



David Schoon
Director of Community Development
Village of Winnetka
510 Green Bay Road
Winnetka, Illinois 60093

Dear David,

On behalf of the Winnetka Park District, I am pleased to submit the final comments based on the Village's last review submittal dated August 20, 2024.

I have included the necessary updates to the packet and plans per the Village's request. I have only included the amended documents with this submittal.

Future comments will need to be addressed in the Lakefront Construction Permit for this project or as part of the Final Building Permit.

Based on our previous conversations, we are anticipating meeting with the Zoning Board of Appeals on September 24, 2024. We appreciate your time and effort in this process and understand that you are waiting for final confirmation of the attending members of the Zoning Board, and you will confirm with the Park District once the meeting has been formally noticed.

We look forward to presenting our plan to the Village's governing boards in the upcoming months.

Sincerely,

A handwritten signature in black ink, appearing to read "Costa Kutulas".

Costa Kutulas
Director of Parks and Maintenance
Winnetka Park District



Memorandum

Winnetka Park District

To: Ann Klaassen, Assistant Director of Community Development

From: Costa Kutulas, Director of Parks and Maintenance

Subject: Special Use Permit Review #3 - Centennial Park + Beach 225 Sheridan Road - (Case No. 24-08-SU) Review Response (WPD)

The following responses are being provided in order as they appeared on the August 20th, 2024, memo regarding the Centennial Park + Beach project Special Use Permit Application.

All the Community Development Review Comments have been addressed and noted in the attached documents. Only the corrected documents are being re-submitted at this time.

The Winnetka Park District is requesting a virtual meeting with the Village Community Development Department, Engineering Department and Coastal Engineering Consultant Rob Nairn from Baird to review comments and questions ask on this last round of review comments related to the project's coastal components. We are request that this meeting take place within the next 10 days so we can answer any additional questions prior to the pending September 24th Zoning Board of Appeals Meeting.

Thank you again for your time and consideration and we look forward to connecting with you soon.

Community Development Review Comments

Staff Reviewers: David Schoon, Director – 847.716.3526, dschoon@winnetka.org
Ann Klaassen, Assistant Director – 847.716.3525, aklaassen@winnetka.org

1. The reconfigured mid-bluff paver walkway and seating area does require an exception from Section 17.82.040 Development in Steep Slope Zone. The existing paver walkway and seating area is permitted to be replaced in the same footprint without the need for an exception. The proposed improvement extends beyond the existing footprint and is located within the steep slope zone and therefore treated as a new improvement. Given that it is wider than 5-feet in width, it requires an exception.

WPD Response: Completed, see Special Use Submission Dated 8/23/24

2. The proposed steel sheet pile wall replacement at the northeast corner of the property exceeds

6.5 feet in height and therefore requires a variation.

WPD Response: Completed, see Special Use Submission Dated 8/23/24

3. The table listing the proposed improvements and whether or not relief is being requested should include the dog beach fence. The title of the table is misleading since not all of the elements require relief. It is suggested that “non-conforming” be replaced with “proposed.”

WPD Response: Completed, see Special Use Submission Dated 8/23/24

Engineering Review Comments

Staff Reviewer: James Bernahl, Director of Engineering – 847.716.3261, jbernahl@winnetka.org

1. Per the recently adopted steep slope ordinance, a copy of which is attached, you must demarcate the location of the slope impact area, which includes the steep slope zone and the slope transition area, in plan view and provide cross sections every 25 feet. If you have any questions, please reach out to the Engineering Department. Submittal must also provide information supporting how conceptually the design of the proposed plan within the slope impact area meets the Development Standards of Section 17.82.050.
 - a. PD Response: The Plan Sheet and Cross Sections are noted in drawings CS-6 – CS-10.
 - b. Engineering Response: Cross sections need to be updated based on the preliminary coastal engineer review. Please refer to marked up cross sections provided.
 - c. WPD Response: Completed, plans were updated to match the marked up cross sections from Rob Narin. See attached cross sections.
 - d. *Engineering Response: Comment closed.*
 - e. **WPD received the comment**
2. Provide plan sheets showing sheet pile bulkhead/shoreline layout and detail section plans for major components. This is necessary to better understand the design and impact of the boardwalk, ADA ramps, stairs, etc. Also, to better understand the beach that is being created and its impact, show plan sheets for the sand fill limits and the amount of sand to be brought in would be helpful to evaluate the proposed design of the overall improvements.
 - a. PD Response: The Plan Sheets for these cross sections are still in development and will be shared once completed.
 - b. *Engineering Response: Not completed*
 - c. WPD Response: Final Plans for the Centennial Project are included in this submittal. Please review the Bid and Construction plan set dated 7/19/2024.
 - d. *Engineering Response: Plans provided. Final Engineering design to be reviewed and completed as part of final building permit approval.*
 - e. **WPD received the comment**
3. Recommend that proposed 7-foot-wide pathway be continued to the circular vehicular island to create consistent accessibility and improved drop off/pick up.
 - a. Response: Updated per Request, increased to 10’ to accommodate maintenance equipment.
 - b. *Engineering Response: Ok*
 - c. This is shown on Sheet C131-132 in Bid and Construction plan set dated 7-19-24.

- d. *Engineering Response: Comment closed.*
 - e. **WPD received the comment**
4. Proposed breakwater elevation will allow for wave action over the top of the proposed walkway, consideration should be given on how to improve safety at this location. Consideration should also be given to eliminating accessibility for pedestrians to walk onto the stone groin rocks.
- a. Response: We are proposing adding additional signage and a gate as needed to secure the pier with adverse weather conditions.
 - b. *Engineering Response: What kind of fencing and signage will be provided, and at what locations? Have you received any guidance from the regulatory agencies regarding what will be required? At this point in time, please provide information on the plan documents in terms of what you are currently thinking for such signage and gate. This item will likely need further review during the final permitting process as the regulatory agencies may have additional comments on what can be approved.*
 - c. WPD Response: We plan on installing interchangeable signage as we have for our other swimming beaches, which will inform the public of the lake conditions. These signs will be monitored and changed as needed throughout the season. In addition to the signage, we are anticipating installing barricades as necessary to prevent the use of the pier during the high lake conditions where there could be an opportunity for waves to top the pier. We are considering using a type 2 barricade, which will block the western entrance to the pier under those high lake conditions.
 - d. *Engineering response: It is recommended that a more robust permanent solution be considered for installation to ensure public safety at all times. As weather events can change very quickly the installation of temporary safety measures can leave opportunities for avoidable accidents to occur and heavy weather events can cause temporary barricades to be disturbed.*
 - e. **WPD received the comment.**
5. Will electrical service be required for the dog park FOB system or lights? If so, plans should highlight these locations and possible transformer locations.
- a. PD Response: Electric for the dog beach gate and bollard lighting is required. The power distribution boxes are anticipated to be located on the bluff above an elevation of 591' or greater. Electrical Plans are being finalized and can be sent to the Village of Winnetka Engineering Department upon request.
 - b. *Engineering Response: Not completed. Further review should include comments from Water and Electric on final design.*
 - c. WPD Response: Refer to Bid and Construction Plans dated 7-19-24 sheets C168-C172 for the location of transformer locations.
 - d. *Engineering Response: Comment closed*
 - e. **WPD received the comment.**
6. Does the Park District plan on adding pedestrian lights along the pathway from the parking lot to the beach access, or will lights be installed along the boardwalk?
- a. PD Response: At this time, no lighting is proposed running along the pathway from the parking lot to the top of the ADA access walkway. Low-level bollard lights are strategically provided at transition points along the public ADA access ramp to the beach at the

staircase at the bottom of the ramp where it transitions to the boardwalk. Additional lighting is provided at critical points along the boardwalk on the west side of the boardwalk cast onto the walking surface. The Park District does not want to encourage use of the park after hours but still provide a safely lit area should anyone need to access the beach after dark.

- b. *Engineering Response: Recommend that lighting be provided for dusk closing to provide similar light along entire path for same hours of operations. Final electrical design should include comments from Water and Electric Department.*
- c. WPD Response: The final lighting plan is shown on Sheets C168-C172 of the Bid and Construction Plans dated 7-19-24. This section of the plans identifies the location of all bollard lights.
- d. *Engineering Response: This will be finalized as part of final building permit approval. Comment considered closed.*

7. **WPD received the comment.**

8. Park District should coordinate with the Police Department on placement of additional security cameras throughout the site.

