



Village of Winnetka

Zoning Board of Appeals Regular Meeting

November 13, 2023 at 7:00 PM
Village Hall Council Chambers
510 Green Bay Road

AGENDA

1. **Call to Order & Roll Call**
2. **Approval of Minutes**
 - a. July 10, 2023, Regular Meeting Minutes
3. **Community Development Report**
4. **New Cases**
 - a. **Case No. 23-19-V2: 889 Sheridan Road:** An application seeking approval of a zoning variation to allow construction of a pickleball court at 889 Sheridan Road. The requested variation would permit the pickleball court to provide less than the minimum required corner yard setback from the south property line along Tower Road. The Village Council has final jurisdiction on this request.
 - b. **Case No. 23-20-V2: 84 Abbottsford Road:** An application seeking approval of zoning variations to allow construction of additions to the existing residence at 84 Abbottsford Road. The requested variations would permit the additions to (i) exceed the maximum permitted roofed lot coverage; (ii) exceed the maximum permitted gross floor area; (iii) provide less than the minimum required corner yard setback from the private road easement along the north property line; and (iv) perform structural changes necessary to provide new window openings in the legally nonconforming south side building wall. The Village Council has final jurisdiction on this request.
 - c. **Case No. 23-21-V2: 717 Park Avenue:** An application seeking approval of a zoning variation to allow construction of an addition to the existing residence at 717 Park Avenue. The requested variation would permit the addition to provide less than the minimum required front yard setback from the easterly property line along Park Avenue. The Village Council has final jurisdiction on this request.
 - d. **Case No. 23-13-TX: 808 Oak Street:** An application seeking approval of (i) a Text Amendment to the Zoning Ordinance, (ii) Special Use Permits, and (iii) a zoning variation to allow construction of a four-story, three-unit, multifamily residential building at 808 Oak Street. The text amendment would allow residential uses in the C-2 General Retail Commercial Zoning District (the "C-2

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).

District"), on the ground floor that are less than 50 feet from the front street line, as a special use. The special use permits would allow (a) a residential use in the C-2 District, on the ground floor and less than 50 feet from the front street line; and (b) off-street parking at street level. The variation would permit the proposed building to provide more than the maximum permitted front yard setback from the north property line along Oak Street. The Village Council has final jurisdiction on this request.

5. New Business

- a. December 11, 2023, Regular Meeting - Quorum Check

6. Public Comments

7. Adjournment

**WINNETKA ZONING BOARD OF APPEALS MEETING MINUTES
JULY 10, 2023**

Zoning Board Members Present: Matt Bradley, Chairman
Mark Haller
Lynn Hanley
Kate Casale MacNally
Mike Nielsen
Max Weigandt

Zoning Board Members Absent: Todd Vender

Village Staff: David Schoon, Director of Community Development
Ann Klaassen, Assistant Director of Community Development

Call to Order & Roll Call:

Chairman Bradley called the meeting to order at 7:00 p.m. Ms. Klaassen took roll call of the Board Members present.

Approval of Meeting June 12, 2023, Minutes.

Chairman Bradley asked for a motion to approve the June 12, 2023, meeting minutes. A motion was made by Ms. Casale MacNally and seconded by Mr. Nielsen. A vote was taken, and the motion unanimously passed, 6 to 0:

AYES: Bradley, Haller, Hanley, Casale MacNally, Nielsen, Weigandt

NAYS: None

Community Development Report.

Mr. Schoon informed the Board that the Village Council discussed issues relating to the lakefront and identified the three main items discussed including the establishment of an overlay district. He stated the intent of the overlay district is that for any of the lakefront properties sold in the future to a private entity, there would be certain land uses and additional land use restrictions that the properties would have to adhere to. He also explained the nine-month lake bluff permit abeyance period that was discussed. Mr. Schoon then stated clarification language relating to special uses in terms of major and minor requests and approval by Village staff were discussed. He stated the Village Council introduced all the ordinances which are scheduled for adoption at the July 18, 2023, Council meeting.

Ms. Hanley asked if institutional planned development is being considered. Mr. Schoon responded during the Comprehensive Plan discussion, there was discussion relating to studying the creation of specific zoning districts for institutional uses and open spaces and advised the Board Members of the status. He also informed the Board that the Village Council adopted the Comprehensive Plan and there is work to be done on implementing zoning amendments. Mr. Schoon added there would be a public hearing before the Planned Development Commission on the One Winnetka project.

New Cases:

a. **Case No. 23-09-V2: 258 Ridge Avenue:** An application seeking approval of a zoning variation to allow a one-story addition to the existing residence at 258 Ridge Avenue. The requested variation would

1 **permit the addition to exceed the maximum permitted gross floor area. The Village Council has final**
2 **jurisdiction on this request.**

3 Ms. Klaassen identified the property's location, size and zoning classification, noting the existing lot is
4 legally nonconforming. She stated the home dated to the 1890's and that a Preliminary Property History
5 Study Preparation Request was submitted which is the first step in obtaining the GFA bonus for homes
6 deemed to be architecturally or historically significant by the LPC. Ms. Klaassen then explained the
7 Historical Society's comments that the home may be architecturally and historically significant. The next
8 step in the historic GFA bonus process would be for an applicant to provide the LPC with an HAIS. The LPC
9 would then make the determination if the home is architecturally or historically significant. This applicant
10 hasn't moved forward with that step. Ms. Klaassen then explained the variation requested and identified
11 the GFA totals with and without the potential historic GFA bonus as well as the proposed one-story
12 addition and its components and measurements.

13
14 Ms. Klaassen then identified the first-floor plan and rear and side elevations of the proposed addition. She
15 noted no correspondence was received and stated following the applicant's presentation and Board
16 discussion, a Board Member may wish to make a motion as indicated on page nos. 15 and 16. Ms. Klaassen
17 then asked if there were any questions.

18
19 Chairman Bradley also asked if there were any questions. Ms. Casale MacNally asked if there were any
20 memoranda received from neighbors. Ms. Klaassen stated a question from a neighbor was asked but no
21 written comments were received. Chairman Bradley asked Ms. Klaassen to further describe the basement
22 as part of the GFA calculation due to the change in the zoning code which Ms. Klaassen provided to the
23 Board. In response to a question, she also informed the Board regarding two similar historical GFA bonus
24 applications that had been received. A Board Member asked if the portion of the home to be demolished
25 has been done. Ms. Klaassen identified the enclosed front vestibule to be removed.

26
27 Chairman Bradley swore in those speaking to this matter. Healy Rice, the architect, introduced herself
28 along with Kerry and Rob Nelson, the homeowners. She identified the basement as the driver behind the
29 request since more than 4 feet of it extended out of the ground. Ms. Rice stated they decided to apply for
30 the modest 87 square foot variation as opposed to going through the GFA bonus historical significance
31 application. She identified the small addition previously added in the back as unsatisfactory and stated
32 they would like to have a small mudroom at the rear of the home. Ms. Rice added it would be offset to
33 meet the articulation requirement and asked if there were any questions.

34
35 Chairman Bradley asked Ms. Rice if she is having longer term conversations with the applicants so that
36 they are not dealing with multiple applications for variation relief in terms of getting the bonus and the
37 ability to build within that without going through that process. Ms. Rice responded she is working with
38 615 Elm where additional work was being requested and there was not the necessity to get the additional
39 square footage in this case. She added the cost of the HAIS also drove the decision to seek the variation
40 request.

41
42 Chairman Bradley noted there is no one in the audience to comment and called the matter in for
43 discussion and referred to the standards on page 10.

44
45 Mr. Weigandt commented that this is a home that is at least 100 years old with a basement that is an odd
46 issue for the GFA. He also stated there is no objection from neighbors. Mr. Weigandt stated he is in
47 support of the request. Ms. Hanley agreed with his comments. She stated her only concern is that she
48 did not want variations to become a de facto 20% bonus request. Ms. Hanley stated for those projects

1 that come before the Board, the historical aspect should not be considered by the Board as part of the
2 application. Mr. Haller stated if the applicant decided they can qualify for an additional 20%, the Board
3 should not put it in as part of what that calculation is if the applicant advised the Board they are going
4 through that process. Chairman Bradley noted the basement is driving the request in this instance. Mr.
5 Haller stated he is in support of the request for all the reasons stated.

6
7 Mr. Nielsen stated he is also in agreement with the request and described the request as de minimus
8 with the historical aspect having no bearing on his consideration. Ms. Casale MacNally stated although
9 the first standard would be hard to meet, the remaining standards have been met. She also stated she
10 appreciated the articulation being provided and referred to the property's uniqueness. Chairman Bradley
11 stated he is also in support of the request and referred to the standards. He then asked for a motion.

12
13 Ms. Casale MacNally moved to recommend approval of the variation request for 258 Ridge Avenue. Mr.
14 Weigandt seconded the motion. A vote was taken, and the motion unanimously passed, 6 to 0:

15 AYES: Bradley, Haller, Hanley, Casale MacNally, Nielsen, Weigandt

16 NAYS: None

17
18 The Board Members further discussed the architectural and historical GFA bonus application process.

19
20 **New Business:**

- 21 a. August 14, 2023, Meeting - Quorum Check.

22 The Board Members discussed their availability.

23
24 **Public Comment:**

25 No comments were made at this time.

26
27 **Adjournment:**

28 Chairman Bradley asked for a motion to adjourn. A motion to adjourn was made by Ms. Casale MacNally
29 and seconded by multiple Board members. A vote was taken, and the motion unanimously passed, 6 to
30 0:

31 AYES: Bradley, Haller, Hanley, Casale MacNally, Nielsen, Weigandt

32 NAYS: None

33 The meeting adjourned at 7:43 p.m.

34
35 Respectfully submitted,

36
37 Antionette Johnson

38 Recording Secretary



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: ANN KLAASSEN, ASSISTANT DIRECTOR
DATE: NOVEMBER 9, 2023
SUBJECT: 889 SHERIDAN ROAD – VARIATION (CASE NO. 23-19-V2)

INTRODUCTION

On November 13, 2023, the Zoning Board of Appeals (ZBA) is scheduled to hold a public hearing on an application submitted by First Nations Bank Trust #1933 (the “Applicant”) as the owner of the property located at 889 Sheridan Road (the “Subject Property”). The Applicant requests approval of the following zoning variation to allow construction of a pickleball court on the Subject Property:

1. **Corner Yard Setback** of 13 feet from the south property line along Tower Road, whereas a minimum of 50 feet is required, a variation of 37 feet (74%) [Section 17.30.050 – Front and Corner Yard Setbacks].

A mailed notice was sent to property owners within 250 feet of the Subject Property in compliance with the Zoning Ordinance. The hearing was properly noticed in the *Winnetka Talk* on October 26, 2023. As of the date of this memo, staff has not received any written comment from the public regarding this application.

The Village Council has final jurisdiction on this request as the Council has not delegated the authority to grant variations to reduce a corner yard setback for an accessory structure to the Zoning Board of Appeals or the Zoning Administrator.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 1.42 acres in size, is located on the northeast corner of the intersection of Sheridan and Tower Roads and contains an existing two-story residence with an attached garage (see Figure 1). The Subject Property is not a rectangular shape. It is a trapezoid shape with a front lot line, which runs along Sheridan Road, that is narrower than the rear lot line, which is the east property line. Also, the corner lot line, along Tower Road, is not perpendicular to the front lot line (see Figure 2). The property is zoned R-2 Single Family Residential, and it is bordered by the same to the north, south, and west, as well as R-3 Single Family Residential to the west (see Figure 3). The Comprehensive Plan designates the Subject Property as appropriate for single-family residential development. The zoning of the property is consistent with the Comprehensive Plan.



Figure 1 – Aerial Map



Figure 2 – GIS Map View



Figure 3 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

The residence was built in 2001. The following subsequent building permits were issued in:

1. April 2022 for interior alterations to the residence;
2. June 2022 to construct a pool and spa; and
3. May 2023 to remove the westerly portion of the circular driveway (seen in Figures on previous page) and regrade the site.

Other minor permits have also been issued over the last several years. The Applicant acquired the property in April 2022. There is one previous zoning case on file for the Subject Property. In 2000, ZBA Case No. 00-26-V2 was denied by the Village Council. The request included variations to provide less than the minimum required lot area, lot width, and rectangular lot area, as well as relief from the Subdivision Code lot design standards, to allow a proposed two lot subdivision of the Subject Property.

In August of this year, the Applicant submitted a building permit application to construct the proposed pickleball court and reconfigure the driveway. After receiving staff review comments, the Applicant submitted the variation application that is currently before the Board.

Figures 4 and 5 below and on the following page are current photos of the site.



Figure 4 – Subject Property (Front Elevation – Sheridan Road)



Figure 5 – Subject Property (Corner Elevation – Tower Road)

PROPOSED PLAN

The variation is being requested in order to construct a pickleball court on the Subject Property. The proposed pickleball court would measure 37 feet by 61 feet (2,257 square feet). The plan also includes the installation of two light fixtures, measuring 20 feet in height, with external glare shields.

An excerpt of the proposed site plan and an illustration of an example of a pickleball court, which includes a depiction of the proposed light poles, are provided below and on the following page as Figures 6 and 7. The complete set of materials submitted by the Applicant are provided in the application materials (Attachment C).

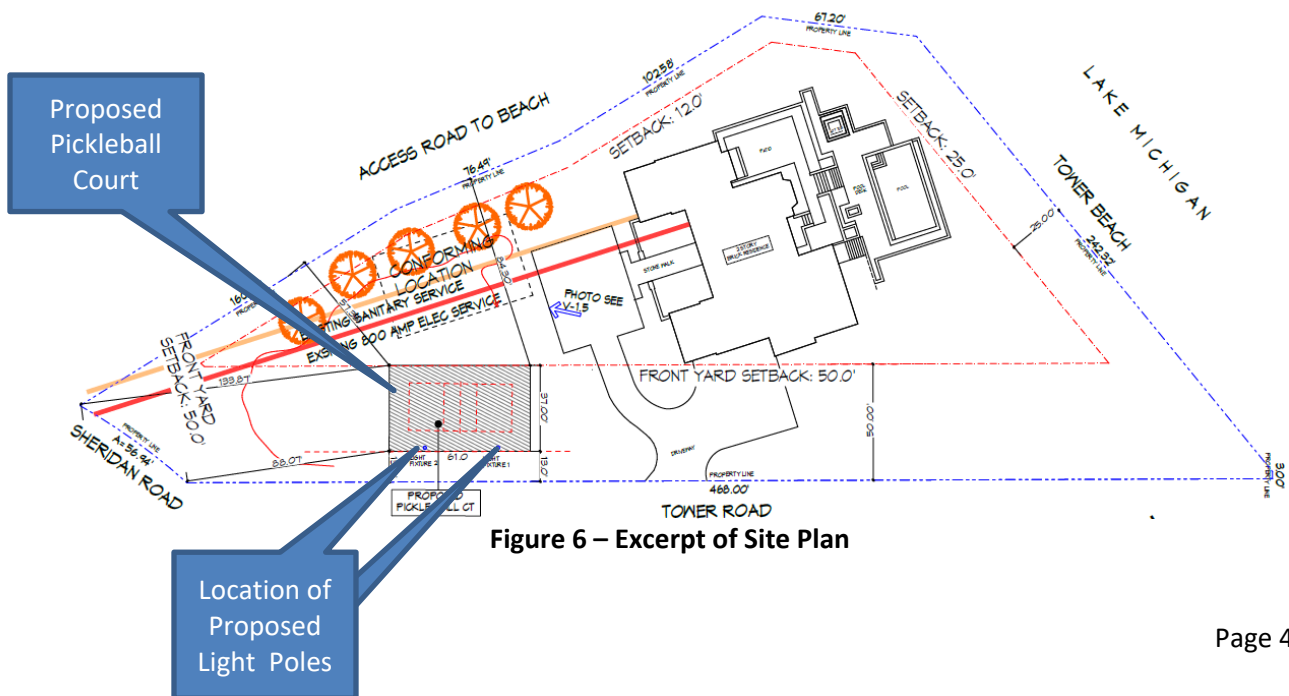


Figure 6 – Excerpt of Site Plan



Figure 7 – Example of Pickleball Court and Depiction of Proposed Light Poles

Given the ZBA often receives questions regarding the stormwater regulations applicable to a specific request being considered by the ZBA, attached is a Stormwater Matrix (Attachment B). Village Engineering staff has reviewed the engineering plans submitted with the building permit application for the proposed pickleball court. Based on the submitted plans, additional stormwater detention will be required. Figure 8 below represents the Subject Property's proximity to the floodplain; the cyan represents the 100-year flood area.

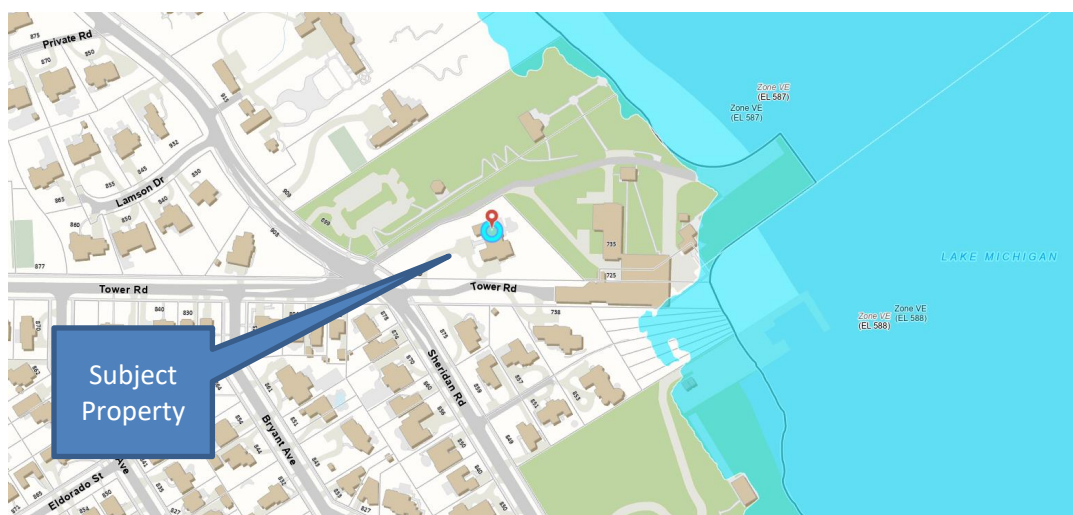


Figure 8 – GIS Floodplain Map

REQUESTED ZONING RELIEF

The attached Zoning Matrix highlights the existing lot and the proposed improvement's compliance with the R-2 zoning district (Attachment A). One variation is being requested to allow the proposed pickleball court to provide a corner yard setback of 13 feet from Tower Road, whereas a minimum of 50 feet is required, a variation of 37 feet (74%).

FINDINGS

Section 17.60.050 of the Zoning Ordinance lists eight variation standards that the Board must find a variation application meets. The Applicant has supplied as part of their application materials a narrative addressing how this proposal meets these standards.

Does the ZBA find that the requested variation meets the standards for granting such variation; and if so, is the ZBA prepared to make a recommendation to the Village Council regarding the requested relief? If so, a ZBA member may wish to make a motion recommending approval or recommending denial based upon the following:

Move to recommend **approval [denial]** of the following variation granting:

1. Corner Yard Setback of 13 feet from the south property line along Tower Road, whereas a minimum of 50 feet is required, a variation of 37 feet (74%) [Section 17.30.050 – Front and Corner Yard Setbacks].

The Zoning Board of Appeals finds, based on evidence in the record or a public document, that the variation requested is **in harmony [not in harmony]** with the general purpose and intent of the Zoning Ordinance and that each of the following eight standards on which evidence is required pursuant to Section 17.60.050 of this Code **have been met [have not been met]** in connection with this variation application **[subject to the following conditions...]**

The eight standards to consider when granting a variation are as follows:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by regulations in that zone.
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.
3. The variation, if granted, will not alter the essential character of the locality.
4. An adequate supply of light and air to the adjacent property will not be impaired.
5. The hazard from fire and other damages to the property will not be increased.
6. The taxable value of the land and buildings throughout the Village will not diminish.
7. The congestion in the public street will not increase.
8. The public health, safety, comfort, morals, and welfare of the inhabitants of the Village will not otherwise be impaired.

ATTACHMENTS

Attachment A: Zoning Matrix

Attachment B: Stormwater Matrix

Attachment C: Application Materials

ATTACHMENT A

ZONING MATRIX

ADDRESS: 889 Sheridan Road

CASE NO: 23-19-V2

ZONING: R-2

ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (2)
Min. Lot Size	25,200 SF	62,048.44 SF	N/A	N/A	OK
Min. Average Lot Width	115 FT	189.17 FT	N/A	N/A	OK
Min. Lot Depth	200 FT	328 FT	N/A	N/A	OK
Max. Roofed Lot Coverage	15,512.11 SF (1)	4,435.69 SF	N/A	N/A	OK
Max. Gross Floor Area	16,086.14 SF (1)	N/A	N/A	N/A	OK
Max. Impermeable Lot Coverage	31,024.22 SF (1)	14,698 SF	16,955 SF	2,257 SF	OK
Min. Front Yard (Sheridan/West)	50 FT	220.5 FT	88.07 FT	-132.43 FT	OK
Min. Corner Yard (Tower/South)	50 FT	51.57 FT	13 FT	-38.57 FT	37 FT (74%) VARIATION
Min. Side Yard (North)	12 FT	26.6 FT	26.6 FT	0 FT	OK
Min. Rear Yard (East)	25 FT	+25 FT	+25 FT	0 FT	OK

NOTES:

(1) Based on lot area of 62,048.44 s.f.

(2) Variation amount is the difference between proposed and requirement.

ATTACHMENT B

Stormwater Volume Requirements for Development Sites

In addition to meeting the following storm water volume detention requirements, development sites must meet all other Village storm water management requirements such as drainage and grading, storm water release rates, storage system design requirements, etc. An exception is for lots along the lakefront that directly discharge into Lake Michigan; those lots are not required to provide stormwater volume detention on-site. They are required to meet all other Village stormwater system design requirements.

	Storm Water Detention Volume Requirements	Applicable Requirement
A. New Home Construction - Previously Developed Lot	The amount of additional required storm water detention volume is based upon the difference between maximum impermeable lot coverage, per Zoning Code, and existing lot coverage, using the run-off coefficient for a 100-year storm event for both.	
B. New Home Construction - Previously <u>Undeveloped</u> Site	The amount of required storm water detention volume is based upon the maximum impermeable lot coverage, using the run-off coefficient for 100-year storm event.	
C. Redevelopment of Site for Different Use (e.g. single family to multi-family, or commercial)	The amount of required storm water detention volume is based upon the maximum impermeable lot coverage, using the run-off coefficient for 100-year storm event.	
D. Improvements to Existing Home and/or Lot, causing an increase in impermeable lot coverage <u>greater or equal to 25%</u>.	The amount of additional required storm water detention volume is based upon the difference between the proposed and existing impermeable lot coverage, using the run-off coefficient for 100 year storm event. (Note: If the increase in impermeable lot coverage is less than 25%, additional storm water detention volume is <u>not</u> required.)	<i>Applies to 889 Sheridan Road</i> <i>Based upon Village Engineering review of engineering plans submitted with the building permit application, 889 Sheridan Road will have to provide additional storm water detention volume.</i>
E. Improvements to existing lots, who currently exceed maximum impermeable lot coverage (e.g., School sites, single family and multi-family sites)	The amount of additional required storm water detention volume is based upon: a) The amount of the impermeable lot coverage (ILC) currently in excess of the maximum permitted amount of ILC allowed by zoning that will be removed and replaced, and/or b) The amount of ILC in addition to what currently exists on the lot. The amount of required detention value is then determined using the run-off coefficient for 100-year storm event.	

ATTACHMENT C

OCT - 9 2023

Village of Winnetka
ZONING VARIATION APPLICATION

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. 23-19-V2

Property Information

889 Sheridan Road, Winnetka, IL 60053
Site Address: _____

VA 2023-1061

Owner Information

First Nations Bank Trust # 1933
Name: _____
Address: 7757 W. Devon Avenue
City, State, ZIP: Chicago, IL 60631
Email: melissa.smith@fnbwbank.com

Primary Contact: Melissa Smith
Phone No. 773-594-5900

Date property acquired by owner: 04/01/2022

Architect Information

H. Gary Frank Architects
Name: _____
Primary Contact: Gary Frank
Address: 523 Chestnut
City, State, ZIP: Winnetka, IL 60093
Phone No. Gary Frank
Email: gary@hgaryfrankarchitects.com

Attorney Information

Ansani & Ansani
Name: _____
Primary Contact: Dan Ansani
Address: 1411 Peterson Ave #202
City, State, Zip: Park Ridge, IL 60068
Phone No. 847-823-4600
Email: ansanilaw@aol.com

Nature of any restrictions on property: See Letter attached

Brief explanation of variation(s) requested (attach separate sheet providing additional details):
See Letter attached

First Nations Bank, not personally but as Trustee of
Trust # 1933 U/T/A Dated 03/09/2022
Property Owner Signature: _____ Date: 10/14/2023

X _____
Melissa Smith, Trust Officer

H. Gary Frank | Architects

New Homes

Renovations

Additions

Historic Preservation

October 6, 2023

Zoning Board of Appeals
Village of Winnetka

Variation request 889 Sheridan Rd

Overview

The variation we are seeking is for the location of a pickle ball court to a non-conforming location. The existing home at 889 Sheridan Rd is a two-story home. It was recently renovated and completed June of 2023. The house is situated between the Tower Road Beach access to the north and the south, the Tower Road access to the Village of Winnetka Power Station. Because of this location, there will not be any houses impacted by this request.

This request for this variance relates to the property's unique irregular shape, it has two front yard setbacks and a steep grade drop off on the north side of the property.

There are several factors that impact the location of a conforming location.

1. The front yard setback of 50 ft along Tower Rd pushes the court North into a well-established tree line that the Owners' do not want to disturb. See Sheet V1.4 photograph.
2. There is a steep grade along the north:
 - Means and methods of implementing a court would be difficult requiring an earth retention system along with substantial fence modification (existing welded black iron fence in place).
 - More importantly, having a play area this far North creates a safety issue with pickle balls flying over the North property line down onto a very busy Tower Beach Access Drive.
3. There is an existing 800 amp electrical service that would be located directly below the court. Any repairs would be difficult.

523 Chestnut Street

Winnetka IL 60093

O 847 501 4212

www.hgaryfrankarchitects.com

gary@hgaryfrankarchitects.com

4. There is an existing Sanitary main that would be located directly below the court. Any repairs would be difficult.

In response to the specific eight (8) Standards for Granting Zoning Variations, the applicants respectively submit the following:

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

The regulations would make it impossible to construct the project given the existing conditions of the property.

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;**

As mentioned above, the shape of the lot is irregular it has two front yard setbacks and it has topography limitations all contribute to create unique issues which are associated with the characteristics of the property rather than related to the occupants.

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

This proposal would not alter the essential character of the locality.

The court would be more exposed to the community if shifted North. The proposed location is private and tucked away. Especially with eliminating the second entry and driveway and filling in the berm and tree line along Tower Rd.

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

Since the court is a flat surface, it does not impact light and air.

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

Since the court is a flat surface, it does not increase a fire hazard to adjacent properties.

523 Chestnut Street

Winnetka IL 60093

O 847 501 4212

www.hgaryfrankarchitects.com

gary@hgaryfrankarchitects.com

H. Gary Frank | Architects

New Homes

Renovations

Additions

Historic Preservation

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

The addition of the court will be an improvement to the property and will not diminish the value of the property to the Village.

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

This proposal has no impact to public congestion.

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

The location of the court will not impair the public health, safety, comfort, morals or welfare of the inhabitants of the Village.

Respectfully submitted,



H. Gary Frank

523 Chestnut Street

Winnetka IL 60093

O 847 501 4212

www.hgaryfrankarchitects.com

gary@hgaryfrankarchitects.com

OF

889 Sheridan Road
Winnetka, Illinois



(IN FEET)
SCALE: 1 inch = 20 ft.
DATE: OCTOBER 16, 2018

F.I.P. DENOTES FOUND IRON PIPE
F.I.R. DENOTES FOUND IRON ROD
S.I.R. DENOTES SET IRON ROD

SURVEYOR.

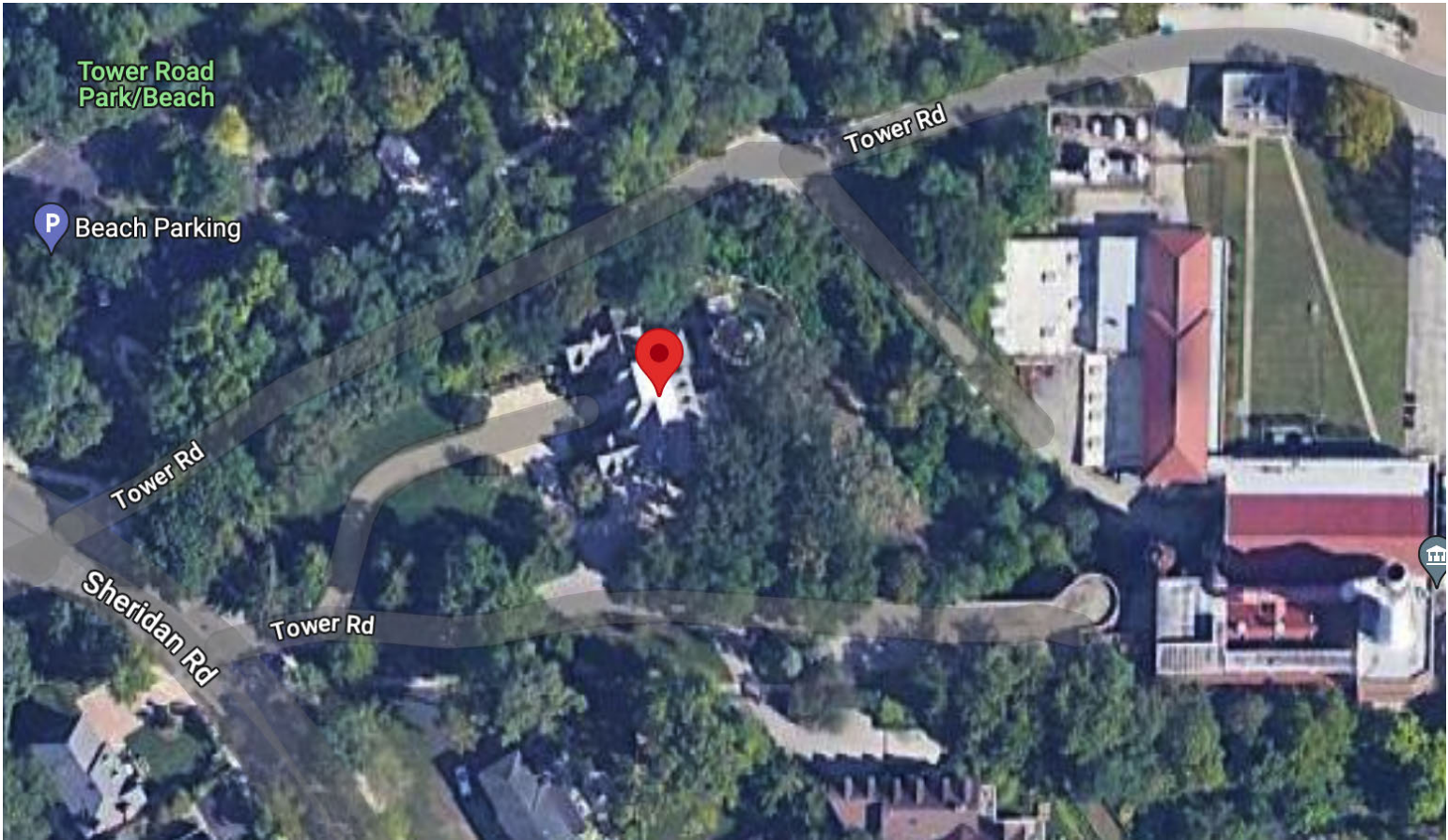
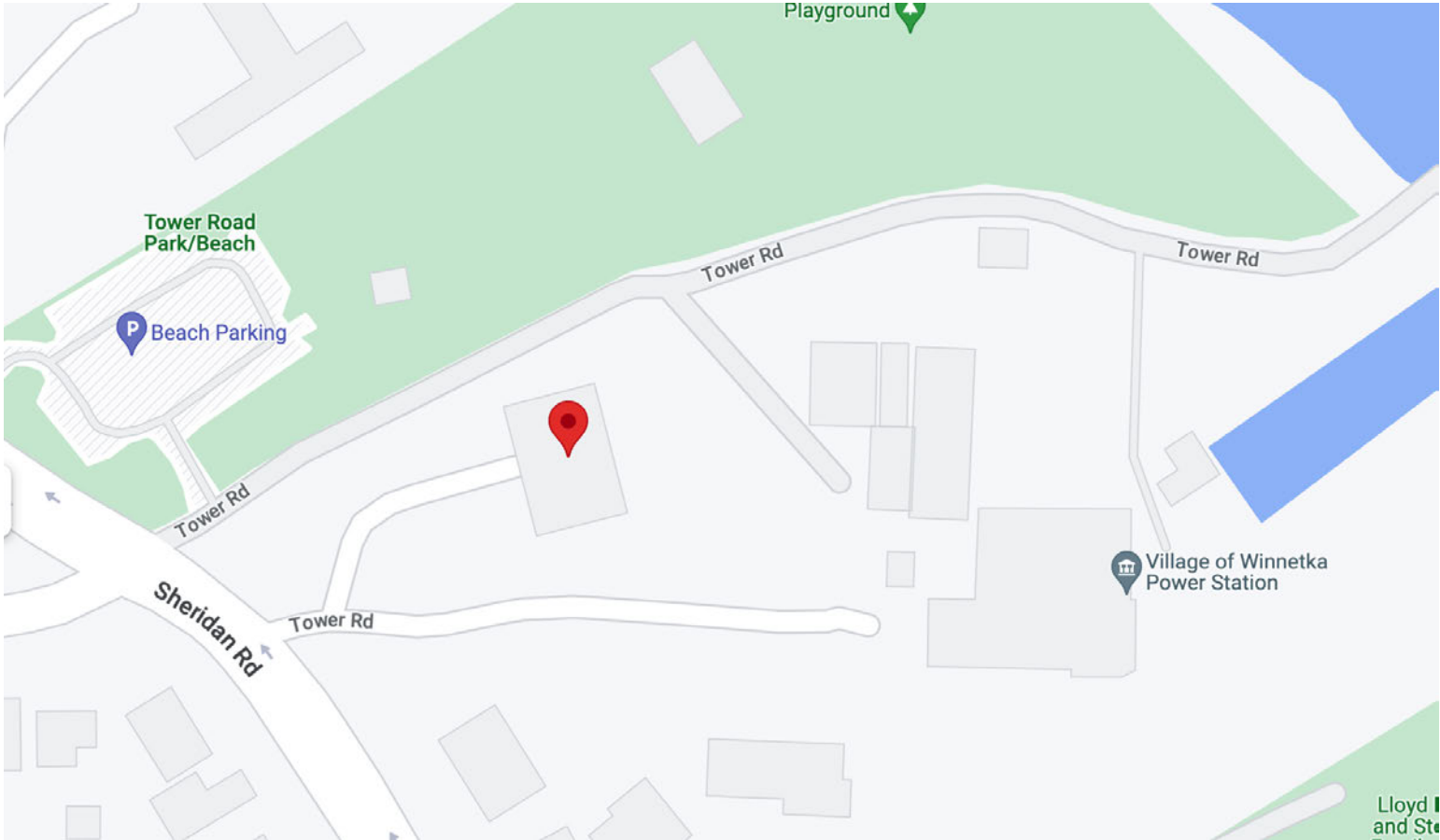


VINCENT J. MASSE
REGISTERED
LAND
SURVEYOR
035-2854
STATE OF ILLINOIS

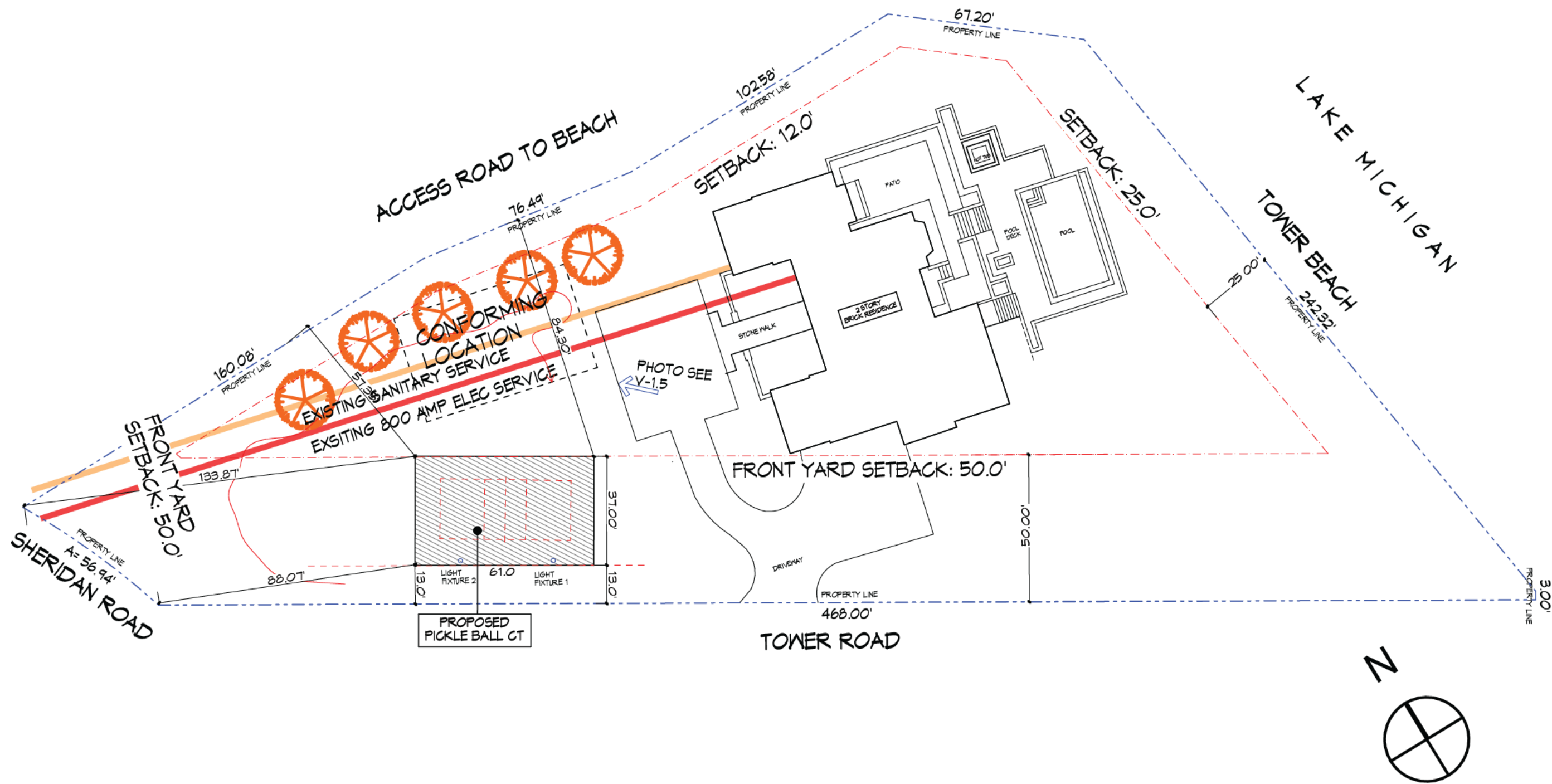
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CHECKED BY: V.J.M.	F.B. 39-A PG. 35	

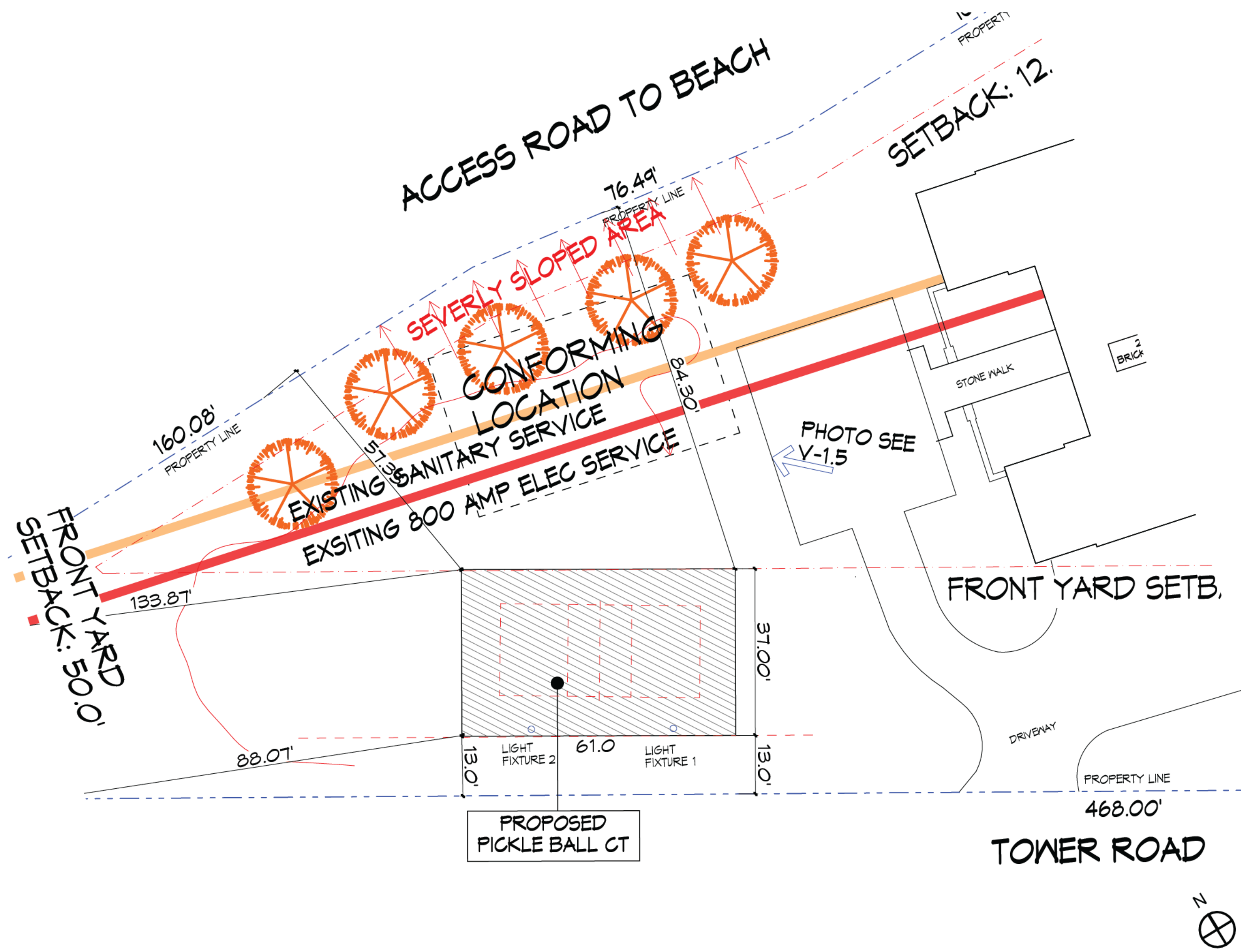
ORDERED BY:
JAY H. MITTELSTEAD, ESQ.
135 S. LASALLE STREET
SUITE 2135
CHICAGO, IL. 60603
PHONE: (312) 541-9900

PROJECT LOCATION MAP



101123			
			</





101123	
889 SHERIDAN RD. RESIDENCE	
889 SHERIDAN RD. WINNETKA IL 60093	
H. GARY FRANK ARCHITECTS AIA, LTD	
525 Chestnut Street Winnetka, IL 60093	
Office 847 501 4212	
contact@hgaryfrankarchitects.com	
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V-1.3	



TREE LINE LOOKING NORTH AND WEST





FEATURES & SPECIFICATIONS

INTENDED USE — These specifications are for USA standards only. Square Straight Steel is a general purpose light pole for up to 39-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION —

Pole Shaft: The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, 0.120"), or 50 KSI (7-gauge, 0.179"). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5" and 6".

