



# VILLAGE · OF · WINNETKA

*Incorporated in 1869*

## Winnetka Plan Commission

### Meeting Notice

Wednesday, February 24, 2016

The **Winnetka Plan Commission** will convene a regular meeting on Wednesday, February 24, 2016 in the Council Chambers of Winnetka Village Hall, 510 Green Bay Road, Winnetka, Illinois, at **7:00 P.M.**

### Agenda

1. Adoption of January 27, 2016 meeting minutes;
2. Consideration of Special Use Permit request by Saints Faith Hope and Charity, 150 and 191 Linden St (continued from previous meeting);
3. Consideration of Special Use Permit request by Winnetka Public Schools / District 36 for proposed modular classrooms at Crow Island School, 1112 Willow Road;

**Note: Public comment is permitted on all agenda items.**

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) 716-3541; T.T.Y.: (847) 501-6041), no less than 3 working days before the hearing date.

**PLAN COMMISSION  
AGENDA REPORT**

**SUBJECT:** 150 and 191 Linden St., Saints Faith, Hope and Charity  
Case No. 16-02-SU (*continued from previous meeting*)

**DATE:** February 18, 2016

**PREPARED BY:** Brian Norkus, Assistant Director of Community Development

Saints Faith, Hope and Charity is requesting a Special Use Permit and variations in order to build an addition consisting of a Parish Center east of the main church, together with circulation and parking improvements. In addition to the proposed improvements on the parcels east of Linden St., a synthetic turf athletic field and parking improvements are also proposed on the parcels west of Linden St.

The Plan Commission received information and public comment at its January 27, 2016 meeting, and continued the case to allow further study of certain building and site plan elements.

The applicants have submitted an addendum to their previous written application materials (**Attachment A**), summarizing the various changes to the plan. In addition, the addendum notes that the Church invited neighbors to meetings on January 28<sup>th</sup> and February 17 to discuss concerns and describe changes. Finally, the addendum describes neighbor response that the Church has received.

Revised Plans (**Attachment B**) incorporate the following changes:

- The Synthetic turf field size has been reduced in area by 15%, to a total area of 27,000sf.
- The turf field has narrowed, increasing the setback along the western property line from 12' to 15'.
- The play equipment zone south of the turf field has been further refined, detailed as two separate spaces; a hard court area is described as accommodating playground games and PE class instruction, and an adjacent area holds a play set.
- The hard court has shifted to the east, increasing the setback along the western property line from 12' to 48'.
- The play equipment has shifted to the east, increasing the setback along the western property line from 12' to 28'.

In addition, the applicant's report that the following additional changes have been implemented, following a neighbor meeting held by the Church:

- The combined size of all elements proposed has been reduced from the originally submitted and approved plan.

- The setbacks have increased, moving all play activity away from the adjacent property.
- The plant types have changed and trees have been specified to attract birds and other native wildlife.
- All evergreens were removed and border landscaping was increased.
- An open picket fence (4') has been specified instead of a solid board fence (6') on the north property line.
- An organic "cool temp" turf infill system will be specified to keep surface temperatures of the turf lower.

### **Plan Commission standards for review**

The Plan Commission is charged with evaluating each Special Use Permit request for consistency with the Comprehensive Plan. To assist the Plan Commission in making such findings, draft findings are attached (identical to those included in the January meeting materials). Draft findings represent relevant policy statements and recommendations contained in the Winnetka Comprehensive Plan. These findings are intended to provide a means by which the project can be informally "scored", and thus evaluated for conformance with the Comprehensive Plan.

### **Consideration by other Boards**

On January 11 the Zoning Board of Appeals voted unanimously to recommend approval of the Special Use Permit and associated zoning variations.

The Design Review Board considered this matter at its January 21 meeting, and is scheduled to resume discussion at its February 18<sup>th</sup> meeting.

This request is subject to final approval by the Village Council.

### **Attachments**

Attachment A – Applicant narrative regarding modifications and neighborhood meetings  
Attachment B – Revised Plans

**DRAFT**  
**Findings of the Winnetka Plan Commission**  
**Regarding**  
**Consistency of the Saints Faith Hope and Charity**  
**Special Use Permit**  
**With the Village of Winnetka Comprehensive Plan**

After considering the application, the Commission makes its findings as follows,

Chapter II – Vision, Goals and Objectives

- (1) The proposed special use **(is/is not)** consistent with the Goal to “Preserve and enhance those public assets, public lands, natural resources and architecturally significant structures that create the attractive appearance and peaceful, single-family residential character of the Village.” [Community Goals: Village Character and Appearance page 2-1].
- (2) The proposed special use **(is/is not)** consistent with the Goal to “Support educational excellence and the enrichment of Winnetka’s religious and cultural environment”. [Community Goals: Educational and Community Institutions page 2-1].
- (3) The proposed special use **(is/is not)** consistent with the Goal to “Limit commercial, institutional and residential development within the Village to minimize the potentially adverse impacts on adjacent residential neighborhoods and to prevent the need for significant increases in infrastructure (streets, parking, utilities, sewers) and other community resources (schools, parks, recreational facilities, etc.)” [Community Goals: Growth Management page 2-2].
- (4) The proposed special use **(is/is not)** consistent with the objective to “Ensure that commercial, institutional and residential development is appropriate to the character of and minimizes the adverse impact on its surrounding neighborhood” [Village Character and Appearance: Objective #1; page 2-2].
- (5) The proposed special use **(is/is not)** consistent with the objective to “Recognize the critical role of the Village’s historic architecture in defining Winnetka’s unique character in public, *institutional*, commercial and residential areas, and encourage its preservation” [Village Character and Appearance: Objective #3; page 2-2].
- (6) The proposed special use **(is/is not)** consistent with the objective to “Encourage organizations, schools, religious institutions, businesses, and citizens in their efforts to beautify the Village”; [Village Character and Appearance: Objective #7; page 2-2].

- (7) The proposed special use **(is/is not)** consistent with the objective to “Protect residential neighborhoods and homes from the encroachment of incompatible land uses and traffic patterns.”; [Residential Areas-Single Family Residence Objectives: Objective #3; page 2-3].
- (8) The proposed special use **(is/is not)** consistent with the objective to “Maintain the quiet ambience of residential neighborhoods”; [Residential Areas-Single Family Residence Objectives: Objective #5; page 2-3].
- (9) The proposed special use **(is/is not)** consistent with the objective to “Use high quality design and materials when constructing public improvements. Enhance the beauty of improvements with appropriate decorative details, artwork, or sculpture”; [Village Character and Appearance: Objective #13; page 2-3].
- (10) The proposed special use **(is/is not)** consistent with the objective to “Recognize the critical importance of educational, religious and other community institutions to Village residents”; [Educational and Community Institutions: Objective #1; page 2-5].
- (11) The proposed special use **(is/is not)** consistent with the objective to “Maintain and atmosphere in which diverse cultural, educational and religious organizations may flourish and in which special activities for residents of all ages may be enhanced”; [Educational and Community Institutions: Objective #2; page 2-5].
- (12) The proposed special use **(is/is not)** consistent with the objective to “Engage in a public process that balances institutional goals and minimizes any adverse impact to the character of the adjacent residential neighborhood”; [Educational and Community Institutions: Objective #3; page 2-5].
- (13) The proposed special use **(is/is not)** consistent with the objective to “Ensure safe and attractive access to educational and community institutions. Pursue improvements that address public safety as well as traffic, congestion and parking”; [Educational and Community Institutions: Objective #5; page 2-5].
- (14) The proposed special use **(is/is not)** consistent with the Goal to “Preserve or expand the quantity, quality and distribution of open space and recreational opportunities”, and to “protect the Village’s natural features and environmental resources”. [Open Space Recreation and Environment: Goals page 2-5].

#### Chapter IV: Issues and Recommendations

- (15) The proposed special use **(is/is not)** consistent with the recommendation to “Ensure proposals don’t have an adverse impact on the residential character of the surrounding residential neighborhoods.” [Issues and Recommendations, 4.3.6. Land Use - Public and Semi-Public; page 4-5].

- (16) The proposed special use **(is/is not)** consistent with the recommendation to “Encourage governmental and non-governmental institutions to work with their constituents, neighbors and the Village to minimize the impact of traffic and parking on surrounding residential streets and to develop on-site solutions where appropriate” [Issues and Recommendations, 4.3.6. Land Use - Public and Semi-Public; page 4-5].

## RESOLUTION

NOW THEREFORE BE IT RESOLVED that the Winnetka Plan Commission finds that the proposed Special Use Permit application by Saints Faith Hope and Charity **(is/is not)** consistent with the Village of Winnetka Comprehensive Plan.

Passed by a vote of \_\_\_\_ in favor and \_\_\_\_ opposed.                      Date: February 24, 2016

Attachment A

February 18, 2016

Michael D'Onofrio  
Director of Community Development  
The Village of Winnetka  
Winnetka, Illinois



Dear Mr. D'Onofrio;

Following up on our first letter, submitted on January 27<sup>th</sup>, 2016, please receive this one as an addendum and please consider both submittals in your ongoing deliberations.

We would like to register the seriousness with which all FHC neighbor's concerns were given in the Design Review Board Resubmittal of February 5, 2016, by the Faith Hope & Charity community. As the OKW Architects, Inc. transmittal explained, the detailed refinements on the West Campus Athletic Field portion of the property that have been made since receiving approval at the January 11<sup>th</sup> Zoning Board of Appeals (the Variances that were approved at the ZBA have been observed), include:

1. The Synthetic turf field size has been reduced to 27,000 sf, an area reduction of 15%.
2. The play equipment zone has been divided into two adjacent spaces. A hard court area for playground games to accommodate PE class instruction and a play set.
3. The turf field has narrowed, increasing the setback along the western property line from 12' ("by right") to 15', a 25% increase in setback from the west lot line.
4. The hard court has shifted to the east, increasing the setback along the western property line from 12' to 48', a 300% increase in setback from the west lot line.
5. The play equipment has shifted to the east, increasing the setback along the western property line from 12' to 48', a 300% increase in setback from the west lot line.

All adjacent neighbors were present and their concerns, in particular, were heard at a meeting between the church, school administration, and field committee on the evening of January 28<sup>th</sup>. Everyone listened and a few neighbors made suggestions to alter or remove certain items from the proposed plan. At the conclusion of the meeting most neighbors felt positive about the project and were supportive of the efforts, including two of the four adjacent neighbors. The other two adjacent neighbors and one kitty-corner from the NW edge of the field, appeared to remain concerned. FHC constituents and OKW gave serious consideration to all of these requests, including landscaping enhancements between their property and the athletic field. After much consideration, the FHC team identified several compromises to these requests, without negatively impacting the programming intended for the space, including:

1. The combined size of all elements proposed has been reduced from the originally submitted and approved plan.
2. The setbacks have increased, moving all the play activity away from the adjacent properties.
3. The plant types have changed and trees have been specified to attract birds and other native wildlife.
4. All evergreens were removed and border landscaping was increased.
5. An open picket fence (4') has been specified instead of a solid board fence (6') on the north property line.
6. An organic "cool temp" turf infill system is being specified to keep surface temperatures of the turf lower; specification states the field temperatures will be reduced by up to 30 to 35 degrees.

FHC held a follow-up meeting last night, February 17<sup>th</sup>, to explain the proposed changes that were submitted for the DRB and Plan Commission meetings on February 18<sup>th</sup> and 24<sup>th</sup>, respectively. One neighbor showed up, Wesley Mueller, and requested the ornamental metal fence run between his back yard and the field with a gate for his kids, which FHC is willing to accommodate. On February 10<sup>th</sup>, FHC also received an email from Tim Earle, whose property is kiddy corner to the NW corner of the field. Tim stated,

“The revised plan for the athletic field is accepted to me as a neighbor. I feel that you have worked in good faith with our suggestions and with the needs of the Church to craft a balanced revision. I feel that your changes substantially minimizing the impact on the neighbors of the astro-turf field. Thank you.

Although I continue to think that the new parking on the green space of the parkway is not desirable, I consider that to be a concern for the Village at large and not for the neighbors directly.

Best, Tim Earle”

While the FHC community appreciates every Winnetka citizen is entitled to voice their thoughts on the proposed project and its’ revisions; it was explained that the FHC Parish and School have no further ability to make accommodations without negatively compromising the field programming.

We would humbly ask the Village governing bodies to consider the due process every resident and organization is entitled to, not letting any one resident’s personal objections to impede the quality of education the families and children of FHC are also justified in seeking.

We hope the Village understands that we have sought to engage all our neighbors and parishioners in a constructive manner. With the February 5<sup>th</sup> submittal, please know we have attempted to balance the needs of our neighbors while not sacrificing our rights to upgrade our buildings and athletic fields for the benefit our parishioners, students and their families.

Respectfully,

Rebecca & Jim Anderson	Nora & Ben Andrews	Genevieve & Bob Atwood
Kristin & Jason Baine	Kim & Dan Baker	Megan & Reb Banas
Libby Brombach	Cathy & Michael Busch	Katie & Tom Carden
Colleen & Brendan Carroll	Marie Concannon	Karen & Dan Considine
Spencer Cotton	Christine & Chris Crawshaw	Bernardita & Nico Cruzat
Jennifer & Sean Cunningham	Megan & Dan Curran	Julie & Brian Donahue
Abby & Daniel Dunn	Sarah & Brian Dwyer	Dinny & John III Dwyer
Claire & John IV Dwyer	Jana & Pat Eilers	Colleen & Tony Enrietto
Lisa & Will FitzSimons	Connie & Bryan Foley	Marijoy & Tim Foley

Victoria & Joe Freda	Maggie & Rob Gapp	Jennifer & Chuck Gentzkow
Kelly & Mike Golden	Meghan & Tim Halleron	Susan & Thomas Hinkamp
Martin Jennings	Angie & John Joyce	Patrick Kelley
Meghan & Jai Khanna	Kristen & Glenn Klauke	Sue & Kevin Kroeger
Missy & John Lafferty	Leigh & Ziv Lalich	Johanna & Dan Leonard
Meredith & Eric Lussen	Thomas Lyman	Jackie & Casey & Magner
Brittany & Kevin Magner	Heather & Leo Mahon	Amy & Lenny Munson
Kay & Michael Murphy	Mary & Mark Nomellini	Tracy & Ed Power
Michelle & Chris Prassas	Liz & Ian Prior	Heidi & Michael Purcell
Mindy & Paul Purcell	Stacy & David Purcell	Susan & Odie Remien
Sharon & Michael Riley	Sarah & Chuck Ryan	Catherine Sargent
Jeannie & Brian Schafer	Jeremy Schoenecker	Renee & Tom Sexton
Shelley & Doug Sharfstein	Nancy & Phil Sheridan	Meg & Brennan Smith
Susie & Chris Smyth	Michael Sneed	Beth & Jimmy Stanton
Dennis Stonequist	Carrie & Chris Tarzon	Katie & Tom Tingle
Victoria & Kevin Willer	Ann & Kevin Witkowski	

## Attachment B

Brian -

Please find attached our Design Review Board Resubmittal for the Saints Faith, Hope & Charity - Parish Center project for consideration by the Village of Winnetka at the February 18, 2016 DRB Meeting. Updates have been made in response to comments at our January 21, 2016 DRB presentation, as well as subsequent feedback and meetings with the neighbors, including:

- Roof plan, axonometric views, rendering: Refinement of mechanical equipment screening
- Roof plan, elevations, rendering, exterior details: Refinement of canopy design
- Proposed Siteplan and Landscape plans: See narrative below:

### Siteplan Narrative:

The site plan for the SS Faith Hope & Charity Campus has gone through a number of detailed refinements since receiving approval at the January 11<sup>th</sup> Zoning Board of Appeals. These refinements were primarily concentrated on the West Campus Athletic Field portion of the property. It is of note that though the details of the site plan on both the West and East portions of the campus have become more defined, the Variances that were approved at the ZBA have been observed.

### The West Campus details

- The Synthetic turf field size has been reduced to 27,000sf. This is an area reduction of 15%.
- The play equipment zone has been divided into two adjacent spaces. A hard court area for playground games and to accommodate PE class instruction and a play set.
- The turf field has narrowed, increasing the setback along the western property line from 12' ("by right") to 15'.
- The hard court has shifted to the east, increasing the setback along the western property line from 12' to 48'.
- The play equipment has shifted to the east, increasing the setback along the western property line from 12' to 28'.

### Communication with the adjacent neighbors

A meeting between the church & school administration, field committee and the adjacent neighbors was held on the evening of January 28<sup>th</sup>. All adjacent neighbors were present. Some neighbors had concerns and comments that were heard by the FHC staff and some had questions that were sufficiently answered by the OKW team. At the conclusion of the meeting most neighbors felt positive about the project and were supportive of the efforts. The neighbors offered suggestions of items they'd like altered or removed from the proposed plan. After much thought and consideration the FHC team has identified several adjustments they can make as a compromise to these requests, without negatively impacting the programming intended for the space.

- The combined size of all elements proposed has been reduced from the originally submitted and approved plan.
- The setbacks have increased, moving all play activity away from the adjacent property.
- The plant types have changed and trees have been specified to attract birds and other native wildlife.
- All evergreens were removed and border landscaping was increased.
- An open picket fence (4') has been specified instead of a solid board fence (6') on the north property line.
- An organic "cool temp" turf infill system will be specified to keep surface temperatures of the turf lower. (Specification cut sheets submitted)

In the spirit of collaboration, FHC intends to host a follow-up meeting with the neighbors to go over the proposed changes prior to the Design Review Board hearing on February 18<sup>th</sup>.

Feel free to call or email if you have questions or concerns.

Regards,  
Amy

Amy Wolkwitz  
Senior Associate  
312.798.7724

**OKW Architects, Inc.**  
600 W. Jackson Blvd., Suite 250  
Chicago, Illinois 60661  
T 312.798.7700  
F 312.798.7777



**OKW Architects**  
600 W. Jackson Blvd.  
Suite 250  
Chicago, IL 60661  
T 312.798.7700  
@okwarchitects  
www.okwarchitects.com

VILLAGE OF WINNETKA  
DESIGN REVIEW BOARD SUBMITTAL

Saints Faith, Hope & Charity Parish Center  
February 05, 2016



PROJECT TEAM:

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Owner: SAINTS FAITH, HOPE AND CHARITY  
Architect, Planning, Landscape Design: OKW ARCHITECTS  
Civil Engineer: SPACECO, INC.  
Traffic Consultant: KLOA



SAINTS FAITH, HOPE & CHARITY  
PARISH CENTER

WINNETKA, ILLINOIS



AS SUBMITTED JANUARY 21, 2016

OKW Architects

DATE: February 05, 2016

PROJ. NO.: 14028



RIDGE AVENUE

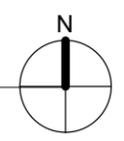
**EXISTING LOT COVERAGE**

MAIN LOT	
SITE AREA (IBS STUDY):	173,535 SF (3.98 ACRES)
EXISTING IMPERMEABLE LOT COVERAGE	APPROX. 62,212 SF (35.8%)

AUXILIARY LOT	
SITE AREA:	54,187 SF (1.24 ACRES)
EXISTING IMPERMEABLE LOT COVERAGE	1,757 SF (3.2%)

LINDEN RIGHT OF WAY	
RIGHT OF WAY AREA:	4,033 SF (0.09 ACRES)
EXISTING IMPERMEABLE COVERAGE	1,298 SF (32.2%)

1 EXISTING SITEPLAN  
1" = 60'-0"



**SAINTS FAITH, HOPE & CHARITY  
PARISH CENTER**

WINNETKA, ILLINOIS



AS SUBMITTED JANUARY 21, 2016

OKW Architects



FAITH, HOPE & CHARITY



FAITH, HOPE & CHARITY



747 HILL ROAD



155 CHESTNUT STREET



151 CHESTNUT STREET



137 HILL ROAD



786 HILL ROAD



794 HILL ROAD



779 HILL ROAD

# SAINTS FAITH, HOPE & CHARITY PARISH CENTER

WINNETKA, ILLINOIS

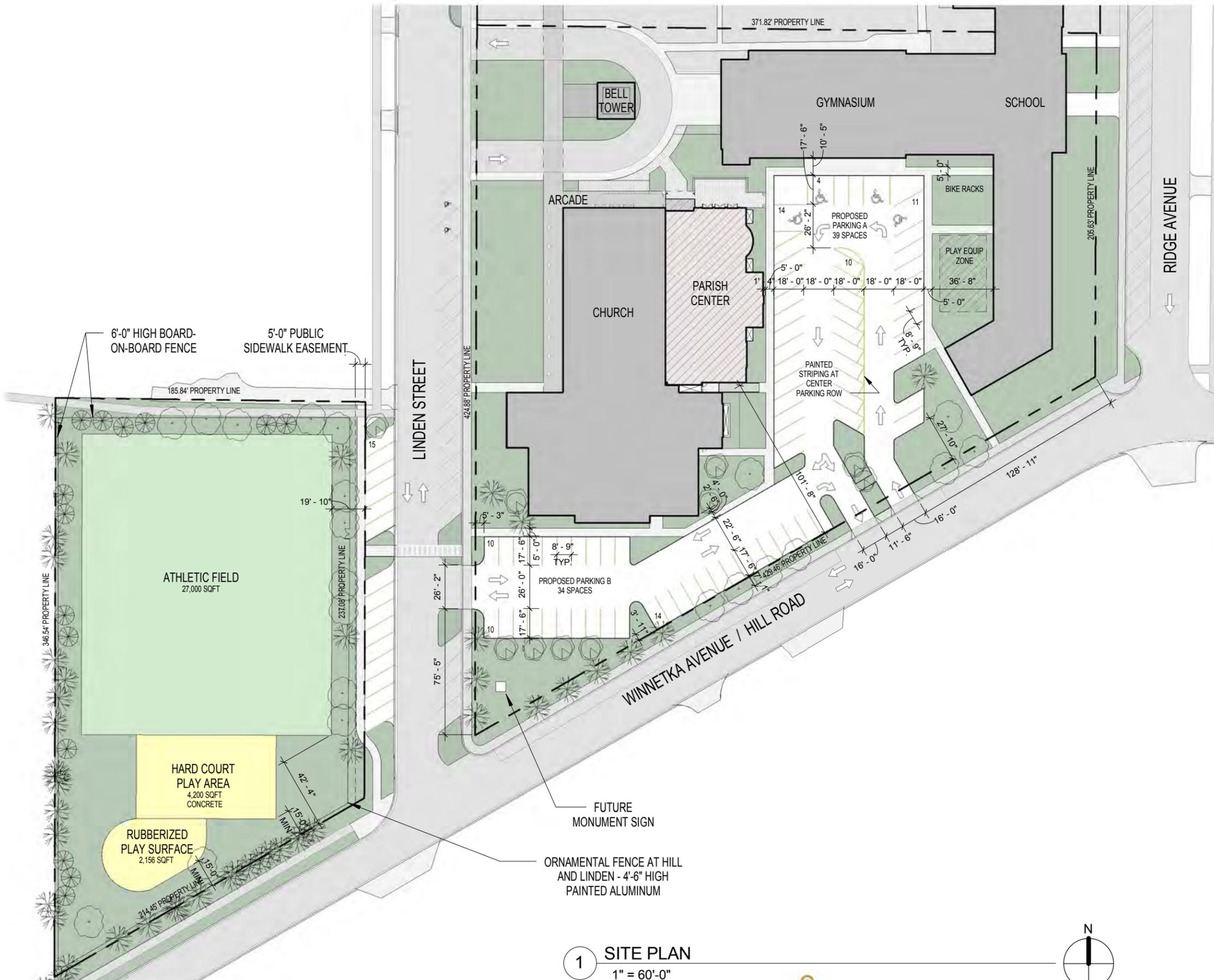


UPDATED FEBRUARY 5, 2016

OKW Architects

DATE: February 05, 2016

PROJ. NO.: 14028



**PARKING QUANTITY:**

EXISTING:	
FHC PARKING:	86
PROPOSED:	
FHC PARKING:	73
LINDEN WEST:	13
TOTAL:	86

**SITE PLAN LEGEND**

- LANDSCAPED AREA
- ATHLETIC FIELD - SYNTHETIC TURF SYSTEM
- HARD COURT OR RUBBERIZED PLAY SURFACE

**PROPOSED LOT COVERAGE**

**MAIN LOT**

SITE AREA (IBS STUDY):	173,535 SF (3.98 ACRES)
PROPOSED IMPERMEABLE LOT COVERAGE	APPROX. 48,073 SF (27.7%)

