

CENTENNIAL
BEACH & BLUFF IMPROVEMENTS



CENTENNIAL BEACH & BLUFF IMPROVEMENTS

Village of Winnetka Zoning Board Presentation



AGENDA

BACKGROUND

TIMELINE

WHY WE ARE HERE

PROPOSED DESIGN



Background



MASTER PLANNING EFFORTS

▪ Lakefront 2030 Master Plan (WPD, 2016)

MISSION: Provide a long-term, sustainable strategy for the preservation, protection, restoration, and enhancement of Winnetka's lakefront for both Winnetka residents and a broad range of Lake Michigan user groups.

▪ Bluff Restoration Plan (WPD, 2019)

MISSION: Clearly articulate the desired character and goals for each park and establish the right balance of natural habitat, open space, viewshed opportunities, and active and passive recreational pursuits.

▪ Winnetka Futures 2040 Plan 2040 Comprehensive Plan (VOW, 2023)

- Formally adopted in 2023
- P. 157 Lakefront Beaches, Parks, and Bluffs: Acknowledges Park District Efforts to preserve & improve the shoreline.
- P. 157 Shoreline Stabilization: Acknowledges the perilous state the shoreline, bluffs, and beaches are in and the need for protection.
- Comp Plan Goal 6.5 Initiative 6.5.1 and 6.5.2 support policies that preserve and protect the unique natural resources of and the recreational opportunities provided by the Lake Michigan shoreline and bluffs.

A watercolor illustration of a lakefront scene. In the foreground, a sandy beach curves along the water's edge, with several people and umbrellas scattered across it. A small wooden building is visible on the shore. The water is a light blue, and a few sailboats are visible in the distance. The background shows a lush green hillside with trees and a few buildings.

“Our mission is to provide a balance of quality recreation and leisure opportunities while protecting assets, natural resources, and open space to benefit present and future generations.”

Timeline



PLANNING → **DESIGN & IMPLEMENTATION, PHASES 1-3** →



- Project**
- Create a strategic and unified community vision for the future of Winnetka’s shoreline parks
- Tasks**
- Community Engagement/Analysis
 - Site Planning and Programming
 - Final Master Plan Report

- Project**
- Comprehensive study of bluff lands to protect and enhance natural assets and further define park/beach character and recreational pursuits
- Tasks**
- Community Engagement
 - Design and Visioning
 - Final Site Plans & Presentation

- Project(s)**
- Design development and Construction of bluff restoration and park/beach enhancements that align with planning goals & visions
- Tasks**
- Develop CD’s for site enhancements and bluff restoration
 - Bidding & Permitting
 - Construction Implementation



DESIGN & IMPLEMENTATION, PHASE 4 →



- Project**
- Design development and Construction of bluff restoration and park/beach enhancements that align with planning goals & visions
- Tasks**
- Develop CD’s for site enhancements and bluff restoration
 - Bidding & Permitting
 - June, 2022 withdrew permit applications due to public opposition

- Project**
- Reaffirm project goals. Design development and Construction of bluff restoration and park/beach enhancements that align with planning goals & visions
- Tasks**
- Public Engagement
 - Design and Visioning
 - Develop CD’s for site enhancements and bluff restoration
 - Bidding & Permitting
 - Anticipated Construction Implementation, Fall 2024. Delayed due to new bluff ordinance and steep slope regulations (Adopted February 6, 2024)

- Project**
- Anticipated Construction begins Spring/Summer 2025
- Tasks**
- Bidding and Permitting
 - Further delays could push construction into Spring 2026.

Why We're Here



**FIRST (TODAY)
ZBA RECOMMENDATION
TO COUNCIL**



VILLAGE OF WINNETKA
Our plan is seeking special use exceptions and variance approval for Zoning and Steep Slope regulations.

- Plan Commission
- Design Review Board
- Village Council



**US Army Corps
of Engineers®**

IDNR & US ARMY CORPS OF ENGINEERS

Our plan will obtain required permits from the USACE for shoreline improvements, and adheres to core tenets of the IDNR Coastal Management Program:

1. Public access & recreation
2. Headland beach systems
3. Preserve, protect, restore, and enhance coastal resources for this and succeeding generations



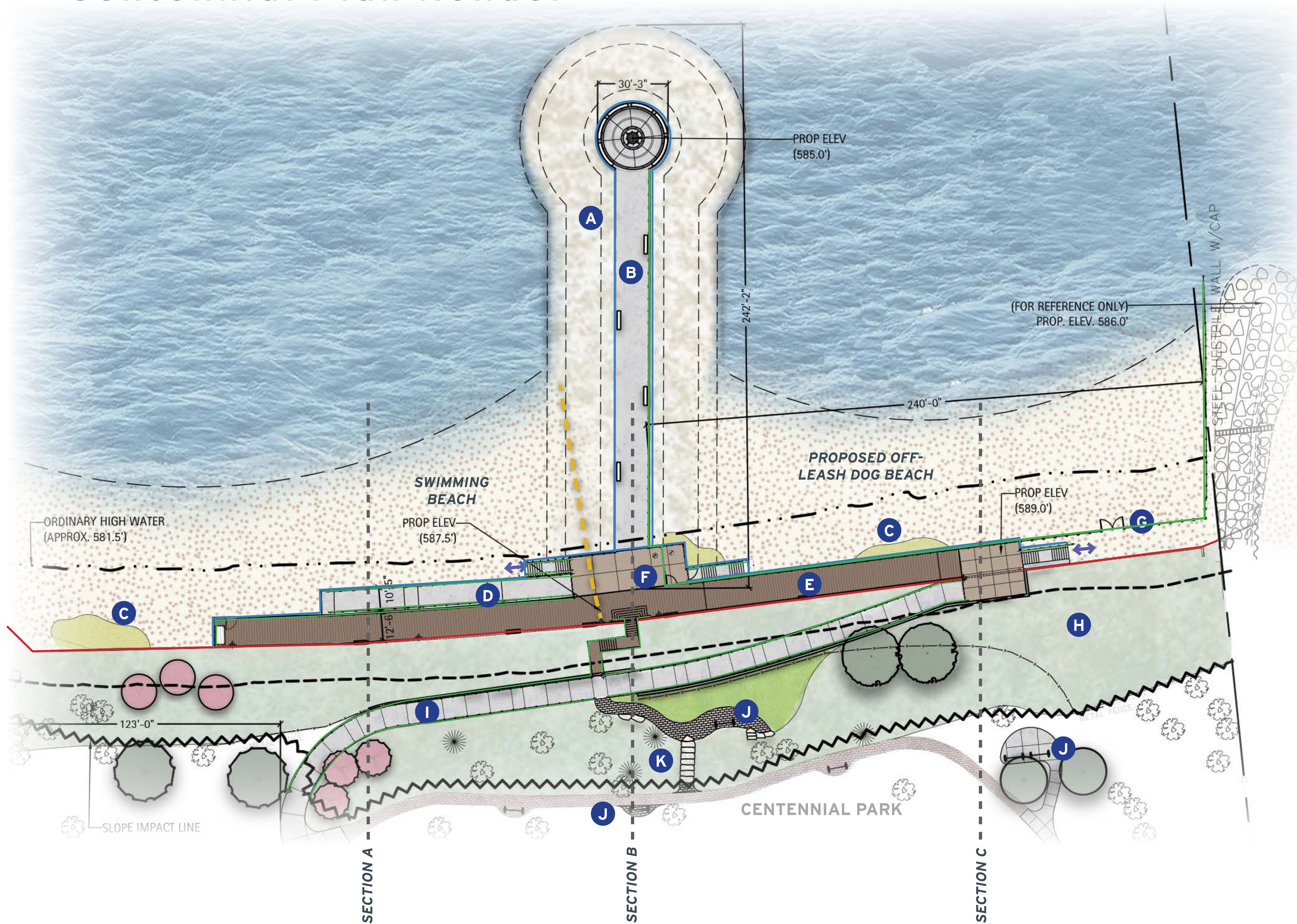
VILLAGE OF WINNETKA

- Lakefront Construction Permits
- Building Permits

Proposed Design



Centennial Plan Render



LEGEND

- TURF RESTORATION
- DUNE GRASSES
- BLUFF RESTORATION
- ACCESS TO BEACH
- SHEET PILE (PROPOSED)
- SHEET PILE (EXISTING)
- ELEMENT TO BE REMOVED
- ORNAMENTAL FENCE/HANDRAIL
- A** RUBBLE MOUND BREAKWATER SHORELINE PROTECTION
- B** ACCESSIBLE VIEWING PIER WITH BENCH SEATING
- C** NATIVE BEACH DUNE PLANTING
- D** ADA ACCESSIBLE BEACH ACCESS RAMP
- E** ADA ACCESSIBLE BOARDWALK
- F** SECURE DOG BEACH ACCESS
- G** DOG BEACH FENCING
- H** BLUFF RESTORATION
- I** ACCESSIBLE PEDESTRIAN PATH & RAMP TO BEACH
- J** RECONFIGURED SEATING AREAS (MAINTAIN PASSIVE USES & VIEWS TO LAKE)
- K** OUTCROPPING STONE

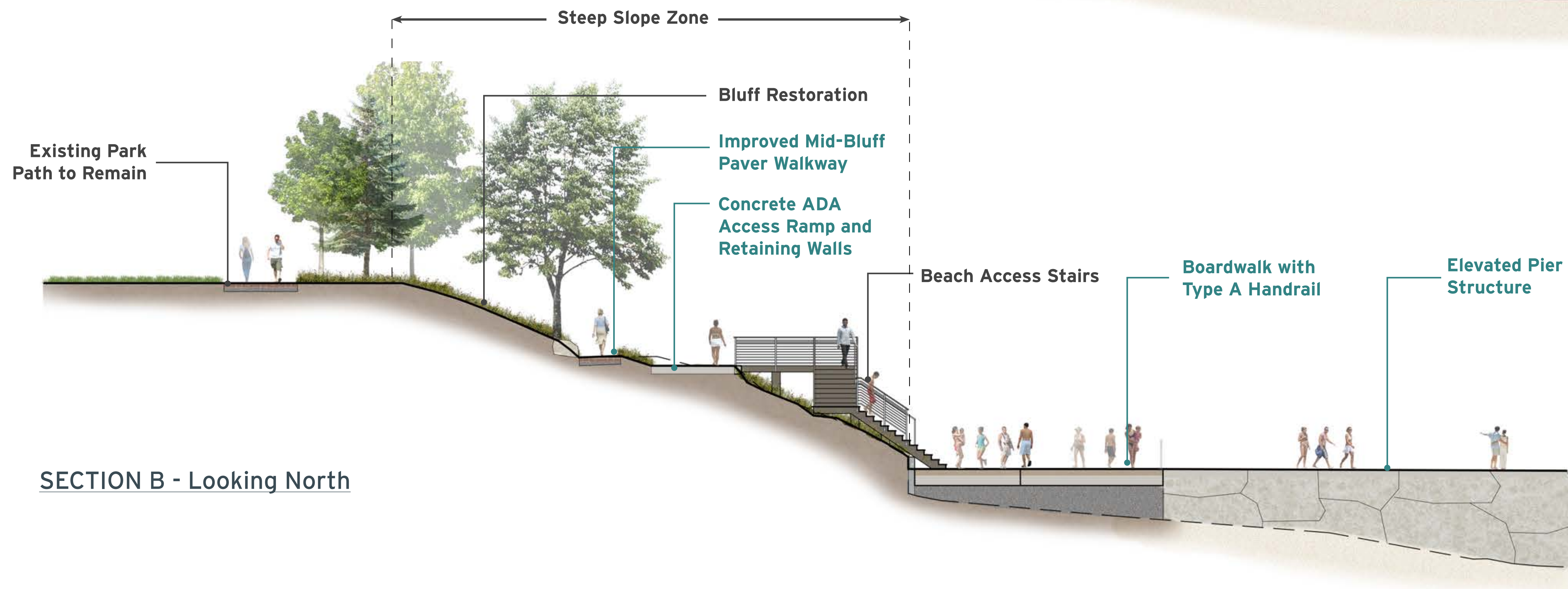
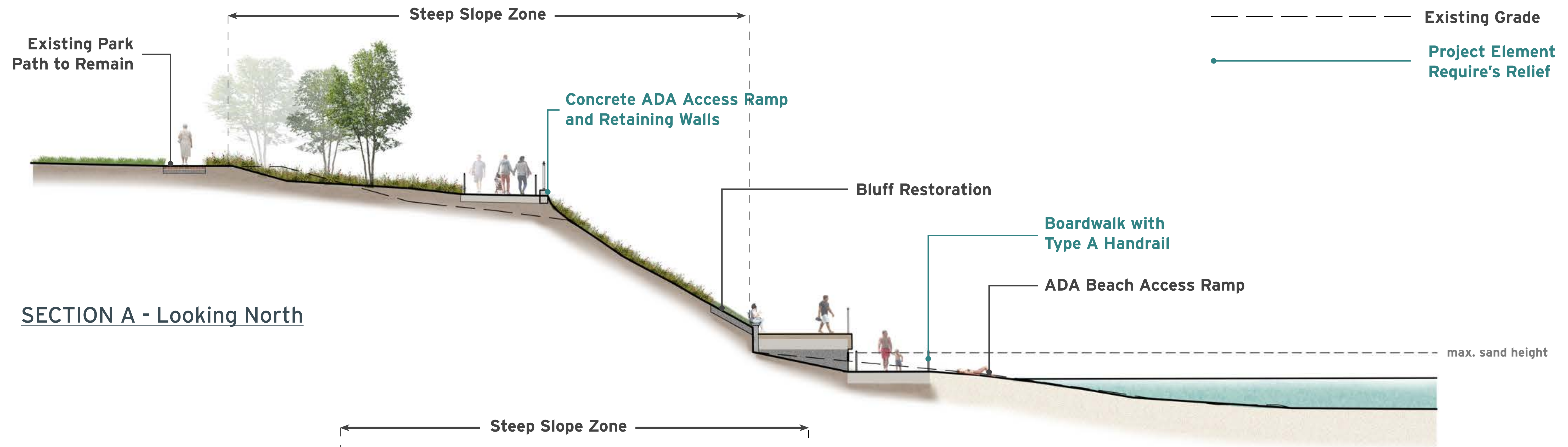
Proposed Design



