



Village of Winnetka

Zoning Administrator Meeting

October 18, 2023 at 4:00 PM
Winnetka Village Hall Council Chambers
510 Green Bay Road

AGENDA

1. **Call to Order & Roll Call**
2. **Public Comments**
3. **New Applications**
 - a. **Case No. 23-17-ZA - 1057 Vine Street:** An application seeking approval of a zoning variation to allow a new garage door on the existing detached garage that would exceed the maximum permitted width for a front-facing garage door. The Zoning Administrator has final jurisdiction on this request.
4. **Adjournment**

NOTICE

Public comment is permitted on all agenda items at the meeting. If you wish to provide testimony or comments prior to the meeting, you may provide them one of two ways: (1) by sending an email to planning@winnetka.org; or by sending a letter to Community Development, Village of Winnetka, 510 Green Bay Road, Winnetka, IL 60093. All agenda materials are available at www.villageofwinnetka.org/agendacenter.

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities contact the Village ADA Coordinator at 510 Green Bay Road, Winnetka, Illinois 60093, (Telephone (847) 716-3543; T.D.D. (847) 501-6041).



NOTICE OF WINNETKA ZONING ADMINISTRATOR PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the Winnetka Zoning Administrator on **WEDNESDAY, OCTOBER 18, 2023, AT 4:00 PM** in the Council Chamber of the Winnetka Village Hall at 510 Green Bay Road, Winnetka, Illinois for the purpose of considering the following:

**CASE NO. 23-17-ZA
1057 VINE STREET – GARAGE DOOR**

An application submitted by Elke Rehbock and Philippe Blanchard (collectively, the “Applicant”), as the owner of the property located at 1057 Vine Street (the “Subject Property”), **to allow a new garage door on the existing detached garage on the Subject Property.** The Applicant has filed an application seeking the following variation from the Zoning Ordinance:

1. A variation to exceed the maximum permitted width for a front-facing garage door.

The Subject Property (Parcel Index Number 05-17-305-002-0000) is generally located on the north side of Vine Street and the south side of Chatfield Road, between Locust Street and Burr Avenue, and is zoned R-4 Single Family Residential. The Subject Property contains an existing two-story residence and a detached garage.

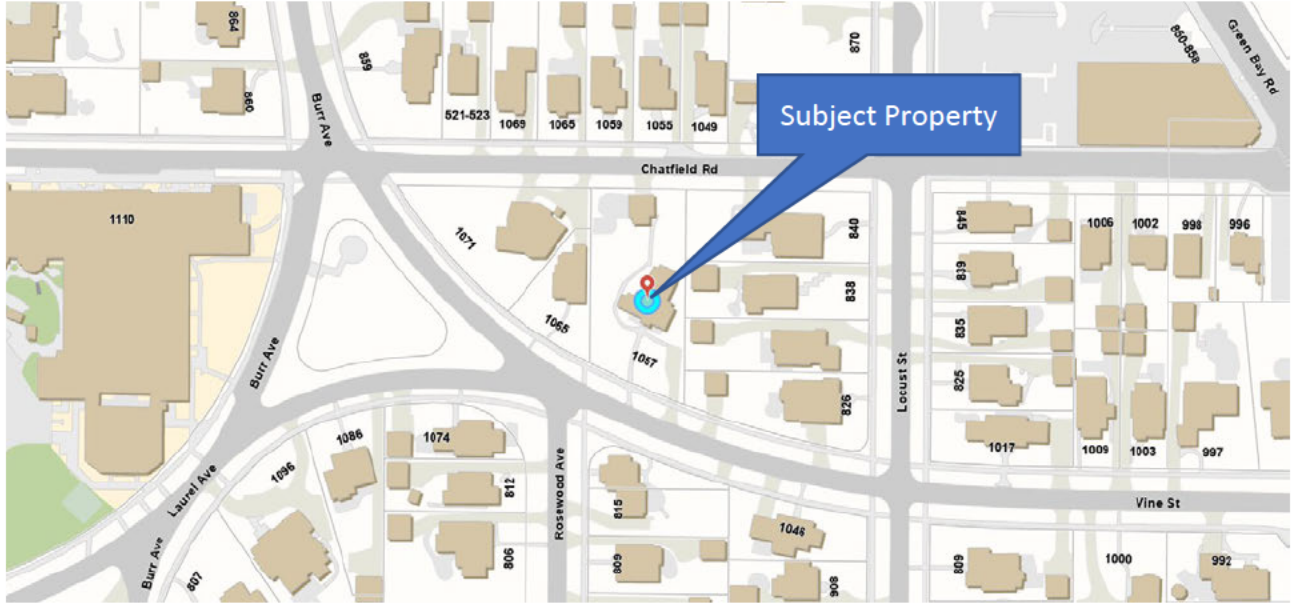
PUBLIC COMMENT & APPLICATION INFORMATION

