



ZONING BOARD OF APPEALS REGULAR MEETING

MONDAY, SEPTEMBER 9, 2019 - 7:00 p.m.

WINNETKA VILLAGE HALL COUNCIL CHAMBERS – 510 GREEN BAY ROAD

AGENDA

1. Call to Order & Roll Call
2. Community Development Report
3. Approval of April 8, 2019 meeting minutes.
4. **Case No. 19-23-V2: 880 Willow Road**: An application submitted by Iulian Cazacu seeking approval of zoning variations to allow construction of a new single family residence on the existing foundation at 880 Willow Road. The requested zoning variations would permit the residence (a) to exceed the maximum permitted building size, (b) to provide less than the minimum required front yard setback from Willow Road, and (c) to provide less than the minimum required east side yard setback. The Village Council has final jurisdiction on this request.
5. **Comprehensive Plan Workshop Session**: The Zoning Board of Appeals will hold a workshop session to discuss ideas for inclusion in a new comprehensive plan.
6. Other Business.
7. Next meeting – October 14, 2019.
8. Public Comment.
9. Adjournment

Note: Public comment is permitted on all agenda items.

NOTICE

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

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510 Green Bay Road, Winnetka, Illinois 60093

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

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

1 WINNETKA ZONING BOARD OF APPEALS
2 APRIL 8, 2019
3

4 **Zoning Board Members Present:** Matt Bradley, Chairman
5 E. Gene Greable
6 Wally Greenough
7 Kimberly Handler
8

9 **Zoning Board Members Absent:** Sarah Balassa
10

11 **Village Staff:** David Schoon, Director of Community Development
12 Ann Klaassen, Senior Planner
13

14 **Minutes of the Zoning Board of Appeals**
15 **April 8, 2019**
16

17 **Call to Order:**

18 Chairperson Johnson called the meeting to order at 6:58 p.m.
19

20 **Call to Order & Roll Call**

21 Ms. Klaassen took roll call of the Board Members present and noted Ms. Balassa is the only Member
22 absent.
23

24 **Community Development Report**

25 Mr. Schoon stated at last week's Village Council meeting, they appointed a new Member to the Board
26 and Lynn Hanley would start with the Board at the May meeting. He noted there would only be one
27 more open position which President Rintz is working to fill. Mr. Schoon also stated the Village Council
28 adopted amendments to the overlay district which would not go into effect for 90 days at the request of
29 a property owner in order to provide time to finish a deal with a business that would become a special
30 use under the amendments. He stated the Village Council also discussed the planned development
31 ordinance which included the creation of a planned development commission consisting of members of
32 the Board and Plan Commission which would review planned developments from a planning and zoning
33 perspective with the DRB reviewing requests from a design perspective. Mr. Schoon stated the other
34 major changes were the addition of a concept plan review stage at the Village Council level before
35 formal application is submitted. He stated currently, there is a two-step preliminary and final plan
36 review as part of the formal application process. Mr. Schoon stated at the final plan stage, the advisory
37 bodies would not be involved unless the Village Council found the plan was not in substantial conformity
38 and they refer it back to the advisory bodies.
39

40 Mr. Schoon stated other changes are being made to amend the ordinance which deals with submittal
41 requirements in order to make them clearer. He then stated the Village Council introduced adoption of
42 the ordinance and are scheduled to vote on it at the April 16, 2019 meeting. Mr. Schoon stated also at
43 the April 4th meeting, the Village Council reviewed the Board's recommendations/comments with
44 regard to 1309 Trapp Lane and directed Village staff to prepare an ordinance approving the variation to
45 allow the swimming pool in the required front yard and are scheduled to consider it at the April 16th
46 meeting.
47

1 Mr. Schoon also stated at the April 16th meeting, Boutique Bites, a banquet facility which wanted to
2 locate in Hubbard Woods, needs zoning approvals which the Village Council decided to keep at its level
3 along with liquor license amendments, valet parking and zoning regulations. He added there will be a
4 public hearing at the April 16th meeting in connection with the proposal.

5
6 Mr. Greenough asked if there would be public comment at the April 16th meeting on the proposed new
7 planned development commission. Mr. Schoon responded public comment was continued and the
8 Village Council would continue to take public comment on the planned development amendments.

9
10 Chairman Bradley noted he was not present for the prior meeting and thanked former Members of the
11 Board, including Ms. Johnson, Mr. Naumann and Mr. Lane. He stated his recommendation of Ms. Hanley
12 would be considered by President Rintz and noted she previously served on the Highland Park Zoning
13 Board of Appeals and is a real estate and zoning lawyer.

14
15 **Approval of March 11, 2019 Meeting Minutes.**

16 Chairman Bradley noted since he was not present at the prior meeting and although he had no
17 comments or corrections, he would entertain a motion to approve the March 11, 2019 meeting minutes.
18 A motion was made by Mr. Greenough and seconded by Ms. Handler to approve the March 11, 2019
19 meeting minutes. A vote was taken and the motion passed by unanimous voice vote.

20
21 Chairman Bradley then swore in those speaking to matters on the agenda.

22
23 **Case No. 19-08-SU: 800 Pine Street - Winnetka Community Nursery School. An application submitted**
24 **by Winnetka Community School seeking approval of a Special Use Permit and zoning variations to**
25 **allow renovation of the existing playground at 800 Pine Street. The requested zoning variations would**
26 **permit play equipment (a) to provide less than the minimum required front yard setback from Pine**
27 **Street and (b) to provide less than the minimum required front yard setback from Killian Court.**
28 **The Village Council has final jurisdiction on this request.**

29 Ms. Klaassen stated Case No. 19-08-SU for 800 Pine Street is an application filed by the Winnetka
30 Community Nursery School as the lessee at the property at 800 Pine Street. She stated the applicant
31 requests approval of the following relief: (a) approval of a special use permit to allow the renovation of
32 the existing playground for an existing educational institution in the B-1 Multi-Family Zoning District, (b)
33 approval of a zoning variation to allow a front yard setback of 11.25 feet from Pine Street, whereas a
34 minimum of 25 feet is required, a variation of 13.75 feet or 55% and (c) approval of a zoning variation to
35 allow a front yard setback of 1 foot from Killian Court, whereas a minimum of 25 feet is required, a
36 variation of 24 feet or 96%.

37
38 Jennifer Page, 1092 Cherry Street, presented the request on behalf of the Winnetka Community Nursery
39 School Board. She stated they are looking to update the playground with the main reason being the
40 large climber is out of date and has rotting wood. Ms. Page stated it also used to be used for older
41 children and there are currently no children older than 5 years old. She also stated they have to reduce
42 the size of the sandbox which needs to be covered every night for DCFS reasons which is cumbersome
43 for the teachers to do, as well as fix rusting monkey bars. Ms. Page stated as a result of that work, they
44 decided to add landscape elements. She stated they plan to install a smaller climber in the same location
45 as the current climber as well as to add a small wooden playhouse and rubber berms and tunnel, all of
46 which would be located within the existing fence. Ms. Page then asked if there were any questions.

1 A Board Member commented the application is very thorough. Chairman Bradley stated to confirm for
2 the record, he asked if the zoning variations are existing nonconforming from the prior application. Ms.
3 Klaassen confirmed that is correct. Mr. Greable stated he had no questions and commented he was
4 impressed by what is being done for the children and families of the community and fully supported the
5 application. Mr. Greenough stated he did not have any questions. Chairman Bradley noted the Plan
6 Commission and DRB voted in favor of the application. Ms. Handler stated the applicant came up with a
7 plan which she described as beautiful and which integrates technology in connection with the rubber
8 berms, etc. which would be an asset to the community. Ms. Page added it would all be very natural
9 looking.

10
11 Chairman Bradley asked if there were any other comments. There were none. He then asked for a
12 motion to recommend approval of the special use and variations as set forth on page 5 of the materials.
13 Mr. Greenough moved to recommend approval of the requested special use and zoning variations for
14 the reasons set forth on page 5 of the packet and further finds the proposal is in harmony with the
15 general purpose and intent of the special use standards and the eight variation standards have been
16 met. The motion was seconded by Mr. Greable. A vote was taken and the motion unanimously passed.

17
18 AYES: Bradley, Greable, Greenough, Hanley

19 NAYS: None
20

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

- 23 1. That the establishment, maintenance and operation of the special use will not be
24 detrimental to or endanger the public health, safety, comfort, morals or general welfare;
25
- 26 2. That the special use will not be substantially injurious to the use and enjoyment of other
27 property in the immediate vicinity which are permitted by right in the district or districts of
28 concern, nor substantially diminish or impair property values in the immediate vicinity;
29
- 30 3. That the establishment of the special use will not impede the normal and orderly
31 development or improvement of other property in the immediate vicinity for uses permitted
32 by right in the district or districts of concern;
33
- 34 4. That adequate measures have been or will be taken to provide ingress and egress in a
35 manner which minimizes pedestrian and vehicular traffic congestion in the public ways;
36
- 37 5. That adequate parking, utilities, access roads, drainage and other facilities necessary to the
38 operation of the special use exist or are to be provided; and
39
- 40 6. That the special use in all other respects conforms to the applicable regulations of this and
41 other Village ordinances and codes.
42

43 The requested zoning variations to allow a front yard setback of 11.25 feet from Pine Street,
44 whereas a minimum of 25 feet is required, a variation of 13.75 feet (55%) and a front yard setback
45 of 1 foot from Killian Court, whereas a minimum of 25 feet is required, a variation of 24 feet (96%)
46 are in harmony with the general purpose and intent of the Zoning Ordinance and that each of the
47 following eight standards has been met:

- 1 1. The property in question cannot yield a reasonable return if permitted to be used only under
2 the conditions allowed by regulations in that zone.
- 3
- 4 2. The plight of the owner is due to unique circumstance. Such circumstances must be associated
5 with the characteristics of the property in question, rather than being related to the occupants.
- 6
- 7 3. The variation, if granted, will not alter the essential character of the locality.
- 8
- 9 4. An adequate supply of light and air to the adjacent property will not be impaired.
- 10
- 11 5. The hazard from fire and other damages to the property will not be increased.
- 12
- 13 6. The taxable value of the land and buildings throughout the Village will not diminish.
- 14
- 15 7. The congestion in the public street will not increase.
- 16
- 17 8. The public health, safety, comfort, moral, and welfare of the inhabitants of the Village will not
18 otherwise be impaired.
- 19

20 **Case No. 19-11-SU: 1112 Willow Road - Crow Island School: An application submitted by Winnetka**
21 **School District 36 seeking approval of a Special Use Permit and a zoning variation to allow renovation**
22 **of the existing playground along Glendale Avenue at Crow Island School. The requested zoning**
23 **variation would permit play equipment and a relocated playhouse to provide less than the minimum**
24 **required front (corner) yard setback from Glendale Avenue. The Village Council has final jurisdiction**
25 **on this request.**

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

32
33 Katherine Talty, 45 Longtree, introduced herself to the Board as the Landscape Architect representing
34 District 36, along with Julie Pfeffer, the Principal at Crow Island School. She described the request as
35 very similar to the previous request where there is an older age group coming through the school
36 system. Ms. Talty stated they are looking to replace aged play equipment at the Glendale play area
37 which currently exists at the Crow Island School. She stated the play area was last renovated in 2003
38 making the equipment 16 years old and at the end of its life span. Ms. Talty noted the equipment
39 contained timber which is rotting and several pieces have been selectively moved out of the play area.

40
41 Ms. Talty then stated the first slide showed the area and existing play area with the main play piece
42 which would be replaced. She noted the landscape and plant material would remain intact. Ms. Talty
43 stated the next illustration represented the play piece to be removed and replaced. She also stated as
44 part of the project, they would like to reconfigure the asphalt area and identified the two remaining
45 swing sets on the site after the removal of one swing set. Ms. Talty stated the next slide showed the
46 current and proposed configuration of the play area with the goal to reconfigure the existing asphalt pad
47 for general play and sidewalk that rims the asphalt. She stated they planned to relocate a portion of the
48 sidewalk to create a smaller, tighter ring and remove the fiber play surface and replace them with a

1 poured in place rubberized surface with the goal being to more easily accommodate students with
2 mobility issues and which would be more durable. Ms. Talty informed the Board they would remain
3 within the required impermeable surface requirements on the overall site.
4

5 Ms. Talty stated the second request related to the variation that currently exists with the existing play
6 equipment and would continue that nonconformance. Ms. Talty referred the Board to an illustration of
7 the play equipment which contained one large climbing structure and six swings which would replace
8 the previous swings all on the rubberized surface. She noted everything to the south would remain as is
9 and they are looking to move one small playhouse which she identified and relocate it to match the new
10 configuration of the sidewalk.
11

12 Ms. Talty then identified an expanded view of the play pieces from the manufacturer, Landscape
13 Structures, which has been used often with the District 36 projects as well as the Winnetka Park District
14 projects. She stated it would be metal play pieces which are color coded to match the color of the brick
15 on Crow Island in a tan and brown color. Ms. Talty then referred to an image of the actual play piece and
16 noted the tallest portion of the structure would be under 15 feet. She also referred to an expanded
17 illustration of the play surface material which would be a neutral color and solid poured in place
18 material. Ms. Talty then asked if there were any questions.
19

20 Chairman Bradley stated one difference is the existing setback is 6.42 feet with the proposed setback to
21 be 6.25 feet and asked if they would be encroaching further into the setback. Ms. Klaassen confirmed
22 they would be encroaching further into the setback. Chairman Bradley then asked Ms. Talty to note for
23 the record what the additional area would be for. Ms. Talty thought they were lessening the
24 encroachment. Ms. Klaassen confirmed the encroachment would increase. Ms. Talty then stated it
25 reflected how the sidewalk would bow at that particular point. She identified the area on a slide for the
26 Board of the existing and proposed condition. Ms. Talty also stated as they move the structure to the
27 south, the sidewalk would bow out a little further.
28

29 Chairman Bradley then called the matter in for discussion and asked for a motion to recommend
30 approval of the special use and zoning variations set forth on page 6 of the materials. He stated like the
31 prior applicant, a lot of thought, time and energy went into the proposal and he appreciated they would
32 be updating the facilities and equipment which has done its duty over the last 16 years. Chairman
33 Bradley also stated it would remain in its neutral tone and keeping the aesthetic and he is in favor of the
34 request. He then asked if there were any other comments and if there was a motion to recommend
35 approval as set forth on page 6.
36

37 Mr. Greable commented he liked the idea and it would be an improvement to the equipment which the
38 neighbors would gravitate toward and he moved to recommend approval. Mr. Greenough agreed and
39 seconded the motion. A vote was taken and the motion unanimously passed.
40

41 AYES: Bradley, Greable, Greenough, Hanley

42 NAYS: None
43

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

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

2. That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity;
3. That the establishment of the special use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern;
4. That adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways;
5. That adequate parking, utilities, access roads, drainage and other facilities necessary to the operation of the special use exist or are to be provided; and
6. That the special use in all other respects conforms to the applicable regulations of this and other Village ordinances and codes.

