



DESIGN REVIEW BOARD **RESCHEDULED** REGULAR MEETING

THURSDAY, AUGUST 22, 2019 - 7:00 p.m.

WINNETKA VILLAGE HALL COUNCIL CHAMBERS – 510 GREEN BAY ROAD

AGENDA

1. Call to Order
2. Approval of July 18, 2019 meeting minutes.
3. Public Comment.
4. **Case No. 19-26-DR: 505 Chestnut Street – Tocco Italian Restaurant:** Consideration of Certificate of Appropriateness for proposed window replacement.
5. **Comprehensive Plan Workshop Session:** The Design Review Board will hold a workshop session to discuss ideas for inclusion in a new comprehensive plan.
6. Other Business.
7. Adjournment

Note: Public comment is permitted on all agenda items.

NOTICE

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

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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

**Winnetka Design Review Board/Sign Board of Appeals
July 18, 2019**

Members Present:

Kirk Albinson, Chairman
Brooke Kelly
Michael Klaskin
Paul Konstant
Brad McLane
Maggie Meiners
Michael Ritter

Members Absent:

None

Village Staff:

David Schoon, Director of Community Development
Ann Klaassen, Senior Planner
Christopher Marx, Associate Planner

Call to Order:

Chairman Albinson called the meeting to order at 7:01 p.m.

Approval of June 20, 2019 meeting minutes.

Chairman Albinson asked if there were any comments or corrections to be made to the June 20, 2019 meeting minutes or a motion to approve. A motion was made by Mr. Ritter and seconded by Ms. Kelly to approve the June 20, 2019 meeting minutes. The motion passed by unanimous voice vote.

Public Comment.

Chairman Albinson asked if there was any public comment. No comments were made at this time.

Case No. 19-17-DR: 540 Hibbard Road – Winnetka Park District: Consideration of Certificate of Appropriateness for proposed signage. (At the request of the applicant, continued from May 16, 2019 meeting.)

Kelsey Raftery introduced herself as the marketing manager of the Winnetka Park District and stated she would provide a quick presentation since they are proposing a lot of different elements. She stated one of the main reasons behind the project is to make their signage more visible from Hibbard Road which has a high volume of traffic. Ms. Raftery stated the second reason is for branding purposes with the main thing being to add wayfinding signage to the main entrance of the campus.

Ms. Raftery stated in terms of the identification signage, for the lettering and the logo, they would be replacing what they currently have and it would be the exact same height at 10 inches. She indicated in some instances, it would be a little bit longer but would be proportional to the sign band and would meet the requirements. Ms. Raftery also stated the logo would be updated to their brand font which is open sans which she described as more modern and easier to see. She then stated the lettering would be aluminum with an anodized finish with the black or silver letter coloring depending on where it is placed and would provide a nice contrast. Ms. Raftery also informed the Board it is their hope to add the logo to several other locations and it would be made out of a high density urethane foam product which would be carved and painted to look like wood. She noted they planned to use HDU which would resist weather better. Ms. Raftery also stated the logo and sign would measure 4.7 square feet depending on the height of where they are located on the building.

1 Ms. Raftery then stated the first location is the entrance to the administration office and stated
2 they currently have silver lettering on the limestone façade which you can hardly see. She stated they
3 planned to keep the lettering the same height but would change it to black and update the font. Ms.
4 Raftery also stated while it would be longer than what is currently there, it would still be proportional.
5 Ms. Raftery stated the second location is outside of the administrative office off of Hibbard Road which
6 currently has silver lettering which is small and barely visible. She commented the limestone area is not
7 the natural sign band for the building and they plan to keep the lettering the same height and color but
8 would pull it down to the brick area which she commented is nicer and would be easier to read along
9 with the logo.

10
11 Ms. Raftery stated in connection with the third location, it is the first thing you see when you enter the
12 campus off Hibbard. She stated there are a couple of issues and identified the location as historically
13 being the main entrance which created confusion. Ms. Raftery stated the second issue is that first time
14 visitors do not know where the administrative office is and they do not have directional signage. Ms.
15 Raftery stated they put together a solution which would solve these issues along with updating the
16 signage with lettering similar to what they currently have with the major change being the lettering
17 going on one line instead of two. She also stated they would add the logo and wayfinding signage as well
18 as add banners between the columns of the entrance to enhance the appearance of the facility.

19
20 Ms. Raftery then stated the wayfinding signage would be similar to the existing ground signage and
21 would have the same height and width as the ice arena signage with the logo and letters painted
22 similarly to what currently existed. She stated in terms of the banners, if the Board approved them, they
23 would also approve a set of guidelines so that they can be refreshed on a seasonable basis to align with
24 their change of offerings. Ms. Raftery stated the banners would include photos of customers in black
25 and white and would have ample space around the subject and no text or graphics beyond the photos in
26 order to maintain an artistic feel and not include any advertising.

27
28 Ms. Raftery identified the fourth location as the main entrance to the tennis center where it is currently
29 silver on the limestone and it would be changed to black lettering along with the logo. She then
30 identified the fifth location as the ice arena where the proposed lettering would have the same height,
31 width and coloring as the existing lettering with the only change being the font and adding the logo. Ms.
32 Raftery stated the sixth location is the fence along the two tennis courts on Hibbard which is
33 currently covered with a green windscreen for privacy. She stated it is their hope to add a printed
34 windscreen to the top half to provide privacy and enhance the appearance of the tennis courts and
35 campus in general.

36
37 Ms. Raftery stated with regard to the banners, it is their hope to get a set of guidelines approved which
38 would always include photos of customers and tennis players and which would have a purple overlay
39 over them which she described as more subdued and not overly busy. She noted purple is their primary
40 brand color for the tennis center and it would not include any text or graphics beyond their logo. Ms.
41 Raftery also stated it would help to maintain a more artistic feel and not include any advertisements.
42 She then stated while none of their board members could attend the meeting, she has a letter from
43 President Archibald stating his support. Ms. Raftery added she has samples for the Board's review.

44
45 Chairman Albinson referred to questions Mr. McLane raised to the Village staff and asked for
46 clarification of what the Board's responsibility is for the Park District. Ms. Klaassen stated a memo was
47 passed out before the meeting and noted the Board would be using the Certificate of Appropriateness
48 section of the code to consider the proposed signs which are more appropriate. She explained that the

1 design guidelines are meant more for the commercial districts. She also stated when they prepared the
2 agenda report; it referenced the design guidelines instead of the four general guidelines which are more
3 useful for the Board when reviewing these types of applications.
4

5 Mr. Ritter asked if it relates to architectural features. Ms. Klaassen confirmed that is correct as well as
6 site improvements. She then stated the Board is to use the guidelines listed to determine whether they
7 find the request appropriate.
8

9 Chairman Albinson asked if there were any other questions. Mr. Klaskin asked if it is part of their
10 comprehensive plan to update the font. Ms. Raftery responded it is a slow process and any time a sign
11 comes up for replacement, it would have to align with the brand. Mr. Klaskin asked if every sign would
12 have the old font. Ms. Raftery stated all of the building signage would have the updated font and the
13 ground sign did not match the font. Mr. Klaskin commented it would look disjointed. He then stated
14 while he had no problem with the presentation, he referred to the use of the original font. Ms. Meiners
15 agreed with Mr. Klaskin's comments and questioned one location where it was stated in the
16 presentation that black or silver was not decided. She commented they all need to be the same.
17 Chairman Albinson stated the ice arena sign is silver and everything else would be black. Ms. Raftery
18 responded it would depend on the sign band. Chairman Albinson asked what the rationale is for having
19 silver and black. Ms. Raftery responded it would be the sign band. She stated they can put black on
20 brick but you cannot see it. Ms. Raftery also stated since the building is so huge, you cannot see any one
21 sign at the same time. Chairman Albinson asked which signs would be silver. Ms. Raftery identified the
22 ice arena and one other location as being silver and commented silver and white is what you would put
23 on brick in general.
24

25 Chairman Albinson asked if there were any other questions. Ms. Kelly stated the banners are not
26 compliant with the integrity of the Village and the windscreens are too large. She then stated they have
27 had many people talk about the use of banners in window displays which were ruled out. Mr. Klaskin
28 asked what if they were more subtle. Ms. Kelly stated the size is the issue. Mr. Klaskin stated if they are
29 green, you would hardly notice them. Mr. Ritter commented they are inappropriate and are something
30 you would see at Lifetime Fitness rather than at an athletic facility. Mr. Konstant questioned the
31 purpose of that signage. Ms. Raftery responded it would not be a working entrance and if it is large and
32 noticeable, people would go there first. She also stated you cannot see it if you are on the
33 sidewalk. Chairman Albinson asked if the banners would not cover two doors and Ms. Raftery confirmed
34 that is correct and added there needs to be a fire exit.
35

36 Mr. McLane stated for clarity, they have been working on this and while the applicant's board approved
37 the submission, the Park District owns the property. He referred to it not being the Board's jurisdiction
38 and they are asking for this Board's view to do what they want on the property. Mr. McLane commented
39 he liked the idea of banners and for people to not understand where to go is an issue. He also
40 commented it contemporized the building and it would be too expensive to change an
41 unattractive building. Mr. McLane stated in Hubbard Woods, they have higher window treatments and it
42 is considered the design center. He then described it as the virtual entrance to the Village from Elm and
43 it would provide a book end and be prominent. Mr. McLane also stated he liked them going in this
44 direction and it is their property and reiterated the applicant's board approved the request. Mr. McLane
45 concluded it is the nature of the Board to give different opinions and he would be in favor of the
46 request.
47

1 Mr. Ritter stated everything is fine except the banners. Ms. Kelly reiterated they are too large and would
2 be advertising and she would discourage that scale. Mr. McLane asked Ms. Kelly how is that considered
3 advertising. Ms. Kelly responded it looked commercial. Ms. Meiners commented she agreed with Ms.
4 Kelly that it is a little too aggressive and excessive. Chairman Albinson stated the Park District is
5 competing with Lifetime Fitness and referred to the need to stay current. He also stated the Park District
6 is struggling financially and they want it to be a destination and to be competitive. Chairman Albinson
7 then stated the windscreens on the tennis courts made you think of Northwestern and commented they
8 are attractive. He also stated when people debate between the Park District to play tennis or a sports
9 facility; he liked the idea of a commercial feel which is active and enjoyable. Chairman Albinson then
10 stated with regard to the Park District lobby, there is a new graphic on the wall of children and bubbles
11 which he described as a welcome change to the lobby. He concluded he is in favor of all that was
12 presented.

13
14 Mr. Ritter stated he is fine with the purple windscreen and Mr. McLane noted that is their brand color.
15 Ms. Raftery stated it is the primary brand color for the A.C. Nielsen Tennis Center and is a recognizable
16 color. Chairman Albinson added the gray area is that it is a public body and not a private business and
17 asked for clarity from the Village staff in terms of jurisdiction, if there is the opinion that certain latitude
18 be granted to a public body vs. a private business and there is the question of the Board's
19 jurisdiction. Mr. McLane stated there is a lot of ambiguity.

