



Village of Winnetka

Zoning Administrator Meeting

November 14, 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. 23-18-ZA - 381 Poplar Street:** An application seeking approval of a zoning variation to allow construction of a deck that would provide less than the minimum required side yard setback from the north property line. 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 **TUESDAY, NOVEMBER 14, 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. 23-18-ZA
381 POPLAR STREET – DECK**

An application submitted by Ashley Boeckholt (the “Applicant”), as the owner of the property located at 381 Poplar Street (the “Subject Property”) **to allow construction of a deck on the Subject Property.** The Applicant has filed an application seeking the following variation from the Zoning Ordinance:

1. A variation to provide less than the minimum required side yard setback of 6 feet from the north property line.

The Subject Property (Parcel Index Number 05-21-131-012-0000) is generally located on the east side of Poplar Street, between Willow Road and Ash Street, and is zoned R-4 Single Family Residential. The Subject Property contains an existing two-story residence and a detached garage.

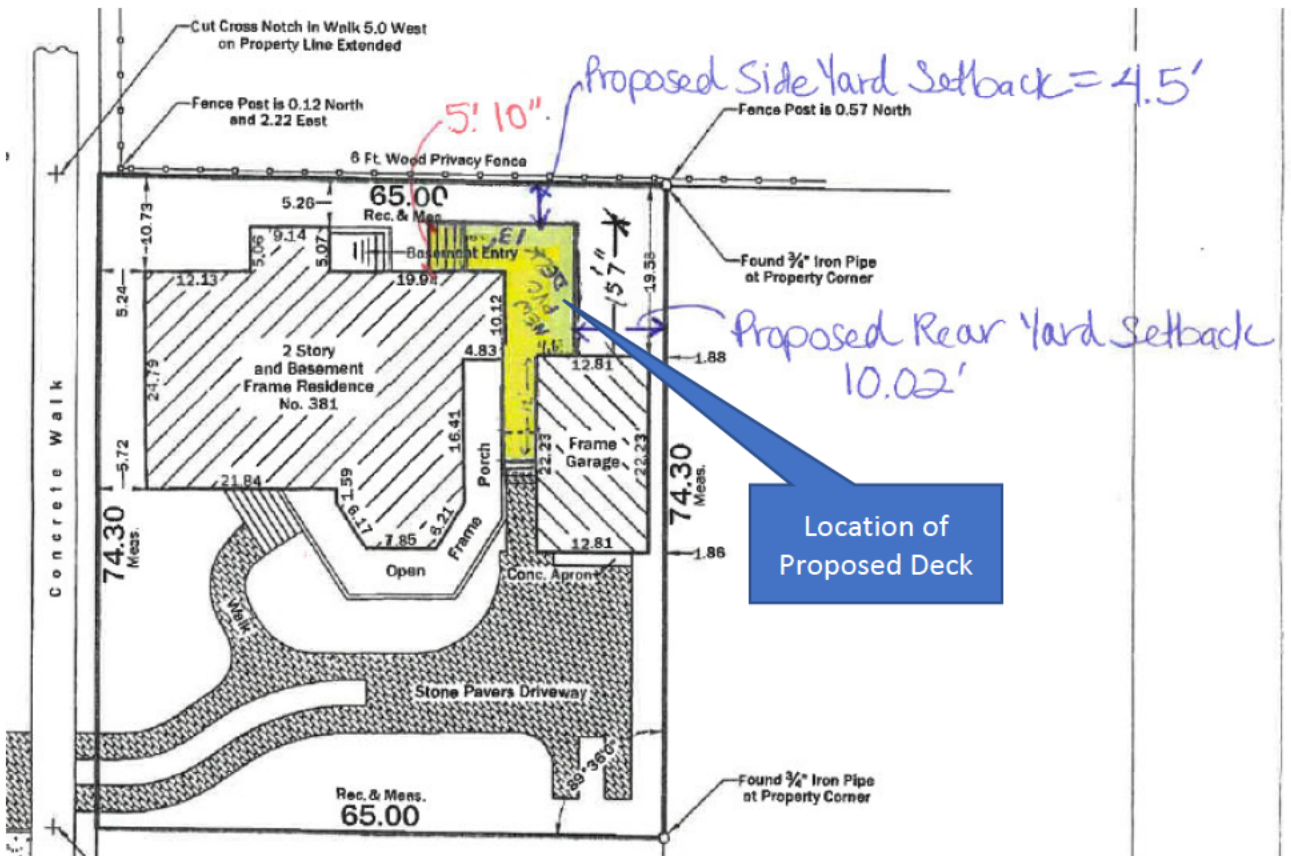
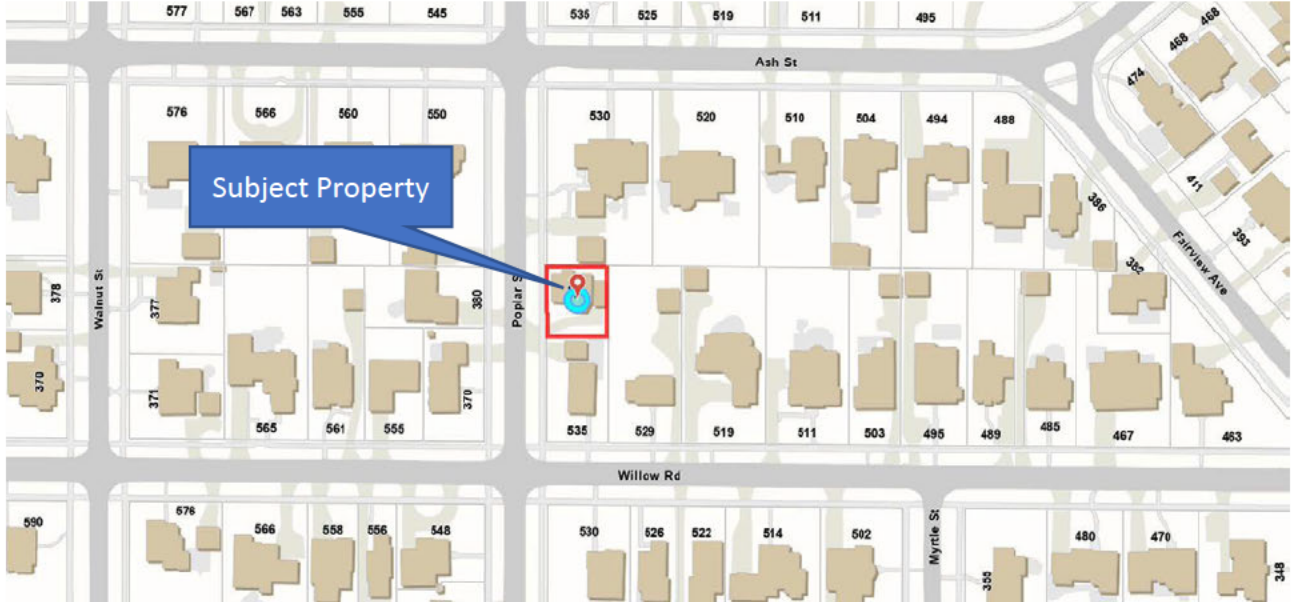
PUBLIC COMMENT & APPLICATION INFORMATION