- a. PD Response: Currently no security cameras are proposed. Staff can have a discussion with Police if there is a requirement.
- b. *Engineering Response: Police will require the addition of security cameras. Coordination with Police Department should continue on final design and locations.*
- c. WPD Response: At this time, security cameras have not been added to the project. We have built into the project additional conduit chases to allow for future installation of cameras.
- d. *Engineering Response: Comment not addressed. Installation of security cameras should be encompassed into the design now not at a later date.*
- e. **WPD received the comment, and understands the request. We are not including cameras in the plans at this time, but will consider adding security cameras in the future.**

9. Should the Council approve the requested exceptions for the Steep Slope ordinance, Engineering Department will still require detailed analysis of geotechnical and structural review for proposed walkway, retaining walls, board walk, and other proposed improvements within the slope impact area.

- a. PD Response: Will provide upon request.
- b. *Engineering Response: Not completed.*
- c. WPD Response: Refer to the Bid and Construction Plan set dated 7-19-24 for all design review of the improvements being proposed for the Centennial Project. Engineering calculations can be provided upon request.
- d. *Engineering Response: Comment not addressed. Based on the advancement of this design this information should be provided for the proposed walkway to ensure the constructability of the walkways and slope stabilization. This item will be addressed as part of the final building permit approval.*
- e. **WPD received the comment.**

10. Engineering Department will require steep slope stabilization planting plan.

- a. PD Response: The restoration planting design takes into account the need for slope stabilization both in the plantings being specified and through additional design measures including seed blanket and erosions control mat as described in Community Development Review Comment Response #5. Cut sheets are provided for the blanket and erosion

control mat, see supplemental information attached.

- b. *Engineering Response: Please see previous comment above about providing a more detailed planting plan. The landscape plan shows a list of targeted plantings and plugs; however, you need to identify the specific planting materials and where they will be planted for this project. Also identify what best management guidelines are being followed in selecting materials.*
- c. WPD Response: Refer to sheets C178-C181 of the Bid and Construction Plan set dated 7-19-24 for detailed outline and planting notes for the different areas of restoration thought out the project site.
- d. *Engineering Response: Applicant has provided requested information. Final planting plan to be completed as part of the final building permit approval.*
- e. **WPD received the comment.**

11. If any trees are proposed to be removed as part of the proposed improvements coordination with the Village Forester is required at this time. Tree mitigation will be considered as part of final approval.

- a. PD Response: Tree removals and preservation plan is provided with tree mitigation chart located on sheet C136. A portion of required replacements are shown on the Landscape Plan for restoration objectives, see sheet C139. It is the Park District's intention to balance restoration objectives with the community's interest to preserve views to the lake.
- b. *Engineering Response: Village Forester will finalize tree mitigation as part of final permitting process.*
- c. *Forestry Response: If replacement inches cannot be planted at construction location without obstructing lake views, the remainder of the replacement inches will need to be planted elsewhere in the park or in another park as a last option.*
- d. WPD Response: Refer to sheets C143 for proposed removals and sheets C145-146 for the planting schedule of the Bid and Construction plan set dated 7-19-24. As required, additional trees will be planted at another park location within the community.
- e. *Engineering Response: Information has been provided by applicant. Final tree mitigation planting plan and locations to be finalized with Village Forester as part of final building permit approval.*
- f. **WPD received the comment.**

12. Proposed fence around dog park, specifically along the southern end of the dog area, will need to be placed far enough away from the existing steel groin and new stone groin on neighboring property to allow for ample safe passage between the properties.

- a. PD Response: The proposed dog beach fence is to be located on the existing steel groin to the south, offset 6' min. width from the newly installed stone groin at the south neighbor property, as shown on sheet C138.
- b. *Engineering Response: Recommend a larger space between the two elements be provided, as a wider pathway opening would be preferred to allow for easier passage and for access of emergency equipment to the adjoining property.*
- c. WPD Response: The dimension verified in the field is a minimum of 6' between two currently fixed structures, the new stone breakwater built on 205 Sheridan Road Property and the current southernmost steel groin, which has been in place for over 70+ years. The 6' dimension is from the newly built passage steps across the 205 Sheridan Road Breakwater and widens from there as you move west to over 10' plus as you approach the existing steel groin. The area between the western off-leash dog fencing and existing steel sheet piling is greater than 12', which leaves ample room for access. The fencing plan is detailed on sheet C147 of the Bid and Construction

plan set dated 7-19-24.

- d. *Engineering Response: Comment remains open. Plans should be detailed to show the new stone groin on neighboring property and the location of the existing steel groin. Show dimensions noted above on updated plans to verify these limits.*
 - e. **WPD Response: The new stone groin on the neighboring property is still under construction. The measurements staff has taken in the field from the stone groin in its current state is noted above in comment 12.C. There measurements were field verified again by WPD staff on 8/22/24.**
13. The new ramps are in conflict with two existing private storm sewers. The layout and renderings indicate the sewers will be removed. It also appears there is not a clear plan to replace the drainage function these provided. This could end up in debris and sheet flow onto the ramp and over the back of the retaining wall. Consider adding a drainage system to capture runoff up stream of the retaining wall.
- a. PD Response: This is currently being reviewed/designed with the project engineers and can be sent to the Village of Winnetka Engineering Department upon request.
 - b. *Engineering Response: Not completed.*
 - c. WPD Response: The two “existing private storm sewers” are currently shallow drainage curbs that allow rainwater to pass down the existing bluff. Those two shallow drains are being proposed to be removed and will not be required moving forward. The new walkway has a retaining wall running parallel on the western upslope side, designed with a 6” drain tile to collect this water. That, along with the changes within the bluff, including plantings and grading, will alleviate the need for these shallow drain curbs. Please reference sheets C138-C139 of the Bid and Construction Plans set, which outline these items.
 - d. *Engineering Response: Comment closed.*
 - e. **WPD received the comment.**

Other Review Comments

Staff Reviewer: James Bernahl, Director of Engineering – 847.716.3261, jbernahl@winnetka.org

- 1. Provide a tree preservation plan and a landscape plan, including a list of proposed plant materials.
 - a. PD Response: Tree preservation plan is provided, see sheet C136.
 - b. *Forestry Response: Tree preservation fencing should be noted as 6-foot, chain link.*
 - c. WPD Response: Refer to sheet C102 of the Bid and Construction plan set dated 7-19-24, this adjustment has been included.
 - d. *Engineering Response: Information provided by applicant. Final landscaping and restoration plan to be finalized as part of final building permit approval.*
 - e. **WPD received the comment.**

Coastal Engineer, Rob Nairn, Baird, Review Comments:

Below are our initial comments for your consideration:

- 1. The proposed improvements appear to improve access for the public and public safety operations. However, the boardwalk terminated at the North end is unclear in the information provided. Please clarify the north end in more detail.
 - a. Response: Comment closed. Additional details to be finalized as part of the final building permit approval.
 - b. **WPD received the comment.**

2. Elevation of proposed pier (585' IGLD) seems justifiable since it is for pedestrian access. As conceptually submitted, this meets the "minimally necessary to achieve the intended and proper purpose" requirements in the lakefront construction ordinance. However, the proposed pier will be frequently overtopped by waves and the concrete promenade should be detailed accordingly.
 - a. Response: The structural details for the breakwater were provided for review. Comment closed.
 - b. **WPD received the comment.**
3. Proposed pier extends deeper/ further lakeward than existing steel sheet pile groin, will impact the shoreline shape, and should improve the shoreline/bluff protection in the immediate vicinity. The beach cells should be prefilled to minimize impacts to longshore sediment transport. I would expect the permit application to include an analysis of the impacts to sediment transport and how the proposed shape of the beach fill was determined.
 - a. Response: The plans include prefilling of the beach cells created by the breakwater. An analysis of the impacts to sediment transport and justification of the proposed beach fill was not provided for review or verified by the Coastal Reviewer.
 - b. **WPD Response: WPD would like to schedule a meeting with Both Village Consultants and WPD Consultants to review this request prior to the Lake Front Construction Permitting Process.**
4. Overall, this plan set is more conceptual and includes less technical design information to comment further. These comments do not waive any future permitting requirements for lakefront construction ordinance or steep slope ordinance reviews.
 - a. Response: Detailed drawings of the coastal structures were provided and are adequate for review. A design narrative (basis of design) was not provided for review. Lakefront Construction Ordinance (Chapter 15.78 of the Village Code) Section 15.78.080, D: "Project Scope. The Covered Construction and any related structures include only what is minimally necessary to achieve the intended and proper purpose of the project and to be consistent with the purposes set forth in Section 15.78.010 of this Chapter" could not be easily verified by the Coastal Reviewer.
 - b. **WPD Response: WPD would like to schedule a meeting with Both Village Consultants and WPD Consultants to review this request prior to the Lake Front Construction Permitting Process.**
5. Referring to 17.82.060, A, (8): I would not waive any of the required plans given the amount of development in the steep slope zone.
 - a. *Coastal Engineering Response:*
 - i. Permit Drawings with Zones Identified - WPD provided this information. We have provided some minor markups on WPD's interpretation of the steep slope zone, slope transition area, and slope impact area (see attached).
 1. Response: Permit Drawings with Zones Identified: Comment closed.
 2. **WPD received the comment.**
 - ii. Construction Means & Methods Narrative – Not provided for review.
 1. Response: Construction Means & Methods Narrative: The work sequence is briefly touched on as notes throughout the drawing set. The requirements of the ordinance are not met by this submission.
 2. **WPD Response: WPD would like to schedule a meeting with Both Village Consultants and WPD Consultants to review this request.**
 - iii. PE Seals - Not provided.

