



VILLAGE · OF · WINNETKA

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Winnetka Plan Commission

Meeting Notice

Wednesday, September 28, 2016

The **Winnetka Plan Commission** will convene a regular meeting on Wednesday, September 28, 2016 in the Council Chambers of Winnetka Village Hall, 510 Green Bay Road, Winnetka, Illinois, at 7:00 P.M.

Agenda

1. Adoption of previous meeting minutes;
2. Discussion and adoption of Plan Commission public hearing rules and procedures (continued from May 25 meeting);
3. **Case # 16-15-SU**: Consideration of Special Use Permit request by Winnetka Park District for proposed renovations to Dwyer Park at 521 Birch Street;
4. Other business.

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.

**WINNETKA PLAN COMMISSION
MEETING MINUTES
MAY 25, 2016**

Members Present: Tina Dalman, Chairperson
Caryn Rosen Adelman
Mamie Case
Jack Coladarci
Dana Fattore Crumley
~~Paul Dunn~~
John Golan
Louise Holland
Keta McCarthy
Jeanne Morette
John Thomas

Non-voting Members Present: Andrew Cripe

Members Absent: Mary Hickey
[Paul Dunn](#)

Village Staff: Brian Norkus, Assistant Director of Community Development

Call to Order:

The meeting was called to order by Chairperson Dalman at 7:30 p.m.

Welcome of New Plan Commission Members Andrew Cripe (Village Trustee) and Mary Hickey (ZBA)

Chairperson Dalman welcomed Andy Cripe who is a Village trustee to the Commission as well as Mary Hickey from the ZBA who could not attend today's meeting.

Adoption Of January 27, 2016 And February 24, 2016 Meeting Minutes

Chairperson Dalman stated that the Commission would adopt the January 27, 2016 and February 24, 2016 meeting minutes. She then asked for a motion.

Mr. Thomas moved to adopt the January 27, 2016 and February 24, 2016 meeting minutes as written. The motion was seconded. A vote was taken and the motion was unanimously passed.

Discussion and Adoption of Plan Commission Public Hearing Rules and Procedures

Chairperson Dalman stated that as many of the Commission members are aware, the Attorney General's office received a complaint regarding the Open Meetings Act requirements as they relate to the last hearing held by the Plan Commission regarding the One Winnetka application. She explained that the complaint was based on the fact that the Commission did not take public comment on the One Winnetka item at the September 30th meeting. Chairperson Dalman stated that the complaint was filed despite the fact that the Plan Commission's discussion and hearing had remained open for several consecutive meetings from March through September. She stated that it has been determined that the Commission hadn't done as good of a job as they could have in publishing the Commission's rules and procedures.

Chairperson Dalman stated that the Attorney General's office found no harm due to the abundance of hearings and testimony, and because the Commission provided ample opportunity for people to testify. She stated that the Commission allowed discussion of the One Winnetka item at the conclusion of the September meeting, but that genesis of the complaint was based on the fact that the Commission did not hear public testimony prior to deliberation.

Chairperson Dalman explained that the Attorney General's office found that the Commission did not violate the law, but recommended that the Commission adopt and publish rules and procedures.

Chairperson Dalman then stated that they asked Peter Friedman to put together recommended procedures for the public and for the Commission and that the Commission members should have had a chance to review them. She stated that she had no issues with them and that she wanted to give everyone a chance to give comments and suggestions.

Ms. McCarthy stated that she saw in the notes that all legal counsel testimony goes prior to the public. She stated that may be what they do all the time and that she is wondering what if there are three or four counsel representing an applicant, and that there are private citizens who are somewhat resentful that they have to stand behind other people and asked if that is something to think about.

Chairperson Dalman stated that she meant in terms of giving priority to those represented by counsel.

Ms. McCarthy stated that counsel may speak for 30 minutes and that an individual may speak for five minutes.

Chairperson Dalman responded that is common in most municipalities in Illinois and that they have all adopted that as a procedure although she is not sure with regard to Holland & Knight but indicated that it is commonplace. She stated that the concept is that it is going to be more organized but that she did not know.

Mr. Coladarci stated that another reason that they give the lawyers 30 minutes is that they are representing the petitioning parties and that they would be responsible for providing the case. He stated that is one of the problems they had with regard to the way in which the rules were written and that they had certain errors in drafting in terms of making sure that it is always Plan Commission and not the Zoning Board. He also stated that they wrote this for One Winnetka and that there is a One Winnetka reference for planned development. Mr. Coladarci then stated that another problem with the rules is that it is a formal structure for the informal way in which they do things.

Chairperson Dalman responded there have been several court rulings in Illinois that have made it necessary to tighten up meeting procedures.

Mr. Coladarci stated that he had no problem with adding structure to which people are to follow and which he described as very helpful. He stated that he had a big problem with putting people under oath when they are not witnesses and are going to be offering opinion and described it as very intimidating and contrary to the spirit of the public body. Mr. Coladarci stated that in court, you have opinion and you have fact and that a person's comment on the appearance of the building is an opinion that they might feel unable to share under oath for fear that the proponent can say that they are not being truthful.

Mr. Thomas recalled going to years ago at the first Fell property New Trier Partners development and that the public hearing they had was part of the planned development testimony and the Village Council said they have to be put under oath and that it is testimony and is to be part of the record.

Mr. Coladarci stated that he attempted to research this and find and that the notes are here and that there is nothing to say what does the case say or what does the law say about people testifying. He then stated that lawyers do not have to be under oath when they are in court but that he is arguing for someone. Mr. Coladarci stated that the witnesses and the jury are under oath to deliberate fairly. He then stated that to put people under oath to make commentary.

Mr. Cripe stated that the ZBA has an oath requirement which has been applied without any problem but stated that it is not as he recalled applied to those making public comment. He stated that if the parties seeking petition for relief are put under oath and those who are opposing relief are put under oath and he stated that it is important because with sworn testimony, if you fail to swear in witnesses you are depriving people of due process. Mr. Cripe then stated that if the board were to make a decision not based on sworn testimony, it would be really bad. He stated that he did not get the sense that is an option for them.

A Commission member stated that she hoped that the procedure that they came up with is not just for the Commission but would be for all of the boards.

A Commission member stated that her point is that the last case has gone before every single board and that it would be nice if there was a consistency in terms of how all of the public hearings take place. She also asked if this is for the public hearing procedure and not just Commission hearings.

Chairperson Dalman confirmed that it is only for public hearings.

Ms. Holland stated that the draft rules refer to “zoning relief” throughout, and that that the Plan Commission does not give zoning relief.

A Commission member asked whether the ZBA, if they do not administer the oath to anybody but a petitioner or someone who has formally objected.

Mr. Cripe confirmed that is correct and stated that it is for the reasons stated by Mr. Coladarci in that someone may be offering commentary or opinion.

A Commission member then asked how do you blend between fact and opinion.

Mr. Cripe stated that at the ZBA meetings, it is asked at the beginning who would be offering testimony.

Mr. Coladarci stated that the problem is that people do not know what they are going to be doing as to whether they would be giving an opinion which is why he did not like swearing in everyone.

Mr. Cripe stated that what is needed here is clarification and that this is very similar to what the ZBA has and that they should get some guidance from Mr. Friedman. He stated that the issue of getting sworn testimony for applicants and for people opposing is not optional and that it has to be done.

A Commission member asked if there is a way that they can take attendance for those at the meeting and for them to sign in with their name and address. She stated that if they knew who was here and if they wanted to be on the agenda to speak, that would allow some feeling of what the sense is.

Mr. Coladarci stated that he read somewhere that some places would have sign ins for those who intended to speak. He then stated that he would not do it ahead of time because people do not know.

Chairperson Dalman stated that there are some jurisdictions in some villages where she cannot speak unless she signed in at the beginning. She stated that it is also a way for them to determine how long a meeting is going to be.

A Commission member stated that it would also be a way to see if there are the same people showing up at every single meeting.

The Commission members agreed that did not matter.

A Commission member asked if there would ever be an opportunity for the Commission to go into a closed session and if everything had to be open.

Chairperson Dalman responded that they cannot and that there can never be a meeting of at least three of them. She also stated that they do not qualify for an executive session.

Ms. Morette stated that to Ms. Holland's point, if they are limiting people's comments to five minutes, she asked what is the protocol for the people who do not follow the rules. She stated that over the course of all the hearings on this matter, they have had the same guy speak week after week and that there was no new information. Ms. Morette asked if he is entitled to do that.

Mr. Coladarci stated that he is not. He stated that the speaker came in with different people and argued the same point.

Mr. Thomas stated that it says that designated counsel will be represented by several groups or groups of residents. He then asked if they are to give that person 30 minutes which he indicated bothered him a lot. Mr. Thomas asked if they are representing a group of people, he asked if they should know who the group is so that later on, the group does not get up and battle.

Mr. Coladarci stated that for One Winnetka, the architect gave a presentation which he described as fact in terms of what they are going to do and would state that it is the most beautiful building he has ever seen which he described as opinion. He stated that each one of those people that they put up is one of the witnesses who would be taking an oath if they are going to testify and referred to the parking consultant who gave a factual presentation on which they should be able to rely as being factual. Mr. Coladarci stated that when a person states that they made measurements in terms of height and that the light is going to work this way, they are going to be factual witnesses and that it could be if they are an expert witness, they are not going to be correct. He stated that if they had formal hearings and described this as overkill. Mr. Coladarci stated that they need to have as much openness as they can.

A Commission member stated that the team did a good job and that they get all of the facts first and then let the community bubble up. She stated that it was only when there were major issues that they had and that the "experts" had to come back to clarify or restate. She stated that how you orchestrate the calendar of the presentations can allow for that. She stated that they know that the first meeting for a presentation is going to contain a lot of paper and a lot of facts which is their responsibility to absorb it along with the community.

Chairperson Dalman asked Mr. Coladarci if he is uncomfortable with the formal process and that the ship has sailed on that. She stated that her attempt was to create some sort of process up front.

A Commission member stated that he thought that the process was fine.

Chairperson Dalman stated that she felt that it worked ok. She then referred to trying to take in as much public comment as possible while at the same time, trying to preserve some sort of basis of a process to deliberate on a recommendation which had to be made at some point. Chairperson Dalman added that it is not the Commission's decision.

Mr. Cripe stated that to her credit, that is why the Attorney General stated that substantively, they had it right but that procedurally, they needed to have something on paper.

Ms. Holland stated that when you get to number 5, the first four or five are how the Commission functioned. She then stated that under Designated Counsel, you would have to go through that and loosen it a little and referred to the sections related to testimony and questions. Ms. Holland then stated that as to timing, it is fine to say either five minutes or half an hour and commented that most of it is fine. She then referred to the section entitled Zoning Relief.

Chairperson Dalman indicated that may be a typographical error.

Ms. Holland stated that most of it related to the way in which the Commission functioned.

Mr. Thomas referred to limiting the comments of the residents/tax payers to three minutes and questioned whether they could come back if they did not get it all in.

Mr. Cripe stated that the chair would have a lot of discretion and that even the Attorney General will recognize that the Chairperson Dalman has discretion which is why they do not have in there a mandatory three minute time limit.

Mr. Thomas informed the Commission that the Park Board adopted the three minute rule a long time ago.

Ms. Holland stated that the Village did not.

A Commission member stated that people get upset about how long someone is talking about something which is a controversial topic.

Mr. Thomas stated that the Park Board used a timer which indicated that the speaker's time is up.

Ms. Holland stated that for 146 years, the Village has never had a time limit on public comment until recently in the last 3½ years. She stated that there are ways of asking people to limit the time on their comments.

Chairperson Dalman stated that she appreciated that but that the problem is that they have to be somewhat consistent in the timing so that they are not allowing someone to speak for a long time and that they have to treat everyone equally.

| A Commission member stated that the chair would set the tone and that they can tweak the procedures.

Chairperson Dalman stated that how many One Winnetka projects would they have and that they may not have another request of this type within another two or three years. She then stated that the expectation is that if they publish the rules and procedures, it would set the tone and that there would not be so much of an issue.

Ms. McCarthy stated that the public appreciated the fact that someone is not talking for 20 minutes.

Mr. Coladarci referred to Mr. Sobel as the other person who kept going back to the same thing. He indicated that he did not see that they had a huge problem with the other people who spoke.

Chairperson Dalman stated that there may have only been two other people who she informed spoke with regard to the same things which were included in their written comments.

Ms. McCarthy then asked what about non-residents.

Chairperson Dalman stated that it would be up to them to weigh.

Ms. McCarthy also stated that for those who are being represented by counsel, she referred to Conney's who provided comments and that the owners also provided comments.

Chairperson Dalman indicated that may have been more in response to the Commission's questions.

Mr. Coladarci stated that there may be times when the Commission had questions for someone.

Ms. McCarthy commented that these are good guidelines.

A Commission member asked where does this go once the Commission decided on it.

Chairperson Dalman responded that as a body, the Commission can adopt rules and procedures of their entity without getting the Village counsel involved.

Mr. Thomas suggested that it might be drafted so that it would be reduced to one page which would allow people to understand it.

Chairperson Dalman stated that she is hearing that there is concern with regard to the oath and the public comment portion and referred to it being consistent with other village entities.

Mr. Cripe stated that there may be more discretion than may be apparent in reading these. He suggested that the Commission have a conversation with Mr. Friedman for clarification. He then stated that generally, you do want to have paid counsel go first since you would not want to impose a burden on a petition in terms of the fees they are changing.

Chairperson Dalman stated that there needed to be more "may" references.

Mr. Coladarci asked if there is a way for them to know that what they are doing and if a hearing is going to require witnesses under oath as opposed to people giving commentary.

Mr. Cripe stated that is the kind of guidance that would be helpful to get from Mr. Friedman.

Chairperson Dalman stated that with regard to swearing people in, there was no enforcement in terms of keeping track of who raised their hand. She stated that the question in her mind is that they do not want to create a chilling effect and that there would be people who would be intimidated by the sheer number of people present. Chairperson Dalman stated that the question is how do you anticipate at the beginning of a hearing what is going to be fact as opposed to opinion.

Mr. Coladarci suggested that they make it part of the normal address to the crowd if you intend on giving evidence for or against the proposition to take an oath.

Mr. Thomas stated that a lay person would not know the difference.

Mr. Cripe stated that the practical side of all of this is that if someone gives information and is not sworn, you cannot use that as a basis for your decision. He stated that if there is some critical fact that the Commission turned on, they would take a break and get that on the record somehow. Mr. Cripe stated that the interested parties need to be sworn.

Chairperson Dalman stated that there would be Ms. Mabel who lives next door who provides information that would sway many people's decision and that if she is not sworn, they would not be able to rely on her opinion.

Mr. Cripe stated that would be if the statement is fact and referred to the comment that One Winnetka is too tall which he described as an opinion as opposed to the statement that the stone being used on the building is going to cause cancer which should be taken under oath. He stated that there is more flexibility here.

Chairperson Dalman stated that for any chair, it would be a nightmare to keep track of.

A Commission member stated that there is an expectation that when you come to the podium to speak that you are going to be honest.

Mr. Coladarci stated that to that point, he referred to the 711 people who were deposing each other with regard to what was going on between them. He stated that if you lie under oath, it is perjury. Mr. Coladarci stated that they do not want people to feel that their opinion is subject to a higher scrutiny.