20
21 Mr. Klaskin stated he had less of an issue with the banners and commented he liked the text above the
22 entrance which he described as providing a mid-century classical feel to the building and the font
23 enhances that. He suggested they did it on one line and suggested they leave the layout and font which
24 suited the building. Ms. Kelly agreed with the font comment and stated the new font with the banners
25 has a commercial feel and they do not want to look like an inexpensive health club. She also stated she
26 agreed with the A.C. Nielsen Tennis Center font and it would be fine if it is changed to black. Ms.
27 Meiners commented she liked the logo but with the lettering and logo, she described it as a lot and
28 suggested moving the lettering down above the door and having nothing on the limestone and
29 suggested it be similar to the Winnetka Park District sign as well as another option to keep everything
30 silver. She commented the logos are a lot of branding. Ms. Kelly identified one graphic and commented
31 it seemed off center and suggested that be eliminated. She suggested moving it down would be an
32 improvement. Ms. Meiners then suggested moving the A.C. Nielsen text down as well. Ms. Kelly stated
33 the limestone is the banner at the top and is a signage banner.

34
35 Ms. Raftery stated their board likes it and met with the Nielsen family which is very excited about it. She
36 informed the Board they are paying for a large majority of the upgrades to bring the tennis center to life
37 and make it more prominent in the community. Mr. McLane stated the tennis center is enterprise
38 owned and outside of the Village's tax dollars and is self-sustaining. He also stated there are a lot of
39 positives to the decision making.

40
41 Chairman Albinson stated there are a lot of opinions on the signs and one approach to deal with them is
42 to take a vote on the proposal as submitted and continue the discussion and come up with some
43 commonality of the requested changes for the applicant. He then asked Mr. Schoon if the Park District is
44 obligated to follow through with conditions if the Board makes an approval for the request with
45 modifications to the application. Mr. Schoon stated it would fall underneath the Certificate of
46 Appropriateness requirements and the Board is to review how the change would impact the exterior of
47 structures and the applicant would have to adhere to them.

48

1 Ms. Kelly asked if the bronze letters would be pin mounted. Chairman Albinson stated there are
2 concerns in the Board not approving the request and the Board should not dictate what font type an
3 applicant uses. He stated if they leave it the way it is here, the font would not match the other fonts. Mr.
4 Klaskin commented it should be consistent with the fonts on all Park District signage and with regard to
5 having two different fonts on this property; they should either change all of them or leave them all the
6 same. Mr. Klaskin stated it is under the Park District purview and the signs should be consistent.

7
8 Chairman Albinson stated they have to be careful in making decisions for multiple properties. Ms.
9 Meiners agreed it would be great to change the signs and the fonts needing to be consistent on this
10 property is the general idea. Mr. Klaskin stated they should be consistent on this property at the very
11 least. He also stated if they agree with the purple brand color, to change the color of the windscreen
12 would be more inappropriate. Chairman Albinson then asked what other font signage would remain.
13 Ms. Raftery stated the other signage is the ground signage and the one on the corner of Elm and
14 Hibbard. She noted there are three other ground signs on the campus and the Times New Roman font
15 did not go with their brand. Ms. Raftery described the brand font as more modern and better reflected
16 what they are trying to achieve. Mr. McLane stated signs age out and most of the Park District signs are
17 functional and it would be hard to discern fonts are that different.

18
19 Ms. Meiners reiterated consistency has to be there for whatever the font is. Mr. McLane referred to
20 commercial examples like FedEx, United, etc.; changes take decades to go through and stated a lot of
21 companies do give latitude to make change. Mr. Klaskin reiterated he preferred the fonts be consistent
22 and the only fight is to keep the letters above the center intact and the rest is fine. He also stated he had
23 no problem with purple around the tennis courts.

24
25 Chairman Albinson stated the difference between Times New Roman and the proposed font is subtle
26 enough and far enough away where there would not be a visible impact. Mr. Klaskin stated when brands
27 change, they are all done at once and if they do this branding on the signage, they should change the
28 font wholesale and do them all at once.

29
30 Ms. Raftery informed the Board they have specific brand guidelines that will not change. Mr. Ritter
31 stated they do not have merchandise to cause them to commit to change every sign and he agreed it
32 should be consistent. He then stated as they move things along, they would all vote on the building
33 fonts and banners and deal with other things as they come up. Chairman Albinson stated they are not
34 interpreting the application as ground signs. He then stated if there is a motion, they can do it if they
35 were to replace the font on all of the other property signs, they can move forward. Mr. Klaskin stated
36 the Board has made other conditional approvals before. Ms. Meiners referred to changing the signs on
37 the building and the sign on the tennis center to Times New Roman and replace the others later.
38 Chairman Albinson stated the worst case solution would be to have all the building have the new font
39 signage and for the monument entrance signage to be Times New Roman.

40
41 Chairman Albinson stated one approach would be a motion to approve the application as submitted.
42 Mr. McLane moved to issue a Certificate of Appropriateness to approve the application as presented.
43 Mr. Schoon stated they need a second and if the motion failed to make another motion. Chairman
44 Albinson stated he is not hearing unanimous consistency from those interested in making changes to the
45 application. Ms. Kelly and Mr. Klaskin stated their comments relate to the font. Chairman Albinson then
46 stated there are multiple motions and they can pick and choose what is important as a condition to its
47 approval. There was no second to the motion.

48

1 Mr. Konstant made a motion to issue a Certificate of Appropriateness to approve the request as
2 submitted and to leave the location of the lettering in location #3, to put in the logo and eliminate
3 the graphics on the windscreen. Chairman Albinson asked Ms. Raftery if there would be concern from
4 the donor if the name is not changed. Ms. Raftery stated the existing lettering on the building is antique
5 crushed bronze which is aging and tarnished, did not look good and needed to be changed. Mr. Konstant
6 suggested making it black along with the logo. Chairman Albinson asked what if the new font is there.
7 Mr. Klaskin stated the Board is looking at it in detail live with the font. He added he had no problem with
8 the banner. Chairman Albinson referred to the font for the A.C. Nielsen Tennis Center. Mr. Konstant
9 stated it should be kept consistent with what is there and to add logo. He also stated he had no problem
10 with the font and to eliminate the graphic on the windscreen. Mr. Konstant then stated the new font
11 would mimic the location with the lettering. Mr. Klaskin seconded the motion.
12

13 Mr. Schoon suggested they do one building at a time and referred to the hockey rink then the tennis
14 center.
15

16 Chairman Albinson stated for this elevation, there would be new lettering and the new font at
17 the location of the existing letters in addition to the logo and graphics. He also stated it would be
18 stacked versus what is proposed and asked if there were any concerns about this elevation. Ms. Meiners
19 and Ms. Kelly stated there should be no banners and otherwise it is fine. Ms. Meiners added there
20 should be no banners in the window and Ms. Kelly agreed. Ms. Meiners stated if the motion is to
21 eliminate the banners that would be fine. Mr. Klaskin stated he is in favor of the banners.
22

23 Chairman Albinson referred to the next elevation to the north and asked if there were any issues. Ms.
24 Kelly commented the logo is repetitive, distracting and off center. Ms. Meiners commented it is located
25 in a weird place and Ms. Kelly added it is too high. Ms. Raftery noted the building is 330 feet long and
26 you cannot see any of the two entrances at the same time. Chairman Albinson asked if there would be
27 donor issues if there is one logo at the center of the entire building. Ms. Meiners suggested moving
28 the lettering back to the limestone and have the badge in the center of the brick. Ms. Raftery stated that
29 would not work because the limestone has a lip and there would be a line through the letters. Everyone
30 liked that option better. Ms. Rafferty shared an alternative version for Location #2 with the Board.
31 Chairman Albinson commented the alternative north elevation is better. Ms. Raftery noted all of
32 the lettering would be black. Chairman Albinson stated it would be more symmetrical and goes with the
33 elevation. Chairman Albinson then referred to the north elevation and everyone agreed it is fine.
34

35 Chairman Albinson then asked if there were any concerns with the screen. No concerns were
36 raised. Chairman Albinson stated they have to market the tennis center to be on a competitive level
37 with others and referred to Northwestern's tennis colors. He described it as more active and he liked the
38 proposal which helps with the brand. Mr. McLane commented it is the most exciting thing proposed by
39 the applicant. Ms. Kelly stated it would be fine without the banners and Ms. Meiners agreed. Chairman
40 Albinson asked if anyone was adamantly against the screen. Mr. Ritter commented it is cheesy looking.
41 He then stated he is fine with the lettering on it and did not recall seeing anything else from the Park
42 District which is purple. Mr. Klaskin stated it is just for the A.C. Nielsen Tennis Center. Chairman Albinson
43 stated the wall screen in the lobby is purple. Ms. Raftery stated there is a blue undertone and all of the
44 marketing done brings purple into it which is a recognizable color for those using the tennis center.
45 Chairman Albinson commented there is a cool, fun graphic in the lobby. Mr. Ritter stated it is fine inside
46 the building and it is unattractive and did not serve any purpose. Ms. Raftery noted it is only for the
47 summer season.
48

1 Ms. Meiners asked if it could be a more subtle color such as dark green or blue. She also stated the Park
2 District logo on the A.C. Nielson building is already confusing. Ms. Meiners also stated purple is not
3 necessary. Ms. Raftery referred to an image in the package which showed purple from Hibbard and is
4 not as noticeable as others.

5
6 Chairman Albinson asked if there were any other comments on the screen. Mr. McLane stated it would
7 be buried when the trees grow. Ms. Meiners suggested it be done without people on it and while
8 the purple color is fine, with the other elements, it is too much. Mr. Klaskin stated when you isolate it, it
9 is jarring and you would not notice it driving by and you would see vehicles and trees from April to
10 September.

11
12 Chairman Albinson asked if they are married to approving the window banner. Mr. McLane commented
13 he liked it. A vote was taken with four in favor and three against. Chairman Albinson then asked who
14 wanted the window banners and three Board Members voted in favor. Mr. Klaskin asked if they had
15 other ideas for the window banners. Ms. Raftery stated there are different samples. Mr. Klaskin
16 commented the building looked dead with no energy and for the many people who use the entrance; it
17 will give light and differentiate it. Ms. Kelly stated there should be an architectural solution as opposed
18 to vinyl banners.

19
20 Chairman Albinson stated he is not hearing consistency for the screening on the tennis courts or the
21 banners in the windows. He then suggested a motion to approve the request to include the elevations
22 everyone agreed on and to exclude the tennis court screening and banners from that motion. Chairman
23 Albinson stated there could then be another motion to approve the tennis court screening and another
24 motion to approve the banners in the windows. He then stated the motion would be to exclude the
25 tennis court screen and window banners and include modifications to include the new font and new
26 letters but in the location of the existing letters on the center elevation. Ms. Meiners moved to issue a
27 Certificate of Appropriateness for the motion as stated by Chairman Albinson.

28
29 Chairman Albinson stated the next motion would be on the north sign (Location #2); for the letters on
30 the cast stone and the badge be centered on the elevation and the actual true north elevation (Location
31 #1) would be approved as submitted. He stated the motion would also include for the tennis entrance to
32 the south (Location #4) to be approved as submitted and the ice arena (Location #5) to be approved as
33 submitted. Mr. McLane moved to issue a Certificate of Appropriateness for the motion as stated by
34 Chairman Albinson. The motion was seconded by Mr. Konstant. A vote was taken and the motion
35 unanimously passed.