The requested zoning variation to allow a corner (front) yard setback of 6.25 feet from Glendale Avenue, whereas a minimum of 50 feet is required, a variation of 43.75 feet is in harmony with the general purpose and intent of the Zoning Ordinance and that each of the following eight standards has been met:

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

Other Business

Chairman Bradley asked if there was any other business. No additional business was discussed at this time.

Public Comment

Chairman Bradley noted there is no one in the audience to comment.

1 **Adjournment:**
2 The meeting adjourned at 7:22 p.m.
3
4 Respectfully submitted,
5
6 Antionette Johnson
7 Recording Secretary

DRAFT



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: AUGUST 30, 2019
SUBJECT: CASE NO. 19-23-V2: 880 WILLOW ROAD -VARIATIONS

INTRODUCTION

On September 9, 2019, the Zoning Board of Appeals will conduct a public hearing on an application filed by Iulian Cazacu (the "Applicant") as the owner of the property at 880 Willow Road (the "Subject Property"). The Applicant requests approval of the following zoning variations to allow construction of a new single family residence on an existing foundation on the Subject Property:

1. Gross Floor Area of 2,813.9 square feet, whereas a maximum of 1,879.94 square feet is permitted, a variation of 933.96 square feet (49.68%) [Section 17.30.040 – Maximum Building Size];
2. Front yard setback of 13.79 feet, whereas a minimum of 50 feet is required, a variation of 36.21 feet (72.42%) [Section 17.30.050 – Front and Corner Yard Setbacks]; and
3. Side yard setback of 3.2 feet, whereas a minimum of 6 feet is required, a variation of 2.8 feet (46.67%) [Section 17.30.060 – Side Yard Setback].

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 Current* on August 22, 2019. As part of their submitted application materials, the Applicant has provided letters from two adjacent property owners; those letters are included in Attachment B. As of the date of this memo, staff has not received any additional written comment from the public regarding this application.

The Village Council has final jurisdiction on this request as only the Council has the authority to grant a variation to allow a zoning lot with a post-FAR building (constructed since 1989) to exceed the maximum permitted gross floor area.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.11 acres in size, is located on the south side of Willow Road, between Birch Street and White Oak Lane, and contains the foundation of the previous residence that has been torn down. Figures 1 through 3 on the following pages identify the Subject Property.

The property is zoned R-2 Single Family Residential, and it is bordered by R-2 Single Family Residential to the south, east and west, and R-5 Single Family Residential to the north (represented in Figure 4 later in this report). 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.

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

The residence is circa 1907. Subsequent building permits were issued in 1922 to alter the residence (add basement – hollow tile), in 1923 to rebuild a frame open porch, in 1926 to build a one-story frame and stucco garage, and in 1929 to build a second story frame porch.

In April 2019, the Applicant was issued a building permit to build a two-story addition and remodel the residence. On July 29, 2019, Village staff noticed the entire structure above grade had been demolished. Subsequently, a Stop Work Order was issued due to the work going beyond the scope of the approved building permit. Given the entire structure above grade was torn down, the Village's codes thus define the construction as a new home. A new home is required to meet current zoning requirements. Due to the pre-existing nonconformities of the residence that was torn down, zoning relief is necessary for the Applicant to proceed with construction to rebuild on the existing foundation. Therefore, the Applicant has submitted the variation application that is currently before the Board.

There are no previous zoning cases on file for the Subject Property.



Figure 1 – Subject Property Prior to Demolition



Figure 2 – Subject Property – Existing Condition



Figure 3 – Aerial Map

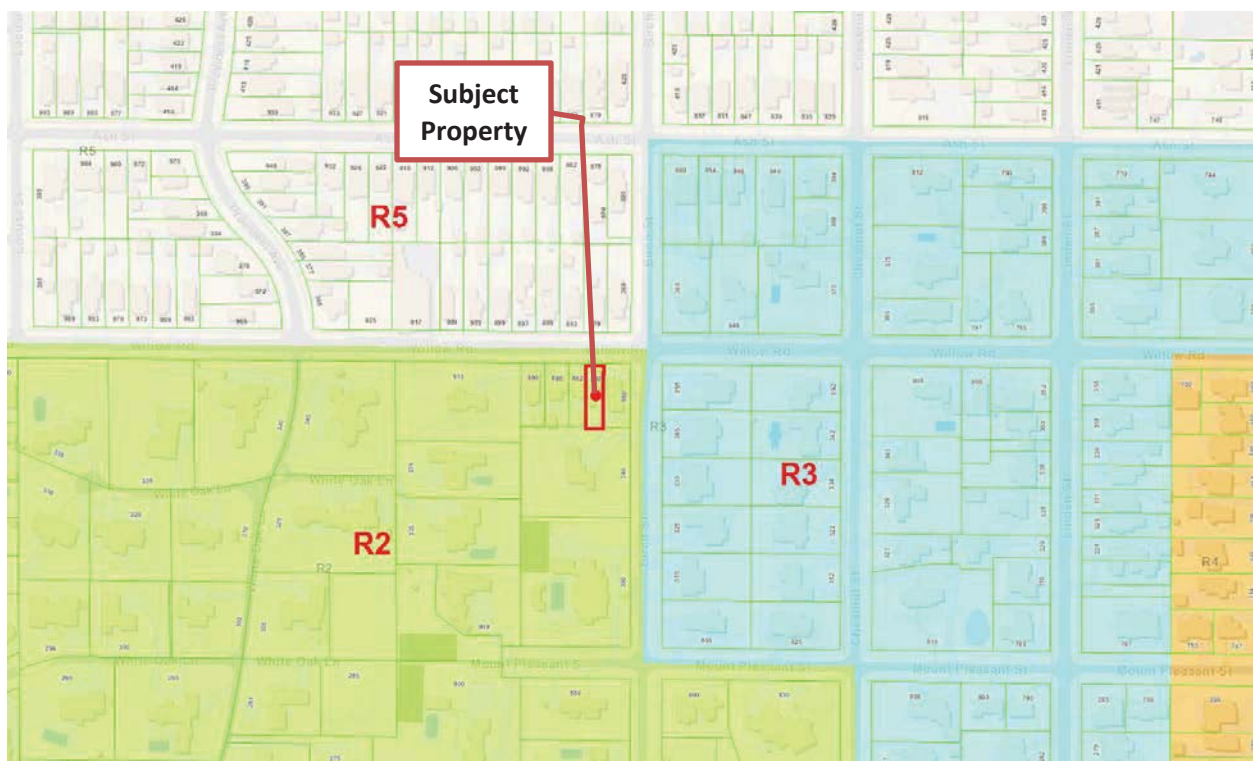


Figure 4 – Zoning Map

PROPOSED PLAN

The variations are being requested in order to build a new single family residence on the existing nonconforming foundation on the Subject Property. An excerpt of the site plan is provided later in this

report as Figure 5. The plans the Applicant has submitted for consideration by the Board reflect the same improvements originally approved by the Village in April 2019 to remodel the existing residence and build a two-story addition at the rear of the residence. The original approved plans for an addition complied with the zoning regulations and did not require approval of any zoning variations.

The proposed two-story residence would be constructed on the existing foundation, which has been reinforced with concrete. The Applicant intends to finish this “original” area of the basement to include a family room, powder room and a laundry/mechanical room. Prior to demolition, the foundation for what was to be an addition at the rear of the residence was installed. This area would not consist of a full basement; rather it would be a crawl space. The first floor of the residence would include an open living/kitchen/dining area, two bedrooms and a bathroom. The second floor would consist of a master suite, two additional bedrooms and a bathroom. In total, the house would have five bedrooms and 3½ bathrooms and consist of 2,813.9 square feet of gross floor area (GFA). The proposed plan does not include replacement of the garage. A breakdown of the GFA is as follows:

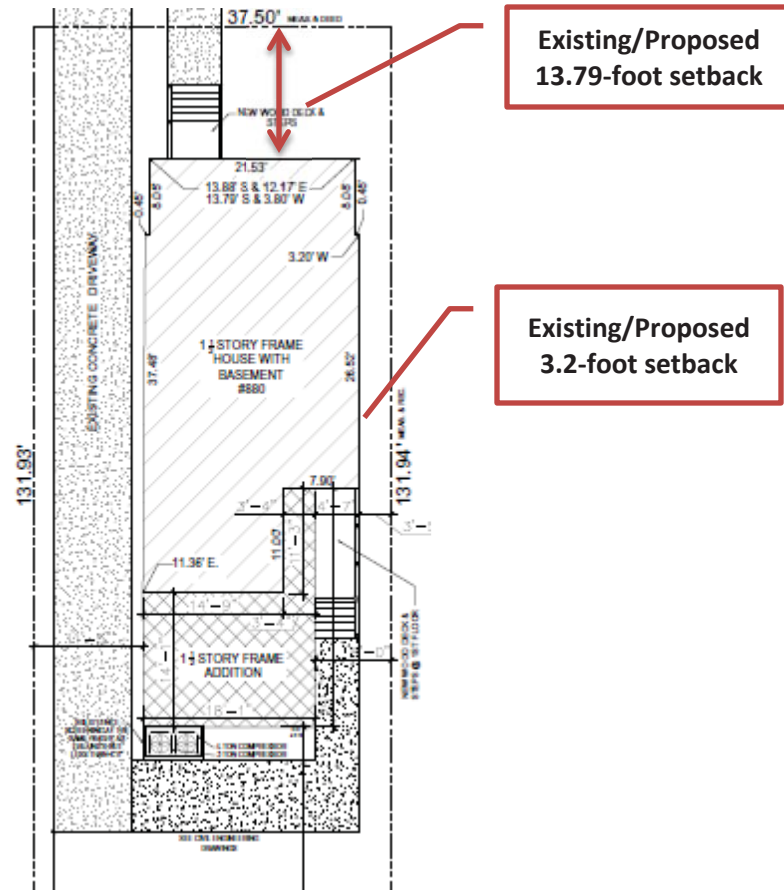
- First floor: 1,225.8 square feet
- Second floor: 644.48 square feet
- Basement: 943.62 square feet

The existing foundation is located within the required front yard and the east side yard. Figure 5 below illustrates the location of the proposed residence within the front yard and east side yard. The proposed residence would be in the same location as the previous residence, with the exception that the residence would extend further south towards the rear of the property, in compliance with the required setbacks.

The roofed lot coverage would increase by approximately 39 square feet and the impermeable lot coverage would increase by approximately 179 square feet, both in compliance with the permitted lot coverage.

In addition to the site plan and architectural plans, the Applicant has provided a letter describing the situation as well as photos of the existing conditions. These documents are all provided in Attachment B.

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 grading and drainage plan for the proposed improvements was approved by the Village Engineering staff. Additionally, Figure 6 on the following page represents the Subject Property’s proximity to the floodplain. The grey represents the 100-flood area and the purple represents the 500-year flood area.



REQUESTED ZONING RELIEF

The attached zoning matrix highlights the existing lot and the proposed improvements' compliance with the R-2 zoning district (Attachment A). It should be noted that the existing lot is a legally non-conforming lot. The lot is only 4,947 square feet, while the R-2 District in which the lot is located requires a minimum lot area of 24,000 square feet. The area of the lot is only 20% of the minimum required lot area. In addition, the required minimum average lot width is 100 feet, while the existing lot is only 37.49 feet wide. As you will note in Figure 6 above, this lot and the one to the east and three to the west are all legally non-conforming lots in the R-2 District. This area was originally subdivided in 1879 into nine lots, each of which were 25 feet wide and one that was 30.8 feet wide. Over time these lots have been combined into their current configurations. Also overtime, zoning regulations have been revised and amended which has led to these properties being legally non-conforming lots. It should be noted that all together these five existing lots are approximately 30,500 square feet.

Three variations are being requested: 1) GFA; 2) Front Yard Setback; and 3) Side Yard Setback. The proposed GFA is 2,813.9 square feet, whereas a maximum of 1,879.94 square feet is permitted. It is important to note that the basement (943 square feet) is now included in the GFA due to the elevation of the first floor above grade, whereas prior to demolition, the basement was not included in the GFA. The Zoning Ordinance requires basements in post-FAR buildings (built since 1989) that have a first floor more than 2.5 feet above grade to be included in the GFA. Whereas, basements in pre-FAR buildings (built prior to 1989) are included in the GFA if the basement walls extend more than four feet above grade. In this particular case, the first floor is approximately 3.67 feet above grade. Therefore, prior to the residence being torn down, the GFA complied with the maximum permitted GFA as the basement was not included. However, since the residence was torn down, even though the existing foundation remains, the residence is considered to be a post-FAR building requiring the basement area to now be included in the GFA.

A variation is also being requested to allow the new residence to provide less than the minimum required front yard setback. The existing foundation upon which the new residence would be built currently provides a front yard setback of 13.79 feet, whereas a minimum setback of 50 feet is required.

The third variation being requested is to allow the new residence to provide less than the minimum required side yard setback from the east property line. The same condition that exists in the front yard also exists in the east side yard. The existing foundation currently provides a side yard setback of 3.2 feet, whereas a minimum setback of 6 feet is required. The previous residence was considered legal nonconforming with respect to the required front and side yard setbacks. The Applicant is proposing to maintain the setbacks that the original residence provided by building on the existing foundation.

REQUESTED ZONING CONSIDERATION

The Applicant is requesting approval of the following zoning variations to build a new single family residence on the existing foundation on the Subject Property:

1. Gross Floor Area of 2,813.9 square feet, whereas a maximum of 1,879.94 square feet is permitted, a variation of 933.96 square feet (49.68%) [Section 17.30.040 – Maximum Building Size];
2. Front yard setback of 13.79 feet, whereas a minimum of 50 feet is required, a variation of 36.21 feet (72.42%) [Section 17.30.050 – Front and Corner Yard Setbacks]; and
3. Side yard setback of 3.2 feet, whereas a minimum of 6 feet is required, a variation of 2.8 feet (46.67%) [Section 17.30.060 – Side Yard Setback].

