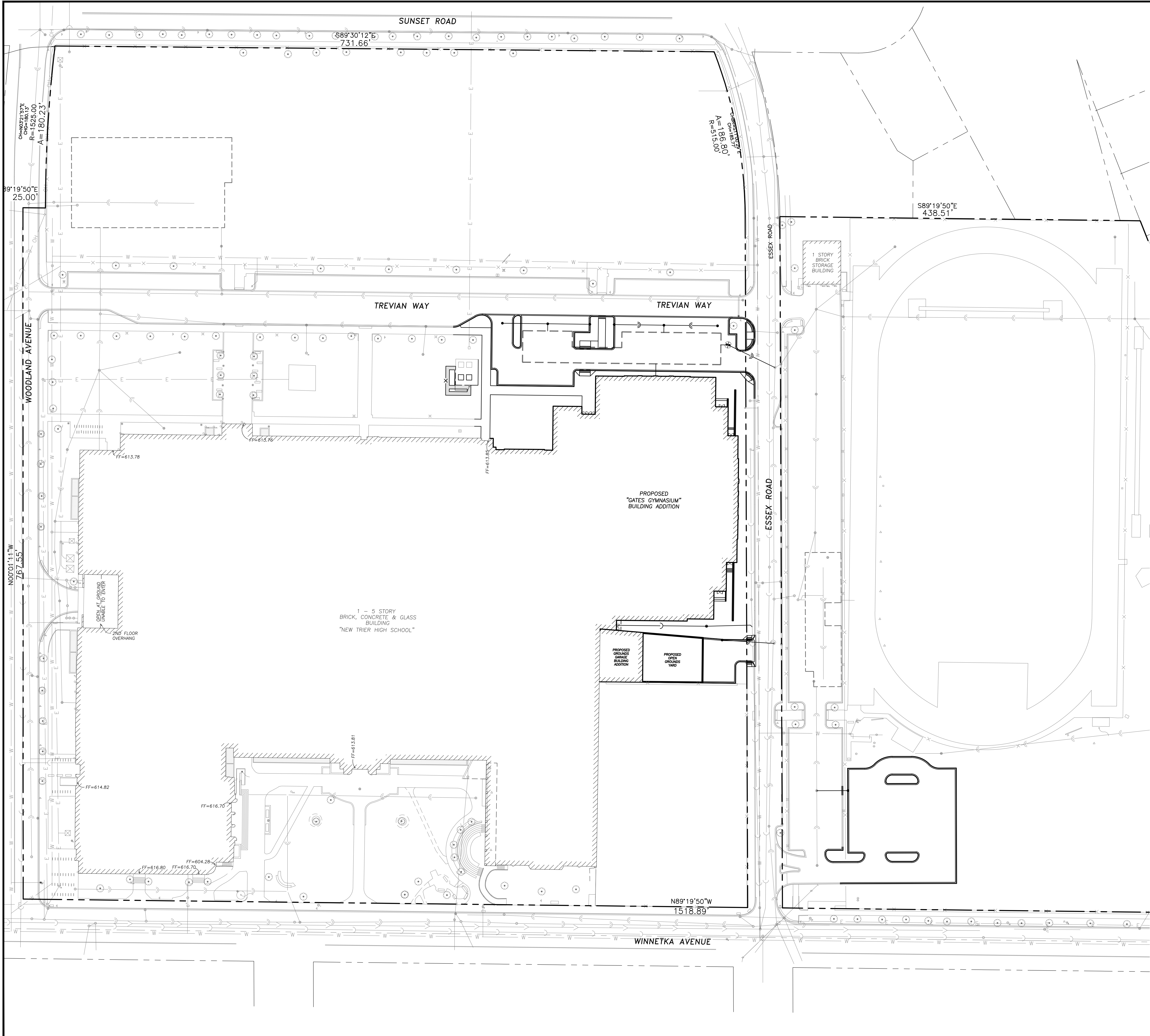
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Sheet Title:

GYMNASIUM SITE
GEOMETRY PLAN

Sheet No:

C201



LEGEND	
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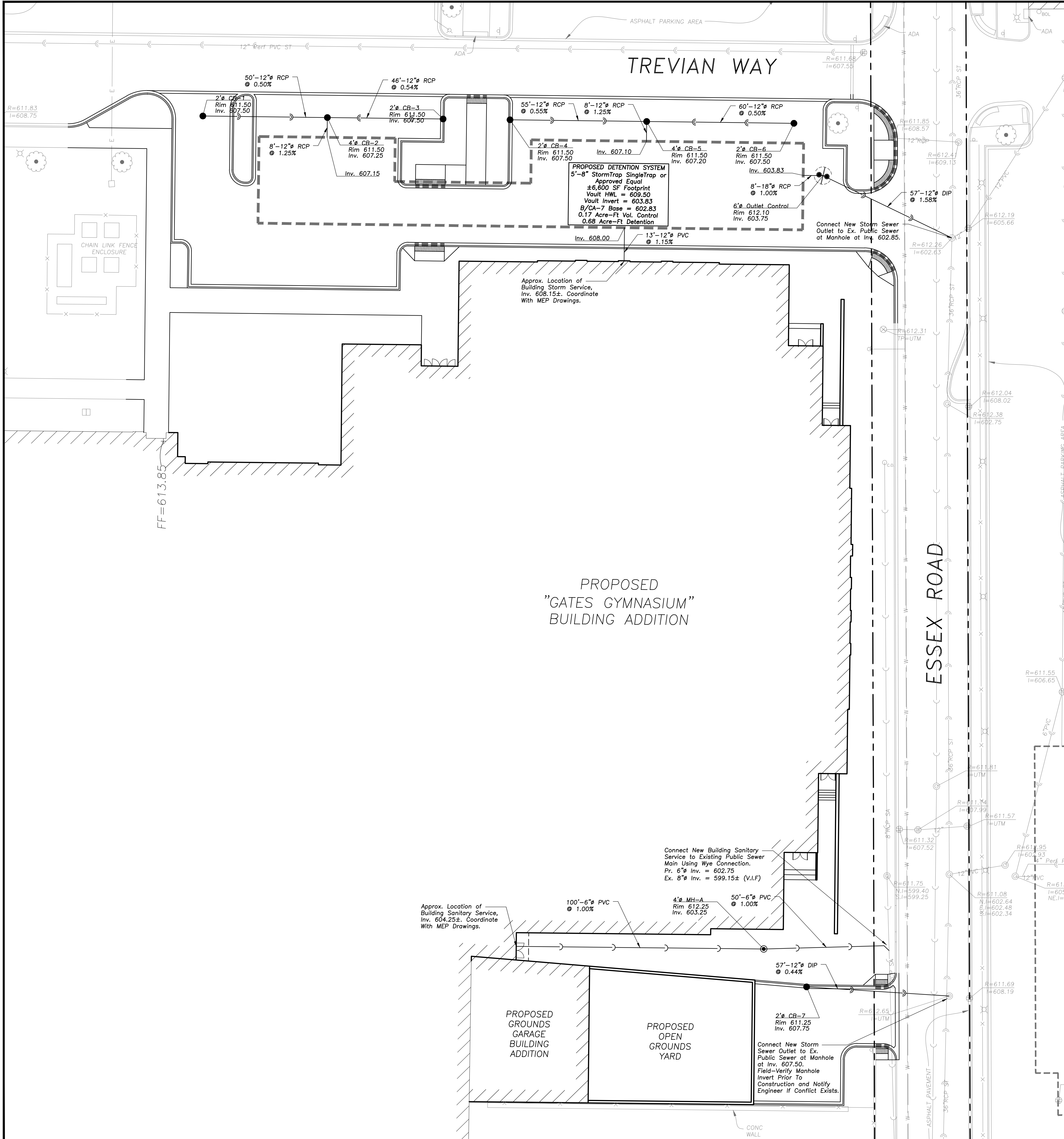
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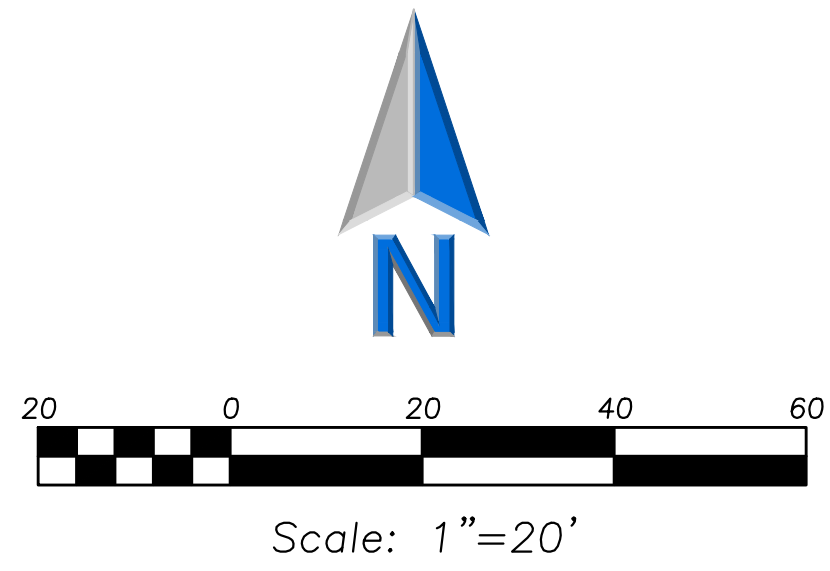
**OVERALL SITE
UTILITY PLAN**

Sheet No:

C300



- ### UTILITY NOTES
- 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.
 - Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.
 - 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.
 - 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.
 - 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.
 - 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.
 - Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.
 - The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.
- ### STRUCTURE NOTES
- All Catch Basins to Be Installed in Paved Areas Shall Have Neenah R2504-G Frame & Grate or Approved Equal.
 - All Catch Basins to Be Installed Along Curb and Gutter (B-6.12) Shall Have Neenah R3274 Frame & Grate or Approved Equal.
 - 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.
 - Where Structures are Shown Along the Curbside, 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.
 - All Manholes Shall Have Neenah R1713-B Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" Imprinted as Appropriate.
 - For All Structures Indicated to be Adjusted, Remove and Install Adjusting Rings, Cone Section, Barrel Sections, or Flat Slop Top as Necessary.
 - All Sanitary Manholes Shall Include a Chimney Seal.



LEGEND	
EXISTING	PROPOSED

SURVEY PROVIDED BY:

Plot 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 A/J2484

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

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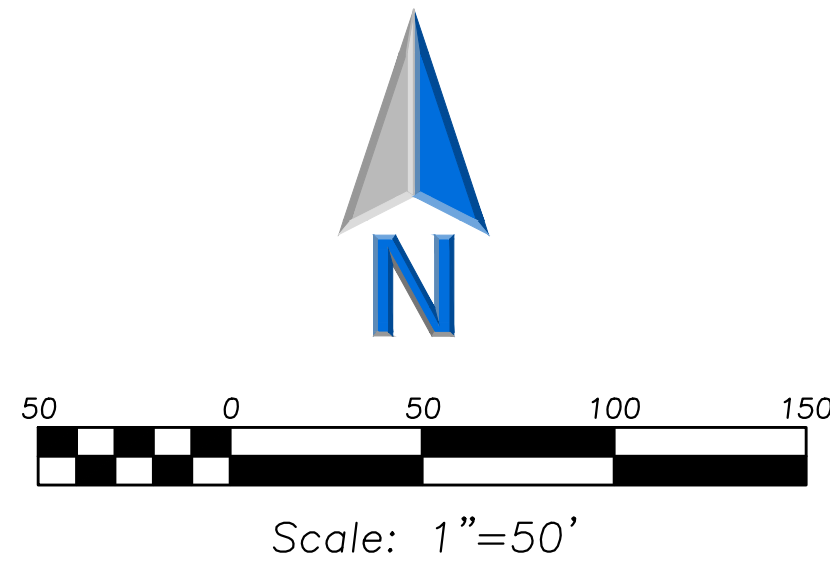
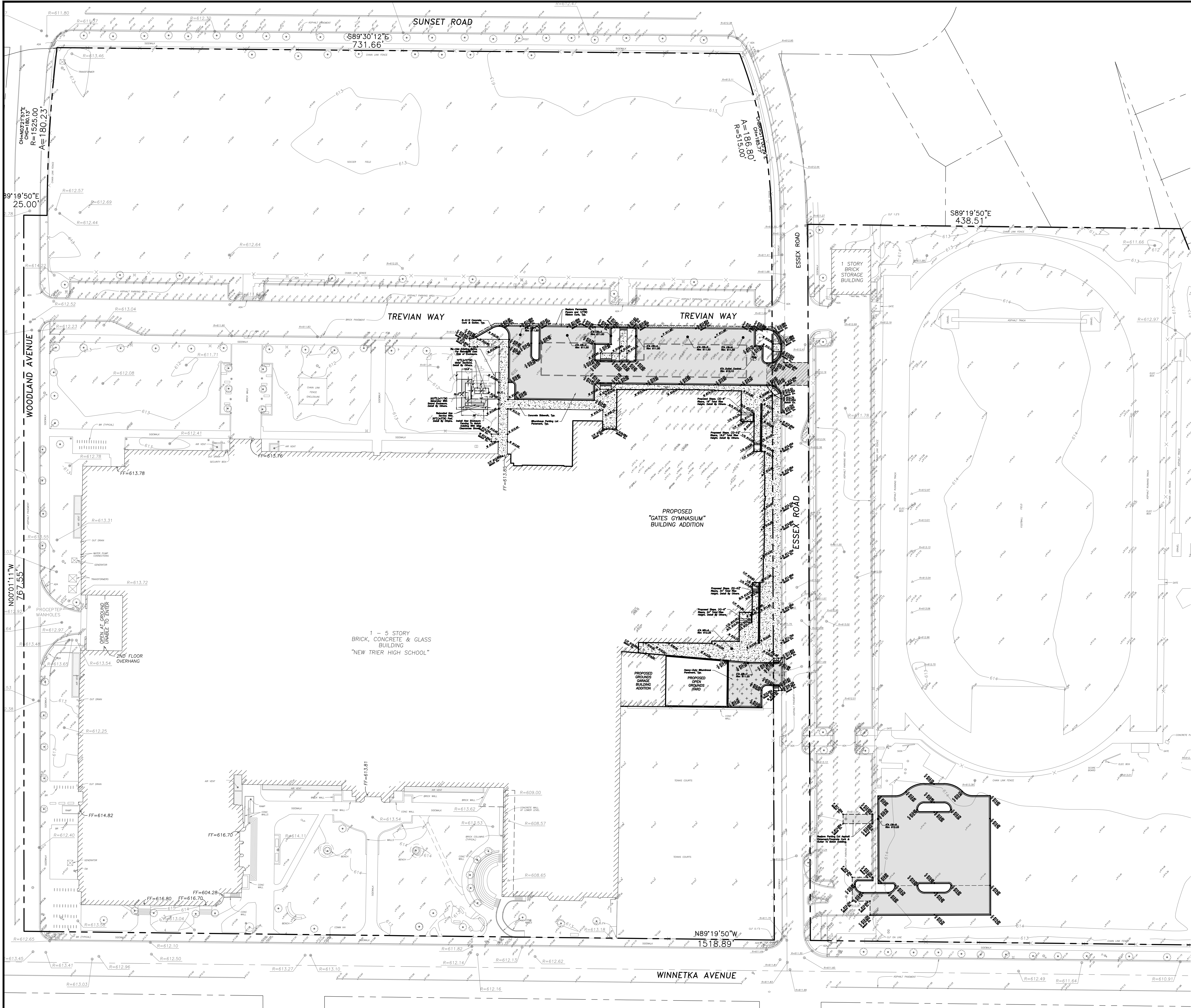
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Sheet Title:

**GYMNASIUM SITE
UTILITY PLAN**

Sheet No:

C301



LEGEND	
EXISTING	PROPOSED

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



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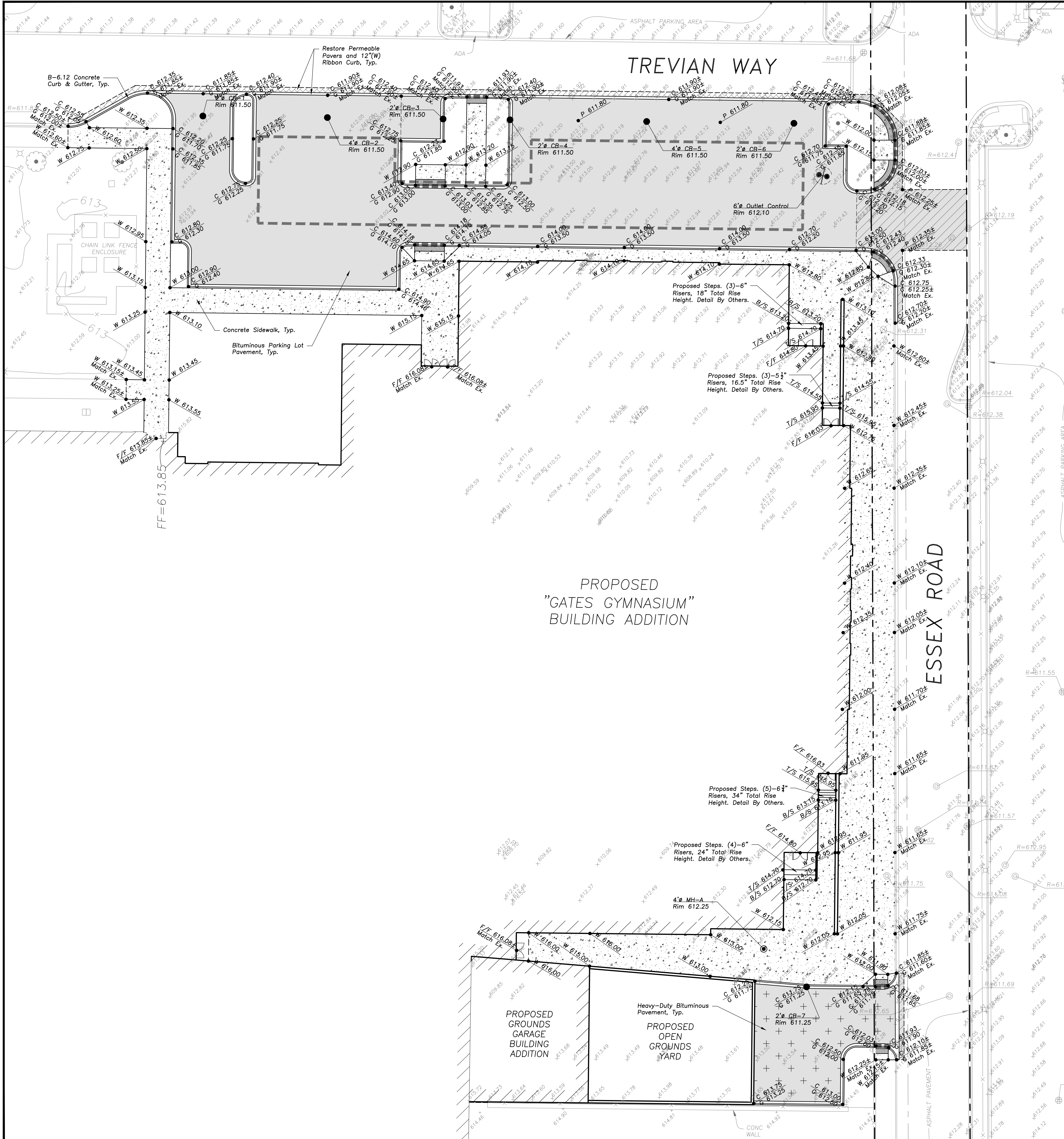
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Sheet Title:
**OVERALL SITE
GRADING &
PAVING PLAN**