36
37 AYES: Albinson, Kelly, Klaskin, Konstant, McLane, Meiners, Ritter

38 NAYS: None

39
40 Chairman Albinson stated the next motion would be for the tennis court screening and window banners
41 in separate motions. Mr. McLane moved to issue a Certificate of Appropriateness to approve the
42 window banners as submitted. Mr. Konstant seconded the motion. A vote was taken and the motion
43 passed, 4 to 3:

44
45 AYES: Albinson, Klaskin, Konstant, McLane

46 NAYS: Kelly, Meiners, Ritter

47

1 Mr. McLane then made a motion to approve the tennis court wind screening as proposed. Mr. Klaskin
2 seconded the motion. A vote was taken and the motion passed, 4 to 3:

3
4 AYES: Albinson, Klaskin, Konstant, McLane

5 NAYS: Kelly, Meiners, Ritter
6

7 **Case No. 19-20-DR: 908 Green Bay Road – The Shade Store: Consideration of Certificate of**
8 **Appropriateness for proposed signage and window replacements.**

9 KelliRose Scriboni introduced herself to the Board as the project manager for The Shade Store along
10 with the architect and sign vendor. She stated they were approved for interior permitting and are
11 currently under construction. Ms. Scriboni informed the Board the existing window glazing system is
12 damaged and needs to be replaced. She stated they were originally proposing to replace the glazing
13 system and remove the mullion to make it a more consistent open window. Ms. Scriboni then stated
14 their products are window treatments, custom blinds, shades and draperies. She stated they realized
15 with the rain downpours, the water damaged the glazing system and found with regard to the interior of
16 the storefront, there are no structural support footings and the landlord replaced all of the footings with
17 concrete to bring up the support so that it is now fully structurally sound. Ms. Scriboni concluded what
18 they need to address is the glazing system.
19

20 Ms. Kelly asked for clarification as to what kind of glazing is there now and what it would be. Ms.
21 Scriboni noted the neighbor's window has two mullions and there are three panes of glass. She stated
22 they are proposing to remove the mullions and do butt glass. Ms. Scriboni also stated they want to make
23 sure the system would match what is existing and for the color to match with the neighbors with a
24 custom color.
25

26 Chairman Albinson asked if there is one single pane on one storefront in the same building and another
27 storefront which would remain the same with three units. Ms. Scriboni responded that is not correct
28 and stated they are proposing two panes of glass with silicon in between. Chairman Albinson asked if
29 the storefront would have no mullions and the other storefronts would remain. Ms. Scriboni confirmed
30 that is correct and they are only doing their portion. She added it is still wet today in front of the
31 window. Ms. Scriboni then stated the reason they want it is because their product is shades.
32

33 Ms. Kelly commented she liked the idea and referred to the consistency of the other tenant to keep the
34 building consistent. Ms. Scriboni stated other stores down the street have a different glazing system.
35

36 Chairman Albinson asked the Village staff if anything with the submittal deviated from the guidelines.
37 Mr. Marx stated the guidelines indicate a general preference for divided windows and this would be a
38 cleaner and whole continuous window which is not uncommon in the business districts. He stated the
39 preference in the guidelines leaned toward divided light.
40

41 Chairman Albinson asked if the proposed signage would not be in keeping with the guidelines. Mr. Marx
42 responded the signs would be externally lit and it makes reference to the size of pin mounted letters
43 and height. He stated otherwise, these are guidelines which were crafted before the use of internal
44 lighting.
45

46 Chairman Albinson asked if it would be internally illuminated. Ms. Scriboni stated the edge would be lit
47 letters. Mr. McLane stated with regard to the signage, the letters are halo lit letters and edge lit letters
48 are a more modern interpretation of internally lit lettering. He also stated between the back of the

1 letters and surface is an acrylic piece which illuminates and creates a halo effect. Mr. McLane also stated
2 for the more traditional halo lit the applicant is proposing, he referred to air spin and pin mounted
3 lettering off the surface and the LED light shines into the lettering. He stated there would be a wash of
4 light into the background and you would not see the light source at all. Mr. McLane described it as a soft
5 presentation on a black panel and on the brick. Ms. Scriboni provided photos to the Board of other sites
6 they have done. She stated they like to maintain the historical integrity of buildings and most of
7 their buildings are landmark buildings. Mr. McLane stated the lighting would clean it up and make it
8 more attractive.
9

10 Ms. Meiners commented she liked the lettering but is concerned about the line between when it is lit at
11 night and neon signs. She stated she is also concerned for those living in that area and referred to
12 Walgreen's which has halo lighting. Mr. Marx stated they went through permits issued over the years to
13 find examples, one of which is Neapolitan and the other is Core Power Yoga. Chairman Albinson asked if
14 they are internally illuminated or backlit. Mr. Schoon responded they are similar to what is being
15 proposed and the letters would not be internally illuminated.
16

17 Chairman Albinson asked if there were any other concerns. He referred to precedent in voting in favor
18 of such requests over the last few years. Ms. Kelly stated there should be consistency within
19 the building. Ms. Scriboni informed the Board they want to do one display in the window as opposed to
20 three and one display would unify the full window. Chairman Albinson asked how many storefronts are
21 there and it was confirmed there are two.
22

23 Ms. Scriboni noted the neighbor to the right has a different glazing system. Ms. Meiners agreed with the
24 consistency comment given the nature of the store and the fact they are in the middle.
25

26 Chairman Albinson stated there are three black awnings across the building and asked Ms. Scriboni if
27 they planned to remove theirs. Ms. Scriboni confirmed that is correct. Chairman Albinson stated there
28 would be one building awning and three glazed units and on the other side, no awning with one glazed
29 unit. He commented it is such a small building to be chopped up.
30

31 Mr. Klaskin referred to the wrought iron background and how that would feel versus a wood feel. Ms.
32 Kelly commented she liked both as well as the design of the store in the context of the building.
33

34 Chairman Albinson stated he struggled with the building on Lincoln which is the women's clothing store
35 and referred to the design guidelines' recommendation of keeping a building consistent. Ms. Kelly
36 commented it would be nice the way they are doing it. Ms. Scriboni confirmed it would be high end,
37 nice, clean and consistent. She also stated they do it in all of the districts they work in to keep the
38 historical nature of the area. Ms. Scriboni added they want to stand apart and brand themselves and
39 that all of the awnings need updating.
40

41 Chairman Albinson commented he liked the idea of the proposed glazing unit. He then stated the other
42 one may never happen and referred to the awning coming down and matching the other store.
43

44 Chairman Albinson then stated he would be in favor of approving the submittal with the exception they
45 either do both storefronts or not at all. He also suggested removing the south awning. Ms. Meiners
46 stated it is the only store with a sign above it. Ms. Scriboni stated they have no jurisdiction over the
47 other storefront.
48

1 Chairman Albinson then suggested if there are modifications to the building, it would be a trigger for
2 others in the building and if the north awning is removed, it would require removal of the south awning.
3 Chairman Albinson stated they can approve the request with the condition applied to the south
4 storefront glazing and awning. Mr. McLane stated they can do that or give the applicant the option to
5 come back. Ms. Scriboni noted they are under construction and identified August 9, 2019 as crunch
6 time.

7
8 Chairman Albinson stated the Board can approve the request and the applicant can decide with the
9 landlord. He reiterated the window replacement should be consistent throughout the building or be
10 replaced in kind. Mr. Schoon stated if it is replaced in kind, it would not go before the Board but the sign
11 and awning would. Chairman Albinson asked if there were any concerns on the signage. Mr. Konstant
12 suggested keeping the center awnings.

13
14 Chairman Albinson then asked for a motion to approve the request as submitted with the exception if
15 the glazing is replaced, the south storefront is to match and if the awning is removed, the south awning
16 should also be removed and the center tenant awning is to remain. He then questioned if there is no
17 south tenant. Mr. Schoon informed the Board they do have a permit in for the other space and
18 representatives of the property owner are here.

19
20 Jenn Epstein, the building owner's representative, stated plans were submitted upon the lease being
21 submitted to the landlord and referred to the tenant's plans being approved depending on the Village.
22 She then stated while she understood the consistency comments, they just leased the south space and it
23 is all coming together at once. Ms. Epstein stated with regard to the glazing question, they initially
24 discussed it staying the same but only replacing it. She indicated she did not remember if the glass had
25 three panels or a single piece. Ms. Epstein added she cannot make the decision for the landlord but
26 could take back the Board's feedback. She also stated now that they have another tenant, the Balance in
27 Motion tenant wants awning exposure for the back tenant for her signage, which gave her street level
28 exposure. Ms. Epstein then stated the other awning is to be recovered for the new tenant. She stated
29 she is not sure if the landlord picked up the tab for the change in glazing on the window which did not
30 need to be changed for consistency.

31
32 Chairman Albinson reiterated it is such a small building and it is a two storefront building here. He asked
33 if there were any other comments or a motion.

34
35 Ms. Kelly agreed with the comments made. Mr. Konstant questioned the structural problem. Ms.
36 Scriboni stated they found out from the structural engineer that footings were needed.

37
38 Chairman Albinson then stated if they want to do the window, it would only be approved if the south
39 storefront followed suit at the same time. He also stated if the north awning is removed, there could be
40 a condition for the south awning removed. Mr. Klaskin asked what if the south tenant wants
41 an awning. Ms. Epstein asked what if the landlord says they are not taking the awning off or the
42 window, would the application be denied. Mr. Schoon stated if that is the option, then yes.

43
44 Mr. Klaskin suggested they go with the glazing issue. He then stated in connection with the signage and
45 awning, if there is a brand name reflected through the awning, they cannot overstep bounds. Chairman
46 Albinson stated it is a consistency issue. Mr. Klaskin referred to the brand not working on the awning. He
47 also stated you cannot float a metal sign in concert with the awning and the rectangular field and letters
48 are the brand. Mr. Klaskin reiterated what would happen when the next tenant wants an awning.