At said public hearing and at any adjournment thereof, all persons interested are invited to attend and be heard. The agenda and materials for the meeting will be posted on the Village’s website - www.villageofwinnetka.org/agendas no later than Friday, October 13, 2023. Persons seeking additional information concerning this application are directed to email inquiries to planning@winnetka.org or by calling 847-716-3525.

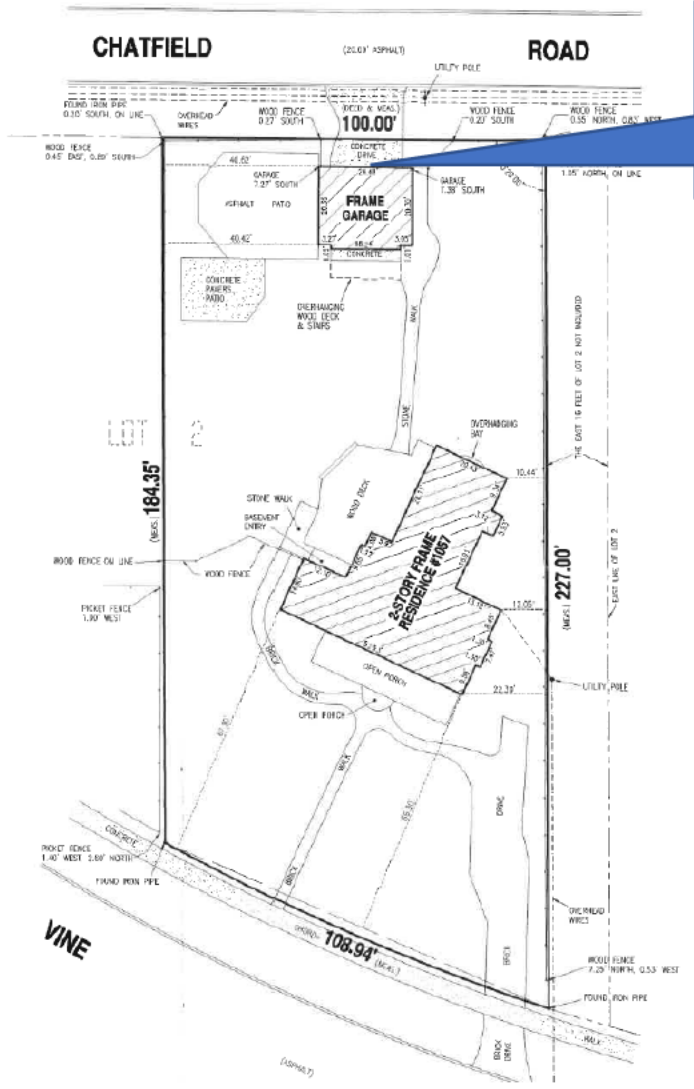
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Subject Property



Location of Proposed Garage Door 18 feet in width on Existing Detached Garage

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

VA 2023 - 1019



ZONING VARIATION APPLICATION

Case No. 23-17-7A

Property Information

Site Address: 1057 Vine Street

Owner Information

Name: Elke Rehbock & Philippe Blandin Primary Contact: Elke Rehbock

Address: 1057 Vine Street

Phone No. [REDACTED]

City, State, ZIP: Winnetka, IL 60093

Email: [REDACTED]

Date property acquired by owner: 4.8.2020

Architect Information

Name: Heidrun Hoppe Associates

Primary Contact: Susan Rundle

Address: 2402 Isabella Street

City, State, ZIP: Evanston, IL 60201

Phone No. 847.866-6631

Email: rundlearchitecture@gmail.com

Attorney Information

Name: _____

Primary Contact: _____

Address: _____

City, State, Zip: _____

Phone No. _____

Email: _____

Nature of any restrictions on property: Mature oak tree impinging access to garage bay

Brief explanation of variation(s) requested (attach separate sheet providing additional details): A variation to allow a single 18ft. overhead door in place of the two existing 8ft. doors

Property Owner Signature: [REDACTED]

Date: 9/27/2023

**Response to the Standards for Granting of Zoning Variations
For
1057 Vine Street**

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

For most cars, it is difficult to access the west bay of the garage due to the location of the tree. This may be seen as the property only having a one-car garage instead of two.