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, November 10, 2023. Persons seeking additional information concerning this application are directed to email inquiries to planning@winnetka.org or by calling 847-716-3525.

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
- 2) By sending **a letter** to Community Development, Village of Winnetka, 510 Green Bay Rd, Winnetka, IL 60093.

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Excerpt of Proposed Site Plan
 (Note: Details may change through review process.)

* My lot coverage has not changed since I was approved for last remodel. Not necessary to recalculate

Village of Winnetka
ZONING VARIATION APPLICATION

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. 23-18-ZA

Property Information

Site Address: 381 Poplar St

Owner Information

Name: Ashley Boeckholt

Primary Contact: Ashley Boeckholt

Address: 381 Poplar St

Phone No. [REDACTED]

City, State, ZIP: Winnetka, IL 60093

Email: [REDACTED]

Date property acquired by owner: 2006

Architect Information

Attorney Information

Name: _____

Name: _____

Primary Contact: _____

Primary Contact: _____

Address: _____

Address: _____

City, State, ZIP: _____

City, State, Zip: _____

Phone No. _____

Phone No. _____

Email: _____

Email: _____

Nature of any restrictions on property: _____

Brief explanation of variation(s) requested (attach separate sheet providing additional details): I am asking for a 25% variance off the north property line for a deck.

Property Owner Signature [REDACTED]

