Winnetka Village Council
Regular Meeting
Village Hall
510 Green Bay Road
Tuesday, June 5, 2012
7:30 p.m.

Emails regarding any agenda item are welcomed. Please email contactcouncil@winnetka.org, and your email will be relayed to the Council. Emails for the Tuesday Council meeting must be received by Monday at 4 p.m. Any email may be subject to disclosure under the Freedom of Information Act.

AGENDA

1) Call to Order
2) Pledge of Allegiance to the Flag
3) Quorum
   a) June 12, 2012, Special Executive Session & Study Session
   b) June 19, 2012, Regular Meeting
   c) July 3, 2012, Regular Meeting (Cancelled)
4) Approval of Agenda
5) Consent Agenda
   a) Village Council Minutes
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   b) Warrant Lists Nos. 1751 and 1752....9
   c) Resolution R-26-2012: Prevailing Wage – Adoption....10
   d) Emergency Repair Program Funding: Road Rehabilitation of Hibbard Road....21
6) Stormwater Update – None.
7) Ordinances and Resolutions
   a) Landmark Preservation Designation and Property Taxes....25
      i) Ordinance M-8-2012: 1153 Asbury Landmark Designation – Adoption....62
      ii) Ordinance M-9-2012: 715-725 Elm Landmark Designation – Adoption....91
      iii) Ordinance M-10-2012: 503-507 Chestnut Landmark Designation – Adoption....121
      iv) Ordinance M-11-2012: 545-561 Lincoln/743-749 Elm Landmark Designation – Adoption....156
      v) Ordinance M-12-2012: 874 Green Bay Landmark Designation – Adoption....192
   b) Ordinance M-14-2012: Park District Skokie Playfield Phase Two - Special Use Permit & Variations – Introduction....220
8) Public Comment
9) Old Business

10) New Business

11) Reports

12) Appointments

13) Executive Session

14) Adjournment

NOTICE

All agenda materials are available at villageofwinnetka.org *(Council > Current Agenda)*, the Reference Desk at the Winnetka Library, or in the Manager's Office at Village Hall (2nd floor)**.**

Videos of the Village Council meetings are televised on Channel 10 every night at 7 PM and on Channel 18 M-F-Su at 7AM or 7 PM. Videos of the meeting may also be viewed on the Internet via a link on the Village's web site: villageofwinnetka.org

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that all persons with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities, contact the Village ADA Coordinator – Kathie Scanlan, at 510 Green Bay Road, Winnetka, Illinois 60093, 847.716.3540; T.D.D. 847.501.6041.

MINUTES
WINNETKA VILLAGE COUNCIL
REGULAR MEETING
May 1, 2012

(Approved: xx)

A record of a legally convened meeting of the Council of the Village of Winnetka, which was held in the Council Chambers at Village Hall on Tuesday, May 1, 2012, at 7:30 p.m.

1) Call to Order. President Tucker called the meeting to order at 7:33 p.m. Present: Trustees Arthur Braun, Gene Greable, Bill Johnson, Richard Kates, Chris Rintz and Jennifer Spinney. Absent: None. Also present: Village Manager Robert Bahan, Village Attorney Katherine Janega, Finance Director Ed McKee, Director of Community Development Michael D'Onofrio, Director of Public Works Steve Saunders, Director of Water & Electric Brian Keys, Police Chief Patrick Kreis, Fire Chief Alan Berkowsky and approximately 19 persons in the audience.

2) Pledge of Allegiance. President Tucker led the group in the Pledge of Allegiance.

3) Quorum.

   a) May 8, 2012, Study Session. All of the Council members present indicated that they expected to attend.

   b) May 15, 2012, Regular Meeting. All of the Council members present indicated that they expected to attend.

4) Approval of the Agenda. Trustee Johnson, seconded by Trustee Kates, moved to approve the Agenda. By roll call vote the motion carried. Ayes: Trustees Braun, Greable, Kates, Johnson, Rintz and Spinney. Nays: None. Absent: None.

5) Consent Agenda

   a) Village Council Minutes.

      i) March 20, 2012, Regular Meeting

      ii) April 3, 2012, Regular Meeting

      iii) April 10, 2012, Special Meeting (Executive Session)

      iv) April 10, 2012, Study Session

      v) April 17, 2012, Regular Meeting

      vi) April 24, 2012, Special Meeting (Executive Session)

   b) Warrant Lists Nos. 1747 and 1748. Approving Warrant List No. 1747 in the amount of $1,401,090.17, and Warrant List No. 1748 in the amount of $470,361.60.

   c) Ordinance No. MC-3-2012: Amending the Village Code as it Pertains to the Authority of Fire Investigators – Adoption. Amends the Village Code to allow certain fire investigators to be classified as peace officers.

d) Ordinance No. M-6-2012: Authorizing the Sale or Other Disposition of Surplus Vehicles, Transformers and Other Electrical Equipment – Adoption. Authorizes the Village Manager to dispose of surplus electrical equipment as provided in the Ordinance.

e) Resolution No. R-18-2012: 769 - 777 Locust Consolidation – Adoption. A Resolution granting final approval of the proposed Odle's Subdivision, consolidating 769 and 777 Locust, subject to the conditions stated in the Resolution.

f) Bid 12-006: Business District Paver Replacement. Awards Bid #012-006 to Midwest Brick Paver for the Paver Brick Replacement project, for a project installation cost of $18,000.

g) 2012 Concrete Repair Program – Municipal Partnering Bid. Awards a contract to Schroeder and Schroeder for the 2012 Concrete Repair Program, in an amount not to exceed $125,000, and for repairs in the Village's business districts, for an estimated $113,000.

Trustee Johnson, seconded by Trustee Braun, moved to approve the foregoing items on the Consent Agenda by omnibus vote. By roll call vote, the motion carried. Ayes: Trustees Braun, Greable, Kates, Johnson, Rintz and Spinney. Nays: None. Absent: None.

6) Stormwater Update. None.

7) Ordinances and Resolutions. None.

8) Public Comment and Questions. John Jansson, 199 Church Road and former member of the Library Board, expressed his personal thanks to the retiring trustees for the time and effort they have devoted to serving the Village.

9) Old Business. None.

10) Reports

a) Trustees.

i) Trustee Greable reported on his attendance at the most recent Plan Commission meeting. In closing his remarks he commented on the restoration of Winnetka's historic Council Chambers as it symbolizes the civic pride and patriotism embodied by all those who live in and serve the Village. Noting the absence of a Winnetka flag, he requested that President Tucker authorize the design and production of a Winnetka flag to stand in the corner of the Council Chambers and be added to those carried during community events.

President Tucker thanked Mr. Greable for his suggestion, saying she thought it was a wonderful suggestion.

b) Village President. President Tucker announced upcoming ribbon cuttings at the new locations of Marian Michaels and Baird & Warner. She also urged residents to attend the Town Meeting on May 16th and to contact their state legislators to urge pension reform.

c) Attorney. No report.

d) Manager. No report.

11) Seating of the New Village Council

a) Village Clerk's Report: Election Results. Manager Bahan, serving in his role as Village Clerk, announced the results of the March 20, 2012 election in which John Buck, Patrick Corrigan, and Stuart McCrary were elected as Trustees.

i) Administration of Oath of Office to Trustees-elect Jack Buck, Patrick Corrigan and Stuart McCrary. Mr. Bahan administered the oath to the new Trustees.

President Tucker called for a five minute break to congratulate the incoming and outgoing Trustees.

b) Call to Order. President Tucker called the meeting of the new Council to order at 7:55 p.m. Present: Trustees Arthur Braun, Richard Kates, Jennifer Spinney, Jack Buck, Patrick Corrigan, and Stuart McCrary. Absent: None. Also present: Village Manager Robert Bahan and Village Attorney Katherine Janega.

12) Ordinances and Resolutions. Before introducing the commendation resolutions, President Tucker remarked on the exemplary public service performed by the retiring Trustees and thanked them for their efforts and their example. Trustees Spinney, Kates, and Braun added their thanks to the retiring Trustees.

a) Commendation Resolutions

i) Resolution No. R-21-2012: Commending Trustee Gene Greable – Adoption. President Tucker read aloud a resolution commending Trustee Greable and thanking him for his service to the Village. Trustee Braun, seconded by Trustee Spinney, moved to adopt Resolution R-21-2012. By voice vote, the motion carried unanimously.

Trustee Greable expressed his gratitude for the honor and privilege to serve this community. He offered his perspective on the job of being a Trustee and urged the new Trustees to look to the future, keeping the stormwater project and downtown revitalization at the top of the list of priorities.

ii) Resolution No. R-22-2012: Commending Trustee Bill Johnson – Adoption. President Tucker read aloud a resolution commending Trustee Johnson and thanking him for his service to the Village. Trustee Braun, seconded by Trustee Kates, moved to adopt Resolution R-22-2012. By voice vote, the motion carried unanimously.

Trustee Johnson thanked Manager Bahan and Staff for always being willing to share their advice and information and complimented them on always providing excellent service to the residents of Winnetka. He told the incoming Trustees to expect the job to be both heartwarming and difficult and voiced his wish that legislators at all levels would understand the way that their actions impact citizens. He cautioned them to guard against factions and opined that sometimes the middle course is the best way to move forward.

iii) Resolution No. R-23-2012: Commending Trustee Chris Rintz – Adoption. President Tucker read aloud a resolution commending Trustee Rintz and thanking him for his service to the Village. Trustee Braun, seconded by Trustee Spinney, moved to adopt Resolution R-23-2012. By voice vote, the motion carried unanimously.

Trustee Rintz expressed his gratitude to his family for their support throughout his tenure as Trustee, to Staff for their remarkable professionalism, and to the residents for giving him the opportunity to serve. He encouraged the incoming Trustees to "do their homework," keep an open mind, and then vote with their heart.

b) Resolution No. R-24-2012: Appointing SWANCC Representatives – Adoption. Manager Bahan explained that the Village is a member of the Solid Waste Agency of Northern Cook County, and is entitled to appoint a director and alternate director to SWANCC's board of directors. These positions have previously been filled by the Village President and Village Manager, respectively.

Trustee Kates, seconded by Trustee Braun, moved to adopt Resolution R-24-2012 appointing President Tucker and Mr. Bahan SWANCC representatives. By roll call vote, the motion carried. Ayes: Trustees Braun, Kates, Spinney, Buck, Corrigan, and McCrary. Nays: None. Absent: None.

13) New Business.

a) Winnetka-Northfield Chamber of Commerce Requests

i) Annual Sidewalk Sale. Attorney Janega explained that the Chamber of Commerce has scheduled its annual Sidewalk Sale for Friday, July 21st and Saturday, July 22nd, and according to the Village Code the event requires approval directly from the Village Council. She noted that the Chamber is requesting two enhancements of the event, which, in turn, require additional Council approval. This year, in addition to a request to close off the south end of Lincoln Avenue at Elm Street, the Chamber is requesting to hang a banner over Green Bay Road in Hubbard Woods, and is also requesting to serve beer and wine in a streetscape beverage garden.

Trustee Braun, seconded by Trustee Kates, moved to approve the Chamber of Commerce's request to use the streets and sidewalks for the enhanced Sidewalk Sale, including the closure of Lincoln Avenue south of Elm Street, subject to final approval of the layout, parking and traffic plans by the Village Engineer and Chief of Police.. By roll call vote, the motion carried. Ayes: Trustees Braun, Kates, Spinney, Buck, Corrigan, and McCrary. Nays: None. Absent: None.

ii) Banner Request. Ms. Janega explained that the Chamber is hoping to hang a banner over Green Bay Road in Hubbard Woods, similar to their annual holiday banner, as a part of the pre-event advertising.

Trustees Spinney and McCrary expressed enthusiastic support for the idea.

Trustee Braun, seconded by Trustee McCrary, moved to approve the Chamber of Commerce's request for the annual display of a single banner across the Green Bay Road right-of-way, north of Tower Road, during and for two weeks prior to the annual Sidewalk Sale. By roll call vote, the motion carried. Ayes: Trustees Braun, Kates, Spinney, Buck, Corrigan, and McCrary. Nays: None. Absent: None.

Beer Tent at Sidewalk Sale. Attorney Janega explained that, as noted above, the Chamber hopes to add the sale of beer and wine to adults in a temporary streetscape garden. This would require a Class C special event liquor license, which would be issued by the Village President in her role as Liquor Control Commissioner. She

added that the purpose of the evening's discussion was to determine if the concept as presented is acceptable and, if so, whether certain conditions should be attached to the license.

Terry Dason, Executive Director of the Chamber, explained that the tent was for a single day and that there would be local bands playing and a classic car show. The wine and beer would be served by the Park District and Rotary.

Robert Leonard, 1065 Spruce Street raised a question about whether people would be allowed to walk away with beer/wine and whether there would be restroom facilities. Ms. Dason answered negatively to the first and indicated that the Chamber could arrange to have restroom facilities available. She added that an off duty police officer would be hired to monitor the operation.

President Tucker asked that these items be covered as conditions to the liquor license.

After a brief discussion, all of the Trustees indicated support for the concept and directed Staff to move forward.

14) Reports

a) Village President. Village President Tucker reviewed the new Council organizational matrix, as follows:

President Pro Tem		Jeni Spinney
Council Committees	Chamber of Commerce	Jeni Spinney
	Warrants	Stuart McCrary
Committees by Code	WEFC	Arthur Braun
	Plan Commission	Pat Corrigan
	BCDC	Richard Kates
	SWANCC	Jessica Tucker
		Rob Bahan
Outside Committees	Museum Liaison	Stuart McCrary
	NW Municipal Conference	Jessica Tucker
		Rob Bahan
		Jack Buck
	RED Center	Jack Buck

Trustee Kates, seconded by Trustee Braun, moved to appoint Trustee Spinney to serve as Village President Pro Tem. By voice vote the motion carried unanimously.

a) Trustees. None.

b) Attorney. None.

c) Manager. None.

15) Appointments. President Tucker announced the appointment of Keta McCarthy as the Library Board's representative to the Plan Commission, effective immediately. Trustee

Braun, seconded by Trustee Spinney, moved to approve the appointment. By voice vote, the motion carried.

a) President Tucker announced the re-appointment of Terry Dason to the Business Community Development Commission for a full term, effective immediately. Trustee Braun, seconded by Trustee Spinney, moved to approve the appointment. By voice vote, the motion carried.

16) Executive Session. None.

17) Adjournment. Trustee Braun, seconded by Trustee Spinney, moved to adjourn the meeting. By roll call vote, the motion carried. Ayes: Trustees Braun, Kates, Spinney, Buck, Corrigan, and McCrary. Nays: None. Absent: None. The meeting adjourned at 9:00 p.m.

_____

Recording Secretary

AGENDA REPORT

TO: Village Council

FROM: Robert M. Bahan

DATE: May 31, 2012

SUBJECT: **Warrant Lists Nos. 1751 and 1752**

Warrants Lists Nos. 1751 and 1752 are enclosed in each Council member's packet.

Recommendation: Consider approving Warrants Lists Nos. 1751 and 1752.

AGENDA REPORT

SUBJECT: **R-26-2012 Prevailing Wage Resolution**

PREPARED BY: Katherine S. Janega, Village Attorney

DATE: May 30, 2012

The Illinois Prevailing Wage Act, 820 ILCS 130/0.01, *et seq*, requires that the Village annually investigate and ascertain the generally prevailing rate of hourly wages paid to laborers, workers and mechanics, engaged in the construction of public works by or on behalf of the Village. The Act broadly defines all terms, including what constitutes "construction" and "public works."

Under Sections 8 and 9 of the Act, the Village can adopt the prevailing rates in the amounts set by the Illinois Department of Labor during the month of June. Pursuant to those provisions, Resolution R-26-2012 ascertains the prevailing rate of wages for construction work in the Village of Winnetka to be the same as the rates for the Cook County area, as determined by the Department of Labor of the State of Illinois as of June 2012. The specific rates are attached to the resolution as Exhibit A.

Recommendation:

1) Consider adoption of Resolution R-26-2012, establishing prevailing wage rates for the Village of Winnetka.

RESOLUTION NO. R-26-2012

A RESOLUTION
ASCERTAINING THE PREVAILING RATE OF WAGES
FOR THE CONSTRUCTION OF PUBLIC WORKS
IN THE VILLAGE OF WINNETKA

WHEREAS, the State of Illinois has enacted the Prevailing Wage Act (820 ILCS 130/0.01, *et seq.*); and

WHEREAS, the Prevailing Wage Act requires the corporate authorities of the Village of Winnetka, during the month of June each year, to investigate and ascertain the prevailing rate of wages as defined in said Act for laborers, mechanics and other workers in the Village employed in performing the construction of public works for the Village.

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

SECTION 1: As used in this resolution, the definitions of "public works," "construction," and "general prevailing rate of wages" shall be the same as the definitions of those terms in the Prevailing Wage Act.

SECTION 2: To the extent required by the Prevailing Wage Act, the general prevailing rate of wages in the Village of Winnetka for laborers, mechanics and other workers engaged in construction of public works coming under the jurisdiction of the Village is hereby ascertained to be the same as determined by the Department of Labor of the State of Illinois (the "Department") pursuant to Sections 8 and 9 of the Prevailing Wage Act. The Department's determination is set forth in a certain document prepared by the Illinois Department of Labor and entitled "Cook County Prevailing Wage for June 2012," a copy of which is attached to this resolution as Exhibit A and made a part hereof.

SECTION 3: Nothing contained in this resolution shall be construed to apply the general prevailing rate of wages as ascertained by this resolution to any work or employment that is not subject to the requirements of the Prevailing Wage Act.

SECTION 4: The Village Clerk shall publicly post this determination of the prevailing rate of wages in the Village Hall and shall keep it available for inspection by any interested party.

SECTION 5: The Village Clerk shall mail a copy of this determination to any employer, to any association of employers and to any person or association of employees who

have filed their names and addresses, requesting copies of any determination stating the particular rates and a particular class of workers whose wages will be affected by such rates.

SECTION 6: The Village Clerk is hereby directed to promptly file a certified copy of this resolution with both the Secretary of State and the Department of Labor of the State of Illinois.

SECTION 7: Within 30 days of filing this resolution pursuant to the foregoing Section 6, the Village Clerk shall cause a copy of this resolution to be published in a newspaper of general circulation in the Village and such publication shall be deemed to constitute notice that the determination made by this resolution is effective and is the determination of the corporate authorities of the Village of Winnetka as to the prevailing rate of wages for workers engaged in the construction of public works for the Village.

SECTION 8: This Resolution is adopted by the Council of the Village of Winnetka in the exercise of its home rule powers pursuant to Section 6 of Article VII of the Illinois Constitution of 1970.

SECTION 9: This Resolution shall take effect immediately upon its adoption.

ADOPTED this 5th day of June, 2012, by the following roll call vote of the Council of the Village of Winnetka.

AYES: _____

NAYS: _____

ABSENT: _____

Signed:

_____
Village President

Attest:

_____
Village Clerk

Cook County Prevailing Wage for June 2012

(See explanation of column headings at bottom of wages)

Trade Name	RG	TYP	C	Base	FRMAN	*M-F>8	OSA	OSH	H/W	Pensn	Vac	Trng
ASBESTOS ABT-GEN		ALL		35.200	35.700	1.5	1.5	2.0	12.18	8.820	0.000	0.450
ASBESTOS ABT-MEC		BLD		32.850	0.000	1.5	1.5	2.0	10.82	10.66	0.000	0.720
BOILERMAKER		BLD		43.450	47.360	2.0	2.0	2.0	6.970	14.66	0.000	0.350
BRICK MASON		BLD		39.780	43.760	1.5	1.5	2.0	9.300	11.17	0.000	0.730
CARPENTER		ALL		40.770	42.770	1.5	1.5	2.0	12.34	11.25	0.000	0.530
CEMENT MASON		ALL		41.850	43.850	2.0	1.5	2.0	10.70	10.76	0.000	0.320
CERAMIC TILE FNSHER		BLD		33.600	0.000	2.0	1.5	2.0	9.200	6.680	0.000	0.580
COMM. ELECT.		BLD		36.440	38.940	1.5	1.5	2.0	8.420	8.910	0.000	0.700
ELECTRIC PWR EQMT OP		ALL		41.850	46.850	1.5	1.5	2.0	10.27	13.01	0.000	0.320
ELECTRIC PWR GRNDMAN		ALL		32.640	46.850	1.5	1.5	2.0	8.000	10.12	0.000	0.240
ELECTRIC PWR LINEMAN		ALL		41.850	46.850	1.5	1.5	2.0	10.27	13.01	0.000	0.320
ELECTRICIAN		ALL		40.400	43.000	1.5	1.5	2.0	13.83	7.920	0.000	0.750
ELEVATOR CONSTRUCTOR		BLD		48.560	54.630	2.0	2.0	2.0	11.03	11.96	2.910	0.000
FENCE ERECTOR		ALL		32.660	34.660	1.5	1.5	2.0	12.42	10.00	0.000	0.250
GLAZIER		BLD		38.500	40.000	1.5	2.0	2.0	11.49	14.64	0.000	0.840
HT/FROST INSULATOR		BLD		43.800	46.300	1.5	1.5	2.0	10.82	11.86	0.000	0.720
IRON WORKER		ALL		40.750	42.750	2.0	2.0	2.0	13.20	19.09	0.000	0.350
LABORER		ALL		35.200	35.950	1.5	1.5	2.0	12.18	8.820	0.000	0.450
LATHER		ALL		40.770	42.770	1.5	1.5	2.0	12.34	11.25	0.000	0.530
MACHINIST		BLD		43.160	45.160	1.5	1.5	2.0	7.980	8.950	0.000	0.000
MARBLE FINISHERS		ALL		29.100	0.000	1.5	1.5	2.0	9.300	11.17	0.000	0.660
MARBLE MASON		BLD		39.030	42.930	1.5	1.5	2.0	9.300	11.17	0.000	0.730
MATERIAL TESTER I		ALL		25.200	0.000	1.5	1.5	2.0	12.18	8.820	0.000	0.450
MATERIALS TESTER II		ALL		30.200	0.000	1.5	1.5	2.0	12.18	8.820	0.000	0.450
MILLWRIGHT		ALL		40.770	42.770	1.5	1.5	2.0	12.34	11.25	0.000	0.530
OPERATING ENGINEER		BLD	1	45.100	49.100	2.0	2.0	2.0	14.40	9.550	1.900	1.250
OPERATING ENGINEER		BLD	2	43.800	49.100	2.0	2.0	2.0	14.40	9.550	1.900	1.250
OPERATING ENGINEER		BLD	3	41.250	49.100	2.0	2.0	2.0	14.40	9.550	1.900	1.250
OPERATING ENGINEER		BLD	4	39.500	49.100	2.0	2.0	2.0	14.40	9.550	1.900	1.250
OPERATING ENGINEER		BLD	5	48.850	49.100	2.0	2.0	2.0	14.40	9.550	1.900	1.250
OPERATING ENGINEER		BLD	6	46.100	49.100	2.0	2.0	2.0	14.40	9.550	1.900	1.250
OPERATING ENGINEER		BLD	7	48.100	49.100	2.0	2.0	2.0	14.40	9.550	1.900	1.250
OPERATING ENGINEER		FLT	1	51.300	51.300	1.5	1.5	2.0	11.70	8.050	1.900	1.150
OPERATING ENGINEER		FLT	2	49.800	51.300	1.5	1.5	2.0	11.70	8.050	1.900	1.150
OPERATING ENGINEER		FLT	3	44.350	51.300	1.5	1.5	2.0	11.70	8.050	1.900	1.150
OPERATING ENGINEER		FLT	4	36.850	51.300	1.5	1.5	2.0	11.70	8.050	1.900	1.150
OPERATING ENGINEER		HWY	1	43.300	47.300	1.5	1.5	2.0	14.40	9.550	1.900	1.250
OPERATING ENGINEER		HWY	2	42.750	47.300	1.5	1.5	2.0	14.40	9.550	1.900	1.250
OPERATING ENGINEER		HWY	3	40.700	47.300	1.5	1.5	2.0	14.40	9.550	1.900	1.250
OPERATING ENGINEER		HWY	4	39.300	47.300	1.5	1.5	2.0	14.40	9.550	1.900	1.250
OPERATING ENGINEER		HWY	5	38.100	47.300	1.5	1.5	2.0	14.40	9.550	1.900	1.250
OPERATING ENGINEER		HWY	6	46.300	47.300	1.5	1.5	2.0	14.40	9.550	1.900	1.250
OPERATING ENGINEER		HWY	7	44.300	47.300	1.5	1.5	2.0	14.40	9.550	1.900	1.250
ORNAMNTL IRON WORKER		ALL		40.200	42.700	2.0	2.0	2.0	12.67	15.61	0.000	0.500
PAINTER		ALL		38.000	42.750	1.5	1.5	1.5	9.750	11.10	0.000	0.770
PAINTER SIGNS		BLD		33.920	38.090	1.5	1.5	1.5	2.600	2.710	0.000	0.000
PILEDRIVER		ALL		40.770	42.770	1.5	1.5	2.0	12.34	11.25	0.000	0.530
PIPEFITTER		BLD		44.050	47.050	1.5	1.5	2.0	8.460	13.85	0.000	1.820
PLASTERER		BLD		39.250	41.610	1.5	1.5	2.0	10.60	10.69	0.000	0.550

PLUMBER		BLD		44.750	46.750	1.5	1.5	2.0	11.59	9.060	0.000	0.780
ROOFER		BLD		37.650	40.650	1.5	1.5	2.0	8.380	6.820	0.000	0.430
SHEETMETAL WORKER		BLD		40.560	43.800	1.5	1.5	2.0	9.880	16.54	0.000	0.630
SIGN HANGER		BLD		29.460	29.960	1.5	1.5	2.0	4.800	2.980	0.000	0.000
SPRINKLER FITTER		BLD		49.200	51.200	1.5	1.5	2.0	9.750	8.200	0.000	0.450
STEEL ERECTOR		ALL		40.750	42.750	2.0	2.0	2.0	13.20	19.09	0.000	0.350
STONE MASON		BLD		39.780	43.760	1.5	1.5	2.0	9.300	11.17	0.000	0.730
TERRAZZO FINISHER		BLD		35.150	0.000	1.5	1.5	2.0	9.200	9.070	0.000	0.430
TERRAZZO MASON		BLD		39.010	42.010	1.5	1.5	2.0	9.200	10.41	0.000	0.510
TILE MASON		BLD		40.490	44.490	2.0	1.5	2.0	9.200	8.390	0.000	0.640
TRAFFIC SAFETY WRKR		HWY		28.250	29.850	1.5	1.5	2.0	4.896	4.175	0.000	0.000
TRUCK DRIVER	E	ALL	1	33.850	34.500	1.5	1.5	2.0	8.150	8.500	0.000	0.150
TRUCK DRIVER	E	ALL	2	34.100	34.500	1.5	1.5	2.0	8.150	8.500	0.000	0.150
TRUCK DRIVER	E	ALL	3	34.300	34.500	1.5	1.5	2.0	8.150	8.500	0.000	0.150
TRUCK DRIVER	E	ALL	4	34.500	34.500	1.5	1.5	2.0	8.150	8.500	0.000	0.150
TRUCK DRIVER	W	ALL	1	32.550	33.100	1.5	1.5	2.0	6.500	4.350	0.000	0.000
TRUCK DRIVER	W	ALL	2	32.700	33.100	1.5	1.5	2.0	6.500	4.350	0.000	0.000
TRUCK DRIVER	W	ALL	3	32.900	33.100	1.5	1.5	2.0	6.500	4.350	0.000	0.000
TRUCK DRIVER	W	ALL	4	33.100	33.100	1.5	1.5	2.0	6.500	4.350	0.000	0.000
TUCKPOINTER		BLD		39.950	40.950	1.5	1.5	2.0	8.180	10.57	0.000	0.790

Legend:

RG (Region)
TYP (Trade Type - All,Highway,Building,Floating,Oil & Chip,Rivers)
C (Class)
Base (Base Wage Rate)
FRMAN (Foreman Rate)
M-F>8 (OT required for any hour greater than 8 worked each day, Mon through Fri.
OSA (Overtime (OT) is required for every hour worked on Saturday)
OSH (Overtime is required for every hour worked on Sunday and Holidays)
H/W (Health & Welfare Insurance)
Pensn (Pension)
Vac (Vacation)
Trng (Training)

Explanations

COOK COUNTY

The following list is considered as those days for which holiday rates of wages for work performed apply: New Years Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, Christmas Day and Veterans Day in some classifications/counties. Generally, any of these holidays which fall on a Sunday is celebrated on the following Monday. This then makes work performed on that Monday payable at the appropriate overtime rate for holiday pay. Common practice in a given local may alter certain days of celebration. If in doubt, please check with IDOL.

TRUCK DRIVERS (WEST) - That part of the county West of Barrington Road.

EXPLANATION OF CLASSES

ASBESTOS - GENERAL - removal of asbestos material/mold and hazardous materials from any place in a building, including mechanical systems

where those mechanical systems are to be removed. This includes the removal of asbestos materials/mold and hazardous materials from ductwork or pipes in a building when the building is to be demolished at the time or at some close future date.
ASBESTOS - MECHANICAL - removal of asbestos material from mechanical systems, such as pipes, ducts, and boilers, where the mechanical systems are to remain.

CERAMIC TILE FINISHER

The grouting, cleaning, and polishing of all classes of tile, whether for interior or exterior purposes, all burned, glazed or unglazed products; all composition materials, granite tiles, warning detectable tiles, cement tiles, epoxy composite materials, pavers, glass, mosaics, fiberglass, and all substitute materials, for tile made in tile-like units; all mixtures in tile like form of cement, metals, and other materials that are for and intended for use as a finished floor surface, stair treads, promenade roofs, walks, walls, ceilings, swimming pools, and all other places where tile is to form a finished interior or exterior. The mixing of all setting mortars including but not limited to thin-set mortars, epoxies, wall mud, and any other sand and cement mixtures or adhesives when used in the preparation, installation, repair, or maintenance of tile and/or similar materials. The handling and unloading of all sand, cement, lime, tile, fixtures, equipment, adhesives, or any other materials to be used in the preparation, installation, repair, or maintenance of tile and/or similar materials. Ceramic Tile Finishers shall fill all joints and voids regardless of method on all tile work, particularly and especially after installation of said tile work. Application of any and all protective coverings to all types of tile installations including, but not be limited to, all soap compounds, paper products, tapes, and all polyethylene coverings, plywood, masonite, cardboard, and any new type of products that may be used to protect tile installations, Blastrac equipment, and all floor scarifying equipment used in preparing floors to receive tile. The clean up and removal of all waste and materials. All demolition of existing tile floors and walls to be re-tiled.

COMMUNICATIONS ELECTRICIAN

Installation, operation, inspection, maintenance, repair and service of radio, television, recording, voice sound vision production and reproduction, telephone and telephone interconnect, facsimile, data apparatus, coaxial, fibre optic and wireless equipment, appliances and systems used for the transmission and reception of signals of any nature, business, domestic, commercial, education, entertainment, and residential purposes, including but not limited to, communication and telephone, electronic and sound equipment, fibre optic and data communication systems, and the performance of any task directly related to such installation or service whether at new or existing sites, such tasks to include the placing of wire and cable and electrical power conduit or other raceway work within the equipment room and pulling wire and/or cable through conduit and the installation of any incidental conduit, such that the employees covered hereby can complete any job in full.

MARBLE FINISHER

Loading and unloading trucks, distribution of all materials (all stone, sand, etc.), stocking of floors with material, performing all rigging for heavy work, the handling of all material that may be needed for the installation of such materials, building of scaffolding, polishing if needed, patching, waxing of material if damaged, pointing up, caulking, grouting and cleaning of marble, holding water on diamond or Carborundum blade or saw for setters cutting, use of tub saw or any other saw needed for preparation of material, drilling of holes for wires that anchor material set by setters, mixing up of molding plaster for installation of material, mixing up thin set for the installation of material, mixing up of sand to cement for the installation of material and such other work as may be required in helping a Marble Setter in the handling of all material in the erection or installation of interior marble, slate, travertine, art marble, serpentine, alberene stone, blue stone, granite and other stones (meaning as to stone any foreign or domestic materials as are specified and used in building interiors and exteriors and customarily known as stone in the trade), carrara, sanionyx, vitrolite and similar opaque glass and the laying of all marble tile, terrazzo tile, slate tile and precast tile, steps, risers treads, base, or any other materials that may be used as substitutes for any of the aforementioned materials and which are used on interior and exterior which are installed in a similar manner.

MATERIAL TESTER I: Hand coring and drilling for testing of materials; field inspection of uncured concrete and asphalt.

MATERIAL TESTER II: Field inspection of welds, structural steel, fireproofing, masonry, soil, facade, reinforcing steel, formwork, cured concrete, and concrete and asphalt batch plants; adjusting proportions of bituminous mixtures.

OPERATING ENGINEER - BUILDING

Class 1. Asphalt Plant; Asphalt Spreader; Autograde; Backhoes with Caisson Attachment; Batch Plant; Benoto (requires Two Engineers); Boiler and Throttle Valve; Caisson Rigs; Central Redi-Mix Plant; Combination Back Hoe Front End-loader Machine; Compressor and Throttle Valve; Concrete Breaker (Truck Mounted); Concrete Conveyor; Concrete Conveyor (Truck Mounted); Concrete Paver Over 27E cu. ft; Concrete Paver 27E cu. ft. and Under: Concrete Placer; Concrete Placing Boom; Concrete Pump (Truck Mounted); Concrete Tower; Cranes, All; Cranes, Hammerhead; Cranes, (GCI and similar Type); Creter Crane; Crusher, Stone, etc.; Derricks, All; Derricks, Traveling; Formless Curb and Gutter Machine; Grader, Elevating; Grouting Machines; Highlift Shovels or Front Endloader 2-1/4 yd. and over; Hoists, Elevators, outside type rack and pinion and similar machines; Hoists, One, Two and Three Drum; Hoists, Two Tugger One Floor; Hydraulic Backhoes; Hydraulic Boom Trucks; Hydro Vac (and similar equipment); Locomotives, All; Motor Patrol; Lubrication Technician; Manipulators; Pile Drivers and Skid Rig; Post Hole Digger; Pre-Stress Machine; Pump Cretes Dual Ram; Pump

Cretes: Squeeze Cretes-Screw Type Pumps; Gypsum Bulker and Pump; Raised and Blind Hole Drill; Roto Mill Grinder; Scoops - Tractor Drawn; Slip-Form Paver; Straddle Buggies; Tournapull; Tractor with Boom and Side Boom; Trenching Machines.

Class 2. Boilers; Broom, All Power Propelled; Bulldozers; Concrete Mixer (Two Bag and Over); Conveyor, Portable; Forklift Trucks; Highlift Shovels or Front Endloaders under 2-1/4 yd.; Hoists, Automatic; Hoists, Inside Elevators; Hoists, Sewer Dragging Machine; Hoists, Tugger Single Drum; Rock Drill (Self-Propelled); Rock Drill (Truck Mounted); Rollers, All; Steam Generators; Tractors, All; Tractor Drawn Vibratory Roller; Winch Trucks with "A" Frame.

Class 3. Air Compressor; Combination Small Equipment Operator; Generators; Heaters, Mechanical; Hoists, Inside Elevators; Hydraulic Power Units (Pile Driving, Extracting, and Drilling); Pumps, over 3" (1 to 3 not to exceed a total of 300 ft.); Low Boys; Pumps, Well Points; Welding Machines (2 through 5); Winches, 4 Small Electric Drill Winches; Bobcats (up to and including ¾ cu yd.) .

Class 4. Bobcats and/or other Skid Steer Loaders (other than bobcats up to and including ¾ cu yd.); Oilers; and Brick Forklift.

Class 5. Assistant Craft Foreman.

Class 6. Gradall.

Class 7. Mechanics.

OPERATING ENGINEERS - HIGHWAY CONSTRUCTION

Class 1. Asphalt Plant; Asphalt Heater and Planer Combination; Asphalt Heater Scarfire; Asphalt Spreader; Autograder/GOMACO or other similar type machines: ABG Paver; Backhoes with Caisson Attachment; Ballast Regulator; Belt Loader; Caisson Rigs; Car Dumper; Central Redi-Mix Plant; Combination Backhoe Front Endloader Machine, (1 cu. yd. Backhoe Bucket or over or with attachments); Concrete Breaker (Truck Mounted); Concrete Conveyor; Concrete Paver over 27E cu. ft.; Concrete Placer; Concrete Tube Float; Cranes, all attachments; Cranes, Tower Cranes of all types: Creter Crane: Crusher, Stone, etc.; Derricks, All; Derrick Boats; Derricks, Traveling; Dowell Machine with Air Compressor; Dredges; Formless Curb and Gutter Machine; Grader, Elevating; Grader, Motor Grader, Motor Patrol, Auto Patrol, Form Grader, Pull Grader, Subgrader; Guard Rail Post Driver Truck Mounted; Hoists, One, Two and Three Drum; Hydraulic Backhoes; Backhoes with shear attachments; Lubrication Technician; Manipulators; Mucking Machine; Pile Drivers and Skid Rig; Pre-Stress Machine; Pump Cretes Dual Ram; Rock Drill - Crawler or Skid Rig; Rock Drill - Truck Mounted; Rock/Track Tamper; Roto Mill Grinder; Slip-Form Paver; Soil Test Drill Rig (Truck Mounted); Straddle Buggies; Hydraulic Telescoping Form (Tunnel); Tractor Drawn Belt Loader (with attached pusher - two engineers); Tractor with Boom; Tractaire with Attachments; Trenching Machine; Truck Mounted Concrete Pump with Boom; Raised or Blind Hole Drills (Tunnel Shaft); Underground Boring and/or

Mining Machines 5 ft. in diameter and over tunnel, etc; Underground Boring and/or Mining Machines under 5 ft. in diameter; Wheel Excavator; Widener (APSCO).

Class 2. Batch Plant; Bituminous Mixer; Boiler and Throttle Valve; Bulldozers; Car Loader Trailing Conveyors; Combination Backhoe Front Endloader Machine (Less than 1 cu. yd. Backhoe Bucket or over or with attachments); Compressor and Throttle Valve; Compressor, Common Receiver (3); Concrete Breaker or Hydro Hammer; Concrete Grinding Machine; Concrete Mixer or Paver 7S Series to and including 27 cu. ft.; Concrete Spreader; Concrete Curing Machine, Burlap Machine, Belting Machine and Sealing Machine; Concrete Wheel Saw; Conveyor Muck Cars (Haglund or Similar Type); Drills, All; Finishing Machine - Concrete; Highlift Shovels or Front Endloader; Hoist - Sewer Dragging Machine; Hydraulic Boom Trucks (All Attachments); Hydro-Blaster; All Locomotives, Dinky; Off-Road Hauling Units (including articulating)/2 ton capacity or more; Non Self-Loading Ejection Dump; Pump Cretes: Squeeze Cretes - Screw Type Pumps, Gypsum Bulker and Pump; Roller, Asphalt; Rotary Snow Plows; Rototiller, Seaman, etc., self-propelled; Scoops - Tractor Drawn; Self-Propelled Compactor; Spreader - Chip - Stone, etc.; Scraper; Scraper - Prime Mover in Tandem (Regardless of Size): Tank Car Heater; Tractors, Push, Pulling Sheeps Foot, Disc, Compactor, etc.; Tug Boats.

Class 3. Boilers; Brooms, All Power Propelled; Cement Supply Tender; Compressor, Common Receiver (2); Concrete Mixer (Two Bag and Over); Conveyor, Portable; Farm-Type Tractors Used for Mowing, Seeding, etc.; Fireman on Boilers; Forklift Trucks; Grouting Machine; Hoists, Automatic; Hoists, All Elevators; Hoists, Tugger Single Drum; Jeep Diggers; Low Boys; Pipe Jacking Machines; Post-Hole Digger; Power Saw, Concrete Power Driven; Pug Mills; Rollers, other than Asphalt; Seed and Straw Blower; Steam Generators; Stump Machine; Winch Trucks with "A" Frame; Work Boats; Tamper-Form-Motor Driven.

Class 4. Air Compressor; Combination - Small Equipment Operator; Directional Boring Machine; Generators; Heaters, Mechanical; Hydraulic Power Unit (Pile Driving, Extracting, or Drilling); Hydro- Blaster; Light Plants, All (1 through 5); Pumps, over 3" (1 to 3 not to exceed a total of 300 ft.); Pumps, Well Points; Tractaire; Welding Machines (2 through 5); Winches, 4 Small Electric Drill Winches.

Class 5. Bobcats (all); Brick Forklifts; Oilers.

Class 6. Field Mechanics and Field Welders

Class 7. Gradall and machines of like nature.

OPERATING ENGINEER - FLOATING

Class 1. Craft Foreman; Diver/Wet Tender; and Engineer (hydraulic dredge).

Class 2. Crane/Backhoe Operator; 70 Ton or over Tug Operator; Mechanic/Welder; Assistant Engineer (Hydraulic Dredge); Leverman (Hydraulic Dredge); Diver Tender; Friction and Lattice Boom Cranes.

Class 3. Deck Equipment Operator, Machineryman; Maintenance of Crane (over 50 ton capacity); Tug/Launch Operator; Loader/Dozer and like equipment on Barge; and Deck Machinery, etc.

Class 4. Deck Equipment Operator, Machineryman/Fireman (4 Equipment Units or More); Off Road Trucks (2 ton capacity or more); Deck Hand, Tug Engineer, Crane Maintenance 50 Ton Capacity and Under or Backhoe Weighing 115,000 pounds or less; and Assistant Tug Operator.

TERRAZZO FINISHER

The handling of sand, cement, marble chips, and all other materials that may be used by the Mosaic Terrazzo Mechanic, and the mixing, grinding, grouting, cleaning and sealing of all Marble, Mosaic, and Terrazzo work, floors, base, stairs, and wainscoting by hand or machine, and in addition, assisting and aiding Marble, Masonic, and Terrazzo Mechanics.

TRAFFIC SAFETY

Work associated with barricades, horses and drums used to reduce lane usage on highway work, the installation and removal of temporary lane markings, and the installation and removal of temporary road signs.

TRUCK DRIVER - BUILDING, HEAVY AND HIGHWAY CONSTRUCTION - EAST & WEST

Class 1. Two or three Axle Trucks. A-frame Truck when used for transportation purposes; Air Compressors and Welding Machines, including those pulled by cars, pick-up trucks and tractors; Ambulances; Batch Gate Lockers; Batch Hopperman; Car and Truck Washers; Carry-alls; Fork Lifts and Hoisters; Helpers; Mechanics Helpers and Greasers; Oil Distributors 2-man operation; Pavement Breakers; Pole Trailer, up to 40 feet; Power Mower Tractors; Self-propelled Chip Spreader; Skipman; Slurry Trucks, 2-man operation; Slurry Truck Conveyor Operation, 2 or 3 man; Teamsters; Unskilled Dumpman; and Truck Drivers hauling warning lights, barricades, and portable toilets on the job site.

Class 2. Four axle trucks; Dump Crets and Adgetors under 7 yards; Dumpsters, Track Trucks, Euclids, Hug Bottom Dump Turnapulls or Turnatrailers when pulling other than self-loading equipment or similar equipment under 16 cubic yards; Mixer Trucks under 7 yards; Ready-mix Plant Hopper Operator, and Winch Trucks, 2 Axles.

Class 3. Five axle trucks; Dump Crets and Adgetors 7 yards and over; Dumpsters, Track Trucks, Euclids, Hug Bottom Dump Turnatrailers or turnapulls when pulling other than self-loading equipment or similar equipment over 16 cubic yards; Explosives and/or Fission Material Trucks; Mixer Trucks 7 yards or over; Mobile Cranes while in transit; Oil Distributors, 1-man operation; Pole Trailer, over 40 feet; Pole and Expandable Trailers hauling material over 50 feet long; Slurry trucks, 1-man operation; Winch trucks, 3 axles or more; Mechanic--Truck Welder and Truck Painter.

Class 4. Six axle trucks; Dual-purpose vehicles, such as mounted crane trucks with hoist and accessories; Foreman; Master Mechanic; Self-loading equipment like P.B. and trucks with scoops on the front.

Other Classifications of Work:

For definitions of classifications not otherwise set out, the Department generally has on file such definitions which are available. If a task to be performed is not subject to one of the classifications of pay set out, the Department will upon being contacted state which neighboring county has such a classification and provide such rate, such rate being deemed to exist by reference in this document. If no neighboring county rate applies to the task, the Department shall undertake a special determination, such special determination being then deemed to have existed under this determination. If a project requires these, or any classification not listed, please contact IDOL at 217-782-1710 for wage rates or clarifications.

LANDSCAPING

Landscaping work falls under the existing classifications for laborer, operating engineer and truck driver. The work performed by landscape plantsman and landscape laborer is covered by the existing classification of laborer. The work performed by landscape operators (regardless of equipment used or its size) is covered by the classifications of operating engineer. The work performed by landscape truck drivers (regardless of size of truck driven) is covered by the classifications of truck driver.

Agenda Report

Subject: **Emergency Repair Program Funding**

Local Agency/State Agreement for Road Rehabilitation of Hibbard Road from Tower Road to Pine Street; and Winnetka Avenue from Church Road to High Street and from Wilson Avenue to Sheridan Road

Prepared By: Steven M. Saunders, Director of Public Works/Village Engineer

Date: May 30, 2012

In 2009, the State of Illinois created the Emergency Repair Program (ERP), which dedicated State funds to local municipalities, at the discretion of local legislators, for the purpose of performing maintenance repairs on local roadways of regional importance. Winnetka has received $730,000 in funding via Senator Schoenberg and Representative Gabel, to be used for rehabilitation/resurfacing of Hibbard Road, between Tower Road and Pine Street; and Winnetka Avenue, between Church Road and High Street, and between Wilson Street and Sheridan Road. Plans and specifications have been completed and are currently under review by the Illinois Department of Transportation.

Participation in this program requires the execution of the attached Local Agency Agreement, which spells out the requirements and funding allocations of the project. Although there is no required Village match, the extensive amount of needed pavement patching on both Hibbard Road and Winnetka Avenue, necessitates that the Village of Winnetka will need to supplement the $730,000 of ERP funds with an estimated $100,000 of Village funds. The recently awarded Street Rehabilitation Program contract came in approximately $440,000 under budget, allowing for the $100,000 supplemental funding to be taken from Account Number 10-30-640-139.

Under this program, the State will distribute 95% of the award low-bid contract amount to the Village, in advance of construction, to pay for needed repairs. The remainder, up to a maximum of $730,000, will be paid to the Village upon receipt of the final invoice.

Recommendation:

Consider executing the Local Agency/State Agreement for the Rehabilitation of Hibbard Road, from Tower Road to Pine Street; and Winnetka Avenue, from Church Road to High Street, and from Wilson Street to Sheridan Road, using $730,000 of the State's Emergency Repair Program Funding and up to $100,000 of the Village's Corporate Funds.

Attachments:

1. Local Agency Agreement

Local Agency	Illinois Department of Transportation	Job Number - Construction
VILLAGE OF WINNETKA		C-91-482-12
Section	**Local Agency/State Agreement**	Job Number – Engineering/ROW
12-00104-00-RS		

This Agreement is made and entered into between the above local agency hereinafter referred to as "LA", and the State of Illinois, acting by and through its Department of Transportation, hereinafter referred to as "STATE". The STATE and LA jointly propose to improve the designated location as shown below.

Location

Local Name Various Roads Route Various Length 1.13 miles

Termini Various

Current Jurisdiction LA

Project Description

Mill and resurface existing pavement with Hot-Mix Asphalt, pavement patching, curb and gutter removal and replacement, sidewalk removal and replacement, drainage structure adjustments and collateral work, as required.

Division of Cost

Type of Work	ERP		LA	Total
Participating Construction	730,000		100,000	830,000
Non-Participating Construction				0
Preliminary Engineering				0
Construction Engineering				0
Right-of-Way				0
				0
				0
TOTAL	$730,000	$ 0	$100,000	$830,000

Note: Maximum STATE (ERP) participation 100% not to exceed $730,000.

Payment Method (check one):

☐ Upon award of the project and request of payment from the LA, the STATE will pay the LA 100% its share of the project costs.

☒ Upon execution of the construction contract and request of payment from the LA, the STATE will pay the LA 95% of its share of the project costs. The remaining 5% will be paid to the LA upon receipt of the final invoice.

☐ The STATE will reimburse the LA for the STATE share of the project on the basis of periodic billings, provided said billings contain sufficient cost information and show evidence of payment by the LA

Agreement Provisions

1. It is mutually agreed that the PROJECT will be processed, let and constructed in accordance with Motor Fuel Tax standards, policies and procedures.

2. Construction of the PROJECT will utilize domestic steel as required by Section 106.01 of the current edition of the Standard Specifications for Road and Bridge Construction.

3. The LA will certify to the STATE that all necessary right-of-way, temporary and permanent easements, and temporary use permits have been obtained or are not required, prior to the LA advertising for bids for the PROJECT.

4. The PROJECT will be let and awarded by the LA upon approval of the plans and specifications by the STATE.

5. The LA agrees to retain jurisdiction and to maintain or cause to be maintained the completed PROJECT in a manner satisfactory to the STATE unless otherwise specified by addendum.

6. Upon approval of the final plans and specifications by the STATE and the LA, the LA agrees to accept bids and award the contract to the lowest responsible bidder after receipt of a satisfactory bid and concurrence in the award has been received from the STATE. If necessary the LA agrees to provide, or cause to be provided, all of the initial funding necessary to complete the project subject to reimbursement by the STATE.

7. The LA shall maintain, for a minimum of 3 years after the completion of the project, adequate books, records, and supporting documents to verify the amounts, recipients and uses of all disbursements of funds passing in conjunction with this Agreement. All books, records, and supporting documents related to the project shall be available for review and audit by the Auditor General and the Department. The LA agrees to cooperate fully with any audit conducted by the Auditor General and the Department and to provide full access to all relevant materials. Failure to maintain the books, records and supporting documents required by this section shall establish a presumption in favor of the STATE for the recovery of any funds paid by the STATE under the contract of which adequate books, records, and supporting documentation are not available to support their purported disbursement.

8. To complete this phase of the project within three years from the date this agreement is approved by the STATE if this portion of the project described in the Project Description does not exceed $1,000,000 (five years if the project costs exceed $1,000,000).

9. Upon completion of this phase of the project, the LA will submit to the STATE a complete and detailed final invoice with all applicable supporting documentation of all incurred costs, less previous payments, no later than one year from the date of completion of this phase of the project. If a final invoice is not received within one year of completion of this phase of the project, the most recent invoice may be considered the final invoice and the obligation of funds closed.

10. Obligations of the STATE shall cease immediately without penalty or further payment being required if, in any fiscal year, the Illinois General Assembly fails to appropriate or otherwise make available funds for the work contemplated herein.

11. All projects for the construction of fixed works which are financed in whole or in part with funds provided by this Agreement shall be subject to the Prevailing Wage Act (820 ILCS 130/0.01 et seq.) unless the provisions of that Act exempt its application.

12. This Agreement shall be binding upon and inure to the benefit of the parties hereto, their successors and assigns.

EXHIBITS

Additional information and/or stipulations are hereby attached and identified below as being a part of this Agreement.
Exhibit A - Location Map

The LA further agrees, as a condition of payment, that it accepts and will comply with the applicable provisions set forth in this Agreement and all exhibits indicated above.

APPROVED

Local Agency

Jessica Tucker
Name of Official (Print or Type Name)

Village President
Title (County Board Chairperson/Mayor/Village President/etc.)

(Signature) Date

The above signature certifies the agency's TIN number is 36-6006162 conducting business as a Governmental Entity.

NOTE: If signature is by an APPOINTED official, a resolution authorizing said appointed official to execute this agreement is required.

APPROVED

State of Illinois
Department of Transportation

Ann L. Schneider, Secretary of Transportation Date

By:
(Delegate's Signature)

(Delegate's Name - Printed)

Willaim R. Frey, Interim Director of Highways/Chief Engineer Date

Ellen J. Schanzle-Haskins, Chief Counsel Date

Matthew R. Hughes, Director of Finance and Administration Date

Local Agency	Section
VILLAGE OF WINNETKA	12-00104-00-RS

AGENDA REPORT

SUBJECT: **Landmark Preservation Designation and Property Taxes**

PREPARED BY: Katherine S. Janega, Village Attorney

REF: May 15, 2012 Council Agenda, pp. 47 – 204
December 16, 2008 Council Agenda, pp.66 – 70

DATE: June 1, 2012

At the May 15, 2012, Village Council meeting, the Council considered and introduced Ordinances M-8-2012 through M-12-2012, which would designate one residence and four commercial buildings as landmarks under the Village's Landmark Preservation regulations (Winnetka Village Code Chapter 15.64). Most of the discussion revolved around the potential tax impact of the landmark designations and also raised issues pertaining to the Landmark Ordinance itself, to related referendum votes and to the impact of designation on future use and development of the designated properties.

This Agenda Report supplements the individual agenda reports for the five specific parcels and is intended to provide additional information pertaining to the Village's Landmark Preservation Ordinance, including the history of the Ordinance and related referenda, as well as the impact of designation on the use and taxation of the designated property.

Winnetka's Landmark Preservation Ordinance

The Village's Landmark Preservation Ordinance, now found in Chapter 15.64 of the Village Code, and was originally enacted in 1981. As is the case with most landmark preservation ordinances, as well as with the State of Illinois' preservation program, the standards for the evaluation of landmarks, found in Section 15.64.030, are based on the United States Secretary of the Interior standards for the designation of landmarks, which has long been the standard benchmark for landmark preservation standards.

However, Chapter 15.64 differs from the typical landmark preservation ordinances in two significant ways. First, the landmark designation process does not allow for third-party landmark nominations. To the contrary, the ordinance is entirely voluntary, in that the landmark designation process can be initiated only by the property owner. (WVC §15.64.040.A) Second, consistent with the voluntary nature of the ordinance, the Village's landmark ordinance does not provide for the creation of landmark districts.

In addition to the standard landmark designation, Chapter 15.64 also allows a property owner to seek certified landmark status. (WVC §15.64.070) The difference between the two types of designation is one of degree. For the standard designated landmarks, all proposed changes to exterior architectural features of the designated landmarks are subject to an advisory review by the Landmark Preservation Commission. (WVC §15.64.060) For certified local landmarks, however, the Landmark Preservation Commission's review of proposed changes to

exterior architectural features is binding. (WVC §15.64.070) Designation as a landmark does not remove all possibility for future development of a designated parcel, as Chapter 15.64 also contains demolition procedures as well as procedures for rescinding a landmark. (WVC §§15.64.050, 15.64.070)

Since the enactment of the Village's Landmark Preservation Ordinance, 28 properties have been designated as Village Landmarks. (See Attachment A, Table of Winnetka Landmarks.) As provided in Chapter 15.64, all of the Village landmarks have been designated by local ordinance. These local landmarks include Village Hall, the Winnetka Historical Society building at 411 Linden, the Winnetka Historical Society Log House at Crow Island Woods, and the New Trier Township office building on Elm Street. The remaining 24 local landmarks are privately owned residences, four of which are also on the National register of Historic Places. Three other buildings in the Village, including Crow Island School and the Winnetka Community House, are also on the National Register, but have not been designated as local landmarks. Only two of the Village's landmarks are certified landmarks.

The five ordinances now before the Village Council include four commercial properties, which would be Winnetka's first commercial landmarks. All four of the properties are owned by the same party.

At the general election held on November 8, 1994, Winnetka's voters considered an advisory referendum proposition that asked whether the Landmark Ordinance, then Chapter 20 of the Village Code, should be repealed. Of the 5,183 votes cast, 2,472 (48%) voted for repeal, while 2,711 (52%) voted against repeal. (Attachment B)

Residential Property Tax Assessment Freeze Program

Winnetka's Landmark Preservation Ordinance has been certified by the Illinois Historic Preservation Agency (IHPA), which enables owners of certain designated Winnetka landmarks to apply for a freeze in their property tax assessment. The State's Property Tax Assessment Freeze Program is established pursuant to the Historic Residence Assessment Freeze Law (35 ILCS 200/10-40, *et seq.*) and is administered entirely by the State.

The eligibility standards for obtaining the tax assessment freeze are summarized on the IHPA's web site. (See Attachment C) The most significant requirements are:

1. The home must be owner occupied residence.
2. The building must be a registered historic building, which in the case of Winnetka means being a Winnetka landmark or being listed on either the National Register or Illinois Register of Historic Places.
3. The owner must rehabilitate the building in accordance with the Secretary of the Interior's standards.

4. The rehabilitation must be "substantial," meaning that the value of *eligible* expenses must equal or exceed 25% of the property's fair cash value as determined by the local assessor. (For Winnetka properties, the fair cash value is 10-times the equalized assessed valuation.)

Application must be made to the IHPA, which determines the eligibility of the expenses and whether the owner has met all of the qualifications for the assessment freeze.

If the owner meets all of the statutory qualifications, then the property assessment is frozen for a period of 8 years. (35 ILCS 200/10-45) At the end of the 8-year period, the property assessment gradually returns to its full, assessed value, adding 25% of the adjustment in value to the base value in each successive year, so that in the fourth year after the 8-year freeze period, the property is assessed at its full cash value. (35 ILCS 200/10-50) Thus, the property tax assessment freeze is in full effect for 8 years, and partially in effect for an additional 3 years.

Of Winnetka's landmarks, the IHPA lists 16 as having applied and qualified for the assessment freeze. (Attachment D) Of those 16, nine properties are now fully assessed, four are in the initial 8-year freeze period, and three are in the post-freeze transition period.

At the time this report was being prepared the Village was waiting for rehabilitation cost data from the IHPA regarding the properties that have qualified for the assessment freeze. Specifically, the IHPA will be providing the rehabilitation investment made to each property. It is hoped this information will be available prior to the June 5th Council meeting, and will be distributed when received.

Cook County Tax Classifications and Exemptions

All properties in Winnetka are taxed following the same method. First, the Assessor's office establishes a market value and assessed value for each parcel of property. This includes determining the property's classification for taxation purposes. Cook County's property classification system for real estate taxes is defined in Chapter 74, Article II, Division 2 of the Cook County Code of Ordinances. It also includes applying any exemptions, such as the Historic Residence Tax Freeze described in the previous section.

County Code §74-63 establishes the different assessment classes, which include the Class 1 single family residential classification and the Class L classification mentioned in the course of the discussion of the commercial landmark applications. The Class L classification is the Cook County commercial counterpart to the State's Historic Residence Tax Freeze program, and is intended to "encourage the preservation and rehabilitation of historically and architecturally significant buildings." (County Code §74-61(8))

The Class L classification is available only by approval of the preservation commission after "substantial rehabilitation" has occurred. The "substantial rehabilitation" must equal at least 50% of the property's full market value, as determined by the Assessor the year before the

rehabilitation work is done. In addition, the application must be filed with the Assessor within one year prior to the commencement of substantial rehabilitation. A property that is granted the Class L classification will be assessed at 10% of fair market value for the first ten years, 15% in the eleventh year and 20% in the twelfth year. (County Code §74-63) The Class L program is described in greater detail in Cook County's Class L Eligibility Bulletin. (Attachment E)

The County Assessor's office also provides for other exemptions, as well, such as the annual Homeowner's Exemption, and the Home Improvement Exemption, which is an automatic, 4-year property tax freeze that is granted to homeowners who make improvements to their homes valued at up to $75,000. (Village records indicate that more than 1,100 building permits have been issued for improvements to existing single family homes in the last 10 years. Due to the volume of permits and the automatic nature of the home improvement exemption, Village staff has not attempted to determine its broader property tax impact.)

Property Tax Analysis

At the May 15 Council meeting, questions were raised about the impact of the Historic Residence Tax Freeze on local taxpayers and whether the freeze amounts to an unfair "subsidy" of the improvements made to the qualifying properties. The same question was posed when a citizen-initiated advisory referendum was held on the question of whether the Village should "opt out" of the homeowner tax assessment freeze program.

That referendum, held at the November 8, 2008, general election posed two questions. The questions, and resulting votes, were as follows (See Attachment F):

Shall the Village Council of Winnetka submit any or al/ proposed changes to our voluntary landmark law to voters in a *binding referendum before making changes to that law?*

	Votes	Percentage
YES	5,261	78.68%
NO	1,426	21.32%
Total	6,687	100%

Shall the Village of Winnetka Opt Out of the Property Assessment Tax Freeze Program for landmark homes?

	Votes	Percentage
YES	3,980	60.91%
NO	2,554	39.09%
Total	6,534	100%

Following that referendum Village Staff prepared an "opt-out" Ordinance for the Council's consideration at the December 16, 2008 Council meeting. (See Attachment F) One citizen presented her own calculations as to the impact of the tax assessment freeze on Winnetka

tax payers. The relevant excerpt of the Council's December 16, 2008, minutes is attached to this Report as Attachment H.

Staff has reviewed the video of that meeting in an effort to duplicate the citizen's calculations, and has been unable to do so. The meeting does disclose, however, that members of the Council disagreed with the citizen's methodology and conclusions and, in the end, the "opt-out" ordinance did not proceed.

Estimated Impact of Tax Assessment Freeze and "Opt-Out"

Village staff has attempted to quantify the impact of the property tax assessment freeze on Winnetka homeowners. However, the on-line tax exemption history is limited, as the Assessor's data only goes back to 2007 and the Cook County portal site only dates back to 2006. Consequently, because historical assessment data is not available, it is not possible to quantify the precise amount of tax responsibility that has been shifted to other property owners over the life of each property tax freeze.

The Finance Director has therefore developed a methodology for estimating the current impact, which is reflected in the spreadsheet attached as Attachment I. Attachment I is necessarily based on several assumptions. First, it assumes that there are 10 properties with fully frozen assessments, although that has never been the case. Second, the Finance Director has estimated 10 properties with original fair cash values ranging from $400,000 to $2,400,000. Third, the "frozen" amount represents the portion of assessed value that is not subject to tax during the assessment freeze period and reflects the minimum qualifying investment of 25% of the property's fair cash value.

In addition, the Finance Director has estimated an effective property tax rate of $2.50 per $100.00 of fair market value, which represents the aggregate tax impact of all the taxing bodies within the Village. It is also based upon an assumed average of an $800,000 home paying $20,000 in property taxes and equalized assessed value of $270,000 (33.75% of fair value after equalizer is applied). These taxing assumptions are the ones that have proven effective over the years in analyzing the Village's tax levy and budget.

The "property taxes (3)" line is the amount of property tax that would result from applying the assumed rate to the frozen amount under this analysis. The estimate calculates the cumulative financial impact of 10 properties with varying freeze levels, and illustrates an $11.53 annual impact upon each property in the Village. After calculating the amount of property taxes for the incremental frozen amount, the Village proportion has been calculated at 13% and then divided by 4,500 homes within the Village. This results in an average annual impact of $1.50 in Village taxes per property. Please note this was our best estimate without having all of the historical data and should be illustrative only.

Finally, returning to the "opt out" issue, it should be noted that, as explained in Attachment G, if the Village were to "opt out" of the Historic Residence Tax Freeze, it would have no impact on any of the current taxes of any properties in the Village, because the "opt out" can apply only to properties that have not yet obtained the State freeze. Consequently, assuming that the residential property currently being considered for designation applied for the State tax benefit, the impact on other properties in the Village would be less than the $1.50 estimated in Attachment I. In addition, to remain effective over the life of a tax freeze, and to avoid any future freeze designations, an "opt-out" ordinance would need to be adopted in January of each year.

Attachments:

Attachment A	Table of Winnetka Landmarks
Attachment B	Certified Results of 1994 Referendum
Attachment C	Illinois Historic Preservation Agency Property Tax Assessment Freeze
Attachment D	State print-out of properties approved for assessment freeze
Attachment E	Class L Eligibility Bulletin
Attachment F	Certified Results of 2008 Referendum
Attachment G	Excerpt of December 16, 2008 Council Agenda
Attachment H	Excerpt of Minutes of December 16, 2008, Council Meeting
Attachment I	Spreadsheet of Assessment Freeze Revenue Impact

ATTACHMENT A

TABLE OF WINNETKA LANDMARKS

WINNETKA LANDMARKS
Local Landmarks (in order of Village designation)

	Address	Date Designated	Historic Assessment Freeze?		Current Assessment Rate		
			Yes	No	Frozen	Partial	Full
1	594 Elm Street	?		X			X
2	830 Sheridan Road – Lloyd House (National Register	M-400-94	X				X
3	500 Maple Street	?		X			X
4	950 Hill Road	?		X			X
5	510 Green Bay Road – Village Hall	M-425-95		X	N/A	N/A	N/A
6	11 Indian Hill Road	M-___-95	X				X
7	978 Euclid Avenue	M-455-96	X				X
8	915 Sheridan Road	M-460-96	X				X
9	939 Tower Road	M-466-96	X				X
10	930 Fisher Lane	M-524-98	X				X
11	535 Cherry Street	M-33-2000	X				X
12	687 Cherry Street	M-34-2000	X				X
13	20 Fox Lane	M-17-2001	X				X
14	411 Linden – Winnetka Historical Society	M-23-2002		X	N/A	N/A	N/A
15	902 Greenwood	M-33-2002	X			X	
16	94 Mary Street	M-9-2003	X			X	
17	739 Elm – New Trier Township Office Building	M-28-2003		X	N/A	N/A	N/A
18	419 Sheridan	M-1-2004	X			X	
19	1479 Tower	M-27-2004		X			X
20	455 Birch (Certified Local Landmark, National Register)	M-12-2005		X			X
21	630 Pine Lane (Certified Local Landmark)	M-20-2006		X			X
22	1140 Willow Road – Winnetka Historical Society Log House (National Register)	M-21-2007		X	N/A	N/A	N/A
23	1345 Trapp Lane	M-24-2007	X		X		
24	592 Cherry	M-4-2008	X		X		
25	507 Cedar	M-8-2009		X		X	
26	660 Pine	M-12-2009	X		X		
27	790 Bryant Ave.	M-12-2009	X		X		
28	545 Oak St. (National Register)	M-1-2012		X			X

	Address	Date Designated	Historic Assessment Freeze?		Current Assessment Rate		
			Yes	No	Frozen	Partial	Full
Properties only on National Register							
	42 Abbottsford Road	N/A		X			X
	Crow Island School	N/A		X	N/A	N/A	N/A
	620 Lincoln – Winnetka Community House	N/A		X	N/A	N/A	N/A

ATTACHMENT B

CERTIFIED RESULTS OF 1994 REFERENDUM

VILLAGE·OF·WINNETKA

Incorporated in 1869

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

We, the undersigned Canvassing Board of the Village of Winnetka, do hereby certify that the attached is a correct tabulation of the votes cast in the different precincts in the said Village of Winnetka at an election held on November 8, 1994, for the following questions:

"Shall the Village of Winnetka issue alternate bonds, designated "General Obligation Bonds (Sales Taxes Alternate Revenue Source)" and payable from the Village's share of sales tax receipts, in an amount not to exceed $3,600,000 and bearing interest at a rate not to exceed the rate as permitted by law, for purposes of rehabilitating and expanding the existing Public Safety Building?"

"Should Chapter 20 of the Winnetka Village Code, entitled, "Landmark Preservation," be repealed?"

Village President

Village Trustee

Village Clerk

Date 11-10-94

510 Green Bay Road, Winnetka, Illinois 60093
Telephone (708) 501-6900 Fax (708) 446-2414

CANVASS AND PROCLAMATION OF THE RESULTS OF TWO QUESTIONS OF PUBLIC POLICY SUBMITTED TO THE VOTERS OF THE VILLAGE OF WINNETKA AT THE GENERAL ELECTION HELD NOVEMBER 8, 1994

Question 1:

Shall the Village of Winnetka issue alternate bonds, designated "General Obligation Bonds (Sales Taxes Alternate Revenue Source)" and payable from the Village's share of sales tax receipts, in an amount not to exceed $3,600,000 and bearing interest at a rate not to exceed the rate as permitted by law, for purposes of rehabilitating and expanding the existing Public Safety Building?

Precinct Number	Vote Totals Yes	No
8	133	54
9	182	49
10	154	61
11	246	99
12	188	66
13	237	88
14	156	43
15	261	97
16	178	74
17	235	77
18	249	93
19	212	88
43	203	62
47	186	70
49	232	73
66	170	70
71	143	65
73	152	47

Total Vote: Yes 3517 (73%)
No 1276 (27%)
Total Vote Cast: 4793

Question 1 is proclaimed to have PASSED.

Question 2:

Should Chapter 20 of the Winnetka Village Code, entitled "Landmark Preservation," be repealed?

Precinct Number	Vote Totals Yes	No
8	84	114
9	116	140
10	111	122
11	196	180
12	125	155
13	158	196
14	99	105
15	160	232
16	107	160
17	127	208
18	234	146
19	199	128
43	153	132
47	138	136
49	138	183
66	134	135
71	94	126
73	99	113

Total Vote: Yes 2472 (48%)
No 2711 (52%)
Total Vote Cast: 5183

Question 2 is proclaimed to have FAILED.

ATTACHMENT C

ILLINOIS HISTORIC PRESERVATION AGENCY
PROPERTY TAX ASSESSMENT FREEZE

Illinois Historic Preservation Agency

illinoishistory.gov

Pat Quinn, Governor

IHPA Links
IHPA Home
Historic Sites
Preservation Services
Presidential Library
Presidential Museum
State Links
Government
Business
Employment
Education
Health & Safety
Family & Home
Travel & Recreation
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Property Tax Assessment Freeze

Rehabilitating your older home is rewarding in many ways, and with the Property Tax Assessment Freeze homeowners may be eligible for a financial incentive that can make the work even more attractive. The program can freeze the assessed value of owner-occupied, historic residences for a period of 8 years, followed by a four-year period during which the property's assessed value steps up to an amount based upon its current market value. This results in 12 years of reduced property taxes. This program is administered free of charge as a benefit to Illinois property owners interested in rehabilitating their historic homes.

Benefits

The Property Tax Assessment Freeze Program benefits both the owner-occupant and the community by:

- Rewarding owner-occupants for sensitively reinvesting in their homes
- Increasing the value of the rehabilitated property;
- Strengthening neighborhoods and housing within a community
- Encouraging landmark protection through the promotion, recognition, and designation of historic structures;

Provisions

If a rehabilitation meets all four provisions described below, the Illinois Historic Preservation Agency (IHPA) will issue a Certificate of Rehabilitation for the property. This Certificate allows your assessor to implement the assessment freeze for your property. To qualify for the Property Tax Assessment Freeze, a property must:

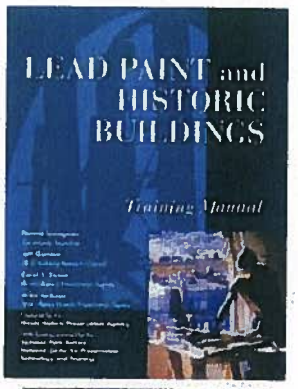
1. **Be owner-occupied housing:**
   a. Single-family houses
   b. Residential buildings with up to six units as long as the building owner resides in one of the units
   c. condominium buildings
   d. cooperatives

2. **Be a registered historic building.** For this program, a "historic building" is:
   a. individually listed on the National Register of Historic Places in any community in Illinois, or
   b. a contributing property within a National Register Historic District in any community in Illinois, or
   c. individually listed on the Illinois Register of Historic Places in any community in Illinois, or
   d. designated as an individual local landmark in a community that has an approved preservation ordinance, or
   e. a contributing property within a local historic district in a community that has an approved preservation ordinance

For letters d and e above, the cities and counties with ordinances approved for the assessment freeze program (as of February, 2012) are: Belleville, Bloomington, Blue Island, Carbondale, Centralia, Charleston,

Preservation Services Links
Preservation Services Home
National Register Listing
HAARGIS
State/Federal Project Review Info
Archaeology
Cemetery Preservation
Architectural Services
Community Preservation Services
Main Street Design
Tax Incentives
Education and Publications
Preservation Services Plan 2012-2016
Preservation Services Plan 2005-2009
Illinois Historic Sites Advisory Council
Links
Contact Us

Features
Google™ Custom Search
Search



Build Your Own

Chicago, DeKalb, Elgin, Evanston, Geneva, Glen Ellyn, Glencoe, Glenview, Highland Park, Hinsdale, Jacksonville, Joliet, Kane County, Lake Bluff, Lemont, Lockport, Lombard, Marengo, McHenry County, Mount Carroll, Normal, Oak Park, O'Fallon, Orland Park, Peoria, Quincy, River Forest, Rock Island, Rockford, St. Charles, Springfield, Washington, West Chicago, Will County, Wilmette, Winnetka, and Woodstock.