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

The tree is in the direct path to the door.

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

While the north side of Chatfield Road has houses facing the street, the south side of the road is all driveways and garages facing the street.

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

A change in garage doors will not change the supply of light or air to adjacent properties.

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

The hazard of fire or other damages will not be increased by a door change.

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

As this change is rather small, it should not affect the land taxable values.

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

There should be no more traffic than there is now.

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

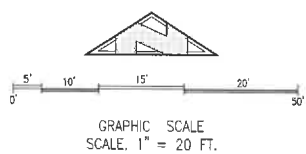
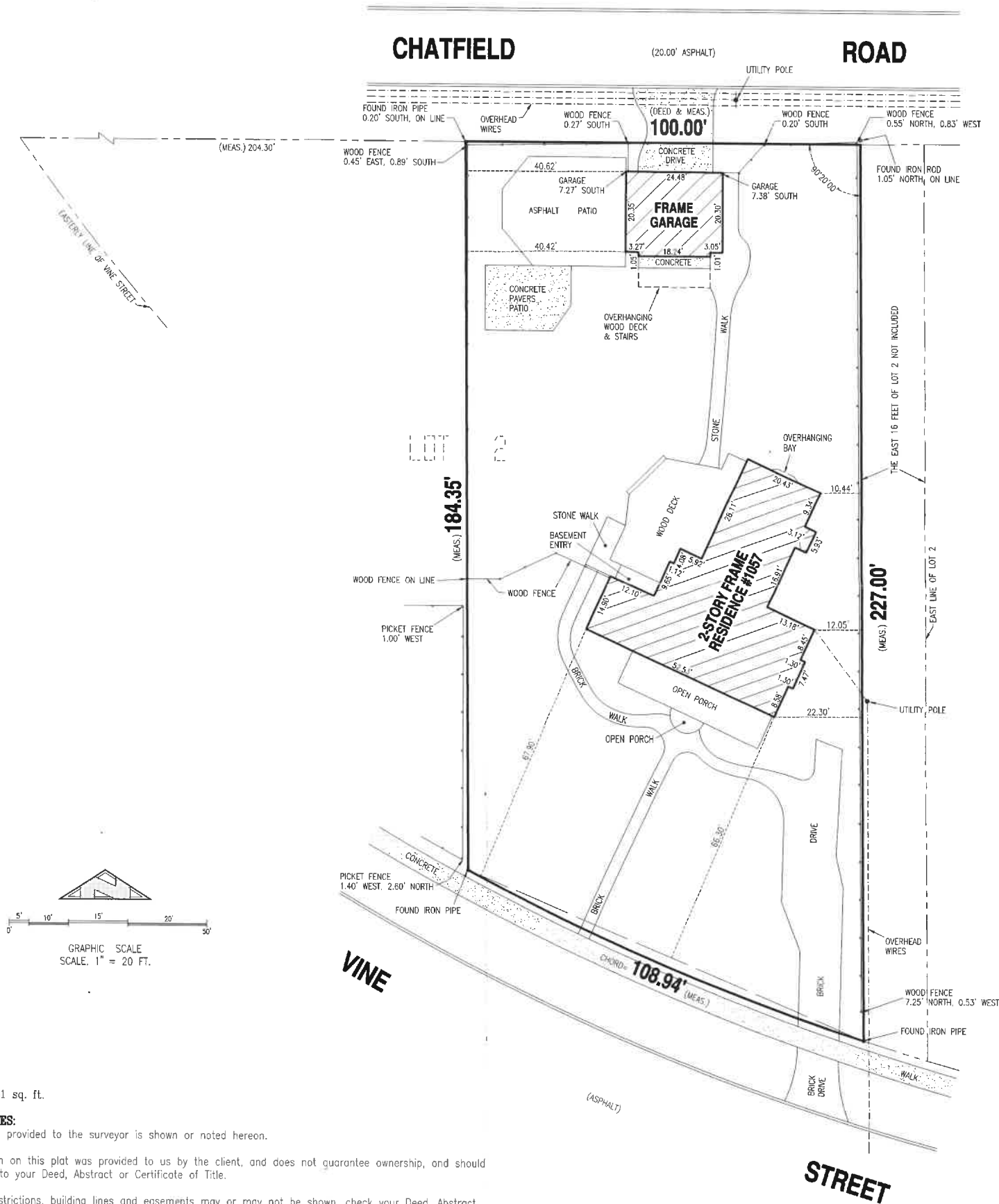
The change of door should not affect any of the above.