Ms. Holland stated that this is not a courtroom.

Mr. Coladarci stated that they are putting a courtroom rule.

Mr. Cripe stated that it is quasi-judicial.

Ms. Holland stated that if you are not happy with a zoning decision, you go to the Village Council and that if you are not happy, then you got to the Circuit Court. She then questioned what happened when you are not happy with a Commission decision. Ms. Holland noted that they are making a recommendation and not a final decision.

Chairperson Dalman stated that the Commission is creating a public record of what the Village's decision is based on.

Ms. Morette stated that when people come to the Village Hall, she referred to the oath on the wall and them being a happy little family and the Winnetka way and that this represented an opportunity to express themselves, they think that their opinion is fact. She stated that people ask her if it is or if it is not and that she is not the judge and jury.

Mr. Cripe stated that they are and that the Village Council will adopt the Commission's findings.

Ms. Morette stated that if they overanalyze and over educate the public, it does not sit well.

Chairperson Dalman agreed that they want to create an easy process that is not too formal and that her goal is to protect the Village. She then stated that they are creating the public record so that if anybody appeals a decision, they are looking at this testimony to see if the standard that was adopted either approving or denying was consistent with the standard of review. Chairperson Dalman stated that although they are not the final decision maker, it does put a burden on them.

Ms. Morette stated that each of the Commission members come together from different organizations such as the Park District, the Environmental Board, etc. and she stated that she should be able to look beyond the trees and that she understood that and wanted everyone else to understand that as well.

Mr. Coladarci asked if it is possible to circulate the opinion and the Circuit Court's opinion that is driving this.

Ms. Holland then referred to the *Klaeren* case.

Chairperson Dalman stated that there have been many other cases since then.

Ms. Holland informed the Commission that it affected the Historical Society when they wanted to make that a museum and stated that it was 50/50 and that they had already been sued. She then stated that their chances of winning were 50/50 and that what they did in Lisle is much different than what they do here.

Chairperson Dalman agreed that *Klaeren* was first but that it has been almost 10 years since then. She reiterated that she is hearing that Mr. Coladarci is most concerned about the oath and the others not so much. Chairperson Dalman indicated that it might be helpful to get some information from Mr. Friedman and stated that it is a balancing act and that they do not want to chill people and inhibit people's participation while making sure that things are properly set up.

Mr. Thomas stated that early on, there was discussion with regard to the Open Meetings Act and the number of people who can gather to have a discussion.

Chairperson Dalman confirmed that the number of people is three.

Mr. Thomas then questioned that the number changed and that it used to be no more than one less than a majority of a quorum.

Chairperson Dalman stated that is no longer the rule. She also stated that is why they are not supposed to "reply all" to messages from the Village. She then suggested that with her notes and Mr. Norkus' notes, that they get it back to Mr. Friedman to get cleaned up and that they need some additional information with regard to the basis of the oath and whether it is truly necessary.

Mr. Thomas then asked if a five minute time limit is the standard.

Chairperson Dalman described it as generous than the three or two minute standards given by other villages. She also stated that they are given great discussion and that this was in the Attorney General's opinion and that this was not about the amount of time, but the consistency and certainty that people are going to have and the expectation. Chairperson Dalman also stated that they are never cutting off the ability of people to submit testimony, opinions or issues to be submitted in writing. She then stated that what helped them a lot was the Village setting up a lot of things electronically which helped show that they bent over backwards in trying to balance the process as much as they could. Chairperson Dalman stated that if anyone had more specific comments to submit those. She then referred to the generic nature of an application such as it being a special use. Chairperson Dalman also stated that anytime you are taking administrative action such as the adoption of rules, etc., those are all public hearings in addition to consideration on applications.

Mr. Coladarci stated that planning commissions are different than zoning boards in terms of the work that they do. He stated that they are more advisory in a lot of ways.

Chairperson Dalman noted that there are some instances where the ZBA is the final decision maker which is only in a few categories while in Chicago, the ZBA is the final decision maker.

Ms. Holland stated that the LPC makes decisions which affect a yes or no in terms of getting a demolition permit. She noted that they can issue a delay of up to 60 days and require an Historical Architectural Impact Study. Ms. Holland stated that there are actions that different bodies of the Village can make independent of [the Village Council]. She noted that all of their meetings are public meetings and that they do not require testimony under oath. Ms. Holland also informed the Commission that they receive recommendations from the Historical Society which helped them make decisions. She then stated that a request for a demolition permit has to go through the CDC and reiterated that the LPC can issue a delay which is rare but that it does occur.

Ms. Morette stated that she has an environmental issue and referred to the use of electronic communications and asked what she should do with the piles and piles of paper materials that they have received.

Chairperson Dalman stated that she would defer to Mr. Norkus on that issue.

Mr. Norkus informed the Commission that electronic packets would make their lives tremendously easier and that some of the Commission members prefer to get paper packets of the materials. He stated that he could take a poll as to who wanted one, the other or both.

Ms. McCarthy stated that she would prefer a paper copy since she took notes on them.

The Commission members suggested that the materials be recycled afterward.

Mr. Norkus stated that to confirm, for the benefit of those who are not here, he would send an email out asking for confirmation and that he appreciated the Commission's willingness to accept an electronic copy only.

Chairperson Dalman asked if there were any other matters that the Commission wanted to discuss or whether there were any other upcoming matters.

Mr. Norkus stated that there are no rumors of any major projects coming up and referred to issues at Hubbard Woods which may or may not come up as a special use or planned development.

Ms. Holland stated that on the issue of when the Commission makes a recommendation and referred to One Winnetka as an example, it would go on to the Village Council as a preliminary recommendation, she asked if it would come back to the Zoning Board in a different form after the Village Council reviewed it.

Mr. Norkus stated that with regard to final approval, if and when the Village Council does grant preliminary approval, the request would have to go back to the three bodies for review and final approval.

Chairperson Dalman stated that if they cross that bridge, it would not be a fresh look but that they would be looking at whether the final plans are consistent with the preliminary plans.

Mr. Norkus stated that the idea behind the final review is that in the preliminary stages, there were elements which were not feasible to require such as storm water detention plans. He stated that it would give them an opportunity if and when receiving preliminary approval.

Chairperson Dalman asked if it would be mostly DRB and the Commission's review since the zoning issues would have already been decided. She stated that the applicant has given them far more information than what is typically required and that it is basically a final application for the construction drawings it seemed like to her.

Mr. Norkus stated that the plan and the process have evolved and included documents which are more detailed.

Chairperson Dalman stated that it would be helpful for everyone to understand what their scope is.

Ms. Holland stated that it would be nice to know what the DRB comes back with before they make their decision which is advising the Village Council on the financial aspects.

Chairperson Dalman reiterated that she is not clear what the Commission's scope of review is and that there are different members on the Commission.

Mr. Coladarci stated that their scope of review would be limited and that there have been changes which were made after it left the Commission which was a question asked by Ms. Holland.

Chairperson Dalman asked if the Village Council does approve it, if anything changed incrementally after it left the Commission, their scope is tied to what they approved and not what the Commission approved. She stated that is a good point and that in many jurisdictions, it would not come back to the Commission or the ZBA after that it would go back to the Village Council after they have done their final approval. Chairperson Dalman described this as an unusual process. She stated that it would be helpful for the Commission to get guidance.

Public Comment

No public comment was made at this time.

The meeting was adjourned at 8:50 p.m.

Respectfully submitted,

Antionette Johnson

**WINNETKA PLAN COMMISSION
MEETING MINUTES
AUGUST 24, 2016**

Members Present: Tina Dalman, Chairperson
Mamie Case
Dana Fattore Crumley
Paul Dunn
Louise Holland
Keta McCarthy
John Thomas

Non-voting Members Present: Andrew Cripe

Members Absent: Caryn Rosen Adelman
Jack Coladarci
John Golan
Jeanne Morette

Village Staff: Michael D’Onofrio, Director of Community
Development

Call to Order:

The meeting was called to order by Chairperson Dalman at 7:05 p.m.

Chairperson Dalman stated that the first agenda item related to the adoption of the May 25, 2016 meeting minutes. She then stated that in terms of attendance, she noted that for the record, the following Commission members are not present: Ms. Adelman, Mr. Golan, Ms. Morette and Mr. Coladarci.

Chairperson Dalman stated that with regard to the May 25, 2016 meeting minutes, she asked the Commission if everyone had an opportunity review them.

A Commission member stated that he mailed his changes in.

Chairperson Dalman asked if there were any other comments.

Mr. Thomas stated that in reading the minutes which he described as lengthy, he commented that there are paragraphs which did not make any sense. He then stated that he did not want to take up the Commission’s time to go through and edit them.

Chairperson Dalman indicated that it may have been that they were inarticulate in terms of the recording.

Mr. D'Onofrio informed the Commission that the minutes are received from the recording secretary and that Mr. Norkus goes through and edits them but that since he has not been in the office, he did not know if he had an opportunity to do that.

Chairperson Dalman suggested that they table the adoption of the meeting minutes.

Mr. Thomas then asked if he should provide his marked up copy to Mr. Norkus.

Mr. D'Onofrio confirmed that he should.

Chairperson Dalman asked Mr. D'Onofrio if Mr. Norkus went through the audio as he is reviewing the minutes.

Mr. D'Onofrio responded that Mr. Norkus went through the audio as necessary.

Chairperson Dalman then asked for a motion to table the adoption of the Plan Commission May 25, 2016 meeting minutes until the next meeting.

A motion was made by Mr. Thomas and seconded to table the adoption of the May 25, 2016 Plan Commission meeting minutes.

Case #16-14-SU: Consideration of Special Use Permit Request by Winnetka Dental Group, Ltd., Michael Czarkowski DDS, to Permit a Dental Office on the Ground Floor in the C-2 Commercial Overlay District at 715 Elm Street

Chairperson Dalman stated that for the purposes of full disclosure, she informed the Commission that Mr. Czarkowski is her family's dentist. She then stated that she did not have any financial interest in the application and that she would participate in the vote on this matter.

Michael Czarkowski introduced himself to the Commission and stated that he would like to provide the Commission with a brief background on their practice, their goals and the special use request and having been a business owner in Winnetka since 1988. He then informed the Commission that his dental practice is located at 716 Elm Street and referred to the planned development known as Elm's One Winnetka. Mr. Czarkowski stated that he has been at this location since 1988 and that prior to 1988, he established his reputation in Chicago and that he was fortunate in that many of his patients followed him to Winnetka. He then stated that it is his desire to find a suitable location to relocate his practice. Mr. Czarkowski stated that he did have options and that his lease is coming to an end but that considering all of the circumstances with One Winnetka, he needed to seek a location that is not a vacant building and that is turning out to be somewhat of a ghost town at the southeast corner of Winnetka.

Mr. Czarkowski went on to state that he and his representatives have looked at multiple locations since 2013 in Winnetka and adjacent communities. He stated that the search found that there are limited options and that all of the locations were thoroughly evaluated by his team and that the conclusion that moving to any of these locations would encumber his practice's growth and vitality. Mr. Czarkowski also stated that it would make it extremely difficult for his patients to continue to seek his services.

Mr. Czarkowski stated that the encumbrances included a lack of adequate parking or that available parking was too far away. He also stated that many of the spaces were too small and that the general conditions of the buildings did not lend themselves suitable for a first class medical facility. Mr. Czarkowski added that some of them were not handicap accessible and that some of them and more importantly, did not distinguish themselves enough to justify the capital expenditure and expense of a build out this costly which he informed the Commission ranged in the estimate of \$250,000 to \$300,000 for the size of the space he needed for his office.

Mr. Czarkowski stated that he was asked to explain why his dental practice is a good use in the commercial overlay district. He then stated that he has three reasons, the first and foremost of which is that he would like to stay in Winnetka. Mr. Czarkowski stated that he felt that his practice is an amenity to the community and that he has a significant following of patients who reside in Winnetka who enjoy the convenience, high level of service and treatment that has distinguished them over the years. He also stated that they attract patients from the surrounding communities and the Chicagoland area.

Mr. Czarkowski stated that besides offering their patients general dental services, another component which they offer is oral rehabilitation and advanced dental procedures. He informed the Commission that he has a certificate and experience in periodontics and prosthodontics as well as a fellowship in implant reconstruction bringing patients who need these services to their practice. Mr. Czarkowski stated that this makes their office a 'destination' practice and that relocating to 715 Elm Street would allow his patients to continue to frequent Winnetka.

Mr. Czarkowski then stated that the third and equally important factor is that the move would have a net zero impact on the commercial parking issues in the retail overlay district. He informed the Commission that his patients would essentially park in the same parking lot that they are currently using and that instead of walking 50 feet to the left to gain entrance to the Elm Street building, they would walk 50 feet to the right to the entrance to the 715 Elm Street building. Mr. Czarkowski also stated that it is important to note that they do not schedule patients from 12:00 p.m. to 2:00 p.m. and that it is his understanding that this is the highest traffic flow encountered in the retail overlay district. He reiterated that there would be a net zero impact on traffic flow. Mr. Czarkowski stated that for these three reasons, he felt that he would be a suitable recommendation on the part of the Commission to allow the special use to occur.

Mr. Czarkowski stated that his general question as a business owner and health care professional is that they have seen an exodus of health care providers over the last several years because they are unable to find suitable professional space in Winnetka. He informed the Commission that he has nine healthcare practitioners that have left over the last five years and that he would be happy to give the Commission their names. Mr. Czarkowski then referred to the loss of foot traffic which has had an adverse economic impact on local businesses and has posed a hardship for Winnetka residents who now have to travel to see their doctors. He stated that he personally would like to see this trend reversed and would like to seek the Commission's approval to relocate to the 715 Elm Street location. Mr. Czarkowski then stated that he sought the Commission's input and that whatever decision they made would be in the best interest of the community and that he would like to see the community thrive and survive and provide the

highest level of care for his patients. Mr. Czarkowski then asked the Commission if they had any questions.

Ms. McCarthy stated that the people who come to the applicant's practice park in the parking lot and asked if that is being affected by One Winnetka.

Mr. Cripe stated that if One Winnetka is approved, the parking lot would be rebuilt and that the parking lot would be out of service while that is happening. He added that it would remain a Village of Winnetka parking lot.

Ms. Holland stated that she is a major proponent of the overlay district and commented that it has saved retail in the Village. She then stated that she was glad that Mr. Czarkowski chose a spot that is at the very end of the overlay district and that when she drove by the location this evening, he had only taken half of the space which was formally Neapolitan. Ms. Holland stated that she would like to ask Mr. Czarkowski and she did not know if he was familiar with the offices which went in at Oak Street and that the original retail establishment was called the Country Store which is currently occupied by Dr. Krogen (sp?). She then referred to the windows at that establishment which is not in the overlay district and that the doctor can do whatever he wanted with the windows, she described it as really depressing and that there are now brown shades which are covering the windows of what was previously a very beautiful and interesting retail store. Ms. Holland noted that Mr. Czarkowski has hired Larry Booth and that the applicant has stated that he planned to display products available to their patients.

Mr. Czarkowski responded that they would be displayed internally.