**AUXILIARY LOT**

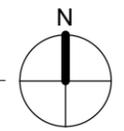
SITE AREA:	54,187 SF (1.24 ACRES)
PROPOSED IMPERMEABLE LOT COVERAGE	33,356 SF (61.6%)

	COMPARISON			
	OLD	NEW	DIFFERENCE	%
TURF	31,792 SF	27,000 SF	- 4,792 SF	- 17.7%
HARDCOURT (CONCRETE)	1,910 SF	4,200 SF	+ 2,290 SF	+ 219.9%
RUBBERIZED SURFACE	2,480 SF	2,156 SF	- 324 SF	- 15.0%
TOTAL	36,182 SF	33,356 SF	- 2,826 SF	- 8.4%

**LINDEN RIGHT OF WAY**

RIGHT OF WAY AREA:	4,033 SF (0.09 ACRES)
PROPOSED IMPERMEABLE COVERAGE	3,013 SF (74.7%)

**1 SITE PLAN**  
1" = 60'-0"



**SAINTS FAITH, HOPE & CHARITY PARISH CENTER**

WINNETKA, ILLINOIS



UPDATED FEBRUARY 5, 2016

OKW Architects

DATE: February 05, 2016

PROJ. NO.: 14028

# TREES TO BE REMOVED

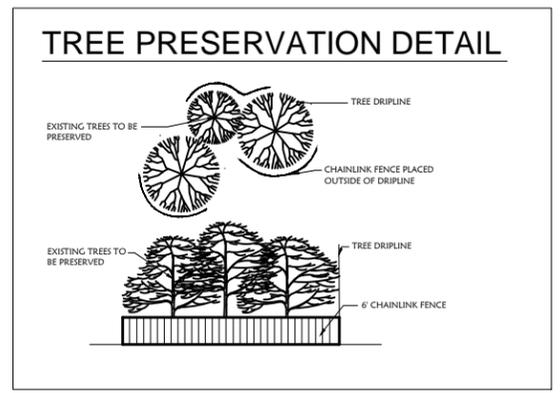
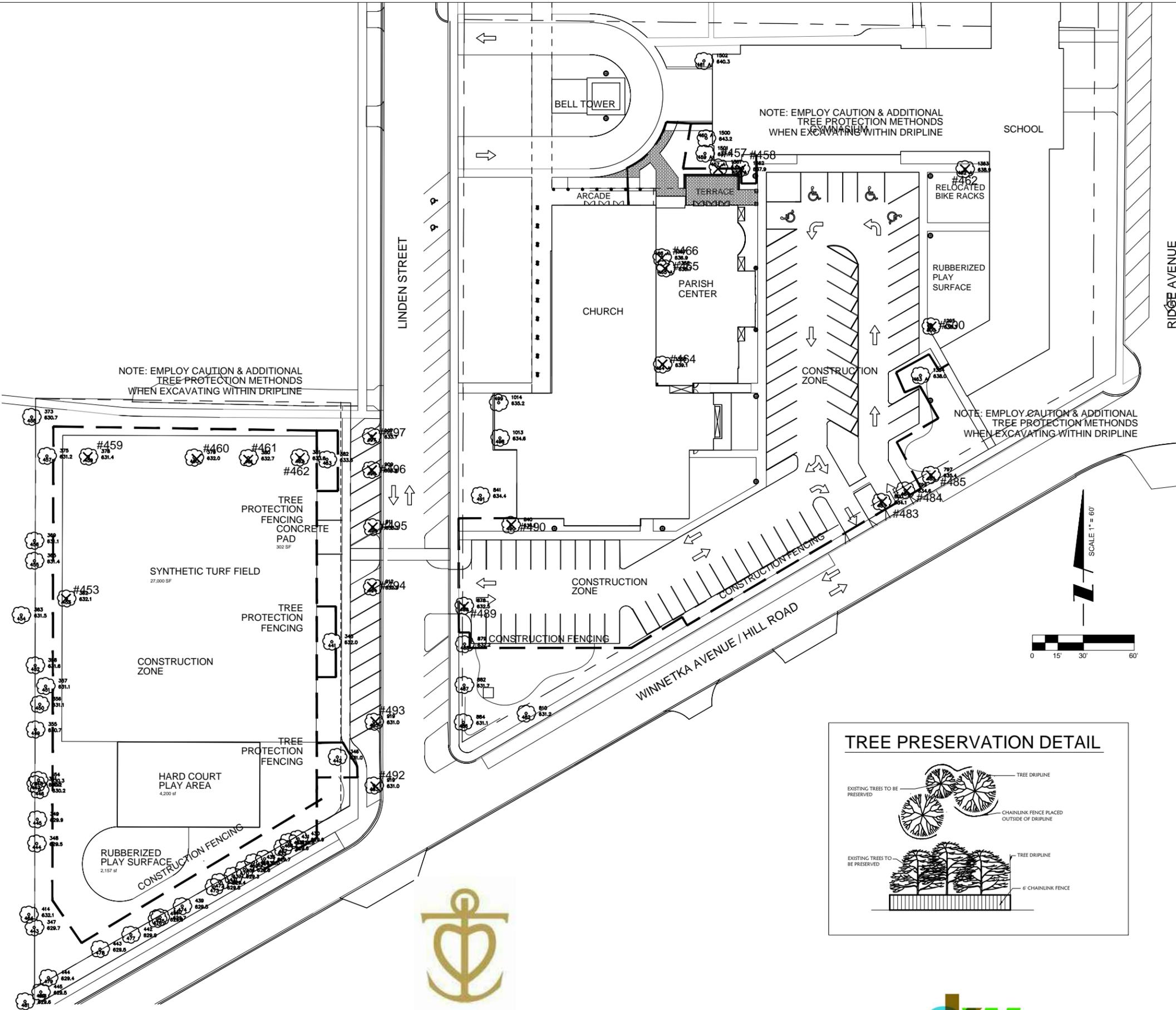
Tag number	Cal. size	Species	Condition	Form	Note
453	20"	Maple	good	poor	
457	18"	Spruce	good	fair	
458	15"	Spruce	good	fair	
459	29"	Elm	fair	poor	
460	14"	Elm	poor	fair	grown around fence pole
461	12"	Elm	fair	poor	
462	13"	Maple	good	good	
462-b	17"	Elm	fair	poor	
464	15"	Spruce	good	fair	
465	18"	Spruce	good	fair	
466	18"	Spruce	good	fair	
483	10"	Ash	poor	poor	
484	10"	Ash	fair	good	
485	12"	Ash	poor	poor	
489	10"	Honeylocust	good	good	
490	15"	Spruce	good	poor	
492	11"	Linden	fair	poor	parkway
493	12"	Linden	good	good	parkway
494	11"	Linden	good	fair	parkway
495	12"	Linden	good	good	parkway
496	10"	Linden	good	good	parkway
497	7", 7", 8", 6"	Maple	good	good	Multi-stemmed in parkway

# TREE PROTECTION NOTES

- BEFORE ANY EXCAVATION ON THE SITE, CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
- SIX FOOT HIGH CHAINLINK FENCING IS TO BE ERECTED AROUND THE DRIPLINE OF ALL TREES TO BE SAVED IN ACCORDANCE WITH THE VILLAGE OF WINNETKA FORESTRY PROTECTION PROCEDURES.
- TREES IN CLOSE PROXIMITY TO DEMOLITION WORK SHALL BE BANDED AS OUTLINED IN THE VILLAGE OF WINNETKA FORESTRY PROTECTION PROCEDURES.
- PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CAUSED BY SITE IMPROVEMENT OPERATIONS.
- CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES INCLUDING ROOT ZONES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK OR SMOTHERING OF TREES. DRIVING, PARKING, DUMPING, STOCKPILING AND/OR STORAGE OF VEHICLES, EQUIPMENT, SUPPLIES, MATERIALS OR DEBRIS ON TOP THE ROOT ZONES AND/OR WITHIN THE DRIPLINE OF EXISTING TREES OR OTHER PLANT MATERIAL TO REMAIN IS STRICTLY PROHIBITED.
- THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH WORK IS BEING DONE, CLEAR OF RUBBISH AND DEBRIS. ALL PAVEMENT AND DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF LEGALLY.
- ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.
- EMPLOY CAUTION WHEN DEMOLISHING WITHIN TREE DRIPLINE. CLEAN CUT ANY EXPOSED ROOTS AND BACKFILL IMMEDIATELY. WHEN REMOVING CONCRETE FOOTINGS/FOUNDATION WITHIN DRIPLINE, USING A JACKHAMMER AND WHEELBARROW IS RECOMMENDED.
- SILT FENCING CAN NOT BE TRENCHED UNDER TREE DRIPLINES. SILT FENCING MAY BE SECURED WITH SANDBAGS, HAY BALES, ETC.
- RECOMMEND HAVING A CERTIFIED ARBORIST EVALUATE ASH TREES FOR PRESENCE OF EMERALD ASH BORER.

# SAINTS FAITH, HOPE & CHARITY PARISH CENTER

WINNETKA, ILLINOIS



# TREE PRESERVATION PLAN



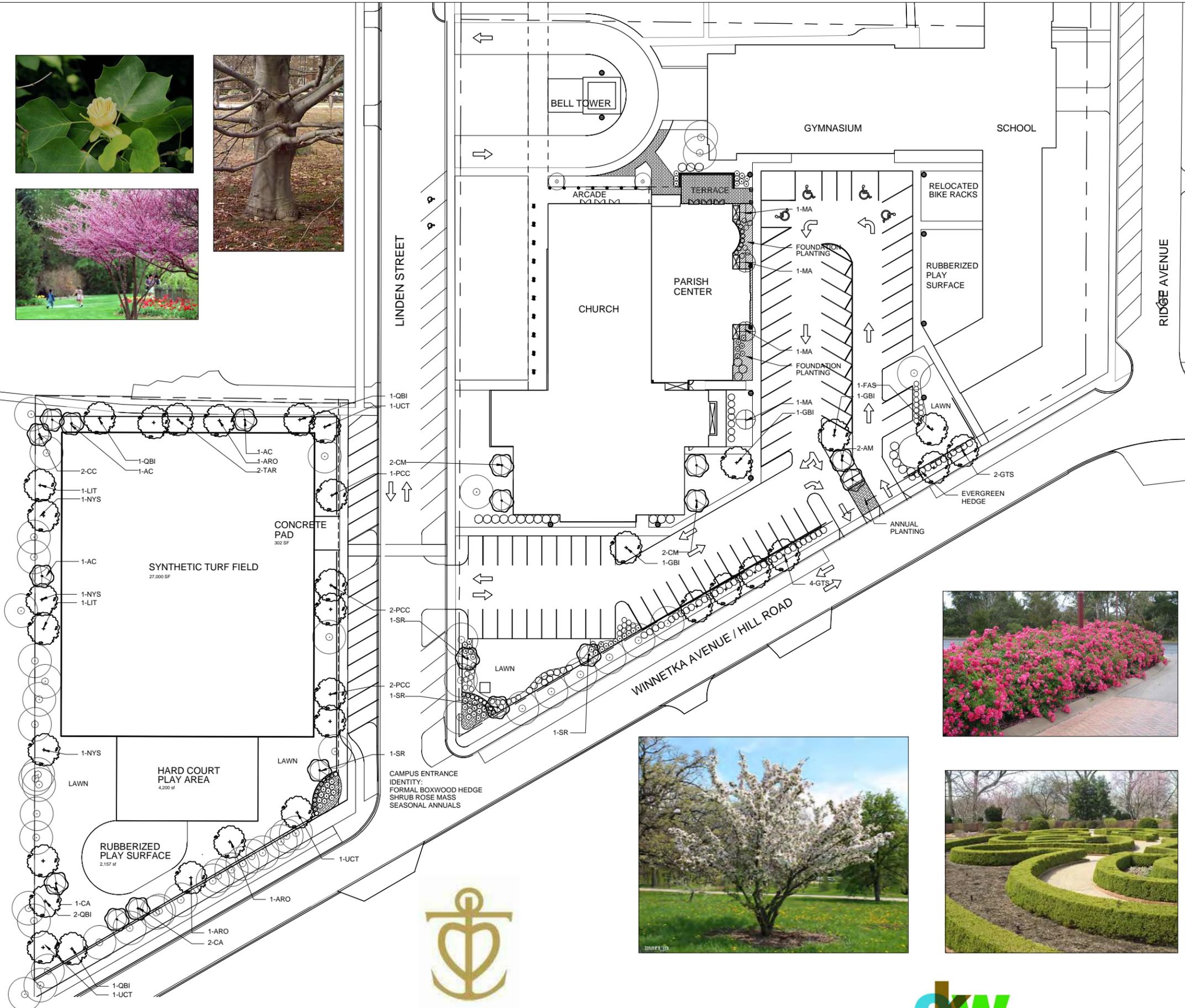
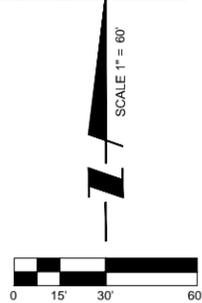
OKW Architects

DATE: JANUARY 15, 2016  
REVISED 2016.02.05

PROJ. NO.: 14028

MASTER PLANT LIST

QTY.	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	NOTE
<b>SHADE TREES</b>					
3	ARO	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3.0' BB	
1	FAS	FAGUS SYLVATICA	EUROPEAN BEECH	3.0' BB	
3	GBI	GINKGO BILOBA 'AUTUMN GOLD'	GINKGO (MALE ONLY)	3.0' BB	MALE ONLY
6	GTS	GLEDITSIA TRIACANTHOS X INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	3.0' BB	
2	LIT	LIRIODENDRON TULIPIFERA	TULIP TREE	3.0' BB	
3	NYS	NYSSA SYLVATICA	BLACK TUPELO	3.0' BB	
5	PCC	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	3.0' BB	
1	QBI	QUERCUS BICOLOR	SWAMP WHITE OAK	3.0' BB	
2	TAR	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	3.0' BB	
3	UCT	ULMUS CARPINIFOLIA 'TRIUMPH'	TRIUMPH SMOOTHLEAF ELM	3.0' BB	
<b>ORNAMENTAL TREES</b>					
3	AC	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	8' HT. BB	
2	AM	AMELANCHIER GRANDIFLORA	APPLE SERVICEBERRY	8' HT. BB	
3	CA	CERCIS CANADENSIS	EASTERN REDBUD	6' HT. BB	
4	CM	CORNUS MAS	CORNELIANCHERRY DOGWOOD	6' HT. BB	
2	CC	CRATAEGUS CRUSGALLI VAR. INERMIS	THORNLESS COCKSPUR HAWTHORNE	6' HT. BB	
4	MA	MALUS SARGENT	SARGENT CRABAPPLE	6' HT. BB	
4	SR	SYRINGA RETICULATA 'IVORY SILK'	TREE LILAC	2.0' BB	
<b>EVERGREEN SHRUBS</b>					
BM	BM	BUXUS MICROPHYLLA	BOXWOOD	24" BB	
PJM	PJM	RHODODENDRON 'PJM HYBRID'	PJM RHODODENDRON	36" BB	
TD	TD	TAXUS MEDIA 'DENSII'	DENSE YEW	36" BB	
TF	TF	TAXUS MEDIA 'FAIRVIEW GLOBE'	FAIRVIEW GLOBE YEW	36" BB	
TH	TH	TAXUS MEDIA 'HICKSII'	HICKS YEW	36" BB	
<b>DECIDUOUS SHRUBS</b>					
AM	AM	ARONIA MELANOCARPA 'IROQUOIS BEAUTY'	BLACK CHOKEBERRY	36" BB	
CL	CL	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	SUMMERSWEET CLETHRA	24" BB	
EA	EA	EUONYMUS ALATA 'COMPACTA'	DWARF BURNING BUSH	36" BB	
FB	FB	FORSYTHIA VIRIDISSIMA 'BRONXENSIS'	BRONX FORSYTHIA	24" BB	
FG	FG	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	24" BB	
HM	HM	HAMMAMELIS VIRGINIANA	VERNAL WITCHHAZEL	4' BB	
HA	HA	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	5 gal	
HP	HP	HYDRANGEA PANICULATA 'TARDIVA'	TARDIVA HYDRANGEA	36" BB	
HP	HP	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	36" BB	
RA	RA	RHUS AROMATICA 'GRO LOW'	GRO LOW SUMAC	5 gal	
RF	RF	ROSA 'FLOWER CARPET'	CARPET ROSE	2 gal	
RK	RK	ROSA 'KNOCKOUT'	KNOCKOUT SHRUB ROSE	2 gal	
SJ	SJ	SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	24" BB	
SN	SN	SPIREA NIPPONICA	SNOWMOUND SPIREA	36" BB	
SM	SM	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	36" BB	
VI	VI	VIBURNUM CARLESII 'COMPACTUM'	D. KOREANSPICE VIBURNUM	24" BB	
VJ	VJ	VIBURNUM X JUDDI	JUDD VIBURNUM	4' BB	
VO	VO	VIBURNUM OPULOUS 'COMPACTUM'	COM. EUROPEAN CRAN. VIB.	36" BB	
<b>GROUND COVER</b>					
EF	EF	EUONYMUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	3" POTS	
PT	PT	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	3" POTS	
VM	VM	VINCA MINOR	PERIWINKLE	3" POTS	
SK	SK	SEDUM KAMSHATICUM	STONECROP	3" POTS	