PLAT of SURVEY

LEGAL DESCRIPTION:

THE WEST 100 FEET OF THE EAST 116 FEET (MEASURED ON THE NORTH LINE THEREOF) OF LOT 2 IN BLOCK 12 IN THE COUNTY CLERK'S DIVISION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: **1057 VINE STREET, WINNETKA, ILLINOIS.**



SITE NOTES:

Area = 20,751 sq. ft.

GENERAL NOTES:

All information provided to the surveyor is shown or noted hereon.

The description on this plat was provided to us by the client, and does not guarantee ownership, and should be compared to your Deed, Abstract or Certificate of Title.

All building restrictions, building lines and easements may or may not be shown, check your Deed, Abstract, Title Report, and local ordinances, no responsibility is assumed by Surveyor.

Compare all points before building by same and report any discrepancy at once.

Dimensions are shown in feet and decimal parts thereof, no dimension is to be assumed by scaling.

B.H. SUHR & COMPANY, INC.	
R. R. HANSEN MEMBER: I.P.L.S.A. N.S.P.S.	SURVEYORS ESTABLISHED 1911 840 CUSTER AVENUE, EVANSTON, ILLINOIS 60202 TEL. (847) 864-6315 / FAX (847) 864-9341 E-MAIL: SURVEYOR@BHSUHR.COM
LOCATION <u>1057 VINE STREET</u>	Professional Design Firm License No. 184-002871
ORDER No. <u>17-125</u>	EVANSTON, ILLINOIS <u>JUNE 9,</u> 20 <u>17</u> ORDERED BY: <u>DOUGLAS MAJOR</u>
RR139 ©2017 B. H. Suhr & Company, Inc. All rights reserved.	

FIELD MEASUREMENTS COMPLETED JUNE 9, 20 17

STATE OF ILLINOIS } ss.
 COUNTY OF COOK }

This is to certify that a survey of the above described property was performed under my supervision and that the above plat correctly represents said survey. This professional service conforms to the current Illinois Minimum Standards for a boundary survey.

By Raymond R. Hansen Dated JUNE 13, 20 17

Raymond R. Hansen
 Illinois Professional Land Surveyor No. 035-002542
 License Expiration Date 11/30/18



11' 16'-0"

FIELD

ROAD

(20.00' ASPHALT)

UTILITY POLE

OVERHEAD WIRES

WOOD FENCE 0.27' SOUTH

(DEED & MEAS.)

100.00'

WOOD FENCE 0.20' SOUTH

WOOD FENCE 0.55' NORTH, 0.83'

40.62'
GARAGE 7.27' SOUTH
ASPHALT PATIO

CONCRETE DRIVE

90°20'00"
GARAGE 7.38' SOUTH

FOUND IRON ROD ON LINE 1.05' NORTH

24.48'
FRAME GARAGE

40.42'

20.35'

18.24'

20.30'

3.27'

CONCRETE

3.05'

CONCRETE PAVERS PATIO

OVERHANGING WOOD DECK & STAIRS

WALK

STONE

OVERHANGING BAY

THE EAST 16 FEET OF LOT 2 NOT INCLUDED

184.35'

(MEAS.)

STONE WALK
BASEMENT ENTRY

WOOD DECK

10.44'