If you are uncertain whether your home has been designated a historic building, contact your local landmark commission or IHPA at 217-785-5042.

3. **Be rehabilitated in accordance with the Secretary of the Interior's "Standards for Rehabilitation."**

4. **Undergo a substantial rehabilitation with a budget whose eligible expenses equal or exceed 25% of the property's fair cash value, as determined by the local assessor, for the year the rehabilitation started.** Eligible expenses are those costs spent on the existing building (see the FAQ's for more information).

Certification Procedure

Step 1: Contact us to see if you qualify:

- Contact your local landmark commission or IHPA at 217-785-5042 to determine if your property is a registered historic structure.
- Determine the assessed value and market value (or fair cash value) of your property by contacting your assessor or by referring to your current property tax bill.
- Decide whether the work you have in mind will cost more than 25% (or ¼) of your property's fair cash value.

Step 2: Review the following documents:

- Click here for the Microsoft Word version of the Certificate of Rehabilitation Application and application guidelines. Click here for the Adobe pdf version.
- Click here for Frequently Asked Questions regarding the Property Tax Assessment Freeze Program. This information is contained in the downloadable Application.
- Click here for a Guide to Completing the Certificate of Rehabilitation Application. This information is contained in the downloadable Application.
- Review the Secretary of the Interior's "Standards for Rehabilitation" and "Guidelines for Rehabilitating Historic Buildings."
- Click here for of Illinois Administrative Code regarding Tax Incentives for Rehabilitate Owner-occupied Historic Residences (in Adobe Acrobat).

Step 3: Fill out and submit Part 1 and Part 2 of the Application:

- Plans, photographs, and a narrative of the proposed work, in addition to the Application form itself, allow IHPA to determine if your entire project meets the Secretary of Interior's "Standards for Rehabilitation."
- To count your own labor towards meeting your minimum

Find Out

BASIC BUILDING

MAINTENANCE

106/707 Review Documentation

MISSION: ILLINOIS

expenditure, use the Do-It-Yourself Labor Report form, available as a Microsoft Word document or an Acrobat pdf document.
- If you need additional description sheets for the Part 2, click here to download three additional sheets in Microsoft Word, or click here to download three additional sheets in Acrobat pdf.
- If you have any questions after reading the FAQs and the Guide to Completing the Certificate of Rehabilitation Application, please contact us at 217-785-5042.
- Once your preliminary plans are approved, proceed with the rehabilitation project.
- Contact us if there are changes made to the rehabilitation plans during the course of the project.

Step 4: Request final approval – fill out Part 3 of the Application:

- When the project is completed, send us a new set of photographs showing the completed work and documentation proving that 25% of the property's market value was spent on rehabilitating the existing building.
- Within 45 days of receipt of the complete and correctly drafted application, we will determine if the project meets all the program requirements, including the guidelines established by the Secretary of Interior's "Standards." If the project is approved, a Certificate of Rehabilitation will be issued.
- We will send a Certificate of Rehabilitation to your local assessor and to the property owner. The assessor then makes the necessary adjustments.

Special Conditions

- Applications for the Certificate must be submitted within two years of project completion.
- If the property is sold within the eight-year freeze period, of if its use changes from that of a single-family owner-occupied residence, the Certification will be cancelled for the remainder of the freeze period.
- Subsequent rehabilitation work must also meet the "Standards" or the Certificate will be cancelled for the remainder of the freeze period.
- The property owner is required to file an affidavit with the assessor each year verifying ownership and use.
- See the FAQs and the Guide to Completing the Certificate of Rehabilitation Application for more information.

Opt Out Provision

Any taxing district may "opt out" of the Property Tax Assessment Freeze Program by notifying the assessor and the county clerk at the beginning of each calendar year. The Property Tax Assessment Freeze will not apply then to taxes levied by that taxing district. To determine whether any taxing districts in your area have opted out, contact your assessor or county clerk. Properties that have already received Certificates, or where rehabilitation has already begun, will not be affected by a taxing district's "opt out."

ATTACHMENT D

STATE PRINT-OUT OF PROPERTIES APPROVED FOR ASSESSMENT FREEZE

LogNo	PropertyAddress	Expr2	City	PINNo	ActionDate	ActionTypes
1985-009-000	830 Sheridan	Randall and Judy Larrimore	Winnetka		10/23/1986	Part 3 Approve
1995-082-000	11 Indian Hill Road	Skinner, Samuel	Winnetka		4/16/1996	Part 3 Approve
1996-070-000	939 Tower Road	Edwards, Michael; Mizel, Melissa	Winnetka		5/29/1997	Part 3 Approve
1996-032-000	915 Sheridan Road	McKay, Terry	Winnetka		6/11/1997	Part 3 Approve
1996-045-000	978 Euclid	Fisher, Rose and Gary	Winnetka		10/7/1997	Part 3 Approve
1998-023-000	930 Fisher Lane	Tabachnik, Emanuel and Stacy	Winnetka		12/10/1998	Part 3 Approve
2000-074-000	535 Cherry Street	Benedetto, John & Lisa	Winnetka		8/11/2000	Part 3 Approve
2001-009-000	687 Cherry street	Stephens, Robert and Carla	Winnetka	05-21-115-005-0000	8/15/2001	Part 3 Approve
2001-089-000	20 Fox Lane	Deborah Boden Manoogian Living Trust	Winnetka	05-29-202-035-0000, 05-29-201-002-0000	12/13/2001	Part 3 Approve
2003-033-000	902 Greenwood Ave	Ted and Julie Windsor	Winnetka	05-18-224-020-0000	6/13/2003	Part 3 Approve
2003-046-000	94 Mary Street	Louis Kenter and Leslie Graham	Winnetka	05-08-400-037-0000	10/22/2003	Part 3 Approve
2003-112-000	419 Sheridan Road	Muneer Satter	Winnetka	05-21-202-004-0000	12/19/2003	Part 3 Approve
2007-061-000	1345 Trapp Lane	John and Kirsten Halston	Winnetka	05-18-402-076-0000	12/27/2006	Part 3 Approve
2008-047-000	592 Cherry St.	John Snyder	Winnetka	05-21-123-005-0000	6/9/2008	Part 3 Approve
2009-016-000	660 Pine St	Paul Weaver	Winnetka	05-21-102-019-0000	5/4/2009	Part 3 Approve
2009-054-000	790 Bryant Av	Peter and Lisa Beebe	Winnetka	05-17-408-015-0000, 05-17-408-021-0000, 05-17-408-022-0000	12/23/2009	Part 3 Approve

ATTACHMENT E

COOK COUNTY CLASS L
ELIGIBILITY BULLETIN

COOK COUNTY ASSESSOR
JOSEPH BERRIOS

COOK COUNTY ASSESSOR'S OFFICE
118 NORTH CLARK STREET, CHICAGO, IL 60602
PHONE: 312.443.7550 FAX: 312.603.3616
WWW.COOKCOUNTYASSESSOR.COM

CLASS L
ELIGIBILITY BULLETIN

Definitions and Eligibility

Real estate is eligible for Class L status under the following conditions:

1. *Property Use and Designation*. The real estate is to be used for commercial, industrial, multi-family residential or not-for-profit purposes and has been individually designated as a landmark or is a contributing building in a designated historic or landmark district.
2. *Property Location*. The property must be located within a municipality or area designated as a Certified Local Government as defined above.
3. *Investment by Owner*. The owner's investment in the substantial rehabilitation of the building must equal at least 50% (exclusive of grants, tax credits and other incentives) of the building's full market value as determined by the Assessor in the year prior to the commencement of the rehabilitation.
4. *Local Government Ordinance or Resolution*. The municipality in which the real estate is located (or the County Board, if located in an unincorporated area) must, by lawful ordinance or resolution, state (1) that the incentive is necessary for the substantial rehabilitation, (2) that it supports the granting of the incentive, and (3) that it has reviewed and accepted its Preservation Commission's recommendation of the project (see Application Procedures below).
5. *Filing Application and Local Ordinance Prior to Start of Rehabilitation*. The eligibility application, accompanied by a certified copy of a municipal or County ordinance and other required documentation (see Application Procedures below) must be filed with the Assessor prior (no more than one year) to the commencement of rehabilitation.
6. *Preservation Commission Review*. After the substantial rehabilitation has been completed, the local Preservation Commission must review the project to determine that it meets the Standards of the Commission. The applicant must furnish the Assessor with a copy of the determination of the Preservation Commission before the real estate can be designated as Class L.
7. *Triennial Reassessment Reports*. In the reassessment year for the area in which the real estate is located, Class L recipients must file a report with the Assessor as to the continued landmark status of the property and the number of persons employed at the site. This form is available from the Assessor's Office.

The following definitions, as set forth in Section 1 of the Cook County Real Property Assessment Classification Ordinance, pertain to the Class L incentive provision:

***Certified Local Government*:** "A unit of local government fulfilling the requirements of the National Historic Preservation Act of 1966, as amended, 16 U.S.C. 470a (the 'Act') that has been certified by the Illinois State Historic Preservation Officer pursuant to the Act."

***Preservation Commission*:** "A commission or similar body established by a Certified Local Government pursuant to the 'Act,' generally for the purpose of identifying, preserving, protecting, recommending for designation and encouraging the continued use and the rehabilitation of areas, properties and structures having historic and/or architectural significance."

***Landmark*:** "A building which is specifically designated as a historic or landmark structure pursuant to a local ordinance, approved by a Certified Local Government, pursuant to its criteria, which have been certified by the Illinois Historic Preservation Agency."

The definition of "Landmark" does not include a facade or other architectural elements, which have been preserved and designated as historic structures, if the remainder of the building has been demolished and replaced.

***Contributing Building*:** "A building which is a historic structure within a specifically designated historic or landmark district pursuant to a local ordinance, approved by a Certified Local Government, which has been certified by the Illinois Historic Preservation Agency, and which meets the following criteria:

A. the building was constructed within or present during the period of historical significance of the district; and

B. the building relates to the significant features, qualities and/or themes that give the district its historic, cultural and/or architectural significance; and

C. the building substantially retains its design, materials and appearance from the period of historical significance of the district; or if substantially altered, the changes are reversible such that, through the Substantial Rehabilitation of the building, the building will be returned to a state that substantially retains its design, materials and appearance from the period of historical significance of the district.

***Period of Historical Significance*:** "The period of development history (represented by the buildings in the district) for which the district is significant."

***Substantial Rehabilitation*:** "The extensive renovation or replacement of primary building systems of the landmark and/or the significant improvement of the condition of the landmark, as further prescribed by rule of the Assessor; which meets or exceeds the Standards of the United States Department of the Interior for Rehabilitation, Preservation, Restoration, and Reconstruction of Historic Properties; and which has been completed in accordance with plans approved by the Certified Local Government within which the landmark is located."

Assessment Level

Properties with Class L designation will be assessed at 10% of fair market value for the first ten years, 15% in the eleventh year and 20% in the twelfth year.

Required Information and Documentation

The Eligibility Application must be filed with the Assessor prior (no more than one year) to the start of substantial rehabilitation. The Assessor will review the Application and supporting documentation to determine eligibility for the Class L classification.

A. Before Rehabilitation

1. Eligibility Application Form, including, but not limited to, the following:
    a. Names and addresses of the owner(s) of the property, including any beneficial owner(s) if title to the property is held in trust;
    b. Description of the property including gross square foot area of the building, the precise nature and extent of the intended use of the property, extent of vacancy, photographs of the interior and exterior of the building;
    c. The estimated dates of commencement and completion of rehabilitation, and the proposed use after rehabilitation.
2. Supporting Documents:
    a. Certified copy of an ordinance or resolution adopted by the municipality in which the real estate is located which expressly states that the local government: 1) finds the Class L incentive is necessary for the rehabilitation of the property; 2) supports and consents to the granting of the incentive; and 3) approves the local Preservation Commission recommendation specifying the project budget and the proposed scope of work which meets or exceeds the Standards of the United States Department of the Interior for Rehabilitation, Preservation, Restoration and Reconstruction of historic properties;
    b. A certified copy of the ordinance or resolution need not be filed with the Assessor's Office at the time the Class L eligibility application is filed, but the ordinance or resolution must be filed with the Assessor's Office no later than the date an assessment appeal is filed to request the class change to Class L. If the ordinance or resolution is not filed at the time the eligibility application is filed, the applicant shall instead include with the eligibility application a letter from the municipality or the County, as the case may be, confirming that a resolution or ordinance supporting the incentive has been requested.
    c. Plans and drawings showing the scope of the rehabilitation;
    d. If requesting Class L treatment of the land, include documentation establishing that the building has been vacant or unused for 24 continuous months prior to the date of application.

B. At Completion of Rehabilitation Submit:

1. An Incentive Appeal Form to change the property classification from its current class to Class L.
2. A copy of the Preservation Commission recommendation specifying the project budget and the proposed scope of work, which meets or exceeds the Standards of the United States Department of the Interior for Rehabilitation, Preservation, Restoration and Reconstruction of Historic Properties.
3. Proof of rehabilitation costs including copies of building permits and contractor's sworn statements or certificates for payment.
4. Owner's affidavit, with supporting documentation, attesting to the owner's financial investment in the rehabilitation and all other funding sources for the project including grants and tax credits.

Maintenance of Class L

The owner must file an affidavit provided by the Assessor's Office during each triennial reassessment year for the assessment district in which the property is located. The affidavit will attest to the continued landmark status of the property and the number of persons employed at the site. Failure to file the affidavit before the established deadline may result in loss of the incentive for the period relating to the non-filing.

Renewal of Class L

For property, which was initially classified as Class 3, 4 or 5b, this incentive may be renewed during the last year a property is entitled to a 10% assessment level, if the following requirements are met:

A. the taxpayer notifies the Assessor's Office of his intent to request renewal of the incentive from the municipality, or the Board of Commissioners of Cook County if the real estate is located in an unincorporated area, and;

B. the municipality in which the real estate is located or the Board of Commissioners of Cook County, if the real estate is located in an unincorporated area, adopts a resolution expressly stating that the municipality or County Board as the case may be, has determined that the use of the property is necessary and beneficial to the local economy, and supports and consents to renewal of the Class L, and;

C. a copy of that resolution and a completed renewal application are filed with the Office of the Assessor before the expiration of the incentive period.

The number of renewal periods is not limited as long as the property continues to apply and qualify for Class L. The notice of intent to request renewal, which is filed with the Assessor's Office, will be forwarded by the Assessor's Office to the Secretary of the Cook County Board for distribution to the Commissioners from the affected districts.

Questions about Class L incentive program may be directed to the Specific Properties Department of the Cook County Assessor's Office, 118 N. Clark St., Chicago, Illinois 60602 (312) 603-7529.

ATTACHMENT F

CERTIFIED RESULTS OF 2008 REFERENDUM

Cook County Clerk

Official Certificate of Results

November 4, 2008 Presidential Election

"Shall the Village Council of Winnetka submit any or all proposed changes to our voluntary landmark law to voters in a binding referendum before making changes to that law?"

The Cook County Clerk's office, having completed a canvass of all votes cast for Winnetka Vg - Change Landmark Law, hereby certifies the following vote totals.

Candidates	Votes	Precentage
YES	5,261	78.68%
NO	1,426	21.32%
Total	**6,687**	**100%**

There being more YES votes than NO votes, the referendum passes. Attached is the abstract of votes by precinct.

Dated this 25th day of November, 2008

David Orr

David Orr,Cook County Clerk

Cook County Clerk

Official Certificate of Results

November 4, 2008 Presidential Election

"Shall the Village of Winnetka Opt Out of the Property Assessment Tax Freeze Program for landmark homes?"

The Cook County Clerk's office, having completed a canvass of all votes cast for Vg of Winnnetka - Opt out of Tax Freeze, hereby certifies the following vote totals.

Candidates	Votes	Precentage
YES	3,980	60.91%
NO	2,554	39.09%
Total	**6,534**	**100%**

There being more YES votes than NO votes, the referendum passes. Attached is the abstract of votes by precinct.

Dated this 25th day of November, 2008

David Orr

David Orr,Cook County Clerk

ATTACHMENT G

EXCERPT OF DECEMBER 16, 2008 COUNCIL AGENDA REPORT

AGENDA REPORT

SUBJECT: **Ordinance MC-1-2009** **Opt Out of Historic Preservation Tax Assessment Freeze**

PREPARED BY: Katherine S. Janega, Village Attorney

DATE: December 11, 2008

The Village of Winnetka's Landmark Preservation Ordinance, Chapter 17.64 of the Winnetka Village Code, allows property owners to submit an application seeking to designate their own property as a certified Village landmark, pursuant to standards and procedures established in Chapter 17.64. The property tax laws of the State of Illinois, in turn, establish a process whereby certain owner-occupied residential buildings that have been certified as historic buildings can become eligible for an 8-year property tax assessment freeze. The applicable law, known as the Historic Residence Assessment Freeze Law, 35 ILCS 200/1-40 through 200/10-85 (West 2008), was adopted "[i]n furtherance of the policy of encouraging the rehabilitation of historic residences." 35 ILCS 200/10-45.

The assessment freeze is available only if the State's Director of Historic Preservation issues a certificate of rehabilitation, after determining that restoration, preservation or rehabilitation work (i) involves a building that meets the statutory definition of "historic building;" (ii) has a cost, including architectural fees, equal to or greater than 25% of the base year valuation; (iii) is for a building for which no certificate of rehabilitation has been approved within 4 years after the last year of the adjustment valuation period; (iv) was or will be done in accordance with applicable standards for rehabilitation; and (v) was or will be a substantial rehabilitation. (35 ILCS 200/10-55) A "substantial rehabilitation" is "interior or exterior rehabilitation work that preserves the historic building in a manner that significantly improves its condition." 35 ILCS 200/10-40(m)

The tax assessment freeze lasts for 8 years, and then is phased out at the rate of 25% per year, so that beginning in the 4th year after the freeze period, the property is taxed at its full, improved value. There is a procedure for revocation of the certificate of rehabilitation if the historic building has not undergone the repairs on which the certificate was based. (35 ILCS 200/10-55(e)) In addition, the owner is required to file an annual affidavit reporting on the status of the use and ownership of the property. If the owner fails to file, if there's a change in status from owner-occupied, or if the historic building was sold or transferred for value to someone other than the original owner after the certificate is issued, the certificate can be revoked. 35 ILCS 200/10-60.

At the general election in November 2008, the ballots in Winnetka included an advisory referendum proposition that asked: "Shall the Village of Winnetka Opt Out of the Property

Assessment Tax Freeze Program for landmark homes?" The proposition passed, with 3,980 (60.91%) voting "yes," and 2,554 (39.09%) voting "no."

Section 10-85 of the Assessment Freeze Law establishes a procedure for any taxing district to opt out of the statutory tax assessment freeze program. The determination to opt out of the assessment freeze must be made by a majority vote of the corporate authority, taken during the first 30 days of the calendar year. The "opt out" is valid only for the year in which it is passed, and it does not apply to any property that was granted a certificate of rehabilitation for the assessment freeze before the ordinance was adopted. (35 ILCS 200/10-85)

The attached ordinance effectuates the "opt out" authorized by Section 10-85 of the Assessment Freeze Law.

Recommendation:

1) Consider introduction of Ordinance MC-1-2009, opting out of the tax freeze assessment program pursuant to Section 10-85 of the Historic Residence Assessment Freeze Law.

ORDINANCE NO. MC-1-2009

AN ORDINANCE
ELECTING NOT TO APPLY THE PROVISIONS OF
THE HISTORIC RESIDENCE ASSESSMENT FREEZE LAW
TO TAXES LEVIED AGAINST REAL PROPERTY
BY THE VILLAGE OF WINNETKA

WHEREAS, the Historic Residence Assessment Freeze Law, 35 ILCS 200/10-45 through 10-85 (the "Assessment Freeze Law"), establishes a procedure whereby owners of owner-occupied single-family residences and owners of certain multi-family residences can obtain a property tax assessment freeze if the qualified residence has been designated an historic building and the owner submits an application that establishes the owner will substantially rehabilitate the building in accordance with standards established pursuant to the Assessment Freeze Law; and

WHEREAS, Section 10-85 of the Assessment Freeze Law provides that a taxing district may elect by a majority vote of its governing authority within the first 30 days of each calendar year, upon written notice to the county clerk and the assessment officer, that the provisions of the Assessment Freeze Law shall not apply to taxes that are levied by the taxing district; and

WHEREAS, the Council of the Village of Winnetka ("Village Council") have determined that that the provisions of the Assessment Freeze Law shall not apply to taxes levied by the Village of Winnetka; and

WHEREAS, the Village of Winnetka is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970 and has the authority, except as limited by said Section 6 of Article VII, to exercise any power and perform any function pertaining to the government and affairs of the Village, including, but not limited to, the power to tax.

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

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

SECTION 2: The Village Council hereby elects that the provisions of the Historic Residence Assessment Freeze Law, 35 ILCS 200/10-45 through 10-85, shall not apply to taxes levied by the Village of Winnetka against real property located within the corporate boundaries of this Village, provided that, in the event the Director of Historic Preservation of the State of

Illinois has issued a certificate of rehabilitation upon an historic building within the Village in a year prior to the election made herein, or if the rehabilitation period commenced prior to said election, then the election made herein shall have no effect on such property for the 8-year valuation period and the adjustment valuation period.

SECTION 3: The Village Clerk is hereby authorized and directed to promptly issue notice of the election made herein to the County Clerk of Cook County, the County Assessor of Cook County, and the New Trier Township Assessor, as provided in Section 10-85 of the Historic Residence Assessment Freeze Law, which notice shall be in a form approved by the Village Attorney and shall include a certified copy of this Ordinance.

SECTION 4: This Ordinance is passed by the Council of the Village of Winnetka in the exercise of its home rule powers pursuant to Section 6 of Article VII of the Illinois Constitution of 1970.

SECTION 5: This Ordinance shall take effect immediately upon its passage, approval and posting as provided by law.

PASSED this ____ day of January, 2009, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this ____ day of January, 2009.

Signed:

_____
Village President

Countersigned:

_____
Village Clerk

Introduced: _____

Posted: _____

Passed and Approved: _____

Posted: _____

ATTACHMENT H

EXCERPT OF MINUTES OF DECEMBER 16, 2008 COUNCIL MEETING

DRAFT MINUTES
WINNETKA VILLAGE COUNCIL
REGULAR MEETING
December 16, 2008

(Approved: January 20, 2009)

A record of a legally convened meeting of the Council of the Village of Winnetka, which was held in the Village Hall Council Chambers on Tuesday, December 16, 2008, at 7:30 p.m.

1) Call to Order. President Pro Tem Behles announced that President Woodbury would be delayed and called the meeting to order at 7:41 p.m. Present: Trustees Sandra Berger, Gene Greable, Bill Johnson, King Poor and Chris Rintz. Absent: President Woodbury. Also present: Village Manager Doug Williams, Village Attorney Katherine Janega, Community Development Director Mike D'Onofrio, Deputy Police Chief Patrick Kreis, Police Chief Joe DeLopez, Public Works Director Steve Saunders, and approximately 30 persons in the audience.

2) Pledge of Allegiance. President Pro Tem Behles led the group in the Pledge of Allegiance.

3) Approval of the Agenda. The Trustees approved the agenda.

4) Quorum.

   a) January 6, 2009, Regular Meeting. All of the Council members present indicated that they expected to attend.

   b) January 13, 2009 Study Session. All of the Council members present indicated that they expected to attend.

5) Village Council Minutes.

   a) November 18, 2008 Regular Meeting. Trustee Berger, seconded by Trustee Johnson, moved to approve the minutes. By voice vote, the motion carried.

   b) December 9, 2008, Study Session. Trustee Johnson, seconded by Trustee Berger, moved to approve the minutes. By voice vote, the motion carried.

6) Ordinances and Resolutions.

   a) 2008 Tax Levy & Tax Abatement.

      i) Ordinance No. M-15-2008 – Tax Levy Ordinance – Adoption. There being no substantive questions or comments, Trustee Johnson, seconded by Trustee Berger, moved to adopt ordinance M-15-2008, increasing the Village's property tax levy for 2008 by a total of 4.7%. By roll call vote, the motion carried unanimously. Ayes: Trustees Behles, Berger, Greable, Johnson, Poor and Rintz. Nays: None. Absent: None.

      ii) Ordinance No. M-16-2008 – Tax Abatement Ordinance – Adoption. There being no further questions or comments, Trustee Poor, seconded by Trustee Rintz, moved to adopt ordinance M-16-2008, abating the taxes levied to pay the principal and interest on the General Obligation Refunding Bonds, Series 2003. By roll call vote, the motion carried. Ayes: Trustees Behles, Berger, Greable, Johnson, Poor and Rintz. Nays: None. Absent: None.

b) Ordinance No. M-17-2008 – Zoning Variation: 1345 Tower Road – Introduction/ Adoption. Mr. D'Onofrio reviewed a request for side yard setback and total side yard setback variations to allow construction of pitched roofs to replace existing flat roofs over the study and porte-cochere of the residence. He explained that the current roofs, which are legally nonconforming, do not shed water and snow effectively, and he added that the new construction will not enlarge the encroachment into the side yard setbacks. He reported that in all other respects the construction complies with the Zoning Ordinance, and the Zoning Board of Appeals had voted 6-0 to recommend in favor of the variation.

Trustee Berger confirmed with Mr. D'Onofrio that the matter was before the Council because of the percentage of the variation, and the Trustees discussed ways in which a straightforward case such as the one before them could be decided by the ZBA or Zoning Administrator. The decision was made to waive introduction of the ordinance in order to eliminate some of the time the homeowner would have to wait before making the improvements.

Trustee Poor, seconded by trustee Berger, moved to waive introduction of the ordinance. By roll call vote, the motion passed. Ayes: Trustees Behles, Berger, Greable, Johnson, Poor and Rintz. Nays: None. Absent: None.

Trustee Johnson, seconded by Trustee Berger, moved to adopt Ordinance M-17-2008. By roll call vote, the motion carried. Ayes: Trustees Behles, Berger, Greable, Johnson, Poor and Rintz. Nays: None. Absent: None.

c) Ordinance No. MC-1-2009 – Opt Out of Historic Preservation Tax Assessment Freeze – Introduction. Attorney Janega reported that the Village's Landmark Preservation Ordinance allows property owners to apply for designation of their property as a certified Village landmark, and that under Illinois property tax laws, certain of these properties may become eligible for an eight-year property tax assessment freeze. She enumerated the circumstances under which a tax assessment freeze can become available, and explained how the process works.

Attorney Janega indicated that in last November's general election, an advisory referendum to opt out of the property tax assessment freeze program was passed by a majority of Winnetka voters. She explained that the Illinois Assessment Freeze Law contains a procedure by which a taxing body can opt out of the tax assessment freeze program, but it requires action within the first 30 days of the calendar year, and the opt-out provision is valid only for the year in which it is passed; therefore, a new ordinance would have to be adopted annually.

Attorney Janega confirmed that the subject ordinance would only apply to Winnetka's portion of the property tax, and would not affect properties that already qualify for the freeze. She added that Staff has not calculated the amount of tax money that has been frozen, but only ten properties have qualified for it. She indicated that the rationale for the property tax assessment freeze is to provide an incentive for people to renovate or repair an historically significant owner-occupied residence.

Kathy Almond, 1225 Hill Rd., provided a handout listing the ten properties in Winnetka that have qualified for the property tax assessment freeze and estimating the extra amount that an average taxpayer would have paid as a result of the assessment freeze. She

questioned why Winnetka's taxpayers should have to pay more in property taxes to offset the properties that qualify for the freeze.

Trustee Berger pointed out that the Village's portion is only 13% of that total, which is an extremely small amount. Trustee Behles agreed, and noted that the Village does not have the authority to abate the taxes of Winnetka's other taxing bodies.

Nan Greenough, 550 Maple, observed that the Village may find submitting the opt-out paperwork every year to be more trouble than it's worth when weighed against the money being saved. She noted that the process has saved some important homes, and after the freeze period ends the homes are worth more, so taxes to the Village actually increase. She asserted that the recently passed referendum was misleading and confusing and that she did not believe it reflected the will of the majority of Winnetka residents.

Carry Buck, 609 Sheridan, said 61% of residents voted for the opt-out provision of the property tax assessment freeze and asked the Council to vote with the residents.

Louise Holland, 545 Oak and Chair of the Landmark Preservation Commission, said a vote to opt out of the historic preservation property tax assessment freeze is a vote to abandon the efforts of the LPC. She asked how the Council could consider opting out without knowing the impact on the Village and taxpayers, and she added that since no information was put out by the Village prior to the election, voters only saw one side of the referendum question.

Joni Johnson, 888 Tower, strongly encouraged the Council not to opt out of the property tax assessment freeze program, because it saves houses, benefits overall property values and preserves the architectural heritage of the Village. She said the few dollars it costs per household is more than outweighed by the huge symbolic significance for the Village, and asked the Council to continue to honor the ten households who have successfully met the state's standards to participate in the property tax assessment freeze program.

Trustee Berger agreed that the referendum question was not clearly worded, and suggested a public hearing be held to help the Council make an informed decision on the opt-out question.

Manager Williams indicated that the issue was put on the agenda because of the State's January deadline for adopting an opt-out provision, and the Council's January meetings are already booked with other items.

During the ensuing discussion, the Trustees agreed that they were in no position to make an informed decision, because information from the Finance Department was necessary before proceeding, and a public hearing needed to be held to give the public a chance to comment. They also decided that meeting the January 2009 deadline was not crucial. President Pro Tem Behles suggested that the discussion take place after the Council reviews the upcoming report from the ad hoc Historic and Residential Preservation Committee.

* * * * * *

President Woodbury arrived at 8:50 p.m.

* * * * * * *

ATTACHMENT I

SPREADSHEET OF ASSESSMENT FREEZE REVENUE IMPACT

Assessment Freeze Property Tax Impact
Estimates for the Village of Winnetka

Address	1	2	3	4	5	6	7	8	9	10	Total
Freeze Amount (1)	$ 250,000	$ 100,000	$ 600,000	$ 300,000	$ 150,000	$ 100,000	$ 150,000	$ 175,000	$ 100,000	$ 150,000	$2,075,000
Original Fair Value (2)	$ 1,000,000	$ 400,000	$ 2,400,000	$ 1,200,000	$ 600,000	$ 400,000	$ 600,000	$ 700,000	$ 400,000	$ 600,000	$ 8,300,000
Property Taxes (3)	$ 6,250	$ 2,500	$ 15,000	$ 7,500	$ 3,750	$ 2,500	$ 3,750	$ 4,375	$ 2,500	$ 3,750	$ 51,875
Village PT @ 13%	$ 813	$ 325	$ 1,950	$ 975	$ 488	$ 325	$ 488	$ 569	$ 325	$ 488	$ 6,746
Per Home Cost (Divided by 4,500 homes)											
Property Taxes (4)	$ 1.39	$ 0.56	$ 3.33	$ 1.67	$ 0.83	$ 0.56	$ 0.83	$ 0.97	$ 0.56	$ 0.83	$ 11.53
Village PT @ 13%	$ 0.18	$ 0.07	$ 0.43	$ 0.22	$ 0.11	$ 0.07	$ 0.11	$ 0.13	$ 0.07	$ 0.11	$ 1.50

1) Portion of assessed value that is not subject to tax during the freeze period (assumed equivalent of 25% of fair value of property).
2) Pre-improvement fair value of property
3) Finance Director's estimated effective property tax rate of $2.50 per $100.00 of fair market value, using assumed average of $800,000 home paying $20,000 in property taxes.
4) The assumed home with a market value of $800,000 and a $20,000 property tax bill is assumed to have an EAV of $270,000 (33.75% of fair value, after application of equalizer).

AGENDA REPORT

TO: Village Council

PREPARED BY: Ann Klaassen, Planning Assistant

DATE: May 23, 2012

SUBJECT: 1153 Asbury Ave. Landmark Nomination
Ordinance No. M-8-2012

REF: May 15, 2012 Council Meeting, pp. 47-75

On February 6, 2012 the Landmark Preservation Commission (LPC) voted 6-0 to recommend the Village Council designate 1153 Asbury Ave. as a Winnetka Landmark. Based upon the adopted System for Evaluation of Landmarks, the property received an overall score of 77.4 points, resulting in a "Significant" rating.

The LPC found 1153 Asbury Ave. satisfies the criteria for local landmark designation based upon a variety of factors, most significantly the home's original design integrity and the unique use of the Cotswold subtype of Tudor Revival architecture. A report from the LPC is attached providing full details on all the categories considered by the LPC.

Ordinance M-8-2012 designates 1153 Asbury Ave. as a local Winnetka landmark. The ordinance was introduced by the Council at its May 15, 2012 meeting. Adoption of the ordinance requires the concurrence of a simple majority of the Council members present.

Recommendation:
Consider adoption of Ordinance M-8-2012, which would designate 1153 Asbury Ave. as a local landmark.

ORDINANCE NO. M-8-2012

AN ORDINANCE
DESIGNATING A LANDMARK
PURSUANT TO CHAPTER 15.64 OF THE
WINNETKA VILLAGE CODE (1153 Asbury)

WHEREAS, the Village of Winnetka is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970, pursuant to which it has the authority, except as limited by said Section 6 of Article VII, to exercise any power and perform any function pertaining to the government and affairs of the Village; and

WHEREAS, the Council of the Village of Winnetka ("Village Council") find that the identification, designation and preservation of buildings and structures in the Village that are historically, culturally, and architecturally significant, and the encouragement of the restoration and rehabilitation of those buildings and structures are matters pertaining to the affairs of the Village; and

WHEREAS, Chapter 15.64 of Title 15 of the Winnetka Village Code, titled "Landmark Preservation," establishes standards and procedures for preserving, protecting, enhancing, rehabilitating and regulating buildings, structures, objects, and places of historical, cultural or architectural importance; and

WHEREAS, the property commonly known as 1153 Asbury Avenue, Winnetka, Illinois (the "Subject Property"), is legally described as follows:

> The West 50 Feet of Lot 11 in Block 11 in Lloyd's Subdivision of Blocks 1 to 5 in Taylor's Second Addition to Taylorsport in the West Half of the Northwest Quarter of Section 17 and the East Half of the Northeast Quarter of Section 18, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois; and

WHEREAS, the owner of the Subject Property has submitted an application seeking Village of Winnetka landmark designation of the Subject Property, which is improved with a single family residence known as the Long House; and

WHEREAS, pursuant to the provisions of Chapter 15.64 of the Winnetka Village Code ("Landmark Ordinance") and notice duly published and sent, the Landmark Preservation Commission ("Commission") held a public hearing on February 6, 2012, to consider the owner's application for landmark designation and, applying the Village's System for the Evaluation of

Landmarks to the information received into the record, gave the Long House an overall score of 77.4 points, resulting in a rating of Significant; and

WHEREAS, the Commission found the architectural type, style and period of the home, to be rare in that the Long House, which was constructed in 1928, is an unusual example of Tudor Revival architecture because of the use of the Cotswold style subtype and because of the unusual massing, stonework, front leaded glass ribbon bay window and heavy wooden beams above the windows and doors further add to the uniqueness of the home; and

WHEREAS, the Commission found the method of construction to be extremely rare in that: (a) the home is frame construction with an unusual stone veneer pattern in rows of irregularly shaped stone and the wood trim is painted brown and the stucco is buff colored with brown half-timbering on the side gables; (b) the wavy timbers on the side elevations form a distinctive aspect of the design; and (c) the slate roof forms an atypical steep side gable and the entrance is a polygonal bay that faces the southeast on a diagonal; and

WHEREAS, the Commission gave the building, which is situated on the north side of Asbury between Gordon Terrace and Euclid, a score of 4 points for being an established and familiar visual feature because the home's Tudor architecture is reflected in a large number of commercial buildings throughout the Village; and

WHEREAS, the Long Home was constructed in 1928, which resulted in a score of 3 points for age; and

WHEREAS, the Commission gave the building the maximum score of 5 points in the categories of design integrity, alteration of original site, and structural condition, as no structural alterations have been made to the Long Home, the only exterior alteration was the addition of a wood fence around the back yard and a black metal fence along the front and west side of the lot, and the home is in exceptional condition; and

WHEREAS, pursuant to the findings entered by the Commission at its February 6, 2012, meeting, and overall rating of the Long Home as significant, the six members who were then present unanimously found that the Long Home meets the criteria of the Landmark Ordinance due to its overall rating as Significant, and recommended that the Long Home be designated a Winnetka landmark; and

WHEREAS, the Council of the Village of Winnetka have considered the recommendation of the Landmark Preservation Commission and have determined that it is in the

best interest of the Village and its residents to accept the findings and recommendation of the Commission and to establish 1153 Asbury Street as a designated landmark, because of its Tudor Revival architecture, its originality and its excellent structural integrity and condition.

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

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

SECTION 2: The building located on the property at 1153 Asbury Avenue, having a permanent real estate index number 05-17-113-017-0000, and being known as the Long Home, is hereby designated a Village of Winnetka landmark under Section 15.64.070 the Landmark Preservation Ordinance, in accordance with the findings and recommendations of the Landmark Preservation Commission.

SECTION 3: This Ordinance is passed by the Council of the Village of Winnetka in the exercise of its home rule powers pursuant to Section 6 of Article VII of the Illinois Constitution of 1970.

SECTION 4: This Ordinance shall take effect immediately upon its passage, approval and posting as provided by law.

PASSED this 5th day of June, 2012, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this 5th day of June, 2012.

Signed:

_____
Village President

Countersigned:

_____
Village Clerk

Introduced: May 15, 2012
Posted: May 17, 2012
Passed and Approved:
Posted:

REPORT ON PUBLIC HEARING
FEBRUARY 6, 2012

CONSIDERATION OF LANDMARK ELIGIBILITY

Joseph C. Long House
1153 Asbury Ave., Winnetka

This report is an integral part of the February 6, 2012 Landmark Preservation Commission meeting minutes and is also compiled based on the submitted application for landmark designation.

Findings of the Commission

Based on the System for the Evaluation of Landmarks contained in the Landmark Preservation Ordinance (see attached rating sheet) 1153 Asbury Ave. was rated a "Significant" property with a score of "77.4."

Architectural Type, Style & Period. The Long House was built in 1928 in the Tudor Revival style. The Commission felt that it is an unusual example of Tudor Revival architecture because of the use of the Cotswold style subtype. It is a unique example of the style because of the unusual massing, stonework, front leaded glass ribbon bay window, and heavy wooden beams above the windows and doors.

Based on these facts, the architectural type, style and period of the home were judged to be "rare," with a rating of "4."

Method of Construction. The Long House is frame construction with an unusual stone veneer pattern in rows of irregularly shaped stone. The wood trim is painted brown and the stucco is buff colored with brown half-timbering on the side gables. In addition to the unique stonework, the Commission found the wavy timbers on the side elevations to be a distinctive aspect of the design. The slate roof is a steep side gable, which is atypical for the Tudor Revival style where gables are usually front-facing. The entrance is a polygonal bay that faces the southeast on a diagonal.

With regard to rarity in method of construction, the home was judged to be "extremely rare" and therefore rated "5."

Association with a Historical Event, Person, or Cultural Activity. The Long House has had nine owners. Joseph C. Long commissioned the home and was the owner until 1935. Ownership of the

property changed several times between 1935 and 1966 when Mr. and Mrs. Eliot B. Spiess purchased the property. As the current owners, Mr. and Mrs. Spiess are the resident's most long-time owners.

With regard to association with a historical event, person or cultural activity, the Commission rated the home as a "0," no significant association.

Association with an Architect or Master Builder. The architect for the Long House was Howard Bowen; the builder was E. T. Leonard & Co. Mr. Bowen also designed The Chimneys building on Green Bay Road and Hill Terrace.

The Commission rated the home as a "1," "architect or builder identified but of no known importance."

Established or Familiar Visual Feature. The Long House sits on the north side of Asbury Ave. between Gordon Terrace and Euclid Ave. The Commission felt that because the Tudor style is reflected in a large number of commercial buildings throughout the Village that the Long house identifies with the entire Village. Therefore, the Commission rated the home as a "symbol of a neighborhood or a conspicuous and familiar structure in the context of the entire Village," warranting a score of "4."

Originality. There have not been any structural alterations to the home. The only alteration was the replacement of the basement windows. Given the fact that there have been no major alterations, the Commission rated the home's alterations of design integrity as "excellent," warranting a score of "5."

Age of Structure. The Long House was constructed in 1928, therefore, the home warrants a score of "3."

Alteration of Surrounding Properties (View from Property). Several homes in the 1100 block of Asbury Ave. have been torn down and replaced with new homes. The home adjacent to the west was built in 1993 and a demolition permit was recently submitted for the property adjacent to the east. The Commission determined the existing conditions of the surrounding area to consist of "major alterations," which warranted a score of "0."

Alteration of Original Site (View of Property). The only alteration to the site was the installation of a wood fence around the backyard and a black metal fence along the front and west side of the lot. The Commission determined the condition of the site to be "original," which warranted a score of "5."

Structural Condition. The Commission determined the structural condition to be "exceptional," which warranted a score of "5."

Resolution

The Landmark Preservation Commission provides this recommendation of landmark status to the Joseph C. Long house at 1153 Asbury Ave. They were happy to recommend an example of the

Cotswold subtype of Tudor Revival architecture that maintains remarkable integrity. The Commission found the home to more than satisfy the criteria for local landmark designation.

Based upon these considerations and the System for Evaluation rating of "Significant," with a score of "77.4," the Commission unanimously voted to recommend that the Village Council designate the Joseph C. Long house at 1153 Asbury Ave. a local landmark.

Respectfully Submitted,

Louise Holland
Hugh Brower
Susan Curry
Marilyn Garcia
Laura Good
Anne Grubb
Beth Ann Papoutsis

SYSTEM FOR THE EVALUATION OF LANDMARKS

TIER 1

CATEGORY	FACTORS	POINT VALUE	WEIGHT*	SCORE
Rarity: Architectural Type, Style and Period	-Extremely Rare	5	1	4
	-Rare	4		
	-Somewhat Rare	2		
	-Common	0		
Rarity: Method of construction and its application	-Extremely Rare	5	10	50
	-Rare	4		
	-Somewhat Rare	2		
	-Common	0		
Association with an Historical Event, Person, or Cultural Activity	-National	5	1	0
	-State, County or Local	5		
	-None	0		
Association with an Architect or Master Builder	-National	5	1	1
	-State, County or Local	5		
	-Architect or builder identified but of no known importance	1		
	-Architect or builder unknown	0		
Established or Familiar Visual Feature	-Symbol of Village as a whole	5	1	4
	-Symbol of a neighborhood or a conspicuous and familiar structure in the context of the entire Village	4		
	-A conspicuous and familiar structure in the context of a neighborhood	3		
	-Not particularly conspicuous or familiar	0		

Tier 1 Score 59
(Add Above 5 lines)

*The (or a) category with the highest point value is given a weight of 10. All other categories are weighted 1.

TIER 2

CATEGORY	FACTORS	POINT VALUE		WEIGHT		SCORE
Alteration of (Originality) Design Integrity	-Excellent	5				
	-Good	4				
	-Fair	3	x	**10**	=	50
	-Poor	0				
Age of Structure	-pre-1900	5				
	-1900-1930	3	x	**4**	=	12
	-1931-1950	2				
	-1951 to present	1				
Alteration of Surrounding Properties (View from Property)	-Original	5				
	-Minor Alterations	3	x	**4**	=	0
	-Major Alterations	0				
Alteration of Original Site (View of Property)	-Original	5				
	-Minor Alterations	3	x	**3**	=	15
	-Major Alterations	0				
Structural Condition	-Exceptional	5				
	-Good	3	x	**3**	=	15
	-Fair	1				
	-Deteriorated	0				

Tier 2 Score 92
(Add Above 5 Lines)
Avg. Tier 2 Score 18.4
(Divide Total by 5)

59	+	18.4	=	77.4
Tier 1 Score		**Avg. Tier 2 Score**		**Total Score**

Level of Significance

Total Points	Category
80-94	**Unique**
65-79	**Significant**
50-64	**Important**

Minutes adopted 03.05.2012

LANDMARK PRESERVATION COMMISSION
EXCERPT OF MINUTES
FEBRUARY 6, 2012 MEETING

Members Present: Louise Holland, Chairperson
Hugh Brower
Susan Curry
Laura Good
Anne Grubb
Beth Ann Papoutsis

Members Absent: Marilyn Garcia

Village Staff: Ann Klaassen, Planning Assistant

***

Review of Landmark Designation Application: 1153 Asbury Ave.

Eliot and Luretta Spiess introduced themselves to the Commission as the applicants.

Chairperson Holland informed the Commission that the Spiess have applied for landmark status.

Mrs. Spiess stated that in 1990 at the time the Village was doing a survey to consider landmark status for the property, they received a letter from the Historical Society asking if they were willing to have the home considered for landmark designation. She stated that they filled out the papers, but got busy and that they are now back 20 years later. Mrs. Spiess stated that the home was considered historical at that time and that it is still historical.

Mrs. Spiess informed the Commission that they have lived in the home for 45 years. She described the home as a Tudor Revival home and referred the Commission to photographs of the home. Mrs. Spiess stated that the home was built with stone and stucco, with wood on the dormers. She indicated that it is considered a bungalow and that it has three bedrooms and a bathroom upstairs with dormer windows. Mrs. Spiess stated that the wood has Tudor facing on it and stucco on the dormers and that the rest of the home is stone. She noted that the windows are all framed and that there are heavy wooden beams over the doors. Mrs. Spiess also stated that the windows on the front, side and entry way are all lead glass. She stated that the home was built in 1928 by architect Howard Bowen who did The Chimneys apartment building and described him as a well known architect. Mrs. Spiess stated that he started out to do things in the Village, but died at an early age.

Mrs. Spiess then stated that she did not bring any photographs of the inside of the home. She informed the Commission that downstairs, there are two bedrooms, a living room, kitchen, dining room and bathroom. Mrs. Spiess stated that the garage is an integral part of the home. She informed the Commission that there have not been any structural changes to the home from the original time of construction. She stated that in the past year they had glass windows put in the basement where they were rusted out. Mrs. Spiess then provided photographs to the Commission for their review. She stated that the windows on the sides and in the back were replaced.

Mrs. Spiess stated that she has a list of the property owners and that there have not been too many owners. She also stated that of the other homes in the neighborhood, many have been torn down and other changes have been going on. Mrs. Spiess noted that two of the other homes are older, one of which is condemned and that the other may be. She informed the Commission that their home is the oldest home in that part of the neighborhood.

Chairperson Holland commented that the most charming aspects of the Tudor style is that there are wooden beams on the side elevation and that the beams are wavy. She then thanked the Spiess' for their application. Chairperson Holland stated that is what the Commission is here for and that she appreciated the stewardship the owners have shown to the home. She stated that the Commission has to go through the evaluation of the landmark criteria and that any landmark nomination in Winnetka must be brought to the Commission by the property owners. Chairperson Holland noted that there would be no huge restriction and that landmark status is honorific in nature. She stated that the more they have, the more the community becomes aware of what they have. Chairperson Holland then asked if there are 37 landmarks.

Ms. Klaassen confirmed that this application is no. 28.

Mrs. Spiess noted that their email address had changed and asked the Commission if they had any questions.

Chairperson Holland stated that the Commission would go through the evaluation and the criteria for the system for evaluating landmarks. She stated that there are two tiers and that the first category under Tier 1 related to "Rarity - Architectural Type, Style and Period." The Commission rated this category as rare (4).

Chairperson Holland stated that the next category related to "Rarity - Method of construction and its application." The Commission rated this category as extremely rare (5). She stated that the next category related to "Association with a Historical Event, Person or Cultural Activity." The Commission rated this category as none (0). Chairperson Holland stated that the next category related to "Association with an Architect or Master Builder." The Commission rated this category as architect or builder identified, but of no known importance (1). She stated that the next category related to "Established or Familiar Visual Feature." The Commission rated this category as a symbol of a neighborhood or a conspicuous and familiar structure in the context of the entire Village (4).

Chairperson Holland noted that the Tier One total is 14.

Ms. Klaassen informed Chairperson Holland that the Commission needed to decide between the two categories that they want to give the greatest amount of weight to.

The Commission determined that the greatest weight would be given to the "Rarity - Method of Construction and its Application" category and that the Tier One total is 59.

Chairperson Holland stated that the Commission would now review Tier 2. She stated that the first category related to "Alteration of (Originality) Design Integrity." The Commission rated this category as excellent (5). Chairperson Holland stated that the next category related to the Age of the Structure. The Commission rated this category as 1900-1930 (3). She stated that the next category related to "Alteration of Surrounding Properties (View from Property)." The Commission rated this category as major alteration (0). Chairperson Holland stated that the next category related to "Alteration of Original Site (View of Property)." The Commission rated this category as original (5). She stated that the next category related to "Structural Condition." The Commission rated this category as exceptional (5).

Chairperson Holland stated that the Tier Two total is 92 and that the average Tier 2 score is 18. She then stated that the Tier 1 score of 59 plus the Tier 2 average score of 18 equaled 77, which qualified the property as a significant landmark in the Village.

Chairperson Holland then asked for a motion to recommend to the Village Council the approval of 1153 Asbury Avenue as a landmark.

A motion was made by Ms. Grubb and seconded by numerous Commissioners to recommend landmark status for 1153 Asbury Avenue. A vote was taken and the motion was unanimously passed.

AYES: Brower, Curry, Good, Grubb, Holland, Papoutsis
NAYS: None

WINNETKA LANDMARK PRESERVATION COMMISSION

LANDMARK NOMINATION FORM

Thank you for considering landmark status for your property. If you have questions about landmark designation or about this form, please call Ann Klaassen, Community Development Department at Village Hall, telephone: 716-3525.

Please use another piece of paper to answer the questions on this form. If you do not know the answer or if the question does not relate to your property, simply write, "don't know" or "not applicable."

To help you, we have enclosed: How to Research Your House, a page of useful resources for learning more about your property. Both the Community Development Department at Village Hall and the Winnetka Historical Society (phone: 501-6025) can answer many of your questions.

1. Property owner(s') name(s)

   Eliot B. and Luretta D. Spiess

2. Street Address 1153 Asbury Ave.

3. Property Identification Number (P.I.N.) 05-17-113-017-0000

   (on your tax bill or can be requested from Community Development, Village Hall)

   If available, please attach a plat of survey.

4. How long have you owned this property? 45 years

   If you know, list the previous owners of the house and when they owned it. Do you know whether any of the owners had a particular influence on the village's history?

   see attached list

5. Date of construction, if known 1928

In the next section, we ask about information that is important in evaluating landmark requests. For questions that are not relevant, write "none" or "not known."
Please provide sources for your information. Referring to the title and page number of a book is fine. For other documents, it would help to include a photocopy of your source. If the source is Village Hall, simply write what the reference is, for example: "Water hook up - Village Hall."

1. If known, give the name of the architect Howard Bowen
architectural firm _____
designer _____
and/or builder E. T. Leonard Co.
Do you have the original plans? NO
Is the property associated with an historical person or group? Please explain.

NO

Is the property associated with a notable historic event? If so, explain.

NO

2. Alteration History: *Please include current photos of all sides of the house and older photos, if available. The "structure files" at the Winnetka Historical Society, ph: 501-6025 may have older photos in its files.*

If known, describe changes made to the outside of the building since it was built. Have important changes been made to the property as viewed from the street in the last fifty years? Please include descriptions of alterations, dates and architects, if known. *Hint: Building permit records at Village Hall are helpful)* No changes made to structure

3 glass brick windows - basement crawl space

If known, describe changes over the last fifty years to the original property, not including alterations to the building itself. These changes could include subdivision, fences or new structures added to the property. *(Note: Sanborn maps at the Public Works Department at Village Hall are helpful. Also, many buildings in the village have been moved from their original sites. This is worth checking!)*

Wood fence around back. Metal fence front

3. Do you have any other information about the property or anecdotes you'd like to share? This information can be based upon hear-say, so long as you tell us that is the source.

No

4. ~~I~~(We) hereby certify that ~~I~~(we) ~~am~~ (are) the owner(s) of the property described in the form and wish to make application for designation of this property as a landmark by the Village of Winnetka.

Name(s): Eliot + Lureta Spiess

Signature(s) [redacted]

Date: 12/19/11

Phone [redacted] FAX _____ e-mail [redacted]

Please forward your completed nomination to:

Winnetka Landmark Preservation Commission
Village Hall
510 Green Bay Road
Winnetka, Illinois 60093

WINNETKA LANDMARK PRESERVATION COMMISSION LANDMARK NOMINATION FORM
ANSWERS (December 19, 2011)

1. No known name
2. 1153 ASBURY AVENUE
3. Plot of survey attached. Real estate index number: 05-17-113-017-0000
4. Property owners: Eliot Bruce Spiess and Luretta Davis Spiess, 1153 Asbury Ave., Winnetka, IL 60093
   Phone: (847)-446-4989
5. Family home (always)
6. Owned house for 45 years. Both Eliot and Luretta have been active in Winnetka.
7. Date of construction 1928
8. Architecture: (a) Tudor revival (Cotswald style) with heavy wooden beams above windows and doors.
   Leaded glass windows in front. (See photos attached)
   (b) unique example of style because of unusual massy stonework and front ribbon windows.
   (Winnetka Historical & Architectural Survey, 4/25/90. See attached copy)
   (c) Leaded glass windows, original slate roof.
   No association with any historical event
   Architect (g) Howard Bowen. Builder: E. T. Leonard & co.
   (h) House is the only one of its style in the neighborhood
9. Alteration History: (a) No important changes to the house.
   (b) Minor changes: 1) Three glass brick windows installed at basement crawlspace (supervised by Karl Knobel & sons, Wilmette, in summer, 2011)
   (2) Wood fence around backyard. Black metal fence, front and west side of lot.
   (c) Several old houses in the 1100 block of Asbury Ave. have been torn down and replaced with larger houses with various styles. The small house that had been on the adjoining lot to the west (at 1157) was replaced with a larger wooden house about 15 years ago.
   (d) Property is in excellent condition. Minor repairs to wooden trim were made by Karl Knobel & sons, Wilmette, in summer, 2011.

We hereby certify that we are the owners of the property described above and wish to make application for the designation of this property as a landmark by the Village of Winnetka.

Names: Eliot B. Spiess
Luretta D. Spiess

Signatures:

Date:

OWNERSHIP OF HOUSE AT 1153 ASBURY AVENUE, WINNETKA

(December, 2011)

DATE	GRANTOR/ OWNER	GRANTEE
1966	Robert L. Lewis & family	Eliot B. Spiess & family (current owner)
1962	Alvin T. Lien & family	Robert L. Lewis & family
1948	Dorothea B. Behneke	Alvin T. Lien & family
1944	Cont. Illinois Title & Trust Co.	Wallace & Dorothea Behnke
1943	Marion R. Lichstern	Cont. Illinois Title & Trust Co.
1939	Village of Winnetka	[Tax Sale, December 1]
1935	Joseph C. Long & family	Marion R. Lichstern
1928	Carl A. Hoest, owner of lot 11, built house	Joseph C, Long & family

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, 4-18 1928

TO THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to build a 1½ Story and Basement frame & stone veneer residence, garage attached
(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)

PROPERTY DESCRIPTION — LOT W50' of 11., Block 12.

Subdivision Lloyds.

STREET and NUMBER 1153 Ashury.

DIMENSIONS of BUILDING — Front 35'-0" feet. Depth 51'-0" feet. Height 22'-0" feet

NUMBER of ROOMS 8 & garage.

KIND of MATERIAL frame & stone.

OWNER Joe Lopez. Address Hubbard Wds.

TOTAL COST 14000.00

ARCHITECT Howard Bowen. Address

BUILDER E T Leonard Co. Address

CARPENTER " " " Address

MASON " " " Address

SEWER BUILDER Harry Austin. Address

PLUMBER " " Address

ELECTRICIAN Fordlich.

REMARKS

Application is also made for a **Certificate of Occupancy and Compliance** to be issued after the completion of the building.

(I OR WE) hereby agree to construct the above described building in accordance with the plat, building plans and specifications submitted herewith, and in strict compliance with all provisions of the Zoning Ordinance, Building Code and Health Regulations of the Village of Winnetka.

Permit Issued 4-23 1928

Permit Number 2391

Fee 15.00 75 m

SIGNED E T Leonard

ADDRESS

DDRESS 1153 ASBURY

THER SURVEYS

HISTORIC NAME

COMMON NAME

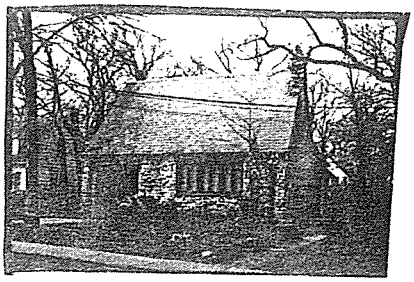
LOCAL CRITERIA 4, 6

TARGET AREA III

DATE 4/25/90

SURVEYOR SB

(Building Outline Map)



Roll # 14 Photographer SB
Frame # 23 Date 4/25/90
Building facing S

WINNETKA HISTORICAL AND ARCHITECTURAL SURVEY

GENERAL DESCRIPTION

1. Classification: Building ✓ Site ____ Structure ____ Object ____
Other (describe) ____

2. Original Use: RESID 3. Current Use: RESID

4. Status: Occupied ✓ Unoccupied ____ 5. Public or Private? Priv.

6. Open to Public? N 7. Integrity: Unaltered ____ Altered ____ Unsure ____

Work in Progress (describe) ____
8. Type of Alteration: Restoration ____ Rehabilitation ____ Remodeling ____
Addition ____ Building Sided? ____ Material ____
Building Moved (Date): ____ Orig. Location: ____
Describe Alterations, with dates: ____

ARCHITECTURAL INFORMATION

9. Architectural Style: TUDOR REVIVAL
10. Noteworthy Features: STONE
WINDOW CRAFTS
11. Architect: Howard Bower 12. Builder: ____
Source of Information: ____
13. Date of Construction: @1928 Source: SB
14. Comments on Significance: UNIQUE EXAMPLE of Style
because of unusual massing
Stonework + front ribbon window
CONTRIB BLDG in H.D

PHYSICAL FEATURES

15. Overall Shape or Plan: Rect

16. Stories: 1 1/2 Approx. Dimensions(see Sanborns):

17. Foundation (Material and Color):

18. Walls (Material and Color): rows of irreg shaped stone

19. Roof: Type GABLE Material Slate Original? Y
Pitch steep Color Grey
gable faces side rather than st, as is typical

20. Dormers? No., Location, Material:

21. Chimneys? No., Location, Material: 1 - stone chimney on E side - just before front door

22. Ornamental Trim (Material and Color): wood trim painted brown.
buff colored stucco w/ brown 1/2 timbering on side gables

23. Entrance(s) (Location and Description): only in polygonal bay
faces SE - on diag - on E side of house

24. Porches:

25. Window Treatment: 3 pairs of diamond leaded casements
in a ribbon config. set in a shallow bay
on front of house

26. Other: garage door flush w/. front wall

SITE INFORMATION

27. Landscape Description: Style
Ravine Riparian Other

Noteworthy Features:

28. Landscape Architect: Source of Info.:
29. Secondary Structures? Type: Fence ✓ Wall Coach House
Barn Detached Garage Greenhouse Other

30. Relation to Streetscape: faces St

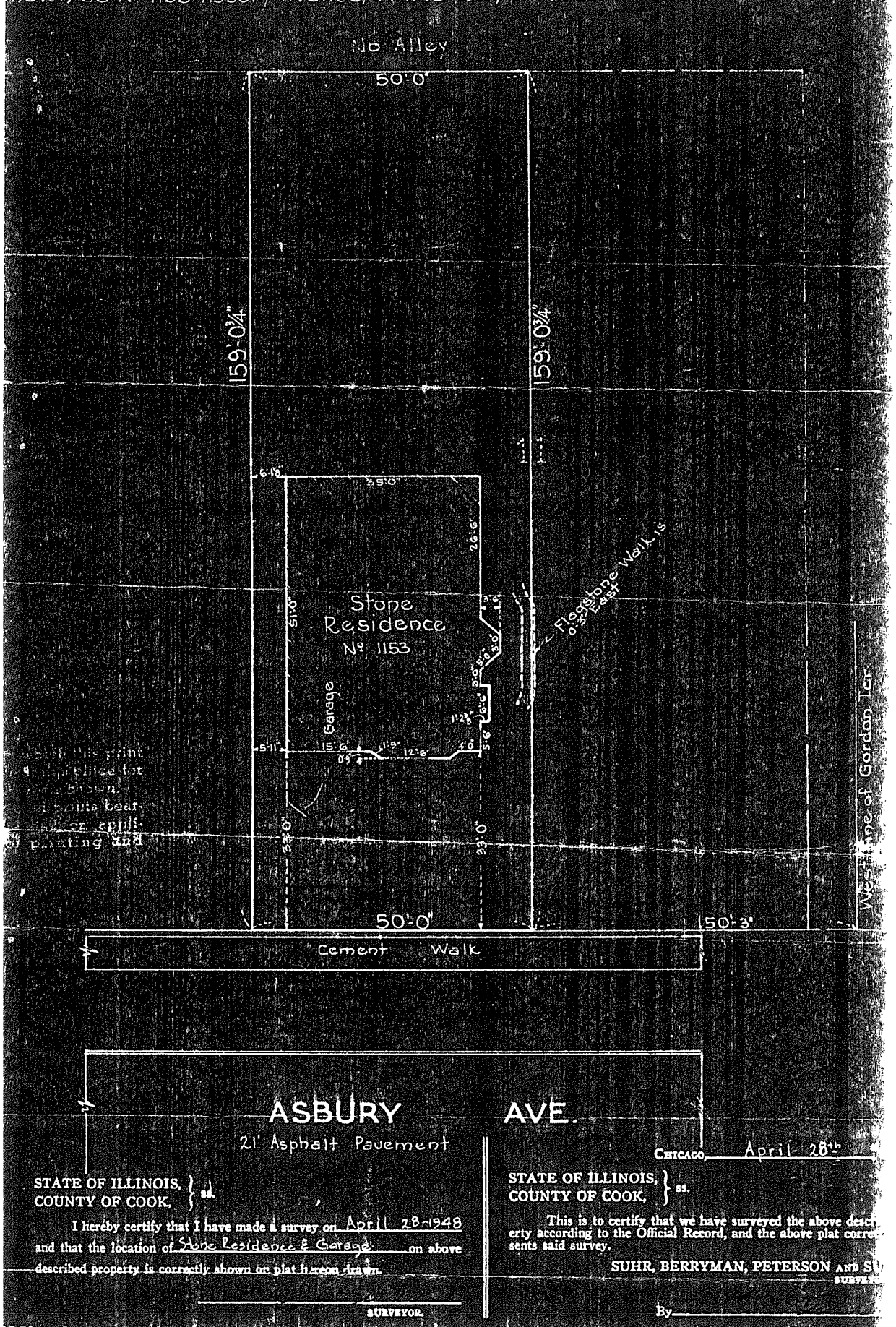
1966

1153 Asbury Ave. Front

1153 Asbury Ave. East Elevation

1153 Asbury Ave. West Elevation

3, Twp. 42 North, Range 13, East of the 3rd P.M., in Cook County, Illinois.
Known as No 1153 Asbury Avenue, Winnetka, Illinois.



STATE OF ILLINOIS, } ss.
COUNTY OF COOK,

I hereby certify that I have made a survey on April 28-1948 and that the location of Stone Residence & Garage on above described property is correctly shown on plat hereon drawn.

SURVEYOR.

CHICAGO, April 28th

STATE OF ILLINOIS, } ss.
COUNTY OF COOK,

This is to certify that we have surveyed the above desc erty according to the Official Record, and the above plat corre sents said survey.

SUHR, BERRYMAN, PETERSON AND S
SURVEY

By

ON: Compare the description in this plat with your deed, abstract or certificate of title so compare all points before building by same, and at once report any difference.

Building lines are shown only, where they are so recorded in the maps. Otherwise refer to your deed or abstract.

GIS consortium
MapOffice™
1153 Asbury Ave
Created By mgp inc
Woods Business District
Scott Ave
Asbury Ave
Oakley Ave
Euclid Ave
Gordon Ter
Merrill St
Merrill Park
Sacred Heart School
0 100 200ft
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MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

PAUL R. LEPAGE
GOVERNOR

EARLE G. SHETTLEWORTH, JR.
DIRECTOR

March 14, 2012

Ms. Louise Holland
545 Oak St.
Winnetka, IL 60093

Hello Ms. Holland:

Luretta (alias "Mom") sent along the Winnetka Landmark Preservation ordinance and draft evaluation paperwork that you gave to her. It is fascinating to see how Winnetka handles such matters. The language of architectural and historical significance is similar across the country, making it a warm and familiar feeling to read the Winnetka material.

We have about eight cities and townships in Maine with their own Historic Preservation commissions (Certified Local Governments, so-called). I have worked with several of them for archaeological survey. But I have learned all the architectural history that I know by listening to National Register nomination presentation at our quarterly Commission meetings.

My wife (Martha) and I are quite pleased and satisfied that the 1153 Asbury house is on its way to being a Winnetka landmark. It was always "home," of course, but when we think about it, the exterior, windows, and much of the interior finish are intact.

Sincerely,

Dr. Arthur Spiess
Senior Archaeologist

arthur.spiess@maine.gov

AGENDA REPORT

TO: Village Council

PREPARED BY: Ann Klaassen, Planning Assistant

DATE: May 23, 2012

SUBJECT: 715-725 Elm St. Landmark Nomination
Ordinance No. M-9-2012

REF: May 15, 2012 Council Meeting, pp. 76-105

On March 5, 2012 the Landmark Preservation Commission (LPC) voted 6-0 to recommend the Village Council designate 715-725 Elm St. as a Winnetka Landmark. Based upon the adopted System for Evaluation of Landmarks, the property received an overall score of 74.4 points, resulting in a "Significant" rating.

Although the meeting minutes and report from the Commission reflect one address, the landmark nomination covers the entire three-story building addressed as 715-725 Elm St. The LPC found the building satisfies the criteria for local landmark designation based upon a variety of factors, most significantly the building's association with architect Edwin H. Clark and the excellent example of Tudor Revival architecture the building portrays in the commercial district. A report from the LPC is attached providing full details on all the categories considered by the LPC. The Commission is very excited to recommend landmark status for a widely recognized commercial building.

Ordinance M-9-2012 designates 715-725 Elm St. as a local Winnetka landmark. The ordinance was introduced by the Council at its May 15, 2012 meeting. Adoption of the ordinance requires the concurrence of a simple majority of the Council members present.

Recommendation:
Consider adoption of Ordinance M-9-2012, which would designate 715-725 Elm St. as a local landmark.

ORDINANCE NO. M-9-2012

AN ORDINANCE
DESIGNATING A LANDMARK
PURSUANT TO CHAPTER 15.64 OF THE
WINNETKA VILLAGE CODE (715-725 Elm)

WHEREAS, the Village of Winnetka is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970, pursuant to which it has the authority, except as limited by said Section 6 of Article VII, to exercise any power and perform any function pertaining to the government and affairs of the Village; and

WHEREAS, the Council of the Village of Winnetka ("Village Council") find that the identification, designation and preservation of buildings and structures in the Village that are historically, culturally, and architecturally significant, and the encouragement of the restoration and rehabilitation of those buildings and structures are matters pertaining to the affairs of the Village; and

WHEREAS, Chapter 15.64 of Title 15 of the Winnetka Village Code, titled "Landmark Preservation," establishes standards and procedures for preserving, protecting, enhancing, rehabilitating and regulating buildings, structures, objects, and places of historical, cultural or architectural importance; and

WHEREAS, the property commonly known as 715-725 Elm Street, Winnetka, Illinois (the "Subject Property"), is legally described as follows:

> The West 50 Feet of Lot 11 in Block 11 in Lloyd's Subdivision of Blocks 1 to 5 in Taylor's Second Addition to Taylorsport in the West Half of the Northwest Quarter of Section 17 and the East Half of the Northeast Quarter of Section 18, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois; and

WHEREAS, the owner of the Subject Property has submitted an application seeking Village of Winnetka landmark designation of the Subject Property, which is improved with a Commercial and residential mixed-use, Tudor Revival style building known as the "723 Elm Street Building" and was constructed in 1929 ("Building"); and

WHEREAS, pursuant to the provisions of Chapter 15.64 of the Winnetka Village Code (the "Landmark Ordinance") and notice duly published and sent, the Landmark Preservation Commission ("Commission") considered the application at a public hearing on March 5, 2012, and, applying the Village's System for the Evaluation of Landmarks to the information received

into the record, gave the Building an overall score of 74.4 points, resulting in a rating of Significant; and

WHEREAS, the Commission found the architectural type, style and period of the Building to be somewhat rare in that (a) the Building, which was constructed for Ayres Boal in 1929 as a speculative commercial and residential building, was designed by architect Edwin H. Clark in the Tudor Revival style and is capped by a side gable roof clad in slate tile; (b) the Tudor Revival style complements the prevailing style of adjacent residential building stock; and (c) the style of the building and its proximity to the rail line embodies the guidelines Edward H. Bennett proposed in the *1921 Plan of Winnetka*; and

WHEREAS, the Commission assigned the maximum of 5 points to the Building for its local significance, based on its association with Edwin H. Clark, who also designed the Winnetka Village Hall and a number of North Shore residences, as well as many civic and commercial structures, including the University Club in Evanston and Wilmette's Plaza Del Lago, and who had 17 of his buildings listed on the Chicago Historic Resources Survey; and

WHEREAS, the Commission found that the Building, which is situated on the north side of Elm immediately west of Arbor Vitae Park, merits a score of 4 points for being a neighborhood symbol or a conspicuous and familiar structure and for being an important part of the East Elm neighborhood, with its contribution to the Tudor Revival style in the district; and

WHEREAS, the Building was constructed in 1929, resulting in a score of 3 points for age; and

WHEREAS, the Commission gave the Building a rating of 4 points for design integrity, as only minimal alterations have been made to the exterior, and gave the Building the maximum score of 5 points in the categories of alteration of original Site and structural condition, as the only exterior alteration was the replacement of storefront windows, and the Building is in exceptional condition; and

WHEREAS, pursuant to the findings entered by the Commission at its March 5, 2012, meeting, the six members then present unanimously found that the Building meets the criteria of the Landmark Ordinance due to its overall rating as Significant, and recommended that it be designated a Winnetka landmark; and

WHEREAS, the Council of the Village of Winnetka have considered the recommendation of the Landmark Preservation Commission and have determined that it is in the

best interest of the Village and its residents to accept the findings and recommendation of the Commission and to establish the 723 Elm Street Building as a designated landmark, because of its Tudor Revival architecture, its excellent design integrity and its association with a prominent local architect.

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

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

SECTION 2: The property at 715-725 Elm Street, known as the 723 Elm Street Building and having a permanent real estate index number 05-21-100-009-0000, is hereby designated a Village of Winnetka landmark under Section 15.64.070 the Landmark Preservation Ordinance, in accordance with the findings and recommendations of the Landmark Preservation Commission.

SECTION 3: This Ordinance is passed by the Council of the Village of Winnetka in the exercise of its home rule powers pursuant to Section 6 of Article VII of the Illinois Constitution of 1970.

SECTION 4: This Ordinance shall take effect immediately upon its passage, approval and posting as provided by law.

PASSED this 5th day of June, 2012, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this 5th day of June, 2012.

Signed:

_____
Village President

Countersigned:

_____
Village Clerk

Introduced: May 15, 2012
Posted: May 17, 2012
Passed and Approved:
Posted:

REPORT ON PUBLIC HEARING
MARCH 5, 2012

CONSIDERATION OF LANDMARK ELIGIBILITY

723 Elm St., Winnetka
Mixed-Use Building

This report is an integral part of the March 5, 2012 Landmark Preservation Commission meeting minutes and is also compiled based on the submitted application for landmark designation.