Date: 10/6/23

"Minor" request and am enclosing check # 240 for \$250.00

Village of Winnetka

Standards For Granting Zoning Variations

Ashley Boeckholt

381 Poplar St

Winnetka, IL 60093

"Minor" North Lot 25% variation for a deck.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by regulation in that district: This is correct. With the current regulations, the area in question is an unusable space for the homeowner with limited access to entrances. It is also wet, moldy, and muddy with no air movement. Homeowners can't use their basement or only part of private space on the entire lot.
2. The plight of the owner is due to unique circumstances. Such circumstances must be associated with the characteristics of the property in question, rather than being related to the occupants; The current owners have owned the home and went along with all neighbors' requests during their original remodel years ago. The location of all the compromises left the occupants with no private space only one private area in the back that has never been usable. Occupants want to build a small deck in the back for space to grill, and sit out, these unique circumstances have been lived with for 17 years and the occupants would like this small space. The variance gives them a slightly larger deck to the north.
3. The variation, if granted, will not alter the essential character of the locality; No, it will not. Nobody can see it nor will they see it. It is in a spot isolated from everyone.
4. An adequate amount of light and air to the adjacent property will not be increased; No. If anything, it will improve it.
5. The hazard from fire and other damage to the property will not be increased; No, it will not.
6. The taxable value of the land and buildings throughout the village will not diminish; No, they will not.
7. The congestion in the public street will not increase; Correct, it will not.
8. The public health, safety, comfort, morals, and welfare of the inhabitants of the Village will not be otherwise impaired; Correct, anything or no one will be impaired.