Centennial Section Cuts

LEGEND

- Existing Grade
- Project Element Require's Relief



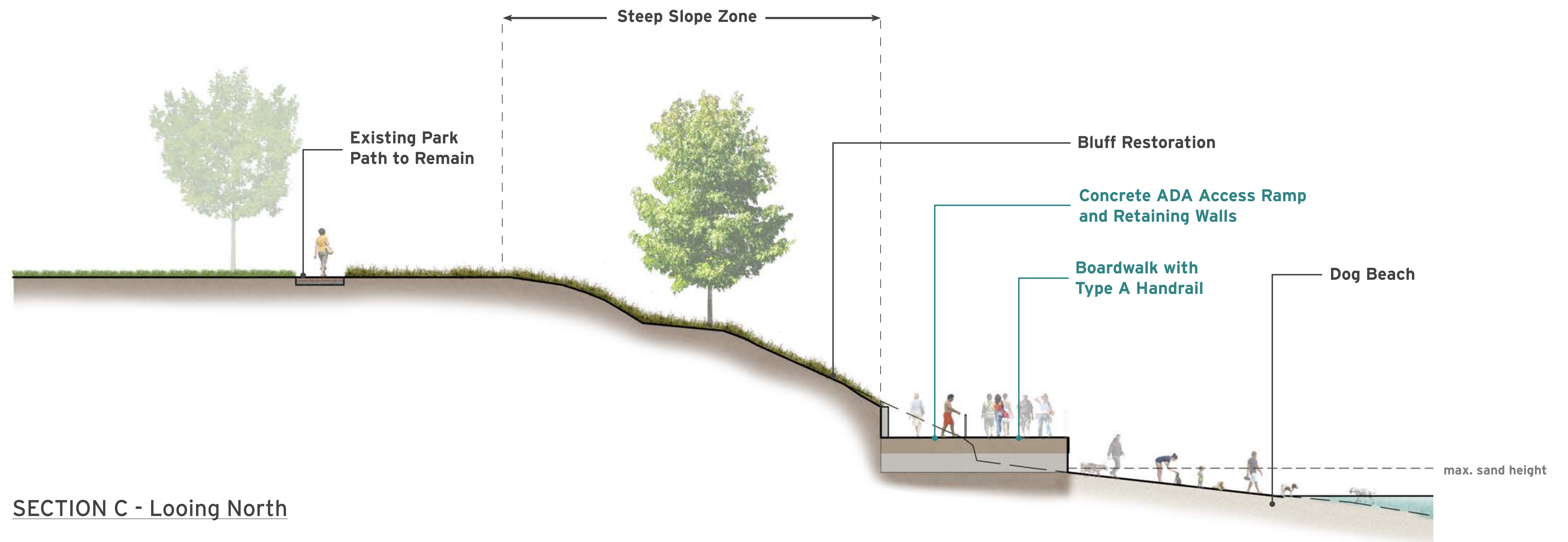
Proposed Design



Centennial Section Cuts

LEGEND

- — — — — Existing Grade
- Project Element Require's Relief



SECTION C - Looking North

Proposed Design



Centennial Beach & Park - Proposed Project Elements

CODE SECTION: Front Yard Setback Section 17.30.050 subsection

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 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).

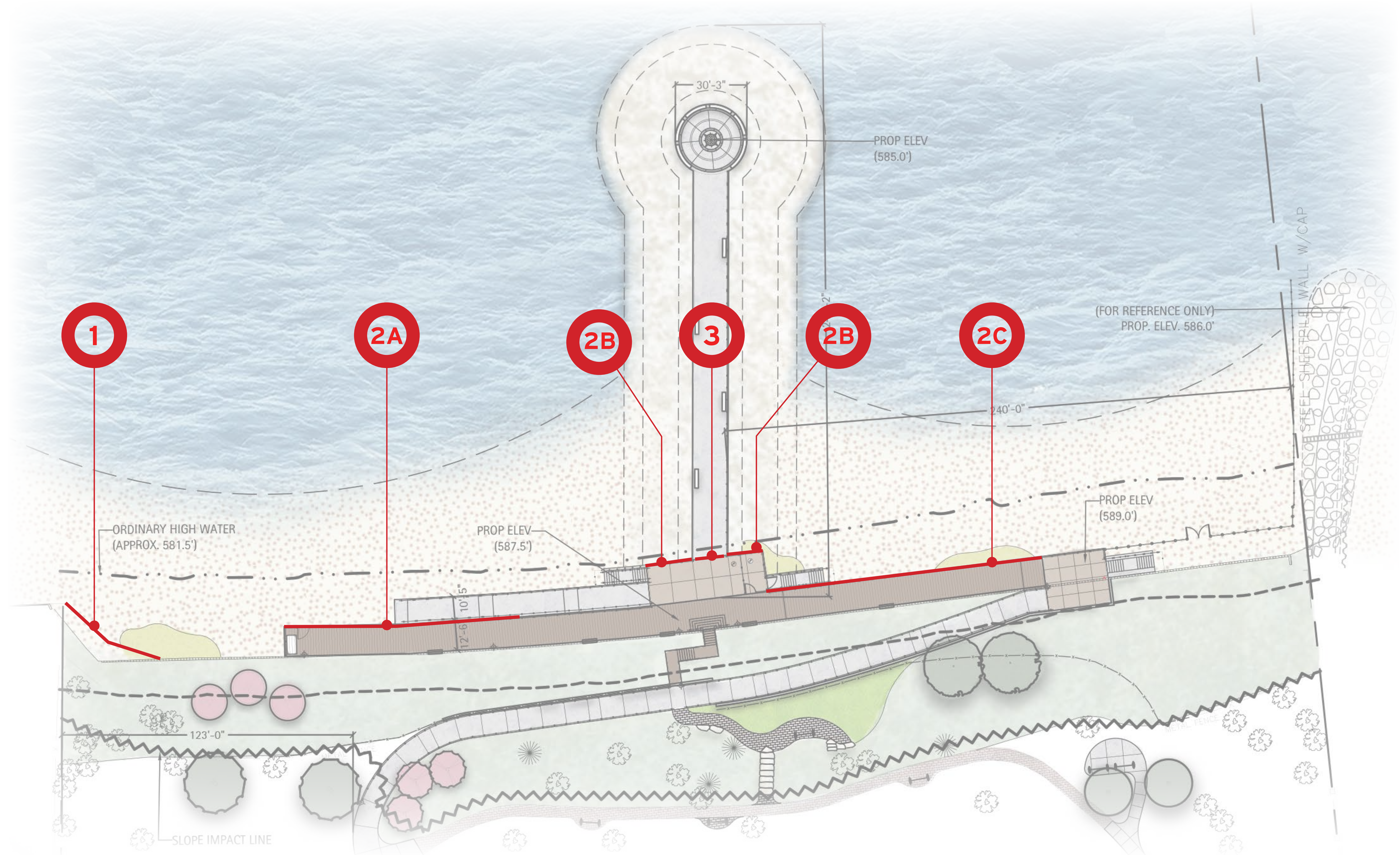
	Project Element	Variance Required	Rationale
1	Steel Sheet Pile Replacement (Failing Wall)	Yes, we are requesting a maximum variance of 1.5' for this primary shore protection	Primary shore protection, structural replacement to the existing sheeting and allow for proper backfilling and planting of the bluff slope.
2A	Boardwalk with Type A Handrail (Fencing) (elev. 587.5' - 589.0')	Yes, we are requesting a maximum variance of 2' for this section of the boardwalk.	Supplemental 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.
2B	Boardwalk with Type A Handrail (Fencing) (elev. 587.5' - 589.0')	Yes, we are requesting a maximum variance of 4' for this section of the boardwalk.	Supplemental 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.
2C	Boardwalk with Type A Handrail (Fencing) (elev. 587.5' - 589.0')	Yes, we are requesting a maximum variance of 1.5' in the section of the boardwalk.	Supplemental 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.
3	Elevated Pier Structure	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.