Ms. Holland then asked Mr. Czarkowski if the windows would be totally blanked out similar to that of Dr. Krogen.

Mr. Czarkowski stated that he welcomed light into the office for obvious reasons and that while it was nice to have light in his current office, one thing he would miss is the windows at every outlet which would not be the case in the new location. He informed the Commission that it is not his plan to make it look ostentatious. Mr. Czarkowski added that he would like for people to be able to see activity.

Mr. Thomas asked Mr. Czarkowski how many other dentists are there in his practice.

Mr. Czarkowski responded that he has 10 employees.

Mr. Thomas then asked what all of the "op" rooms are.

Mr. Czarkowski confirmed that those are treatment rooms.

Chairperson Dalman asked Mr. Czarkowski to explain how that would work and referred to the amount of hygienists who would be working.

Mr. Czarkowski informed the Commission that he could have up to three hygienists working in the office at one time.

Chairperson Dalman then asked Mr. Czarkowski if he had set up a space for more surgical type treatments which would be kept separate since it would have to be sanitized.

Mr. Czarkowski noted that they practice a high level of HIPAA compliance and OSHA compliance control and that they need to have a state of the art facility in order to manage that. He informed the Commission that he was formerly involved in infectious disease and that he is very concerned with regard to how the patients would be treated in a clinical setting. Mr. Czarkowski stated that he wanted to build a state of the art dental facility which would incorporate all of the technologies and that typically what happens is that the rooms have to be a certain size in order to facilitate that. He then referred to the flagship office and that he had people who would come in and observe.

Chairperson Dalman stated that the build out and tenant improvements would be \$250,000 to \$300,000 and that she would imagine that with all of the uncertainty with One Winnetka, she is assuming that the equipment would be another \$250,000 and that in terms of location, that he cannot just have a temporary space.

Mr. Czarkowski informed the Commission that he saw himself having a five year lease with options and that it would be reevaluated in five years to see how it would go and that he would not like to have to move around and that it is a pain to move. He then introduced Pat, his CFO, and indicated that he was very content in the 716 Elm Street building and referred to those tenants who left the building with whom he invested a lot of money. Mr. Czarkowski also informed the Commission that he was being questioned by his patients as to what is happening with the block. He then stated that he hoped that something would happen with the block and that he would roll the dice and make a move and build his office there.

Chairperson Dalman stated that it used to be and that this is information that they are getting as a Village currently that medical and dental offices in the right location can help foot traffic. She also stated that is something that they are concerned about since there are fewer and fewer retail establishments because of the internet and that those uses and personal services that create foot traffic are vital to downtown and yet, on the edge of downtown, it is perfect and that she saw when Neapolitan was leaving, they were all worried with regard to what would go in since there was nothing else down there. Chairperson Dalman then stated that she agreed with Ms. Holland's comments that they have to be very mindful of the overlay district but that this could be a better location. She asked if any of the other Commission members had any other concerns or thoughts.

No additional comments were made at this time.

Chairperson Dalman then stated that they can have a motion for the approval of the special use permit along with the 11 criteria set forth in the staff memorandum to the Commission. She then asked if there is a specific category in those 11 items that warranted additional discussion.

Mr. D'Onofrio pointed out to reemphasize the point that this is a special use that is in the overlay district. He then stated that last year, the Village Council amended the special use permit process in that this recommendation sits solely with the Commission and does not have to go to the ZBA. Mr. D'Onofrio stated that he wanted to make sure that everyone was mindful of the process and that they have had some special uses but that this is a medical office to be located in the overlay district and that it would follow the same procedure as it would for a yoga studio or Pilates studio. He noted that the Commission's recommendation would go directly to the Village Council and that the ZBA would not need to render a recommendation as it would with other special uses that are not in the overlay district.

Mr. Thomas asked Chairperson Dalman if they would need to go through them one by one.

Chairperson Dalman stated that is why she suggested and her approach is that if there is a particular criteria that the Commission would like to discuss or believe needed special discussion, they can single out and identify those items to speak to directly. She stated that otherwise, she would ask for a motion to adopt the 11 criteria.

Mr. Thomas moved to adopt the 11 criteria.

Ms. Holland stated that before a motion is made, she asked did they not just discuss this at their last meeting whether or not they would have to go through each one with a vote.

Chairperson Dalman stated that is part of what was put before Peter Friedman and that he has not yet responded which is still an open question at this point. She added that she would be happy to read through them.

Ms. Holland stated that only because this is a special use and that it is in the overlay district and they do not have a recommendation from the Village Attorney, it would take four or five minutes.

Ms. Crumley stated that she would like to raise a point and that because she counsel school boards which she described as another governmental body and that when a resolution is in this form, it is usually adopted into the record and that the whole resolution would be in the record so that you do not necessarily have to read the whole resolution which is sometimes very lengthy. She commented that it is more important to get a physical thing with a vote recorded and a signature than it is to have the actual reading. Ms. Crumley then stated that sometimes you have the reading when there is a large community presence to show the community that they want to share it with them. She added that she had no objection to reading them.

Chairperson Dalman asked Ms. Holland if she would feel more comfortable if all 11 criteria are read into the record or to read the entire memorandum into the record.

Ms. Holland responded only the 11 criteria need to be read into the record.

Chairperson Dalman then stated that she is seeking a motion for the adoption of the resolution for the application to establish a special use as listed in Section 17.46.010 Table of Uses to be located on the ground floor in the retail overlay district for 715 Elm Street.

Chairperson Dalman then asked for a motion for the adoption of the resolution.

A motion was made by several Commission members and seconded by Mr. Dunn to adopt the resolution. A vote was taken and the motion was unanimously passed.

RESOLUTION

NOW, THEREFORE BE IT RESOLVED, that the Winnetka Plan Commission finds that the proposed special use permit application for the property at 715 Elm Street is consistent with the standards for 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, or 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;
6. That the special use in all other respects conforms to the applicable regulations of this and other Village ordinances and codes;
7. The proposed special use at the proposed location will encourage facilitate and enhance the continuity, concentration and pedestrian nature of the area in a manner similar to that of retail uses of a comparison shopping nature;
8. Proposed street frontages providing access to or visibility for one or more special uses shall provide for a minimum interruption in the existing and potential continuity and concentration of retail uses of a comparison shopping nature;

9. The proposed special use at the proposed location will provide for display windows, façades, signage and lighting similar in nature and compatible with that provided by retail uses of a comparison shopping nature;
10. If a project or building has, proposes or contemplates a mix of retail, office and service type uses, and the retail portions of the project or building shall be located adjacent to the sidewalk, the minimum frontage for each retail use adjacent to the sidewalk shall be 20 feet with a minimum gross floor area of 400 square feet. In addition, such retail space shall be devoted to active retail merchandising which maintains typical and customary hours of operation; and
11. The proposed location and operation of the proposed special use shall not significantly diminish the availability of parking for district clientele wishing to patronize existing retail businesses of a comparison shopping nature.

Passed by a vote of seven (7) in favor and none (0) opposed.

Date: August 24, 2016

Mr. Czarkowski explained to the Commission where there has been an exodus of dental practices out of Winnetka to locations such as The Glen, Wilmette, etc. He then described medical practice as being different in that they often associate in large medical groups. Mr. Czarkowski reiterated that Winnetka did not have a professional building as part of the issue. He informed the Commission that he shopped locally which he described as the appeal of the community. Mr. Czarkowski also stated that as far as Winnetka residents who are older and do not like to drive out of the community and that they know where his office is which he indicated is a consideration as well.

Chairperson Dalman then asked Mr. D'Onofrio for a update that they are waiting on Peter Friedman to complete in terms of the research on the questions and swearing in procedures for those who were not in attendance at the last meeting and that it has been a while since the Commission has met. She stated that she wanted to make sure that they are mindful of the consistency and the handling of rules and procedures for a public meeting as well as the entire workings of the Commission. Chairperson Dalman stated that there are a couple of issues in particular that he looking into and referred to the comment as to how it is done with the ZBA.

Mr. D'Onofrio stated that he did not recall that.

Chairperson Dalman also stated that it may have related to the limitation of time and that Mr. Coladarci in particular is very worried about that. She stated that she hoped that by the next time they have a meeting, they would have something more on that.

Mr. Cripe asked if the applicant's special use permit would be on the next Village Council meeting's agenda.

Mr. D'Onofrio responded that it may be the second meeting in September.

Mr. Cripe noted that he did not vote since he is a liaison to the Commission but stated that he agreed with the decision made today. He also stated that he hoped that when it did go before the Village Council, they would waive the first reading and that he would recommend they do that. Chairperson Dalman stated that is so that the applicant would not have to come to two meetings. She added that is a good point.

Mr. D'Onofrio stated that it is important for the Village Council to be able to ask questions from a positive point of view as opposed to a negative point of view.

Chairperson Dalman commented that she hoped that it would be a local business which would continue the investment. She then asked if there were any other items.

Ms. McCarthy stated that with regard to timing, she questioned whether there is a three minute versus five minute time limitation and referred to the issue raised by Mr. Coladarci as well as the oath and whether comments are an opinion being given.

Chairperson Dalman agreed that is part of it.

Ms. Holland stated that 30 minutes are allowed for the lawyers.

Chairperson Dalman stated that it also related to having a lawyer representing a group which would be a more organized presentation and then the cross examination of the applicants, witnesses and consultants, all of which have to be balanced. Chairperson Dalman then stated that they certainly cannot give each resident 30 minutes to cross examine every witness and every consultant and that there is some acknowledgment that for someone who is invested to represent counsel and some greater group, that there is some benefit to the public of giving them additional time. She described all of these things as being very tricky and that there has to be a balance.

Ms. McCarthy stated that for the One Winnetka proposal, there were a lot of people from the Oak Street condominium who had plenty of time and who talked for quite a while. She also stated that it came up at every meeting.

Chairperson Dalman stated that it was hard and that it is possible that any decision on that matter would be challenged and described the Commission as the first primary public record body of public hearing. She stated that it is a bit of a call and that she weighed in on the side of caution. Chairperson Dalman stated that the last thing that they want to go through is whatever the result is of the Village Council is to get to the end of it and have legal challenges on not providing due process. She reiterated that it was hard. Chairperson Dalman then stated that these are all the things that they know and that they are also looking at other issues and communities that have faced legal challenges and how that was handled. Chairperson Dalman indicated that it is difficult in Illinois since almost none of it gets recorded.

Ms. Crumley agreed that it would be hard to find research on that.

Chairperson Dalman asked if there were any other items of business that they would like to cover.

Mr. D'Onofrio referred to the downtown master plan. He informed the Commission that they would all be contacted if they have not been contacted already that on next Monday at 6:00 p.m., the downtown master plan steering committee is having an open house. He stated that the draft plan is completed and that after the open house, the steering committee would discuss the complete draft of the master plan and all of its various sections. Mr. D'Onofrio stated that hopefully, they would give it its blessing and that it is tentatively scheduled to go before the Village Council at the September 13, 2016 meeting. He informed the Commission that if they wanted to get a feel of it, to show up at that meeting.

Mr. Dunn asked if the latest plan is on the website.

Mr. D'Onofrio stated that it is not since it has not been finalized yet but that the final draft will be put up perhaps on Friday.

Mr. Thomas questioned Mr. D'Onofrio with regard to the website written comments.

Mr. D'Onofrio responded that they would not and that it would just be the document. He then stated that if they want consider comments, to go to the community engagement section of the plan which outlined all of the various things which were done to engage the community and get information. Mr. D'Onofrio described it as a critical part of the plan. He added that there were a lot of different ways for people to input information and that they had polls, chalkboards, etc. Mr. D'Onofrio described it as pretty robust.

Chairperson Dalman commented that they had good turnout at the steering committee meetings. She then stated that she assumed that for whatever is presented to the Village Council, if there would be an opportunity for public comment.

Mr. D'Onofrio confirmed that is correct.

Ms. Holland asked if One Winnetka would be at the Village Council meeting on September 6, 2016 and that there would be no discussion.

Mr. D'Onofrio that it will be at the September 20, 2016 meeting and confirmed that there would be no discussion.

Ms. Holland then asked if there would be a vote on the preliminary plan by the Village Council.

Mr. Cripe confirmed that is correct. He added that they did not want to do it the day after Labor Day.

Chairperson Dalman asked if there were any other items of business to discuss.

No additional items were discussed by the Commission at this time.

Public Comment

No public comment was made at this time.

The meeting was adjourned at 7:44 p.m.

Respectfully submitted,

Antionette Johnson

MEMO

SUBJECT: Plan Commission procedures for public hearings
DATE: September 22, 2016
FROM: Brian Norkus, Assistant Director of Community Development

Rules and procedures for the Plan Commission were presented to the Commission at the May 28th regular meeting of the Commission. At that meeting, discussion among the Commission focused procedures' call for the swearing in of all witnesses; some members of the Commission concerned about the need for, and impact of, swearing in members of the public who were present to speak to an application.

After further conversation with the Village Attorney, it has been reaffirmed that all persons speaking to an application must be sworn in.

The attached rules and procedures depict other changes recommended at the May meeting, correcting and clarifying the Plan Commission's authority to act on Special Uses.

WINNETKA PLAN COMMISSION PROCEDURES FOR PUBLIC HEARING

This document explains the procedures that the PC will use to conduct the public hearing on Special Use permit applications (including applications for Planned Developments)~~type of zoning relief~~. The purpose of these procedures is to ensure that the applicant and the public have a full and fair opportunity to present their views and questions regarding the proposed development, and to ensure that the PC has the information it needs to make its recommendation to the Village Board regarding the petition~~preliminary development plan~~.

1. **Introduction by the Chairperson.** The Chairperson will begin by officially opening the public hearing. The Chairperson will then announce the name of the petitioner and that the stated intent of the public hearing will be to consider an application for Special Use Permit~~type of zoning relief~~. The Chairperson will explain the procedures for the conduct of the public hearing. An oath shall be administered to all persons intending to speak during the course of the public hearing.
2. **Status of Petition.** Village staff will report the status of the application~~proposed petition~~ and summarize~~note the~~ materials received from the applicant.
3. **Petitioner's Presentation.** The petitioner will present the petition for the Special Use Permit~~preliminary development plan~~ with testimony of witnesses and other evidence. The petitioner will be given approximately 1 hour for its presentation, subject to extension that the Chairperson may grant in order to ensure that necessary information is included and presented at the public hearing. In general, the PC will allow the petitioner to make this presentation without interruption, except for those questions allowed by the Chairperson from the PC members that may be immediately necessary to aid the PC or the public in understanding the presentation.
4. **Initial PC Questions.** After the Petitioner's Presentation, the PC members may ask such questions of the petitioner as may be necessary to clarify material presented or the relief requested. It is anticipated that the Petitioner's Presentation and the Initial PC Questions will proceed on the [date] hearing date, at which point the PC will continue the hearing to the PC's [date] meeting date for the commencement of Public Testimony and Comment on the preliminary development plan.
5. **Public Testimony and Comment.** It is anticipated that Public Testimony and Comment will commence on the PC's [date] meeting.
 - **Designated Counsel.** It may be that certain residents or groups of residents may have chosen to be represented by counsel ("Designated Counsel"). If this is the case, then the first portion of the public testimony and comment period will be allocated to Designated Counsel. If there are no Designated Counsel, then the proceedings can go directly to the General public comment explained below.