FINDINGS

In the attached application materials submitted by the Applicant, the Applicant has provided a statement of justification regarding how the requested variations meet the standards for granting the requested zoning variations. 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. a Gross Floor Area of 2,813.9 square feet, whereas a maximum of 1,879.94 square feet is permitted, a variation of 933.96 square feet (49.68%) [Section 17.30.040 – Maximum Building Size];
2. a front yard setback of 13.79 feet, whereas a minimum of 50 feet is required, a variation of 36.21 feet (72.42%) [Section 17.30.050 – Front and Corner Yard Setbacks]; and
3. a side yard setback of 3.2 feet, whereas a minimum of 6 feet is required, a variation of 2.8 feet (46.67%) [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 A: Zoning Matrix

Attachment B: Application Materials

ATTACHMENT A

ZONING MATRIX

ADDRESS: 808 Willow Road

CASE NO: 19-23-V2

ZONING: R-2

ITEM	MIN/MAX REQUIREMENT	PRIOR TO DEMOLITION	PROPOSED	DIFFERENCE BETWEEN	
				PROPOSED & EXISTING	ZONING CODE COMPLIANCE (2)
Min. Lot Size	24,000 SF	4,947.22 SF	N/A	N/A	EXISTING NONCONFORMING
Min. Average Lot Width	100 FT	37.49 FT	N/A	N/A	EXISTING NONCONFORMING
Max. Roofed Lot Coverage	1,236.8 SF (1)	1,186.91 SF	1,225.8 SF	38.89 SF	OK
Max. Gross Floor Area	1,879.94 SF (1)	1,680.89 SF	2,813.9 SF	1,133.01 SF	933.96 SF (49.68%) VARIATION
Max. Impermeable Lot Coverage	2,473.61 SF (1)	2,054.83 SF	2,234.2 SF	179.37 SF	OK
Min. Front Yard (Willow/North)	50 FT	13.79 FT	13.79 FT	0 FT	36.21 FT (72.42%) VARIATION
Min. Side Yard (East)	6 FT	3.2 FT	3.2 FT	0 FT	2.8 FT (46.67%) VARIATION
Min. Side Yard (West)	8 FT	11.36 FT	11.36 FT	0 FT	OK
Min. Rear Yard (South)	19.79 FT	72.55 FT	58.42 FT	(-)14.13 FT	OK

NOTES:

(1) Based on lot area of 4,947.22 s.f.

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

Village of Winnetka
ZONING VARIATION APPLICATION

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. 19-23-V2

Property Information

Site Address: 880 Willow Rd, Winnetka, IL 60093

Owner Information

Name: Julian G. Catala

Primary Contact: Julian G. Catala

Address: [REDACTED]

Phone No. [REDACTED]

City, State, ZIP: Skokie, IL 60077

Email: [REDACTED]

Date property acquired by owner: 1-11-19

Architect Information

Name: EDUARD LIVANU

Attorney Information

Name: LAW office of Bruce K Shapiro

Primary Contact: _____

Primary Contact: Bruce K Shapiro

Address: PO BOX 59116

Address: 2 Northfield Plaza, Suite 201

City, State, ZIP: CHICAGO, IL 60659

City, State, Zip: Northfield, IL 60093

Phone No. 773-858-3438

Phone No. 847-477-6336

Email: edishco@gmail.com

Email: BRUCE@BKSLAW.NET

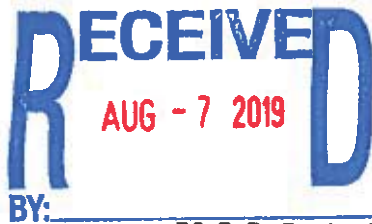
Nature of any restrictions on property: East side setback encroachment.

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

cess for the previous permitted rear addition and interior alteration project, unsafe
existing structural conditions were identified for the exterior frame walls: rotten wood
the balloon frame exterior walls, missing headers and ties, missing anchoring
between frame walls and brick walls. → continue back page → see back of this page

Property Owner Signature: [REDACTED]

Date: 8-6-19



VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

STANDARDS FOR GRANTING OF ZONING VARIATIONS

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

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allow by regulations in that district;
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 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; and
8. The public health, safety, comfort, morals and welfare of the inhabitants of the Village will not be otherwise impaired.

Attached are examples of general findings for and against the granting of a variation, which have been made by the Zoning Board of Appeals and Village Council in prior cases.

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

↔ In this case, for owners and Nighbors safety exterior walls frame, complete replacement is proposed. The Existing brick walls are to remain. All Exterior walls are following exact location and setbacks as previously existing and approved for rear addition. More details are provided with the submitted letters and photos.

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 allow by regulations in that district.*

As the scope of the revision after the permit is to replace existing exterior walls with new exterior frame walls due to unsafe structural conditions, the existing retaining concrete wall and brick walls above the grade level are proposed to remain. The house reconstruction is proposed to be on the same footprint as the existing house. In addition, the house is located 11'-4" from the East property line to allow onsite parking, therefore an 8'-0" West side setback would significantly reduce the house width from 21'-6" to 16'-11".

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 current stage of the project is determined by unsafe structural conditions of the existing house. During the demolition process for the permitted remodeling and rear addition project, was identified that the existing exterior frame walls were damaged and structural members or connections were missing. In these conditions, more demolition was conducted on-site and the building was considered unsafe for the owners and the abutting neighbors.

The exterior walls reconstruction is not going to extend the existing non-conformities, but to rebuild the existing portion of the house as it was, in a responsible manner for the safety and welfare of the community.

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

The previously permitted project was calling for new siding for all the exterior walls. The exterior frame wall reconstruction is no going to alter the original design of the house, with the new exterior siding distinction.

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

The existing house was built in 1905. The submitted current plat of survey shows the existing setbacks. The frame walls reconstruction is going to stand on top for the existing retaining walls brick walls above the grade, matching all the existing setbacks. Letters of approval were received from the abutting neighbors.

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

The reconstruction of the exterior wall is even increasing the fire protection. New 1 HR fire rated exterior walls are proposed.

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

The proposal is increasing the safety of the neighbor properties and a new up-to-code building would replace the existing unsafe conditions, same size, and the same location.

7. *The congestion on the public street will not increase.*

The proposal doesn't affect in any matter the existing public street traffic.

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

During demolition process for the previous permitted rear addition and interior alteration project, unsafe existing structural conditions were identified for the exterior frame walls: rotten wood for the balloon frame exterior walls, missing headers, and ties, missing anchoring between frame walls and brick walls.

In this case, for owners' and neighbors' safety, complete replacement of the exterior walls frame is proposed. The existing brick walls and basement retaining concrete walls are to remain. All exterior walls are following the exact location and setbacks as previously existing and approved for the rear addition. More details are provided with the submitted letters and photos.

EXPLANATION LETTER FOR EXTERIOR WALLS DEMOLITION

FOR PERMITTED SINGLE FAMILY HOUSE INTERIOR REMODELING AND REAR ADDITION PROJECT
880 WILLOW RD, WINNETKA, IL 60093

Iulian Cazacu
880 Willow Rd.
Winnetka, IL 60093

July 30, 2019

Village of Winnetka
510 Green Bay Rd.
Winnetka, IL 60093

To: Zoning and Building Department Officials

I, Iulian Cazacu, as the owner for 880 Willow Rd, am writing this letter after a stop working order was given at the construction site for exterior walls demolition.

During required interior demolition, performed in conformity with permitted plans, additional inappropriate or defective structural elements were discovered. In this sense, more demolition investigation was done, including existing exterior walls and existing foundations. The conclusion on the existing house envelope was that it represented a safety risk for my family and the abutting neighbors. In this consideration, I've proceeded with exterior frame walls replacement, despite the additional costs. For details, please see existing building photos annexed to the letter.

I would like to mention that exterior walls replacement is not intended to deviate the overall construction from previously existing form, design or bulk details. The existing foundation is to remain with additional reinforcement throughout the interior house perimeter. Existing exterior brick walls are also maintained. Please note that the existing brick walls were originally isolated built in-between the existing windows openings and no horizontal movement reinforcement was found, neither any headers or lintels above the windows. A new reinforcement on top of the brick walls is proposed for the whole perimeter of the house as shown in the annexed documents. This will strengthen and tie all exterior elements to work together for horizontal and vertical structural loads. No additional setbacks encroachments are to result.

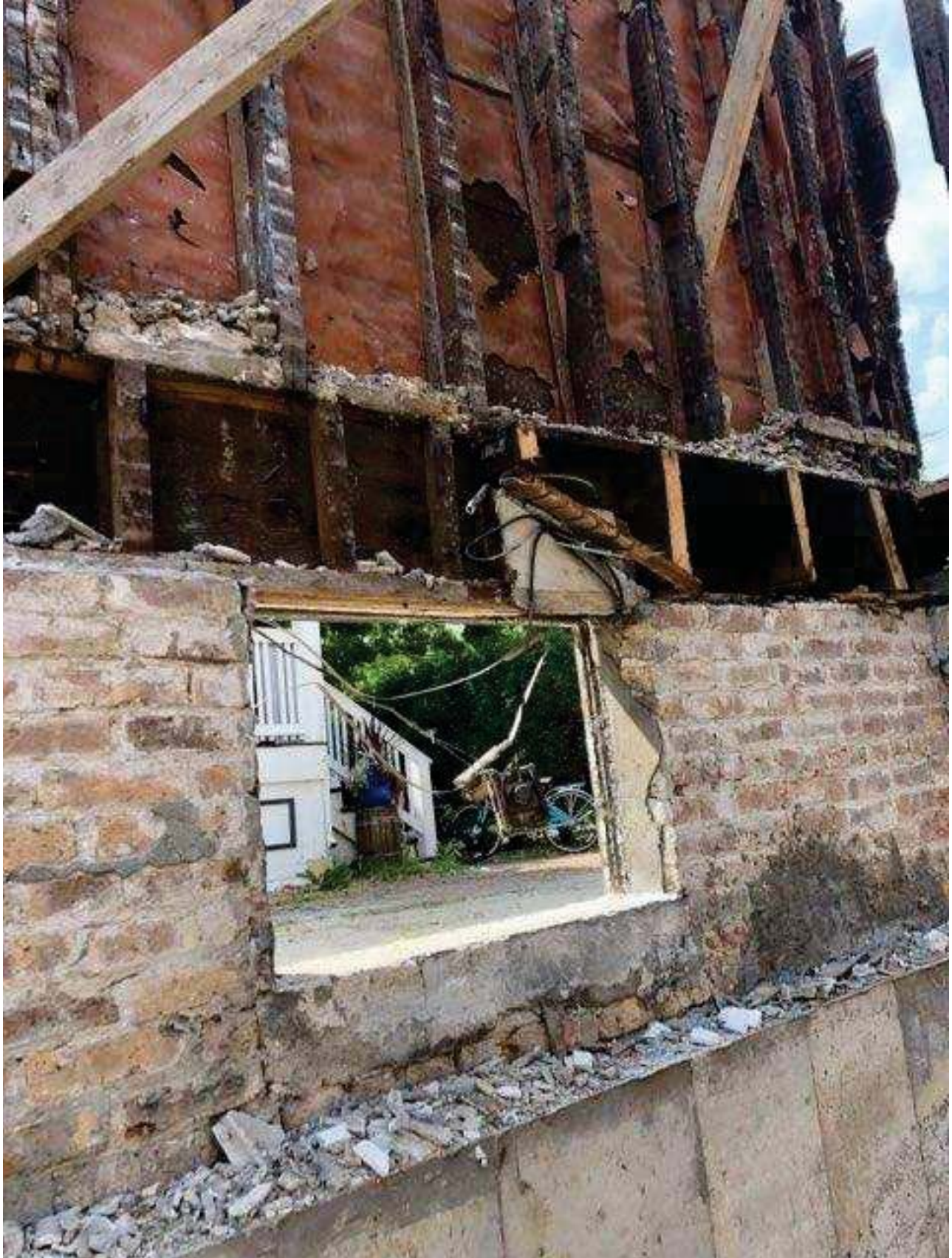
Please consider that all the new exterior walls shall strictly follow the existing house design and new addition as shown in the previously approved set of drawings and no height or layout changes are intended. This change was necessary for occupants and community safety. Approval letters from abutting neighbors for exterior walls reconstruction are also annexed.

In consideration of the present letter and documentation, I would like to receive Village of Winnetka approval to continue with the construction and enclose the building perimeter as previously existing.

Sincerely,

Iulian Cazacu

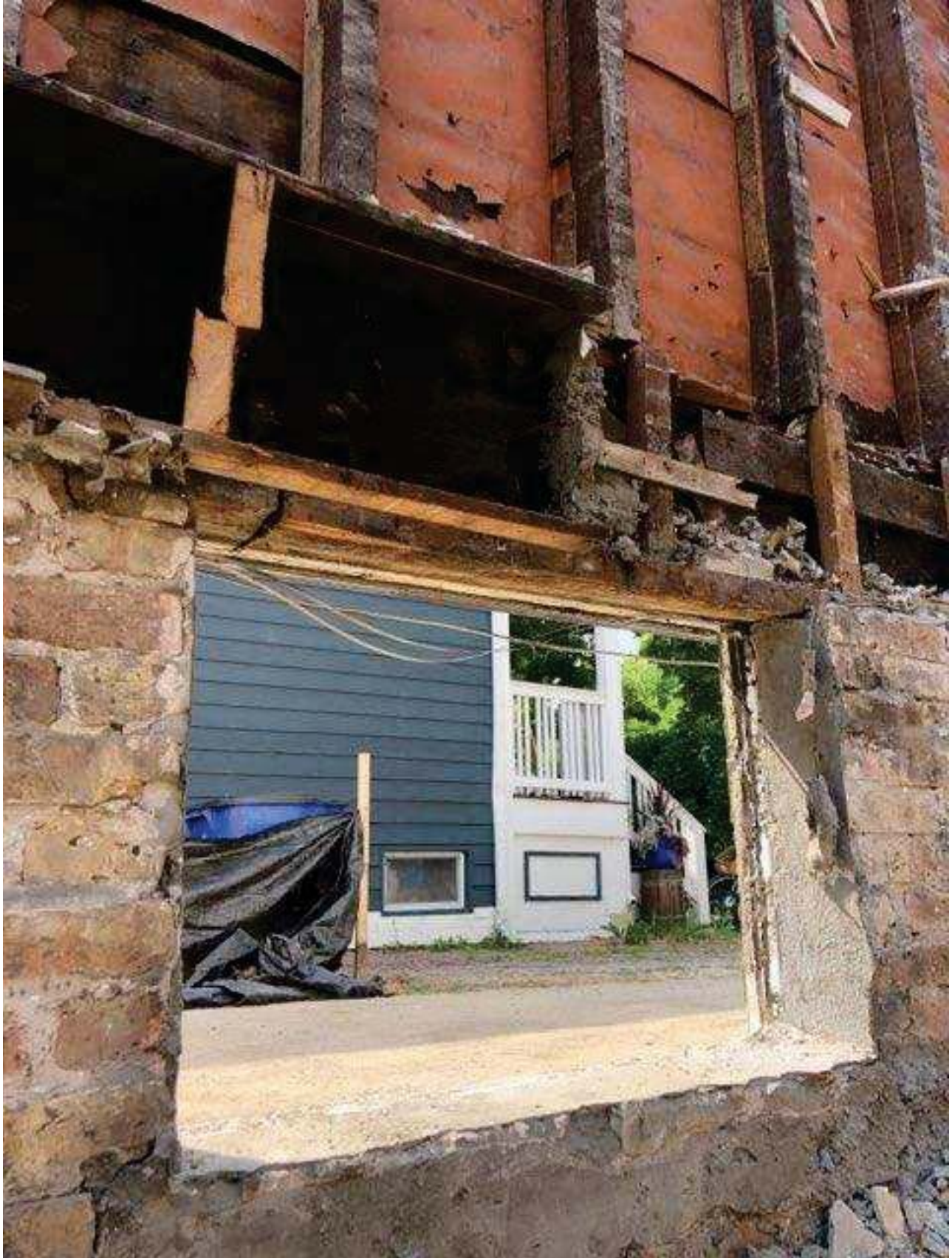
EXISTING WEST SIDE EXTERIOR WALL



Existing exterior walls:

- 2X4 balloon frame construction, from 1st floor level to attic;
- discontinued, partially sistered and rotted wood studs;
- partially missing bottom plate;

EXISTING WEST SIDE EXTERIOR WALL



Existing exterior brick walls:

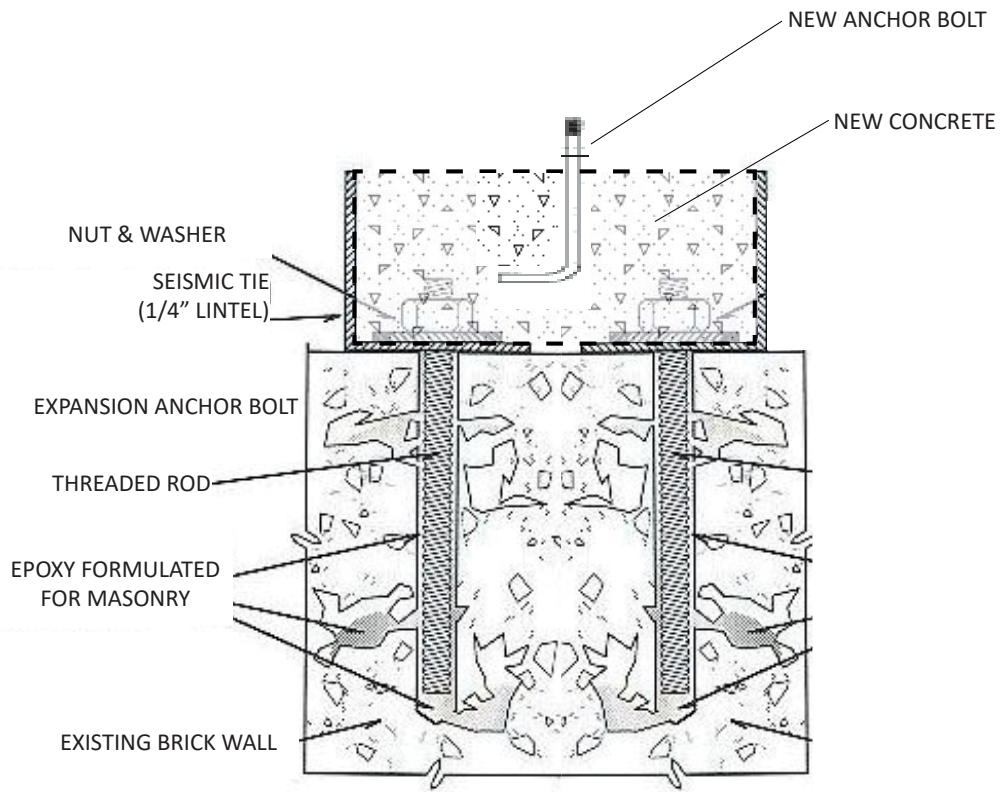
- no structure above window opening;
- new top strengthening detail is proposed;

EXISTING WEST SIDE EXTERIOR WALL



Existing exterior brick walls:

- missing bottom plate;
- no bolts between exterior frame walls and existing brick;
- floor structure hanging at window opening;



PROPOSED MASONRY WALL STRENGTHENING DETAIL



EXISTING SOUTH SIDE BRICK WALL

EXISTING EAST SIDE EXTERIOR WALL



New concrete around interior perimeter for existing foundation reinforcement.

EXISTING NORTH SIDE EXTERIOR WALL AFTER DEMOLITION



Existing exterior brick walls:

- no connection from upper floors to basement block wall;
- existing timber beam stabilized with 2X4s;
- one layer of brick in-between timber wood beam and door opening, no structure beside door frame;

Iulian Cazacu
880 Willow Rd.
Winnetka, IL 60093

July 30, 2019

Matthew Cline
[REDACTED] Birch St.
Winnetka, IL 60093

I am writing you this letter, as the owner for 880 Willow Rd, in regards to the existing house exterior walls demolition.

During the interior demolition process performed per Village of Winnetka previously permitted plans, additional inappropriate or defective structural elements were discovered. In this sense, more demolition investigation was done, including existing exterior walls and existing foundations. The conclusion on the existing house envelope was that it represented a safety risk for my family and your East-side abutting property on 350 Birch St. With this consideration, I've proceeded with exterior frame walls replacement.

Please consider that all the removed exterior wall are to be rebuilt, in the same location as they were existing. Existing footings and brick walls are maintained. The project shall strictly follow the existing house design and the previously permitted rear addition scope. The demolition work was necessary for occupants and community safety.

In consideration of the present letter, I would like to receive your approval to continue with the construction and enclose the building perimeter as previously existing.

Sincerely,

Iulian Cazacu

Neighbor's approval and signature

Matthew Cline
[REDACTED] Birch St.
Winnetka, IL 60093

Iulian Cazacu
880 Willow Rd.
Winnetka, IL 60093

July 30, 2019

Tiffany Vitiello & Steven
~~Matthew Siegel~~ Fowler
Willow Rd.
Winnetka, IL 60093

I am writing you this letter, as the owner for 880 Willow Rd, in regards to the existing house exterior walls demolition.

During the interior demolition process performed per Village of Winnetka previously permitted plans, additional inappropriate or defective structural elements were discovered. In this sense, more demolition investigation was done, including existing exterior walls and existing foundations. The conclusion on the existing house envelope was that it represented a safety risk for my family and your West-side abutting property on 882 Willow St. With this consideration, I've proceeded with exterior frame walls replacement.

Please consider that all the removed exterior wall are to be rebuilt, in the same location as they were existing. Existing footings and brick walls are maintained. The project shall strictly follow the existing house design and the previously permitted rear addition scope. The demolition work was necessary for occupants and community safety.

In consideration of the present letter, I would like to receive your approval to continue with the construction and enclose the building perimeter as previously existing.

Sincerely,

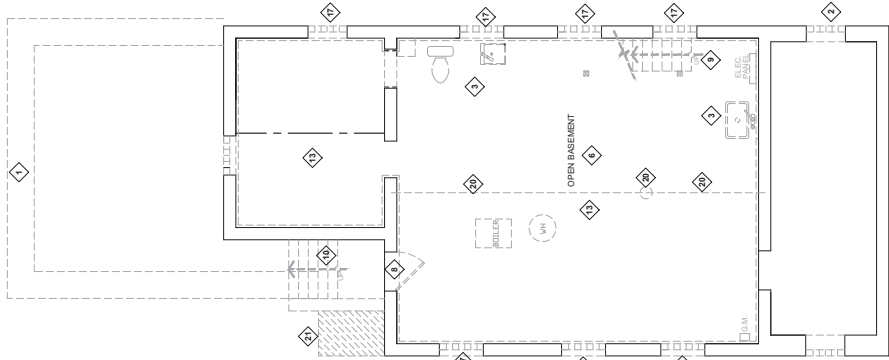
Iulian Cazacu

Neighbor's approval and signature


~~Matthew Siegel~~
Willow Rd.
Winnetka, IL 60093

DEMOLITION GENERAL NOTES

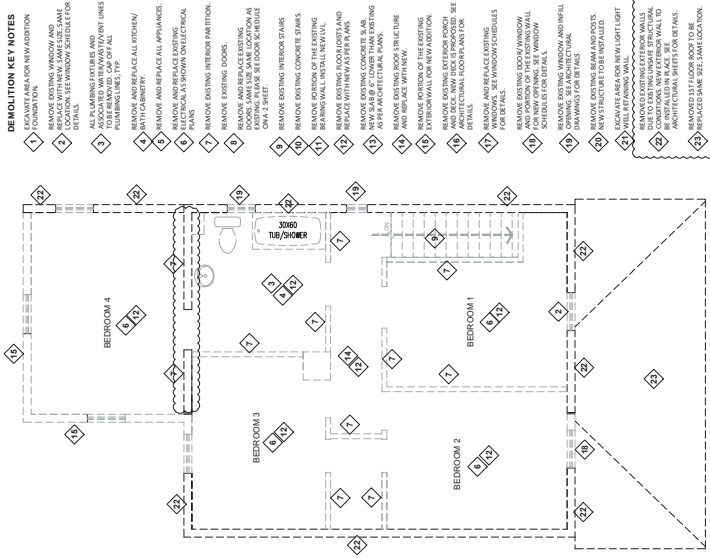
1. CONTRACTOR SHALL VISIT AND INSPECT THE SITE TO FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS PRIOR TO BIDDING AND PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE REQUIRED FOR THE PROJECT.
2. CONTRACTOR IS TO THOROUGHLY EXAMINE ALL LOCATIONS WHERE NEW WORK IS TO BE INSTALLED AND WHERE ANY EXISTING CONSTRUCTION IS TO BE REMOVED OR MODIFIED.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE REQUIRED FOR THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE REQUIRED FOR THE PROJECT.
4. SCOPE OF DEMOLITION WORKS TO INCLUDE, BUT NOT BE LIMITED TO, ALL DEMOLITION, REMOVAL, DISCONNECTIONS, REROUTING AND STRUCTURAL BRACING, TEMPORARY SHORING & SUPPORTS, AS REQUIRED.
5. CONTRACTOR SHALL PROVIDE ALL NECESSARY MATERIAL AND LABOR TO FULL COMPLY WITH THE SCOPE OF WORK.
6. CONTRACTOR SHALL NOTIFY ALL APPLICABLE ENGINEERING, SEPARATION AND UTILITY A MINIMUM OF 72 HOURS IN ADVANCE OF ANY DEMOLITION WORK. CONTRACTOR SHALL FOLLOW ALL NECESSARY REGULATIONS TO PROTECT AND MAINTAIN EXISTING UTILITIES AND STRUCTURES.
7. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES THE SHUTTING OFF OF UTILITIES PRIOR TO DEMOLITION. CONTRACTOR SHALL GUARANTEE ALL UTILITIES THAT ARE SHUT OFF OR CAPPED.
8. CAP OFF ALL PLUMBING LINES TO INTAKES BEING REMOVED.
9. CONTRACTOR TO STRICTLY ADHERE TO THE VILLAGE OF WINNETKA BUILDING CODE, ALL OTHER GOVERNING CODES, AND ALL APPLICABLE REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR THE SAFE EXECUTION OF ALL WORK.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE REQUIRED FOR THE PROJECT.
11. CONTRACTOR SHALL REMOVE ALL RUBBER, GUM, ETC. CAUSED BY THIS WORK AS SOON AS IT ACCUMULATES.
12. CONTRACTOR SHALL PROVIDE ON SITE DUMPSTERS.
13. CONTRACTOR SHALL REMOVE ALL RUBBER, GUM, ETC. CAUSED BY THIS WORK AS SOON AS IT ACCUMULATES.
14. CONTRACTOR SHALL COORDINATE WITH THE INSURANCE AGENT/INSURANCE REQUIREMENTS PRIOR TO THE START OF ANY WORK.
15. NO WORK SHALL BEGIN UNTIL THE ARCHITECT IS FIELD CHAIRMAN FOR ALL WORK SHOWN AND ANY PROBLEMS THAT ARISE BEFORE, DURING, AND/OR AFTER CONSTRUCTION.
16. REFER TO SHEET G-1 FOR ADDITIONAL NOTES.



1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"



- DEMOLITION KEY NOTES
1. EXCAVATE AREA FOR NEW ADDITION
 2. FOUNDATION
 3. REMOVE EXISTING WINDOW AND REPLACE WITH NEW WINDOW. SEE WINDOW SCHEDULE FOR DETAILS.
 4. ALL PLUMBING FITTINGS AND PIPING SHALL BE CAPPED OFF TO THE MAIN DRAIN OR TO THE MAIN DRAIN LINE. SEE PLUMBING LINES, TYP.
 5. REMOVE EXISTING ROOF TRUSS AND REPLACE WITH NEW ROOF TRUSS. SEE ROOF TRUSS SCHEDULE FOR DETAILS.
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880 WILLOW RD
WINNETKA, IL