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PRELIMINARY LANDSCAPE PLAN

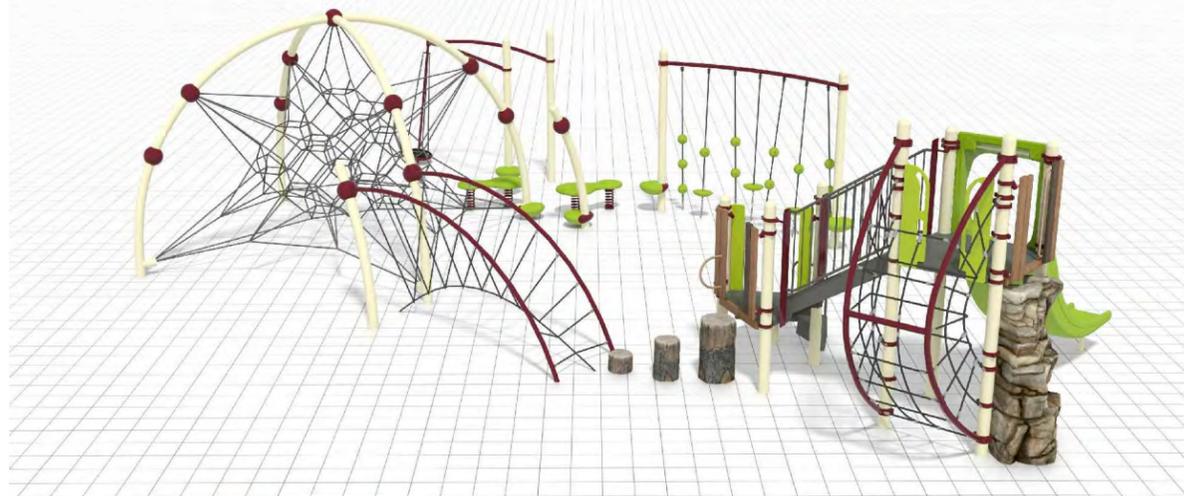


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WINNETKA, ILLINOIS

DATE: JANUARY 15, 2016  
REVISED 2016.02.05

PROJ. NO.: 14028



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PLAY SET B

LANDSCAPE STRUCTURES: EVOS



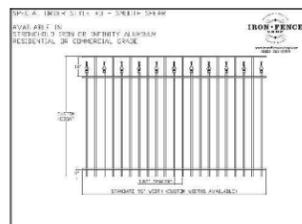
RUBBERIZED PLAY SURFACE

SURFACE AMERICA



ORNAMENTAL METAL FENCE

42" HT BLACK POWDER-COATED ALUMINUM FENCE



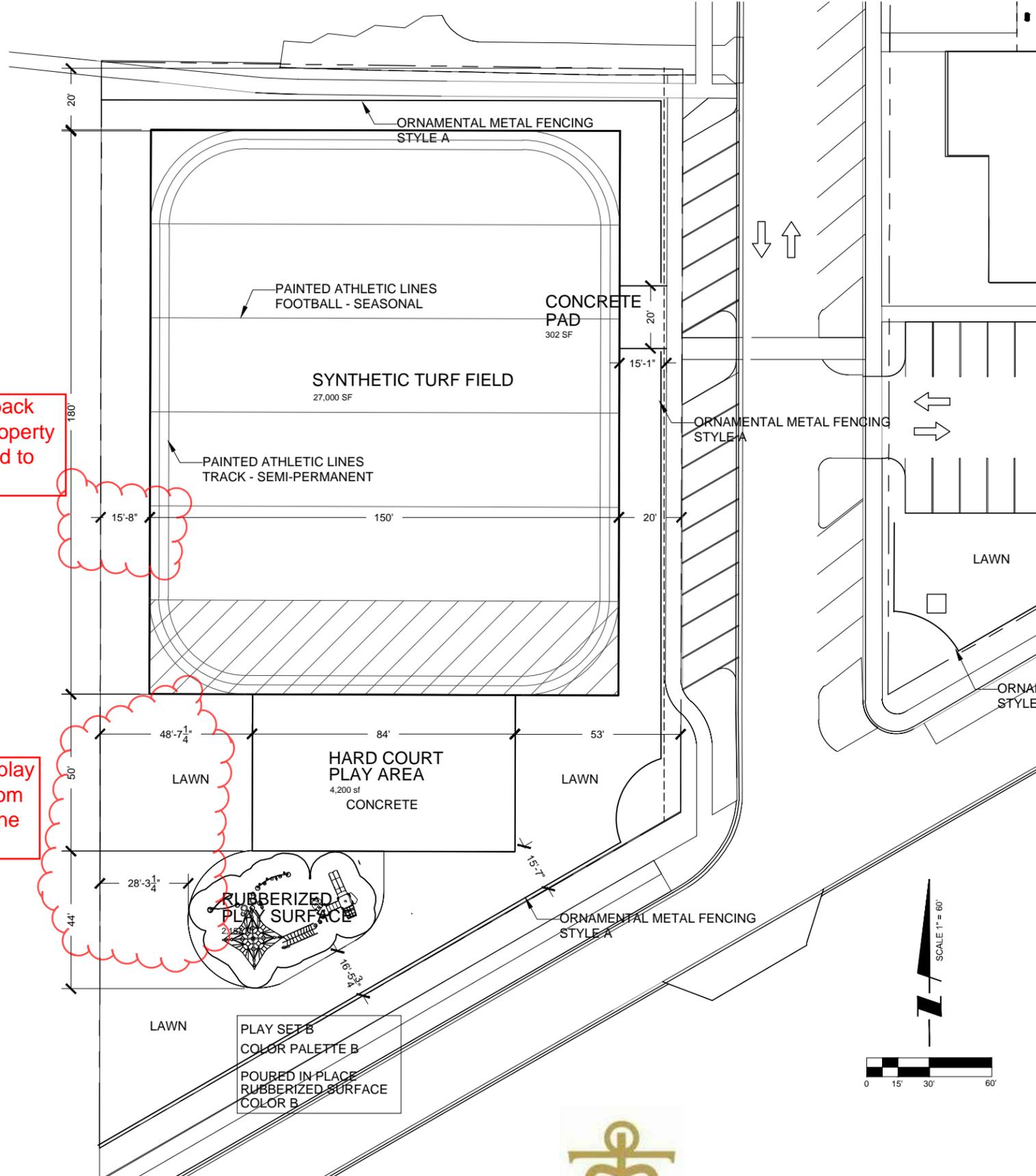
SYNTHETIC TURF

FIELDTURF: CLASSIC HD COOLPLAY



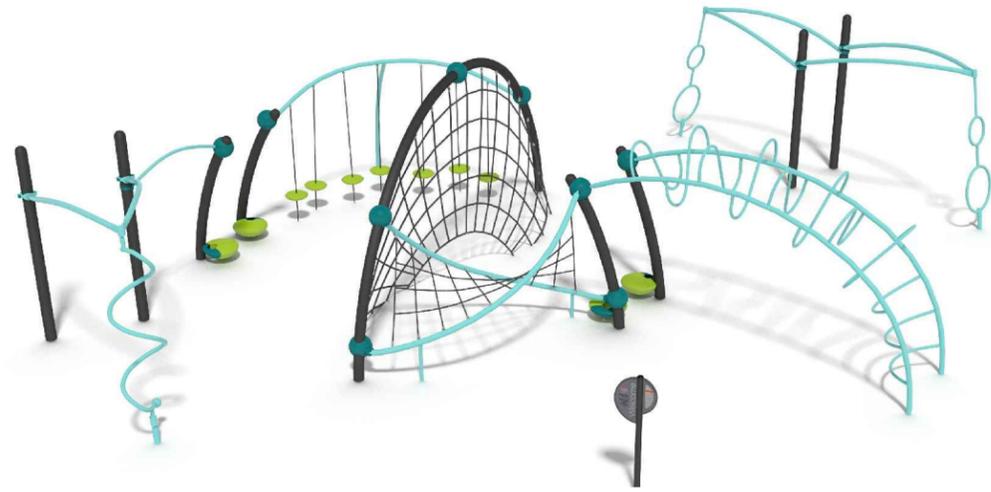
turf field setback  
from west property  
line increased to  
15'-8"

hard court and play  
area setback from  
west property line  
increased



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**PLAY SET A**  
LANDSCAPE STRUCTURES: EVOS



**RUBBERIZED PLAY SURFACE**  
SURFACE AMERICA



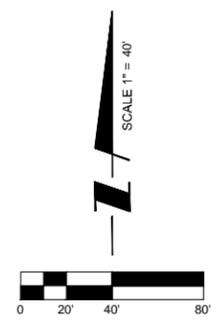
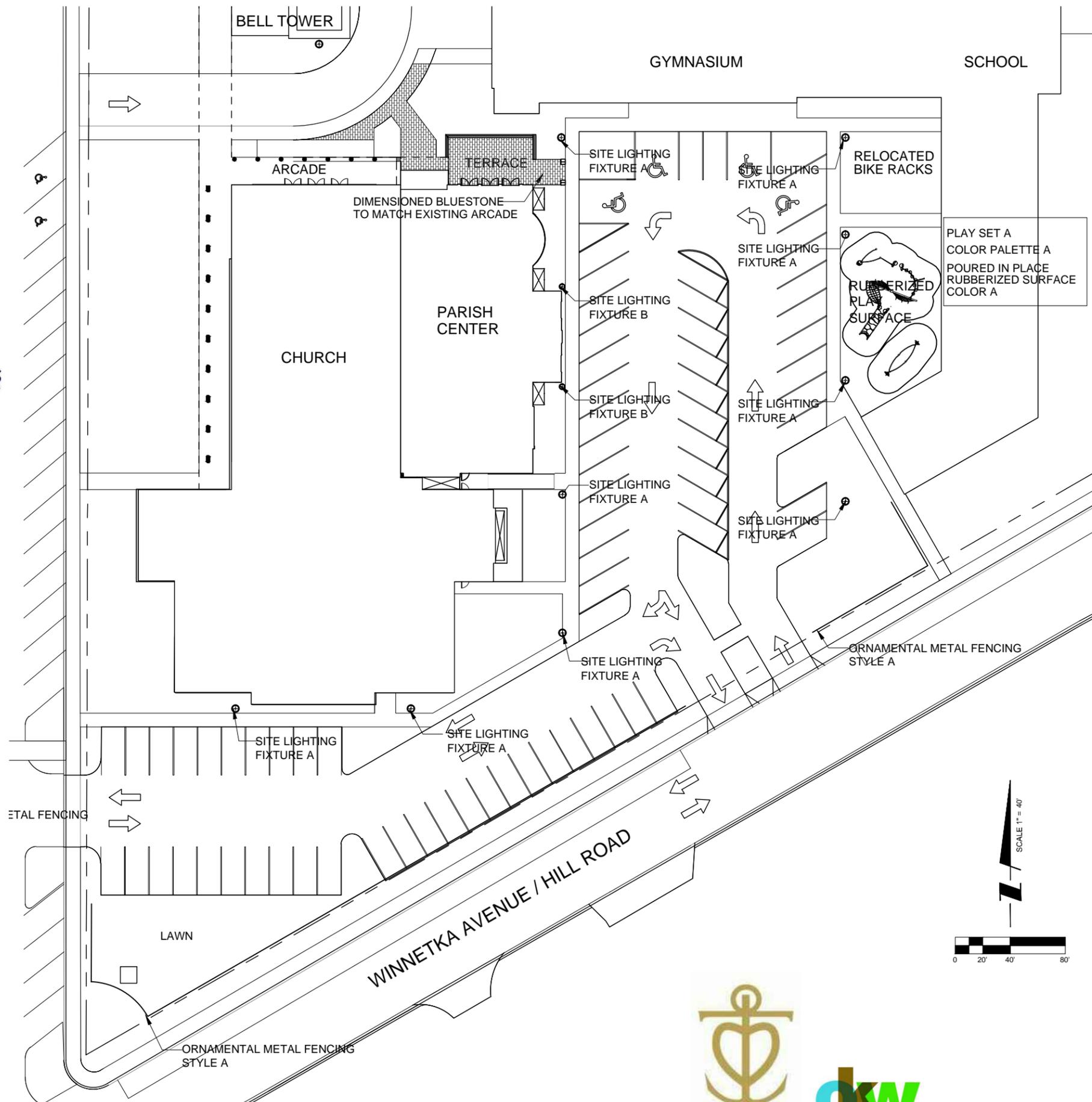
**SITE LIGHTING - FIXTURE A**  
STERNBERG LIGHTING: ROADWAY SERIES 1430LED  
8' - 4" FLUTED POLE (10' OVERALL HEIGHT)  
FINISH: ARCH. MED. BRONZE TEXTURED



**SITE LIGHTING - FIXTURE B**  
STERNBERG LIGHTING: LINCOLN LIGHTED BOLLARD - 2501LED  
55" OVERALL HEIGHT  
FINISH: ARCH. MED. BRONZE TEXTURED

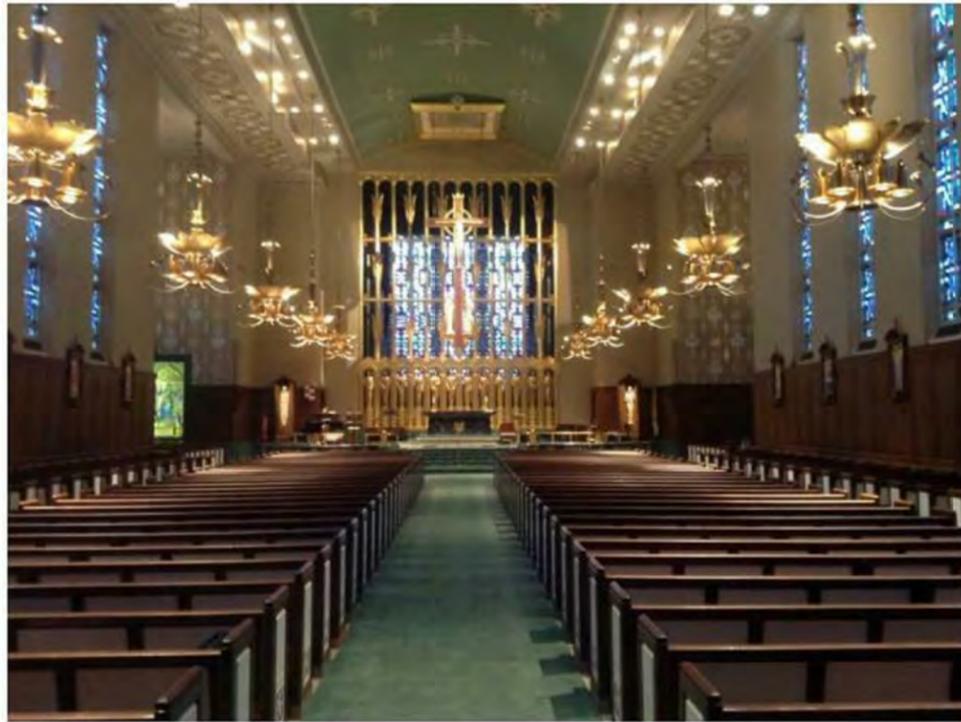
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**SITE AMENITIES PLAN - EAST CAMPUS**



INTERIOR OF SANCTUARY



NORTH FACADE OF SANCTUARY



EAST FACADE OF SANCTUARY

LOOKING WEST / EAST FACADE OF SANCTUARY



EXISTING PARKING LOT

LOOKING NORTHWEST



LOOKING NORTHEAST / WEST FACADE OF SCHOOL



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WINNETKA, ILLINOIS

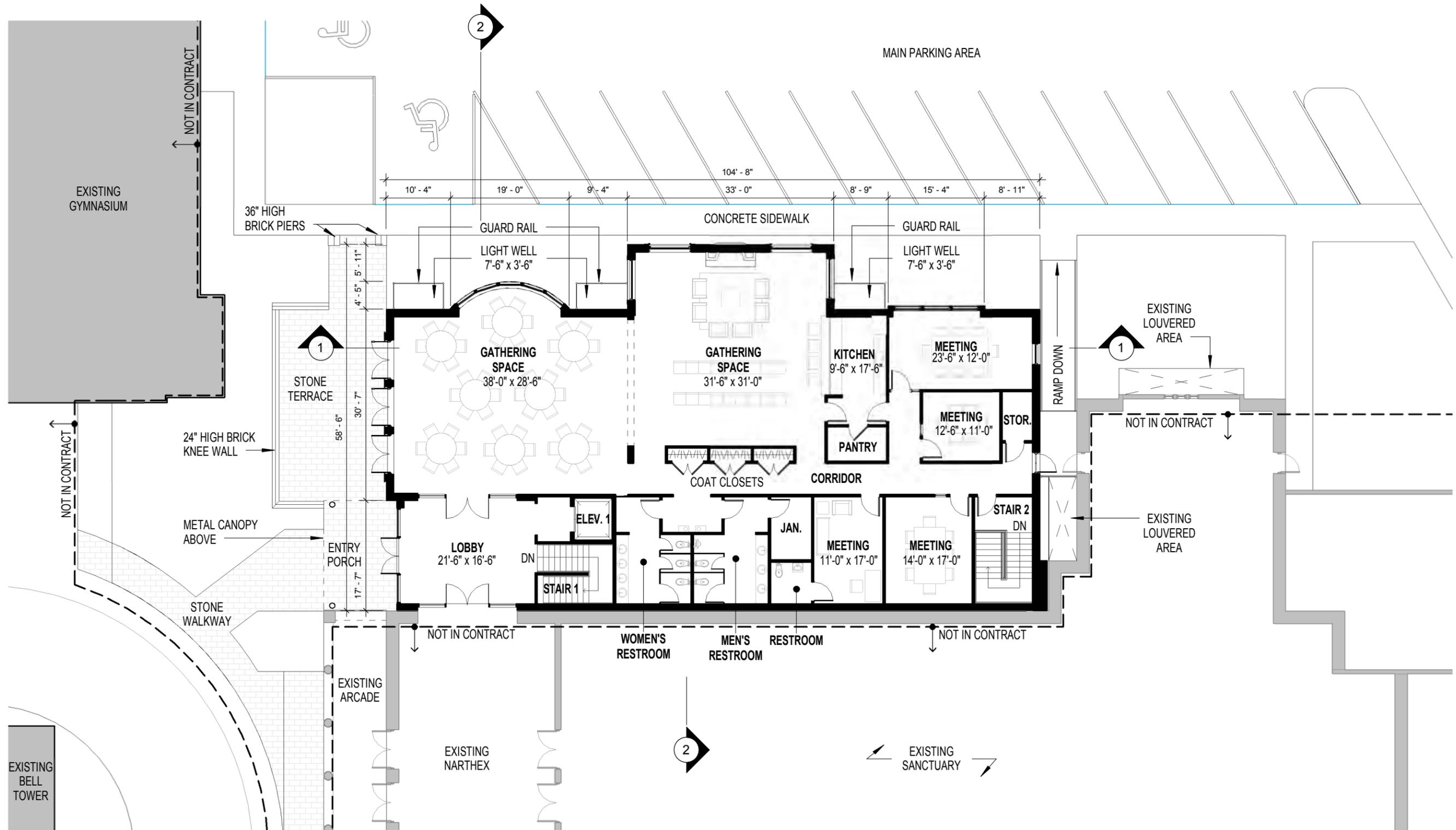


AS SUBMITTED JANUARY 21, 2016

OKW Architects

DATE: February 05, 2016

PROJ. NO.: 14028



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

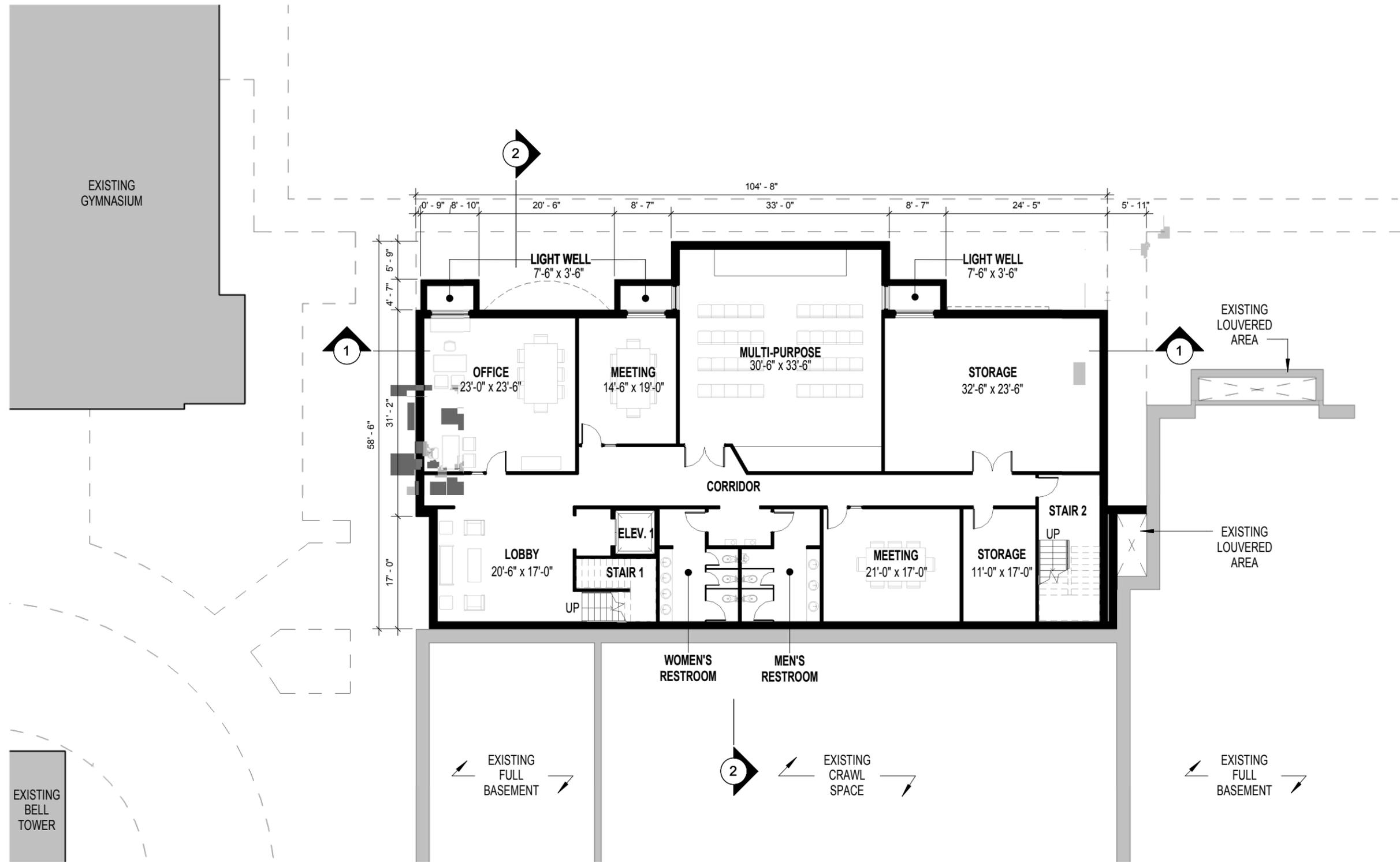
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AS SUBMITTED JANUARY 21, 2016

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1 LOWER LEVEL PLAN  
 1/16" = 1'-0"

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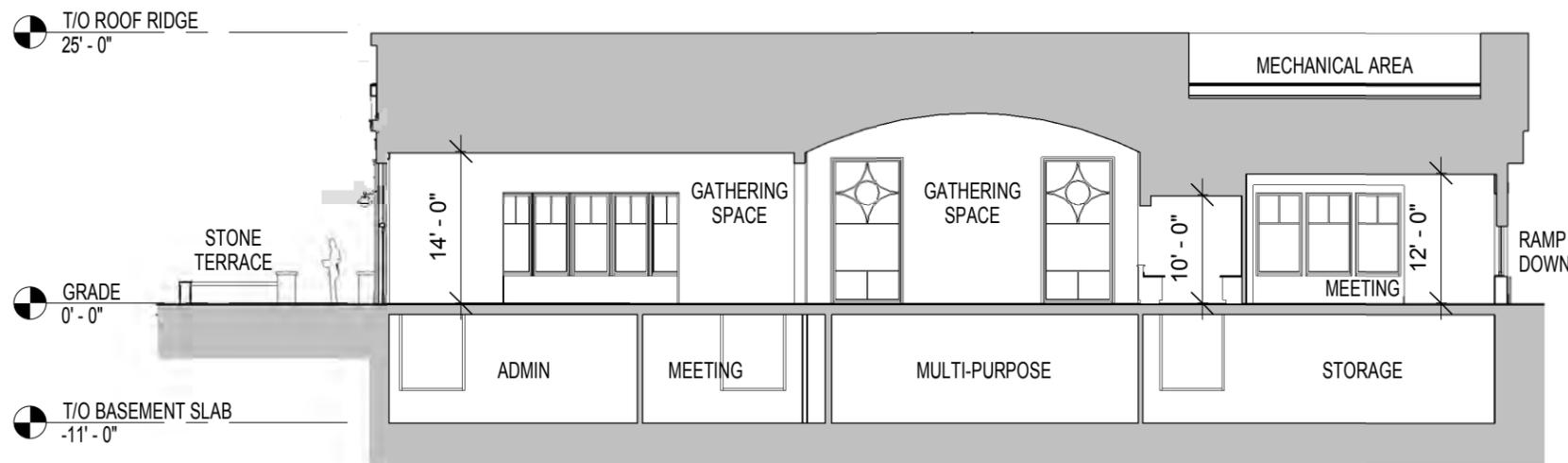