If there are Designated Counsel, then at the start of the Designated Counsel period for testimony and comment, the Chairperson will advise the Designated Counsel of the amount of time permitted for testimony and comment. For this hearing, each Designated Counsel will be given 30 minutes for their individual comments. The Chairperson will ask all Designated Counsel to state their names and addresses and the names and addresses of who they represent. The Chairperson will remind all Designated Counsel to avoid repetition from previous speakers and that all information presented is under oath. The Chairperson will allow each Designated Counsel to speak one time only, unless the Chairperson determines that allowing a Designated Counsel to address the PC again will contribute new testimony or other necessary and relevant evidence.

- **Testimony, Evidence, and Questions.** Designated Counsel may address to the PC their questions, testimony, evidence, and comments about the Special Use Permit~~proposed project and type of zoning relief~~ application and the evidence presented by the petitioner and other members of the public. The Chairperson shall determine how the questions from Designated Counsel shall be addressed. Following the conclusion of all Designated Counsel participation, the Chairperson shall direct the questions from the Designated Counsel to the petitioner in an orderly and consolidated manner for response.
- **General.** At the start of the general period for public testimony and comment, the Chairperson will advise the public of the amount of time permitted for public testimony and comment. For this hearing, each member of the public will be given five minutes for their individual comments. The Chairperson will ask all speakers to state their names and addresses and will remind all speakers to avoid repetition from previous speakers. The Chairperson will also remind the public that all information presented is under oath. The Chairperson will allow each speaker to speak one time only, unless the Chairperson determines that allowing a speaker to address the PC again will contribute new testimony or other evidence.
- **Testimony, Evidence, and Questions.** Members of the public may address to the PC their questions, testimony, evidence, and comments about the petition, preliminary planned residential development application and the~~and the~~ evidence presented by the petitioner, and evidence presented by other members of the public. The Chairperson shall determine how the questions from the public shall be addressed. Following the conclusion of all public participation, the Chairperson shall direct the questions from the public to the petitioner in an orderly and consolidated manner for response.

6. **Response by the Petitioner.** The Chairperson will allow the petitioner a reasonable time to respond to the public testimony and comments presented.
7. **Questions by the PC.** The PC members may ask such questions of any individual (~~petitioner and members of the public~~) as may be necessary to clarify material presented or the nature of the petition~~relief requested~~.
8. **PC Discussion and Deliberation.** During the PC's discussion, members of the PC may direct additional questions to the petitioner, witnesses for the petitioner, or members of the public who spoke during the hearing. The Petitioner, witnesses for the petitioner, or members of the public may not address the PC during this portion of the meeting without the consent of the Chairperson.
9. **PC Action.** Based on the discussions, the PC may: (a) require the petitioner, Village staff, and/or the Village Attorney to provide new or additional information and continue the hearing to a date certain; or (b) take action (vote) on the petition and make its recommendation to the Village Board. A vote by the PC will close the public hearing. A majority vote of the PC members present is required in order to take action on the petition~~type of zoning relief~~. Under Section 17.56.065 of the Zoning Code~~the [applicable zoning code]~~, the PC has the authority to (i) recommend approval of the Special Use Permit~~type of zoning relief~~, (ii) recommend approval of the Special Use Permit~~type of zoning relief~~ with modifications, or (iii) recommend denial of the Special Use Permit~~type of zoning relief~~.

Oath for Public Hearing Participants:

(administered by Chairperson):

“Please stand and raise your right hand –

Do you swear to tell the truth and the whole truth in the testimony you are about to give?

If so, please say “I do”.

Thank you - please be seated.”

Date: September 20, 2016
To: Plan Commission
From: Brian Norkus, Assistant Director of Community Development
RE: Special Use Permit - Winnetka Park District – Dwyer Park

The Winnetka Park District has applied for a Special Use Permit seeking approval of proposed improvements to Dwyer Park located on western edge of the Elm Street business district. Dwyer Park is a 1.23 acre parcel, with on-street parking on the park's north, east, and west boundaries.

Surrounding land uses are varied and include the Village's municipal parking lot and Post Office to the east, and single-story commercial buildings and institutional uses (including the Winnetka Bible Church) to the north.



The Park District's application materials describe plans as dependent on funding and contractor bids, with work outlined as a base level plan with a series of possible options and/or phases.

Specific proposed modifications include the following;

Base plan

- (a) Expansion of existing play area, described in Park District application materials as expanding by 50 percent. New play equipment will be supplemented by refurbishment of existing equipment. Poured in place play surfacing will be replaced and expanded in size;
- (b) A new concrete sidewalk along the entire eastern edge of the park site, connecting Elm Street sidewalk to Oak Street sidewalk. Proposed walk would replace an existing brick paver walk which extends only a portion of the park's length;
- (c) "Pedestrian amenities" including five (5) trash and recycling containers;
- (d) Bicycle facilities including a bike repair station near Elm Street, and two (2) bike racks adjacent to the northeast corner of the play area;
- (e) New concrete picnic area with picnic tables, located south of play area;

Option 1

- (a) Expanded picnic plaza, seat walls and terrace steps located south of play area;
- (b) Open sided 18' tall gazebo structure;
- (c) Three (3) pedestrian scale light poles along north-south sidewalk;

Option 2

- (a) Expansion of existing north garden area (Elm Street), with addition of sculpture, seat wall, and gravel pathway;

Option 3

- (a) Development of new woodland garden on south park perimeter (Oak Street), with sculpture, seat wall and gravel pathway.

In addition to the items described above, plans call for the addition of two new features near the southern boundary of the park, including two (2) precast-concrete bag courts, and an octagonal Gaga ball court measuring 20 feet in diameter. Photo examples of such equipment are included in the Park District's agenda materials.

Written communication received

Written notice of the Plan Commission, Design Review Board and Zoning Board of Appeal's meetings were sent to property owners within 250 feet of the park's boundaries. The Village as received two (2) written communications from neighboring property owners as of the date of this writing (attached).

Plan Commission role

Parks are permitted as a "Special Use", within the C2 Commercial zoning district. Special Uses are subject to review by the Plan Commission, Zoning Board of Appeals, and Design Review Board, with final approval by the Village Council.

The attached written application materials submitted by the Park District address six (6) standards which are reviewed by the Zoning Board of Appeals. While the application is directed at standards reviewed by the ZBA, the response to those standards will assist the Plan Commission in conducting its own review.

The Plan Commission's role in evaluating Special Uses is defined in the Village Code, to evaluate Special uses for consistency with the Village Comprehensive Plan. To assist the Commission in conducting that review, this report concludes with *draft* potential findings. Draft findings highlight pertinent policy statements and objectives from the Winnetka 2020 Comprehensive Plan.

The Design Review Board reviewed this matter at its September 15th meeting, requesting further study of the gazebo structures scale and height, and requested consideration of alternatives to concrete for sidewalk and/or patio areas. The matter is scheduled to be taken up again by the Design Review Board on October 20th.

The Zoning Board of Appeals is scheduled to consider the request at its October 17th meeting.

The Special Use Permit request is subject to final approval by the Village Council.

To: Winnetka Village Council
Winnetka Plan Commission
Winnetka Design Review Board/Sign Board of Appeals

VILLAGE OF WINNETKA

CASE NUMBER: 16-15-SU

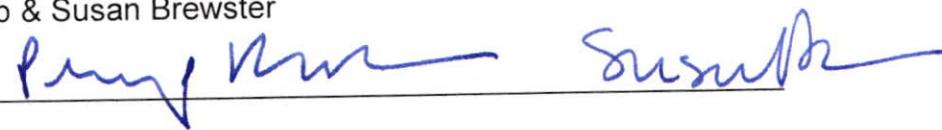
APPEARANCE

Special Use Permit Requested by Winnetka Park District

Dwyer Park at 521 Birch Street

The undersigned hereby enter his/her appearance as an interested party and property owner within 250 feet of the above proposed Special Use Permit.

Name: Philip & Susan Brewster

Signature: 

Address: 872 Oak Street

Email: philip.brewster@brewsteradvisory.com

Date: September 8, 2016

The undersigned demand notice by email of all subsequent submissions and all documents filed in the matter of the proposed special use permit.

From: [Kesslermfj](#)
To: [OneWinnetka](#)
Subject: DWYER PARK RENOVATIUON
Date: Friday, September 16, 2016 11:35:36 AM

YES -- I HAVE AN OPINION THAT NO ONE APPEARS TO EVEN WANT TO "LISTEN TO:"
I AM 860 OAK ST ACROSS FROM THE PARK. TO PUT UP MORE BUSHES SO
PEOPLE CAN BE UNDETECTED AND HIDE, IS LOOKING FOR TROUBLES.
TO BUILD A "HOUSE" THAT WILL ENCOURAGE PARTIES AND NOISE TO THE
NEIGHBORHOOD IS DEPLORABLE.
AND TO SPEND THE \$500,000. JUST BECAUSE YOU HAVE IT IS SINFUL "SHOWOFF"
AND THE MONIES SHOULD GO TO BETTER AND NEEDED CAUSES.
THE COMMON SENSE APPROACH IS: DO NOT FIX IT IF NOT BROKEN.
SO GOES THE THINKING OF :JOHN KESSLER WHO HOPES TO BE ABLE TO ATTEND

DRAFT

Findings of the Winnetka Plan Commission

**Dwyer Park Special Use Permit
Consistency with the
Village of Winnetka Comprehensive Plan**

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

The proposal **is consistent** with the following policies and objectives contained within the Village 2020 Comprehensive Plan:

Parks, Open Space Recreation and Environment

- (1) "Preserve or expand the quantity, quality and distribution of open space and recreational opportunities."
- (2) "Protect the Village's natural features and environmental resources."

Village Character and Appearance

- (3) "Encourage organizations, schools, religious institutions businesses and citizens in their efforts to beautify the Village."
- (4) "Use high quality design and materials when constructing public improvements."
- (5) "Enhance the beauty of improvements with appropriate decorative details, artwork or sculpture."

Educational and Community Institutions

- (6) "Ensure safe and attractive access to educational and community institutions. Pursue improvements that address public safety as well as traffic, congestion and parking."

Parks, Open space, Recreation and Environment

- (7) "Preserve or expand the quantity, quality and distribution of open space and recreational opportunities."
- (8) "Support the development of recreational facilities to meet the needs of residents of all ages."
- (9) "Engage in a public process that balances institutional goals and minimizes any adverse impact to the character of the adjacent residential neighborhood."

- (10) “Foster greater cooperation among all institutions – private and public – in the joint use of recreation facilities.”

Land use – Winnetka Park District and Open Space

- (11) “Cooperate with the Winnetka Park District in achieving the District’s goal of providing Village residents with high quality recreational programs and open space.”
- (12) “Work with the Park District to minimize the impact of existing programs on adjacent neighborhoods.”
- (13) “Coordinate planning for any new facilities and programs to balance recreational needs of the community with the residential character of the surrounding neighborhood.”
- (14) “Ensure that street and parking infrastructure are adequate and that other ancillary effects such as artificial lighting, noise and water runoff are held to acceptable levels.”

Green Bay Road Corridor and Business Districts

- (15) “Promote a strong community identity and opportunities to interact while building a healthy commercial tax base. Provide a broad range of goods and services so that Winnetka residents can satisfy most of their ordinary shopping requirements in the Village, and so that non-residents will come to the Village for specialty goods and services.”
- (16) “Maintain the essential quality, viability and attractiveness of Winnetka’s business districts while encouraging new economic development consistent with the character of the Village and the individual business districts.”
- (17) “Ensure that new development does not decrease public parking supply, particularly on-street parking that supports retail use.”

RESOLUTION

NOW THEREFORE BE IT RESOLVED that the Winnetka Plan Commission finds that the proposed Special Use Permit application by the Winnetka Park District for improvements to Dwyer Park (**is/is not**) consistent with the Village of Winnetka Comprehensive Plan.

Passed by a vote of ___ in favor and ___ opposed.

Special Use Permit Application Requirements

SEP - 7 2016

Village of Winnetka

ONLY COMPLETED APPLICATIONS WILL BE ACCEPTED

Submittal
Check Box

1. Written application materials (narrative) describing the project and providing evidence that the proposed Special Use will conform to the six (6) standards for granting a Special Use Permit (*Standards are listed on the signature page of the application form*). Narrative must explicitly address compliance with each of the six (6) standards.
2. Completed and signed application form (pages 4-5 of this application).
3. Proof of ownership, such as a copy of title insurance policy. Applications involving property held by a **land trust** must be signed by the trust officer of the institution holding the trust. The names and addresses of beneficial owners and a certified copy of the Trust Agreement must also be provided.
4. Completed Lot Coverage and/or Gross Floor Area Calculation Worksheets, if work includes modifying amount of impermeable surface area or building area (attached).
5. Traffic and parking study. This may be waived for certain projects. (See attached guidelines).
6. Plat of Survey. The plat must be accurate and prepared by an Illinois licensed land surveyor. The plat cannot be more than five (5) years old. The plat must show the lot area, legal description and all current improvements on the property.
7. Project plans. Provide project plans as follows:
- one (1) set full size (to scale) plan set, with dimensions;
 - one (1) set reproducible 8 ½" x 11" or 11" x 17" plans set (*in order to maintain detail and legibility, please limit one image per page*);
 - optional - PDF copy of plan set;

Plans should depict both existing and proposed conditions (*depending on the type of project it may be necessary to include separate sheets showing existing and proposed plans*). Plans should include the following;

- i. Floor Plans. The floor plans must show all levels of the structure being altered, highlighting proposed changes.

- ii. Exterior Elevations. Provide dimensions, including height from grade. Highlight proposed changes.
- iii. Site Plan. Show and dimension all proposed additions and/or new structures and dimension all distances between the proposed additions and/or structures and the property lines.
- iv. Other – it may be appropriate to include perspective renderings, site photos, landscape plans or other details depending on the nature of the project.

- X 8. A complete application for Certificate of Appropriateness to be reviewed by the Design Review Board (attached). PREVIOUSLY SUBMITTED ON 8/25/16
- NA 9. A filing fee of \$935.00 payable to the Village of Winnetka.

Special Use Permit Process

SUMMARY

The Village Planner reviews and processes the application materials. A Legal Notice is prepared, published, sent to surrounding property owners, and is posted on the subject property. The application materials are concurrently distributed to the Village Engineer for comment on the traffic/parking analysis and Fire and Water and Electric Departments for comment.

The reviewed materials and department comments are then transmitted to the Plan Commission and the Design Review Board for review and comment. All comments then go to a Public Hearing before the Zoning Board of Appeals and the Village Council.

Meeting Notes

1. The Design Review Board meets on the third Thursday of each month.
2. The Plan Commission meets on the fourth Wednesday of each month.
3. The Zoning Board of Appeals meets the second Monday of each month. (See calendar below)
4. The Village Council meets the first and third Tuesday of each month.