1. Response: PE Seals: Provided in this submission. Comment closed.
 2. **WPD received the comment.**
- iv. Subsoil Investigation - Not provided for review.
1. Response: Subsoil Investigation: Not provided for review.
 2. **WPD Response: WPD would like to schedule a meeting with Both Village Consultants and WPD Consultants to review this request.**
- v. Grading Plan – Incomplete. The WPD provided some information on the proposed grading plan throughout the plan set.
1. Response: Grading Plan: The grading plan is partially provided in this submittal. 17.82.060, A, (5). c. is missing.
 2. **WPD Response: WPD would like to schedule a meeting with Both Village Consultants and WPD Consultants to review this request.**
- vi. Hydrological Control Plan - Not provided for review.
1. Response: Hydrological Control Plan: The permanent hydrological control plan appears to include a buried drainpipe near the footing of the retaining wall over a short length of the steep slope area. Surface water appears to drain down the slope at the north and south end of the site. Responses to the Engineering Comments indicate that two existing private storm sewers are being removed and not replaced. Surface water may or may not be a maintenance issue in the future.
 2. **WPD Response: Based on the review of the project engineers, the amount of potential runoff displaced by the removal of the “two existing private storm sewers” is not a concern based on the size and flow of the sewers proposed for removed.**
- vii. Vegetation Plan – Incomplete. WPD did not provide a (c) maintenance and monitoring plan or (e) the timetable and sequencing program.
1. Response: Vegetation Plan: Provided in this submission. Comment closed.
 2. **WPD received the comment.**

New Coastal Engineering Comments:

1. Referring to C142 and C108, has the designer evaluated the proposed wall for wave overtopping? The area immediately landward of the wall consists of a 1V:2H slope of topsoil over general fill? Confirm scour protection is not required.

WPD Response: WPD would like to schedule a meeting with Both Village Consultants and WPD Consultants to review this request.

2. Referring to C130, will a turbidity curtain be required for the excavation of the clay lakebed?

WPD Response: The WPD still has to file permitting with both state and federal review bodies for this project. At this time we do not anticipate that this will be a requirement. WPD would like to schedule a meeting with Both Village Consultants and WPD Consultants to review this request further.

3. Referring to C130, we assume that the requirement to excavate into the clay lakebed is to mitigate the effect of future lakebed downcutting. What is the anticipated downcutting over the project life? If the clay lakebed is fairly competent and not prone to fracturing, the proposed detail should work. If the clay lakebed is highly fractured, the proposed detail could allow downcutting to accelerate. Would excavation of the clay lakebed accelerate downcutting of the adjacent

(disturbed) lakebed?

WPD Response: WPD would like to schedule a meeting with Both Village Consultants and WPD Consultants to review this request.

4. Geotechnical data and associated recommendations were not provided for review. Is slope creep a concern for the upland walkway cantilever retaining wall?

WPD Response: There is not concern for slope creep at this time.

Fire Department Comments

Staff Reviewer: John Ripka, Fire Chief, 847.716.3303 - jripka@winnetka.org

No additional comments.

Police Department Comments

Staff Reviewer: Brian O'Connell, Police Chief, 847.716.3400 - boconnell@winnetka.org

1. The Police Department requests installation of security cameras with the construction of the project.

WPD received the comment and understands the request. We are not including cameras in the plans at this time, but will consider adding security cameras in the future.

Water & Electric Department Comments

Staff Reviewer: Nick Narhi, Director of Water & Electric, 847.716.3553 - nnarhi@winnetka.org

No additional comments at this time.

Winnetka Park District - Special Use Permit Application Narrative for Centennial Park and Beach Project

Introduction

The Winnetka Park District (the "District") is seeking a Special Use Permit, exceptions from the Steep Slope Regulations and related Variances to allow the construction, maintenance and operation of proposed improvements at Centennial Park and Beach as outlined in the plans. The District proposes the improvement project for Centennial Park and Beach to implement the Winnetka Waterfront 2030 Master Plan with goals to protect and improve access and safety for the community.

Relief Requested

1. Under the Winnetka Zoning Ordinance, a “nonessential public use” includes a use affected with the public interest, regardless of ownership, including uses owned and operated by local governments other than the Village. Section 17.56.020 of the Winnetka Zoning Ordinance establishes nonessential public uses as special uses in all districts within the Village. Consequently, the Park District is seeking a Special Use Permit to ratify and expand the public recreational use of Centennial Park and Beach within the R-2 single-family residential district.
2. The project outlined in the plans meets some of the requirements outlined in the recently enacted Steep Slope Regulations, codified at Chapter 17.82 of the Winnetka Zoning Ordinance. As permitted by Section 17.82.110, the submitted Special Use Permit application also asks for “exceptions” from Chapter 17.82 for items included in the plan that protect the beach, bluff, and tableland for the Centennial Park and Beach site.
3. Section 17.30.050.C.7 of the Winnetka Zoning Ordinance establishes the front yard setbacks for lakefront properties. The regulation states the required front yard setback is the toe of the bluff or 50 feet from the ordinary high-water mark, whichever results in the line farthest from the ordinary high-water mark. The District’s proposed plans include improvements which do not otherwise qualify as permitted obstructions in required yards, as defined by Section 17.130.130.A. For those improvements we are requesting variances to permit construction as presented in the plans.

Background

The redevelopment planning of Centennial Park and Beach began in 2014 with the District’s Winnetka Waterfront 2030 Master Planning process. When the Winnetka Waterfront 2030 Plan was adopted in 2016, it set the stage for the District's investment in the lakefront. The initiatives and founding pillars of that plan, along with the near-all-time high lake levels from 2020, have made this project a priority for the District. The Winnetka Park Board has been invested in this

project for several years and they have not wavered from the responsibility to repair the beach and protect the beach and bluff for future generations to come. This narrative supports the District's application by demonstrating that the proposed Centennial Park and Beach project meets the standards for granting a Special Use Permit and the related variances. Additionally, the narrative addresses comments from the Special Use Permit review process, outlines access and operational details, and provides a clear overview of the project's components and intended use. The District is excited for the opportunity to meet with each one of the different review boards and commissions, not only to present the project but also to tell the story of why this is a wonderful opportunity to allow the District to reinvest in one of the greatest and most unique amenities that Winnetka has to offer its residents.

In Section 17.56.120 of the Winnetka Zoning Ordinance, the Special Use Permit process outlines six standards that must be met and reviewed by each review board and commission as a condition of granting a Special Use Permit. This narrative shows that the District is proposing a project that clearly and unequivocally meets those standards and has been well-vetted with public input and feedback from the community every step of the way.

In Section 17.60.040 and 17.60.050 of the Winnetka Zoning Ordinance it describes the evidence to be presented in support of a variance application and the standards for granting such relief. This narrative summarizes the facts in support of the District's application to construct improvements within the front yard of Centennial Park and Beach facing Lake Michigan, as defined by Section 17.30.060 of the Winnetka Zoning Ordinance. The District's application shows it clearly satisfies all the evidentiary standards.

Project Summary

The Centennial Park and Beach project (the "Project"), is designed with a clear purpose to protect the bluff and tableland from erosion due to high lake levels and waves, improve site access and accessibility, create greater lake access for all community members and secure the off-leash dog beach. The District is proposing to restore and improve a public beach that can be used for both swimming and recreational uses, while maintaining an off-leash dog beach, and investing to secure the dog beach with fencing on three sides.