Pole Top: Options include 4" tenon top, drilled for side mount fixture, tenon with drilling (includes extra handhole) and open top. Side drilled and open top poles include a removable top cap.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side A. Positioning the handhole lower may not be possible and requires engineering review; consult Tech Support-Outdoor for further information. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Cover: A durable ABS plastic two-piece full base cover, finished to match the pole, is provided with each pole assembly. Additional base cover options are available upon request.

Anchor Base/Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards and can be altered to match existing foundations; consult factory for modifications. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153.

HARDWARE — All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH — Extra durable painted finish is coated with TGIC (Triglycidyl Isocyanurate) Polyester powder that meets 5A and 5B classifications of ASTM D3359. Powder-coat finishes include Dark Bronze, White, Black, and Natural Aluminum colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes.

BUY AMERICAN ACT — Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

INSTALLATION — Do not erect poles without having fixtures installed. Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates. If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage. Lithonia Lighting is not responsible for the foundation design.

WARRANTY — 1-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

NOTE: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

Catalog
Number

Notes

Type

Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL

BAA



SSS Square Straight Steel Poles

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: SSS 20 5C DM19 DDBXD

SSS					
Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness ¹	Mounting ²	Options	Finish
SSS	10'-39' (for 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.) (See technical information table for complete ordering information.)	4C 4" 11g (0.120") 4G 4" 7g (0.179") 5C 5" 11g (0.120") 5G 5" 7g (0.179") 6G 6" 7g (0.179") (See technical information table for complete ordering information.)	<u>Tenon mounting</u> PT Open top (includes top cap) T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) T35 4" O.D. (3-1/2" NPS) <u>KAC/KAD/KSE/KSF/KVR/KVF Drill mounting³</u> DM19 1 at 90° DM28 2 at 180° DM28 PL 2 at 180° with one side plugged DM29 2 at 90° DM39 3 at 90° DM49 4 at 90° <u>CSX/DSX/RSX/AERIS™/OMERO™/KAX Drill mounting³</u> DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90° <u>RAD drill mounting³</u> DM19RAD 1 at 90° DM28RAD 2 at 180° DM29RAD 2 at 90° DM39RAD 3 at 90° DM49RAD 4 at 90° <u>ESX Drill mounting³</u> DM19ESX 1 at 90° DM28ESX 2 at 180° DM29ESX 2 at 90° DM39ESX 3 at 90° DM49ESX 4 at 90°	<u>Shipped installed</u> VD Vibration damper ⁴ HAXy Horizontal arm bracket (1 fixture) ^{5,6} FDLxy Festoon outlet less electrical ^{5,7} CPL12/xy 1/2" coupling ⁵ CPL34/xy 3/4" coupling ⁵ CPL1/xy 1" coupling ⁵ NPL12/xy 1/2" threaded nipple ⁵ NPL34/xy 3/4" threaded nipple ⁵ NPL1/xy 1" threaded nipple ⁵ EHHxy Extra handhole ^{5,8} STLHHC Steel handhole cover (standard is plastic, finish is smooth) ⁹ FBCSTL2PC 2 Piece steel base cover (standard is plastic) ⁹ IC Interior coating ¹⁰ L/AB Less anchor bolts (Include when anchor bolts are not needed) TP Tamper resistant handhole cover fasteners NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled) UL UL listed with label (Includes NEC compliant cover) BAA Buy America(n) Act Compliant ¹¹ VM/original order# Match pole to prior order or project ¹²	<u>Super durable paint colors</u> DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DGCXD Charcoal gray DTGXD Tennis green DBRXD Bright red DSBXD Steel blue DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white <u>Other finishes</u> GALV Galvanized finish <u>Architectural colors and special finishes¹³</u> [PAINT] GALV Paint over galvanizing VP30 3 year warranty extension VP53 5 year warranty extension RAL#### Use designated Lithonia Lighting nomenclature in brochure Custom color Nomenclature assigned through Customer Care "Custom Color Process"

NOTES:

- Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7-Gauge) in nomenclature. "C" - 0.120" | "G" - 0.179".
- PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, specify as drilling option/tenon option. The combination includes a required extra handhole.
Example: DM28/T20.
- Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.
- On 4" and 5" poles, VD cannot be installed if provisions (EHH, FDL, NPL, CPL) are located higher than 2/3 of the pole's total height.
Example: Pole height is 25ft, A provision cannot be placed above 16ft.
- Specify location and orientation when ordering option.
For "x": Specify the height above the base of pole in feet and inches; separate feet and inches with a "-".
Example: 5ft = 5 and 20ft 3in = 20-3
For "y": Specify orientation from handhole (A,B,C,D) Refer to the Handhole Orientation diagram below.
Example: 1/2" coupling at 5' 8", orientation C = CPL12/5-8C
- Horizontal arm is 18" x 2-3/8" O.D. tenon standard, with radius curve providing 12" rise and 2-3/8" O.D. If ordering two horizontal arm at the same height, specify with HAXxy.
Example: HA20BD.
- FDL does not come with GFCI outlet or handhole cover. These must be supplied by contractor or electrician.
- Combination of tenon-top and drill mount includes extra handhole. EHH includes cover.
- Plastic hand hole cover and base covers come standard with all poles. Items ship separately. Additional parts can be ordered as replacements.
- Provides enhanced corrosion resistance. N/A with GALV.
- Use when mill certifications are required.
- Must add original order number. Not for replacement parts or post sales issues, contact tech support or post sales teams. VM is used to ensure poles match in appearance exactly from order to order, on a single project site. A common use case would be a multi-phase project with multiple orders.
Example: VM/010-36784
- Must be quoted through AQD. Finishes do not require RFA. RAL colors available are shown in "Architectural Colors brochure". Lead times may be extended up to 2 weeks due to paint procurement.

Accessories: Order as separate catalog number.

PL DT20	Plugs for ESX drillings
PL DT8	Plugs for DMxxAS drillings
FVD xxFT	Field installed vibration damper (snake style)

SSS Square Straight Steel Poles

TECHNICAL INFORMATION — EPA (ft²) with 1.3 gust

Catalog Number	Nominal Shaft Length (ft.)*	Pole Shaft Size (Base in. x Top in. x ft.)	Wall thick (in)	Gauge	EPA (ft ²) with 1.3 gust						Approximate ship weight (lbs.)
					80 MPH	Max. weight	90 MPH	Max. weight	100 MPH	Max. weight	
SSS 10 4C	10	4.0 x 10.0	0.120"	11	30.6	765	23.8	595	18.9	473	75
SSS 12 4C	12	4.0 x 12.0	0.120"	11	24.4	610	18.8	470	14.8	370	90
SSS 14 4C	14	4.0 x 14.0	0.120"	11	19.9	498	15.1	378	11.7	293	100
SSS 16 4C	16	4.0 x 16.0	0.120"	11	15.9	398	11.8	295	8.9	223	115
SSS 18 4C	18	4.0 x 18.0	0.120"	11	12.6	315	9.2	230	6.7	168	125
SSS 20 4C	20	4.0 x 20.0	0.120"	11	9.6	240	6.7	167	4.5	150	140
SSS 20 4G	20	4.0 x 20.0	0.179"	7	14	350	11	275	8	200	198
SSS 20 5C	20	5.0 x 20.0	0.120"	11	17.7	443	12.7	343	9.4	235	185
SSS 20 5G	20	5.0 x 20.0	0.179"	7	28.1	703	21.4	535	16.2	405	265
SSS 25 4C	25	4.0 x 25.0	0.120"	11	4.8	150	2.6	100	1	50	170
SSS 25 4G	25	4.0 x 25.0	0.179"	7	10.8	270	7.7	188	5.4	135	245
SSS 25 5C	25	5.0 x 25.0	0.120"	11	9.8	245	6.3	157	3.7	150	225
SSS 25 5G	25	5.0 x 25.0	0.179"	7	18.5	463	13.3	333	9.5	238	360
SSS 30 4G	30	4.0 x 30.0	0.179"	7	6.7	168	4.4	110	2.6	65	295
SSS 30 5C	30	5.0 x 30.0	0.120"	11	4.7	150	2	50	—	—	265
SSS 30 5G	30	5.0 x 30.0	0.179"	7	10.7	267	6.7	167	3.9	100	380
SSS 30 6G	30	6.0 x 30.0	0.179"	7	19	475	13.2	330	9	225	520
SSS 35 5G	35	5.0 x 35.0	0.179"	7	5.9	150	2.5	100	—	—	440
SSS 35 6G	35	6.0 x 35.0	0.179"	7	12.4	310	7.6	190	4.2	105	540
SSS 39 6G	39	6.0 x 39.0	0.179"	7	7.2	180	3	75	—	—	605

NOTE: EPA values are based ASCE 7-93 wind map.

* For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.

TECHNICAL INFORMATION — EPA (ft²) WITH 3-SECOND GUST PER AASHTO 2013

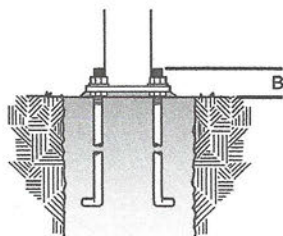
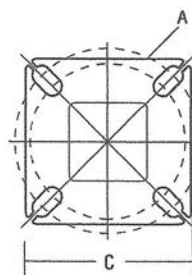
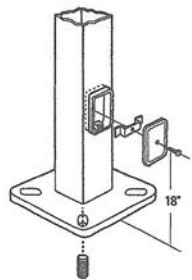
Series	Mounting Height (ft)*	Shaft Base Size	90 MPH	Max. weight	100 MPH	Max. weight	110 MPH	Max. weight	120 MPH	Max. weight	130 MPH	Max. weight	140 MPH	Max. weight	150 MPH	Max. weight	Approximate ship weight (lbs.)
SSS	10	4C	20	500	16	400	13	325	10.5	263	8.5	213	7	175	6	150	75
SSS	12	4C	16	400	13	325	10	250	8	200	6.5	163	5	125	4	100	90
SSS	14	4C	13.5	338	10	250	7.5	188	6	150	4.5	113	3.5	88	2.5	63	100
SSS	16	4C	10.5	263	7.5	188	5.5	138	4	100	3	75	1.5	38	1	25	115
SSS	18	4C	8	200	5.5	138	4	100	2.5	63	1.5	38	0.5	13	—	—	125
SSS	18	4G	13	325	9.5	238	7	175	5	125	3.5	88	2.5	63	1.5	38	185
SSS	18	5C	13	325	9.5	238	6.5	163	4.5	113	3	75	1.5	38	.5	13	170
SSS	20	4C	6	150	4	100	2.5	63	1	25	—	—	—	—	—	—	140
SSS	20	4G	10.5	263	7.5	188	5.5	138	3.5	88	2	50	1	25	—	—	205
SSS	20	5C	10	250	7	175	4.5	113	2.5	63	1	25	—	—	—	—	185
SSS	20	5G	20	500	15	375	11.5	288	8.5	213	6	150	4.5	113	3	75	265
SSS	25	4C	2	50	0.5	13	—	—	—	—	—	—	—	—	—	—	170
SSS	25	4G	5.5	138	3	75	1.5	38	—	—	—	—	—	—	—	—	245
SSS	25	5C	4.5	113	2	50	—	—	—	—	—	—	—	—	—	—	225
SSS	25	5G	12	300	8.5	213	5.5	138	3	75	1.5	38	—	—	—	—	360
SSS	25	6G	19	475	13.5	338	9	225	5.5	138	3	75	1	25	—	—	445
SSS	30	4G	1.5	38	—	—	—	—	—	—	—	—	—	—	—	—	291
SSS	30	5C	—	—	—	—	—	—	—	—	—	—	—	—	—	—	265
SSS	30	5G	6.5	163	3.5	88	1	25	—	—	—	—	—	—	—	—	380
SSS	30	6G	11	275	6	150	2.5	63	—	—	—	—	—	—	—	—	520
SSS	35	5G	2	50	—	—	—	—	—	—	—	—	—	—	—	—	440
SSS	35	6G	4	100	—	—	—	—	—	—	—	—	—	—	—	—	540
SSS	39	6G	—	—	—	—	—	—	—	—	—	—	—	—	—	—	605

NOTE: AASHTO 2013 criteria is the most conservative existing EPA calculation. For poles not showing EPA values under AASHTO 2013, EPA values may exist under commercial criteria (see table above).

*For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.

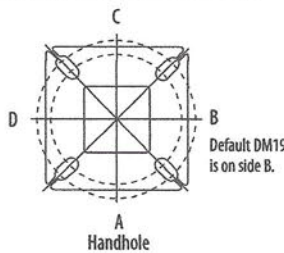
SSS Square Straight Steel Poles

BASE DETAIL



ANCHORAGE AND TEMPLATE INFORMATION								
Shaft base size	Bolt circle A	Bolt projection B	Base square C	Base plate thickness	Template description	Anchor bolt description	Bolt size (in. x in. x in.)	Anchor bolt and template description
4"C	8" – 9"	3.25"– 3.75"	8"– 8.25"	0.75"	ABTEMPLATE PJ50004	AB18-0	3/4 x 18 x 3	ABSSS-4C
4"G	8" – 9"	3.38"– 3.75"	8"– 8.25"	0.875"	ABTEMPLATE PJ50004	AB30-0	3/4 x 30 x 3	ABSSS-4G
5"	10" – 12"	3.5"– 4"	11"	1"	ABTEMPLATE PJ50010	AB36-0	1 x 36 x 4	ABSSS-5
6"	11" – 13"	4"– 4.50"	12.5"	1"	ABTEMPLATE PJ50011	AB36-0	1 x 36 x 4	N/A

HANDHOLE ORIENTATION



- IMPORTANT INSTALLATION NOTES:**
- Do not erect poles without having fixtures installed.
 - Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates.
 - If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
 - Lithonia Lighting is not responsible for the foundation design.
 - Bolt circles have +/- 1/2" tolerance.

CAUTION: These specifications are intended for general purposes only. Lithonia Lighting reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.



POLE-SSS

D-Series Size 2

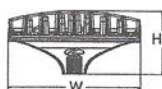
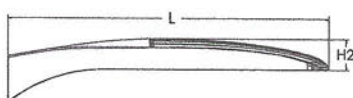
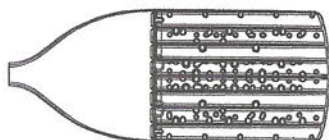
LED Area Luminaire



d#series

Specifications

EPA:	1.06 ft ² (0.10 m ²)
Length:	40.59" (103.1 cm)
Width:	16.76" (42.6 cm)
Height H1:	8.11" (20.6 cm)
Height H2:	3.96" (10.1 cm)
Weight:	46 lbs (20.9 kg)



Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of up to 80% vs. 1000W HID and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX2 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED												
Series	LEDs	Color temperature ²	Color Rendering Index ²	Distribution		Voltage		Mounting				
DSX2 LED	Forward optics		(this section 70CRI only)	AFR	Automotive front row	T5M	Type V medium	MVOLT	(120V-277V) ⁴	Shipped included		
	P1	P5	30K 3000K	70CRI	T1S	Type I short	T5LG	Type V low glare	HVOLT	(347V-480V) ^{5,6}	SPA	Square pole mounting (#8 drilling)
	P2	P6	40K 4000K	70CRI	T2M	Type II medium	T5W	Type V wide	XVOLT	(277V - 480V) ^{7,8}	RPA	Round pole mounting (#8 drilling)
	P3	P7	50K 5000K	70CRI	T3M	Type III medium	BLC3	Type III backlight control ³	120 ^{16,26}			
	P4	P8	(this section 80CRI only, extended lead times apply)		T3LG	Type III low glare ³	BLC4	Type IV backlight control ³	208 ^{16,26}			
	Rotated optics				T4M	Type IV medium			240 ^{16,26}			
	P10 ¹	P13 ¹	27K 2700K	80CRI	T4LG	Type IV low glare ³	LCCO	Left corner cutoff ³	277 ^{16,26}			
	P11 ¹	P14 ¹	30K 3000K	80CRI	TFTM	Forward throw medium	RCCO	Right corner cutoff ³	347 ^{16,26}			
	P12 ¹		35K 3500K	80CRI					480 ^{16,26}			
			40K 4000K	80CRI								
		50K 5000K	80CRI									

Control options		Other options		Finish (required)
Shipped installed		Shipped installed		DDBXD Dark Bronze
NLTAIR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient senso, 8-40' mounting height, ambient sensor enabled at 2fc. ^{13, 12, 20, 21}	SPD20KV	20KV surge protection	DBLXD Black
PIR	High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. ^{13, 20, 21}	HS	Houseside shield (black finish standard) ²²	DNAXD Natural Aluminum
PER	NEMA twist-lock receptacle only (controls ordered separate) ¹⁴	L90	Left rotated optics ¹	DWHXD White
PERS	Five-pin receptacle only (controls ordered separate) ^{14, 21}	R90	Right rotated optics ¹	DDBTXD Textured dark bronze
		CCE	Coastal Construction ²³	DBLBXD Textured black
		HA	50°C ambient operation ²⁴	DNATXD Textured natural aluminum
		BAA	Buy America(n) Act Compliant	DWHGXD Textured white
		SF	Single fuse (120, 277, 347V) ²⁵	
		DF	Double fuse (208, 240, 480V) ²⁶	
		3G	Vibration rated for 3G ²⁷	
		Shipped separately		
		EGSR	External Glare Shield (reversible, field install required, matches housing finish)	
		BSDB	Bird Spikes (field install required)	



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DSX2-LED
Rev. 09/05/23
Page 1 of 10

Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²⁵
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²⁵
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²⁵
DSH08T SBK	Shorting cap ²⁵
DSX2HS P#	House-side shield (enter package number 1-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXSPAS (FINISH)	Square pole adapter #5 drilling (specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSXIEGSR (FINISH)	External glare shield (specify finish)
DSX2BSDB (FINISH)	Bird spike deterrent bracket (specify finish)

NOTES

- 1 Rotated optics available with packages P10, P11, P12, P13 and P14. Must be combined with option L90 or R90.
- 2 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
- 3 T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
- 4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- 5 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- 6 HVOLT not available with package P10 when combined with option NLTAIR2 PIRHN or option PIR.
- 7 XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
- 8 XVOLT not available in package P10. XVOLT not available with fusing (SF or DF).
- 9 SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
- 10 WBA cannot be combined with Type 5 distributions plus photocell (PER).
- 11 NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this [link](#).
- 12 NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P10 using HVOLT. NLTAIR2 PIRHN not available with P10 using XVOLT.
- 13 PIR not available with NLTAIR2 PIRHN, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. PIR not available with P10 using HVOLT. PIR not available with P10 using XVOLT.
- 14 PER/PER5/PER7 not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- 15 FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
- 16 BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS. BL30 or BL50 must specify 120, 277 or 347V. Consult tech support for 208, 240 or 480V.
- 17 DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
- 18 DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
- 19 DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads on P1, P2, P3, P4, P5 (2 drivers). Note: Provides 60/40 operation using (2) different sets of leads on P6, P7, P8, P9, P10, P11, P12, P13, P14 (3 drivers).
- 20 Reference Motion Sensor Default Settings table on page 4 to see functionality.
- 21 Reference Controls Options table on page 4.
- 22 HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- 23 CCE option not available with option BS and EGSR. Contact Technical Support for availability.
- 24 Option HA not available with performance packages P5, P6, P7, P8, P13 and P14.
- 25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
- 26 Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).
- 27 Option 3G for use with (MA) mast arm mount only when 3G vibration is required.

Shield Accessories



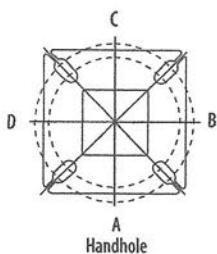
External Glare Shield (EGSR)



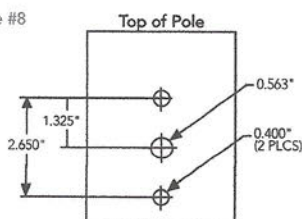
House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION



Template #8



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Minimum Acceptable Outside Pole Dimension							
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPAS	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX2 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX2 with SPA	1.06	2.12	1.84	2.32	---	2.33
DSX2 with SPAS, SPA8N	1.07	2.14	1.90	2.43	---	2.44
DSX2 with RPA, RPA5	1.07	2.14	1.90	2.43	2.31	2.44
DSX2 with MA	1.20	2.40	2.12	3.00	2.92	3.00



COMMERCIAL OUTDOOR

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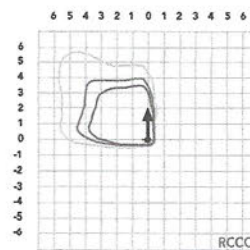
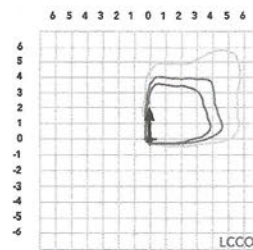
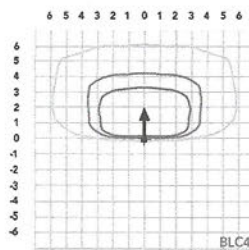
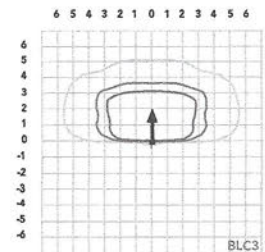
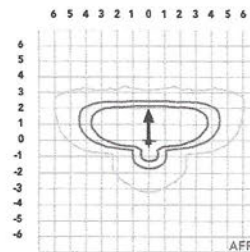
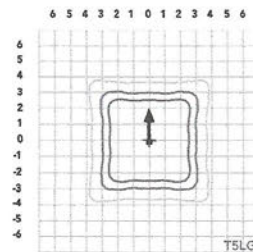
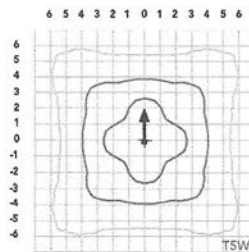
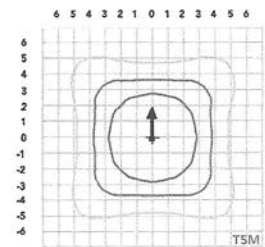
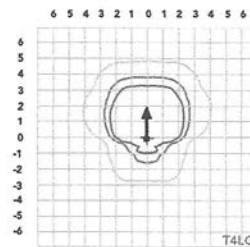
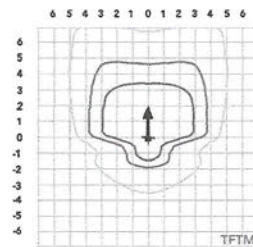
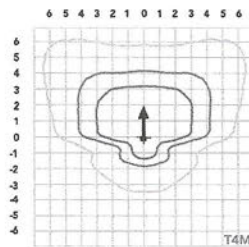
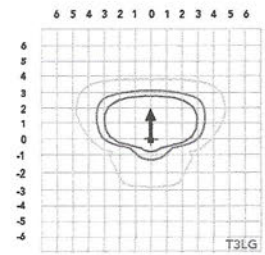
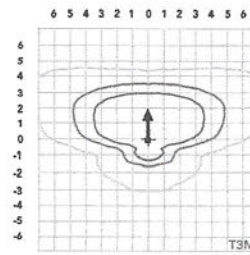
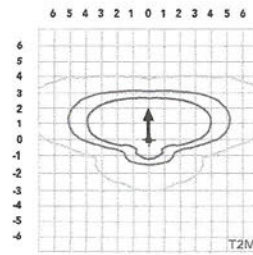
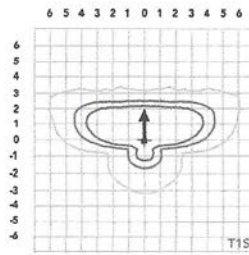
DSX2-LED
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Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit [Lithonia Lighting's homepage](https://www.lithonia.com).

Isofootcandle plots for the DSX2 LED P8 40K 70CRI. Distances are in units of mounting height (40').

LEGEND



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	1.04
5°C	1.03
10°C	1.03
15°C	1.02
20°C	1.01
25°C	1.00
30°C	0.99
35°C	0.98
40°C	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.95
50,000	0.90
100,000	0.82

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use published values for each package based on input watts and lumens by optic type.

Electrical Load

	Performance Package	LED Count	Drive Current (mA)	Wattage	Current (A)					
					120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	80	530	135	1.12	0.65	0.56	0.49	0.39	0.28
	P2	80	700	181	1.49	0.86	0.75	0.65	0.52	0.37
	P3	80	850	222	1.83	1.05	0.91	0.79	0.63	0.46
	P4	80	1050	277	2.27	1.31	1.14	0.98	0.79	0.57
	P5	80	1250	333	2.72	1.57	1.36	1.18	0.94	0.68
	P6	100	1050	345	2.85	1.64	1.42	1.23	0.98	0.71
	P7	100	1250	414	3.41	1.97	1.70	1.48	1.18	0.85
	P8	100	1400	466	3.85	2.22	1.93	1.67	1.33	0.96
Rotated Optics (Requires L90 or R90)	P10	90	530	152	1.27	0.73	0.63	0.55	0.44	0.32
	P11	90	700	203	1.69	0.97	0.84	0.73	0.58	0.42
	P12	90	850	249	2.06	1.19	1.03	0.89	0.71	0.52
	P13	90	1200	358	2.95	1.70	1.47	1.28	1.02	0.74
	P14	90	1400	421	3.46	2.00	1.73	1.50	1.20	0.87

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80 CRI		90 CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls r5BG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclipse.	nLight Air r5BG	nLight AIR sensors can be programmed and commissioned from the ground using the CLAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics																			
Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	135W	80	530	T1S	19,946	2	0	3	148	20,787	2	0	3	155	21,192	2	0	3	158
				T2M	18,477	3	0	4	137	19,256	3	0	4	143	19,632	3	0	4	146
				T3M	18,691	3	0	5	139	19,480	3	0	5	145	19,859	3	0	5	148
				T3LG	16,696	2	0	2	124	17,400	2	0	2	129	17,740	2	0	2	132
				T4M	18,970	3	0	5	141	19,770	3	0	5	147	20,155	3	0	5	150
				T4LG	17,253	2	0	2	128	17,981	2	0	2	134	18,331	2	0	2	136
				TFTM	19,101	3	0	5	142	19,907	3	0	5	148	20,295	3	0	5	151
				T5M	19,517	5	0	3	145	20,341	5	0	3	151	20,737	5	0	3	154
				TSW	19,834	5	0	3	147	20,670	5	0	3	154	21,073	5	0	3	157
				TSLG	19,574	4	0	2	146	20,400	4	0	2	152	20,797	4	0	2	155
				BLC3	13,595	0	0	3	101	14,169	0	0	3	105	14,445	0	0	3	107
				BLC4	14,042	0	0	4	104	14,634	0	0	4	109	14,919	0	0	4	111
				RCCO	13,718	1	0	3	102	14,297	1	0	3	106	14,576	1	0	3	108
				LCCO	13,718	1	0	3	102	14,297	1	0	3	106	14,576	1	0	3	108
				AFR	19,946	2	0	3	148	20,787	2	0	3	155	21,192	2	0	3	158
P2	179W	80	700	T1S	25,520	3	0	3	142	26,597	3	0	3	148	27,116	3	0	3	151
				T2M	23,641	3	0	5	132	24,638	3	0	5	137	25,118	3	0	5	140
				T3M	23,915	3	0	5	133	24,924	3	0	5	139	25,410	3	0	5	142
				T3LG	21,363	3	0	3	119	22,264	3	0	3	124	22,698	3	0	3	127
				T4M	24,272	3	0	5	135	25,296	3	0	5	141	25,789	3	0	5	144
				T4LG	22,075	3	0	3	123	23,006	3	0	3	128	23,455	3	0	3	131
				TFTM	24,440	3	0	5	136	25,471	3	0	5	142	25,967	3	0	5	145
				T5M	24,972	5	0	3	139	26,026	5	0	3	145	26,533	5	0	3	148
				TSW	25,377	5	0	4	142	26,448	5	0	4	148	26,963	5	0	4	150
				TSLG	25,045	4	0	2	140	26,101	4	0	2	146	26,610	4	0	2	148
				BLC3	17,395	0	0	4	97	18,129	0	0	4	101	18,482	0	0	4	103
				BLC4	17,966	0	0	4	100	18,724	0	0	5	104	19,089	0	0	5	107
				RCCO	17,552	1	0	4	98	18,293	1	0	4	102	18,649	1	0	4	104
				LCCO	17,552	1	0	4	98	18,293	1	0	4	102	18,649	1	0	4	104
				AFR	25,520	3	0	3	142	26,597	3	0	3	148	27,116	3	0	3	151
P3	219W	80	850	T1S	30,127	3	0	4	137	31,398	3	0	4	143	32,010	3	0	4	146
				T2M	27,908	3	0	5	127	29,085	3	0	5	133	29,652	3	0	5	135
				T3M	28,232	3	0	5	129	29,423	3	0	5	134	29,996	3	0	5	137
				T3LG	25,218	3	0	3	115	26,282	3	0	3	120	26,794	3	0	3	122
				T4M	28,652	3	0	5	131	29,861	3	0	5	136	30,443	3	0	5	139
				T4LG	26,059	3	0	3	119	27,159	3	0	3	124	27,688	3	0	3	126
				TFTM	28,851	3	0	5	132	30,068	3	0	5	137	30,654	3	0	5	140
				T5M	29,479	5	0	4	134	30,723	5	0	4	140	31,322	5	0	4	143
				TSW	29,957	5	0	4	137	31,221	5	0	4	142	31,830	5	0	4	145
				TSLG	29,565	4	0	2	135	30,812	5	0	2	140	31,413	5	0	2	143
				BLC3	20,535	0	0	4	94	21,401	0	0	4	98	21,818	0	0	4	99
				BLC4	21,209	0	0	5	97	22,104	0	0	5	101	22,534	0	0	5	103
				RCCO	20,720	1	0	4	94	21,594	1	0	4	98	22,015	1	0	4	100
				LCCO	20,720	1	0	4	94	21,594	1	0	4	98	22,015	1	0	4	100
				AFR	30,127	3	0	4	137	31,398	3	0	4	143	32,010	3	0	4	146
P4	273W	80	1050	T1S	35,879	3	0	4	132	37,392	3	0	4	137	38,121	3	0	4	140
				T2M	33,236	3	0	5	122	34,638	3	0	5	127	35,313	3	0	5	130
				T3M	33,622	3	0	5	123	35,040	3	0	5	129	35,723	3	0	5	131
				T3LG	30,033	3	0	4	110	31,300	3	0	4	115	31,910	3	0	4	117
				T4M	34,123	3	0	5	125	35,562	3	0	5	130	36,255	3	0	5	133
				T4LG	31,035	3	0	4	114	32,344	3	0	4	119	32,974	3	0	4	121
				TFTM	34,359	3	0	5	126	35,808	3	0	5	131	36,506	3	0	5	134
				T5M	35,108	5	0	4	129	36,589	5	0	4	134	37,302	5	0	4	137
				TSW	35,677	5	0	4	131	37,182	5	0	5	136	37,907	5	0	5	139
				TSLG	35,209	5	0	3	129	36,695	5	0	3	135	37,410	5	0	3	137
				BLC3	24,456	0	0	4	90	25,487	0	0	4	93	25,984	0	0	5	95
				BLC4	25,258	0	0	5	93	26,324	0	0	5	97	26,837	0	0	5	98
				RCCO	24,676	1	0	4	91	25,717	1	0	4	94	26,218	1	0	4	96
				LCCO	24,676	1	0	4	91	25,717	1	0	4	94	26,218	1	0	4	96
				AFR	35,879	3	0	4	132	37,392	3	0	4	137	38,121	3	0	4	140