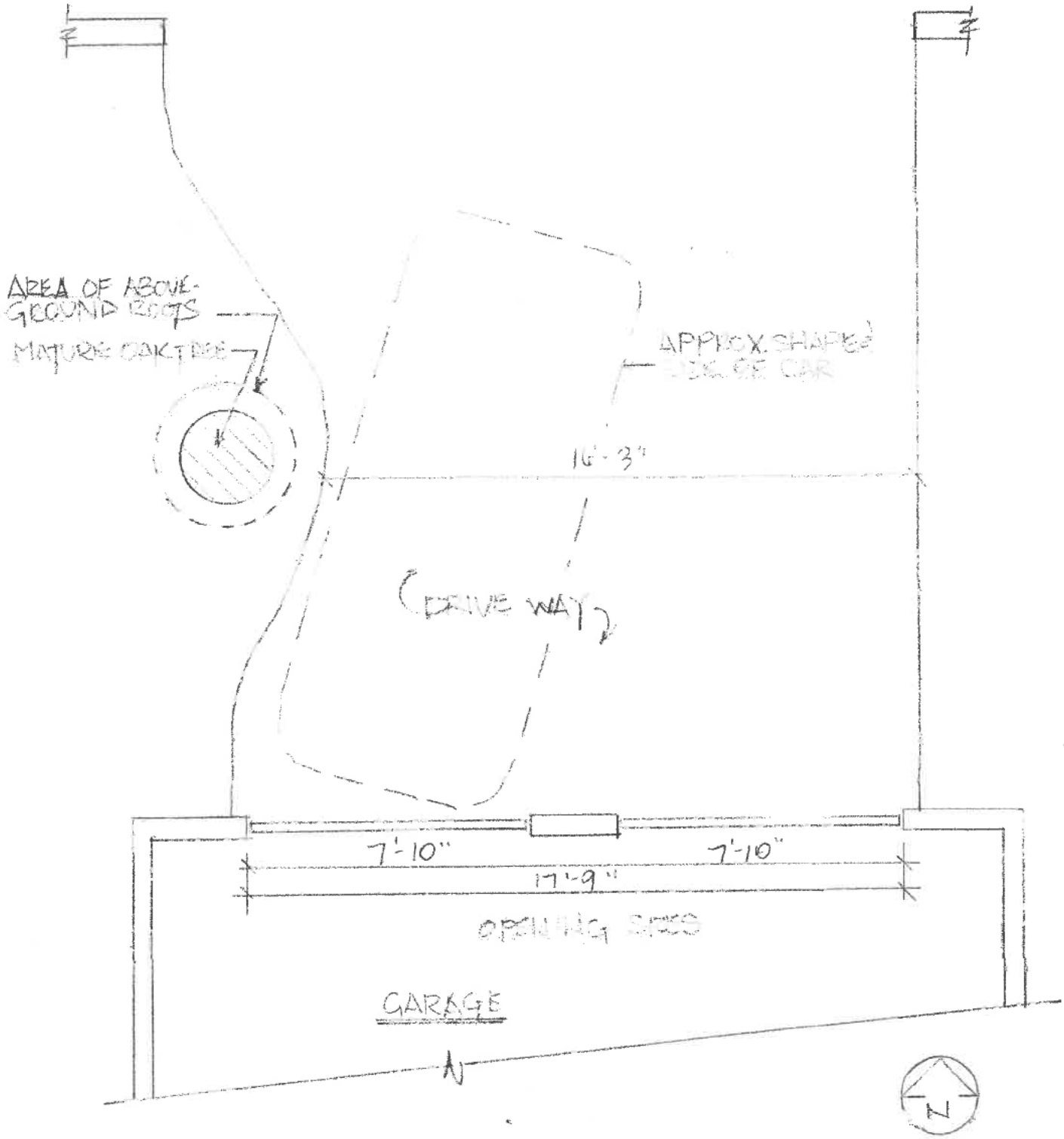
20.43'

FRAME #1057

7.00'

LINE OF LOT 2

CHATFIELD ROAD



REHBOCK/BLANCHARD RESIDENCE

GARAGE
1/4" = 11'-0"