Ashley J Boeckholt



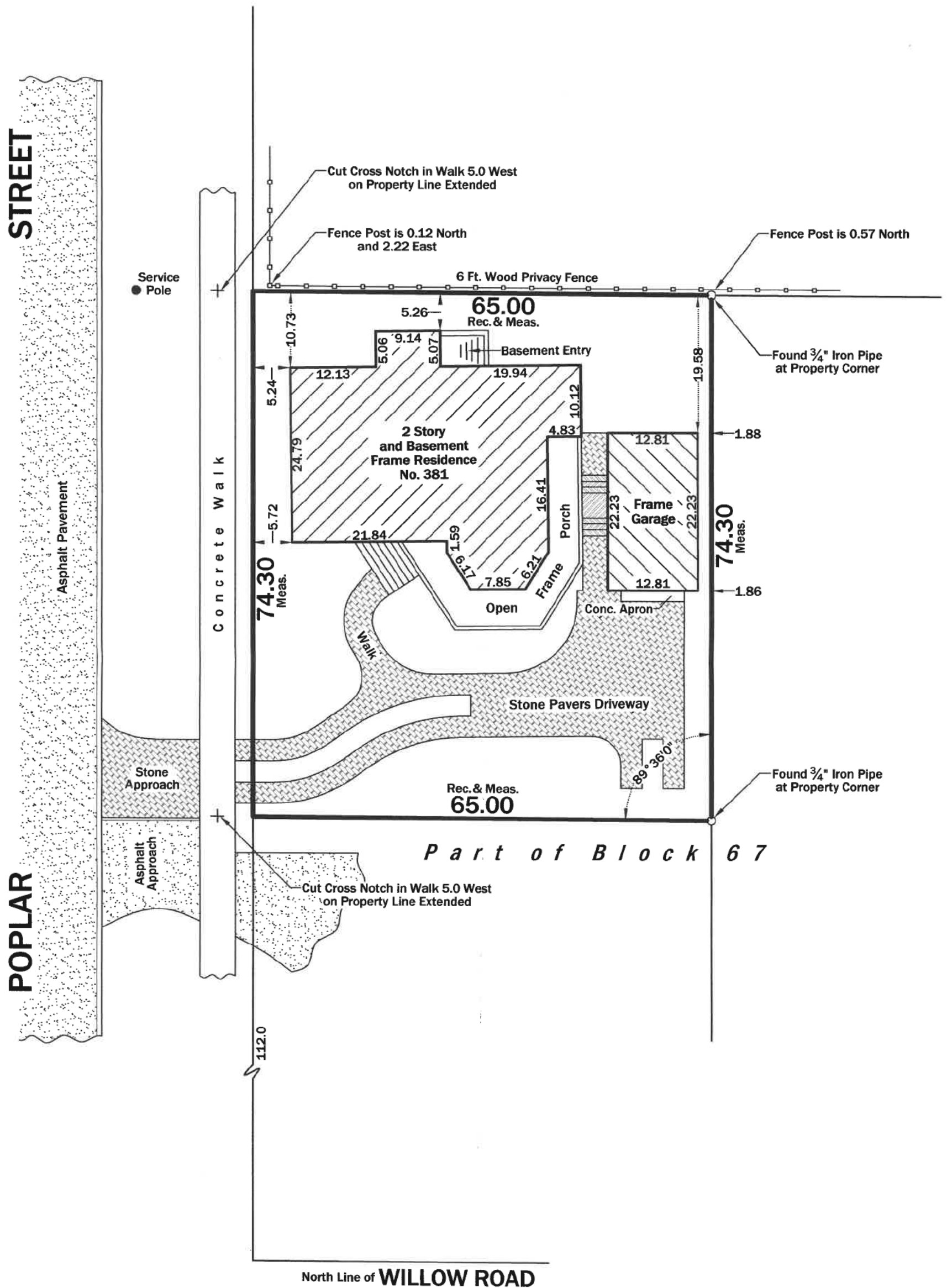
10/16/23

PLAT OF SURVEY

THAT PART LYING NORTH OF A LINE DRAWN PARALLEL TO AND 112.0 FEET NORTH OF THE NORTH LINE OF WILLOW STREET OF THE FOLLOWING DESCRIBED PROPERTY: THE WEST 65.0 FEET MEASURED FROM THE EAST LINE OF POPLAR STREET OF THE SOUTH HALF OF BLOCK 67 IN WINNETKA, A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 20 AND THE NORTH FRACTIONAL HALF OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

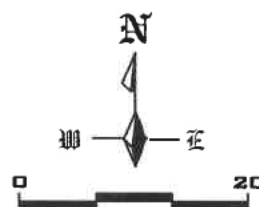
COMMONLY KNOWN AS # 381 POPLAR STREET, WINNETKA, ILLINOIS.

AREA = 4,829 SQ. FT.



PREPARED FOR: ASHLEY BOECKHOLT
 PURPOSE: LANDSCAPING
 FIELD DATE: 8-3-20
 DELIVERY DATE: 8-10-20
 FORMATS: BOND & PDF

Information hereon is not sufficient nor guaranteed for new construction, unless property corners noted. Distances and angles may not be assumed by scaling.



State of Illinois }
 County of Cook } SS

WE, North Shore Survey, Ltd., do hereby certify that we have surveyed as described in the above caption in accordance with official records and surveys and that the plat hereon drawn is a correct representation of said

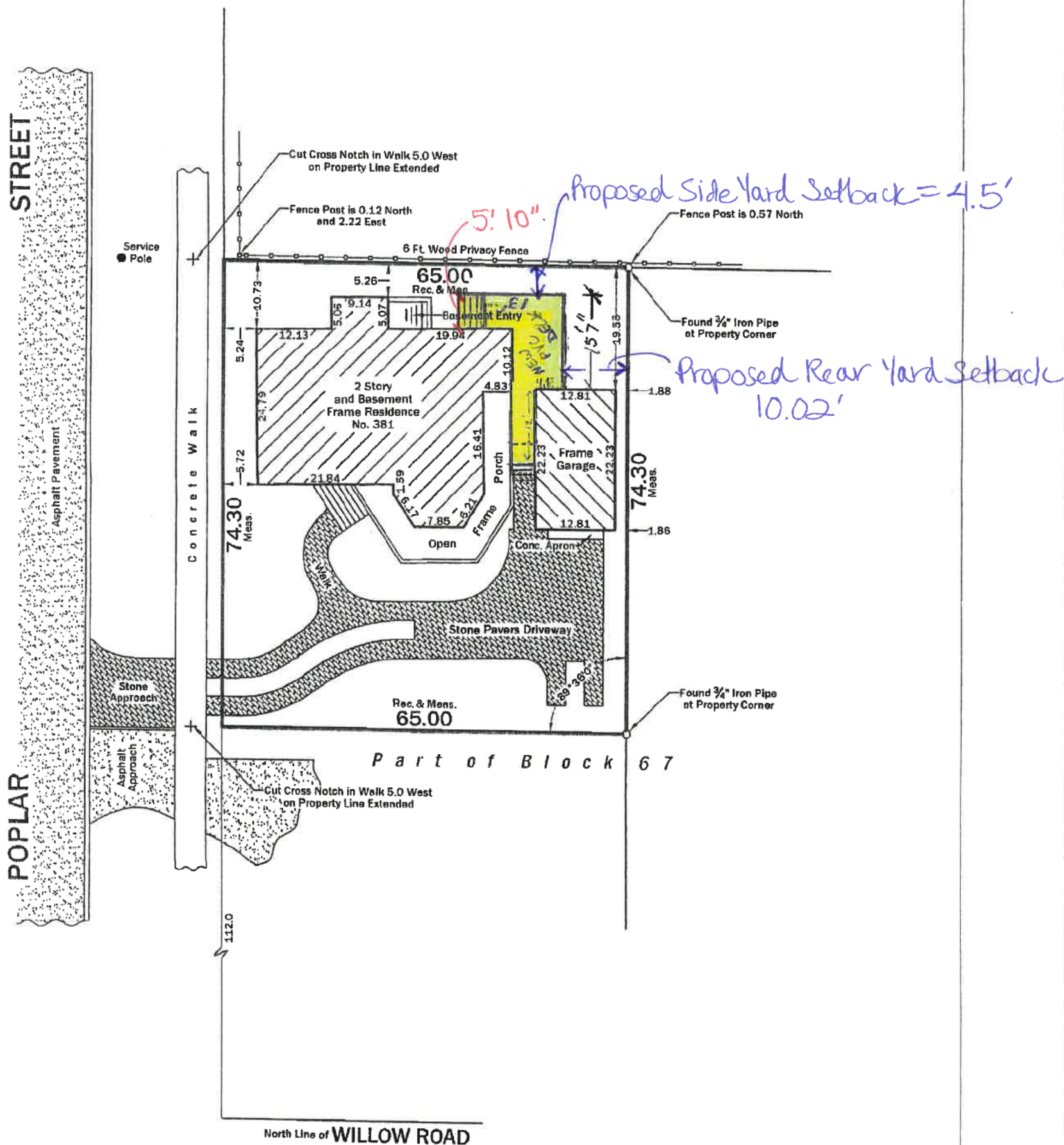
Arthur W. Olson
 PROFESSIONAL ILLINOIS LAND SURVEYOR