CASE NO. _____

APPLICATION FOR SPECIAL USE

Name of Applicant Winnetka Park District

Property Address Dwyer Park (521 Birch Street)

Home and Work Telephone Number 847/501-2040

Fax and Email 847/501-5779, info@winpark.org

Architect Information: Name, Address, Telephone, Fax & Email
Winnetka Park District

540 Hibbard Road, Winnetka, IL 60093

Attn.: Richard Schram 847/501-2055, Fax 847/441-5711, rschram@winpark.org

Attorney Information: Name, Address, Telephone, Fax & Email
Steven B. Adams, Attorney

Robbins Schwartz, 55 W. Monroe St., Suite 800, Chicago, IL 60603-5144

312/332-7760, Fax 312/332-7768, sadams@robbins-schwartz.com

Date Property Acquired by Owner March 19, 1941; Feb. 4, 1944; Feb. 26, 1952; May 14, 1959

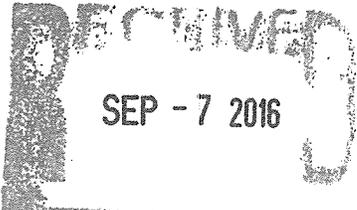
Nature of Any Restrictions on Property None

Explanation of Special Use Requested Park renovation (please see attached narrative)

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 Park District


Property Owner

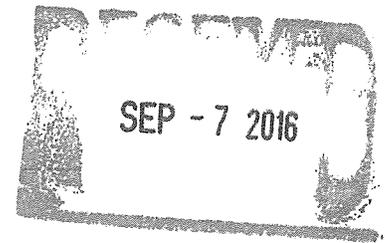
September 6, 2016

Date

540 Hibbard Rd., Winnetka, IL 60093

Address

**Hubbard Woods Park
Special Use Permit
Narrative**



Dwyer Park is located on the west side of the Village of Winnetka Central Business District. It abuts Dwyer Court, the downtown post office and village parking lot property on its eastern boundary. Elm Street, Oak Street, and Birch Street front the 1.23 acre park site on its northern, southern, and western boundaries, respectively.

The current park development includes a grassy open space to the north which sits a few feet higher than the more wooded southern end. A butterfly garden and park sign sit adjacent to Oak Street. A paver path connects Oak Street, a bench, and a drinking fountain to a playground located just south of the lawn. The playpit includes a large playstructure to the east, a swing structure to the north, a tot playstructure to the west, and bouncers and a digger to the south. Three (3) sitting areas with six (6) benches surround the playpit. A cluster of three (3) picnic tables is located in the center of the wooded southern end of the site. A small patio surrounding a bronze sculpture of children connects to Oak Street and includes a couple of benches.

The Winnetka Park District intends to renovate Dwyer Park to provide an improved and feature rich open recreational space for residents and visitors to the Central Business District of all ages. Some features of the master plan may be deferred depending on final bids from contractors.

The playground will be expanded by approximately 50% in the park redevelopment. This enlarged playpit will accommodate additional play features for both preschool aged and grade school aged children. The majority of the existing play equipment will remain and be refurbished, eliminating potential safety and accessibility issues. The large playstructure to the east will be expanded with nets, a slide, and climbing apparatus. A new swing structure will add additional belt swings to the north. The existing tot playstructure will be relocated and enlarged with ground level activities including a play house. New spinners, bouncers and a seesaw will be installed. Two fabric roofs (approximately 8' x 8' each) will be installed over the playstructures to provide shade for the children. The existing sand surfacing will be removed and replaced with wood fiber except for a small sand play area adjacent to the tot playstructure. The existing permeable poured-in-place synthetic surfacing will be resurfaced and enlarged to provide increased accessibility and reduce maintenance under heavily used play features. Colors will be similar to the current playground: pine green posts and major beams (current color is bright green), tan slides and climbing components, blue plastic panels and components, lime green plastic components, red accents, brown decks, green fabric roofs, black nets, and beige play surfacing.

A new concrete sidewalk, replacing a shorter brick paver walkway, will be installed along the eastern side of the park to connect Elm Street and Oak Street to make the playground and park site more easily accessible. Waste and recycling receptacles (5 pairs) will be added along this path as well as a bike repair station and bike racks. Three (3) decorative lightpoles along this path will provide illumination to the park. Ten (10) benches will surround playground. Some of these benches will be located on concrete paver patios. All of these amenities will be the styles and materials adopted by the Winnetka Park District as their standard, such as those installed at Skokie Playfield and Hubbard Woods Park.

A gazebo in the center of the park, just south of the playground, will provide a performance area for community events and a western locus for a future pedestrian spine leading from the Village Hall to the park. The octagonal gazebo will also shelter portable picnic tables. The gazebo will utilize round metal posts with decorative bands at the base and capital that echo the round columns of Village Hall and the Winnetka Bible Church to the north of the park. The roof will have a clerestory opening with decorative infill and a matching ornamentation will be installed under the roof line. Cedar colored architectural asphalt shingles will be placed over the tongue and grooved decking, colored, like the metal posts and beams, an ivory.

An adjacent concrete patio area is designed for three (3) permanent picnic tables (same manufacturer as Skokie Playfield and Hubbard Woods Park) and a concrete ping pong table. A series of cut fieldstone terrace steps will lead from the patio to the lower south side of the park and provide additional seating.

Curved stone seat walls are proposed for both the north and south ends of the park, each facing the center of the park and the gazebo. The northern one will provide a backdrop for an enlarged butterfly garden, a potential location for piece of artwork, two (2) new benches, and an edge for a crushed granite path that will provide park access from the northeast corner of the site. The southern seat wall will include a new pedestal in the seatwall for the relocated children's' sculpture and a cluster of four (4) benches in the quiet side of the park. All seat walls will match the ones installed at Skokie Playfield and Hubbard Woods Park. A crushed granite pathway also borders the southern wall to allow pedestrian access from the southwest corner of the site. A new woodland garden between the seat wall and Oak Street is also proposed.

Additional amenities for the park include two (2) precast concrete bag courts and two (2) benches adjacent to the new concrete path, as well as an octagonal Gaga ball court at the southwest corner of the site. New landscaping is proposed for the park including adding new shade trees and perennial beds around the playground. Stone walls will also be located around the central patio area.

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;*

The renovation of Dwyer Park will bring the playground, which was built in 1997, up to current safety standards. In addition, the inclusion of additional pathways, relocation of site furniture, and increased playground features will make the site completely accessible in the spirit of the Americans with Disabilities Act. The location of the planting beds and bench placements will discourage children using the playground from running into the nearby parking areas paralleling the east and west sides of the park. The final proposed plan has received substantial input from the community during the design phase (six (6) public meetings on- and off-site plus one (1) meeting focusing on tween users), business owners (two (2) meetings), and internet surveys (160 respondents).

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

The general layout of the Dwyer Park renovation follows closely the existing use patterns in the site. The lawn area to the north side of the park, which is used by children for games, is maintained. The playground has not been relocated from its current location, although its footprint has been expanded to accommodate additional equipment safety zones. The southern wooded portion of the site is minimally disturbed in deference to the nearby residences.

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 proposed redesign of Dwyer Park takes into consideration the possible future development of the village's post office property to the east by locating the gazebo and central patio in the center of the park, lined up with the center of Village Hall, Moffat Mall, Chestnut Court, and early proposed renderings of the post office site to provide a westerly anchor to a possible pedestrian pathway. Linkages to the business district are maintained along Elm Street and Oak Street sidewalks.

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 entire park will be accessible for pedestrians via the new concrete pathway connecting Elm Street and Oak Street on the east side of the park. New crushed granite pathways will provide additional pedestrian access to the park for residents to the west of the park while reducing impermeable surfacing. No vehicular traffic on Elm Street and Oak Street or future modifications to the parking provided along Dwyer Court and Birch Street are affected.

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*

Additional utilities will be provided as needed for the renovation, including expanded underground drainage for the playground and surrounding area and underground electric to the lightpoles and gazebo.

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

All regulations and other village ordinances and codes will be followed. Any trees around the playground and proposed gazebo patio that must be removed for construction will be either transplanted or replaced per the requirements of the village forester.

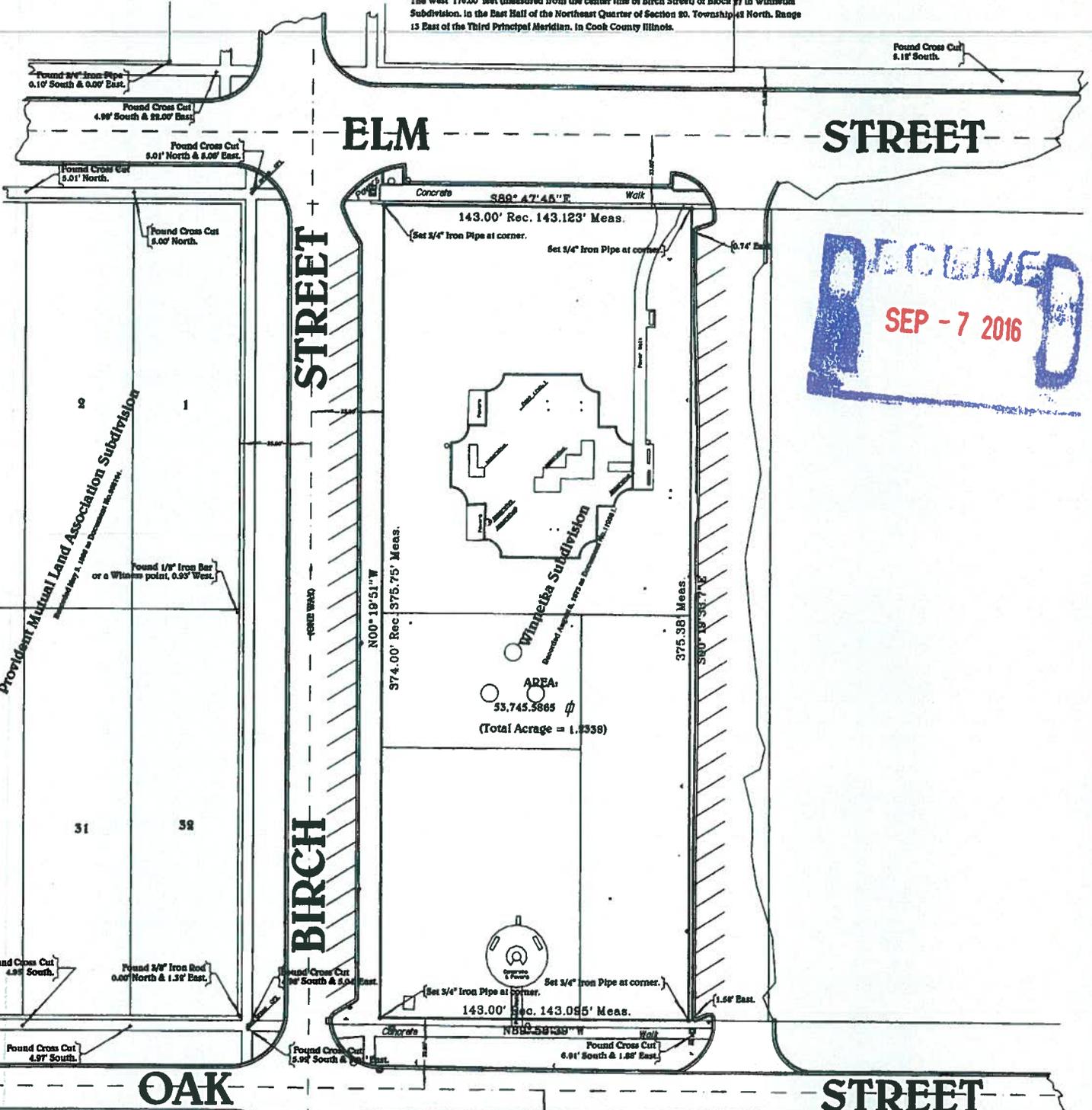
PLAT OF SURVEY

Scale: 1" = 30.00'

The West 176.00 feet (measured from the center line of Birch Street) of Block 27 in Winnetba Subdivision, in the East Half of the Northeast Quarter of Section 30, Township 42 North, Range 13 East of the Third Principal Meridian, in Cook County Illinois.

Found Cross Cut 5.18' South.

ELM STREET



Provident Mutual Land Association Subdivision
 Subdivided by J. Lee & Associates Inc. 1997

Winnetba Subdivision
 Subdivided by J. Lee & Associates Inc. 1997

AREA:
 53,745.3665 \pm
 (Total Acreage = 1.2339)

DANIEL CREANEY COMPANY
 CONSULTING CIVIL ENGINEERS
 429 SKOKOS BLVD, SUITE 102
 NORTHBROOK, ILLINOIS
 (847) 480-5757
 FAX (847) 480-7209

BOOK _____
 JOB NO.: **6399**
 SHEET **1** OF **1**

- Notes:
- This plat is subject to the conditions and restrictions as shown on the title insurance policy. A copy of a current title insurance policy should be obtained when using this plat.
 - All survey points should be compared on the ground and with one another before building by zone and any discrepancies be reported immediately to this firm.
 - No dimensions or angles herein to be assumed by scaling. Distances noted herein are in feet and decimal parts thereof.
 - Any information relative to utilities or elevations herein are taken from available records, unless otherwise noted.

NOTE:
 Bearings are based on localized system.



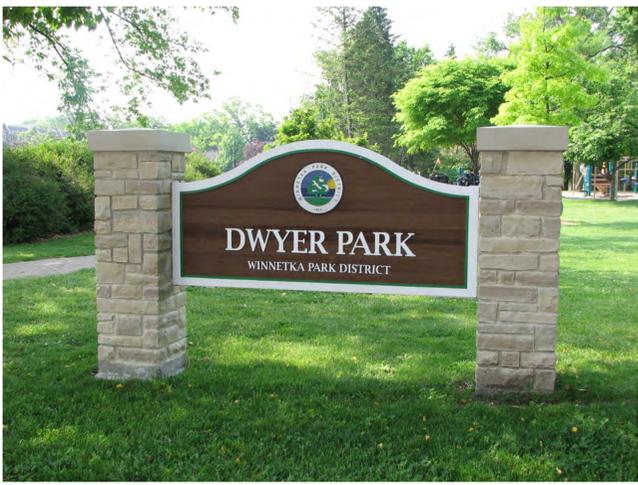
STATE OF ILLINOIS 88
 COUNTY OF COOK

I, Jeffrey D. Carlson, do hereby certify that I have surveyed the property as described in the above caption and that the Plat hereon drawn is a correct representation of said survey.

I further state that this professional service conforms to current Illinois minimum standards for a boundary survey. The work was performed for W. P. D. and the field work was completed on June 23, 2009.