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics																			
Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P5	327W	80	1250	T1S	41,149	3	0	4	126	42,885	3	0	4	131	43,721	3	0	4	134
				T2M	38,118	4	0	5	117	39,727	4	0	5	122	40,501	4	0	5	124
				T3M	38,561	3	0	5	118	40,187	3	0	5	123	40,971	3	0	5	125
				T3LG	34,445	3	0	4	105	35,898	3	0	4	110	36,598	3	0	4	112
				T4M	39,135	3	0	5	120	40,786	3	0	5	125	41,581	3	0	5	127
				T4LG	35,594	3	0	4	109	37,095	3	0	4	114	37,818	3	0	4	116
				TFTM	39,406	3	0	5	121	41,069	3	0	5	126	41,869	3	0	5	128
				T5M	40,265	5	0	4	123	41,964	5	0	4	128	42,782	5	0	5	131
				T5W	40,918	5	0	5	125	42,644	5	0	5	131	43,475	5	0	5	133
				T5LG	40,382	5	0	3	124	42,085	5	0	3	129	42,906	5	0	3	131
				BLC3	28,048	0	0	5	86	29,231	0	0	5	90	29,801	0	0	5	91
				BLC4	28,969	0	0	5	89	30,191	0	0	5	92	30,779	0	0	5	94
				RCCO	28,301	2	0	5	87	29,495	2	0	5	90	30,070	2	0	5	92
				LCCO	28,301	2	0	5	87	29,495	2	0	5	90	30,070	2	0	5	92
				P6	342W	100	1050	AFR	41,149	3	0	4	126	42,885	3	0	4	131	43,721
T1S	45,968	3	0					4	135	47,907	3	0	5	140	48,841	3	0	5	143
T2M	42,582	4	0					5	125	44,379	4	0	5	130	45,244	4	0	5	132
T3M	43,076	4	0					5	126	44,894	4	0	5	131	45,769	4	0	5	134
T3LG	38,479	3	0					4	113	40,102	3	0	4	117	40,884	3	0	4	120
T4M	43,719	4	0					5	128	45,563	4	0	5	133	46,451	4	0	5	136
T4LG	39,762	3	0					4	116	41,439	3	0	4	121	42,247	3	0	4	124
TFTM	44,021	3	0					5	129	45,878	4	0	5	134	46,772	4	0	5	137
T5M	44,980	5	0					5	132	46,878	5	0	5	137	47,792	5	0	5	140
T5W	45,710	5	0					5	134	47,638	5	0	5	139	48,566	5	0	5	142
T5LG	45,111	5	0					3	132	47,014	5	0	3	138	47,930	5	0	3	140
BLC3	31,333	0	0					5	92	32,655	0	0	5	96	33,291	0	0	5	97
BLC4	32,361	0	0					5	95	33,726	0	0	5	99	34,384	0	0	5	101
RCCO	31,615	2	0					5	93	32,949	2	0	5	96	33,591	2	0	5	98
LCCO	31,615	2	0					5	93	32,949	2	0	5	96	33,591	2	0	5	98
P7	409W	100	1250	AFR	45,968	3	0	4	135	47,907	3	0	5	140	48,841	3	0	5	143
				T1S	52,692	3	0	5	129	54,915	3	0	5	134	55,986	3	0	5	137
				T2M	48,811	4	0	5	119	50,871	4	0	5	124	51,862	4	0	5	127
				T3M	49,378	4	0	5	121	51,461	4	0	5	126	52,464	4	0	5	128
				T3LG	44,107	3	0	4	108	45,968	3	0	4	112	46,864	3	0	5	115
				T4M	50,114	4	0	5	122	52,228	4	0	5	128	53,246	4	0	5	130
				T4LG	45,579	3	0	4	111	47,501	3	0	4	116	48,427	3	0	4	118
				TFTM	50,460	4	0	5	123	52,589	4	0	5	129	53,614	4	0	5	131
				T5M	51,560	5	0	5	126	53,735	5	0	5	131	54,783	5	0	5	134
				T5W	52,396	5	0	5	128	54,607	5	0	5	133	55,671	5	0	5	136
				T5LG	51,710	5	0	4	126	53,891	5	0	4	132	54,941	5	0	4	134
				BLC3	35,916	1	0	5	88	37,431	1	0	5	91	38,161	1	0	5	93
				BLC4	37,095	0	0	5	91	38,660	0	0	5	94	39,413	0	0	5	96
				RCCO	36,240	2	0	5	89	37,769	2	0	5	92	38,505	2	0	5	94
				LCCO	36,240	2	0	5	89	37,769	2	0	5	92	38,505	2	0	5	94
P8	462W	100	1400	AFR	52,692	3	0	5	129	54,915	3	0	5	134	55,986	3	0	5	137
				T1S	57,662	3	0	5	125	60,094	4	0	5	130	61,266	4	0	5	132
				T2M	53,415	4	0	5	116	55,668	4	0	5	120	56,753	4	0	5	123
				T3M	54,034	4	0	5	117	56,314	4	0	5	122	57,412	4	0	5	124
				T3LG	48,267	3	0	5	104	50,304	3	0	5	109	51,284	3	0	5	111
				T4M	54,840	4	0	5	119	57,154	4	0	5	124	58,268	4	0	5	126
				T4LG	49,877	3	0	5	108	51,981	3	0	5	112	52,994	3	0	5	115
				TFTM	55,219	4	0	5	119	57,549	4	0	5	124	58,671	4	0	5	127
				T5M	56,423	5	0	5	122	58,803	5	0	5	127	59,949	5	0	5	130
				T5W	57,338	5	0	5	124	59,757	5	0	5	129	60,921	5	0	5	132
				T5LG	56,586	5	0	4	122	58,974	5	0	4	128	60,123	5	0	4	130
				BLC3	39,303	1	0	5	85	40,962	1	0	5	89	41,760	1	0	5	90
				BLC4	40,593	0	0	5	88	42,306	0	0	5	91	43,130	0	0	5	93
				RCCO	39,658	2	0	5	86	41,331	2	0	5	89	42,137	2	0	5	91
				LCCO	39,658	2	0	5	86	41,331	2	0	5	89	42,137	2	0	5	91
AFR	57,662	3	0	5	125	60,094	4	0	5	130	61,266	4	0	5	132				

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Rotated Optics																							
Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K								
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)								
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW				
P10	152W	90	530	T1S	22,798	4	0	4	150	23,760	4	0	4	156	24,223	4	0	4	159				
				T2M	21,119	5	0	5	139	22,010	5	0	5	145	22,439	5	0	5	148				
				T3M	21,361	5	0	5	141	22,262	5	0	5	147	22,696	5	0	5	149				
				T3LG	19,084	4	0	4	126	19,889	4	0	4	131	20,277	4	0	4	133				
				T4M	21,679	5	0	5	143	22,594	5	0	5	149	23,034	5	0	5	152				
				T4LG	19,717	4	0	4	130	20,549	4	0	4	135	20,950	4	0	4	138				
				TFTM	21,833	5	0	5	144	22,754	5	0	5	150	23,197	5	0	5	153				
				T5M	22,305	5	0	3	147	23,246	5	0	3	153	23,699	5	0	3	156				
				T5W	22,667	5	0	3	149	23,623	5	0	4	155	24,084	5	0	4	158				
				T5LG	22,370	4	0	2	147	23,314	4	0	2	153	23,768	4	0	2	156				
				BLC3	15,539	4	0	4	102	16,194	4	0	4	107	16,510	4	0	4	109				
				BLC4	16,048	4	0	4	106	16,725	4	0	4	110	17,051	4	0	4	112				
				RCCO	15,679	1	0	3	103	16,340	1	0	3	108	16,659	1	0	3	110				
				LCCO	15,679	1	0	3	103	16,340	1	0	3	108	16,659	1	0	3	110				
				AFR	22,798	4	0	4	150	23,760	4	0	4	156	24,223	4	0	4	159				
				P11	203W	90	700	T1S	29,222	4	0	4	144	30,455	4	0	4	150	31,048	4	0	4	153
								T2M	27,070	5	0	5	134	28,212	5	0	5	139	28,762	5	0	5	142
T3M	27,380	5	0					5	135	28,535	5	0	5	141	29,091	5	0	5	144				
T3LG	24,462	4	0					4	121	25,493	4	0	4	126	25,990	4	0	4	128				
T4M	27,788	5	0					5	137	28,960	5	0	5	143	29,525	5	0	5	146				
T4LG	25,273	4	0					4	125	26,339	4	0	4	130	26,853	4	0	4	133				
TFTM	27,985	5	0					5	138	29,165	5	0	5	144	29,734	5	0	5	147				
T5M	28,591	5	0					4	141	29,797	5	0	4	147	30,377	5	0	4	150				
T5W	29,054	5	0					4	143	30,280	5	0	4	149	30,870	5	0	4	152				
T5LG	28,673	4	0					2	142	29,883	4	0	2	148	30,465	5	0	2	150				
BLC3	19,917	4	0					4	98	20,757	4	0	4	102	21,162	4	0	4	104				
BLC4	20,570	5	0					5	102	21,437	5	0	5	106	21,855	5	0	5	108				
RCCO	20,097	1	0					4	99	20,945	1	0	4	103	21,353	1	0	4	105				
LCCO	20,097	1	0					4	99	20,945	1	0	4	103	21,353	1	0	4	105				
AFR	29,222	4	0					4	144	30,455	4	0	4	150	31,048	4	0	4	153				
P12	248W	90	850					T1S	34,526	5	0	5	139	35,983	5	0	5	145	36,684	5	0	5	148
								T2M	31,984	5	0	5	129	33,333	5	0	5	135	33,983	5	0	5	137
				T3M	32,350	5	0	5	131	33,715	5	0	5	136	34,372	5	0	5	139				
				T3LG	28,902	4	0	4	117	30,121	4	0	4	122	30,708	4	0	4	124				
				T4M	32,832	5	0	5	133	34,217	5	0	5	138	34,884	5	0	5	141				
				T4LG	29,861	4	0	4	121	31,120	4	0	4	126	31,727	5	0	4	128				
				TFTM	33,064	5	0	5	134	34,459	5	0	5	139	35,131	5	0	5	142				
				T5M	33,780	5	0	4	136	35,205	5	0	4	142	35,891	5	0	4	145				
				T5W	34,327	5	0	4	139	35,776	5	0	4	145	36,473	5	0	4	147				
				T5LG	33,878	5	0	3	137	35,307	5	0	3	143	35,995	5	0	3	145				
				BLC3	23,532	5	0	5	95	24,525	5	0	5	99	25,003	5	0	5	101				
				BLC4	24,303	5	0	5	98	25,328	5	0	5	102	25,822	5	0	5	104				
				RCCO	23,745	1	0	4	96	24,747	1	0	4	100	25,229	1	0	4	102				
				LCCO	23,745	1	0	4	96	24,747	1	0	4	100	25,229	1	0	4	102				
				AFR	34,526	5	0	5	139	35,983	5	0	5	145	36,684	5	0	5	148				

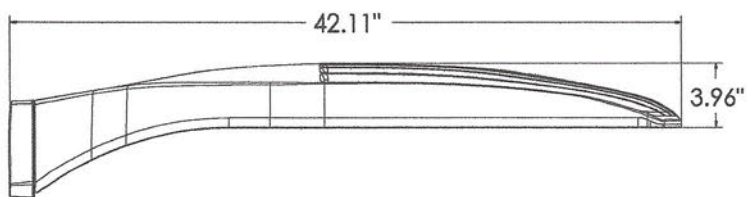
Performance Data

Lumen Output

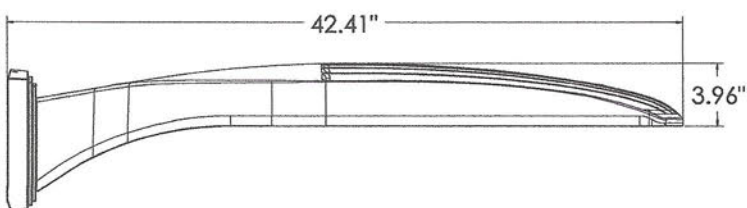
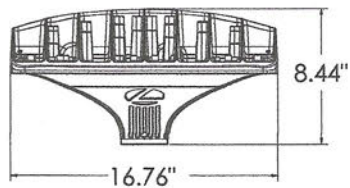
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Rotated Optics																			
Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					{3000K, 70 CRI}					{4000K, 70 CRI}					{5000K, 70 CRI}				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P13	354W	90	1200	T1S	45,748	5	0	5	129	47,678	5	0	5	135	48,608	5	0	5	137
				T2M	42,380	5	0	5	120	44,168	5	0	5	125	45,029	5	0	5	127
				T3M	42,865	5	0	5	121	44,673	5	0	5	126	45,544	5	0	5	129
				T3LG	38,296	5	0	5	108	39,911	5	0	5	113	40,689	5	0	5	115
				T4M	43,503	5	0	5	123	45,339	5	0	5	128	46,222	5	0	5	131
				T4LG	39,566	5	0	5	112	41,235	5	0	5	117	42,039	5	0	5	119
				TFTM	43,811	5	0	5	124	45,659	5	0	5	129	46,549	5	0	5	132
				T5M	44,760	5	0	5	126	46,648	5	0	5	132	47,557	5	0	5	134
				T5W	45,485	5	0	5	129	47,404	5	0	5	134	48,328	5	0	5	137
				T5LG	44,889	5	0	3	127	46,783	5	0	3	132	47,695	5	0	3	135
				BLC3	31,181	5	0	5	88	32,496	5	0	5	92	33,130	5	0	5	94
				BLC4	32,202	5	0	5	91	33,561	5	0	5	95	34,215	5	0	5	97
				RCCO	31,463	2	0	5	89	32,790	2	0	5	93	33,429	2	0	5	94
				LCCO	31,463	2	0	5	89	32,790	2	0	5	93	33,429	2	0	5	94
				AFR	45,748	5	0	5	129	47,678	5	0	5	135	48,608	5	0	5	137
				P14	415W	90	1400	T1S	51,272	5	0	5	123	53,435	5	0	5	129	54,476
T2M	47,497	5	0					5	114	49,500	5	0	5	119	50,465	5	0	5	121
T3M	48,040	5	0					5	116	50,067	5	0	5	121	51,043	5	0	5	123
T3LG	42,919	5	0					5	103	44,730	5	0	5	108	45,602	5	0	5	110
T4M	48,756	5	0					5	117	50,813	5	0	5	122	51,803	5	0	5	125
T4LG	44,343	5	0					5	107	46,214	5	0	5	111	47,115	5	0	5	113
TFTM	49,101	5	0					5	118	51,172	5	0	5	123	52,169	5	0	5	126
T5M	50,164	5	0					5	121	52,280	5	0	5	126	53,299	5	0	5	128
T5W	50,977	5	0					5	123	53,127	5	0	5	128	54,163	5	0	5	130
T5LG	50,309	5	0					4	121	52,432	5	0	4	126	53,453	5	0	4	129
BLC3	34,945	5	0					5	84	36,420	5	0	5	88	37,130	5	0	5	89
BLC4	36,090	5	0					5	87	37,613	5	0	5	91	38,346	5	0	5	92
RCCO	35,261	2	0					5	85	36,749	2	0	5	88	37,465	2	0	5	90
LCCO	35,261	2	0					5	85	36,749	2	0	5	88	37,465	2	0	5	90
AFR	51,272	5	0					5	123	53,435	5	0	5	129	54,476	5	0	5	131

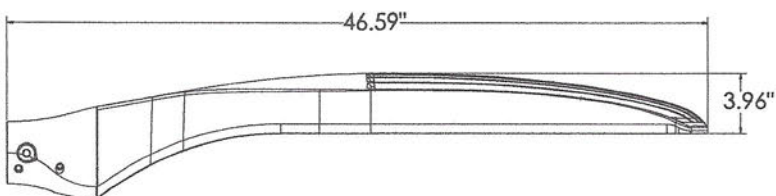
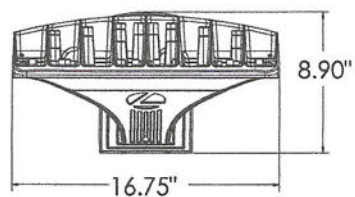
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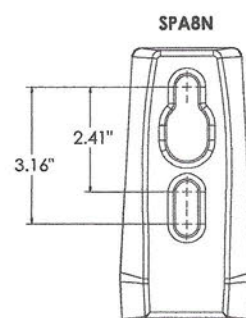
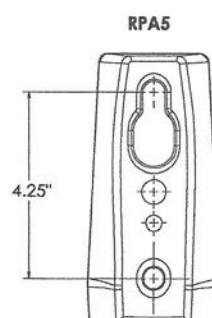
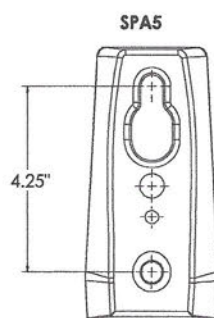
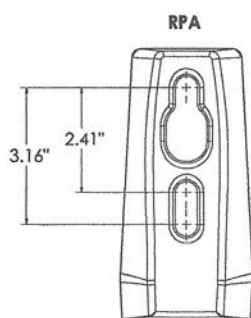
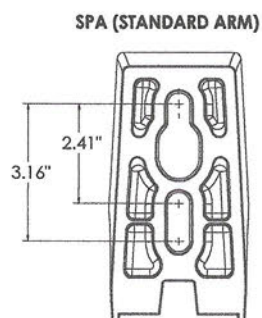
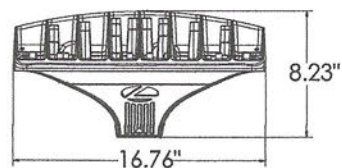
DSX2 with RPA, RPA5, SPA5, SPA8N mount
Weight: 48 lbs



DSX2 with WBA mount
Weight: 50 lbs



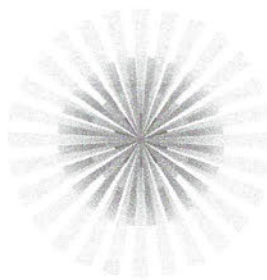
DSX2 with MA mount
Weight: 50 lbs



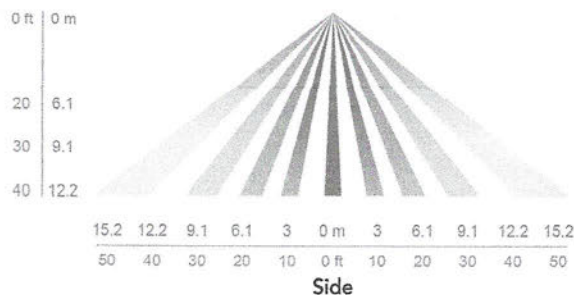
nLight Control - Sensor Coverage and Settings

nLight Sensor Coverage Pattern

NLTAIR2 PIRHN



Top



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Area Size 2 reflects the embedded high performance LED technology. It is ideal for applications like car dealerships and large parking lots adjacent to malls, transit stations, grocery stores, home centers, and other big-box retailers.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 1.5G. 3G vibration rated available for (MA) mast arm mount when specifying option 3G. Low EPA (1.06 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

Coastal Construction (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

OPTICS

Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K, or 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 2 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L82/100,000 hrs at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily-serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

STANDARD CONTROLS

The DSX2 LED area luminaire has a number of control options. DSX Size 2, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensor with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

nLIGHT AIR CONTROLS

The DSX2 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found [here](#).

LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/CPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

BUY AMERICAN ACT

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

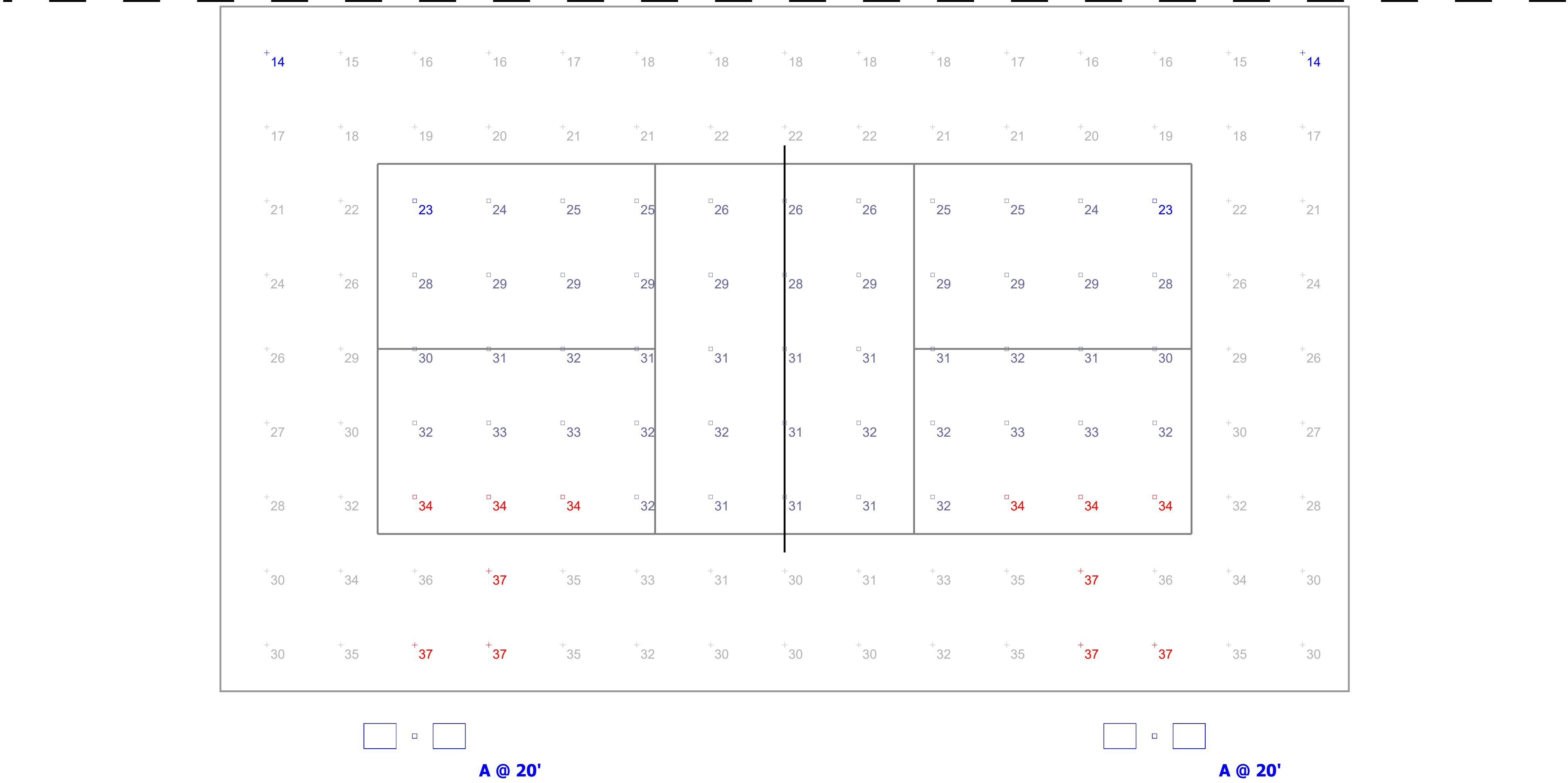
Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



COMMERCIAL OUTDOOR

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DSX2-LED
Rev. 09/05/23
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Plan View
Scale - 1/4" = 1ft

Schedule								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Light Loss Factor	Total Lamp Lumens	Wattage
	A	2	Lithonia Lighting	[...]	[...]	0.95	93702.58	830.94
			Lithonia Lighting	DSX2 LED P14 50K 80CRI T4M R90	D-Series Size 2 Area Luminaire P14 Performance Package 5000K CCT 80 CRI Type 4 Medium Optics Rotated 90 Degrees to Right	0.95	46851	415.47
			Lithonia Lighting	DSX2 LED P14 50K 80CRI T4M L90	D-Series Size 2 Area Luminaire P14 Performance Package 5000K CCT 80 CRI Type 4 Medium Optics Rotated 90 Degrees to Left	0.95	46851	415.47

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
COURT - 36" ABOVE GRADE		30 fc	34 fc	23 fc	1.5:1	1.3:1
NOTES: 1. CALCULATION POINT WORK PLANE: 36" ABOVE FINISHED GRADE 2. FIXTURE MOUNTING HEIGHT: 20'-0" AFG 3. CALCULATIONS PROVIDED BY KSA ARE NOT A GUARANTEE OF PERFORMANCE. ACTUAL LIGHT LEVELS MAY VARY.**						



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: ANN KLAASSEN, ASSISTANT DIRECTOR
DATE: NOVEMBER 9, 2023
SUBJECT: 84 ABBOTTSFORD ROAD - VARIATIONS (CASE NO. 23-20-V2)

INTRODUCTION

On November 13, 2023, the Zoning Board of Appeals (ZBA) is scheduled to hold a public hearing on an application submitted by Brandan Matthews (the "Applicant") as the owner of the property located at 84 Abbotsford Road (the "Subject Property"). The Applicant requests approval of the following zoning variations to allow construction of additions to the existing residence on the Subject Property:

1. **Roofed Lot Coverage (RLC)** of 1,605.76 square feet, whereas a maximum of 1,332.28 square feet is permitted, a variation of 273.48 square feet (20.53%) [Section 17.30.030 – Intensity of Use of Lot] [Note: The existing improvements currently consist of 1,572.17 square feet. The proposed addition would add 33.59 square feet of RLC];
2. **Gross Floor Area (GFA)** of 2,549.78 square feet, whereas a maximum of 1,973.75 square feet is permitted, a variation of 576.03 square feet (29.18%) [Section 17.30.040 – Maximum Building Size] [Note: The existing improvements currently consist of 2,442.1 square feet. The proposed addition would add 107.68 square feet of GFA];
3. **Corner Yard Setback** of 7 feet from the private drive easement along the north property line, whereas a minimum of 9 feet is required, a variation of 2 feet (22.22%) [Section 17.30.050 – Front and Corner Yard Setbacks] [Note: The residence currently provides a corner yard setback of 7 feet]; and
4. **Structural changes necessary to provide new window openings** in the legally nonconforming south side building wall of the existing residence that provides a side yard setback of 4.8 feet, whereas a minimum of 6 feet is required [Section 17.64.060 – Nonconformities].

A mailed notice was sent to property owners within 250 feet of the Subject Property in compliance with the Zoning Ordinance. The hearing was properly noticed in the *Winnetka Talk* on October 26, 2023. As of the date of this memo, staff has not received any written comment from the public regarding this application.

The Village Council has final jurisdiction on this request as only the Council has the authority to grant variations to (i) exceed roofed lot coverage limitations by more than 20%; and (ii) allow a zoning lot with a pre-FAR building (constructed prior to 1989) to exceed the maximum permitted GFA by more than 10%. Typically, the ZBA has final jurisdiction on requests to reduce a corner yard setback for a principal building by no more than 50% of the required setback. Additionally, the Zoning Administrator typically has final jurisdiction on requests to allow structural changes necessary to provide new window openings in a legally nonconforming side building wall; however, since this request includes additional

zoning relief for which the ZBA and the Zoning Administrator do not have jurisdiction, the Village Council also has final jurisdiction on the requests to reduce the corner yard setback and to allow structural changes to provide new window openings in the legally nonconforming south side building wall.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.11 acres in size, is located on the west side of Abbottsford Road, between Warwick Road and Winnetka Avenue, and contains an existing two-story residence and a portion of a shared detached garage (see Figure 1). The property is considered a corner lot due to the existence of an easement, as recorded on the Whiteson and Johnson's Plat of Subdivision, for a private drive for the owners of the three lots within the subdivision of which the Subject Property, 404 Winnetka Avenue, and 88 Abbottsford Road are a part of. Given the Zoning Ordinance defines "private street" as "the area lying within the described limits of a right-of-way or easement for vehicular traffic, created by virtue of a recorded or registered instrument for ingress and egress, which area the owners or occupants of three or more lots or parcels of land have the right to use", the area of the easement is excluded from the lot area of each lot for zoning purposes. Even though 88 Abbottsford does not currently utilize the easement, the recorded easement is still in effect and as such the area of the easement on the Subject Property is excluded from the lot area for zoning purposes (see Figure 2).

The property is zoned R-5 Single Family Residential, and it is surrounded by the same (see Figure 3). The Comprehensive Plan designates the Subject Property as appropriate for single family residential development. The zoning of the property is consistent with the Comprehensive Plan.

The existing lot is a legally nonconforming corner lot that is 4,934.37 square feet in net lot area, while the minimum required lot area for a corner lot in the R-5 District is 8,900 square feet. Also, the lot has an average lot width of 37.49 feet, while the minimum required average lot width for a corner lot in the R-5 District is 70 feet.



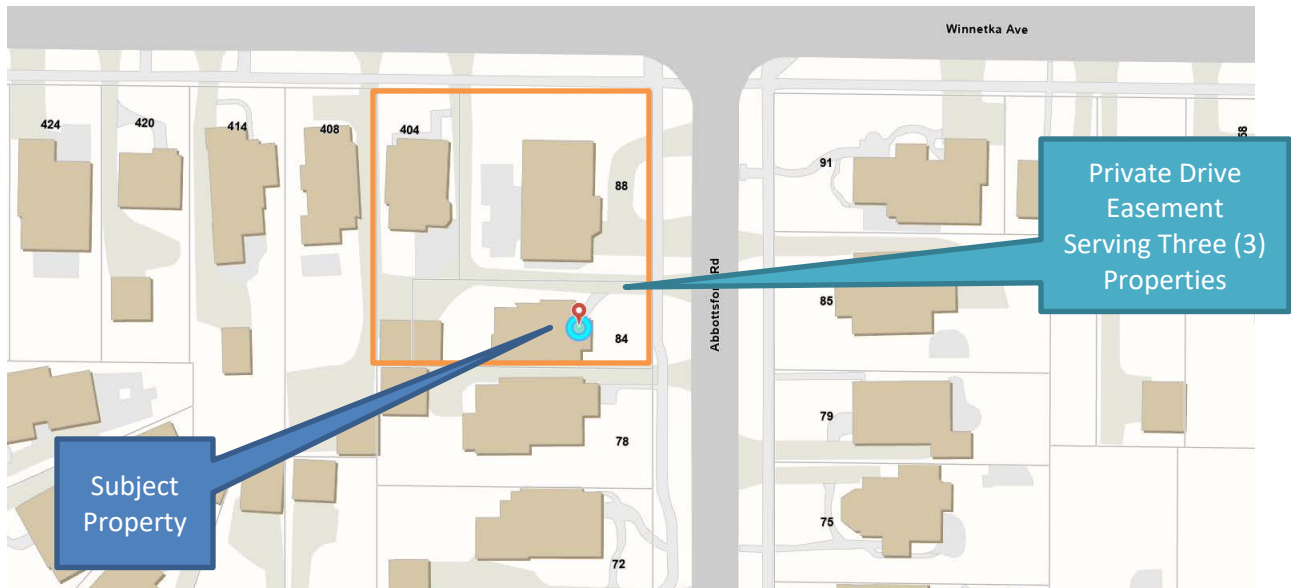


Figure 2 – GIS Map View

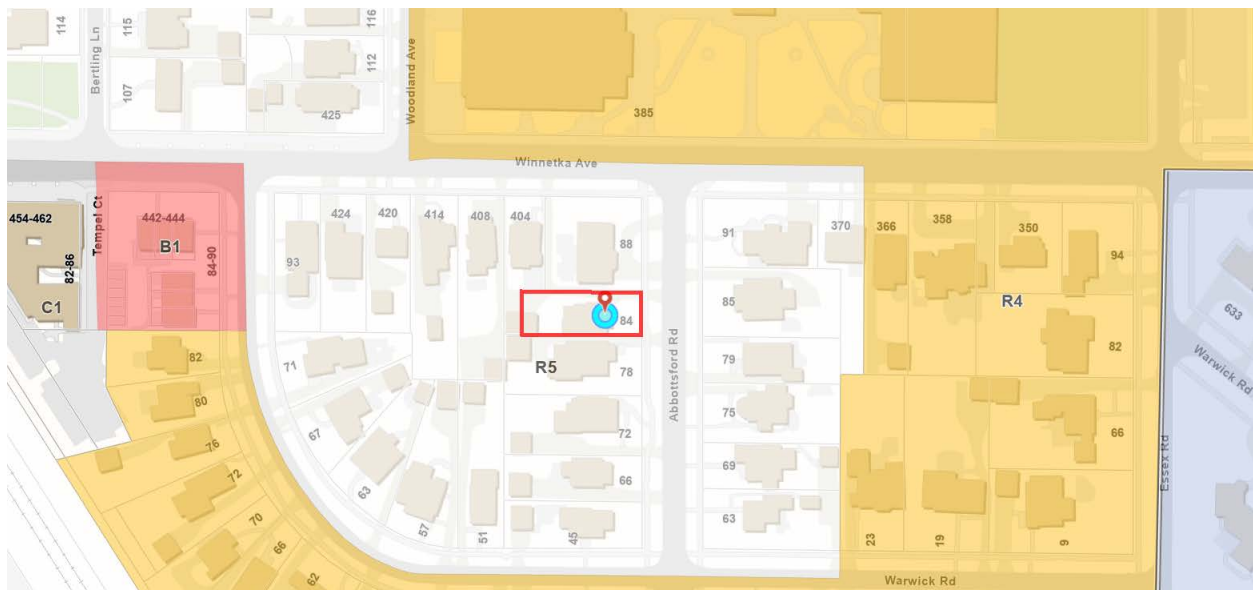


Figure 3 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

The residence was built in 1921. The following subsequent building permits were issued in:

1. 1927 to construct an addition to the residence; and
2. 1953 to construct a screened porch addition to the residence.

The Applicant acquired the property in October 2022. There are two previous zoning cases on file for the Subject Property:

1. In July 1953, ZBA Case No. 790 was approved by the ZBA granting a variation to exceed the maximum permitted building area to allow a screened porch addition to the existing residence; and
2. In October 2020, ZBA Case No. 20-29-ZA was approved by the Zoning Administrator granting a

variation to allow structural repairs necessary to replace the roof of the existing nonconforming detached garage and studs as needed in the legally nonconforming west side building wall that provides less than the minimum required side yard setback of 6 feet and the legally nonconforming south building wall that provides less than the minimum required rear yard setback of two feet.

Figure 4 below is a current photo of the site.



Figure 4 – Subject Property (Front Elevation – Abbottsford Road)

PROPOSED PLAN

The variations are being requested in order to construct additions on the north and west elevations of the existing residence. The proposed addition on the first floor includes expansion of the existing mudroom as well as expansion of the screened porch. The second floor addition would consist of expansion of the primary bedroom. Currently, the second floor consists of four bedrooms and one bathroom. The proposed plan would result in a primary bedroom suite, two bedrooms, and one hall bathroom. For a total of three bedrooms and two bathrooms on the second floor. The proposed plan also includes replacing a single window on the first floor with three shorter windows and replacing a single window on the second floor with two windows in a slightly different location. These windows are all located in the legally nonconforming south side building wall. A new covered front porch is also proposed; however zoning relief is not necessary for this porch.

The proposed additions represent a net increase in GFA of approximately 107 square feet and an increase in roofed lot coverage of approximately 33 square feet. The proposed additions are described as follows:

First Floor:

- Mudroom expansion measuring 3.7 feet by 1.75 feet (6.47 square feet); and
- Screened porch expansion measuring approximately 27 square feet.

Second Floor:

- Primary bedroom expansion measuring approximately 12.5 feet by 6 feet (net increase of 72.87 square feet).

Excerpts of the proposed site plan, floor plans, and proposed building elevations are provided below and on the following pages as Figures 5 through 11. The complete set of plans are provided in the application materials (Attachment C).