PLAT OF SURVEY

THAT PART LYING NORTH OF A LINE DRAWN PARALLEL TO AND 112.0 FEET NORTH OF THE NORTH LINE OF WILLOW STREET BY THE FOLLOWING DESCRIBED PROPERTY: THE WEST 65.0 FEET MEASURED FROM THE EAST LINE OF POPLAR STREET OF THE SOUTH HALF OF BLOCK 67 IN WINNETKA, A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 30 AND THE NORTH FRACTIONAL HALF OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

COMMONLY KNOWN AS # 381 POPLAR STREET, WINNETKA, ILLINOIS.

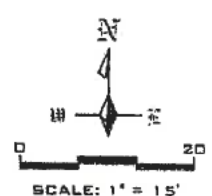
AREA = 4,829 SQ. FT.



PREPARED FOR: ASHLEY HOCKEY
 PURPOSE: LANDSCAPING
 FIELD DATE: 0-3-20
 DELIVERY DATE: 07-10-20
 FORMATS: PRINT & PDF

Information herein is not sufficient nor guaranteed for new construction, unless property corners noted. Distances and angles may not be assumed by scaling. Distances noted herein are in feet and decimals. Foliage Lines & Easements per title, if provided. Compare all points on ground prior to construction.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



NORTH SHORE SURVEY, LTD.
 438 CATALPA LANE, LIBERTYVILLE, ILLINOIS 60048
 (847) 446-6510 NORTHSHORESURVEY@GMAIL.COM
 PROFESSIONAL DESIGN FIRM NO. 184.006928

State of Illinois)
 County of Cook) SS

WE, North Shore Survey, Ltd., do hereby certify that we have surveyed the property as described in the above caption in accordance with official records and/or previous surveys and that the plat hereon drawn is a correct representation of said survey.

PROFESSIONAL ILLINOIS LAND SURVEYOR
 LICENSE NO. 35-2232 Exp. 11-30-2020

DATED: AUGUST 3, 2020

FILE NO.