Sheet No:
C400

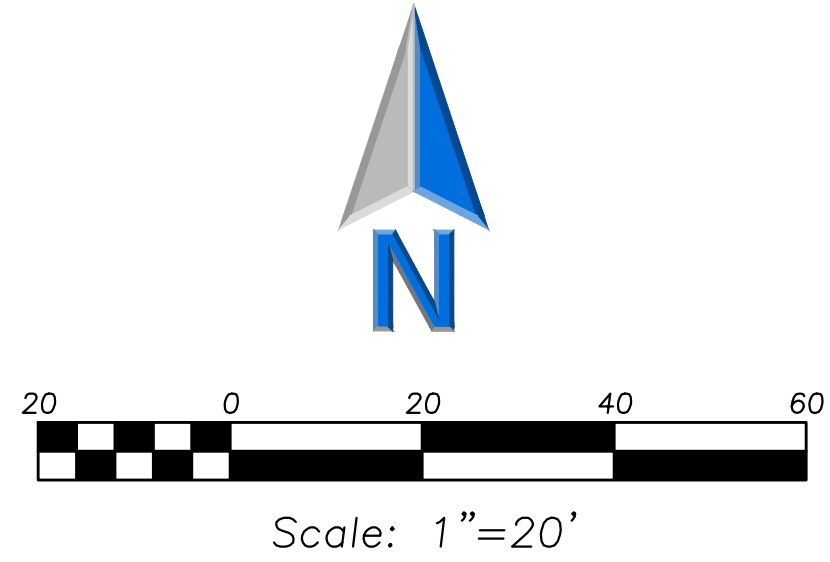


GRADING NOTES

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
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 | Manhole |
| Catch Basin | Catch Basin |
| Inlet | Inlet |
| Area Drain | Area Drain |
| Clean Out | Clean Out |
| Flared End Section | Flared End Section |
| Storm Sewer | Storm Sewer |
| Sanitary Sewer | Sanitary Sewer |
| Combined Sewer | Combined Sewer |
| Water Main | Water Main |
| Gas Line | Gas Line |
| Overhead Wires | Overhead Wires |
| Electrical Cable (Buried) | Electrical Cable (Buried) |
| Telephone Line | Telephone Line |
| Fire Hydrant | Fire Hydrant |
| Valve Vault | Valve Vault |
| Buffalo Box | Buffalo Box |
| Downspout | Downspout |
| Ballard | Ballard |
| Gas Valve | Gas Valve |
| Gas Meter | Gas Meter |
| Electric Meter | Electric Meter |
| ComEd Manhole | ComEd Manhole |
| Hand Hole | Hand Hole |
| Light Pole | Light Pole |
| Light Pole w/ Mast Arm | Light Pole w/ Mast Arm |
| Utility Pole | Utility Pole |
| Telephone Pedestal | Telephone Pedestal |
| Telephone Manhole | Telephone Manhole |
| Sign | Sign |
| Fence | Fence |
| Accessible Parking Stall | Accessible Parking Stall |
| Curb & Gutter | Curb & Gutter |
| Depressed Curb | Depressed Curb |
| Curb Elevation | Curb Elevation |
| Gutter Elevation | Gutter Elevation |
| Pavement Elevation | Pavement Elevation |
| Sidewalk Elevation | Sidewalk Elevation |
| Ground Elevation | Ground Elevation |
| Top of Retaining Wall Elevation | Top of Retaining Wall Elevation |
| Swale | Swale |
| Contour Line | Contour Line |
| Deciduous Tree | Deciduous Tree |
| Coniferous Tree | Coniferous Tree |
| Brushline | Brushline |
| Tree Protection Fencing at Drip Line | Tree Protection Fencing at Drip Line |

SURVEY PROVIDED BY:

Plot 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

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**GYMNASIUM
SITE GRADING
& PAVING PLAN**

Sheet No:

C401

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Sanitary Sewer Diagram showing building footprint, parking area, and sewer lines. Key features include:

- Building Footprint:** A large rectangular structure with two rounded rectangular extensions.
- Parking Area:** Located to the left of the building, labeled "ASPHALT PARKING AREA".
- Sanitary Sewer Lines:**
 - A vertical line labeled "34'-12\" RCP" with a slope of "0.74%".
 - A horizontal line labeled "4'x CB-8" with "Rim 612.25", "Inv. 607.50", and "R-3067-L, F&G (or Approved Equal)".
 - A horizontal line labeled "R=611.44", "I=607.09".
 - A horizontal line labeled "R=612.08", "I=607.98".
 - A horizontal line labeled "R=613.38", "E.I.=611.12", "W.I.=611.02".
- Other Features:**
 - "CHAIN LINK" fence to the right.
 - "SIDEWALK" at the bottom.
 - "CLF ON LINE" label near the sidewalk.
 - "ADA" label near the sidewalk.
 - "12 RCP ST" label near the sidewalk.
 - "DU" label near the sidewalk.
- Notes:**
 - "Connect New Storm Sewer Outlet to Ex. Sewer at Catch Basin at Inv. 607.25."

 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

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)
 2" 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
 6" Portland Cement Concrete
 6"x6" W14xW14 Welded Wire Fabric
 4" Aggregate Base Course, Type B, Crushed

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

Ridge Line/High Point

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
	Water Main	
	Gas Line	
	Overhead Wires	
	Electrical Cable (Buried)	
	Telephone Line	
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
	Downspout	
	Ballard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ West Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
	Curb Elevation	
	Gutter Elevation	
	Pavement Elevation	
	Sidewalk Elevation	
	Ground Elevation	
	Top of Retaining Wall Elevation	
	Swale	
	Contour Line	
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing of Drp. Line	