Proposed Design



Code Section: Front Yard Setback Section 17.30.050 subsection

PROJECT ELEMENT SITE LOCATIONS - VARIANCE REQUESTS

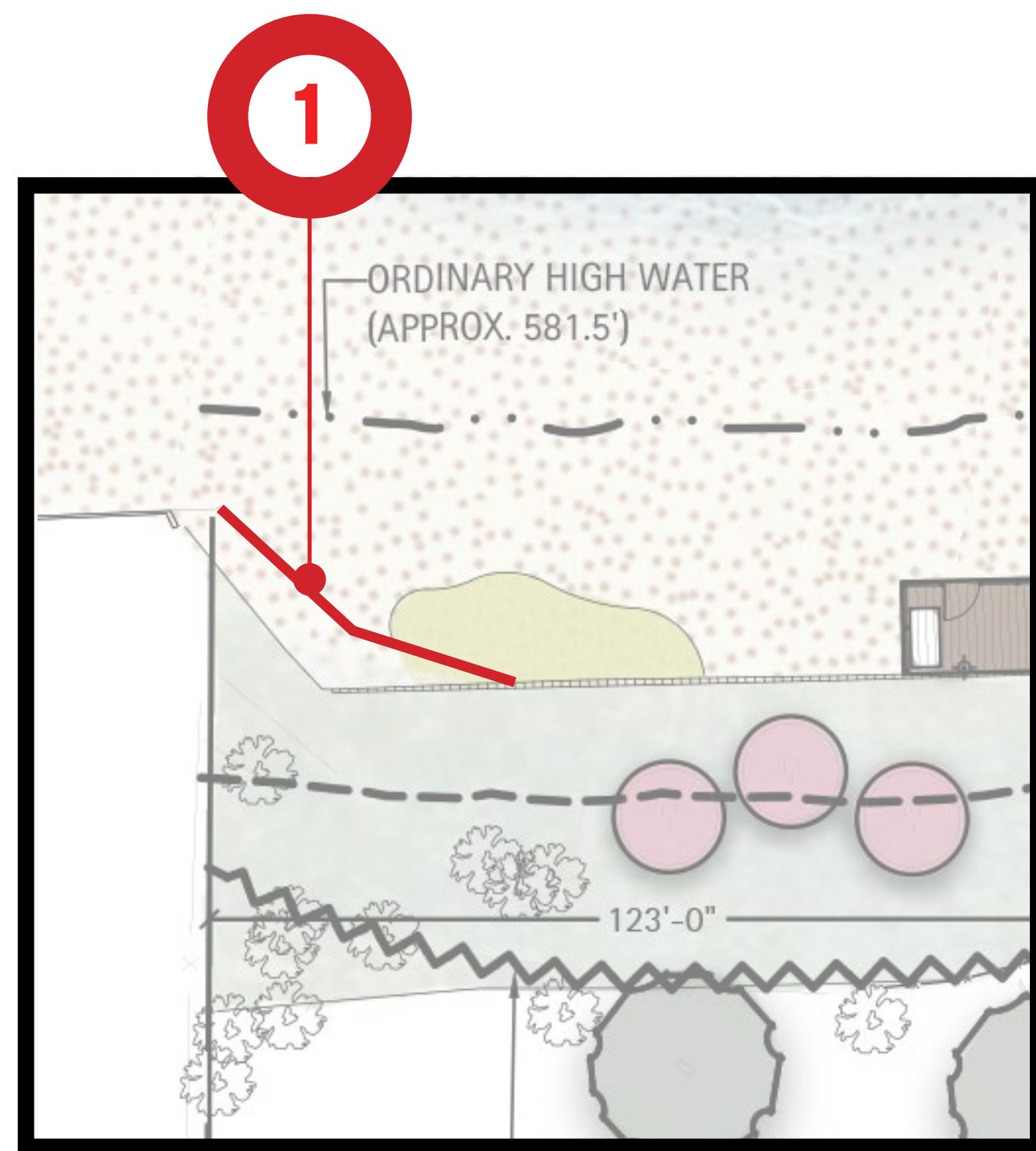


Proposed Design

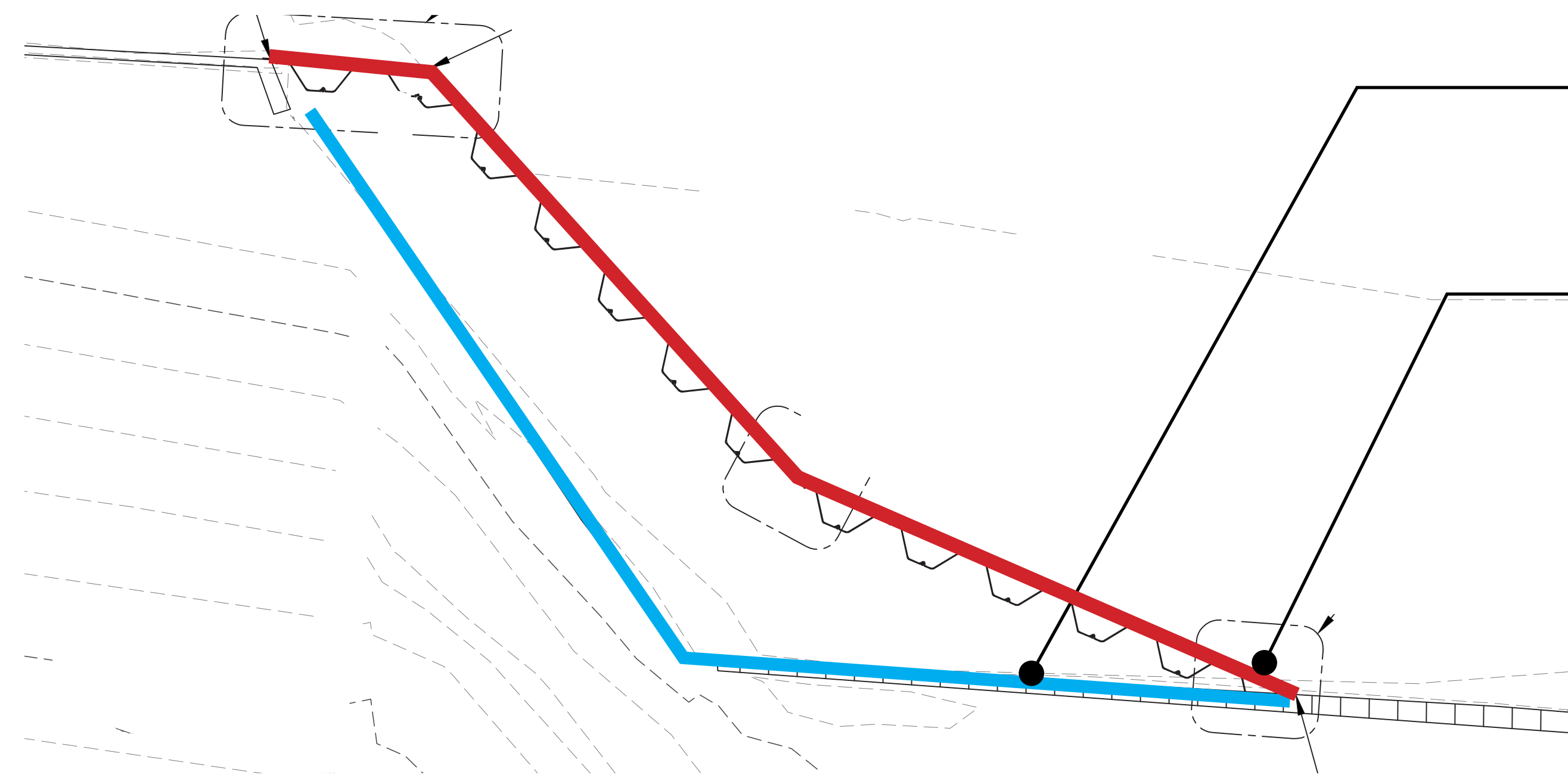


Code Section: Front Yard Setback Section 17.30.050 subsection

PROJECT ELEMENT VARIANCE REQUEST - 1



SITE LOCATION



PLAN

EXISTING STEEL/TIMBER SEAWALL

PROPOSED STEEL SEAWALL

+7'
EXISTING STEEL/TIMBER
SEAWALL

+8'
PROPOSED STEEL SEAWALL

REQUEST: 1.5' MAX.
OVER THE ALLOWABLE
6.5' LIMIT

+0'
EXISTING SAND

OHWM



PHOTOS

SECTION

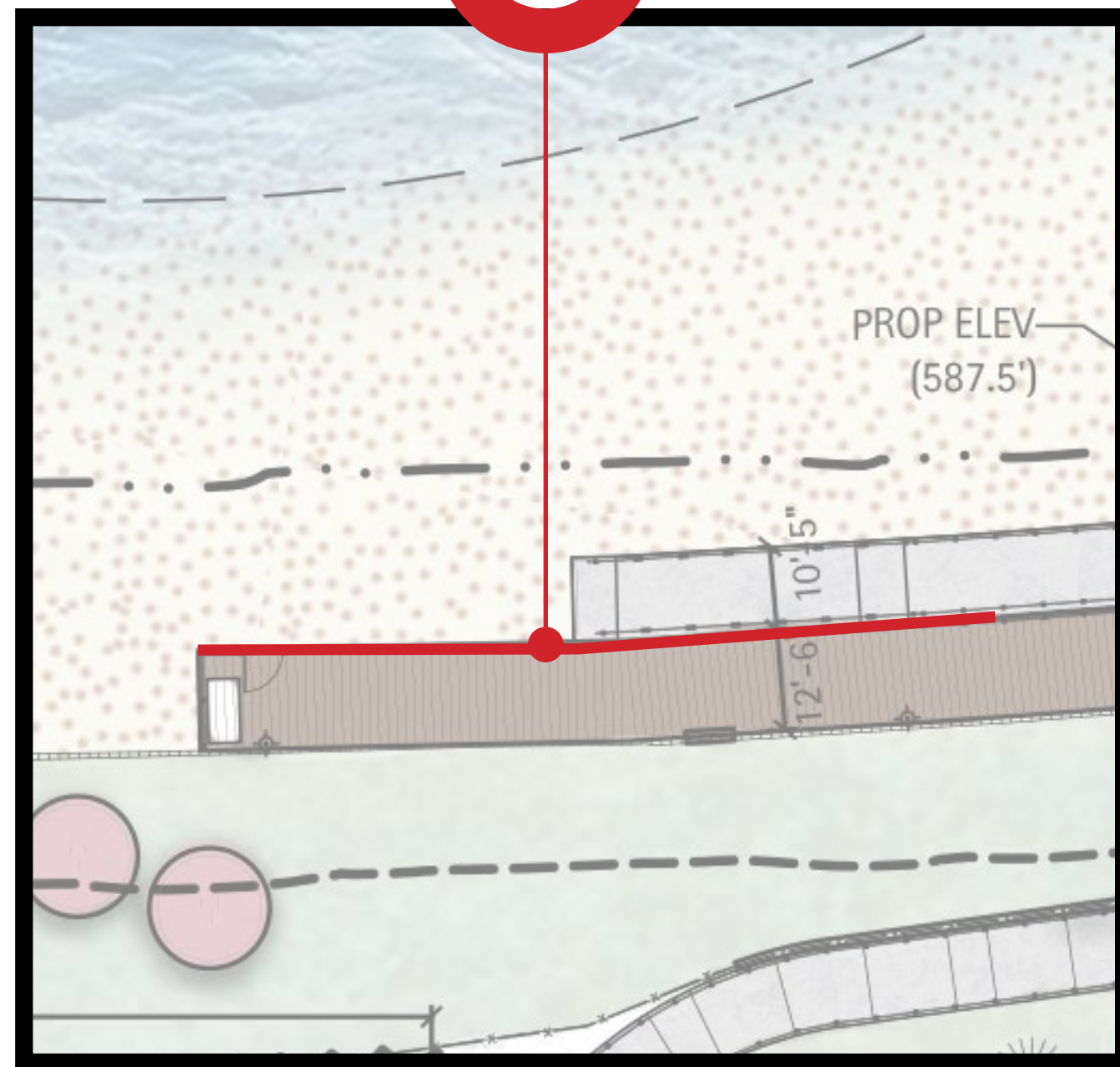
Proposed Design



Code Section: Front Yard Setback Section 17.30.050 subsection