The Project was designed while considering many factors, including (1) the former use of Centennial Beach as a swimming beach, (2) the historical use of Centennial Beach as a dog park for the past 30 years, (3) the existing uses of nearby properties, (4) protecting and enhancing neighborhood property values, (5) promoting the public's health, safety and welfare, (6) the suitability of the property for the proposed uses and improvements, (7) the amount of time the beach has been closed due to shore erosion, and (8) the community's expressed desire for the proposed use. The Project also considers accessibility, newly adopted Village of Winnetka ordinances, County, State, and Federal laws and regulations, ongoing and future maintenance needs, community input and low impact to the community.

The Project which is proposed for Centennial Park and Beach includes a range of elements, such as:

- Swimming Beach;
- Off-leash dog beach with fencing and double entry gate system and stairs;
- Bluff clearing and restoration;
- Steel sheet pile replacement;
- New steel sheet pile bulkhead;
- Accessible boardwalk;
- Accessible pier with armor stone groin surrounding the pier;
- ADA beach ramp;
- Beach stairs (2), Low level safety bollard lighting;
- Boardwalk access staircase;
- Concrete ADA accessible walkway retaining walls;
- Reconfigured paver walkway; and
- Outcropping stone steps.

These elements are divided into two sections for zoning review: Chapter 17.30, Section 17.30.050 Front and Corner Yard Setbacks, and Chapter 17.82, Section 17.82.040 Development in Steep Slope Zone. The variations and exceptions being requested are outlined in the narrative and the chart titled "Proposed Project Elements" and can be viewed in the final plans submitted with the Special Use Permit application.

Project Elements

Human Swimming Beach (Reintroduction): Centennial Beach was once a swimming beach for the community before the development of the dog beach in 1995. The proposed human swimming beach will operate to the same standards as our other swimming beaches, such as Tower Road Beach or Maple Street Beach. The proposed swimming beach is 250 feet in length.

The sand elevations, compared to the new proposed pier, start 18" below the western most elevation of the pier. Moving east, the sand profile gradually drops to the water level.

The anticipated use for the human swimming beach includes swimming, sunbathing, passive recreation activities, sandcastle building, and other activities you would expect on a public beach. Currently, there is no proposed sailing, kayaking, paddle boarding, or other activities that include using a boat or watercraft of any kind.

Below is a list of the current beach rules we anticipate enforcing at Centennial Swimming Beach.

Swimming Beach Rules: The following regulations will be implemented by the Winnetka Park District staff during hours of operations to ensure that all beach users will be able to use, understand and will follow all rules when they are at the beaches.

1. Hours of Operation are 9am to dusk.
2. When lifeguards are not present, swimming is not allowed.
3. Swimming is allowed only in the supervised swimming areas as posted at each beach.
4. Parents and guardians are responsible for the supervision of children.
5. Children 9 and under must be accompanied by an adult.
6. Coast Guard approved life jackets are allowed when the child is within arm's reach of their parent. All other floatation devices are not allowed.
7. No scuba or snorkeling equipment is allowed.
8. Children who are not toilet trained must wear tight fitting plastic pants or swim diapers.
9. Beach facilities will be closed whenever water is considered unsafe by Health Department or lifeguards.
10. There is no roughhousing or horseplay allowed. Lifeguards will enforce this rule to ensure the safety of others.
11. No skateboards, bicycles, roller skates, or similar items allowed at beach.
12. No throwing rocks or sand in the swimming areas.
13. No jumping off piers.
14. No fires, including grills, are allowed on the beach.
15. Glass containers are not allowed on the beach.
16. No alcohol is allowed on the beach.
17. Smoking is prohibited at all Winnetka Park District facilities.
18. Dogs are only allowed at Centennial Dog Beach. Village Ordinance #504 will be enforced.
19. Motorized vessels are only allowed at Lloyd Boat Launch.
20. Non-motorized vessels are only allowed at Lloyd Boat Launch.
21. The Village of Winnetka Police Department maintains a regular patrol of the beach and enforces all Park District ordinances.
22. All other state and local health codes apply.

We anticipate operating the Centennial Swimming Beach from May 25 to September 2 (estimated) from year to year, and the beach would be staffed with personnel during the hours of operations for those dates. The beach would be closed off season (prior to May 25, and after September 3) for swimming but still open for beach goers to enjoy the beach.

There is no zoning relief needed for the swimming beach, this was to provide perspective on operations.

Off-Leash Dog Beach: The proposed off-leash dog beach is an existing on-leash element at Centennial Beach today and will remain per the project plans. The District has operated the dog beach since 1995, allowing controlled access to a single type of activity. The proposed off-leash dog beach will be reduced in size to allow for the re-introduction of the human swimming beach. The proposed 240' dog beach will be controlled with a double entry gate system and electronic key fob system, which will allow access for the registered users. The dog beach will be surrounded on the west and south boundaries by 5' black fencing on the beach. The northern boundary of the off-leash dog beach will be the pier structure and have a 42" black handrail (Type A) providing the required security. The eastern side of the dog beach will be the natural barrier of Lake Michigan.

On the southern end of the site and dog beach perimeter there is an existing steel groin running perpendicular to the existing steel sheet piling (seawall) at the toe of the bluff. The steel groin runs approximately 145-feet east into the lake, with a western elevation of 583.2' and an eastern elevation of 581.70'. Roughly 65 feet off the seawall, the existing steel groin crosses the south property line of Centennial Park. At this point, the steel groin is beyond the ordinary high water mark of 581.5'. The portion of fencing on the south perimeter of the dog beach will be installed on top of the existing steel groin going east into the lake approximately 103 feet. The 5-foot height fence may step down to maintain a maximum overall height of 6.5-feet off the adjacent proposed sand contours. The proposed fencing can be seen on sheet C161 of the construction plans.

Approximately 12.5-feet offset from the existing seawall along the toe of the bluff, the 5-foot height dog beach perimeter fencing continues north-south along the west edge of the dog beach area. This offset allows the public to cross Centennial Beach without walking through an active off-leash dog beach. A 10-foot-wide maintenance access gate is situated along this fence line, allowing access for beach maintenance equipment. This gate will be secured and operated as needed by maintenance personnel only.

The 42-inch-high (Type A) handrail will double as a fence on the pier and boardwalk to further secure the off-leash dog beach. In addition, a line of armor stone creates a border along the south of the pier, helping further separate the pier and the off-leash dog beach. The fencing is mounted to the pier and boardwalk at a consistent height of 42-inches. When viewing the fence line from the dog beach side, there will be a visual incline due to the sand contouring. The proposed grading for the dog beach sand fill is as follows: The westernmost sand elevation is set at 585.0', sloping at 11:1 to 583.0'. The slope then increases at 8:1 to an elevation of 578.0', then flattens again to a slope of 20:1 to elevation 575.0'.

To access the off-leash dog beach, there is a single concrete access stair of the boardwalk within the secure entrance area. The stairs are designed to be constructed with concrete within a steel sheet pile cell to support the harsh lake environment. The stairs have a 6-foot-wide clearance

with handrails on both sides. The stairs are designed with accessibility in mind, using acceptable materials with the proper rise and run for the treads and appropriate returns on the handrails. The bottom of the stairs are set to an elevation of 579.33' to allow for the fluctuating sand levels. The handrails are 1.5-inch brushed stainless steel round tubing set at 42-inch height. The detailed design can be viewed on Sheet C159.

The dog beach is operated year-round (excluding high wave events) from sunrise to sunset for the community's enjoyment.

To receive a dog beach pass, each applicant must complete a Dog Beach Pass Application which includes: owner information, pet information, vaccine certificate with vet signature, insurance acknowledgement (waivers, rules, warning of risk, release of all claims, indemnification agreement, assumption of risk, and policies). All applicants must adhere to dog beach rules anticipated below, though they may be changed by the Park Board.

Anticipated Off-leash Dog Beach Rules:

1. Leashed Area: Park + Parking Lot + walkways and boardwalk.
2. Only unleashed area is area inside the dog beach gate and dog beach itself.
3. You are solely responsible for the actions of your dog.
4. Leashes must not exceed 8 feet.
5. You must bring your electronic key fob each visit.
6. Attendants are not allowed to let anyone through the gate without a fob.
7. Keep an eye on your dog and keep your dog's leash with you at all times.
8. For safety reasons children must be at least 10 years of age to use the park and they must be closely supervised.
9. Children will be expected to behave in an appropriate manner: no running, no chasing dogs, no petting of other dogs unless permission is granted from the owner first.
10. Be polite: pick up dog feces and dispose of the dog feces in the waste receptacles, which are available throughout the park.
11. Dogs must wear current license tag and be up-to-date on shots.
12. Fill any holes your dog digs.
13. No more than 2 dogs per person on any one visit.
14. Check with your veterinarian before bringing a puppy under the age of four months to the park.
15. No dogs known to be aggressive toward other dogs or people may enter the area.
16. Owners/handlers are asked to closely supervise their dogs and at no time should anyone leave the area without his/her dog(s).
17. Do not bring rawhide or food into the dog area as dogfights may result.
18. Please remove pinch and spike collars from your dog prior to entering the beach.