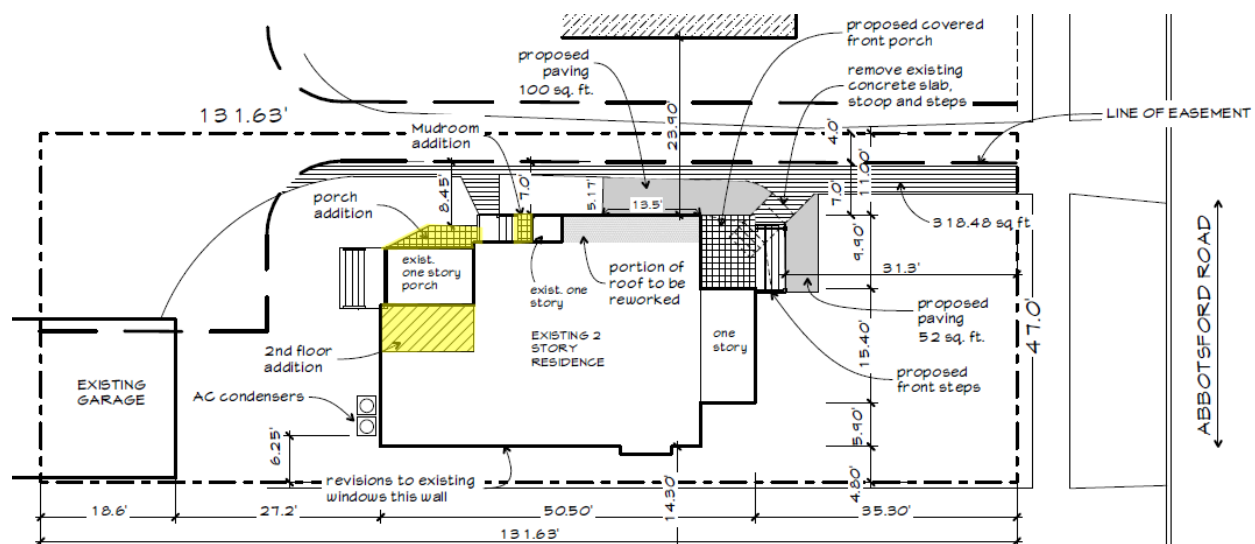


Figure 5 – Excerpt of Proposed Site Plan

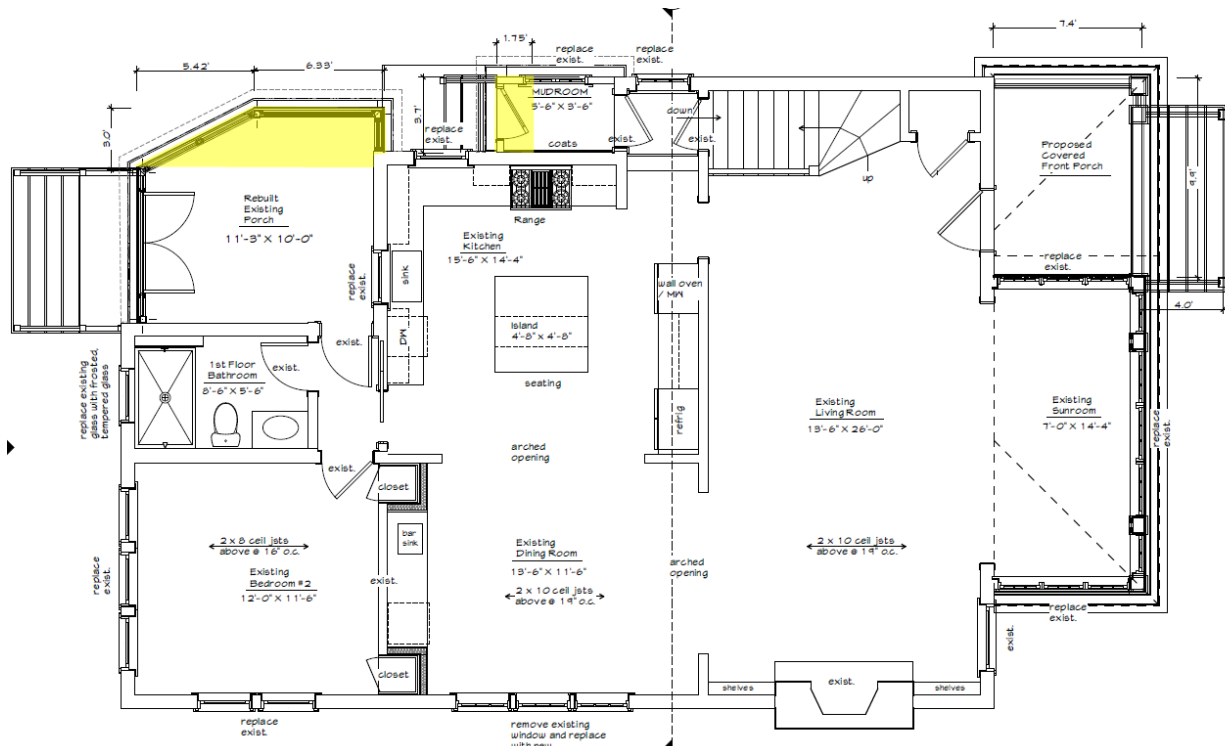


Figure 6 – Proposed First Floor Plan

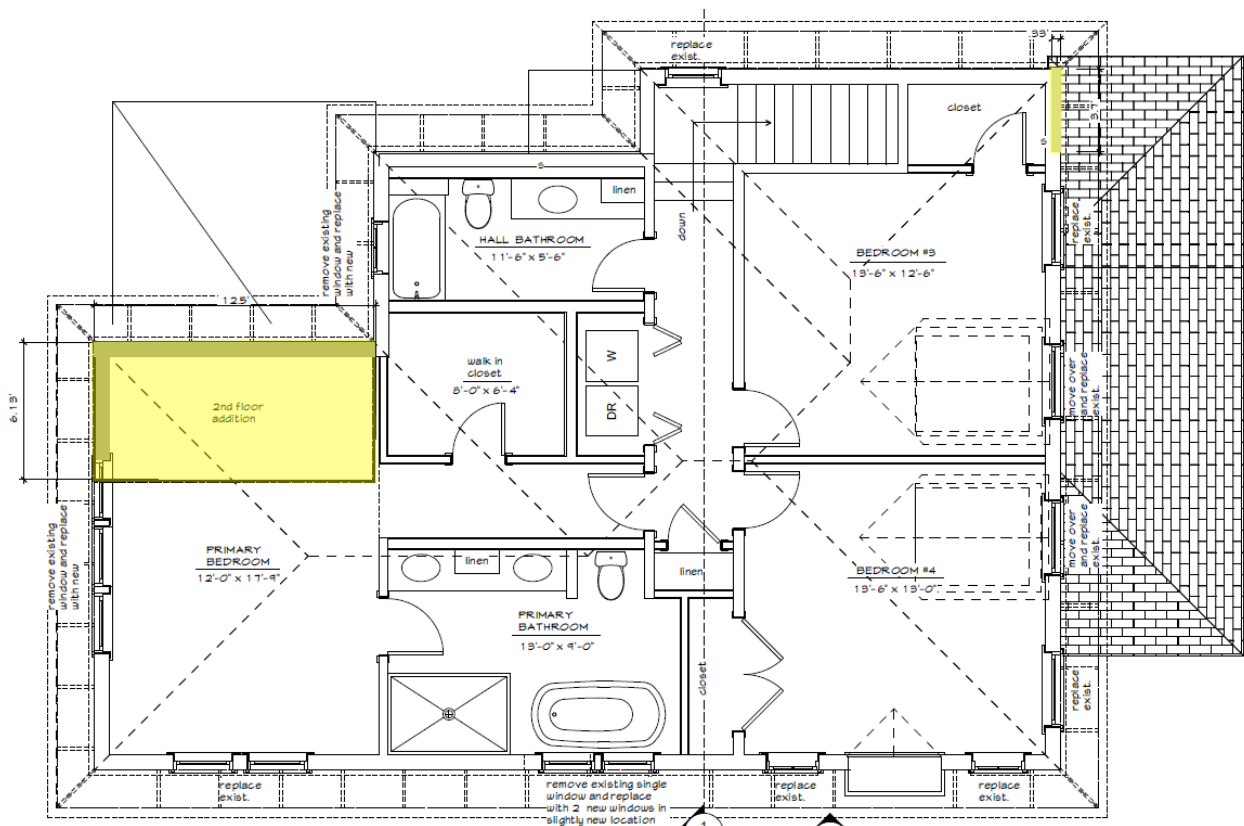


Figure 7 – Proposed Second Floor Plan

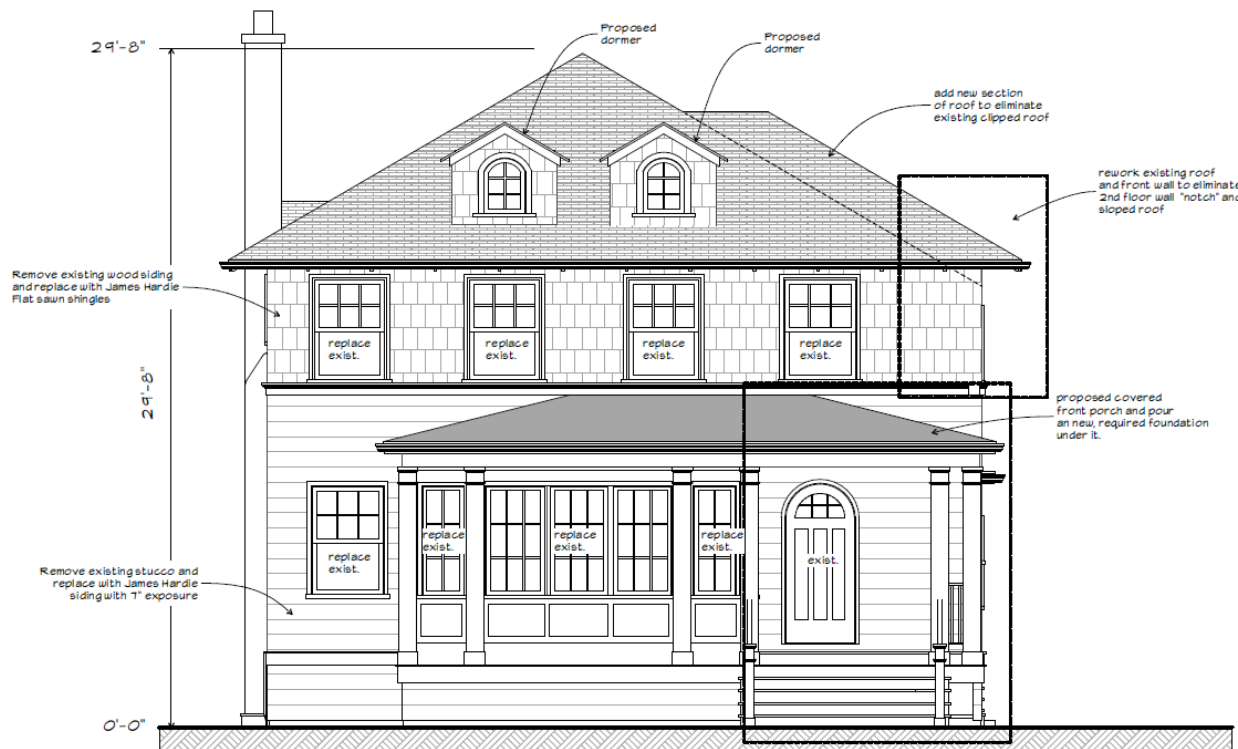


Figure 8 – Proposed Front Elevation (Abbottsford Road)

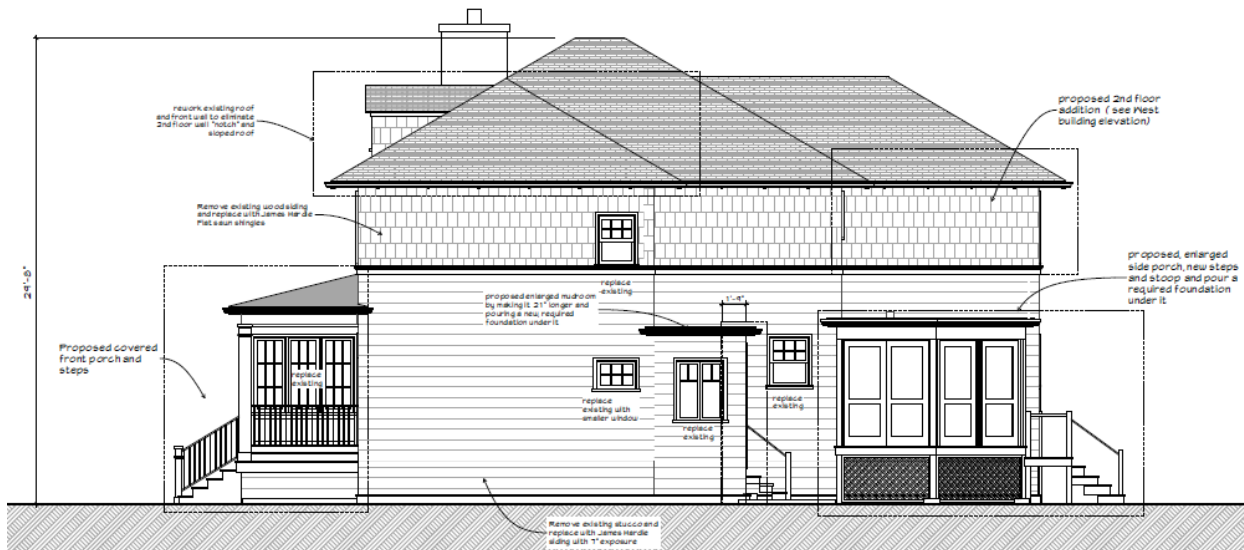


Figure 9 – Proposed Corner Elevation (North)

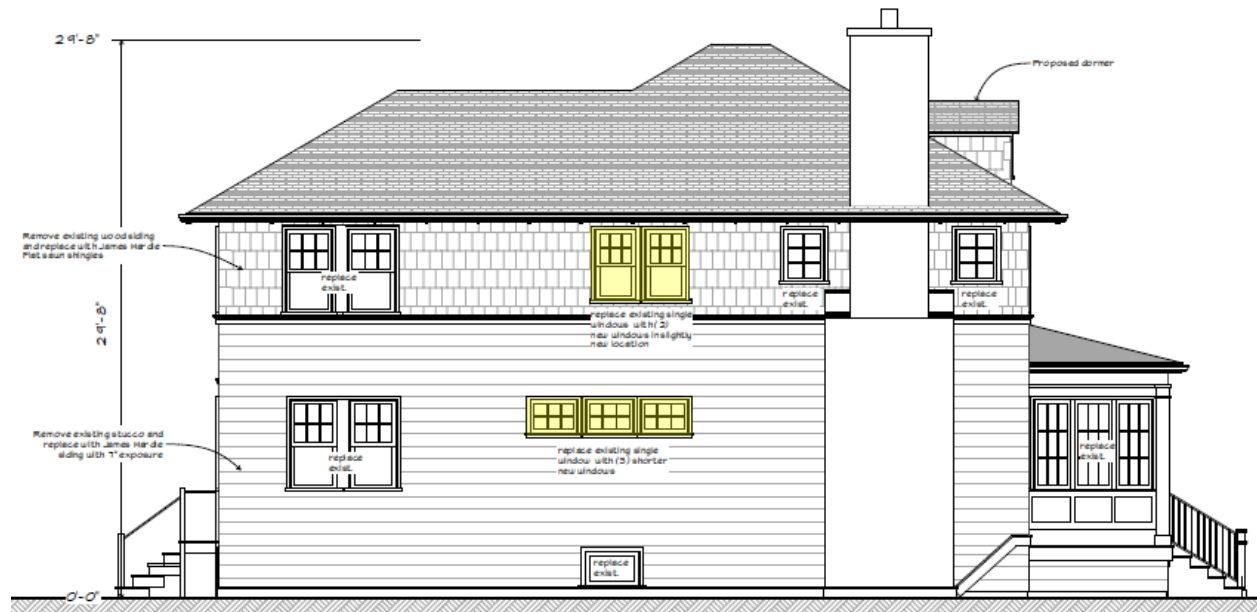


Figure 10 – Proposed Side Elevation (South)



Figure 11 – Proposed Rear Elevation (West)

Given the ZBA often receives questions regarding the stormwater regulations applicable to a specific request being considered by the ZBA, attached is a Stormwater Matrix (Attachment B). Based on the proposed plan it appears additional stormwater detention would not be required. However, a final determination will be made by Village Engineering staff upon submittal of the permits necessary for the proposed improvements, which are required to comply with the Village stormwater regulations. Figure 12 on the following page represents the Subject Property's proximity to the floodplain; the cyan represents the 100-year flood area.



Figure 12 – GIS Floodplain Map

REQUESTED ZONING RELIEF

The attached Zoning Matrix highlights the existing lot and the proposed improvements' compliance with the R-5 zoning district (Attachment A). Four variations are being requested: (1) roofed lot coverage; (2) gross floor area; (3) minimum corner yard setback; and (4) structural changes necessary to provide new window openings.

Maximum Roofed Lot Coverage (RLC). The site currently contains 1,572.17 square feet of RLC, exceeding the maximum permitted RLC by 239.89 square feet (18%). The net increase in RLC with the proposed additions is 33.59 square feet, bringing the total RLC to 1,605.76 square feet, whereas a maximum of 1,332.28 square feet is permitted, a variation of 273.48 square feet (20.53%).

Maximum Building Size (GFA). The site currently contains 2,442.1 square feet of GFA, exceeding the maximum permitted GFA by 468.35 square feet (23.73%). The net increase in GFA with the proposed additions is 107.68 square feet, bringing the total GFA to 2,549.78 square feet, whereas a maximum of 1,973.75 square feet is permitted, a variation of 576.03 square feet (29.18%).

Corner Yard Setback (Private Drive Easement). The existing residence is legally nonconforming with respect to the required corner yard setback as it currently provides a corner yard setback of 7 feet from the outer limits of the private drive easement along the north property line of the Subject Property, encroaching the minimum required setback of 9 feet by 2 feet. The proposed addition would also provide a corner yard setback of 7 feet, requiring a variation of 2 feet (22.22%).

Structural Changes for New Window Openings. Zoning relief is necessary to allow the proposed window openings in the legally nonconforming south side building wall of the existing residence that provides a side yard setback of 4.8 feet, whereas a minimum of 6 feet is required. Existing windows may be replaced in the same location and size; however, enlarged or relocated windows in a nonconforming side building wall require approval of a zoning variation.

FINDINGS

Section 17.60.040 of the Zoning Ordinance lists eight variation standards that the Board must find a variation application meets. The Applicant has supplied as part of their application materials a narrative addressing how this proposal meets these standards.

Does the ZBA find that the requested variations meet the standards for granting such variations; and if so, is the ZBA prepared to make a recommendation to the Village Council regarding the requested relief? If so, a ZBA member may wish to make a motion recommending approval or recommending denial based upon the following:

Move to recommend **approval [denial]** of the following variations granting:

1. Roofed Lot Coverage of 1,605.76 square feet, whereas a maximum of 1,332.28 square feet is permitted, a variation of 273.48 square feet (20.53%) [Section 17.30.030 – Intensity of Use of Lot];
2. Gross Floor Area (GFA) of 2,549.78 square feet, whereas a maximum of 1,973.75 square feet is permitted, a variation of 576.05 square feet (29.18%) [Section 17.30.040 – Maximum Building Size];
3. Corner Yard Setback of 7 feet from the private drive easement along the north property line, whereas a minimum of 9 feet is required, a variation of 2 feet (22.22%) [Section 17.30.050 – Front and Corner Yard Setbacks]; and
4. Structural changes necessary to provide new window openings in the legally nonconforming south side building wall of the existing residence that provides a side yard setback of 4.8 feet, whereas a minimum of 6 feet is required [Section 17.64.060 – Nonconformities].

The Zoning Board of Appeals finds, based on evidence in the record or a public document, that the variations requested are **in harmony [not in harmony]** with the general purpose and intent of the Zoning Ordinance and that each of the following eight standards on which evidence is required pursuant to Section 17.60.050 of this Code **have been met [have not been met]** in connection with this variation application **[subject to the following conditions...]**

The eight standards to consider when granting a variation are as follows:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by regulations in that zone.
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.
3. The variation, if granted, will not alter the essential character of the locality.
4. An adequate supply of light and air to the adjacent property will not be impaired.
5. The hazard from fire and other damages to the property will not be increased.
6. The taxable value of the land and buildings throughout the Village will not diminish.
7. The congestion in the public street will not increase.
8. The public health, safety, comfort, morals, and welfare of the inhabitants of the Village will not otherwise be impaired.

ATTACHMENTS

Attachment A: Zoning Matrix

Attachment B: Stormwater Matrix

Attachment C: Application Materials

ATTACHMENT A

ZONING MATRIX

ADDRESS: 84 Abbottsford Road

CASE NO: 23-20-V2

ZONING: R-5

ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (2)
Min. Lot Size	8,900 SF	4,934.37 SF	N/A	N/A	EXISTING NONCONFORMING
Min. Average Lot Width	70 FT	37.49 FT	N/A	N/A	EXISTING NONCONFORMING
Min. Lot Depth	120 FT	131.62 FT	N/A	N/A	OK
Max. Roofed Lot Coverage	1,332.28 SF (1)	1,572.17 SF	1,605.76 SF	33.59 SF	273.48 SF (20.53%) VARIATION
Max. Gross Floor Area	1,973.75 SF (1)	2,442.1 SF	2,549.78 SF	107.68 SF	576.03 SF (29.18%) VARIATION
Max. Impermeable Lot Coverage	2,467.18 SF (1)	2,142.82 SF	2,219.31 SF	76.49 FT	OK
Max. Front Yard Lot Coverage	387 SF	101.25 FT	153.25 FT	52 FT	OK
Min. Front Yard (Abbottsford/East)	30 FT	35.3 FT	35.3 FT	0 FT	OK
Min. Corner Yard (Private Easement/North)	9 FT	7 FT	7 FT	0 FT	2 FT (22.22%) VARIATION
Min. Side Yard (South)	6 FT	4.8 FT	4.8 FT (3)	0 FT	EXISTING NONCONFORMING
Min. Rear Yard (West)	19.74 FT	45.8 FT	45.8 FT	0 FT	OK

NOTES:

- (1) Based on net lot area of 4,934.37 s.f. Gross lot area is 6,186.37 s.f. Area of private road easement (1,252 s.f.) is excluded from the lot area for zoning purposes.
- (2) Variation amount is the difference between proposed and requirement.
- (3) Variation required to allow structural changes necessary to add new window openings in the legally nonconforming south side building wall that provides less than the minimum required side yard setback.

ATTACHMENT B

Stormwater Volume Requirements for Development Sites

In addition to meeting the following storm water volume detention requirements, development sites must meet all other Village storm water management requirements such as drainage and grading, storm water release rates, storage system design requirements, etc. An exception is for lots along the lakefront that directly discharge into Lake Michigan; those lots are not required to provide stormwater volume detention on-site. They are required to meet all other Village stormwater system design requirements.

	Storm Water Detention Volume Requirements	Applicable Requirement
A. New Home Construction - Previously Developed Lot	The amount of additional required storm water detention volume is based upon the difference between maximum impermeable lot coverage, per Zoning Code, and existing lot coverage, using the run-off coefficient for a 100-year storm event for both.	
B. New Home Construction - Previously <u>Undeveloped</u> Site	The amount of required storm water detention volume is based upon the maximum impermeable lot coverage, using the run-off coefficient for 100-year storm event.	
C. Redevelopment of Site for Different Use (e.g. single family to multi-family, or commercial)	The amount of required storm water detention volume is based upon the maximum impermeable lot coverage, using the run-off coefficient for 100-year storm event.	
D. Improvements to Existing Home and/or Lot, causing an increase in impermeable lot coverage <u>greater or equal to 25%</u>.	The amount of additional required storm water detention volume is based upon the difference between the proposed and existing impermeable lot coverage, using the run-off coefficient for 100 year storm event. (Note: If the increase in impermeable lot coverage is less than 25%, additional storm water detention volume is <u>not</u> required.)	<i>Applies to 84 Abbottsford Road</i> <i>Based upon preliminary review of information to date, it appears that 84 Abbottsford Road <u>would not</u> have to provide additional storm water detention volume. However, a final determination will not occur until engineering plans are submitted with a building permit application.</i>
E. Improvements to existing lots, who currently exceed maximum impermeable lot coverage (e.g., School sites, single family and multi-family sites)	The amount of additional required storm water detention volume is based upon: a) The amount of the impermeable lot coverage (ILC) currently in excess of the maximum permitted amount of ILC allowed	

Stormwater Volume Requirements for Development Sites

	by zoning that will be removed and replaced, and/or b) The amount of ILC in addition to what currently exists on the lot. The amount of required detention value is then determined using the run-off coefficient for 100-year storm event.	
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Village of Winnetka
ZONING VARIATION APPLICATIONVILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. 23-20-12Property InformationSite Address: 84 Abbottsford RoadOwner InformationName: Mr. Brandan MatthewsPrimary Contact: emailAddress: 84 Abbottsford RoadPhone No. [REDACTED]City, State, ZIP: Winnetka, IL 60093Email: [REDACTED]Date property acquired by owner: 10/3/22Architect InformationName: Michael VenechukAttorney Information

Name: _____

Primary Contact: email

Primary Contact: _____

Address: 1615 Highland Avenue

Address: _____

City, State, ZIP: Wilmette, IL 60091

City, State, Zip: _____

Phone No. 847-894-5825

Phone No. _____

Email: [REDACTED]

Email: _____

Nature of any restrictions on property: Easement of public utilities and for private drive.

Brief explanation of variation(s) requested (attach separate sheet providing additional details):

We are applying for several small variations to the RLC and the GFA allowed. No variations to the impermeable area.

Please see attached sheet providing additional details.

Property Owner Signature

Date: 10/20/23

Michael Venechuk / Architect
1615 Highland Avenue
Wilmette, Illinois 60091
(847) 894-5825



October 11, 2023

Zoning Board of Appeals
Village of Winnetka
c/o Ann Klaassen
Assistant Director | Village of Winnetka Community Development
510 Green Bay Road
Winnetka, IL 60093

Re: Application Variations at 84 Abbottsford Road

Dear Chairman Bradley and Members of the Zoning Board of Appeals:

I am a Wilmette-based architect, and I am writing on behalf of Mr. Brandan Matthews (hereinafter "Mr. Matthews") the owner of 84 Abbottsford Road. Mr. Matthews has owned his home since 2022. Mr. Matthews would like to make modifications to his home that include reworking several windows located on the first and second floors of the south and north walls. Reworking and slightly expanding the existing mudroom and screened porch, and expanding an existing second floor bedroom over an existing first floor space. Eliminating a small portion of 2nd floor sloped roof to be level with the rest of the existing 2nd floor roof.

I have prepared the drawings for this project and I have submitted those drawings to the Community Development Department for review. In order for Mr. Matthews to complete this project, he requests the following variations:

The Whiteson and Johnson's Plat of Subdivision (recorded in 1921), which includes 404 Winnetka Avenue, **84 Abbottsford**, and 88 Abbottsford, includes an "*easement for public utilities and for private drive for owners of lots within this subdivision only.*" Given the Zoning Ordinance defines "private street" as "*the area lying within the described limits of a right-of-way or easement for vehicular traffic, created by virtue of a recorded or registered instrument for ingress and egress, which area the owners or occupants of three or more lots or parcels of land have the right to use*", the area of the easement is excluded from the lot area of each lot for zoning purposes. Even though 88 Abbottsford does not currently utilize the easement, the recorded easement is still in effect and as such the area of the easement on the 84 Abbottsford lot is excluded from the lot area for zoning purposes. Additionally, because the easement is by definition a private street, a corner yard setback of 9 feet is required from the outer limits of the easement.

Area of 84 Abbottsford outside of easement for utilities and private driveway = 6,186 sq. ft less 1,252 sq. ft = 4,934 sq. ft.

1. Maximum Permitted Building Size (GFA)

1. Maximum permitted GFA = 1,973.75 sq. Ft.
2. Existing GFA = 2,442 sq. ft.
3. Proposed GFA = 108
4. Total Existing and Proposed GFA less allowances = 2,549.78 sq. ft.

The proposed GFA of 2549.78 s.f. requires a variation of approximately 576 s.f. (29.18%) over the maximum permitted GFA of 1973.75 s.f. The existing nonconforming GFA of 2442 s.f. already exceeds the permitted GFA by 468 s.f. (23.73%), so the proposed additions are adding approximately 108 s.f. (5.45%) of GFA.

2. Maximum Roofed Lot Coverage (RLC)

1. Maximum Roofed Lot Coverage (RLC) 1,332.28 sq. ft.
2. Existing Roofed Lot Coverage = 1,572.17 sq. ft.
3. Proposed Additional Roofed Lot Coverage = 33.59 sq. ft.
4. Total Proposed Roofed Lot Coverage with allowances = 1, 605.76 sq. ft.

The proposed roofed lot coverage (RLC) of 1605.76 s.f. requires a variation a approximately 273.48 s.f. (20.53%) over the maximum permitted of 1332.28 s.f. As you know, the existing RLC is also nonconforming (1572.17 s.f., 18% over) so the proposed addition is only adding 33.59 s.f. of RLC (an increase of 2.5%).

3. Maximum Permitted Impermeable Lot Coverage

1. Maximum permitted impermeable lot coverage = 2,467 sq. ft.
2. Total Impermeable and Building Lot Coverages = 2,219 sq. ft.

The area of impermeable lot coverage (ILC) within the easement is excluded from the calculation of ILC on the site. Based on the plat of survey and the proposed plan, the proposed ILC is approximately 2219 s.f., which complies with the maximum permitted ILC of 2467 s.f. Therefore, a variation is not required from the maximum permitted ILC.

4. Setbacks:

1. Corner Lot Setback.

As noted above, a corner yard setback of 9 feet is required from the outer limits of the easement. The existing residence is also nonconforming with respect to the corner yard setback requirement as the residence currently provides a setback of 7 feet from the easement. Since the proposed front porch and the mudroom addition would also provide a setback of 7 feet, a variation of 2 feet (22%) is required from the corner yard setback requirement.

The screened porch addition would provide a setback of 8'-5", a variation of 7" (6%) is required from the corner yard setback.

Additional variances to the north wall would be to modify 2 existing windows and to rework the top portion of the wall to eliminate a small portion of sloped roof. The new roof in this area would then be at the same level as the entire, existing 2nd floor roof. Since the reworking of the existing windows and the existing roof would also provide a setback of 7 feet, a variation of 2 feet (22%) is required from the corner yard setback requirement.

2. Interior Lot Side yard Setback (south side).

The existing, interior lot side yard setback is 4.8'. The required is 6.0'. Therefore a variance is required to modify 2 existing windows in the south wall.

3. Front yard setback.

The required front yard setback is 30.0'. The front of the proposed front porch will line up with the front of his home and require no setback variance.

I. The Subject Property.

The Subject Property is located within the R-5, Single Family Residential. The Subject Property is located on the west side of Abbottsford Road. Immediately to the north, south, and west of the Subject Property are single family homes. The Subject Property has approximately 47 feet of frontage on Abbottsford Road and has a depth of approximately 131.63'. It is improved with a single-family residence and a detached garage.

II. Standards of Review.

Pursuant to the Village of Winnetka Village Code and Zoning Ordinance, any application for variations must meet the requirements of the Zoning Ordinance. As set forth more fully below, Mr. Matthews's Application meets each element of the Standards of Review.

Approval Standards for Variations

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

Response: The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by regulations in that district. The mudroom, screened porch and 2nd floor primary bedroom are all very modest in comparison to other homes in the district.

- 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;***

Response: The plight of the Owner is due to unique circumstances. The lot is very small. Mr. Matthews is holding his requests to the minimum sizes possible to make his home usable to today's

standards. A very important aspect to all of his request is that no variance is requested for impervious surface.

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

Response: The variation will not alter the essential character of the neighborhood. To the contrary, granting the variation will allow Mr. Matthews to maintain and enhance the character of the existing neighborhood.

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

Response: The proposed variation will not impair an adequate supply of light and air to the adjacent property. The distance between our proposed alterations and our neighbor to the north is 23.9'. It maintains the current existing distance.

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

Response: The proposed variations will not increase the hazard from fire and other damages to the property.

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

Response: The variations will not diminish the taxable value of the land and buildings throughout the Village. In fact, will help increase the values of the neighborhood.

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

Response: The variations will not increase the congestion in the public street.

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

Response: The variations will not otherwise impair the public health, safety, comfort, morals and welfare of the inhabitants of the Village.

Since we feel variation requests meet the standards of review under the Zoning Ordinance and the granting of the variance will allow Mr. Matthews to maintain and improve his existing home, he asks that the Zoning Board of Appeals recommend approval of his application. We look forward to the opportunity to appear at the public hearing on the application and answer any questions the Zoning Board may have. Thank you for your consideration of this request.

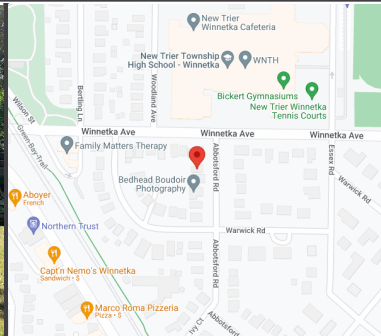
Very truly yours,

A solid black rectangular box used to redact the signature of Michael Venechuk.

Michael Venechuk



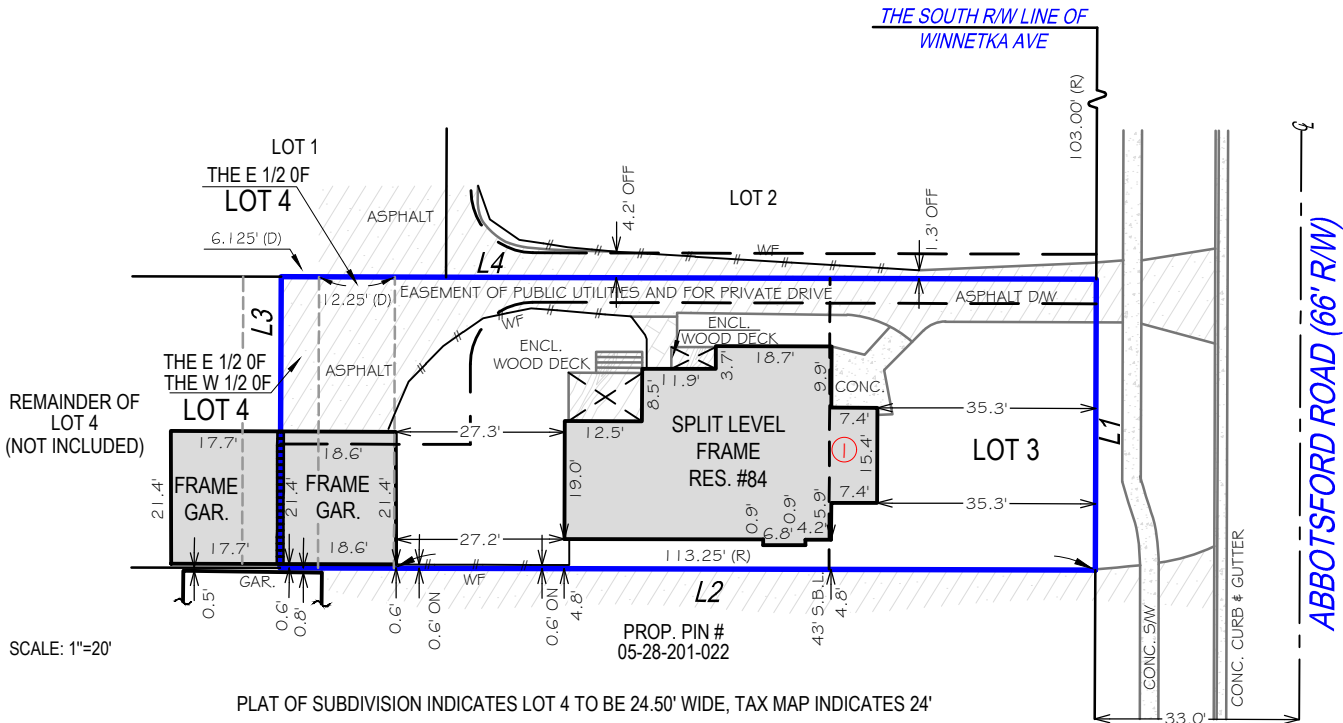
www.exactaland.com | office: 773.305.4011



PROPERTY ADDRESS: 84 ABBOTSFORD ROAD, WINNETKA, ILLINOIS 60093

SURVEY NUMBER: 2209.0922-01

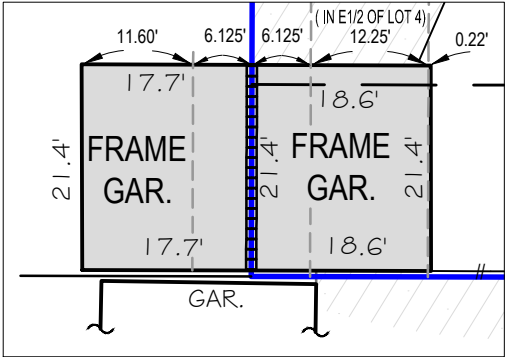
22090922
BOUNDARY SURVEY
COOK COUNTY



SCALE: 1"=20'

PROP. PIN #
05-28-201-022

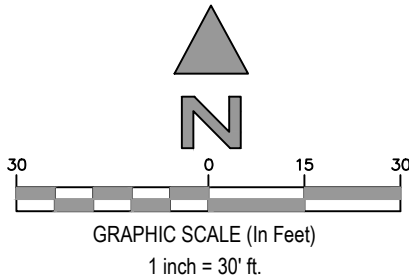
PLAT OF SUBDIVISION INDICATES LOT 4 TO BE 24.50' WIDE, TAX MAP INDICATES 24'



SCALE: 1"=20'

LINE TABLE:

- L1 S 0°12'02" W 47.00' (C)
47.00' (R)
- L2 N 89°50'06" W 131.625' (C)
131.625' (D)
- L3 N 0°12'02" E 47.00' (C)
47.00' (R)
- L4 S 89°50'06" E 131.625' (D)
131.625' (R)



AREA OF PROPERTY WITHIN EASEMENT FOR UTILITIES AND PRIVATE DRIVEWAY 1,252 SF +/-
AREA OF PROPERTY OUTSIDE OF EASEMENT 4,934 SF +/-
TOTAL AREA OF PROPERTY SURVEYED 6,186 SF +/-

STATE OF ILLINOIS } SS
COUNTY OF LASALLE }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

Handwritten signature of Warren D. Johnson



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2024
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

POINTS OF INTEREST:
1. RESIDENCE OVER BUILDING LINE 2. GARAGE OVER EASEMENT

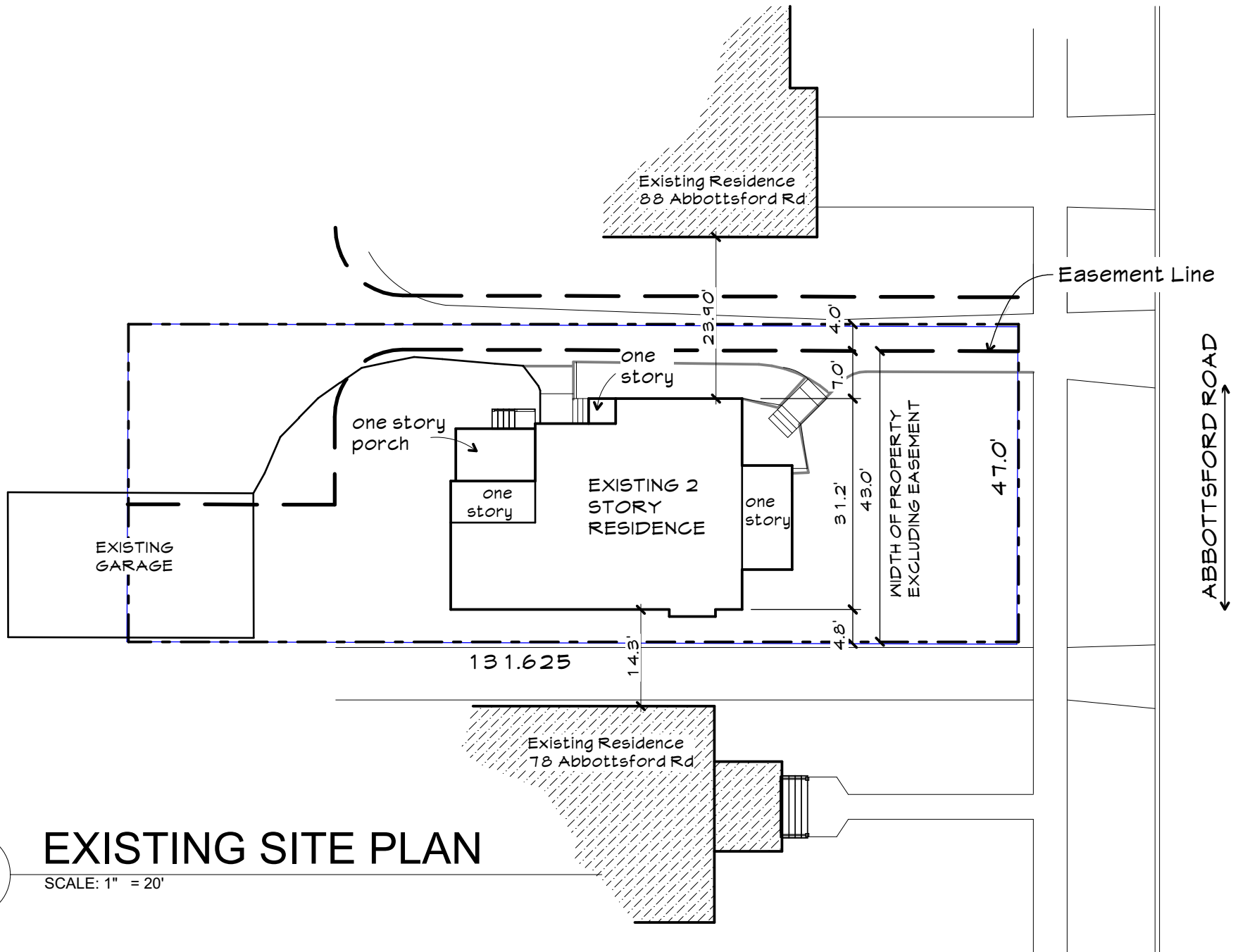


Exacta Land Surveyors, LLC
PLS# 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450



DATE OF SURVEY: 08/08/23
FIELD WORK DATE: 9/8/2022
REVISION DATE(S): (REV.1 8/10/2023) (REV.1 8/8/2023)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