AS SUBMITTED JANUARY 21, 2016

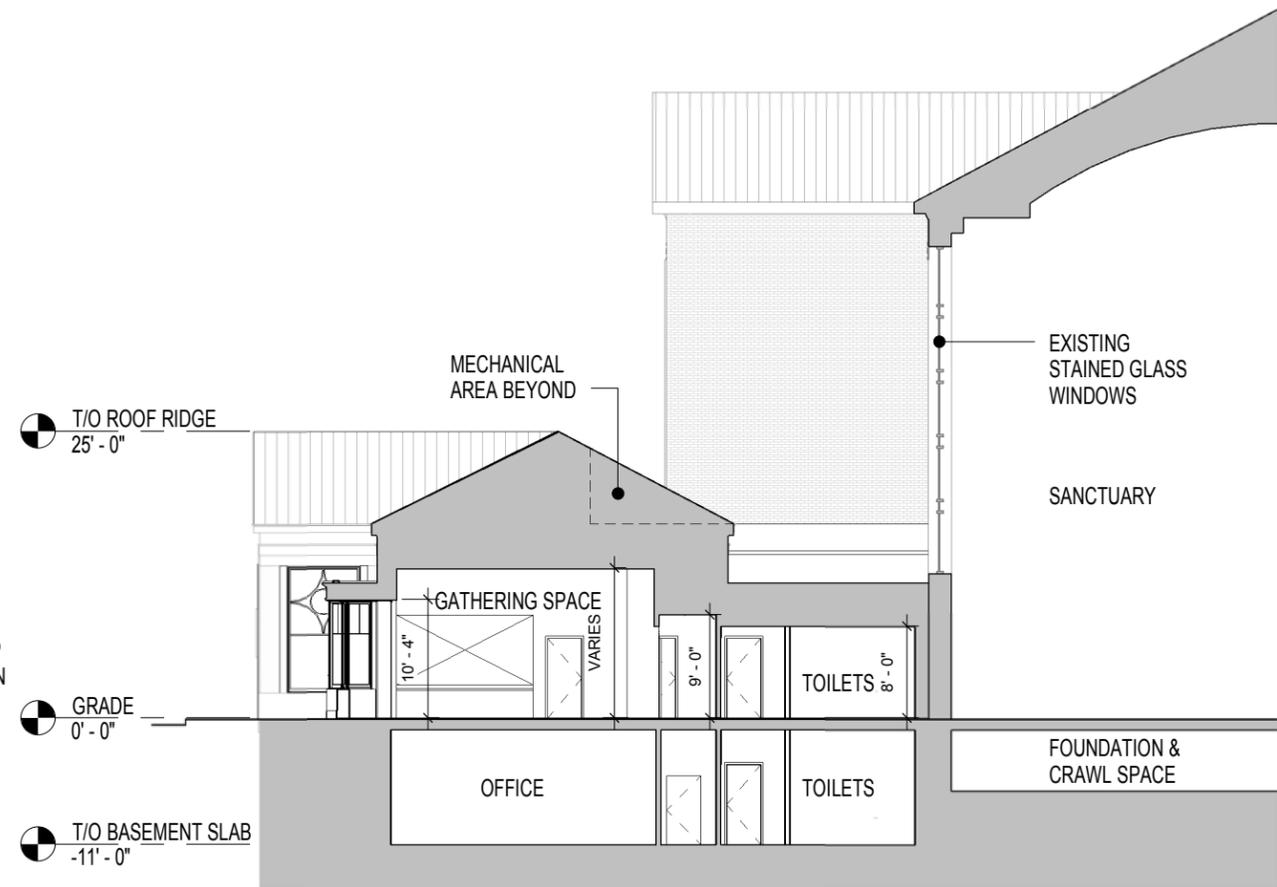
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DATE: February 05, 2016

PROJ. NO.: 14028



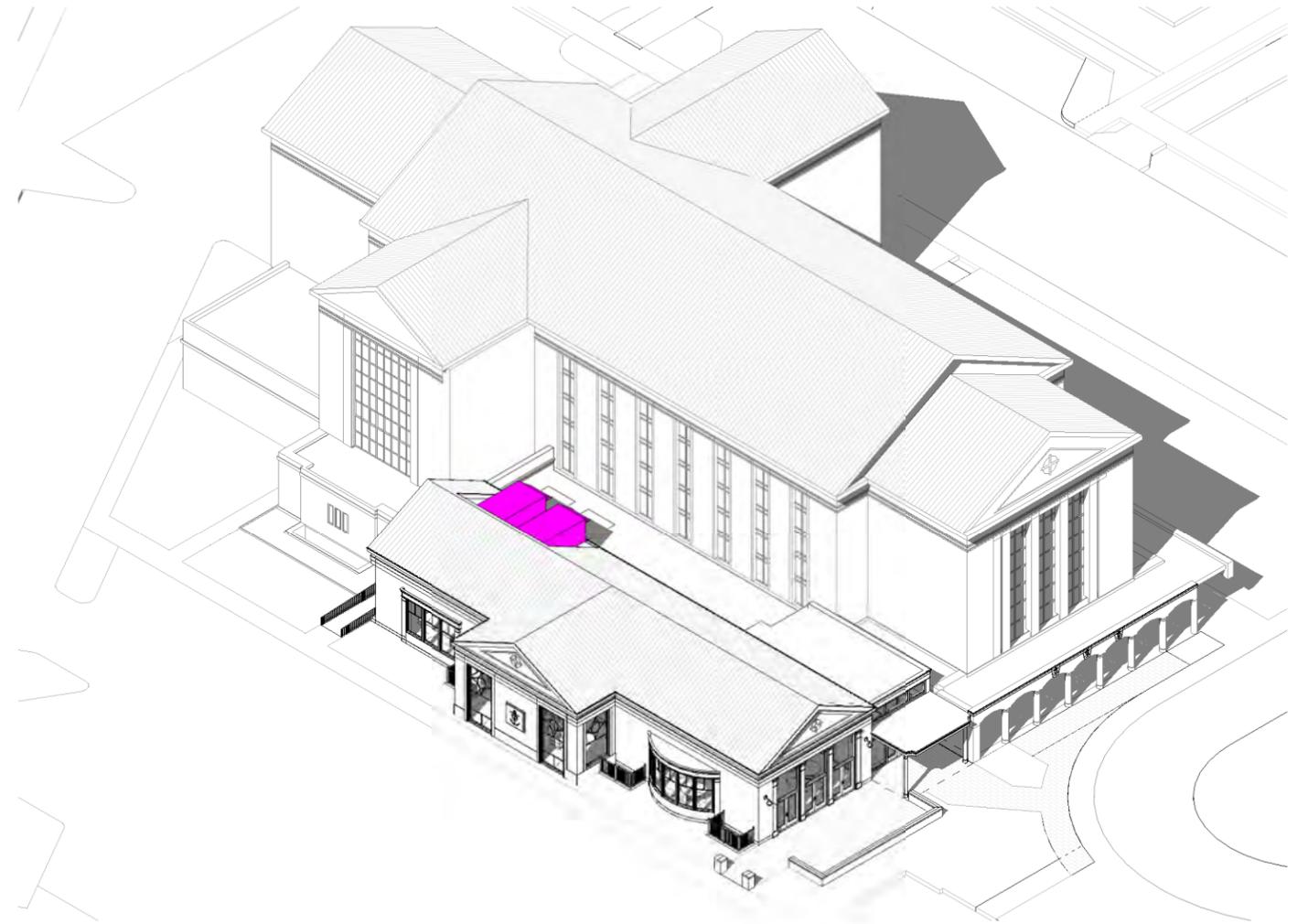
1 NORTH-SOUTH BUILDING SECTION: LOOKING EAST  
1/16" = 1'-0"



2 EAST-WEST BUILDING SECTION: LOOKING SOUTH  
1/16" = 1'-0"



1 AERIAL VIEW LOOKING SOUTHWEST



2 AERIAL VIEW LOOKING NORTHWEST

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WINNETKA, ILLINOIS



UPDATED FEBRUARY 5, 2016

OKW Architects

DATE: February 05, 2016

PROJ. NO.: 14028



1 NORTH BUILDING ELEVATION  
 1/16" = 1'-0"

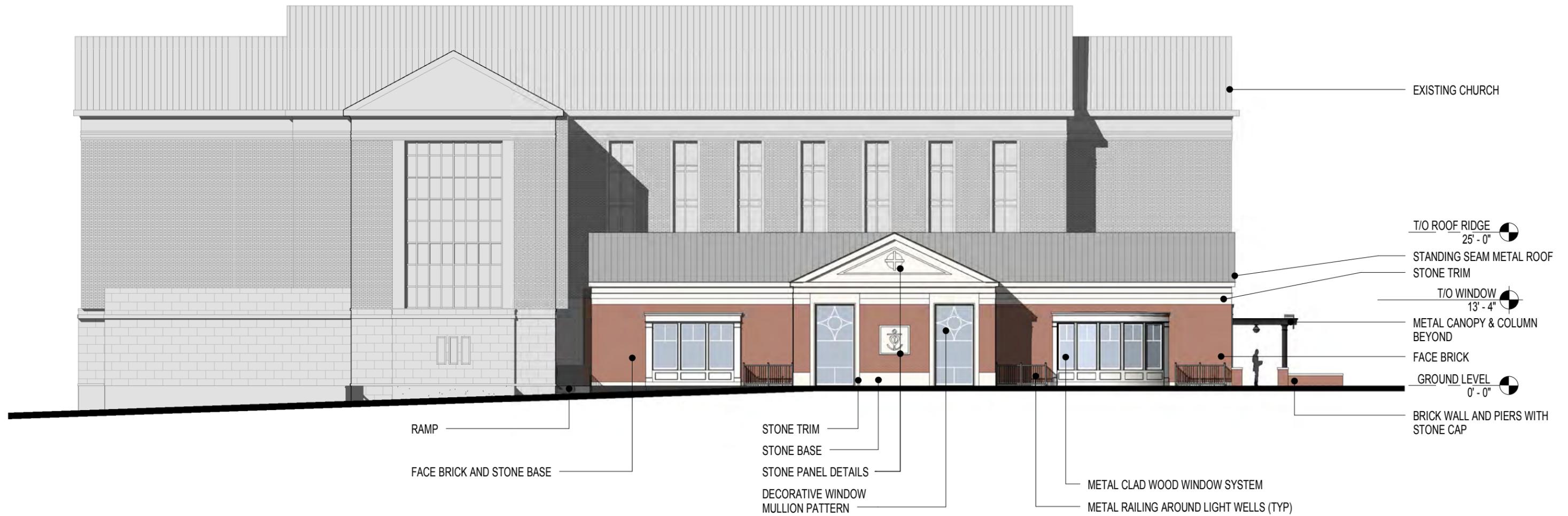
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UPDATED FEBRUARY 5, 2016

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1 EAST BUILDING ELEVATION  
1/16" = 1'-0"

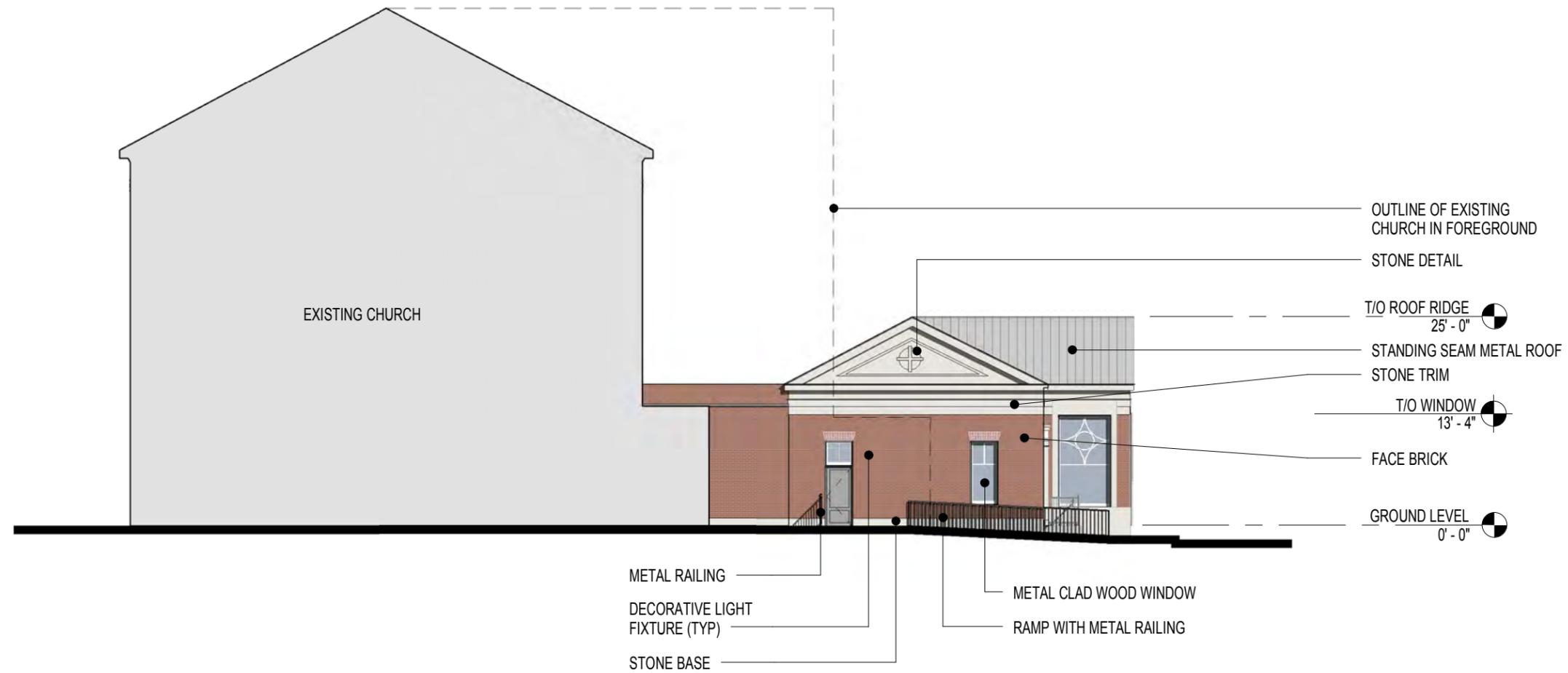
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1 SOUTH BUILDING ELEVATION  
1/16" = 1'-0"

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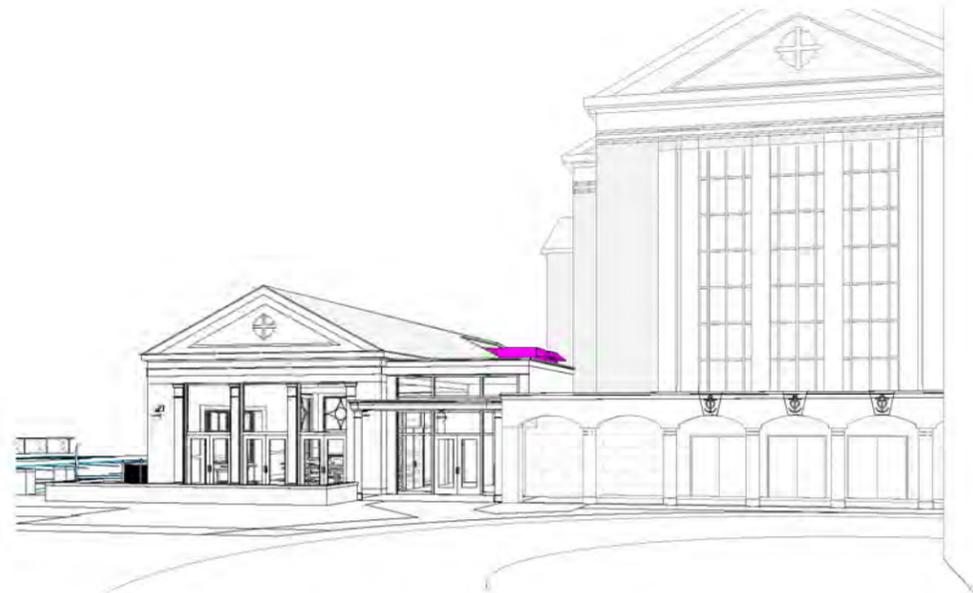


AS SUBMITTED JANUARY 21, 2016

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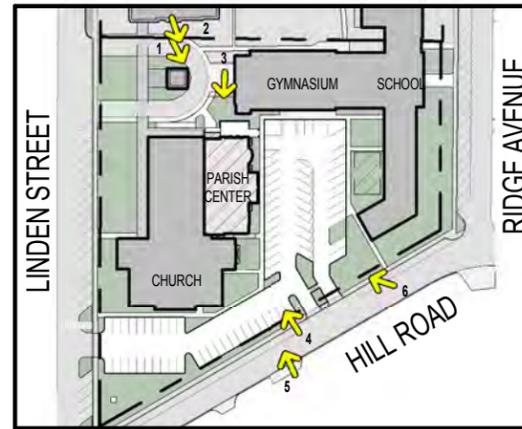
1. STANDING ON SIDEWALK IN FRONT OF RECTORY



2. STANDING IN BAY WINDOW OF RECTORY



3. STANDING ON INTERMEDIATE LANDING IN FRONT OF GYMNASIUM



KEY MAP



4. STANDING ON SIDEWALK ON NORTH SIDE OF HILL AVE



5. STANDING ON SOUTH SIDE OF HILL AVE



6. DRIVING SOUTH ON HILL AVE

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SPECIAL USE SUBMITTAL DOCUMENTS  
Saints Faith, Hope & Charity Parish Center  
Exhibit J February 05, 2016

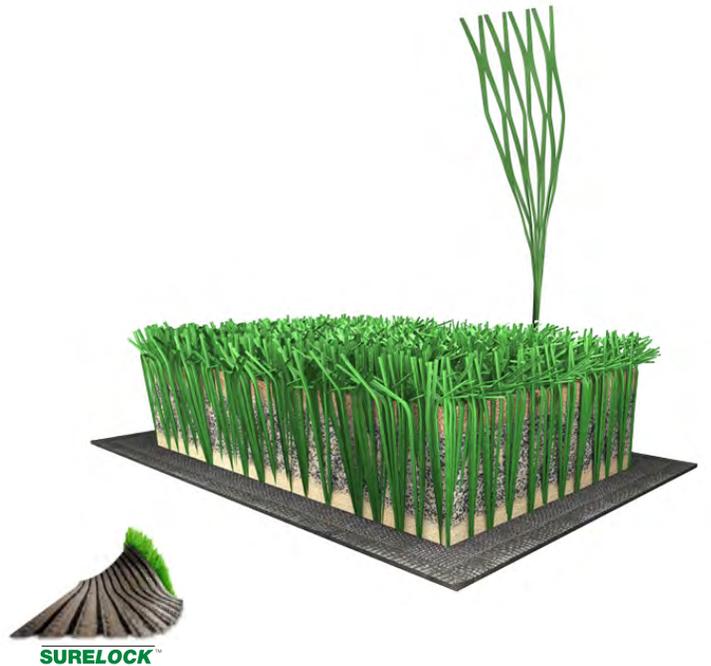


EXHIBIT J - MANUFACTURER CUT SHEETS - BASIS-OF-DESIGN:

FHC ATHLETIC FIELD MATERIALS

SYNTHETIC TURF SYSTEM

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_





SKOKIE PLAYFIELDS



SKOKIE PLAYFIELDS



SYNTHETIC TURF SYSTEM WITH PERIMETER NATURAL TURF

EXHIBIT J - MANUFACTURER CUT SHEETS - BASIS-OF-DESIGN:

FHC ATHLETIC FIELD MATERIALS  
RUBBERIZED PLAYGROUND SURFACE SYSTEM



PLAY SET A ( EAST CAMPUS ) COLOR PALETTE



PLAY SET B ( WEST CAMPUS ) COLOR PALETTE



PLAY SET B ( WEST CAMPUS ) COLOR PALETTE

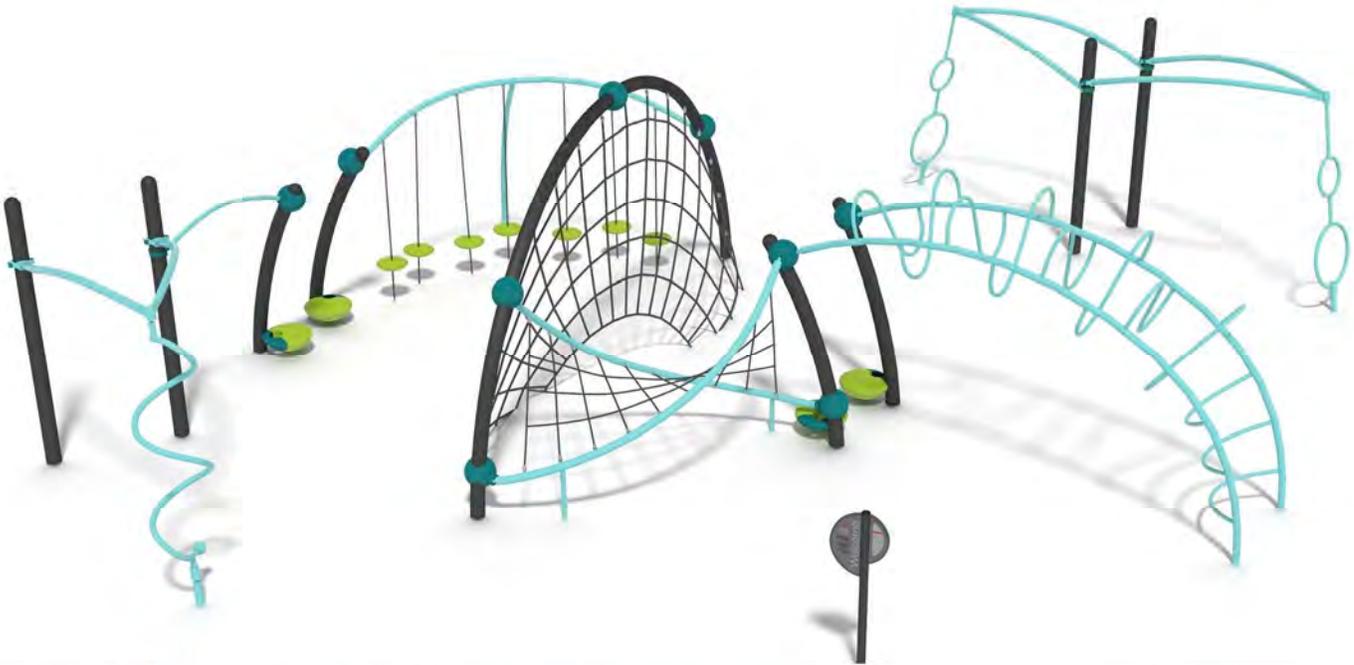
EXHIBIT J - MANUFACTURER CUT SHEETS - BASIS-OF-DESIGN:

FHC ATHLETIC FIELD MATERIALS

PLAY EQUIPMENT

# FAITH HOPE AND CHARITY

WINNELKA IL February 2, 2016 WNN16FAI1-1



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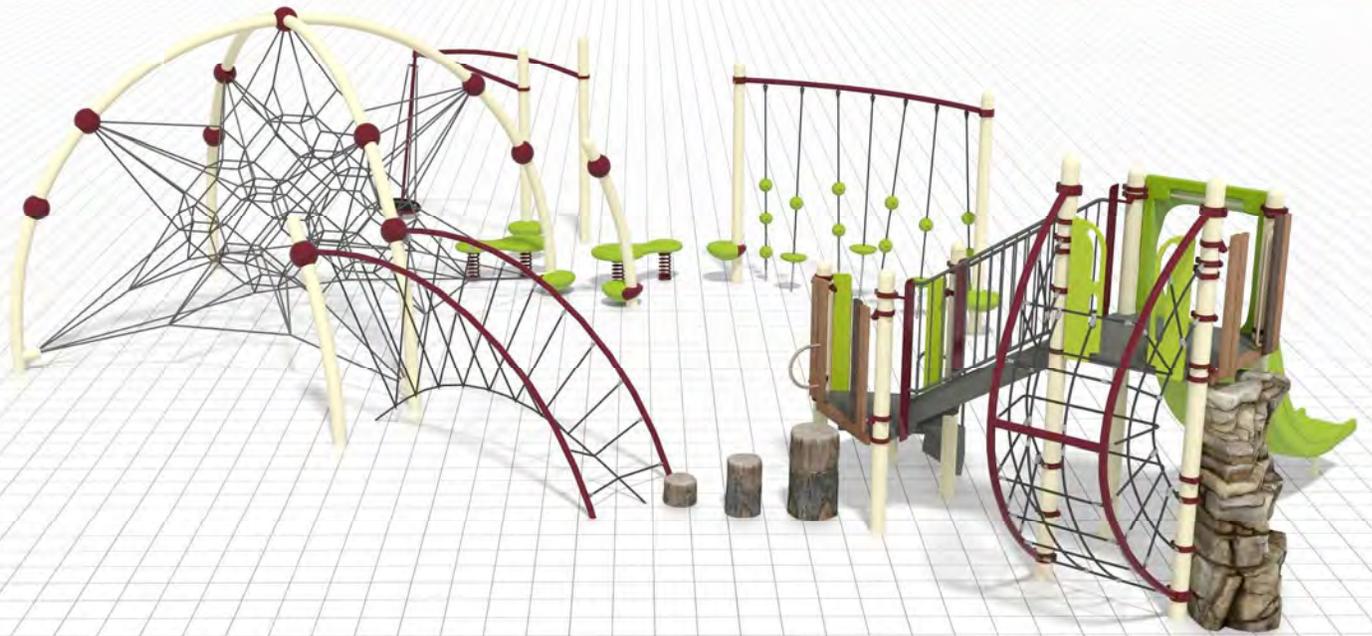
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PLAY SET A ( EAST CAMPUS ) LAYOUT

# FAITH HOPE AND CHARITY

WINNETKA IL February 2, 2016 WNN16FAI2-2



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PLAY SET B ( WEST CAMPUS ) LAYOUT

EXHIBIT J - MANUFACTURER CUT SHEETS - BASIS-OF-DESIGN:

FHC SITE MATERIALS

SITE LIGHT FIXTURES

# 2501LED-LBS LINCOLN LIGHTED BOLLARD SPECIFICATIONS

**GENERAL**

The Model 2501LED-LBS decorative lighted bollard shall be aluminum, one-piece construction. The 20" diameter cast aluminum base shall be constructed with a 7" diameter straight smooth aluminum shaft. The Model shall be Sternberg Lighting #2501LED-LBS lighted bollard or #2501LED-LBS-QR quick release lighted bollard. Optional 7" fluted shaft is available. Specify 2501LED-LB. The bollard shall be U.L. or E.T.L. listed in U.S. and Canada.\*

**CONSTRUCTION**

The base shall be designed with a cylindrically shaped lower section which gradually slopes to its straight smooth upper section. The base shall be made of heavy wall, alloy cast aluminum. It shall have a 1" thick floor cast as an integral part of the base. The extruded shaft shall be made of aluminum. The bollard cap will be cast aluminum. The overall height of the bollard shall be 55". (For other heights, consult factory).

**ELECTRICAL/LED**

The optical assembly shall be constructed of twelve (12) fluted openings with a white acrylic lens. The LED light source shall have an IP65 rated assembly. The assembly shall consist of highly efficient, four (4) [optional three (3)] LED boards with 6 each high brightness LEDs and a sealed acrylic tube. The bollard shall be supplied with electrical surge protection in accord with IEEE/ANSI C62.41.2 and shall be U.L. or E.T.L. Listed in U.S. and Canada. The LED lighted bollard shall have an L70 expected life of 70,000 hours with the LED life ratings determined in accordance with IESNA LM-80. The electronic LED driver shall be a U.L. Recognized, constant current design with THD<20%.

**QUICK RELEASE MOUNTING (Optional)**

The Model 2501LED-LBS-QR shall have a quick release option which allows quick removal of the bollard for convenience or emergency access. The burial portion shall be made of aluminum extrusion and shall have a keyway and flexible connection system for securing to bollard. The bollard shall have a mated extension and anti-rotation key and pad-lock slot. The quick release system shall allow for a flush pavement installation after temporary bollard removal.

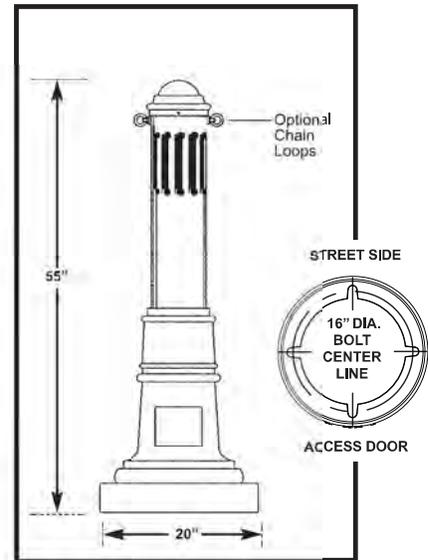
**FINISH**

Prior to coating, each assembly shall be chemically cleaned and etched in a 5-stage washing system which includes alkaline cleaning, rinsing, phosphoric etching, reverse osmosis water rinsing, and non-chrome sealing to ensure corrosion resistance and excellent adhesion for the finish coating. The finish coating shall be electrostatically applied semi-gloss, super durable polyester powder baked at 400 degrees for a durable and superior, color retentive finish. Our optional antique Verde Green finish and Swedish Iron finish are hand brushed using a 3-step process. The total assembly shall be wrapped in shockproof wrapping or fully enclosed in corrugated cartons.

**INSTALLATION**

Four, hot-dipped galvanized "L" type anchor bolts shall be provided with the post for non-quick release bollard anchorage. Quick release anchorage requires no anchor bolts. A door shall be provided for wiring and anchor bolt access. It shall be secured with tamper-proof, stainless steel hardware. Bollard will be provided with a grounding stud mounted on the base floor opposite the access door.

**WARRANTY** Seven (7) year limited warranty. See product and finish warranty guide for details.

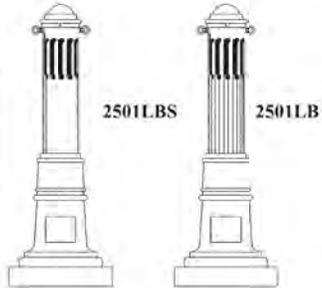


See installation template for exact door position.

## BUILDING A PART NUMBER      PART NUMBER SELECTIONS

<p><b>BOLLARD MODEL</b></p> <p>2501LED-LBS</p>	<p><b>OPTIONAL CHAIN LOOP</b></p> <p>CL2</p>	<p><b>LIGHT SOURCE</b></p> <p>3S45TLCA</p>	<p><b>DRIVER</b></p> <p>ML</p>	<p><b>OPTIONS</b></p> <p>FHD</p>	<p><b>FINISH</b></p> <p>BK</p>	<p><b>MODELS</b></p> <ul style="list-style-type: none"> <li>• 2501LED-LBS</li> <li>• 2501LED-LBS-QR</li> <li>• 2501LED-LB</li> <li>• 2501LED-LB-QR</li> </ul> <p><b>DRIVERS</b></p> <ul style="list-style-type: none"> <li>• ML-120-277V</li> <li>• MDL - Dimming 120-277V</li> </ul> <p><b>OPTIONAL CHAIN LOOP</b></p> <ul style="list-style-type: none"> <li>• CL1 Chain Loop</li> <li>• CL2 Chain Loops -80°</li> </ul>	<p><b>LIGHT SOURCES</b></p> <ul style="list-style-type: none"> <li>• 4S60TLCA 30W 6000K Type V</li> <li>• 4S45TLCA 30W 4500K Type V</li> <li>• 4S35TLCA 30W 3500K Type V</li> <li>• 3S60TLCA 23W 6000K Type V</li> <li>• 3S45TLCA 23W 4500K Type V</li> <li>• 3S35TLCA 23W 3500K Type V</li> </ul> <p><b>STANDARD FINISHES*</b></p> <ul style="list-style-type: none"> <li>• BKT Black Textured</li> <li>• WHT White Textured</li> <li>• PGT Park Green Textured</li> <li>• ABZT Architectural Medium Bronze Textured</li> <li>• DBT Dark Bronze Textured</li> </ul> <p><small>*Smooth Finishes are available upon request</small></p> <p><b>CUSTOM FINISHES</b></p> <ul style="list-style-type: none"> <li>• OI Old Iron</li> </ul> <p><b>OPTIONS</b></p> <ul style="list-style-type: none"> <li>• PEC1<sup>1</sup> Photocell-Bimetal 120 Volt</li> <li>• PEC2<sup>1</sup> Photocell-Bimetal 208-277 Volt</li> <li>• PEC1-E<sup>1</sup> Photocell-Electronic 120 Volt</li> <li>• PEC2-E<sup>1</sup> Photocell-Electronic 208-277 Volt</li> <li>• FHD Dual Fuses and Holder</li> <li>• GFI Ground Fault Interrupter Duplex Outlet<sup>1</sup></li> </ul> <p><small>TO ORDER CHAIN: Specify total length of chain required for project.</small></p>	<ul style="list-style-type: none"> <li>• RT Rust</li> <li>• WBR Weathered Brown</li> <li>• CD Cedar</li> <li>• WBK Weathered Black</li> <li>• TT Two Tone</li> </ul> <p><b>STERNBERG SELECT FINISHES</b></p> <ul style="list-style-type: none"> <li>• VG Verde Green</li> <li>• SI Swedish Iron</li> <li>• OWGT Old World Gray Textured</li> </ul> <p><small><sup>1</sup>GFI not available with QR option</small></p>
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**\* NOTES**  
<sup>1</sup>U.L. listed components only. Bollard is not U.L. or E.T.L. listed with a photocell.

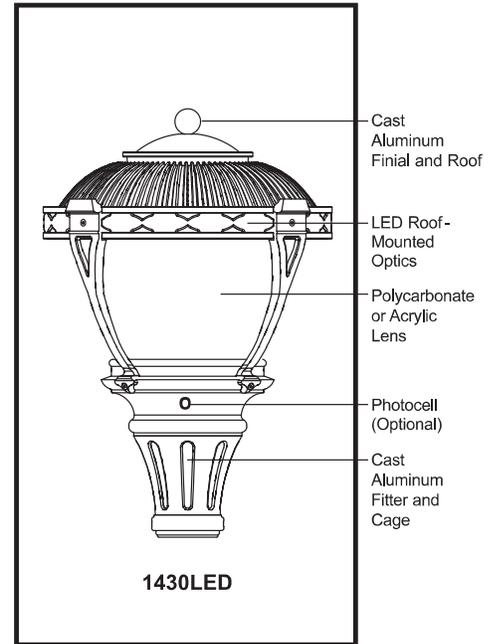


**1430LED ROADWAY SERIES**

**SPECIFICATIONS**

**LUMINAIRE DESIGN**

- The luminaire shall be a stylized lantern fixture which consists of a decorative cast aluminum cage and fitter, polycarbonate or clear acrylic textured acorn and a cast aluminum roof.
- The luminaire shall have LED light sources and roof mounted, down-lighting optics.
- The luminaire shall feature a fully cast aluminum decorative cage surrounding the acorn.
- The luminaire shall be appointed with a cast aluminum decorative ball finial.
- The cage shall consist of a decorative ring with 4 slender “Y” shaped supports.
- The 1430LED luminaire shall be 18” diameter and 25” overall height.
- The luminaire shall be supplied with line-ground, line-neutral and neutral-ground electrical surge protection in accordance with IEEE/ANSI C62.41.2 guidelines.
- The luminaire shall be U.L. or E.T.L. listed in U.S. and Canada.



**EPA = 0.79 (ft<sup>2</sup>)  
WEIGHT = 40 LBS**

**POST FITTER - STANDARD**

- The fitter shall be heavy wall cast aluminum for high tensile strength.
- The fitter shall have an inside diameter opening of 8 1/2” to attach to the 8” neck of the acorn globe.
- When ordered with a Sternberg pole, the fitter shall be welded to the pole top or tenon to ensure safety and to ensure the luminaire will remain plumb and level over the luminaire life.

**DRIVER**

- The LED driver shall be securely mounted inside the fitter, for optimized performance and longevity.
- The LED driver shall be supplied with a quick-disconnect electrical connector on the power supply, providing easy power connections and fixture installation.

**LIGHT SOURCES**

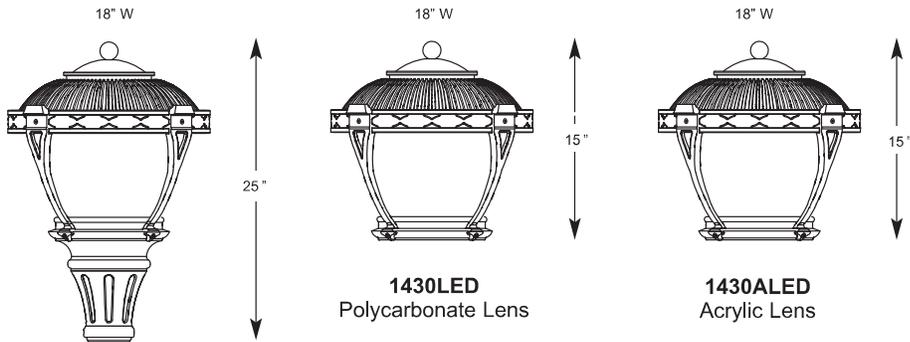
- The luminaire shall use high output, high brightness LEDs.
- The LEDs shall be mounted in arrays, on printed circuit boards designed to maximize heat transfer to the heat sink surface.
- The LEDs shall be attached to the printed circuit board with not less than 90% pure silver to insure optimal electrical and thermal conductivity.
- The LEDs and printed circuit boards shall be protected from moisture and corrosion by a conformal coating of 1 to 3 mils.

LIST NO.  
1430LED  
ROADWAY  
SERIES

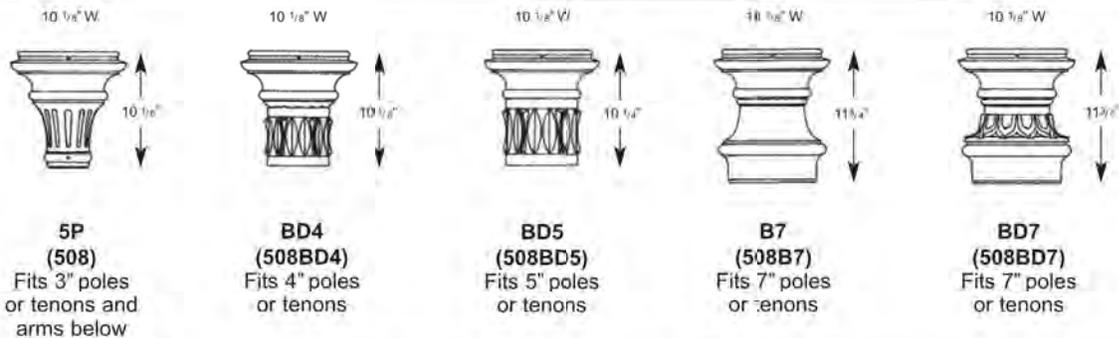
# 1430LED ROADWAY

# ACORNS / FITTERS / ARMS PM - WB

## CAGED ACORNS



## FITTERS



## ARMS - POST MOUNT (PM) or WALL BRACKETS (WB)

See Arms Section for more information

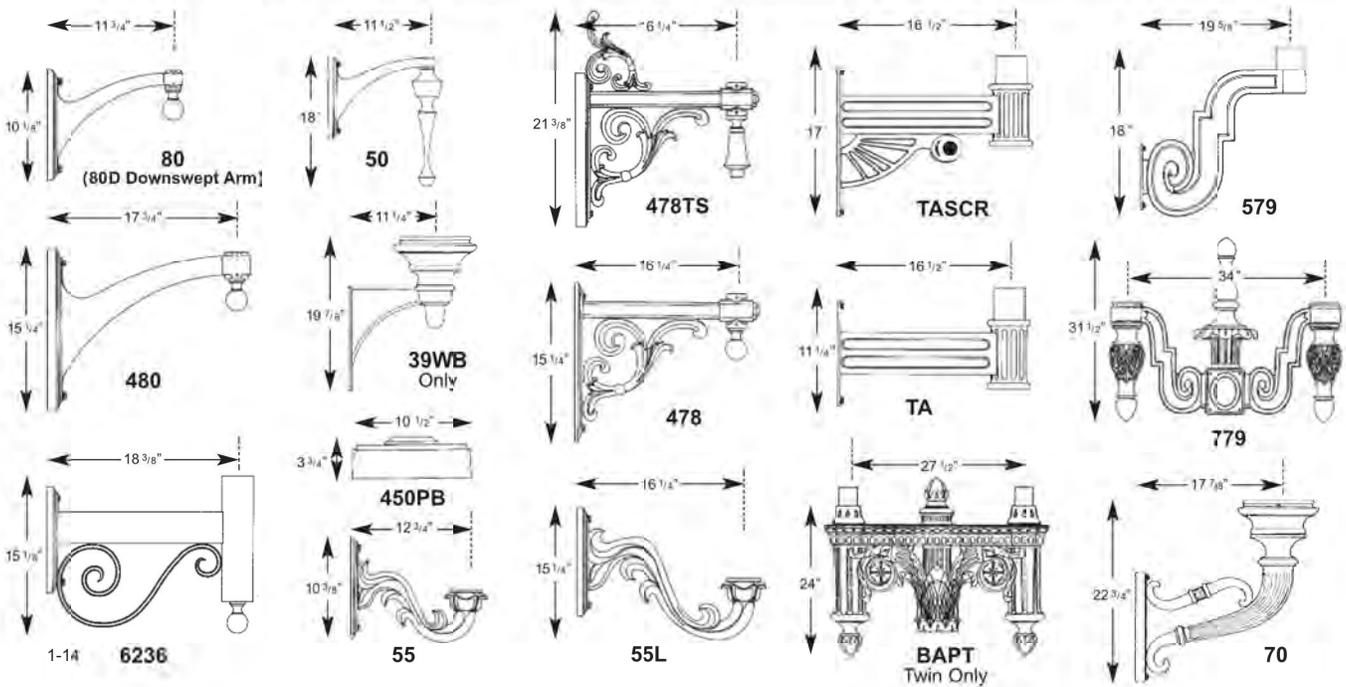


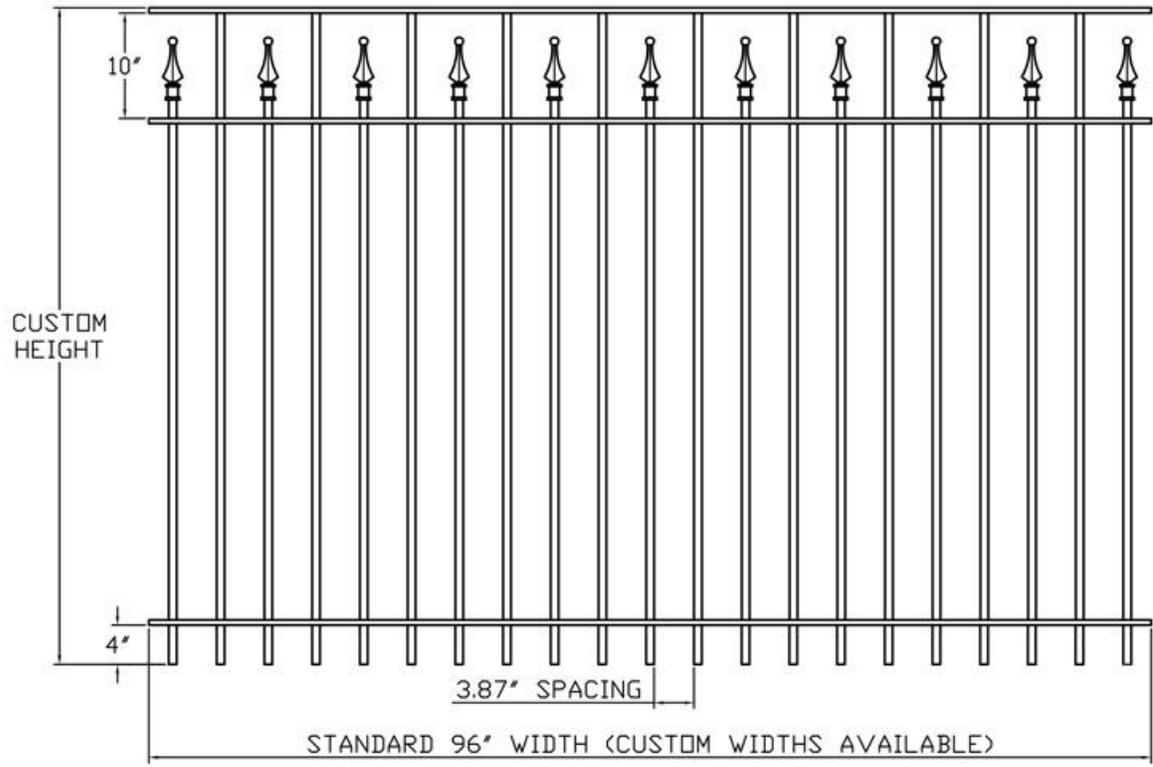
EXHIBIT J - MANUFACTURER CUT SHEETS - BASIS-OF-DESIGN:

FHC SITE MATERIALS  
SITE PERIMETER FENCE

SPECIAL ORDER STYLE #3 - SMOOTH SPEAR

AVAILABLE IN:  
STRONGHOLD IRON OR INFINITY ALUMINUM  
RESIDENTIAL OR COMMERCIAL GRADE

PERIMETER FENCING  
**IRON • FENCE**  
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**PLAN COMMISSION  
AGENDA REPORT**

**SUBJECT:** 1112 Willow Road – Crow Island School Special Use Permit for temporary modular classrooms  
Zoning Case No. 16-05-SU

**DATE:** February 18, 2016

**PREPARED BY:** Brian Norkus, Assistant Director of Community Development

Winnetka Public Schools District 36 is requesting a Special Use Permit and variations which would allow the placement of two temporary modular classrooms at Crow Island Elementary. The proposed classrooms would be located southwest of the existing school building, setback 10'-0" from the west property line (Park District property).