Northbrook, Illinois June 23, 2009

Jeffrey D. Carlson
 Professional Land Surveyor No. 2838
 My license will expire November 30, 2010



PARK SIGN



BUTTERFLY GARDEN



PLAYGROUND



PLAYGROUND



PLAYGROUND



PLAYGROUND



BENCH



VIEW FROM ELM STREET



PLAYGROUND



DRINKING FOUNTAIN



VIEW FROM OAK STREET



PLAYGROUND



SCULPTURE PATIO



PLAYGROUND



PICNIC TABLES



BUTTERFLY GARDEN

DWYER PARK EXISTING SITE PHOTOS



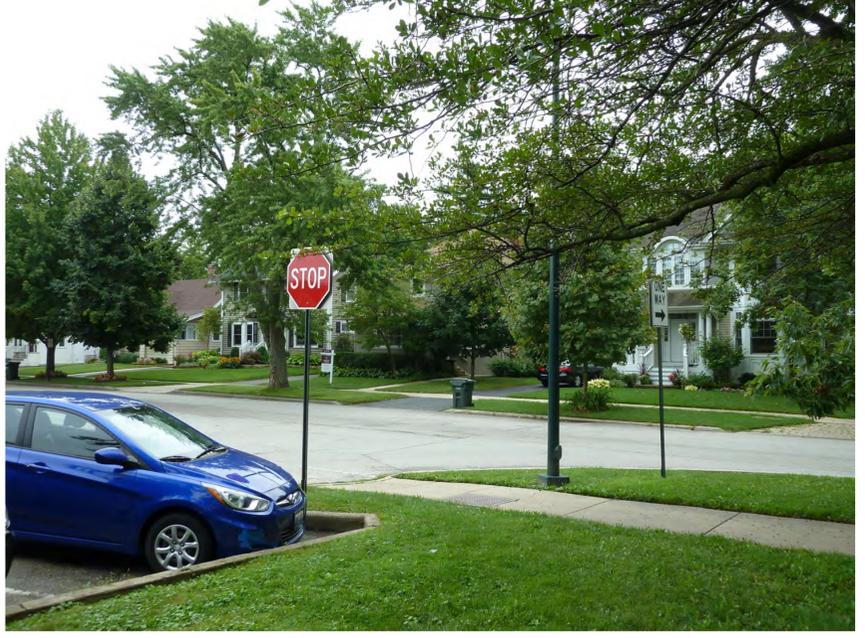
VIEW TO NORTH



VIEW TO NORTHEAST



VIEW TO EAST



VIEW TO SOUTHEAST



VIEW TO SOUTH



VIEW TO SOUTHWEST



VIEW TO WEST



VIEW TO NORTHWEST

DWYER PARK ADJACENT PROPERTY PHOTOS



STONE & GRASS TERRACES



STONE & GRASS TERRACES



STONE & GRASS TERRACES



STONE SEATWALL



BIKE RACKS



BENCH



PICNIC TABLE



BAGGO COURT



PING PONG TABLE



GAGA COURT



LIGHTPOLE



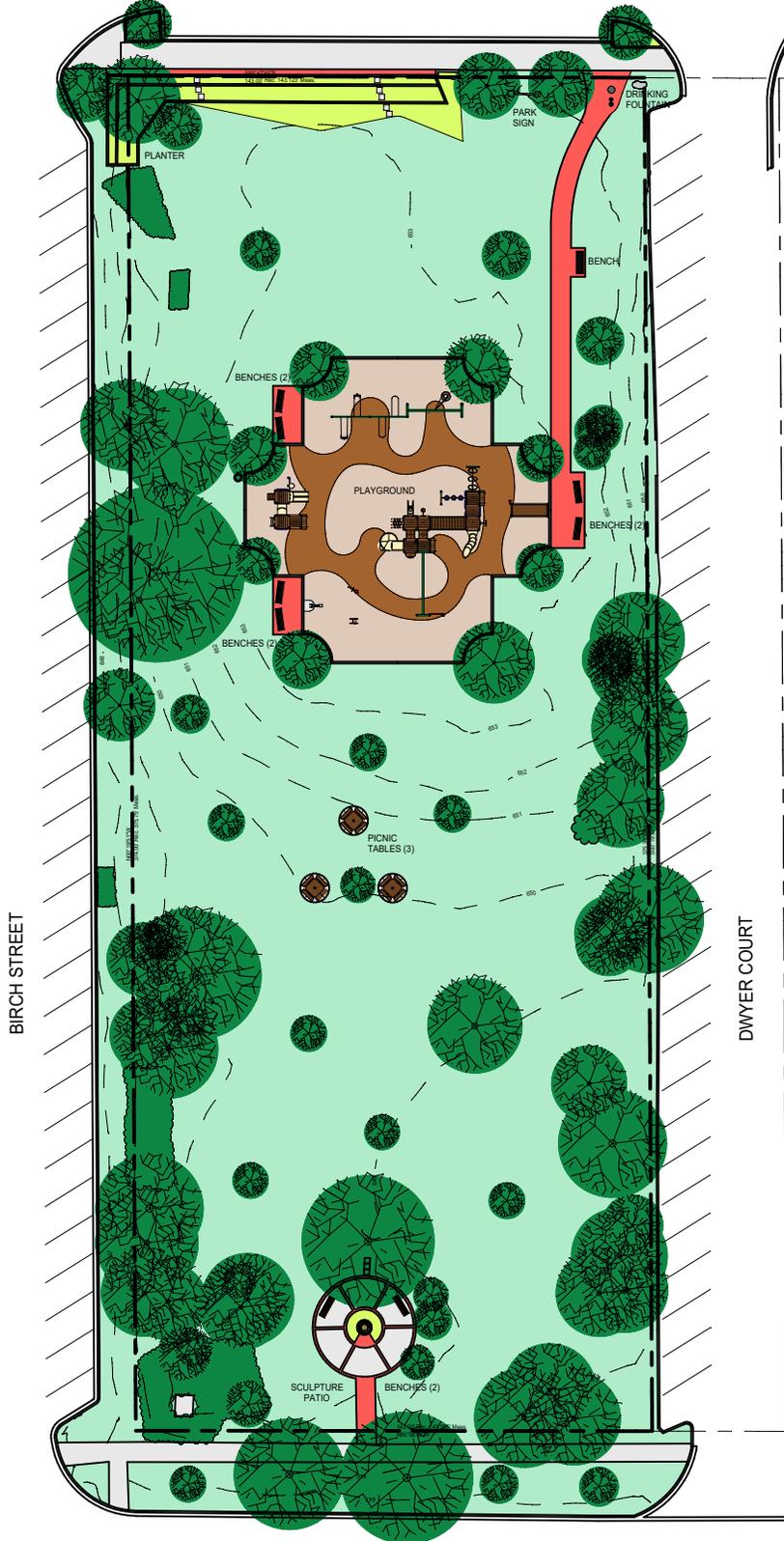
WASTE RECEPTACLES



BIKE REPAIR POLE

DWYER PARK PROPOSED SITE AMENITIES

ELM STREET



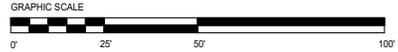
BIRCH STREET

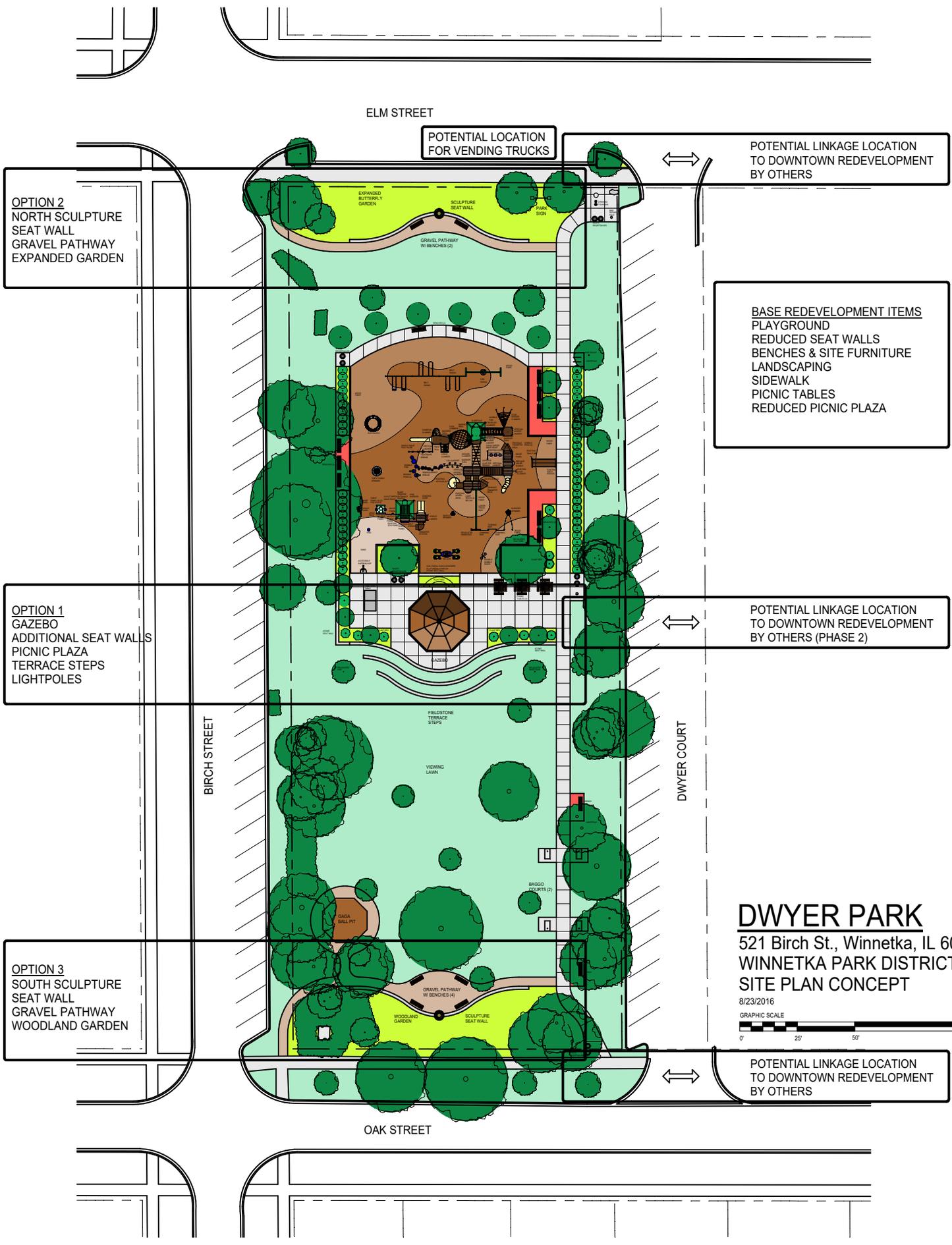
DWYER COURT

OAK STREET

DWYER PARK
 521 Birch St., Winnetka, IL 60093
 WINNETKA PARK DISTRICT
 EXISTING SITE PLAN

8/23/2016





OPTION 2
 NORTH SCULPTURE
 SEAT WALL
 GRAVEL PATHWAY
 EXPANDED GARDEN

OPTION 1
 GAZEBO
 ADDITIONAL SEAT WALLS
 PICNIC PLAZA
 TERRACE STEPS
 LIGHTPOLES

OPTION 3
 SOUTH SCULPTURE
 SEAT WALL
 GRAVEL PATHWAY
 WOODLAND GARDEN

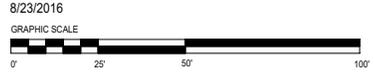
POTENTIAL LOCATION
 FOR VENDING TRUCKS

POTENTIAL LINKAGE LOCATION
 TO DOWNTOWN REDEVELOPMENT
 BY OTHERS

BASE REDEVELOPMENT ITEMS
 PLAYGROUND
 REDUCED SEAT WALLS
 BENCHES & SITE FURNITURE
 LANDSCAPING
 SIDEWALK
 PICNIC TABLES
 REDUCED PICNIC PLAZA

POTENTIAL LINKAGE LOCATION
 TO DOWNTOWN REDEVELOPMENT
 BY OTHERS (PHASE 2)