1 Chairman Albinson reiterated it is about being consistent and a logo can be placed on the awning or
2 sign. He referred to the spirit of the design guidelines and the elevation. Mr. Klaskin referred to
3 the previous applicant not being consistent with the purple color. He also stated the next tenant as part
4 of their branding may want an awning with a black and white stripe. Chairman Albinson stated for
5 the Hoffmann applicant, it should not be approved if it is not consistent.
6

7 Ms. Meiners referred to the design guidelines saying it has to be consistent. She then stated if
8 the landlord removed the awning and there are individual tenant signs, it would be fine. Ms. Meiners
9 commented she liked The Shade Store and branding and they cannot say to get rid of the awning and
10 the next tenant might want it. She referred to it being all or nothing.
11

12 Mr. Klaskin questioned whether the priority is the building or the livelihood of the business district.
13 Chairman Albinson stated it is not the Board's call as to whether there should be an awning or not but it
14 should be consistent on the elevation. Mr. Klaskin commented that would be a mistake and suggested
15 leaving the awning in place and let the next tenant decide. Ms. Kelly stated they want to promote
16 business but keep design integrity. Mr. Klaskin indicated it would be helpful if the landlord was here and
17 from the landlord's standpoint, the landlord will do whatever is necessary to secure the lease. He stated
18 they should be sensitive and telling an applicant to go find space with an awning is not the message they
19 want to send. Ms. Kelly suggested they leave it up to the landlord and the design guidelines say they
20 need to be consistent with regard to the windows and awning.
21

22 Ms. Scriboni stated they are keeping the glazing system and only removing two mullions to showcase
23 their product. She referred to page 7 of the packet which is the original photo with no awning. Ms.
24 Scriboni stated they did research to find out what was there historically and the awning came after the
25 architectural blessing of the town on another project. Chairman Albinson stated the photo shop image is
26 fine but with all awnings removed, it is misleading. Ms. Scriboni noted they received that photo from
27 the real estate company. Chairman Albinson stated he is adamant that there be consistency with
28 the building elevation and it would not be at the detriment of the tenant. He also stated it is not the
29 Board's responsibility and the guidelines are not rules. He stated it is important to keep consistency
30 especially with a small building.
31

32 Mr. Klaskin stated the motion can be to have divided lights and to acquiesce on the signage and lights
33 and leave the other storefront the same. He referred to them choosing not to have an awning. Ms.
34 Meiners stated for consistency, in this situation and for street level and walking, you would not realize
35 you are going from one building to the next. She referred to those who want to do business here and
36 the request is in good taste and for the design aesthetic, to allow the Board to play with the design
37 guidelines in terms of consistency. Ms. Meiners added she is not sure it would be too noticeable or it is
38 part of the same building.
39

40 Chairman Albinson stated the landlord is not here although representatives are. He asked if there was
41 any indication of where the other tenant is headed. Ms. Epstein stated they plan to keep the awning in
42 place and the tenant is not aware of what the applicant is proposing. She then stated their lease was
43 signed three days ago and their signage has not been submitted to the landlord yet. Ms. Epstein also
44 stated there was discussion of recovering the awning with their logo and noted the tenant is a home
45 interior business.
46

47 Chairman Albinson asked for a motion to approve the request with the exception that both storefronts
48 have to match with both having a single dark bronze anodized frame or remain with three individual

glazed units. He then asked which Board Members would be against removing the remaining awning to the north and leaving the south as is. Mr. Klaskin stated they should keep the glazing consistent but let the applicant have flexibility for the signage and awnings. He then made a motion to issue a Certificate of Appropriateness to approve the request as submitted with the exception being the glazing should be consistent between the north and south storefronts and otherwise, the removal of the awning to add a sign would be acceptable. Mr. Klaskin referred to the field sign having a walnut color versus black and asked for the Board members' opinion. Everyone agreed it is fine. Ms. Kelly seconded the motion. A vote was taken and motion passed, 5 to 2.

AYES: Albinson, Kelly, Klaskin, Meiners, Ritter

NAYS: Konstant, McLane

Case No. 19-24-DR: 520 Green Bay Road – BMO Harris Bank Building: Consideration of Certificate of Appropriateness for proposed awnings.

Jenn Epstein of Hoffmann Commercial Real Estate introduced herself to the Board along with Steve Normandy of Acme Awning.

Mr. Normandy stated they are proposing 88 awnings on the BMO Harris building which would be burgundy with a black painted frame. He stated they would be opened winged awnings with no angles which are more contemporary. Mr. Normandy stated with regard to the first elevation on page 2, he noted all of the first story awnings would be well above 8 feet and for the low awnings, they are presenting three logos on the east elevation. He stated the second and third story awnings would have the same design and same drop in projection and would be on a similar scale to those on the first floor.

Ms. Kelly asked for a color sample. Ms. Epstein confirmed it was submitted. Mr. Normandy informed the Board it would be dark burgundy and Sunbrella is the manufacturer.

Ms. Meiners stated with regard to examples, for the awnings on the buildings, they are hard to see and asked if there are examples. Ms. Epstein responded not a building with this many awnings and the closest comparable amount of awnings would be 501-507 Chestnut which is the Trifecta building. She stated it is the same idea, but is not such a large spectrum. Ms. Epstein noted the BMO building is much larger and has more windows. Chairman Albinson asked about the building at the northwest corner of Elm and Chestnut and if it is owned by Rubloff. Ms. Epstein responded they did not own that building. She added those awnings are brown. Ms. Epstein also stated there are other burgundy awnings in the Village which are the same color which she described as an earthier brick red.

Mr. McLane stated it complies with the design guidelines and are not black. Chairman Albinson asked if there were any other comments. No additional comments were made at this time. Mr. McLane moved to issue a Certificate of Appropriateness to approve the request as submitted. Mr. Konstant seconded the motion. A vote was taken and the motion unanimously passed.

AYES: Albinson, Kelly, Klaskin, Konstant, McLane, Meiners, Ritter

NAYS: None

Case No. 19-25-DR: 950 Green Bay Road – Allure Nails and Spray Tanning: Consideration of Certificate of Appropriateness to recover the existing awning valence.

Gantuya Khaltar stated she is opening a nail salon and spray tanning shop and the request is to recover an existing awning which would be replaced with the same material. She stated there would be white

1 and green lettering which would be 5 inches. Chairman Albinson asked if the frame would remain. Ms.
2 Khaltar confirmed that is correct. She also stated it would be black and the logo would be on the
3 valance.

4
5 Mr. McLane stated the only difference is the stylized "e" which is their brand identity. Mr. Klaskin
6 commented it is fine.

7
8 Mr. McLane moved to issue a Certificate of Appropriateness to approve the request as submitted. Ms.
9 Kelly seconded the motion. A vote was taken and the motion unanimously passed.

10
11 AYES: Albinson, Kelly, Klaskin, Konstant, McLane, Meiners, Ritter

12 NAYS: None

13
14 **Case No. 19-15-DR: 985 Green Bay Road – Mino's: Consideration of revisions to approved**
15 **Certificate of Appropriateness for proposed expansion of outdoor dining patio.**

16 Glenn Deutsch of Mino's stated they were previously approved for the patio addition and the pavers are
17 already in place. He stated as the process went on, they decided to have planter boxes with trellises
18 built into them which were in their original proposal. Mr. Deutsch then stated the proposal is to put in a
19 fence instead of trellis planter boxes which would match the planter boxes. He stated they also planned
20 to install a creeping vine which would make it a nice intimate space.

21
22 Chairman Albinson confirmed the only change from the previous approval is the planter boxes which
23 would now be lattice work and the green screen which will be lime green. Mr. Deutsch confirmed that is
24 correct. Mr. Ritter asked if it would only be in the new patio area and Mr. Deutsch confirmed that is
25 correct and would be an alteration of what was already approved. Chairman Albinson asked what the
26 top of the lattice work is. Mr. Deutsch referred to the architect's rendering which is not what they are
27 planning to do which were planter boxes with trellises built in. He confirmed they want to do a trellis
28 fence around the perimeter which would have a much cleaner and consistent look.

29
30 Ms. Kelly asked what is the landscaping. Mr. Deutsch confirmed there would be landscaping in front of
31 the fence which would be a creeping vine. He added it would be open trellis fencing in the same color
32 and they would be adding fencing around the patio which is already in and approved.

33
34 Chairman Albinson asked for a motion. Mr. Konstant moved to issue a Certificate of Appropriateness to
35 approve the request as submitted. Mr. Ritter seconded the motion. A vote was taken and the motion
36 unanimously passed.

37
38 AYES: Albinson, Kelly, Klaskin, Konstant, McLane, Meiners, Ritter

39 NAYS: None

40
41 **Comprehensive Plan Workshop Session: The Design Review Board will hold a workshop session to**
42 **discuss ideas for inclusion in a new Comprehensive Plan.**

43 Mr. Schoon informed the Board in terms of the schedule, they are going to be hiring a consultant to
44 work with the Plan Commission on preparing a new updated Comprehensive Plan. He stated they will be
45 releasing the RFP at the end of the month and given the schedule, they would not have someone on
46 board until October which meant the Board has time to put their thoughts together. Mr. Schoon stated
47 the Board can start now or wait until the next meeting in August.

48

1 Mr. McLane stated he sent in his notes to get a running start. Mr. Schoon stated the process that was
2 used with the Plan Commission will be similar to what staff will walk through with the Board. Ms.
3 Meiners stated there are 200 pages and so much information.

4
5 Chairman Albinson stated the idea is there is an opportunity for all of the Boards to re-examine the
6 other guiding documents they use which was done in the 1980's or 1990's and which President Rintz
7 says they have to redo. He stated the existing Comprehensive Plan is a 1987 version of what the Village
8 is and they are to consider whether this is where they are going as a vision and it is up to the Board to
9 evaluate. Chairman Albinson stated this agenda item represented a call to action to think about it and if
10 this is what they can to continue to use or if they want to make changes to it or rewrite it.

11
12 Mr. Schoon stated the Comprehensive Plan is creating a vision for the community and stated there
13 would be areas they would look at such as land use, recreational opportunities, urban design and
14 community character; the latter is where the Board spends its time. He then stated he would walk
15 through it in terms of urban design and community character, what the Board saw as their strengths and
16 what makes the physical part of the community a place where people want to work, live or own a
17 business. Mr. Schoon stated the Board would look at this in terms of the built environment, the design
18 guidelines, sign regulations and processes. He stated they would also discuss areas where there could be
19 improvements, such as whether the design guidelines are appropriate when reviewing the North Shore
20 Country Day School design for example. He then stated in terms of what is happening around them,
21 what is changing in urban design, identifying opportunities and threats. He stated they would then
22 gather ideas, share them during the comprehensive plan process; they also planned to gather input
23 from the community. Mr. Schoon stated President Rintz stated the Board worked with this all of the
24 time and asked them what are they discovering about the design guidelines which are not clear, what
25 can be improved and processes such as whether the Village staff can review simple requests and those
26 may be things that the Village staff can handle, etc.

27
28 Mr. Schoon stated if the Board wanted to convey they wanted to work on the guidelines and determine
29 they should be very specific in that all buildings have the same architectural style in the Elm Street
30 district to create a theme that would be up to the Board to recommend. He stated the Board could also
31 say if they want more eclectic commercial areas and the guidelines need to be more flexible while
32 capturing certain things. Mr. Schoon stated during the comprehensive plan process, they would not get
33 into the specific details of what the design guidelines should be. The Board may decide they are fine or
34 that they need to be looked at to determine a different direction.

35
36 Mr. Klaskin asked what is on the August agenda. Ms. Klaassen confirmed the application deadline is in
37 two weeks. Chairman Albinson proposed a special meeting to cover the topic. Ms. Meiners asked for a
38 hard copy of design guidelines and Mr. Schoon confirmed it would be provided.

39
40 Chairman Albinson thanked Mr. Konstant whose term is up and noted he offered to continue until there
41 is a replacement.

42
43 Mr. Schoon confirmed a special meeting date of August 22, 2019 with the regular meeting on August 15,
44 2019. Chairman Albinson stated he is not available on August 15, 2019. Chairman Albinson suggested if
45 the agenda is light on August 15th, they can move the agenda items to August 22 and still discuss the
46 comp plan. He then thanked everyone for their patience and participation.