DEMOLITION
FLOOR PLANS
AND NOTES

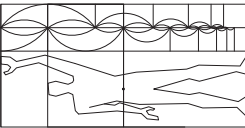
D-1

A-1

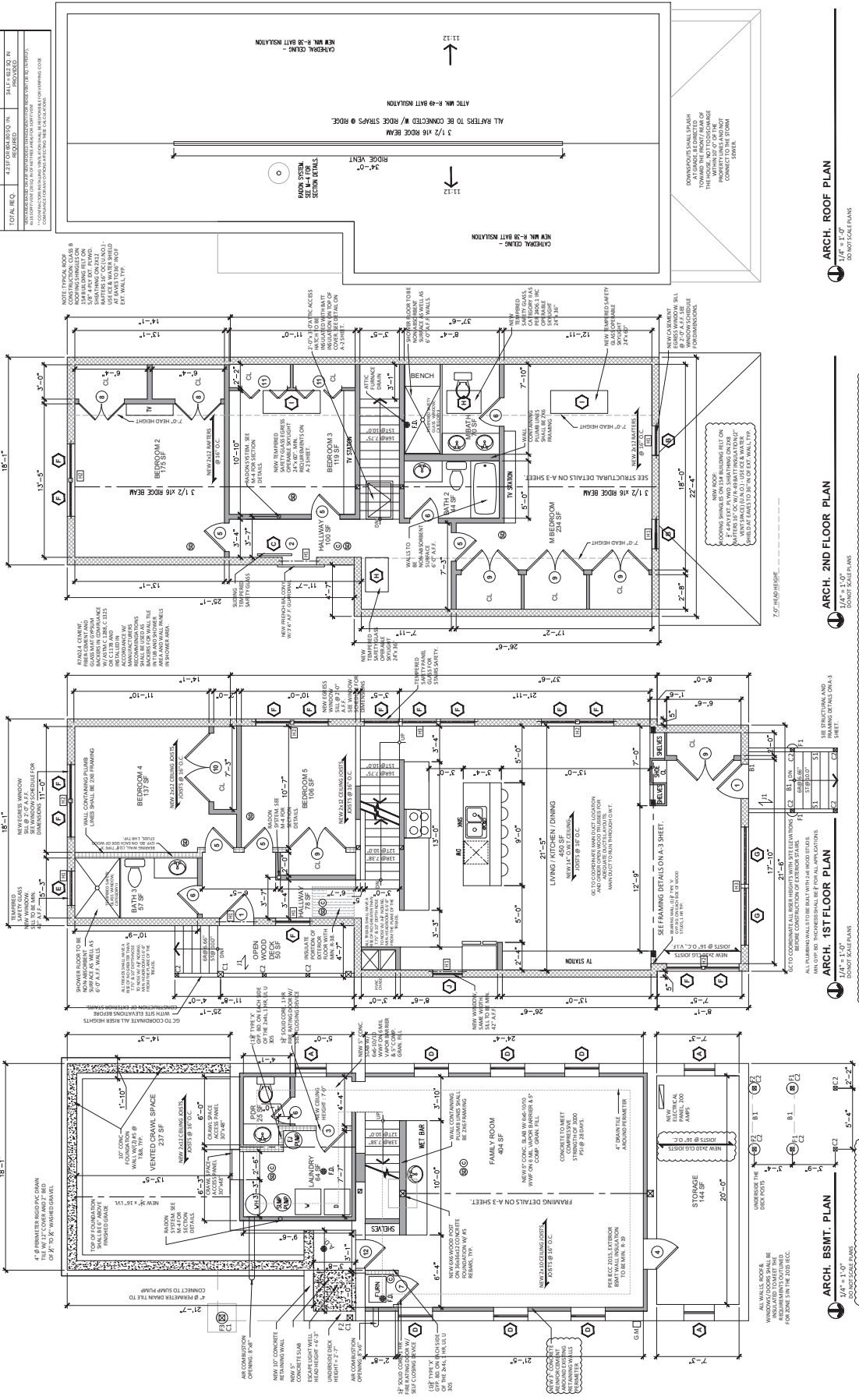
ARCHITECTURAL FLOOR PLANS AND NOTES

880 WILLOW RD WINNETKA, IL

PO BOX 59118 Chicago, IL 60659
edshco@gmail.com
(773) 858-3438
www.edshco.info



ATTIC VENT SCHEDULE		
VENT LOCATION	ATTIC ROOF	SQ FTG
A RIDGE	50 FT. REQUIRED (4.00)	50 FT. REQUIRED
B RIDGE	4.2 SF OR 60.00 SQ. IN.	34.1 F. 432.50 IN.
C RIDGE	4.2 SF OR 60.00 SQ. IN.	34.1 F. 432.50 IN.
D RIDGE	4.2 SF OR 60.00 SQ. IN.	34.1 F. 432.50 IN.
E RIDGE	4.2 SF OR 60.00 SQ. IN.	34.1 F. 432.50 IN.
F RIDGE	4.2 SF OR 60.00 SQ. IN.	34.1 F. 432.50 IN.
G RIDGE	4.2 SF OR 60.00 SQ. IN.	34.1 F. 432.50 IN.
H RIDGE	4.2 SF OR 60.00 SQ. IN.	34.1 F. 432.50 IN.
I RIDGE	4.2 SF OR 60.00 SQ. IN.	34.1 F. 432.50 IN.
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U RIDGE	4.2 SF OR 60.00 SQ. IN.	34.1 F. 432.50 IN.
V RIDGE	4.2 SF OR 60.00 SQ. IN.	34.1 F. 432.50 IN.
W RIDGE	4.2 SF OR 60.00 SQ. IN.	34.1 F. 432.50 IN.
X RIDGE	4.2 SF OR 60.00 SQ. IN.	34.1 F. 432.50 IN.
Y RIDGE	4.2 SF OR 60.00 SQ. IN.	34.1 F. 432.50 IN.
Z RIDGE	4.2 SF OR 60.00 SQ. IN.	34.1 F. 432.50 IN.



1 ARCH. ROOF PLAN
1/8" = 1'-0"
DO NOT SCALE

2 ARCH. 2ND FLOOR PLAN
1/8" = 1'-0"
DO NOT SCALE

3 ARCH. 1ST FLOOR PLAN
1/8" = 1'-0"
DO NOT SCALE

4 ARCH. BSMT. PLAN
1/4" = 1'-0"
DO NOT SCALE

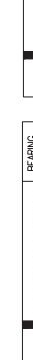
REVISION SET SCOPE OF WORK:
EXISTING EXTERIOR FRAME WALLS TO BE REPLACED WITH NEW 2x6 FRAME WALLS. EXTERIOR HOUSE SETBACKS AND DIMENSIONS TO BE THE SAME AS EXISTING.
EXISTING BASEMENT CONCRETE AND BRICK WALLS TO REMAIN.

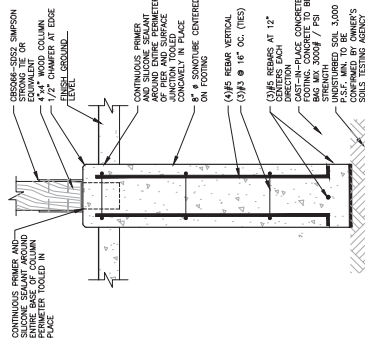
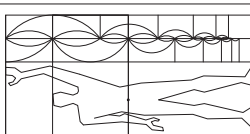


WOODEN HORN
WOODEN GUMMEL
WOODEN GUMMEL

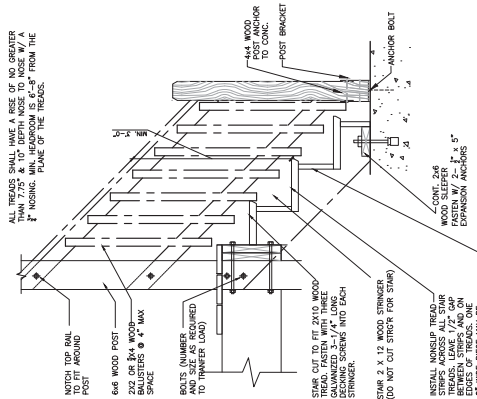


U-FACTOR	0.32	0.55	0.026	0.060	0.082	0.033	0.050	0.055
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT								



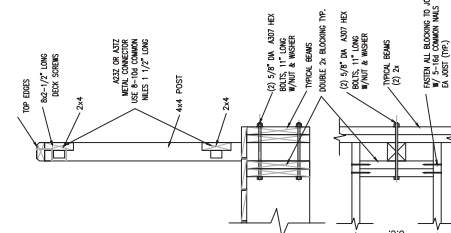


- NOTES:
1. CONTRACTOR TO LOCATE UTILITIES PRIOR TO EXCAVATING FOR FOUNDATION
 2. CONTRACTOR TO NOTIFY DIGGER (1-312-744-7000) 48 HOURS MINIMUM PRIOR TO EXCAVATION
 3. REINFORCEMENT TO BE ASTM-A-6-15, GR-60, EPOXY COATED. MINIMUM SPIECE LENGTH IS 30 BAR DIAMETERS
 4. CONCRETE TO HAVE $f'c = 3,500$ PSI WITH 5-8% AIR ENTRAINMENT

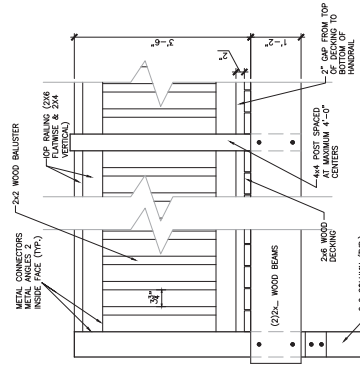


- 8" WIDE PIECE MAY BE ACCEPTABLE.

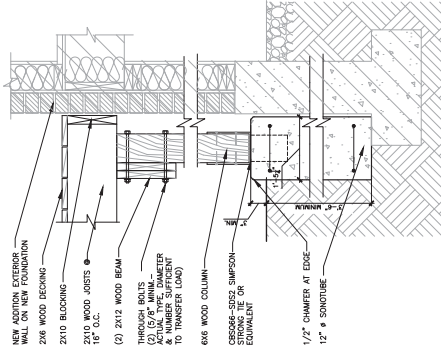
STRINGER/RAILING/CONCRETE PIER DETAIL (F2)



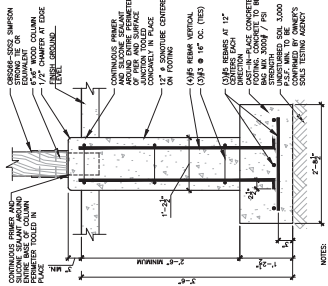
HANDRAIL @ POST



RAILING ELEVATION



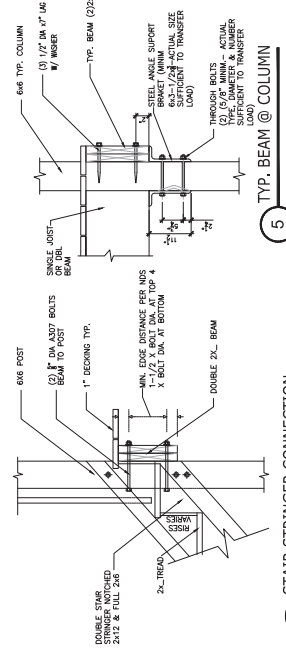
8 (F2) FOOTING DETAIL



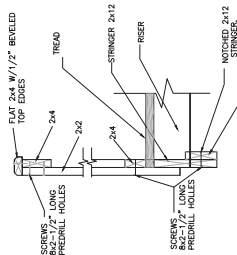
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4. CONCRETE TO HAVE $f_c = 3,500$ PSI WITH 5-8% AIR ENTRAINMENT

9 (F 1) FOOT

WOOD PORCH FRAMING		NOTE
C1	6X6 WOOD POST	
C2	4X4 WOOD POST	
J1	2X10 JOISTS @ 16" O.C.	
S1	2X12 STRINGER	
B1	2X10 BEAM	
B2	2X12 BEAM	
F3	FOOTING 2'-6" X 2'-6" X 1'-0"	
F2	8" DIA. 2'-6" DEEP CONC. PIER	
F1	12" DIA. 3'-6" DEEP CONC. PIER	

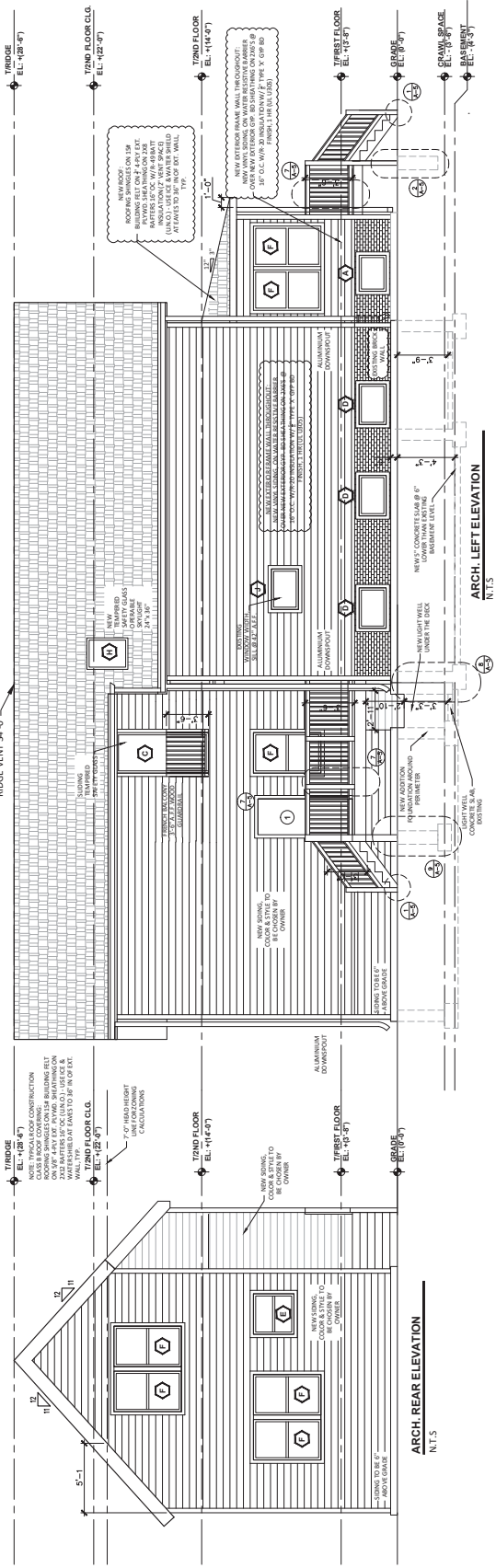


STAIR STRINGER CONNECTION



3 TYP. STAIR TRANSVERSE

2 (F 1) FOOT
SCALE: 1"=1'-0"





MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: DAVID SCHOON, DIRECTOR
DATE: SEPTEMBER 3, 2019
SUBJECT: COMPREHENSIVE PLAN – DISCUSS IDEAS TO INCORPORATE INTO THE PLAN

PREPARATION OF COMPREHENSIVE PLAN

The Village will soon begin the process of preparing and adopting a new comprehensive plan for the Village. With the assistance of staff and a consultant, the Plan Commission will lead the efforts preparing a draft comprehensive plan for the Village Council's consideration and approval. The plan would establish a vision for the future of the community and provide a roadmap as to how to achieve that vision over the next 15 to 20 years.

The success of a comprehensive planning process is dependent on community engagement, thus an important part of the process will involve seeking input from residents, property owners, business owners, community organizations as well as from other Village boards and commissions and other local government bodies.

The Village is currently going through the RFP process to select a consultant to assist us with our comprehensive planning efforts. The goal would be to select a consultant this fall and to begin the process of preparing a plan shortly thereafter.

DISCUSSING IDEAS TO INCORPORATE INTO THE COMPREHENSIVE PLAN

In preparing to work with a consultant to draft a comprehensive plan for the Village, the Village President has requested that Village board and commission members start to discuss ideas that they would like to see addressed/incorporated in the comprehensive plan.

As you think about ideas of what the Village may want to include in a comprehensive plan from **a built environment design and zoning perspective**, it is helpful to outline the components of a Comprehensive Plan. *A comprehensive plan is a **guiding document** that the Village government, residents, employers, developers and other stakeholders use to ensure that Winnetka evolves in line with our **collective vision** for the Village. The plan identifies **goals, objectives and actions** to implement that collective vision.*

A comprehensive plan would include major elements that may stand-alone, be combined, or become incorporated under concepts or themes that run throughout the plan. These elements could include:

- **Land Use** – existing and future land use, buildings, development, parking, and zoning.
- **Natural Resources** – parks, open space, environmental sustainability and sensitivities, and infrastructure.
- **Transportation** – roads, public transportation (rail and bus), and bicycle, and pedestrian connectivity.