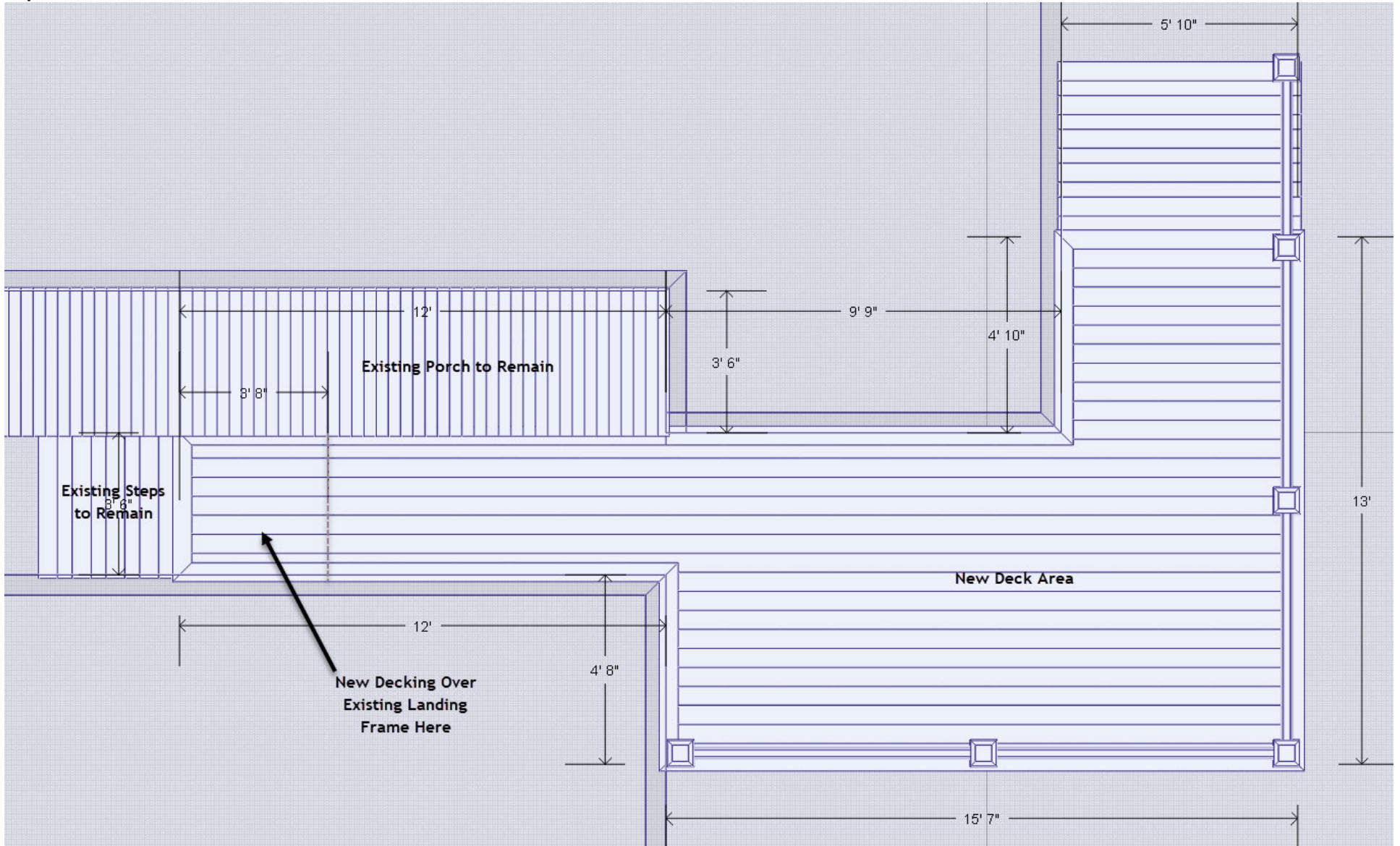
43265-U

INSTR.: ART CAD: ART LFRAL: ARD

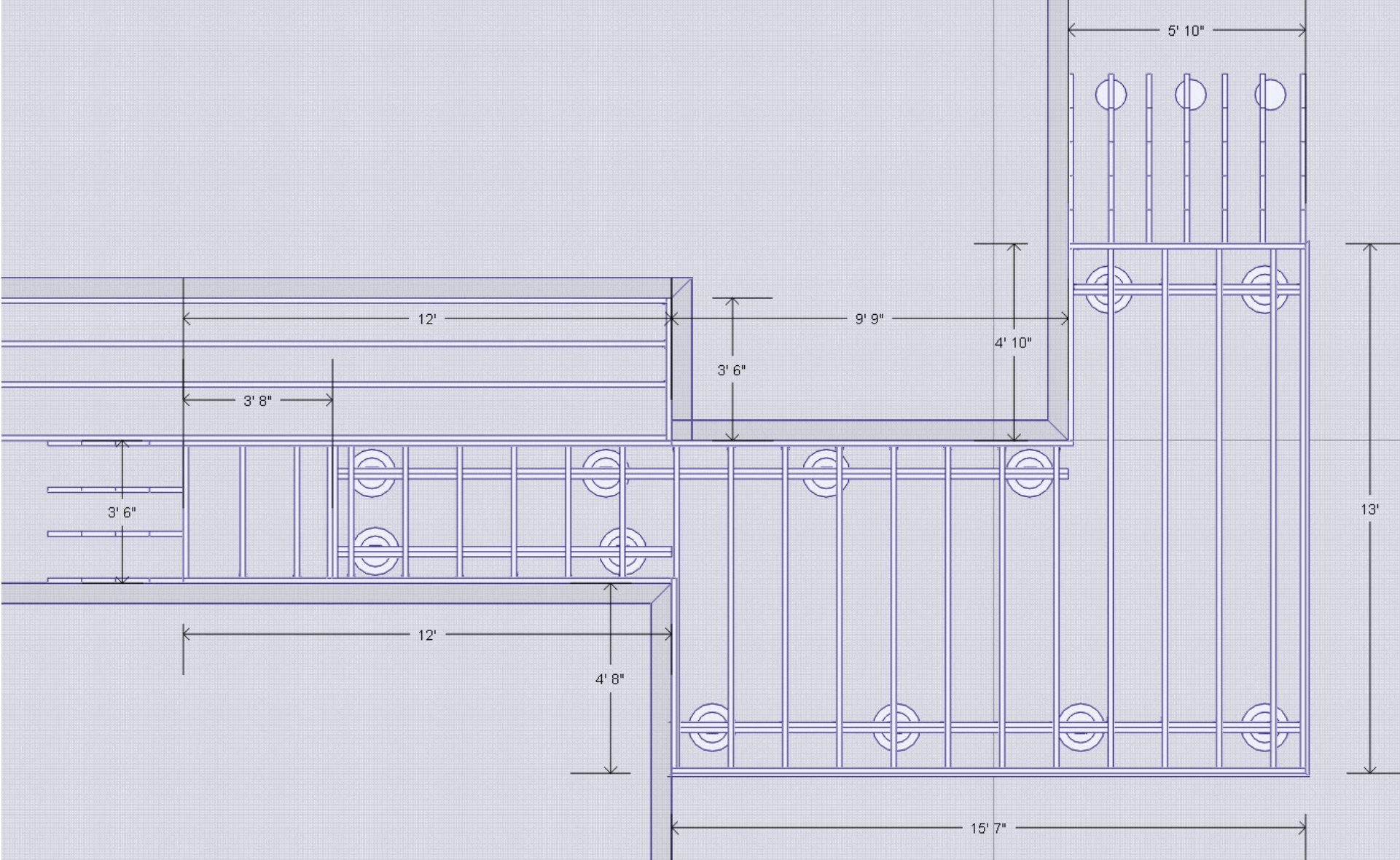