Findings of the Commission
Based on the System for the Evaluation of Landmarks contained in the Landmark Preservation Ordinance (see attached rating sheet) 723 Elm St. was rated a "Significant" property with a score of "74.4."

Architectural Type, Style & Period. Designed by architect, Edwin H. Clark, and constructed in 1929 as a speculative mixed-use building for Ayres Boal, 723 Elm St. was built in the Tudor Revival style and housed a combination of commercial and residential tenants. The three-story building is capped by a side gable roof clad in slate tile. The first floor consists of commercial spaces with offices on the second floor and residential units on the third floor. The Tudor Revival style complements the prevailing style of adjacent residential building stock. The 723 Elm St. building exemplifies the guidelines Edward H. Bennett proposed in the *1921 Plan of Winnetka* with its use of the Tudor Revival style and proximity to the rail line.

The Commission felt that the building is an important contributor to the ambience created in the 1920's in Winnetka's commercial districts. Though the Commission found the 723 Elm St. building to be an excellent example of the Tudor Revival style, it is not an unusual example as indicated by the use of the style throughout the Winnetka commercial districts.

Based on these facts, the architectural type, style and period of the building were judged to be "somewhat rare," with a rating of "2."

Method of Construction. The 723 Elm St. building is set on a concrete foundation with an exterior clad in a combination of wood, brick, half-timbering, and stucco. The first story of the Elm Street elevation is clad in wood with molded trim. The first story has three entrances; one main entrance holding a double-leaf wood door set within a wood surround with a molded cornice and brackets and two single-leaf wood doors set within canted entrance bays. The upper two stories of the Elm Street elevation feature brick laid in decorative herringbone and basket weave patterns, along with horizontal courses. Half-timbering also ornaments the upper stories. A projecting front-gabled bay

rises about the main entrance. Windows are a combination of single and paired openings that retain their original wood sashes in 6/1 and 4/1 configurations.

The east elevation faces Arbor Vitae Road. The first story has a series of three blind lancet arched windows. The second and third stories are finished in a combination of brick, half-timbering, and stucco. Window openings on the east elevation retain their 6/1 wood sashes. The west elevation is less ornate, as it is primarily visible along an alley. The southernmost bay features half-timbering and herringbone brick at the upper stories. The remainder of the west elevation has horizontally laid brick. Window openings also retain their original wood sashes.

Based on these facts, the Commission concluded that the method of construction was "somewhat rare" and therefore rated "2."

Association with a Historical Event, Person, or Cultural Activity. The 723 Elm St. building was built during the 1920's Prohibition and rumor has it that there was a speak easy in the basement of the building. Although the rumor hasn't been substantiated, there is a concrete "stage" that remains in the basement.

With regard to association with a historical event, person or cultural activity, the Commission rated the building as a "0," no significant association.

Association with an Architect or Master Builder. Edwin H. Clark designed the 723 Elm St. building. Clark was born on April 11, 1878 in Chicago. Clark studied chemistry at Yale University and graduated in 1900 before attending lectures at the Chicago School of Architecture (a program sponsored by the Art Institute of Chicago and the Armour Institute, now Illinois Institute of Technology) in 1902. The following year Clark began working as a draftsman with architect William Otis. Upon receiving his license in 1907, Clark and Otis became partners. The partnership lasted until 1920 when Clark went into partnership with Chester Wolcott. From 1924 to 1937 Clark practiced on his own and then formed a number of subsequent partnerships. Clark died at the age of 88 on January 20, 1967.

During his career Clark designed a number of North Shore residences as well as many civic and commercial structures. Some of Clark's most notable works include the Winnetka Village Hall, the University Club in Evanston (1909), nine buildings for the Chicago Municipal Tuberculosis Sanitarium (1912), Hinsdale's Municipal Building (1925), Wilmette's Plaza Del Lago (1927), Manteno State Hospital (1931) and the Lake Forest Library (1931). Clark also designed a number of buildings for the Indian Hill Country Club, the North Shore Country Day School Gym (1924) and Administration Building (1926) and for the Chicago Park District (including the Lincoln Park Aquarium in 1922). Edwin Clark had seventeen of his buildings listed on the Chicago Historic Resources Survey, which was conducted in 1996. In addition to public buildings, Clark designed a number of residential buildings in Winnetka (approximately 63). One notable example is the Tudor Revival house at 1190 Westmoor Road.

Based on its association with architect Edwin H. Clark, the Commission rated the building as a "5" due to Clark's State, County, and Local reputation.

Established or Familiar Visual Feature. The 723 Elm St. building sits on the north side of Elm Street immediately west of Arbor Vitae Park. The Commission found the building to be a familiar structure and an important part of the East Elm neighborhood with its contribution to the Tudor

Revival style of the district. Therefore, the Commission rated the building as a "symbol of a neighborhood or a conspicuous and familiar structure in the context of the entire Village," warranting a score of "4."

Originality. Exterior alterations are limited to the replacement of storefront windows, which likely occurred in 1965. The lobby, first floor commercial spaces, and portions of the second and third floor were also altered in 1965. Based on these alterations, the Commission rated the building's alterations of design integrity as "good," warranting a score of "4."

Age of Structure. The building was constructed in 1929, therefore, the building warrants a score of "3."

Alteration of Surrounding Properties (View from Property). Major alterations have occurred to the commercial properties south of the subject site across Elm Street (i.e. the Baird & Warner Building, and the former Fell Building). The Commission determined the existing conditions of the surrounding area to consist of "major alterations," which warranted a score of "0."

Alteration of Original Site (View of Property). Given the only exterior alteration was the replacement of storefront windows; the Commission determined the condition of the site to be "original," which warranted a score of "5."

Structural Condition. The structure was constructed of quality materials and has retained its original appearance. The Commission determined the structural condition to be "exceptional," which warranted a score of "5."

Resolution

The Landmark Preservation Commission provides this recommendation of landmark status to the 723 Elm St. mixed-use building. The building retains a high level of architectural integrity and continues to convey its significance in relation to the 1921 Plan of Winnetka. The Commission found the building to more than satisfy the criteria for local landmark designation based on its association with Edwin H. Clark and the excellent example of the Tudor Revival style it portrays.

Based upon these considerations and the System for Evaluation rating of "Significant," with a score of "74.4," the Commission unanimously voted to recommend that the Village Council designate the mixed-use building at 723 Elm St. a local landmark.

Respectfully Submitted,

Louise Holland
Hugh Brower
Susan Curry
Marilyn Garcia
Laura Good
Anne Grubb
Beth Ann Papoutsis

SYSTEM FOR THE EVALUATION OF LANDMARKS

TIER 1

CATEGORY	FACTORS	POINT VALUE	WEIGHT*	SCORE
Rarity: Architectural Type, Style and Period	-Extremely Rare	5	1	2
	-Rare	4		
	-Somewhat Rare	(2)		
	-Common	0		
Rarity: Method of construction and its application	-Extremely Rare	5	1	2
	-Rare	4		
	-Somewhat Rare	(2)		
	-Common	0		
Association with an Historical Event, Person, or Cultural Activity	-National	5	1	0
	-State, County or Local	5		
	-None	(0)		
Association with an Architect or Master Builder	-National	5	10	50
	-State, County or Local	(5)		
	-Architect or builder identified but of no known importance	1		
	-Architect or builder unknown	0		
Established or Familiar Visual Feature	-Symbol of Village as a whole	5	1	4
	-Symbol of a neighborhood or a conspicuous and familiar structure in the context of the entire Village	(4)		
	-A conspicuous and familiar structure in the context of a neighborhood	3		
	-Not particularly conspicuous or familiar	0		

Tier 1 Score 58
(Add Above 5 lines)

*The (or a) category with the highest point value is given a weight of 10. All other categories are weighted 1.

TIER 2

CATEGORY	FACTORS	POINT VALUE		WEIGHT		SCORE
Alteration of (Originality) Design Integrity	-Excellent	5				
	-Good	4				
	-Fair	3	x	10	=	40
	-Poor	0				
Age of Structure	-pre-1900	5				
	-1900-1930	3	x	4	=	12
	-1931-1950	2				
	-1951 to present	1				
Alteration of Surrounding Properties (View from Property)	-Original	5				
	-Minor Alterations	3	x	4	=	0
	-Major Alterations	0				
Alteration of Original Site (View of Property)	-Original	5				
	-Minor Alterations	3	x	3	=	15
	-Major Alterations	0				
Structural Condition	-Exceptional	5				
	-Good	3	x	3	=	15
	-Fair	1				
	-Deteriorated	0				

Tier 2 Score 82
(Add Above 5 Lines)
Avg. Tier 2 Score 16.4
(Divide Total by 5)

58 + 16.4 = 74.4

Tier 1 Score **Avg. Tier 2 Score** **Total Score**

Level of Significance

Total Points	Category
80-94	Unique
65-79	Significant
50-64	Important

Minutes adopted 04.02.2012

LANDMARK PRESERVATION COMMISSION
EXCERPT OF MINUTES
MARCH 5, 2012 MEETING

Members Present:	Louise Holland, Chairperson Hugh Brower Marilyn Garcia Laura Good Anne Grubb Beth Ann Papoutsis
Members Absent:	Susan Curry
Village Staff:	Ann Klaassen, Planning Assistant

***

Review of Landmark Designation Application: 723 Elm St.

Elizabeth Breiseth, an Associate with MacRostie Historic Advisors, presented the request for landmark nominations for all of the properties to the Commission along with Kerby Kiser of BJB Properties, who is the property owner. She informed the Commission that the building was built in 1929 and that the architect is Edwin Clark who is a very prominent architect in the community. Ms. Breiseth stated that they are nominating this building under community planning and development for its association with the 1921 Plan of Winnetka.

Ms. Breiseth stated that what is interesting about the plan is that Edward Bennett, who was consulted as a consultant to the Plan Commission at that time, was very interested in the idea of preserving the Village aesthetic and referred to beautiful trees and beautiful architecture. She stated that the three specific visions related to the fact that they should be located around transportation centers, railroads and that they should be architecturally consistent. Ms. Breiseth described this building as an excellent example of Tudor revival style.

Chairperson Holland stated that everyone is familiar with 723 Elm Street. She stated that the Executive Director of the Historical Society asked her to ask the applicant if the rumor is true that there was a speak easy in the basement of the building.

Mr. Kiser stated that is where Neapolitan has their custom clothing room and that there was a stage where you can see where everything was.

Ms. Grubb asked if the stage was still there and if they took pictures of that.

Mr. Kiser stated that it is a concrete raised portion. He also stated that while it is not pretty, he

described it as significant.

Chairperson Holland stated that the building was built in 1929 and referred to the prohibition that existed at that time. She then suggested that the Commission go through the system for evaluating landmarks and referred to the first category in Tier 1 which related to "Rarity - Architectural Type, Style and Period." Chairperson Holland stated that because of the four applications which are in front of the Commission which are all Tudor, she commented that a rating of extremely rare or rare would not be appropriate in this circumstance.

The Commission determined that the building is somewhat rare (2).

Chairperson Holland stated that the next category related to "Rarity - Method of Construction and its Application."

The Commission determined that the building is somewhat rare with a score of (2).

Chairperson Holland stated that the next category related to "Association with a Historical Event, Person or Cultural Activity."

The Commission determined that this category rated none (0).

Chairperson Holland stated that the next category related to "Association with an Architect or Master Builder." She stated that this category certainly deserved a score of 5 since Edwin Clark is a famous architect and is very well respected.

The Commission agreed with Chairperson Holland's statement.

Chairperson Holland stated that the next category related to "Established or Familiar Visual Feature." She suggested a rating of 5 or 4. Chairperson Holland stated that the category related to "symbol of a neighborhood or a conspicuous or familiar structure in the context of the entire Village." She asked the Commission members for their comments.

Ms. Grubb suggested a rating of 4 since it is a familiar structure and that it constituted a neighborhood since it is Tudor-esc.

The Commission determined that this category rated a 4.

Chairperson Holland stated that a weight of 10 would be given to the category with the highest score and that the Tier 1 score is 58.

Chairperson Holland then stated that with regard to Tier 2, the first category related to "Alteration of (Originality) Design Integrity."

Ms. Grubb asked if the facades, surrounding the fronts and windows were all new.

Ms. Breiseth stated that the exterior alterations are limited to the replacement of storefront windows, which likely occurred circa 1965.

Chairperson Holland asked the Commission members for their comments.

A Commission Member suggested a rating of good since there had been some alteration.

The Commission determined that the category rated "good" (4).

Chairperson Holland stated that the next category related to the "Age of the Structure" which rated a 3 since it was built between 1900 and 1930.

Chairperson Holland stated that the next category related to "Alteration of Surrounding Properties (View from Property)." She then referred to a building which was built by Amy _____ and that it was a women's dress store. Chairperson Holland commented that it had been rehabbed very nicely.

Ms. Grubb referred to the view of the Fell property across the street and whether this category related to the view from the property.

Chairperson Holland stated that is correct except for the Baird & Warner building. She stated that with regard to alteration of surrounding properties, that is certainly something that was built in the late 1950's or the 1960's, which she indicated would be a major alteration in connection with the view from the property.

The Commission determined that the "Alteration of Surrounding Properties" category rated a "0" due to the alterations of the properties across the street.

Chairperson Holland then stated that the next category related to "Alteration of Original Site (View of Property)" is original which resulted in a total of 15 (score of 5 with a weight of 3) and that the previous category would rate a 0 because of the former Fell structure.

Chairperson Holland stated that the next category related to "Structural Condition." Several Commission members commented that it is good.

Ms. Grubb stated that with regard to the previous category and the fact that the view from the property also included Baird & Warner.

Chairperson Holland stated that it is difficult to decide and referred to what was there originally. She then referred to the rear and the homes on Arbor Vitae which are original homes and have not been changed. Chairperson Holland stated that the category related to the view from the property

looking out to the south and that they would still have to give it a rating of 0. She stated that with regard to Structural Condition, she suggested a rating of 5. Chairperson Holland then asked if the roof is a tile or slate roof and that the chimney appeared to be in great order. She stated that at one time, there was food preparation in one of the stores and that the building was asked to provide some kind of ventilation with regard to the emissions from the food preparation. Chairperson Holland stated that there are no fans which exist on the exterior in the rear and that they may have been removed. She informed the Commission that the store was Song of Six Pence and that the store did have some odors emitting from it and caused the neighbors concern. Chairperson Holland stated that the fan system which was put in is now gone. She then asked the applicant what is the structural condition.

The applicants responded that it is solid.

The Commission determined that this category ("Structural Condition") rated exceptional with a total score of 15 (a score of 5 with a weight of 3).

Chairperson Holland stated that the Tier 2 score totaled 82. She stated that the total score is 74 which would give the building at 723 Elm Street a significant ranking in terms of its landmark status. Chairperson Holland then asked for a motion to recommend to the Village Council the granting of local landmark status to 723 Elm Street.

A motion was made and seconded to recommend local landmark status for 723 Elm Street. The motion was carried by unanimous vote.

AYES: Brower , Garcia, Good, Grubb, Holland, Papoutsis
NAYS: None

WINNETKA LANDMARK PRESERVATION COMMISSION

LANDMARK NOMINATION FORM

Thank you for considering landmark status for your property. If you have questions about landmark designation or about this form, please call Ann Klaassen, Community Development Department at Village Hall, telephone: 716-3525.

Please use another piece of paper to answer the questions on this form. If you do not know the answer or if the question does not relate to your property, simply write, "don't know" or "not applicable."

To help you, we have enclosed: How to Research Your House, a page of useful resources for learning more about your property. Both the Community Development Department at Village Hall and the Winnetka Historical Society (phone: 501-6025) can answer many of your questions.

RECEIVED
FEB - 2 2012
BY:

1. Property owner(s') name(s)

   Winnetka I, 324 West Touhy Avenue, Park Ridge, IL 60068

2. Street Address 723 Elm Street

3. Property Identification Number (P.I.N.) 05-21-100-009-0000

   (on your tax bill or can be requested from Community Development, Village Hall)

   If available, please attach a plat of survey.

4. How long have you owned this property? Since 11/17/2005

   If you know, list the previous owners of the house and when they owned it. Do you know whether any of the owners had a particular influence on the village's history?

   Not known

5. Date of construction, if known 1929

In the next section, we ask about information that is important in evaluating landmark requests. For questions that are not relevant, write "none" or "not known."
Please provide sources for your information. Referring to the title and page number of a book is fine. For other documents, it would help to include a photocopy of your source. If the source is Village Hall, simply write what the reference is, for example: "Water hook up - Village Hall."

1. If known, give the name of the architect Edwin Clark
   architectural firm Not known
   designer Not known
   and/or builder Not Known
   Do you have the original plans? They are in the Winnetka Historical Society collections
   Is the property associated with an historical person or group? Please explain.

   The architect was Edwin Clark who was a well known architect in the Chicagoland area at the time.

   Is the property associated with a notable historic event? If so, explain.

   The property is significant for its association with the 1921 Plan of Winnetka. See attached.

2. Alteration History: *Please include current photos of all sides of the house and older photos, if available. The "structure files" at the Winnetka Historical Society, ph: 501-6025 may have older photos in its files.*

   If known, describe changes made to the outside of the building since it was built. Have important changes been made to the property as viewed from the street in the last fifty years? Please include descriptions of alterations, dates and architects, if known. *Hint: Building permit records at Village Hall are helpful)*

   See attached

   If known, describe changes over the last fifty years to the original property, not including alterations to the building itself. These changes could include subdivision, fences or new structures added to the property. *(Note: Sanborn maps at the Public Works Department at Village Hall are helpful. Also, many buildings in the village have been moved from their original sites. This is worth checking!)*
   See attached

3. Do you have any other information about the property or anecdotes you'd like to share? This information can be based upon hear-say, so long as you tell us that is the source.

See attached

4. I (We) hereby certify that I (we) am (are) the owner(s) of the property described in the form and wish to make application for designation of this property as a landmark by the Village of Winnetka.

Name(s): James W. Purcell, Principal

Signature(s): [redacted]

Date: 1-31-12

Phone [redacted] FAX [redacted] e-mail [redacted]

Please forward your completed nomination to:

Winnetka Landmark Preservation Commission
Village Hall
510 Green Bay Road
Winnetka, Illinois 60093

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, 6-11 1929

TO THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to build a 3 Story and Basement masonry store & apt bldg.

(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)

PROPERTY DESCRIPTION — LOT 16 (exc. E 40') , Block

Subdivision Gilbert Vitae Sub.

STREET and NUMBER 721-25 ~~683-687~~ Elm.

DIMENSIONS of BUILDING — Front 63'-0" feet. Depth 90'-0" feet. Height 37'-0" feet

NUMBER of ROOMS

KIND of MATERIAL

OWNER Ayres Boal. Address Winnetka.

TOTAL COST 60,000.00

ARCHITECT Ed. N. Clark. Address

BUILDER Ed. A. Anderson Co Address

CARPENTER " " " Address

MASON " " " Address

SEWER BUILDER Address

PLUMBER Address

ELECTRICIAN

REMARKS

Application is also made for a **Certificate of Occupancy and Compliance** to be issued after the completion of the building.

_____ (I OR WE) hereby agree to construct the above described building in accordance with the plat, building plans and specifications submitted herewith, and in strict compliance with all provisions of the Zoning Ordinance, Building Code and Health Regulations of the Village of Winnetka.

Permit Issued 6-18 1929 ✓

Permit Number 3651

Fee 1718.

SIGNED Edward Anderson Co

ADDRESS Winnetka

Statement of Integrity

Address: 723 Elm Street, Winnetka, IL 60093

Classification: Mixed Use – Commercial and Residential

Date Built: 1929

Original Use: The building at 723 Elm Street was constructed in 1929 as a speculative mixed-use building. The building housed a combination of commercial and residential tenants.

Building Description: The three-story, Tudor Revival-style building is set on a concrete foundation and is capped by a side gable roof clad in slate tile. The exterior is clad in a combination of wood, brick, half-timbering, and stucco. The first story of the Elm Street elevation is clad in wood with molded trim. The first story has three entrances – one (main entrance) holding a double-leaf wood door set within a wood surround with a molded cornice and brackets and two single-leaf wood doors set within canted entrance bays. The upper two stories of the Elm Street elevation feature brick laid in decorative herringbone and basket weave patterns, along with horizontal courses. Half-timbering also ornaments the upper stories. A projecting front-gabled bay rises about the main entrance. Windows are a combination of single and paired openings that retain their original wood sashes in 6/1 and 4/1 configurations.

The east (side) elevation faces onto Arbor Vitae Road. The first story has a series of three blind lancet arched windows. The second and third stories are finished in a combination of brick, half-timbering, and stucco. Window openings on this elevation retain their 6/1 wood sashes. The west (side) elevation is less ornate, as it is only visible along an alley. The southernmost bay features half-timber and herringbone brick at the upper stories. The remainder of the elevation has horizontally laid brick. Window openings also retain their original wood sashes.

First story commercial spaces are accessible only from the storefronts on Elm Street. The main entrance leads into a small lobby that provides access to the offices and residential units on the upper floors via stairs. Offices are located on the second floor, which has a non-historic suspended acoustical tile ceiling throughout. Original trim remains in select areas. The third floor is residential and units retain their original doors and trim throughout.

Siding: The building retains its original brick, wood, half-timber, and stucco veneers.

Alterations/New additions: Exterior alterations are limited to the replacement of storefront windows, which likely occurred ca. 1965. The lobby, first floor commercial spaces, and portions of the second and third floor were altered ca. 1965.

Statement of Significance

Summary

The mixed-use commercial and residential building at 723 Elm Street is significant at the local level under National Register Criterion A in the area of community planning and development. The building's design and location exemplifies the guidelines put forth in Winnetka Planning Commission's 1921 report. The building was sited near the rail line and designed in the Tudor Revival style to complement the prevailing style of adjacent residential building stock. The building retains a high level of architectural integrity and continues to convey its significance in relation to the 1921 Plan of Winnetka.

Historic Context

Congress established Green Bay Trail (now Green Bay Road) an official post road between Fort Dearborn, Chicago, and Fort Howard in Wisconsin in 1832. When the post road became an operating stagecoach route in 1836, settlers established businesses in the vicinity of present-day Winnetka to provide services for travelers using the road. In 1854, Winnetka was platted as a village; during the same year, the Chicago & Milwaukee Railroad Co. began construction of a rail line through the village's downtown. The first school was established in 1856, and the first church was built in 1869. That same year, with a population of 450, Winnetka was officially incorporated as a village.

The population of Winnetka continued to increase during the second half of the nineteenth century, gaining an influx of residents following the Great Chicago Fire of 1871. Public amenities such as kerosene streetlights and wooden sidewalks were integrated in the 1880s, and in 1884, the Winnetka Public Library was established. The first bank was established in 1894, and by 1900, the population of Winnetka had risen to 1,883. An electrical plant was built along the lakeshore in 1900, and local phone service was installed throughout the village. In a matter of ten years, the village's population had doubled to 3,168 in 1910. The 1920 census reported that the population of Winnetka had more than doubled from 3,168 to 6,694 residents since the last census in 1910.

Development of the *Plan of Winnetka* (1921)

During the late nineteenth and early twentieth centuries, Winnetka developed as a residential enclave known for its attractive homes and country-like setting. The industrial development so common in others areas adjacent to Chicago never took hold in Winnetka. However, the rapidly increasing population raised questions as to the village's future development. To retain the "country-like" residential character, the density of the village needed to be regulated under a new zoning law. [1]

The Winnetka Planning Commission was established in 1917 by the village council to guide the physical development of the village as the population continued to increase. The Planning

[1] *1921 Plan of Winnetka,* p.31

Commission's purpose, as stated, was "to recognize the prevailing tendencies and to indicate a plan which would produce an orderly and homogenous result."[2] Planning was to be undertaken quickly, as the 1920s were anticipated to see a rapid increase in population. The Planning Commission was tasked with creating a comprehensive plan that included parks and playgrounds, lakefront development, streets and highways, public buildings, schools, the construction of a new Village Hall, Civic Center and Community Auditorium, and the depression of the railroad tracks below street level.

Architect Edward H. Bennett, co-author of the 1909 Plan for Chicago, was brought in as consultant to the commission. In Bennett's forward to the published plan of 1921, he wrote that the watchword for the development of Winnetka should be "Preservation." Bennett spoke of preserving "the general character of the village as expressed by its attractive homes, well placed and surrounded by ample areas, its tree-lined avenues and fine public grounds, and especially its country-like setting and atmosphere [...] with all that that implies of repose and quiet in contrast to the tension of the city."[3]

In order to retain a country-like atmosphere, Bennett stressed the importance of controlling population density. For Winnetka to remain a residential community, it was essential to prevent any industries from establishing themselves within the village boundaries and to limit business to only those that exist for local needs. By containing retail stores and light industries to their "proper places," orderly growth of the village would occur as well as the stabilization of real estate values.[4]

Residential areas of the village were affected by the new Plan, with an effort to "prevent any dense or concentrated housing of population."[5] Lot size and placement of buildings on each lot was regulated, and the location of group houses limited to the business district and the zones immediately adjacent to the business districts. Apartment buildings were "not to be permitted in Winnetka if it could be avoided" and "should not be more than three stories in height."[6] These apartment buildings, when permitted, would be located near the village centers and would be set back from the street in accordance with neighboring houses.

Businesses were to remain concentrated around the rail stations and along the major thoroughfares as well as architecturally complement the residential building stock. Bennett proposed the use of "uniform and pleasing architecture" for commercial development, citing the Tudor Revival-style building known as the Boal Block (539-561 Lincoln Avenue) as "an especially good example of attractive and harmonious treatment of a suburban business block."[7]

The mixed-use commercial and residential building at 723 Elm exemplifies the guidelines Bennett proposed in the village plan, in its siting near the rail lines and its use of the Tudor Revival style. The building was designed by architect Edwin H. Clark and built in 1929. Clark

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[2] *1921 Plan of Winnetka,* p.45
[3] *1921 Plan of Winnetka.* p.31
[4] *1921 Plan of Winnetka.* p.43
[5] *1921 Plan of Winnetka,* p.45
[6] *1921 Plan of Winnetka,* p.45
[7] *1921 Plan of Winnetka, p.*59

was born on April 11, 1878 in Chicago. Clark studied chemistry at Yale University and graduated in 1900 before attending lectures at the Chicago School of Architecture (a program sponsored by the Art Institute of Chicago and the Armour Institute, now Illinois Institute of Technology) in 1902. The following year Clark began working as a draftsman with architect William Otis. Upon receiving his license in 1907, Clark and Otis became partners; the partnership lasted until 1920, when Clark went into partnership with Chester Wolcott. From 1924 to 1937 Clark practiced on his own, then formed a number of subsequent partnerships until retiring in 1940. Clark died at the age of eighty-eight on January 20, 1967.

Some of Clark's most notable works include the University Club in Evanston (1909), nine buildings for the Chicago Municipal Tuberculosis Sanitarium (1912), the Winnetka Village Hall (1926), Manteno State Hospital (1931) and the Lake Forest Library (1931). Clark also designed a number of buildings for the Indian Hill Country Club in Winnetka and for the Chicago Park District. In addition to public buildings, Clark designed a number of residential buildings in Winnetka (approximately sixty-three); notable residential examples include a Colonial Revival residence at 1212 Westmoor Road and a Tudor Revival residence at 1190 Westmoor Road. Much of Clark's residential work was done in revival styles.

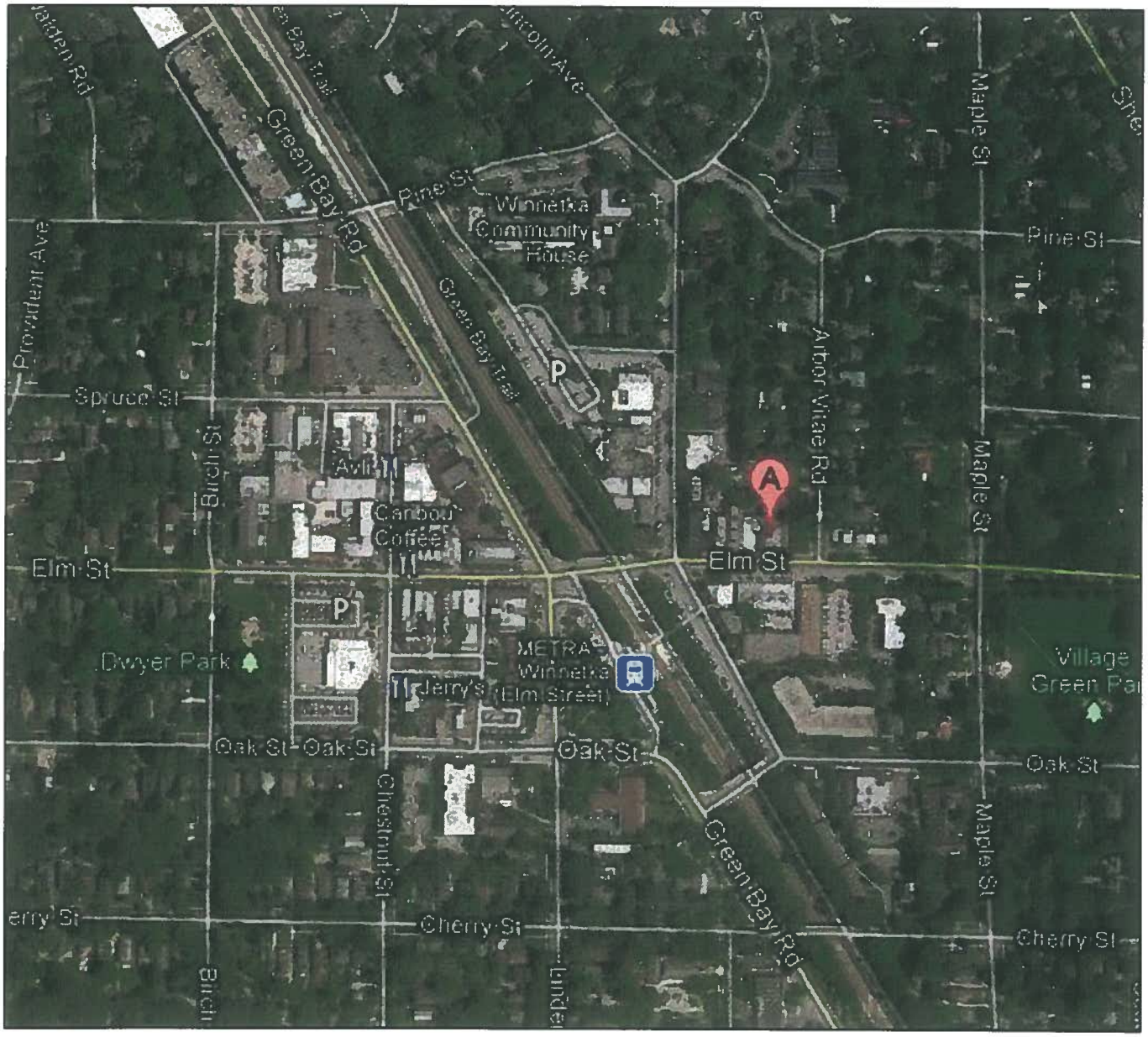


Figure 1: Location Map

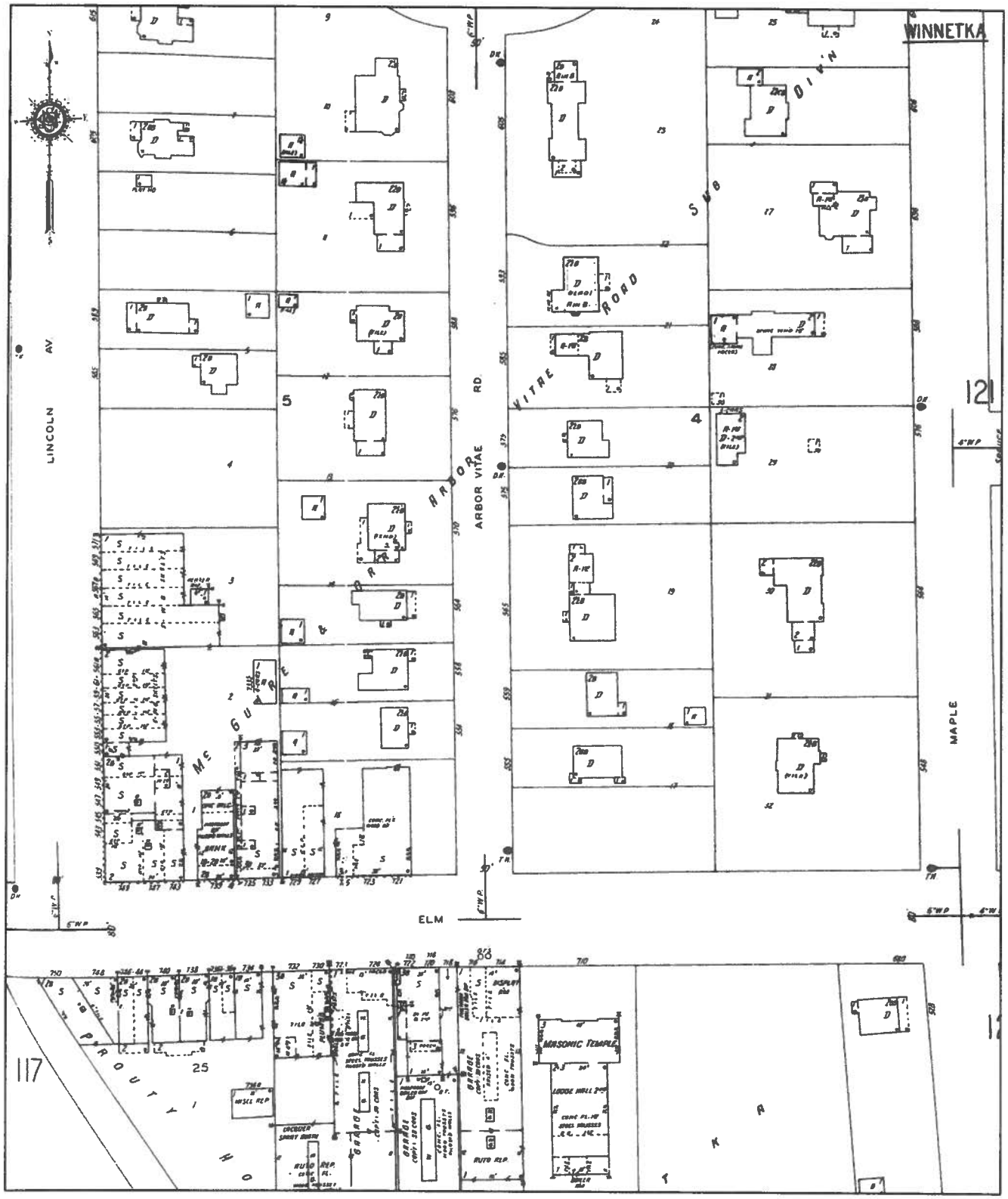
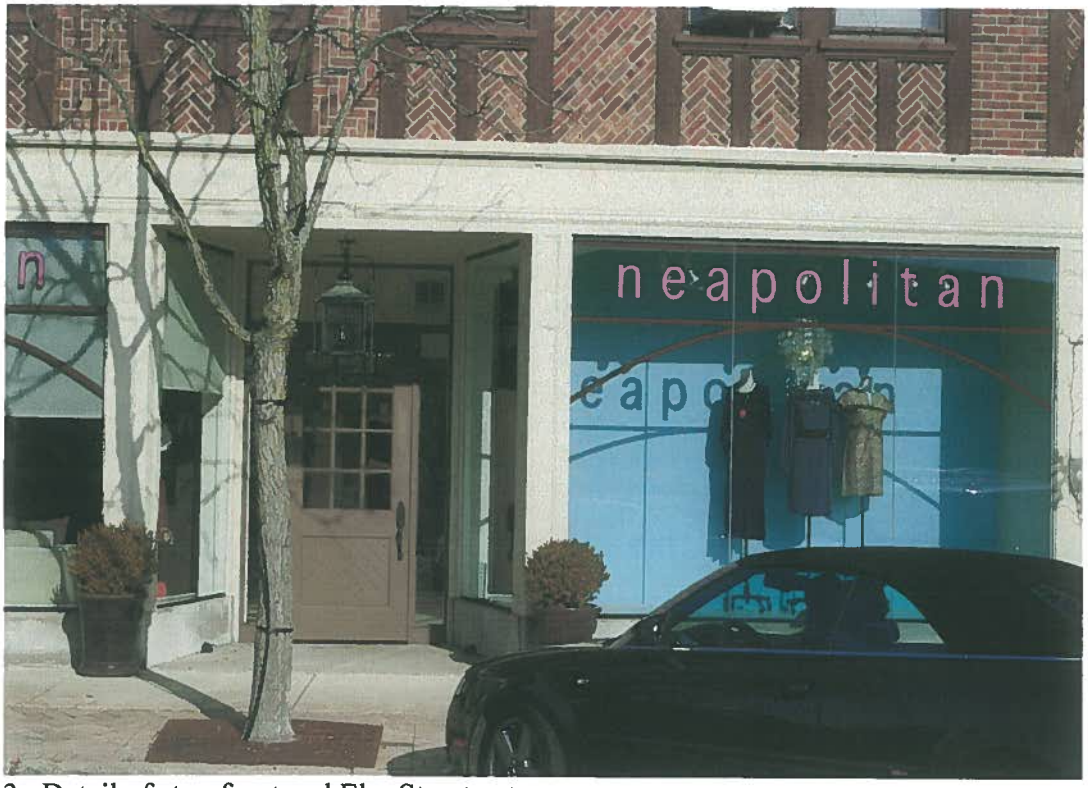


Figure 2: 1938 Sanborn Fire Insurance Map

1. Looking north toward Elm Street (south) elevation

2. Looking north toward Arbor Vitae Road (east) elevation

MacRostie Historic Advisors LLC



3. Detail of storefront and Elm Street entrance

4. Detail of upper story, Elm Street (south) elevation

5. Looking northeast toward west elevation

6. Interior, lobby

7. Third floor corridor, typical

8. Residential door detail, typical

9. Interior, residential unit, typical

10. Interior, stair

11. Interior, second floor corridor, typical

12. Interior, second floor office space, typical

AGENDA REPORT

TO: Village Council

PREPARED BY: Ann Klaassen, Planning Assistant

DATE: May 23, 2012

SUBJECT: 503-507 Chestnut St. Landmark Nomination
Ordinance No. M-10-2012

REF: May 15, 2012 Council Meeting, pp. 106-140

On March 5, 2012 the Landmark Preservation Commission (LPC) voted 6-0 to recommend the Village Council designate 503-507 Chestnut St. as a Winnetka Landmark. Based upon the adopted System for Evaluation of Landmarks, the property received an overall score of 77 points, resulting in a "Significant" rating.

Although the meeting minutes and report from the Commission reflect one address, the landmark nomination covers the entire three-story building addressed as 503-507 Chestnut St. The LPC found the building satisfies the criteria for local landmark designation based upon a variety of factors, most significantly the building's fine example of Tudor Revival architecture with its unique architectural details and ornamental stonework. 503-507 Chestnut St. is a very familiar building throughout the community and such a fine example of the Tudor Revival style that the LPC's letterhead is derived in part from the building. A report from the LPC is attached providing full details on all the categories considered by the LPC. The Commission is very excited to recommend landmark status to such a prominent building that is an important contributor to the ambience created during the 1920's in the Village's commercial districts that continues today.

Ordinance M-10-2012 designates 503-507 Chestnut St. as a local Winnetka landmark. The ordinance was introduced by the Council at its May 15, 2012 meeting. Adoption of the ordinance requires the concurrence of a simple majority of the Council members present.

<u>Recommendation:</u>
Consider adoption of Ordinance M-10-2012, which would designate 503-507 Chestnut St. as a local landmark.

ORDINANCE NO. M-10-2012

AN ORDINANCE
DESIGNATING A LANDMARK
PURSUANT TO CHAPTER 15.64 OF THE
WINNETKA VILLAGE CODE (503-507 Chestnut)

WHEREAS, the Village of Winnetka is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970, pursuant to which it has the authority, except as limited by said Section 6 of Article VII, to exercise any power and perform any function pertaining to the government and affairs of the Village; and

WHEREAS, the Council of the Village of Winnetka ("Village Council") find that the identification, designation and preservation of buildings and structures in the Village that are historically, culturally, and architecturally significant, and the encouragement of the restoration and rehabilitation of those buildings and structures are matters pertaining to the affairs of the Village; and

WHEREAS, Chapter 15.64 of Title 15 of the Winnetka Village Code, titled "Landmark Preservation," establishes standards and procedures for preserving, protecting, enhancing, rehabilitating and regulating buildings, structures, objects, and places of historical, cultural or architectural importance; and

WHEREAS, the property commonly known as 503-507 Chestnut Street, Winnetka, Illinois (the "Subject Property"), is legally described as follows:

> Parcel 1: The North 93 feet of the South 146 feet of that part of Block 26 in Winnetka, lying West of the East line of Lot 7 in Oak Knoll Subdivision of part of said Block 26 in the Northeast ¼ of the Northeast ¼ of Section 20, Township 42 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois; and
>
> Parcel 2: The South 53 feet of part of Block 26 in the Village of Winnetka, lying West of the East line of Lot 7 in Oak Knoll Subdivision of said part of Block 26 in the Northeast ¼ of the Northeast ¼ of Section 20, Township 42 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois; and
>
> Parcel 3: Lot 6 (except the North 41 feet taken for Chestnut Court) in Oak Knoll Subdivision of that part of Block 26 in the Village of Winnetka in the Northeast ¼ of Section 20, Township 42 North, Range 13 East of the Third Principal Meridian, described as follows: Commencing at a point 37 feet East of the Northeast corner of Chestnut and Oak Streets; thence North 187 feet; thence East and parallel with the South line of said Block 150 feet; thence South 30 feet; thence East 8 feet;

thence South 32 feet; thence West 8 feet; thence South 125 feet; thence West 150 feet to the point of beginning, according to the Plat of said Oak Knoll Subdivision recorded in the Office of the Recorder of Cook County, Illinois in Book 119 of Plats, Page 26 as Document 4991672 all in Cook County, Illinois; and

WHEREAS, the owner of the Subject Property has submitted an application seeking Village of Winnetka landmark designation of the Subject Property, which is improved with a mixed-use commercial and residential Building that is located at the southeast corner of Chestnut Street and Chestnut Corner and is known as the "503 Chestnut Building" ("Building"); and

WHEREAS, pursuant to the provisions of Chapter 15.64 of the Winnetka Village Code (the "Landmark Ordinance") and notice duly published and sent, the Landmark Preservation Commission ("Commission") considered the application at a public hearing on March 5, 2012, and, applying the Village's System for the Evaluation of Landmarks to the information received into the record, gave the Building an overall score of 77 points, resulting in a rating of Significant; and

WHEREAS, the Commission found the architectural type, style and period of the Building to be extremely rare in that (a) the Building, designed by architect F.W. Prather, was constructed in 1928 in the Tudor Revival style and housed a combination of commercial tenants on the first floor and residential units on the second and third floors, with a tea room located on the first floor; (b) the three-story commercial building is clad in a combination of brick, wood, limestone and half-timbering, and is capped by a side-gable roof clad in slate tiles; (c) the first floor commercial spaces have limestone surrounds with brick accents; (d) the Tudor Revival style complements the prevailing style of the residential building stock in the Village; (e) the Building exemplifies the guidelines Edward H. Bennett proposed in the *1921 Plan of Winnetka* with its use of the Tudor Revival style and proximity to the rail line; and (f) the Building contains a variety of unique architectural details and ornamental stonework; and

WHEREAS, the Commission found the method of construction to be extremely rare in that: (a) the corner of the Building has a distinctive, projecting, faceted three-story turret that faces both Chestnut Street and Chestnut Court, is clad in brick with limestone quoins and window surrounds, and is capped in a steeply-sloped slate roof; (b) small dormer windows project from the northwest facet of the turret's roof; (c) directly adjacent to the turret on the Building's Chestnut Street elevation is a prominent chimney topped with a limestone shaft and two chimney pots, both decorated in a spiral design; (d) the Chestnut Street elevation is clad in

brick with limestone windows and has one centrally located, semi-hexagonal three-story bay capped with a parapet wall; (e) the main entrance, located in the central bay, has an ornamented limestone surround and an eight-light wooden door topped with a Tudor arch; (f) there are two additional projecting bays to the north and south of the main bay on the Chestnut Street elevation, both half-timbered with wood infill and front-facing gables; (g) the bay to the south of the central bay extends from the second to third floors and has six double-hung windows and the bay to the north only occurs at the third story, with an oriel casement window below it on the second story; (h) the roof between the north and south bays is punctuated with small dormer windows; (i) the Chestnut Court frontage is clad in the same manner as the Chestnut Street elevation and has two projecting bays at its east end and center; (j) the eastern bay extends from the second to third stories, is clad in half-timbering with wood infill and has a front gable; and (k) the center bay is a semi-hexagonal two-story bay extending from the second to third stories and is clad in brick with limestone surround and a parapet wall; and

WHEREAS, the Building was constructed in 1928, resulting in a score of 3 points for age; and

WHEREAS, the Commission gave the Building the maximum score of 5 points, in that it is a conspicuous and familiar structure in the community and is a symbol of the Village as a whole, because the Building extends down Chestnut Court along Moffat Mall and acts as a gateway to Village Hall and because the Building is such a fine example of Tudor Revival architecture that the Landmark Preservation Commission's letterhead is derived in part from the 503 Chestnut Building; and

WHEREAS, the Commission gave the Building the maximum score of 5 points for design integrity, because the original brick, limestone, half-timber and wood veneers have been retained and, although there have been exterior alterations, the Building's architectural details have remained the same; and

WHEREAS, the Commission gave the Building a rating of 3 points in the alteration of original site category, based on the replacement of all of the windows, and a rating of "good" for structural condition because the original construction materials are of such a quality that the Building has for the most part retained its original appearance; and

WHEREAS, pursuant to the findings entered by the Commission at its March 5, 2012, meeting, the six members then present unanimously found that the Building meets the criteria of

the Landmark Ordinance due to its overall rating as Significant, and recommended that it be designated a Winnetka landmark; and

WHEREAS, the Council of the Village of Winnetka have considered the recommendation of the Landmark Preservation Commission and have determined that it is in the best interest of the Village and its residents to accept the findings and recommendation of the Commission and to establish the 503 Chestnut Building as a designated landmark, because of its Tudor Revival architecture, its excellent design integrity and its unique architectural details.

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

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

SECTION 2: The 503 Chestnut Building, located on the property at 503-507 Chestnut Street, which has permanent real estate index numbers 05-20-212-008-0000, 05-20-212-009-0000, 05-20-212-010-0000, 05-20-212-011-0000, 05-20-212-012-0000, is hereby designated a Village of Winnetka landmark under Section 15.64.070 the Landmark Preservation Ordinance, in accordance with the findings and recommendations of the Landmark Preservation Commission.

SECTION 3: This Ordinance is passed by the Council of the Village of Winnetka in the exercise of its home rule powers pursuant to Section 6 of Article VII of the Illinois Constitution of 1970.

[Remainder of this page intentionally left blank.]

SECTION 4: This Ordinance shall take effect immediately upon its passage, approval and posting as provided by law.

PASSED this 5th day of June, 2012, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this 5th day of June, 2012.

Signed:

_____
Village President

Countersigned:

_____
Village Clerk

Introduced: May 15, 2012
Posted: May 17, 2012
Passed and Approved:
Posted:

REPORT ON PUBLIC HEARING
MARCH 5, 2012

CONSIDERATION OF LANDMARK ELIGIBILITY

503 Chestnut St., Winnetka
Mixed-Use Building

This report is an integral part of the March 5, 2012 Landmark Preservation Commission meeting minutes and is also compiled based on the submitted application for landmark designation.

Findings of the Commission

Based on the System for the Evaluation of Landmarks contained in the Landmark Preservation Ordinance (see attached rating sheet) 503 Chestnut St. was rated a "Significant" property with a score of "77."

Architectural Type, Style & Period. Designed by architect, F. W. Prather, and constructed in 1928 as a speculative mixed-use building at the corner of Chestnut Street and Chestnut Court, 503 Chestnut St. was built in the Tudor Revival style and housed a combination of commercial and residential tenants with a tea room located in the first floor commercial spaces. The three-story commercial building is clad in a combination of brick, wood, limestone and half-timbering, and is capped by a side-gable roof clad in slate tiles. The first floor commercial spaces have limestone surrounds with brick accents. Entrances are located on the Chestnut Court elevation, at the northwest corner of the building, and in the center of the Chestnut Street elevation. Residential units are located on the second and third floors. The Tudor Revival style complements the prevailing style of the residential building stock throughout the Village as a whole. The 503 Chestnut St. building exemplifies the guidelines Edward H. Bennett proposed in the *1921 Plan of Winnetka* with its use of the Tudor Revival style and proximity to the rail line.

The Commission found that due to the variety of unique architectural details and ornamental stonework the building is an extremely rare example of the Tudor Revival style in the commercial district. Based on these facts, the architectural type, style and period of the building were judged to be "extremely rare," with a rating of "5."

Method of Construction. The 503 Chestnut St. building is distinctive with its projecting faceted three-story turret which faces both Chestnut Street and Chestnut Court. The turret is clad in brick with limestone quoins and window surrounds and is capped in a steeply-sloped slate roof. A small

dormer window projects from the facet of the roof which points northwest. Directly adjacent to the turret on the Chestnut Street elevation is a prominent chimney topped with a limestone shaft and two chimney pots, both decorated in a spiral design.

The Chestnut Street elevation is clad in brick with limestone window surrounds and has one centrally-located, semi-hexagonal three-story bay capped with a parapet wall. The main entrance is located on the first floor of this bay with an ornamented limestone surround. The door is an eight-light wooden door and is topped with a Tudor arch. There are also two additional projecting bays on the Chestnut Street elevation. Both bays are half-timbered with wood infill and have front-facing gables. The bay located to the south of the central bay extends from the second to third floors and has six double-hung windows. The bay to the north of the central bay only occurs at the third story, with an oriel casement window below on the second story. Small dormer windows punctuate the roof between the bays.

The Chestnut Court elevation is clad in the same manner as the Chestnut Street elevation and has two projecting bays, one at the east end and one at the center of the elevation. The eastern bay extends from the second to third stories, is clad in half-timbering with wood infill and has a front gable. The bay in the center of the elevation is a semi-hexagonal two-story bay extending from the second to third stories and is clad in brick with limestone surround and a parapet wall. The window configuration is consistent with the Chestnut Street elevation.

Based on these facts, the Commission concluded that the method of construction was "extremely rare" and therefore rated "5."

Association with a Historical Event, Person, or Cultural Activity. The first floor commercial spaces at 503 Chestnut St. have been the home to several restaurants over the years. However, the Commission did not find the building to be associated with a historical event, person or cultural activity. Therefore, with regard to association with a historical event, person or cultural activity, the Commission rated the building as a "0," no significant association.

Association with an Architect or Master Builder. F. W. Prater designed the 503 Chestnut St. building. The Commission rated the building as a "1," "architect or builder identified but of no known importance."

Established or Familiar Visual Feature. The 503 Chestnut St. building sits at the southeast corner of Chestnut Street and Chestnut Court across the street from the post office and Moffat Mall. The building acts as a gateway to Village Hall with smaller Tudor buildings north of Moffat Mall. The building is very familiar throughout the community and is such a fine example of Tudor Revival architecture that the Commission's letterhead is derived in part from the 503 Chestnut St. building. The Commission found the building to be a "symbol of the Village as a whole," warranting a score of "5."

Originality. The building retains its original brick, limestone, half-timber and wood veneers. Exterior alterations include the replacement of the first floor commercial windows and the ca. 1990 replacement of the original windows on the upper stories with 6/6 and 4/4 double-hung vinyl windows. The central storefront on the Chestnut Street elevation was altered to have Colonial

Revival details in wood cladding. The interior commercial spaces have been altered over time to meet tenant needs. In general, the residential units retain the original doors and wood trim. The Commission rated the building's alterations of design integrity as "excellent," warranting a score of "5."

Age of Structure. The building was constructed in 1928, therefore, the building warrants a score of "3."

Alteration of Surrounding Properties (View from Property). Major alterations have occurred to the commercial properties south of the subject site across Oak Street as well as the post office site where Horace Mann School was located. The Commission determined the existing conditions of the surrounding area to consist of "major alterations," which warranted a score of "0."

Alteration of Original Site (View of Property). Due to the replacement of all the windows, the Commission determined the condition of the site to consist of "minor alterations," which warranted a score of "3."

Structural Condition. The structure was constructed of quality materials and for the most part has retained its original appearance. The Commission determined the structural condition to be "good," which warranted a score of "3."

Resolution

The Landmark Preservation Commission provides this recommendation of landmark status to the 503 Chestnut St. mixed-use building. The building is a fine example of the Tudor Revival style, retains a high level of architectural integrity and continues to convey its significance in relation to the *1921 Plan of Winnetka*. The Commission found the building to more than satisfy the criteria for local landmark designation based on its variety of unique architectural details, ornamental stonework and its use of the Tudor Revival style. It is important to recognize such a prominent building that is an important contributor to the ambience created during the 1920's in the Village's commercial districts that continues today.

Based upon these considerations and the System for Evaluation rating of "Significant," with a score of "77," the Commission unanimously voted to recommend that the Village Council designate the mixed-use building at 503 Chestnut St. a local landmark.

Respectfully Submitted,

Louise Holland
Hugh Brower
Susan Curry
Marilyn Garcia
Laura Good
Anne Grubb
Beth Ann Papoutsis

205 Chestnut

SYSTEM FOR THE EVALUATION OF LANDMARKS

TIER 1

CATEGORY	FACTORS	POINT VALUE	WEIGHT*	SCORE
Rarity: Architectural Type, Style and Period	-Extremely Rare	5	10	50
	-Rare	4		
	-Somewhat Rare	2		
	-Common	0		
Rarity: Method of construction and its application	-Extremely Rare	5	1	5
	-Rare	4		
	-Somewhat Rare	2		
	-Common	0		
Association with an Historical Event, Person, or Cultural Activity	-National	5	1	0
	-State, County or Local	5		
	-None	0		
Association with an Architect or Master Builder	-National	5	1	1
	-State, County or Local	5		
	-Architect or builder identified but of no known importance	1		
	-Architect or builder unknown	0		
Established or Familiar Visual Feature	-Symbol of Village as a whole	5	1	5
	-Symbol of a neighborhood or a conspicuous and familiar structure in the context of the entire Village	4		
	-A conspicuous and familiar structure in the context of a neighborhood	3		
	-Not particularly conspicuous or familiar	0		

Tier 1 Score 61
(Add Above 5 lines)

*The (or a) category with the highest point value is given a weight of 10. All other categories are weighted 1.

TIER 2

CATEGORY	FACTORS	POINT VALUE		WEIGHT		SCORE
Alteration of (Originality) Design Integrity	-Excellent	5				
	-Good	4				
	-Fair	3	x	10	=	50
	-Poor	0				
Age of Structure	-pre-1900	5				
	-1900-1930	3	x	4	=	12
	-1931-1950	2				
	-1951 to present	1				
Alteration of Surrounding Properties (View from Property)	-Original	5				
	-Minor Alterations	3	x	4	=	0
	-Major Alterations	0				
Alteration of Original Site (View of Property)	-Original	5				
	-Minor Alterations	3	x	3	=	9
	-Major Alterations	0				
Structural Condition	-Exceptional	5				
	-Good	3	x	3	=	9
	-Fair	1				
	-Deteriorated	0				

Tier 2 Score 80
(Add Above 5 Lines)
Avg. Tier 2 Score 16
(Divide Total by 5)

61 + 16 = 77

Tier 1 Score **Avg. Tier 2 Score** **Total Score**

Level of Significance

Total Points	Category
80-94	Unique
65-79	Significant
50-64	Important

Minutes adopted 04.02.2012

LANDMARK PRESERVATION COMMISSION
EXCERPT OF MINUTES
MARCH 5, 2012 MEETING

Members Present:	Louise Holland, Chairperson Hugh Brower Marilyn Garcia Laura Good Anne Grubb Beth Ann Papoutsis
Members Absent:	Susan Curry
Village Staff:	Ann Klaassen, Planning Assistant

***

Review of Landmark Designation Application: 503 Chestnut St.

Chairperson Holland stated that this is a very familiar building and referred to the Landmark Preservation Commission letterhead and that the iconic structure and letterhead is derived in part from 503 Chestnut. She informed the Commission that Nan Greenough designed the letterhead in the early 1990's and that the building was used as an example. Chairperson Holland stated that the Commission would now review the categories under Tier 1.

Chairperson Holland stated that the first category related to "Rarity - Architectural Type, Style and Period." She asked the Commission members for their comments.

Ms. Grubb suggested a rating of rare.

A Commission Member referred to the details of the building.

Chairperson Holland asked the Commission if they would like to suggest a rating of either rare or extremely rare. She then suggested a rating of extremely rare and that she did not know of any other building which had this amount of detail or use of limestone with brick.

The Commission rated this category and the next category "Rarity: Method of Construction and its application" as extremely rare (5).

Chairperson Holland stated that the next category related to "Association with a Historical Event, Person or Cultural Activity." The Commission rated this category as none (0).

Chairperson Holland stated that the next category related to "Association with an Architect or

Master Builder." She noted that the building was built in 1927 and the architect was F. W. Prather.

The Commission rated this category as architect or builder identified, but of no known importance (1).

Chairperson Holland stated that the next category related to "Established or Familiar Visual Feature." The Commission rated this category as a symbol of the Village as a whole and rated this category as a 5.

The Tier One total is 61.

Chairperson Holland stated that the Commission would now review Tier 2. She stated that the first category related to "Alteration of (Originality) Design Integrity." Chairperson Holland asked the Commission members for their comments.

Ms. Grubb commented that it looked excellent and that it did not appear that many alterations were made on the north facade. She also stated that it looked original.

Chairperson Holland then stated that there was a restaurant on Chestnut which was built on the Moffat Court side. She suggested that this category be rated as excellent.

The Commission rated this category as excellent (5).

Chairperson Holland stated that the next category related to the "Age of Structure." She stated the building was built in 1927.

The Commission rated this category as 1900-1930 (3).

Chairperson Holland stated that the next category related to "Alteration of Surrounding Properties (View from Property)." She stated that they do not know what was on the post office site before the post office was built.

Ms. Klaassen stated Horace Mann School was previously on the post office site.

The Commission rated this category as major alteration (0).

Chairperson Holland stated that the next category related to "Alteration of Original Site (View of Property)." She noted that the commercial windows had been changed. Chairperson Holland then asked if they knew of any other alterations which had been done.

Mr. Kiser referred to the area which has all new storefront windows.

Chairperson Holland suggested that this category be rated as minor alterations.

The Commission rated this category as minor alterations (3) (for a total score of 9, with a weight of 3 applied).

Chairperson Holland stated that the next category related to "Structural Condition."

The Commission rated this category as "good" (3).

Chairperson Holland stated that the Tier Two score is 80, which makes the total score 77. She stated a score of 77 qualified the building as a significant landmark in the Village. She then asked for a motion to recommend to the Village Council the approval of 503 Chestnut as a local landmark.

A motion was made by Ms. Grubb and seconded to recommend local landmark status for 503 Chestnut. A vote was taken and the motion was unanimously passed.

AYES: Brower , Garcia, Good, Grubb, Holland, Papoutsis
NAYS: None

WINNETKA LANDMARK PRESERVATION COMMISSION

LANDMARK NOMINATION FORM

Thank you for considering landmark status for your property. If you have questions about landmark designation or about this form, please call Ann Klaassen, Community Development Department at Village Hall, telephone: 716-3525.

Please use another piece of paper to answer the questions on this form. If you do not know the answer or if the question does not relate to your property, simply write, "don't know" or "not applicable."

To help you, we have enclosed: How to Research Your House, a page of useful resources for learning more about your property. Both the Community Development Department at Village Hall and the Winnetka Historical Society (phone: 501-6025) can answer many of your questions.

RECEIVED FEB - 2 2012 BY:

1. Property owner(s') name(s)

   Winnetka II, 324 West Touhy Avenue, Park Ridge, IL 60068

2. Street Address 503 Chestnut Street

3. Property Identification Number (P.I.N.) 05-20-212-008-0000, 05-20-212-009-0000, 05-20-212-010-0000, 05-20-212-011-0000, 05-20-212-012-0000

   (on your tax bill or can be requested from Community Development, Village Hall)

   If available, please attach a plat of survey.

4. How long have you owned this property? Since 1/10/2006

   If you know, list the previous owners of the house and when they owned it. Do you know whether any of the owners had a particular influence on the village's history?

   Not known

5. Date of construction, if known ca. 1927

In the next section, we ask about information that is important in evaluating landmark requests. For questions that are not relevant, write "none" or "not known."
Please provide sources for your information. Referring to the title and page number of a book is fine. For other documents, it would help to include a photocopy of your source. If the source is Village Hall, simply write what the reference is, for example: "Water hook up - Village Hall."

1. If known, give the name of the architect Not known
   architectural firm Not known
   designer Not known
   and/or builder Not known
   Do you have the original plans? No
   Is the property associated with an historical person or group? Please explain.

   No

   Is the property associated with a notable historic event? If so, explain.

   The property is significant for its association with the 1921 Plan of Winnetka. See attached.

2. Alteration History: *Please include current photos of all sides of the house and older photos, if available. The "structure files" at the Winnetka Historical Society, ph: 501-6025 may have older photos in its files.*

   If known, describe changes made to the outside of the building since it was built. Have important changes been made to the property as viewed from the street in the last fifty years? Please include descriptions of alterations, dates and architects, if known. *Hint: Building permit records at Village Hall are helpful)*

   See attached.

   If known, describe changes over the last fifty years to the original property, not including alterations to the building itself. These changes could include subdivision, fences or new structures added to the property. *(Note: Sanborn maps at the Public Works Department at Village Hall are helpful. Also, many buildings in the village have been moved from their original sites. This is worth checking!)*
   See attached.

3. Do you have any other information about the property or anecdotes you'd like to share? This information can be based upon hear-say, so long as you tell us that is the source.

See attached.

4. I (We) hereby certify that I (we) am (are) the owner(s) of the property described in the form and wish to make application for designation of this property as a landmark by the Village of Winnetka.

Name(s): James W. Purcell, Principal

Signature(s): [redacted]

Date: 1-31-12

Phone [redacted] FAX [redacted] e-mail [redacted]

Please forward your completed nomination to:

Winnetka Landmark Preservation Commission
Village Hall
510 Green Bay Road
Winnetka, Illinois 60093

Statement of Integrity

Address: 503 Chestnut Street, Winnetka, IL

Classification: Mixed-Use Commercial and Residential

Date Built: ca. 1927

Original Use: The building at 503 Chestnut Street was constructed ca. 1927 as a speculative commercial building. The building housed a combination of commercial and residential tenants. A tea room was located in the first-floor commercial spaces.

Original Description: This three-story, Tudor Revival-style building is clad in a combination of brick, wood, limestone and half-timbering, and is capped by a side-gable roof clad in slate tiles. The northwest corner of the building which faces both Chestnut Street and Chestnut Court is a projecting faceted three-story turret clad in brick with limestone quoins and window surrounds, and is capped with a steeply-sloped slate roof. A small dormer window projects from the facet of the roof which points northwest. Directly adjacent to this turret on the Chestnut Street elevation is a prominent chimney which is topped with a limestone shaft and two chimney pots, both decorated in a spiral design.

The Chestnut Street (west) elevation is clad in brick with limestone window surrounds, and has one centrally-located, semi-hexagonal three-story bay which is capped with a parapet wall. The main entrance is located on the first story of this bay, with an ornamented limestone surround. There are two 6/6 double-hung vinyl windows, one located between the first and second stories, the other located between the second and third stories. The door is an eight-light wooden door and is topped with a Tudor arch. There are also two additional projecting bays on the Chestnut Street elevation. Both bays are half-timbered with wood infill and have front-facing gables with plain vergeboards. The bay which is located to the right (south) of the central bay extends from the second to third floors and has six double-hung windows. The bay to the left (north) of the central bay only occurs on the third story, with an oriel casement window below, on the second story. The northernmost bay has two double-hung windows. Remaining windows on this elevation are double-hung and set in the brick walls with limestone surrounds. Paired windows occur to the south of the chimney on both the second and third stories, as well as just north of the southernmost projecting bay. Small dormer windows punctuate the roof between the bays.

The Chestnut Court (north) elevation is clad in the same manner as the Chestnut Street elevation and has two projecting bays, one at the east end and one at the center of the elevation. The eastern bay extends from the second to third stories, is clad in half-timbering with wood infill and has a front gable with unadorned vergeboards. The bay in the center of the elevation is a semi-hexagonal two-story bay extending from the second to third stories, and is clad in brick with limestone surrounds and parapet wall. Window configuration is consistent with the Chestnut Street elevation.

The first story commercial spaces have limestone surrounds with brick accents. Entrances are located on the east end of the Chestnut Court elevation, at the northwest corner, and in the center

of the Chestnut Street elevation. Residential units are located on the second and third floors and generally retain the original doors and wood trim.

Siding: The building retains its original brick, limestone, half-timber and wood veneers.

Alterations/New additions: Exterior alterations include the replacement of original windows on the upper stories with 6/6 and 4/4 double-hung vinyl windows, replaced ca. 1990. The central storefront on the Chestnut Street elevation now has Colonial Revival details in wood cladding. The interior of the commercial spaces have been altered over time to meet tenant needs.

Statement of Significance

Summary

The mixed-use commercial and residential building at 503 Chestnut Street is significant at the local level under National Register Criterion A in the area of community planning and development. The building's design and location exemplifies the guidelines put forth in Winnetka Planning Commission's 1921 report. The building was sited near the rail line and designed in the Tudor Revival style to complement the prevailing style of adjacent residential building stock. The building retains a high level of architectural integrity and continues to convey its significance in relation to the 1921 Plan of Winnetka.

Historic Context

Congress established Green Bay Trail (now Green Bay Road) an official post road between Fort Dearborn, Chicago, and Fort Howard in Wisconsin in 1832. When the post road became an operating stagecoach route in 1836, settlers established businesses in the vicinity of present-day Winnetka to provide services for travelers using the road. In 1854, Winnetka was platted as a village; during the same year, the Chicago & Milwaukee Railroad Co. began construction of a rail line through the village's downtown. The first school was established in 1856, and the first church was built in 1869. That same year, with a population of 450, Winnetka was officially incorporated as a village.

The population of Winnetka continued to increase during the second half of the nineteenth century, gaining an influx of residents following the Great Chicago Fire of 1871. Public amenities such as kerosene streetlights and wooden sidewalks were integrated in the 1880s, and in 1884, the Winnetka Public Library was established. The first bank was established in 1894, and by 1900, the population of Winnetka had risen to 1,883. An electrical plant was built along the lakeshore in 1900, and local phone service was installed throughout the village. In a matter of ten years, the village's population had doubled to 3,168 in 1910. The 1920 census reported that the population of Winnetka had more than doubled from 3,168 to 6,694 residents since the last census in 1910.

Development of the *Plan of Winnetka* (1921)

During the late nineteenth and early twentieth centuries, Winnetka developed as a residential enclave known for its attractive homes and country-like setting. The industrial development so common in others areas adjacent to Chicago never took hold in Winnetka. However, the rapidly increasing population raised questions as to the village's future development. To retain the "country-like" residential character, the density of the village needed to be regulated under a new zoning law. [1]

[1] *1921 Plan of Winnetka*, p.31

The Winnetka Planning Commission was established in 1917 by the village council to guide the physical development of the village as the population continued to increase. The Planning Commission's purpose, as stated, was "to recognize the prevailing tendencies and to indicate a plan which would produce an orderly and homogenous result."[2] Planning was to be undertaken quickly, as the 1920s were anticipated to see a rapid increase in population. The Planning Commission was tasked with creating a comprehensive plan that included parks and playgrounds, lakefront development, streets and highways, public buildings, schools, the construction of a new Village Hall, Civic Center and Community Auditorium, and the depression of the railroad tracks below street level.

Architect Edward H. Bennett, co-author of the 1909 Plan for Chicago, was brought in as consultant to the commission. In Bennett's forward to the published plan of 1921, he wrote that the watchword for the development of Winnetka should be "Preservation." Bennett spoke of preserving "the general character of the village as expressed by its attractive homes, well placed and surrounded by ample areas, its tree-lined avenues and fine public grounds, and especially its country-like setting and atmosphere [...] with all that that implies of repose and quiet in contrast to the tension of the city."[3]

In order to retain a country-like atmosphere, Bennett stressed the importance of controlling population density. For Winnetka to remain a residential community, it was essential to prevent any industries from establishing themselves within the village boundaries and to limit business to only those that exist for local needs. By containing retail stores and light industries to their "proper places," orderly growth of the village would occur as well as the stabilization of real estate values.[4]

Residential areas of the village were affected by the new Plan, with an effort to "prevent any dense or concentrated housing of population."[5] Lot size and placement of buildings on each lot was regulated, and the location of group houses limited to the business district and the zones immediately adjacent to the business districts. Apartment buildings were "not to be permitted in Winnetka if it could be avoided" and "should not be more than three stories in height."[6] These apartment buildings, when permitted, would be located near the village centers and would be set back from the street in accordance with neighboring houses.

Businesses were to remain concentrated around the rail stations and along the major thoroughfares as well as architecturally complement the residential building stock. Bennett proposed the use of "uniform and pleasing architecture" for commercial development, citing the Tudor Revival-style building known as the Boal Block (539-561 Lincoln Avenue) as "an especially good example of attractive and harmonious treatment of a suburban business block."[7]

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[2] *1921 Plan of Winnetka,* p.45
[3] *1921 Plan of Winnetka.* p.31
[4] *1921 Plan of Winnetka.* p.43
[5] *1921 Plan of Winnetka,* p.45
[6] *1921 Plan of Winnetka,* p.45
[7] *1921 Plan of Winnetka, p.*59

The mixed-use commercial and residential building at 503 Chestnut Street was constructed circa 1927 and exemplifies the guidelines Bennett proposed in the village plan, in its siting near the lines and its use of the Tudor Revival style. The building continues to house commercial tenants on the first floor with residential units above.