19. Hours are sunrise to sunset.

The District has also reached out to Cook County Department for Animal Control for guidelines on how best to address the eastern barrier of the off-leash dog beach. It has been suggested that the District submit for a waiver until Cook County Animal Control is able to address this matter for all dog parks that abut Lake Michigan.

Bluff Clearing and Restoration: The bluffs will undergo an extensive clearing of invasive species and dead and dying trees to improve the overall health of the vegetated environment. The proposed work is outlined in the attached plans, sheets C178-C181. An estimated 1.34 acres of invasive and noxious species control is proposed to be completed on the Centennial Park bluff. There are approximately 30 different target invasive species identified on the removal list. This list includes a handful of various deciduous tree species that can be detrimental to the bluff environment if left uncontrolled and unmonitored. The plan outlines the four different restoration zones and strategic planting plans, dependent on the impact of construction and best management practices for each bluff zone. These four zones include the bluff restoration zone (23,800 sq. ft.), the green gabion wall zone (3,200 sq. ft.), the dune grass planting zone (800 sq. ft.), and the turf restoration zone (31,162 sq. ft.). All of these different zones combined account for the required installation and long-term maintenance to reestablish the bluffs and repair disturbed areas affected by construction. As part of the slope planting, the seed and plugs will be covered with a two-layer erosion control fabric while the plant material is established to minimize erosion. To replace the trees removed from the bluff, we will re-plant nearly 30 caliper inches of new trees on site, and the remaining replacement caliper inches at other park locations within the agency. This entire process will allow for greater views and vistas of the lake, one of the highest-ranked pillars of the Waterfront 2030 Lakefront Master Plan and a point of emphasis from public input.

Variations for Section 17.30.050 Front and Corner Yard Setbacks

As outlined in Chapter 17.30, Section 17.30.050(C)(7) Front yard setback for Lakefront Properties, it's noted that the required front yard setback is the toe of the bluff or 50 feet from the ordinary high-water mark, whichever results in the line farthest from the ordinary high-water mark. Nonetheless, Section 17.30.130(A) describes permitted obstructions in required yards. Village staff have issued an opinion that the District's vertical improvements in the front yard are characterized as either a wall or a fence, as described in Section 17.30.130(A)(10). Based on the District's review of these sections and staff's code interpretation, we propose including the following project elements as variations since they exceed a height of 6.5' from grade. The work proposed in the lakeward front yard includes the following elements which exceed 6.5' tall: Boardwalk with Type A handrailing (fencing), a 226 foot long elevated pier structure with armor

stone surround. The improvements listed below are those elements of the project that fall within the Ordinary High-Water (581.5' OHWM) Mark and the 50' setback associated with section 17.30.050 of the zoning code.

As outlined in the "Proposed Project Elements Chart", the maximum variation requested is 4' over the allowed 6.5' height as measured from the existing grade. This is outlined in detail in the "Non- conforming Elements" chart. Please note, as part of our overall proposed plan, the District has included sand nourishment for the two beaches and once completed the overall height variances will fall within the acceptable limits of the zoning requirements. The District, through its consultants, designed this element while listening to feedback from the community and with what would be minimally required from a coastal engineering perspective.

Based on the information and the zoning requirements, there is a small 6' section requiring a variance. The south 6' of the Type A handrail is set at 592.0' elevation, 9.5' above the existing sand profile. At this time, the District is requesting a zoning variance of 3' for this 6' section of Type A handrailing and pier. Please note, once the project is completed, and the sand is placed on the beach, the overall height for this area will fall within the 6.5' zoning requirement for the front yard setback.

Steel Sheet Pile Replacement: Located on the northern property line, north of the existing steel sheet wall, a combined wooden timber, steel I beam, and steel sheet piling hold back the bluff section. Due to the age of these structures and materials, this structure has the potential risk of failure, causing severe erosion concern for the northern portion of bluff. The District is preparing to correct this issue by installing a new line of steel sheet piling in front of the existing timber wall as a best practice repair. The proposed wall would consist of about 25 sheets of PZC-18 Steel Sheet Pile Bulkhead wall (roughly 52 feet in length), with a 3/8" bent plate cap welded on top of it. These 25-foot-tall sheets will be driven in place to a finish elevation of 592' to create the new vertical sheet piling wall with a height that does exceed 6.5 feet from grade. The existing grade of the beach in this area adjacent to the wall is 584' and the new proposed steel seawall is set at an elevation of 592', which is 8 feet tall with the current sand profile. The proposed replacement steel sheeting will connect to the existing steel sheeting on the adjacent property located at 261 Sheridan Road as it does today to ensure a mechanical connection to prevent future bluff erosion. These replacement sheets will become the primary shore protection for this area of the bluff.

The bluff areas located behind the eroded wall will be filled in, creating a sustainable slope of 2 to 1 (or greater) allowing for new for new plantings, stabilizing the bluff for the future. The bluff will be backfilled and compacted in 12" lifts for proper grading and planting. The slope will be covered with an erosion fabric while the plant material is established.

Elevated Boardwalk: As discussed previously, the District intends to create a boardwalk element at the Centennial Beach site to serve several functions. The boardwalk will maintain the existing shore protection for the Centennial Park bluff and protect against bluff erosion by using the

existing steel sheet pile seawalls installed in 1987. The boardwalk will connect to the existing walls to provide a continuous line of defense against future bluff erosion while establishing a foundation for additional improvements, including ADA accessible paths, and beach and pier amenities. The boardwalk also doubles as a recreational platform to allow greater access to the beaches and help delineate the beach elements. It also allows for greater connectivity for the beaches while permitting individuals the ability to traverse the lakeshore without having to pass through the off-leash dog beach.

Set at a base height of 3 feet above grade and ramping up slightly near the concrete ADA access ramp interchange, the boardwalk finishes at a height of 5.5 feet. The boardwalk is set between 18"-48" above the final sand nourishment and is pitched minimally to allow storm water runoff from the structure. The boardwalk is built by installing steel sheet piling which is driven in the clay to maintain the shore protection for the bluff and park backfilling with angular stone and capped with a thickened concrete slab. To help soften the feel for the boardwalk, the concrete will be tinted with a color additive used in other concrete areas across the site, to provide a seamless aesthetic throughout the site. The boardwalk concrete will be further distinguished with a stamped wood decking pattern to give the appearance of natural wood. The final result will achieve a weathered Ipe wood aesthetic to match the style of the bluff staircase which will land on the boardwalk. The boardwalk runs for a total length of 349', with integrated backed Ipe wooden benches mounted to the bulkhead along the western edge. These benches are provided to allow beach goers the opportunity to sit and relax on the boardwalk while enjoying the lake environment. There are also four (4) low level LED bollard light fixtures that will also be installed for safety and security. Low-intensity lighting will be used along pathways and in the dog beach area. Lights will be designed to minimize light pollution and focus on safety.

Like the stair access, the boardwalk also serves as the accessible transition route planned to ADA standards for the public to use and access the swimming beach, off-leash dog beach, and pier elements. There are three staircases that can be used to access the different elements of Centennial Beach. The northernmost staircase is set just to the east of the ADA access ramp, allowing quick access down to the beach level. The stairs have a 5-foot-wide clearance with 1.5-inch brushed stainless steel tube handrails on both sides to help patrons access the beach.

A second staircase runs from the boardwalk level fencing for the dog leash entry area (just beyond the electric dog gate) down to the dog beach. This staircase is described in the off-leash dog beach review.

A third staircase runs due south at the farthest southern end of the boardwalk allowing a clear access path to the properties south of Centennial Park, for those who chose to walk the Lake Michigan shoreline. This staircase was also described in the off-leash dog beach review.

To complement the access routing, an ADA accessible concrete ramp has also been included in the design for the human swimming beach. The ramp is 10 feet wide to allow access for both beach goers and maintenance equipment. Please note, current Centennial Beach improvements do not allow personnel to access the beach with the required equipment to maintain the beach. The proposed design allows for maintenance equipment to access the swimming beach and off-leash dog beach areas. While the site does not allow for large vehicle access such as ambulances or fire trucks, the same access route along the park ramp and boardwalk will allow first responders direct access to the Centennial Beach sites, as needed. The completed stamped drawing set has been included for final review by the Village.