47
48 **Other Business**

1 No additional business was discussed by the Board at this time.

2
3 **Adjournment:**

4 The meeting was adjourned at 9:10 p.m.

5
6 Respectfully submitted,

7
8 Antionette Johnson

9 Recording Secretary

DRAFT



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER
DATE: AUGUST 15, 2019
SUBJECT: CASE NO. 19-26-DR: 505 CHESTNUT STREET - TOCCO ITALIAN RESTAURANT - CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS FOR NEW WINDOW

INTRODUCTION

On August 22, 2019, the Design Review Board is scheduled to consider an application submitted by Bruno Abate (the "Applicant") as the lessee of the property located at 505 Chestnut Street (the "Subject Property"), for a Certificate of Appropriateness to allow the replacement of the eastern most window on the north elevation along Chestnut Court of the Subject Property.

PROPERTY DESCRIPTION

The Subject Property is located at the southeast corner of Chestnut Street and Chestnut Court, in the Elm Street Business District. It is zoned C-2 General Retail Commercial and is located in the Commercial Overlay District. The Subject Property contains a three-story mixed-use building with residential units on the upper floors and two businesses, including the Applicant's, that occupy the storefront spaces. The other commercial tenant is *Trifecta Grill*. The Subject Property is in the process of being renovated for the new restaurant the Applicant is opening. This space was most recently occupied by *Taste on Chestnut*. The building is a Tudor Revival style structure with an older brick façade and minor architectural accents. It also has windows and awnings along storefronts and the street façades. Figures 1 through 3 later in this report identify the Subject Property.

CURRENT REQUEST

The Applicant is opening a fine dining Italian restaurant called *Tocco* in a storefront of the Subject Property formerly occupied by *Taste on Chestnut* at the southeast corner of Chestnut Street and Chestnut Court. The north street frontage along Chestnut Court has a series of five windows that span most of the height of the first floor. The frontage also features awnings, decorative planters, and masonry piers. The Applicant is seeking to modify the eastern-most opening on the north frontage to install a sliding-retractable window for walk-up service. The service provided at the window might include carryout orders and sales of bread, pizzas, or gelato to street patrons. The window opening measures approximately 6.33 feet in height and 9 feet in width and contains a single pane of transparent glass that is currently frosted for the interior renovations. The Applicant would replace the current window with a new sliding window for the street-side service. The new window would feature four vertical panes with two sliding panes on the inside and two fixed panes on the edges. The window would contain fixed horizontal panes at the bottom and transom of the opening. All the new window panes would have transparent glazing with divisions made of aluminum and an outer frame made of wood. The Applicant intends to apply a matching color of the brownish hue that is found on the other

window frames of the Subject Property's street façade.

The Applicant states that a Sign Permit application for the business's signage will be submitted to the DRB for approval at a later date. The Applicant has provided elevation renderings and design specifications for the proposed window which are included in the submitted application materials in Attachment A.

DESIGN GUIDELINES ANALYSIS

The Village's Design Guidelines provide guidance on window types and design for commercial buildings. The Guidelines state that windows should be made of metal or wood frames and with a color that is sympathetic to the overall building character. The Guidelines also encourage the appearance of muntins and window divisions. The proposed windows would have wood exterior frames with aluminum divisions and a brown-like color that matches the existing window frame color and compliments the French Tudor revival building style. The windows would also be transparent with no tint or frost, as desired by the Guidelines for street-level façade windows.

SUMMARY

The Applicant requests that the DRB find the proposed window replacement as appropriate and compatible with the Design Guidelines and approve the application as proposed. Should the DRB approve the application, the Applicant would first need to receive the necessary permits from the Community Development Department prior to commencing construction.

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Excerpt of Design Guidelines



Figure 1 – Subject Property – window to be replaced



Figure 2 – Subject Property - windows along north street frontage facing west



Figure 3 – Subject Property - window to be replaced facing east

ATTACHMENT A

VILLAGE OF WINNETKA, ILLINOIS DEPARTMENT OF COMMUNITY DEVELOPMENT

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROJECT ADDRESS 505 CHESTNUT STREET
NAME OF BUSINESS(ES) TOCCO ITALIAN RESTAURANT

REAL ESTATE INDEX NUMBER			
05			

Application is hereby made for the following work (please check all that apply):

☐ Sign	Sign permit application attached?	☐
☐ Awning	Awning permit application attached?	☐
☒ Other (general description)		

Please provide a detailed description of the proposed work (attached separate sheets, material specifications, photographs, etc.) :

Modification of existing window to receive new gliding window. Materials will match existing.

I/We hereby certify that as LEASE (Lessee/Owner) of the property at _____ (address) I am/we are authorized to submit plans for alteration of the subject property. I/We agree to perform the subject work in accordance with the conditions of approval by the Winnetka Design Review Board, as well as all other applicable codes, rules and regulations of the Village of Winnetka.

SIGNED



PRINT NAME(S)

Paradise Food Italia

ADDRESS

505 Chestnut Street

Winnetka, IL 60093

PHONE NUMBER

FOR OFFICE USE ONLY	
COA applied for (date)	_____
COA Case Number	_____
COA issued (date)	_____

PRIMARY DESIGN FIRM

Ruggero Scarabello

CONTACT NAME

Ruggero Scarabello

ADDRESS



PHONE NUMBER



FAX NUMBER

COA 2019-725 \$125⁰⁰

July 24, 2019

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



Re: Request for Certificate of Appropriateness
Tocco Italian Restaurant
505 Chestnut Street, Winnetka, IL 60093

To whom it may concern,

Please find attached the following documents for application for a Certificate of Appropriateness

- Certificate of Appropriateness Application
- (10) Copies of drawing A101, including floor plan, elevation and pictures.

The request regards the opening of a new window on the exterior storefront. Materials and colors will match the existing. Refer to color elevations / rendering for additional information.

If you have any questions regarding these documents, please feel free to contact me.

Thank you,

Ruggero Scarabello

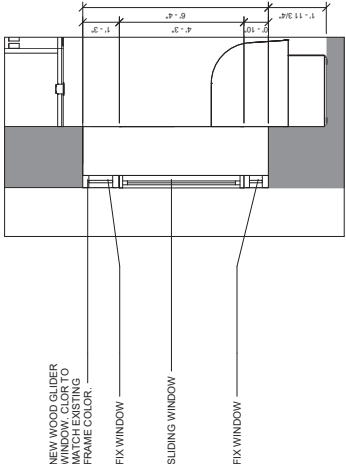
Ruggero Scarabello



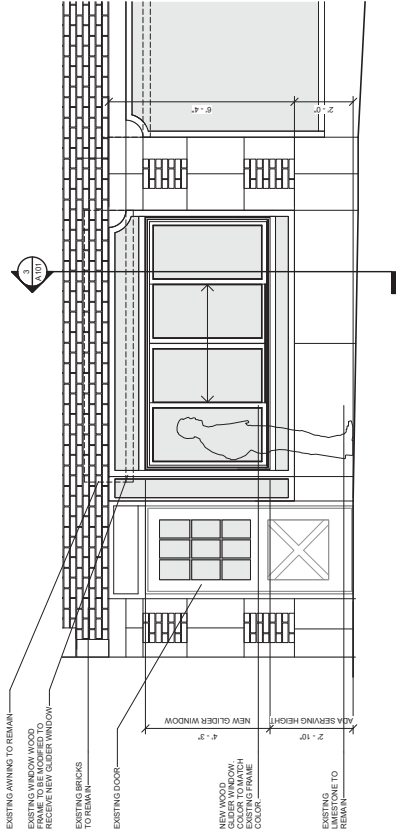


PRODUCT SPECS:
NEW WOOD GLIDER WINDOW FRAME
PAINTED TO MATCH EXISTING WINDOW FRAMES
COLOR

Ultimate Glider



3 SECTION
Scale: 1/2" = 1'-0"



2 ELEVATION 1
Scale: 1/2" = 1'-0"



OVERALL FACADE: NEW WINDOW



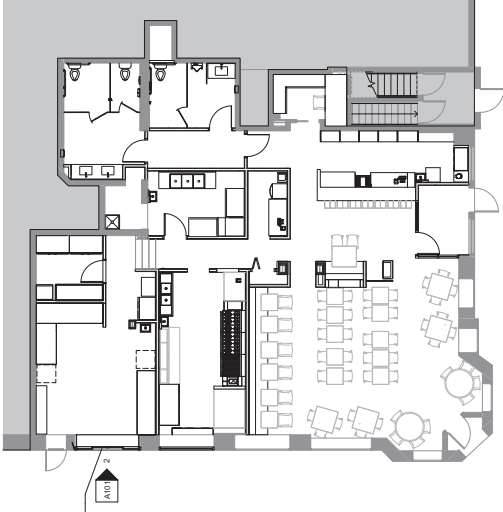
OVERALL EXISTING FACADE



NEW WINDOW



EXISTING WINDOW



1 FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"

Architect of Record
RUGGERO SPANNBELLO

LICENSE # 001023202
EXP. 11/30/2020

Revision Schedule	
Rev.	Description
1	10/24/2019
2	11/01/2019
3	11/01/2019
4	11/01/2019
5	11/01/2019
6	11/01/2019
7	11/01/2019
8	11/01/2019
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100	11/01/2019

Project Name:
TOCCO ITALIAN
RESTAURANT

505 Chestnut St. Winnetka, IL 60093

Project #:
2019-001

Issue Date:
02/07/2019

Design Manager:
LEED AP
Production Designer:
CS-RES

Checked by:
CS-RES

Sheet Title:
PLAN AND
ELEVATIONS

Scale:
As Indicated

Sheet Number:
A101

Project Number:
A101

Architect of Record
RUGGERO SPANNBELLO

LICENSE # 001023202
EXP. 11/30/2020

Project Name:
TOCCO ITALIAN
RESTAURANT

505 Chestnut St. Winnetka, IL 60093

Project #:
2019-001

Issue Date:
02/07/2019

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LEED AP
Production Designer:
CS-RES

Checked by:
CS-RES

Sheet Title:
PLAN AND
ELEVATIONS

Scale:
As Indicated

Sheet Number:
A101

Project Number:
A101

Architect of Record
RUGGERO SPANNBELLO

LICENSE # 001023202
EXP. 11/30/2020

Project Name:
TOCCO ITALIAN
RESTAURANT

505 Chestnut St. Winnetka, IL 60093

Project #:
2019-001

Issue Date:
02/07/2019

Design Manager:
LEED AP
Production Designer:
CS-RES

Checked by:
CS-RES

Sheet Title:
PLAN AND
ELEVATIONS

Scale:
As Indicated

Sheet Number:
A101

Project Number:
A101

3. Detail

Commercial and Mixed Use: Typically, private or semi-private entrances should have a predominately solid door and be set in a masonry opening nearly flush to the building facade whereas the public or storefront doorway should be recessed and have an awning so as to provide protection from the elements for shoppers. Building entrances can be further defined by using subtle streetscape improvements such as pavers. Residential entrances should be clearly identified and dignified.

Institutional: Generally the public entrances are detailed to stand out on a facade through the use of articulation and location. In order to be open and inviting, public entrances should incorporate larger expanses of glass than secondary entrances.

b. Window and Door Fenestration:

Commercial, Mixed Use, Institutional and Multiple-family Residential: Punched single or ganged windows are required at upper floors but not allowed at street level on primary facades in commercial buildings. A combination of ganged and single units within the punched opening is encouraged to provide hierarchy to the facade. It is encouraged that the sill height of upper level windows align with adjacent buildings but should not be higher than 30" above finish floor elevation. See Section VI.d. Mullion and muntin divisions are required to maintain the scale of the districts and reduce large expanses of glass at the upper floors. (See figure 33) Strip windows are not allowed.