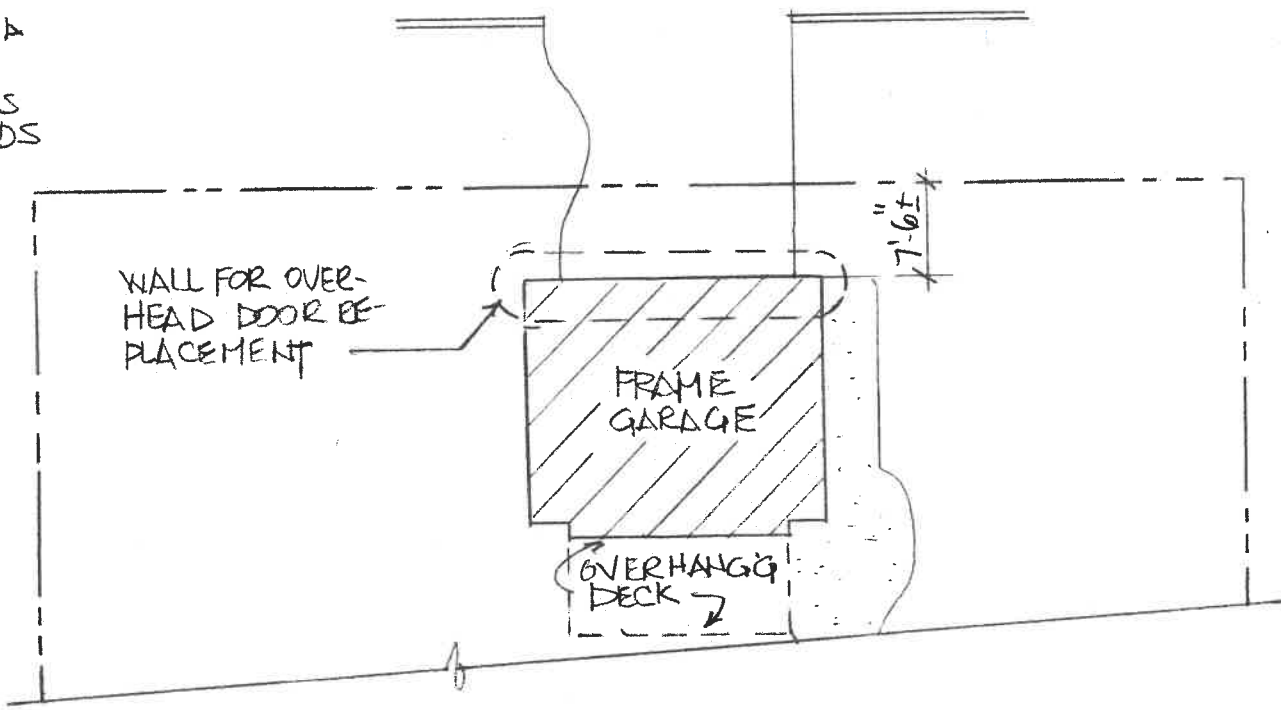


CHATFIELD ROAD

NOTE: USE A TOTAL OF 7 KING STUDS @ WALL ENDS

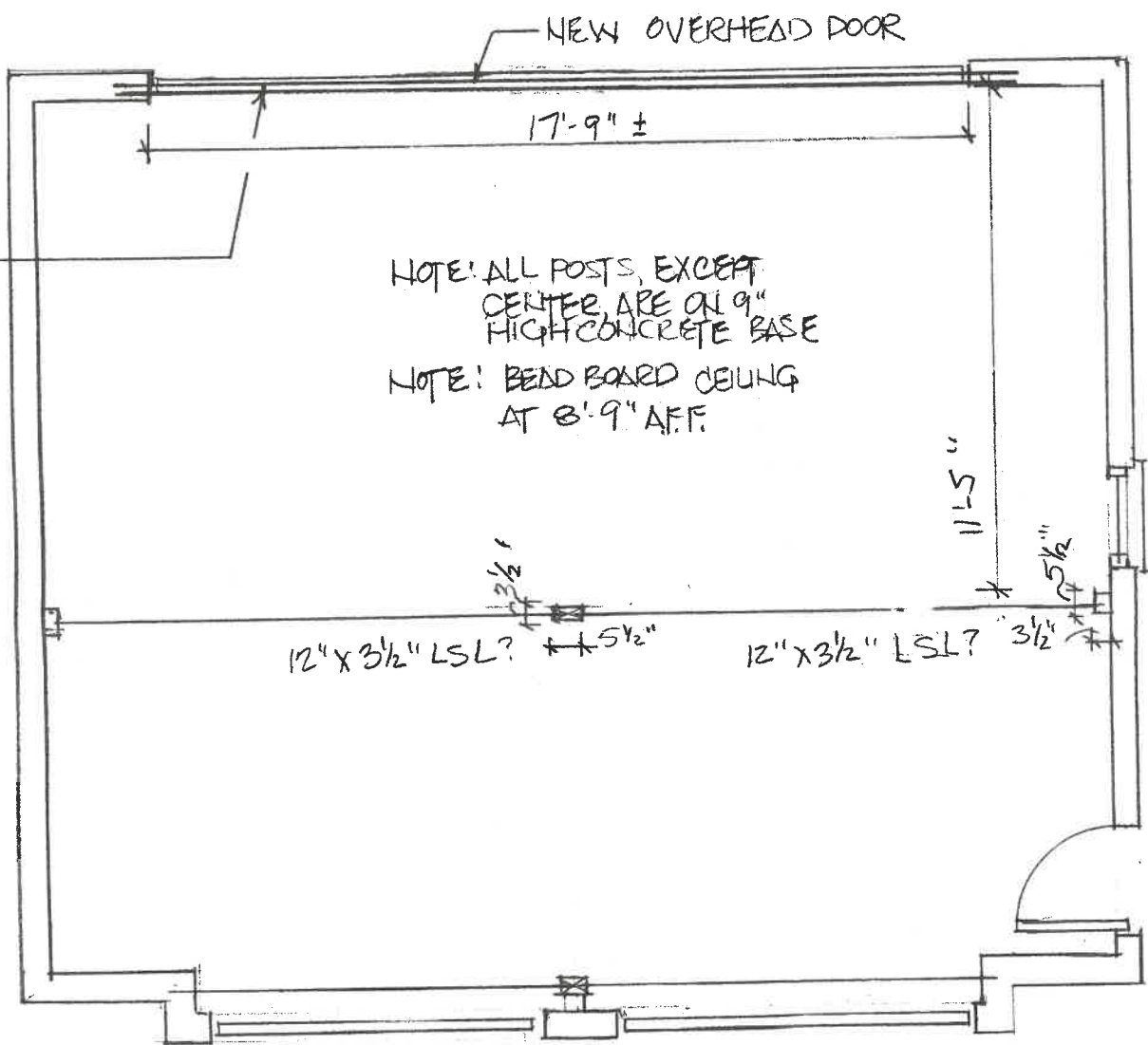
FASTEN TOP PLATE TO HEADER WITH TWO ROWS OF 18D SINKER NAILS AT 3" O.C. TYP.