District staff will utilize the northern-most section of the boardwalk for storage and respite between on-water shifts.

The proposed work is designed to be built upon the existing toe of slope, but east of and outside the steep slope zone.

Elevated Pier Structure: The proposed pier structure was designed to serve several purposes on site. The main purpose of the pier is to more substantially delineate the two distinctive swimming beach and dog beach uses, north and south respectively. Furthermore, the pier provides additional shore protection by diffusing wave energy and helps hold sand for both beaches from erosion and littoral drift. Finally, the pier provides an additional recreational use allowing visitors greater interaction with the lake. The pier structure replaces an existing steel sheet pile groin that splits the Centennial Beach site. The pier structure is 192.5 feet in length from the boardwalk to the farthest end of the concrete. Surrounding the outer ring of the pier is an additional 33.5 feet of stone, which makes up the bedding stone layer, armor stone, and elevated armor stone ring 3.5 feet above the ordinary high-water mark of 581.5'. The armor stone is set at the same height of the pier and goes out for 6 feet, from there the stone tapers into the lake at a slope of 1.5 to 1. The pier starts 6 feet above grade and tapers down to the east by 2.5 feet, ending at an elevation of 585.00'. The pier structure is lined with armor stone to dissipate wave action, help hold sand and prevent reflective rip currents from the steel surfaces. The pier is erected by driving steel sheet piling into the lake and capping the structure with a 12" concrete cap tied into the steel with welded pins. The southern edge of the pier is lined with modular fence panels, which by design provide a secure boundary for the off-leash dog beach, as previously described. The ornamental handrail (Type A) is designed for a marine setting made from galvanized steel and powder coated black with a rectangular framework of $\frac{3}{4}$ inch horizontal rails to minimize visual obstructions. The fence height is 42 inches high. The eastern end of the pier is ornamented with six (6) 9'9" concrete benches matching the outer pier's radius pinned into the 12-inch concrete cap. The benches are 18 inches tall with a spacing of an 18-inch gap between each bench to allow for drainage. Interior of the benches in the center of the pier's flat surface is a decorative 8-foot bronze compass rose inset with two gray granite border inlays around the inner and outer

perimeters of paving. The linear section of the pier is set with four (4) 18" x 18" x 8' long benches equally spaced with two on each side of the pier.

The design heights and elevation for the pier were driven by community input and what was minimally required to achieve its intended and proper purpose. To address the concerns of possible waves overtopping the pier from time to time during high wave events, the District intends to provide signage when necessary, noting that the pier is closed due to unsafe wave activity. This is the same signage used for the other three lakefront beach sites operated by the District. In the case of severe storms, Type 2 barricades would be installed to close the pier as needed.

Exceptions from Section 17.82.040 Development in Steep Slope Zone & Variations for Section 17.30.050 Front and Corner Yard Setbacks

After reviewing the zoning standards, there are two project elements which fall within the combined zoning for both the Front Yard Setback requirements and the slope impact area. The park staircase and the concrete ADA access ramp are split within these zones. The notes below outline these elements and how they fall within the zoning code.

Bluff Staircase to Park: (from the concrete ADA Access Ramp to the Boardwalk) To provide a more direct route to the proposed boardwalk, included in the Plan is a set of stairs that would allow a person to walk down a staircase from the ADA Access Ramp to the proposed elevated boardwalk. This staircase follows the design details from the existing staircase at Centennial and our Tower Road staircase, which utilizes an elevated platform built on helical piers that suspend over the bluff, allowing an individual to access the beach down an Ipe wood staircase with black powder-coated metal railings. The proposed staircase has two landing areas. The staircase is designed with 42" tall black Type A handrails with a horizontal top rail and .75" square tubing used to complete the horizontal rails on both sides of the access stairs from the intersection with the concrete ADA access ramp down to the boardwalk. The staircase is a traditional wood frame construction, with Ipe wood decking and metal handrails as described. The staircase sits above the bluff and is supported by nine helical piers. The proposed design was completed by structural engineers, who completed a similar design at the Tower Road bluff in 2019-2020. Based on the design, size of the landing areas, and where it falls within the front yard setback and steep slope zone, the staircase design meets the requirements for both sets of regulations.

Concrete ADA Access Ramp: The proposed concrete ADA access ramp falls within both the steep slope zone and the front yard setback. There is a short section (approximately 110 feet) of the lower south section of the ramp that falls within the front yard setback area, while the remaining

section (west of the front yard setback and east of the upper table land) falls within the Steep Slope Zone.

Currently, a mid-bluff sidewalk exists today, which runs parallel to the existing top of the bluff fence line, as shown in the Plan. The current sidewalk does not meet ADA requirements due to its slope. It is only a looped path that reconnects to the upper parkland; no current ADA-accessible route down to the Centennial beach exists. The proposed concrete ADA access ramp has been designed to meet several requirements for the project site. First, it will be used as an accessible walkway to access the proposed beach improvements for the recreation swimming beach and the off-leash dog beach. The current beach access is only for the gated dog beach, which is only accessed by a single stairway installed over the current bluff vegetation. During the high lake levels, there was a two-foot drop down to the sand from the Centennial Beach dog beach stairs, causing closures on the dog beach. In addition, the current stairway is only accessible to those who register with the District and purchase a key fob to access the beach. It is the vision of the Winnetka Waterfront 2030 Master Plan to reopen Centennial Beach to the greater population of the District.

The proposed design includes an accessible pathway to the new boardwalk, pier, swimming beach, and off-leash dog beach. In addition, the current 5-foot sidewalk in the park from the parking lot to the dog gate is being widened to allow greater access for users to all the beach elements. It also serves as an access point for maintenance equipment needed for the beach as previously described.

The new proposed width of the access ramp is 10-foot edge to edge, with integrated handrails on each side of the access ramp. The plans illustrate the handrails as 36inch in high, 1.5-inch round brushed stainless steel with a 9-foot clear width. The District also widened this walkway back to the parking lot as suggested by Village staff upon the initial review of the plans. To lessen the impact in the bluff steep slope zone, the design team utilized a single walkway with a slope of 7.9% or less with 5-foot landings every 30 feet as required by law. Since the bluff at Centennial Park is significantly narrower in width compared to the bluffs on the northern end of Winnetka, logic dictates a single walkway without switchbacks is best suited to achieve our goal. This also helps soften the impact on the bluff and keep clear and open sight lines for access and safety. Additional retaining walls were added to meet the required structural requirements to build the access ramp. The District's structural engineering team designed the retaining walls, with design input from contracted civil engineers and landscape architects. The north retaining wall runs on the east side of the access ramp (on the downslope side) for 105 feet until it intercepts with the access stair opening. The retaining wall height varies from .75 feet to 3.74 feet at its tallest section. There is a gap of 6 feet where it then starts again for an additional 12.5 feet with a height starting at 2 feet and tapering down to 1 foot.

At that point, the bluff topography switches due to the elevation, and the retaining wall transitions to the western edge of the access ramp. The proposed western retaining wall runs for approximately 175 feet in total length. It begins with a wall height of 1.5 feet. At the farthest south section of the western retaining wall, the final wall height is 4.07 feet. The wall height varies from 1.5 feet at its shortest and 7.97 feet at the tallest section. There is roughly 30 feet in which the retaining wall height is over 6.5 feet and maxes out at 7.97 feet. The remaining 145 feet vary between 1.5 feet and 6.4 feet. The face of the retaining wall in this section faces downslope so it is invisible from the table land at the top of the bluff.

The retaining wall is built into the bluff with a spread-type footing and is required to support the proposed ADA access ramp. Consideration was taken to help soften the retaining wall, as shown in the plans with a wave patterned concrete form liner. The wave reliefs on the liner are up to 0.75 inches deep (maximum depth), creating a flowing pattern on both the east and west sections of the retaining wall. Individuals can look to the east with uninterrupted lake views from the park and access ramp. When looking back from the shoreline, individuals can see the gentle waves of the form liners and bluff restoration to help break up the view.

Based on the design and engineering, the District is proposing a 10-foot-wide accessible ramp to allow access for beach users, life safety, and maintenance equipment to access the beach. To accomplish this, we are proposing to install retaining walls within this zone. The District is requesting an exception for this improvement within the slope impact area.

Please note, the Centennial Park bluff in question has been reconstructed over the years, including the erosion and rebuilding of the bluffs in the mid-'80s and previous developments that have taken place on-site prior to newly approved Village ordinances.