DWYER PARK
 521 Birch St., Winnetka, IL 60093
 WINNETKA PARK DISTRICT
 SITE PLAN CONCEPT



POTENTIAL LINKAGE LOCATION
 TO DOWNTOWN REDEVELOPMENT
 BY OTHERS

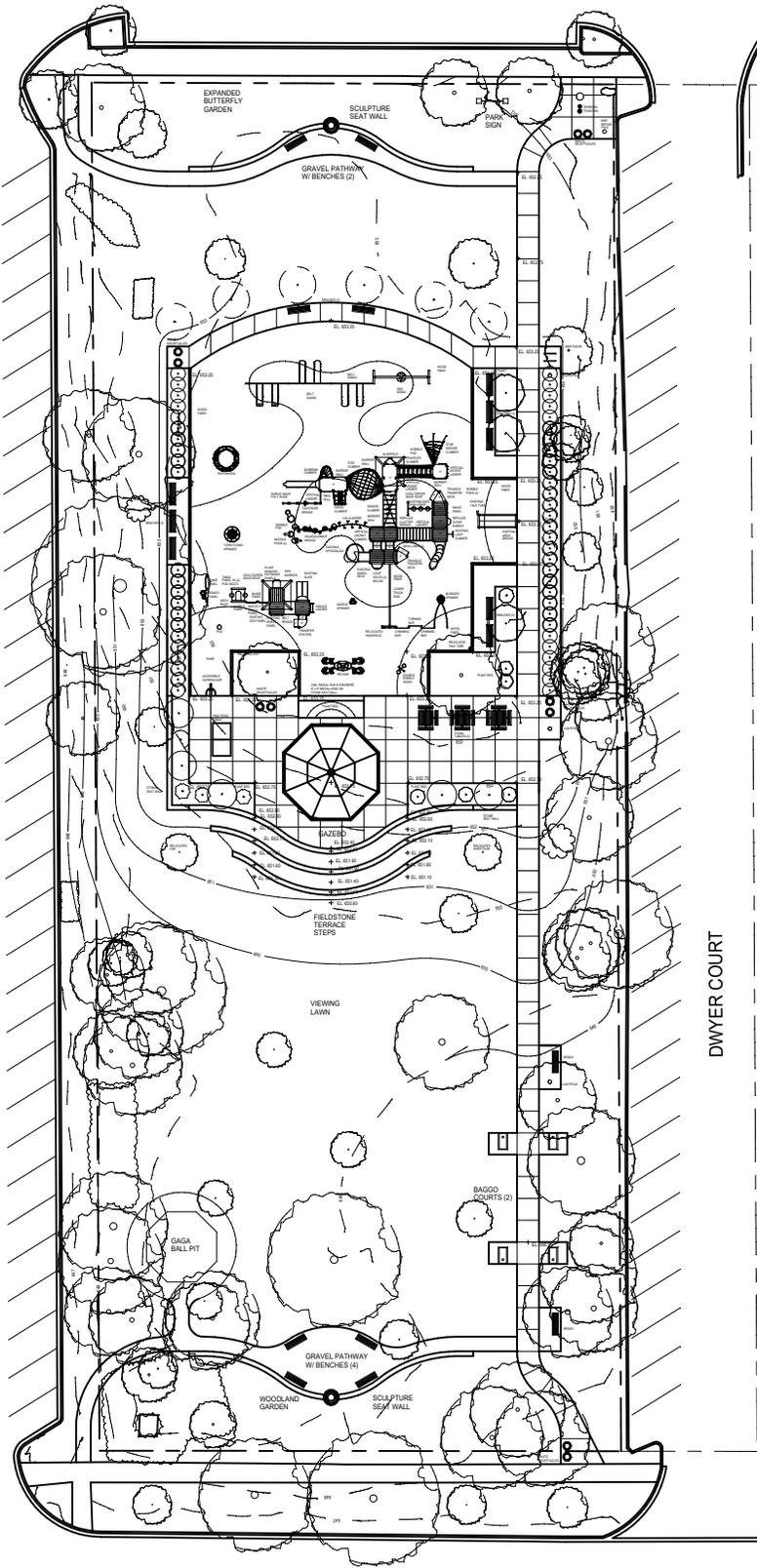
OAK STREET

ELM STREET

BIRCH STREET

DWYER COURT

OAK STREET



DWYER PARK
 521 Birch St., Winnetka, IL 60093
 WINNETKA PARK DISTRICT
 GRADING PLAN CONCEPT
 8/23/2016

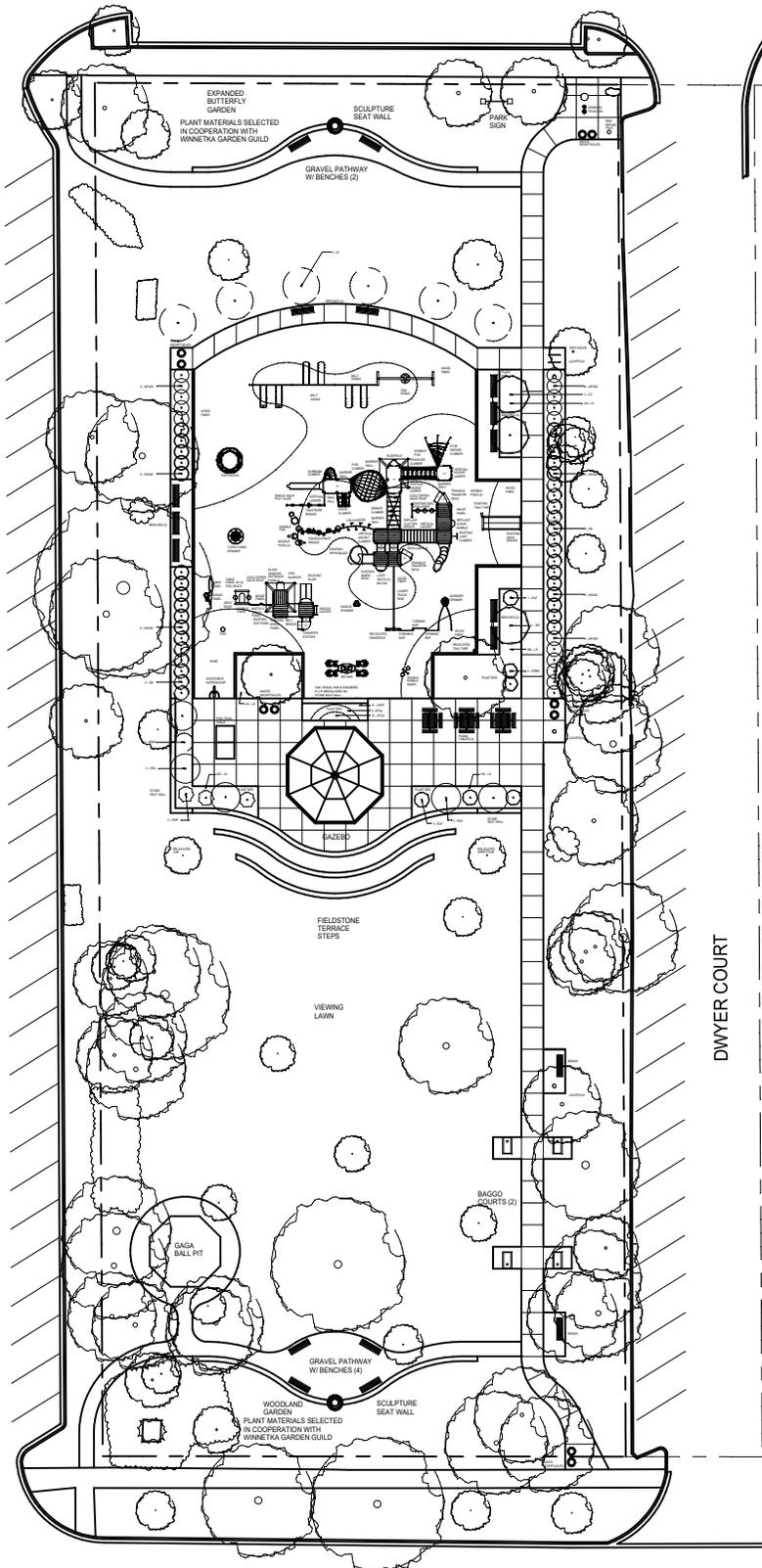


ELM STREET

BIRCH STREET

DWYER COURT

OAK STREET



PLANT SCHEDULE

DECIDUOUS TREES			
CF	2	CORNUS FLORIDA	RED FLOWERING DOGWOOD
CC	2	CERCIS CANADENSIS	REDBUD
HSA	6	HIBISCUS SYRACUSUS 'MIRRODITE'	APPROPRIATE ROSE OF SHARON
MS	1	MAGNOLIA STELLATA	STAR MAGNOLIA
DECIDUOUS SHRUBS			
EAF	4	EUONYMUS ALATUS 'FIREBALL'	FIREBALL BURNINGBUSH
HBSB	1	HIBISCUS SYRACUSUS 'BLUE SATIN'	BLUE SATIN ROSE OF SHARON
HOGM	22	HYDRANGEA QUERCIFOLIA 'SATINBY MOON'	CATSKY MOON CANDLE HYDRANGEA
HAIR	3	HYDRANGEA ARBORESCENS 'INVINCIBLE RUBY'	RUBY INVINCIBLE HYDRANGEA
SB	14	'SIRINGA' 'BLOOMERANG'	BLOOMERANG LILAC
VGBM	2	VIOLARIA DENTATUM 'BLUE MUFFIN'	BLUE MUFFIN VIOLARIA
WPKR	16	WEIGELA FLORIDA 'WINE & ROSES'	WINE & ROSES WEIGELA
PERENNIALS, ORNAMENTAL GRASSES			
CAF	12	CALAMAGROSTIS x ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS
ERSU	9	ECHINACEA 'PARKINSA' 'GREEN JEWEL'	GREEN JEWEL CONEFLOWER
STCD	15	SEDUM 'TELEPHUM' 'CHOCOLATE DROP'	CHOCOLATE DROP SEDUM
GROUNDCOVERS			
LS	120'	LIRIOPE SPICATA	CREeping LILYTURF

DWYER PARK
 521 Birch St., Winnetka, IL 60093
 WINNETKA PARK DISTRICT
 LANDSCAPE PLAN CONCEPT

8/23/2016

GRAPHIC SCALE





CORNUS FLORIDA



CERCIS CANADENSIS



**HIBISCUS SYRIACUS
'APHRODITE'**



MAGNOLIA STELLATA



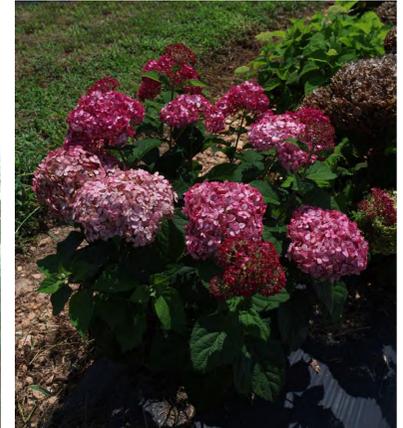
**EUONYMUS ALATUS
'FIREBALL'**



**HIBISCUS SYRIACUS
'BLUE SATIN'**



**HYDRANGEA QUERCIFOLIA
'GATSBY MOON'**



**HYDRANGEA ARBORESCENS
'INVINCABELLE RUBY'**



SYRINGA x BLOOMERANG



**VIBURNUM DENTATUM
'BLUE MUFFIN'**



**WEIGELA FLORIDA
'WINE & ROSES'**



**CALAMAGROSTIS x ACUTIFLORA
'KARL FOERSTER'**



**ECHINACEA PURPUREA
'GREEN JEWEL'**



**SEDUM TELEPHIUM
'CHOCOLATE DROP'**



LIRIOPE SPICATA

PLANT SCHEDULE

DECIDUOUS TREES

CF 6
CC 2
HSA 5
MS 1

CORNUS FLORIDA
CERCIS CANADENSIS
HIBISCUS SYRIACUS 'APHRODITE'
MAGNOLIA STELLATA

HYDRANGEA ARBORESCENS
REDBUD
APHRODITE ROSE OF SHARON
STAR MAGNOLIA

3" CALIPER B & B TREE FORM
3" CALIPER B & B TREE FORM
3" CALIPER B & B TREE FORM
3" CALIPER B & B TREE FORM

DECIDUOUS SHRUBS

EAF 4
HSBS 1
HQGM 22
HAIR 3
SB 14
VDBM 2
WFWR 16

EUONYMUS ALATUS 'FIREBALL'
HIBISCUS SYRIACUS 'BLUE SATIN'
HYDRANGEA QUERCIFOLIA 'GATSBY MOON'
HYDRANGEA ARBORESCENS 'INVINCABELLE RUBY'
SYRINGA x 'BLOOMERANG'
VIBURNUM DENTATUM 'BLUE MUFFIN'
WEIGELA FLORIDA 'WINE & ROSES'

FIREBALL BURNINGBUSH
BLUE SATIN ROSE OF SHARON
GATSBY MOON OAKLEAF HYDRANGEA
RUBY INVINCABELLE HYDRANGEA
BLOOMERANG LILAC
BLUE MUFFIN VIBURNUM
WINE & ROSES WEIGELA

30"-36" HT.
30"-36" HT.
30"-36" HT.
30"-36" HT.
30"-36" HT.
30"-36" HT.
30"-36" HT.

PERENNIALS, ORNAMENTAL GRASSES

CAKF 12
EPGD 9
STCD 15

CALAMAGROSTIS x ACUTIFLORA 'KARL FOERSTER'
ECHINACEA PURPUREA 'GREEN JEWEL'
SEDUM TELEPHIUM 'CHOCOLATE DROP'

KARL FOERSTER FEATHER REED GRASS
GREEN JEWEL CONEFLOWER
CHOCOLATE DROP SEDUM

1 GAL. @ 24" O.C.
1 GAL. @ 18" O.C.
1 GAL. @ 12" O.C.

GROUNDCOVERS

LS 1210

LIRIOPE SPICATA

CREeping LILYTurf

QUART @ 12" O.C.