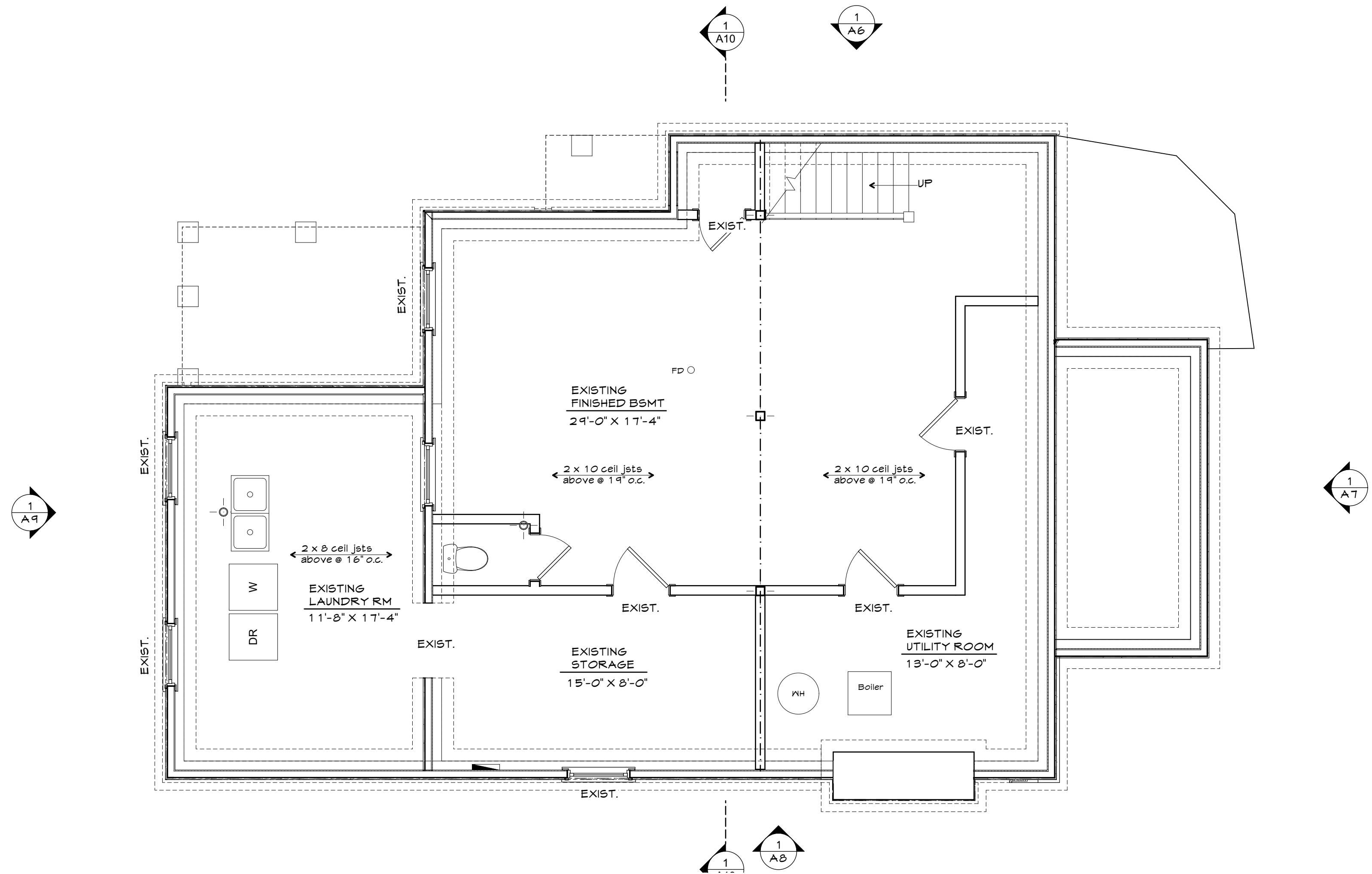


1

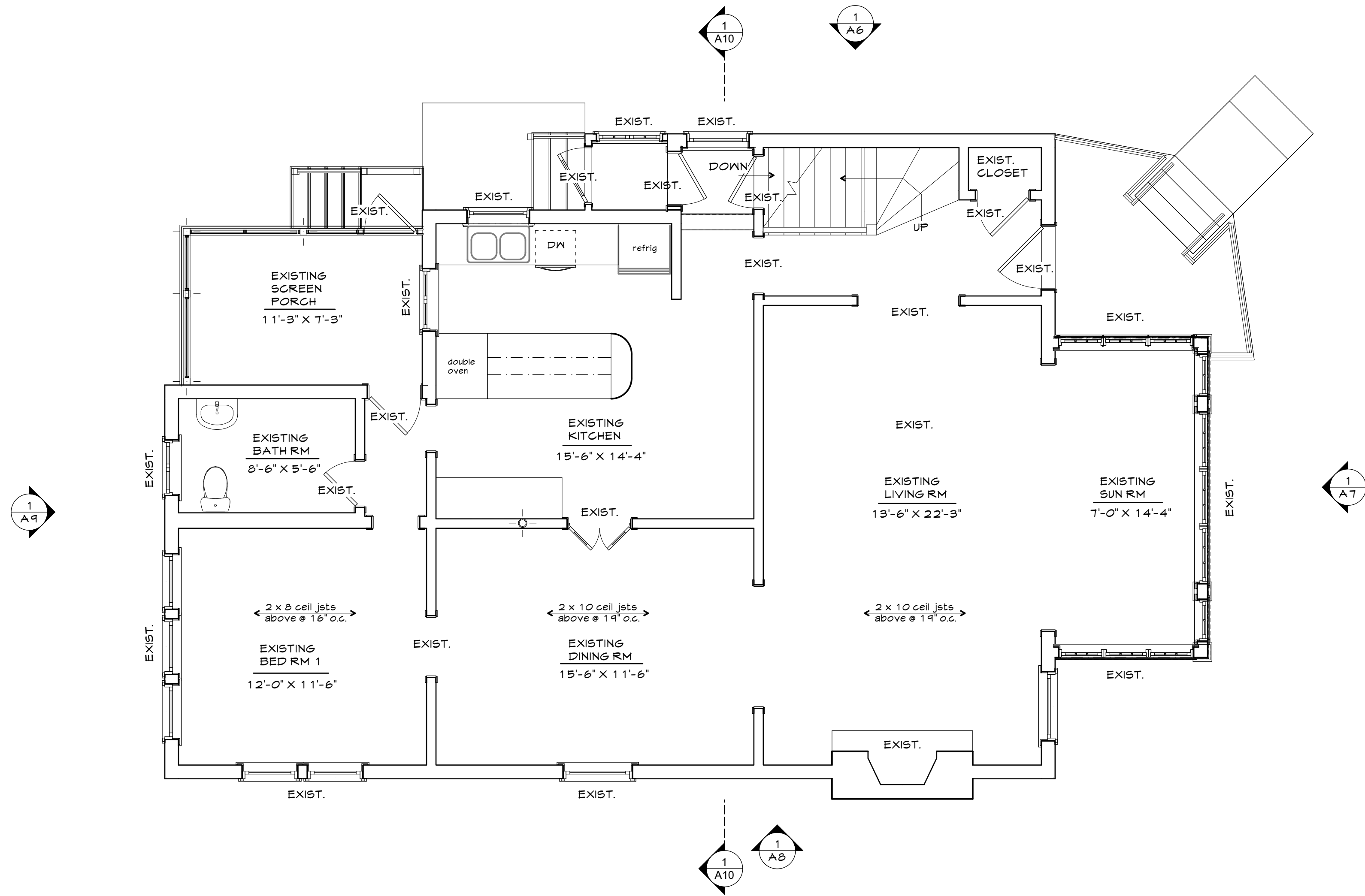
EXISTING SITE PLAN

SCALE: 1" = 20'

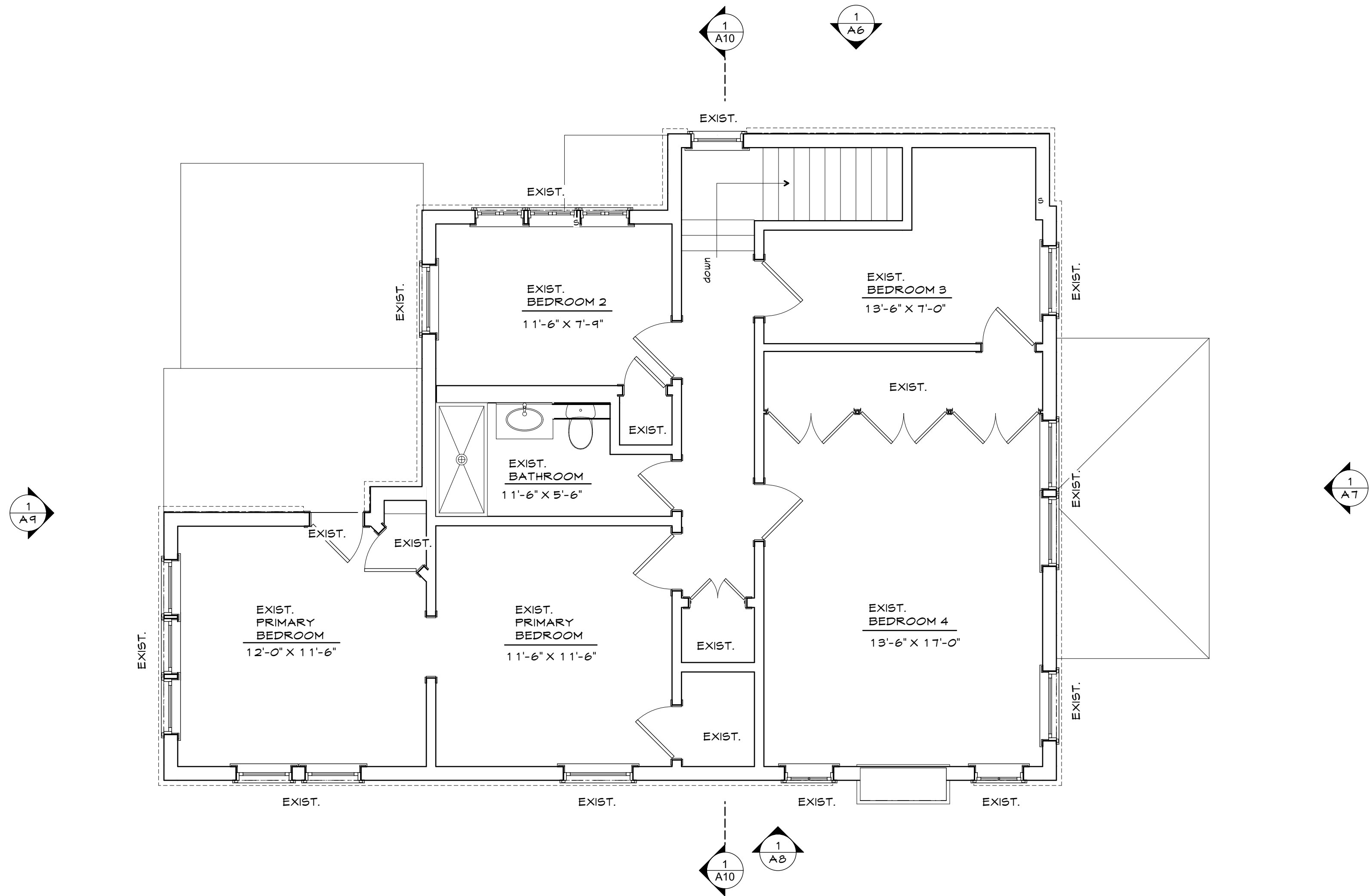
EXISTING PLANS AND ELEVATIONS



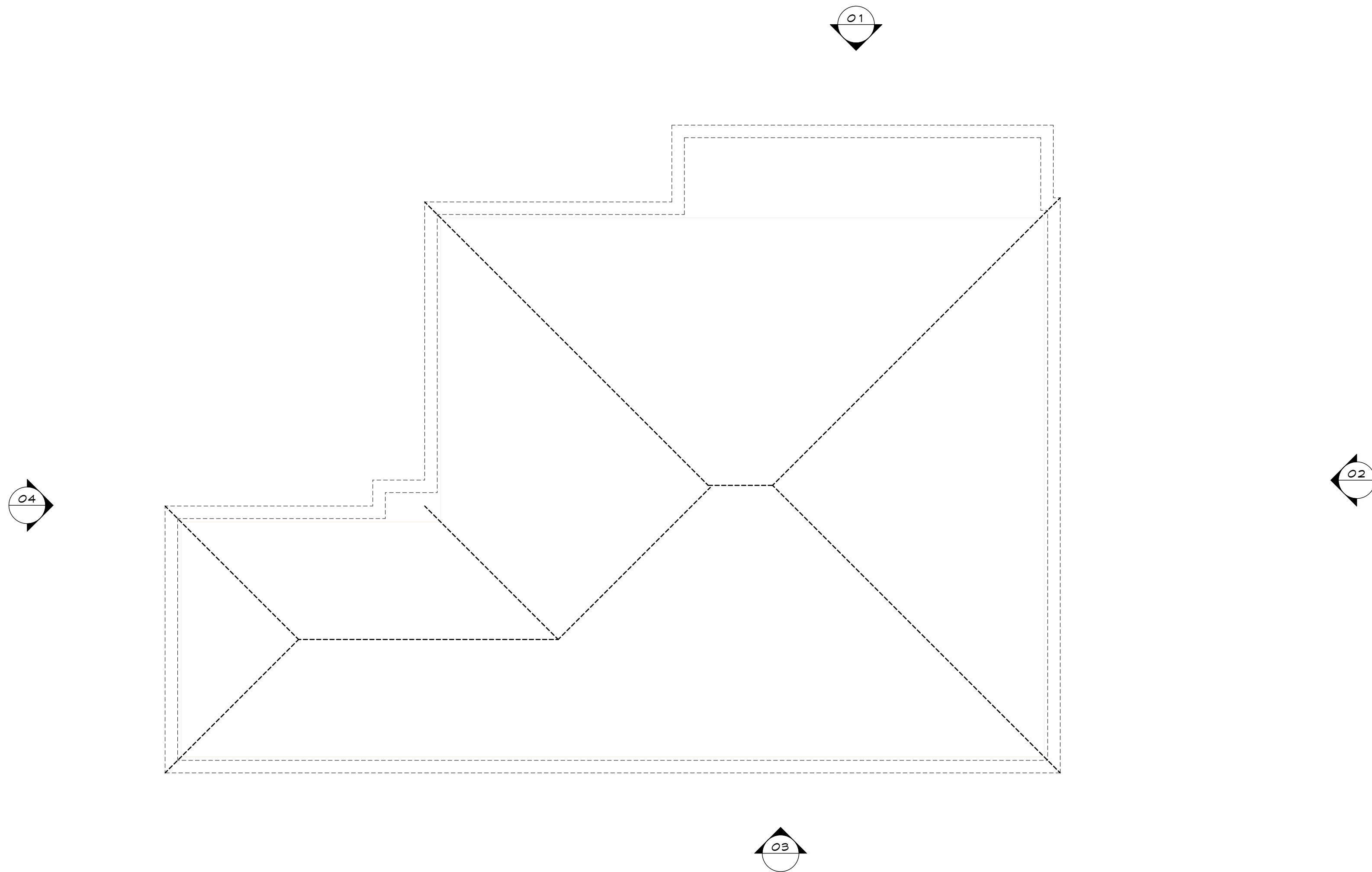
1 EXISTING BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 EXISTING ATTIC PLAN
SCALE: 1/4" = 1'-0"



1

EXISTING NORTH ELEVATION

SCALE: 1/4" = 1'-0"



1 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



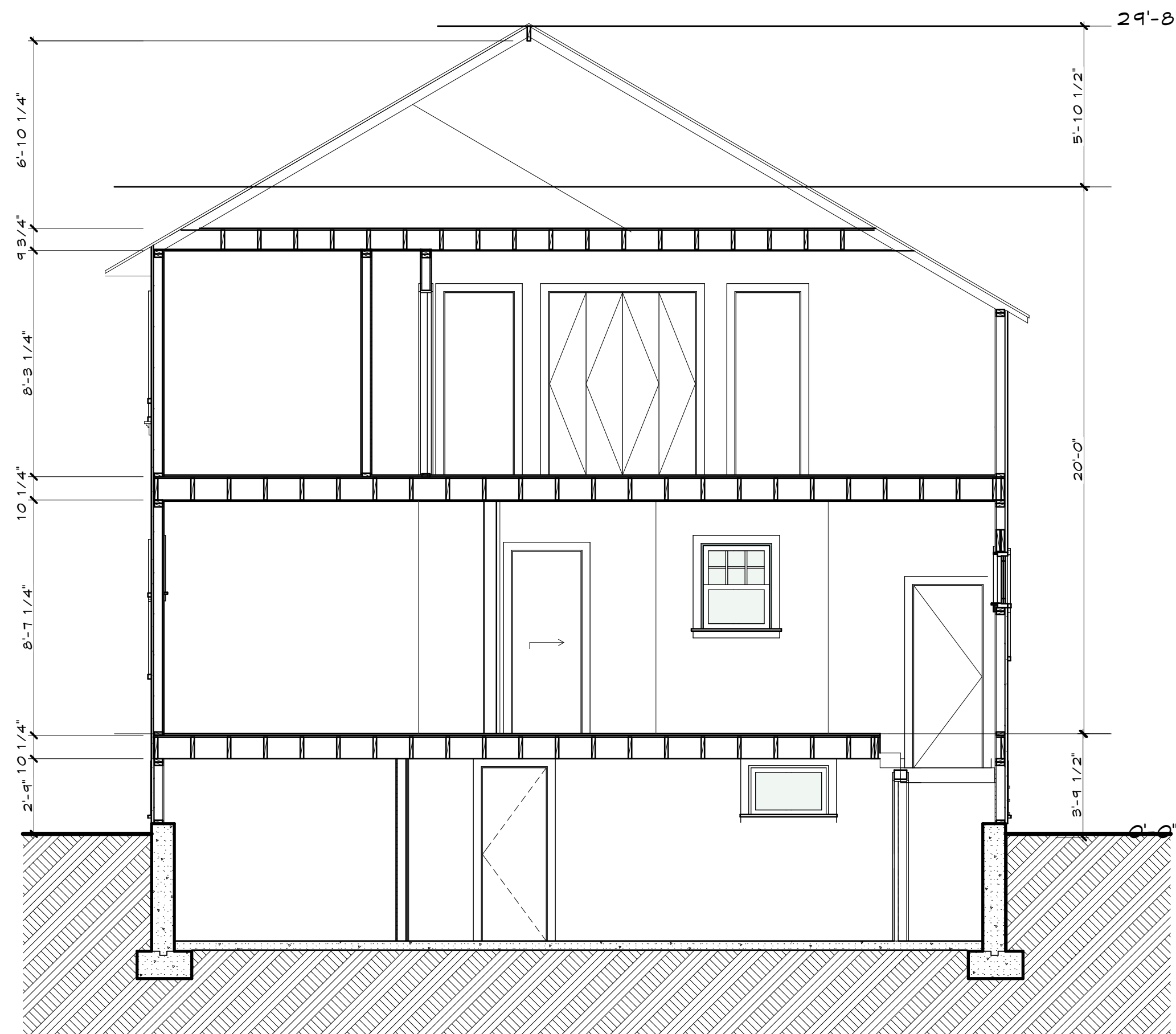
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EXISTING SOUTH ELEVATION

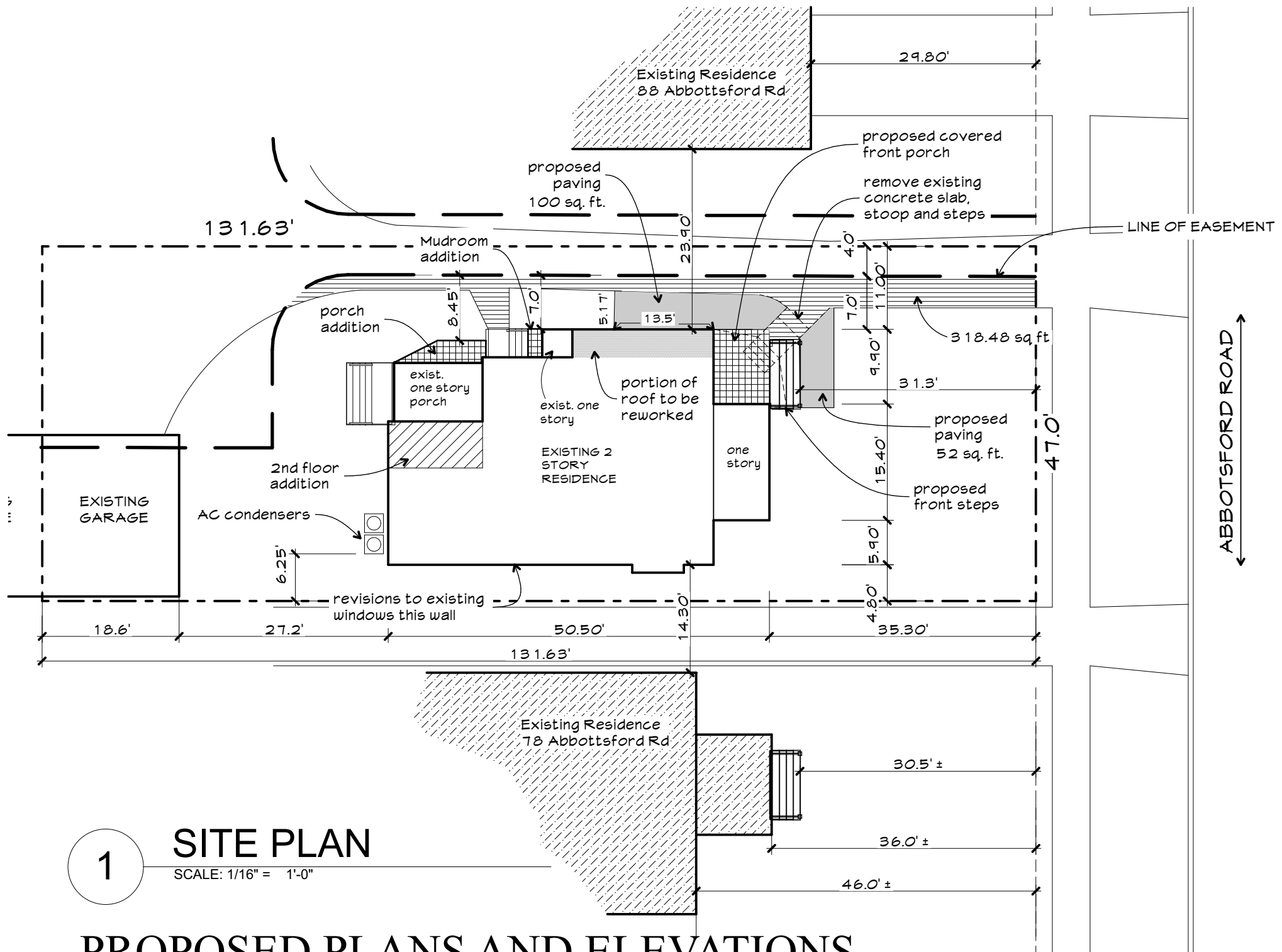
SCALE: 1/4" = 1'-0"

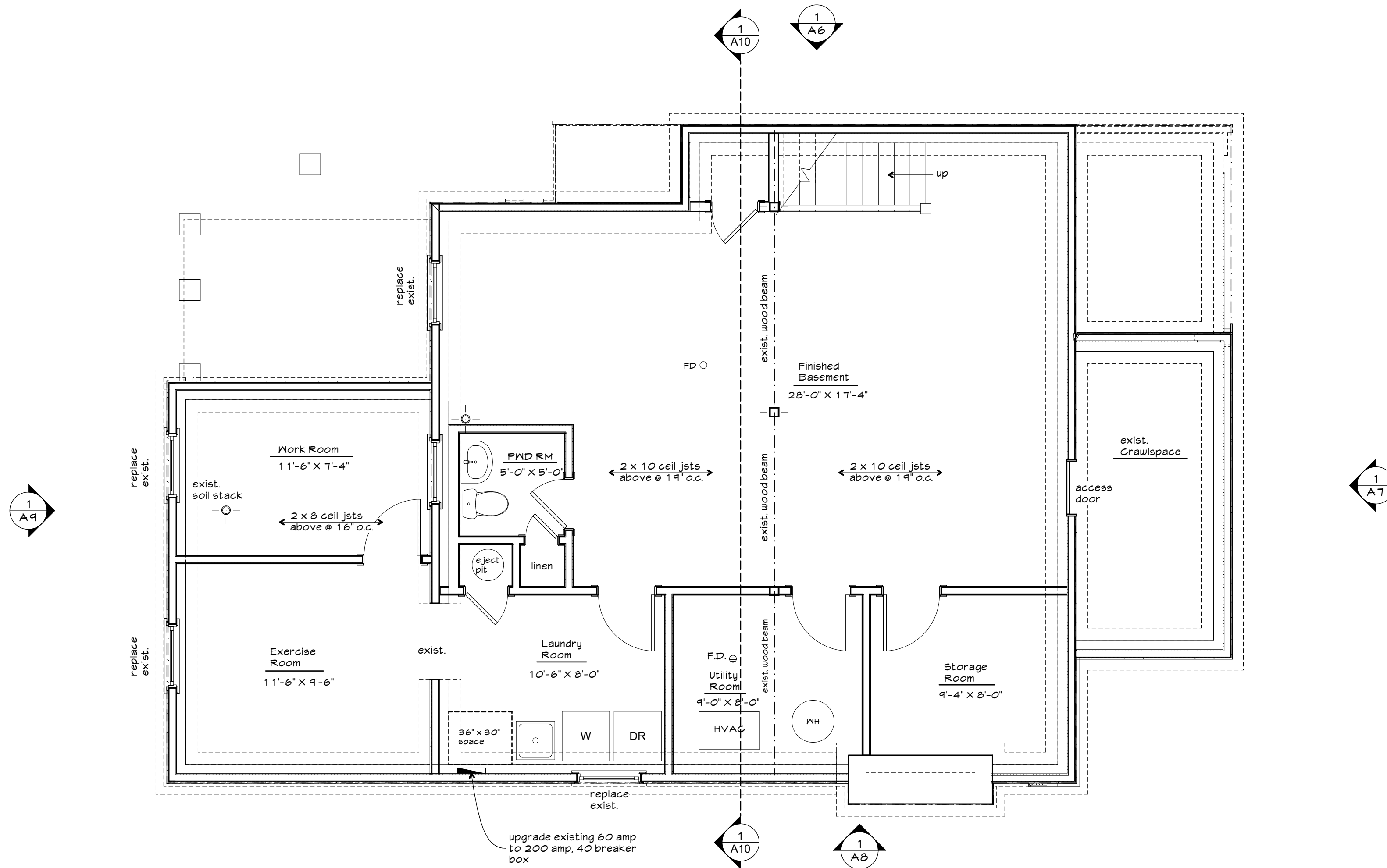


1 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



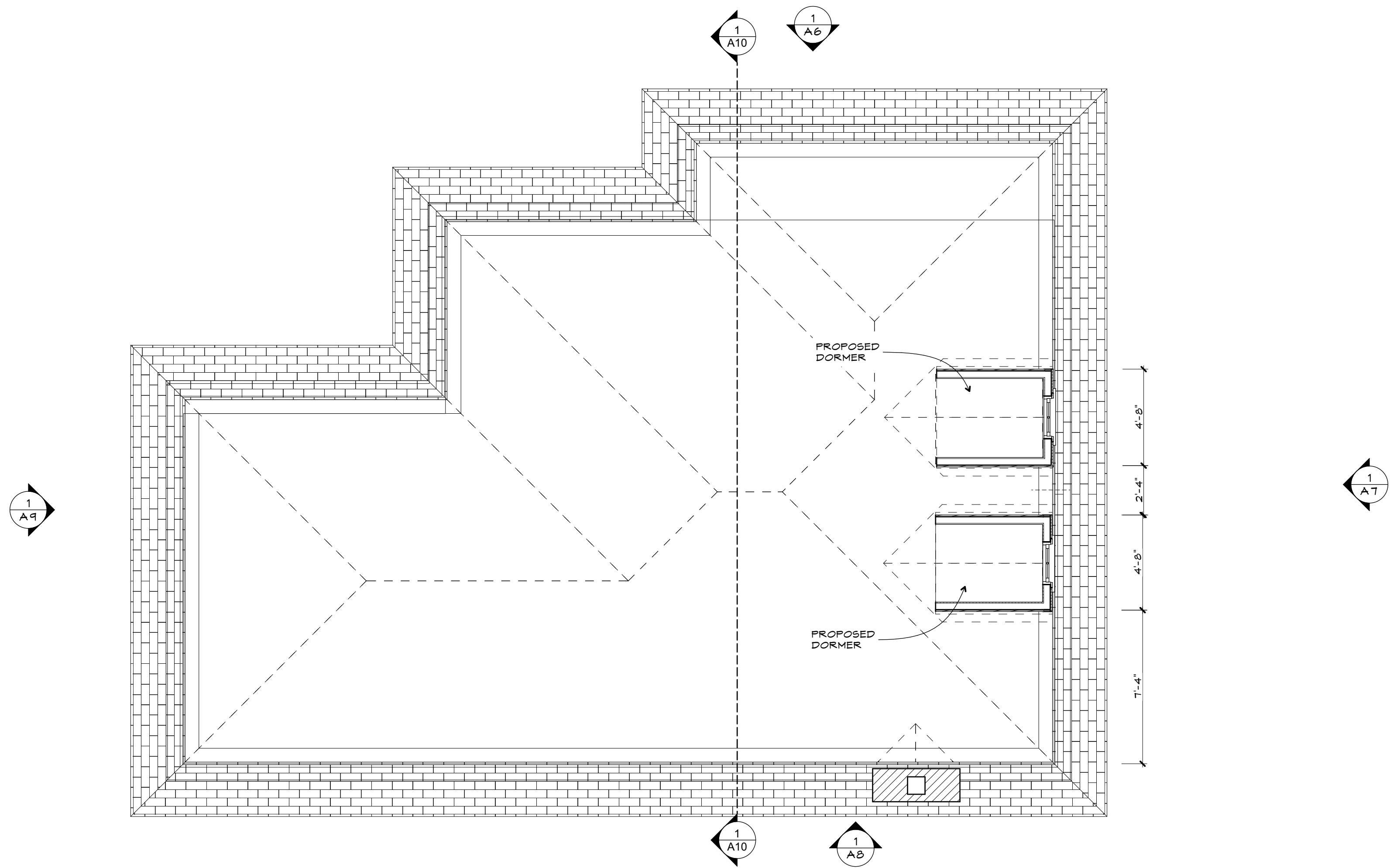
1 EXISTING BUILDING SECTION
SCALE: 1/4" = 1'-0"



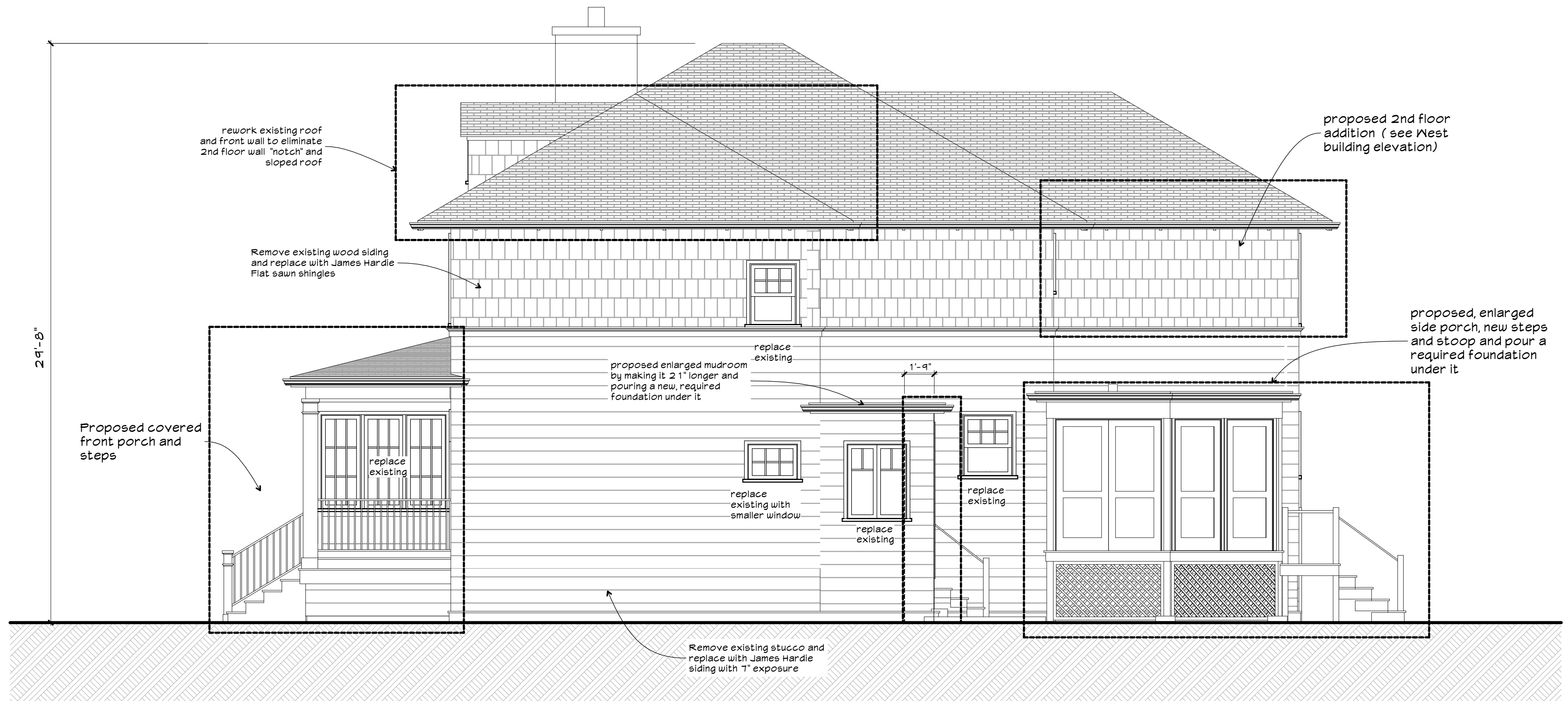


1 **PROPOSED BASEMENT FLOOR PLAN**
SCALE: 1/4" = 1'-0"

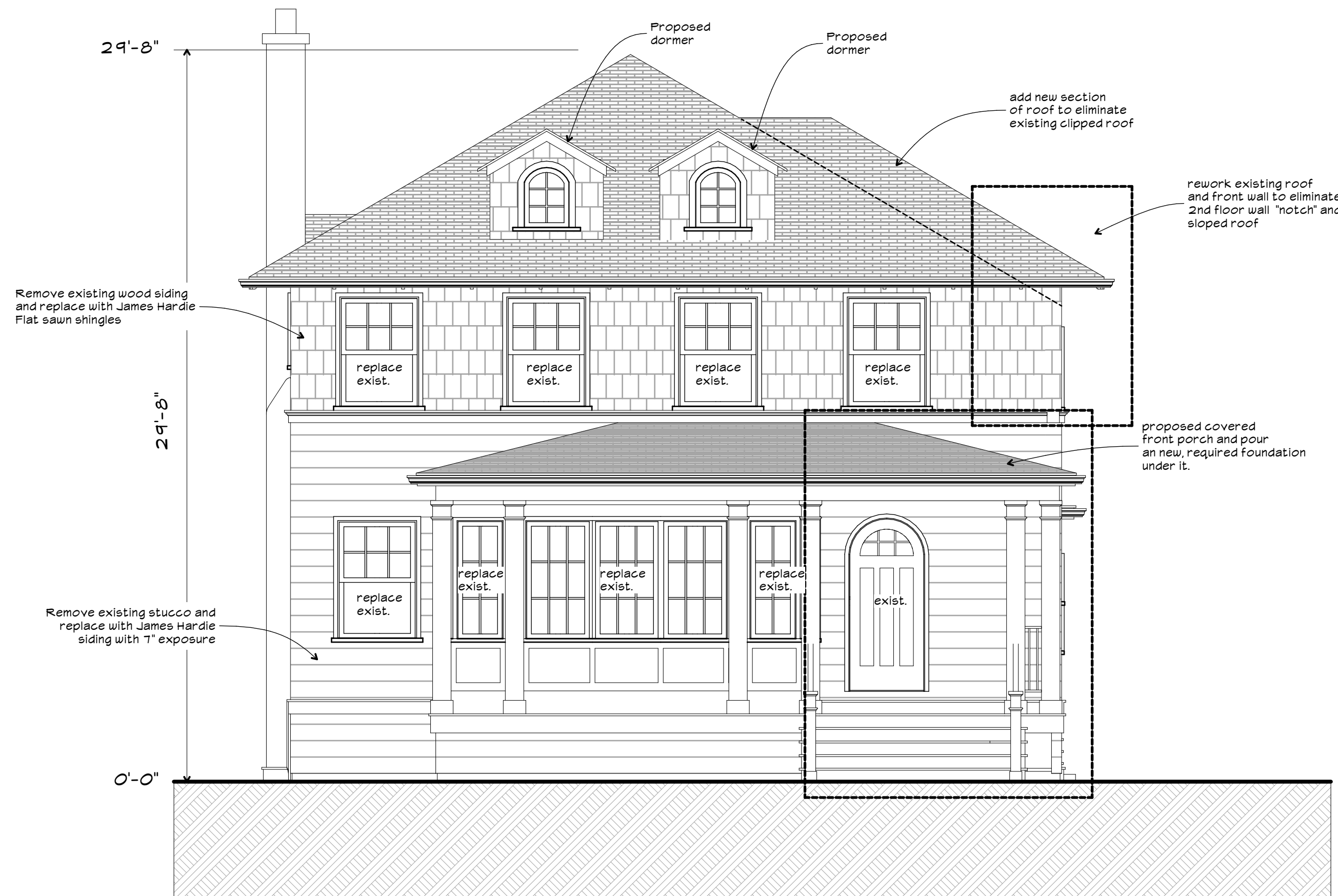




1 **PROPOSED ATTIC PLAN**
SCALE: 1/4" = 1'-0"