Variations for Section 17.82.040 Development in Steep Slope Zone

The elements listed below are the remaining project improvements that fall within the zoning requirements for section 17.82.040 Development in Steep Slope Zone.

Outcropping Stone Steps: Outcropping stone steps are being included as an active way to allow individuals to utilize the bluff more naturally. The outcropping stones are being proposed to be placed at the midlevel bluff passive seating area to allow an individual to walk up the limestone outcropping steps to access the upper park tableland. The rise and run of these steps are designed to be an active recreational step feature for users and not the sole source of access for the site. These steps are proposed to have a tread height of 13.5 inches with a total width of 72 inches. They are designed to be installed on a geotextile fabric supported by CA-6 stone bedding and dry stacked with mortar as needed for stability and proper drainage.

Due to their 6-foot width, which is 1 foot greater than the allowable 5-foot limit, the district is requesting exception for this project element.

Improved Mid-bluff Paver Walkway and Seating Area: The Plan has two seating node areas. As described below, one is within the steep slope, and the second is on the upper park tableland, outside the slope transition area. The seating node on the steep slope of the bluff is an existing park feature and has been since its development years ago. The proposed seating area is a reconfiguration of the existing pavers in the mid-bluff level to allow access to the seating area from the new ADA ramp at this location. The current pavers will be stockpiled and reused to set a walkway to the entrance location off the concrete ADA access ramp. Less than 150 square feet of pavers are being relocated to access this area. In addition to reworking the pavers, the current park bench will be replaced with the proposed natural stone benches. Due to the reconfiguration of the paver walkway, the District is requesting exception for this improvement which is located within steep slope of the bluff.

Standards for Granting a Special Use Permit

As a preliminary statement, a refusal to grant a Special Use Permit for the District to provide park and recreational uses on Centennial Park and Beach will frustrate the essential purpose and statutory function of the District. Moreover, the District is not proposing to change the essential character of the subject property, which will continue to provide community access to active and passive recreational activities along the lakeshore. The District has taken great care to plan this project and has accepted and considered the public comments it received for over two years. Based on the feedback received, a failure to issue a Special Use Permit will frustrate the community's interest and deny our shared residents a lakeshore amenity for which they have expressed a desire to see completed.

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 proposed improvements will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare of the community. Rather, the proposed improvements are compatible with the community and will enhance the general welfare by improving the applicants' facilities and the quality of the applicants' programming in service of the community.

The Applicant does not intend to expand the scope of its programming in connection with the Project from activities that have previously been provided at the park and beach. The Applicant only needs to apply for a Special Use Permit because of amendments to the Zoning Ordinance which were approved after the establishment of Centennial Park and Beach as a public amenity.

The proposed improvements are designed to complement and enhance the existing park and beach environment. Features such as the off-leash dog beach, swimming beach, elevated boardwalk, and pier, as well as concrete ADA access ramp are strategically located to minimize impact on neighboring properties while enhancing the park's role as a community asset.

The proposed improvements also result in the implementation of the Winnetka 2030 Waterfront Master Plan. The Lakefront Master Plan has been adopted and endorsed by the Village of Winnetka Comprehensive Plan, which provides further evidence the proposed improvements are compatible with and will enhance the public health, safety, comfort, morals, or general welfare.

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

For the same reasons, the Proposed Improvements will not be substantially injurious to the use and enjoyment of other properties in the immediate vicinity or substantially diminish or impair property values in the immediate vicinity. First and foremost, the beach has existed in this location for decades and the public's use of the park and beach has had no negative impact on the enjoyment of any private property or property values in the immediate vicinity. As direct evidence of this, our neighbor to the south at 205 Sheridan Road is investing millions of dollars in a new home – an investment that would not occur if the park and beach was injurious to the use and enjoyment of that property.

As described above: (i) the Proposed Improvements and the Programming are compatible with the mix of uses in the vicinity of the Property; (ii) the height, bulk, and density of the Centennial Beach and Park improvements are compatible with the height, bulk, and density of shoreline improvements on Lake Michigan and are designed to fit within the R-2 District; and (iii) the Proposed Improvements will not increase vehicular traffic or parking demand in a manner that would be injurious to the use or reduce the property values of neighboring properties.

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

The Proposed Improvements will not impede the normal and orderly development or improvement of other properties in the immediate vicinity. The Proposed Improvements do not change the essential nature of the property as a public park that provides community access to Lake Michigan. As a result, the proposed improvements will not change the park and beach's impact on development. Moreover, the surrounding area is already developed. If development sites become available, the Proposed Improvements will not discourage additional development in the area because the Proposed Improvements will not change the essential character of the property nor negatively impact surrounding properties or the general welfare of the community (as discussed above). As direct evidence of this, our neighbor to the south at 205 Sheridan Road is investing millions of dollars in a new home – an investment that would not occur if the Project impeded the normal and orderly development 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;**

Existing traffic and parking infrastructure is sufficient to minimize pedestrian and vehicular traffic congestion in the public ways. As discussed above, the Applicant does not expect the Proposed Improvements to create new parking demand or materially increase traffic. The existing and proposed parking supply provides adequate capacity to accommodate vehicular traffic generated by the Applicant's programming without causing unreasonable congestion in the right-of-way. The beach site is a walking destination for most of the community, and with the supplemental parking at Elder Lane Park, there is enough parking to help with any potential overflow.

- 5. That adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the special use exits or are to be provided; and**

Existing parking, utilities, access roads, drainage, and other facilities necessary for the Proposed Improvements are adequate. The Property is served by all existing utilities and drainage necessary to operate the Proposed Improvements. The Proposed Improvements do not require additional utilities or facilities to support the project.

- 6. That the special use in all other respects conforms to the applicable regulations of this and other village ordinances and codes.**

Except for the Variations and Exceptions (described on the Chart Titled "Proposed Project Elements), the Proposed Improvements will conform to all applicable regulations of the

Zoning Ordinance and other Village ordinances and codes. Moreover, Section 17.56.020 of the Winnetka Zoning Ordinance establishes nonessential public uses as special uses in all districts within the Village.

Standards for Granting a Variation:

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

Because the Property is owned by the District, a public entity, the conventional interpretation of this criteria is not germane to this application. The District does not operate property with an aim to obtaining a reasonable return, but for the purpose of providing park and recreational amenities for the use and enjoyment of the community. The proposed improvements will clearly enhance the public's use and enjoyment of Centennial Park and Beach and benefit the public's health and welfare.

2. The plight of the owner is due to unique circumstances;

The Front Yard setback regulations are designed for a residential zoning district. Because the property is not used for residential purposes, the variances needed for the Project result from unique circumstances that are not generally applicable within the R-2 zoning district. The improvements located in the front yard setback area for which variances are required have been designed in response to community interest to minimize their height and maximize the visual aesthetics of the lakefront environment so the degree of incompatibility with the front yard setback regulations has been minimized.

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

The current use of the property is a park and beach. With the variations, the proposed improvements will permit the property to continue to be used as a park and beach, but with enhanced access to the lakefront for patrons of all abilities. The variations will most definitely not alter the essential character of the property and the locality.

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

The Project will result in no impairment to the supply of the light and air to adjacent property because all the proposed improvements within the front yard setback area for which variances

are required are built to maximize views of Lake Michigan and minimize their height. The improvements do not cause any shadows or encroachments on adjoining parcels.

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

The design, nature and building materials used for the proposed improvements in the front yard setback area for which variances are required will not increase any hazard from fire or other damages to the property.

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

The proposed improvements in the front yard setback area for which variances are required will not diminish the taxable value of land and buildings in the Village. Just the opposite, the creation of an enhanced beach is an additional community amenity that will make Winnetka a more attractive place to live and enhance property values.

7. The congestion in the public street will not increase;

The proposed improvements in the front yard setback area for which variances are required will not result in an increase in congestion in the public streets nearby. The District has adequate off-street parking to accommodate patrons at the park and beach.

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

The proposed improvements in the front yard setback area for which variations are required will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare of the community. Rather, the proposed improvements are compatible with the community and will enhance the general welfare by improving the District's facilities and the quality of the applicants' programming in service of the community.

Conclusion:

The Centennial Park and Beach project is designed to significantly enhance community recreational opportunities while ensuring environmental stewardship and public safety. By meeting the six standards for a Special Use Permit, addressing review comments, and providing detailed operational plans, the project is positioned to serve as a valuable community asset for generations to come. The District looks forward to presenting this project to required boards and

commissions in the near future to continue the process of making these much-needed beach improvements a reality for the community.