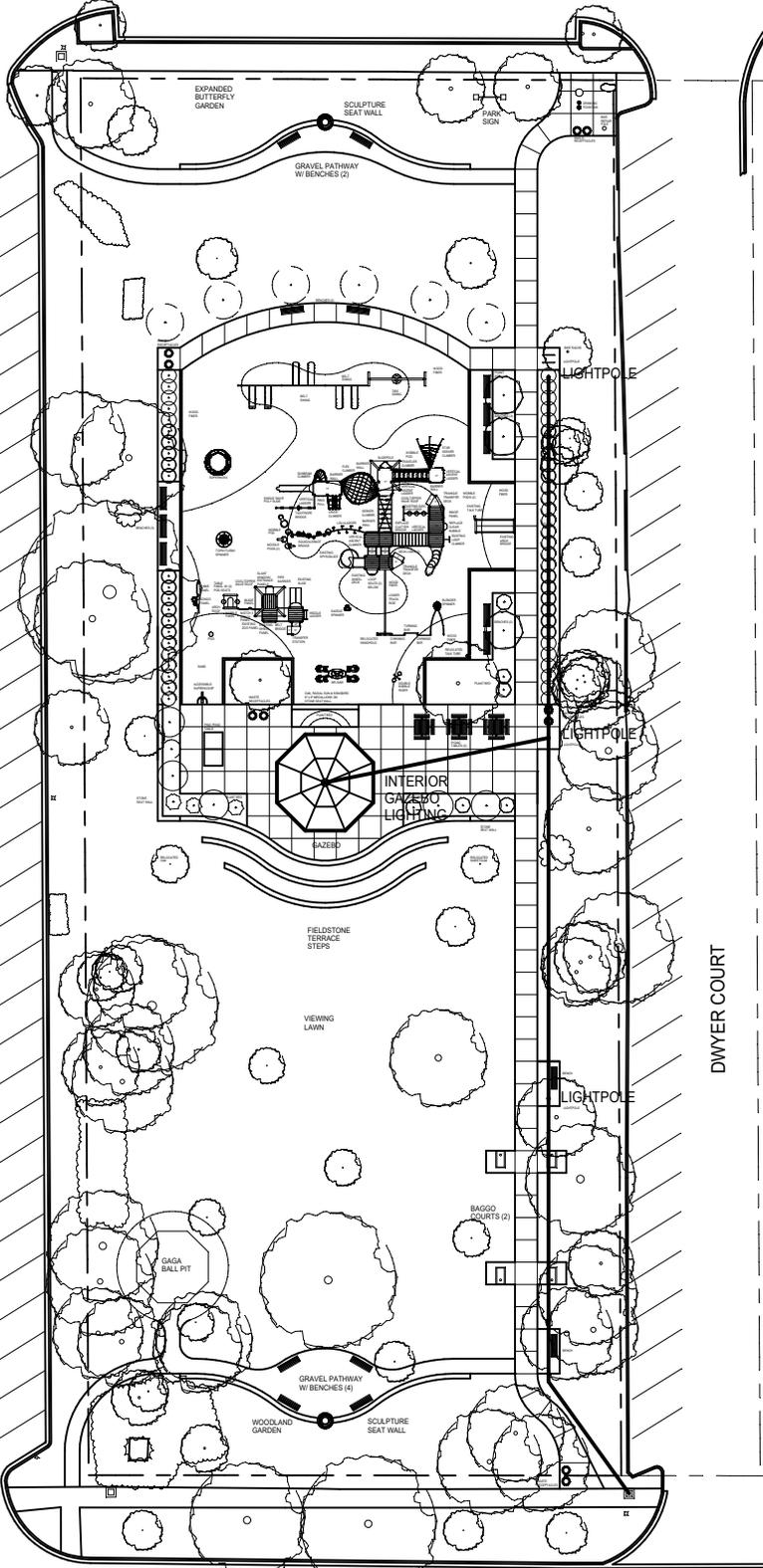
**DWYER PARK PROPOSED
PLANT SCHEDULE**

ELM STREET

BIRCH STREET

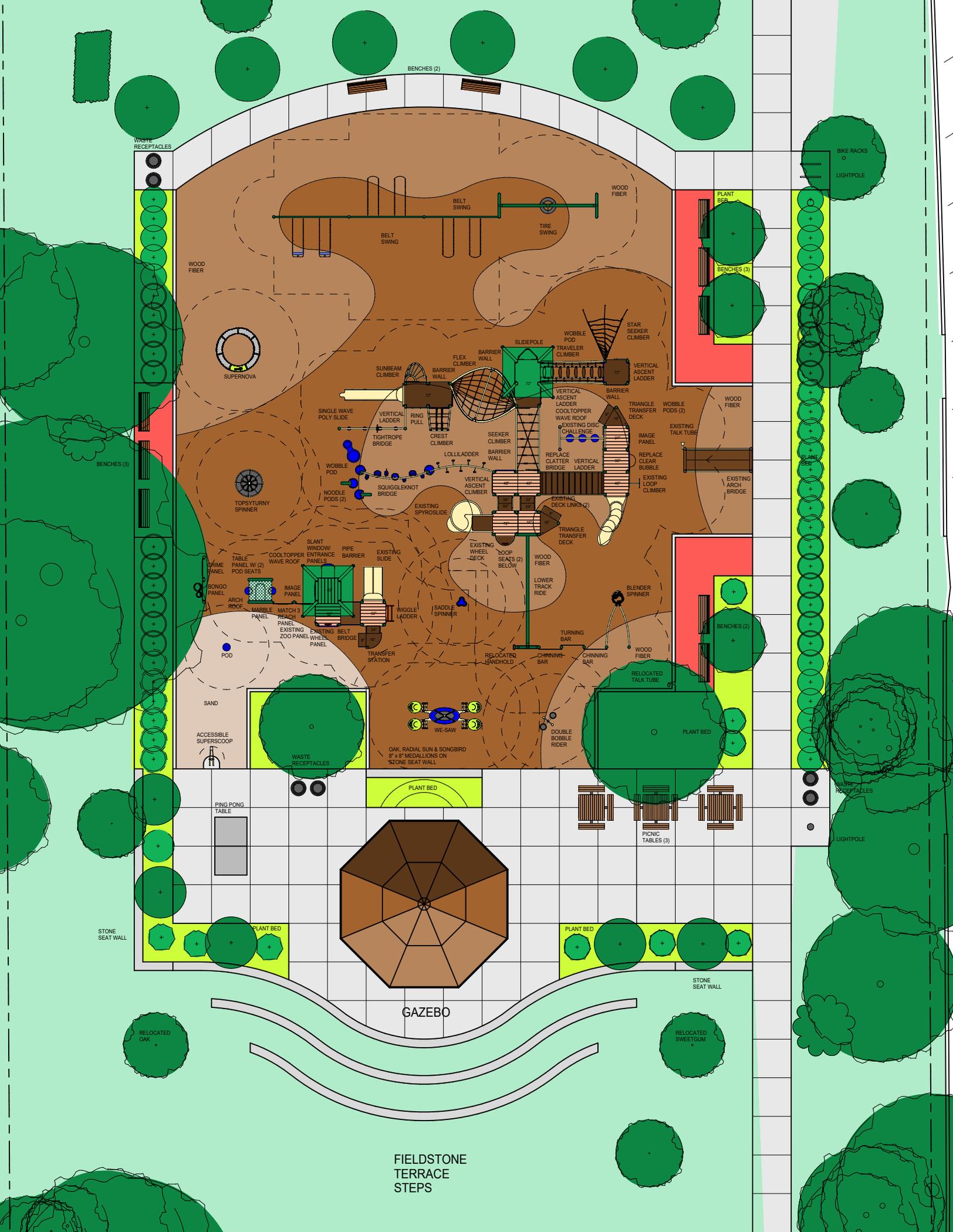
DWYER COURT

OAK STREET



DWYER PARK
 521 Birch St., Winnetka, IL 60093
 WINNETKA PARK DISTRICT
 LIGHTING PLAN CONCEPT
 8/23/2016





BENCHES (2)

WASTE RECEPTACLES

BIKE RACKS
LIGHTPOLE

PLANT BED

BENCHES (3)

WOOD FIBER

SUPERNOVA

BELT SWING

TIRE SWING

WOOD FIBER

BENCHES (3)

SUNBEAM CLIMBER

SLIDEPOLE

WOBBLER POD

STAR SEEKER CLIMBER

SINGLE WAVE POLY SLIDE

VERTICAL LADDER

TRAVELER CLIMBER

VERTICAL ASCENT LADDER

COOLTOPPER WAVE ROOF

TRIANGLE TRANSFER DECK

WOBBLER PODS (2)

WOOD FIBER

BENCHES (3)

TOPSPY TURNY SPINNER

WOBBLER PODS (2)

NOODLE PODS (2)

SQUIGGLEKNOT BRIDGE

EXISTING SPYROSLIDE

VERTICAL ASCENT CLIMBER

REPLACE CLATTER BRIDGE

VERTICAL LADDER

EXISTING LOOP CLIMBER

EXISTING ARCH BRIDGE

BRONCO PANEL

TABLE PANEL W/ (2) POD SEATS

COOLTOPPER WAVE ROOF

SLANT WINDOW/ ENTRANCE PANELS

PIPE BARRIER

EXISTING SLIDE

WHEEL DECK

SEAT'S (2) BELOW

WOOD FIBER

LOWER TRACK RIDE

BENCHES (3)

ARCH ROOF

MABLE PANEL

MATCH 3 PANEL

RESCUE PANEL

EXISTING BELT BRIDGE

EXISTING WHEEL DECK

SEAT'S (2) BELOW

WOOD FIBER

TURNING BAR

CHINNING BAR

WOOD FIBER

RELOCATED TALK TUBE

POD

WASTE RECEPTACLES

TRANSFER STATION

WIGGLE LADDER

SADDLE SPINNER

RELOCATOR HANDHOLD

CHINNING BAR

WOOD FIBER

DOUBLE BOBBLE RIDER

PLANT BED

STONE SEAT WALL

ACCESSIBLE SUPERSCOOP

WASTE RECEPTACLES

OAK RADIAL SUN & SONGBIRD 17" X 8" MEDALLIONS ON STONE SEAT WALL

WE-SAW

RELOCATED TALK TUBE

CHINNING BAR

WOOD FIBER

DOUBLE BOBBLE RIDER

PLANT BED

BENCHES (2)

PING PONG TABLE

WASTE RECEPTACLES

PLANT BED

WASTE RECEPTACLES

WASTE RECEPTACLES

WASTE RECEPTACLES
LIGHTPOLE

PICNIC TABLES (3)

STONE SEAT WALL

PLANT BED

WASTE RECEPTACLES

WASTE RECEPTACLES

WASTE RECEPTACLES
LIGHTPOLE

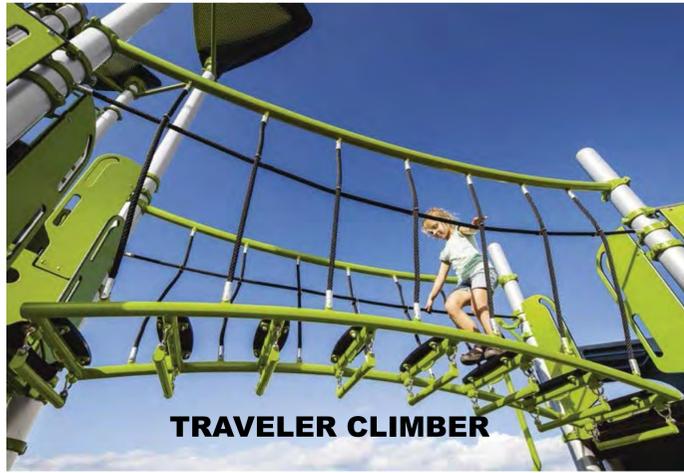
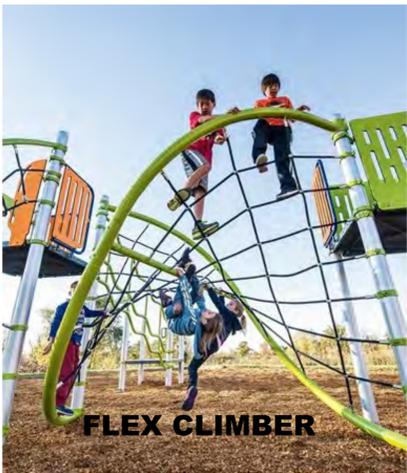
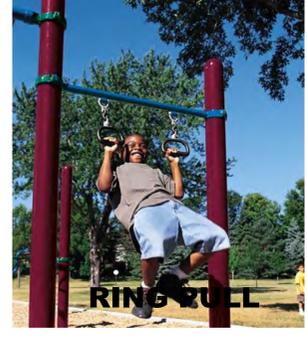
GAZEBO

FIELDSTONE TERRACE STEPS

RELOCATED OAK

RELOCATED SWEETGUM

RELOCATED SWEETGUM



PROPOSED NEW EQUIPMENT FOR LARGE PLAYSTRUCTURE



EXISTING TOT PLAYSTRUCTURE



EXISTING TOT PLAYSTRUCTURE



EXISTING TOT PLAYSTRUCTURE



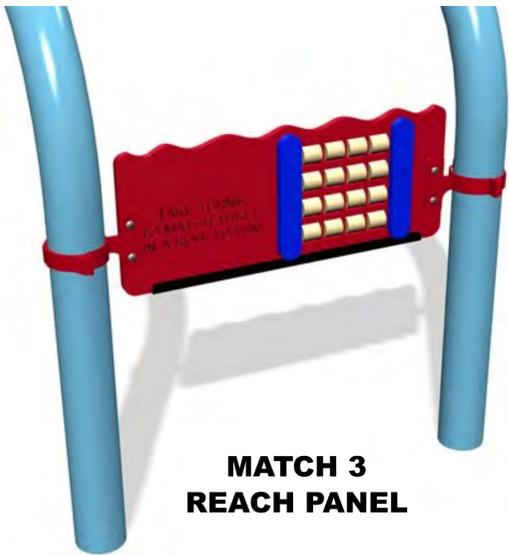
**COOLTOPPER
WAVE ROOF**



**TRANSFER
STATION**



WE-SAW



**MATCH 3
REACH PANEL**



BELT BRIDGE



ARCH ROOF



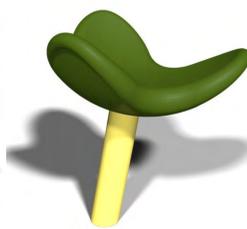
PODS



DOUBLE BOBBLE RIDER



TABLE PANEL



**SADDLE
SPINNER**



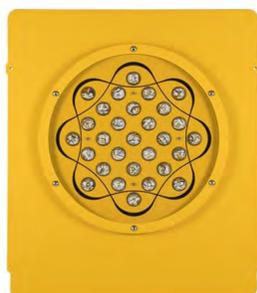
**ACCESSIBLE
SUPERSCOOP**



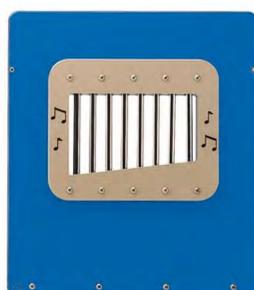
**SLANT
WINDOW
PANEL**



BONGO PANEL



**MARBLE
PANEL**



**CHIME
PANEL**

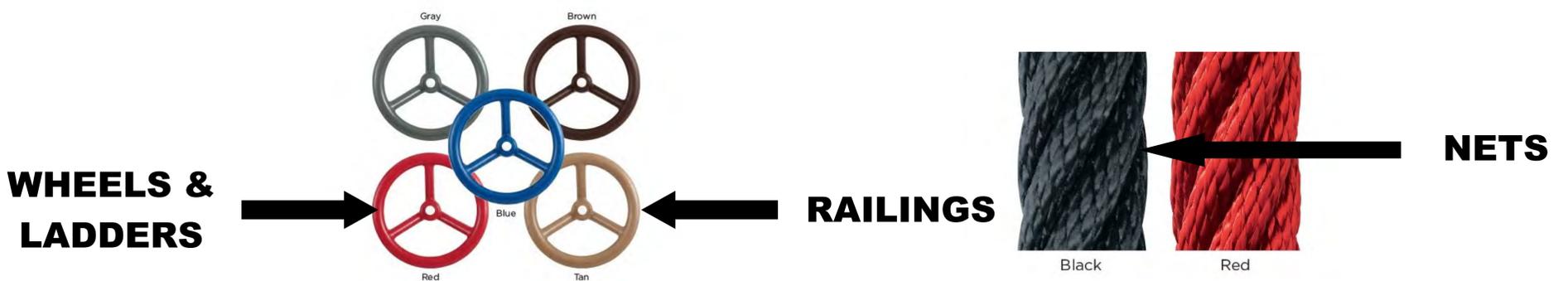


**IMAGE
PANEL**

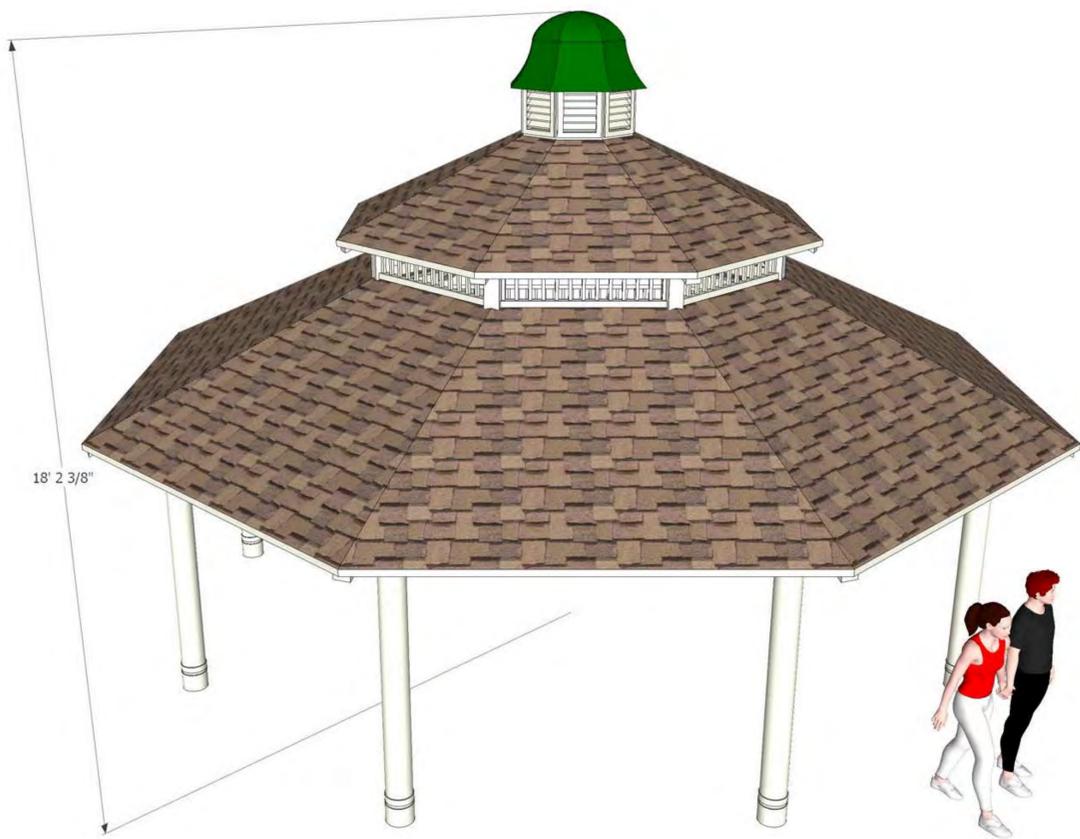


**SLANT ENTRANCE
PANEL**

PROPOSED NEW EQUIPMENT FOR TOT PLAYSTRUCTURE



DWYER PARK PLAYGROUND COLORS



ALTERNATE CUPOLA



DWYER PARK PROPOSED GAZEBO