Figure 33

Commercial and Mixed Use: Storefront windows are required in commercial buildings on the primary facade at street level. Storefront windowsill heights cannot exceed 18". Secondary facades are encouraged to provide punched display windows to define the hierarchy of the primary facade over the secondary. (See figure 34)



Figure 34

Architectural Series of Asphalt Shingles
(3 ply) (See figure 49)
Wood Shingles (Fire treated)
Slate (See figure 48)
Real Copper (No other metal roofs are
allowed)



Figure 46

Institutional only

Flat roofs must be hidden by parapet
on primary / secondary facades.

Commercial and Multiple- Family

Flat roof must not be visible from
street, pedestrian, or open spaces.

d. Door and Window Materials:

Commercial, Mixed Use, Institutional,
Multiple- Family Residential: Entry
doors should be wood or aluminum
stile and rail with varying degrees of
glass. Public entry doors should be
fully glazed whereas private and semi-
private entries should be primarily
solid panel doors. **Storefront window
units should be either paneled
aluminum or brass. Many original
storefronts, some with transom
windows, remain in the districts.
Efforts should be taken to
repair and renovate these systems
where feasible. Window frames should
be wood, steel or aluminum. Vinyl
windows are not acceptable. Muntin
divisions should be real divided glass
or simulated with spacer bars. Snap-in
muntins are not acceptable. Color
selection should be sympathetic with
the overall building color palette and
take into account the adjacent building
materials within the structure,
immediately adjacent structures,
structures within the same block and
structures across the street.**



Figure 47



Figure 48



Figure 49

Entry door hardware is to be exterior grade with weather-resistant finish. Hardware
design and finish is to be appropriate with facade articulation, color palette and
district character. Glazing should be clear glass without tint or film.



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: DAVID SCHOON, DIRECTOR
DATE: AUGUST 15, 2019
SUBJECT: COMPREHENSIVE PLAN - DISCUSS IDEAS TO INCORPORATE INTO THE PLAN

At the August 22, 2019, Design Review Board meeting, the Board is scheduled to discuss ideas to incorporate into a new comprehensive plan. The Board was originally scheduled to begin discussing ideas at its July 18 meeting, but given the late hour the Board deferred its discussion to August 22. Attached is a copy of staff report that was provided the Board for the July meeting. During the August meeting, staff will facilitate a discussion with the Board to begin identifying urban design and community character ideas and concepts that Board members would like to see addressed in the new comprehensive plan.



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: DAVID SCHOON, DIRECTOR
DATE: JULY 19, 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.

Staff is currently working with the Plan Commission and the Village Council members on the preparation of a request for proposals for comprehensive plan consulting services. The goal would be to select a consultant this fall and to begin the process of preparing a plan shortly thereafter.

DISCUSSIN 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** 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 achieve.

Though Design Review Board may have thoughts regarding all of these areas, the Commission may be most interested in the area of **Urban Design and Community Character**.

In preparation for the July 18 DRB 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 an urban design and community character perspective as well as in terms of how we may want to adjust/amend the tools the Design Review Board uses (e.g. Design Guidelines, sign regulations, the design review process, etc.) to encourage an attractive built environment.**

1. What would you describe as Winnetka’s strengths from an urban design perspective that makes it an attractive place to live, work, or operate a business?
2. What would you describe as Winnetka’s weaknesses from an urban design perspective that may hold it back from being a better place to live, work or operate a business?
3. What urban design 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 urban design 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 urban design and 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 urban design and 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: DESIGN REVIEW BOARD
FROM: DAVID SCHOON, DIRECTOR
DATE: AUGUST 15, 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 Design Review Board for its consideration regarding the playground equipment reviewed by the Board this past March (Attachment A). For the Board's information, staff has also attached a copy of the materials that were reviewed by the Village Council when it approved the playground equipment as well as a copy of the public notice that was mailed to property owners within 250 feet of the school property (Attachments B & C). On the following three pages are photographs of the installed playground.

Mrs. Brya also plans to attend the August 22 Board 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 August 22 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: [REDACTED]]
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] >

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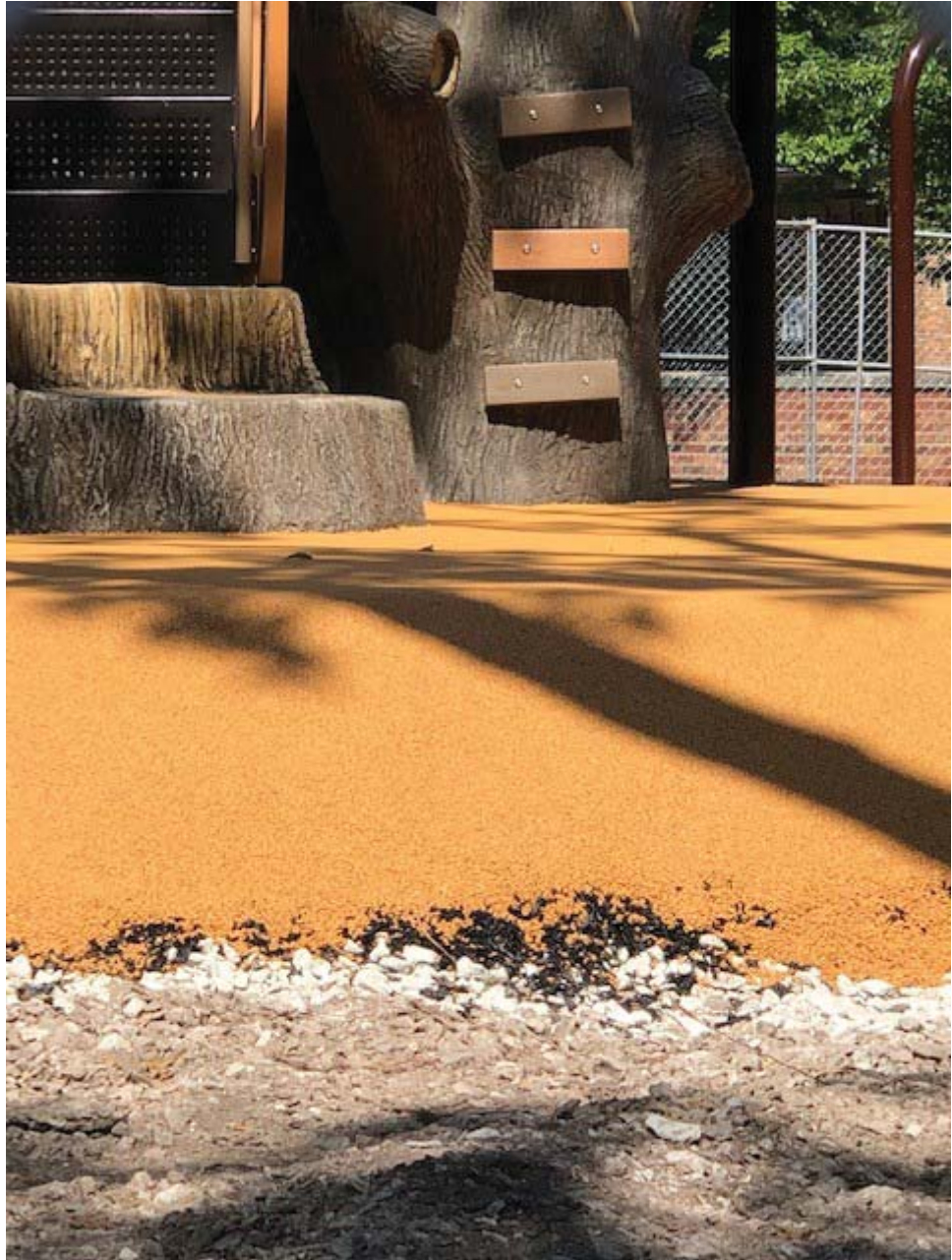
THINKSTORM
Insight Strategy Innovation

Kimberly M. Brya
CEO
[REDACTED]

"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.

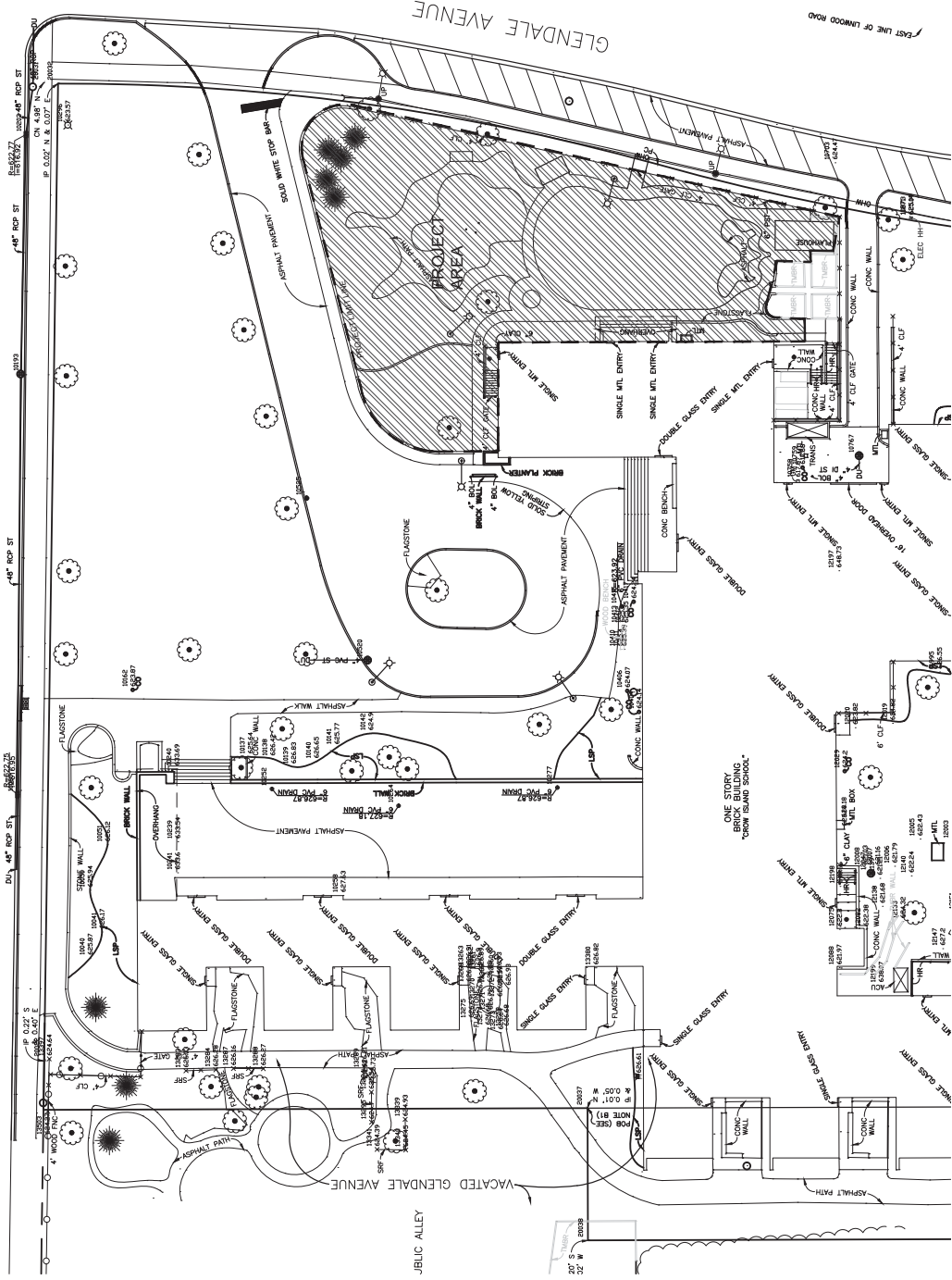
Commonly known as: Crow Island School, 1112 Willow Road, Winnetka, Illinois.