RECEIVED
OCT 16 2023

Boeckholt Residence - Deck Design

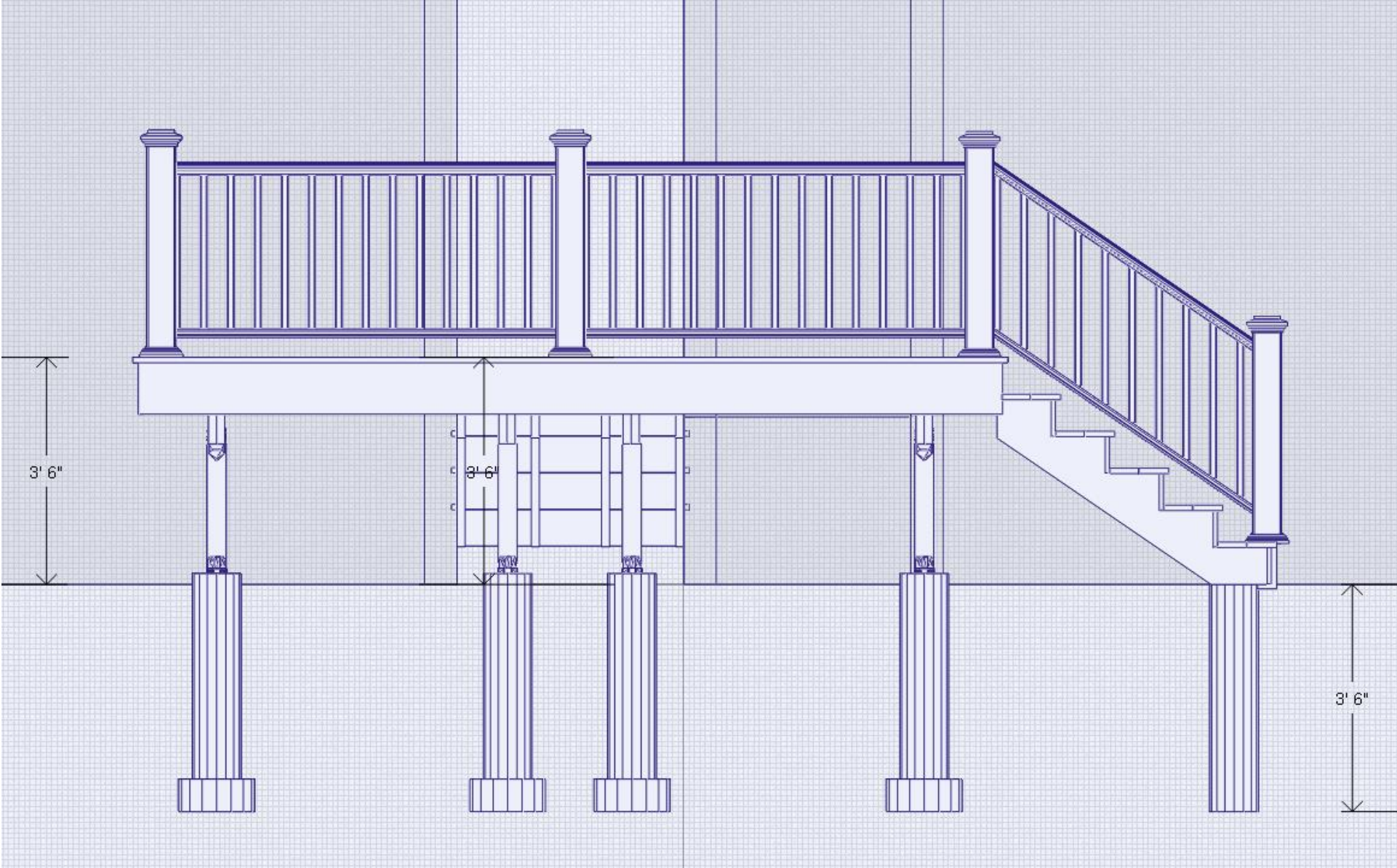
Top View Plan