Winnetka Park District
Centennial Park and Beach Project
Proposed Project Elements

| Code Section | Project Element | Requirement | Existing Condition | Proposed Improvement | Variance/Exception Required (yes/no) | Rational |
|---|--|---|---|---|---|--|
| Front and Corner Yard Setback Section 17.30.050 subsection | Steel Sheet Pile Replacement (Failing Wall) | Development on lots abutting Lake Michigan between the ordinary high water mark of lake Michigan (581.5') and the table land as defined by section 17.82.020 will also comply | The existing steel sheet pile bulkhead is at an elevation varying from 586.0' to 591.0' | New proposed steel piling is designed at an elevation of 592.0' | Yes, we are requesting a maximum variance of 1.5' for this primary shore protection | Primary shore protection, structural replacement to the existing sheeting and allow for proper backfilling and planting of the bluff slope. |
| | Boardwalk with Type A Handrail (Fencing) (elev. 587.5' - 589.0') | | The existing sand contours vary from section to section ranging from 583' to 585. | Northern section of the boardwalk approx.. 120' have a height differential of greater than 6.5' ranging from 6.51' - 8.5'. This elevation includes a Type A style handrail that can be viewed on Sheet C155 (Drawing 1). Once the Beach is nourished, the height differential will be roughly the same. | Yes, we are requesting a maximum variance of 2' for this section of the boardwalk. | Suplemntal Shore Protection and structural support for the beach boardwalk, Type A handrails, accessible beach route and support access for life safety and maintenance equipment for the beach. |
| | Boardwalk with Type A Handrail (Fencing) (elev. 587.5' - 589.0') | | The existing sand contours vary from section to section. ranging from 581.5' to 585. | The center section of the boardwalk approx. 50' has two smaller sections (20' and 16') where it flares out to the proposed pier area, ranging in overall heigh of 9.32' and 10.5' (which includes the 42" Type A Handrail (Fence). Once the Beach is nourished, the height differential will be 5.32' and 6.5'. | Yes, we are requesting a maximum variance of 4' for this section of the boardwalk. | Suplemntal Shore Protection and structural support for the beach boardwalk, Type A handrails, accessible beach route and support access for life safety and maintenance equipment for the beach. |
| | Boardwalk with Type A Handrail (Fencing) (elev. 587.5' - 589.0') | | The existing sand contours vary from section to section. ranging from 583.5' to 585. | The southern section of the boardwalk approx. 95' from the southernmost end of the boardwalk to the center, ranges from 591.75' - 592.5', creating a difference of 6.51' - 8.0'. | Yes, we are requesting a maximum variance of 1.5' in the section of the boardwalk. | Suplemntal Shore Protection and structural support for the beach boardwalk, Type A handrails, accessible beach route and support access for life safety and maintenance equipment for the beach. |
| | Elevated Pier Structure | | Existing Contours 581.5' OHWM to 582.0' | The south 6' of the Type A handrail is set at an elevation of 591.0' which is 9.5'. Upon completion of the project, the sand elevation will increase to 585.0' leaving a difference of 6' including the 42" handrail. | Yes, we are requesting a maximum variance of 3' in this six foot area of the pier. | Beach stabilization, structural support for the pier, type A handrails, accessible beach route and support access for life safety. |

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| ADA Beach Access Ramp | with Chapter 17.82, Steep Slope, Regulations and Chapter 15.78 Lakefront Construction. For lots abutting lake Michigan, the required front yard setback is the toe of the bluff or 50 feet from the ordinary high water mark, whichever results in the line farthest from the ordinary high water mark. And Section 17.30.130 Obstructions in Required Yards or Court (10). | Existing Contours 582.5' - 585.0' | The ADA accessible beach access ramp ranges from 580.0' to 587.5', with a maximum height differential of 4.5' to the top of the ramp. Type B Handrails do not count in the overall height Measurment. | No, not greater than 6.5' from existing conditions. | ADA Universal Design. |
| Beach Access Stair (North) Swimming Beach | | Existing Contours 581.5 - 583.0' | Access stair for the north swimming beach is set at elevation of 580.0' and meets the boardwalk at an elevation of 587.5'. The Type B Handrail do not count in the overall height measurement. | No, not greater than 6.5' from existing conditions. | Site Connectivity, swimming beach access. |
| Beach Access Stair (South) | | Existing Contours 585.0' - 586.0' | Access stair for the south beach access is set at an elevation of 589.23' - 579.90' | No, not greater than 6.5' from existing conditions. | Site Connectivity, south beach bypass route. |
| Dog Beach Fencing | | Existing Contours for exiting sheet piling 581.8' - 583.2' | The proposed off leashe dog beach is surrounded on the three sides with 5' high fencing. The fencing located on the southern boundery is proposed to be secured to the existing steel sheet pile groin, which till not exceed the 6.5' limit of fencing. The western fencing is designed to be installed on the beach and will be set at a height of 5'. Neither the southern or western fencing is proposed to surpass the maximum height for fencing within the front yard setback. | No, not greater than 6.5' from existing conditions. | Off leash dog beach site fening to secure the dogs within the boundries of the designated off leash dog beach area. |
| Dog Beach Access Stair (Off-leash Dog Beach) | | Existing Contours 582.5' - 584.0' | Access stair for the Off-leash dog beach is set at an elevation of 587.50' - 579.33. | No, not greater than 6.5' from existing conditions. | Site Connectivity, off-leash dog beach access. |
| Concrete ADA Access Ramp | | Existing Contours 589.0' -596.0' | ADA accessible ramp from upper park table land to the proposed boardwalk. Proposed retaining wall maximum height within the 50' setback is 595.52' with a bottom of wall at 590.52' tapering down to 593.4' with a bottom of wall at 589.0' | No, not greater than 6.5' from existing conditions. | ADA Universal Design and site connectivity. |
| Staircase to Park | | Existing Contours 587.0' - 600.0' | Elevated access stair that is being installed on helical piles, that support a wooden sub structure, type A hand railings (42"), and a 5' wide lpe decked stair landings and treads. | No, the design width for the staircase is 5' and landings fall within their perspective sizes for each zoning location requirements. | Site Connectivity and secondary access to boardwalk and beach improvements. |

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| Development in Steep Slope Zone Section 17.82.040 | Concrete ADA Access Ramp and required retaining walls to support the ramp | Proposed improvements must meet the requirements for Ordinance No. MC-01-2024, Steep Slope Area Along Lake Michigan and required Zoning Requirements as noted in Section 17.82.040. | The current bluff existing elevation ranges from 611.0' down to 594.0' within the Slope Impact Area. | The proposed 10' walkway starts at the upper park table land and contours down to the bluff to the 50' front yard setback as noted in Chapter 17.30.050 Front and Corner Yard Setbacks. We are proposing a 10' wide accessible ramp for to allow access for beach users, life safety, and maintenance equipment to access the beach. To accomplish this, we are proposing to install retaining walls on both the upslope side and down slope side of the access ramp to support the bluff and grade. | The Park District is looking for exception of this improvement from the Slope Impact Area, to allow for the accessible connection to the Centennial Beach Level amenities. | ADA Universal Design and site connectivity. |
| | Outcropping Stone Steps | | The existing conditions for the proposed outcropping stone staircase is set between 601.0' and 611.0' | The proposed outcropping stone steps are proposed to be 72" wide per the specifications. | The proposed stair width is 1' greater than the allowable limit. We are requesting an exception for this improvement to accommodate the additional 1 foot width of the outcropping stone staircase. | Recreational Asset and Site Connectivity |
| | Improved Mid-Bluff paver walkway and seating area | | This location is set at an elevation of 600.0' and 602.0'. Currently there is a brick paver path and bench seating area. | The proposed re-design of this area include the installation of two (2) natural stone benches and the reconfiguration of the brick paver path to connect it to the proposed concrete ADA access ramp. The square-footage between the old configuration and new proposed configuration is about the same. | The proposed paver walkway is being reconfigured and not following the current footprint, which makes it a new improvement. Since the new area is wider than 5' we are requesting a exception. | Recreational Asset and Site Connectivity |
| | Staircase to Park | | Existing Contours 587.0' - 600.0' | Elevated access stair that is being installed on helical piles, that support a wooden sub structure, type A hand railings (42"), and a 5' wide lpe decked stair landings and treads. | No, the design width for the staircase is 5' and landings fall within their perspective sizes for each zoning location requirements. | Site Connectivity and secondary access to boardwalk and beach improvements. |