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

EXHIBIT B

WILLOW ROAD

L1



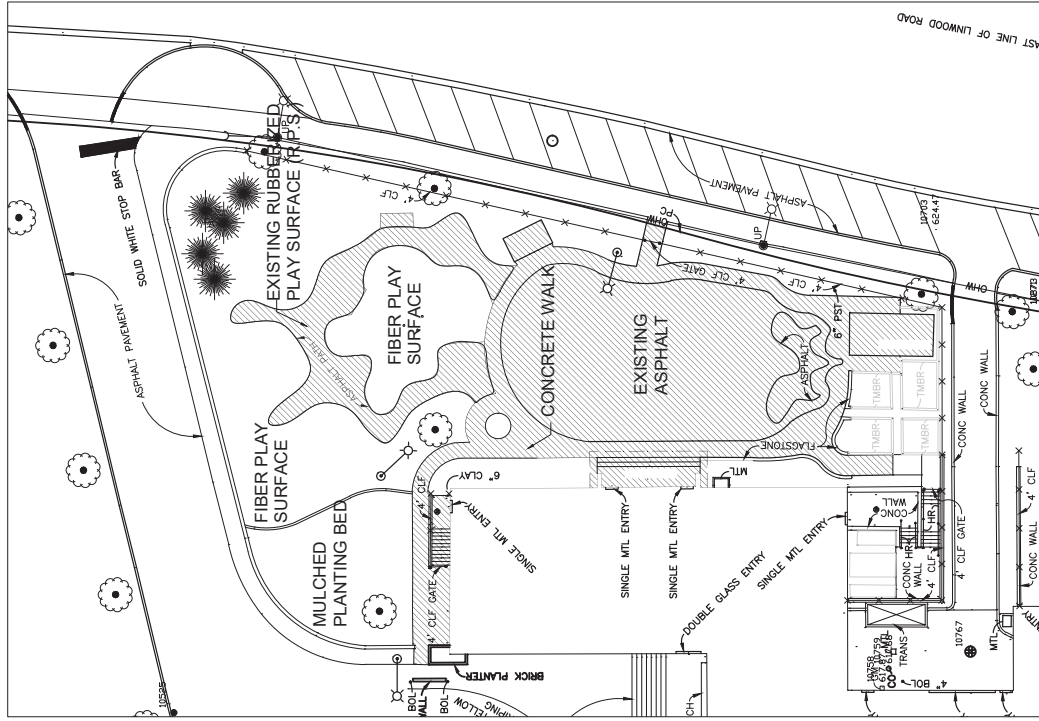
OVERALL SITE PLAN - PROJECT LOCATION
SCALE: 1" = 40'-0"



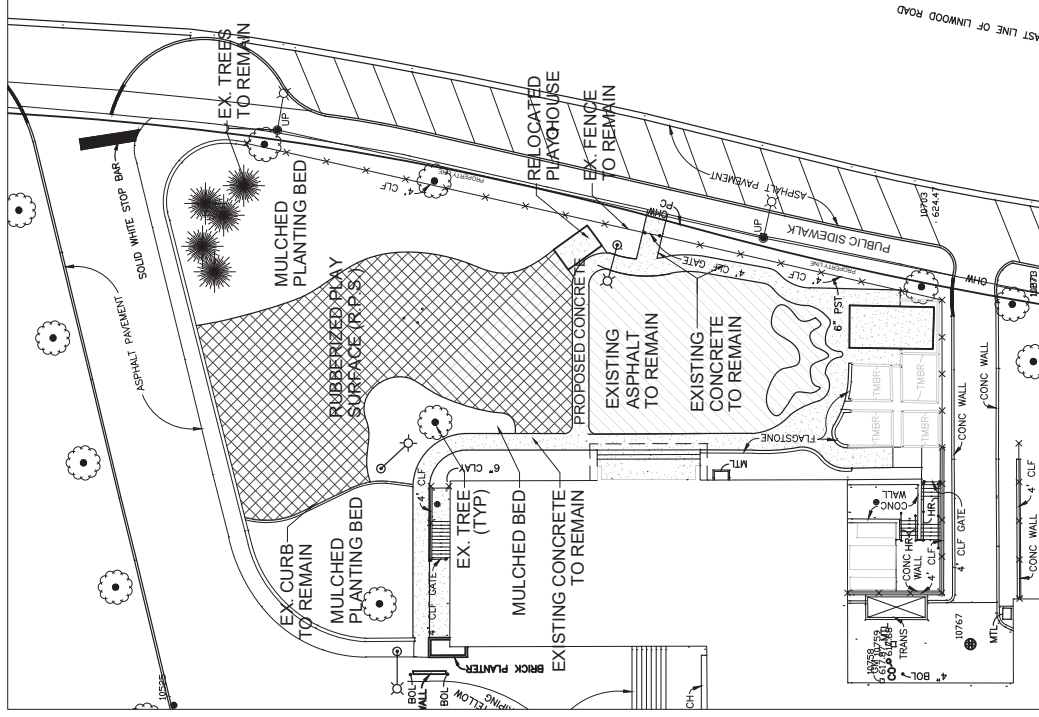
K M TALTY DESIGN
LANDSCAPE ARCHITECTURE

Winnetka, Illinois 60093
847.612.5154 - www.kmtaltydesign.com

DATE: 02/22/19

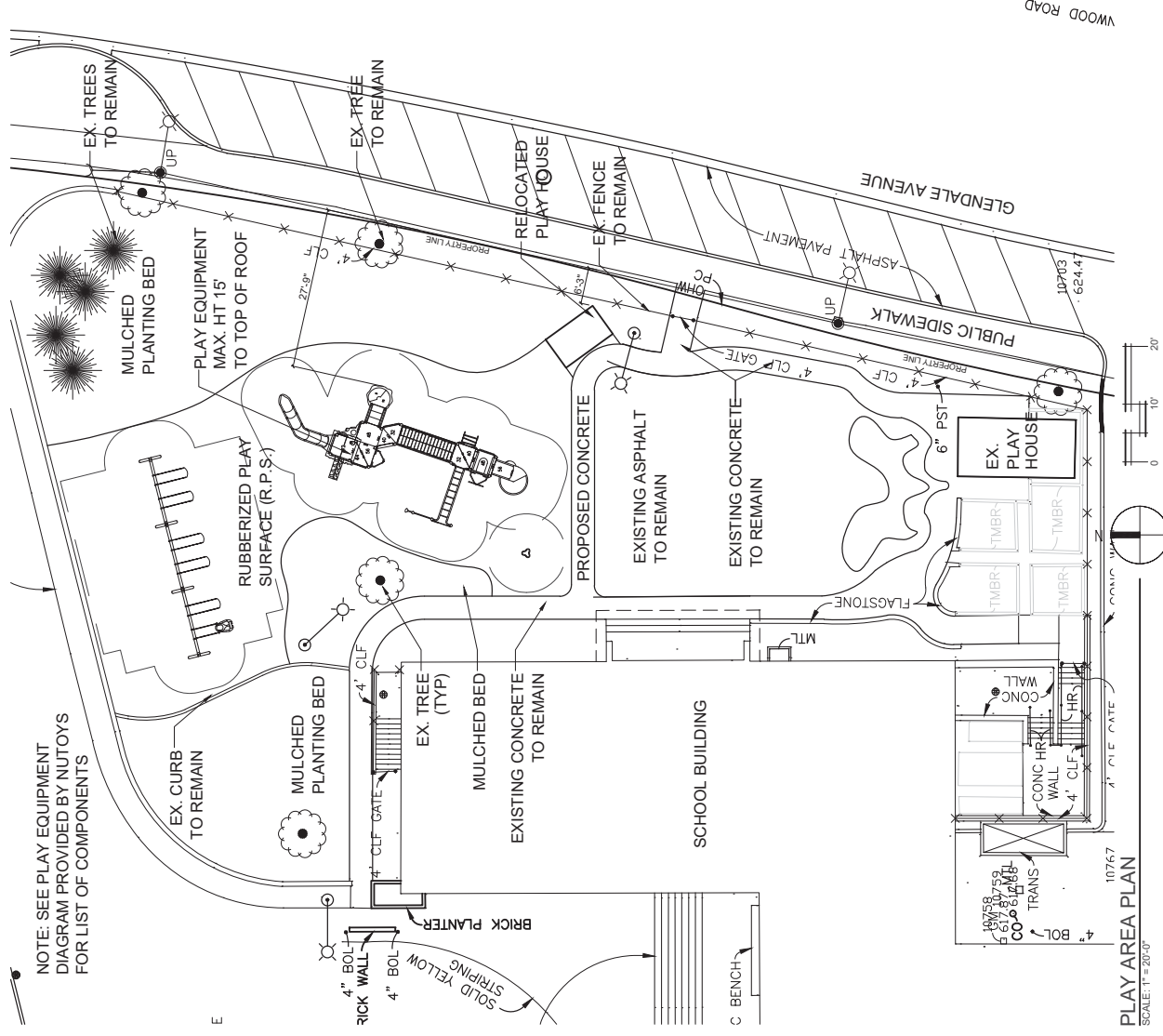


EXISTING IMPERMEABLE SURFACE PLAN
SCALE: 1" = 30'-0"



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	6,926 SF
RECONFIGURED IMPERMEABLE AREA	
• BUILDINGS (PLAYHOUSE, SHED)	270 SF
• EX. PAVING TO REMAIN	3,360 SF
• PROP. PAVING (CONCRETE, ASPHALT, R.P.S.)	3,893 SF
TOTAL PROP. IMPERMEABLE AREA	7,523 SF
NET INCREASE (IMPERMEABLE AREA)	+1,555 SF
IMPERMEABLE SURFACE - ENTIRE SITE	
EXISTING IMPERMEABLE LOT COVERAGE (VILLAGE PROVIDED)	117,808 SF
ALLOWED IMPERMEABLE LOT COVERAGE (VILLAGE PROVIDED)	119,936 SF
ADDITIONAL IMPERMEABLE AREA ALLOWED	2,130 SF





PLAY EQUIPMENT TO BE REPLACED
LOOKING NORTH

NOTE: PLAY HOUSE TO BE RELOCATED



VIEW FROM PLAY EQUIPMENT WEST



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
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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