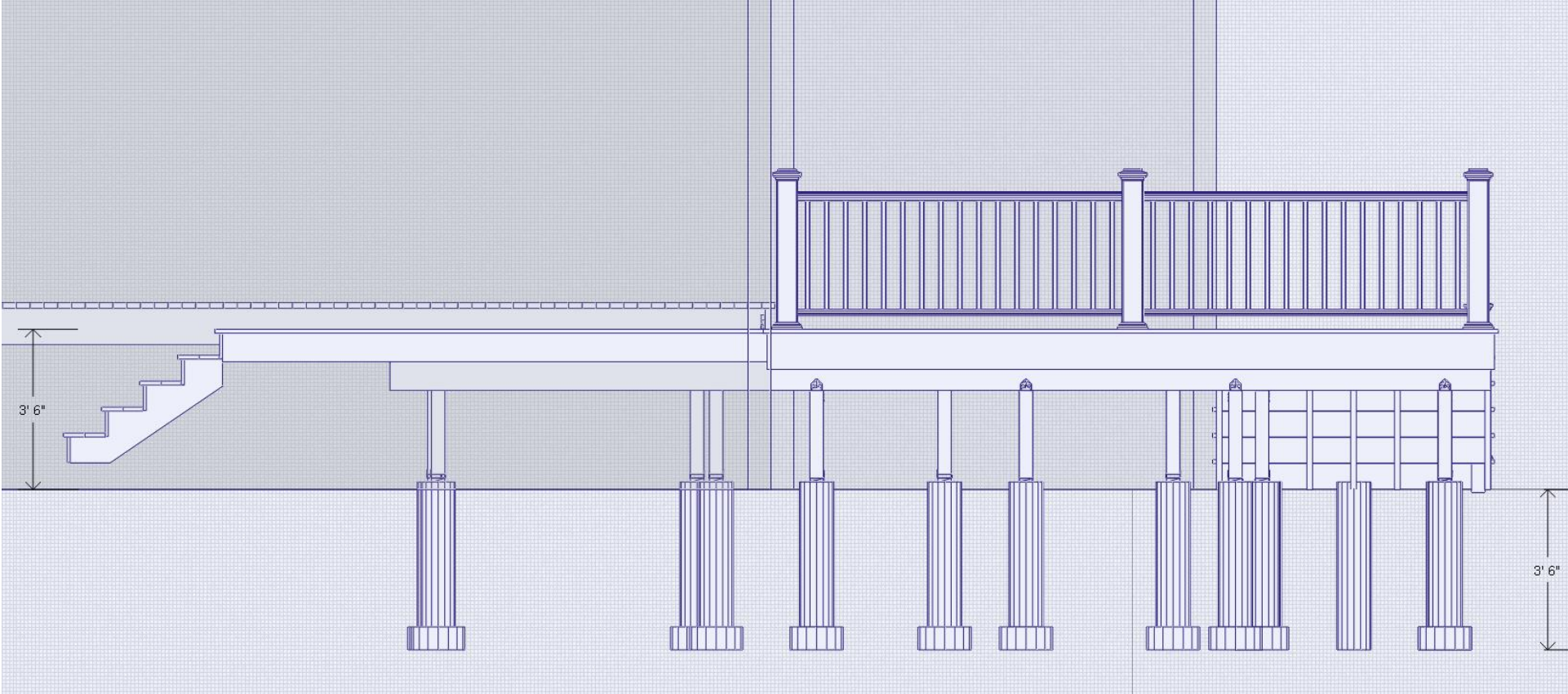
Framing Plan



Right View Plan



Front View Plan



3D View Plan