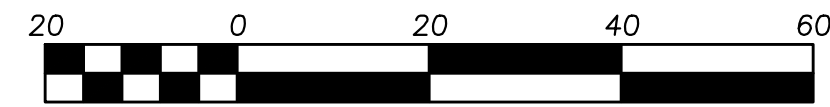
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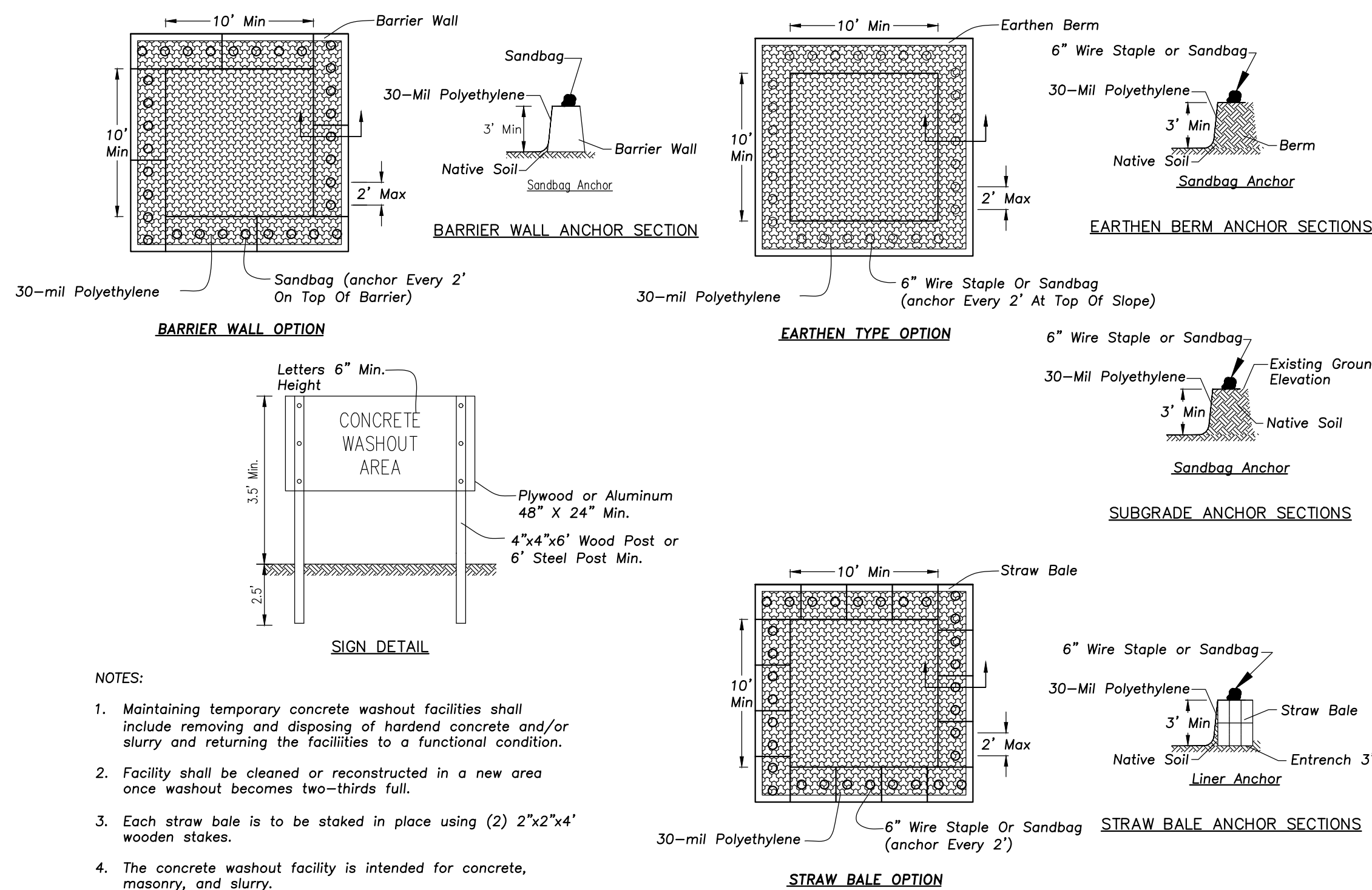
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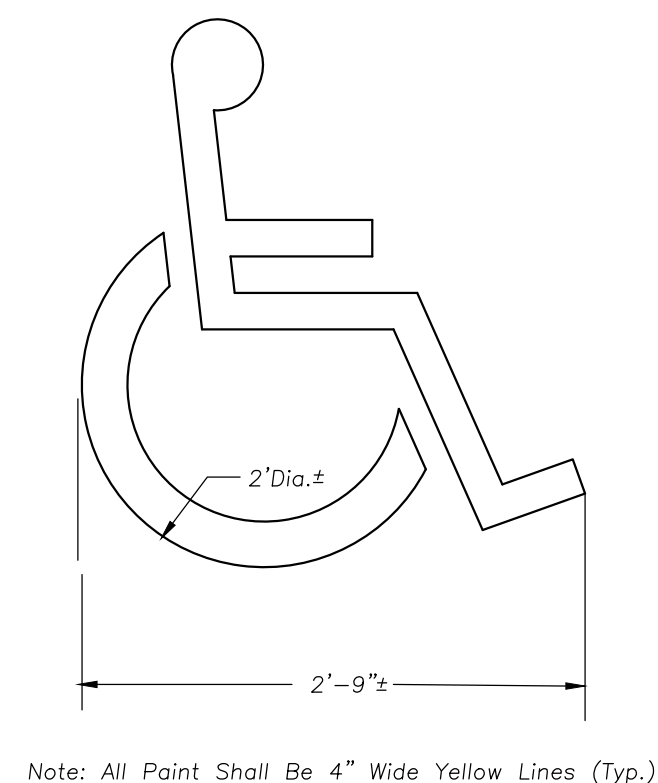
PARKING LOT EXPANSION SITE PLAN

Sheet No:

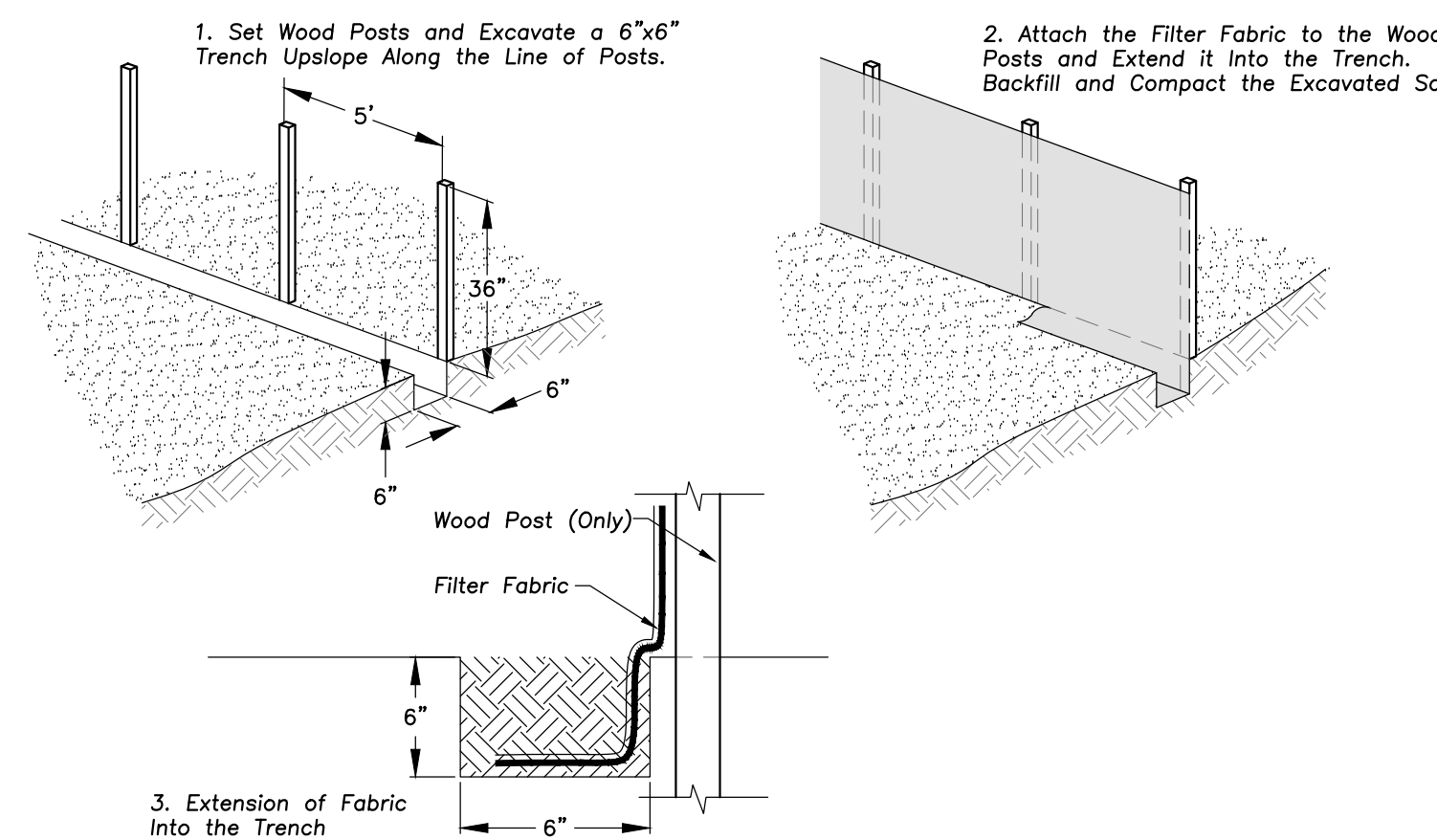
C501



CONCRETE WASHOUT FACILITY



STABILIZED CONSTRUCTION ENTRANCE



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 $1\frac{1}{4}" \times 1\frac{1}{4}" \times \frac{1}{8}"$ Angle. Base Rim Fabricated From $1\frac{1}{2}" \times \frac{1}{2}" \times \frac{1}{8}"$ Channel. Handles And Suspension Brackets Fabricated From $1" \times 1" \times \frac{1}{8}"$ Angle.

Bituminous Impregnated Felt Expansion Joint

Each Expansion Joint: 3/4" Space At 40' Interval, Max.

1/4"

EXPANSION JOINT

Depth: 1/4" Slab Thickness

Tooled Joint

1/4"

CONTRACTION JOINT

Or As Shown On Drawings

4'-6'

1/2" Expansion Joint

Width As Shown On Drawings

2.0% Maximum Cross Slope

5" Min.

2" Min.

6"x6" W1.4XW1.4 WWF (Epoxy Coated)

Portland Cement Concrete, Class SI, Fine to Med. Broom Finish

IDOT CA-6 Gradation Granular Sub-base, 10R

Alternate Slope To Be Used If Pavement Slopes Away From Curb.

1"

6"

Class SI Concrete

1 1/2" (Depressed Driveway Curb Only)

#4 Rebars, Epoxy Coated

9"

6"

6"

Aggregate Base (4" Min.)

Compacted Clay Sub-Base

Notes:

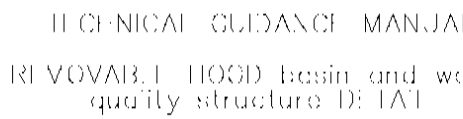
1. A 1" Expansion Joint Shall Be Installed At All Points of Curvature For Short Radius (under 25 ft.) Curves. Maximum Expansion Joint Spacing is 50'. Expansion Joints Shall Be Constructed With 1" Thick Preformed Expansion Joint Filler Conforming To The Curb And Gutter Cross Section And Shall Be Provided With One 1/4" ϕ , 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

INLET PROTECTORS – SEDIMENT BAG



C601



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**

C603

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.

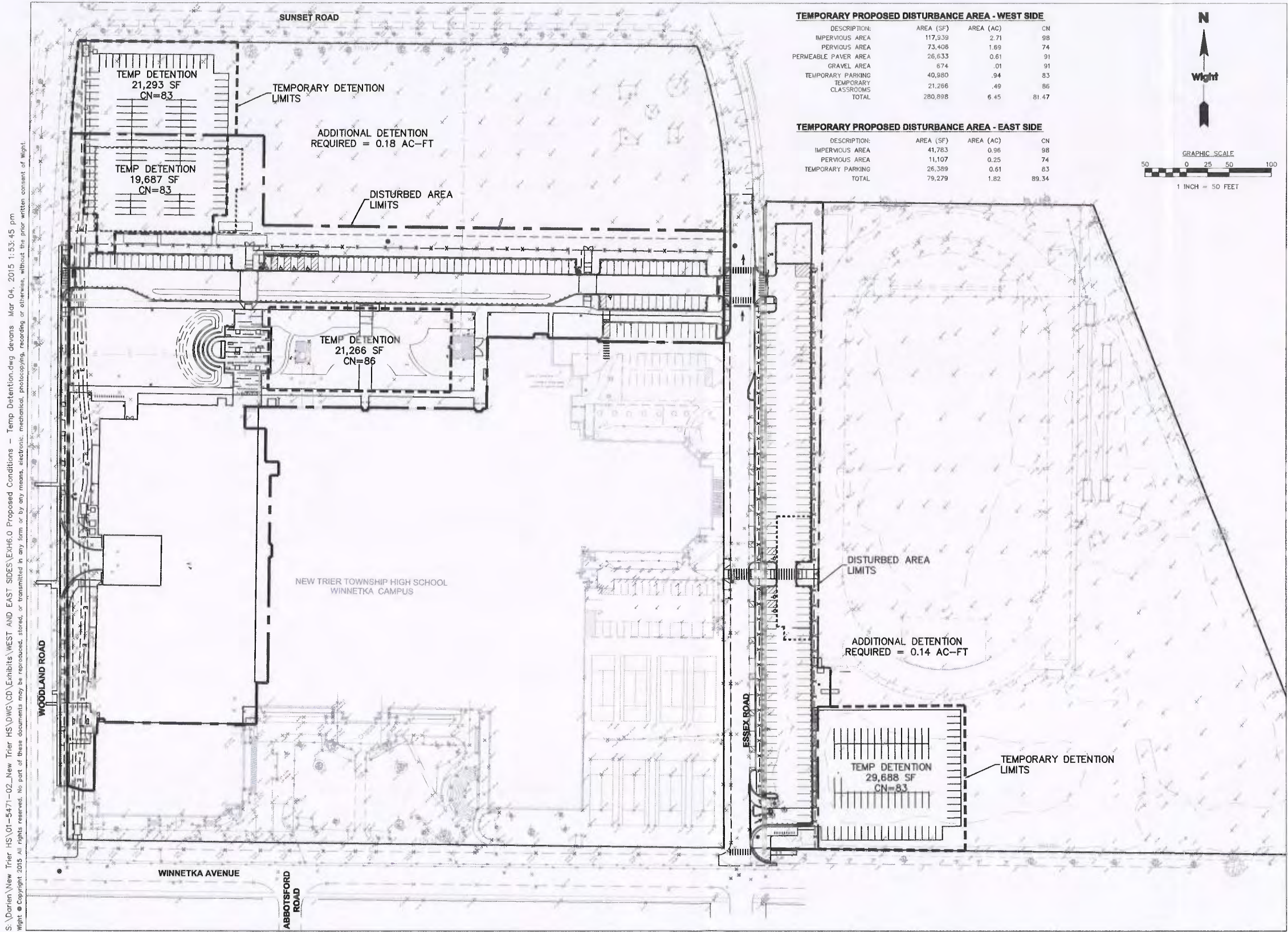
The intent of the lot is to provide parking for staff and teachers only, no material storage, contractor parking, or deliveries. There is no net increase or decrease to the parking count on site, as this lot provides enough spaces to accomodate only the spots displaced due to construction activity.