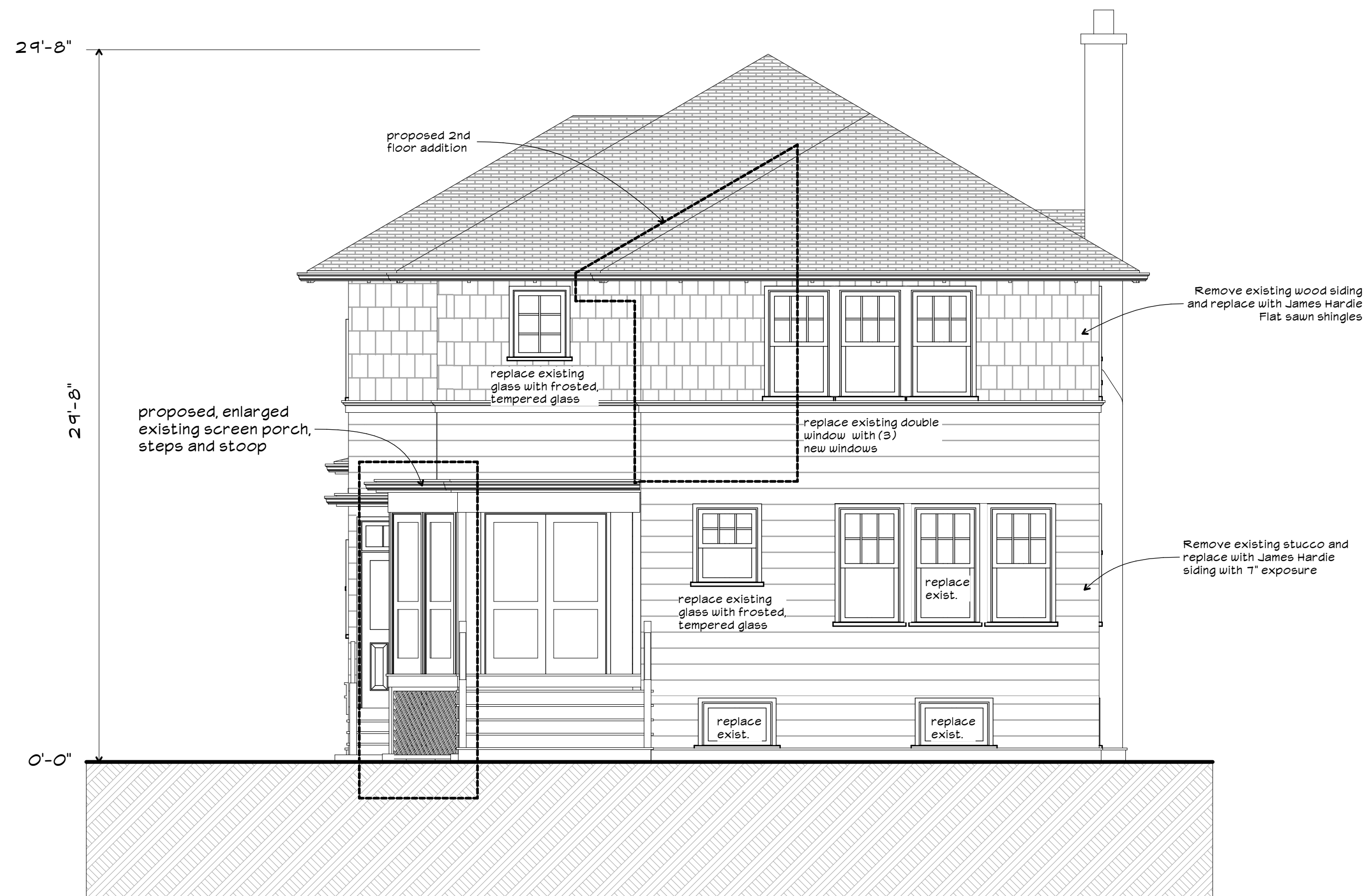
1 **PROPOSED NORTH ELEVATION**
SCALE: 1/4" = 1'-0"



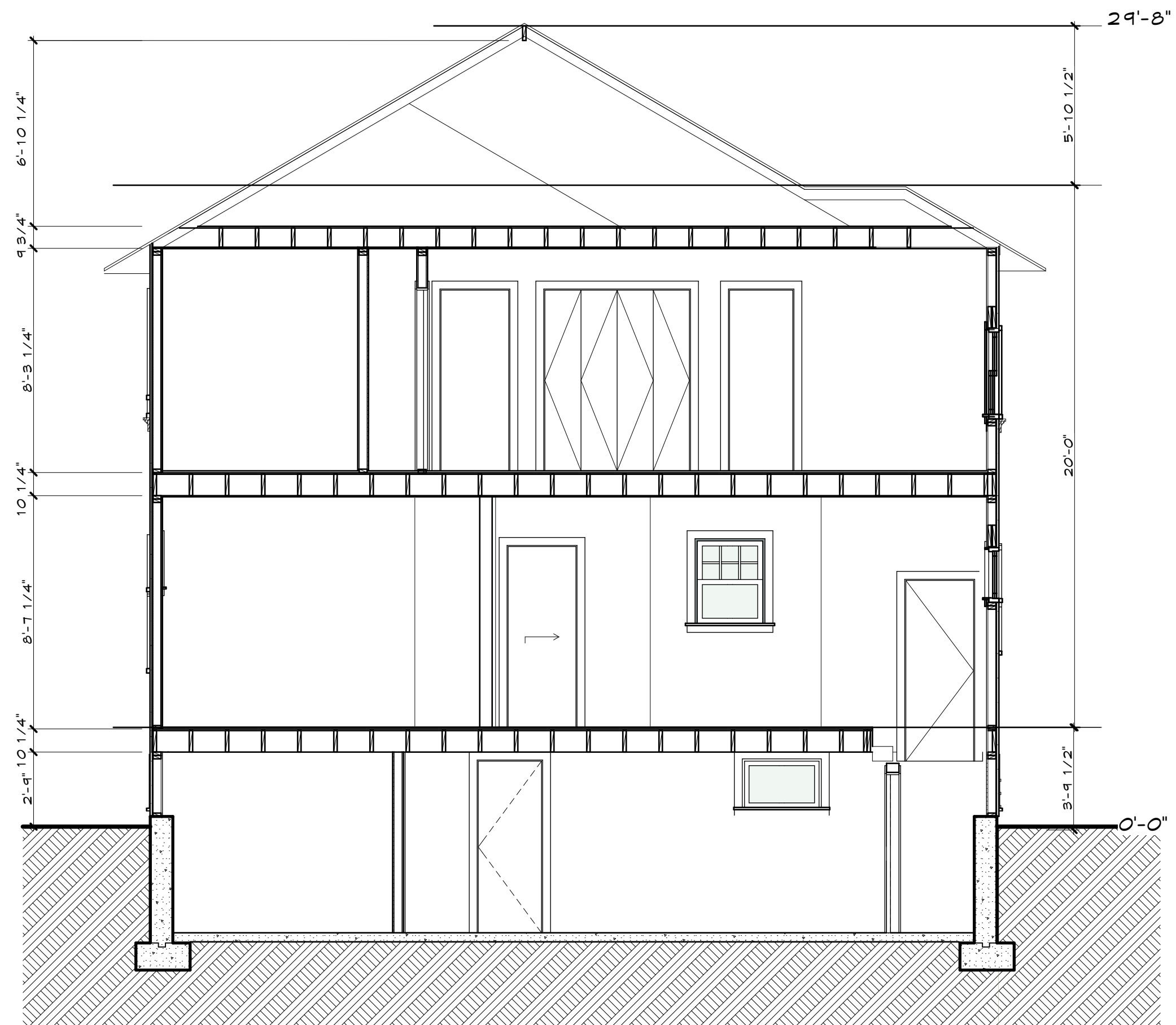
1 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



1 **VIEW 1**
SCALE: 1/4" = 1'-0"



2 **view 2**
SCALE: 1/4" = 1'-0"



1 **VIEW 3**
SCALE: 1/4" = 1'-0"



2 **VIEW 4**
SCALE: 1/4" = 1'-0"



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: ANN KLAASSEN, ASSISTANT DIRECTOR
DATE: NOVEMBER 9, 2023
SUBJECT: 717 PARK AVENUE - VARIATION (CASE NO. 23-21-V2)

INTRODUCTION

On November 13, 2023, the Zoning Board of Appeals (ZBA) is scheduled to hold a public hearing on an application submitted by Jan Wesemann (the "Applicant") as the owner of the property located at 717 Park Avenue (the "Subject Property"). The Applicant requests approval of the following zoning variation to allow construction of an addition to the existing residence on the Subject Property:

1. **Front Yard Setback** of 2.06 feet from the easterly property line along Park Avenue, whereas a minimum of 50 feet is required, a variation of 47.94 feet (95.88%) [Section 17.30.050 – Front and Corner Yard Setbacks] [Note: The residence currently provides a front yard setback of 3.63].

A mailed notice was sent to property owners within 250 feet of the Subject Property in compliance with the Zoning Ordinance. The hearing was properly noticed in the *Winnetka Talk* on October 26, 2023. As of the date of this memo, staff has not received any written comment from the public regarding this application.

The Village Council has final jurisdiction on this request as only the Council has the authority to grant a variation to reduce a front yard setback for a principal building by more than 50% of the required setback.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.64 acres in size, is located on the north side of Park Avenue, between Maple Street and Prospect Avenue, and contains an existing two-story residence with an attached garage (see Figure 1). The property is not a rectangular shape. It is irregularly shaped with a curvilinear front lot line, while also forming a point at the rear. Additionally, the topography of the Subject Property is not flat. The elevation of the grade (ground level) increases dramatically and quickly on the north and west sides of the existing residence as illustrated by the close proximity of the contour lines on the GIS map provided in Figure 3. The change in the grade elevation from the rear of the home to the westerly property line is approximately 15 ft, and at its steepest is approximately an 18 degree (32%) slope.

The property is zoned R-2 Single Family Residential, and it is surrounded by the same (see Figure 2). The Comprehensive Plan designates the Subject Property as appropriate for single family residential development. The zoning of the property is consistent with the Comprehensive Plan.

The existing lot is a legally nonconforming lot that is 125 feet in depth, while the minimum required lot depth for a lot in the R-2 District is 200 feet.



Figure 1 – Aerial Map

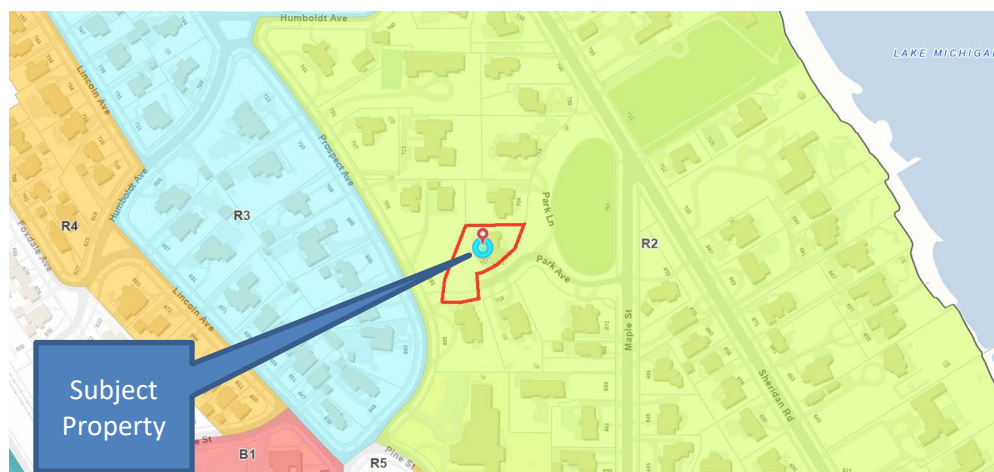


Figure 2 – Zoning Map

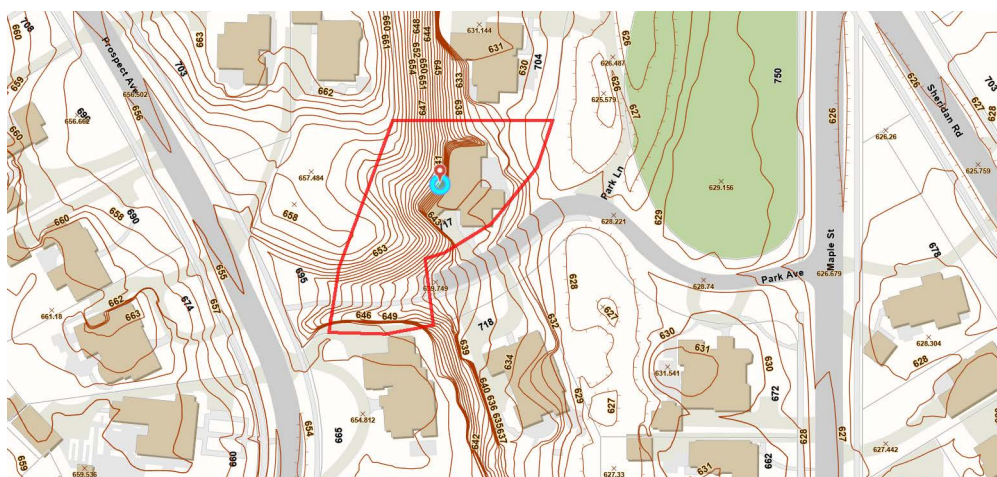


Figure 3 – GIS Contour Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

The original date of construction of the residence is not able to be determined from Village records. In 1945 a building permit was issued to alter the interior of the residence. The following subsequent building permits were issued in:

1. 1948 to construct a screened porch;
2. 1948 to construct a two-story garage and bedroom addition to the residence;
3. 1956 to construct a one-story garage and family room addition to the residence;
4. 1966 to remodel the interior of the residence;
5. 1967 to construct an addition and make alterations to the residence;
6. 1979 to remodel the mudroom;
7. 1981 to make alterations to the residence; and
8. 1987 to remodel the kitchen.

Other minor permits have also been issued over the last several years. The Applicant acquired the property in March 2023. There are four previous zoning cases on file for the Subject Property:

1. In July 1948, ZBA Case No. 735 was approved by the ZBA granting a variation to provide less than the minimum required front yard setback of 50 feet to allow an attached garage addition with living space above; and
2. In November 1956, ZBA Case No. 830 was approved by the ZBA granting a variation to provide less than the minimum required front yard setback of 50 feet to allow an addition to the existing residence;
3. In April 1967, ZBA Case No. 968 was approved by the ZBA granting a variation to provide less than the minimum required front yard setback of 50 feet to allow an addition above an existing attached garage as well as an addition to the existing garage; and
4. In September 1990, ZBA Case No. 1474 was approved by the ZBA granting a variation to provide less than the minimum required front yard setback of 50 feet to allow a garage addition on the west side of the existing residence. This addition was never constructed.

In August of this year, the Applicant submitted a building permit application to construct the proposed improvements. After receiving staff review comments, the Applicant submitted the variation application that is currently before the Board.

Figures 4 and 5 on the following page are current photos of the site.



Figure 4 – Subject Property (Front/East Elevation – Park Avenue)



Figure 5 – Subject Property (Front/South Elevation – Park Avenue)

PROPOSED PLAN

The variation is being requested in order to construct additions on the second floor and attic floor of the existing residence. The proposed addition on the second floor would consist of expansion of an existing bedroom as well as expansion of the primary suite. A new deck is also proposed off of the primary suite, with steps down to the exterior of the first floor below. The majority of the proposed deck would be located above an existing one-story sunroom on the first floor level. The proposed addition on the attic floor level would consist of two bedrooms, two bathrooms, and a balcony off of a recreation room. The proposed improvements within the required front yard setback are: 1) expansion of the primary suite; 2) a new deck; 3) a new bedroom and bathroom on the attic floor level. With the exception of the front yard setback, the proposed improvements comply with the zoning regulations.

Excerpts of the proposed site plan, floor plans, and proposed building elevations are provided below and on the following pages as Figures 6 through 12. The complete set of plans are provided in the application materials (**Attachment C**).

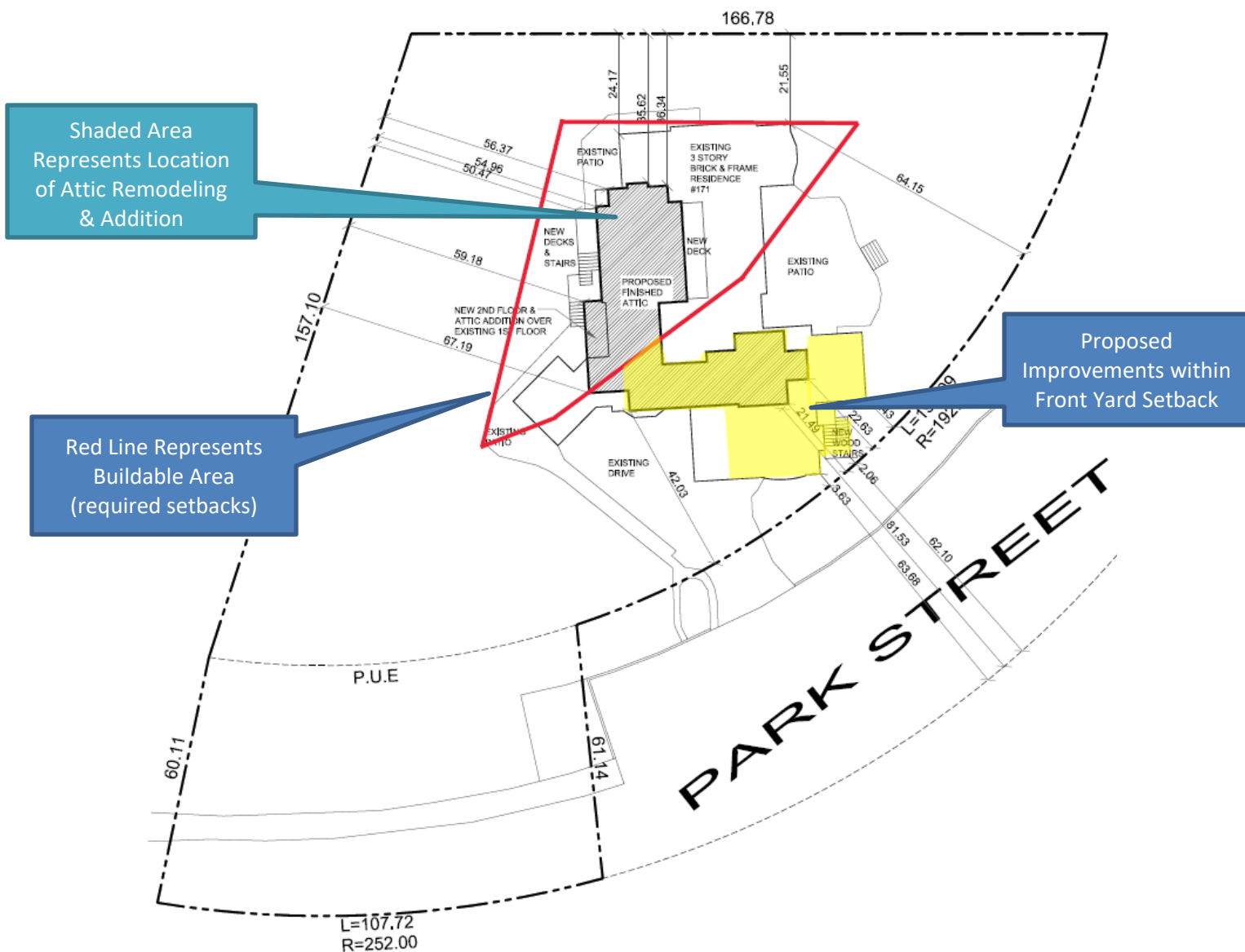


Figure 6 –Proposed Site Plan

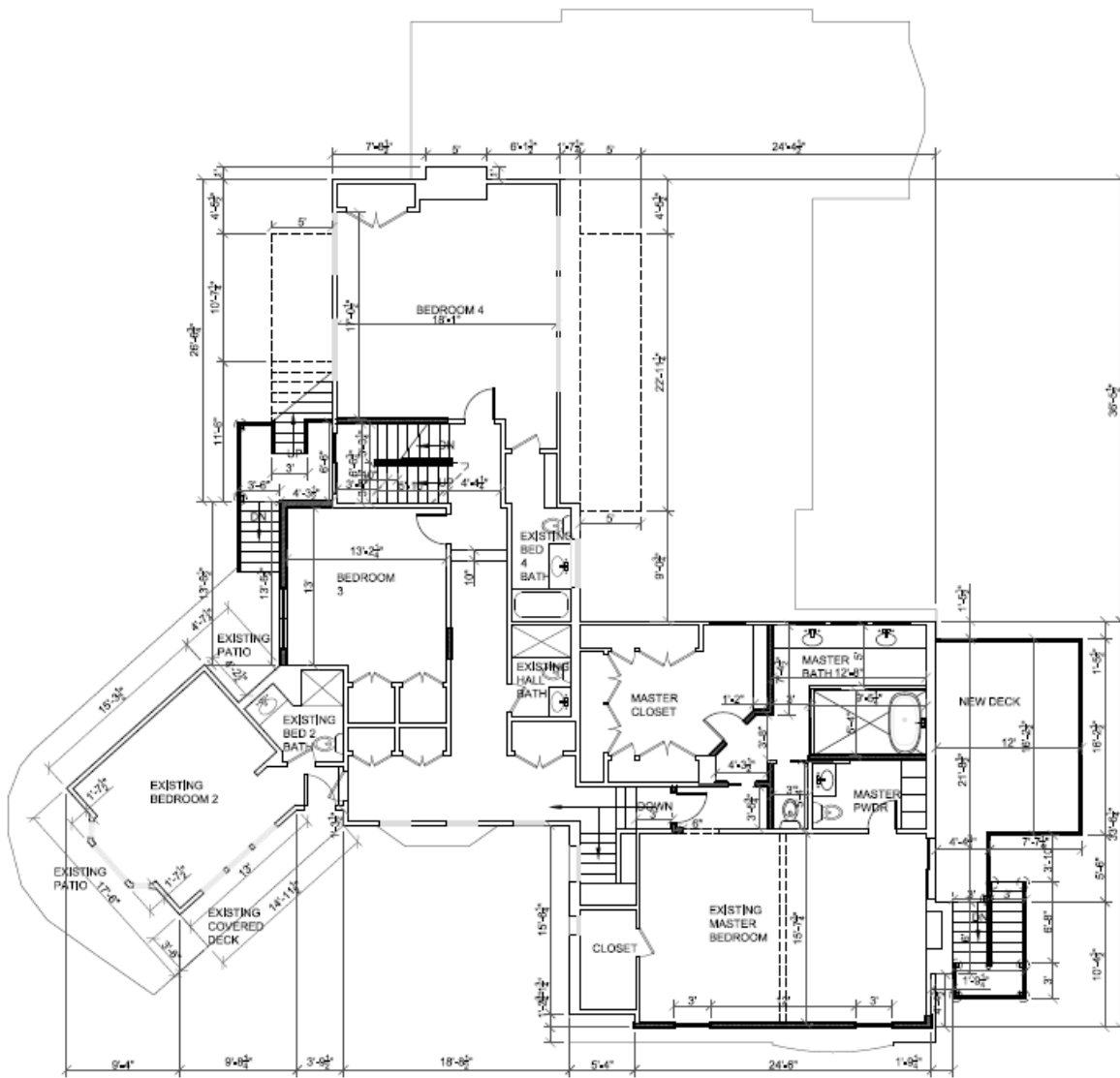


Figure 7 – Proposed Second Floor Plan

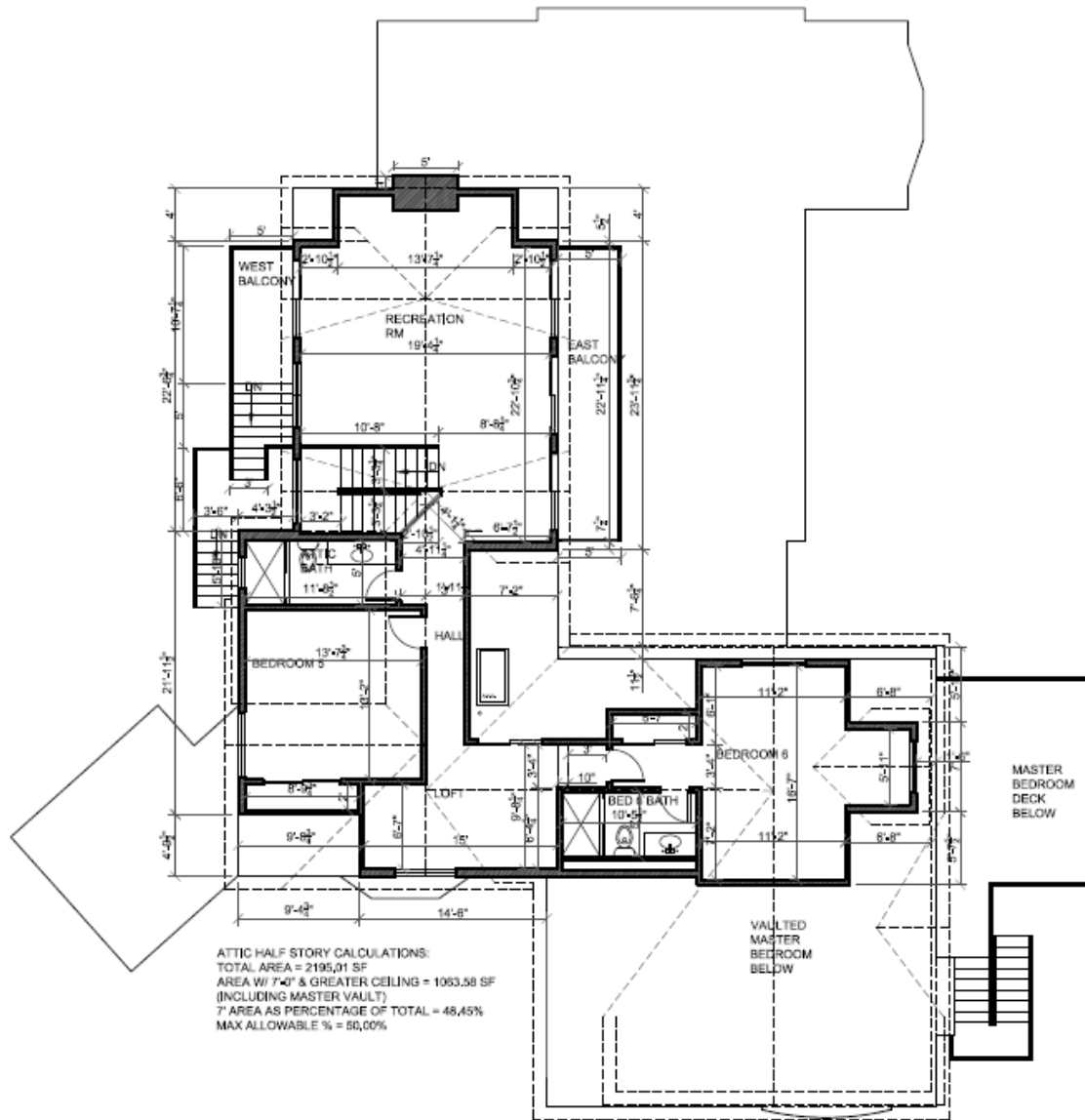


Figure 8 – Proposed Attic Floor Plan



Figure 9 – Proposed Front (South) Elevation



Figure 10 – Proposed Front (East) Elevation

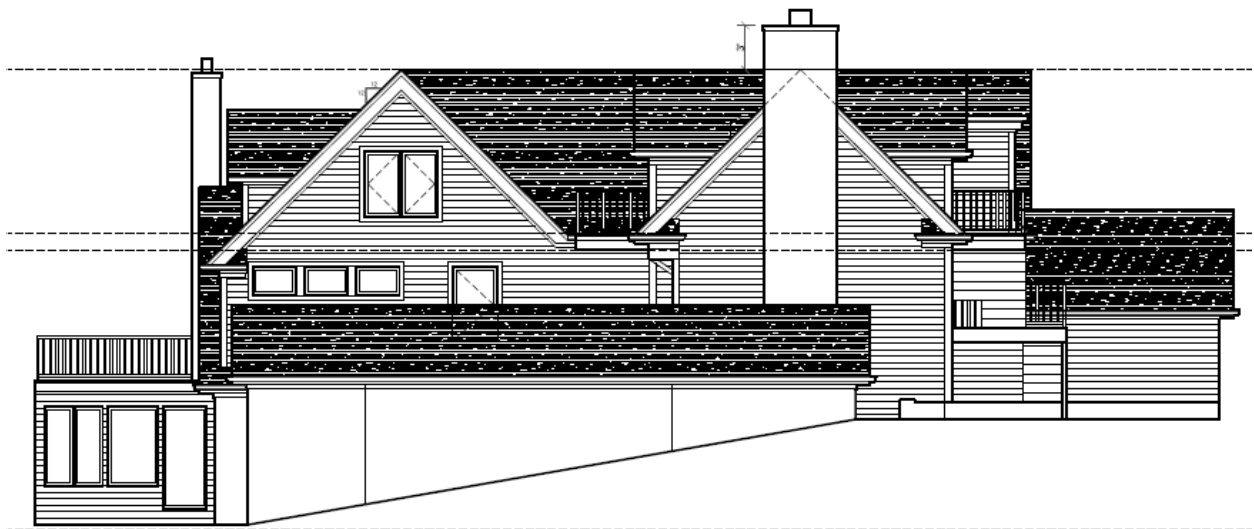


Figure 11 – Proposed North Side Elevation



Figure 12 – Proposed West Side Elevation

Given the ZBA often receives questions regarding the stormwater regulations applicable to a specific request being considered by the ZBA, attached is a Stormwater Matrix (**Attachment B**). Based on the proposed plan it appears additional stormwater detention would not be required. However, a final determination will be made by Village Engineering staff upon submittal of the permits necessary for the proposed improvements, which are required to comply with the Village stormwater regulations. Figure 13 below represents the Subject Property's proximity to the floodplain; the cyan represents the 100-year flood area.

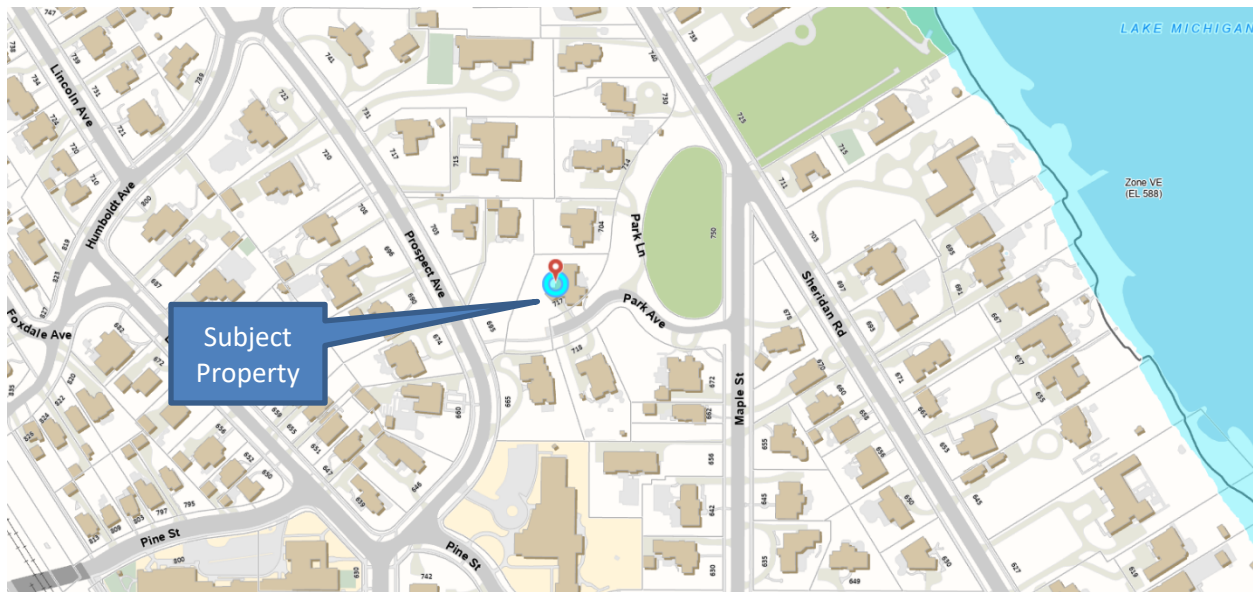


Figure 13 – GIS Floodplain Map

REQUESTED ZONING RELIEF

The attached Zoning Matrix highlights the existing lot and the proposed improvements' compliance with the R-2 zoning district (**Attachment A**). One variation is being requested to allow the proposed deck and stairs to provide a front yard setback of 2.06 feet from the easterly property line along Park Avenue, whereas a minimum of 50 feet is required, a variation of 47.94 feet (95.88%). The existing residence is legally nonconforming with respect to the front yard setback as it currently provides a front yard setback of 3.63 feet, encroaching the minimum required setback of 50 feet by 46.37 feet. Also, as you will note on the Site Plan (Figure 6), a significant portion of the existing residence is located within the required front yard setback.

FINDINGS

Section 17.60.040 of the Zoning Ordinance lists eight variation standards that the Board must find a variation application meets. The Applicant has supplied as part of their application materials a narrative addressing how this proposal meets these standards.

Does the ZBA find that the requested variation meets the standards for granting such variation; and if so, is the ZBA prepared to make a recommendation to the Village Council regarding the requested relief? If so, a ZBA member may wish to make a motion recommending approval or recommending denial based upon the following:

Move to recommend **approval [denial]** of the following variation granting:

1. Front Yard Setback of 2.06 feet from the easterly property line along Park Avenue, whereas a minimum of 50 feet is required, a variation of 47.94 feet (95.88%) [Section 17.30.050 – Front and Corner Yard Setbacks].

The Zoning Board of Appeals finds, based on evidence in the record or a public document, that the variation requested is **in harmony [not in harmony]** with the general purpose and intent of the Zoning Ordinance and that each of the following eight standards on which evidence is required pursuant to Section 17.60.050 of this Code **have been met [have not been met]** in connection with this variation application **[subject to the following conditions...]**

The eight standards to consider when granting a variation are as follows:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by regulations in that zone.
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.
3. The variation, if granted, will not alter the essential character of the locality.
4. An adequate supply of light and air to the adjacent property will not be impaired.
5. The hazard from fire and other damages to the property will not be increased.
6. The taxable value of the land and buildings throughout the Village will not diminish.
7. The congestion in the public street will not increase.
8. The public health, safety, comfort, morals, and welfare of the inhabitants of the Village will not otherwise be impaired.

ATTACHMENTS

Attachment A: Zoning Matrix

Attachment B: Stormwater Matrix

Attachment C: Application Materials

ATTACHMENT A

ZONING MATRIX

ADDRESS: 717 Park Avenue

CASE NO: 23-21-V2

ZONING: R-2

ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (2)
Min. Lot Size	24,000 SF	27,668 SF	N/A	N/A	OK
Min. Average Lot Width	100 FT	221.34 FT	N/A	N/A	OK
Min. Lot Depth	200 FT	125 FT	N/A	N/A	EXISTING NONCONFORMING
Max. Roofed Lot Coverage	6,917 SF (1)	4,012.86 SF	4,012.86 SF	0 SF	OK
Max. Gross Floor Area	8,178.64 SF (1)	6,642.02 SF	7,117.48 SF	475.46 SF	OK
Max. Impermeable Lot Coverage	13,834 SF (1)	7,447.86 SF	7,673.86 SF	226 SF	OK
Min. Front Yard (Park/East)	50 FT	3.63 FT	2.06 FT	-1.57 FT	47.94 FT (95.88%) VARIATION
Min. Side Yard (North)	12 FT	21.55 FT	21.55 FT	0 FT	OK
Min. Total Side Yards	66.4 FT	67.55 FT	67.55 FT	0 FT	OK

NOTES:

(1) Based on lot area of 27,668 s.f.

(2) Variation amount is the difference between proposed and requirement.

ATTACHMENT B

Stormwater Volume Requirements for Development Sites

In addition to meeting the following storm water volume detention requirements, development sites must meet all other Village storm water management requirements such as drainage and grading, storm water release rates, storage system design requirements, etc. An exception is for lots along the lakefront that directly discharge into Lake Michigan; those lots are not required to provide stormwater volume detention on-site. They are required to meet all other Village stormwater system design requirements.

	Storm Water Detention Volume Requirements	Applicable Requirement
A. New Home Construction - Previously Developed Lot	The amount of additional required storm water detention volume is based upon the difference between maximum impermeable lot coverage, per Zoning Code, and existing lot coverage, using the run-off coefficient for a 100-year storm event for both.	
B. New Home Construction - Previously <u>Undeveloped</u> Site	The amount of required storm water detention volume is based upon the maximum impermeable lot coverage, using the run-off coefficient for 100-year storm event.	
C. Redevelopment of Site for Different Use (e.g. single family to multi-family, or commercial)	The amount of required storm water detention volume is based upon the maximum impermeable lot coverage, using the run-off coefficient for 100-year storm event.	
D. Improvements to Existing Home and/or Lot, causing an increase in impermeable lot coverage <u>greater or equal to 25%</u>.	The amount of additional required storm water detention volume is based upon the difference between the proposed and existing impermeable lot coverage, using the run-off coefficient for 100 year storm event. (Note: If the increase in impermeable lot coverage is less than 25%, additional storm water detention volume is <u>not</u> required.)	<i>Applies to 717 Park Avenue</i> <i>Based upon preliminary review of information to date, it appears that 717 Park Avenue <u>would not</u> have to provide additional storm water detention volume. However, a final determination will not occur until engineering plans are submitted with a building permit application.</i>
E. Improvements to existing lots, who currently exceed maximum impermeable lot coverage (e.g., School sites, single family and multi-family sites)	The amount of additional required storm water detention volume is based upon: a) The amount of the impermeable lot coverage (ILC) currently in excess of the maximum permitted amount of ILC allowed	

Stormwater Volume Requirements for Development Sites

	by zoning that will be removed and replaced, and/or b) The amount of ILC in addition to what currently exists on the lot. The amount of required detention value is then determined using the run-off coefficient for 100-year storm event.	
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ATTACHMENT C

Village of Winnetka
ZONING VARIATION APPLICATION

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

OCT 4 2023

ZONING VARIATION APPLICATION

Case No. 23-21-V2

Property Information

Site Address: 717 Park Avenue, Winnetka Illinois 60093

VA2023-1040

Owner Information

Name: Jan Wesemann

Primary Contact: Jan Wesemann

Address: 717 Park Ave. Winnetka, Illinois 60093

Phone No. [REDACTED]

City, State, ZIP: Winnetka, Illinois 60093

Email: [REDACTED]

Date property acquired by owner: March 22, 2023

Architect Information

Name: town Studios, Inc.

Attorney Information

Name: Olson, Grabill & Flitcraft

Primary Contact: Clifford Town

Primary Contact: Mike Grabill

Address: 1297 Shermer Road

Address: 707 Skokie Blvd., Suite 420

City, State, ZIP: Northbrook, Illinois 60062

City, State, Zip: Northbrook, IL 60062

Phone No. (847) 498-0900

Phone No. (847) 564-9110

Email: Cliff@Townstudio.com

Email: Mike@ogflaw.com

Nature of any restrictions on property: Non-conformance of set back from street on southwest corner of Primary Bedroom.

Brief explanation of variation(s) requested (attach separate sheet providing additional details):

The renovation we are proposing includes an expansion of the existing attic, a deck on top of the existing sunroom and an additional outdoor stairway.