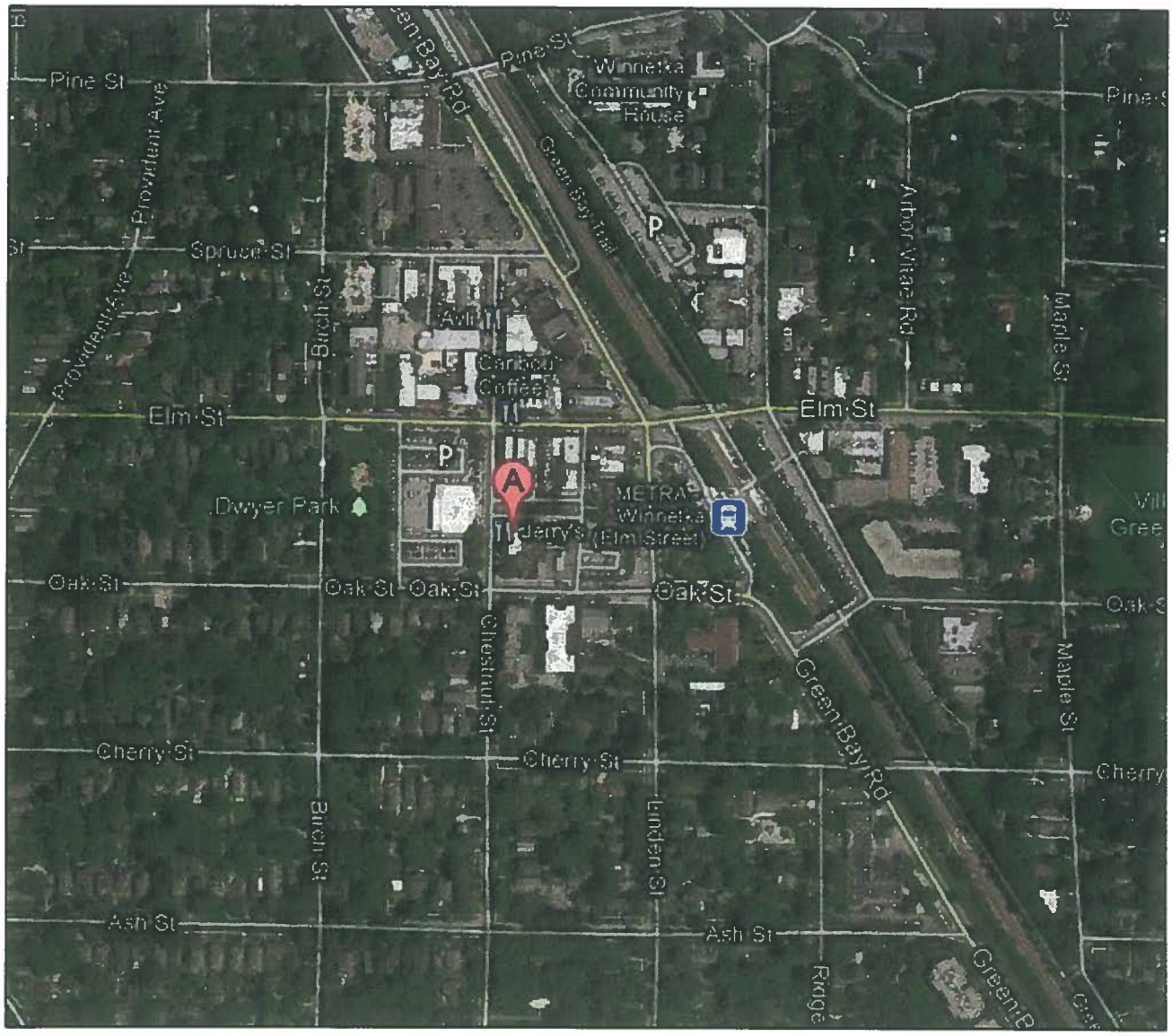


Figure 1: Location Map

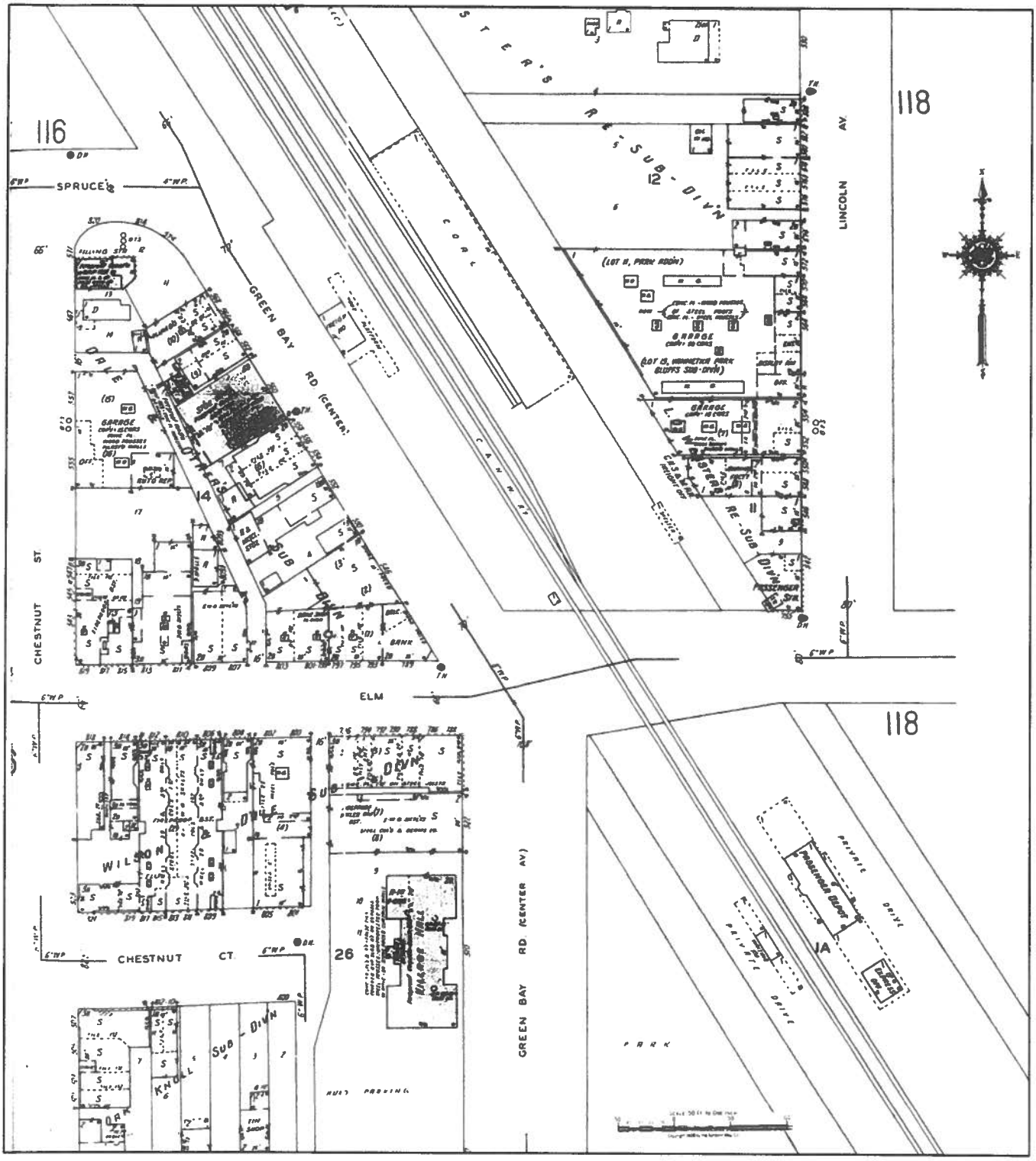


Figure 2: 1938 Sanborn Fire Insurance Map

1. Looking southeast toward north and west elevations

2. Looking southeast toward Chestnut Court (north) elevation

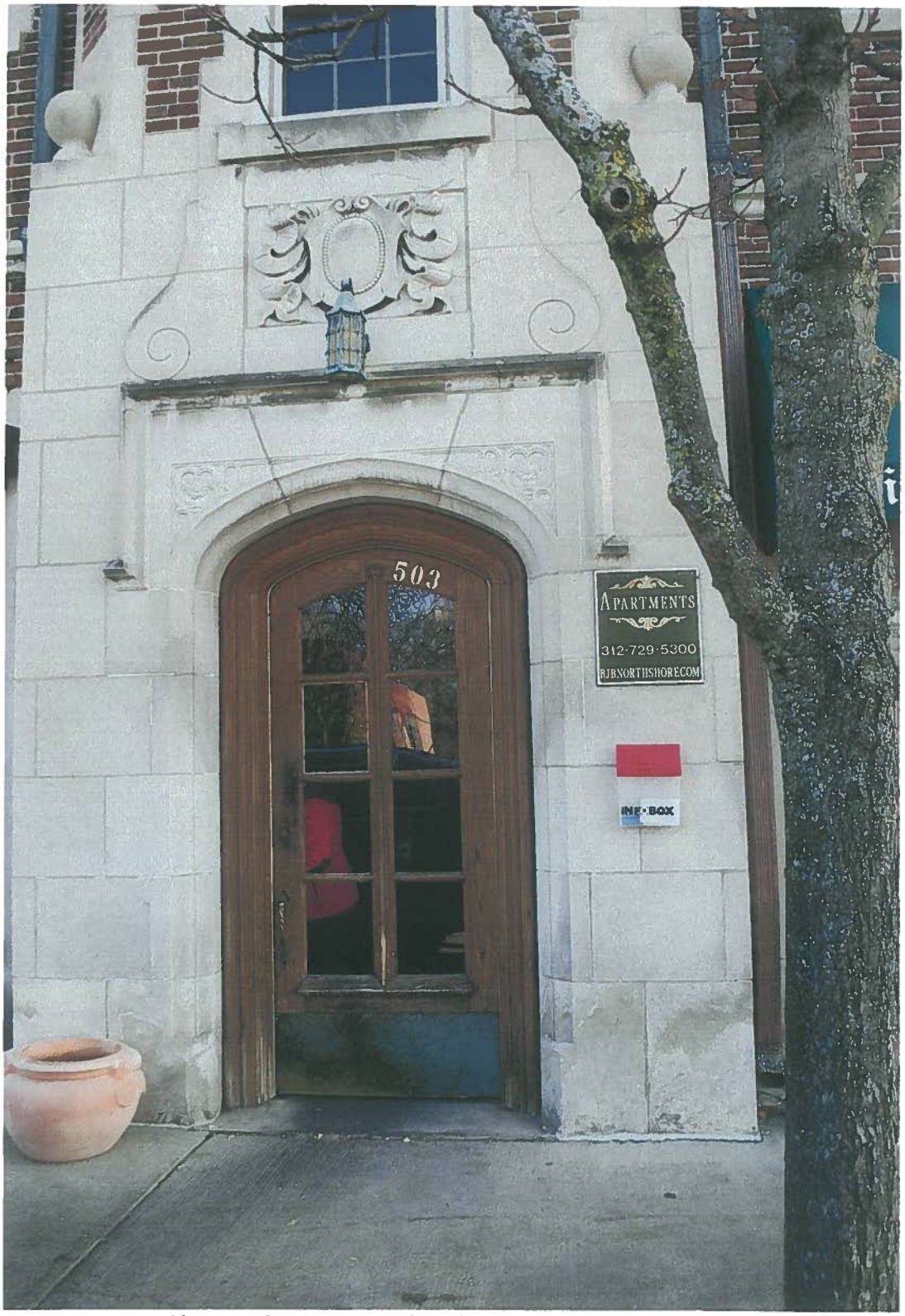
MHA MacRostie Historic Advisors LLC
Evaluating strategy, equity and experience in historic building development

3. Looking northeast toward Chestnut Street (west) elevation

4. Looking east toward Chestnut Street (west) elevation

5. Chimney detail at northwest corner, looking northeast

6. Entrance at northwest corner



7. Entrance on Chestnut Street (west) elevation

8. Semi-hexagonal projecting bay on Chestnut Street (west) elevation

9. Interior stair

10. Third floor, typical residence

11. Third floor, typical corridor

12. Skylight in stairwell

13. Casement oriel window, Chestnut Street (west) elevation

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, 12-31-27

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to build a 3 Story

l Basement masonry store & apt. bldg.

(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)

OPERTY DESCRIPTION — Lot 7 & 8, Block

ɔdivision Oak Knoll Sub.

REET and NUMBER 501-05 Chestnut St 814-18 Chestnut St

MENSIONS of BUILDING — Front 67'-10" feet, Depth 86'-0" feet. Height 35'-0" feet

JMBER of ROOMS 14 apts & 5 stores.

ND of MATERIAL masonry.

VNER Koos J. Smith & Julia M. Smith Address 819 Oak. Win

TAL COST 65,000.00

RCHITECT F. W. Prather. Address 400 Wrigley Bldg. Chicago

JILDER Address

RPENTER Address

ASON Address

WER BUILDER Address

UMBER Address

ECTRICIAN

EMARKS

Application is also made for a **Certificate** of **Occupancy** and **Compliance** to be issued after the completion of the ilding.

We hereby agree to construct the above described building in accordance with the plat, building plans
(I OR WE)
d specifications submitted herewith, and in strict compliance with all provisions of the Zoning Ordinance, Build-
g Code and Health Regulations of the Village of Winnetka.

Signed X Koos J. Smith

ermit Issued 1-10 1928

SIGNED X Julia M. Smith

ermit Number 3285

ADDRESS SE Corner Chestnut St & Chestnut Court

OTHER SURVEYS 501-507 Chestnut

HISTORIC NAME

COMMON NAME

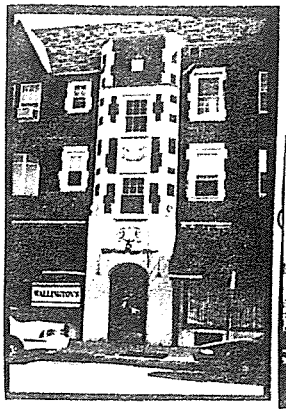
LOCAL CRITERIA 4, 6

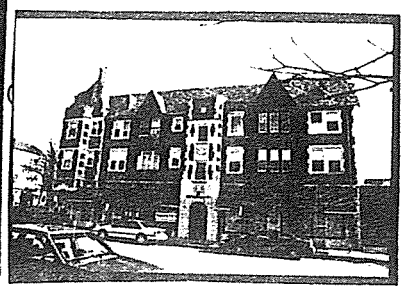
TARGET AREA

DATE 1/30/90

SURVEYOR

(Building Outline Map)





Roll # 12 Photographer I
Frame # 28-29 Date 4/30/90
Building facing W

WINNETKA HISTORICAL AND ARCHITECTURAL SURVEY

GENERAL DESCRIPTION

1. Classification: Building ✓ Site____ Structure____ Object____
   Other (describe)____

2. Original Use: Commercial (Restaurant) 3. Current Use: SAME Residential Above

4. Status: Occupied ✓ Unoccupied____ 5. Public or Private? Both

6. Open to Public?____ 7. Integrity: Unaltered____ Altered ✓ Unsure___

   Work in Progress (describe)____

8. Type of Alteration: Restoration____ Rehabilitation____ Remodeling____
   Addition____ Building Sided?____ Material____
   Building Moved (Date):____ Orig. Location:____
   Describe Alterations, with dates: 1st fl. WINDOWS ALTERED

ARCHITECTURAL INFORMATION

9. Architectural Style: Tudor Revival
10. Noteworthy Features: Corner Stonework Roofline
11. Architect:____ 12. Builder:____
    Source of Information:____
13. Date of Construction:____ Source:____
14. Comments on Significance: Variety of Details on upper stories gives this bldg its significance

See over for relationship to surrounding bldgs

PHYSICAL FEATURES

15. Overall Shape or Plan: Rect

16. Stories: 3 Approx. Dimensions(see Sanborns):

17. Foundation (Material and Color):

18. Walls (Material and Color): Red Brick

19. Roof: Type Gable Material Slate Original? Y
Pitch Steep Color Blue

20. Dormers? No., Location, Material: narrow dormers w/ arched windows + gable roofs

21. Chimneys? No., Location, Material: 1 large chimney w/ ornamental pots

22. Ornamental Trim (Material and Color): Some brown wood 2-story gables most trim stone

23. Entrance(s) (Location and Description): A arched wood door set in 3-story bay that is predominantly stone. Ornamental stonework tops door

24. Porches:

25. Window Treatment: 4/4, 6/6 - most surrounded by stone in a quoin pattern

26. Other: Polygonal corner tower w/ shed at point of roof

SITE INFORMATION

27. Landscape Description: Style
Ravine Riparian Other

Noteworthy Features:

28. Landscape Architect: Source of Info.:
29. Secondary Structures? Type: Fence Wall Coach House
Barn Detached Garage Greenhouse Other

30. Relation to Streetscape: Set at entrance to Chestnut Court - like gateway to village hall - w/ smaller Tudor structure across St - that is typically Tudor but is not as good an example & has been altered. Still - a nice grouping of bldgs

AGENDA REPORT

TO: Village Council

PREPARED BY: Ann Klaassen, Planning Assistant

DATE: May 23, 2012

SUBJECT: 545-561 Lincoln Ave. and 743-749 Elm St.
Landmark Nomination
Ordinance No. M-11-2012

REF: May 15, 2012 Council Meeting, pp. 141-176

On March 5, 2012 the Landmark Preservation Commission (LPC) voted 6-0 to recommend the Village Council designate the Boal Block Building at 545-561 Lincoln Ave. and 743-749 Elm St. as a Winnetka Landmark. Based upon the adopted System for Evaluation of Landmarks, the property received an overall score of 84.2 points, resulting in a "Unique" rating.

Although the meeting minutes and report from the Commission reflect one address, the landmark nomination covers the entire building addressed as 545-561 Lincoln Ave. and 743-749 Elm St. The LPC found the Boal Block Building more than satisfies the criteria for local landmark designation based upon a variety of factors, most significantly that the building is such a fine example of the Tudor Revival style that architecturally complements the residential building stock of the Village that it was used as the model for establishing the guidelines for commercial development in the *1921 Plan of Winnetka*. The Commission found the building retains a high level of architectural integrity and is an important contributor to the ambience of the Village's commercial districts that it should be recognized with local landmark designation. A report from the LPC is attached providing full details on all the categories considered by the LPC.

Ordinance M-11-2012 designates 545-561 Lincoln Ave. and 743-749 Elm St. as a local Winnetka landmark. The ordinance was introduced by the Council at its May 15, 2012 meeting. Adoption of the ordinance requires the concurrence of a simple majority of the Council members present.

<u>Recommendation:</u>
Consider adoption of Ordinance M-11-2012, which would designate 545-561 Lincoln Ave. and 743-749 Elm St. as a local landmark.

ORDINANCE NO. M-11-2012

AN ORDINANCE
DESIGNATING A LANDMARK
PURSUANT TO CHAPTER 15.64 OF THE WINNETKA VILLAGE CODE
(545-561 Lincoln and 743-749 Elm)

WHEREAS, the Village of Winnetka is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970, pursuant to which it has the authority, except as limited by said Section 6 of Article VII, to exercise any power and perform any function pertaining to the government and affairs of the Village; and

WHEREAS, the Council of the Village of Winnetka ("Village Council") find that the identification, designation and preservation of buildings and structures in the Village that are historically, culturally, and architecturally significant, and the encouragement of the restoration and rehabilitation of those buildings and structures are matters pertaining to the affairs of the Village; and

WHEREAS, Chapter 15.64 of Title 15 of the Winnetka Village Code, titled "Landmark Preservation," establishes standards and procedures for preserving, protecting, enhancing, rehabilitating and regulating buildings, structures, objects, and places of historical, cultural or architectural importance; and

WHEREAS, the property commonly known as 545-561 Lincoln Avenue and 743-749 Elm Street, Winnetka, Illinois (the "Subject Property"), is legally described as follows:

> Lots 1 and 2 (except therefrom the East 72 Feet of Lot 1 and also except therefrom the East 67 Feet of Lot 2, also except therefrom that part of Lot 2 aforesaid described as follows: Beginning at a point on the South line of Lot 2 aforesaid, 67 Feet West of the East line of said Lot; thence North 30 Feet; thence West 5 Feet; thence South 30 Feet to the South line of said Lot; thence East along the South line of said Lot, 5 Feet to the place of beginning) in McGuire and Orr's Arbor Vitae Road Subdivision of Block 4, and that part of Block 5 lying East of the East line of Lincoln Avenue, in Section 20, Township 42 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois; and

WHEREAS, the owner of the Subject Property has submitted an application seeking Village of Winnetka landmark designation of the Subject Property, which is located at the northeast corner of Elm Street and Lincoln Avenue and is improved with a mixed use commercial and residential building known as the Boal Block Building; and

WHEREAS, pursuant to the provisions of Chapter 15.64 of the Winnetka Village Code (the "Landmark Ordinance") and notice duly published and sent, the Landmark Preservation

Commission ("Commission") considered the application at a public hearing on March 5, 2012, and, applying the Village's System for the Evaluation of Landmarks to the information received into the record, gave the Boal Block Building an overall score of 84.2 point, resulting in a rating of Unique; and

WHEREAS, the Commission found the architectural type, style and period of the Boal Block Building to be rare in that (a) the Building, designed by the architectural firm of Chatten & Hammond, was constructed in the Tudor Revival style and completed in two phases; (b) the first phase of the Building, completed in 1913, consists of the two-story portion of the Building at the corner of Lincoln Avenue and Elm Street, which has street addresses of 545-551 Lincoln Avenue and 743-749 Elm Street and comprises what are now the southernmost section and the central section of the Building; (c) the second phase of the Building consists of a one-story section that was added to the north end of the original Building in 1937 and has street addresses of 553-561 Lincoln Avenue; (d) the style of the Building complements the prevailing style of the residential building stock throughout the Village, following the intent of the *1921 Plan of Winnetka;* and (e) the Boal Block was used as a model for establishing the guidelines put forth in the Winnetka Plan Commission's *1921 Plan of Winnetka,* with its use of "uniform and pleasing architecture" for commercial development; and

WHEREAS, the Commission found the method of construction to be rare in that: (a) the two-story south section of the Building, at the corner of Lincoln and Elm, has a side gable roof clad in asphalt shingles; (b) the first story of the south section is clad in brick, while the second story is clad in stucco; (c) the Lincoln Avenue frontage contains three symmetrically arranged, projecting bays, and the second stories of these bays are clad in half-timbering, in-filled with stucco and have front-facing gables; (d) windows are arranged in ribbons of three 6/1 double-hung, wooden sashes; (e) the main entrance is located on the first story in the central bay with a limestone surround detailing set into the brick veneer and a single-light double-leaf wooden door; (f) the center section of the Building, located immediately north of the south section, is a two-story building with a side gable roof clad in asphalt shingles; (g) the first story consists of plate glass, metal-framed storefronts with recessed entrances, while the second story is clad in stucco; (h) a pent roof extends the length of the Lincoln Avenue elevation, just below the second story; and (i) the one-story north section, located immediately north of the two-story center section, has a false mansard roof clad in clay tile, with front-facing gables clad in half-timbering with stucco in-fill, and plate glass storefronts with recessed entrances; and

WHEREAS, the Commission gave the Boal Building a rating of 5 for local significance because Ayers Boal, who commissioned the construction of the Building, served as Village Trustee from 1919-1920, donated 40 acres to the Winnetka Park District in 1916 for the golf course and also donated the land for Arbor Vitae Park; and

WHEREAS, the Commission found the Building to be of national significance with regard to architecture due to the architectural firm's association with the prominent architect Dwight Perkins, in that: (a) the architectural firm of Chatten & Hammond, which designed a number of residential buildings in Winnetka, was commissioned to design the Boal Block; (b) architect Dwight Perkins, the chief architect of the Chicago Board of Education, joined the firm in 1927 to form Perkins, Chatten & Hammond; (c) Mr. Perkins designed more than 40 schools and was renowned for his innovative school plans and Prairie school designs; and (d) Mr. Perkins also designed buildings for the Chicago Park District, and the groundwork for the formation of the Park District and Cook County Forest Preserves was based on an open space plan prepared by Perkins and noted prairie landscape architect Jens Jensen in 1903; and

WHEREAS, the Commission rated the Building, which is situated on the northeast corner of Lincoln Avenue and Elm Street a rating of 4 points for being a neighborhood symbol or a conspicuous and familiar structure, most notably in recent history for "The Sweet Shop," where many families gathered over the years in the East Elm business district; and

WHEREAS, the Commission gave the Building the maximum score of 5 in the categories of design integrity and alteration of original site, and a score of 3 points for structural condition, because the Building retains its original brick, limestone, half-timber and stucco veneers, the architectural details have remained the same, and the applicant submitted photographs from the February, 1917, *Western Architect*, which featured the Boal Block and showed there have been limited exterior alterations to the Building and;

WHEREAS, pursuant to the findings entered by the Commission at its March 5, 2012, meeting, the six members then present unanimously found that the Building meets the criteria of the Landmark Ordinance due to its overall rating as Significant, and recommended that it be designated a Winnetka landmark; and

WHEREAS, the Council of the Village of Winnetka have considered the recommendation of the Landmark Preservation Commission and have determined that it is in the best interest of the Village and its residents to accept the findings and recommendation of the Commission and to establish the Boal Block Building, at 545-561 Lincoln Avenue and 743-749

Elm Street, as a designated landmark, because of its Tudor Revival architecture, its excellent design integrity and its association with a prominent architect.

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

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

SECTION 2: The Boal Block Building, located on the property at 545-561 Lincoln Avenue and 743-749 Elm Street, with a permanent real estate index number 05-20-204-010-0000, is hereby designated a Village of Winnetka landmark under Section 15.64.070 the Landmark Preservation Ordinance, in accordance with the findings and recommendations of the Landmark Preservation Commission.

SECTION 3: This Ordinance is passed by the Council of the Village of Winnetka in the exercise of its home rule powers pursuant to Section 6 of Article VII of the Illinois Constitution of 1970.

SECTION 4: This Ordinance shall take effect immediately upon its passage, approval and posting as provided by law.

PASSED this 5th day of June, 2012, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this 5th day of June, 2012.

Signed:

_____
Village President

Countersigned:

_____
Village Clerk

Introduced: May 15, 2012
Posted: May 17, 2012
Passed and Approved:
Posted:

REPORT ON PUBLIC HEARING
MARCH 5, 2012

CONSIDERATION OF LANDMARK ELIGIBILITY

The Boal Block Building
545 Lincoln Ave., Winnetka

This report is an integral part of the March 5, 2012 Landmark Preservation Commission meeting minutes and is also compiled based on the submitted application for landmark designation.

Findings of the Commission

Based on the System for the Evaluation of Landmarks contained in the Landmark Preservation Ordinance (see attached rating sheet) 545 Lincoln Ave. was rated a "Unique" property with a score of "84.2."

Architectural Type, Style & Period. Designed by the architectural firm, Chatten & Hammond, and constructed in 1913 as a speculative mixed-use building for Ayres Boal, 545 Lincoln Ave. was built in the Tudor Revival style and housed a combination of commercial and residential tenants. The building was constructed in two phases. The first phase, the two-story portion of the building at the corner of Lincoln Ave. and Elm St., was built in 1913. This section is divided in two parts; the southernmost section and the central section. In 1937 a one-story section was added to the north end of the original building at 553 Lincoln Ave. First story commercial spaces are accessible from the storefronts on Lincoln Ave. and Elm St. A combination of office and residential units are located on the upper floor.

The Tudor Revival style of the Boal Block Building complements the prevailing style of the residential building stock throughout the Village, which followed the intent of the *1921 Plan of Winnetka* that encouraged businesses to architecturally complement the residential building stock. The Boal Block was used as a model for establishing the guidelines put forth in the Winnetka Plan Commission's *1921 Plan of Winnetka*. In order to carry out the goal of the 1921 Plan, architect Edward H. Bennett proposed the use of "uniform and pleasing architecture" for commercial development, citing the Boal Block Building as "an especially good example of attractive and harmonious treatment of a suburban business block."

The Commission found the upper portion of the Boal Block Building to be an excellent example of the Tudor Revival style and given the fact the building was used as an example in the *1921 Plan of*

Winnetka on how the commercial districts should be developed, the building was rated "rare" for the architectural type, style and period, with a rating of "4."

Method of Construction. The south section of the Boal Block building at the corner of Lincoln Ave. and Elm St. is a two-story building with a side gable roof clad in asphalt shingles. The first story is clad in brick, while the second story it clad in stucco. On the Lincoln Ave. elevation there are three projecting bays arranged symmetrically. The second stories of these bays are clad in half-timbering in-filled with stucco and have front-facing gables. Windows are arranged in ribbons of three 6/1 double-hung, wood sash windows. The main entrance is located on the first story in the central bay and is surrounded by limestone detailing set into the brick veneer. The entrance has a single-light double-leaf wooden door. On the Elm St. elevation there are two projecting bays placed immediately adjacent to one another in the center of the elevation. Each bay is half-timbered and in-filled with stucco on the second story with front-facing gables.

The center section of the building, located immediately north of the south section, is a two-story building with a side gable roof clad in asphalt shingles. The first story is comprised of plate glass, metal-framed storefronts with recessed entrances, while the second story is clad in stucco. A pent roof extends the length of the Lincoln Ave. elevation just below the second story. There are three projecting bays arranged symmetrically. The second stories of these bays are also clad in half-timbering and in-filled with stucco and have front-facing gables.

The north section, located immediately north of the two-story section, is a one-story building with a false mansard roof with front-facing gables. The mansard roof is clad in clay tile and the gables are clad in half-timbering with stucco in-fill. The storefronts are plate glass with metal frames set within recessed entrances.

Based on these facts, the Commission concluded that the method of construction was "rare" and therefore rated "4."

Association with a Historical Event, Person, or Cultural Activity. Ayres Boal commissioned the construction of 545 Lincoln Ave. Mr. Boal was an active resident in Winnetka and served as Village Trustee from 1919-1920. A real estate broker who graduated from Harvard University in 1900, Boal donated 40 acres to the Winnetka Park District in 1916 for the golf course in memory of his daughter who died in 1914. He also donated the land for Arbor Vitae Park. Based on the building's association with Ayres Boal, the Commission found with regard to association with a historical event, person or cultural activity the building rated "5," of "local" significance.

Association with an Architect or Master Builder. Boal commissioned the architectural firm Chatten & Hammond of Chicago to design the Boal Block. Melville C. Chatten was born in Quincy, Illinois on September 29, 1873 and studied architecture at the University of Illinois. Chatten practiced architecture with the firm of Frost and Granger from 1899 to 1905, and then joined with Charles H. Hammond to form the firm of Chatten and Hammond in 1907. Chatten died in 1957. Hammond was born in Crown Point, New York on August 8, 1882 and studied architecture first at the Chicago Manual Training School and then at the Armour Institute of Technology. Hammond also served as the supervising architect for the State of Illinois from 1929-1950. Chatten and Hammond designed a number of residential buildings in Winnetka including 978 Euclid Ave. (local

landmark), 375 Sheridan Rd. and 457 Ash St. Dwight Perkins eventually joined the firm as a third partner in 1927 to form Perkins, Chatten & Hammond. Perkins was the chief architect of the Chicago Board of Education from 1905-1910 and renowned for his innovative school plans and Prairie School designs. During his tenure as chief architect for the Board of Education he designed more than 40 schools. Perkins also designed buildings for the Chicago Park District. In fact, the groundwork was laid for the formation of the Chicago Park District and the Cook County Forest Preserves based on an open space plan prepared by Perkins and noted prairie landscape architect Jens Jensen in 1903.

Due to Chatten & Hammond's association with such a prominent architect as Dwight Perkins, the Commission felt the nomination warranted a "National" significance rating, with a score of "5."

Established or Familiar Visual Feature. The Boal Block sits at the northeast corner of Lincoln Avenue and Elm Street. The building is very familiar throughout the community, perhaps most notably in recent history for "The Sweet Shop" where many families gathered over the years in the East Elm business district. The Commission found the building to be a "symbol of a neighborhood or a conspicuous and familiar structure in the context of the entire Village," warranting a score of "4."

Originality. The building retains its original brick, limestone, half-timber and stucco veneers. The storefronts on the center section are non-original and were replaced ca. 1950. Also, there are rigid vinyl awnings applied to individual storefronts. The south section storefronts were replaced ca. 1990 as well as the alteration of the offices. In general, the offices and residential units retain their original doors and wood trim. Although there have been exterior alterations, the architectural details have remained the same. The Commission found the building retains its original design integrity and rated the building's alterations of design integrity as "excellent," warranting a score of "5."

Age of Structure. The building was constructed in 1913, therefore, the building warrants a score of "3."

Alteration of Surrounding Properties (View from Property). Major alterations have occurred to the commercial properties west of the subject site across Lincoln Ave. as well as south of the subject site across Elm Street. The Commission determined the existing conditions of the surrounding area to consist of "major alterations," which warranted a score of "0."

Alteration of Original Site (View of Property). Considering the alterations and the photographs included in the nomination from the February 1917 *Western Architect*, which featured the Boal Block, the Commission determined the condition of the site to be "original," which warranted a score of "5."

Structural Condition. The structure was constructed of quality materials and has retained its original appearance. The Commission determined the structural condition to be "good," which warranted a score of "3."

Resolution
The Landmark Preservation Commission provides this recommendation of landmark status to the Boal Block Building at 545 Lincoln Ave. The building is such a fine example of the Tudor Revival style that architecturally complements the residential building stock of the Village that it was used as the model for establishing the guidelines for commercial development in the *1921 Plan of Winnetka.* The Commission found the building retains a high level of architectural integrity that should be recognized with local landmark designation. In addition to maintaining a high level of architectural integrity the building's association with Chatten & Hammond and Dwight Perkins is noteworthy. Similar to its fellow commercial landmark nominations, it is important to recognize such a prominent building that is an important contributor to the ambience of the Village's commercial districts.

Based upon these considerations and the System for Evaluation rating of "Unique," with a score of "84.2," the Commission unanimously voted to recommend that the Village Council designate the Boal Block Building at 545 Lincoln Ave. a local landmark.

Respectfully Submitted,

Louise Holland
Hugh Brower
Susan Curry
Marilyn Garcia
Laura Good
Anne Grubb
Beth Ann Papoutsis

545 Lincoln

SYSTEM FOR THE EVALUATION OF LANDMARKS

TIER 1

CATEGORY	FACTORS	POINT VALUE	WEIGHT*	SCORE
Rarity: Architectural Type, Style and Period	-Extremely Rare	5		
	-Rare	4	1	4
	-Somewhat Rare	2		
	-Common	0		
Rarity: Method of construction and its application	-Extremely Rare	5		
	-Rare	4	1	4
	-Somewhat Rare	2		
	-Common	0		
Association with an Historical Event, Person, or Cultural Activity	-National	5		
	-State, County or Local	5	10	50
	-None	0		
Association with an Architect or Master Builder	-National	5		
	-State, County or Local	5	1	5
	-Architect or builder identified but of no known importance	1		
	-Architect or builder unknown	0		
Established or Familiar Visual Feature	-Symbol of Village as a whole	5		
	-Symbol of a neighborhood or a conspicuous and familiar structure in the context of the entire Village	4	1	4
	-A conspicuous and familiar structure in the context of a neighborhood	3		
	-Not particularly conspicuous or familiar	0		

Tier 1 Score 67
(Add Above 5 lines)

*The (or a) category with the highest point value is given a weight of 10. All other categories are weighted 1.

TIER 2

CATEGORY	FACTORS	POINT VALUE		WEIGHT		SCORE
Alteration of (Originality) Design Integrity	-Excellent	5				
	-Good	4				
	-Fair	3	x	10	=	50
	-Poor	0				
Age of Structure	-pre-1900	5				
	-1900-1930	3	x	4	=	12
	-1931-1950	2				
	-1951 to present	1				
Alteration of Surrounding Properties (View from Property)	-Original	5				
	-Minor Alterations	3	x	4	=	0
	-Major Alterations	0				
Alteration of Original Site (View of Property)	-Original	5				
	-Minor Alterations	3	x	3	=	15
	-Major Alterations	0				
Structural Condition	-Exceptional	5				
	-Good	3	x	3	=	9
	-Fair	1				
	-Deteriorated	0				

Tier 2 Score 86
(Add Above 5 Lines)
Avg. Tier 2 Score 17.2
(Divide Total by 5)

67 + 17.2 = 84.2

Tier 1 Score **Avg. Tier 2 Score** **Total Score**

Level of Significance

Total Points	Category
80-94	Unique
65-79	Significant
50-64	Important

Minutes adopted 04.02.2012

LANDMARK PRESERVATION COMMISSION
EXCERPT OF MINUTES
MARCH 5, 2012 MEETING

Members Present:	Louise Holland, Chairperson Hugh Brower Marilyn Garcia Laura Good Anne Grubb Beth Ann Papoutsis
Members Absent:	Susan Curry
Village Staff:	Ann Klaassen, Planning Assistant

***

Review of Landmark Designation Application: 545 Lincoln Avenue

Chairperson Holland informed the Commission that this building is a bit older than the others and that it was constructed in 1913. She stated that the Historical Society has movies of Elm Street and Lincoln Avenue with a policeman directing traffic at that intersection and that it was easy to tell where the intersection was because of the 545 Lincoln Avenue building.

Chairperson Holland stated that the first category under Tier 1 related to "Rarity - Architectural Type, Style and Period." She asked the Commission members for their comments. Chairperson Holland stated that this building differed from 723 Elm Street in that the upper portion is truly Tudor and done very well. Chairperson Holland then referred the Commission to a photograph dated from 1917 and stated that there have been no changes to the building with the exception of the storefronts and the awnings. She stated that as to the architectural integrity, it has remained the same.

Ms. Grubb suggested a rating of extremely rare.

A Commission member suggested rare.

The Commission rated this category as rare (4).

Chairperson Holland stated that the next category related to "Rarity - Method of Construction and its Application."

Ms. Grubb suggested a rating of somewhat rare.

The Commission rated this category as rare (4).

Chairperson Holland stated that the next category related to "Association with a Historical Event, Person or Cultural Activity."

The Commission rated this category as (5).

Chairperson Holland stated that the next category related to "Association with an Architect or Master Builder." Chatten & Hammond was the architectural firm that designed 545 Lincoln.

The Commission rated this category as (5) due to Chatten & Hammond's association with Dwight Perkins, a nationally recognized architect.

Chairperson Holland stated that the next category related to "Established or Familiar Visual Feature." The Commission rated this category as (4) due to the former "Sweet Shoppe" at Lincoln and Elm.

Chairperson Holland noted that the total Tier One score is 67.

Chairperson Holland stated that the Commission would now review Tier 2. She stated that the first category related to "Alteration of (Originality) Design Integrity."

The Commission rated this category as excellent (5).

Chairperson Holland stated that the next category related to the "Age of the Structure." The Commission rated this category as 1900-1930 (3).

Chairperson Holland stated that the next category related to "Alteration of Surrounding Properties (View from Property)." She stated that the problem is that so many of the buildings across the street on Lincoln Avenue have changed. Chairperson Holland stated that there were also changes on the Elm Street side.

The Commission rated this category as major alterations (0).

Chairperson Holland stated that the next category related to "Alteration of Original Site (View of Property)." The Commission rated this category as original (5).

Chairperson Holland stated that the next category related to "Structural Condition."

The Commission rated this category as good (3).

Chairperson Holland stated that the Tier Two score is 86, which makes the total score 84. A score of 84 qualified the property as a unique landmark in the Village which is the highest category. She then asked for a motion to recommend to the Village Council the approval of 545 Lincoln Avenue as a local landmark.

A motion was made by Ms. Garcia and seconded to recommend local landmark status for 545 Lincoln Avenue. A vote was taken and the motion was unanimously passed.

AYES: Brower , Garcia, Good, Grubb, Holland, Papoutsis
NAYS: None

WINNETKA LANDMARK PRESERVATION COMMISSION

LANDMARK NOMINATION FORM

Thank you for considering landmark status for your property. If you have questions about landmark designation or about this form, please call Ann Klaassen, Community Development Department at Village Hall, telephone: 716-3525.

Please use another piece of paper to answer the questions on this form. If you do not know the answer or if the question does not relate to your property, simply write, "don't know" or "not applicable."

To help you, we have enclosed: How to Research Your House, a page of useful resources for learning more about your property. Both the Community Development Department at Village Hall and the Winnetka Historical Society (phone: 501-6025) can answer many of your questions.

RECEIVED
FEB - 2 2012
BY:

1. Property owner(s') name(s)

   Winnetka III, 324 West Touhy Avenue, Park Ridge, IL 60068

2. Street Address 545 Lincoln Avenue

3. Property Identification Number (P.I.N.) 05-20-204-010-0000

   (on your tax bill or can be requested from Community Development, Village Hall)

   If available, please attach a plat of survey.

4. How long have you owned this property? Since 1/10/2006

   If you know, list the previous owners of the house and when they owned it. Do you know whether any of the owners had a particular influence on the village's history?

   Ayres Boal was the original owner.

5. Date of construction, if known 1913

In the next section, we ask about information that is important in evaluating landmark requests. For questions that are not relevant, write "none" or "not known."
Please provide sources for your information. Referring to the title and page number of a book is fine. For other documents, it would help to include a photocopy of your source. If the source is Village Hall, simply write what the reference is, for example: "Water hook up - Village Hall."

1. If known, give the name of the architect Not known
   architectural firm Chatten & Hammond
   designer Not Known
   and/or builder Not Known
   Do you have the original plans? No
   Is the property associated with an historical person or group? Please explain.

   The property is associated with Ayres Boal who commissioned the construction of the building in 1913.

   Is the property associated with a notable historic event? If so, explain.

   The property is significant for its association with the 1921 Plan of Winnetka. See attached.

2. Alteration History: *Please include current photos of all sides of the house and older photos, if available. The "structure files" at the Winnetka Historical Society, ph: 501-6025 may have older photos in its files.*

   If known, describe changes made to the outside of the building since it was built. Have important changes been made to the property as viewed from the street in the last fifty years? Please include descriptions of alterations, dates and architects, if known. *Hint: Building permit records at Village Hall are helpful)*

   See attached.

   If known, describe changes over the last fifty years to the original property, not including alterations to the building itself. These changes could include subdivision, fences or new structures added to the property. *(Note: Sanborn maps at the Public Works Department at Village Hall are helpful. Also, many buildings in the village have been moved from their original sites. This is worth checking!)*
   See attached.

3. Do you have any other information about the property or anecdotes you'd like to share? This information can be based upon hear-say, so long as you tell us that is the source.

See attached.

4. I (We) hereby certify that I (we) am (are) the owner(s) of the property described in the form and wish to make application for designation of this property as a landmark by the Village of Winnetka.

Name(s): James W. Purcell, Principal

Signature(s): [redacted]

Date: 1-3-12

Phone [redacted] FAX [redacted] e-mail [redacted]

Please forward your completed nomination to:

Winnetka Landmark Preservation Commission
Village Hall
510 Green Bay Road
Winnetka, Illinois 60093

Statement of Integrity

Address: 545 Lincoln Avenue, Winnetka, IL 60093

Classification: Mixed Use – Commercial and Residential

Date Built: 1913

Original Use: The building at 545 Lincoln Avenue was constructed in 1913 as a speculative commercial building. The building housed a combination of commercial and residential tenants.

Original Description: This Tudor Revival-style building was constructed in two phases. The first phase, the two-story portion of the building at the corner of Lincoln Avenue and Elm Street, was built in 1913. This section is divided in two parts: the southernmost section and central section. In 1937, a one-story section was added to the north end of the original building, at 553 Lincoln Avenue.

The south section, at the corner of Lincoln Avenue and Elm Street, is a two-story building with side gable roof clad in asphalt shingles. The first story is clad in brick, while the second story is clad in stucco. On the Lincoln Avenue (west) elevation, there are three projecting bays arranged symmetrically. The second stories of these bays are clad in half-timbering infilled with stucco and have front-facing gables. Windows are arranged in ribbons of three 6/1 double-hung, wood-sash windows. There are two of these sets of windows between the projecting bays. The main entrance is located on the first story in the central bay and is surrounded by limestone detailing set into the brick veneer. The entrance has a single-light double-leaf wooden door. On the Elm Street (south) elevation, there are two projecting bays placed immediately adjacent to one another in the center of the elevation, with a ribbon of three 6/1 double-hung, wood-sash windows to either side. Each bay is half-timbered and infilled with stucco on the second story, with front-facing gables and one set of three 6/1 double-hung wood windows in each bay.

The center section, located just north of the south section, is a two-story building with side gable roof clad in asphalt shingles. The first story is comprised of plate glass, metal-framed storefronts with recessed entrances, while the second story is clad in stucco. A pent roof extends the length of the Lincoln Avenue (west) elevation, just below the second story. There are three projecting bays arranged symmetrically. The second stories of these bays are clad in half-timbering infilled with stucco and have front-facing gables. Window openings are paired and hold 6/1 double-hung wood sashes. There are two of these sets of windows between the projecting bays.

The north section, located just north of the two-story sections, is a one-story building with false mansard roof with front-facing gables. The mansard roof is clad in clay tile, and the gables are clad in half-timbering with stucco infill. Storefronts are plate glass with metal frames set within recessed entrances.

First story commercial spaces are accessible from the storefronts on Lincoln Avenue and Chestnut Street. Commercial spaces have been altered over time to meet tenant needs. A

combination of office and residential units are found on the upper stories; these spaces generally retain their original doors and wood trim throughout.

Siding: The building retains its original brick, limestone, half-timber, and stucco veneers.

Alterations/New additions: Storefronts on center section are non-original, and were replaced ca. 1950. Rigid vinyl awnings applied to individual storefronts. South section storefronts were replaced ca. 1990. Interior office spaces were altered ca. 1990.

Statement of Significance

Summary

The mixed-use commercial and residential building at 545 Lincoln Avenue is significant at the local level under National Register Criterion A in the area of community planning and development. The building's design and location were used as the model for establishing the guidelines put forth in Winnetka Planning Commission's 1921 report. The building was sited near the rail line and designed in the Tudor Revival style to complement the prevailing style of adjacent residential building stock. The building retains a high level of architectural integrity and continues to convey its significance in relation to the 1921 Plan of Winnetka.

Historic Context

Congress established Green Bay Trail (now Green Bay Road) an official post road between Fort Dearborn, Chicago, and Fort Howard in Wisconsin in 1832. When the post road became an operating stagecoach route in 1836, settlers established businesses in the vicinity of present-day Winnetka to provide services for travelers using the road. In 1854, Winnetka was platted as a village; during the same year, the Chicago & Milwaukee Railroad Co. began construction of a rail line through the village's downtown. The first school was established in 1856, and the first church was built in 1869. That same year, with a population of 450, Winnetka was officially incorporated as a village.

The population of Winnetka continued to increase during the second half of the nineteenth century, gaining an influx of residents following the Great Chicago Fire of 1871. Public amenities such as kerosene streetlights and wooden sidewalks were integrated in the 1880s, and in 1884, the Winnetka Public Library was established. The first bank was established in 1894, and by 1900, the population of Winnetka had risen to 1,883. An electrical plant was built along the lakeshore in 1900, and local phone service was installed throughout the village. In a matter of ten years, the village's population had doubled to 3,168 in 1910. The 1920 census reported that the population of Winnetka had more than doubled from 3,168 to 6,694 residents since the last census in 1910.

Development of the *Plan of Winnetka* (1921)

During the late nineteenth and early twentieth centuries, Winnetka developed as a residential enclave known for its attractive homes and country-like setting. The industrial development so common in others areas adjacent to Chicago never took hold in Winnetka. However, the rapidly increasing population raised questions as to the village's future development. To retain the "country-like" residential character, the density of the village needed to be regulated under a new zoning law. [1]

The Winnetka Planning Commission was established in 1917 by the village council to guide the physical development of the village as the population continued to increase. The Planning

[1] *1921 Plan of Winnetka,* p.31

Commission's purpose, as stated, was "to recognize the prevailing tendencies and to indicate a plan which would produce an orderly and homogenous result."[2] Planning was to be undertaken quickly, as the 1920s were anticipated to see a rapid increase in population. The Planning Commission was tasked with creating a comprehensive plan that included parks and playgrounds, lakefront development, streets and highways, public buildings, schools, the construction of a new Village Hall, Civic Center and Community Auditorium, and the depression of the railroad tracks below street level.

Architect Edward H. Bennett, co-author of the 1909 Plan for Chicago, was brought in as consultant to the commission. In Bennett's forward to the published plan of 1921, he wrote that the watchword for the development of Winnetka should be "Preservation." Bennett spoke of preserving "the general character of the village as expressed by its attractive homes, well placed and surrounded by ample areas, its tree-lined avenues and fine public grounds, and especially its country-like setting and atmosphere [...] with all that that implies of repose and quiet in contrast to the tension of the city."[3]

In order to retain a country-like atmosphere, Bennett stressed the importance of controlling population density. For Winnetka to remain a residential community, it was essential to prevent any industries from establishing themselves within the village boundaries and to limit business to only those that exist for local needs. By containing retail stores and light industries to their "proper places," orderly growth of the village would occur as well as the stabilization of real estate values.[4]

Residential areas of the village were affected by the new Plan, with an effort to "prevent any dense or concentrated housing of population."[5] Lot size and placement of buildings on each lot was regulated, and the location of group houses limited to the business district and the zones immediately adjacent to the business districts. Apartment buildings were "not to be permitted in Winnetka if it could be avoided" and "should not be more than three stories in height."[6] These apartment buildings, when permitted, would be located near the village centers and would be set back from the street in accordance with neighboring houses.

Businesses were to remain concentrated around the rail stations and along the major thoroughfares as well as architecturally complement the residential building stock. Bennett proposed the use of "uniform and pleasing architecture" for commercial development, citing this building (also known as the Boal Block) as "an especially good example of attractive and harmonious treatment of a suburban business block."[7]

The Boal Block was constructed in 1913 and owned by Ayres Boal. Boal was an active resident in Winnetka, and served as a trustee on the Winnetka Village Board in 1919-1920. A real estate broker who graduated from Harvard University in 1900, Boal donated several acres of land to the

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[2] *1921 Plan of Winnetka,* p.45
[3] *1921 Plan of Winnetka.* p.31
[4] *1921 Plan of Winnetka.* p.43
[5] *1921 Plan of Winnetka,* p.45
[6] *1921 Plan of Winnetka,* p.45
[7] *1921 Plan of Winnetka, p.*59

Winnetka Park District. Boal commissioned the architectural firm Chatten and Hammond of Chicago to design the Boal Block at the corner of Elm Street and Lincoln Avenue.

Melville C. Chatten was born in Quincy, Illinois on September 29, 1873, and studied architecture at the University of Illinois. Chatten practiced architecture with the firm of Frost and Granger from 1899 to 1905, then joined with Charles H. Hammond to form the firm of Chatten and Hammond in 1907. Chatten died in 1957. Charles H. Hammond was born in Crown Point, New York on August 8, 1882 and studied architecture first at the Chicago Manual Training School and then at the Armour Institute of Technology. Hammond also served as the supervising architect for the State of Illinois from 1929-1950. Chatten and Hammond designed a number of residential buildings in Winnetka including 978 Euclid, 375 Sheridan Road, 457 Ash and 701 Sheridan Road. The firm eventually accepted Dwight Perkins as a third partner in 1927 to form Perkins, Chatten and Hammond.

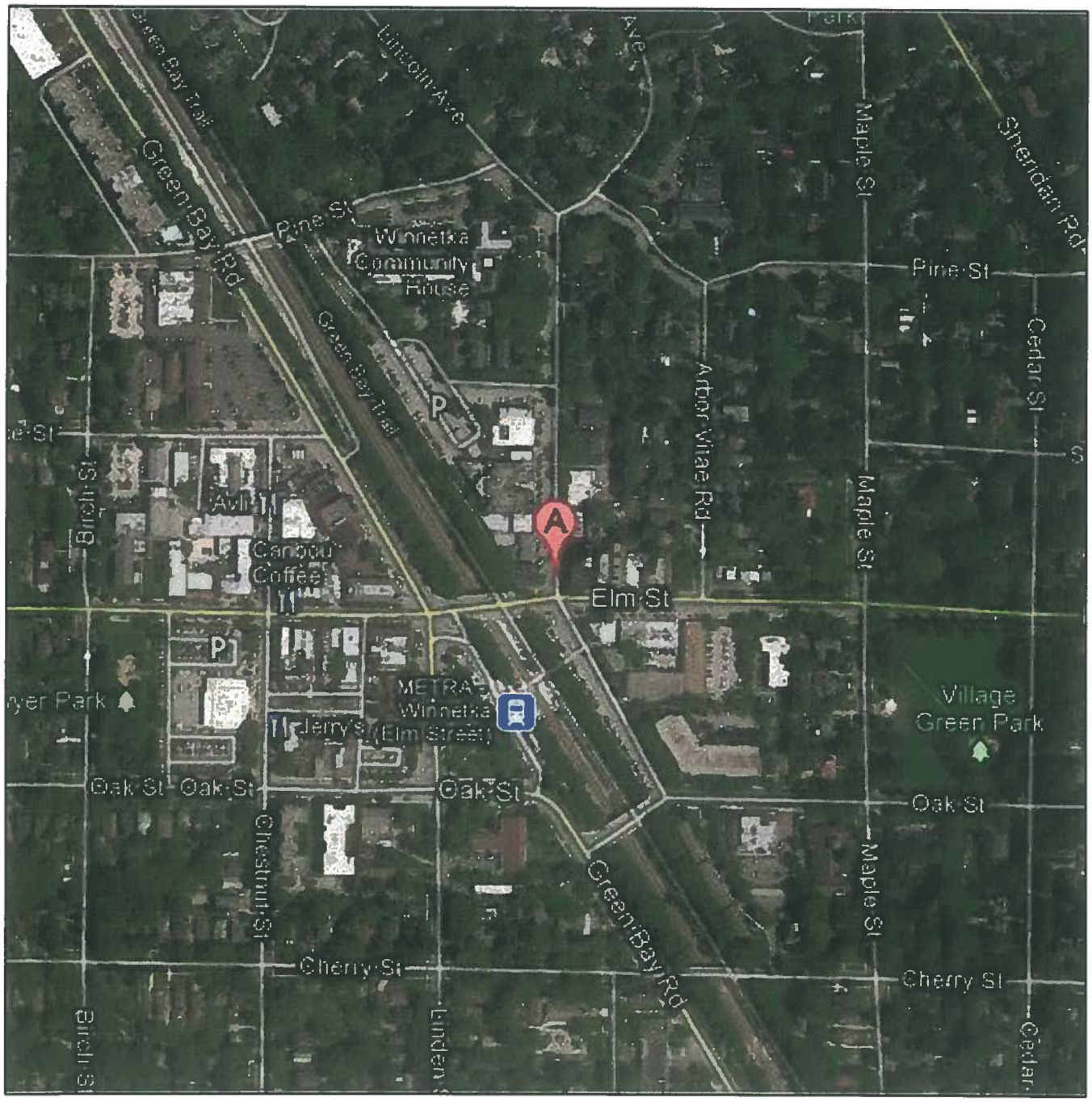


Figure 1: Location Map

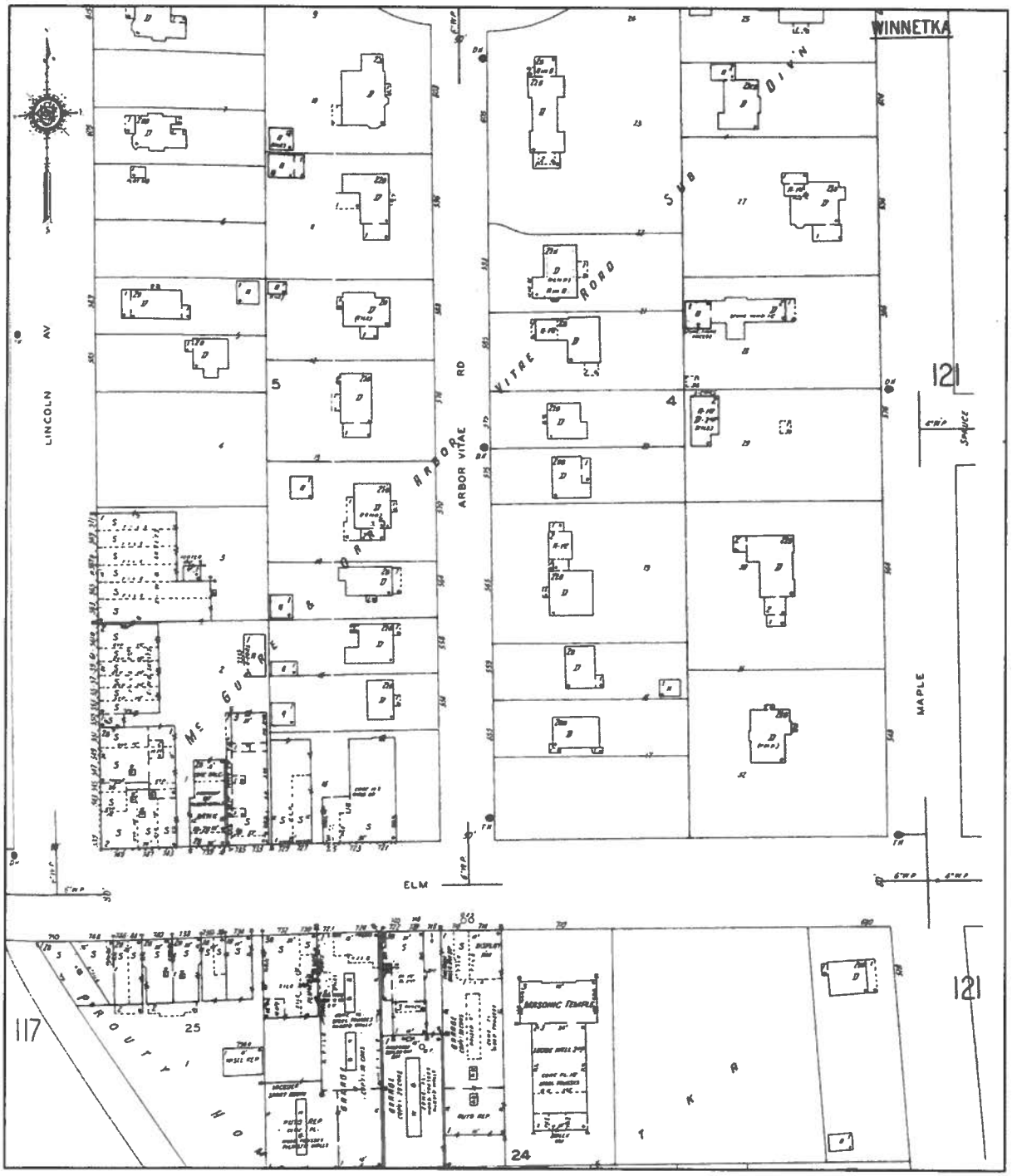


Figure 2: 1938 Sanborn Fire Insurance Map

STORE AND OFFICE BUILDING FOR MR. AYERS BOAL, WINNETKA, ILL.

CHATTEN & HAMMOND, ARCHITECTS

DETAIL OF ENTRANCE. STORE AND OFFICE BUILDING FOR MR. AYERS BOAL, WINNETKA, ILL.

THE WESTERN ARCHITECT
FEBRUARY 1917

Figure 3: Feature from February 1917 *Western Architect*

1. Looking northeast at Lincoln Avenue (west) elevation

2. Looking east toward south end of Lincoln Avenue elevation

MacRostie Historic Advisors LLC

3. Looking northeast toward Elm Street (south) elevation

4. Second-floor window detail, Lincoln Avenue (west) elevation

MHA MacRostie Historic Advisors LLC

5. Entrance to second-floor residences, Lincoln Avenue (west) elevation

MacRostie Historic Advisors LLC

6. Second story detail, Lincoln Avenue (west) elevation

7. Looking southeast toward center section of Lincoln Avenue (west) elevation

MHA MacRostie Historic Advisors LLC
Bringing strategy, equity and experience to historic building development

8. Stairwell, south section

9. Corridor, south section, typical

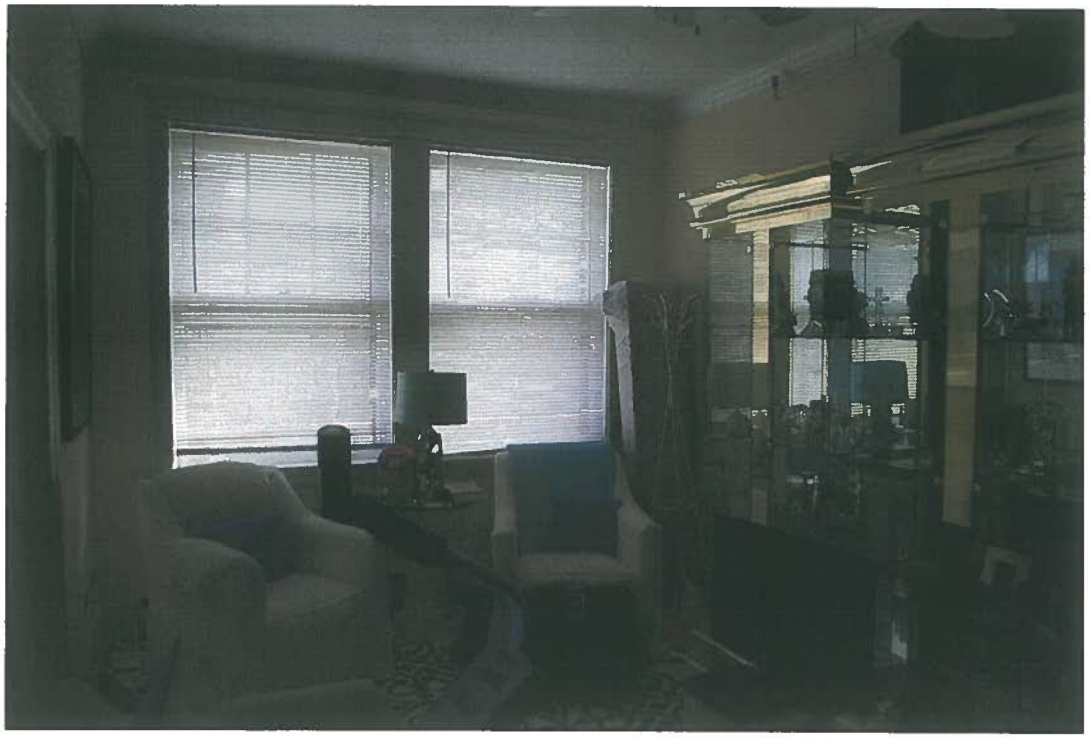
10. Interior, south section, typical

11. Interior, south section, typical

12. Interior, south section, typical

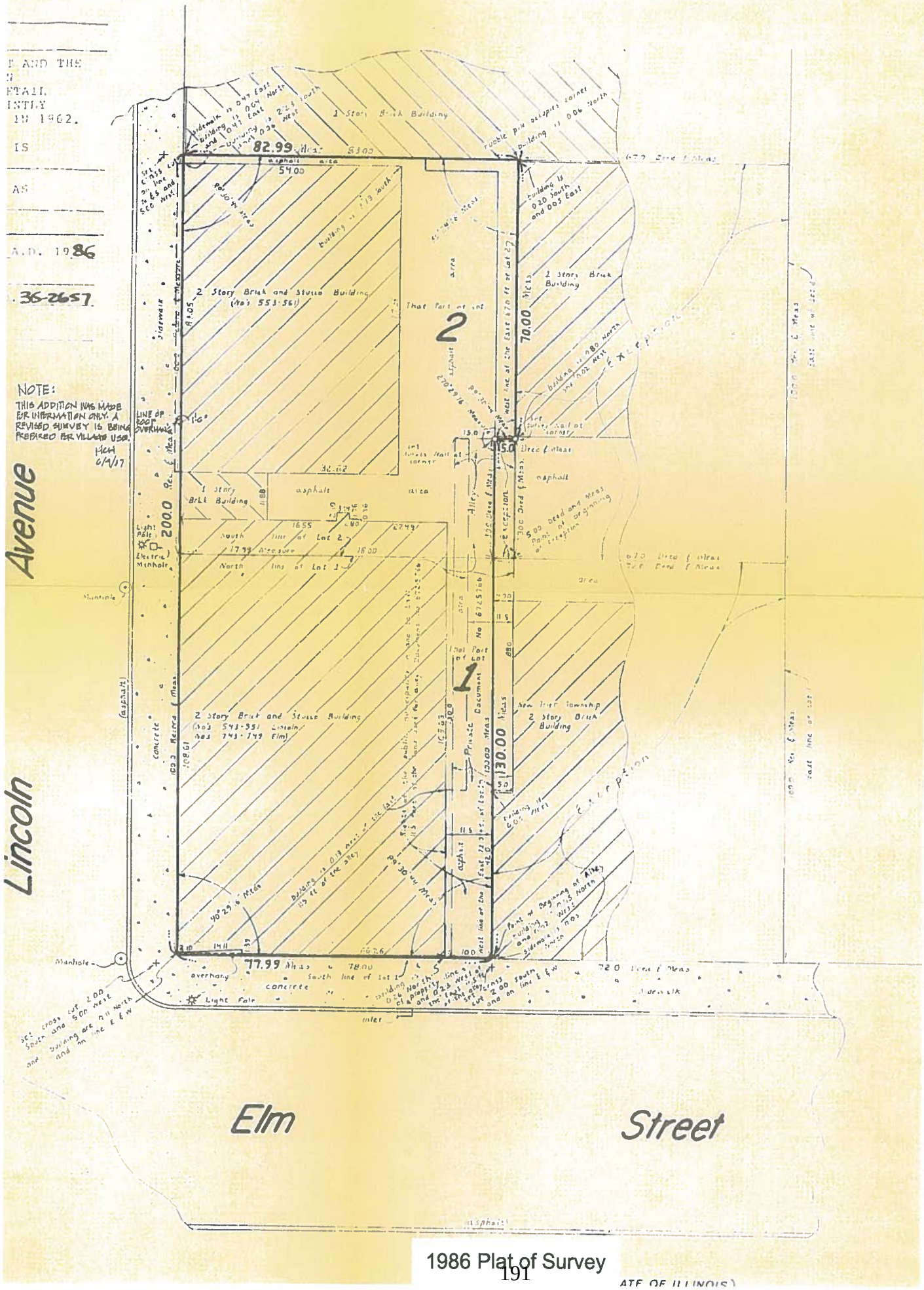
13. Stairwell, center section

14. Corridor, center section, typical



15. Interior, center section, typical

16. Skylight, center section



1986 Plat of Survey

AGENDA REPORT

TO: Village Council

PREPARED BY: Ann Klaassen, Planning Assistant

DATE: May 23, 2012

SUBJECT: 874 Green Bay Rd. Landmark Nomination
Ordinance No. M-12-2012

REF: May 15, 2012 Council Meeting, pp. 177-204

On March 5, 2012 the Landmark Preservation Commission (LPC) voted 6-0 to recommend the Village Council designate 874 Green Bay Rd. as a Winnetka Landmark. Based upon the adopted System for Evaluation of Landmarks, the property received an overall score of 60.2 points, resulting in an "Important" rating.

The LPC found 874 Green Bay Rd. satisfies the criteria for local landmark designation based upon a variety of factors, most significantly that the building is very familiar throughout the community due to its prominent location. The building also portrays the Tudor Revival style to architecturally complement the residential building stock. A report from the LPC is attached providing full details on all the categories considered by the LPC. The Commission is very excited to recommend landmark status for a widely recognized commercial building.

Ordinance M-12-2012 designates 874 Green Bay Rd. as a local Winnetka landmark. The ordinance was introduced by the Council at its May 15, 2012 meeting. Adoption of the ordinance requires the concurrence of a simple majority of the Council members present.

Recommendation:
Consider adoption of Ordinance M-12-2012, which would designate 874 Green Bay Rd. as a local landmark.

ORDINANCE NO. M-12-2012

AN ORDINANCE
DESIGNATING A LANDMARK
PURSUANT TO CHAPTER 15.64 OF THE
WINNETKA VILLAGE CODE (874 Green Bay)

WHEREAS, the Village of Winnetka is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970, pursuant to which it has the authority, except as limited by said Section 6 of Article VII, to exercise any power and perform any function pertaining to the government and affairs of the Village; and

WHEREAS, the Council of the Village of Winnetka ("Village Council") find that the identification, designation and preservation of buildings and structures in the Village that are historically, culturally, and architecturally significant, and the encouragement of the restoration and rehabilitation of those buildings and structures are matters pertaining to the affairs of the Village; and

WHEREAS, Chapter 15.64 of Title 15 of the Winnetka Village Code, titled "Landmark Preservation," establishes standards and procedures for preserving, protecting, enhancing, rehabilitating and regulating buildings, structures, objects, and places of historical, cultural or architectural importance; and

WHEREAS, the property commonly known as 874 Green Bay Road, Winnetka, Illinois (the "Subject Property"), is legally described as follows:

> That part of Lot 1 lying Southerly and Westerly of Green Bay Road (formerly Center Street) in Block 1 in County Clerk's Division of the Southwest Quarter of Section 17, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois; and

WHEREAS, the owner of the Subject Property has submitted an application seeking Village of Winnetka landmark designation of the Subject Property, which is located on the west side of Green Bay Road just south of Tower Road and is improved with a 3-story commercial building known as the 874 Green Bay Road Building ("Building"); and

WHEREAS, pursuant to the provisions of Chapter 15.64 of the Winnetka Village Code (the "Landmark Ordinance") and notice duly published and sent, the Landmark Preservation Commission ("Commission") considered the application at a public hearing on March 5, 2012, and, applying the Village's System for the Evaluation of Landmarks to the information received

into the record, gave Building an overall score of 60.2 points, resulting in a rating of Significant; and

WHEREAS, the Commission found the architectural type, style and period of the Building to be somewhat rare in that (a) the Building, designed by architect S.H. Fairclough, was constructed in 1928 in the Tudor Revival style; (b) the Building is capped by a false mansard roof with front-facing gables, clad in clay pantiles; (c) the Building was originally constructed as an automotive sales building with an elevator, and the first floor currently consists of commercial spaces with offices on the second and third floors; and (d) the Building exemplifies the guidelines Edward H. Bennett proposed in the *1921 Plan of Winnetka* with its use of the Tudor Revival style and proximity to the rail line; and

WHEREAS, the Commission found the method of construction to be somewhat rare in that: (a) the Building is clad in brick veneer with limestone quoins at the corners and around the main entrance; (b) the brick is laid in a stretcher bond, with a limestone string course which runs below the windows of the second story and limestone sills below the third-story windows; (c) the east and north elevations contain front-facing gables which are clad in half-timber and stucco; (d) the portions of the elevations between the two gables slightly project from the face of the building and are also clad in half-timber and stucco; and (e) the main entrance to the building is located on the east elevation and consists of a single light, single-leaf wooden door; and

WHEREAS, the Commission gave the Building a score of 4 points for being a neighborhood symbol or a conspicuous and familiar structure, in that it is situated in a prominent location on the southwest corner of the heavily traveled arteries of Green Bay Road and Tower Road, at the gateway to the Hubbard Woods Business District; and

WHEREAS, the Commission gave the building a score of a score of 3 points for age, since the building was constructed in 1928, and

WHEREAS, the Commission gave the building a rating a rating of 4 points for integrity of design, a rating of 3 points for alteration of original site, and a maximum rating of 5 points for building condition because (a) the original brick, limestone, half-timber and stucco veneers have been retained, (b) although all the upper story windows have been replaced and the interior spaces have been remodeled, the architectural details have remained the same, (c) the replacement of all the windows was determined to be a minor alteration, and (d) the building is in exceptional structural condition; and

WHEREAS, pursuant to the findings entered by the Commission at its March 5, 2012, meeting, the six members then present unanimously found that the Building meets the criteria of the Landmark Ordinance due to its overall rating as Significant, and recommended that it be designated a Winnetka landmark; and

WHEREAS, the Council of the Village of Winnetka have considered the recommendation of the Landmark Preservation Commission and have determined that it is in the best interest of the Village and its residents to accept the findings and recommendation of the Commission and to establish the 874 Green Bay Road Building, as a designated landmark, because of its Tudor Revival architecture, its excellent design integrity and its excellent structural condition.

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

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

SECTION 2: The 874 Green Bay Road Building, located on the property known as 874 Green Bay Road, which has a permanent real estate index number 05-17-303-003-0000, is hereby designated a Village of Winnetka landmark under Section 15.64.070 the Landmark Preservation Ordinance, in accordance with the findings and recommendations of the Landmark Preservation Commission.

SECTION 3: This Ordinance is passed by the Council of the Village of Winnetka in the exercise of its home rule powers pursuant to Section 6 of Article VII of the Illinois Constitution of 1970.

[Remainder of this page intentionally left blank.]

SECTION 4: This Ordinance shall take effect immediately upon its passage, approval and posting as provided by law.

PASSED this 5th day of June, 2012, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this 5th day of June, 2012.

Signed:

_____
Village President

Countersigned:

_____
Village Clerk

Introduced: May 15, 2012
Posted: May 17, 2012
Passed and Approved:
Posted:

REPORT ON PUBLIC HEARING
MARCH 5, 2012

CONSIDERATION OF LANDMARK ELIGIBILITY

874 Green Bay Rd., Winnetka
Commercial Building

This report is an integral part of the March 5, 2012 Landmark Preservation Commission meeting minutes and is also compiled based on the submitted application for landmark designation.

Findings of the Commission

Based on the System for the Evaluation of Landmarks contained in the Landmark Preservation Ordinance (see attached rating sheet) 874 Green Bay Rd. was rated an "Important" property with a score of "60.2."