- **Housing and Neighborhoods** – housing trends, preservation, and diversity.
- **Urban Design and Community Character** – architecture, community identity, place-making, and wayfinding.
- **Economic Health & Vitality** – commercial development, fiscal health and impacts.
- **Education and Community Institutions** – Public and private elementary and secondary schools, the public library, park district, the Community House, and other local social, educational, and community institutions.
- **Public Services, Facilities, and Infrastructure** – Public safety, public and private utilities (including a Village-owned electric power plant), and wired and wireless communication technologies.
- **Community Involvement and Governance** – improving ways community members can be involved in governance.
- **Subarea Plans** – detailed plans regarding land use, circulation, development alternatives, and plans for the Village’s three business districts as well as Green Bay Road Corridor. (Discussed further below)
- **Plan Implementation** – a matrix detailing when and how goals under the various elements will be achieved.

Though Zoning Board of Appeals may have thoughts regarding all of these areas, the Board may be most interested in the areas of **Land Use, Urban Design and Community Character, and Housing and Neighborhoods**.

In preparation for the September 9 Board meeting, staff suggests that you give some thought to the following questions and keep in mind the elements identified above as well as your experiences with items that have appeared before the Board. **As you think of each of these questions, think of them from a land use, urban design and community character, or housing and neighborhoods perspective as well as in terms of how we may want to adjust/amend the tools the Zoning Board of Appeals uses (e.g. zoning regulations, etc.) to encourage a desirable built environment.**

1. What would you describe as Winnetka’s strengths from the above perspectives that makes it an attractive place to live, work, or operate a business?
2. What would you describe as Winnetka’s weaknesses from the above perspectives that may hold it back from being a better place to live, work or operate a business?
3. What land use, design, and housing and neighborhood trends are occurring in the region, state, nation or the world that are potential opportunities for Winnetka to take advantage of to enhance the community as a place to live, work, or operate a business?
4. What land use, design, and housing and neighborhood trends are occurring in the region, state, nation, or the world that are potential threats to Winnetka as a place to live, work, or operate a business?
5. If today you were to describe the community character “essence” of Winnetka to someone who knows nothing about Winnetka, how would you describe it?
6. How would you like to be able to describe the community character “essence” of Winnetka? Or how differently would like to describe that “essence”?
7. What is your vision of what Winnetka would be like in 15 or 20 years?



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: DAVID SCHOON, DIRECTOR
DATE: SEPTEMBER 3, 2019
SUBJECT: CASE NO. 19-11-SU: CROW ISLAND SCHOOL PLAYGROUND
- 1112 WILLOW ROAD

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

Mrs. Brya also plans to attend the September 9 Zoning Board of Appeals meeting to address the Board regarding her concerns, which includes both the design and height of the playground equipment as well as the Village's public notice processes. She plans to address the Board during the "Public Comment" item on your agenda.

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

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

At the September 9 meeting, staff will be prepared to answer any questions you may have regarding this issue.



From Glendale Sidewalk Looking Northwest



From Glendale Sidewalk Looking Southwest



From Northwest Corner of Playground Looking Southeast



Thu, 08/15/2019, 10:34 AM

From End of 335 Glendale Driveway Looking Northwest



Thu, 08/15/2019, 10:35 AM

From End of 341 Glendale Driveway Looking West

David Schoon

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

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

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

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

To: Design review Board

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

RE: The fruits of you approval

Dear Committee,

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

We are a neighborhood of 8 homes on Glendale avenue.

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

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

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

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

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

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

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

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

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

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

Solutions:

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

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

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

Respectfully, Kimberly Brya [REDACTED] Glendale Avenue.

LETTER TO DAVID AND CHRIS RINTZ.

Dear David,

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

Dave, As I mentioned to you this morning:

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

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

A few notes you should be aware of:

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

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

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

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

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

SOLUTIONS:

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

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

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

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

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

Respectfully,

Kimberly Brya
[REDACTED] Glendale Avenue

SEE IMAGES BELOW.

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

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

--

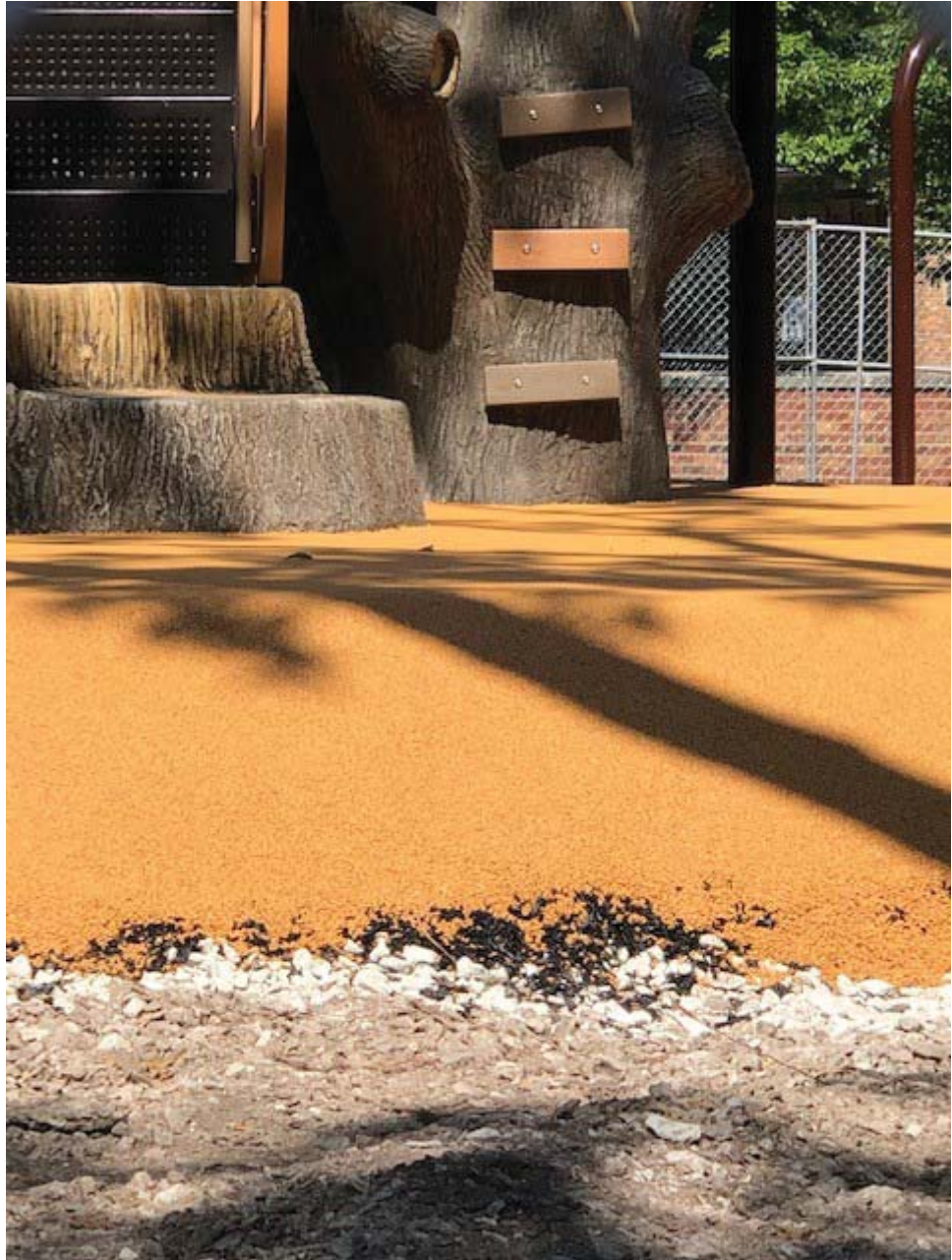
THINKSTORM
Insight Strategy Innovation

Kimberly M. Brya
CEO
847.902.4266

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









David Schoon

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

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

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

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





Agenda Item Executive Summary

Title: Ordinance M-6-2019: 1112 Willow Road - Crow Island School - Special Use Permit and Variations (Introduction & Adoption)

Presenter: David Schoon, Director of Community Development

Agenda Date: 05/07/19

Consent: ☐ YES ☒ NO

- ☒ Ordinance
☐ Resolution
☐ Bid Authorization/Award
☐ Policy Direction
☐ Informational Only

Item History:

None.

Executive Summary:

On May 7, the Village Council is scheduled to consider Ordinance M-6-2019 in response to an application submitted by Winnetka School District 36 - Crow Island School (the "Applicant"), as the owner of the property at 1112 Willow Road (the "Subject Property"). The Applicant is requesting approval of the following relief:

1. Approval of a Special Use Permit to allow the renovation of an existing playground for an existing elementary school in the R-2 Single-Family Zoning District;
2. Approval of a zoning variation to allow a corner (front) yard setback of 6.25 feet from Glendale Avenue, whereas a minimum of 50 feet is required, a variation of 43.75 feet (87.5%) [It should be noted the current improvements provide a setback of 6.42 feet];

The playground that is the subject of this request is referred to as the Glendale play area due to its close proximity to Glendale Avenue in comparison to the other playgrounds on the Subject Property. The proposed renovation of the existing playground consists of the following: (1) replacement of play equipment; (2) installation of rubberized play surface; (3) reconfiguration of a portion of concrete walk; and (4) relocation of an existing playhouse that is currently setback 6.42 feet from Glendale Avenue. The proposed play equipment is similar in design and character to the existing equipment that would be replaced, as well as other equipment that was removed in 2018 due to its condition.

The playground was last renovated in 2003. On June 3, 2003, the Village Council adopted Ordinance M-22-2003 granting a Special Use Permit and variation to allow the renovation and to allow play equipment to encroach the required corner (front) yard setback from Glendale Avenue.

Executive Summary (continued):

The application was considered by the Plan Commission (PC) on April 3, 2019 and the Zoning Board of Appeals on April 8, 2019. The PC recommended, by a vote of 8-0, approval of the request. The ZBA recommended, by a vote of 4-0, approval of the request as well. The Design Review Board (DRB) considered a Certificate of Appropriateness for the proposed improvements on March 21, 2019 and approved the request by a vote of 4-0. No written comments were received from the public concerning the request and no public comment was received at the meetings.

Details of the request can be found in the attached staff report to the PC. Similar reports were provided to the ZBA and DRB. If you would like additional details please reference this report, which is included as Attachment B.

Recommendation:

Consider waiving introduction of Ordinance M-6-2019 and consider adoption of the Ordinance OR consider only introduction of Ordinance M-6-2019.

The Ordinance would approve a special use permit and a variation to allow the renovation of the existing playground at 1112 Willow Road.

Attachments:

Attachment A: Ordinance M-6-2019

Attachment B: PC Staff Report

Attachment C: Zoning Matrix

Attachment D: Application Materials

Attachment E: Ordinance M-22-2003 adopted on June 3, 2003

Attachment F: Excerpt of March 21, 2019 DRB meeting minutes

Attachment G: Excerpt of draft April 3, 2019 PC meeting minutes

Attachment H: Excerpt of draft April 8, 2019 ZBA meeting minutes

ATTACHMENT A

ORDINANCE NO. M-6-2019

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 9: EFFECTIVE DATE.

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

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

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

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

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this ____ day of _____, 2019.

Signed:

Village President

Countersigned:

Village Clerk

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

Introduced: May 7, 2019

Passed and Approved: _____, 2019

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

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

Together with:

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

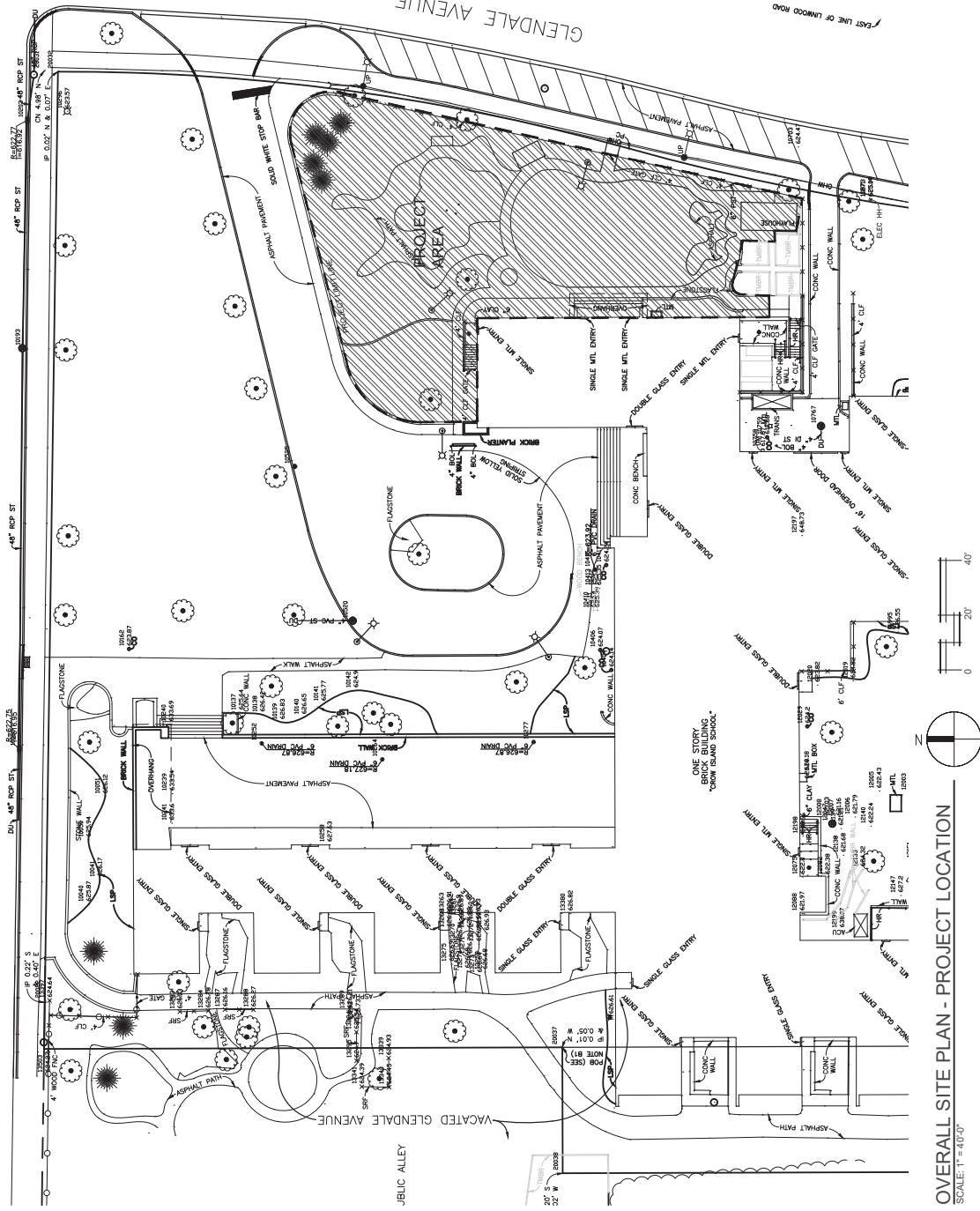
Commonly known as: Crow Island School, 1112 Willow Road, Winnetka, Illinois.