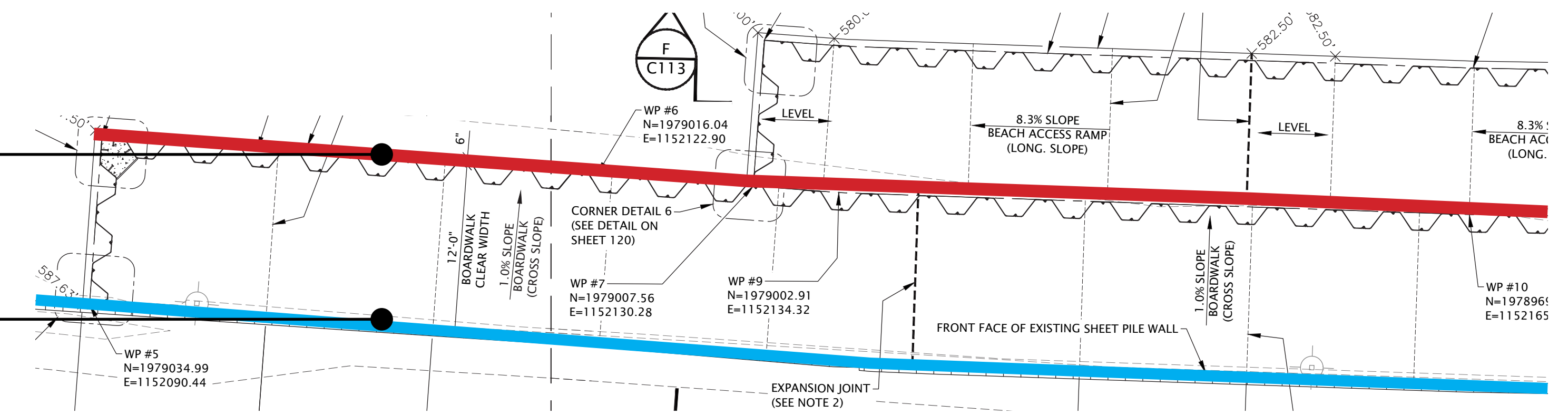
PROJECT ELEMENT VARIANCE REQUEST - 2A

2A



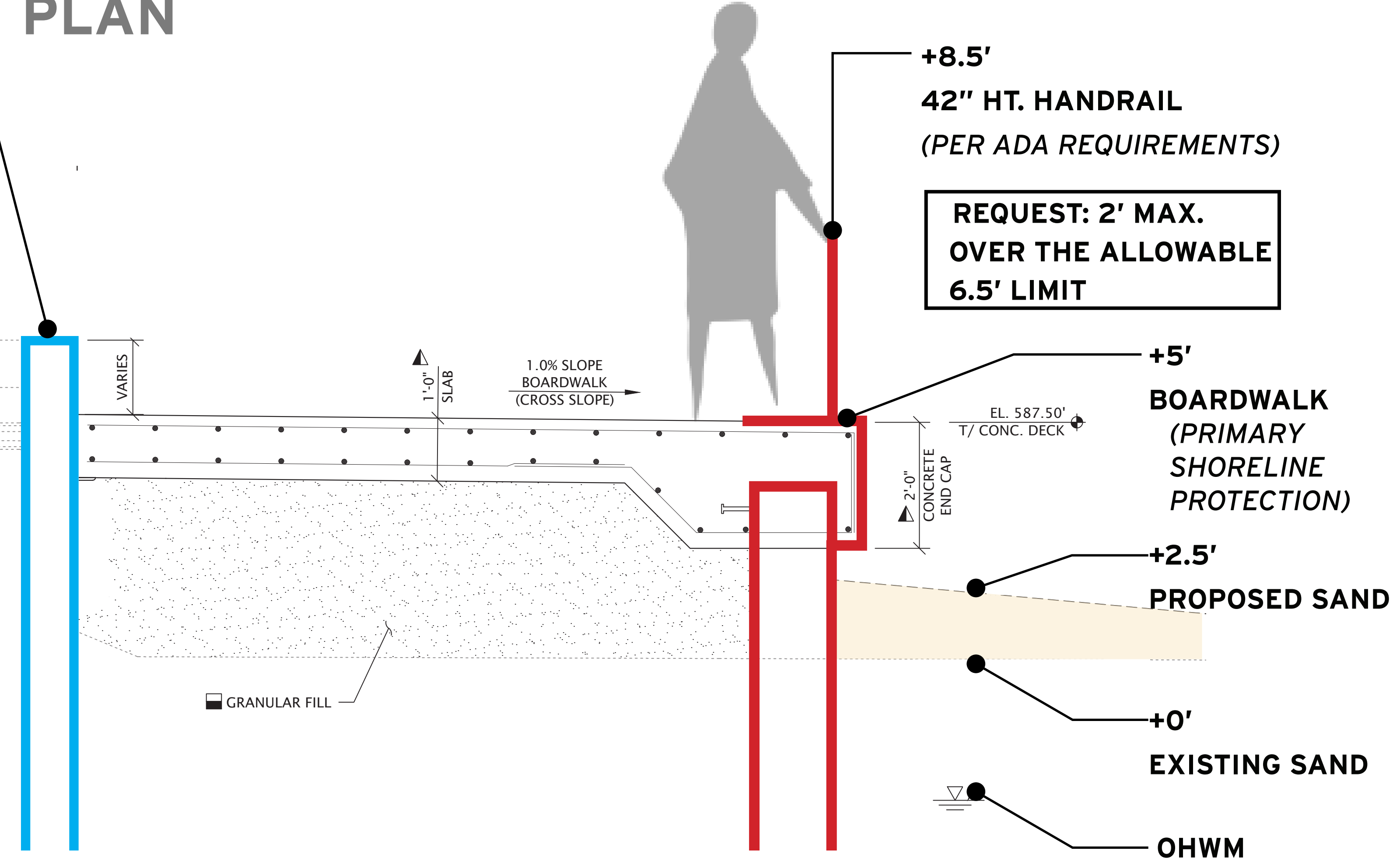
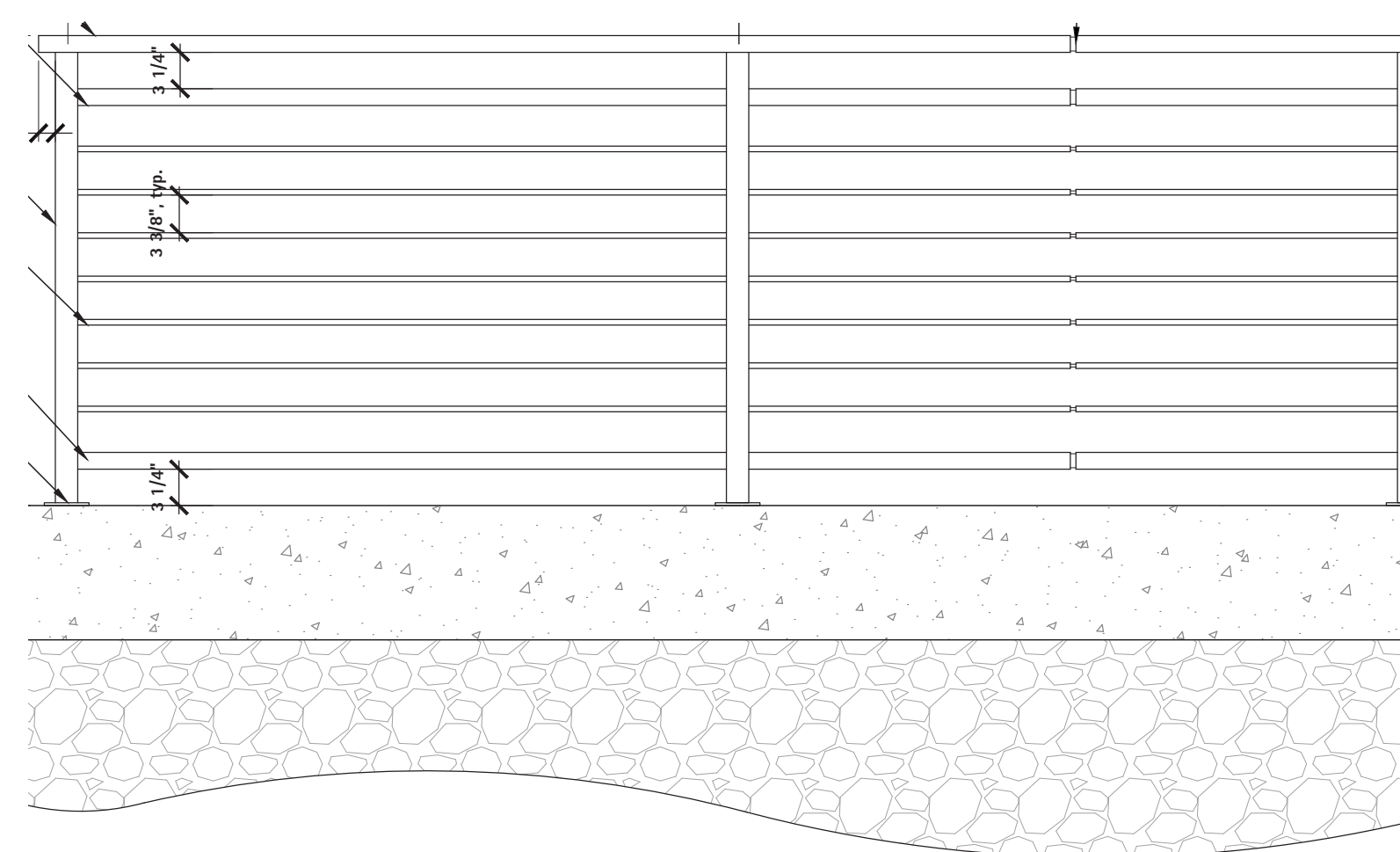
SITE LOCATION

PROPOSED BOARDWALK/SHORE PROTECTION WITH 42" HT. HANDRAIL (PER ADA REQUIREMENTS)
EXISTING STEEL SEAWALL



PLAN

EXISTING STEEL SEAWALL



SECTION



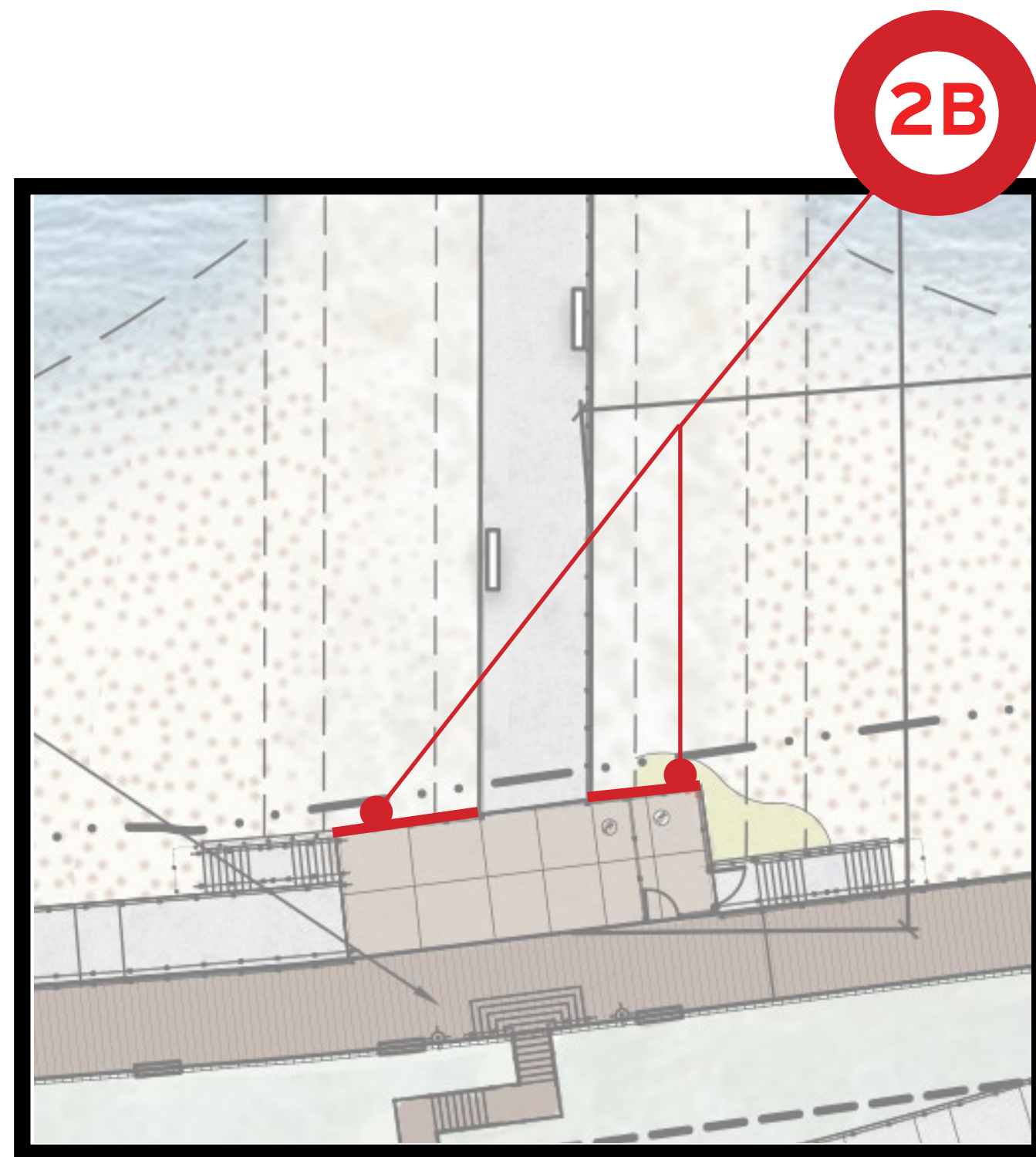
PROPOSED HANDRAIL

Proposed Design



Code Section: Front Yard Setback Section 17.30.050 subsection

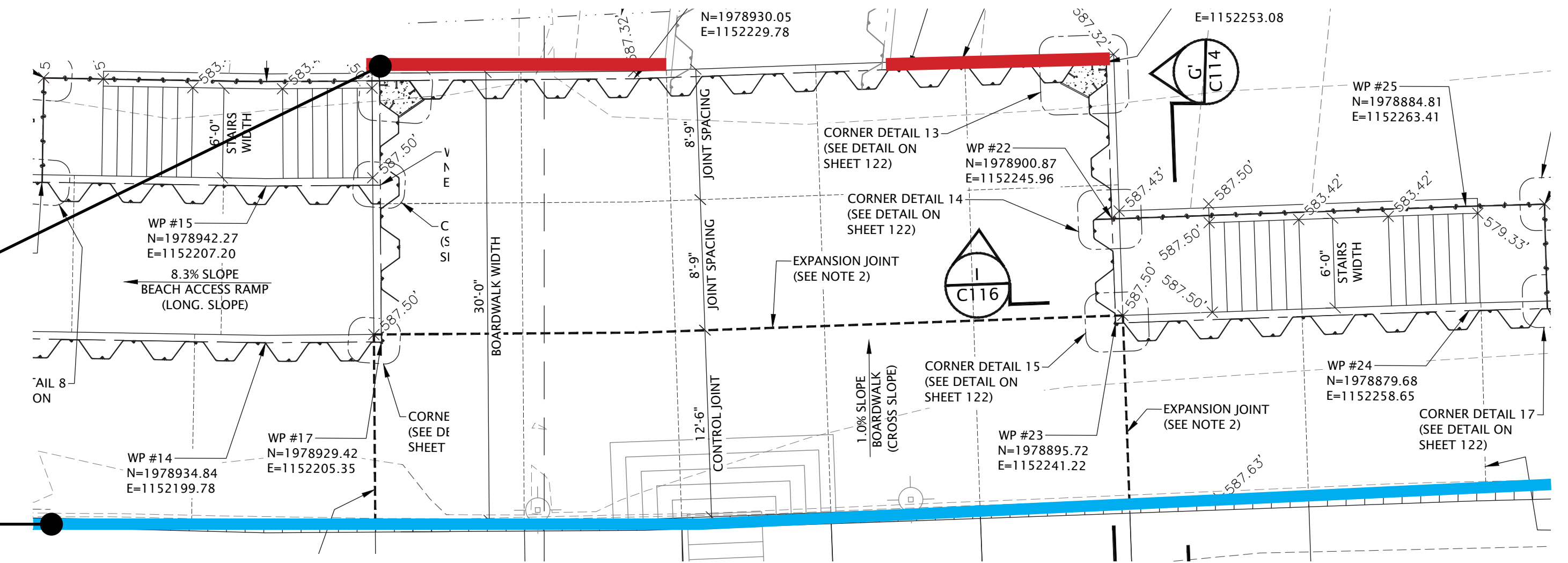
PROJECT ELEMENT VARIANCE REQUEST - 2B



SITE LOCATION

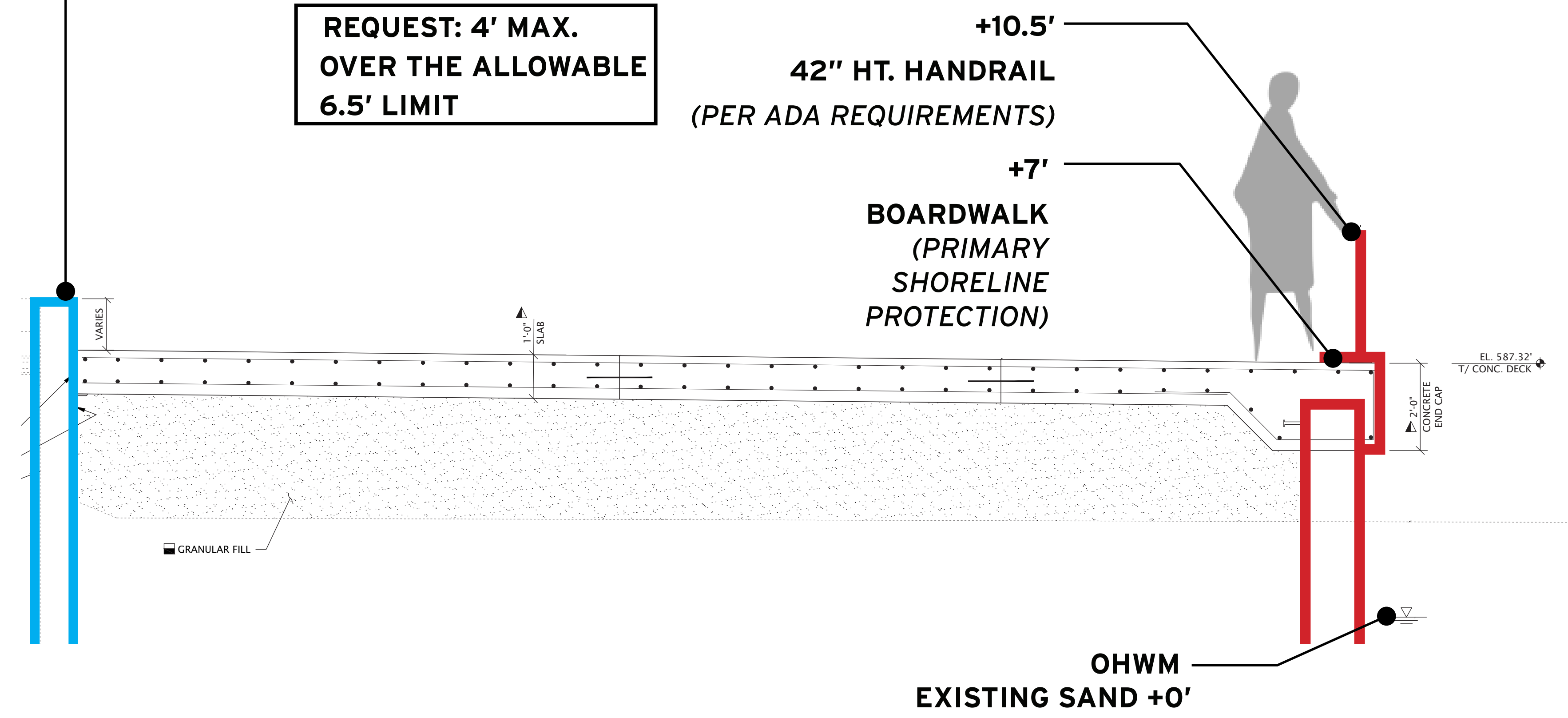
PROPOSED BOARDWALK/ShORE PROTECTION WITH 42" HT. HANDRAIL (PER ADA REQUIREMENTS)