Schools are permitted within residentially zoned areas, but are classified as a "Special Use" in order to allow for the evaluation of proposed modifications. Establishment or the alteration of Special Uses is subject to review by the Plan Commission, Zoning Board of Appeals, and Design Review Board, with final consideration by the Village Council.

As proposed, two modular units would be located southwest of the existing school, with units to be painted a color to match the existing school brick.

Lighting will be provided through a combination of existing pole mounted fixtures, supplemented by lights at each entry and on the underside of a covered canopy connecting the modular units to the main school building.

**Plan Commission standards for review**

The attached application materials address specifically six standards for the granting of a Special Use Permit, which are subject to evaluation by Zoning Board of Appeals, Plan Commission, and Village Council.

The Plan Commission is charged with evaluating each Special Use Permit request for consistency with the Comprehensive Plan. To assist the Plan Commission in making such findings, draft findings are attached, which represent relevant policy statements and recommendations contained in the Winnetka Comprehensive Plan. These findings are intended to provide a means by which the project can be informally "scored", and thus evaluated for conformance with the Comprehensive Plan.

**Consideration by other Advisory Boards**

This matter is scheduled for consideration by the Design Review Board on February 18<sup>th</sup> and by the Zoning Board of Appeals on March 14<sup>th</sup>. The Village Council has final jurisdiction on this request.

**Attachments**

Attachment A: Application materials

**DRAFT**  
**Findings of the Winnetka Plan Commission**  
**Consistency of the Winnetka Public Schools /**  
**Crow Island Elementary**  
**Special Use Permit**  
**With the Village of Winnetka Comprehensive Plan**

After considering the application, the Commission makes its findings as follows,

Chapter II – Vision, Goals and Objectives

- (1) The proposed special use **(is/is not)** consistent with the Goal to “Preserve and enhance those public assets, public lands, natural resources and architecturally significant structures that create the attractive appearance and peaceful, single-family residential character of the Village.” [Community Goals: Village Character and Appearance page 2-1].
- (2) The proposed special use **(is/is not)** consistent with the Goal to “Support educational excellence and the enrichment of Winnetka’s religious and cultural environment”. [Community Goals: Educational and Community Institutions page 2-1].
- (3) The proposed special use **(is/is not)** consistent with the Goal to “Limit commercial, institutional and residential development within the Village to minimize the potentially adverse impacts on adjacent residential neighborhoods and to prevent the need for significant increases in infrastructure (streets, parking, utilities, sewers) and other community resources (schools, parks, recreational facilities, etc.)” [Community Goals: Growth Management page 2-2].
- (4) The proposed special use **(is/is not)** consistent with the objective to “Ensure that commercial, institutional and residential development is appropriate to the character of and minimizes the adverse impact on its surrounding neighborhood” [Village Character and Appearance: Objective #1; page 2-2].
- (5) The proposed special use **(is/is not)** consistent with the objective to “Recognize the critical role of the Village’s historic architecture in defining Winnetka’s unique character in public, *institutional*, commercial and residential areas, and encourage its preservation” [Village Character and Appearance: Objective #3; page 2-2].

- (6) The proposed special use **(is/is not)** consistent with the objective to “Encourage organizations, schools, religious institutions, businesses, and citizens in their efforts to beautify the Village”; [Village Character and Appearance: Objective #7; page 2-2].
- (7) The proposed special use **(is/is not)** consistent with the objective to “Protect residential neighborhoods and homes from the encroachment of incompatible land uses and traffic patterns.”; [Residential Areas-Single Family Residence Objectives: Objective #3; page 2-3].
- (8) The proposed special use **(is/is not)** consistent with the objective to “Maintain the quiet ambience of residential neighborhoods”; [Residential Areas-Single Family Residence Objectives: Objective #5; page 2-3].
- (9) The proposed special use **(is/is not)** consistent with the objective to “Use high quality design and materials when constructing public improvements. Enhance the beauty of improvements with appropriate decorative details, artwork, or sculpture”; [Village Character and Appearance: Objective #13; page 2-3].
- (10) The proposed special use **(is/is not)** consistent with the objective to “Recognize the critical importance of educational, religious and other community institutions to Village residents”; [Educational and Community Institutions: Objective #1; page 2-5].
- (11) The proposed special use **(is/is not)** consistent with the objective to “Maintain and atmosphere in which diverse cultural, educational and religious organizations may flourish and in which special activities for residents of all ages may be enhanced”; [Educational and Community Institutions: Objective #2; page 2-5].
- (12) The proposed special use **(is/is not)** consistent with the objective to “Engage in a public process that balances institutional goals and minimizes any adverse impact to the character of the adjacent residential neighborhood”; [Educational and Community Institutions: Objective #3; page 2-5].
- (13) The proposed special use **(is/is not)** consistent with the objective to “Ensure safe and attractive access to educational and community institutions. Pursue improvements that address public safety as well as traffic, congestion and parking”; [Educational and Community Institutions: Objective #5; page 2-5].
- (14) The proposed special use **(is/is not)** consistent with the Goal to “Preserve or expand the quantity, quality and distribution of open space and recreational opportunities”, and to “protect the Village’s natural features and environmental resources”. [Open Space Recreation and Environment: Goals page 2-5].

Chapter IV: Issues and Recommendations

- (15) The proposed special use **(is/is not)** consistent with the recommendation to “Ensure proposals don’t have an adverse impact on the residential character of the surrounding residential neighborhoods.” [Issues and Recommendations, 4.3.6. Land Use - Public and Semi-Public; page 4-5].
- (16) The proposed special use **(is/is not)** consistent with the recommendation to “Encourage governmental and non-governmental institutions to work with their constituents, neighbors and the Village to minimize the impact of traffic and parking on surrounding residential streets and to develop on-site solutions where appropriate” [Issues and Recommendations, 4.3.6. Land Use - Public and Semi-Public; page 4-5].

### RESOLUTION

NOW THEREFORE BE IT RESOLVED that the Winnetka Plan Commission finds that the proposed Special Use Permit application by Winnetka Public School District / Crow Island Elementary **(is/is not)** consistent with the Village of Winnetka Comprehensive Plan.

Passed by a vote of \_\_\_\_ in favor and \_\_\_\_opposed.                      Date: February 24, 2016

CASE NO. \_\_\_\_\_

**APPLICATION FOR SPECIAL USE**

Name of Applicant Winnetka School District 36

Property Address Crow Island School, 1112 Willow Road, Winnetka, IL

Home and Work Telephone Number 847-446-9400

Fax and Email gregkurr@winnetka36.org

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

GreenAssociates Inc.

111 Deerlake Road, Suite 135, Deerfield, IL 60015 847-317-0852

cdpugh@greenassociates.com

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

Hodges Loizzi

3030 Salt Creek Lane, #202, Arlington Heights, IL 60005 847-670-9000

Date Property Acquired by Owner Unknown

Nature of Any Restrictions on Property \_\_\_\_\_

**Explanation of Special Use Requested**

Request use of modular classrooms on a temporary basis on the southwest side of the school building

see attachment 1

**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.

*see attachment 2*

Respectfully Submitted,

*Angie M. Jones*, CFO  
Property Owner

1/29/16  
Date

1235 OAK ST.

1112 WILLOW RD.

WINNETKA, IL 60093

WINNETKA, IL 60093

Address

## **Attachment 1**

### **Explanation and Resolution of Need**

There are three primary and related reasons for requesting temporary classrooms on the Crow Island School property:

- Current enrollment requires 21 classroom “sections”
- Enrollment projections are expected to slightly decline
- School Board is considering adding an Extended Day Kindergarten program

Current Enrollment:

Typically, there are four sections (homerooms) per grade level (20 total “sections”) at Crow Island School. Each section requires a classroom space for the core instructional program; however, students also participate in specials during the week. Specials include kinetic wellness, art, music, Spanish, and Resource Center time. Each special also requires a space for instruction. Although less than ideal, we have needed to utilize shared spaces to meet the demands of the schedule.

The first grade enrollment this school year is currently at 91, and students are divided into five sections. This additional fifth section required a classroom space, which displaced space from other programs. It also required additional shared spaces for specials, as each section of students requires 13, 30-minute specials classes per week.

While the core instructional program is offered with fidelity, the instructional space is limited and tight. Every available space in the building is being utilized for programming, including small group instruction, interventions, and individualized student support.

Enrollment Projections:

Crow Island School’s enrollment is expected to slightly decline over the next three years (2015 - 384 students; 2019 - 368 students) with an expected loss of the fifth grade level section in 2019 (348 students). Therefore, more costly and long-term solutions, such as redistricting or construction, are not as feasible as an intermediate solution. The District will continue to monitor enrollment and other alternatives if actual enrollment differs from the projection.

Extended Kindergarten Day:

The District is in its final stages of completing a study regarding extending the kindergarten day at The Winnetka Public Schools. Currently, all kindergarten students attend school for half day sessions, which enables each classroom to serve two sections of kindergarten. Extending the

kindergarten day will require one additional classroom for each section of kindergarten. Based on enrollment projections and experiences from other schools, the District anticipates that kindergarten enrollment will increase if an extended day option is made available. This could result in the need for up to 10 kindergarten classrooms across the three elementary schools. Current capacity for extended day kindergarten instruction across the three elementary buildings is eight classrooms.

Rationale:

Adding two temporary classrooms at Crow Island School for the next three school years (2016 - 2019) allows for space relief and greater flexibility while the extra section of students (currently in 1st grade) are attending Crow Island School. There will be more space to meet with children requiring small group instruction. The use of shared instructional space will also be minimized due to the extra temporary classrooms. These classrooms would be installed in summer of 2016.

The second two classroom unit may be installed if an extended day Kindergarten program is approved for implementation for the 2017-2018 school year unless other alternatives are considered. The School Board is expected to vote on this topic in May 2016. These classrooms would not be installed until summer of 2017.

The addition of temporary classrooms also allows the The Winnetka Public School District time to monitor enrollment patterns across the three elementary schools and to study options for boundary shifts to better balance enrollment across our three K-4 buildings. This sort of study requires extensive input from our community and strategic planning for communication and decision-making. If enrollment projections prove low, it will also afford us time to consider construction needs and planning, if necessary. In summary, by 2019, the District will have a long-term plan to address the enrollment patterns and building capacity at our five schools. The temporary classroom space use for up to the next four years provides us with the necessary time to thoughtfully plan our course of action with community input and intensive study. It is also possible that the situation may self-correct and the school could resume operations within its existing structure.

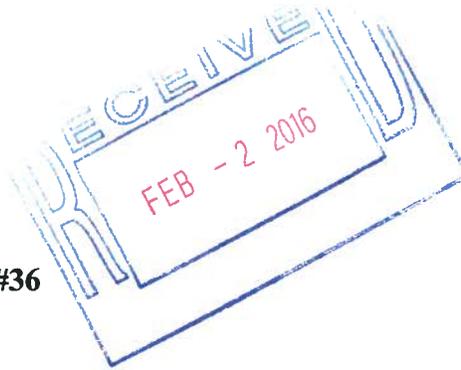
## Attachment 2

Compliance with the standards for granting a Special Use Permit is addressed as follows:

1. The modular unit will be installed and maintained in compliance with the requirements of the Illinois School Code governing the education and safety of children and in accordance with applicable Village ordinances and codes.
2. The modular unit is being positioned in a location that is furthest removed from residential property and is adjacent to a wooded area. Landscaping will be added around other sides of the unit.
3. The positioning of the modular unit does not create an impediment to other development. A large amount of open District land remains between the unit and residential development.
4. The positioning of the modular unit does not impact pedestrian and vehicle traffic.
5. Utilities and other connectivity to the building and safety features will be added in accordance with the Illinois School Code and applicable local ordinances and codes. Access roads and drainage will be maintained.
6. Installation and operation of the modular units will confirm with the requirements of the Illinois School Code and applicable Village ordinances and codes.



February 2, 2016



**Winnetka School District #36**  
**Attn: Greg Kurr. CFO**  
**1235 Oak Street**  
**Winnetka, IL 60093**

Dear Greg:

This letter is a follow up to your letter dated January 12 in which your agency expressed an interest in a 50 month land use agreement with the Winnetka Park District. Specifically, your proposal seeks to place temporary classrooms at Crow Island School. The location and footprint of the classrooms would encroach upon the east property line of Crow Island Woods Park. On January 21, the Park Board reviewed the proposal and unanimously approved and supports the shared use of park land. The Park Board directed staff to develop a lease agreement for the above stated timeframe and return it to them for final signature.

Going forward, please accept this letter as our documented support for your initiative in any formal review or permitting process your agency will be engaged in. This support and approval will also be memorialized in the official minutes of the January 21, 2016 business meeting of the Park Board.

Please contact me directly at (847) 501-2070 should you need any further information or have any questions.

Sincerely,

Robert Smith  
Executive Director

cc Project file.



540 Hibbard Road, Winnetka, IL 60093  
[www.winpark.org](http://www.winpark.org)

(847) 501-2040  
Fax: (847) 501-5779



Crow Island School

### Design and Finishes

The two modular classroom units are prefabricated rectilinear one-story buildings similar in height and proportion to the adjacent classroom wing. The units will provide much needed instructional space on a temporary basis for the school.

The exterior finish of the modular units is vertical Hardiepanel fiber cement boards which will be painted to match the brick tone of the existing building. The units will be extensively landscaped in keeping with the natural setting of the school and adjacent parkland which will serve to blend their appearance into the surroundings. All existing trees will be maintained.

The roof is a single-ply membrane with flat low slope, pitched towards the long walls with gutters and downspouts.

The six exterior doors will be painted brown to match the south exit doors on the school.

Existing site lighting near the proposed location of the classrooms consists of three pole mounted fixtures, soffit lights at exit doors, and building mounted lights on nearby classroom walls. New small lighting fixtures will be located at each of six doors and on the underside of the covered walkway.

### Covered Walkway and sidewalks

A metal noncombustible covered canopy will be installed to provide protection from the weather for students walking between the school and the modular classrooms. The metal finish will approximate the existing metal fascia color on the classroom wing.

Existing asphalt will be utilized as possible for access to and from the units. Where needed, new sidewalks will be added.



Location of proposed modular classrooms, southwest side of the school



**Crow Island School  
Modular Classroom Submission**

**Existing Site Photographs  
(Reference site plan for locations)**



**Photo 1, looking west**



**Photo 2, looking west**



Photo 3, looking north toward southwest classroom wing with entry doors



Photo 4, looking south



Photo 5, looking east



Photo 6, east from the Park District shelter

## Manufacturer sample information

By Industry Solutions

- › COMMERCIAL
- › CONSTRUCTION
- › **EDUCATION**
- › GOVERNMENT
- › HEALTHCARE
- › INDUSTRIAL/ENERGY
- › SPORTS AND ENTERTAINMENT
- › FRANCHISE AND RETAIL

TESTIMONIAL

**TEMPORARY EDUCATION BUILDINGS**

ModSpace can add buildings almost anywhere on your campus in half the time of traditional building and without distracting students.

Temporary school buildings are ideal for schools in search of an immediate or short-term solution due to increasing enrollments, scheduled construction or rebuilding after a disaster.

### Portable classrooms can be:

- › Ready in weeks, not months
- › Placed almost anywhere on your campus
- › Configured to your precise specifications
- › Delivered from our nationwide inventory

Modular classrooms are also easily relocated within your district to meet changing needs.



# CROW ISLAND SCHOOL MODULAR CLASSROOMS

1112 WILLOW ROAD  
WINNETKA, ILLINOIS 60093

**WINNETKA SCHOOL DISTRICT 36**  
1235 OAK STREET  
WINNETKA, ILLINOIS 60093

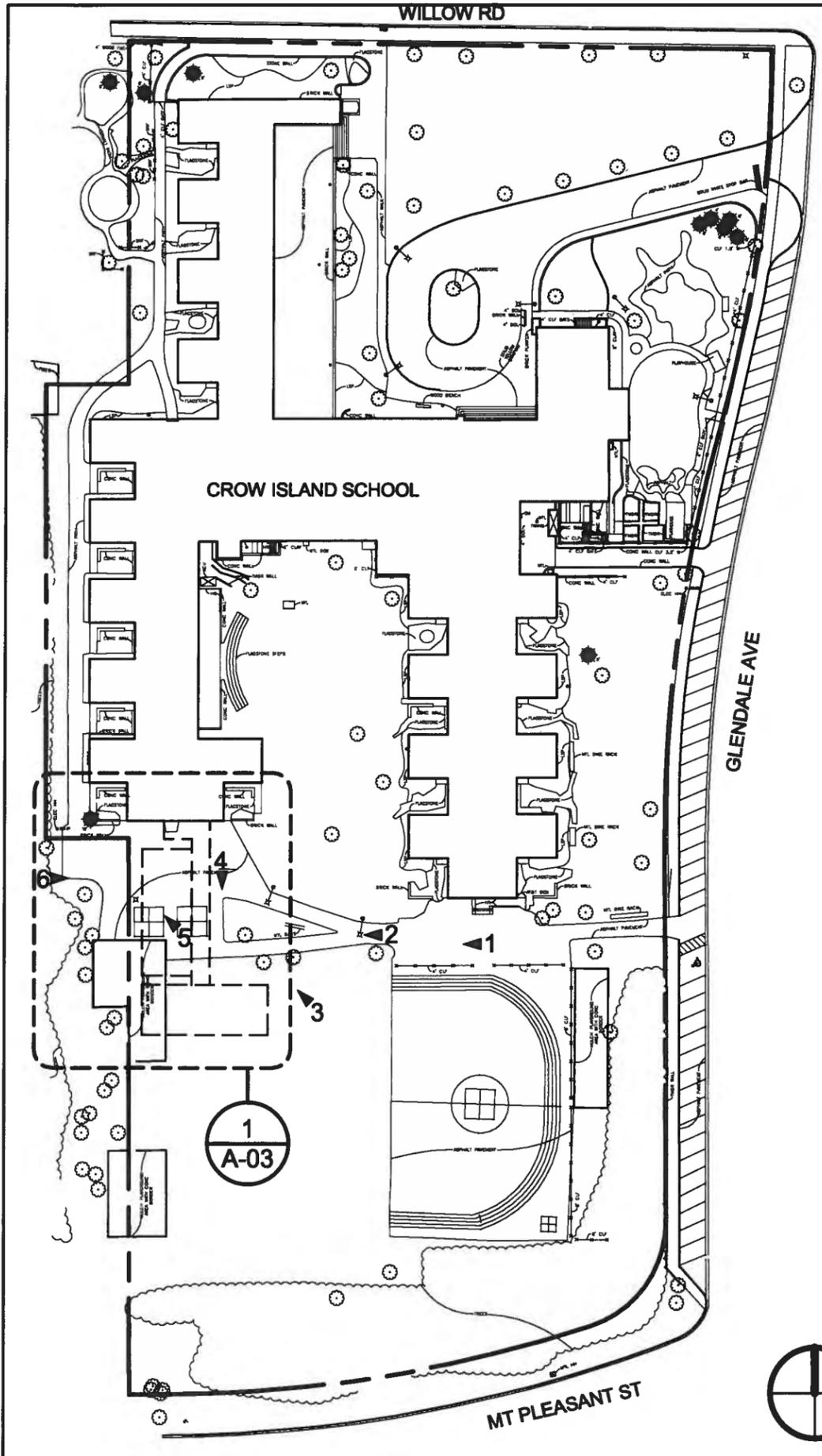
<b>INDEX OF DRAWINGS</b>	
<b>REFERENCE DRAWINGS</b>	
	PLAT OF SURVEY
<b>ARCHITECTURAL DRAWINGS</b>	
A-01	OVERALL SITE PLAN
A-02	EXISTING SITE PLAN
A-03	PROPOSED SITE PLAN
A-04	LANDSCAPING PLAN
A-05	MODULAR UNIT FLOOR PLAN
A-06	MODULAR UNIT ELEVATIONS
A-07	EAST SITE ELEVATION
A-08	SOUTH SITE ELEVATION
A-09	ROOF AND FLOOR AREAS
A-10	IMPERMEABLE SURFACE AREAS