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

EXHIBIT B

WILLOW ROAD

L1



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

K M TALTY DESIGN
LANDSCAPE ARCHITECTURE

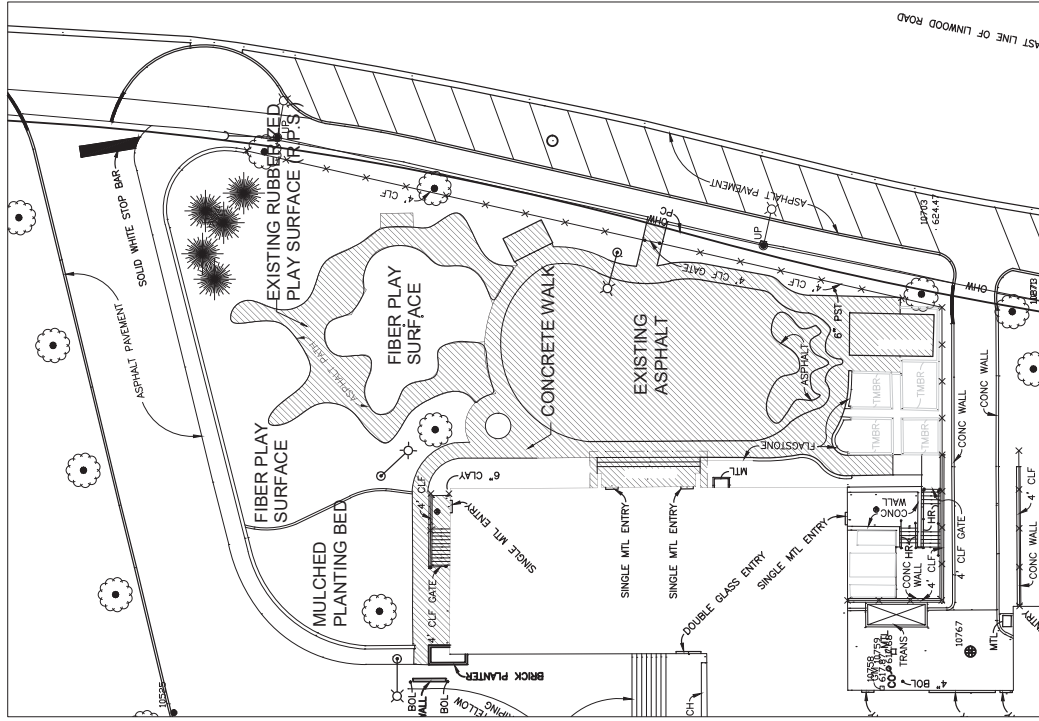
Winnetka, Illinois 60093
847.612.5154 www.kmtaltdesign.com

DATE: 02/22/19

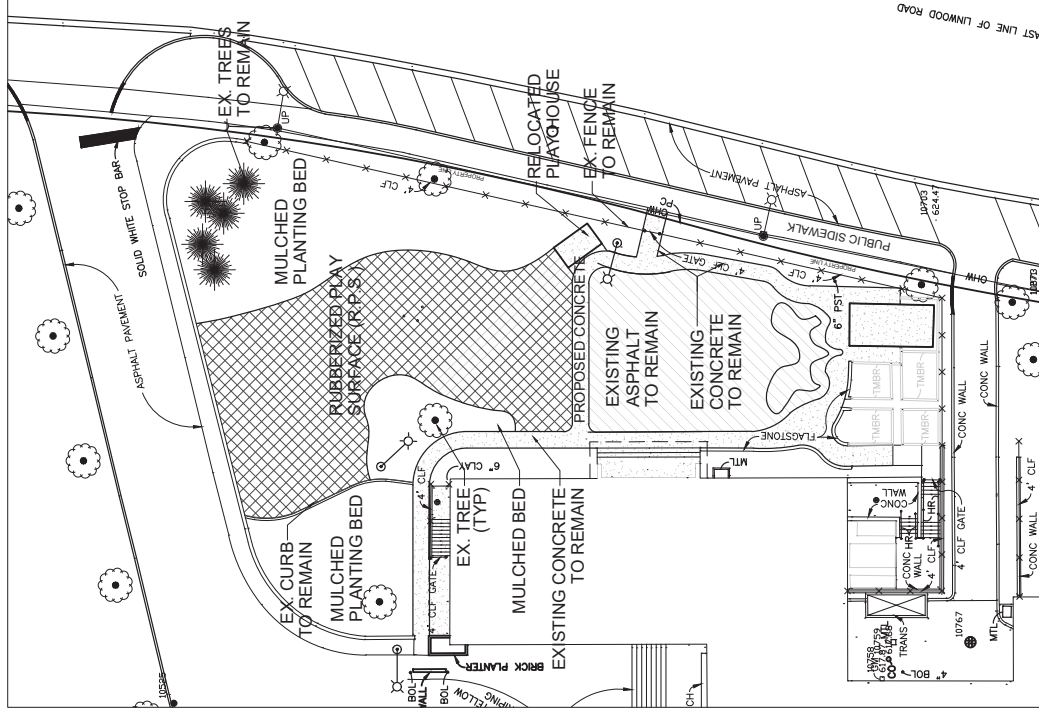
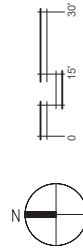
SCHOOL DISTRICT 36 - CROW ISLAND SCHOOL

GLENDAL PLAY AREA IMPROVEMENTS

WINNETKA, ILLINOIS

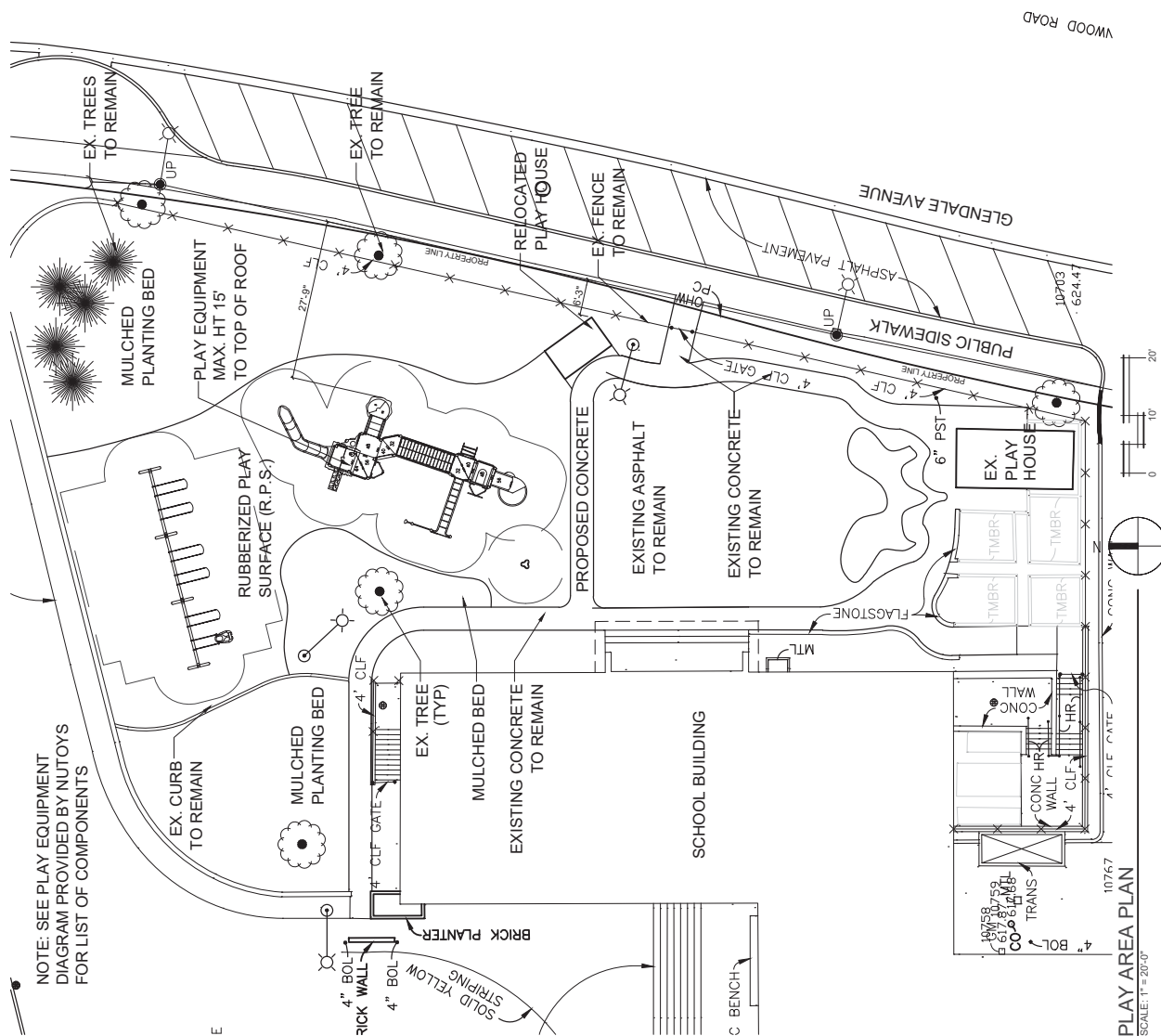


EXISTING IMPERMEABLE SURFACE PLAN
SCALE: 1" = 30'-0"



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

IMPERMEABLE SURFACE COMPARISON - PROJECT AREA	
TOTAL PROJECT AREA	12,885 SF
EXISTING IMPERMEABLE LOT COVERAGE (PROJECT AREA)	270 SF
• BUILDINGS (PLAYHOUSE, SHED)	5,688 SF
• PAVING (ASPHALT, CONCRETE, R.P.S.)	5,968 SF
TOTAL EXISTING IMPERM. AREA	6,958 SF
RECONFIGURED IMPERMEABLE AREA	270 SF
• BUILDINGS (PLAYHOUSE, SHED)	3,360 SF
• EX. PAVING TO REMAIN	3,893 SF
• PROP. PAVING (CONCRETE, ASPHALT, R.P.S.)	7,523 SF
TOTAL PROP. IMPERMEABLE AREA	+1,555 SF
NET INCREASE (IMPERMEABLE AREA)	
IMPERMEABLE SURFACE - ENTIRE SITE	117,808 SF
EXISTING IMPERMEABLE LOT COVERAGE (VILLAGE PROVIDED)	119,936 SF
ALLOWED IMPERMEABLE LOT COVERAGE (VILLAGE PROVIDED)	
ADDITIONAL IMPERMEABLE AREA ALLOWED	2,130 SF



GLENDALE PLAY AREA IMPROVEMENTS

WINNETKA, ILLINOIS



PLAY EQUIPMENT TO BE REPLACED
LOOKING NORTH

NOTE: PLAY HOUSE TO BE RELOCATED



VIEW FROM PLAY EQUIPMENT WEST



VIEW FROM PLAY EQUIPMENT EAST



PLAY EQUIPMENT TO BE REPLACED



February 19, 2019

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

CROW ISLAND SCHOOL
WINNETKA, IL
OPTION 2 REVISED
PLAYBOOSTER

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

PlayBooster Component System

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

ALSO:

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

PAGE 2

SWINGS:

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

Surface America PlayBound Poured in Place

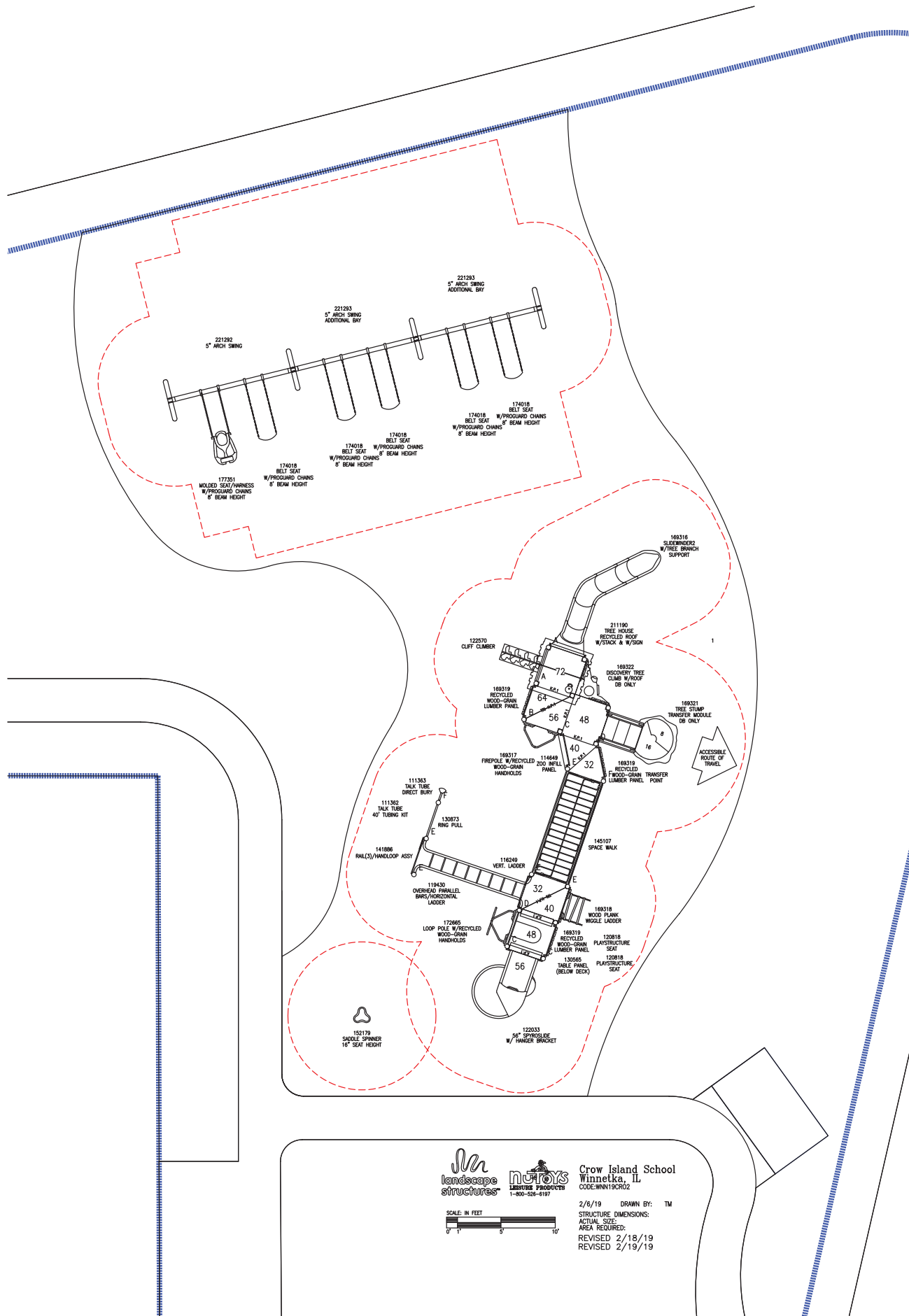
Combination 3" thick (1,887 sq ft), and 3 1/2" thick (1,547sq ft) (Thicknesses are subject to a nominal variation) system with top surface in 50% color/ 50% black speckled mix. Includes aromatic binder. Includes freight