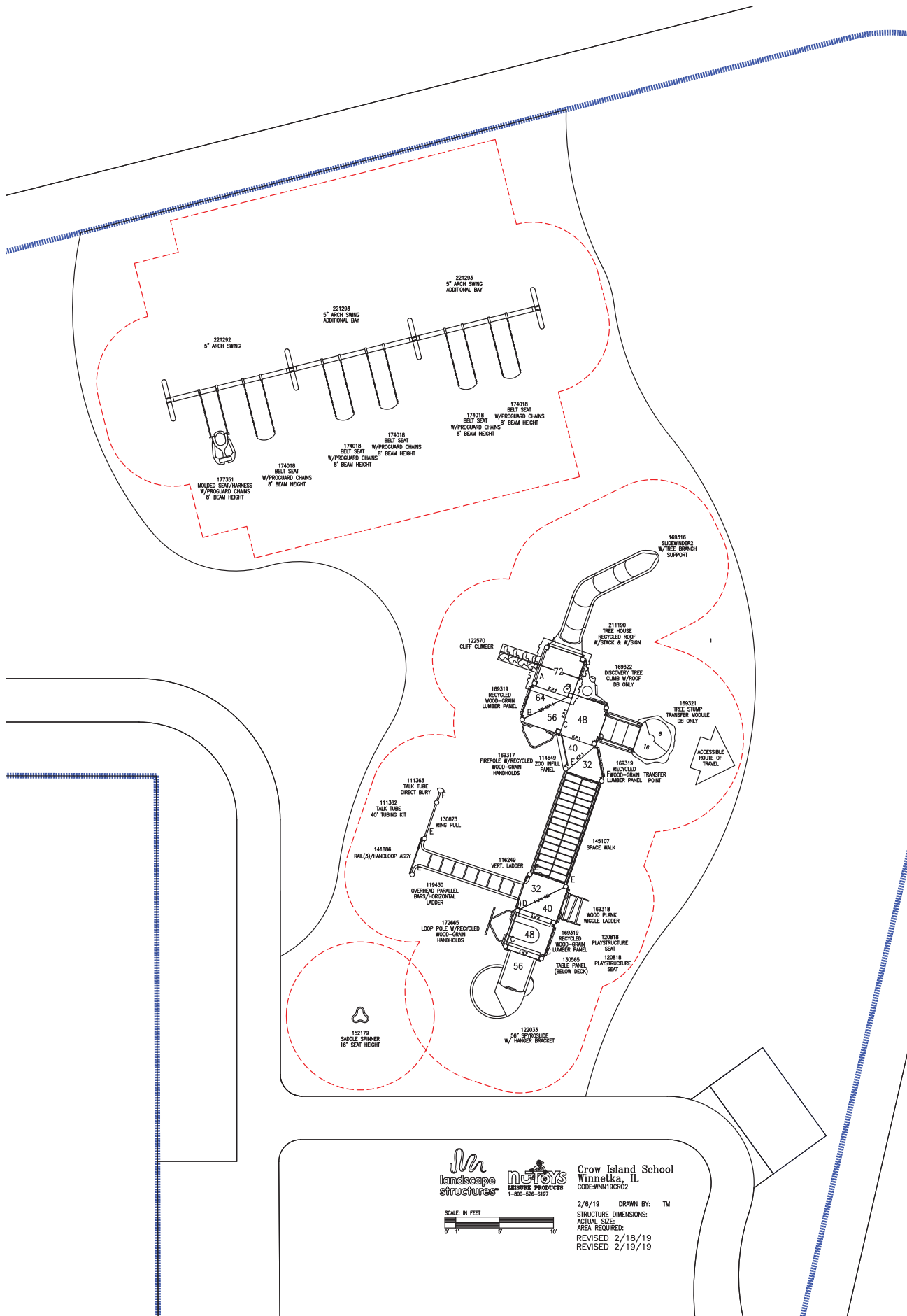
Combination 3" thick (1,887 sq ft), and 3 1/2" thick (1,547sq ft) (Thicknesses are subject to a nominal variation) system with top surface in 50% color/ 50% black speckled mix. Includes aromatic binder. Includes freight

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



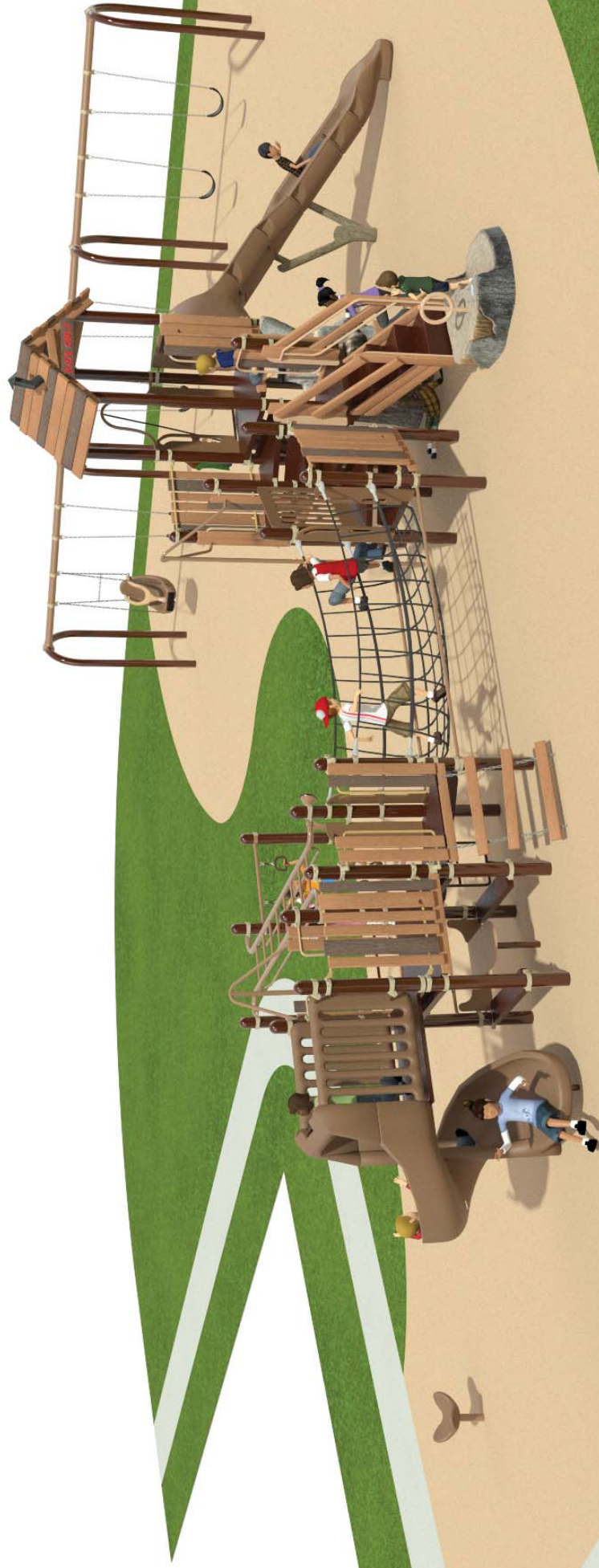
Proudly presented by:



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.

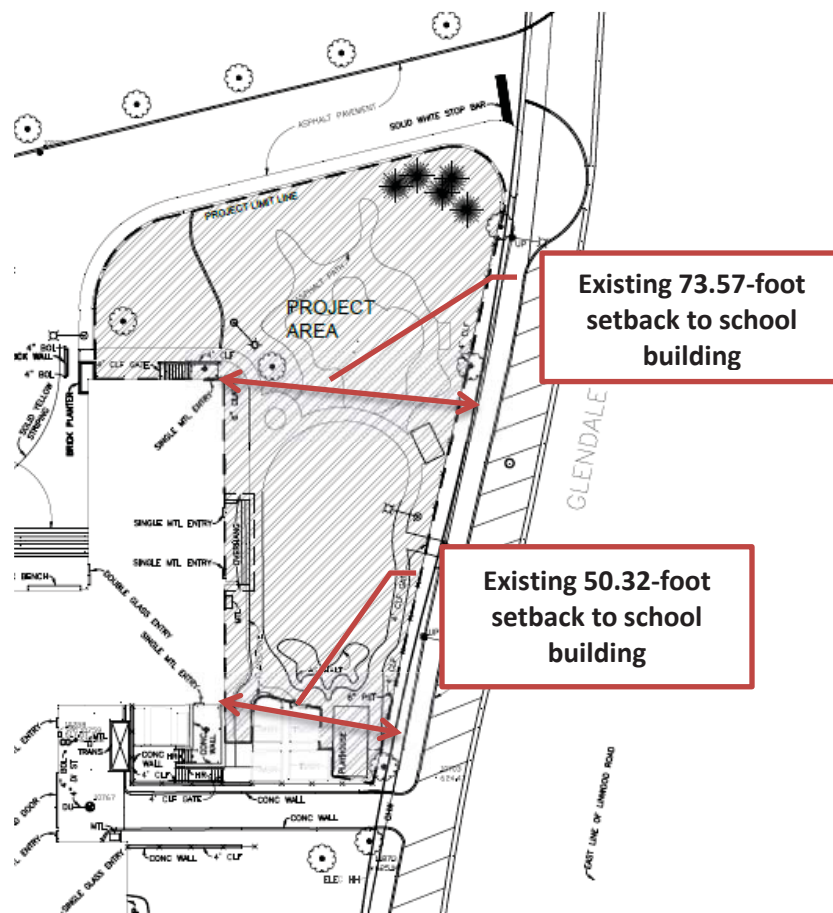


Figure 5 – Excerpt of Site Plan

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.

Property Owner's Signature: WINNETKA SCHOOL
DISTRICT 36 Date: FEBRUARY 22, 2019

(Proof of Ownership is required)

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

Zoning Standards Commentary
Crow Island School – Glendale playground improvements

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ATTACHMENT E

ORDINANCE NO. M-22-2003

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NAYS: None

ABSENT: None

Signed:

s/s Michael F. Duhl

Village President

Countersigned:

s/s Douglas G. Williams

Village Clerk

Introduced: Waived

Passed and Approved: June 3, 2003

Posted: June 4, 2003

ATTACHMENT F

Minutes adopted 04.18.2019

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

Members Present:

Brad McLane, Acting Chairman
Paul Konstant
Maggie Meiners
Michael Ritter

Members Absent:

Kirk Albinson
Brooke Kelly
Michael Klaskin

Village Staff:

Ann Klaassen, Senior Planner
Christopher Marx, Associate Planner

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

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

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

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

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

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

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

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

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

32
33 There was no public comment.

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

38
39 AYES: Konstant, McLane, Meiners, Ritter

40 NAYS: None

41
42 ***

ATTACHMENT G

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

Members Present:

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

Non-voting Members Present:

Matt Bradley

Members Absent:

None

Village Staff:

David Schoon, Director of Community Development

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

22 NAYS: None

23 NON-VOTING: Bradley
24
25

ATTACHMENT H

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

Zoning Board Members Present:

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

Zoning Board Members Absent:

Sarah Balassa

Village Staff:

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

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

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

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

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

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

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

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

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

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

AYES: Bradley, Greable, Greenough, Hanley

NAYS: None

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

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

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

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

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

mailed 03.11.19



NOTICE OF WINNETKA DESIGN REVIEW BOARD PUBLIC MEETING

Notice is hereby given that a public meeting will be held by the Winnetka Design Review Board on **THURSDAY, MARCH 21, 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 approval:

1. Certificate of Appropriateness to allow the renovation of an existing playground in the R-2 Single-Family Residential District.

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

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

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

510 Green Bay Road, Winnetka, Illinois 60093

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