Architectural Type, Style & Period. Designed by architect, S. H. Fairclough, and constructed in 1928, 874 Green Bay Rd. was built in the Tudor Revival style. According to a 1979 real estate appraisal by Frank H. Whipple, the building was originally constructed as an automotive sales building with an elevator. The building has gradually been converted to commercial and office spaces. The three-story building is capped by a false mansard roof with front-facing gables, clad in clay pantiles. Currently the first floor consists of commercial spaces with offices on the second and third floors. The building employs the Tudor Revival style to complement the prevailing style of residential building stock throughout the Village. The 874 Green Bay Rd. building exemplifies the guidelines Edward H. Bennett proposed in the *1921 Plan of Winnetka* with its use of the Tudor Revival style and proximity to the rail line.

The Commission felt that the building is an important contributor to the ambience created in the 1920's in Winnetka's commercial districts. Though the Commission found the 874 Green Bay Rd. building to be a good example of the Tudor Revival style, it is not an unusual example as indicated by the use of the style throughout the Winnetka commercial districts. Based on these facts, the architectural type, style and period of the building were judged to be "somewhat rare," with a rating of "2."

Method of Construction. The exterior of 874 Green Bay Rd. is clad in brick veneer, with limestone quoins at the corners and around the main entrance. The brick is laid in a stretcher bond, with a limestone string course which runs below the windows of the second story and limestone sills below

the third-story windows. On both the east and north elevations, there are two front-facing gables which are clad in half-timber and stucco. The portions of the elevations between the two gables are also clad in half-timber and stucco; these portions slightly project from the face of the building wall.

The first story commercial spaces are accessible from the east elevation. The main entrance to the building is located on the east elevation and consists of a single light, single-leaf wooden door. A side entrance on the north elevation provides access to the upper story office spaces.

Based on these facts, the Commission concluded that the method of construction was "somewhat rare" and therefore rated "2."

Association with a Historical Event, Person, or Cultural Activity. The Commission did not find the building to be associated with a historical event, person or cultural activity. Therefore, with regard to association with a historical event, person or cultural activity, the Commission rated the building as a "0," no significant association.

Association with an Architect or Master Builder. S. H. Fairclough designed the 874 Green Bay Rd. building. The Commission rated the building as a "1," "architect or builder identified but of no known importance."

Established or Familiar Visual Feature. The 874 Green Bay Rd. building is located at the southwest corner of heavily traveled arteries – Green Bay Rd. and Tower Rd. – with the Hubbard Woods Business District north of Tower Rd. Due to its prominent location, the Commission found the building to be a very familiar structure throughout the Village and therefore rated the building as a "symbol of a neighborhood or a conspicuous and familiar structure in the context of the entire Village," warranting a score of "4."

Originality. The building retains its original brick, limestone, half-timber and stucco veneers. The storefronts were replaced ca. 1990. All upper-story windows were replaced with 6/1 double-hung vinyl windows, likely in ca. 1990. The interior spaces have been remodeled over the years based on tenant need. The second and third floor office spaces have non-historic suspended acoustical tile ceiling throughout. Besides the storefront and window alterations, the building has not been altered. Based on these facts, the Commission rated the building's alterations of design integrity as "good," warranting a score of "4."

Age of Structure. The building was constructed in 1928, therefore, the building warrants a score of "3."

Alteration of Surrounding Properties (View from Property). Major alterations have occurred to the surrounding properties. For example, the railroad tracks across Green Bay Rd. were lowered and a gas station to the west was replaced with a public parking lot. The Commission determined the existing conditions of the surrounding area to consist of "major alterations," which warranted a score of "0."

Alteration of Original Site (View of Property). Due to the replacement of all the windows, the Commission determined the condition of the site to consist of "minor alterations," which warranted a score of "3."

Structural Condition. Construction is solid, through the use of solid masonry exterior walls, steel joists, and concrete floors. The Commission determined the structural condition to be "exceptional," which warranted a score of "5."

Resolution

The Landmark Preservation Commission provides this recommendation of landmark status to the 874 Green Bay Rd. commercial building. The Commission found the building satisfies the criteria for local landmark designation because the building portrays the Tudor Revival style which architecturally complements the prevailing style of residential building stock throughout the Village and the fact that it is a very familiar structure in the community due to its prominent location. Also, the building retains a high level of architectural integrity and continues to convey its significance in relation to the 1921 Plan of Winnetka

Based upon these considerations and the System for Evaluation rating of "Important," with a score of "60.2," the Commission unanimously voted to recommend that the Village Council designate the commercial building at 874 Green Bay Rd. a local landmark.

Respectfully Submitted,

Louise Holland
Hugh Brower
Susan Curry
Marilyn Garcia
Laura Good
Anne Grubb
Beth Ann Papoutsis

014 Green Bay

SYSTEM FOR THE EVALUATION OF LANDMARKS

TIER 1

CATEGORY	FACTORS	POINT VALUE	WEIGHT*	SCORE
Rarity: Architectural Type, Style and Period	-Extremely Rare	5	1	2
	-Rare	4		
	-Somewhat Rare	2		
	-Common	0		
Rarity: Method of construction and its application	-Extremely Rare	5	1	2
	-Rare	4		
	-Somewhat Rare	2		
	-Common	0		
Association with an Historical Event, Person, or Cultural Activity	-National	5	1	0
	-State, County or Local	5		
	-None	0		
Association with an Architect or Master Builder	-National	5	1	1
	-State, County or Local	5		
	-Architect or builder identified but of no known importance	1		
	-Architect or builder unknown	0		
Established or Familiar Visual Feature	-Symbol of Village as a whole	5	10	40
	-Symbol of a neighborhood or a conspicuous and familiar structure in the context of the entire Village	4		
	-A conspicuous and familiar structure in the context of a neighborhood	3		
	-Not particularly conspicuous or familiar	0		

Tier 1 Score 45
(Add Above 5 lines)

*The (or a) category with the highest point value is given a weight of 10. All other categories are weighted 1.

TIER 2

CATEGORY	FACTORS	POINT VALUE		WEIGHT		SCORE
Alteration of (Originality) Design Integrity	-Excellent	5				
	-Good	4				
	-Fair	3	x	10	=	40
	-Poor	0				
Age of Structure	-pre-1900	5				
	-1900-1930	3	x	4	=	12
	-1931-1950	2				
	-1951 to present	1				
Alteration of Surrounding Properties (View from Property)	-Original	5				
	-Minor Alterations	3	x	4	=	0
	-Major Alterations	0				
Alteration of Original Site (View of Property)	-Original	5				
	-Minor Alterations	3	x	3	=	9
	-Major Alterations	0				
Structural Condition	-Exceptional	5				
	-Good	3	x	3	=	15
	-Fair	1				
	-Deteriorated	0				

Tier 2 Score 76
(Add Above 5 Lines)
Avg. Tier 2 Score 15.2
(Divide Total by 5)

45 + 15.2 = 60.2

Tier 1 Score **Avg. Tier 2 Score** **Total Score**

Level of Significance

Total Points	Category
80-94	Unique
65-79	Significant
50-64	Important

Minutes adopted 04.02.2012

LANDMARK PRESERVATION COMMISSION
EXCERPT OF MINUTES
MARCH 5, 2012 MEETING

Members Present:	Louise Holland, Chairperson Hugh Brower Marilyn Garcia Laura Good Anne Grubb Beth Ann Papoutsis
Members Absent:	Susan Curry
Village Staff:	Ann Klaassen, Planning Assistant

***

Review of Landmark Designation Application: 874 Green Bay Rd.

Chairperson Holland informed the Commission that the building was built in 1928. She also stated that all of the storefronts and windows were replaced. Chairperson Holland asked if cell antennas were still on the building. She stated that cell towers were placed on the building since it was one of the tallest buildings in the Village.

Chairperson Holland stated that the first category under Tier 1 related to "Rarity - Architectural Type, Style and Period." She stated that there was an effort to do the Tudor look and that the building is clad on the corners with limestone.

Ms. Grubb asked what did the south side of the building look like.

Chairperson Holland asked if an elevator was ever put in the building.

Mr. Kiser responded that it was and that the building had been modernized.

Chairperson Holland asked the Commission members for their comments.

Ms. Grubb commented that the building had been nicely done.

Chairperson Holland agreed with Ms. Grubb's comments.

Ms. Grubb then suggested a rating of somewhat rare.

The Commission rated this category as somewhat rare (2).

Chairperson Holland stated that the next category related to "Rarity - Method of Construction and its Application." She noted that the owners kept the original entrance door to the building. Chairperson Holland suggested a rating of somewhat rare.

The Commission rated this category as somewhat rare (2).

Chairperson Holland stated that the next category related to "Association with a Historical Event, Person or Cultural Activity."

The Commission rated this category as none (0).

Chairperson Holland stated that the next category related to "Association with an Architect or Master Builder."

The Commission rated this category as architect or builder identified, but of no known importance (1).

Chairperson Holland stated that the next category related to "Established or Familiar Visual Feature."

The Commission rated this category as a "symbol of a neighborhood or a conspicuous and familiar structure in the context of the entire Village" (4).

Chairperson Holland noted that the Tier One total is 45.

Chairperson Holland stated that the Commission would now review Tier 2. She stated that the first category related to "Alteration of (Originality) Design Integrity." Chairperson Holland stated that the building had not been altered except for the storefronts and windows and that the windows remained 9 panes over 1. She then suggested a rating of good.

The Commission rated this category as good (4).

Chairperson Holland stated that the next category related to the Age of the Structure. The Commission rated this category as 1900-1930 (3).

Chairperson Holland stated that the next category related to "Alteration of Surrounding Properties (View from Property)." She stated that the tracks were lowered and that there is a gas station to the north. Chairperson Holland also stated that there was a gas station to the west which became a Village parking lot.

The Commission rated this category as major alterations (0).

Chairperson Holland stated that the next category related to "Alteration of Original Site (View of

Property)." She described the alterations as minor.

The Commission rated this category as minor alterations (3).

Chairperson Holland stated that the next category related to "Structural Condition."

A Commission member suggested a rating of exceptional.

Mr. Kiser stated the building is very structurally sound.

The Commission rated this category as exceptional (5).

Chairperson Holland stated that the Tier Two score is 76 making the total score 60, which qualified the property as an important landmark in the Village.

Chairperson Holland then asked for a motion to recommend to the Village Council the approval of 874 Green Bay Road as a local landmark.

A motion was made by Ms. Good and seconded to recommend local landmark status for 874 Green Bay Road. A vote was taken and the motion was unanimously passed.

AYES: Brower , Garcia, Good, Grubb, Holland, Papoutsis
NAYS: None

Chairperson Holland commented that the applications are wonderful and that the Commission appreciated what the applicant has done.

WINNETKA LANDMARK PRESERVATION COMMISSION

LANDMARK NOMINATION FORM

Thank you for considering landmark status for your property. If you have questions about landmark designation or about this form, please call Ann Klaassen, Community Development Department at Village Hall, telephone: 716-3525.

Please use another piece of paper to answer the questions on this form. If you do not know the answer or if the question does not relate to your property, simply write, "don't know" or "not applicable."

To help you, we have enclosed: How to Research Your House, a page of useful resources for learning more about your property. Both the Community Development Department at Village Hall and the Winnetka Historical Society (phone: 501-6025) can answer many of your questions.

RECEIVED FEB - 2 2012 BY:

1. Property owner(s') name(s)

   Winnetka IV, 324 West Touhy Avenue, Park Ridge, IL 60068

2. Street Address 874 Green Bay Road

3. Property Identification Number (P.I.N.) 05-17-303-003-0000

   (on your tax bill or can be requested from Community Development, Village Hall)

   If available, please attach a plat of survey.

4. How long have you owned this property? Since 1/10/2006

   If you know, list the previous owners of the house and when they owned it. Do you know whether any of the owners had a particular influence on the village's history?

   Not known

5. Date of construction, if known 1928

In the next section, we ask about information that is important in evaluating landmark requests. For questions that are not relevant, write "none" or "not known."
Please provide sources for your information. Referring to the title and page number of a book is fine. For other documents, it would help to include a photocopy of your source. If the source is Village Hall, simply write what the reference is, for example: "Water hook up - Village Hall."

1. If known, give the name of the architect S.C. Fairclough
   architectural firm Not known
   designer Not known
   and/or builder Not known
   Do you have the original plans? No
   Is the property associated with an historical person or group? Please explain.

   No

   Is the property associated with a notable historic event? If so, explain.

   The property is significant for its association with the 1921 Plan of Winnetka. See attached.

2. Alteration History: *Please include current photos of all sides of the house and older photos, if available. The "structure files" at the Winnetka Historical Society, ph: 501-6025 may have older photos in its files.*

   If known, describe changes made to the outside of the building since it was built. Have important changes been made to the property as viewed from the street in the last fifty years? Please include descriptions of alterations, dates and architects, if known. *Hint: Building permit records at Village Hall are helpful)*

   See attached

   If known, describe changes over the last fifty years to the original property, not including alterations to the building itself. These changes could include subdivision, fences or new structures added to the property. *(Note: Sanborn maps at the Public Works Department at Village Hall are helpful. Also, many buildings in the village have been moved from their original sites. This is worth checking!)*
   See attached

3. Do you have any other information about the property or anecdotes you'd like to share? This information can be based upon hear-say, so long as you tell us that is the source.

See attached

4. I (We) hereby certify that I (we) am (are) the owner(s) of the property described in the form and wish to make application for designation of this property as a landmark by the Village of Winnetka.

Name(s): James W. Purcell, Principal

Signature(s): [redacted]

Date: 1-31-12

Phone [redacted] FAX [redacted] e-mail [redacted]

Please forward your completed nomination to:

Winnetka Landmark Preservation Commission
Village Hall
510 Green Bay Road
Winnetka, Illinois 60093

Statement of Integrity

Address: 874 Green Bay Road, Winnetka, IL 60093

Classification: Commercial

Date Built: 1928

Original Use: The building at 874 Green Bay Road was constructed in 1928 as a speculative commercial building. The building housed a combination of commercial and residential tenants.

Original Description: This three-story, Tudor Revival-style building is capped by a false mansard roof with front-facing gables, clad in clay pantiles. The exterior is clad in brick veneer, with limestone quoins at the corners and around the main entrance. The brick is laid in a stretcher bond, with a limestone string course which runs below the windows of the second story and limestone sills below the third-story windows. On both the Green Bay Road (east) elevation and the north elevation, there are two front-facing gables which are clad in half-timber and stucco. The portion of the elevation between the two gables is also clad in half-timber and stucco; this portion projects slightly from both elevations. Windows are paired below the gables on both the second and third stories.

First story commercial spaces are only accessible from the Green Bay Road elevation. The main entrance on the Green Bay Road elevation is a single-leaf wooden door with single light. A side entrance on the north elevation provides access to the upper story office spaces.

Siding: The building retains its original brick, limestone, half-timber, and stucco veneers.

Alterations/New additions: The storefronts were replaced ca. 1990. All upper-story windows were replaced with 6/1 double-hung vinyl windows, likely in ca. 1990. Interior spaces, including first floor commercial and upper floor offices, were remodeled in 1989. The second and third floor office spaces have non-historic suspended acoustical tile ceiling throughout.

Statement of Significance

Summary

The commercial building at 874 Green Bay Road is significant at the local level under National Register Criterion A in the area of community planning and development. The building's design and location exemplifies the guidelines put forth in Winnetka Planning Commission's 1921 report. The building employs the Tudor Revival style to complement the prevailing style of adjacent residential building stock. The building retains a high level of architectural integrity and continues to convey its significance in relation to the 1921 Plan of Winnetka.

Historic Context

Congress established Green Bay Trail (now Green Bay Road) an official post road between Fort Dearborn, Chicago, and Fort Howard in Wisconsin in 1832. When the post road became an operating stagecoach route in 1836, settlers established businesses in the vicinity of present-day Winnetka to provide services for travelers using the road. In 1854, Winnetka was platted as a village; during the same year, the Chicago & Milwaukee Railroad Co. began construction of a rail line through the village's downtown. The first school was established in 1856, and the first church was built in 1869. That same year, with a population of 450, Winnetka was officially incorporated as a village.

The population of Winnetka continued to increase during the second half of the nineteenth century, gaining an influx of residents following the Great Chicago Fire of 1871. Public amenities such as kerosene streetlights and wooden sidewalks were integrated in the 1880s, and in 1884, the Winnetka Public Library was established. The first bank was established in 1894, and by 1900, the population of Winnetka had risen to 1,883. An electrical plant was built along the lakeshore in 1900, and local phone service was installed throughout the village. In a matter of ten years, the village's population had doubled to 3,168 in 1910. The 1920 census reported that the population of Winnetka had more than doubled from 3,168 to 6,694 residents since the last census in 1910.

Development of the *Plan of Winnetka* (1921)

During the late nineteenth and early twentieth centuries, Winnetka developed as a residential enclave known for its attractive homes and country-like setting. The industrial development so common in others areas adjacent to Chicago never took hold in Winnetka. However, the rapidly increasing population raised questions as to the village's future development. To retain the "country-like" residential character, the density of the village needed to be regulated under a new zoning law. [1]

The Winnetka Planning Commission was established in 1917 by the village council to guide the physical development of the village as the population continued to increase. The Planning Commission's purpose, as stated, was "to recognize the prevailing tendencies and to indicate a

[1] *1921 Plan of Winnetka,* p.31

plan which would produce an orderly and homogenous result."[2] Planning was to be undertaken quickly, as the 1920s were anticipated to see a rapid increase in population. The Planning Commission was tasked with creating a comprehensive plan that included parks and playgrounds, lakefront development, streets and highways, public buildings, schools, the construction of a new Village Hall, Civic Center and Community Auditorium, and the depression of the railroad tracks below street level.

Architect Edward H. Bennett, co-author of the 1909 Plan for Chicago, was brought in as consultant to the commission. In Bennett's forward to the published plan of 1921, he wrote that the watchword for the development of Winnetka should be "Preservation." Bennett spoke of preserving "the general character of the village as expressed by its attractive homes, well placed and surrounded by ample areas, its tree-lined avenues and fine public grounds, and especially its country-like setting and atmosphere [...] with all that that implies of repose and quiet in contrast to the tension of the city."[3]

In order to retain a country-like atmosphere, Bennett stressed the importance of controlling population density. For Winnetka to remain a residential community, it was essential to prevent any industries from establishing themselves within the village boundaries and to limit business to only those that exist for local needs. By containing retail stores and light industries to their "proper places," orderly growth of the village would occur as well as the stabilization of real estate values.[4]

Residential areas of the village were affected by the new Plan, with an effort to "prevent any dense or concentrated housing of population."[5] Lot size and placement of buildings on each lot was regulated, and the location of group houses limited to the business district and the zones immediately adjacent to the business districts. Apartment buildings were "not to be permitted in Winnetka if it could be avoided" and "should not be more than three stories in height."[6] These apartment buildings, when permitted, would be located near the village centers and would be set back from the street in accordance with neighboring houses.

Businesses were to remain concentrated around the rail stations and along the major thoroughfares as well as architecturally complement the residential building stock. Bennett proposed the use of "uniform and pleasing architecture" for commercial development, citing the Tudor Revival-style building known as the Boal Block (539-561 Lincoln Avenue) as "an especially good example of attractive and harmonious treatment of a suburban business block."[7]

The commercial building at 874 Green Bay Road was designed in 1928 by S.H. Fairclough and exemplifies the guidelines Bennett proposed in the village plan, in its siting near the rail lines and its use of the Tudor Revival style. The building continues to house commercial tenants.

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[2] *1921 Plan of Winnetka,* p.45
[3] *1921 Plan of Winnetka.* p.31
[4] *1921 Plan of Winnetka.* p.43
[5] *1921 Plan of Winnetka,* p.45
[6] *1921 Plan of Winnetka,* p.45
[7] *1921 Plan of Winnetka, p.*59

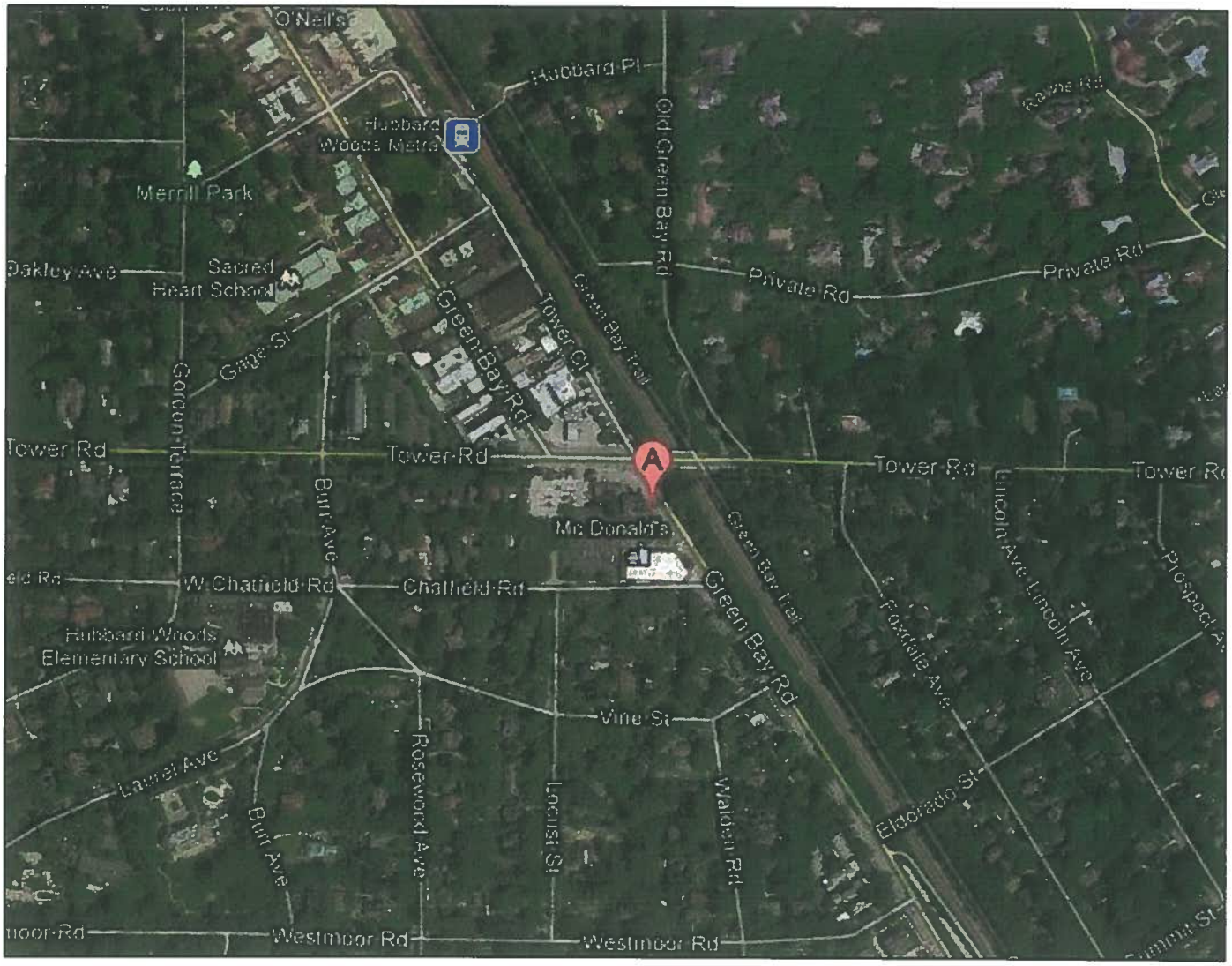


Figure 1: Location Map

Figure 2: 1938 Sanborn Fire Insurance Map

1. Looking southwest at Green Bay Road (east) elevation

2. Looking southwest at north elevation

MacRostie Historic Advisors LLC

3. Entrance on Green Bay Road (east) elevation

4. Window detail on north elevation

MacRostie Historic Advisors LLC

5. Window detail on north elevation

6. Looking south from northeast corner

7. Entrance to upper floors, on Green Bay Road (east) elevation

MacRostie Historic Advisors LLC

8. Interior corridor, typical

9. Office, typical

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, 1-6 1928

TO THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to build a brick store & office & loft 3 Story and Basement bldg.

(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)

PROPERTY DESCRIPTION — Lot 1, Block 1

Subdivision City Blks

STREET and NUMBER 874 Center · Green Bay Rd

DIMENSIONS of BUILDING — Front 52'-0" feet. Depth 75'-0" average feet. Height 35'-0" feet

NUMBER of ROOMS

KIND of MATERIAL brick

OWNER Murray & Sinclair Address Winnetka

TOTAL COST 50,000.00

ARCHITECT S. A. Fairclough Address 809 Exchange St. Chic

BUILDER Address

CARPENTER Address

MASON Address

SEWER BUILDER Address

PLUMBER Address

ELECTRICIAN

REMARKS

Application is also made for a **Certificate** of **Occupancy** and **Compliance** to be issued after the completion of th building.

_____ hereby agree to construct the above described building in accordance with the plat, building pla
(I OR WE)
and specifications submitted herewith, and in strict compliance with all provisions of the Zoning Ordinance, Building Code and Health Regulations of the Village of Winnetka.

Permit Issued 1-30 1928

Permit Number 3293

Fee 1475

SIGNED Murray & Sinclair

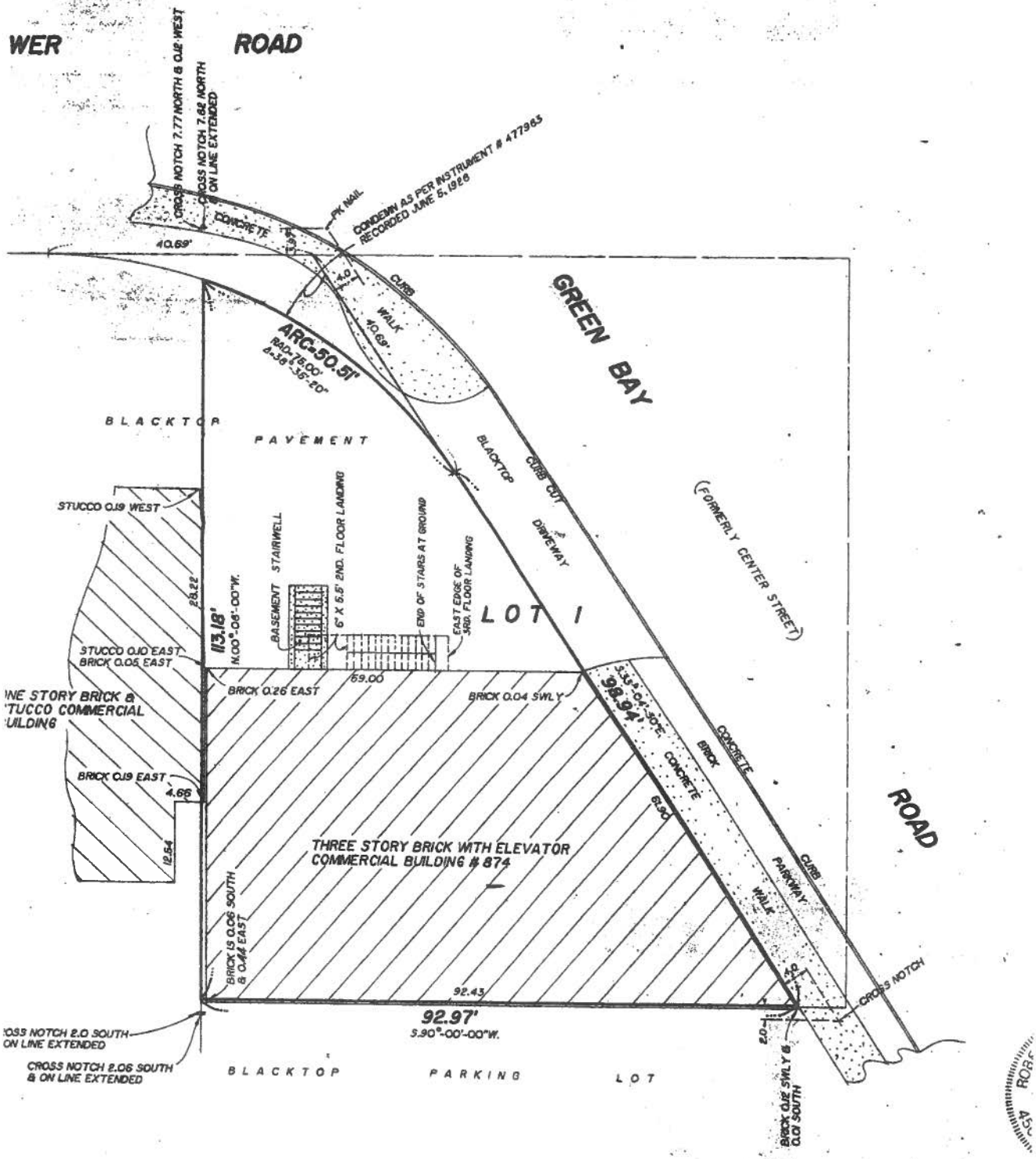
ADDRESS S. A. Fairclough

STON AVENUE
LLINOIS 60630
312/685-5102

PLAT OF SURVEY

GREMLEY & BIEDERMANN INC.

That part of Lot 1 lying Southerly and Westerly of Green Bay Road (formerly Center Street) in Block 1 in County Clerk's Division of the Southwest Quarter of Section 17, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.



89365

DRAWN	CHECKED
RL	

15 feet

DISTANCES ARE MARKED THEREOF. COMPARE ALL SAME AND AT ONCE REPO DAMAGE IS DONE.

1989 Plat of Survey

AGENDA REPORT

TO: Village Council

PREPARED BY: Michael D'Onofrio, Director of Community Development

SUBJECT: **Ordinance M-14-2012 -** Winnetka Park District Skokie Playfields Phase 2
(1) Special Use Permit
(2) Variations:
  a. Front Yard Setback
  b. Height of Buildings and Structures

DATE: May 31, 2012

The Winnetka Park District has applied for a Special Use Permit and zoning variations to address redevelopment of the ball fields at the north end of the Skokie Playfields. The improvements, which are the second phase of improvements to the Skokie Playfields pursuant to the Park District's Skokie Playfields Master Plan.

Developed over the past five years, the Skokie Playfields Master Plan defines the Park District's goal of providing the best possible open space and recreational facilities to Winnetka's residents and calls for significantly improving the Skokie Playfields, by upgrading the quality of the athletic fields, parking areas and stormwater management facilities. Under the Plan, the improvements are to be made in two phases over the next12 to 14 months. The Park District Board of Commissioners has provided an overview of the project in a Memorandum to the Village Council, dated May 23, 2012. (Attachment A)

At its April 3, 2012, meeting, the Village Council adopted Ordinance M-3-2012, which approved a Special Use Permit for the Phase One improvements to the Skokie Playfields campus, which consisted of an addition to the A.C. Nielsen Tennis Center, parking lot modifications and modifications to the Service Center at the northern boundary of the site. (Attachment B)

The Phase Two improvements that are the subject of the current Special Use Permit and variation applications address redevelopment of the ball fields at the north end of the site. The improvements include reconfiguration and upgrades of the playfields north of the Tennis Center/Administrative Offices, stormwater management improvements to the playfields, installation of new patio and plaza areas, upgrades to the sports field lighting system, and redevelopment of the golf driving range to accommodate the site's storm water detention requirements.

The Phase Two improvements also require two zoning variations, which are also being requested in the current application. The first is for relief from Section 17.30.050 [Front Yard Setback] of the Zoning Ordinance, to allow the proposed synthetic turf fields along Hibbard Road to have a front yard setback of 23.3 feet, whereas a minimum of 50 feet is required, a variation of 26.7 feet (53.4%). The second variation is from Section 17.30.080 [Height of Buildings and Structures] of the Zoning Ordinance, to permit light standards to be 80 feet high, which exceeds the maximum height of 35 feet by 45 feet (128.57%). For additional details on these applications see Attachment C, Special Use and Variation Applications.

A. Ball Field Redevelopment

The Park District plans to reconfigure and regrade all six ball fields north of the Tennis Center/Administrative Offices. The two farthest north ball fields are to be altered in layout, to bring each field's infield area proximate to each other, in order to provide a shared space for spectators. The other existing fields will remain roughly in their same locations, but will be modified somewhat in order to improve pedestrian circulation and amenities for spectators. Each of the fields will also be upgraded with new fencing, backstops, bleachers, and dugouts. No new ball fields will be added. The existing layout of the ball fields can be seen in the Existing Condition aerial photo (Attachment D).

In addition to the ball field changes, a synthetic turf area is proposed for the area between the Service Center building and the Administrative Offices. This area will be sized to permit its use as two soccer/lacrosse fields or two ball fields. (See Attachment E, Proposed Site Plan) According to the Park District, the synthetic turf will be made out of state of the art materials and will ensure an excellent playing surface for years, regardless of weather conditions and frequency of use. The location of the synthetic turf requires a front yard setback variation, in that it encroaches into the required front yard resulting in a setback of 23.3 feet, whereas a minimum of 50 feet is required.

All of the above described fields will be re-graded and receive other improvements to drainage to improve recovery time following rain events. In addition, underground stormwater storage vaults will be installed beneath the synthetic fields.

The other significant improvement to the ball fields is an upgrade to the lighting. The existing field lighting will be upgraded to provide more efficient lighting, and lights will be added to the Pony ball field that is located west of the Tennis Center. The two north ball fields will remain non-illuminated. The current light standards range in height from 50 to 70 feet, with the majority at 60 feet. Of the 16 new light standards, 14 will be 70 feet tall and two will be 80 feet tall. (See Attachment F, Lighting.) Because of the 35-foot height limitation in this zoning district, the lights will require a 45-foot variation.

B. Driving Range Redevelopment & Stormwater Improvements

A significant portion of the Phase Two development will include substantial stormwater improvements. These stormwater upgrades will not only address the improvements related to Phase Two, but will address the bulk of those called for in the Skokie Playfield Master Plan. Stormwater storage will be created by excavating and removing soils from the area of the driving range. As mentioned above, in addition to the driving range, stormwater storage will be increased by adding underground vaults beneath the new synthetic fields. For stormwater details see Attachment G, Stormwater. As part of these improvements a series of bio-swales will be constructed that will naturally convey, detain and filter on-site stormwater. According to the Park District, based on the proposed size of the impervious improvements, the stormwater design will accommodate more than five times the required detention called for in the Village's stormwater management requirements. Village Engineer Steve Saunders has reviewed the engineering plans for the proposed improvements

and found that the proposed project will meet the applicable stormwater management requirements of the Village and the MWRD (Attachment H, Memo from Village Engineer – Stormwater).

C. Other Improvements

A new looped pathway network will be constructed to each field. This pathway will create additional circulation and fitness opportunities throughout the property. The pathway network will also include a pedestrian boulevard connecting the Tennis Center parking lot with a new central plaza/concession area north of the Tennis Center. A new playground area will be added adjacent to the plaza. (See Attachment E, Proposed Site Plan.)

D. Traffic and Parking Study

As part of the Special Use Permit for Phase One, Gewalt Hamilton Associates, Inc. conducted a Parking and Traffic Study of all of the proposed improvements associated with Phases One and Two. (Attachment I) Village Engineer Steve Saunders reviewed the study with respect to Phase Two improvements and concluded that "…reconfiguring the fields, in conjunction with the parking improvements previously applied for, will not significantly increase traffic or parking congestion during peak periods, but will likely extend or increase the use of the fields, with their attendant parking and traffic generation." (See Attachment J, Memo from Village Engineer – Traffic and Parking.)

E. Recommendations by Lower Boards

At the March 22, 2012 Design Review Board (DRB) meeting, the members present voted 4-1 to provide favorable comment on the general conceptual plan for the Phase Two improvements. The DRB noted the conceptual nature of many of the plan's details, and issued favorable comment subject to further review of several details of the plan as the project advances into more detailed design.

Elements which the DRB noted as requiring further detailed review included (a) landscape plan and plant materials, (b) the selection, colors and finishes of site amenities such as fencing, benches, and play equipment, (c) details on canopy shelters, (d) detail on the central "walk of fame" walkway banners, posts and plagues, and any alternatives, (e) pavers, (f) sample and color of synthetic turf, and (g) type of lighting, including the color of light and lamping of fixtures. (See Attachment K, DRB Minutes.)

The Zoning Board of Appeals (ZBA) held a public hearing at its April 9, 2012, meeting and voted 6 to 0 to recommend that the Special Use Permit be approved. It also voted 6 to 0 to recommend approval of the front yard setback and structure height variations. (See Attachment L, ZBA Minutes.)

The Plan Commission considered the Special Use Permit application at its meeting on April 25, 2012, and, by a vote of eight in favor and none against, found that the Special Use Permit is consistent with the Village of Winnetka Comprehensive Plan and recommended approval by the Village Council. (See Attachment M, Plan Commission Minutes.)

Although not part of the formal Special Use Permit process, the Environmental and Forestry Commission informally reviewed the Phase 2 plans. (See Attachment N, WEFC Minutes.)

Recommendation:

Consider introduction of Ordinance M-14-2012, granting a special use permit, with front yard setback and building height variations, to allow for the Phase 2 redevelopment of the ball fields at the north end of the Skokie Playfields site, along with redevelopment of the golf driving range to accommodate the site's storm water detention requirements.

Attachments Included

Attachment A Park District Memo to Village Council
Attachment B Ordinance M-3-2012 (Phase 1 Special Use Permit)
Attachment C Special Use and Variation Applications
Attachment D Existing Conditions Air Photo
Attachment E Proposed Site Plan
Attachment F Lighting Plans
Attachment G Stormwater Plans
Attachment H Memo from Village Engineer – Stormwater
Attachment I Traffic and Parking Study
Attachment J Memo from Village Engineer – Traffic and Parking
Attachment K DRB Minutes
Attachment L ZBA Minutes
Attachment M Plan Commission Minutes
Attachment N WEFC Minutes

ORDINANCE NO. M-14-2012

AN ORDINANCE
GRANTING A SPECIAL USE PERMIT
TO ALLOW THE WINNETKA PARK DISTRICT TO CONSTRUCT
IMPROVEMENTS TO THE SERVICE CENTER AND
NIELSEN TENNIS CENTER (530-600 Hibbard)

WHEREAS, the Village of Winnetka is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970, pursuant to which it has the authority, except as limited by said Section 6 of Article VII, to exercise any power and perform any function pertaining to the government and affairs of the Village; and

WHEREAS, the Council of the Village of Winnetka ("Village Council") find that establishing standards for the use and development of lands and buildings within the Village are matters pertaining to the affairs of the Village; and

WHEREAS, the Winnetka Park District ("Park District") is the beneficial owner of the following described real estate (the "Subject Property"), which is commonly known as 530-600 Hibbard, Winnetka, Illinois:

> The North ½ of the East ½ of the Northeast ¼ of Section 19 (except the easterly 33 feet thereof), Township 42 North, Range 13, East of the Third Principal Meridian in the Village of Winnetka, Cook County, Illinois; and

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

WHEREAS, the Park District is a body corporate and politic of the State of Illinois and operates a tennis complex and service center on the Subject Property, which is a 160-acre parcel that is part of the Skokie Playfields, on the west side of Hibbard Road between Pine and Oak Streets; and

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

WHEREAS, on July 16, 2002, the Council adopted Ordinance M-22-2002, granting the Park District a special use permit to allow the construction of a one-story addition for administrative offices along the north side of the existing A.C. Nielsen Tennis Center building on the Subject Property at 540 Hibbard Road; and

WHEREAS, on March 5, 2003, the Council adopted Ordinance M-10-2003, granting the Park District a special use permit to allow the construction of a one-story garage building at the Skokie Playfield Service Center located at the north end of the Subject Property; and

WHEREAS, the Park District has developed a Skokie Playfields Master Plan that calls for the phased upgrading of the quality of the athletic fields and parking areas, as well as the improvement of stormwater management facilities on the Subject Property; and

WHEREAS, on April 3, 2012, the Council adopted Ordinance M-3-2012, amending the Park District's special use permit for Phase 1 of the Skokie Playfields improvements, to allow the construction of a building addition to the A.C. Nielsen Tennis Center, modifications to the adjacent parking lot along Hibbard Road, improvements to its Service Center and other related site improvements; and

WHEREAS, the Park District has now filed an application for a further amendment to its special use permit pursuant to Section 17.56.010 of the Winnetka Zoning Ordinance, to allow the Phase 2 site improvements to the Skokie Playfields located in the northern part of the Subject Property; and

WHEREAS, the proposed Phase 2 improvements include: (i) reconfiguration and upgrade of all six ball fields located north of the Tennis Center and Administrative Offices, (ii) construction of stormwater management improvements to the playfields, (iii) installation of new patio and plaza areas, (iv) upgrades to the sports field lighting system, and (v) redevelopment of the golf driving range to accommodate the site's storm water detention requirements; and

WHEREAS, in conjunction with the Phase 2 improvements, the Park District has also applied for the following variations from the following provisions of the Lot, Space and Bulk Requirements for Single-Family Residential Zoning Districts in Chapter 17.30 of the Winnetka Zoning Ordinance, Title 17 of the Winnetka Village Code: (i) a variation from the front yard setback requirements of Section 17.30.050 of the Zoning Ordinance to allow the synthetic turf fields in the reconfigured playfields north of the administration building to observe a front yard setback of 23.3 feet, rather than the required minimum of 50 feet, resulting in a variation of 26.7 feet (53.4%), and (ii) a variation from the building and structure height limitations in Section 17.30.080 of the Zoning Ordinance to exceed the maximum height of 35 feet to permit new light standards to be 80 feet high, resulting in a variation of 45 feet (128.57%); and

WHEREAS, the proposed improvements to the Playfields consist of (i) altering the layout of the two farthest north ball fields to bring the fields' infield areas proximate to each other, so as to provide a shared space for spectators, (ii) maintaining the other fields in the same general area in which they are currently located, with minor modifications to improve pedestrian circulation and amenities for spectators, (iii) new fencing, backstops, bleachers, and dugouts, and (iv) the installation of state-of-the-art synthetic turf in the area between the Service Center building and the Administrative Offices, sized to permit its use as two soccer/lacrosse fields or two ball fields; and

WHEREAS, the proposed new lighting, consisting of 14 light standards with a height of 70 feet and two with a height of 80 feet, will increase lighting efficiency and allow the Pony ball field located west of the Tennis Center to be lit; and

WHEREAS, the two north ball fields, which are closest to the nearby residential area, will remain unlit; and

WHEREAS, the proposed stormwater improvements, which include a series of bio-swales, and the installation of underground stormwater storage vaults beneath the synthetic fields, have been designed to reduce recovery time after rain events; and

WHEREAS, the proposed stormwater improvements not only address the improvements related to Phase Two, but also address the bulk of the stormwater improvements called for in the Skokie Playfield Master Plan, including the stormwater conditions imposed pursuant to Ordinance M-3-2012; and

WHEREAS, the stormwater improvements have been designed to accommodate more than five times the required detention called for in the Village's stormwater management requirements; and

WHEREAS, the Village Engineer has reviewed the engineering plans for the proposed improvements and found that the proposed project will meet the applicable stormwater management requirements of both the Village and the Metropolitan Water Reclamation District; and

WHEREAS, the proposed improvements also included the construction of a new looped pathway network to each field, a pedestrian boulevard connecting the Tennis Center parking lot with a new central plaza/concession area north of the Tennis Center, and a new playground area adjacent to the new plaza; and

WHEREAS, on April 25, 2012, on due notice thereof, the Plan Commission convened to consider the proposed additional facilities; and

WHEREAS, the Park District's representative member of the Plan Commission recused himself from the consideration of the application, whereupon the remaining members then present considered the requested special use and, by the unanimous vote of the eight participating members, found the proposed special use to be consistent with the Comprehensive Plan, *Winnetka 2020*, and have reported to the Council recommending that the special use be granted; and

WHEREAS, on April 9, 2012, on due notice thereof, the Zoning Board of Appeals held a public hearing to consider both the amendment to the special use permit and the requested variations and, by the unanimous vote of the Board's six members then present, found that the application meets the special use standards defined in Chapter 17.56 of the Zoning Ordinance and the variation standards defined in Chapter 17.60 of the Zoning Ordinance and has accordingly recommended that the requested special use permit and variations be granted; and

WHEREAS, on March 22, 2012, on due notice thereof, the Design Review Board considered the design of the proposed Phase 2 improvements, and by the favorable vote of 4 of the five members then present, issued favorable comment on the Phase 2 improvements, but noted the conceptual design of the project and requested that some items be brought back for further review, including (i) landscape plan and plant materials, (ii) the selection, colors and finishes of site amenities such as fencing, benches, and play equipment, (iii) details on canopy shelters, (iv) detail on the central "walk of fame" walkway banners, posts and plaques, and any alternatives, (v) pavers, (vi) sample and color of synthetic turf, and (vii) type of lighting, including the color of light and lamping of fixtures; and

WHEREAS, although not part of the formal Special Use Permit process, the Environmental and Forestry Commission informally reviewed and commented on the Phase 2 improvements; and

WHEREAS, no owners of property located within 250 feet of the Subject Property requested an opportunity either to present evidence or to cross-examine any of the Park District's witnesses at any of the proceedings before the Zoning Board of Appeals, the Plan Commission and the Design Review Board; and

WHEREAS, no owners of property located within 250 feet of the Subject Property have filed written objections to the special use application; and

WHEREAS, the record before the Village Council includes the drawings and plans submitted by the Park District, a Parking & Traffic Assessment prepared by the Park District's traffic engineers, engineering comments from the Village Engineer, and the testimony of the Park District's representatives, as reflected in the records of proceedings of the Zoning Board of Appeals, Plan Commission and Design Review Board; and

WHEREAS, the proposed new construction complies with all bulk, lot coverage and setback requirements of the Zoning Ordinance; and

WHEREAS, the Director of Public Works has reviewed the traffic impact study prepared by the Applicant's traffic engineers and has concluded that the proposed reconfiguration of the fields, in conjunction with the parking improvements previously applied for, will not significantly increase traffic or parking congestion during peak periods, but will likely extend or increase the use of the fields, with their attendant parking and traffic generation; and

WHEREAS, the proposed special use is consistent with the Comprehensive Plan's goal to preserve and enhance those public assets, public lands, natural resources and architecturally significant structures that create the attractive appearance and peaceful, single-family residential character of the Village; and

WHEREAS, the proposed special use is consistent with the Comprehensive Plan's goal to limit commercial, institutional and residential development within the Village to minimize the potentially adverse impacts on adjacent residential neighborhoods; and

WHEREAS, the proposed special use is consistent with the Comprehensive Plan's objective to protect residential neighborhoods and homes from the encroachment of incompatible land uses and traffic patterns, and is compatible with the objective to maintain the quiet ambience of residential neighborhoods; and

WHEREAS, the proposed special use is consistent with the Comprehensive Plan's objective to ensure safe and attractive access to educational and community institutions, and is compatible with the goal to preserve or expand the quantity, quality and distribution of open space and recreational opportunities; and

WHEREAS, the proposed special use is consistent with the Comprehensive Plan's objective to preserve significant trees and encourage new tree planting on public and private properties to the greatest extent possible, and is compatible with the objective to encourage the preservation of open space inside and outside the Village; and

WHEREAS, the proposed special use is consistent with the Comprehensive Plan's recommendation to ensure that proposals do not have an adverse impact on the residential character of the surrounding residential neighborhoods and is compatible with the recommendation to encourage governmental and non-governmental institutions to work with their constituents, neighbors and the Village to minimize the impact of traffic and parking on surrounding residential streets; and

WHEREAS, the proposed special use is consistent with the Comprehensive Plan's objective to ensure that commercial, institutional and residential development is appropriate to the character of, and minimizes the adverse impact on, its surrounding neighborhood; and

WHEREAS, the proposed special use is consistent with the Comprehensive Plan's objective to use high quality design and materials when constructing public improvements; and

WHEREAS, the proposed special use is consistent with the Comprehensive Plan's objective to support the development of recreational facilities to meet the needs of residents of all ages; and

WHEREAS, the proposed special use is consistent with the Comprehensive Plan's objective to engage in a public process that balances institutional goals and minimizes any adverse impact to the character of the adjacent residential neighborhood; and

WHEREAS, the proposed special use is consistent with the objective to foster greater cooperation among all institutions in the joint use of their recreational facilities; and

WHEREAS, the Village Council accepts the Plan Commission's finding that the proposed special use is consistent with the recommendations stated in Section 4.3.6 of the Comprehensive Plan to cooperate with the Winnetka Park District in achieving the Park District's goal of providing Village residents with high quality recreational programs and open space, to work with the Park District to minimize the impact of existing programs on adjacent neighborhoods, and to coordinate planning for new facilities and programs to balance recreational needs of the community with the residential character of the surrounding neighborhood; and

WHEREAS, the Council finds that the Park District's proposed Phase 2 improvements are consistent, overall, with the Comprehensive Plan, *Winnetka 2020*; and

WHEREAS, the special use will not impede the normal and orderly development and improvement of other property in the immediate vicinity for uses permitted by right in the zoning district, nor will it substantially diminish or impair property values in the immediate vicinity, as the proposed improvements will not alter the existing use of the Subject Property and are not in close proximity to any of the single family residential uses in the neighborhood; and

WHEREAS, adequate parking, utilities, access roads and other facilities necessary for the operation of the special use either exist or will be provided, in that (i) the proposed improvements have been designed to meet existing needs; (ii) the proposed improvements will add additional public parking and will provide improved access and circulation within the existing parking areas; and (iii) the Subject Property is currently fully served by all utilities; and

WHEREAS, the Park District's broad stormwater management plan will provide adequate drainage facilities to address stormwater drainage and increased run-off from both the Phase 1 and Phase 2 improvements, as well as from the Subject Property as a whole; and

WHEREAS, the proposed improvements will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity, in that (i) the Park District is an established presence in the neighborhood, (ii) the proposed field reconfigurations and additional lighting will not be in close proximity to any of the single family residential uses in the neighborhood, and (ii) the increased stormwater facilities will facilitate drainage from properties in the vicinity that naturally drain toward the Subject Property; and

WHEREAS, the proposed improvements will be beneficial to the public health, safety, comfort and general welfare of the Village, in that (i) they will improve the functionality of the Playfields, and the accessibility of the Park District's facilities on the Subject Property, and (ii) the principal source of funding for the proposed improvements will be the Park District's Nielsen Tennis Center enterprise fund, which will allow project costs to be shifted to the users of the facilities that will be improved, rather than requiring the Village's taxpayers to bear the full cost of the improvements; and

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

WHEREAS, the plight of the Park District is unique in that the proposed improvements to the principal uses of the Subject Property are necessary to enable the Park District to continue to meet its statutory obligation to provide recreational facilities; and

WHEREAS, the strict application of the building height limitations create practical difficulties for the Park District in that the additional height is necessary to accommodate improved and more efficient lighting to the Playfields; and

WHEREAS, the strict application of the front yard setback requirements create a practical difficulty for the Park District in that the artificial turf is a necessary component of the reconfigured and improved Playfields, and the location is driven by the unique space needs of those facilities; and

WHEREAS, the variation, if granted, will not alter the essential character of the locality, in that: (i) the many activities being accommodated by the Phase 2 improvements are established uses in the neighborhood, having been located there since the 1930's; (ii) the new lighting will be located away from the single family residential properties located north of the Subject Property; and

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

WHEREAS, an adequate supply of light and air to adjacent property will not be impaired, in that all of the proposed improvements maintain existing open park space; and

WHEREAS, the hazard from fire and other damages to the property will not be increased, because the new garage will comply with applicable building and life safety codes; and

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

WHEREAS, the requested variations will not increase congestion in the public streets, as they will continue to be part of the existing athletic facilities on the Subject Property; and

WHEREAS, the requested variations will not be detrimental to or endanger the public health, safety, comfort, morals and welfare of the inhabitants of the Village, because they will

allow the Park District to improve its recreational facilities, implement its Master Plan, and improve stormwater management in the area.

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

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

SECTION 2: That, pursuant to Chapter 17.56 of the Winnetka Zoning Ordinance, Title 17 of the Winnetka Village Code, and subject to the conditions set forth in Section 4 of this Ordinance, a special use permit is hereby granted with respect to the Subject Property, which is located in the R-2 Single-Family Residential Zoning District, to allow (i) the reconfiguration and upgrade of all six ball fields located north of the Tennis Center and Administrative Offices, (ii) construction of stormwater management improvements to the playfields, (iii) installation of new patio and plaza areas, (iv) upgrades to the sports field lighting system, and (v) redevelopment of the golf driving range to accommodate the site's storm water detention requirements, all as depicted in the plans and elevations submitted with the application for special use.

SECTION 3: The Subject Property is hereby granted the following variations from the following provisions of the Lot, Space and Bulk Requirements for Single-Family Residential Zoning Districts in Chapter 17.30 of the Winnetka Zoning Ordinance, Title 17 of the Winnetka Village Code: (i) a variation from the front yard setback requirements of Section 17.30.050 of the Zoning Ordinance to allow the synthetic turf fields in the reconfigured playfields north of the administration building to observe a front yard setback of 23.3 feet, rather than the required minimum of 50 feet, resulting in a variation of 26.7 feet (53.4%), and (ii) a variation from the building and structure height limitations in Section 17.30.080 of the Zoning Ordinance to exceed the maximum height of 35 feet to permit new light standards to be 80 feet high, resulting in a variation of 45 feet (128.57%), all as depicted in the plans and elevations submitted with the application for zoning variations.

SECTION 4: That, pursuant to Sections 17.56.070 and 17.56.090 of the Winnetka Zoning Ordinance, the special use granted by this Ordinance shall be subject to the following conditions:

A. The final selections of exterior building materials and lighting, as well as the final landscape plans, shall be submitted to the Design Review Board to determine consistency with the applicable Design Guidelines.

B. Final plant and tree selections shall be reviewed by the Village Forester for consistency with approved species.

C. The Park District's final stormwater detention plans for both Phase 1 and Phase 2 shall be subject to review and approval pursuant to applicable Village engineering regulations.

D. All stipulations, conditions and restrictions set forth in this Ordinance as part of the terms under which the special use is granted, may be modified or revised from time to time by the Village Council following public notice and hearing, using the same procedures set forth in the Zoning Ordinance for processing the original special use application.

SECTION 5: This Ordinance is passed by the Council of the Village of Winnetka in the exercise of its home rule powers pursuant to Section 6 of Article VII of the Illinois Constitution of 1970.

SECTION 6: This Ordinance shall take effect immediately upon its passage, approval and posting as provided by law.

PASSED this __ day of _____, 2012, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this __ day of _____, 2012

Signed:

_____
Village President

Countersigned:

_____
Village Clerk

Introduced:
Posted:
Passed and Approved:
Posted:

ATTACHMENT A

Memo: May 23, 2012

To: Village of Winnetka Board of Trustees

From: Winnetka Park District Board of Commissioners

Subject: Skokie Playfield Master Plan Phase 2 Special Use Permit

The Winnetka Park District Board of Commissioners and Staff have an opportunity to adhere to our mission statement by providing the residents of the Park District with the best possible open space and recreation facilities through the significant improvement of the Skokie Playfield, including improved quality of the athletic fields, parking, and most importantly, stormwater management.

We respectfully ask for your approval of this special-use permit to continue forward with the implementation and completion of this major community initiative.

****

Today, June 5, 2012, the Winnetka Park District Board of Commissioners presents Phase 2 of the Skokie Playfield Master Plan to the Village of Winnetka Board of Trustees. The Village Board approved a special use permit for Phase 1 of the Plan on April 3, 2012.

Phase 1 includes the complete renovation and new vehicular circulation patterns for the parking lot in front of the tennis center and administrative offices. A new access to the facilities at the intersection of Elm and Hibbard will be developed to allow for better ingress and egress traffic flow for the site. Phase 1 also calls for the addition of a new reception entry and lounge area in the A. C. Nielsen Tennis Center building. The third major improvement is the initiation of a four-year-long improvement of the Skokie Playfield Service Center. This improvement offers exterior upgrades, restrooms that are open in the evening to athletic field participants, as well as 17 additional parking spaces.

Phase 2 of the Skokie Playfield Master Plan will culminate a significant five-year study and master planning effort by the Winnetka Park District Board, Staff, and planning consultants Gewalt Hamilton Associates and The Lakota Group.

The team has worked closely with a variety of key stakeholders, including the Metropolitan Water Reclamation District, The Village of Winnetka Staff, and Christopher Burke Engineering. More detailed field use studies have included capacity analysis of the athletic fields and available

540 Hibbard Road, Winnetka, IL 60093
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downtime capabilities to nourish the natural turf fields. Given the demand by Park District residents, conditions, and the Winnetka Park District mission, we are committed to this extraordinary next step.

We hope to gain approval for Phase 2 of this major community open space initiative during this preliminary meeting and the subsequent hearing on June 19, 2012.

Funding Discussion

The entire project will be funded without the residents of the Winnetka Park District experiencing a tax increase. The following sources of funds will be used:

A. C. Nielsen Tennis Center

- Cash balances that exist in the A. C. Nielsen Tennis Fund
- Using an installment contract to fund the balance of the construction costs

Water Management, Parking Lot, Field Configuration and Synthetic Turf

- Existing Capital Cash Balances and a Bond that is supported by year-end cash balances of Park District operations

Skokie Playfield Service Center

- Year-end operational cash balances

During the last five years, we have conducted over a dozen community town hall meetings to discuss the project and gain community input. All work has been widely publicized on the Winnetka Park District website in an effort the keep the community fully informed. Media communications have included frequent articles and press releases in the following outlets: Winnetka Talk, Winnetka Current, Triblocal.com, Winnetka-Glencoe Patch, Park District surveys, and Winnetka Caucus surveys. See appendix for complete list.

Most importantly, we have presented each phase to the four Village Commissions (Planning, Design Review, Zoning and Environmental/Forestry). In the eight meetings we have held with these commissions, we have been given approval and accolades for the completeness, thoroughness and sustainable approach to our work.

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www.winpark.org

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

Appendix

Recently sited articles to communicate this project with the Village and Park District residents include:

Triblocal.com

- Synthetic turf included in Skokie Playfield plan
- Zoning board gives thumbs up to Winnetka Park District project
- $1.2 million synthetic turf concept recommended to park board
- Skokie Playfield Open House this Saturday, February 11
- Skokie Playfield project received favorably by Plan Commission
- Options debated for Skokie Playfield improvements as public meeting nears
- Skokie Playfield Public Hearing Set For January 19
- Winnetka Park District Exploring Synthetic Turf Options at Skokie Playfield

Winnetka Current

- Stormwater management keeps brewing
- Park District presents Skokie Playfield plans
- Trending toward turf
- Park District to consider synthetic turf, re-development of Skokie Playfields
- Park District plans for further improvements, more community programs in 2012
- Winnetka Park District to explore synthetic turf at Skokie Playfield

Winnetka-Glencoe Patch

- Winnetka Park District Exploring Synthetic Turf Options at Skokie Playfield
- Skokie Playfield Public Hearing Set For January 19
- Skokie Playfield Open House This Saturday, February 11
- Winnetka Park District Approves 2012 Budget and Plans for Skokie Playfield
- Winnetka Park District to Utilize General Obligation Limited Tax Debt Certificates for Infrastructure Needs at Skokie Playfield with no Tax Increase to Residents
- Winnetka Park District Authorizes $5 Million for Storm Water Renovations

Winnetka Talk

- Skokie Playfield Open House
- Winnetka Park District to host Skokie Playfield public hearing
- Winnetka residents voice support of artificial turf
- Winnetka Park District eyes artificial turf at Skokie Playfields

ORDINANCE NO. M-3-2012

AN ORDINANCE
GRANTING A SPECIAL USE PERMIT
TO ALLOW THE WINNETKA PARK DISTRICT TO CONSTRUCT
IMPROVEMENTS TO THE SERVICE CENTER AND
NIELSEN TENNIS CENTER (530-600 Hibbard)

WHEREAS, the Village of Winnetka is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970, pursuant to which it has the authority, except as limited by said Section 6 of Article VII, to exercise any power and perform any function pertaining to the government and affairs of the Village; and

WHEREAS, the Council of the Village of Winnetka ("Village Council") find that establishing standards for the use and development of lands and buildings within the Village are matters pertaining to the affairs of the Village; and

WHEREAS, the Winnetka Park District is the beneficial owner of the following described real estate (the "Subject Property"), which is commonly known as 530-600 Hibbard, Winnetka, Illinois:

> The North ½ of the East ½ of the Northeast ¼ of Section 19 (except the easterly 33 feet thereof), Township 42 North, Range 13, East of the Third Principal Meridian in the Village of Winnetka, Cook County, Illinois; and

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

WHEREAS, the Winnetka Park District is a body corporate and politic of the State of Illinois and operates a tennis complex and service center on the Subject Property, which is a 160-acre parcel that is part of the Skokie Play Fields, on the west side of Hibbard Road between Pine and Oak Streets; and

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

WHEREAS, on July 16, 2002, the Council adopted Ordinance M-22-2002, granting the Winnetka Park District a special use permit to allow the construction of a one-story addition for administrative offices along the north side of the existing A.C. Nielsen Tennis Center building on the Subject Property at 540 Hibbard Road; and

WHEREAS, on March 5, 2003, the Council adopted Ordinance M-10-2003, granting the Winnetka Park District a special use permit to allow the construction of a one-story garage building at the Skokie Playfield Service Center located at the north end of the Subject Property and commonly known as 600 Hibbard Road; and

WHEREAS, the Winnetka Park District ("Park District") has now filed an application for an amendment to its existing special use permit pursuant to Section 17.56.010 of the Winnetka Zoning Ordinance, to allow the construction of a building addition to the A.C. Nielsen Tennis Center, modifications to the adjacent parking lot along Hibbard Road, improvements to its Service Center and other related site improvements; and

WHEREAS, the Park District proposes to construct a one-story addition with an area of approximately 1,800 square feet at the south end of the east side of the A.C. Nielsen Tennis Center, which will (i) provide a larger reception area, lobby, lounge and new office space, (ii) allow for the renovation of existing spaces such as locker rooms and bathrooms, and (iii) bring the facilities up to ADA standards; and

WHEREAS, the proposed new parking configuration at the Tennis Center lot includes plans for: (i) two dedicated drop-off areas, one at the Tennis Center entrance and one at the far north end of the lot that will serve playfield users and visitors to the Park District's administrative offices; (ii) improved ingress and egress, with a larger stacking area at the Elm Street and Hibbard Road exit drive, and new dedicated right turn lanes at both exits; (iii) internal landscape islands to soften the new parking lot and provide a visual break from asphalt areas; (iv) perimeter screening to buffer the view of the parking area from Hibbard Road and adjacent parcels; and (v) five new 25-foot tall light poles with lighting intensities to prevent spillage of the parking lot lighting onto adjacent properties; and

WHEREAS, the proposed Service Center improvements consist of interior and exterior renovations that include: (i) installing new roofing, siding and windows and other improvements to upgrade the appearance of the existing buildings; (ii) renovating the restrooms to make them available to the public; (iii) relocating the existing outdoor storage bins to add 17 parking spaces and increase public parking;(iv) providing new landscaping and lighting similar to that proposed for the Tennis Center parking lot; and (v) widening of the entrance drive from Hibbard Road opposite Pine Street to allow public access to the expanded parking lot; and

WHEREAS, the proposed improvements also include replacing the existing sidewalks along the west side of Hibbard Road with a 10-foot wide sidewalk that will extend from the entrance to the Service Center parking area opposite Pine Street to the south end of the Tennis Center parking lot and is intended to accommodate both pedestrian and bicycle traffic; and

WHEREAS, the proposed improvements are the first phase of a series of improvements being planned by the Winnetka Park District for its properties located along the west side of Hibbard Road north of Willow Road; and

WHEREAS, on January 25, 2012, on due notice thereof, the Plan Commission convened to consider the proposed additional facilities, at which time 10 voting members of the Plan Commission were present; and

WHEREAS, the Park District's representative member of the Plan Commission recused himself from the consideration of the application, whereupon the remaining members then present considered the requested special use and, by the unanimous vote of the nine participating members, found the proposed special use to be consistent with the Comprehensive Plan, *Winnetka 2020*, and have reported to the Council recommending that the special use be granted; and

WHEREAS, on February 13, 2012, on due notice thereof, the Zoning Board of Appeals held a public hearing to consider the amendment to the special use permit for the proposed improvements to the Nielsen Tennis Center, parking lot and Service Center, and by the unanimous vote of the Board's six members then present, found that the application meets all of the special use standards defined in Chapter 17.56 and has accordingly recommended that the requested special use permit be granted; and

WHEREAS, on February 16, 2012, on due notice thereof, the Design Review Board considered the design of the proposed improvements and the six members then present unanimously issued favorable comment on the design of the project and requested that some items be brought back for further review, including material samples for the brick and stone, a detailed landscape plan, detailed sign drawings, and detail for the exterior wall materials at the Service Center building and for building-mounted lighting, if such lighting is proposed; and

WHEREAS, the Design Review Board also expressed concern over whether the reconfigured parking lot could accommodate turning movements of larger SUVs, and over the addition of impermeable area in the floodplain, and made its favorable comments subject to the

following conditions: (i) that the Village Engineer review turning movements in the reconfigured parking lot; and (ii) that the Village Engineer review the impact of the additional impermeable area in the flood plain and determine the adequacy of the Park District's civil engineering and stormwater plans, so that there would be no variances from floodplain regulations; and

WHEREAS, no owners of property located within 250 feet of the Subject Property requested an opportunity either to present evidence or to cross-examine any of the Park District's witnesses at any of the proceedings before the Zoning Board of Appeals, the Plan Commission and the Design Review Board; and

WHEREAS, no owners of property located within 250 feet of the Subject Property have filed written objections to the special use application; and

WHEREAS, the record before the Village Council includes the drawings and plans submitted by the Park District, a Parking & Traffic Assessment prepared by the Park District's traffic engineers, engineering comments from the Village Engineer, and the testimony of the Park District's representative, as reflected in the records of proceedings of the Zoning Board of Appeals, Plan Commission and Design Review Board; and

WHEREAS, the proposed new construction complies with all bulk, lot coverage and setback requirements of the Zoning Ordinance; and

WHEREAS, the Director of Public Works has reviewed the traffic impact study prepared by the Applicant's traffic engineers and concurs with the conclusions that (i) the planned expansion of the Tennis Center and changes to the operation of the Service Center are expected to have a negligible impact on the volume of traffic generated by the site; (ii) modifications to the configuration of the parking lot will improve on-site circulation; and (iii) the 17 additional parking spaces will provide a close and accessible parking alternative to overflow on-street parking, which should provide some benefit to adjacent property owners; and

WHEREAS, the proposed special use is consistent with the Comprehensive Plan's goal to preserve and enhance those public assets, public lands, natural resources and architecturally significant structures that create the attractive appearance and peaceful, single-family residential character of the Village; and

WHEREAS, the proposed special use is consistent with the Comprehensive Plan's goal to limit commercial, institutional and residential development within the Village to minimize the potentially adverse impacts on adjacent residential neighborhoods; and

WHEREAS, the proposed special use is consistent with the Comprehensive Plan's objective to protect residential neighborhoods and homes from the encroachment of incompatible land uses and traffic patterns, and is compatible with the objective to maintain the quiet ambience of residential neighborhoods; and

WHEREAS, the proposed special use is consistent with the Comprehensive Plan's objective to ensure safe and attractive access to educational and community institutions, and is compatible with the goal to preserve or expand the quantity, quality and distribution of open space and recreational opportunities; and

WHEREAS, the proposed special use is consistent with the Comprehensive Plan's objective to preserve significant trees and encourage new tree planting on public and private properties to the greatest extent possible, and is compatible with the objective to encourage the preservation of open space inside and outside the Village; and

WHEREAS, the proposed special use is consistent with the Comprehensive Plan's recommendation to ensure that proposals do not have an adverse impact on the residential character of the surrounding residential neighborhoods, and , is compatible with the recommendation to encourage governmental and non-governmental institutions to work with their constituents, neighbors and the Village to minimize the impact of traffic and parking on surrounding residential streets; and

WHEREAS, the proposed special use is consistent with the Comprehensive Plan's objective to ensure that commercial, institutional and residential development is appropriate to the character of, and minimizes the adverse impact on, its surrounding neighborhood; and

WHEREAS, the proposed special use is consistent with the Comprehensive Plan's objective to use high quality design and materials when constructing public improvements; and

WHEREAS, the proposed special use is consistent with the Comprehensive Plan's objective to support the development of recreational facilities to meet the needs of residents of all ages; and

WHEREAS, the proposed special use is consistent with the Comprehensive Plan's objective to engage in a public process that balances institutional goals and minimizes any adverse impact to the character of the adjacent residential neighborhood; and

WHEREAS, the proposed special use is consistent with the objective to foster greater cooperation among all institutions in the joint use of their recreational facilities; and

WHEREAS, the Village Council accepts the Plan Commission's finding that the proposed special use is consistent with the recommendations stated in Section 4.3.6 of the Comprehensive Plan to cooperate with the Winnetka Park District in achieving the Park District's goal of providing Village residents with high quality recreational programs and open space, to work with the Park District to minimize the impact of existing programs on adjacent neighborhoods, and to coordinate planning for new facilities and programs to balance recreational needs of the community with the residential character of the surrounding neighborhood; and

WHEREAS, the Council finds that the Park District's proposal to construct a one-story addition to the Tennis Center, to reconfigure and add new lighting and landscaping to the parking lot of the Tennis Center and Playfields, and to renovate the Service Center is consistent, overall, with the Comprehensive Plan, *Winnetka 2020*; and

WHEREAS, the special use will not impede the normal and orderly development and improvement of other property in the immediate vicinity for uses permitted by right in the zoning district, nor will it substantially diminish or impair property values in the immediate vicinity, as the proposed improvements will not alter the existing use of the Subject Property and are not in close proximity to any of the single family residential uses in the neighborhood; and

WHEREAS, adequate parking, utilities, access roads and other facilities necessary for the operation of the special use either exist or will be provided, in that (i) the proposed improvements have been designed to meet existing needs; (ii) the proposed improvements will add additional public parking and will provide improved access and circulation within the existing parking areas; and (iii) the Subject Property is currently fully served by all utilities; and

WHEREAS, when implemented as provided in this Ordinance, the proposed special use will provide adequate drainage facilities to address stormwater drainage and increased run-off resulting from the additional impermeable surface, as (i) the proposed special use will comply with all applicable stormwater design and engineering requirements, (ii) the initial reliance on the parking areas for stormwater detention is an appropriate means of addressing increased run-

off related to the additional impermeable surfaces, and (iii) the use of the parking areas for stormwater detention is an intermediary step, as the next phase of the Park District's proposed improvements will include the portions of the Subject Property that are the subject of the current proposal in a broader stormwater management plan for the Subject Property; and

WHEREAS, the proposed improvements will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity, in that (i) the Park District is an established presence in the neighborhood, (ii) the proposed parking lot configuration will improve the ingress and egress to both the Tennis Center and Playfields, (iii) the expanded facilities will not be in close proximity to any of the single family residential uses in the neighborhood, and (iv) the additional parking will alleviate some of the overflow parking that currently occurs in the adjacent neighborhood; and

WHEREAS, the proposed improvements will be beneficial to the public health, safety, comfort and general welfare of the Village, in that (i) they will improve on-site parking, the functionality of the Tennis Center and Playfields, and the accessibility of the Park District's facilities on the Subject Property, and (ii) the principal source of funding for the proposed improvements will be the Park District's Nielsen Tennis Center enterprise fund, which will allow project costs to be shifted to the users of the facilities that will be improved, rather than requiring the Village's taxpayers to bear the full cost of the improvements; and

WHEREAS, the special use in all other respects conforms to the applicable regulations of the Winnetka Zoning Ordinance and other Village ordinances and codes.