EXISTING STEEL SEAWALL



PLAN

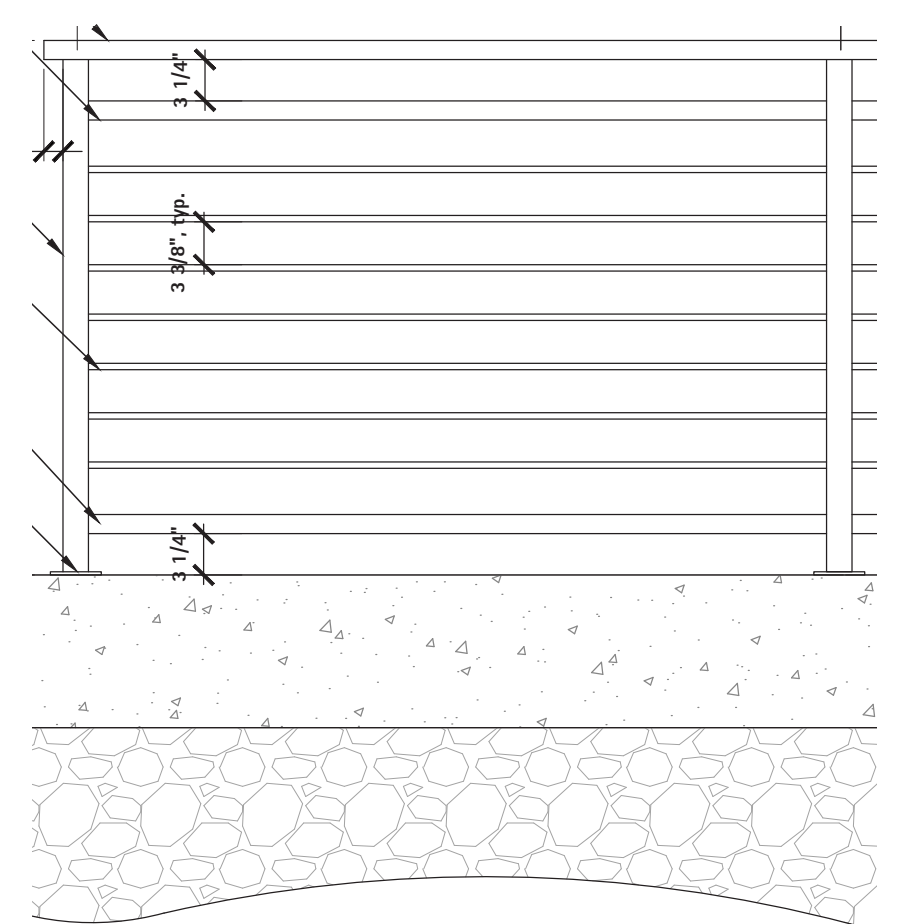
REQUEST: 4' MAX. OVER THE ALLOWABLE 6.5' LIMIT



SECTION



PROPOSED HANDRAIL



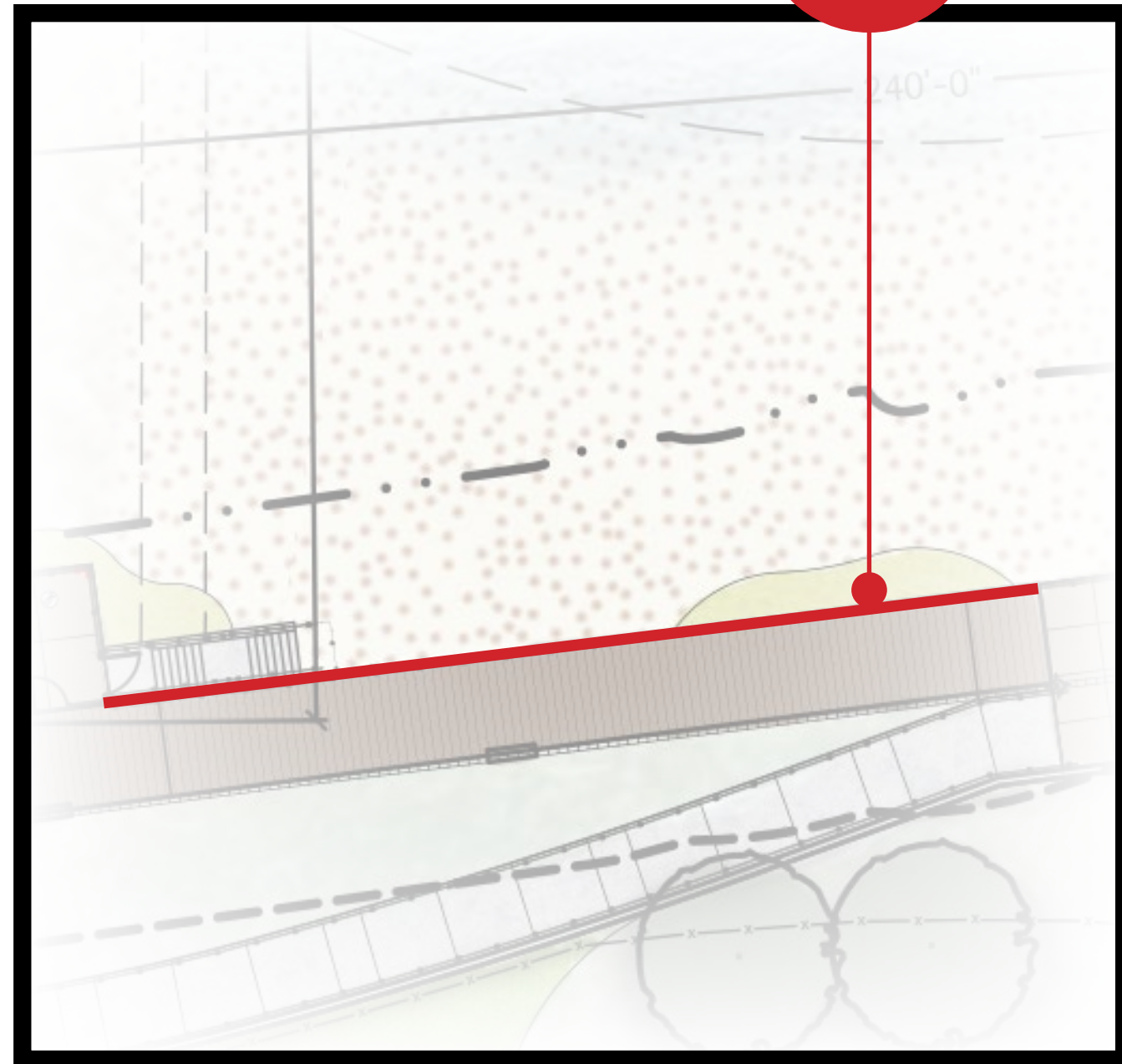
Proposed Design



Code Section: Front Yard Setback Section 17.30.050 subsection

PROJECT ELEMENT VARIANCE REQUEST - 2C

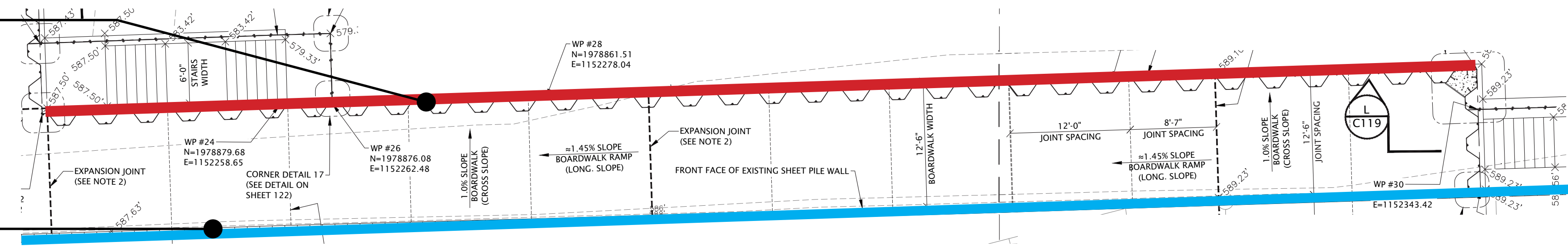
2C



SITE LOCATION

PROPOSED BOARDWALK/ShORE PROTECTION WITH 42" HT. HANDRAIL (PER ADA REQUIREMENTS)

EXISTING STEEL SEAWALL

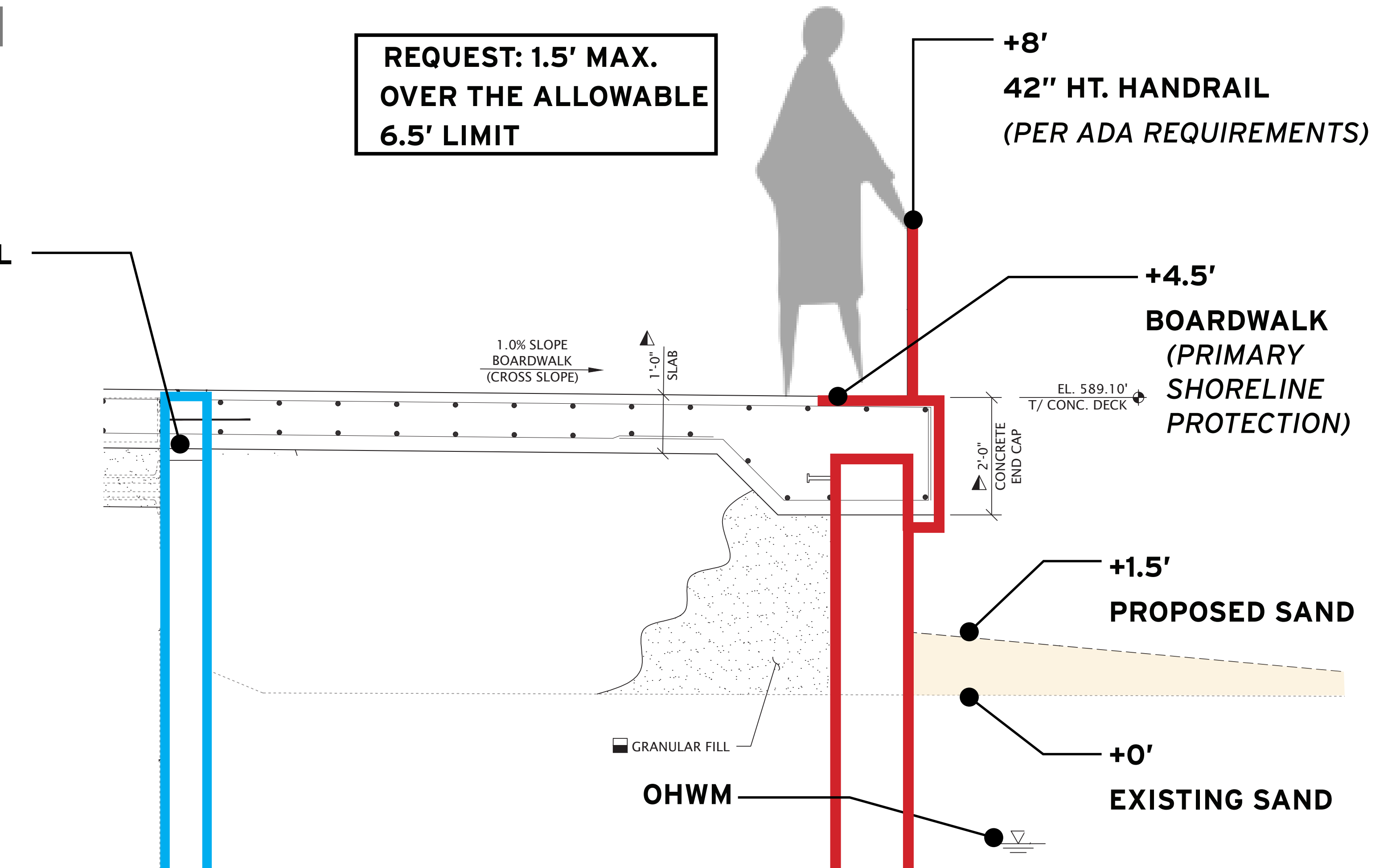
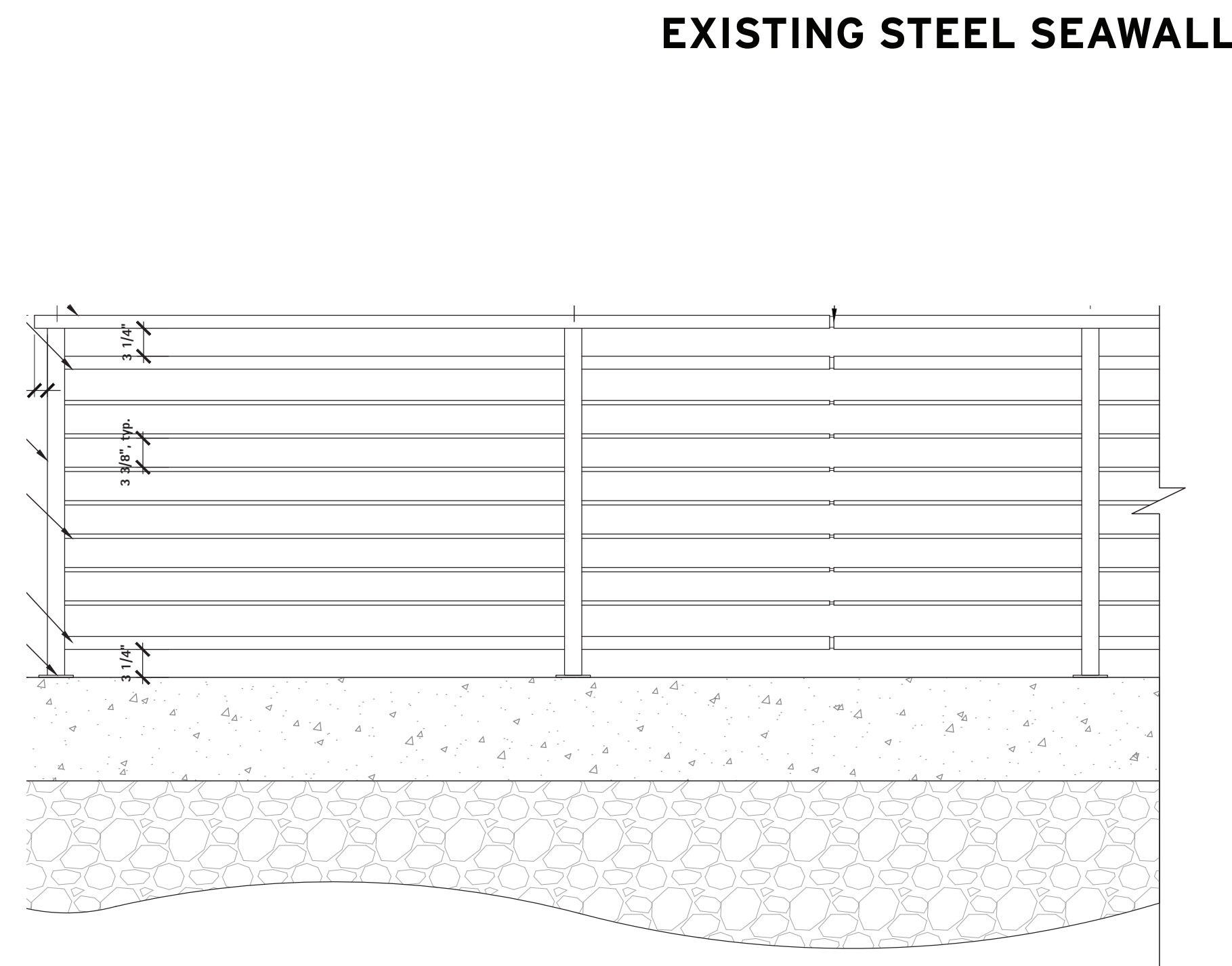