## SUBMITTAL DRAWINGS

PROJECT NUMBER: 1310-201603  
ISSUE DATE: 29 JAN 2016

**ARCHITECT**  
GREEN | ASSOCIATES  
111 DEER LAKE ROAD SUITE 135  
DEERFIELD, ILLINOIS 60015  
847-317-0852

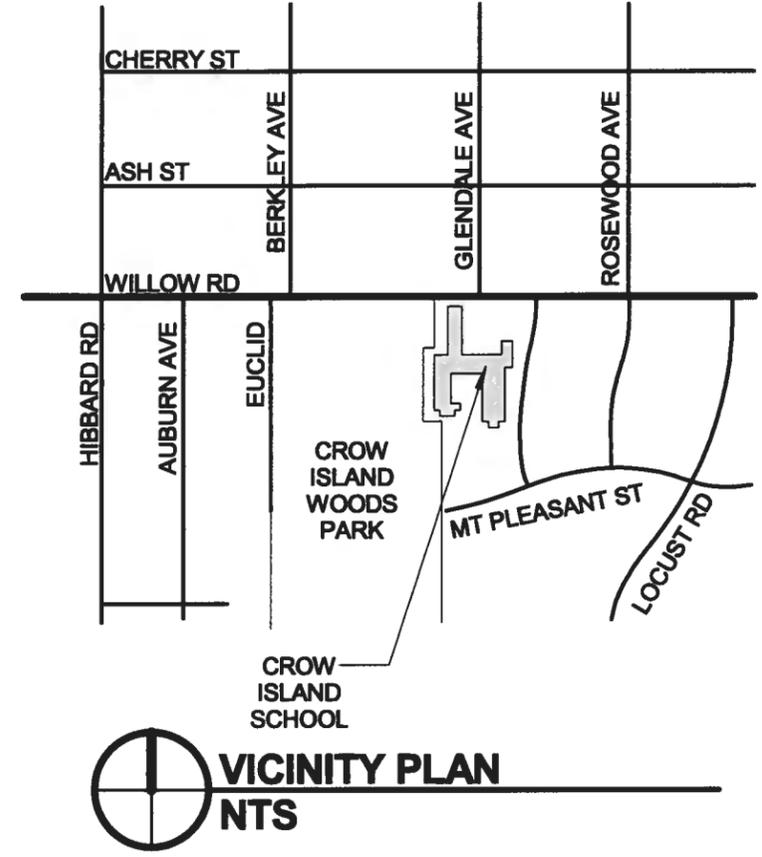




# OVERALL SITE PLAN

1" = 80'-0"      0'    40'    80'    160'

◀ # PHOTOGRAPH LOCATION



## VICINITY PLAN

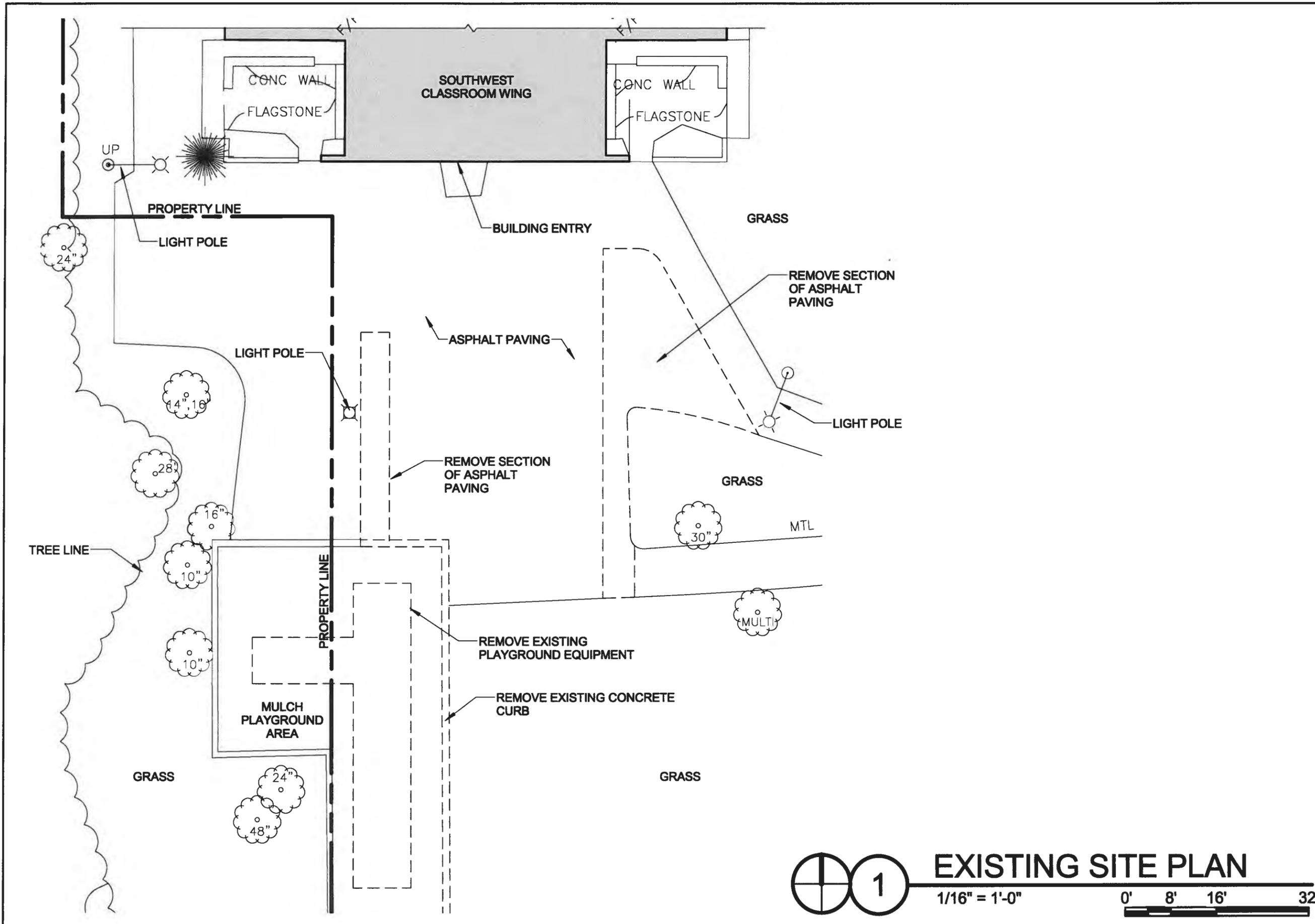
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 Issue Date 29 JAN 2016  
 Project Number 1310-201603  
 Sheet A-01

**CROW ISLAND SCHOOL MODULAR CLASSROOMS**  
 WINNETKA SD 36  
 1112 WILLOW ROAD  
 WINNETKA, ILLINOIS 60093

**GREEN ASSOCIATES**  
 ARCHITECTURE  
 CONSTRUCTION SERVICES

111 Deerfield Road, Suite 135  
 Deerfield, Illinois 60015  
 Telephone 847-317-0852  
 Facsimile 847-317-0899

**OVERALL SITE PLAN**

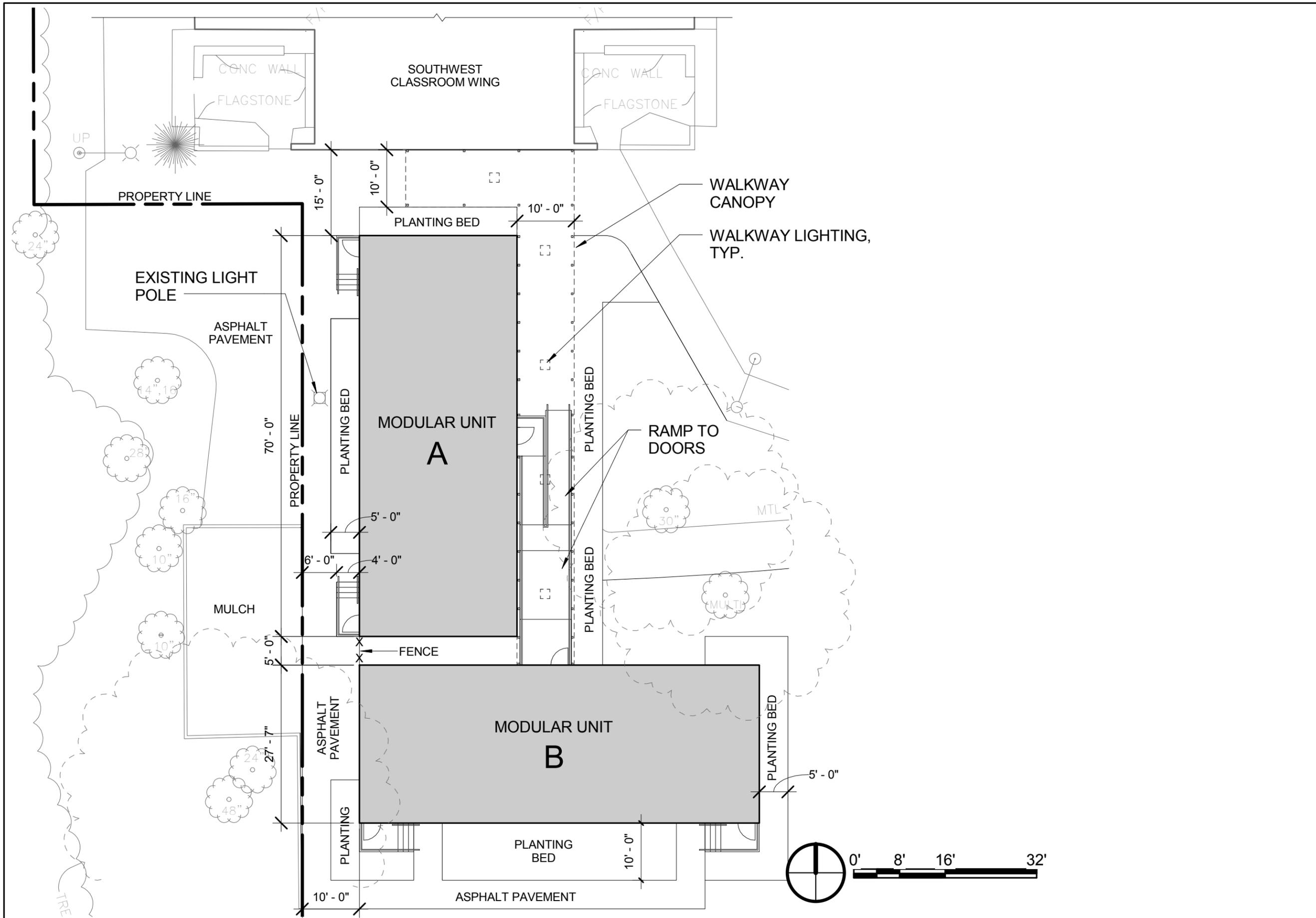


**CROW ISLAND SCHOOL MODULAR CLASSROOMS**  
 WINNETKA SD 36  
 1112 WILLOW ROAD  
 WINNETKA, ILLINOIS 60093  
**EXISTING SITE PLAN**

**GREEN ASSOCIATES**  
 ARCHITECTURE  
 CONSTRUCTION SERVICES  
 111 Deertales Road, Suite 135  
 Deerfield, Illinois 60015  
 Telephone 847-317-0852  
 Facsimile 847-317-0899



**EXISTING SITE PLAN**  
 1/16" = 1'-0"  
 0' 8' 16' 32'



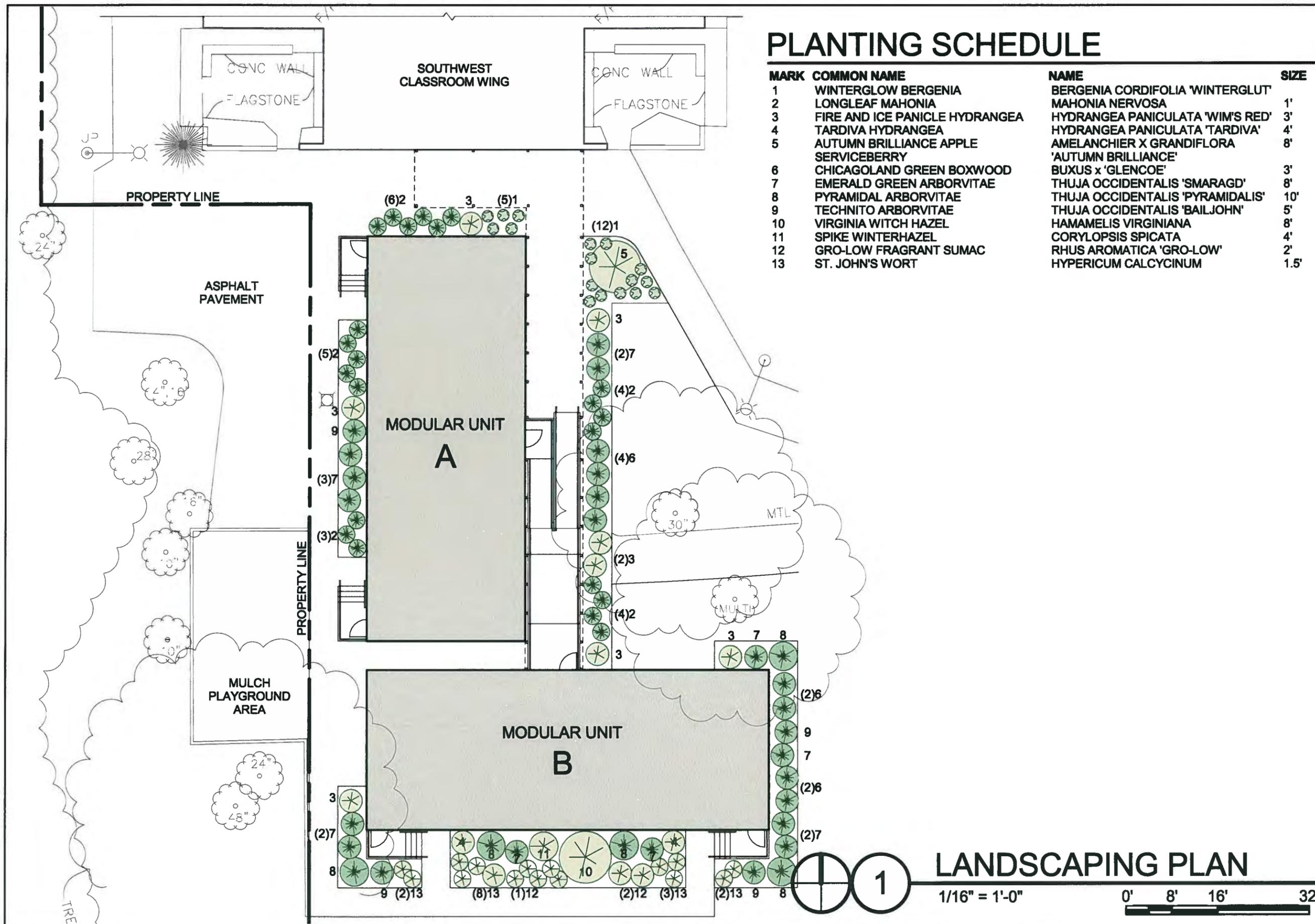
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 Issue Date 09 FEB 2016  
 Project Number 1310-201603  
 Sheet A-03

**CROW ISLAND SCHOOL MODULAR CLASSROOMS**  
 WINNETKA SD 36  
 1112 WILLOW ROAD  
 WINNETKA, ILLINOIS 60093  
**PROPOSED SITE PLAN**

**GREEN ASSOCIATES**  
 ARCHITECTURE  
 CONSTRUCTION SERVICES  
 111 Deertake Road, Suite 135  
 Deerfield, Illinois 60015  
 Telephone 847-317-0852  
 Facsimile 847-317-0899

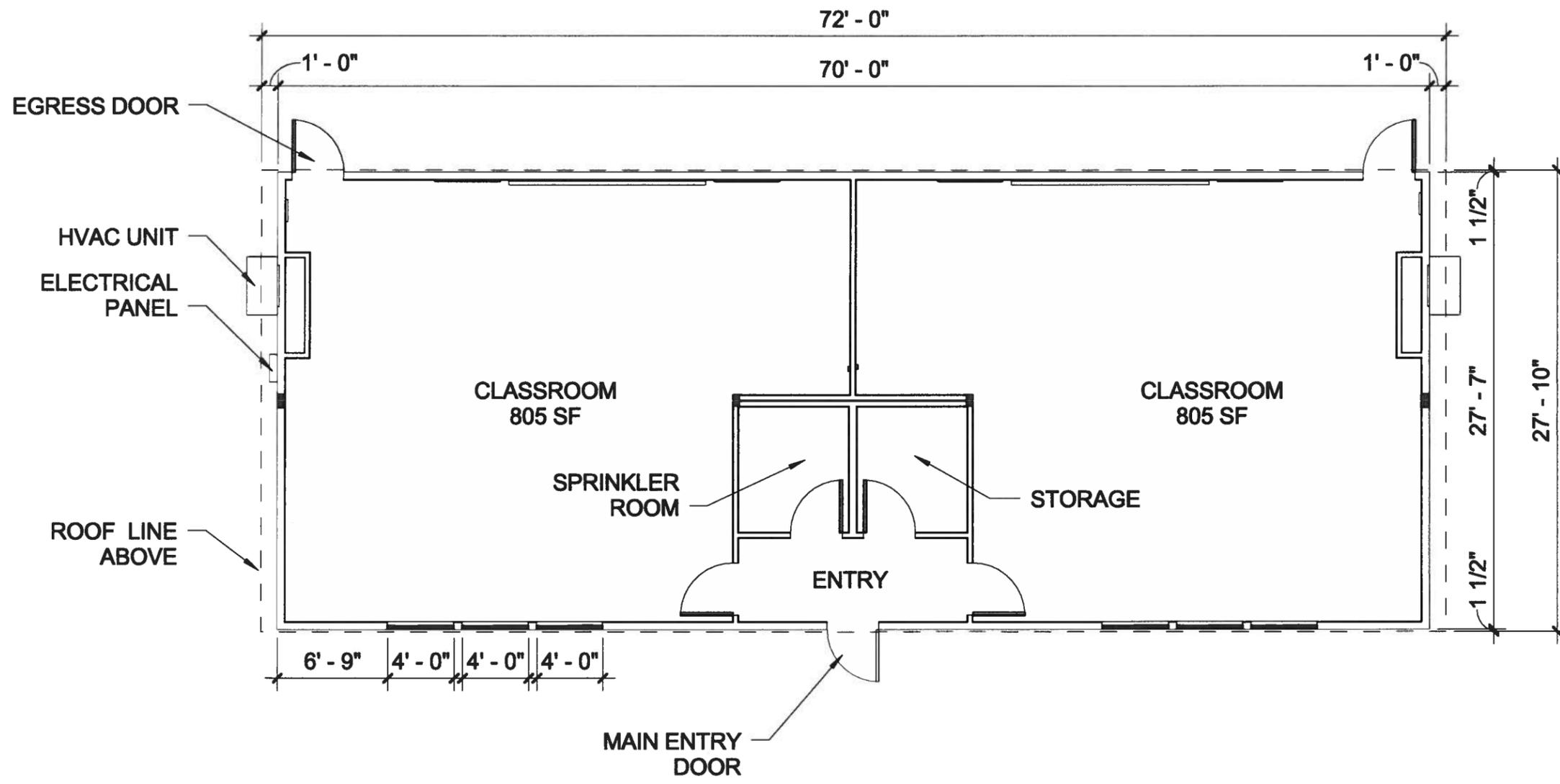
# PLANTING SCHEDULE

MARK	COMMON NAME	NAME	SIZE
1	WINTERGLOW BERGENIA	BERGENIA CORDIFOLIA 'WINTERGLUT'	
2	LONGLEAF MAHONIA	MAHONIA NERVOSA	1'
3	FIRE AND ICE PANICLE HYDRANGEA	HYDRANGEA PANICULATA 'WIM'S RED'	3'
4	TARDIVA HYDRANGEA	HYDRANGEA PANICULATA 'TARDIVA'	4'
5	AUTUMN BRILLIANCE APPLE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	8'
6	CHICAGOLAND GREEN BOXWOOD	BUXUS x 'GLENCOE'	3'
7	EMERALD GREEN ARBORVITAE	THUJA OCCIDENTALIS 'SMARAGD'	8'
8	PYRAMIDAL ARBORVITAE	THUJA OCCIDENTALIS 'PYRAMIDALIS'	10'
9	TECHNITO ARBORVITAE	THUJA OCCIDENTALIS 'BAILJOHN'	5'
10	VIRGINIA WITCH HAZEL	HAMAMELIS VIRGINIANA	8'
11	SPIKE WINTERHAZEL	CORYLOPSIS SPICATA	4'
12	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	2'
13	ST. JOHN'S WORT	HYPERICUM CALCYCINUM	1.5'



**CROW ISLAND SCHOOL MODULAR CLASSROOMS**  
 WINNETKA SD 36  
 1112 WILLOW ROAD  
 WINNETKA, ILLINOIS 60093  
**LANDSCAPING PLAN**