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

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

SECTION 2: That, pursuant to Chapter 17.56 of the Winnetka Zoning Ordinance, Title 17 of the Winnetka Village Code, and subject to the conditions set forth in Section 3 of this Ordinance, a special use permit is hereby granted with respect to the Subject Property, which is located in the R-2 Single-Family Residential Zoning District, to allow the following improvements to be made to the Subject Property: (i) constructing a building addition at the south end of the A.C. Nielsen Tennis Center, (ii) modifying the adjacent parking lot along Hibbard Road by increasing the number of spaces and improving circulation patterns, (iii) making improvements to the Park District Service Center by improving the building exterior,

eliminating outdoor storage bins, providing additional public rest room facilities, providing additional public parking, and improving circulation and lighting in the public parking areas, and (iv) replacing the existing sidewalks along the west side of Hibbard Road with a 10-foot wide sidewalk that will extend from the entrance to the Service Center parking area at Pine Street to the south end of the Tennis Center parking lot, all as depicted in the plans and elevations submitted with the application for special use.

SECTION 3: That, pursuant to Sections 17.56.070 and 17.56.090 of the Winnetka Zoning Ordinance, the special use granted by this Ordinance shall be subject to the following conditions:

A. The final selections of exterior building materials and lighting, as well as the final landscape plans, shall be submitted to the Design Review Board to determine consistency with the applicable Design Guidelines.

B. Final plant and tree selections shall be reviewed by the Village Forester for consistency with approved species.

C. The stormwater detention permitted on the Tennis Center parking pursuant to the current plans shall be considered a temporary solution. Final stormwater detention plans related to the current proposal shall be incorporated into the Park District's Phase 2 plans and shall be subject to review and approval pursuant to applicable Village engineering regulations.

D. All signage and other markings for the parking areas and the new sidewalk, including any signage or markings needed to alert pedestrians and cyclists to the change in the width of the public sidewalk north of the service center driveway, shall comply with applicable engineering standards, as determined by the Village Engineer.

E. All stipulations, conditions and restrictions set forth in this Ordinance as part of the terms under which the special use is granted, may be modified or revised from time to time by the Village Council following public notice and hearing, using the same procedures set forth in the Zoning Ordinance for processing the original special use application.

[Remainder of this page intentionally left blank.]

SECTION 4: This Ordinance is passed by the Council of the Village of Winnetka in the exercise of its home rule powers pursuant to Section 6 of Article VII of the Illinois Constitution of 1970.

SECTION 5: This Ordinance shall take effect immediately upon its passage, approval and posting as provided by law.

PASSED this 3rd day of April, 2012, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this 3rd day of April, 2012

Signed:

_____
Village President

Countersigned:

_____
Village Clerk

Introduced: March 20, 2012
Posted: March 22, 2012
Passed and Approved:
Posted:

ATTACHMENT C

RECEIVED
MAR - 1 2012
BY:_____

CASE NO. 12-07-SU

APPLICATION FOR SPECIAL USE

Name of Applicant Winnetka Park District

Property Address 540 Hibbard Road

Home and Work Telephone Number 501-2040

Fax and Email 501-5779 tschwartz@winpark.org

Architect Information: Name, Address, Telephone, Fax & Email
Gewalt Hamilton Associates - Don Matthews, dmatthews@gha-engineers.com
850 Forest Edge Drive, Vernon Hills, IL 60061 (p) 847-478-9700 (f) 847-478-9701

The Lakota Group - Scott Freres, sfreres@thelakotagroup.com
212 W. Kinzie, 3rd Floor, Chicago, IL 60654 (p) 312-467-5445 (f) 312-467-5484

Attorney Information: Name, Address, Telephone, Fax & Email
N/A

Date Property Acquired by Owner N/A

Nature of Any Restrictions on Property N/A

Explanation of Special Use Requested

The Winnetka Park District has undergone a Master Planning Process for Skokie Playfields over the last several years. Based on recommendations from that plan, WPD is submitting for a Special Use Permit for the second phase of improvement projects to the campus. This includes regrading and reconfiguration of the playfields north of the Park District Administration Center and stormwater management improvements to support proposed and future improvements envisioned in the Master Plan. The project also includes a synthetic turf football field, patio and plaza areas and upgrades to the sports field lighting system.

OFFICE USE ONLY

Special Use Requested under Ordinance Section(s)_____

Staff Contact:_____ Date:_____

WINNETKA PARK DISTRICT
SKOKIE PLAYFIELDS
SPECIAL USE PERMIT
Revised March 9, 2012

EXPLANATION OF SPECIAL USE REQUESTED

Over the last several years, The Winnetka Park District (WPD) has undergone a significant Master Planning process for the Skokie Playfields. From this process, several initiatives have emerged to improve the overall quality of the site and modifications that allow for the Park District to continue providing the desired programs and amenities to the residents of Winnetka.

The WPD has a pending request for a special use permit for the first projects targeted as part of the Master Plan implementation. These include:

- A.C. Nielsen Tennis Center Addition
- Tennis Center and Skokie Playfields Parking Lot Modifications
- Skokie Playfield Service Center Improvements

This submittal addresses the second phase of work, which includes the redevelopment of the North Ball Fields and Driving Range.

North Ball Field and Driving Range Redevelopment
The WPD plans to re-grade and reconfigure the six ball fields north of the Tennis Center. The two existing northerly fields currently have their outfields proximate to each other. The plan shows reorienting them to bring their infields closer together to allow for the creating of a shared public space. The other existing fields will remain in roughly their existing locations but will be shifted slightly to create better pedestrian circulation and amenities for spectators. The number of ball fields remains unchanged. The fields will be furnished with new fencing, backstops, bleachers, and dugouts. These amenities, along with the re-grading and improvements to drainage, will help the fields meet the needs of the community and expectations of the current user groups relative to other parks within the region.

The current fields receive significant use and there is little time in the year to allow the natural fields to recover. This, along with the additional demand that WPD is not able to accommodate on site has led to the exploration of synthetic playing surfaces. Following substantial research and review, the WPD has included a synthetic playing surface in the plan, located between the Park District Administration Center and Service Center, sized for two football/lacrosse fields, or two ball fields. The synthetic turf will be constructed of state of the art materials, which will ensure an excellent playing surface for years, regardless of the weather conditions and frequency of use.

The field lighting system will be upgraded to more efficiently light the fields that are currently illuminated, plus the Pony field located west of the Tennis Center. The two ball fields at the far north end of the property will remain unlighted.

A new looped pathway network will allow accessible routes to each field and create additional circulation and fitness opportunities throughout the property. Patio/plaza areas are proposed between the fields and adjacent to the north side of the Tennis Center with outdoor tables and chairs. In addition, an enclosed playground area with a resilient surface is proposed adjacent to the concession area plaza to provide additional amenities for families and spectators.

The pathway network will feature a pedestrian boulevard connecting the Tennis Center parking lot with the central plaza / concession area and is envisioned to include decorative banners to flank that boulevard.

Included in the project is the widening of the public sidewalk on the west side of Hibbard Road from five to ten feet to create a multi-use path extending a quarter mile from Pine Street to Oak Street. This pathway provides a piece of an important neighborhood link that will one day connect to regional bike trails currently under study to the west.

Of significance, the development includes substantial stormwater management improvements which will service not only the currently proposed improvements, but the bulk of the improvements described in the Skokie Playfield Master Plan. The stormwater storage will be created by excavating and removing soil from the area of the driving range and with the introduction of an underground vault located below a portion of the synthetic field. As the design quantifies detention for the entire area of development, rather than just the net increase of impervious coverage, the plan provides more than five times the detention storage required by the Village's stormwater ordinance. In addition, the underground vault will double as a containment vessel to collect and retain stormwater so that it may be used to supplement the irrigation system during periods of drought.

The existing trees have been professionally inventoried and surveyed. While some trees will need to be removed to allow for the reconfiguration of the site, best forestry practices have been used to help in identify which trees to remove, based on quality of species and condition. Tree replacement will be accommodated within enhanced landscape throughout the site at values meeting Village requirements. Additionally, best management practices are applied on site through a series of bio-swales that naturally convey, detain and filter run-off on the site.

EXPLANATION OF SPECIAL USE STANDARDS

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 design and construction of the North Play Fields and Driving Range will be completed according to all applicable building codes, and with respect to stormwater improvements, will go above and beyond the requirements of the Village in order to provide an overall benefit to the watershed.

The play fields will be reconstructed and re-furnished with new lighting, backstops, bleachers, dugouts, pathways, plazas, concession areas, restrooms, etc. to enhance the quality of the built environment and for the enjoyment of the public.

The new multi-use path will provide safer off-street pedestrian and bicycle circulation and access to the park.

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 redevelopment of the park is viewed as a benefit to the community and the neighborhood and will improve, rather than diminish property values. Also, as the number of ball fields will remain unchanged, the parking demand and traffic volume generated by the site is not anticipated to increase.

The substantial stormwater management improvements, which will provide stormwater storage for all impervious areas and not just the net increase of impervious areas, will be a benefit to the watershed and the neighborhood. The stormwater management improvements for the entire park are described in detail in the Master Stormwater Management Plan prepared by GHA dated February 27, 2012 included with this submission.

The submission includes a photometric plan for both the existing and proposed lighting levels on the play fields and demonstrates that proposed levels at the property line are below the current levels and are in compliance with typical municipal standards for light levels at the property line.

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 improvements will have a positive impact on other property in the immediate vicinity.

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;

Parking, circulation and signalization improvements proposed in the WPD's previous application ensure that adequate measures will be taken to comply with this provision. Specifically, the Tennis Center parking lot modifications and traffic signal improvements will improve circulation and drop-off, reducing back-ups and pedestrian/automotive conflicts. The multi-use path will provide improved pedestrian and bicycle circulation, increase alternate transportation opportunities to the park.

Ingress and egress to the Service Center will be improved through the widening of the existing access off Hibbard Road. The new width of the access will allow much improved entrance to the site and exit to Hibbard Road.

The traffic and parking improvements are discussed in greater detail in the Parking and Traffic Assessment memorandum prepared by Gewalt Hamilton Associates dated December 29, 2011.

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

Parking, circulation and signalization improvements proposed in the WPD's previous application ensure that adequate measures will be taken to comply with those portions of this provision.

In addition to the circulation improvements to the Tennis Center parking lot, the modifications will also provide a net increase of two spaces to the overall quantity with no change to the number of accessible spaces.

The Service Center parking will be expanded to provide public use of the parking area. The number of parking spaces on the site will be increased from 26 to 43 (including accessible spaces). The number of accessible parking spaces will be increased from one to two.

The total net increase in parking at both the Tennis Center and the Service Center lots is therefore 19 spaces (18 standard + 1 accessible). As the number of fields remains unchanged from the existing condition, the parking demand and traffic volumes generated by the site are not anticipated to increase. Again, traffic and parking improvements are discussed in greater detail in the Parking and Traffic Assessment memorandum prepared by Gewalt Hamilton Associates dated December 29, 2011.

Existing watermain and electric utilities in conflict with the proposed improvements will be relocated in accordance with Village standards.

The submission includes a photometric plan for both the existing and proposed lighting levels on the play fields and demonstrates that proposed levels at the property line are below the current levels and are in compliance with typical municipal standards for light levels at the property line.

Stormwater Management for all of the proposed improvements will be provided in excess of Village Standards. Including the improvements at the Tennis and Service Centers, the net increase in impervious area created by the current park redevelopment is 3.6 acres; however, rather than providing detention for just the net increase in impervious area, the Park District has elected to provide detention for existing, new and future impervious coverage. Therefore a detention volume of 8.7 acre-feet will be provided rather than the 1.5 acre feet of storage the code would require.

Also, the majority of the proposed improvements are located within the regulatory flood plain; however, the volume of flood storage will not be reduced and in fact will be increased by 3.8 acre feet in anticipation of future improvements envisioned in the Skokie Play Fields Master Plan.

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

All Village of Winnetka regulations, ordinances, and codes will be followed or exceeded as described above.

ATTACHMENT C

CASE NO. 12-07-SU

APPLICATION FOR VARIATION
WINNETKA ZONING BOARD OF APPEALS

Owner Information:

Name: Winnetka Park District - C/o Terry Schwartz, Executive Director

Property Address: 540 Hibbard, Winnetka, IL 60093

Home and Work Telephone Number: (847) 501-2040

Fax and E-mail: tschwartz@winpark.org

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

The Lakota Group, Inc.

212 W. Kinzie Street, Floor 3, Chicago, IL 60654

p. 312-467-5445 f. 312-467-5484 sfreres@thelakotagroup.com

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

N/A

Date Property Acquired by Owner: Early 1900's by the Winnetka Park District

Nature of Any Restrictions on Property: Community Public Open Space/Recreation

Explanation of Variation Requested:
(Attach separate sheet if necessary)

1.) Front yard variance to allow synthetic fieldgrass surfacing

2.) Variation in height to allow sport lighting (all ready exist) to be replaced with modern state of art, sustainable lighting technology. This non-conforming existing condition will be replaced by 70'/80' height light standards

OFFICE USE ONLY

Variation Requested Under Ordinance Section(s): _____

Staff Contact: _____ Date: _____

STANDARDS FOR GRANTING OF ZONING VARIATIONS

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

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

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

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

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

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

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

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

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

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

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

Property Owner's Signature: _____ Date: 4-3-12

(Proof of Ownership is required)

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

STANDARDS FOR GRANTING OF ZONING VARIATIONS

1. *The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by regulations in that zone.*
   Not applicable. The subject property is a community recreational open space and any reasonable return is an immeasurable community benefit.

2. *The plight of the owner is due to unique circumstance. Such circumstances must be associated with the characteristics of the property in question, rather than being related to the occupants.*
   The Owner is requesting variances that have no plight attached to them. Rather the owner is proposing to upgrade aging facilities and utilities associated with proving recreational opportunities to the residents of the Village of Winnetka. The Skokie Playfields represent the Park District's major open space and recreation area, and due to limited open space opportunities within the community, the Park District has elected to initiate a multi phase improvement master plan. This plan will include significant improvements to storm water management, which will benefit both the playfields as well as the residents of Winnetka.

3. *The variation, if granted, will not alter the essential character of the locality.*
   No change in the existing physical character or visual impact to the community will occur from implementation of this plan or the variances requested. The additional height and features of the new field lighting will provide increased photometric efficiency and reduce glare and light spill as identified in the provided photometric analysis and specifications

4. *An adequate supply of light and air to the adjacent property will not be impaired.*
   The plan and variances requested will not alter the existing conditions and therefore have no impact on the supply of air and light on the adjacent properties.

5. *The hazard from fire and other damages to the property will not be increased.*
   The hazards from fire and other damages to the property will not be increased as a result of the proposed plan or variances. Additional site safety features and access have been provided as part of the plan.

6. *The taxable value of the land and buildings throughout the Village will not diminish.*
   The site will remain a Village tax-exempt public open space amenity with little to no noticeable change to its character, openness or use and therefore will not diminish taxable value to the community. Rather the improvements to the subject property and facilities will bring the Village's recreational amenities and features up to modern and state of the art standards and will be an attractive feature for both current and future residents, thus theoretically increasing property values.

7. *The congestion in the public street will not increase.*
   As evidenced in our traffic and parking study provided, (and reviewed by Village Engineering staff) no additional traffic or parking burden will be placed on or around the site or public streets. While no increase in the quantity of fields or site amenities is provided as part of this plan, several (19) additional off-street parking spaces have been provided as well as significant improvements

to park access and circulation. Similarly the requested variances will have no impact on the traffic/parking on or around the site.

8. *The public health, safety, comfort, morals, and welfare of the inhabitants of the Village will not otherwise be impaired.*
Nothing provided as part of this site plan or its requested variances will impact or impair public health, safety, comfort, morals and welfare of the inhabitants of the Village of Winnetka. The proposed improvements, amenities and utilities associated with this plan are a part of the Winnetka Park District mission to serve the health, recreational and open space needs of the Village's inhabitants

Tennis Center Lot – Looking North

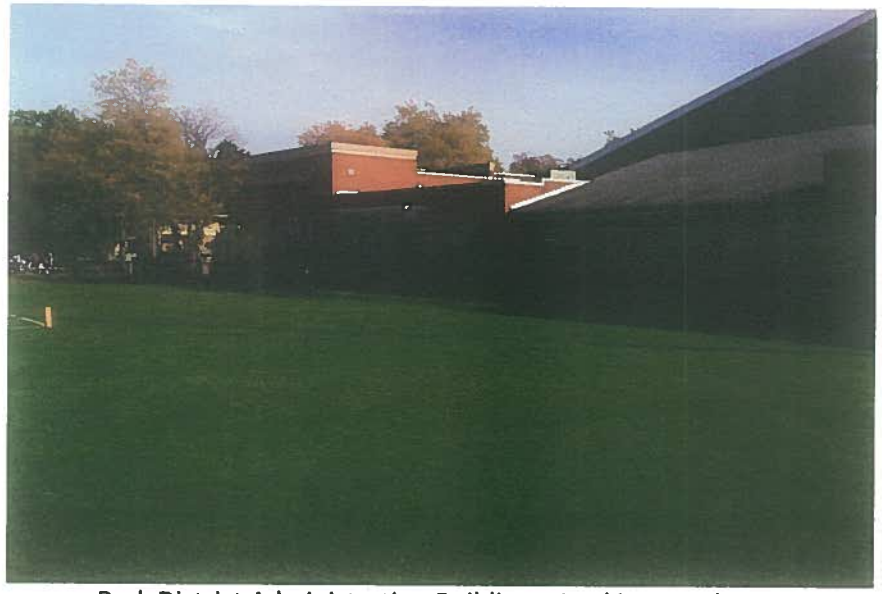
Tennis Center – Looking Southwest

North Fields – Looking Northwest

North Fields – Looking Northeast

Central Field House – Looking East

Tennis Center West Elevation – Looking Southeast



Park District Administration Building – Looking Southeast

North Side of Tennis Center – Looking South

Patio Area – North of Tennis Center – Looking East

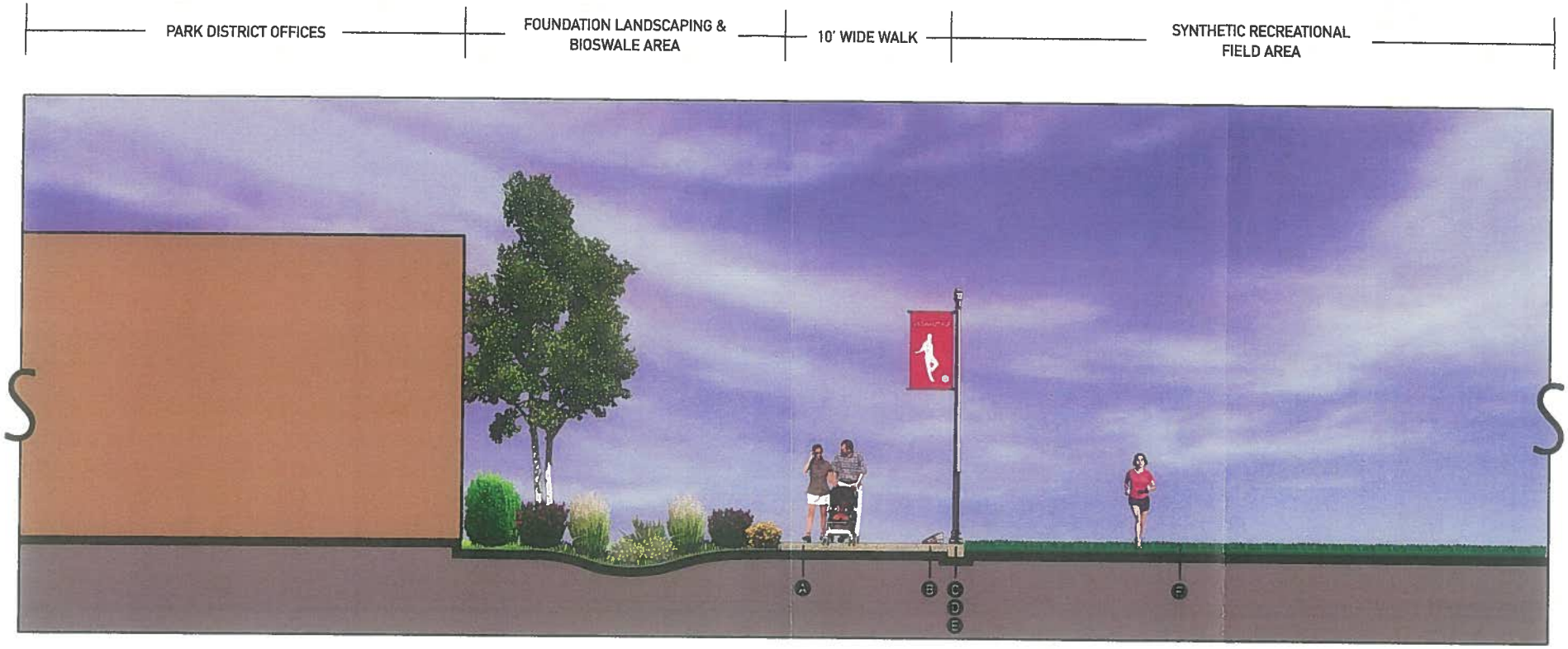
North East Field – Looking North

South End of Service Center – Looking East

North Access Road – Looking West

Hibbard Road Sidewalk – Looking South

Driving Range Netting – Looking North



NOTES

- A Walk / Promenade
- B 'Walk of Fame' Identifier
- C Sports Banner / Decorative Pole
- D Decorative Metal Fence
- E 1' Flush Concrete Curb
- F Synthetic Sports Field

ROMENADE SECTION - Looking West

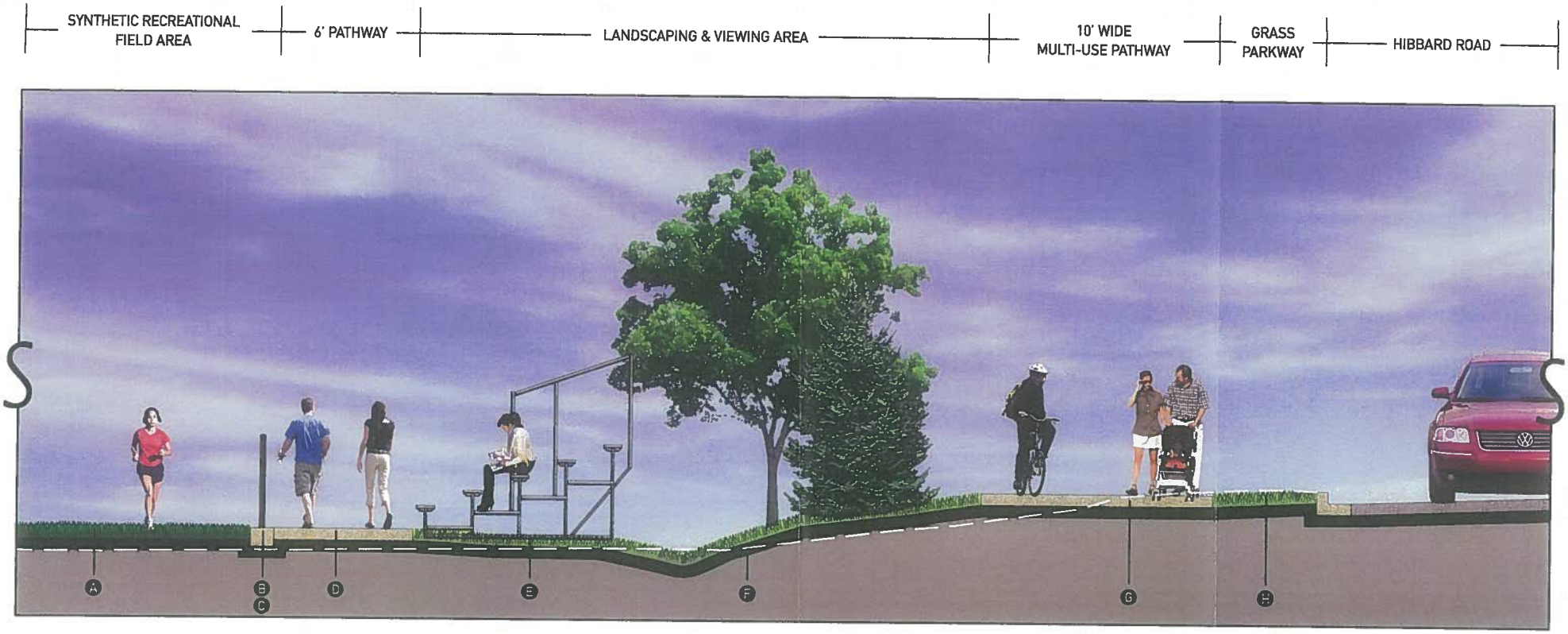
WINNETKA PARK DISTRICT

SKOKIE PLAYFIELDS

PROPOSED SITE CONCEPT SECTIONS

MARCH 2, 2012

LAKOTA



NOTES

- A Synthetic Sports Field
- B 1' Flush Concrete Curb
- C Decorative Metal Fence
- D Pathway
- E 5-Row Bleachers
- F Existing Ground Plane (dashed white line)
- G Multi-use Pathway
- H Grass Parkway

.creational Field to Hibbard Road - Looking North

WINNETKA PARK DISTRICT

SKOKIE PLAYFIELDS

PROPOSED SITE CONCEPT SECTIONS

MARCH 2, 2012

LAKOTA

NOTES

- A Synthetic Sports Field
- B 1' Flush Concrete Curb
- C Decorative Metal Fence
- D Concrete Pathway
- E Concrete Curb
- F Bioswale
- G Existing Ground Plane (dashed white line)
- H Service Area Fence
- I Service Area Pavement

ıLETIC FIELDS TO SERVICE AREA SECTION - Looking West

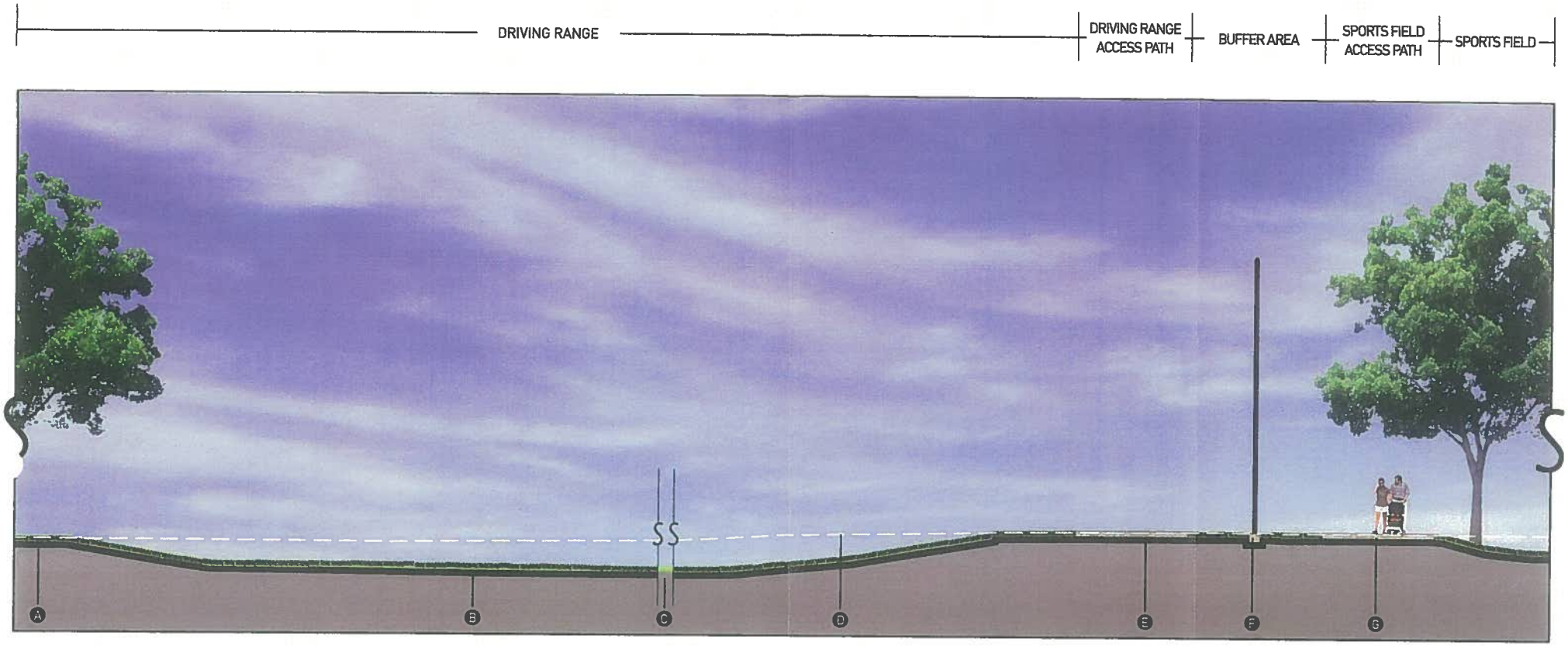
/INNETKA PARK DISTRICT

SKOKIE PLAYFIELDS

'ROPOSED SITE CONCEPT SECTIONS

MARCH 2, 2012

LAKOTA



NOTES

- **A** Existing Trees to be Preserved
- **B** Proposed Driving Range Ground Plane
- **C** Section Match Line (+/- 163' separation)
- **D** Existing Ground Plane (dashed white line)
- **E** Driving Range Access Path
- **F** Driving Range Fence/Netting
- **G** Sports Fields Access Path

,VING RANGE SECTION - Looking North

/INNETKA PARK DISTRICT

;KOKIE PLAYFIELDS

'ROPOSED SITE CONCEPT SECTIONS

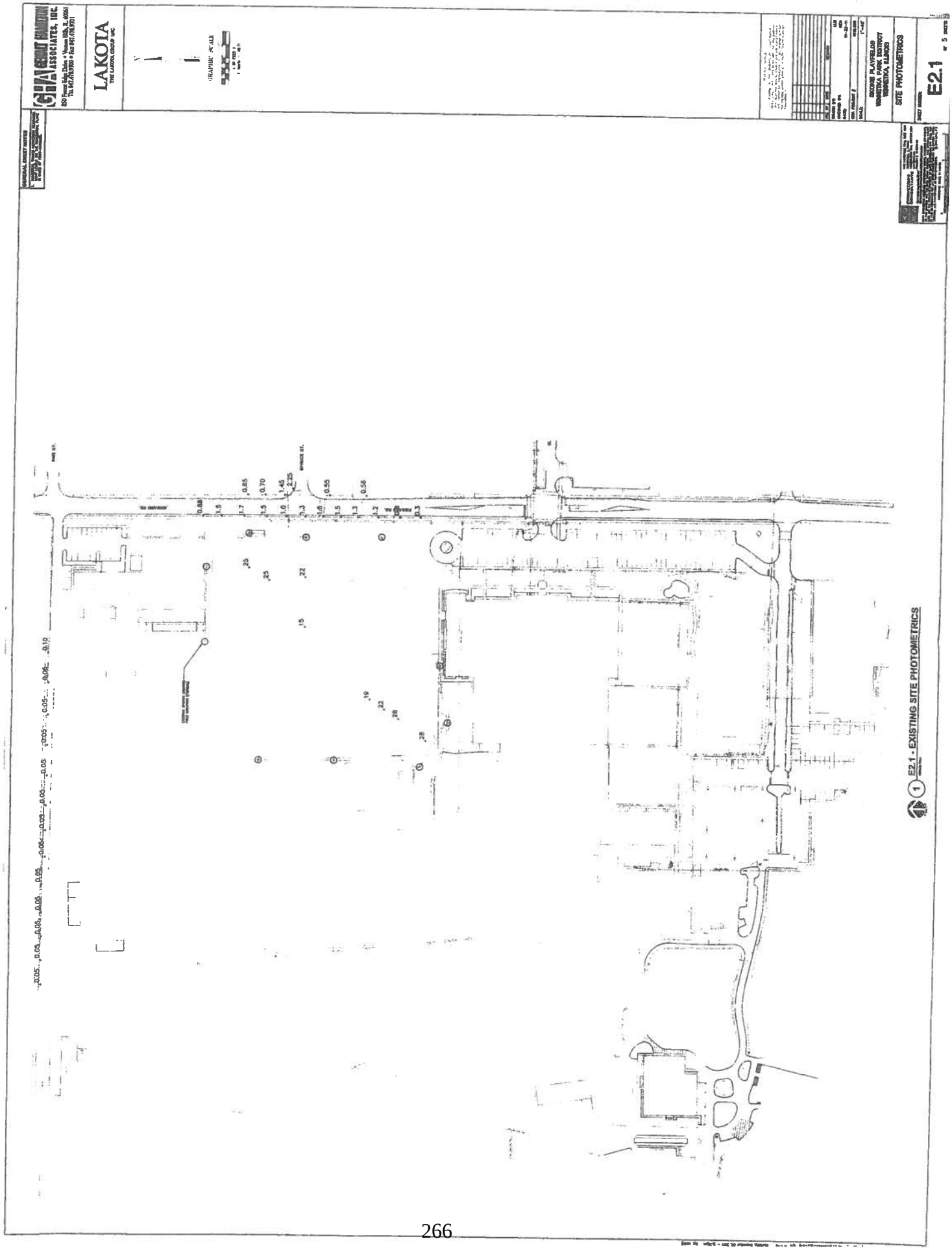
MARCH 2, 2012

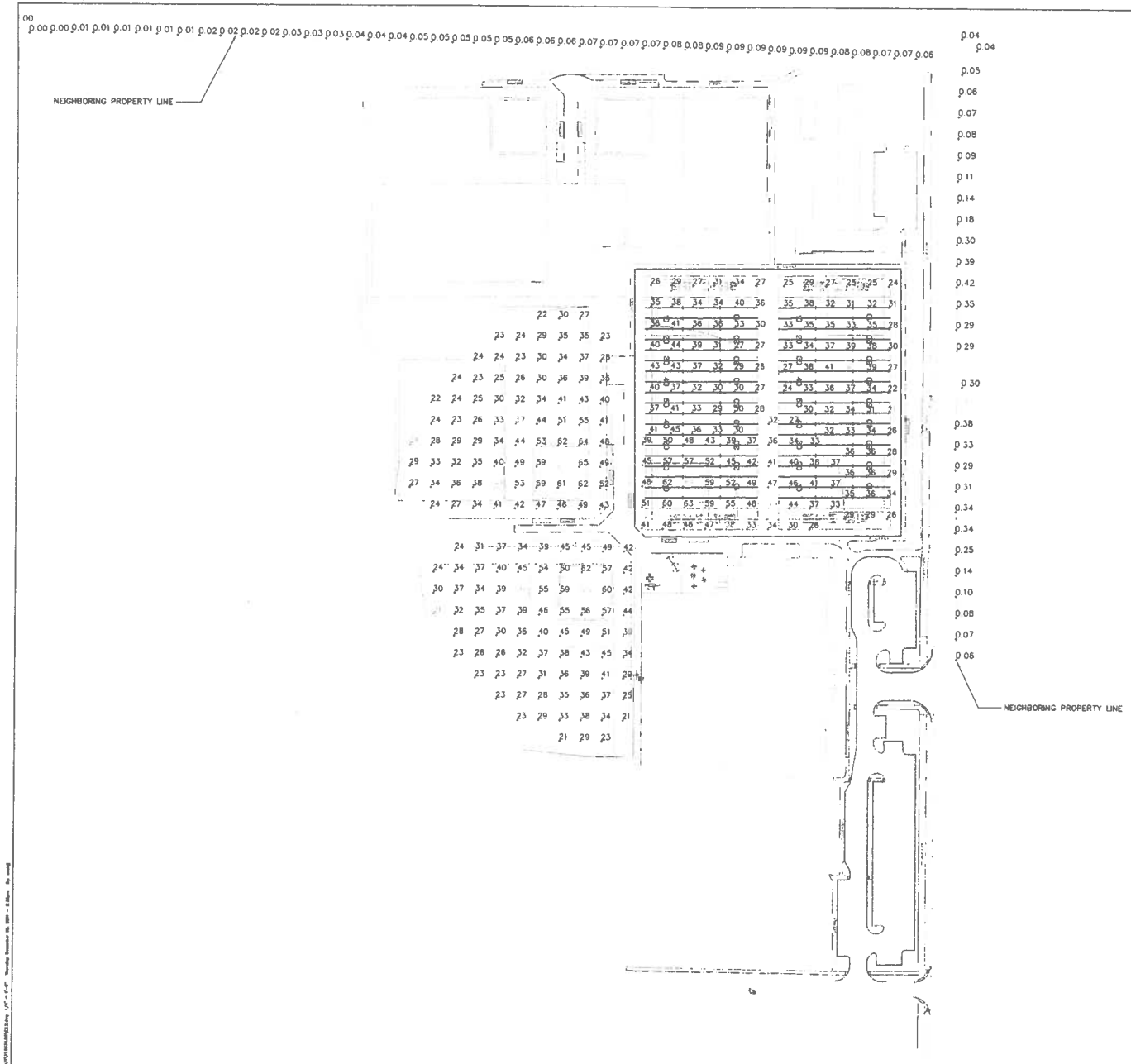
LAKOTA

ATTACHMENT D - Existing Conditions

ATTACHMENT E - Proposed Site Plan

ATTACHMENT F - Lighting





1 SITE PLAN - PHOTOMETRICS
SCALE: FULL

GENERAL SHEET NOTES

1. HORIZONTAL VALUES REPRESENT CALCULATED LIGHT LEVELS ON THE HORIZONTAL PLANE IN UNITS OF FOOT-CANDLES.

GHA GEWALT HAMILTON ASSOCIATES, INC.
850 Forest Edge Drive • Vernon Hills, IL 60061
Tel. 847.478.9700 • Fax 847.478.9701

LAKOTA
THE LAKOTA GROUP INC

N

GRAPHIC SCALE

NO.	BY	DATE	REVISION

DRAWN BY: ALM
CHECKED BY: BEH
DATE: 11-23-11
GHA PROJECT #: 410.000
SCALE: 1" = 40'

SKOKIE PLAYFIELDS
WINNETKA PARK DISTRICT
WINNETKA, ILLINOIS

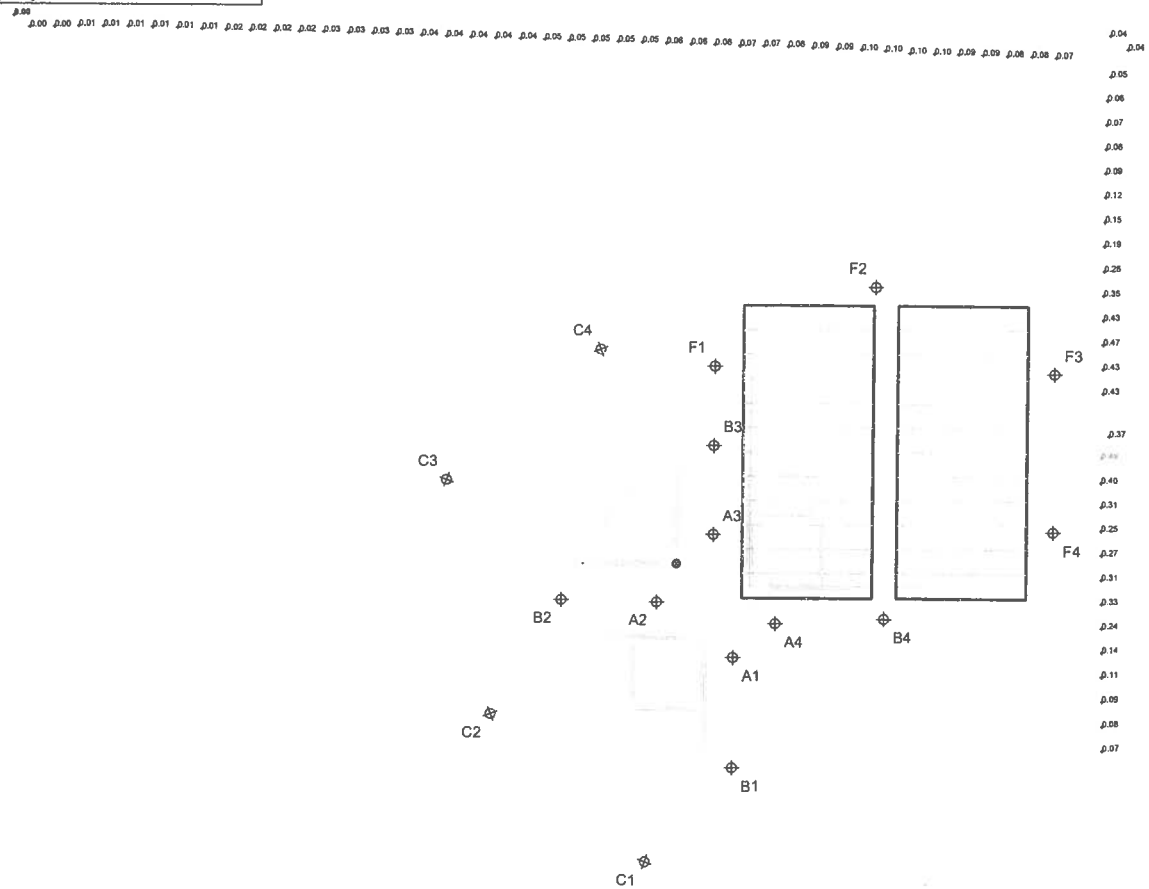
SITE PLAN - PHOTOMETRICS

SHEET NUMBER
E2.2
OF 5 SHEETS

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	A1, F1	70'	-	70'	1500W MZ	5	5	0
2	A2-A3	70'	-	70'	1500W MZ	5/5*	10	0
1	A4	70'	-	70'	1500W MZ	5	5	0
3	B1, F3-F4	70'	-	70'	1500W MZ	6	6	0
1	B2	70'	-	70'	1500W MZ	6/6*	12	0
1	B3	70'	-	70'	1500W MZ	6/5*	11	0
2	B4, F2	80'	-	80'	1500W MZ	12	12	0
4	C1-C4	70'	-	70'	1500W MZ	4	4	0
16	← TOTALS →					116	116	0

* This structure utilizes a back-to-back mounting configuration



SCALE IN FEET 1 : 150

0' 150' 300'

Pole location(s) + dimensions are relative to 0,0 reference point(s)

MUSCO GREEN GENERATION LIGHTING™

GUARANTEED PERFORMANCE

ILLUMINATION SUMMARY

Spill Line
Winnetka Multiple Fields
Winnetka,IL

Spill Line
· Grid Spacing = 30.0'
· Values given at 3.0' above grade

· Luminaire Type: Green Generation
· Rated Lamp Life: 5,000 hours
· Avg Lumens/Lamp: 134,000

CONSTANT ILLUMINATION HORIZONTAL FOOTCANDLES

	Entire Grid
No. of Target Points:	74
Average:	0.120
Maximum:	0.49
Minimum:	0.00

Average Lamp Tilt Factor:	1.000
Number of Luminaires:	116
Avg KW over 5,000:	181.42
Max KW:	197.2

Guaranteed Performance: The CONSTANT ILLUMINATION described above is guaranteed for the rated life of the lamp.

Field Measurements: Averages shall be +/-10% in accordance with IESNA RP-8-01 and CIBSE LG4. Individual measurements may vary from computer predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

By: Alex Nielsen
File #: 156502R Date: 16-Dec-11

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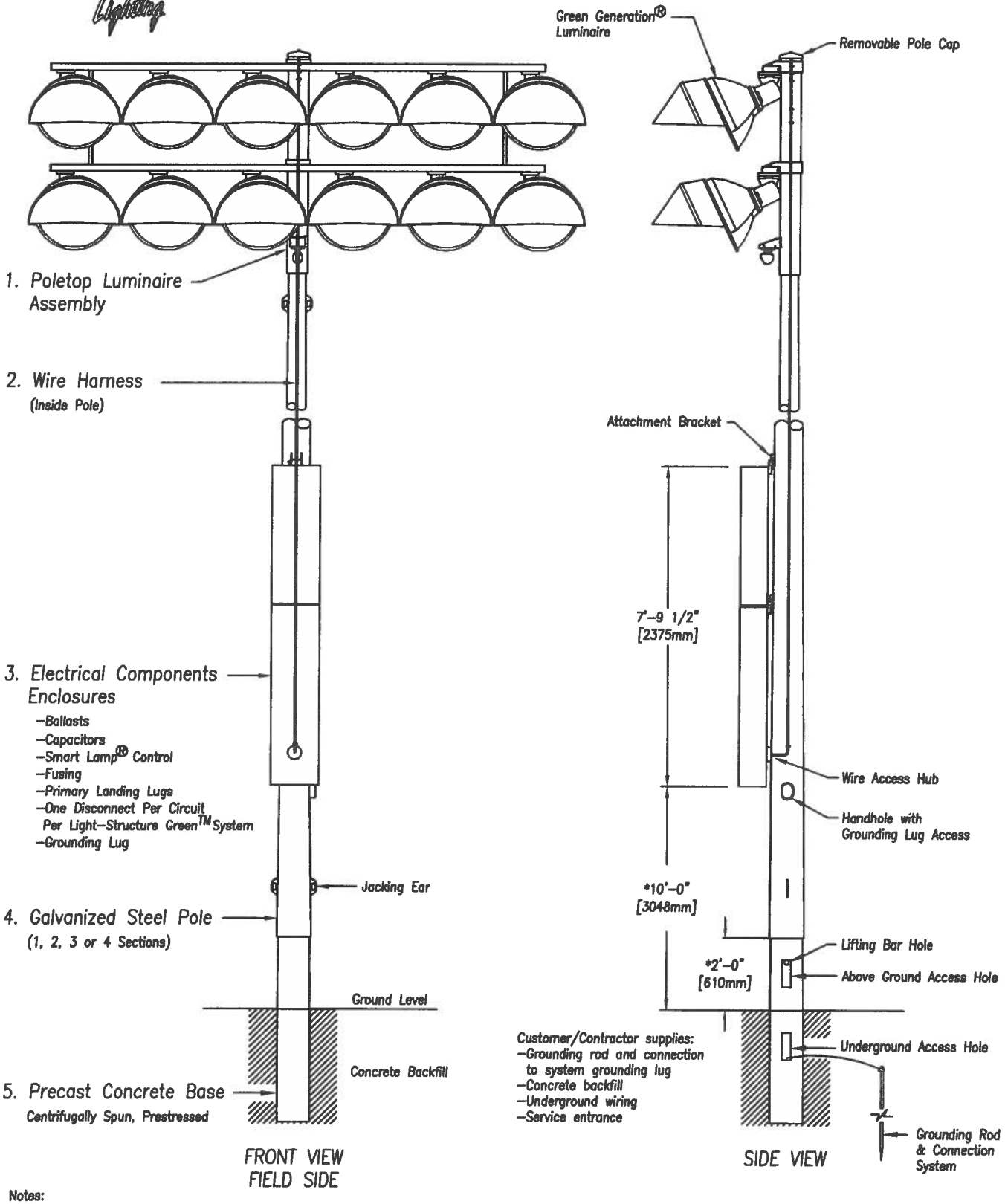
Print Date (16/Dec/2011) & Time (16:22)

Typical Light–Structure Green™ System Detail – 12 Luminaires

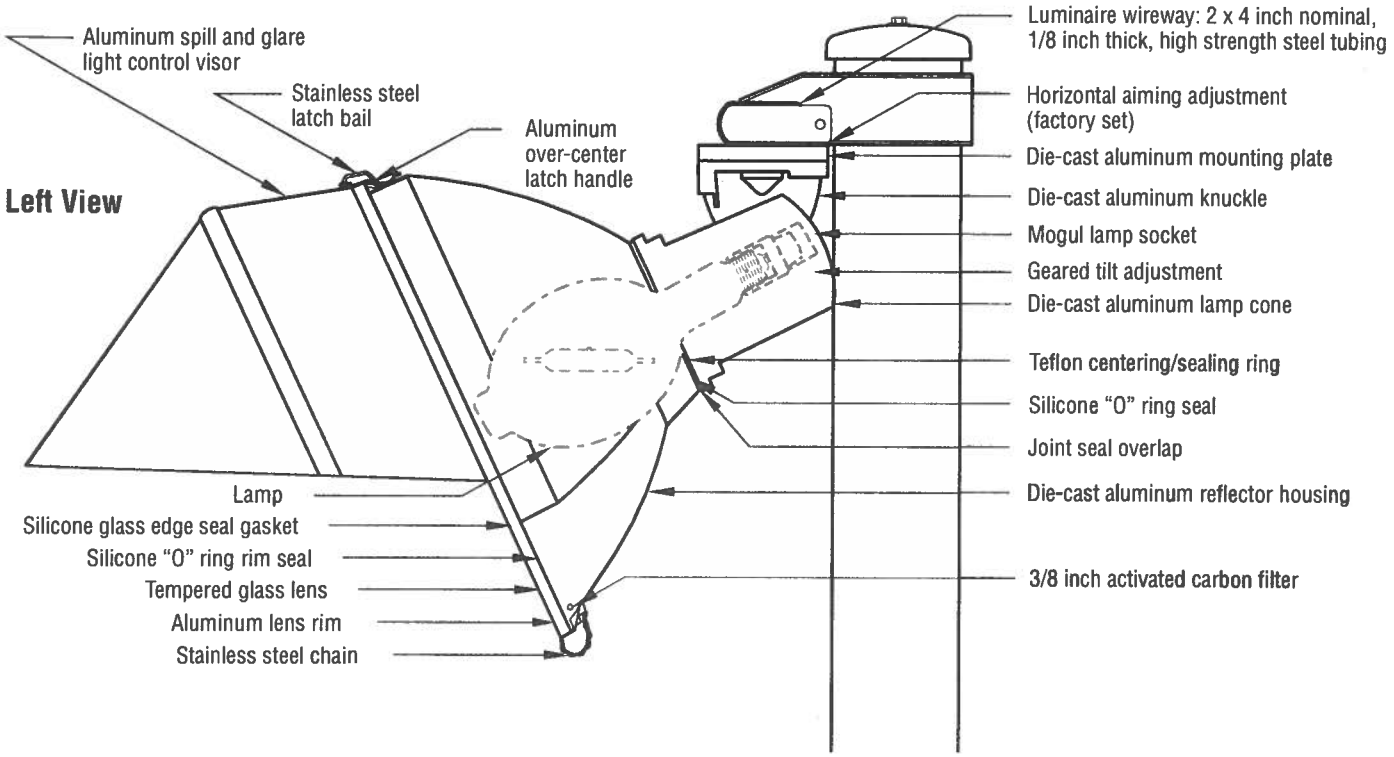


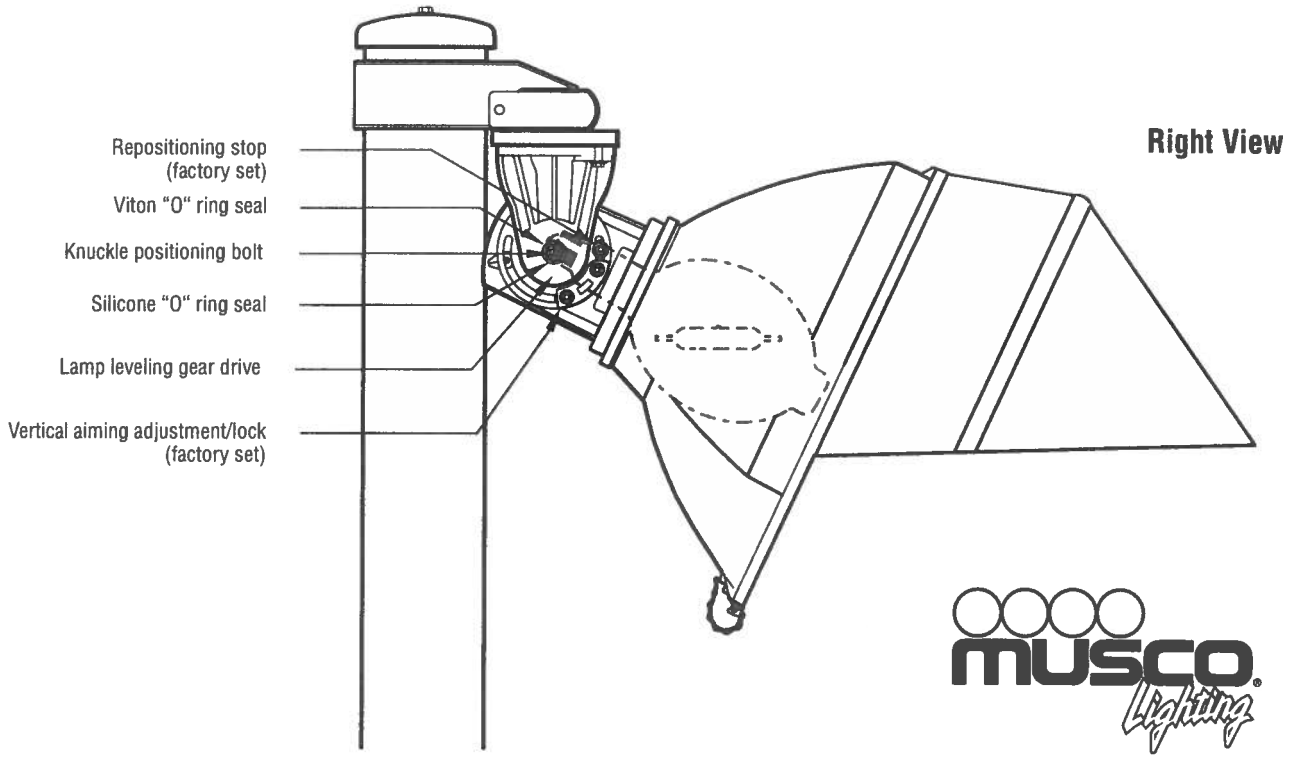
Notes:
1. This drawing is not to scale.
2. * This dimension for reference only. Variances may occur depending on steel pole tolerances, concrete tolerances, galvanizing thickness, hole depth accuracy.
3. Musco provides a base installation bar, an installation level modified for taper, and installation wedges.
4. Provisions for auxiliary equipment such as speaker or security lighting can be incorporated.
5. Copyright 1991, 2007, 2008 Musco Lighting. Patents issued and pending.

LSG–12

Light·Structure GREEN™

Luminaire Assembly





800/825-6030
www.musco.com
lighting@musco.com

Patents issued and pending.

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GEWALT HAMILTON ASSOCIATES, INC.

Master Stormwater Management Plan
Winnetka Park District
Skokie Play Fields

Village of Winnetka, Illinois

Prepared By:

Mei Zhu, P.E., CFM
850 Forest Edge Drive
Vernon Hills, Illinois 60061

GHA Project #4118.120

Master Stormwater
Management Plan
Winnetka Park District
Skokie Play Fields

Village of Winnetka, Illinois

February 27, 2012

Master Stormwater Management Plan
Winnetka Park District
Skokie Play Fields
Village of Winnetka, Illinois

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NARRATIVE

1. Introduction

The following is a summary report of the Master Stormwater Management Plan for the proposed improvements at the Winnetka Park District Skokie Play Fields in the Village of Winnetka, Cook County, Illinois.

The Winnetka Park District (WPD) proposes improvements to the existing Skokie Play Fields. The improvements will be phased and a Master Plan has been developed. The Master Plan will incorporate the majority of the stormwater management and storage facilities in the first phase.

This report includes documentation of the procedures and design of the stormwater detention and floodplain compensatory storage requirements presented in the Master Stormwater Management Plan in accordance with the requirements of both the Village of Winnetka (Village) and the Metropolitan Water Reclamation District of Greater Chicago (MWRD).

It is the intent of the Park District to secure a MWRD Sewerage System Permit and construct the storage improvements for current and future improvements. Constructing the stormwater management system in this fashion would allow the WPD to enjoy economies of scale in the construction cost and avoid multiple, incremental and disruptive expansions of the proposed storage basins when future phases are brought on line. Also, with implementation of the MWRD's Watershed Management Ordinance (WMO) still pending, it is uncertain as to exact extent of stormwater and water quality improvements that should be included in the current development. Having an approved Master Stormwater Management Plan would offer the WPD a level of confidence that the future improvements could be constructed without major design changes that would require allocating additional land and/or funds for stormwater storage and water quality requirements that the WMO may include.

2. Project Location / Existing Conditions

The Skokie Play Fields site is located southwest of the intersection of Hibbard Road and Pine Street. A location map is included as Exhibit 1. Exhibit 2 is an aerial map of the site. The site is bounded by residential properties to the north, Hibbard Road to the east, the WDP golf course and Cook County Forest Preserve to the west, and Willow Road to the south.

Based on the effective Flood Insurance Rate Map FIRM Panel 17031C0232J, the majority of the site is within Zone A (Areas with a 1% annual chance of flooding – no depths or base flood elevation determined) of mapped Special Flood Hazard Area (SFHA). See Exhibit 3.

Although the area is within an unmapped BFE zone, the Village of Winnetka has indicated that the flood levels downstream of the Willow dam should be used when developing the site. Thus for design purposes, the BFE is assumed at 625.4. While the 10 Year flood elevation is assumed at 622.7. Reference Exhibit 4.

While the majority of the project site is within the regulatory floodplain; it is protected by a levy adjacent to the Skokie River East Diversion Ditch which protects the property from rising river levels to approximately elevation 624.1. Runoff from the Park District property, south of Oak Street extended, flows to the East Diversion Ditch through a culvert with a backflow valve. Runoff from the Park District property north of Oak Street extended, is pumped to the East Diversion Ditch at a rate of 5000 gpm (11.1 cfs). Roughly 360 acres is tributary to that pump when overland flow conditions are present.

3. Proposed Master Stormwater Management Plan

A Master Stormwater Management Plan (Exhibit 5) has been developed to support the Skokie Play Field Master Plan which was adopted by the Park Board in March of 2011. The plan shows the following phased improvements:

Phase I:
Zone A – North ball fields improvements (including a detention vault under the proposed synthetic field)
Zone A1– Service Center (including 0.1-ac new impervious for relocated storage bins)
Zone B – Driving range (a new detention/compensatory storage basin)
Zone C – Tennis Center

Phase II North:
Zone D – Building addition and parking lot improvements
Zone E – Clubhouse addition

Phase II South:
Zone F – Ice Arena building additions
Zone G – South soccer field improvements
Zone H – South parking lot
Zone I – West parking lot
Zone J – Detention basin and compensatory storage area

Phase I will include construction of detention and compensatory storage basins capable of accommodating the required stormwater detention requirement for both Phase I and Phase II North based on current MWRD and Village design standards.

The Phase I stormwater facility will consist of a natural turf basin within the driving range (Zone B), and a vault under the proposed synthetic field (Zone A). The driving range basin will also satisfy the required compensatory storage requirements for Phase I and provide roughly half of the required compensatory storage volume for Phase II North. The compensatory storage deficit for Phase II North is proposed to be provided in the future Phase II South (Zone J).

Detention within the Phase II South zone will be designed and constructed based on design standards in effect at the time of that development; however, to enjoy economies of scale with construction costs and to avoid incremental improvements within the driving range, the Park District would like to construct all the detention storage for Phase I and Phase II North now.

Based on §200.2.B[1] of the draft WMO, the District requests the MWRD permit the stormwater storage for the future improvements with the understanding that the WPD will not develop the site to a higher level of impervious coverage shown on the Master Stormwater Plan.

4. Stormwater Detention and Floodplain Requirements

Detention Requirements – MWRD

The required detention volumes for Phase I have been determined using the proposed surface characteristics for Zones A, A1, B, and C. The required detention volumes in Phase II North have been calculated using a prescribed impervious surface coverage for each Zone, i.e. 70% impervious for Zone D and 50% for Zone E. All the required detention volumes for Phase I and Phase II North will be provided in the dry detention basin within the Driving Range and the vault under the western synthetic field. The objective of this facility is that when Phase II North is developed in the future, no further stormwater detention will be required so long as future development in Zone D and Zone E do not exceed the designated impervious area limits.

A special requirement of the MWRD, for the detention facility discharging below the floodplain, is that detention be provided at a zero release rate. In addition, a runoff coefficient of 0.90 was used for the proposed synthetic fields.

A separate detention facility has been proposed within Zone J for Phase II South. It is assumed that Phase II South detention basin will be constructed after the WMO is adopted, therefore detention volumes in Zone F through Zone I have been calculated assuming certain impervious surface coverage, using the design criteria set forth in the draft WMO, and again with a zero release rate.

Table 1 summarizes the required detention volumes for each Zone based on the MWRD's requirements. Detailed detention calculations can be found in Calculations Section.

Detention Requirements – Village of Winnetka

The Village of Winnetka requires that detention be provided in accordance with MWRD's requirements as modified by the rainfall frequencies set forth in State Bulletin 70 as well as different runoff coefficients (0.25 for pervious areas and 0.95 for impervious areas). In addition, a runoff coefficient of 0.95 was used for the proposed synthetic fields.

Detention has been calculated for the increased impervious surfaces for all the Zones in Phase I and Phase II North. As shown in Table 2, the detention volumes required by the Village for Phase I and Phase II North combined would be 1.5 acre-feet, which is significantly less than the required volume per the MWRD's criteria.

Detailed detention calculations by the Village criteria can be found in Calculations Section.

---

[1] §200.2.B of the September 24, 2009 draft WMO states that the Ordinance shall not apply to proposed development for which a complete Sewerage System Permit application has been accepted by the District so long as the development does not result in an increase in impervious area specified in the original permit.

Floodplain Requirements

The Village also requires that the lost floodplain storage be compensated at a ratio of 1:1. As there is no mapped BFE, hydraulically equivalent compensatory storage is not applicable.

Currently the MWRD does not regulate floodplain storage; however if/when the new WMO is adopted, that ordinance is anticipated to require compensatory storage at a ratio of 1.1 to 1. Thus the basins have been designed to accommodate that future requirement.

The Phase I floodplain fill and compensatory storage volumes were calculated based on the proposed preliminary engineering plans. The floodplain fill volumes for both Phase II North and Phase II South were estimated based on schematic engineering plans. The stormwater facility in Phase I will provide the required compensatory storage volume in Phase I and roughly half of the compensatory storage volume required for Phase II North. The compensatory storage deficit volume of 3.1 ac-ft for Phase II North is proposed to be provided in the future Phase II South (Zone J). The Phase II floodplain volumes will be finalized when the Phase II is developed. Again, any floodplain volume deficit will be provided in Phase II South.

5. Summary

As presented in the Master Stormwater Management Plan, the stormwater management facilities constructed in Phase I will provide the required detention volumes by the Village of Winnetka and the MWRD for both Phase I and Phase II North. It will also provide the majority of the floodplain storage for these two phases. Table 1 details each development zone's proposed impervious coverage and identifies the required and provided stormwater storage for each.

The Park District wishes to construct the Driving Range basin and synthetic turf field underground vault as part of their initial site improvements to support future improvements. As previously stated, stormwater storage will be constructed in the first phase that will support future planned improvements. The detention storage will be designed and constructed in accordance with current MWRD SPO standards and provided the impervious coverage and drainage areas of future phases are below those set forth in this plan, no further detention or water quality improvements will be provided for those future improvements.

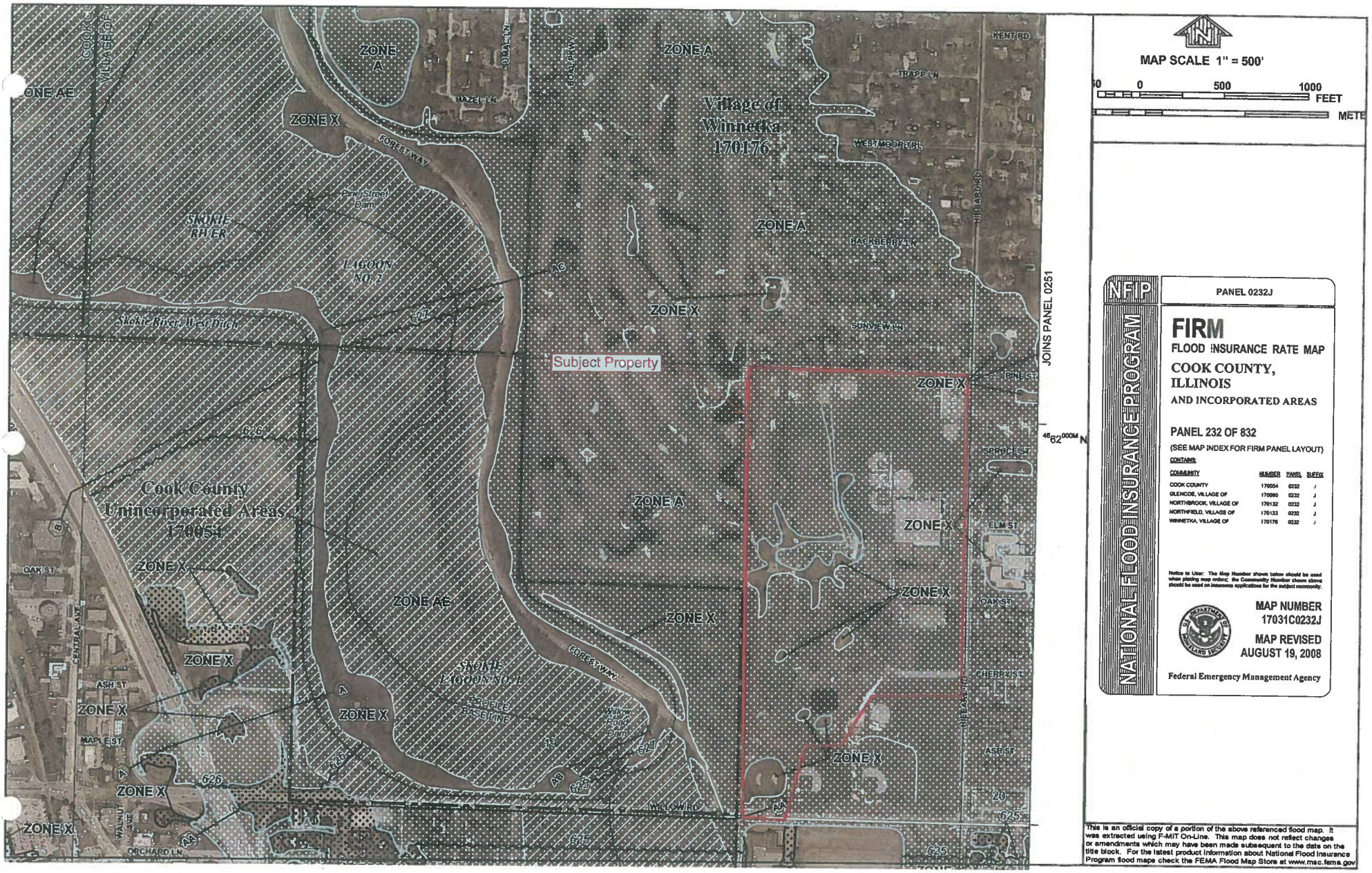
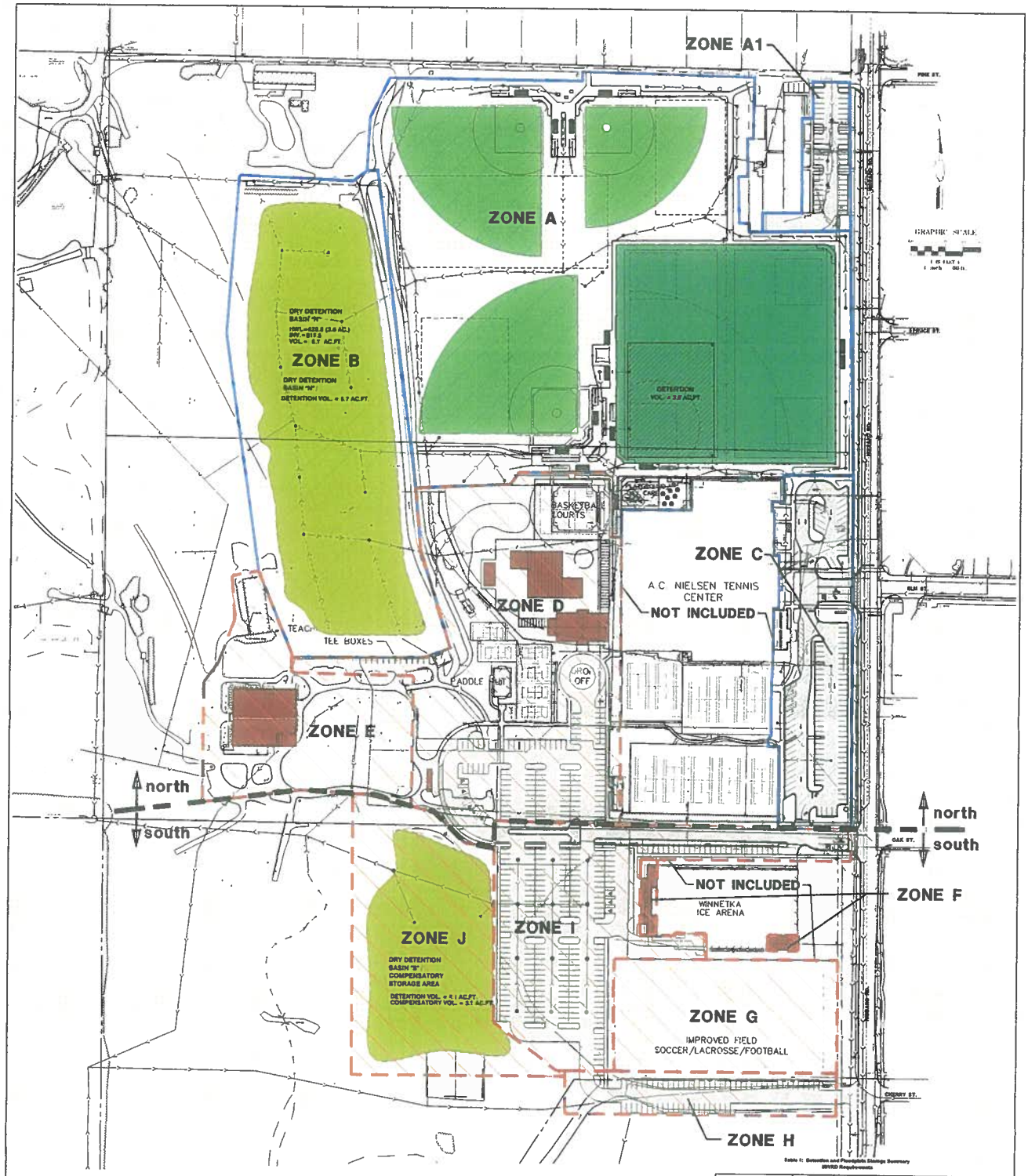


Exhibit 3: Flood Insurance Rate Map



PHASE 1

PHASE 2

Table 1: Detention and Floodplain Storage Summary
WMRD Requirements

	Item	Area (Ac)	Percent Impervious	WMRD Derived Detention Required (Ac-Ft)	Floodplain Fill Volume (Ac-Ft)	*Total Required Storage (Ac-Ft)	Detention Provided (before MWR, CIP #2) (Ac-Ft)	Compensatory Storage Provided (Ac-Ft)	Total Stormwater Storage Provided (Ac-Ft)	Surplus Comp Storage Volume (Ac-Ft)
Phase I	A - North Ball Fields	11.53		3.76	0.8	5.4	3.8		3.7	0.1
	A1 - Service Center	0.03		0.15		0.1				
	B - Drama Range	5.69		1.23		1.2		5.7	5.8	11.0
	C - Nielsen Center	1.46		0.21		0.2				
	Phase I Subtotal	18.69		5.35	0.8	6.9	3.8	5.7	9.5	11.1
Phase II South	G - Soccer Area & Parking Lot	5.6	70	1.98	3.30	1.2				
Phase II North	H - Elementary	3.1	65	0.79	1.00	1.0				
	Phase II North Subtotal	8.7		2.8	4.3	2.2				
	Total	29.0		8.1	5.1	10.3	3.8	5.7	9.5	11.1

	Item	Area (Ac)	Percent Impervious	Proposed WMRD Detention Required (Ac-Ft)	Floodplain Fill Volume (Ac-Ft)	*Total Required Storage (Ac-Ft)	Detention to be Provided (Ac-Ft)	Compensatory Storage to be Provided (Ac-Ft)	Total Stormwater Storage to be Provided (Ac-Ft)
Phase II South	F - Ice Arena Expansion	0.07	80	0.02		0.1			
	G - South Soccer Field	3.6	0	0.57		0.6			
	H - South Parking Lot	0.5	75	0.08		0.5			
	I - West Parking Lot	0.5	80	0.21		1.0			
	J - Detention Basin "S"	2.6	1	1.09		1.1	4.1	2.1	6.2
	Total	6.8		0.1	0.9	3.1	4.1	2.1	6.2

* Total Required Storage is calculated by the addition of WMRD Required Detention (Ac-Ft) and 1.1 x Floodplain Fill Volume (Ac-Ft)
**The compensatory storage deficit of 2.1 Ac-Ft in Phase I South will be provided in Phase I North.