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)



S:\Dorian\New Trier HS\01-5471-02_New Trier HS\DWG\CD\Exhibits\WEST AND EAST SIDES\EXH6.0_Proposed Conditions - Temp Detention.dwg devans Mar 04, 2015 1:53:45 pm
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385 WINNETKA AVE.
WINNETKA, IL 60093



KEY MAP

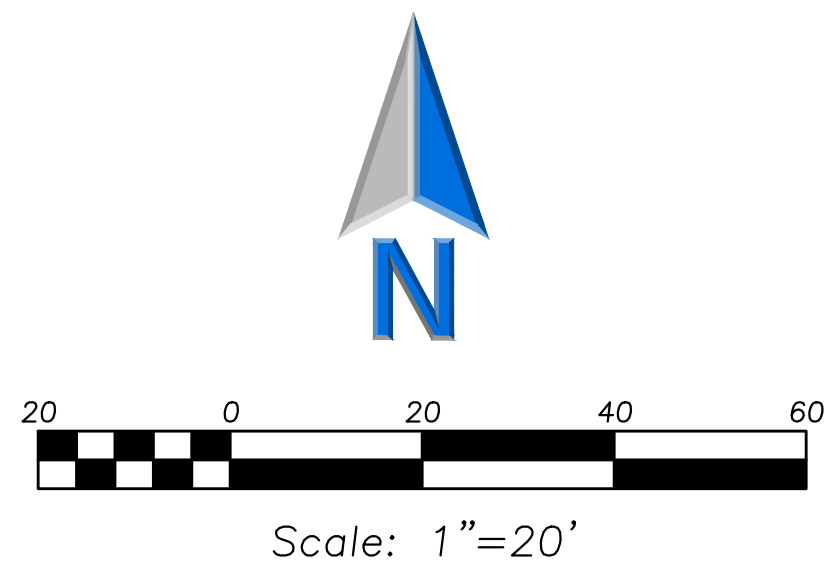
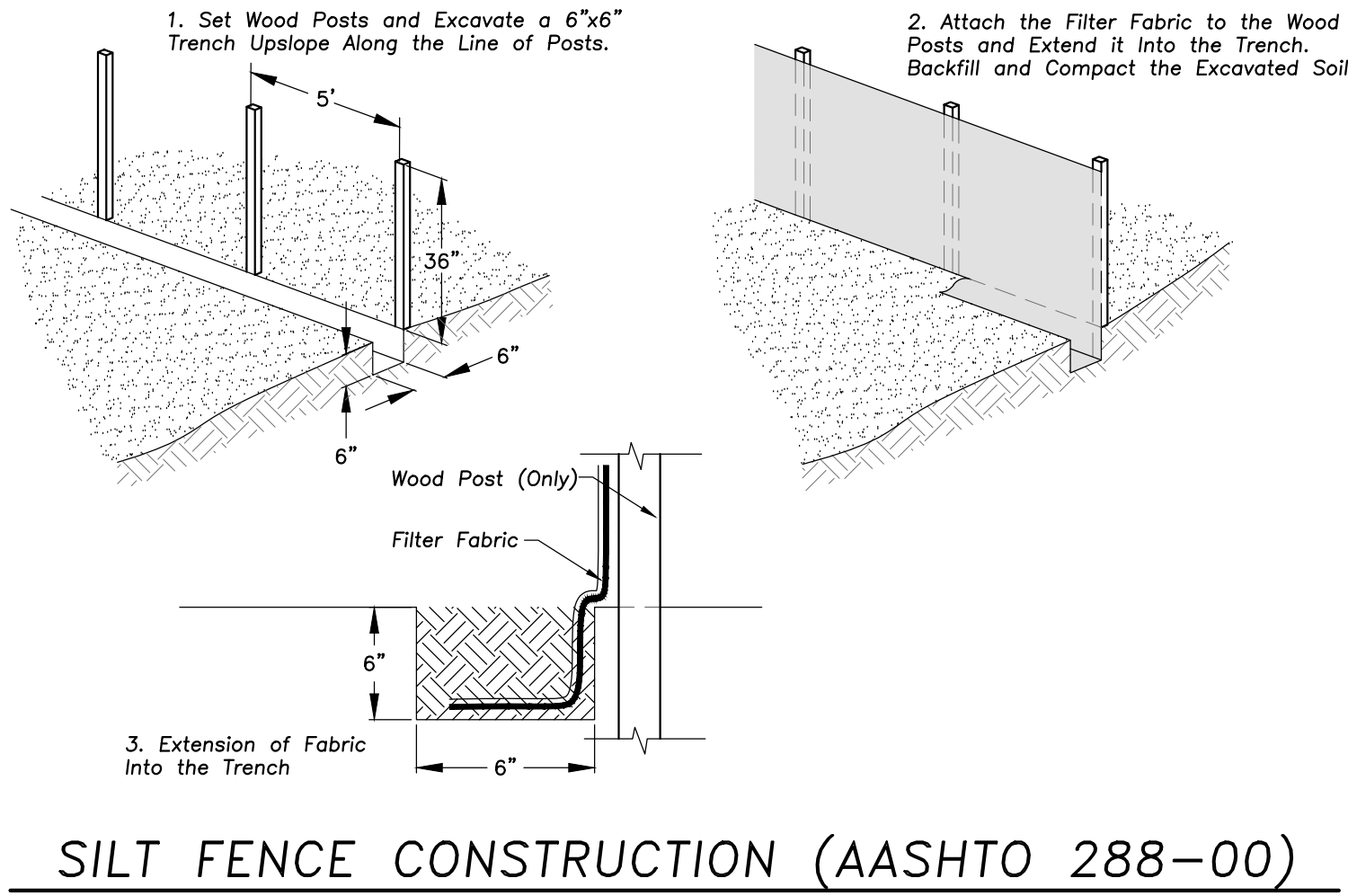
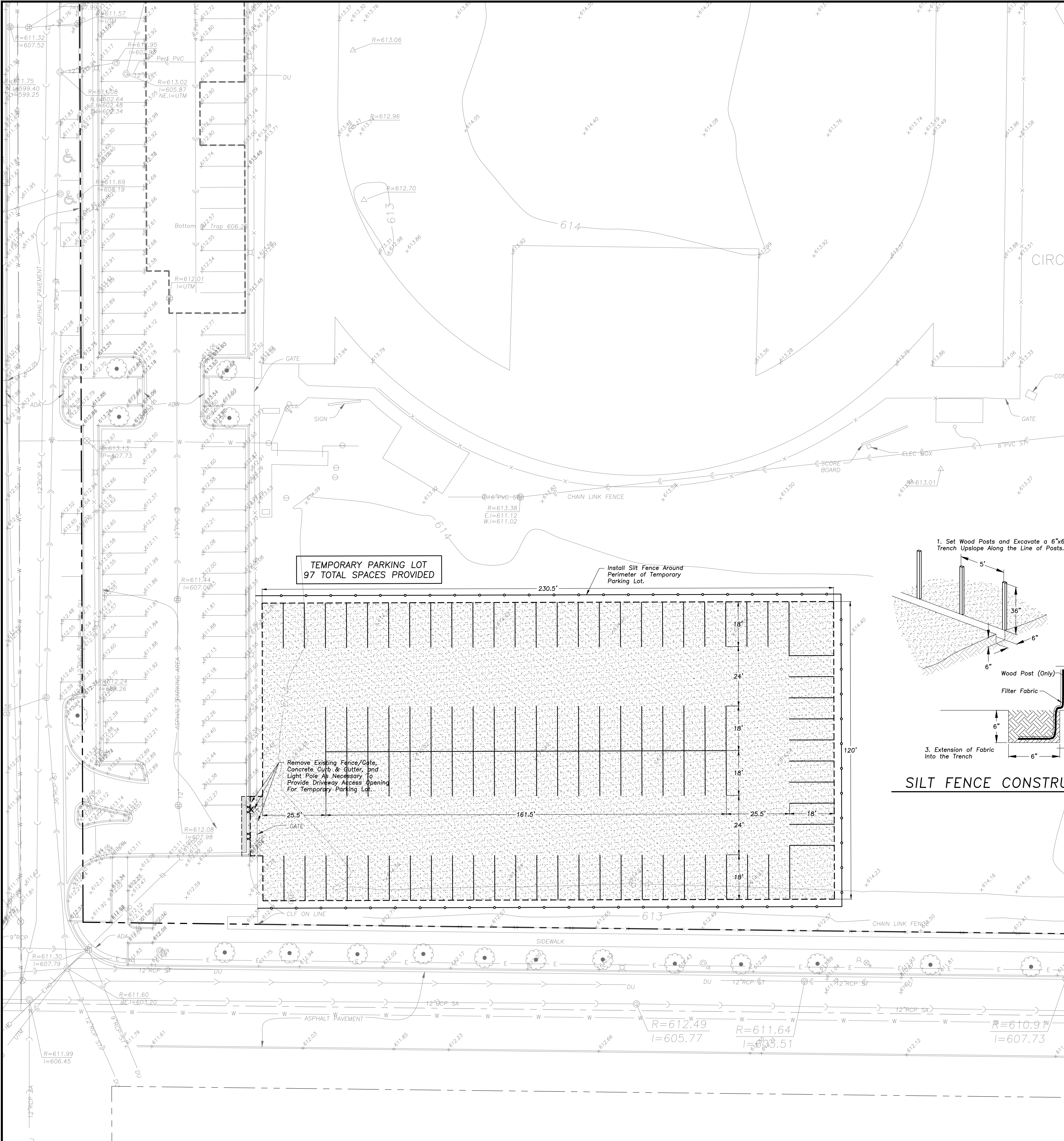
Issuances