Property Owner Signature

Date:

10/3/2023

717 Park Ave, Winnetka, Illinois 60093

Reasons For Granting of Zoning Variations

- 1) When the house changed hands in March, neither air conditioner systems that service all of the bedrooms in the house were working. This was not disclosed by the seller; in fact, inaccurate information was provided. Specifically that the window A/C unit was superfluous. Also, at that time, the buyers withheld the survey of the house until after the sale closed, so the non-conformity was hidden. If I had been aware of either of these conditions, I would not have purchased the house for the amount I paid. Therefore, YES, it would not yield a reasonable return on my investment. This renovation would ratify both situations.
- 2) The renovation we are proposing includes an expansion of the existing attic/utility room. The Air Conditioning Air handlers are housed in the current attic above the 2nd Floor and those handlers are currently not functioning. Technicians that have provided estimates for their replacement have included in their estimate a proposed architectural changes to the access and size of those 2 attics. They are confident that these renovations as we are proposing will correct that issue. That current attic is not easily accessible and must be altered to move in the new components for both of the Air Conditioning units that service the 2nd floor, therefore all of the bedrooms.

The topology of the lot doesn't lend itself to putting in an addition anywhere else on this site. The majority of the project will not impact the current non-conforming part of the house. The only modifications we are asking for would change the slope of the roof, but not modify the existing roof-line in the existing non-conforming area. The other external change would be a balcony and exterior staircase to that balcony. The balcony that is being added in that area is within the current roofline of the 1st floor of the existing non-conformance and the stairway down, which would also serve as a fire escape for the primary bedroom.

- 3) The current layout of the house is irregular and that will not change with this variation. All of the houses adjacent to mine are currently are larger than mine will be after the renovation. The variation will not alter the essential character of the neighborhood or of my house.
- 4) The supply of light will not be diminished for any of the adjacent homes. My home already has a 3rd floor, we are simply adding better access to that floor as well as increasing the number of bathrooms by 2, adding storage and a more accessible utility room and one additional bedroom. The house being constructed behind me is on a hill above me. So their house's daylight will continue to be over the top of my house.
- 5) This renovation will definitely reduce a hazard. The currently wood shingle roof will be replaced with a non-flammable material. The current roof is extremely flammable due to its age, it is also in desperate need of repair.
- 6) The taxation of the house will increase due to the renovation I am planning.
- 7) There will be no impact on traffic, as the modification are to simply increase the living space, but the house will remain a single family home. The house is also located on a dead end street, which further diminishes any impact on traffic.
- 8) The public health, safety, comfort, morals and welfare of the inhabitants of the village will not be impaired at all by this project.

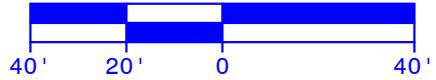
LEGEND
A = ASSUMED
C = CALCULATED
CH = CHORD
CL = CENTERLINE
D = DEED
E = EAST
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
FT. = FEET/FOOT
L = ARC LENGTH
M = MEASURED
N = NORTH
NE = NORTHEAST
NW = NORTHWEST
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RECORD
RAD = RADIUS
R.O.W. = RIGHT OF WAY
S = SOUTH
S.I.P. = SET IRON PIPE
S.I.R. = SET IRON ROD
SE = SOUTHEAST
SW = SOUTHWEST
W = WEST

PLAT OF SURVEY
OF

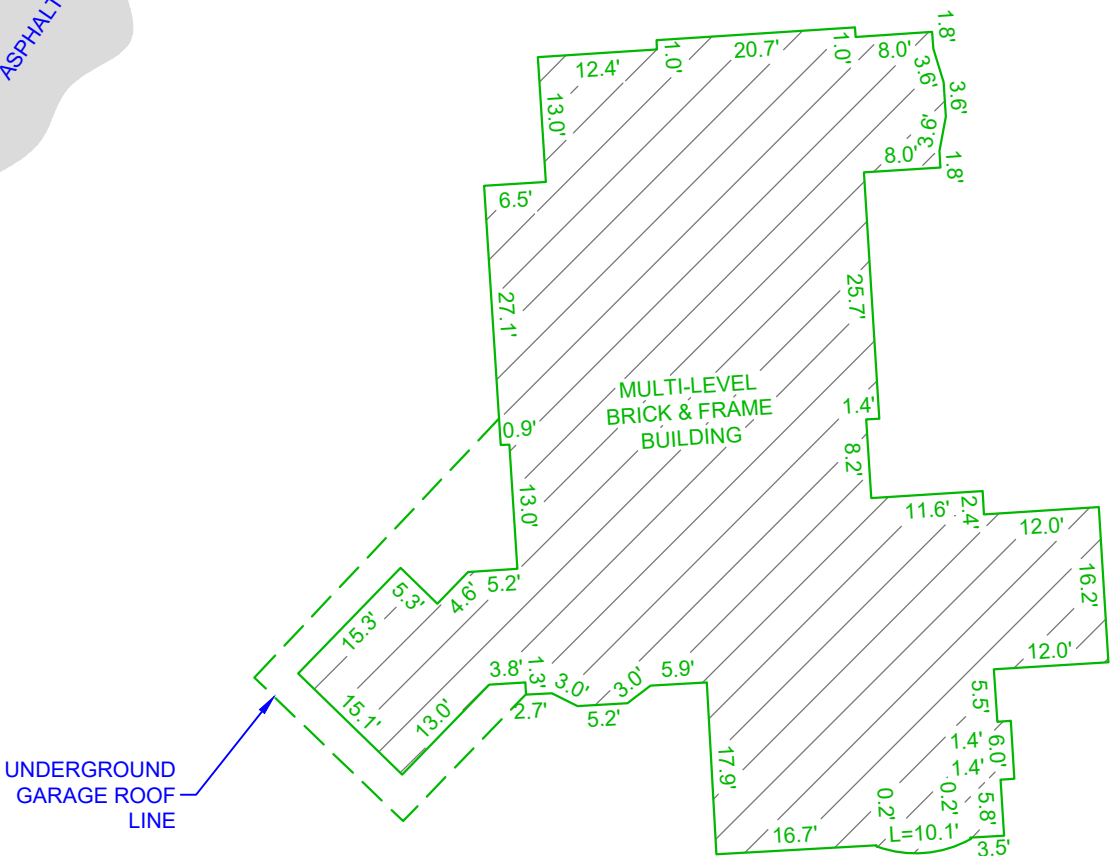
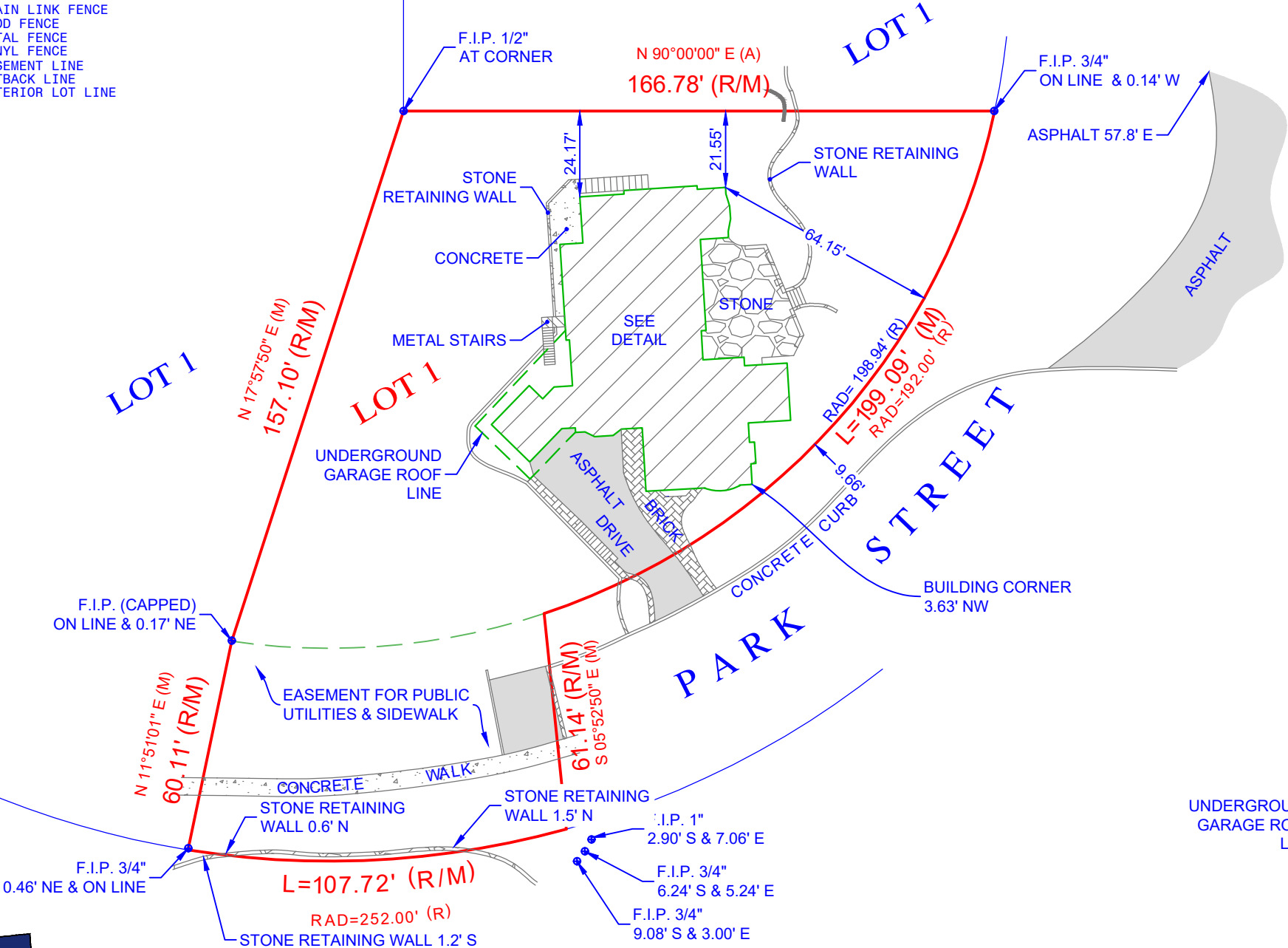
LOT 1 IN MISKELLY'S SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH,
RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS

AREA OF SURVEY:

"CONTAINING 27,668 SQ. FT. OR 0.64 ACRES MORE OR LESS"



BASIS OF BEARING:
NORTH LINE OF LOT 1 AS FOUND MONUMENTED
AND OCCUPIED PER RECORD SUBDIVISION.
N 90°00'00" E (A)



BUILDING DETAIL
SCALE 1" = 20'



Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

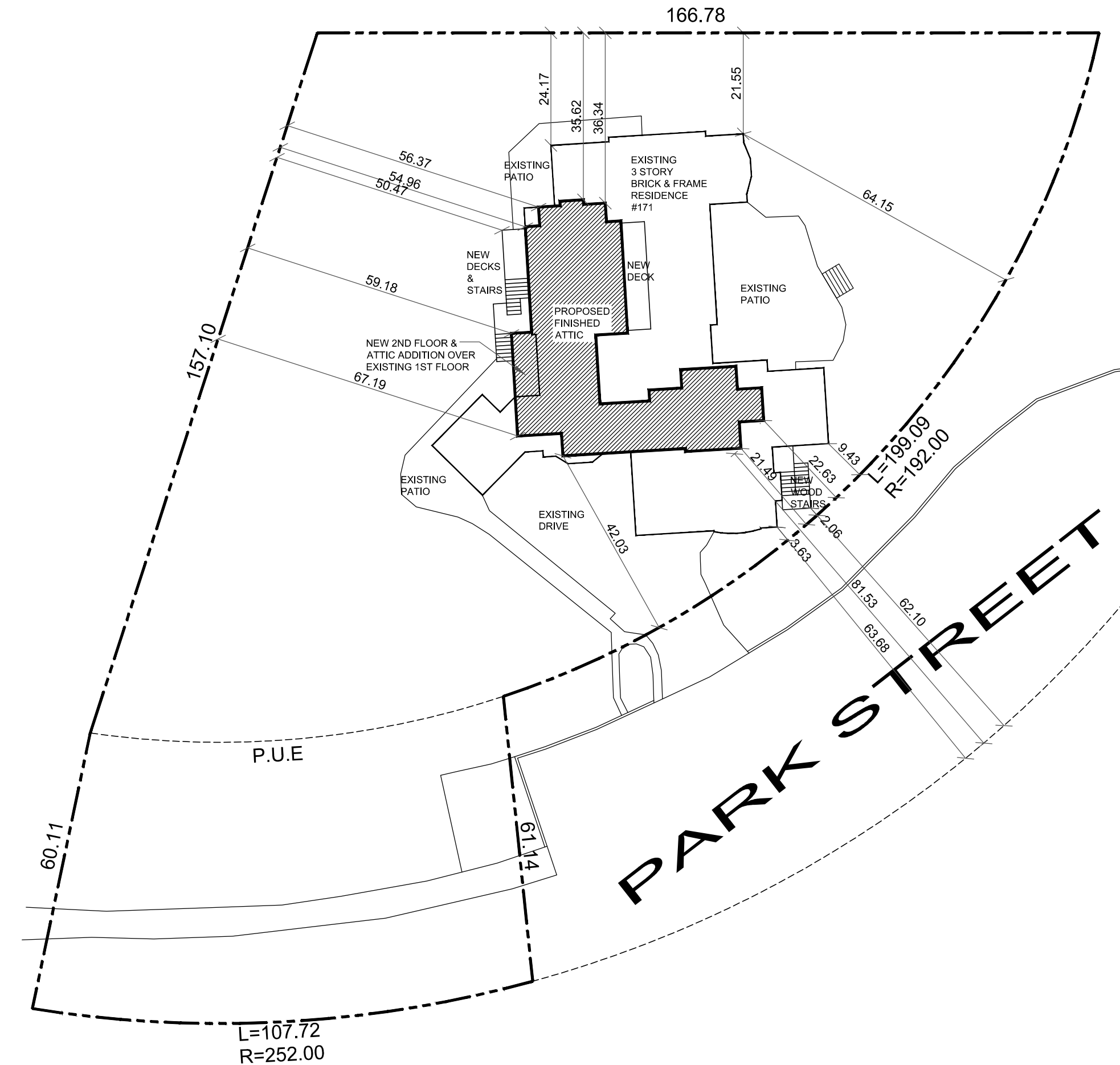
STATE OF ILLINOIS }SS
COUNTY OF DUPAGE }
I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY
CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT
HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.
DATED, THIS 18TH DAY OF MAY, A.D., 2021,
AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3253
LICENSE EXPIRATION DATE NOVEMBER 30, 2022
ILLINOIS BUSINESS REGISTRATION NO. 184-007245



- NOTE:
- ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
 - ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
 - COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
 - NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

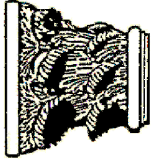
ADDRESS COMMONLY KNOWN AS 717 PARK AVENUE
WINNETKA, ILLINOIS
CLIENT KATHERINE O'MALLEY, ATTORNEY AT LAW
FIELDWORK DATE (CREW) 05/15/2021 (DS/DJ/WM)
DRAWN BY: NG REVISED: JOB NO. 21-05-0195

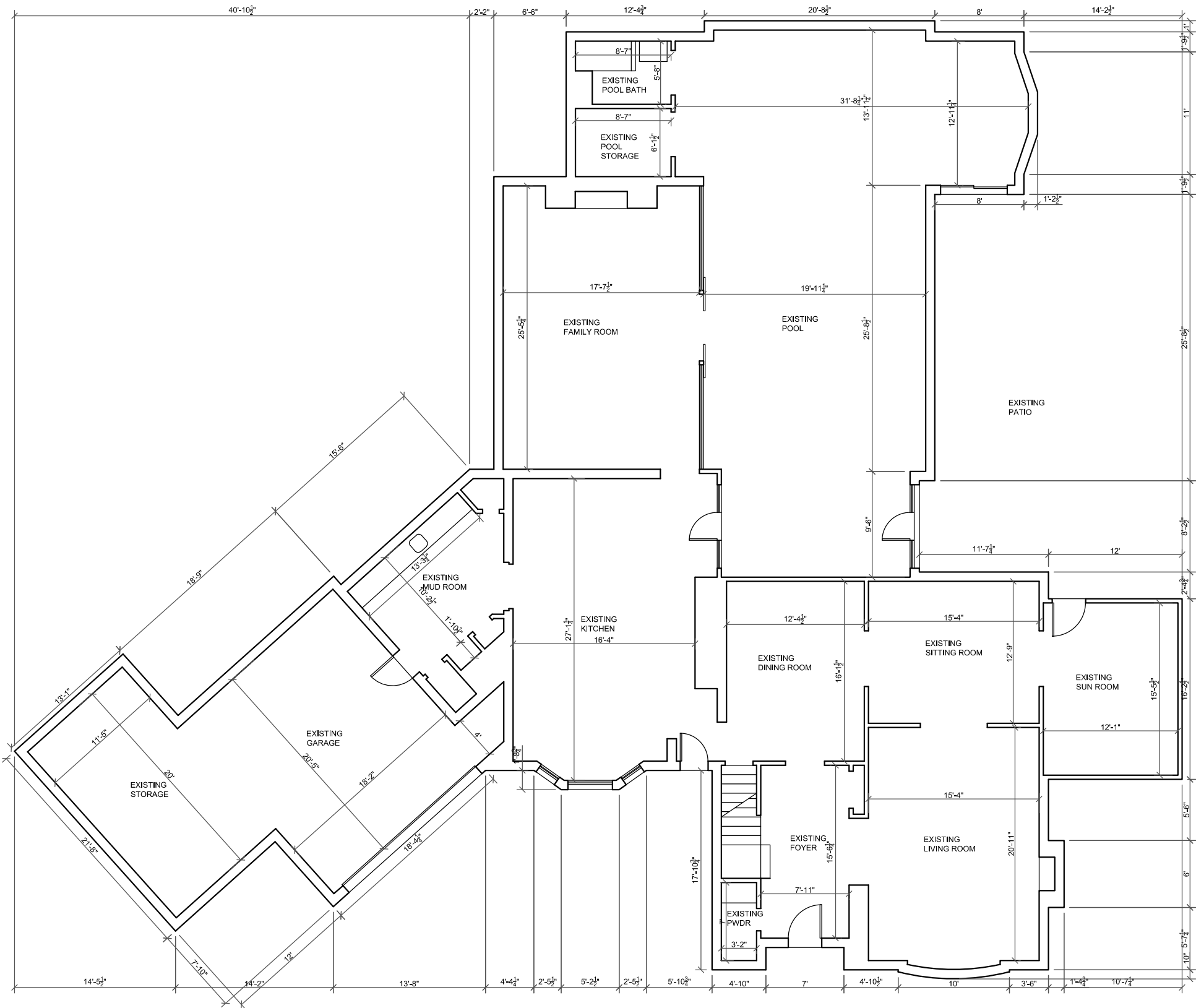


DRAWING INDEX

- A1 SITE PLAN
- A2 EXISTING FIRST FLOOR PLAN
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- A5 EXISTING SOUTH (FRONT) ELEVATION
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01 SITE PLAN
NOT TO SCALE

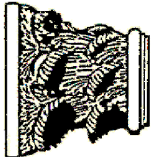
	CLIFFORD TOWN, ARCHITECT		1297 SHERMER ROAD NORTHBROOK, ILLINOIS 60062		PHONE: 847-498-0900	
	ADDITION & REMODEL 717 PARK AVENUE WINNETKA, ILLINOIS 60091					
SHEET NO.		DATE:		A-1 OF 15 SHEETS		
		09.21.23 10.06.23				



01

EXISTING FIRST FLOOR PLAN

NOT TO SCALE



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717 PARK AVENUE

WINNETKA, ILLINOIS 60091

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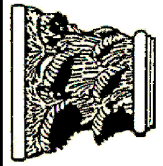
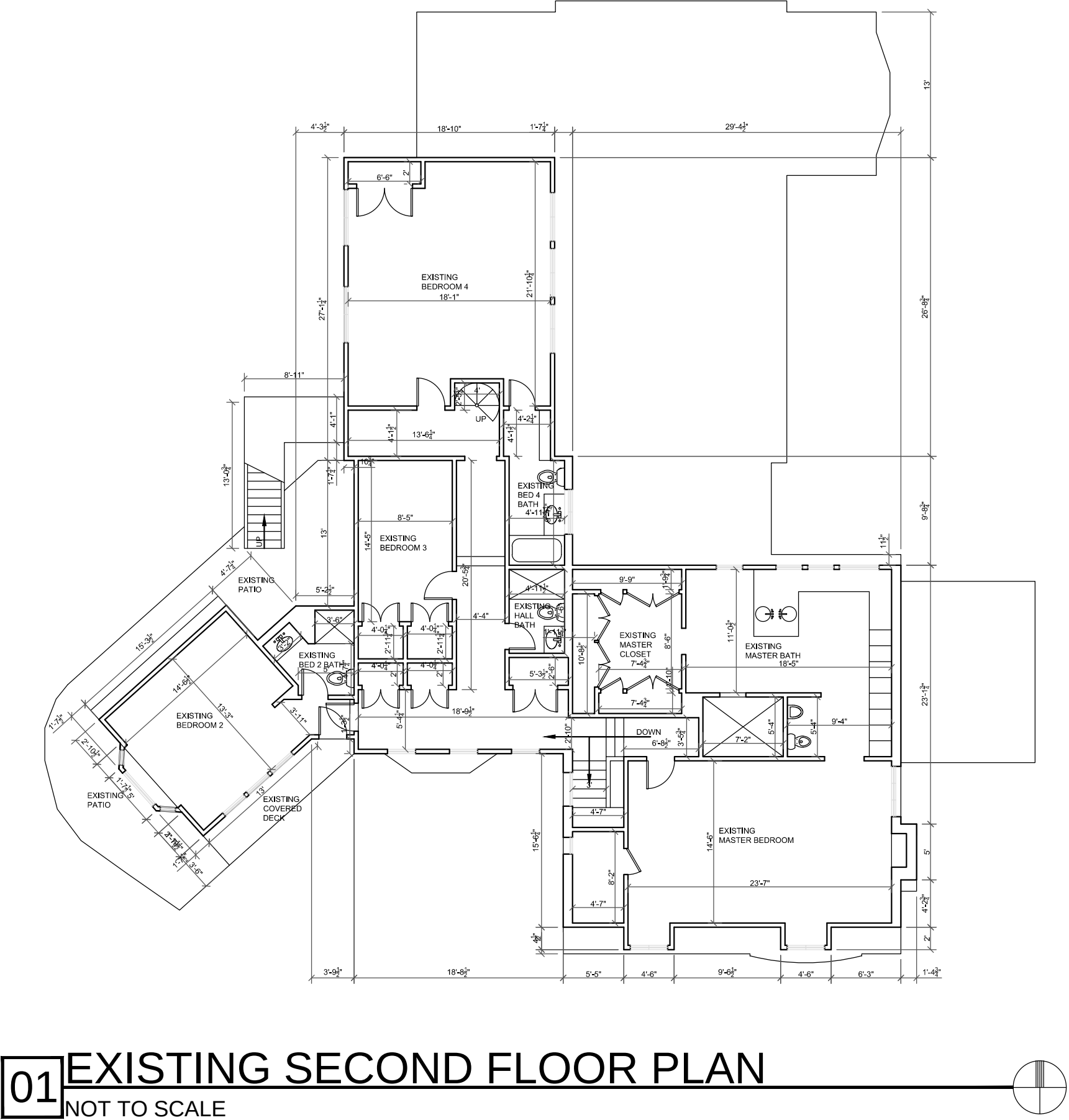
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OF 15 SHEETS



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717 PARK AVENUE
WINNETKA, ILLINOIS 60091

DATE:

09.21.23
10.06.23

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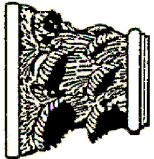
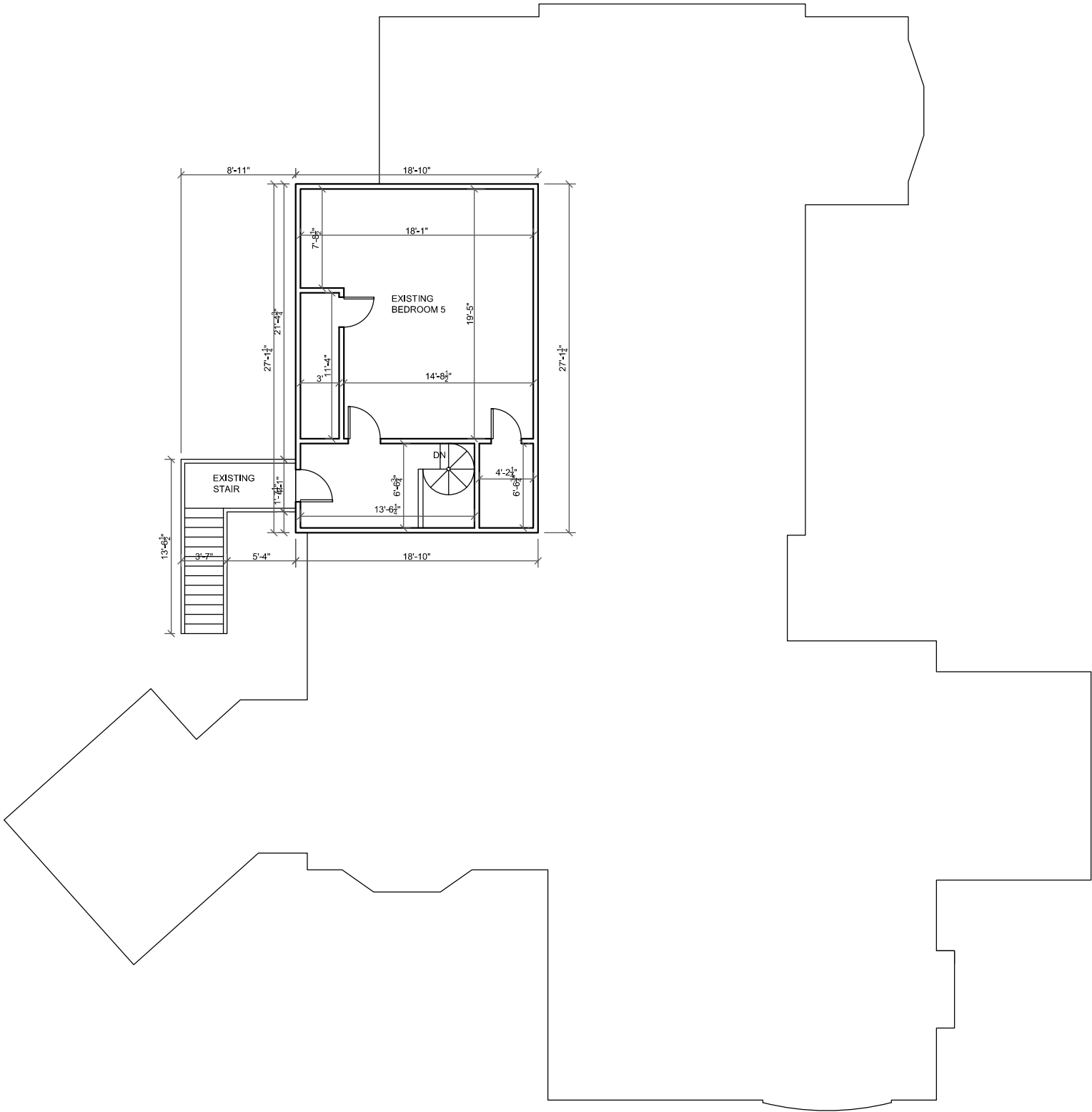
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OF 15 SHEETS

01

EXISTING ATTIC FLOOR PLAN

NOT TO SCALE



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DATE:

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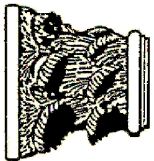
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01

EXISTING SOUTH (FRONT) ELEVATION

NOT TO SCALE



CLIFFORD TOWN, ARCHITECT

1297 SHERMER ROAD
NORTHBROOK, ILLINOIS 60062

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717 PARK AVENUE
WINNETKA, ILLINOIS 60091

DATE:

09.21.23

10.06.23

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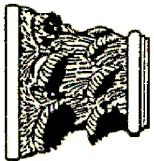
OF 15 SHEETS



01

EXISTING EAST (RIGHT SIDE) ELEVATION

NOT TO SCALE



CLIFFORD TOWN, ARCHITECT

1297 SHERMER ROAD
NORTHBROOK, ILLINOIS 60062

PHONE: 847-498-0900

ADDITION & REMODEL

717 PARK AVENUE

WINNETKA, ILLINOIS 60091

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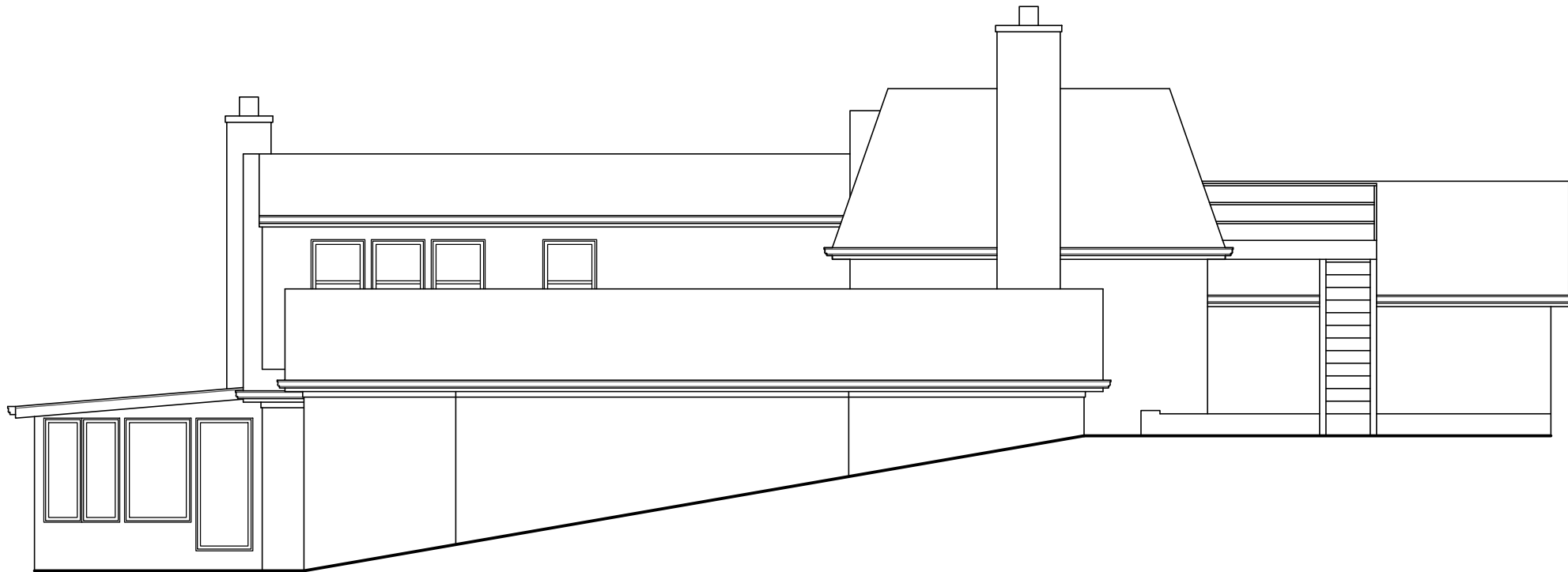
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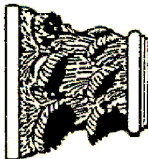
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OF 15 SHEETS



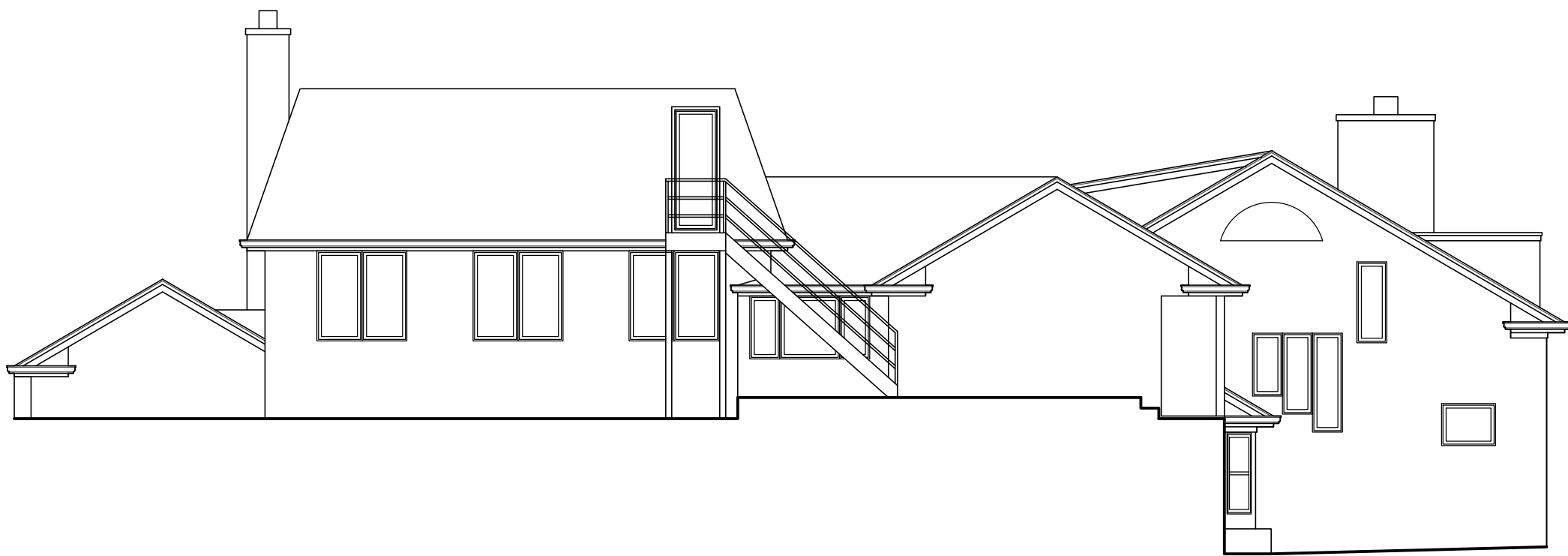
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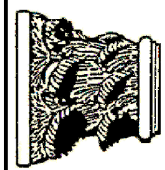
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1297 SHERMER ROAD
NORTHBROOK, ILLINOIS 60062
PHONE: 847-498-0900

ADDITION & REMODEL
717 PARK AVENUE
WINNETKA, ILLINOIS 60091

DATE:	SHEET NO.
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01 EXISTING WEST (LEFT SIDE) ELEVATION
NOT TO SCALE



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ADDITION & REMODEL
717 PARK AVENUE
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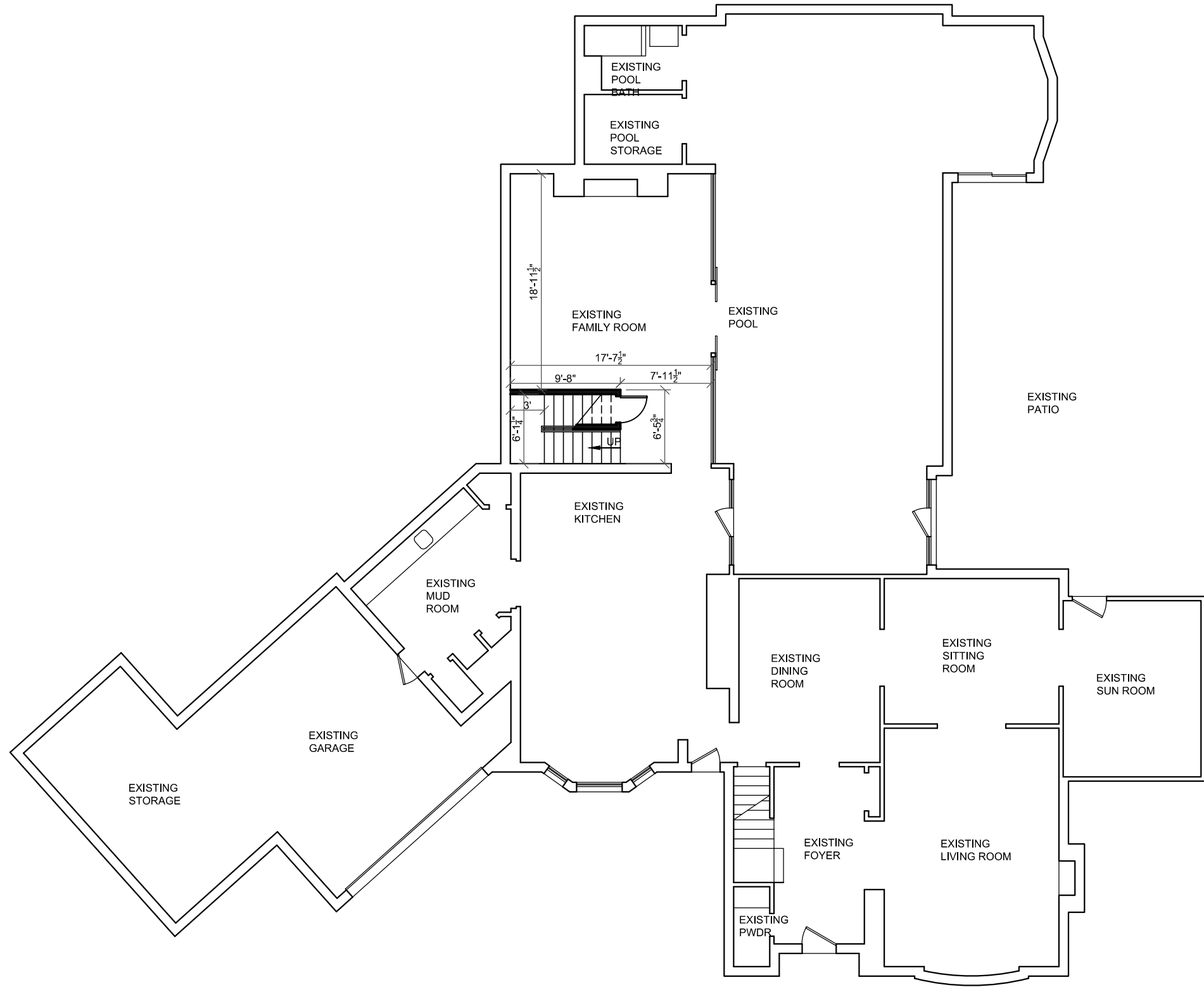
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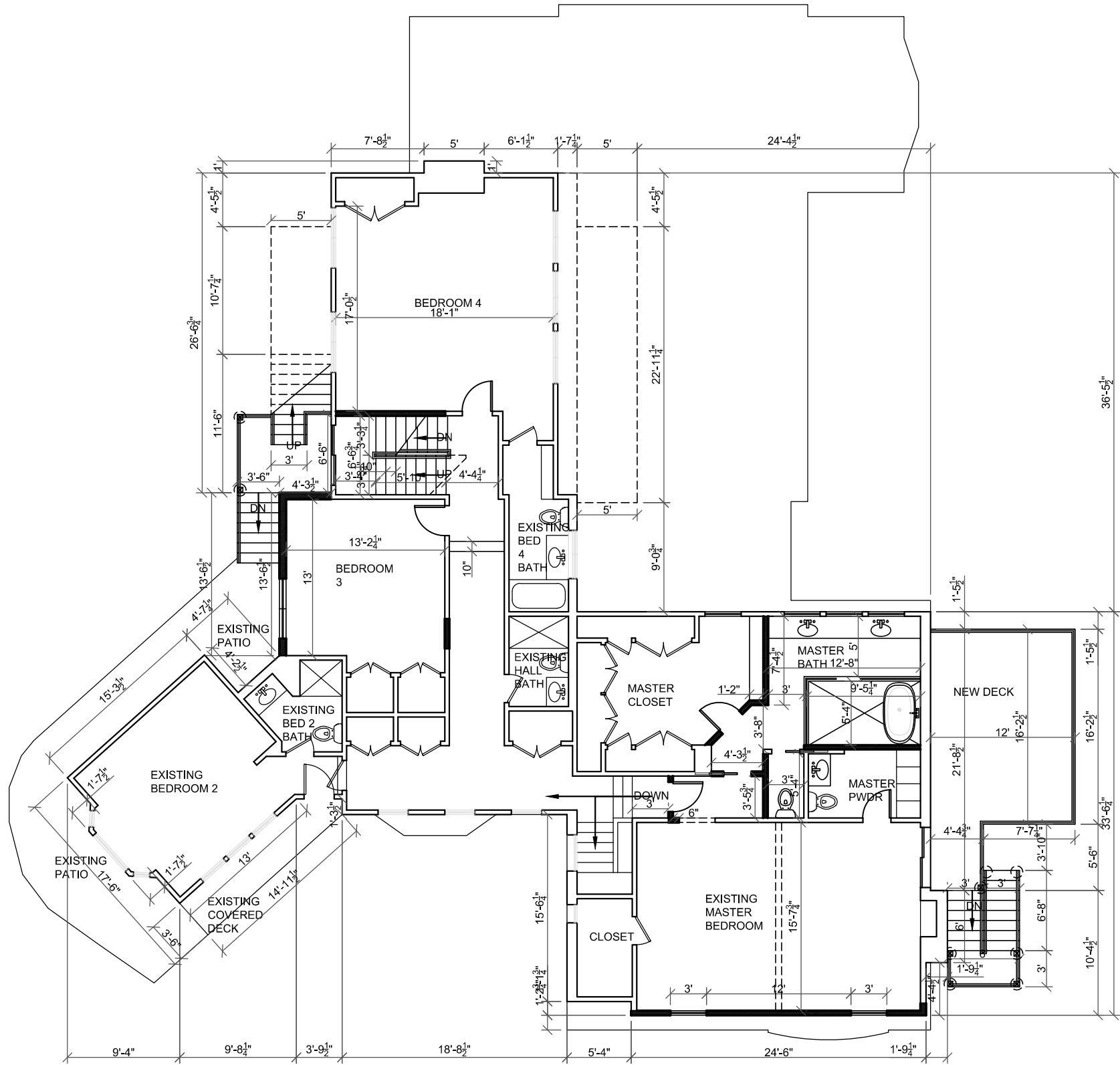
OF 15 SHEETS