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MASTER STORMWATER MANAGEMENT PLAN
SKOKIE PLAYFIELDS
WINNETKA PARK DISTRICT
WINNETKA, ILLINOIS

NO.	BY	DATE	REVISION

DRAWN BY: DATE:
CHECKED BY: DATE:
GHA PROJECT #
SCALE
SHEET NUMBER 1 OF SHEETS

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GHA PROJECT #: 4110.000
SCALE: 1"=40'

SKOKIE PLAYFIELDS
WINNETKA PARK DISTRICT
WINNETKA, ILLINOIS

DESIGN DEVELOPMENT
PROPOSED CONDITIONS

SHEET NUMBER
2
OF 4 SHEETS

Memorandum

To: Winnetka Plan Commission

From: Steven M. Saunders, Director of Public Works/Village Engineer

Date: April 23, 2012

Re: Winnetka Park District Skokie Playfield Improvements – Athletic Field Improvements

---

The Winnetka Park District has applied for a Special Use Permit to allow reconfiguration of the existing athletic fields north of the Administrative offices, stormwater management improvements, a synthetic turf field, lighting upgrades, and path and patio area improvements. A significant point of evaluation for the Special Use permit for these improvements will be the efficacy and impact of the proposed stormwater management improvements.

This project will be evaluated for compliance with two sets of stormwater management regulations, those of the Village of Winnetka, and those of the Metropolitan Water Reclamation District of Greater Chicago (MWRD). These stormwater management regulations provide mitigation for both stormwater runoff, and for lost floodplain storage. Stormwater runoff is managed by a process called detention, under which development-related runoff is held on-site – or detained – and released at a delayed, restricted rate to the receiving storm sewer system, to minimize downstream effects. Floodplain storage lost by placement of fill in the floodplain is mitigated by providing an equivalent amount of excavated area – compensatory storage – to store displaced floodwaters.

The Village and the MWRD take different approaches in mitigating stormwater runoff. The Village requires that stormwater runoff associated with additional impervious area be detained, while the MWRD requires that stormwater runoff from all impervious area, even that which exists before development, be detained. The MWRD also requires that, because the detention would be provided in the floodplain, the detention volume should be calculated using a zero release-rate. As a result, the amount of detention required by the MWRD regulations is significantly higher than the amount of detention required by the Village.

The Park District has retained Gewalt – Hamilton Associates (GHA) to provide engineering services associated with this project. GHA has provided supporting calculations indicating the MWRD's detention and compensatory storage requirements for the proposed development. These required volumes are shown in

detail in Table 1, which was provided to the Plan Commission. These volumes are also summarized below:

Area	Detention Required (Ac-Ft)	Flood Storage Required (Ac-Ft)	Total Storage Required (Ac-Ft)	Detention Provided (Ac-Ft)	Flood Storage Provided (Ac-Ft)	Total Storage Provided (Ac-Ft)
Total Current Application	**5.9**	**5.7**	**11.6**	**8.7**	**9.5**	**18.2**
				2.8 ac-ft excess	3.8 ac-ft excess	6.6 ac-ft excess
Future Program	**6.7**	**6.9**	**13.6**	**4.0**	**3.1**	**7.1**
Total Program	***12.6***	***12.6***	***25.2***	***12.7***	***12.6***	***25.3***
				0.1 ac-ft excess	Meets requirements	0.1 ac-ft excess

The proposed project as designed exceeds the MWRD's and the Village's regulatory requirements for stormwater detention and meets the requirements for floodplain compensatory storage. The proposed project contemplates constructing stormwater storage during Phase II that will be used to satisfy stormwater management requirements for future improvements. In the interim, this excess capacity will be available for detention or flood storage beyond the effects of the proposed improvement and will provide some additional benefit to immediately adjacent areas.

Village staff and its stormwater management consultant, Christopher B. Burke Engineering, Ltd., have been cooperatively working with Park District Staff and GHA during the design phase to make sure that the proposed Park District improvements retain sufficient flexibility to interface with the Village's future stormwater plans, particularly with respect to the possibility that the proposed tunnel project would be determined to be infeasible.

In summary, the proposed project as designed meets applicable stormwater management requirements for both the Village and the MWRD, and provides excess stormwater management capacity to accommodate potential future projects.

GEWALT HAMILTON ASSOCIATES, INC.
CONSULTING ENGINEERS

✓ 850 Forest Edge Drive, Vernon Hills, IL 60061
TEL 847.478.9700 ▪ FAX 847.478.9701

820 Lakeside Drive, Suite 5, Gurnee, IL 60031
TEL 847.855.1100 ▪ FAX 847.855.1115

www.gha-engineers.com

MEMORANDUM

To: Dr. Terry Schwartz
Executive Director – Winnetka Park District

From: Daniel P. Brinkman, P.E., PTOE

Date: December 29, 2011

Subject: Parking & Traffic Assessment
Service Center Modifications and Tennis Center Expansion
Winnetka Park District
Winnetka, IL

PART I. PROJECT CONTEXT

Per your request, *GEWALT HAMILTON ASSOCIATES, INC.* (GHA) has reviewed the planned modifications to the operations at the Park District's Service Center, the A. C. Nielsen Tennis Center and the associated parking and access modification as presented on the Tennis Center Site Plan prepared by GHA dated Decemeber 29, 2011 and the Service Center Site Plan prepared by Green Associates dated December 27, 2011. (*See Appendix I*)

The following details our approach, methodology and findings regarding the current parking and traffic operations and the potential impacts of the planned modifications and expansion. The information has been organized to flow from a review of the current conditions through the planned site improvements and conclude with our finds and recommendations for your consideration.

In summary, the planned expansion to the Tennis Center and Service Center are expected to have a negligible impact on the volume of traffic generated by the site. Furthermore, the associated parking lot modifications are expected to improve both on-site circulation as well as provide a slight increase in the overall parking supply for the various uses at the Skokie Playfields site.

PART II BACKGROUND INFORMATION

Exhibit 1 – Location Map

The Skokie Playfield site is located north of Willow Road and East of Hibbard Road in Winnetka, Illinois. The primary access is via a signalized entrance located opposite Elm Street with a secondary entrance located one block south opposite Oak Street. The Winnetka Golf Club is located to the west of the subject site and the Duke Childs Play Fields are located to the south.

Exhibit 2 – Existing Parking Areas

The Skokie Playfield site currently has three primary parking areas (See *Exhibit 2*), with supplemental parking for the Service Cener to the north along Hibbard Road. The three primary parking areas for the purpose of this study are defined as:

A. Lot east of the A. C. Nielsen Tennis Center and north of Oak Street.
B. Lot west of the Tennis Center and north of Oak Street
C. Lot west of and adjacent to the north side of the Ice Rink.

While parking occupancy data was collected for all of the parking areas, our primary focus will be on Area A given the planned modifications to this lot.

Exhibit 3 – Existing Parking Occupancy

Exhibits 3A and 3B summarize the existing parking counts conducted by GHA. Parking occupancy was observed and recorded on hour one hour intervals on a weekday between 7:00 am and 8:00 pm and on a Saturday afternoon between 11:00 am and 4:00 pm. There are a total of 314 parking spaces in Zones A-C including 10 handicapped accessible spaces.

The Average demand for parking in Zones A and B was 58% (e.g. 58% occupancy). However there were several observed periods (generally between 10 and 1 pm) where demand was at or over 90%. Occupancy of 90% is significant as that is generally considered the "design" goal for parking occupancy. The Institute of Transportation Engineers (ITE) recommends that parking supply be designed for 110% of the anticipated demand to minimize vehicles searching and circulating looking for parking spaces.

Exhibit 4 – Existing Traffic Volumes

In addition to the weekday parking data collection efforts, GHA conducted turning movement counts at the main entrance for the Tennis Center opposite Elm Street. Data was collected between 7:00-9:00 am and 3:00-6:00 pm on Tuesday September 13, 2011. The results of the count are illustrated on Exhibit 4. Volume data is also provided for the Hibbard intersection with the Service Center access and Pine Street. These volumes are based on previous data collected for the Park District for a 2008 study which considered relocating the Service Center.

No unusual activities (e.g. emergency vehicle activity, roadway construction, etc) or inclement weather were observed during our counts that would be expected to impact traffic volumes or travel patterns in the vicinity of the Skokie Playfields.

Summaries of the exiting traffic counts can be found in Appendix II

PART III DEVELOPMENT CHARACTERISTICS

As previously mentioned, the Winnetka Park District is proposing improvements to the Skokie Playfields site that are illustrated on the site plan included as Appendix I. Key elements include:

- An approximately 1,800 square foot addition and entrance modifications for the Tennis Center.
- Expansion of the existing parking lot and access drive for the Service Center
- Reconfiguration of the parking lot and main entrance intersection at Elm Street

PART IV EVALUATION

PARKING REQUIREMENTS

The Village of Winnetka Zoning ordinance does not have published requirements for recreational uses on residentially zoned lots. The parking requirement is typically a function of a parking study, special use or planned development process. Additional criteria with respect to age of the development also apply.

For reference, based on information published by the ITE, the following peak parking demands can be expected for the various amenities provided on site:

Component	Size	ITE peak demand	Spaces required
Golf Course	27 holes	8.8 spaces per hole	238 spaces
Ice Rink*	±25,000 sq. ft.	3 spaces per 1,000 sf	75 spaces
Athletic Fields**	5 fields	38 spaces per field	190 spaces
Racquet / Tennis Club	16 courts	3.56 spaces per court	57 spaces
		TOTAL =	**560 spaces**

**= ITE data based on limited observations*
***= ITE data for youth soccer fields*

As can be seen, if all of the amenities were to simultaneously peak, a total of 560 spaces would be the anticipated demand. In reality not all of the uses peak simultaneously and there can be great variation between uses from season to season. It is the variety of uses and the shared parking that goes on that allows the Skokie playfield site to (in most cases) provide adequate parking for the staff, players and visitors, realizing that there may not always be convenient parking, but that there is generally parking available somewhere on site to accommodate the demands.

Parking Expansion

The planned improvements are anticipated to benefit the current parking situation on site by 1) providing additional space for public use adjacent to the Service Center and 2) providing additional parking as well as dedicated drop-off areas in the main lot east of the Tennis Center, both are discussed briefly below:

The existing site configuration of the Service Center provides parking on the north and east sides of the building. There are currently 25 standard parking spaces and 1 handicapped accessible parking space for a total of 26 parking spaces. Furthermore, there is a paved service yard along the east side of the building with access to material storage bins used by Park District staff only. This area is currently not accessible for parking.

The proposed site plan relocates the material storage bins to the northwest maintenance area, north of the driving range. This allows the full paved area east of the Service Center to be redeveloped for expanded public access parking. This additional parking in close proximity to the recreational playing fields is very beneficial, and is expected to reduce the number of recreational users who are currently parking on neighboring residential streets.

The proposed new number of parking spaces is 43 total spaces, two of which will be accessible parking spaces. This improvement results in a net increase of 17 additional parking spaces gained on the Service Center site.

East of the Tennis Center, the main lot is currently accessed primarily via the signalized entrance opposite Elm Street. North of Elm there is a wide two way drive aisle with 90° parking spaces that terminates in a small turn around area. South of Elm Street the parking lot has the same configuration of a wide two way aisle and 90° parking. At the south end of the parking area, the drive aisle curves west and intersects another access drive. A total of 97 parking spaces are provided.

A shown on the proposed plan, north of Elm the parking lot will be re-configured to provide one way counterclockwise circulation with angle parking spaces and a formal drop-off / pick up area will be developed. There will be 17 parking spaces in the northern portion of the re-configured lot.

South of Elm, the parking area will be split into two components: the west portion of the lot closest to the Tennis Center and tennis courts will provide for a new formal drop-off / pick-up area at the improved Tennis Center entrance and provide one way southbound travel along with 16 angle parking spaces.

The eastern portion of the lot south of Elm will provide two-way circulation and 90° parking spaces. The southern intersection will be improved and signed to ensure conformance with the combination of one and two way circulation aisles. In all, 99 parking spaces will be provided east of the Tennis Center, an increase of 2 spaces over the existing supply with the added benefit of 2 formalized and separate drop off areas that do not obscure parking spaces.

Driveway Expansions

Each of the three entrance drives from Hibbard Road is proposed to be improved.

The existing driveway from Hibbard Road to the Service Center parking area is approximately 18-feet wide. The driveway will be widened to approximately 24-feet and provide a single inbound and outbound lane.

The signalized entrance opposite Elm will be extended slightly into the site, increasing stacking space for exiting vehicles and will be widened to provide an additional outbound lane marked for separate right turns. Modernized traffic and pedestrian signals will be provided.

Lastly the access drive opposite Oak Street will also be widened to provide an additional outbound lane marked for right turns only.

An improved system of on and off-site sidewalks and pathways will be provided as well.

PART VI SUMMARY

In summary, the anticipated expansion of the Tennis Center is not expected to result in an increase in traffic to and from the site. The improved parking lot will provide both an increased supply of parking and vastly improved circulation.

PART VII TECHNICAL ADDENDUM

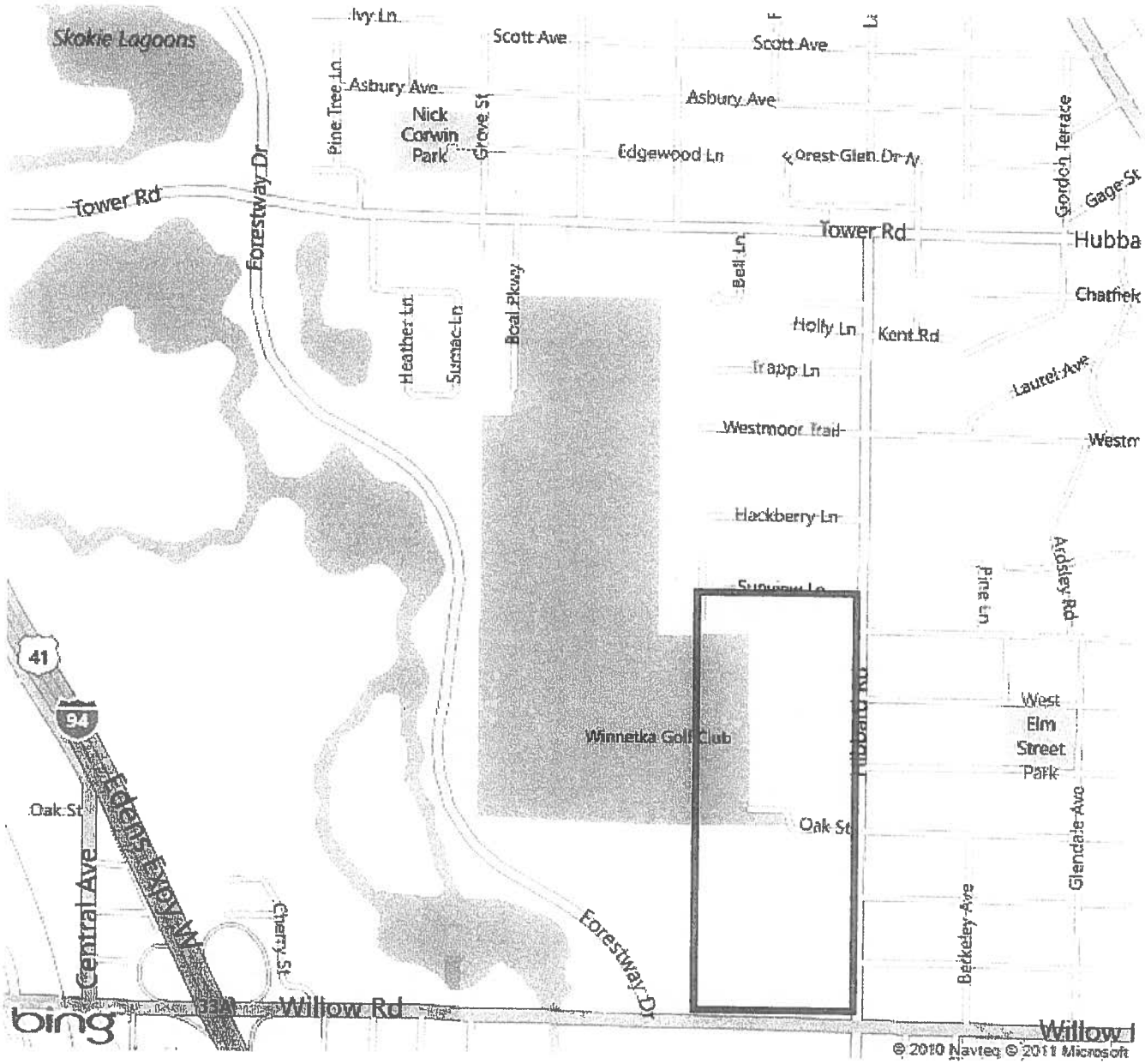
The following *Exhibits* were previously referenced. They provide technical support for our observations, findings, and recommendations discussed in the text.

Exhibits

1. Site Location Map
2. Existing Parking Areas
3. Weekday and Saturday Parking Occupancy Observations
4. Existing Traffic Volumes

Appendices

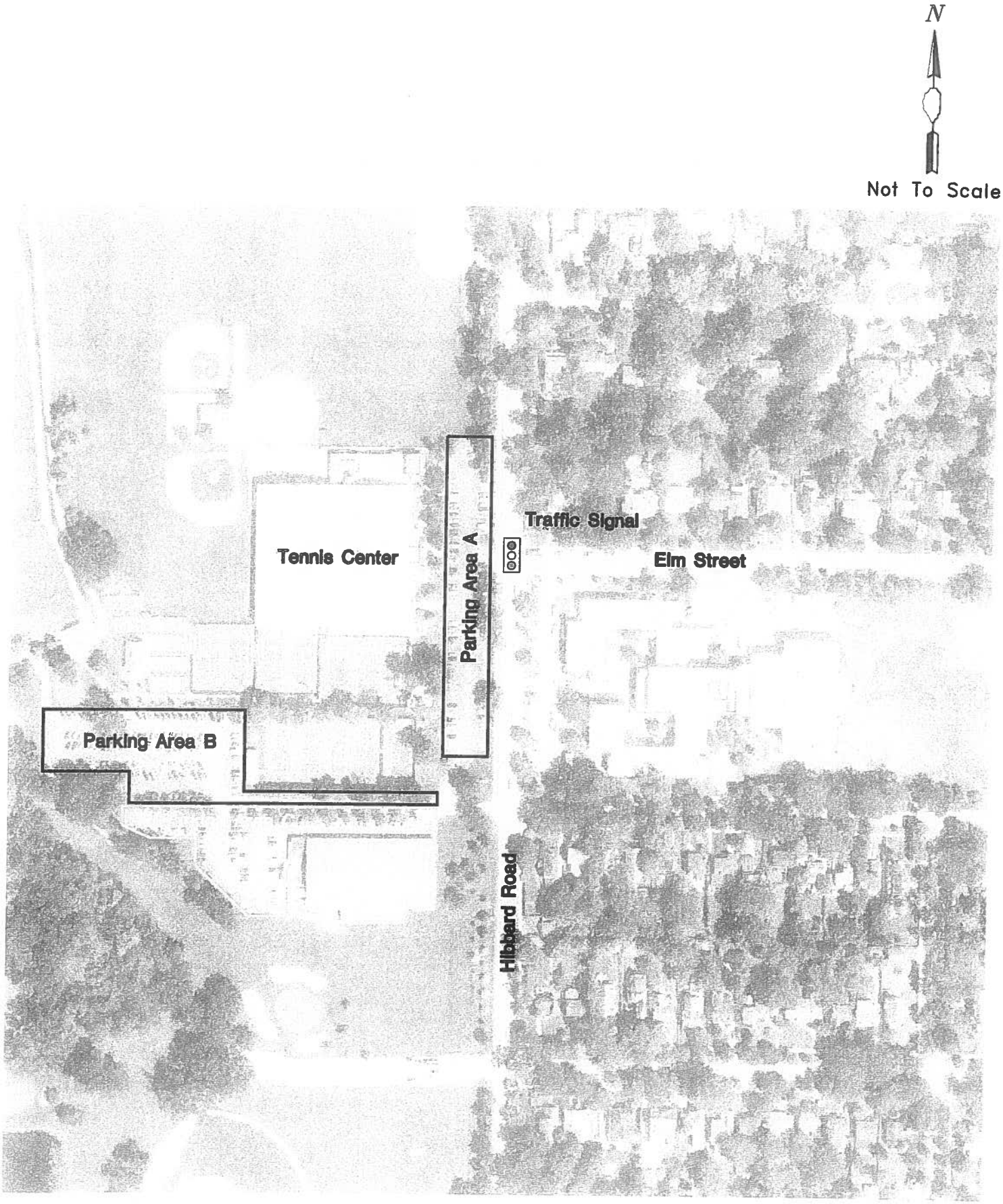
I. Tennis Center Site Plan dated December 29, 2011
II. Service Center Site Plan dated December 27, 2011
III. Existing Traffic Data



Subject Site – Winnetka Park District – Skokie Playfields; Winnetka, IL

GEWALT HAMILTON ASSOCIATES, INC.

Exhibit 1
Location Map



GEWALT HAMILTON ASSOCIATES, INC.
850 Forest Edge Drive ▪ Vernon Hills, IL. 60061

Exhibit 2
Existing Parking Areas
Skokie Playfields

Exhibit 3A revised

Weekday Parking Occupancy Observations

Winnetka Park District - Skokie Playfields; Winnetka, IL

Observation Date: Tuesday September 13, 2011

Note: based on information provided by Winn PD, 2010 golf play was approximately 126% of play on date of observations

Occupied Spaces

Hour Beginning	Zone A			Zone B			Zone C			Zone B & C		Adjusted Demand	
	Std	HC	%	Std	HC	%	Std	HC	%	combined	%	combined	%
7:00 AM	5	1	6%	10	0	10%	6	0	6%	16	7%	20	9%
8:00 AM	16	1	18%	48	0	49%	3	0	3%	51	24%	64	30%
9:00 AM	55	1	58%	74	0	76%	4	0	4%	78	36%	98	45%
10:00 AM	88	1	92%	96	0	99%	3	0	3%	99	46%	125	57%
11:00 AM	79	1	82%	93	1	97%	4	0	4%	98	45%	123	57%
12:00 PM	89	1	93%	87	1	91%	14	0	14%	102	47%	129	59%
1:00 PM	71	1	74%	70	0	72%	5	0	5%	75	35%	95	44%
2:00 PM	47	0	48%	65	0	67%	6	0	6%	71	33%	89	41%
3:00 PM	41	0	42%	62	0	64%	6	0	6%	68	31%	86	39%
4:00 PM	60	2	64%	55	0	57%	23	1	25%	79	36%	100	46%
5:00 PM	61	0	63%	44	0	45%	45	0	46%	89	41%	112	52%
6:00 PM	60	0	62%	36	0	37%	25	0	26%	61	28%	77	35%
7:00 PM	70	0	72%	27	0	28%	13	0	13%	40	18%	50	23%
8:00 PM	33	0	34%	15	0	15%	16	0	16%	31	14%	39	18%
	Average		**58%**			**58%**			**13%**		**32%**		**40%**

Existing Supply			
Zone	Std	HC	Total
A	93	4	97
B	114	4	118
C	97	2	99
Site Total	**304**	**10**	**314**

GEWALT HAMILTON ASSOCIATES, INC.

Exhibit 3B *revised*

Saturday Parking Occupancy Observations

Winnetka Park District - Skokie Playfields; Winnetka, IL

Observation Date: Saturday October 1, 2011

Note: based on information provided by Winn PD Saturdays are typically tournament days, fall weekends are approx 135% of observed date play

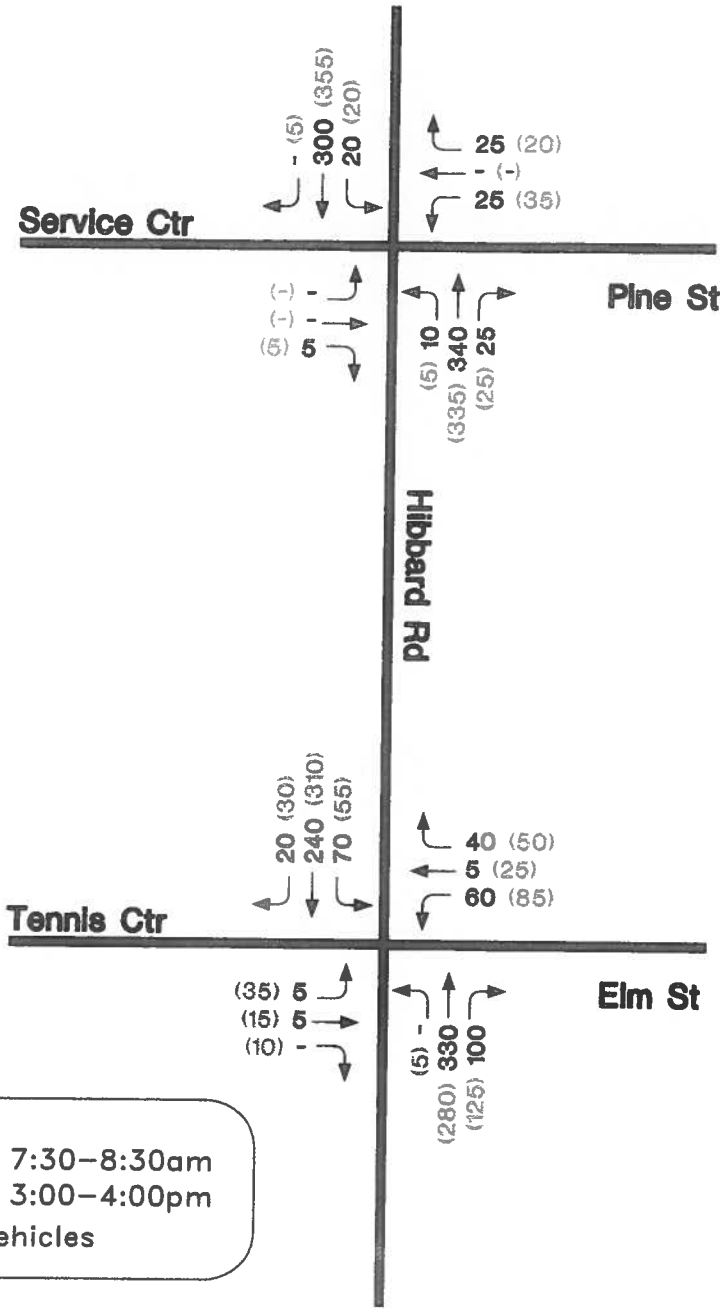
Occupied Spaces

Hour Beginning	Zone A			Zone B			Zone C			Zone B & C		Adjusted Demand	
	Std	HC	%	Std	HC	%	Std	HC	%	combined	%	combined	%
11:00 AM	71	0	73%	92	0	95%	42	0	43%	134	62%	181	83%
12:00 PM	48	0	49%	73	0	75%	35	0	36%	108	50%	136	63%
1:00 PM	31	0	32%	63	0	65%	27	0	28%	90	41%	113	52%
2:00 PM	33	0	34%	80	0	82%	9	0	9%	89	41%	112	52%
3:00 PM	32	0	33%	77	0	79%	15	0	15%	92	42%	116	53%
4:00 PM	33	0	34%	61	0	63%	41	1	43%	103	47%	130	60%
	Average		**43%**			**77%**			**29%**		**47%**		**61%**

Existing Supply

Zone	Std	HC	Total
A	93	4	97
B	114	4	118
C	97	2	99
Site Total	**304**	**10**	**314**

GEWALT HAMILTON ASSOCIATES, INC.



GHA GEWALT HAMILTON ASSOCIATES, INC.
850 Forest Edge Drive ▪ Vernon Hills, IL. 60061

Exhibit 4
Existing Traffic Volume
Sources: GHA: September 2011 &

Memorandum

To: Winnetka Plan Commission
Winnetka Zoning Board of Appeals

CC: Brian Norkus, Assistant Director of Community Development

From: Steven M. Saunders, Director of Public Works/Village Engineer

Date: March 21, 2012

Re: Winnetka Park District Special Use: Skokie Playfield Ball Field Improvements

---

The Winnetka Park District has submitted an application for a Special Use permit for improvements to the Skokie Playfields. These improvements consist of regrading and reconfiguration of the playfields north of the Park District Administrative Center and stormwater management improvements to support hte proposed improvements. The proposed improvements also include a sythetic turf football field, patio and plaza areas and upgrades to the sports field lighting systems.

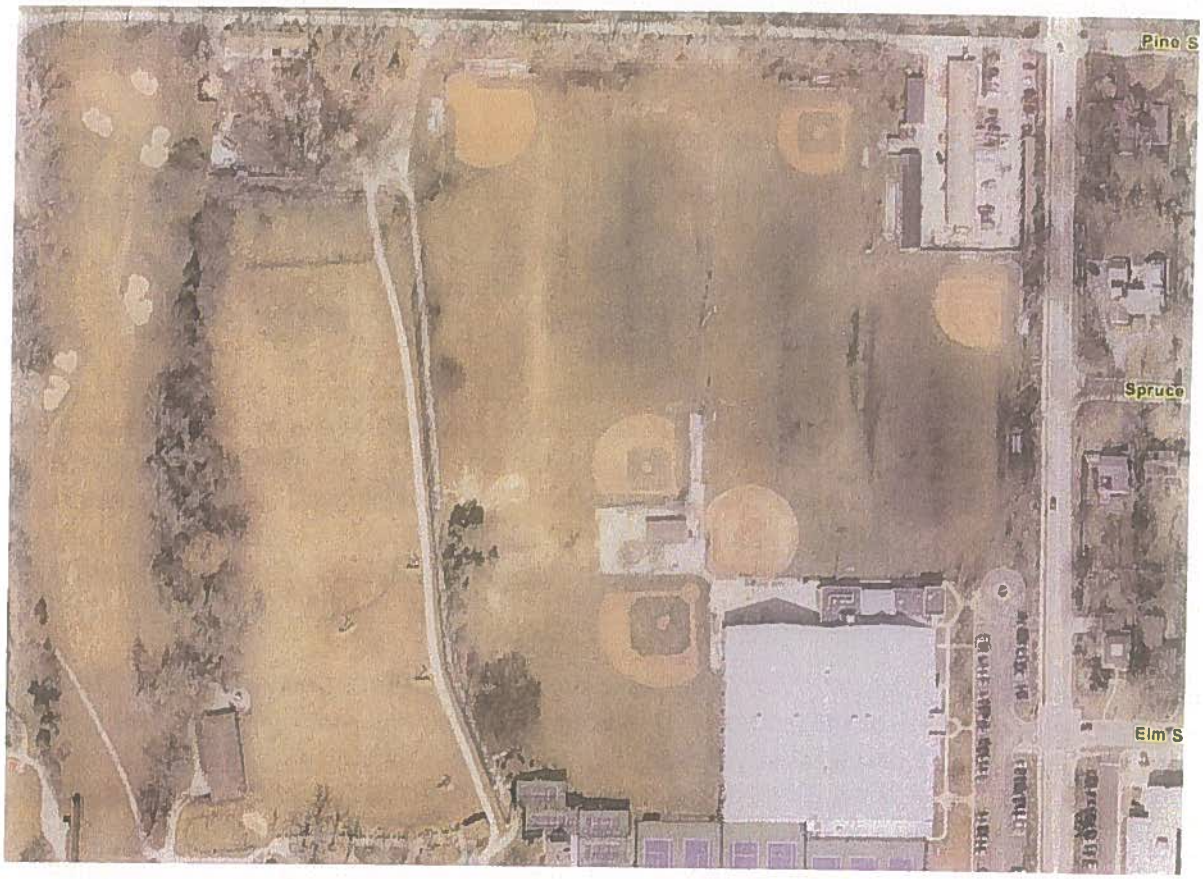
This is the second phase of a set of improvements identified in a Master Planning effort undertaken by the Park District over the past several years. The first phase, consisting of improvements to the Tennis Center, Service Center, and parking areas, was recently submitted as a separate Special Use application.

An earlier memorandum, prepared January 24, 2012, provides comments and review of the traffic and parking aspects of the proposed improvements. That memorandum is attached. My conclusions presented in that memorandum are as follows:

1. The proposed intersection improvements at Elm and Hibbard will likely improve circulation and safety at that intersection;
2. Internal reconfiguration of the parking lots will enhance on-site circulation;
3. Parking demand will not likely be impacted by the proposed addition the tennis center; and,
4. While parking east and west of tennis center is operating at near capacity levels, there is adequate overflow parking near the adjacent ice rink area. He also points out that the proposed expansion of the Service Center parking lot

to the north will help alleviate some of the parking "spillage" onto adjacent residential streets east of Hibbard Rd.

For traffic purposes, this subsequent application presents additional conditions to evaluate. The key condition to consider is whether the reconfiguration of the fields, when evaluated against the re-configured parking areas, will create or cause additional parking or traffic congestion. The existing field layout, shown below, provides for mixed use fields that could provide up to 6 baseball/softball fields, up to 3 soccer/football fields, or a combination thereof.



The proposed reconfiguration of the fields would provide four baseball/softball fields, and two football fields. According to Park District Executive Director Terry Schwartz, *"The site can be configured in many ways depending on the season. For instance, only two football, lacrosse or field hockey games can be played at one time. Only five baseball/softball games can be played at one time during prime time slots from 6-8:30. That would entail the maximum projected use at any one time."*

March 21, 2012

Based on this information, it does not appear that the peak site use/capacity will significantly increase beyond the current configuration. What will likely occur, however, is that the combination of stormwater improvements, field re-grading, and artificial surface on the football fields, will allow the fields to be used for more varied activities, for more days during the year. Thus, it appears that the peak use at any time will be relatively unaffected, while overall field use will increase.

In weighing this use, the 19 parking spaces added by the proposed reconfiguration of the north and south parking lots provide signficant access and safety improvements, while providing additional parking spaces that can accommodate the parking currently occurring in the adjacent neighborhoods to the east during peak periods.

It is therefore my conclusion that reconfiguring the fields, in conjunction with the parking impprovements previously applied for, will not significantly increase traffic or parking congestion during peak periods, but will likely extend or increase the use of the fields, with their attendant parking and traffic generation.

Memorandum

To: Winnetka Plan Commission
Winnetka Zoning Board of Appeals

CC: Brian Norkus, Assistant Director of Community Development

From: Steven M. Saunders, Director of Public Works/Village Engineer

Date: January 24, 2012

Re: Winnetka Park District Special Use: Nielsen Tennis Center and Park District Service Center Improvements

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The Winnetka Park District has submitted an application for a Special Use permit for improvements at the A.C. Nielsen Tennis Center and the Park District Service Center. The tennis center improvements consist of an entrance expansion and complete re-design of the parking lot, while the service center improvements consist of interior improvements, and expansion of the parking area east of the building.

This memorandum provides comments and review of the traffic and parking aspects of the proposed improvements. Among the standards enumerated for approval of a Special Use, the following two contain references to traffic and parking concerns:

1. 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; and,
2. That adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the Special Use exists or are to be provided.

The proposed project will be reviewed against each of these two standards.

Adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways.

The proposed improvements include a significant re-imagining of the main parking lot east of the tennis center, intended to improve access and circulation

in the parking lot. The lot will be re-configured to provide a dedicated pickup and drop-off area adjacent to the building, internally separated and distinct parking areas, a longer exit area from the parking lot with a dedicated right-turn lane, internal landscape and pedestrian buffer areas, and a new signal at the intersection of Elm and Hibbard. These improvements will significantly improve ingress and egress, and attendant vehicle and pedestrian maneuvers, as will less traffic circulation within the parking lot.

The applicant has completed a preliminary analysis of the functionality of the intersection of Elm and Hibbard under the proposed signal, and the intersection performance is illustrated in the following table:

	Eastbound	Westbound	Northbound	Southbound	Intersection
Weekday morning Peak existing	LOS C	LOS C	LOS A	LOS A	LOS A 9.9 sec delay
Weekday morning peak proposed*	LOS C	LOS C	LOS A	LOS A	LOS B 10.6 sec delay
Weekday evening Peak existing	LOS C	LOS C	LOS A	LOS A	LOS B 12.7 sec delay
Weekday evening peak proposed*	LOS C	LOS C	LOS B	LOS B	LOS B 14.3 sec delay

* Assumes 20% increase in baseline traffic

Level of Service is a measure of average delay at signalized intersections, and LOS A and B are usually considered excellent in urbanized areas. LOS C is often used as a design LOS.

It is reasonable to conclude that the proposed conditions will provide an improved ingress and egress environment for the facility, and will enhance vehicle and pedestrian safety in the parking area.

Adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the Special Use exists or are to be provided.

Tennis Center and Parking Lot Modifications.
The proposed addition to the tennis center, consisting of a lounge, lobby, reception area, and office space, will not in and of itself cause any meaningful

alteration to existing facility use or traffic patterns. The remainder of this review will focus on the attendant modifications to the parking lot.

The parking analysis prepared by the applicant indicates an inventory on-site of 314 spaces including 10 handicapped-accessible spaces. These spaces are located in three areas near the tennis center: immediately east of the tennis center (97 spaces, 4 accessible); the area west of the tennis center, primarily serving the golf course (118 spaces, 4 accessible); and the area west of and north of the ice arena (99 spaces, 2 accessible). Staff has confirmed the accuracy of this inventory. Under the proposed reconfiguration of the parking area east of the tennis cent, the applicant is proposing to provide 99 spaces (4 accessible), for a net gain of two spaces, from 314 to 316.

The applicant has undertaken to evaluate the sufficiency of this parking supply by two methods. First, the applicant has provided peak parking demand information from published sources for the four key recreational uses adjacent to the parking areas - the golf course, the ice arena, the athletic fields, and the tennis club. Total peak demand for the four uses is approximately 560 spaces, if all uses are assumed to peak simultaneously. While this is a theoretical possibility, in practice some of the activities have different seasonal peaks, and some have peaks at different times of day, allowing for shared use of spaces. Recognizing this, the applicant has performed parking occupancy counts for a week day (September 13, 2011) and a Saturday morning (October 1, 2011) to evaluate the sufficiency of the existing parking.

Weekday occupancy counts were taken hourly from 7:00 AM to 8:00 PM, while the Saturday counts were taken from 11:00 AM to 4:00 PM. The initial counts were taken during fall 2011 when golf course play was reduced because of poor ground conditions related to the July flooding event. At staff's request, the applicant re-evaluated these figures and adjusted them to reflect more normal conditions using historical data. Adjusted weekday occupancy counts (attached) illustrate that during the weekday, the main parking areas east and west of the tennis center exceed 90% occupancy and approach 100% at times. This condition essentially indicates that these two areas are at design capacity at these times. Peak demand for the parking west and north of the ice rink, however, is considerably below that saturated level, indicating that sufficient "overflow" parking exists in this location.

In terms of parking occupancy, the addition to the tennis center, which adds some amenities but does not increase the number of courts, will only negligibly increase demand. The proposed parking lot reconfiguration adds two parking spaces to the facility, so it is reasonable to conclude that the proposed tennis center improvements will not create any additional unmet parking demand, and

that the proposed improvements will be served by parking equally sufficient to the current situation.

Service Center Improvements

The proposed improvements to the service center consist of interior renovations, removal of exterior storage bins, and an expansion of the parking lot. An additional 17 spaces will be provided, and the parking lot reconfigured, so that these spaces will be available for users of the athletic fields north of the tennis center. It is important to note that the applicant's parking occupancy studies do not account for overflow on-street parking that occurs in the residential areas east of Hibbard Road. Village staff is aware that such overflow parking does occur, and the proposed additional 17 spaces provide a close and accessible alternative to this parking, which should provide some benefit to adjacent property owners.

Winnetka Design Review Board/Sign Board of Appeals
Excerpt of Minutes
March 22, 2012

Members Present: John Swierk, Chairman
Bob Dearborn
Brooke Kelly
Janet Shen
Peggy Stanley

Members Absent: Michael Best
Cindy Gavin
Michael Klaskin

Village Staff: Brian Norkus, Assistant Director of Community Development

Call to Order:

Chairman Swierk called the meeting to order at 7:35 p.m.

***

Comment to Village Council Regarding Special Use Permit Application by the Winnetka Park District, 540 Hibbard Road, for Consistency with Village Design Guidelines

a. **North Ball Field Improvements**
b. **Driving Range Redevelopment, and**
c. **Associated Playground, Patio, Lighting and Sidewalk/Circulation Elements**

Terry Schwartz introduced himself to the Board as the Executive Director of the Winnetka Park District and stated that the team would be presenting Phase Two of the project. He stated that the planning team is here to review Phase Two of the project and that they look forward to the Board's comments.

Scott Freres of the Lakota Group stated that he would describe Phase Two. He stated that they would present target initiative no. 1 and that the Board saw target initiative nos. 2 and 3 last time. Mr. Freres stated that he would talk about the ball field reconfiguration and the storm water management components. He informed the Board that they made a presentation to the Village Council on Tuesday which represented the completion of the first go-round of the initial package and that this is the kick-off of the first round of the second package.

Mr. Freres stated that they made an effort to make sure that the issues are brought clearly and succinctly by separating them into two projects. He stated that the master planning process that they talked about last time was adopted on April 28, 2011 and that they are moving forward with specific initiatives. Mr. Freres informed the Board that the team was authorized to move forward with the target initiatives which include: (1) detailed site surveying, (2) tree inventory, (3) ground water monitoring; (4) detailed site design layout, (5) preliminary budget testing and (6) continuous input and coordination with the Village staff/storm water engineering consultants, the Park Board/staff, recreation user groups and regulating agencies. He stated that he would talk about storm water management and the ball field reconfiguration. Mr. Freres described it as a sizable initiative which included lots of components and that through all of the initiatives, they planned to use best management practices and sustainable practices.

Mr. Freres informed the Board that initiative no. is the ball field component and referred to the plan component highlights. He stated that the hallmark of the project is the major ball field reconfiguration and that the area would be re-graded. Mr. Freres then stated that with regard to the reconfiguration, they planned on putting back what they had and that the current six ball fields would be reconfigured to six ball fields. He noted that there would be two synthetic field opportunities, as well as upgraded and improved field lighting. Mr. Freres stated that the patio, plaza and walkway areas would be redone and that there would be new sport fencing, backstops, bleachers and dugouts. He also stated that there would be enhanced pedestrian/bicycle facilities and access safety improvements. Mr. Freres then referred to the concession area public restrooms opportunities and that there would be improved directional wayfinding signage.

Mr. Freres then stated that with regard to initiative no. 2 which was previously discussed, it related to the Nielsen Center improvements. He stated that the plan component highlights include: (1) a new 2,000 square foot tennis center entry/lobby improvements and lounge, (2) improved vehicular and pedestrian circulation, access and drop-off facilities, (3) pedestrian/bicycle facilities/access safety improvements, (4) two additional parking spaces, (5) improved directional wayfinding signage and (6) an enhanced landscape character. Mr. Freres stated that initiative no. 3 which was also previously discussed related to the service center improvements and that the plan component highlights include: (1) relocation of the material storage bins to the northwest service area, (2) an enhanced Hibbard Road streetscape appearance, (3) improved appearance and condition of all buildings, (4) improved public access/pedestrian and bicycle safety enhancements, (5) increased public parking (17 new parking spaces), (6) enhanced landscape/screening, (7) interior building upgrades and modifications and (8) public restroom facilities.

Colin Marshall of Green & Associates stated that he would follow up on the questions which were raised last time by the Board. He then referred the Board to an illustration and stated that the doorway into the main restrooms was looked at. Mr. Marshall noted that they need to connect the outside with the restroom space and that they looked at relocating the door which cannot be done easily. He stated that if they kept the door in its

current location, there are four different ways to make it more prominent and announce it as a public entrance, all of which he described as subtle.

Mr. Marshall referred the Board to the next illustration and stated that they planned to put a divided light opening in the door so that the light inside would come out. He stated that you would also be able to see immediately all the way down the corridor. Mr. Marshall also stated that there would be signage on either side identifying it as a public restroom and the hours. He noted that they changed the color of the doors slightly similar to the color of the siding in order for it to stand out more from the brick. Lastly, Mr. Marshall stated that there would be a wider expanse of sidewalk leading to it. He stated that they wanted to maintain the overall elevation of the building. Mr. Marshall then referred the Board to an illustration of the entire building. He stated that the long elevation is a strong image and referred to the shutters and windows on the elevation.

Chairman Swierk asked with regard to the opening, if they planned to use the existing brick in the back.

Mr. Marshall confirmed that is correct and that they planned to save the old brick and fill the area in. He then stated that for the back, they planned to find the best brick to match.

Chairman Swierk asked with regard to the window for the women's washroom, if it can be made out of glass.

Mr. Marshall informed the Board that it is tightly arranged in there and that they can figure it out next time. He commented that they liked the arches.

Chairman Swierk asked if the brick is smaller in some places.

A gentleman in the audience indicated that it would not be as pronounced as it is on the drawing. He stated that they are not trying to hide the modification.

Mr. Marshall added that there would be the same arch detail over both windows and doors. He also stated that they can move it back a little bit if they can buy more space in the workshop area. Mr. Marshall then stated that it could be a frosted window.

Ms. Stanley stated that her first choice would be to use glass and second, to leave the arch.

Mr. Marshall indicated that they can look at working with that. He reminded the Board that the Board gave provisional approval based on the follow-up of these items.

Ms. Stanley stated that the other issue related to the transition between the brick and the siding.

Mr. Marshall stated that he is certain that they can have a piece of trim there which will

be a clean detail. He stated that there are also downspouts and that it would be good place for a downspout at the transition point.

Ms. Stanley stated that Mr. Dearborn also mentioned the size of the siding and whether they would be using 6 inch siding.

Mr. Marshall confirmed that is correct. He noted that the brick has some variation in color and that the siding does not. Mr. Marshall commented that there would be a good blend in terms of colors.

The gentleman in the audience referred to 4 inch siding.

Chairman Swierk commented that 4 inch siding would be better. He then asked for a motion on that portion of the project.

Ms. Stanley moved to issue favorable comment for the service center with the changes discussed tonight and that the dimension of the lap siding would be 4 inches and to reuse the window for the women's washroom to match other windows.

Ms. Kelly seconded the motion. A vote was taken and the motion was unanimously passed.

AYES: Dearborn, Kelly, Shen, Stanley, Swierk
NAYS: None

Mr. Freres then stated that with regard to the site improvements for the playfields and the storm water management portion of the project, they include: (1) storm water management (detention and flood storage), (2) field reconfiguration/grading, (3) field/site lighting, (4) tree preservation and a conceptual landscape plan, (5) synthetic field surfacing discussion, (6) pathways and circulation, (7) site amenities or elements and (8) sustainable practices and initiatives.

Patrick Glenn of Gewalt Hamilton Associates stated that the goal is to give the group a 30,000 foot overview of the site. He stated that they started by determining how does the existing site work and how did it drain today. Mr. Glenn stated that there are two drainage basins today and that the blue line in the illustration represented the divide between the south side of the site and that north of that line, the site drained to a pump system. He stated that the water drained from the north outlet to the pump and golf course pond. Mr. Glenn informed the Board that the south outlet drained to the ditch.

Mr. Glenn stated that in connection with the proposed improvements, all of the currently proposed improvements will exist in the north basin. He noted that if they were to abide by the minimum requirements, they would need one acre foot of storage to meet the Village regulations and that it could easily be accomplished with regrading in the driving

range. Mr. Glenn stated that they determined that the minimum is not enough and that the Park District wanted to be good neighbors. He stated that they realize that storm water management is important and that the Park District has a long term plan with future improvements with a plan for those improvements although they are not before the group now. Mr. Glenn stated that a fair amount would lie in the north basin and that it made sense from a planning perspective to provide for future improvements.

Mr. Glenn informed the Board that the Metropolitan Water Reclamation District (MWRD) has a draft storm water ordinance and that those regulations will apply to this site. He described them as very different than the current regulations. Mr. Glenn stated that the answer is to get with the MWRD now and coordinate matters in connection with storm water planning to make sure that the site is grandfathered under the current master plan and not under a future adopted ordinance. He informed the Board that those guidelines are very stringent and that the Park District worked out with the MWRD to get a permit for the current proposal and future work although the work does not require a MWRD permit.

Mr. Glenn then stated that they need much more storage than what the minimum required. He stated that to meet with the Park District requirements, he referred the Board to the bubble in the illustration and stated that they planned to re-grade the whole driving range as well as the underground storm water storage vault. Mr. Glenn noted that the proposal would be eight times what the local and current regulations require for storm water management.

Mr. Glenn stated that the next illustration provided a sense of scale and perspective and that the driving range would be lowered approximately 3 feet. He stated that there would be a gradual lowering of the entire driving range to store storm water during a flood. Mr. Glenn stated that the illustration represented a cross-section looking west along the north end of the field. He stated that a key feature is that the lower area would have plantings. Mr. Glenn noted that there would be 2.8 million gallons of new storm water storage on the site that is not there today. He stated that the master plan is in coordination with an alternative Village plan which would ensure that the proposal would not be contrary to the Village's plan. Mr. Glenn added that an area would be left which would be available if the Village needed an additional storm water management location.

Chairman Swierk stated that with regard to the diversion line north to south, for the east to west line, he asked how did the water get to the ball field now.

Mr. Glenn stated that there are underground pipes which are all managed through the pump system. He stated that the difference in the rate of water going in and being pumped out is what you see on the surface as storm water. Mr. Glenn stated that there were considerations for upgrading the pump system. He noted that there is a very engineered drainage system here and that everything revolved around where can they put the storage.

Mr. Dearborn questioned the proposed detention on the parking lot.

Mr. Glenn noted that there is no proposal for detention in the parking lot.

Chairman Swierk asked how many year flood would this cover.

Mr. Glenn responded that all of the designs are predicated on a 100 year flood.

Leo Morand of Gewalt Hamilton Associates stated that he would discuss the site improvements. He stated that the far south side and the parking lot were discussed at the last meeting and to the west is the building expansion for the tennis center and the far east corner parking lot expansion. Mr. Morand stated that they planned to maintain the six ball fields. He stated that the main reason for the reconfiguration is that there are shared uses and that it would provide improved pedestrian circulation. Mr. Morand indicated that there would be a significant amount of regrading which would occur in an area he identified for the Board. He stated that the pathways would provide improved circulation for pedestrians. Mr. Morand then stated that the red dots in the illustration represent the linear ideas for the practice fields.

Mr. Freres stated that it is important to note that the synthetic fields are in the square in the illustration. He noted that there would be no markings on those fields and that they were purposely cognizant of the community seeing white lines on the fields. Mr. Freres stated that the lines would be hand sprayed on for a given event and that there would not be any permanent fixed color elements.

Mr. Morand then stated that there would be improved site lighting for the ball fields. He informed the Board that the red dots represented the existing light fixture locations and that they plan to install new lighting which is indicated with the blue dots. Mr. Morand informed the Board that there would be no lighting on the north fields such as in the current situation. He stated that there would be 70 foot tall light poles and two 80 foot tall light poles and that they planned to reduce the light level at the property lines.

Mr. Freres stated that in connection with tree preservation, they spent time with the Village Forester and evaluated all of the trees. He stated that the trees in red are those which are being removed since they are either in poor condition or are located in the path of grading. Mr. Freres informed the Board that the trees lost to the north would not be impacted by the grading. He stated that with regard to the service drive and the trees, they planned to keep the natural buffer there. Mr. Freres also informed the Board that they talked with the neighbors and that the trees are in terrible condition there and that it was the neighbors' desire to remove some of those trees. He noted that they planned to replant those areas as part of the landscape plan. Mr. Freres then referred the Board to an aerial perspective and identified the ball fields. He stated that the Board discussed the specific tree list talked last time and that it is an ongoing management program. Mr. Freres stated that a conceptual landscape plan was identified the last time. He added that they need to transplant the trees now since spring has come early.

Mr. Freres then stated that with regard to the synthetic field surfacing, there is a synthetic surface plan and that they planned to minimize the lines [on the ball fields]. He informed the Board that the red line in the illustration represented the underground storage vault. Mr. Freres also stated that the size represented 3 acres of the area and that there would be a significant amount of underground storage. He then referred to the area surrounding it as a paved 6 foot sidewalk. Mr. Freres then referred to the main promenade drop-off point and wayfinding signage. He stated that there would be a bicycle parking area and in other areas. Mr. Freres noted that the path system would be smaller and tied into a bigger loop connecting to the north-south path along the driving range and that it would connect back to the surface drive area and then to the walkway area. He indicated that there would be a range of access and circulation provided. Mr. Freres informed the Board that they are investigating the use of crushed surfaces and hard surface to be used in case of emergencies. He then identified the hard spaces and crushed spaces in an illustration for the Board.

Mr. Freres noted that one major element of the plan which is missing is called the hump or sledding hill and that the hump would be gone since it is located in part of the graded out area. He informed the Board that they are looking at another home for it such as behind the ice rink. Mr. Freres then informed the Board that they are investigating a lot of synthetic field manufacturers. He then referred to the fiber component and how it is stitched together and added that fill is a component in it.

Mr. Freres then referred the Board to an illustration of the different layers of the turf fiber component. He noted that it is defined in the code as an impermeable surface. Mr. Freres stated that water will move into their internal sewer system and that while it is no different than concrete, it would allow for rain [to drain through it]. He stated that from an engineering standpoint, they have to calculate it as though it is asphalt and that the goal is to overshoot to cover the ability to provide the synthetic surface.

Mr. Freres stated that the synthetic field surfacing would provide benefits to the community and the area user groups. He stated that those benefits include: (1) continuous and extended use such as after it rained, (2) more user group/use of the field, (3) no down time due to rain, (4) reduced maintenance and fertilizer use, (5) attractive appearance, (6) revenue opportunity and (7) reduced quantity and severity of injuries. Mr. Freres informed the Board that its replacement would occur in a 10 to 12 year time period of the surface only.

Mr. Freres stated that there is concern that synthetic surfacing are excessive heat generators. He noted that it would be irrigated to bring the heat level down. Mr. Freres also stated that the manufacturers will blend in brown blades so that it not so green in color. He also stated that the surface will be raised slightly and that they are also considering recapturing the water and using it for irrigation.

Mr. Freres stated that other common misperceptions include germs and viruses and that

the infill material would contain toxins. He informed the Board that studies and reports suggest that lots of facilities are moving toward synthetic surfaces.

Chairman Swierk asked if there would be a fence around the ball fields.

Mr. Freres commented that is a good question. He stated that the goal is that they need to man and maintain the ball fields. Mr. Freres stated that they planned to implement a management program to watch the use of the ball fields. He then referred to the fence along Hibbard Road and that it would turn and go along the frontage and edge of the service center. Mr. Freres noted that the entire west and north sides would be open. He stated that they do not want to enclose it and draw attention to it. Mr. Freres reiterated that they are developing a program to monitor the ball fields.

Mr. Freres stated that with regard to the pathways and linkages, there would be a walkway around the field and that they need a concrete curb in one area. He then referred to the viewing areas. Mr. Freres indicated that it would not be really different than it is today, but that it would be more defined and controlled. He then referred the Board to an illustration of the circulation and stated that the paved area would occur around the main square. Mr. Freres then identified the crushed stone areas.

Mr. Freres then stated that in connection with site amenities, they would include: (1) a playground, (2) bench/seating, (3) fencing, (4) covered shelter opportunities, (5) a recreational loop system, (6) special features - "Walk of Fame", (7) restrooms, (8) wayfinding and directional signage and (9) enhanced landscaping and irrigation. He informed the Board that they are still looking at playground equipment and then referred the Board to an illustration of benches and seating options. Mr. Freres stated the fencing options are also shown in the illustration. He indicated that black fencing disappears in landscaping.

Mr. Freres stated that they are also looking at the idea of a tent structure and that the idea is to have a permanent structure as a shaded area. He indicated that they are also considering the idea of screen netting and that they are looking for the Board's feedback on these items. Mr. Freres stated that the "Walk of Fame" would honor and represent athletes or contributors past and current. He stated that there would be decorative light poles which would have no lights, but would have banners. Mr. Freres noted that the restrooms would be located in the service center. He stated that they are evaluating another location and pointed out three locations in the illustration for the Board. Mr. Freres stated that the goal is to use what they have and to retrofit it and make access. He added that they do not want to go through sewer permit which would trigger MWRD requirements. Mr. Freres then referred to the wayfinding directional signage which was shown on an illustration for the Board and stated that there would be a decorative map of the site and that it would contain information. He stated that there would be enhanced landscaping and irrigation together with the use of bio-swales. Mr. Freres stated that they realize that the area will flood in an excessive storm and that the fields would not be ruined and would be ready for use sooner.

Mr. Freres then stated that they planned to use sustainable practices and initiatives and that they are studying it as part of the plan with more detail to be seen in the final plans. He stated that those sustainable practices and initiatives include: (1) rain harvesting, (2) bio-swales, (3) permeable paving option, (4) LED parking lot lighting option, (5) native plant specifics selection, (6) reduced maintenance and fertilizer use, (7) permeable stone dust recreation paths, (8) improved site and regional bicycle and pedestrian connections and (9) careful reuse of onsite materials. He noted that there would be 1,000 truckloads of material taken out of this site and reuse of some of it elsewhere. Mr. Freres stated that the last item included low maintenance/durable recreational products. He added that they may be back with LED lighting and impermeable surfaces and that they are testing it with their budget.

Mr. Freres stated that with regard to timing, they would love to get the project off the ground in October 2012 in connection with mass grading and utility work and that they would be completing it in late spring. He indicated that it would be dependent on the first phase and the MWRD permit. Mr. Freres added that it would all be coordinated with the Village staff and engineering. He then asked the Board if they had any questions.

Ms. Kelly asked if they had not selected the specific materials yet.

Mr. Freres responded that they are showing the component that they intend to use. He also stated that it would all come back for a final permit and that they are looking for a recommendation from the Board that the presentation is acceptable with details to be provided later.

Ms. Kelly stated that the goal for the walkway is what material.

Mr. Freres stated that it would be concrete. He informed the Board that pavers are being considered as part of the parking lot programs. Mr. Freres then stated that if they use a permeable surface, it would have to be used on a bigger scale. He also stated that there are concerned with durability.

Chairman Swierk asked why use a permeable product in the flood plain.

Mr. Freres responded that a permeable paver would give a 1/8 rating in the Village. He noted that it is no different than brick or a granite paver and that it is an important difference between a permeable product and a paver. He commented that permeable pavers would not be attractive and that brick would look better. Mr. Freres informed the Board that when you apply the engineering standards, there is no difference. He described the project as a learning experience for everyone with regard to working in the flood plain and that they need a durable and long lasting product.

Chairman Swierk stated that with the exception of LED lighting, he is all for the request.

Mr. Freres stated that the overheads would be mostly the same size and that there would be two which would be taller. He indicated that they would be way more efficient and that less light would be thrown off. Mr. Freres then referred to the dingy orange lighting used all around now. He stated that they were nervous to step out on a limb with the use of LED lighting. Mr. Freres then stated that they are looking to see what wattage controls, lens or coloration controls could be used for a softer white or refracted light. He added that there would only be one more pole than there is now at the same height and that it would have a cutoff fixture.

Mr. Dearborn asked Mr. Freres if they are looking for conceptual approval from the Board.

Mr. Freres stated that they would like to know if the plan is acceptable to the Board as presented.

Mr. Dearborn asked with regard to the synthetic turf, if they did not have a sample.

Mr. Freres indicated that they made one available.

Mr. Dearborn then asked if there is a field around here with the color that they are proposing.

Mr. Morand informed the Board that one was done in Waukegan and that he can get a list of other locations.

Mr. Dearborn stated that he is curious with regard to the color.

Mr. Freres stated that there are different colors and products and that they would be happy to provide detail of the material.

Ms. Stanley stated that she is worried about ____. She then referred to control and the pathways around it. Ms. Stanley commented that while she loved the fact that there would be containment underneath it for rainwater, it is the synthetic turf that she did not like. She stated that from a character standpoint, she referred to going past the field with six or seven different games going on.

Mr. Freres stated that it would be designed so that there could be two fields of play at the same time.

Ms. Stanley referred to the use of fence control. She then stated that at the other end, she asked if the Park District would be monitoring what was happening on the field.

Mr. Freres identified the fence locations and stated that they did not plan to close off the other side. He then stated that with regard to monitoring, that meant that there would be management and eyes on the field by the Park District for children and dogs. Mr. Freres

noted that if it needed better management and control, it will be be initiated by the Park District.

Ms. Stanley referred to the look of synthetic turf.

Mr. Dearborn stated that from a use standpoint, it would be a good, practical improvement. He then stated that he agreed with Ms. Stanley's comments that the devil would be in the detail as to how it looks.

Ms. Kelly stated that there would be a lot of screening on Hibbard Road.

Mr. Dearborn added that it is a big parcel.

Ms. Stanley stated that she is also concerned with regard to the walk with banners and described it as more carnival. She also referred to the tent with shade and commented that she did not see the need for a tented area.

Mr. Freres stated that the rationale is that they would be making a major investment to bring it up to the next generation. He also stated that the expectation is that user groups and recreation dollars are going to other communities and that they need to keep that here. Mr. Freres stated that a carnival appearance is not their intent.

Mr. Schwartz informed the Board that there are banners there now. He stated that the reason they want to do it is for recognition and show the people in the community that there is a lot of virtue in giving back. Mr. Schwartz stated that it is also to recognize those that gave significantly to the Park District.

Ms. Stanley asked if there is a more subtle way to do it.

Ms. Kelly stated that they should consider what this facility is and that it is athletic fields and for sporting events and not a park. She stated that a tent would be a functional piece which is required and needed to be there. Ms. Kelly then suggested that it could be a green tent and less obtrusive.

Mr. Freres then identified four posts with banners in an illustration for the Board.

Chairman Swierk suggested that the Park District can have their logo on the blank poles.

Mr. Freres reiterated that they wanted the Board's comment and stated that with regard to other ways to recognize donors, this is one way to recognize them. He stated that currently, there is an old wood shed which is used for all events.

Mr. Dearborn questioned the use of storm shelters.

Mr. Freres referred to the wood shelter which is there now and stated that they have to

have a covered area out there. He informed the Board that they looked at building a roofed structure over the picnic tables, but that they cannot impede access to the electric transformer box.

Mr. Dearborn commented that the plan is not well thought out. He then asked why did they have to go through the parking lot discussion last month.

Mr. Freres stated that the rationale is that they wanted to start construction timing and that if the project was not broken down, it would have been much more complicated.

Mr. Dearborn then commented that it looked like a good plan and that with regard to aesthetics, there is a lot going on. He commented that there is beauty to openness and questioned how it would look when it all came together. Mr. Dearborn stated that is his only concern.

Chairman Swierk stated that he had no problem with the synthetic field location. He then asked if they considered it somewhere else.

Mr. Freres stated that it is organizational and that they needed to work relative to shared use. He indicated that the appearance would not be as impactful on the character of the community and reiterated that there would be no white lines and that they did not want it to look synthetic.

Chairman Swierk stated that there would be quicker turnaround time after rain as opposed to there being mud like it is now.

Mr. Freres then referred the Board to the illustration of the plan as it existed today and that the proposal would look similar to it. He added that they want to keep it looking open.

Ms. Stanley agreed that fundamentally, it would look the same and asked if the edge around the synthetic fields is necessary.

Mr. Freres confirmed that is correct.

Ms. Kelly stated that they need the walkways anyway.

Ms. Shen asked how much would the project cost.

Mr. Schwartz stated that it would cost $1.7 million. He then stated that people can also use the area for exercise and other things other than sports.
Ms. Stanley stated that she also did not like the idea of the area being green year round.

Mr. Dearborn stated that it will be more functional recreationally.

Ms. Kelly described it as a big improvement and that it is unusable now. She then stated that in connection with the banners, there may be better way to do that.

Chairman Swierk stated that with regard to the banner use, it can be used to get back to the administration building.

Mr. Freres stated that there could be something affixed to the metal fence.

Mr. Norkus informed the Board that the Village Council is looking for direction on the broader concept. He indicated that clearly, there are elements that the Board would want to see return in order to articulate those details that the Board would want to see, like benches.

Ms. Shen again questioned the cost.

Chairman Swierk stated that cost had no impact on the Board's decision.

Mr. Schwartz noted that it would be fully funded by the Park District.

Chairman Swierk stated that the Board's comments include site amenities, the landscape plan, structures, samples of the pavers and synthetic turf, the color and the fence.

Mr. Dearborn asked if the turf is to match the grass.

Mr. Freres indicated that it would look like grass.

Mr. Dearborn then referred to the list of sites where the synthetic turf is used.

Mr. Morand stated that the list would be brought back to the Board.

Mr. Freres informed the Board that at the end of August, it would be installed at New Trier. He noted that the newer turf products are better.

Chairman Swierk stated that the landscape will help hide it.

Mr. Freres stated that there is a fine balance and that this not a park, but a recreational facility.

Mr. Schwartz stated that people will run on the synthetic turf if there are no other activities taking place there. He then stated that they would discourage people from using the Park District land illegally.
Chairman Swierk stated that with regard to the Walk of Fame, the Board would like details as well.

Mr. Norkus informed the Board that a motion is needed.

Chairman Swierk stated that the Board generally approved the concept and asked the Board if they had any other comments.

Ms. Stanley questioned whether the paving product would be crushed.

Mr. Freres stated that limestone screen is the standard for the Park District.

Chairman Swierk asked if there were any other comments. He then asked for a motion to state that the Board liked the concept and referred to the items which are to come back before the Board.

Mr. Dearborn moved to issue a favorable comment for the plan as proposed for the ball fields and storm water retention subject to further review and presentation of several details, such as site amenities, the landscape plan, structures, samples of the pavers and synthetic turf, the color and the fence, the playground equipment and full detail with regard to the Walk of Fame and alternatives.

Ms. Kelly seconded the motion. A vote was taken and the motion was passed.

AYES: Dearborn, Kelly, Shen, Swierk
NAYS: Stanley

Chairman Swierk then asked if there was a public comment in connection with the request. No comment was made from the audience at this time.

WINNETKA ZONING BOARD OF APPEALS
EXCERPT OF MINUTES
APRIL 9, 2012

Zoning Board Members Present:	Joe Adams, Chairman Joni Johnson Bill Krucks Carl Lane Jim McCoy Scott Myers
Zoning Board Members Absent:	Mary Hickey
Village Staff:	Michael D'Onofrio, Director of Community Development Ann Klaassen, Planning Assistant
Agenda Items:	***
Case No. 12-07-SU:	540 Hibbard Rd. Winnetka Park District Special Use Permit: To permit reconfiguration of the playfields north of the administration building, storm water management improvements, patio and plaza areas, upgrades to the sports lighting system, and synthetic turf fields. Variations: Front Yard Setback (synthetic turf fields) Height of Buildings and Structures (light standards)

Mr. Myers acted as chairman and called the meeting to order at 7:34 p.m.

540 Hibbard Rd., Case No. 12-07-SU, Winnetka Park District - Special Use Permit: to Permit Reconfiguration of the Playfields North of the Administration Building, Storm Water Management Improvements, Patio and Plaza Areas, Upgrades to the Sports Lighting System, and Synthetic Turf Fields; Variations: (1) Front Yard Setback (Synthetic Turf Fields) and (2) Height of Buildings and Structures (Light Standards)

Mr. D'Onofrio read the public notice. The purpose of this hearing is to hear testimony

and receive public comment regarding a request by the Winnetka Park District, for the property located at 530-600 Hibbard Rd., concerning a Special Use Permit in accordance with Section 17.56 and zoning variations by ordinance from Section 17.30.050 [Front Yard Setback] and Section 17.30.080 [Height of Buildings and Structures] of the Winnetka Zoning Ordinance to permit reconfiguration of the playfields north of the administration building, storm water management improvements, patio and plaza areas, upgrades to the sports field lighting system that will result in light standards 80 ft. in height, whereas a maximum height of 35 ft. is permitted, a variation of 45 ft. (128.57%) and synthetic turf fields that would result in a front yard setback of 23.3 ft., whereas a minimum of 50 ft. is required, a variation of 26.7 ft. (53.4%).

Chairman Myers swore in those that would be speaking on this case.

Terry Schwartz introduced himself to the Board as the Executive Director of the Winnetka Park District. He stated that the request represented the second phase of the project that the Board has already seen. Mr. Schwartz stated that the team is here to speak to the request, including Don Matthews of Gewalt Hamilton Associates and Scott Freres of the Lakota Group and would describe the elements of the next phase.

Mr. Freres stated that they are presenting the second component of the master plan process Phase 1 initiative. He informed the Board that they have been before all of the other boards on the Phase 1 approval. Mr. Freres noted that they met with the Village Council last Tuesday for approval with conditions relative to the Phase 1 component. He stated that they are asking for consideration for a special use relative to the second piece of the overall picture.

Mr. Freres began by stating that briefly, the master plan process was a multi-year process with regard to public input, decision making, etc. and that the master plan was approved on April 28, 2011. He stated that the Park District was determined to move forward in connection with Phase 1 of the ball field reconfiguration, storm water management, tennis club renovations, the parking lot and the service center which was approved last week by the Village Council. Mr. Freres stated that this process consisted of multiple components and DD/CD of the target initiatives which consist of detailed site surveying, tree inventory, ground water monitoring, detailed site design layout, preliminary budget testing and continuous input and coordination with: (i) the Village staff/storm water engineering consultants, (ii) the Park Board/staff, (iii) recreation user groups and (iv) regulating agencies.

Mr. Freres then stated that with regard to the Phase 1 implementation initiatives, there are three of them which include storm water management/ball field reconfiguration, the Nielsen tennis center improvements and the service center improvement and upgrades. He stated that there are multiple components, the first of which include the creation of 8.7 acre feet of detention storage.

Mr. Adams arrived at the meeting at this time and took over as chairman.

Mr. Freres stated that the other components include: (1) the playfield reconfiguration/re-grading, (2) two synthetic field opportunities which represented one of the variations they are requesting, (3) upgraded and improved field lighting, (4) patio, plaza and walkway areas, (5) new sport fencing, backstops, bleachers and dugouts and (6) enhanced pedestrian/bicycle facilities/access safety improvements. He informed the Board that there was a lengthy discussion with the Village Council with regard to the 10 foot wide pathway. Mr. Freres stated that the remaining components include concession area, public restroom opportunities and improved directional way finding signage.

Mr. Freres stated that they previously discussed the tennis center improvements, the lobby entry facility and the parking lot improvements. He noted that there would be 19 additional parking spaces which will not result in increased usage or the amount of fields. Mr. Freres then stated that with regard to the service center, they focused on improving the building's appearance, improving parking circulation and access and the bathroom facilities.

Mr. Freres stated that with regard to the site improvements, they include: (1) storm water management (detention and flood storage), (2) the field reconfiguration/grading, (3) field/site lighting, (4) tree preservation and a conceptual landscape plan and (5) synthetic field surfacing which required a variation in an area which he identified in an illustration for the Board. He noted that the variation is because of the setback of the physical facility. Mr. Freres then referred to the pathways and circulation, site amenities and elements and noted that they planned to use best management and sustainable practices.

Mr. Matthews stated that he would discuss the storm water management plan. He described it as a very important part of the project and a major initiative of the Park District for an improvement on the property. Mr. Matthews then referred the Board to an illustration of the existing site and stated that the area outlined in red represented the limits of the master plan. Mr. Matthews informed the Board that the only area which is excluded is the existing tennis center, the ice center and tennis courts. He stated that there are currently two drainage basins and that the area north of the blue and black line drained into the golf course and pumped into the lakes in the golf course and then to another pump which discharged to the east diversion ditch. Mr. Matthews stated that the area south of that line drained to a channel which runs along the southerly edge of the golf course which he identified in an illustration for the Board. He stated that it drained by gravity and that they want to emulate the existing conditions and do not want to add storm water into the golf course or the drainage channel.