**GREEN ASSOCIATES**  
 ARCHITECTURE  
 CONSTRUCTION SERVICES  
 111 Deerfield Road, Suite 135  
 Deerfield, Illinois 60015  
 Telephone 847-317-0852  
 Facsimile 847-317-0899

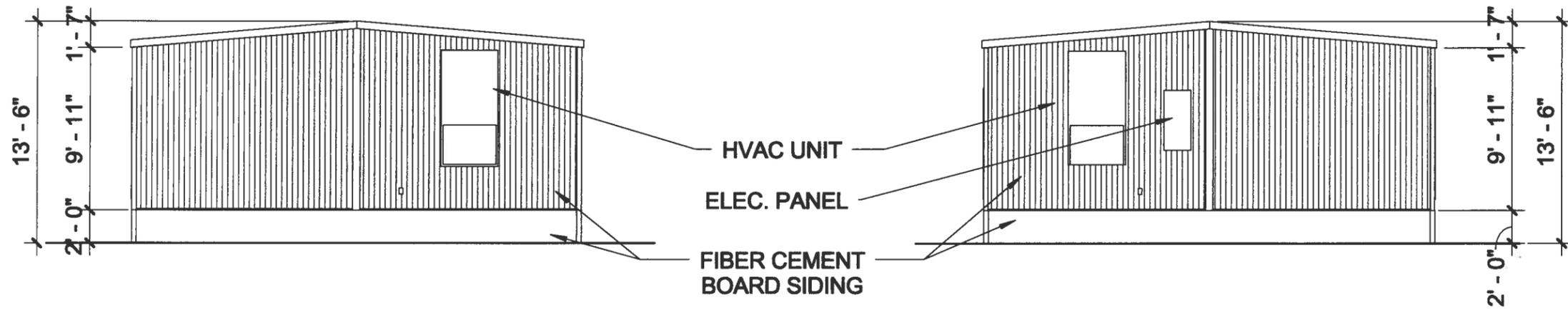




**MODULAR FLOOR PLAN**  
 1/8" = 1'-0"  
 0' 4' 8' 16'

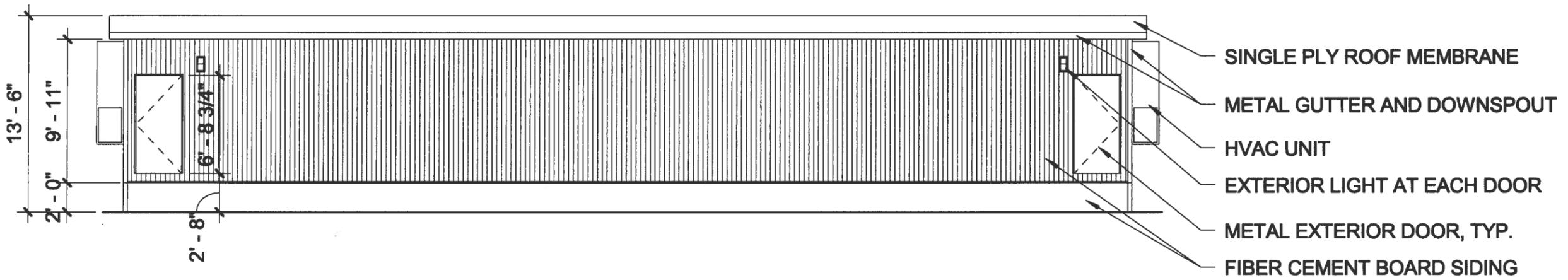
**CROW ISLAND SCHOOL MODULAR CLASSROOMS**  
 WINNETKA SD 36  
 1112 WILLOW ROAD  
 WINNETKA, ILLINOIS 60093  
**MODULAR UNIT FLOOR PLAN**

**GREEN ASSOCIATES**  
 ARCHITECTURE  
 CONSTRUCTION SERVICES  
 111 Deerfield Road, Suite 135  
 Deerfield, Illinois 60015  
 Telephone 847-317-0852  
 Facsimile 847-317-0889

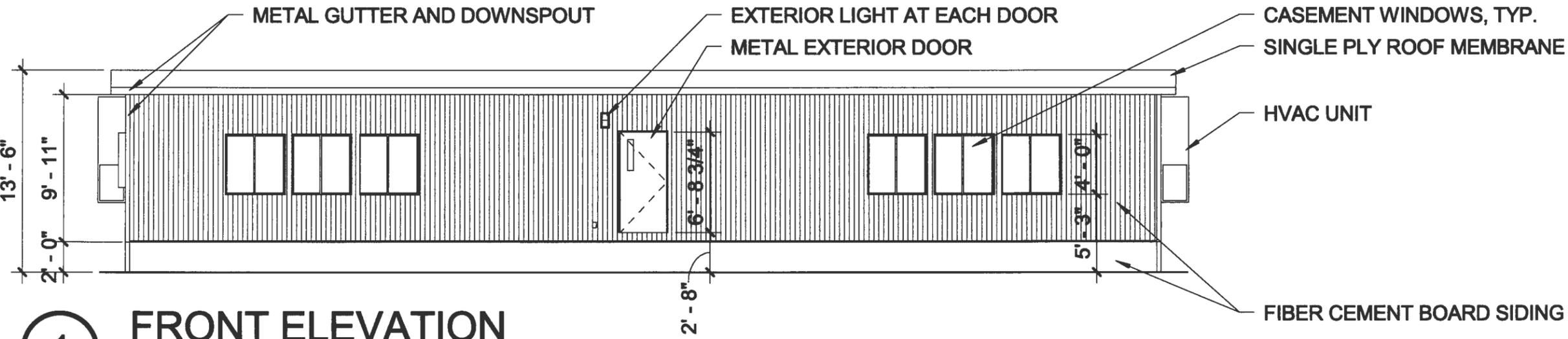


**3** SIDE 1 ELEVATION  
 1/8" = 1'-0"

**4** SIDE 2 ELEVATION  
 1/8" = 1'-0"



**2** REAR ELEVATION  
 1/8" = 1'-0"



**1** FRONT ELEVATION  
 1/8" = 1'-0"



CROW ISLAND SCHOOL MODULAR CLASSROOMS  
 WINNETKA SD 36  
 1112 WILLOW ROAD  
 WINNETKA, ILLINOIS 60093  
 MODULAR UNIT ELEVATIONS

**GREEN ASSOCIATES**  
 ARCHITECTURE  
 CONSTRUCTION SERVICES  
 111 Deerlake Road, Suite 135  
 Deerfield, Illinois 60015  
 Telephone 847-317-0852  
 Facsimile 847-317-0889



1

**EAST ELEVATION**

1" = 10'-0"

Drawn **MD** Checked **CPD**  
 Issue Date **29 JAN 2016**  
 Project Number **1310-201603**  
 Sheet **A-07**

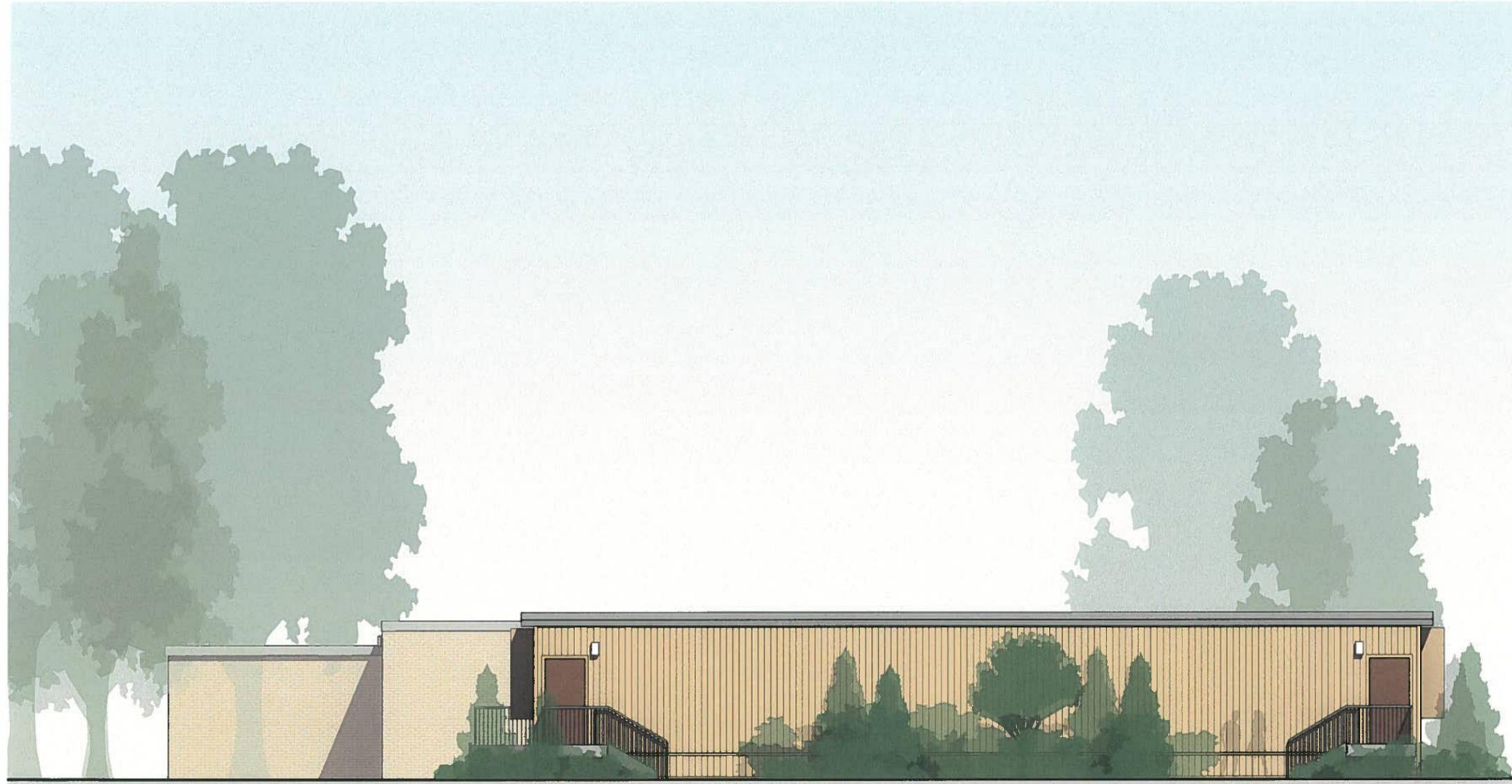
**CROW ISLAND SCHOOL MODULAR CLASSROOMS**

WINNETKA SD 36  
 1112 WILLOW ROAD  
 WINNETKA, ILLINOIS 60093

**EAST SITE ELEVATION**

**GREEN ASSOCIATES**  
 ARCHITECTURE  
 CONSTRUCTION SERVICES

111 Deerlake Road, Suite 135  
 Deerfield, Illinois 60015  
 Telephone 847-317-0652  
 Facsimile 847-317-0699



1

# SOUTH ELEVATION

1" = 10'-0"

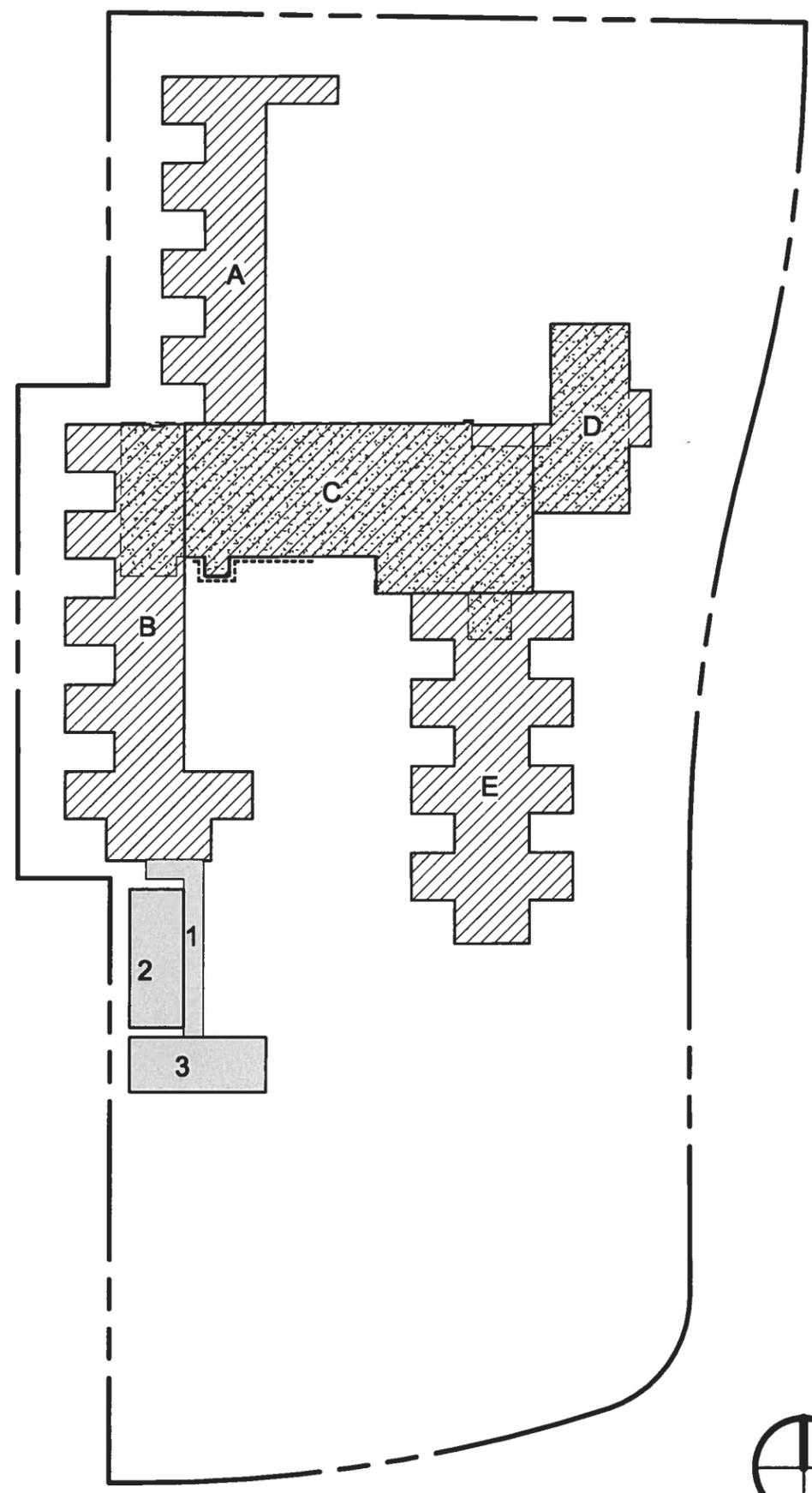
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Issue Date **29 JAN 2016**  
Project Number **1310-201603**  
Sheet **A-08**

**CROW ISLAND SCHOOL MODULAR CLASSROOMS**  
WINNETKA SD 36  
1112 WILLOW ROAD  
WINNETKA, ILLINOIS 60093

**SOUTH SITE ELEVATION**

**GREEN ASSOCIATES**  
ARCHITECTURE  
CONSTRUCTION SERVICES

111 Deerlake Road, Suite 135  
Deerfield, Illinois 60015  
Telephone 847-317-0852  
Facsimile 847-317-0889



**EXISTING ROOF AREAS**

MARK	AREA
A	8,084 SF
B	12,105 SF
C	13,618 SF
D	4,560 SF
E	11,017 SF
<b>TOTAL</b>	<b>49,384 SF</b>

**PROPOSED ROOF AREAS**

MARK	AREA
1	995 SF
2	1,931 SF
3	1,931 SF
<b>TOTAL</b>	<b>4,857 SF</b>

**COMBINED ROOF AREAS**

	AREA
EXISTING	49,384 SF
NEW	4,857 SF
<b>TOTAL</b>	<b>54,241 SF</b>

**EXISTING GROSS FLOOR AREAS**

	AREA
FIRST FLOOR	46,106 SF
LOWER LEVEL*	2,199 SF*
<b>TOTAL</b>	<b>48,465 SF</b>

\*CALCULATED PER ZONING CODE:  
 $\frac{66'-0''}{616'-10''} \times 20,548 \text{ SF} = 2,199 \text{ SF}$

**PROPOSED GROSS FLOOR AREAS**

MARK	AREA
1	N/A
2	1,931 SF
3	1,931 SF
<b>TOTAL</b>	<b>3,862 SF</b>

**COMBINED GROSS FLOOR AREAS**

	AREA
EXISTING	48,465 SF
NEW	3,862 SF
<b>TOTAL</b>	<b>52,327 SF</b>

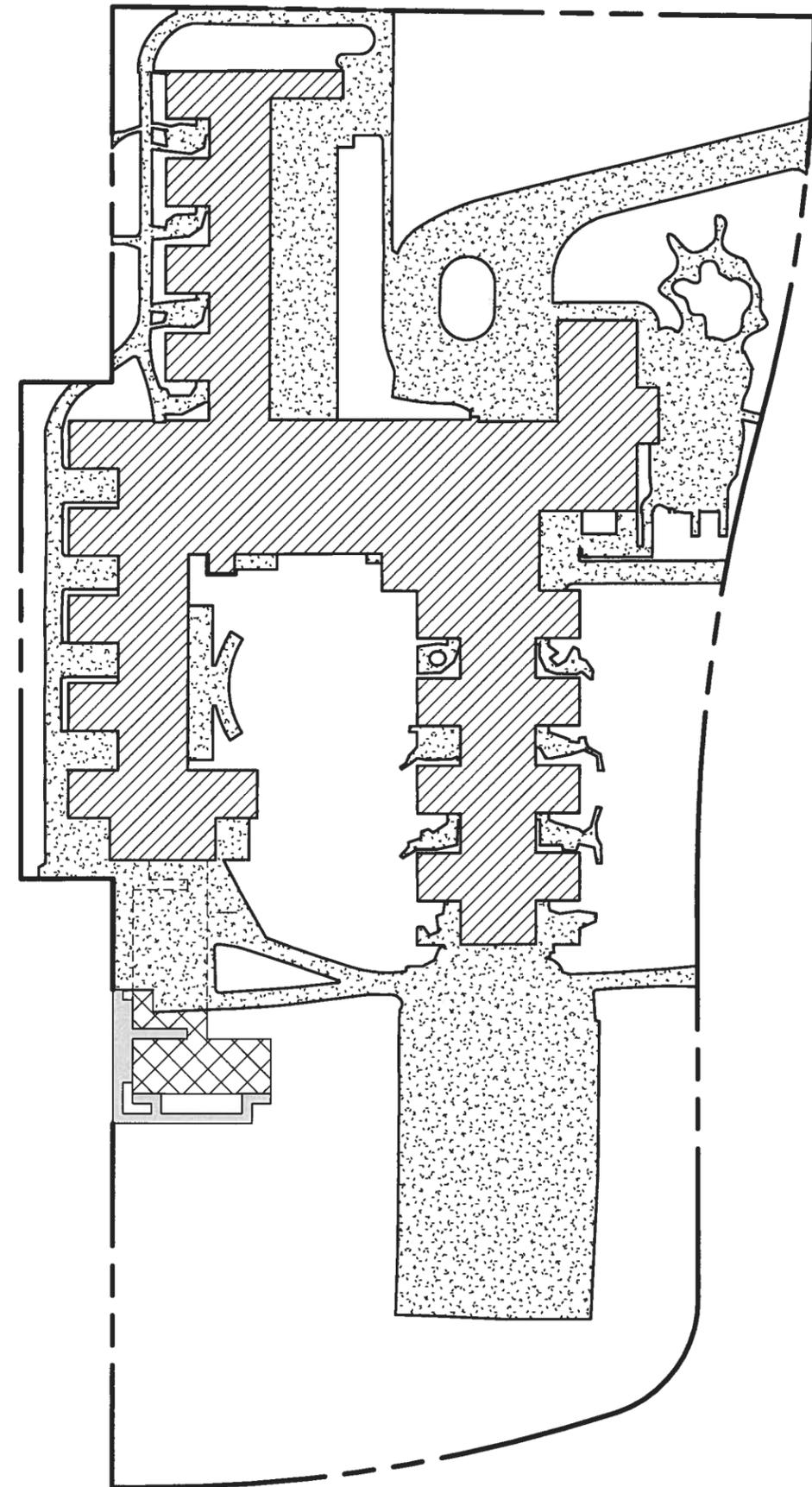
**LEGEND**

- EXPOSED BASEMENT PERIMETER
- [Stippled Box] EXISTING BASEMENT AREA
- [Hatched Box] EXISTING ROOF AREA
- [Solid Grey Box] NEW ROOF AREA



**ROOF AND FLOOR AREA PLAN**

1" = 80'-0"      0'    40'    80'    160'



**EXISTING IMPERMEABLE AREAS**

	AREA
BUILDINGS	49,384 SF
PAVING	63,395 SF
<b>TOTAL</b>	<b>112,779 SF</b>

**PROPOSED IMPERMEABLE AREAS**

	AREA
BUILDINGS	4,857 SF
PAVING	1,205 SF
OVERLAP*	-(2,431 SF)
<b>TOTAL</b>	<b>3,631 SF</b>

\* AREA OF NEW CONSTRUCTION THAT OVERLAPS WITH EXISTING IMPERMEABLE PAVING AREAS

**TOTAL IMPERMEABLE AREAS**

	AREA
EXISTING	112,779 SF
PROPOSED	3,631 SF
<b>TOTAL</b>	<b>116,410 SF</b>

**LEGEND**

--- OUTLINE OF OVERLAP



EXISTING PAVING



PROPOSED BUILDING



EXISTING BUILDING



PROPOSED PAVING



**IMPERMEABLE SURFACES PLAN**

1" = 80'-0"

0' 40' 80' 160'

CROW ISLAND SCHOOL MODULAR CLASSROOMS  
 WINNETKA SD 36  
 1112 WILLOW ROAD  
 WINNETKA, ILLINOIS 60093

IMPERMEABLE SURFACE AREAS

**GREEN ASSOCIATES**  
 ARCHITECTURE  
 CONSTRUCTION SERVICES

111 Deerlake Road, Suite 135  
 Deerfield, Illinois 60015  
 Telephone 847-317-0852  
 Facsimile 847-317-0889