REV	DESCRIPTION	DATE
ISSUED FOR BID		03/02/15

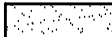
TEMPORARY PROPOSED
CONDITIONS

EXH6.0

Project Number: 02-5471-02



DEMOLITION LEGEND

- | | |
|---|---|
|  | Bituminous Pavement Removal
(Full Depth) |
| ----- | Pavement Sawcut |
| XX=XX= | Curb & Gutter Removal |
| X | Structure Removal |
|  | Install Temporary Gravel Parking Lot:
3' 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. Minimum Depth 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 Ancillaries. Coordinate Abandonment of Electrical Lines With Electrical Engineer and Owner Prior to Demolition.
5. Provide Tree Protection Fencing Prior to Construction Operations. Maintain Thorough Construction.

LEGEND

- | EXISTING | | PROPOSED |
|----------|--------------------------------------|----------|
| | Manhole | |
| | Catch Basin | |
| | Inlet | |
| | Area Drain | |
| | Clean Out | |
| | Flared End Section | |
| | Storm Sewer | |
| | Sanitary Sewer | |
| | Combined Sewer | |
| | Water Main | |
| | Gas Line | |
| | Overhead Wires | |
| | Electrical Cable (Buried) | |
| | Telephone Line | |
| | Fire Hydrant | |
| | Valve Vault | |
| | Buffalo Box | |
| | Downspout | |
| | Bollard | |
| | 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 | |
| | Curb Elevation | |
| | Gutter Elevation | |
| | Pavement Elevation | |
| | Sidewalk Elevation | |
| | Ground Elevation | |
| | Top of Retaining Wall Elevation | |
| | Swale | |
| | Contour Line | |
| | 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 AJ248

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
GRAYS LAKE, ILLINOIS 60030
PHONE (847) 223-4804
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EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
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EXPIRES: 04/30/2021

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

Reserved for Seal:

[illegible]

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NO REPRODUCTION OF ANY PART OF THESE PLANS IS PERMITTED WITHOUT THE WRITTEN
CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Sheet Title:

TEMPORARY PARKING LOT PLAN

Sheet No:

C100

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: __