Mr. Matthews stated that in connection with the proposed improvements, he informed the Board that all of the proposed improvements would occur in the north basin. He referred to the area south of the blue line which is part of the master plan and would not be part of the petition presented to the Board this evening. Mr. Matthews noted that in the master plan, it included parking improvements, the tennis center and service center, synthetic fields and the storm water management system. He stated that if they designed storm water management to be the bare minimum, they would only need one acre foot of storage to mitigate the improvements. Mr. Matthews informed the Board that the Park

District wanted to go above that and planned to provide detention for all of the improvements as well as the existing impervious area. He noted that the previously discussed water management for the parking lot at the tennis center is no longer proposed and that all of the detention would go in the driving range area and provides detention for the entire parking lot. Mr. Matthews also stated that they are looking at providing detention for future improvements and that they wanted to do it one time in terms of the economy of scale if they were to build now.

Mr. Matthews then stated that most of the cost is driven by excavation. He stated that because all of the storage is being proposed in the driving range, they do not want to come back for incremental improvements. Mr. Matthews noted that they coordinated with the Metropolitan Water Reclamation District (MWRD) to provide storage under the current MWRD requirements. He informed the Board that the maximum possible storage would be in the driving range and that the remainder would be under the synthetic ball fields in an underground vault. Mr. Matthews added that the volume would be 8 times more than the Village requirements.

Mr. Freres then referred the Board to the gray area highlighted.

Mr. Matthews stated that those are the potential improvements they envision in the master plan such as a pool or club house extension.

Mr. Myers asked if those items are done, if the area that is left the minimum for that amount.

Mr. Matthews confirmed that it would exceed the requirements for that. He then stated that with regard to the large area in the driving range, if they excavate down 3 feet that is quite a significant amount. Mr. Matthews then referred the Board to an illustration of a cross section of the driving range and stated that the white line is the existing grade, with the darker line representing the proposed grade. He stated that they would be making a subtle change to the driving range. Mr. Matthews informed the Board that 2.8 million gallons of water is 8.7 acre feet.

Ms. Johnson asked if in the worst case scenario, if the whole new area filled up, the water would sit there.

Mr. Matthews confirmed that is correct and that it is a waiting room for the pumps. He stated that now the water rushed to the pumps and to the golf course and sits on top of the ball fields. Mr. Matthews stated that they would create a lower area in the driving range for the water to sit in the waiting room.

Mr. Matthews then referred the Board to a cross section at the northerly portion of the synthetic fields. He referred to the use of best management practices, one of which is bio-swales. Mr. Matthews stated that there would be depressed areas with some pitch and which would be planted with deep rooted vegetation. He stated that they want to

encourage the water to infiltrate to the soil and remain on the site. Mr. Matthews added that it will reduce the runoff rate and volume.

Mr. Matthews stated that in connection with the detention volume analysis for the north zone, the current phase included the Village minimum requirement of 1 acre foot and that they are proposing 8.7 acre feet and that for future improvements, it would be 1.5 acre feet. He reiterated that there would be 2.8 million gallons of new storage which is not there now. Mr. Matthews informed the Board that the plan was coordinated with the alternative Village plan while recognizing that if that plan fell through, that they need a backup plan. He stated that with regard to the Village master storm water plan, their plan targeted 16 acre feet of storage on this process. Mr. Matthews stated that storage is required for SPF improvements and that 2 acre feet of total storage is 18 acre feet. He stated that they are proposing 8.7 acre feet plus 4 or 5 acre feet for a total proposed 12.8 acre feet which left a remainder of 5.2 acre feet.

Mr. Matthews stated that in connection with the field reconfiguration and re-grading, the area is in the floodplain. He indicated that it is a poorly draining area which they want to improve upon. He then stated that with regard to the ball fields, the number of ball fields would remain the same at 6. Mr. Matthews stated that the area would be elevated in some areas 12 to 24 inches and depressed in others. He noted that the elevated areas would be the synthetic fields and in-fills. Mr. Matthews stated that there would be strategic grading of the infields and that the synthetic turf areas would be raised slightly, with the outfields for the foul areas being depressed slightly.

Mr. Matthews then referred to the pathway improvements. He stated that with regard to site lighting, he informed the Board that the red dots represent the existing light standards. Mr. Matthews stated that the synthetic field area north of the tennis center presently has the baseball diamond in the southwest corner and the northeast corner. He stated that the plan puts the two fields in the same locations. He noted that there are light poles which range from 50 feet to 70 feet in height and that the plan showed the new lighting in blue. Mr. Matthews stated that the lights would also illuminate the two fall fields to the west and that there would be no field lighting to the north since it is not lit today and is located too close to the residential areas. He informed the Board that they measured the light levels along the property line. Mr. Matthews noted that the light levels were measured in November when there is no tree vegetation in connection with the proposed photometrics in order to make sure that the light levels are less than they are at the property lines today.

Mr. Matthews stated that all of the poles would measure 70 feet with two exceptions which he identified at the far north end and the far south end. He stated that what the photometrics showed in the proposed configuration is that they gave better lighting levels for the infields and play area and that there would be less light spillage off of the property. Mr. Matthews informed the Board that taller poles would result in less light spillage than shorter poles which represented one of the variations they are requesting. He then noted that there is an existing nonconformity in connection with the current light

poles which measure between 50 feet and 70 feet in height. Mr. Matthews stated that there would be 14 poles which measure 70 feet and two poles which measure 80 feet. He added that the second variation related to the synthetic field. Mr. Matthews noted that there is no recognition of synthetic turf in the ordinance and that the Village staff treated the synthetic fields as a structure.

Ms. Johnson asked with regard to height, what is the current pole height.

Mr. Matthews responded that there is one pole at 50 feet, three poles at 60 feet and that the rest are 70 feet. He then identified the poles in an illustration for the Board.

Leo Morand, of Gewalt Hamilton Associates, also identified the pole heights for the Board.

Ms. Johnson asked if there would be a different kind of illumination.

Mr. Matthews stated that there would not be different illumination at the ball fields and that the parking lot lighting will be done differently. He indicated that they are considering LED lighting which will have better light levels, particularly for the infields. Mr. Matthews stated that there would be less spillage off of the property because of the higher poles and sharper angles.

Mr. Lane asked if 35 foot poles were possible.

Mr. Matthews responded that they would not be feasible.

Mr. Lane stated that they would be asking for a variation anyway.

Mr. Matthews confirmed that is correct.

Mr. Freres went on to state that with regard to tree preservation, they did a complete inventory of all of the trees on the site. He informed the Board that the trees which would remain are shown in green, the trees to be removed are shown in red and the trees which are to be transplanted are shown with a "T." Mr. Freres also stated that they would be moving and transplanting trees along Hibbard Road, some of which has already occurred. He stated that of the trees, they would be removing 630 inches which are above 8 caliper inches. Mr. Freres then stated that of that amount, those which are in poor condition amounted to 452 caliper inches. He stated that they would be giving a 1:1 credit for poor and dead species and that they would be applying 3 inch for 1 inch trees. Mr. Freres added that they would be putting in good quality trees and that the total replacement value amounted to 241 inches.

Mr. Freres noted that while the goal is to save as many trees as possible, the greatest impact would be those on the north property line which are used to screen, buffer and provide light blockage. He informed the Board that they met with the neighbors and the Village and that there are a lot of dead trees and decay in those trees with the feedback

being that those trees should come down. Mr. Freres stated that it is the right tree practice to do as part of the plan. He then referred the Board to the tree survey/inventory and noted that they would be coming back with more detail with regard to the landscape planting. Mr. Freres stated that the trees identified with lighter green are being added back in. He confirmed that it is not their intent to wall off the view on the north space.

Mr. Freres then stated that with regard to the synthetic field surface, there are many misconceptions with regard to the material. He referred to the ability to convey openness and green space which is already there and that the walkway system now is bounding it there. Mr. Freres identified the red line in the illustration as the vault and noted that the field is broken down into two football fields, four smaller baseball fields and two larger size baseball fields.

Mr. Freres stated that there would be an array of recreational opportunities and the fact that it was important to minimize the lines was a driving factor. He stated that their goal is to not make it look synthetic and to define the edges of all of the fields. Mr. Freres then referred the Board to the boundary edges in the illustration which are defined as the white edges and that the lines of the playfields would be applied as needed per day.

Mr. Freres then stated that with regard to how synthetic material worked, it is a product of glue and sewn seams with a variety of different types of grasses to be used. He noted that they are still working on a spec and a supplier to use. Mr. Freres informed the Board that the component is turf fiber, infill, a backing layer with weep holes, an energy pad, a leveling layer, drainage stone, a drainage pipe, geotextile and then a natural subgrade, which is why it is not considered a pervious surface.

Mr. Freres stated that the benefits to the community and area user groups which include: (1) continuous and extended use, (2) more user group/use of field, (3) no down time due to rain, (4) reduced maintenance and fertilizer use and (5) it would have an attractive appearance. He noted that the product has been vastly improved over the years and that it contained blades of grass which have a dead appearance to them and the texture and feel of real grass. Mr. Freres also stated that the synthetic field surfacing would provide a revenue opportunity and that the life cycle of the material is that it is to be replaced every 12 years. He also stated that there would be a reduced quantity and severity of injuries.

Mr. Freres stated that in connection with common misperceptions with regard to synthetic field surfacing is that it contained germs and viruses. He stated that it is no different than regular grass. Mr. Freres stated that it is also a misconception that synthetic surfacing contained infill material toxins but that data showed that is not the case. Mr. Freres also stated that there is a misconception that synthetic field surfacing generated excess heat but that data showed that the heat levels, while higher than normal for grass, at 3 feet above the rest of the surface, it would be 2 degrees higher in terms of temperature. He informed the Board that they would water the surface with an irrigation system.

Mr. Myers stated that to clarify, the field will absorb water the same as grass.

Mr. Freres confirmed that is correct. He also stated that the beauty of synthetic material is that it offered more hours of use and that the down side is that people would be playing on it until 11:00 or 12:00 at night and that there will be controls.

Mr. Schwartz informed the Board that they would have the same policies which exist today and that at 10:00 p.m., they would be done.

Mr. Freres also stated that the level of management of the fields was discussed.

Mr. McCoy asked Mr. Freres why did they choose to put the synthetic area so close to the roadway in lieu of moving it back out of sight.

Mr. Freres stated that there were a number of factors. He referred to the geometrics of the site and layout and that they planned to put back what they had. Mr. Freres reiterated that there would be no loss of the existing fields. He then stated that the Board may recognize that the bump which is snow covered in the winter is now gone as part of this process. He stated that it was discussed with the Design Review Board last week and that the goal for a new location for the new snow hill feature may be at the north end of the driving range or in the area of the Morrow (sp?) property. Mr. Freres also stated that a factor is that it is circulation related. He added that the synthetic field needs to be framed by an edge created with a sidewalk around it. Mr. Freres reiterated that the entire field will be accessible.

Ms. Johnson asked if it would be feasible to move the synthetic fields west so that there would be no need for a variation and because doing so would also avoid the issue of whether it would look good, noting that the heat issue had been addressed. She stated that there would be concern with people wandering off onto the field from the playground or the 10 foot wide sidewalk on days when it is not watered. Ms. Johnson also asked if there is a watering plan in place when the temperature reached a certain number of degrees.

Mr. Schwartz informed the Board that heat did not make the area inaccessible. He stated that a study was done on the average temperature locally and that the temperature average was 74 degrees.

Ms. Johnson asked if there would be fencing around it.

Mr. Freres confirmed that is correct and referred the Board to an illustration of the Hibbard Road
frontage which would continue with a fence along the entire frontage at 4 feet in height and that the south frontage would have a 4 foot decorative metal fence similar to what is there today. He stated that the signage would contain maintenance and user signage instructions as to whom, how and when the area is used. Mr. Freres noted that there would be no fence on the west side and only on the first half adjacent to the service center.

Ms. Johnson asked with regard to the discussion with the Park Board, was the public there and were studies presented. She stated that the Board is to consider the public health, safety, comfort and welfare of the Village. Ms. Johnson noted that synthetic turf will soon be used at New Trier and that there are people out there with concerns. She then asked if they hired experts and were studies done.

Mr. Freres responded that there were numerous discussions and that they presented the concept of the synthetic data which was provided to the Park Board. He indicated that he can provide the Board with the meeting dates and information. Mr. Freres also stated that there is material out there and products which show not what the hysteria claimed. He confirmed that they are not presenting anything new or far fangled and that all of the public institutions are looking at it as a viable option. Mr. Freres informed the Board that Chicago Public Schools are turning their campuses to synthetic turf and replacing asphalt playgrounds. He reiterated that the research showed that there are no levels of toxins and the heat levels generated. Mr. Freres stated they do not see it as a problem and that this is what the future of recreation is demanding. He indicated that they recognize the concern and can provide the Board with additional information.

Ms. Johnson asked with regard to the underground vault, whether that can be done on the non-synthetic field.

Mr. Matthews stated that there is an advantage to the way it is proposed which is to get the roof of the vault closest to the field itself. He stated that otherwise, the air temperature in the vault would be 50 degrees year round and that the grass would die off if it is allowed to remain dormant in the winter. Mr. Matthews also stated that there is the advantage of vault use during periods of drought for rain harvesting, which represented a dual use of the structure.

Mr. Krucks asked Mr. Freres to explain the standards employed in determining the size of the fields themselves.

Mr. Freres stated that they used full size football fields. He stated that the area would be over the dimension of the football field plus safety and spectator zones. Mr. Freres described them as the nation's standards to accommodate all sports.

Mr. Freres then stated that in connection with the series of pathways and linkages, he referred the Board to an illustration of the cross section and that there would be circulation throughout the entire park. He stated that there would be an opportunity for seniors and other recreational users. Mr. Freres then referred to the difficulty of pushing strollers across potholes and across soft surfaces. He then identified the crushed stone surfaces in the illustration for the Board. Mr. Freres stated that the other site amenities include the following: (1) a playground, (2) bench seating, (3) fencing, (4) covered shelter opportunities, (5) a recreational loop system, (6) special features including a "Walk of Fame," (7) restrooms, (8) way finding and directional signage and (9) enhanced landscaping and irrigation.

Mr. Freres informed the Board that the playground would be located adjacent to the hub of activity where the skate park is located. He stated that it would also be adjacent to the concession area and restrooms. Mr. Freres then identified the benches in an illustration for the Board. He noted that the skate park is being eliminated as part of the process. Mr. Freres stated that with regard to fencing, he reiterated that there would be a 4 foot high fence around the perimeter. He then stated that with regard to covered shelter opportunities, they discussed the color with the Design Review Board and that for concession sales and tournaments, it would provide shade. Mr. Freres indicated that they are considering moving the wood shelter further west to have a covered space for inclement weather.

Mr. Freres then stated that with regard to the "Walk of Fame," it was also discussed with the Design Review Board which had a simple objection to the use of decorative poles with banners which would be used to liven up the area and put in color. He also stated that it would be used as a dedication to special members in the community who helped build the recreational components. Mr. Freres then stated that with regard to the restrooms, they are looking at three alternative locations and that they want to make sure that there is a new facility at the southern end of the campus. He stated that with regard to way finding, it is for how to get people to the right fields and that there would be a map and directional signage at the main drop-off area. Mr. Freres then stated that with regard to landscaping, they planned to use a native, natural character of plantings and bio-swales.

Mr. Freres stated that with regard to the sustainable practices and initiatives, they heard loud and clear what they are considering and that the Park District is investigating or planning a number of sustainable initiatives or policies related to its Phase 1 and 2 project which may include the following: (1) rain harvesting, (2) bio-swales, (3) a permeable paving option, (4) an LED parking lot lighting option, (5) native plant species selection, (6) reduced maintenance and fertilizer use, (7) permeable stone dust recreation paths, (8) improved site and regional bicycle and pedestrian connections, (9) careful reuse of onsite materials and (10) low maintenance/durable recreational products.

Mr. Freres then stated that with regard to timing, for construction, the anticipated site work would start in October 2012 and would depend on Phase 1 being completed. He stated that they planned to finish in the spring of 2013. Mr. Freres then asked the Board if they had any questions.

Chairman Adams also asked the Board if they had any questions.

Mr. Lane asked with regard to the synthetic fields, are there grandstands being proposed and if so, are they near the street.

Mr. Freres stated that there are movable stands out there and that they will move them with the synthetic surface layout. He confirmed that it would not be closer to the street.

Mr. Lane then asked with regard to the drainage in the driving range or storage tank, if it mattered if they have drainage all in one spot versus it being spread out.

Mr. Matthews stated that they will have exhausted storage in the driving range which is the reason why the vault is after that. He indicated that it did not matter where the storage is provided and that it was done this way because there are some areas that they want to dry faster than others.

Mr. Myers asked Mr. Schwartz with regard to traffic, the number of fields would have the same play and the spaces would be the same. He asked if they expected the amount of traffic to be the same. Mr. Myers then stated that given the proposed enhancements, he can see where it would attract the desire to have more tournaments and teams playing and asked if that was considered in the strategic plans.

Mr. Schwartz informed the Board that they did a lot of studies on the usage of the site. He stated that the only way to judge the spaces for play is based on what they have now. Mr. Schwartz noted that they are at 87% capacity now and that there is no room for new play. He stated that the advantage is that the spaces they have now can be used since there would be surface play, after the improvements, rain or shine and that it would also increase the quality of play on the natural surfaces. Mr. Schwartz added that it would not increase the capacity for use since they are at capacity. He also stated that there would be an improved opportunity for play.

Ms. Johnson stated that the report says that because of the synthetic turf, user groups would use them on more days and asked how many more days.

Mr. Schwartz indicated that it is difficult to quantify and understand all of the rain events during the year. He noted that they do not play when it rained. Mr. Schwartz stated that the seasons can be extended and that they can play earlier in the season and further in the winter and estimated it to be 60 days. He indicated that it would depend on the willingness of the players to play when it is cold. Mr. Schwartz noted that there is no play in the winter.

Mr. Lane asked if they plan to charge fees to use the playfields.

Mr. Schwartz responded that they are working on a fee schedule. He stated that with this space there would be a high demand for use.

Mr. Lane then asked if the fees would be going up.

Mr. Schwartz stated that the participants with the Park District and groups would not likely be charged fees. He stated that privateers and those who run children's business for profit would be charged. Mr. Schwartz stated that they will have good revenues out of the project because of the more efficient use and that the revenues generated from the use would be a bonus.

Mr. Lane stated that if they are using the fields more, would there need to be more parking.

Mr. Schwartz stated that they have been at 87% capacity in the three seasons measured.

Chairman Adams asked if there were any other questions. No additional questions were raised by the Board at this time. He then asked if there were any questions from the audience.

Christopher Porter, 1302 Sunview Lane, stated that his principal question related to the north ball field diamonds which he identified in an illustration for the Board. He asked what is the increase or decrease on the impervious area on the north. Mr. Porter stated that now there are two baseball diamonds and that in connection with replacing them, he asked if there would be an increase, decrease or neutral on the impervious area for this area including the sidewalk area. He stated that he is concerned with regard to water flow into his backyard.

Mr. Matthews responded that he is not sure but that he guessed that it would be close to a wash or neutral. He stated that the key point is that the runoff from that area would be directed inward toward the property and that there would be no runoff to the north. Mr. Matthews then identified the new sidewalk in an illustration for the Board and stated that the land would be sculpted to drain inward.

Mr. Porter then referred to lighting and identified the two tallest poles in the illustration. He asked if they are more efficient at a taller height. Mr. Porter also asked if there is light spillage to the north, would it be mitigated by the new trees.

Mr. Matthews and Mr. Freres confirmed that is correct.

Mr. Myers asked when they did the light studies, how much is the quantity at the far north end.

Mr. Matthews indicated that it was measured in foot candles. He stated that the level measured on the north property line was near zero in the existing condition and that it would be less than that in the proposed condition. Mr. Matthews confirmed that it will be an improvement.

Chairman Adams asked if there were any other questions. No additional questions were raised by the audience at this time. He then called the matter in for discussion. Chairman Adams noted that there would be two separate motions, one for the special use and one for the variations.

Mr. Lane described the request as straightforward and that all the applicant is asking for is lighting which would go a little higher than the current condition and that there would be no dramatic increase with a perceived benefit. He stated that the lighting would never fit within the requirement of 35 feet. Mr. Lane then stated that with regard to the

synthetic turf, while it would be similar to grass, it is not, and that they are measuring it as though it is not grass which made sense. He stated that given that it would be no nearer to the street and that the grandstands would be movable, there are no issues. Mr. Lane stated that the synthetic turf would be very much like grass and that they would not be adding any physical structures closer to the street and that the request made sense.

Mr. McCoy stated that there would be the added benefit that they would get more use out of it.

Mr. Myers stated that for the special use, he referred to the enhancement of the public use and associated health and that there would be more use and a better quality of the use with there being no detriment for traffic or any adverse affects.

Chairman Adams stated that the Village study on traffic was done. He then asked if there were any other comments. No additional comments were made at this time. Chairman Adams then asked for a motion. He suggested the inclusion of the Park District materials from page nos. 9 through 11 for the special use motion.

Mr. Myers moved to recommend to the Village Council approval of the special use and incorporate the findings on pages 9 through 11 in the application as an explanation of the applicant addressing the special use standards as follows:

1. The establishment, maintenance, and operations of the Special Use will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare. The design and construction of the North Playfields and Driving Range will be completed according to all applicable building codes, and with respect to stormwater improvements, will go above and beyond the requirements of the Village in order to provide an overall benefit to the watershed.

   The playfields will be reconstructed and re-furnished with new lighting, backstops, bleachers, dugouts, pathways, plazas, concession areas, restrooms, etc. to enhance the quality of the built environment and for the enjoyment of the public.

   The new multi-use path will provide safer off-street pedestrian and bicycle circulation and access to the park.

2. 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 redevelopment of the park is viewed as a benefit to the community and the neighborhood and will improve, rather than diminish property values. Also, as the number of ball fields will remain unchanged, the parking demand and traffic volume generated by the site is not anticipated to increase.

   The substantial stormwater management improvements, which will provide stormwater storage for all impervious areas and not just the net increase of

impervious areas, will be a benefit to the watershed and the neighborhood. The stormwater management improvements for the entire park are described in detail in the Master Stormwater Management Plan prepared by Gewalt Hamilton Associates dated February 27, 2012 included with this submission.

The submission includes a photometric plan for both the existing and proposed lighting levels on the playfields and demonstrates that proposed levels at the property line are below the current levels and are in compliance with typical municipal standards for light levels at the property line.

3. 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 district of concern. The proposed improvements will have a positive impact on other property in the immediate vicinity.

4. 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. Parking, circulation and signalization improvements proposed in the Park District's previous application ensure that adequate measures will be taken to comply with this provision. Specifically, the Tennis Center parking lot modifications and traffic signal improvements will improve circulation and drop-off, reducing back-ups and pedestrian/automotive conflicts. The multi-use path will provide improved pedestrian and bicycle circulation, and increase alternate transportation opportunities to the park.

   Ingress and egress to the Service Center will be improved through the widening of the existing access off Hibbard Road. The new width of the access will allow much improved entrance to the site and exit to Hibbard Road.

   The traffic and parking improvements are discussed in greater detail in the Parking and Traffic Assessment memorandum prepared by Gewalt Hamilton Associates dated December 29, 2011.

5. Adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the Special Use exist or are to be provided. Parking, circulation and signalization improvements proposed in the Park District's previous application ensure that adequate measures will be taken to comply with those portions of this provision.

   In addition to the circulation improvements to the Tennis Center parking lot, the modifications will also provide a net increase of two spaces to the overall quantity with no change to the number of accessible spaces.

   The Service Center parking will be expanded to provide public use of the parking area. The number of parking spaces on the site will be increased from 26 to 43 (including accessible spaces). The number of accessible parking spaces will be

increased from one to two.

The total net increase in parking at both the Tennis Center and the Service Center lots is therefore 19 spaces (18 standard + 1 accessible). As the number of fields remains unchanged from the existing condition, the parking demand and traffic volumes generated by the site are not anticipated to increase. Again, traffic and parking improvements are discussed in greater detail in the Parking and Traffic Assessment memorandum prepared by Gewalt Hamilton Associates dated December 29, 2011.

Existing water main and electric utilities in conflict with the proposed improvements will be relocated in accordance with Village standards.

The submission includes a photometric plan for both the existing and proposed lighting levels on the playfields and demonstrates that proposed levels at the property line are below the current levels and are in compliance with typical municipal standards for light levels at the property line.

Stormwater management for all of the proposed improvements will be provided in excess of Village standards. Including the improvements at the Tennis and Service Centers, the net increase in impervious area created by the current park redevelopment is 3.6 acres; however, rather than providing detention for just the net increase in impervious area, the Park District has elected to provide detention for existing, new and future impervious coverage. Therefore a detention volume of 8.7 acre-feet will be provided rather than the 1.5 acre-feet of storage the code would require.

Also, the majority of the proposed improvements are located within the regulatory floodplain; however, the volume of flood storage will not be reduced and in fact will be increased by 3.8 acre-feet in anticipation of future improvements envisioned in the Skokie Playfields Master Plan.

6. The Special Use in all other aspects conforms to the applicable regulations of this and other village ordinances and codes. All Village of Winnetka regulations, ordinances, and codes will be followed or exceeded as described above.

Mr. McCoy seconded the motion. A vote was taken and the motion was unanimously passed, 6 to 0.

AYES: Adams, Johnson, Krucks, Lane, McCoy, Myers
NAYS: None

Chairman Adams then asked for a motion for the requested variations.

Ms. Johnson stated that the reasonable return standard is questionable.

Chairman Adams indicated that there are overlaps in this case. He described the request as a reasonable modification of the property given the special use.

Ms. Johnson stated that she would find that satisfied that requirement.

Mr. Lane then moved to recommend to the Village Council approval of the variations for front yard setback for the synthetic playfields and for the height of the lighting for the playfields and incorporated for submission page nos. 14 and 15 with the modification on standard no. 1 that reasonable return cannot be achieved unless the area is upgraded and improved periodically due to wear and tear.

Chairman Adams asked if there were any other modifications. No additional modifications were made at this time.

Mr. Myers seconded the motion. A vote was taken and the motion was unanimously passed, 6 to 0.

AYES: Adams, Johnson, Krucks, Lane, McCoy, Myers
NAYS: None

FINDINGS OF THE ZONING BOARD OF APPEALS

1. The requested variations are within the final jurisdiction of the Village Council.

2. The requested variations are in harmony with the general purpose and intent of the Winnetka Zoning Ordinance. The proposal is compatible, in general, with the character of existing development within the immediate neighborhood with respect to architectural scale and other site improvements.

3. There are practical difficulties or a particular hardship which prevents strict application of Section 17.30.050 [Front Yard Setback] and Section 17.30.080 [Height of Buildings and Structures] of the Winnetka Zoning Ordinance which is related to the use or the construction or alteration of buildings or structures.

The evidence in the judgment of the Zoning Board of Appeals has established:

1. The property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the zoning regulations. Reasonable return cannot be achieved unless the facilities are upgraded and improved periodically.

2. The plight of the applicant is due to unique circumstances which are related to the property and not the applicant. The applicant is requesting variances that have no plight attached to them. Rather the applicant is proposing to upgrade aging facilities and utilities associated with improving recreational opportunities to the residents of the Village of Winnetka. The Skokie Playfields represent the Park District's major open space and recreation area, and due to limited open space opportunities within the

community, the Park District has elected to initiate a multi-phase improvement master plan. This plan will include significant improvements to storm water management, which will benefit both the playfields as well as the residents of Winnetka.

3. The variations, if granted, will not alter the essential character of the locality. No change in the existing physical character or visual impact to the community will occur from implementation of this plan or the variations requested. The additional height and features of the new field lighting will provide increased photometric efficiency and reduce glare and light spill as identified in the provided photometric analysis and specifications.

4. An adequate supply of light and air to adjacent property will not be impaired by the proposed variations. The plan and variations requested will not alter the existing conditions and therefore have no impact on the supply of air and light on the adjacent properties.

5. The hazards from fire and other damages to the property will not be increased as a result of the proposed plan or variations. Additional site safety features and access have been provided as part of the plan.

6. The taxable value of land and buildings throughout the Village will not diminish. The site will remain a Village tax-exempt public open space amenity with little to no noticeable change to its character, openness or use and therefore will not diminish taxable value to the community. Rather the improvements to the subject property and facilities will bring the Village's recreational amenities and features up to modern and state of the art standards and will be an attractive feature for both current and future residents, thus theoretically increasing property values.

7. Congestion in the public streets will not increase. As evidenced in the applicant's traffic and parking study provided and reviewed by Village Engineering staff, no additional traffic or parking burden will be placed on or around the site or public streets. While no increase in the quantity of fields or site amenities is provided as part of this plan, several (19) additional off-street parking spaces have been provided as well as significant improvements to park access and circulation. Similarly, the requested variations will have no impact on the traffic/parking on or around the site.

8. The public health, safety, comfort, morals and welfare of the inhabitants of the Village will not be otherwise impaired. Nothing provided as part of this site plan or its requested variations will impact or impair public health, safety, comfort, morals and welfare of the inhabitants of the Village of Winnetka. The proposed improvements, amenities and utilities associated with this plan are a part of the Winnetka Park District mission to serve the health, recreational and open space needs of the Village's inhabitants.

WINNETKA PLAN COMMISSION
EXCERPT MEETING MINUTES
APRIL 25, 2012

Members Present:	Becky Hurley, Chairperson Jan Bawden Chuck Dowding Paul Dunn John Golan Louise Holland Joni Johnson Jeanne Morette John Thomas
Non-voting Members Present:	Gene Greable
Members Absent:	Jack Coladarci Susan Whitcomb
Village Staff:	Brian Norkus, Assistant Director of Community Development

Call to Order:

The meeting was called to order by Chairperson Hurley at 7:33 p.m.

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Comment to Village Council Regarding Special Use Permit Application by the Winnetka Park District, 540 Hibbard Road, for Consistency with Winnetka 2020 Comprehensive Plan - (a) North Ball Field Redevelopment, (b) Driving Range Redevelopment and (c) Associated playground, Patio, Lighting and Sidewalk/Circulation Elements

Chairperson Hurley stated that in connection with preliminary business before the Commission discussed the agenda item, she noted that Mr. Thomas is the representative from the Park District and would recuse himself from the discussion. She stated that everyone had received the report from Steve Saunders which answered some questions. Chairperson Hurley then stated that Mr. Dowding forwarded his questions to the Village staff which forwarded them to the Lakota Group for response. She stated that because of the complexity of the project and its history, they would begin the presentation with the Village staff.

Mr. Norkus stated that the Commission provided favorable comment on Phase 1 of the

improvements, which addressed the expansion of the tennis center, parking modifications and improvements and upgrades to the service center building at the northeast corner of the site. He provided an update on the Phase 1 improvements, explaining that the Village Council granted a special use permit for Phase 1 on April 3, 2012.

Mr. Norkus stated that he would like to provide the Commission which has new members with a refresher on the Commission's role on the special use permit review process. Mr. Norkus stated that the Commission is charged with reviewing applications for consistency with the Comprehensive Plan, and that the Village staff goes through and calls the relative policy statements and objectives from the Plan to draw attention to them. He noted that the statements are to be used as a tool to aid the Commission to make that decision and that it is not required that the Commission find in the affirmative for every draft finding listed.

Mr. Norkus then stated that with regard to current application "Phase 2", the request was reviewed by the Zoning Board of Appeals and the Design Review Board prior to this meeting. He informed the Commission that the Zoning Board of Appeals voted to recommend approval of the special use permit and zoning variations which are a part of the application. Mr. Norkus also stated that the Design Review Board provided favorable comment on the design related improvements. He stated that because of the conceptual nature of the details, the Design Review Board will look at the more detailed elements of the project as the plan is flushed out more.

Mr. Dunn asked Mr. Norkus what caused the one vote in opposition of the request from the Design Review Board.

Mr. Norkus informed the Commission that one Design Review Board member who voted in opposition to the request did not find it appropriate and that the concern seemed to be related to the appearance of the synthetic turf late in the year and the fact that the synthetic turf will differ in appearance from other natural areas.

Mr. Norkus noted that drainage and mitigation of storm water is a big component of Phase 2. Mr. Norkus stated that the Commission was sent yesterday a report from Mr. Saunders containing the review of the Phase 2 improvements relative to their consistency with the Metropolitan Water Reclamation District (MWRD) regulations as well as Village regulations. He stated that Mr. Saunders is here to answer any questions which arise relative to the storm water issue and that they can answer any questions the Commission has.

Mr. Saunders stated that he would provide context as the Commission thought their way through the application. He stated that there are a few points and that first, the overall drainage pattern should be kept in mind, how it fits in the Village storm sewer system and the plans to provide significant drainage improvements down the road. Mr. Saunders stated that in connection with all of the Village area east of Hibbard Road, it drained to the west, turned south and then went along Hibbard Road to the river. He noted that the west side is not

connected to the Village system directly. Mr. Saunders referred to the drainage west through the golf course in a complicated drainage system. He noted that everything that the Park District is proposing maintained that separation.

Mr. Saunders stated that second, the Commission should keep in mind that the Village is interfacing with the Park District. He stated that the Park District has hired consultants and that the Village hired a drainage consultant to evaluate the various areas in the Village including the tree streets. Mr. Saunders stated that some of the proposed improvements affect the tree streets which require the cooperation of other government bodies west of Hibbard Road. He stated that as the Park District developed their plans, they worked with the Village staff and that as the Village moves forward with their plans, they would not be shutting each other off. Mr. Saunders noted that if the Village project does not goes through, the Park District designed the improvements with that in mind so that space would be available for it and that space would be kept as an open possibility. He added that there has been coordination over the last 12 to15 months between the Village and the Park District.

Mr. Saunders then stated that because of the scope of the application, it required a permit through the MWRD to have a separate storm water management ordinance. He noted that the Park District is going through two parallel sets of reviews. Mr. Saunders stated that because of the amount of the area which would be disturbed, the MWRD requirements are stricter than those of the Village. He noted that the project will meet both sets of requirements. Mr. Saunders stated that he outlined the difference between the two sets of requirements in the memorandum.

Mr. Saunders stated that the applicant would be providing storage for runoff from the impervious surface, as well as for flooding for the eventuality that the Skokie River backs up to a 100 year flood. He noted that the Park District would be providing storage which would serve both of those functions. Mr. Saunders informed the Commission that the reason that the MWRD requirements are stricter related to the amount of area which is disturbed and that they look at the site as if it was completely undeveloped. He described the Village regulations as more user friendly and which look at the amount of incremental increase in impervious surface only.

Mr. Saunders also stated that because they did not know the ultimate permeability of the synthetic fields, for regulatory purposes, it is considered as impermeable surface. He stated that is another reason that the storm water detention would be higher since it would be treated as impermeable surface whether it functioned that way or not.

Mr. Saunders stated that lastly, the Park District is looking at possible further future improvements in the master planning effort. He stated that because of the way the open space is laid out, they would be providing a significant amount of compensatory storage against possible future improvements. Mr. Saunders noted that the application significantly exceeded the storm water regulations and that they are banking some of it for future improvement. He

indicated that this is commonly done when looking at a large campus and described it as the most cost effective way of doing it. Mr. Saunders stated that in the interim, a higher level of protection is being provided. He suggested that the Commission keep these things in perspective as they listen to the presentation. Mr. Saunders reiterated that the request satisfied meeting the Village requirements and that he is available to answer any questions.

Mr. Dowding thanked Mr. Saunders for the memorandum. He stated that in terms of phasing of what the Commission has heard, the last time, the Commission heard that there would be an addition to the tennis center and parking lot. Mr. Dowding stated that he was confused by the intention of having compensatory storage bayous and asked if this include all of that.

Mr. Saunders stated that the first project came through as a self-contained project which had to meet the storm water runoff requirements in case the second portion of the project was not approved. He stated that it was a design modification and that they would not be using the parking lot for storage.

Chairperson Hurley described the ongoing conversation that the Village is having with the Park District as essential and that qualitatively, they feel it is cooperative to him and is a useful and productive partnership or looking at the quantity of satisfaction. She then stated that Mr. Saunders, Terry Schwartz and the Village staff have been a terrific model of cooperation. Chairperson Hurley then thanked Mr. Saunders for being here. She stated that the Commission's job is to look at the application as a special use. She then stated that when dealing with engineering and as big of an initiative as storm water is, the Commission relied on the Village professional staff and that they would ask the Village staff for clarifications if the Commission became tangled up.

Mr. Greable referred to last July's storm and the massive rains and that the Park District and facilities were wiped out. He stated that with this new project, he asked if it the improvements are going to alleviate those problems if they have a 100 year rain event or will it always be there.

Mr. Saunders indicated that it would help and that the golf course is low lying land. He stated that is the nature of the area and that after a heavy rain, the golf course would hold water. Mr. Saunders then stated because they are looking at it as if the whole site was undeveloped, it may be better.

Ms. Johnson stated that if the Village goes through with the Willow Road tunnel project, would the residences west of Hibbard Road be connected to the tunnel.

Mr. Saunders indicated that may be some of both. He stated that connection with the tunnel is anticipated with the extension down the service drive. Mr. Saunders stated that the idea is to keep a lower level rainstorm from going to the Skokie River. He added that the overflow may go to the tunnel system.

Chairperson Hurley then stated that the Commission would welcome any information from the applicants.

Terry Schwartz introduced himself to the Commission as the Executive Director of the Winnetka Park District. He stated that he would like to echo Mr. Saunders' comments in connection with the cooperation between the Park District and the Village staff from the project's inception. Mr. Schwartz described the three years that they have been working on the project as spectacular and that they have worked in concert with each other. He then introduced the team consisting of Scott Freres of the Lakota Group and Don Matthews from Gewalt Hamilton which would provide the presentation to the Commission and answer any questions.

Mr. Freres stated that he would go through where they were and how they got to where they are tonight. Mr. Freres stated that he would also add onto Mr. Schwartz's and Mr. Saunders' comments and that the issue of storm water management is paramount to the master plan exercise. He indicated that they are moving into the implementation steps of the process. Mr. Freres informed the Commission that the master plan exercise started 4½ years ago and that it was prepared to make sure that it is the right solution for the community.

Mr. Dunn asked, assuming that the plans are approved, what is the construction start date.

Mr. Freres responded that with regard to timing, the project would be going out to bid for the first two phases and that the goal is to break ground on Phase 1 in August and that they would be going through a parallel track for Phase 2 which would go out to bid in the summer. He stated that there would be parallel tracking in connection with the MWRD permit and that the goal is to be moving earth in October or November. Mr. Freres also stated that they considered the fact that the Park District would have to retool all of its activities during this time and that there would be temporary homes for all of their events.

Mr. Freres began by stating that there has been a three year master planning process with regard to public input, decision making, etc. and that the master plan was approved on April 28, 2011. He stated that the Park Board approved the Phase 1 initiatives in July 2011 which included the ball field reconfiguration/storm water management, the tennis club lobby improvements/parking lot improvements and the service center improvements.

Mr. Freres stated that the Park District Board authorized the design team to move forward on the design development for the target initiatives, which include: (1) detailed site surveying, (2) tree inventory, (3) ground water monitoring, (4) detailed site design layout, (5) preliminary budget testing and continuous input and coordination with: (i) the Village staff/storm water engineering consultants, (ii) the Park Board/staff, (iii) recreation user groups and (iv) regulating agencies.

Mr. Freres then stated that with regard to the Phase 1 implementation initiatives, there are three of them which include storm water management/ball field reconfiguration, the Nielsen tennis center improvements and the service center improvement and upgrades. He then stated that with regard to storm water management, he referred to the ball field reconfiguration and stated that there would be the creation of 8.7 acre feet of detention storage. Mr. Freres stated that the remaining components include the playfield reconfiguration and re-grading, two synthetic field opportunities, upgraded and improved field lighting, patio, plaza and walkway areas, new sport fencing, backstops, bleachers and dugouts, enhanced pedestrian/bicycle facilities/access safety improvements, concession area public restroom opportunities and improved directional wayfinding signage.

Mr. Freres then stated that with regard to the Nielsen center improvements, those improvements include: (1) a new 2,000 square feet tennis center entry/lobby improvements and lounge, (2) improved vehicular and pedestrian circulation, access and drop-off facilities, (3) pedestrian/bicycle facilities/access safety improvements, (4) two additional parking spaces, (5) improved directional wayfinding signage and (5) an enhanced landscape character.

Mr. Freres stated that with regard to the service center, the improvements include the following: (1) relocation of the material storage bins to the northwest service area, (2) an enhanced Hibbard Road streetscape appearance, (3) improved appearance and condition of all the buildings, (4) improved public access/pedestrian and bicycle safety enhancements, (5) increased public parking spaces for 43 vehicles, (6) enhanced landscape/screening, (7) interior building upgrades/modifications and (8) public restroom facilities.

Mr. Matthews informed the Commission that he would discuss the site improvements, which include: (1) storm water management (detention and storage), (2) field reconfiguration/grading, (3) field/site lighting, (4) tree preservation and conceptual landscape plan, (5) synthetic field surfacing, (6) pathways and circulation, (7) site amenities or elements and (8) use of sustainable practices and initiatives.

Mr. Matthews then referred the Commission to an illustration of the existing site. He informed the Commission that the red line identified the area of the Park District master plan and noted that it did not include the tennis courts and ice skating rinks. Mr. Matthews also noted that the site currently drained from east to west. He then stated that there are two storage bins and that the area north of the blue line flowed to a pump which he identified in an illustration and ultimately to the east diversion ditch to the river. Mr. Matthews stated that the area south of the line has a gravity system which discharged differently.

Mr. Matthews noted that all of the currently proposed improvements would occur in the north basin. He stated that the proposed improvements include the parking lot and the tennis center which are included in the petition application. Mr. Matthews stated that the proposed improvements also include the synthetic field and reconstruction to the ball fields. He stated that the required detention represented one acre foot and that compensatory storage could be

provided in the driving range.

Mr. Matthews went on to state that the Park District determined that it wanted to do more than comply with the regulatory minimum, and that they wanted to ensure and provide storm water detention for possible future improvements. Mr. Matthews then referred to the economies of scale and that there is a lot of cost for excavation. He then identified the impervious areas in the future aspects of the master plan. Mr. Matthews noted that the north basin would be accommodated in the storm systems now. He informed the Commission that they have had conversations with the MWRD and that they wanted a level of certainty with MWRD as to how much of a level of storage they wanted on the site. Mr. Matthews stated that a new ordinance is in draft form and that the agreement with MWRD eliminates the situation where they built something and find out later that it is not to standards and that they would have to go back and do it again. He informed the Commission that the MWRD agreed to approve the master storm water plan for future improvements and that as long as they do not exceed the plan improvements, they would be allowed to build once and be done.

Mr. Matthews then stated that there would be the maximum possible storage in the driving range plus an underground vault under the synthetic field. He stated that a subtle grade change will be dug in the driving range with the remainder of the storage provided in an underground vault. Mr. Matthews stated that it would provide 8.7 acre feet and that the result would be 8 times the volume which is required by the Village code for the proposed improvements. He noted that after the future improvements, there would be 6 times more than the volume which is required.

Chairperson Hurley asked Mr. Matthews if the blue area in the illustration in the driving range is not a lake.

Mr. Matthews confirmed that it is not a lake, but merely represented the area of storm water storage during significant storm events.

Chairperson Hurley then asked Mr. Matthews if the same cubic area of detention held both demands of water.

Mr. Matthews confirmed that is correct and that they would mix both together on the project. He stated that detention would be provided for the benefit of the downstream properties. Mr. Matthews stated that it would provide a holding area for the water to sit while the pumps deal with it and push it into the river by creating extra storage. He also stated that the water would be lower because there would be more storage available and that the project would be a benefit to the community and the neighbors on the other side of Hibbard Road.

Mr. Matthews then referred the Commission to an illustration of a cross section of the driving range. He informed the Commission that the white dashed line represented the existing grade and that the green and black line represented the proposed grade. Mr. Matthews indicated that

there would be a very subtle change in the grade and that there would be 3 feet of depression. He also stated that there would be an inclusion of best management practices and referred to the bio-swales which he identified for the Commission in the illustration.

Mr. Matthews stated that in connection with the detention volume analysis for the north zone, the current Phase which represented Phase 1 north, the village required 1 acre feet and that the proposed would be 8.7 acre feet. He stated that the total for Phases 1 and 2 north, the Village required 1½ acre feet and that the proposed would be 8.7 acre feet. Mr. Matthews informed the Commission that there would be 2.8 million gallons of new storage now.

Mr. Matthews stated that with regard to the coordination with the alternate Village plan, the Village projected storage on SPF is 16 acre feet and that the storage required for SPF improvements is 2 acre feet. He noted that the total storage would be 18 acre feet and that the proposed Park District provided storage would be 12.8 acre feet (70%) and that the remainder to be provided by the Village is 5.2 acre feet.

Mr. Golan asked Mr. Matthews how would the water get in and out of the ball fields.

Mr. Matthews responded that it would be done by gravity. He also stated that there is a network of sewers which reach back into the vault and that there is a series of sewers to the first pump. Mr. Matthews noted that they do not want to go too deep on the excavation on the driving range and that in the area of the driving range, it would be approximately 3 to 4 feet below the surface. He also stated that they do not want to get too close to the ground water elevation. Mr. Matthews informed the Commission that they considered expanding the basin further to the north. Mr. Matthews stated that is the primary reason they went with the vault. He noted that there is a secondary benefit of the vault and that when there is a period of drought, the vault could hold water runoff and can be used for irrigation.

Mr. Greable referred to the storm water storage area near the ice rink and asked if they are performing that work in this phase.

Mr. Matthews stated that they are not and that they do not have a specific need for it at this time, but stated that if for some reason the Village tunnel project fell through, that area would be a good candidate for that area.

Mr. Greable stated that south of the depression area, he asked if New Trier would be putting in synthetic turf in the area south of that.

Mr. Matthews responded that New Trier was installing synthetic turn and the West campus in Northfield, but was not planning the same for the Duke Childs Field site to the south. He then stated that in connection with the field reconfiguration and re-grading, the number of fields would remain the same. Mr. Matthews also stated that there would be strategic grading and that the infields and synthetic turf areas would be raised slightly. He also stated that the

outfields and foul areas would be depressed slightly. Mr. Matthews stated that the field reconfiguration and re-grading would include pathway improvements and the practice fields. He then noted that the higher graded areas would be the last to flood and the first to drain.

Mr. Matthews then stated that with regard to the proposed lighting levels, there would be improved lighting levels on the ball fields and no lights at the north end of the fields. He also stated that there would be new lights at the pony field west of the tennis center and reduced light levels at the property line. Mr. Matthews informed the Commission that they went out with light meters and recorded the light levels, as well as performed photometric studies and concluded that there would be less light than there is today. He noted that one variation which received a favorable recommendation from the Zoning Board of Appeals related to the height of the poles. Mr. Matthews stated that in having taller light poles, they can adjust the light angle and achieve lower light levels at the property lines than with the current light poles.

Mr. Freres then stated that with regard to tree preservation, he referred the Commission to an illustration of the existing trees which showed the trees which will be removed, which trees will be transplanted and which trees will be preserved. He referred to the majority of the trees that they would be removing along Hibbard Road. Mr. Freres informed the Commission that they reviewed all of the trees with the Village Forester and evaluated all of the trees. Mr. Freres also stated that they spent time with the north line neighbors along Sunview Lane. He stated that they found out that there is a desire on the part of some residents to remove some of the trees, some of which are in bad condition. Mr. Freres then stated that their goal is to take out the bad trees, leave the good trees and replant the area as part of the plan. He reiterated that there would be very little grading at the north end in the plan. Mr. Freres noted that there would be 630 inches of removed trees, 452 inches of which are in poor condition and that there would be a replacement value of 241 inches. He also noted that they would relocate 33 inches of trees and that there would be 241 inches of new trees. Mr. Freres informed the Commission that they would come back with a final landscape plan. He then referred to an illustration of the tree survey/inventory in connection with the tree preservation. Mr. Freres also referred the Commission to an illustration of the metrics of the conceptual landscape plan.

Mr. Freres went on to state that the synthetic field represented a major component of the initiative. He stated that it would cover an area which measured 380 feet x 380 feet or 3 acres. Mr. Freres informed the Commission that it is classified from a drainage regulatory standpoint as being the equivalent of a parking lot in terms of the amount of runoff it creates, while in reality the synthetic fields actually allow some water to permeate the field and enter the groundwater system, similar to a permeable pavement surface. He stated that the Village's regulations do not allow for consideration of such partially permeable surfaces, and therefore the storm water system's storage capacity is slightly over-sized as a result. Mr. Freres stated that the oversized nature of the vault represents additional storm water capacity that will benefit the greater neighborhood.

Mr. Freres identified the perimeter of the synthetic field surface as an edged pathway in an

illustration for the Commission. Mr. Freres indicated that there is a functional need both to provide circulation around the field as well as to control the edges of the synthetic material.

Mr. Freres identified the key issue as the lines and stated that from a community perspective, he referred to how people perceived synthetic fields. He stated that the manufacturers are producing a product which would make it look more real with fake dead grass blades and that it comes in a variety of colors and sizes. Mr. Freres stated that the white lines of the permanent ball fields were considered and that they realize that the area represented green space for the community. He noted that the plan will minimize the white lines and that the lines would be painted when games are played.

Mr. Freres then stated that with regard to how it is constructed, he identified the materials as turf fiber, infill, a backing layer with weep holes, an energy pad, a leveling layer, drainage stone, drainage pipe, geo-textile and then the natural sub-grade. He stated that there would be less of a chance of injuries and that it will also cut maintenance costs down and the use of pesticides and chemicals down. Mr. Freres stated that there is a life cycle of 12 years for the surface to be replaced.

Mr. Freres identified the benefits to the community and area user groups as follows: (1) continuous and extended use, (2) more user group/use of field, (3) no down time due to rain, (4) reduced maintenance and fertilizer use, (5) an attractive appearance, (6) a revenue opportunity and (7) a reduced quantity and severity of injuries.

Mr. Freres stated that the common misperceptions in connection with synthetic field surfaces are that it contained germs and viruses. He also stated that there is a misconception that the infill material contained toxins and that it would generate excess heat. Mr. Freres informed the Commission that they will be watering the field as part of the irrigation process in order to bring temperatures down. He then noted that there is a 2 to 3 degree difference in temperature.

Mr. Freres then stated that in connection with the pathways and linkages, he referred the Commission to an illustration of a cross section of the area. He identified the pathway system in the illustration for the Commission and stated that the goal is to provide access to sporting events. Mr. Freres then referred to moms with strollers going across the fields and that the pathways would make it easy for everyone to use the area at all times. He also stated that there would be paved surfaces and crushed stone surfaces.

Mr. Freres informed the Commission that the site amenities would include the following: (1) a playground, (2) bench/seating, (3) fencing, (4) covered shelter opportunities, (5) recreational loop system, (6) special features - "Walk of Fame", (7) restrooms, (8) wayfinding and directional signage and (9) enhanced landscaping and irrigation. He then stated that in connection with the playground, they are going through the exact features with the Park District. Mr. Freres stated that it would be the same quality equipment and that the

playground area would be located adjacent to the skate board park. He then referred the Commission to the bench and seating alternatives shown in the illustration.

Mr. Freres stated that with regard to fencing, there would be a black vinyl chain link fence which would be focused on the Hibbard Road side, the north side by the service center and a decorative metal fence along the Walk of Fame on the south side of the synthetic field area near the administration building. He then stated that with regard to the covered shelter opportunity, there would not be a blue shelter and informed the Commission that they planned to work with the Design Review Board and the Village staff in connection with the final color. Mr. Freres stated that the goal is to have a temporary structure which can be used seasonally in a fixed location on the site. He stated that the existing covered shelter would be reused and moved to the north end of the ball field and would be used for inclement weather. Mr. Freres then referred to the tent area to be applied to the playground surface area.

Mr. Freres then stated that with regard to the Walk of Fame, the goal of the Park District was to have some element to provide season banners or on which to show children in common on the banners and to have plaques or small monuments at the ground level of famous Winnetkans in sports. He informed the Commission that it was discussed at the Design Review Board meeting. Mr. Freres then identified the restrooms in an illustration for the Commission and stated that the goal is to find an opportunity for a location for additional bathrooms in the administration building and the tennis center. He stated that in connection with wayfinding and directional signage, there would be a kiosk which would define the ball fields area, direct visitors and include the timing and use of the fields. Mr. Freres noted that the kiosk would be located at the main drop off area. He also stated that there would be enhanced landscaping and irrigation and referred to the bio-swales shown in the illustration.

Mr. Freres informed the Commission that with regard to the sustainable practices and initiatives, the Park District is investigating or planning a number of sustainable initiatives or policies related to their Phase 1 and Phase 2 projects which may include the following: (1) rain harvesting, (2) bio-swales, (3) permeable paving option, (4) an LED parking lot lighting option, (5) native plant species selection, (6) reduced maintenance and fertilizer use, (7) permeable stone dust recreation paths, (8) improved site and regional bicycle and pedestrian connections, (9) careful reuse of onsite materials and (10) low maintenance/durable recreational products.

Mr. Freres stated that there would be careful reuse of onsite materials on the project. He informed the Commission that the winter bump is no longer there as part of the plan. Mr. Freres stated that the process included reusing the onsite soils to create a new bump. He then referred to the space behind the golf course club house at the Morrow property which can be used for the bump or at the north end of the driving range. Mr. Freres also informed the Commission that they are pricing permeable paving options for the service center parking lot and the patio area adjacent to the playground area.

Mr. Freres then stated that with regard to project timing, for the storm water management and

ball field reconfiguration, the construction anticipated site work start is October 2012 and for the synthetic areas, it would be completed by May 2013. He then asked the Commission if they had any questions.

Chairperson Hurley asked Mr. Norkus if there were any further Village staff issues to discuss.

Mr. Norkus and Mr. Saunders responded that there were further staff comments.

Ms. Bawden stated that in connection with sustainable practices, the applicant talked about considering additional space for bathrooms.

Mr. Freres stated that with regard to the bathrooms, they would have to tie to anything related to the building and that any sanitary sewer element would trigger MWRD and other permits. He stated that the goal is to have bathroom facilities on the site and that they need to be attached to the building as part of the remodeling or renovation and an additional permit pulled.

Mr. Matthews informed the Commission that the Illinois plumbing code did not allow that.

Ms. Johnson informed the Commission that she heard the presentation at the Zoning Board of Appeals meeting. She then asked if the Environmental and Forestry Commission had heard the presentation.

Mr. Saunders stated that they have not seen it yet.

Ms. Johnson stated that in connection with the trees, since there were big concerns raised with regard to Hibbard Road and people looking at the green synthetic turf, she questioned the way in which to address the larger trees on the Hibbard Road side. She also asked if that is appropriate for the Environmental and Forestry Commission to consider. Ms. Johnson then referred to the 3½ inch caliper trees and their height.

Mr. Freres confirmed that they will have bigger trees where needed.

Ms. Johnson suggested the use of evergreens to mitigate the impact.

Mr. Freres reiterated that the project would be coming back before the Design Review Board for the final landscape plan for Phases 1 and 2. He informed the Commission that they do not want to create the sense of a wall.

Ms. Johnson noted for the record that it is an area of larger trees or evergreens and that they not make it seem like a wall. She then informed the Commission that they discussed at the Zoning Review Board meeting that the proposed location is the most appropriate place for the synthetic field. Ms. Johnson stated that they also questioned the netting area.

Mr. Freres stated that there would be see-through netting so that the balls do not land there. He then identified the tent location in an illustration for the Commission which would be in place for tournaments staging. Mr. Freres confirmed that there would be no tenting over the playfield.

Ms. Johnson stated that another issue raised by the Zoning Board of Appeals related to fencing. She stated that if there is 99 degree heat, would they water the fields or if the teams would not play. Ms. Johnson then referred to children wandering onto the fields and questioned whether would be some signage that on days where there is a certain temperature degree to stay off of the field. She stated that with fencing, people would still wander onto it and that it represented a liability and safety issue.

Mr. Schwartz indicated that the concern would be more related to field users remaining hydrated, rather than a fear of someone burning themselves, as the surface doesn't get nearly hot enough to the touch for that. He informed the Commission that they would instruct coaches and users as to the importance of hydrating and that they will not burn.

Mr. Golan asked if there would be a sprinkler system for the synthetic field.

Mr. Freres confirmed that is correct.

Chairperson Hurley referred to the existing fence along Hibbard Road.

Mr. Freres stated that the fence would run along the backstop areas.

Chairperson Hurley asked what was the thinking behind putting one in.

Mr. Freres responded that it would be used to keep balls and children from running out on Hibbard Road. He noted that the Park District discussed the management of the fields and that they would monitor the use of the fields. Mr. Freres added that rules and regulations will be posted.

Ms. Holland asked when Astroturf became safer.

Mr. Freres stated that just about every university and school is switching to it, explaining that the products have improved greatly from its earliest uses.

Mr. Matthews stated that Ms. Holland is referring to the old style carpet style turf and that the proposed synthetic turf is fiber filled and rubberized. He then encouraged the Commission to look at parks and schools where this material is used. Mr. Matthews added that it is advanced significantly over early generation Astroturf.

Mr. Golan indicated that he is not sure that it was shown that it would be safer than grass and asked if the type of injuries being sustained is different.

Mr. Freres stated that it would reduce the severity of the type of injuries.

Mr. Schwartz stated that Monday, FAQs would be on the Park District website addressing many of the concerns and perceptions about the synthetic fields.

Ms. Johnson stated that the playground is where the skate board park is. She then asked if there will be a replacement for the skate board park.

Mr. Schwartz stated that maybe 6 children use it and that it is not used a lot.

Mr. Golan asked what did they plan to use for egress from the ball fields and that there would be trucks rolling over it.

Mr. Matthews stated that there would be two distinct areas. He informed the Commission that they planned to close the front parking lot while the other lot is being constructed. Mr. Matthews stated that for the remainder, they envisioned the use of the access road along the north property for ingress and egress for construction.

Mr. Dowding thanked the applicant for their proactive attention to best management practices. He then distributed a newspaper article from Philadelphia to the Commission. Mr. Dowding stated that it related to meeting EPA requirements with regard to green practices and storm water management for Philadelphia, which has compliance issues with respect to combined sewer discharges. He stated that the Park District project is twofold in that it addressed the Park District's programming and space needs while also addressing flooding issues in the Village. Mr. Dowding referred to the article and suggested that it would be helpful to the Village going forward to have a closer relationship because of what is happening here with the Park District and the Village. He stated that with the Village's storm water efforts, the Village will need to divert clean water to Lake Michigan to satisfy the EPA. Mr. Dowding stated that the Park District proposal included many things that the EPA allowed and that he hoped that a closer relationship would be helpful between the Park District and the Environmental and Forestry Commission. He then suggested that down the road, projects that the Park District undertakes be showcased more. Mr. Dowding then referred to the Park District's mention of the potential use of pavers and asked about the possibility of that happening where concrete paths are shown.

Mr. Freres stated that they are putting in advisable alternatives to evaluate when they look at the final numbers. He then referred to the installation of a public walk system on Hibbard Road at a cost to the Park District. Mr. Freres described both as good green initiatives and that one did not weigh more than the other. He stated that they have to make sure that it is an economical, feasible plan and that in the bid documents, it would be evaluated like anything

else. Mr. Freres stated that there is a good chance that there would be a permeable paver parking lot.

Mr. Matthews then stated that there would be the issue of vehicles driving on the pavers. He stated that in his experience, brick pavers are more effective. Mr. Matthews also stated that it would be better if it is done on more expansive areas as opposed to linear areas such as the relatively narrow pathway areas.

Mr. Dowding suggested that the applicant provide a demonstration area to show good intention.

Mr. Schwartz stated that for the pavers they planned to use in the patio areas, the access area to the playground and the central core of the ball diamonds is similar to that now. He stated that his concern related to pavers on the north side and that a lot trucks go through there and that the service of those pavers would be considerably less. Mr. Schwartz stated that their obligations are to keep an eye on the budget. He stated that there are fiduciary reasons to produce quality products throughout the entire site.

Mr. Freres informed the Commission that permeable pavers were an important issue that was brought up. He stated that the definition of permeable pavers are that they are 80% impermeable. Mr. Freres then stated that unless the ratio changed, it would not make sense to use permeable pavers versus regular pavers.

Mr. Dowding asked what if the grade changed and water was to run off into a slot drain.

Mr. Saunders stated that it would still be considered impermeable surface.

Ms. Johnson noted that the applicant did not need a variation for impermeable surface. She stated that test sites can be used on Village property and that they are not required to be on Park District property. Ms. Johnson stated that it was suggested that the impermeable surface standards need to be tightened. She then stated that while she agreed with Mr. Dowding with respect to establishing a demonstration project, this is not the place to address it by putting the burden on the Park District.

Mr. Saunders stated that first, zoning regulations serve a different function than storm water management. He stated that as part of the process, they look at how the detention standards can be satisfied with green engineering. Mr. Saunders noted that there are different standards which are considered for residential.

Mr. Matthews indicated that he is a big fan of permeable pavers. He stated that they have to consider what are the underlying soil types in connection with their use. Mr. Matthews stated that on this site, there are a lot of clay soils which did not provide a lot of opportunity for water to get into the soil. He informed the Commission that the biggest advantage for sites

with clay soils is that the water can cool and is cleansed and would get to the ground water temperature before it gets to conversion use, which he described as a significant benefit from a water utilities standpoint. Mr. Matthews added that they cannot commit to the use of a permeable paver now.

Mr. Dowding stated that the main issue Winnetka faced related to clean water which he stated is another reason for the applicant to have a demonstration plot. He also suggested that the presentation should be presented to all of the boards. Mr. Dowding then stated that there is one taxpaying body with four different boards. He stated that they have shared goals.

Chairperson Hurley asked if there were any other comments.

Mr. Greable stated that as an observation, he would like to commend the Park District for the effort done on the project. He stated that the professional staff of the Park District is competent and that a team of fine professionals was used on the project and that he felt comfortable that the applicant would do its damndest to make sure that the project is successful for the community. Mr. Greable also stated that the Park District has done a tremendous job of presenting the request to the community and described it as a great project for generations to come.

Chairperson Hurley asked if there were any other comments. No additional comments were made at this time. She then asked if there were any comments from the audience. No comments were made by the audience at this time. Chairperson Hurley stated that the Commission would review the findings.

Ms. Johnson confirmed that she would not participate in the vote on this matter.

Findings of the Winnetka Plan Commission
Regarding consistency of the
Winnetka Park District Special Use Permit
With the Village of Winnetka Comprehensive Plan

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

Chapter II - *Vision, Goals and Objectives*

1. The proposed special use **is** consistent with the Goal to "Preserve and enhance those public assets, public lands, natural resources and architecturally significant structures that create the attractive appearance and peaceful, single-family residential character of the Village." [Community Goals: Village Character and Appearance; page 2-1].

2. The proposed special use **is** consistent with the Goal to "Limit commercial, institutional and residential development within the Village to *minimize the potentially adverse*

impacts on adjacent residential neighborhoods and to prevent the need for significant increases in infrastructure (streets, parking, utilities, sewers) and other community resources (schools, parks, recreational facilities, etc.)" [Community Goals: Growth Management; page 2-2].

3. The proposed special use **is** consistent with the objective to "Ensure that commercial, institutional and residential development is *appropriate to the character of its surrounding neighborhood"* [Village Character and Appearance: Objective #1; page 2-2].

4. The proposed special use **is** consistent with the objective to *"Protect residential neighborhoods* and homes from the encroachment of *incompatible land uses and tragic patterns."*; [Residential Areas-Single Family Residence Objectives: Objective #3; page 2-3].

5. The proposed special use **is** consistent with the objective to "Maintain the *quiet ambience of residential neighborhoods"*; [Residential Areas-Single Family Residence Objectives: Objective #5; page 2-3].

6. The proposed special use **is** consistent with the objective to "Use *high quality design and materials* when constructing public improvements. Enhance the beauty of improvements with appropriate decorative details, artwork, or sculpture"; [Village Character and Appearance: Objective #13; page 2-3].

7. The proposed special use **is** consistent with the objective to "Ensure *safe and attractive access* to educational and community institutions. *Pursue improvements that address public safety as well as traffic, congestion and parking"*; [Educational and Community Institutions: Objective #5; page 2-5].

8. The proposed special use **is** consistent with the Goal to "Preserve or *expand the quantity, quality and distribution of open space and recreational opportunities"*, and to "protect the Village's natural features and environmental resources". [Open Space Recreation and Environment: Goals; page 2-5].

9. The proposed special use **is** consistent with the objective to *"preserve significant trees and encourage new tree planting* on public and private properties to the greatest extent possible"; [Parks, Open Space, Recreation and Environment: Objective #4; page 2-6].

10. The proposed special use **is** consistent with the objective to "Support the *development of recreational facilities to meet the needs of residents of all ages"*; [Parks, Open Space, Recreation and Environment: Objective # 5; page 2-6].

11. The proposed special use **is** consistent with the objective to "Engage in a public process that *balances institutional goals and minimizes any adverse impact to the character of the adjacent residential neighborhood*;" [Parks, Open Space, Recreation and

Environment: Objective #6; page 2-6].

12. The proposed special use **is** consistent with the objective to "Foster greater *cooperation among all institutions* - private and public - in the joint use of their recreational facilities"; [Parks, Open Space, Recreation and Environment: Objective #8; page 2-6].

13. The proposed special use **is** consistent with the objective to "Encourage the *preservation of open space inside* and outside the Village"; [Parks, Open Space, Recreation and Environment: Objective #9; page 2-6].

Chapter IV: *Issues and Recommendations*

14. The proposed special use **is** consistent with the recommendation to "Ensure proposals don't have an adverse *impact on the residential character of the surrounding residential neighborhoods.*" [Issues and Recommendations, 4.3.6. Land Use - Public and Semi-Public; page 4-5].

15. The proposed special use **is** consistent with the recommendation to "Encourage governmental and non-governmental institutions to work with their constituents, neighbors and the Village to *minimize the impact of traffic and parking on surrounding residential streets* and to develop on-site solutions where appropriate" [Issues and Recommendations, 4.3.6. Land Use - Public and Semi-Public; page 4-5].

Chapter IV: *Issues and Recommendations*

16. The proposed special use **is** consistent with the recommendation to "Cooperate with the Winnetka Park district in achieving the District's goal of providing Village residents with high quality recreational programs and open space." [Issues and Recommendations, 4.3.6. Land Use - Winnetka Park District and Open Space; page 4-8].

17. The proposed special use **is** consistent with the recommendation to "Work with the Park District to minimize the impact of existing programs on adjacent neighborhoods" [Issues and Recommendations, 4.3.6. Land Use - Winnetka Park District and Open Space; page 4-8].

18. The proposed special use **is** consistent with the recommendation to "Coordinate planning for any new facilities and programs to balance recreational needs of the community with the residential character of the surrounding neighborhood." [Issues and Recommendations, 4.3.6. Land Use - Winnetka Park District and Open Space; page 4-8].

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 at 540 Hibbard Road **is consistent** with the Village of Winnetka Comprehensive Plan.

Passed by a vote of eight in favor, none opposed [and two non-voting]. Date: April 25, 2012

WINNETKA ENVIRONMENTAL AND FORESTRY COMMISSION
REGULAR MEETING
EXCERPT OF MINUTES
May 9, 2012

(Adopted June XX, 2012)

A record of a legally convened meeting of the Environmental and Forestry Commission of the Village of Winnetka, which was held in the Village Yards Meeting Room, 1390 Willow Rd., Winnetka, Illinois, Wednesday, May 9, 2012, at 7:30 pm.

Call to Order: Chairperson Ross called the meeting to order at 7:33 p.m. Voting Members present: Chairperson Debbie Ross, Terri Lowinger, and Scott Madlener. Voting Members absent: Lawson Whitesides, Chuck Dowding, and Caryn Rosen Adelman. No quorum of voting members was present. Ex-officio Members present: None. Ex-officio Members absent: Village Council Representative Arthur Braun and Student Representative John Canfield. Also present, Director of Public Works Steve Saunders, Assistant Director of Public Works Steve Auth, and approximately 20 persons in the audience.

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3) New Business:

Skokie Playfield Master Plan Phase 2.
Chairperson Ross welcomed Terry Schwartz, Park District Director. Director Schwartz made some preliminary remarks about the project and introduced Scott Freres and Don Matthews. Freres and Matthews presented a PowerPoint outlining the project. The summary PowerPoint consisted of an overview of the master planning process; a review of the detailed design program of Phase I and II Ball field reconfiguration, indicating no new fields and the inclusion of a synthetic field surface on two of the fields; a review of the proposed stormwater management improvements; a review of the proposed lighting improvements, and An overview of enhanced pedestrian and bicycle access;

Mr. Matthews provided a detailed review of regulatory stormwater management requirements for the site and the current site drainage patterns. He stated that the stormwater improvements are based on the requirements of the Metropolitan Water Reclamation District of Greater Chicago and are significantly beyond the minimum Village stormwater requirements. He reviewed the appearance and function of detention areas.

Mr. Matthews then reviewed current and proposed lighting plans, indicating that the proposed lighting plan would not result in additional light affecting neighboring properties.
Mr. Freres reviewed the tree preservation and removal plan for the site, referencing a complete tree survey that was performed for the site. The proposed tree removals and transplants were indicated, with a total of 630 inches of trees to be removed.
Tree removals are based on inspection forestry principles. Approximately 241 inches are being replaced, about 69 trees at 3.5" per tree. A variety of tree species will be provided

as replacement trees. A conceptual landscape plan was shown indicating the planned location of replacement trees along the perimeter of the fields and along the paths.

Mr. Freres proceeded to described the proposed synthetic field surface, and in particular the desire to minimize the permanently applied striping. He went on to detail construction methods, drainage characteristics, and playability characteristics for synthetic fields, noting that though the fields are technically permeable, they are counted as impermeable for regulatory purposes.

Mr. Freres described the pedestrian and bicycle circulation pathway system, and also briefly reviewed proposed site amenities.

Finally, Mr. Freres reviewed various sustainable features of the proposal, including:
Rain harvesting in the underground storage system;
The inclusion of several bioswales between the athletic fields;
Including permeable paving in the north parking lot and patio/plaza as an alternate bid;
Including LED parking lot lighting as an alternate bid;
Use of native plant species throughout the project;
Reduced maintenance and fertilizer use associated with improved fields, and the synthetic fields;
Use of permeable stone dust on the recreation paths where possible;
Improved site and regional bike connections;
Careful reuse of onsite materials, including reuse of excavated soils; and
Low-maintenance and durable recreational products

In response to Chairperson Ross' request for comments on the project, Ms. Lowinger questioned the amount of impermeable surface to be added, and recommended that any steps possible be taken to reduce the amount of increased impermeable surface to a net increase of zero.

Mr. Madlener asked about the procedure for sizing the underground storage area, and Mr. Matthews responded by explaining the MWRD regulations and the volumes required. Mr. Madlener further commented that the proposed plan will be a beneficial asset to the community.

Chairperson Ross encouraged the inclusion of the alternate bids for permeable paving and LED lighting, the expanded use of bioswales wherever possible, and the maximum use of large-caliper replacement trees so that the replacement trees provide a mature tree canopy as soon as possible.

Chairperson Ross asked for comments from the public about the project. The following comments were received from members of the Northwester University engineering design class present for the meeting:

A question was raised about providing educational or outreach signage about the various sustainable features of the project. Director Schwartz stated that the Park District's

website has 8 pages of FAQ's concerning various aspects of the project. He also discussed the possibility of providing youth programs and observation points, and that educational signage would also be considered

A comment was raised concerning the location of bleachers near one of the drainage swales being subject to possible erosion. Mr. Freres responded that the stands would be located on a concrete pad and would thus be anchored against erosion.

A concern was raised about taking fields out of play for up to 2 years. Mr. Schwartz indicated that play would be available on the turf fields, and that alternate fields are being explored in other locations to the extent possible. He further explained that the grass fields would be out of play for that period due to the length of time needed for new turfgrass to be sufficiently established to support heavy recreational use.