MIN. 7/16" WOOD STRUCTURAL PANEL SHEATHING

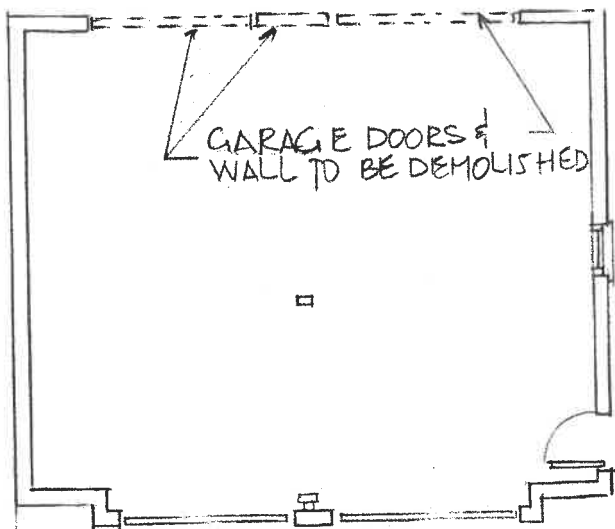


2 SITE DIAGRAM
A-1 1/16" = 1'-0"

VL
PSI
END
S



3 PLAN SHOWING NEW DOOR
A-1 1/4" = 1'-0"



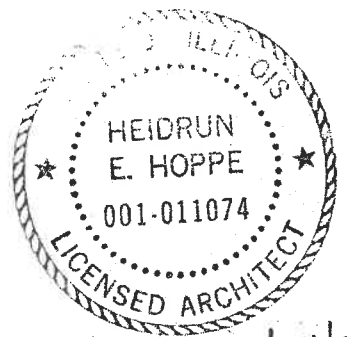
5 DEMOLITION PLAN
A-1 1/8" = 1'-0"

HEIDRUN HOPPE ASSOCIA

ARCHITECTURE + PLANNI

2402 ISABELLA STREET
EVANSTON, ILLINOIS 60201

TEL 847.57
www.hha-archite



LICENSE EXPIRES: 11/30/24
CURRENT DATE: 7/24/23

THESE DRAWINGS HAVE BEEN PREPARED UNDER SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL VILLAGE CODES & ORDINANCES.

1	PERMIT	7
NO	ISSUE	E

REHBOCK RESIDENT
1057 VINE
WINNETKA, ILLINOIS

GARAGE DOOR REPAIR

PLANS, ELEVATION
DETAILS

A-1



4 EXISTING N. ELEVATION W/ NEW DOOR
A-1 1/4" = 1'-0"