3,434 sq ft

Poured-in-Place

Notes:

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



Crow Island School

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



slr
landscape
structures®

FOR A BETTER TOMORROW
WE PLAY TODAY
shapedbyplay.com



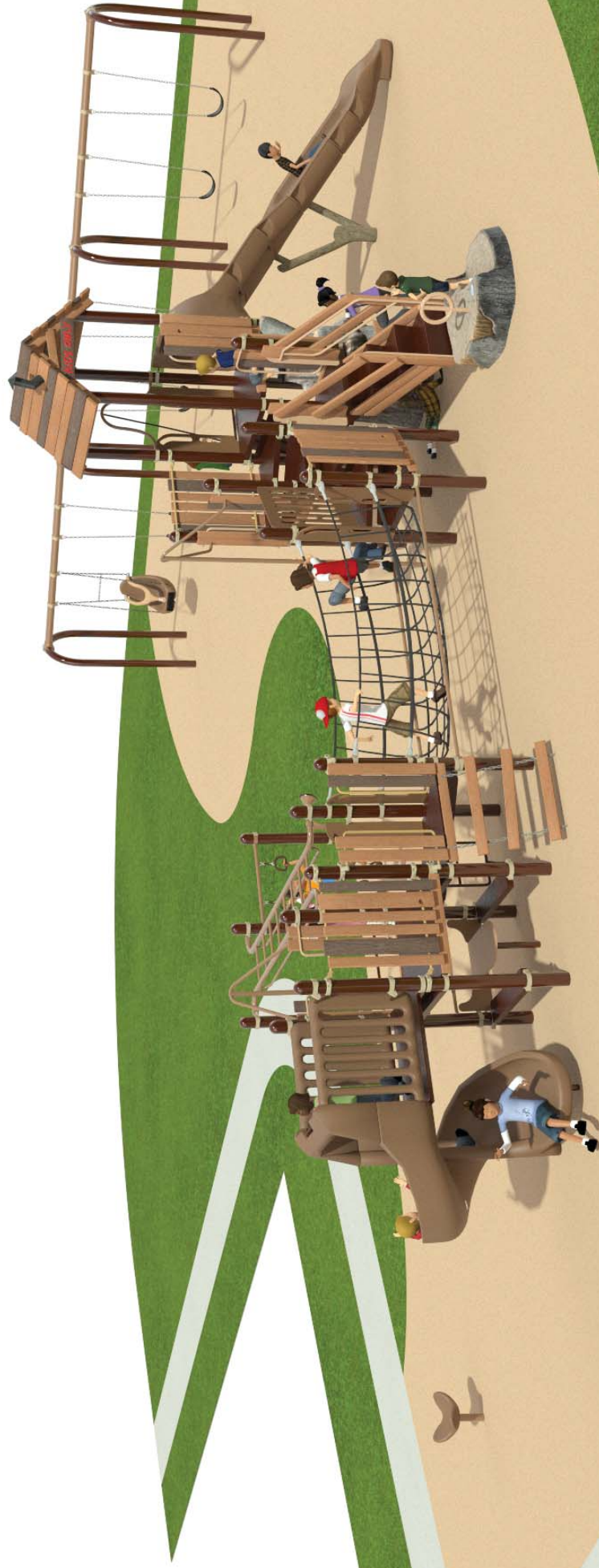
Proudly presented by:



n toys
Leisure Products

Crow Island School

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



slr
landscape
structures®



FOR A BETTER TOMORROW
WE PLAY TODAY
shapedbyplay.com



Proudly presented by:



n toys
Leisure Products

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

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

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

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

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

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

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

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

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

Dated: _____, 2019

ATTEST:

**WINNETKA PUBLIC SCHOOL DISTRICT
NO. 36**

By: _____
Its: _____

By: _____
Its: _____



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

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

INTRODUCTION

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

PROPERTY DESCRIPTION

Comprehensive Plan Designation & Zoning

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

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

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

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

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

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

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

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



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



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



Figure 3 – Aerial Map



Figure 4 – Zoning Map

PROPOSED PLAN

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

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

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

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

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

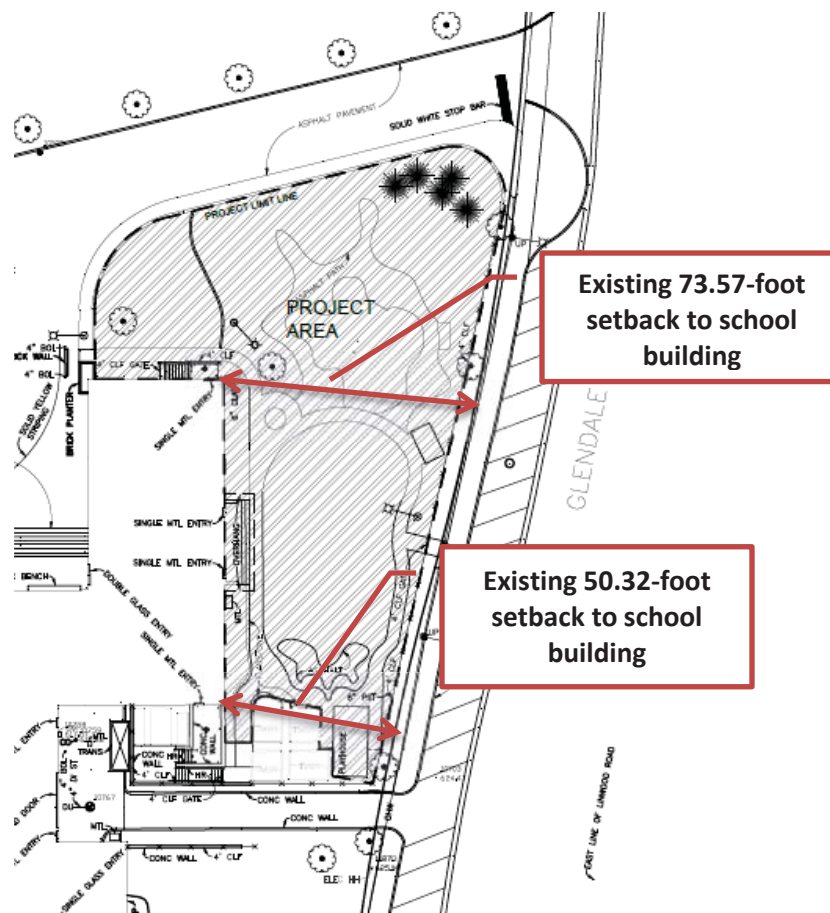


Figure 5 – Excerpt of Site Plan

ZONING RELIEF

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

CONSIDERATION BY OTHER ADVISORY BOARDS/COMMISSIONS

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

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

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

REQUESTED ZONING CONSIDERATION

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

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

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

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

1. *That the establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare;*
2. *That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity;*
3. *That the establishment of the special use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern;*
4. *That adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways;*
5. *That adequate parking, utilities, access roads, drainage and other facilities necessary to the operation of the special use exist or are to be provided; and*
6. *That the special use in all other respects conforms to the applicable regulations of this and other Village ordinances and codes.*

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

STANDARDS FOR REVIEW / FINDINGS

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

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

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

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

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

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

ZONING MATRIX

ADDRESS: 1112 Willow Road - Crow Island School

CASE NO: 19-11-SU

ZONING: R-2

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

NOTES:

- (1) Based on lot area of 239,872 s.f.
- (2) Variation amount is the difference between proposed and requirement.
- (3) Setback to building. Proposed work complies with front yard setback from Willow Road.
- (4) Setback to existing playhouse that would be relocated.

ATTACHMENT D

CASE NO. _____

APPLICATION FOR SPECIAL USE

Name of Applicant WINNETKA SCHOOL DISTRICT 36 - CROW ISLAND SCHOOL

Property Address 1112 WILLOW ROAD, WINNETKA, IL 60093

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

Fax and Email BRAD GOLDSTEIN BRADGOLDSTEIN@WINNETKA36.ORG

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

K M TALTY DESIGN, INC. LANDSCAPE ARCHITECTURE

45 LONGMEADOW ROAD, WINNETKA, IL 60093

(847) 612-5154

KATHRYN@KMTALTYDESIGN.COM KATHRYN TALTY, PRESIDENT

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

HODGES, LOIZZI, EISENHAMMER, RODICK & KOHN LLP

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

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

WWW.HLERK.COM

Date Property Acquired by Owner 1940

Nature of Any Restrictions on Property NONE

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

OFFICE USE ONLY

Special Use Requested under Ordinance Section(s) _____

Staff Contact: _____ Date: _____

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

1. That the establishment, maintenance, and operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare;
2. That the Special Use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity;
3. That the establishment of Special Use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern;
4. That adequate measures have been or will be taken to provide ingress and egress in a manner which minimize pedestrian and vehicular traffic congestion in the public ways;
5. That adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the Special Use exists or are to be provided; and
6. That the Special Use in all other respects conforms to the applicable regulations of this and other village ordinances and codes.

Respectfully Submitted,

WINNETKA SCHOOL DISTRICT 36

Property Owner

FEBRUARY 22, 2019

Date

1235 OAK STREET
WINNETKA, IL 60093

Address

Project narrative
Crow Island School - Glendale Playground Improvements

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

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

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

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

Special Use Standards Commentary
Crow Island School – Glendale Playground Improvements

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

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

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

The updated equipment in the Crow Island School playground will offer the community a place for little ones to play during off hours. Having this lovely resource near homes in the area will only enhance the appeal to property owners in that the playground will be appropriately maintained and safety measures and guidelines will be followed throughout installation process. The current plans meet all safety regulations and the structures themselves are attractive.

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

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

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

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

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

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

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

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

CASE NO. _____

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

Owner Information:

Name: WINNETKA SCHOOL DISTRICT 36 - CROW ISLAND SCHOOL

Property Address: 1112 WILLOW ROAD, WINNETKA, IL 60093

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

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

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

K M TALTY DESIGN, INC. LANDSCAPE ARCHITECTURE

45 LONGMEADOW ROAD, WINNETKA, IL 60093

(847)612-5154

KATHRYN@KMTALTYDESIGN.COM

KATHRYN TALTY, PRESIDENT

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

HODGES, LOIZZI, EISENHAMMER, RODICK & KOHN LLP

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

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

WWW.HLERK.COM

Date Property Acquired by Owner: 1940

Nature of Any Restrictions on Property: NONE

Explanation of Variation Requested: _____

(Attach separate sheet if necessary)

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

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

OFFICE USE ONLY

Variation Requested Under Ordinance Section(s): _____

Staff Contact: _____ Date: _____

STANDARDS FOR GRANTING OF ZONING VARIATIONS

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

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

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

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

WINNETKA SCHOOL
DISTRICT 36

Property Owner's Signature: _____ Date: FEBRUARY 22, 2019

(Proof of Ownership is required)

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

Zoning Standards Commentary
Crow Island School – Glendale playground improvements

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ATTACHMENT E

ORDINANCE NO. M-22-2003

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NAYS: None

ABSENT: None

Signed:

s/s Michael F. Duhl

Village President

Countersigned:

s/s Douglas G. Williams

Village Clerk

Introduced: Waived

Passed and Approved: June 3, 2003

Posted: June 4, 2003

ATTACHMENT F

Minutes adopted 04.18.2019

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

Members Present:

Brad McLane, Acting Chairman
Paul Konstant
Maggie Meiners
Michael Ritter

Members Absent:

Kirk Albinson
Brooke Kelly
Michael Klaskin

Village Staff:

Ann Klaassen, Senior Planner
Christopher Marx, Associate Planner

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

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

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

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

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

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

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

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

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

32
33 There was no public comment.

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

38
39 AYES: Konstant, McLane, Meiners, Ritter

40 NAYS: None

41
42 ***

ATTACHMENT G

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

Members Present:

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

Non-voting Members Present:

Matt Bradley

Members Absent:

None

Village Staff:

David Schoon, Director of Community Development

Case No. 19-11-SU: 1112 Willow Road – Crow Island School: An application submitted by Winnetka School District 36 seeking approval of a special use permit to allow renovation of the existing playground along Glendale Avenue at Crow Island School.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

22 NAYS: None

23 NON-VOTING: Bradley
24
25

ATTACHMENT H

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

Zoning Board Members Present:

Matt Bradley, Chairman
E. Gene Greable
Wally Greenough
Kimberly Handler

Zoning Board Members Absent:

Sarah Balassa

Village Staff:

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

Case No. 19-11-SU: 1112 Willow Road - Crow Island School: An application submitted by Winnetka School District 36 seeking approval of a Special Use Permit and a zoning variation to allow renovation of the existing playground along Glendale Avenue at Crow Island School. The requested zoning variation would permit play equipment and a relocated playhouse to provide less than the minimum required front (corner) yard setback from Glendale Avenue. The Village Council has final jurisdiction on this request.

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

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

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

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

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

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

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

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

AYES: Bradley, Greable, Greenough, Hanley

NAYS: None

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

1. That the establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare;
2. That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity;

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

The requested zoning variation to allow a corner (front) yard setback of 6.25 feet from Glendale Avenue, whereas a minimum of 50 feet is required, a variation of 43.75 feet is in harmony with the general purpose and intent of the Zoning Ordinance and that each of the following eight standards has been met:

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



mailed 03.21.19

VILLAGE OF WINNETKA

Incorporated in 1869

NOTICE OF WINNETKA ZONING BOARD OF APPEALS PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the Winnetka Zoning Board of Appeals on **MONDAY, APRIL 8, 2019 AT 7:00 P.M.** in the Council Chamber of the Winnetka Village Hall at 510 Green Bay Road, Winnetka, Illinois for the purpose of considering the following:

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

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

1. Special Use Permit to allow the renovation of the existing playground for an existing elementary school in the R-2 Single-Family Residential Zoning District;
2. A variation to provide less than the minimum required front (corner) yard setback (from Glendale Avenue) of 50 feet; and
3. Any other zoning relief necessary for approval of the proposed playground renovation.

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

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

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

510 Green Bay Road, Winnetka, Illinois 60093

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