PLAN

REQUEST: 1.5' MAX. OVER THE ALLOWABLE 6.5' LIMIT



PROPOSED HANDRAIL



SECTION

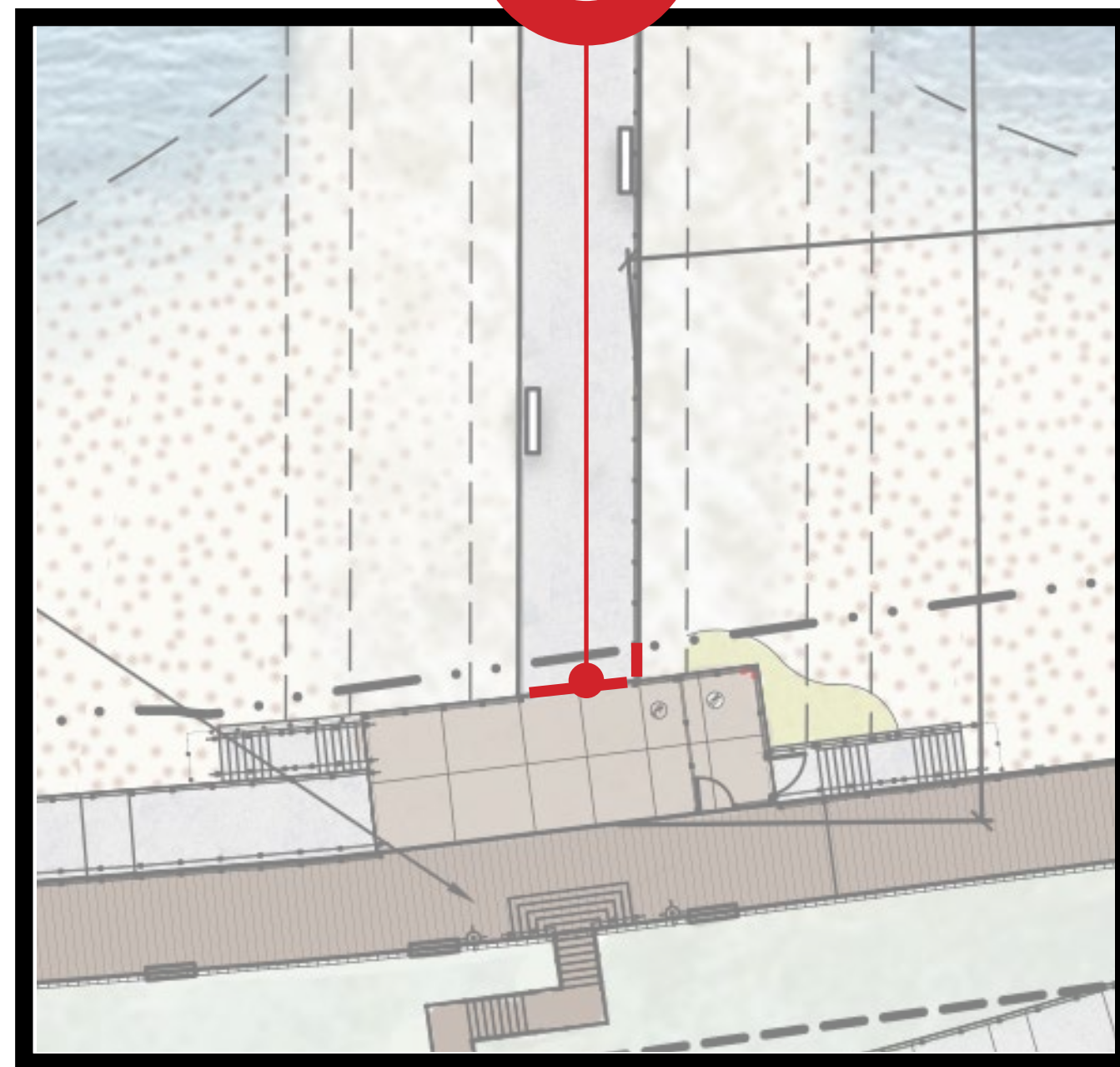
Proposed Design



Code Section: Front Yard Setback Section 17.30.050 subsection

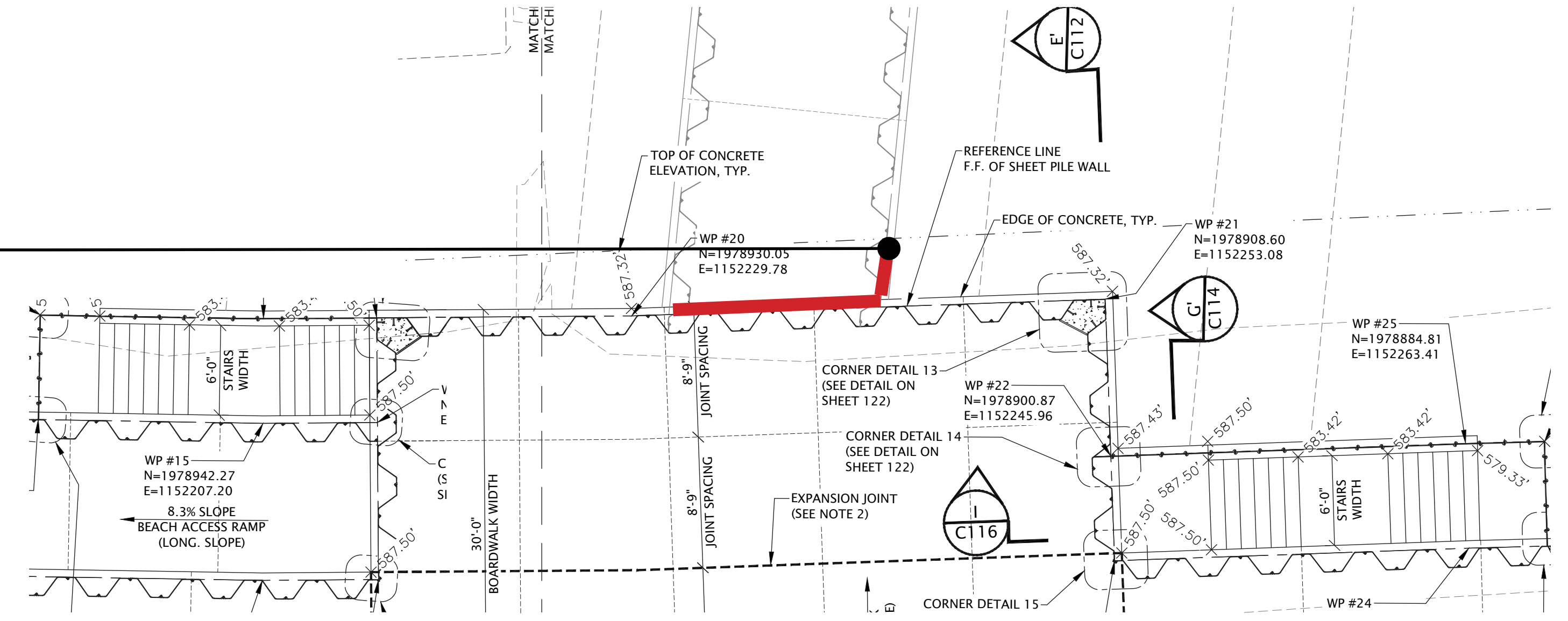
PROJECT ELEMENT VARIANCE REQUEST - 3

3



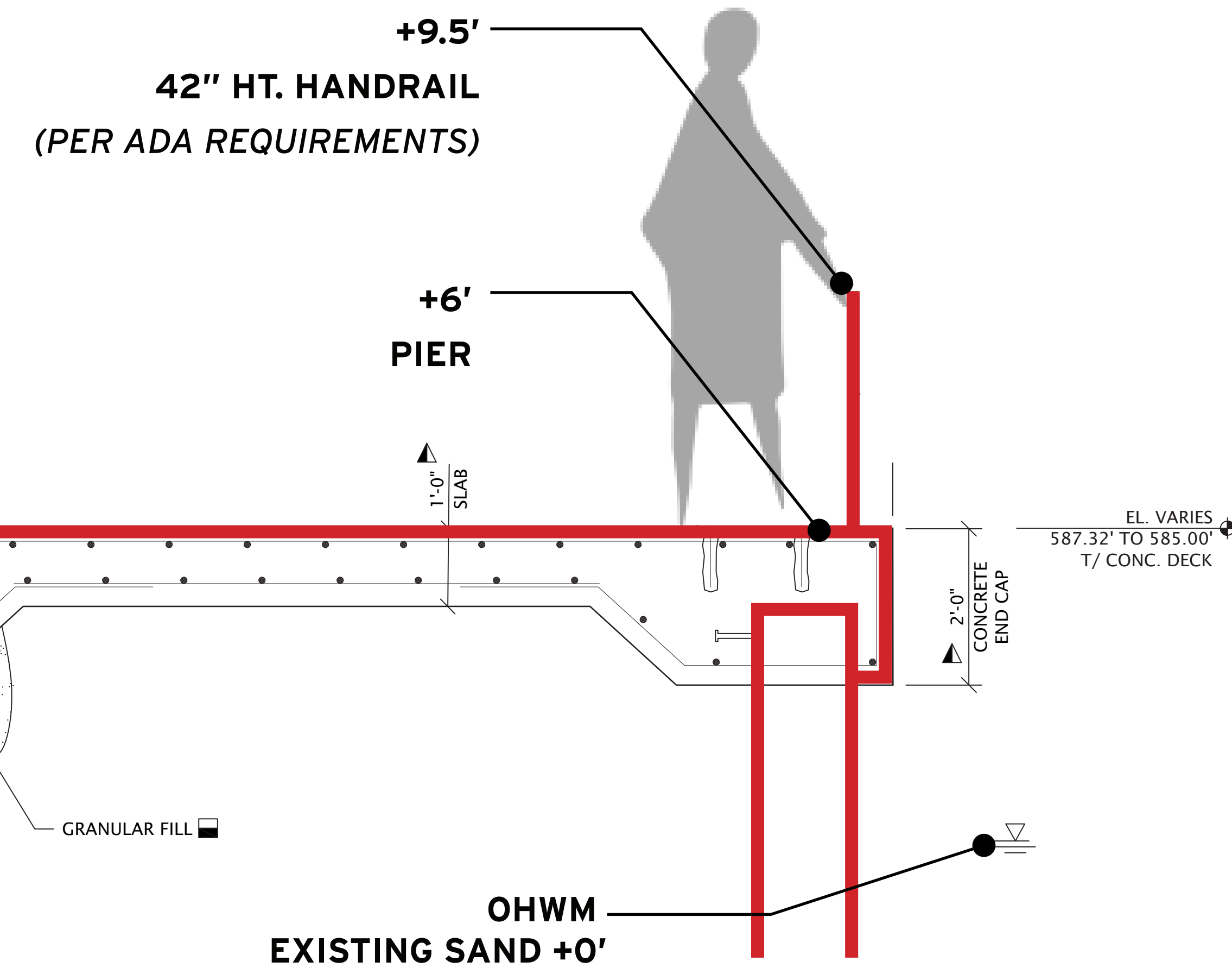
SITE LOCATION

PROPOSED PIER WITH 42" HT. HANDRAIL
(PER ADA REQUIREMENTS)



PLAN

REQUEST: 3' MAX.
OVER THE ALLOWABLE
6.5' LIMIT



SECTION



PROPOSED HANDRAIL

Proposed Design



Centennial Beach & Park - Proposed Project Elements

CODE SECTION: Development in Steep Slope Zone Section 17.82.040

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.

	Project Element	Exception Required	Rationale
1	Concrete ADA Access Ramp and required retaining walls to support the ramp	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.
2	Outcropping Stone Steps	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
3	Improved Mid-Bluff paver walkway and seating area	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

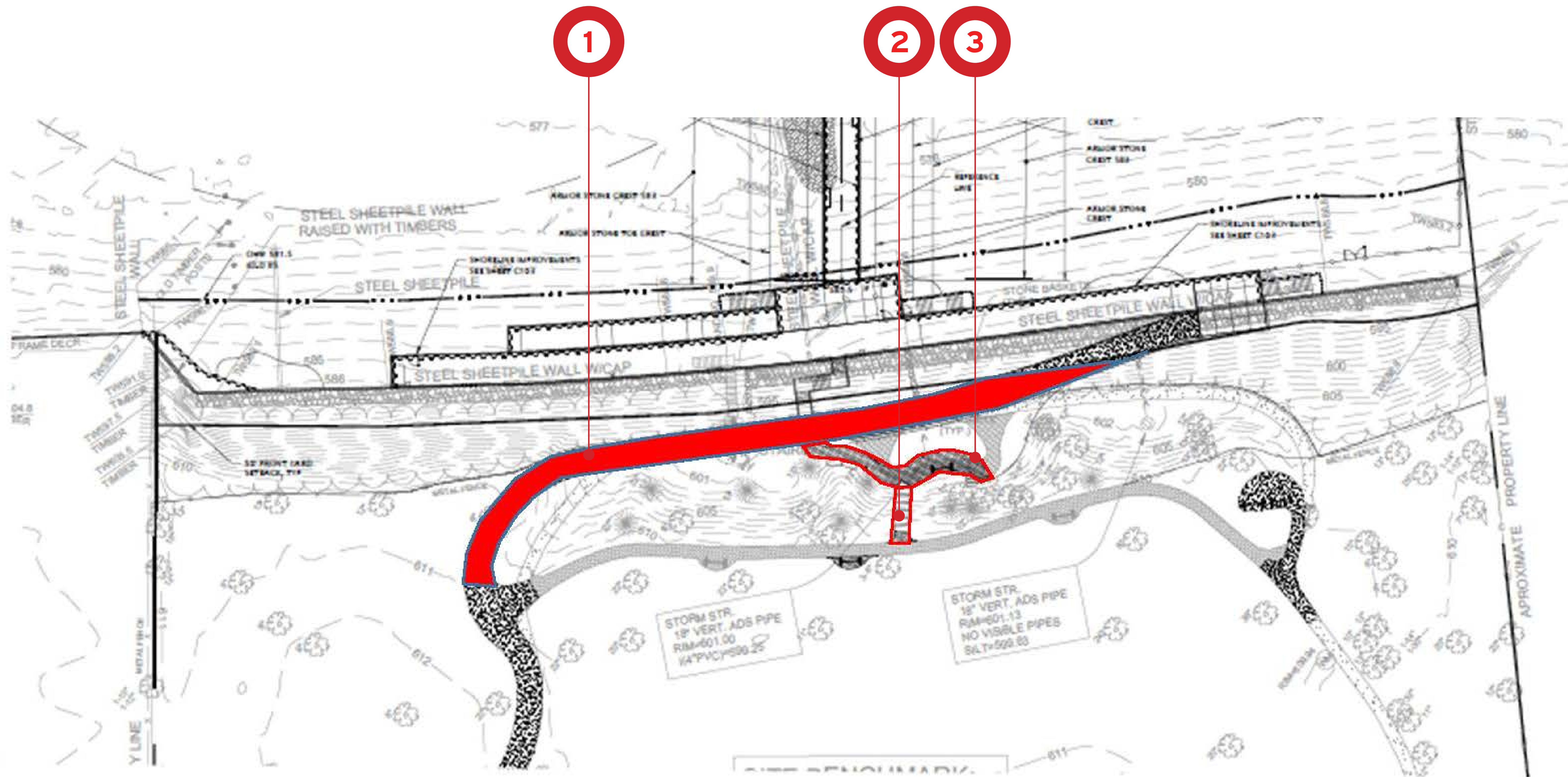
Please note that all of these elements serve two main purposes; Maintain and Preserve the Bluff and Provide ADA Access from the Public ROW.

Proposed Design



Code Section: Development in Steep Slope Zone Section 17.82.040

PROJECT ELEMENT SITE LOCATION - EXCEPTION REQUESTS



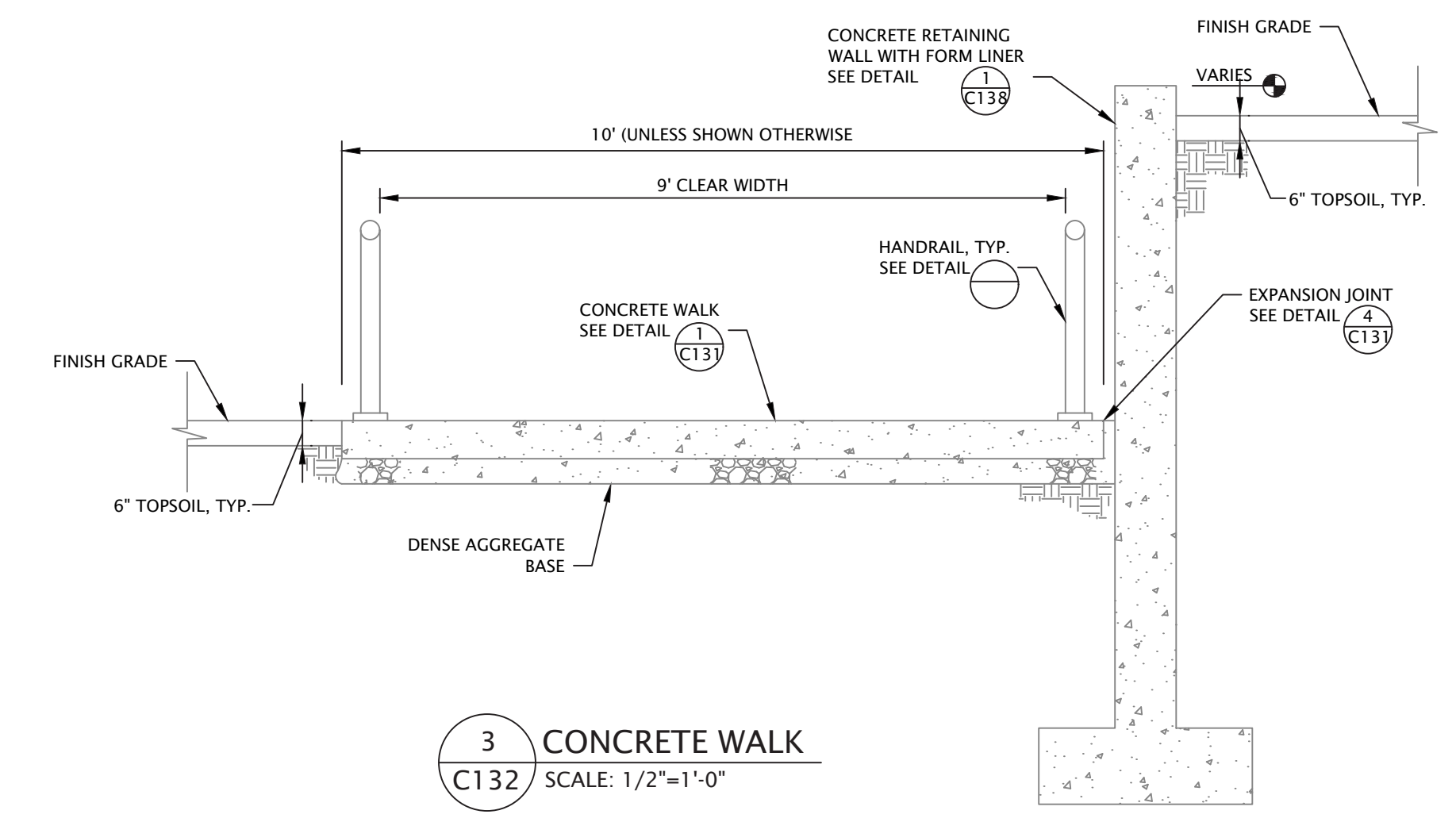
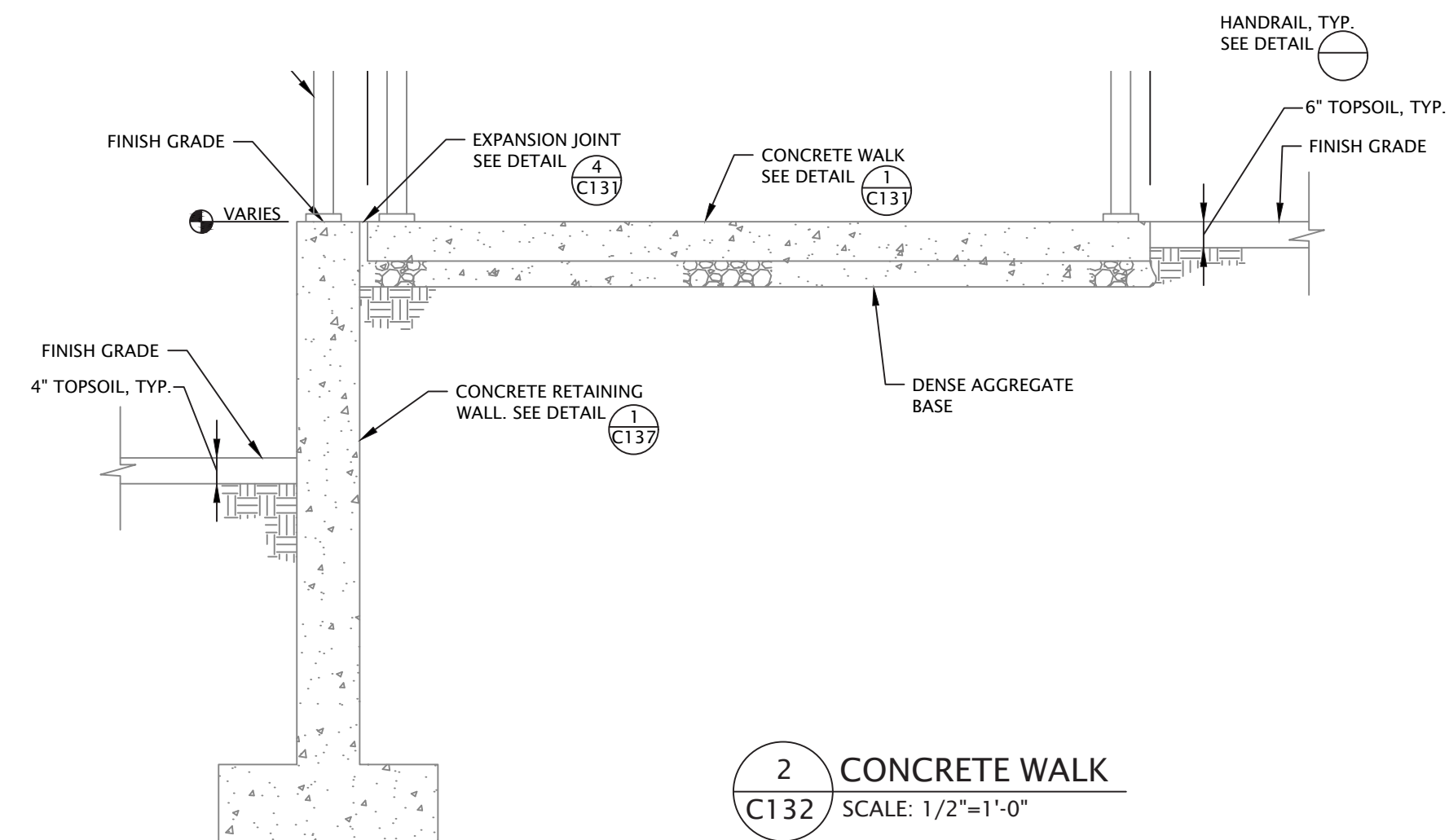
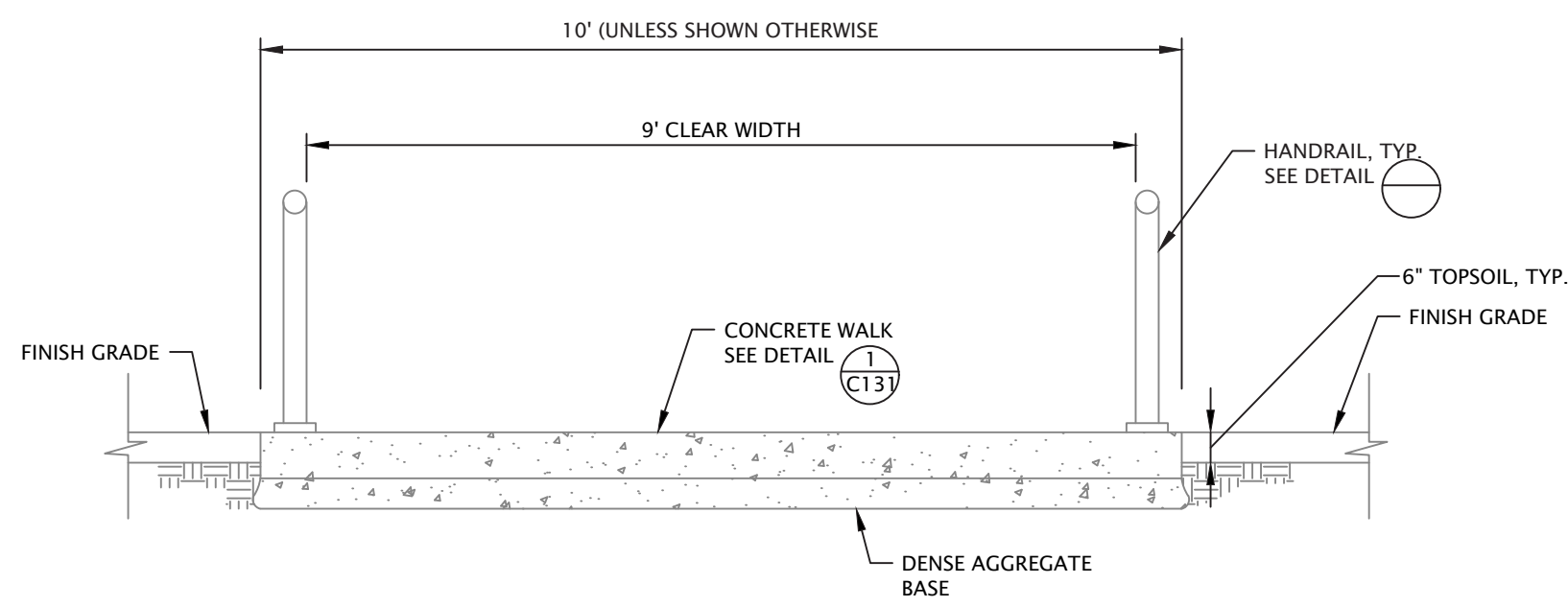
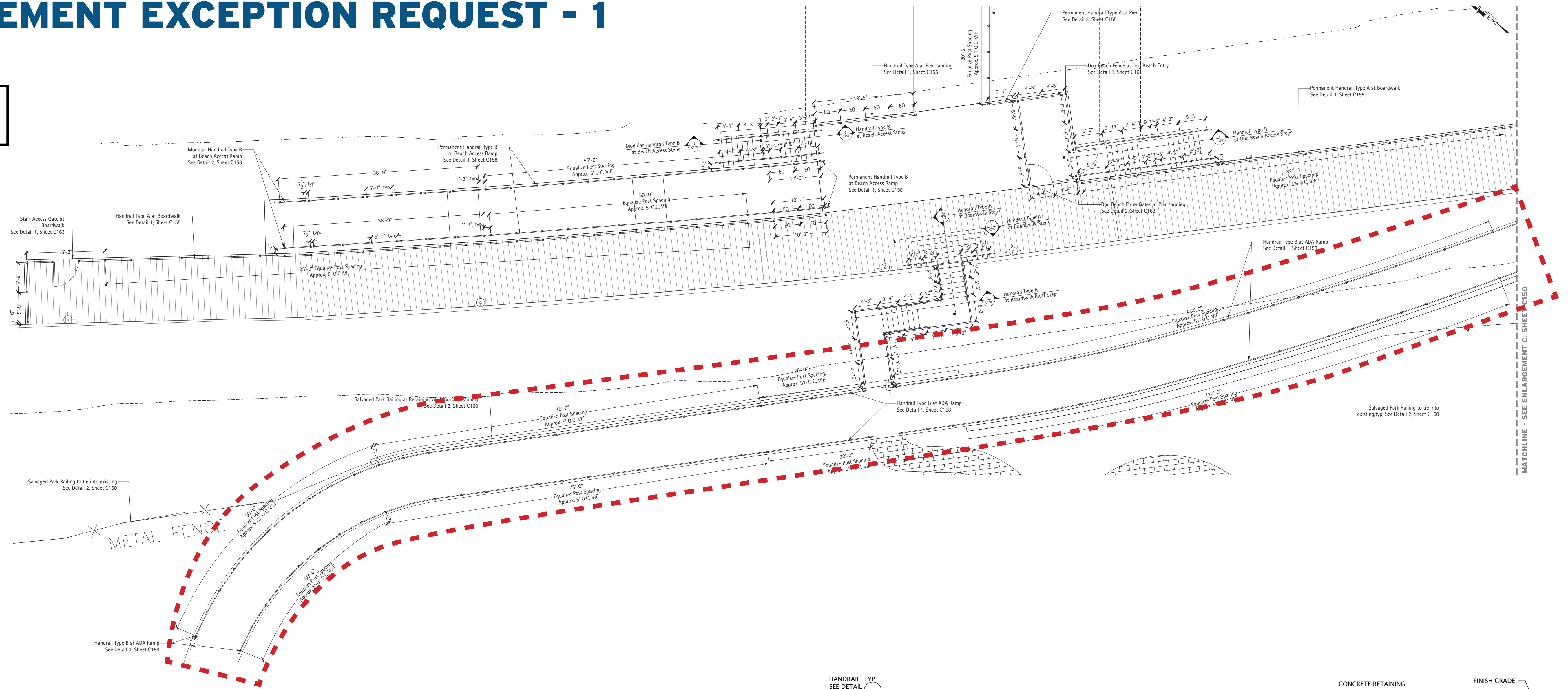
Proposed Design



Code Section: Development in Steep Slope Zone Section 17.82.040

PROJECT ELEMENT EXCEPTION REQUEST - 1

REQUEST: ALLOW THE PUBLIC ACCESS RAMP



Proposed Design

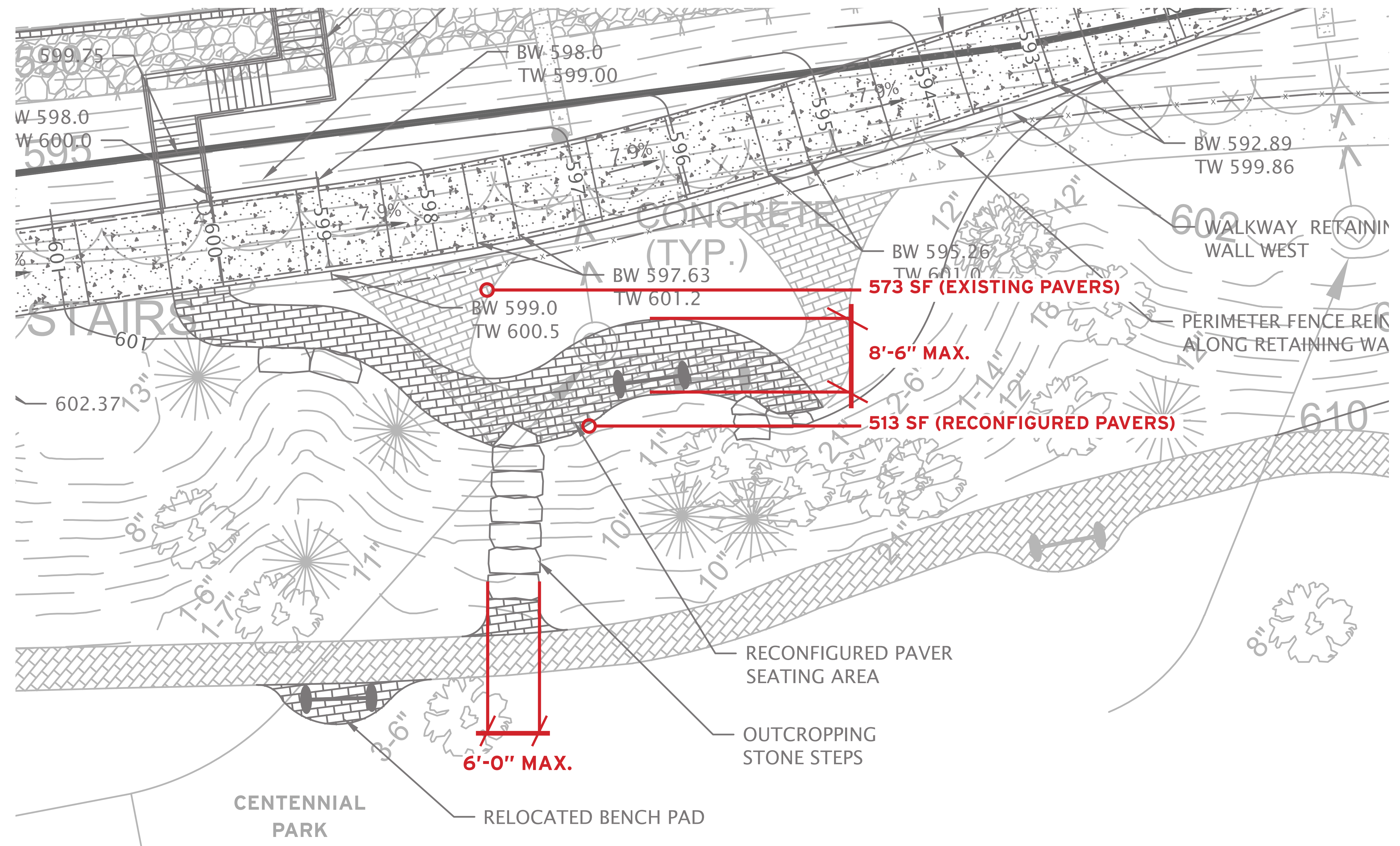


Code Section: Development in Steep Slope Zone Section 17.82.040

PROJECT ELEMENT EXCEPTION REQUEST - 2 & 3

REQUEST: ALLOW THE IMPROVED
MID-BLUFF PAVER / SEATING AREA
AS DESIGNED (OVER 5' WIDTH)

REQUEST: ALLOW THE OUTCROPPING
STONE STEPS AS DESIGNED (OVER 5'
WIDTH)



Special Use Standard #1



Special Use Permit Standard #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;

We believe the standard is met, as the proposed improvements align with community needs and support public health, safety, and welfare. The project enhances existing amenities without expanding programming, while strategically minimizing impacts on surrounding areas. Additionally, the improvements contribute and address environmental concerns like erosion to protect and enhance the shoreline and surrounding community spaces as identified as a priority in various Park District plans as well as the Village 2040 Comprehensive Plan.

Special Use Standard #2



Special Use Permit Standard #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;

We believe the standard is met, as the proposed improvements align with the established use and character of the area and will not diminish the enjoyment or property values of nearby properties. The beach and park have been longstanding community assets with no negative impact on adjacent properties, as shown by nearby property investments. The design also complements surrounding structures and is compatible with district guidelines without increasing traffic or parking demands.

Special Use Standard #3



Special Use Permit Standard #3

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

We believe the standard is met, as the proposed improvements maintain the park's established role in the community and will not disrupt future development in the area. The improvements retain the property's character and do not negatively impact surrounding properties or discourage future investments, as demonstrated by ongoing nearby developments.

Special Use Standard #4 & #5



Special Use Permit Standard #4 & #5

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;

We believe both standards are met, as existing infrastructure supports safe and efficient access and parking for the proposed improvements. Current parking, utilities, and access roads are sufficient, with the park being primarily accessible on foot for local residents and the proximity to Elder for supplemental parking nearby. The reduction in dog beach scale further ensures minimal impact on traffic and parking, while drainage and utility needs are adequately met by existing facilities.

Special Use Standard #6



Special Use Permit Standard #6

That the special use in all other respects conforms to the applicable regulations of this and other Village ordinances and codes. In the event that the application for special use permit involves a request for variation from the terms of this title, such request, subject to required notification procedures, may be considered at the same public hearing at which the proposed special use is reviewed by the Board of Appeals.

We believe the standard is met, as the proposed improvements comply with all relevant Village ordinances and codes, aside from the specific variations and exceptions outlined. Additionally, the Zoning Ordinance allows for nonessential public uses as special uses across all Village districts, ensuring alignment with Village requirements.



THANK YOU

Questions?