01

PROPOSED FIRST FLOOR PLAN

NOT TO SCALE



01

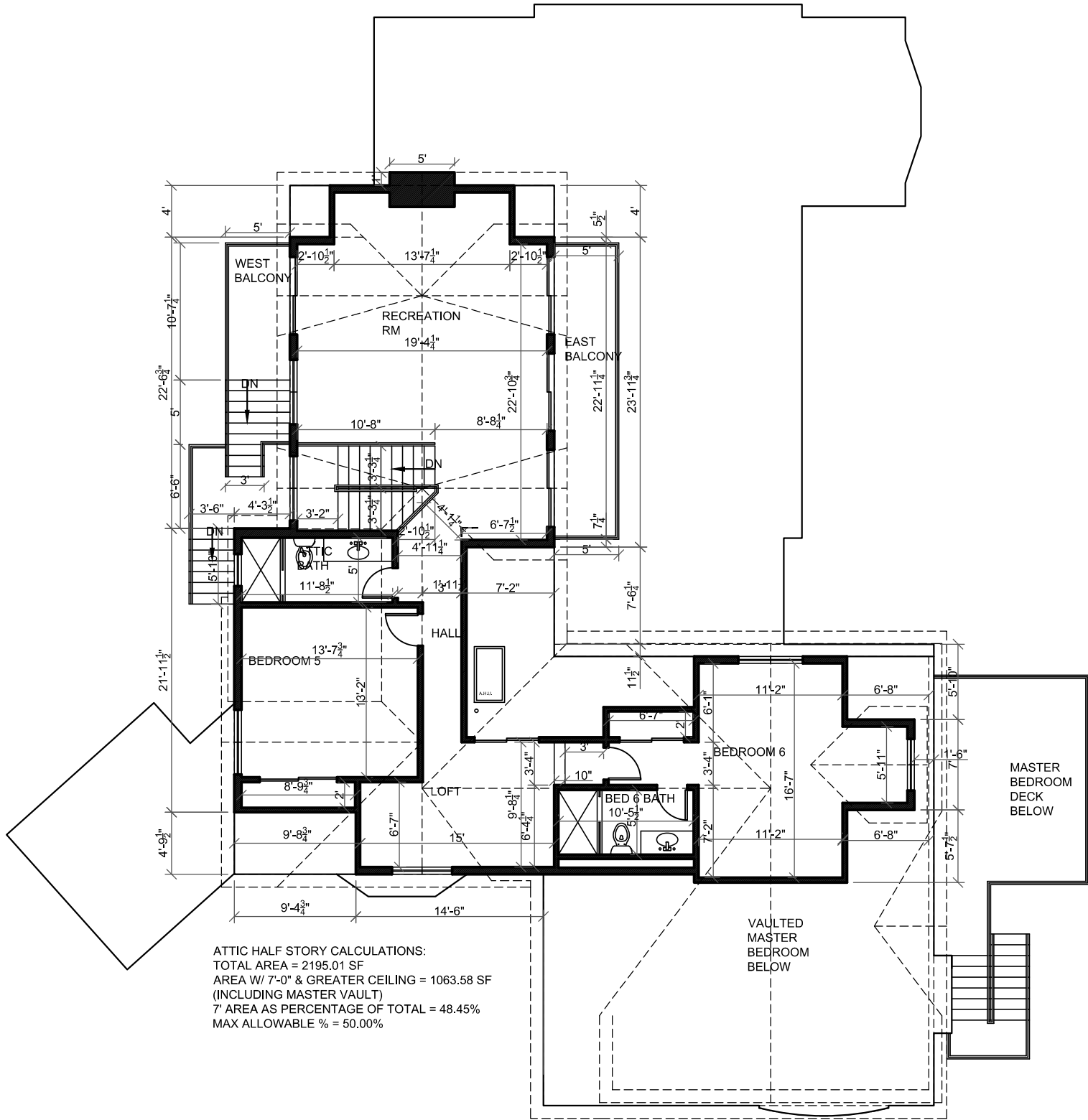
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NOT TO SCALE

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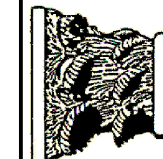
PROPOSED ATTIC FLOOR PLAN

NOT TO SCALE





01 PROPOSED SOUTH (FRONT) ELEVATION
NOT TO SCALE



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ADDITION & REMODEL
717 PARK AVENUE
WINNETKA, ILLINOIS 60091

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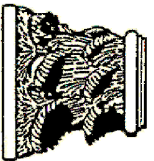
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OF 15 SHEETS



01 PROPOSED EAST (RIGHT SIDE) ELEVATION
NOT TO SCALE



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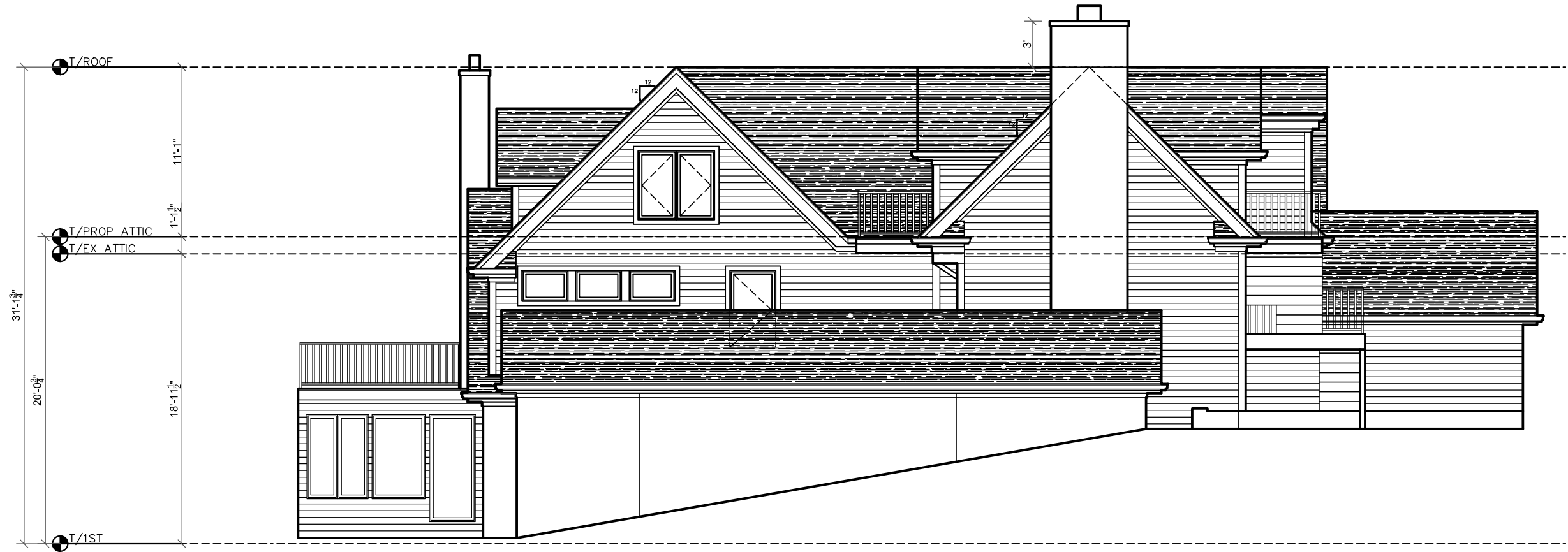
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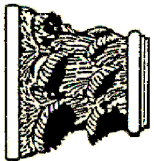
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A-13

OF 15 SHEETS



01 PROPOSED NORTH (REAR) ELEVATION
NOT TO SCALE



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1297 SHERMER ROAD
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717 PARK AVENUE
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DATE:

09.21.23

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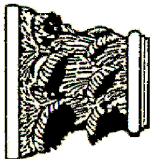
A-14

OF 15 SHEETS



01 PROPOSED WEST (LEFT SIDE) ELEVATION

NOT TO SCALE



CLIFFORD TOWN, ARCHITECT

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NORTHBROOK, ILLINOIS 60062

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ADDITION & REMODEL
717 PARK AVENUE
WINNETKA, ILLINOIS 60091

DATE:

09.21.23
10.06.23

SHEET NO.

A-15
OF 15 SHEETS



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: ANN KLAASSEN, ASSISTANT DIRECTOR
DATE: NOVEMBER 9, 2023
SUBJECT: 808 OAK STREET – NEW MULTIFAMILY RESIDENTIAL BUILDING
TEXT AMENDMENT, SPECIAL USE PERMITS, AND VARIATION
(CASE NO. 23-13-TX)

INTRODUCTION

On November 13, 2023, the Zoning Board of Appeals (ZBA) is scheduled to hold a public hearing on an application submitted by 808 Oak Street, LLC (the “Applicant”), as the prospective buyer of the property located at 808 Oak Street (the “Subject Property”). The Applicant proposes construction of a new four-story multifamily building with ground floor parking and three condominium units above on the Subject Property. The Subject Property is owned by Bartnell Ltd., who has authorized the Applicant to submit applications requesting approval of the following relief:

1. Approval of a **Text Amendment** to the Zoning Ordinance to allow residential uses in the C-2 General Retail Commercial Zoning District (the “C-2 District”), on the ground floor that are less than 50 feet from the front street line, as a special use;
2. Approval of the following **Special Use Permits** to allow:
 - a. A residential use in the C-2 District, on the ground floor and less than 50 feet from the front street line; and
 - b. Off-street parking at street level on the Subject Property; and
3. Approval of a **zoning variation** to allow a front yard setback of 30.33 feet, whereas the maximum front yard setback shall be no more than 3 feet, a variation of 27.33 feet (911%) [Section 17.46.030 Lot area and density].

The Applicant has also submitted an application for a Certificate of Appropriateness for the design of the proposed building. The Design Review Board (DRB) first considered the request on September 21, 2023 and continued the application until October 16, 2023. At the October DRB meeting, by a vote of 4-0, the DRB recommended approval of the design of the proposed building. Details regarding the DRB’s consideration are provided later in this report.

A sign has been posted on the Subject Property indicating the time and date of the ZBA public hearing. A mail notice was sent to property owners within 250 feet of the Subject Property, in compliance with the Zoning Ordinance. Additionally, the hearing was properly noticed in the *Winnetka Talk* on October 26, 2023. As of the date of this memo, staff has received ten (10) written comments from the public regarding this application. The comments are provided in **Attachment C**.

On August 1, 2023, the Village Council considered a request by the Applicant to amend the Zoning Ordinance to allow, in the C-2 General Retail Commercial Zoning District, residential uses on the ground floor that are less than 50 feet from the front street line. In essence, the text amendment would allow a purely residential building within the C-2 District. Upon receipt of a request to amend the text of the Zoning Ordinance the Village Council designates a body to conduct a public hearing and to provide a recommendation to the Council. At the meeting in August, the Council was receptive to the text amendment and the proposed plan presented by the Applicant and designated the Plan Commission and Zoning Board of Appeals to hold the public hearing on the text amendment. The Plan Commission is scheduled to consider the text amendment and special use permits on November 29, 2023.

The Village Council has final jurisdiction on this request.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.14 acres in size, is located on the south side of Oak Street, between Chestnut Street and Green Bay Road/Linden Street and is currently vacant (see Figures 1 and 3). It is worth noting that the Subject Property is only 33.5 feet in width and has ingress/egress easements which provide vehicular access to Chestnut Street (see Figure 2). Because the lot area is less than 10,000 square feet, redevelopment of the Subject Property does not require approval of a planned development, nor may the Applicant request planned development approval.



Figure 1 – Subject Property



Figure 2 – Private Alley Accessing 800, 808 and 812 Oak Street

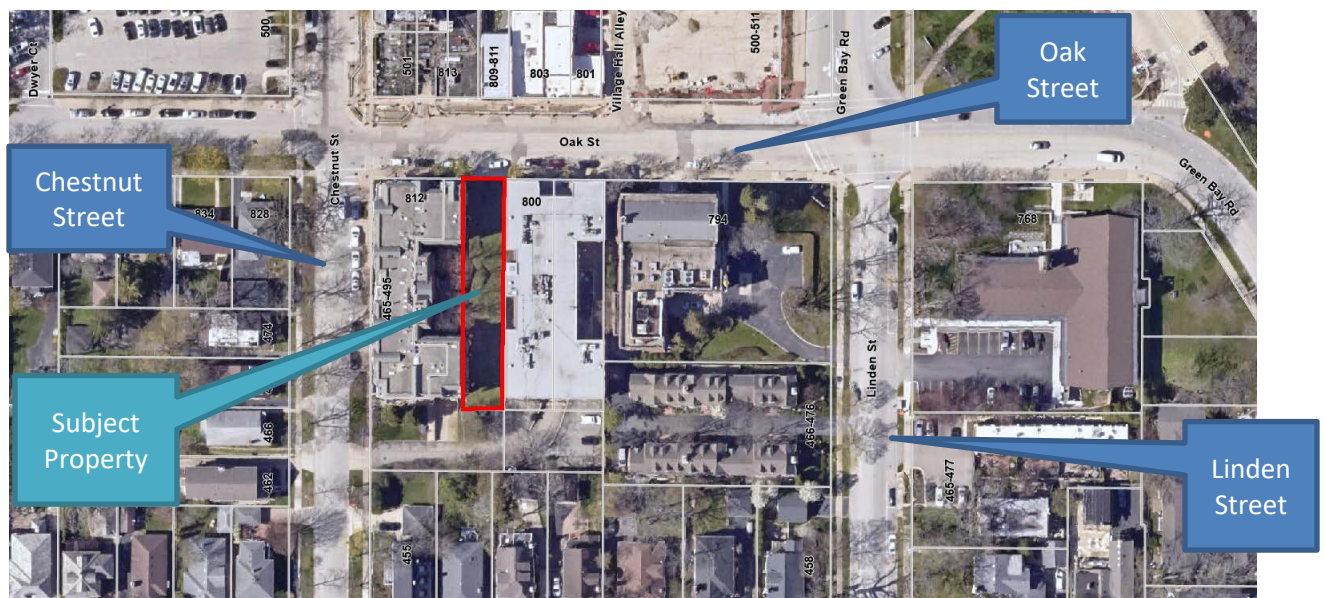


Figure 3 – GIS Aerial Map



Figure 4 – Subject Property with Neighboring Properties

The property is zoned C-2 General Retail Commercial, and it is bordered by C-2 General Retail Commercial (the “C-2 District”) to the north, east, and west, and B-1 Multifamily Residential to the south. As shown in Figure 5, it is not located within the Commercial Overlay District.

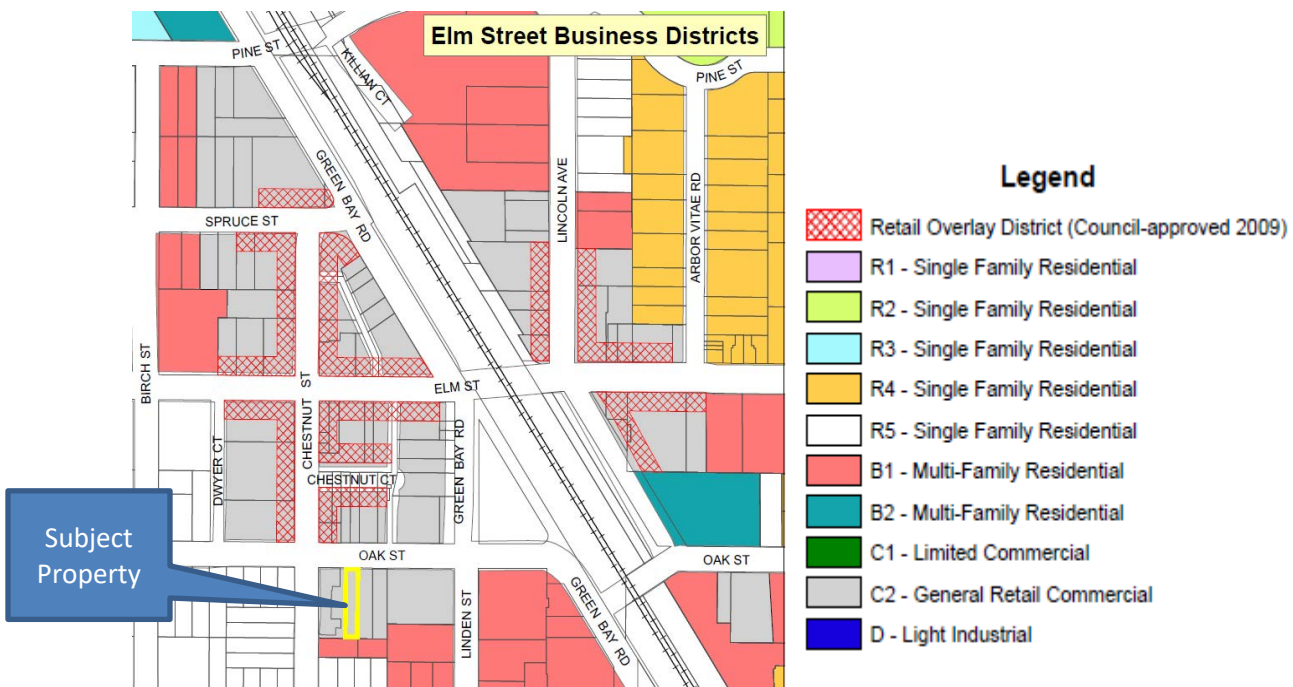


Figure 5 – Zoning Map

The Comprehensive Plan designates the Subject Property as appropriate for commercial and mixed-use land uses as shown below in Figure 6. The Subject Property is located in a commercial area with mixed-use buildings that contain offices on the ground floor and residences above, restaurants, and other commercial uses in the immediate vicinity. The Land Use Plan Map designates the properties to the north, east and west as appropriate for “commercial and mixed-uses” and the properties to the south, as appropriate for “single family residential uses”.

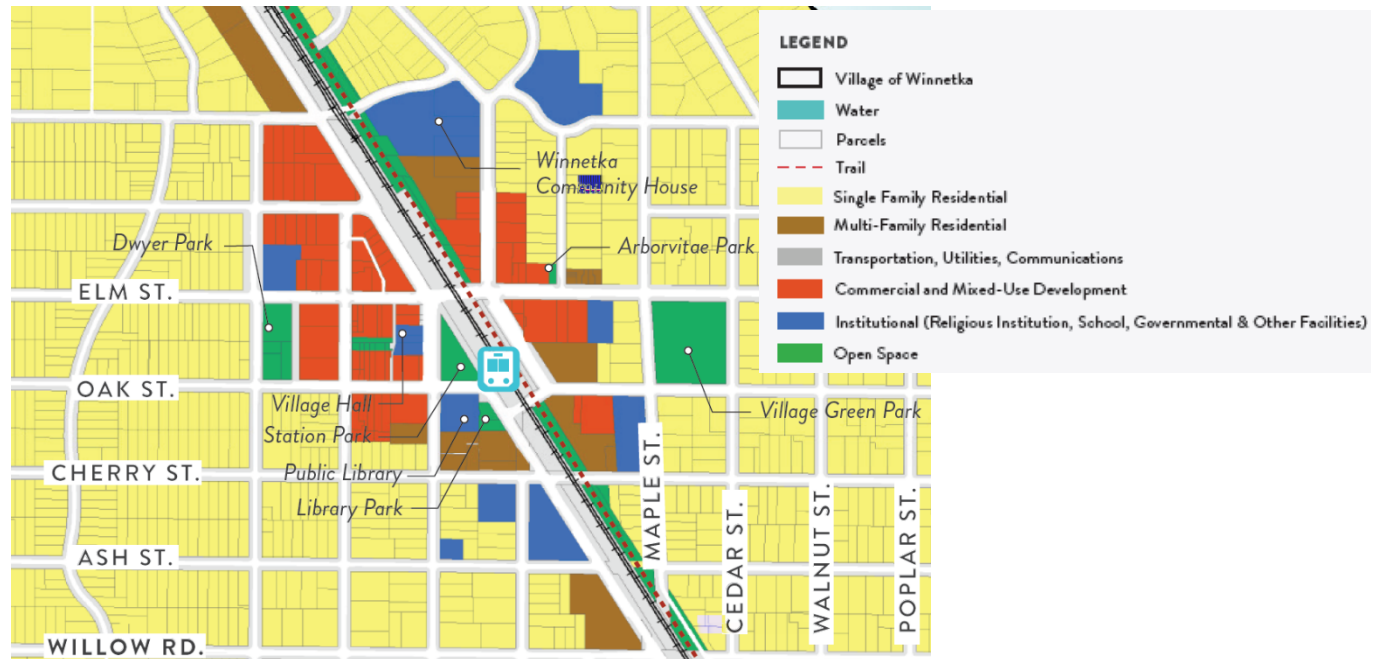


Figure 6 – Comprehensive Plan Land Use Map

In addition to the Comprehensive Plan Future Land Use Map, the Winnetka Futures 2040 Plan contains vision statements and goals that are relevant to the proposed application, including the following:

Quality Livable Neighborhoods Vision Statement: A community of connected neighborhoods with safe, pedestrian-oriented streets, tree-lined parkways, and a variety of well-maintained housing offerings to meet the needs of all its residents and create a unique and powerful sense of place.

Goal 1.2: The Village will continue to explore housing diversity and address the housing gap to provide a supply that supports changing demographic needs and ensures a variety of product types, options, and costs available to seniors, empty nesters, families, and young residents.

Goal 1.6: The Village will encourage multi-family unit development in and near the downtown commercial districts.

Vibrant Business Districts Vision Statement: A community with a strong commitment to supporting and enhancing its unique, walkable, mixed-use business districts, which serve both as the community’s commercial and social centers.

Goal 2.3: The Village will continue to encourage the highest-quality design, materials, and maintenance for building exteriors, landscaping, and signage in the commercial districts and along the Green Bay Road corridor.

Mobility and Connectivity Vision Statement: A progressive community with forethought in developing safe and efficient local and regional mobility connections for all through public transportation, regional trails and pedestrian and bike friendly neighborhood street networks.

Goal 8.4: The Village will continue to support quality transit service and encourage increased ridership.

Goal 8.5: The Village will manage its parking assets to support the success of its business districts while balancing parking location and supply with the needs of the distinctive walkable and transit-oriented character that is uniquely Winnetka.

RECENT SUBDIVISION APPROVAL

On July 20, 2021, the Village Council adopted Resolution R-65-2021, a resolution granting a plat of subdivision (Bartnell's Subdivision – 800-808-812 Oak Street). The plat of subdivision cleaned up ownership lines between three property owners that owned portions of the two existing lots of record. See Figures 7 and 8, which compare the previous lots of record with the three new lots of record.

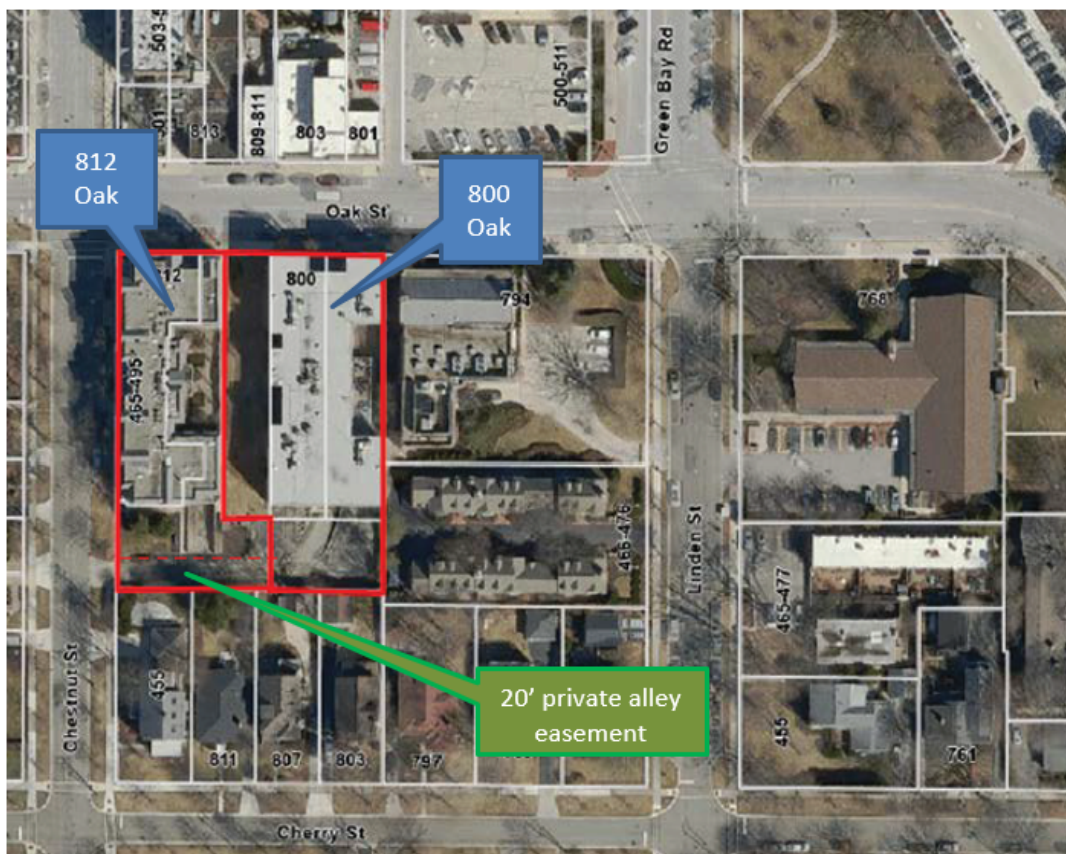


Figure 7 – Lot Configuration Prior to Subdivision

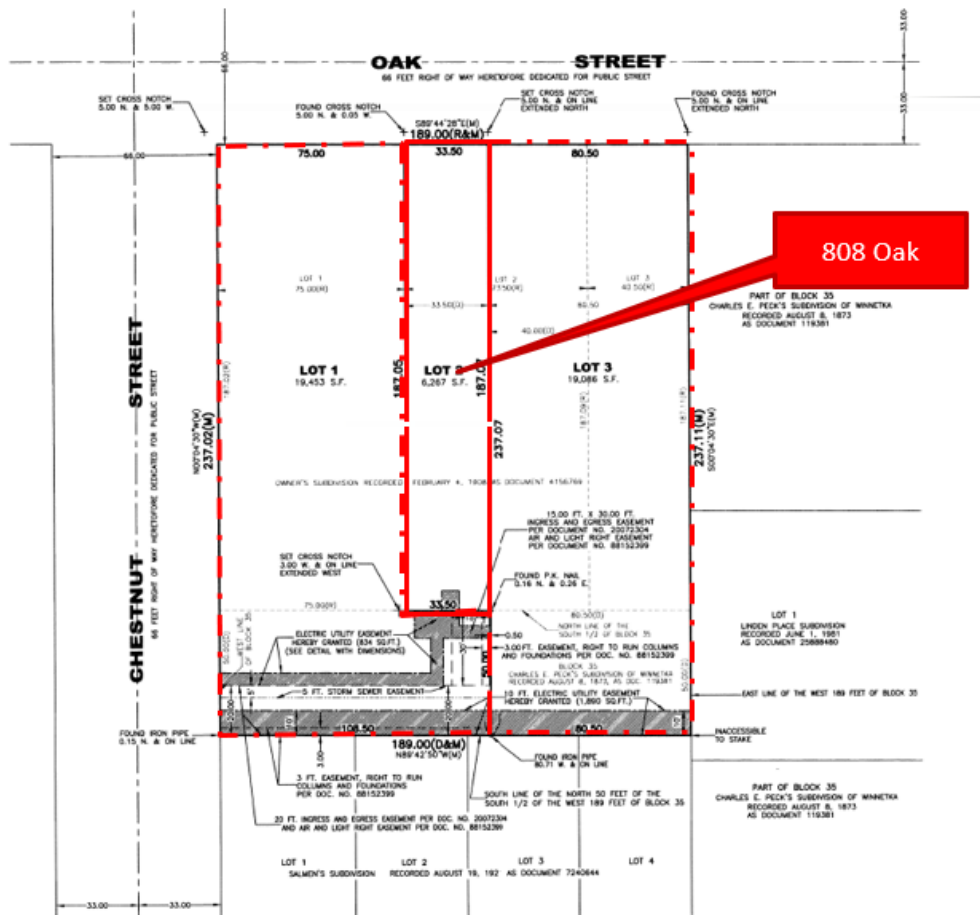


Figure 8 – Lot Configuration After Subdivision

SUMMARY OF PROPOSED ZONING ORDINANCE AMENDMENT

Currently, the Village's Zoning Ordinance does not allow a dwelling unit at the ground floor that is less than 50 feet from the front street line in the C-2 District (See Table 1 on the following page – "NO" means not allowed). However, in the C-1 Neighborhood Commercial Zoning District, a dwelling unit at the ground floor that is less than 50 feet from the front street line is allowed as a special use, which requires Village Council approval. As outlined in Section 17.46.010 Table of Uses in the Zoning Ordinance (see Table 1), dwelling units are a permitted use in all the Village's commercial districts when located above the ground floor in a commercial building, including the Commercial Overlay District. A dwelling located at the ground floor that is 50 feet or more from the front street line is also allowed as a special use in the commercial zoning districts.

Section 17.46.010 Table of uses.

<i>Table of Uses</i>	<i>C-1 Neighborhood Commercial</i>	<i>C-2 General Retail</i>	<i>C-2 Commercial Overlay</i>
P = Permitted uses SU = Special uses NO = Not permitted			
A. RESIDENTIAL USES			
Dwelling unit above the ground floor in a commercial building	P	P	P
Dwelling unit at the ground floor, less than 50 feet from front street line	SU	NO	NO
Dwelling unit at the ground floor, 50 feet or more from front street line	SU	SU	SU

Table 1 – Table of Uses for Commercial Zoning Districts (Section 17.46.010)

The Applicant's proposed development does not include any commercial space at the ground level. At the ground level located within 50 feet of the front street line is a lobby and driveway/parking for the residential units above. In essence, the building is solely a multi-family residential building, which the C-2 District currently does not allow.

The Applicant is requesting that residential uses be allowed as a special use in the C-2 District when such uses are located on the ground floor and less than 50 feet from the front street line. Table 2 below represents the Applicant's proposed amendment to the Table of Uses in Section 17.46.010 of the Zoning Ordinance.

<i>Table of Uses</i>	<i>C-1 Neighborhood Commercial</i>	<i>C-2 General Retail</i>	<i>C-2 Commercial Overlay</i>
P = Permitted uses SU = Special uses NO = Not permitted			
A. RESIDENTIAL USES			
Dwelling unit above the ground floor in a commercial building	P	P	P
Dwelling unit at the ground floor, less than 50 feet from front street line (See Section 17.44.030.B.5 for additional standards for the C-2 District)	SU	NO <u>SU</u>	NO
Dwelling unit at the ground floor, 50 feet or more from front street line	SU	SU	SU

Table 2 – Proposed Amendment to Section 17.46.010 Table of Uses

Section 17.44.030, Development Standards, of the Zoning Ordinance provides additional development standards for certain special uses. These standards focus on automobile service stations, parking lots,

public parking garages, and fast-food restaurants. The Applicant is suggesting that the following standard be added:

- “5. Dwelling Units at the Ground Floor in the C-2 General Retail Commercial District. Dwelling units and their accessory parking facilities shall comply with the following standards:
- The proposed lot shall be along the south side of Oak Street between Chestnut Street and Green Bay Road/Linden Street.
 - The width of the lot makes it physically impractical to provide both a commercial space within 50 feet from the street lot line and to provide any portion of the number of required parking spaces.”

The Applicant has identified a specific area within the C-2 District where it finds that a purely multi-family building may be appropriate. The area is on the southern edge of the Elm Street Business District. On this block face, mixed use buildings with commercial space on the ground floor are located on both sides of the Subject Property, and the AT&T building is located on the far east end of the block face. On the following maps, the gray areas without the red cross hatch are areas in the community that are zoned C-2 General Retail Commercial but are not located in the Commercial Overlay District. When considering the Applicant’s request, the ZBA may also wish to consider C-2 District areas that others may make a similar text amendment request. That is a C-2 zoned property that is not also located in the Commercial Overlay District, and which is located on the periphery of a business district and has a narrow lot width.



Figure 9 – C-2 General Retail Commercial District

PROPOSED PLAN

If the Applicant's proposed text amendment is approved, it intends to acquire the Subject Property and construct a four-story residential condominium building with three single-floor units. Each unit would contain three bedrooms and measure approximately 3,767 square feet. The ground floor would consist of six (6) enclosed parking spaces, a residential lobby, elevator, two staircases, and a trash enclosure. The second, third, and fourth floors would each have one residential unit.

The enclosed parking would be accessed from Oak Street, utilizing an existing curb-cut. Vehicular traffic would be one-way, with vehicles entering from Oak Street and exiting the building via private alley and ingress/egress easements onto Chestnut Street. The entry into the parking garage would be recessed approximately 30 feet from the front lot line in order to: (i) minimize the visual impact of a garage door facing the street; (ii) allow passage of light and air to the neighboring building to the west; and (iii) allow vehicles to pull off of Oak Street and wait for the garage door to open while on-site rather than in the street or on the public sidewalk. It is worth noting that at least two on-street parking spaces, on the south side of Oak Street, would be eliminated to provide access to the site.

Excerpts of the proposed site plan, floor plans, and building elevations, as well as renderings, of the proposed building are provided on the following pages as Figures 10 through 19. The complete set of plans are provided in the application materials (**Attachment B**). The Applicant has also provided photographs of neighboring properties taken from Oak Street as well as from the private alley located behind the Subject Property and the two adjacent properties. These photographs are also included in Attachment B.

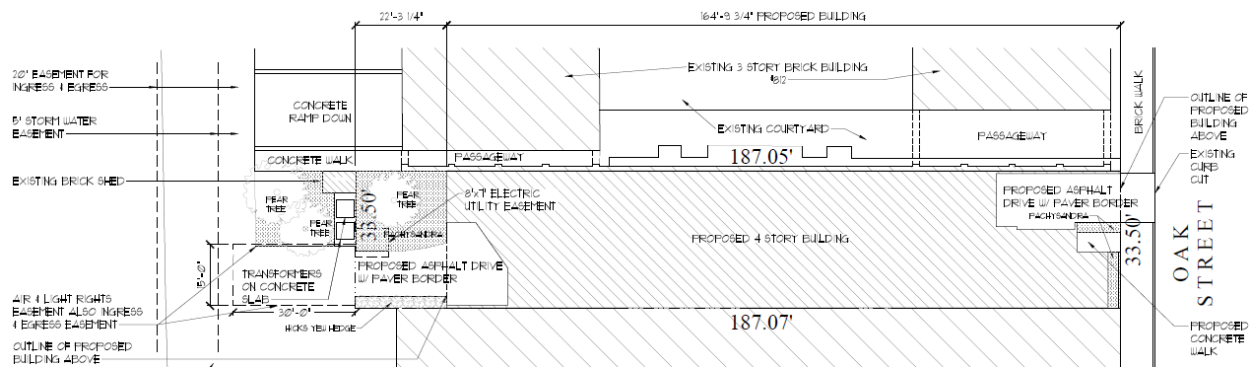


Figure 10 – Site Plan

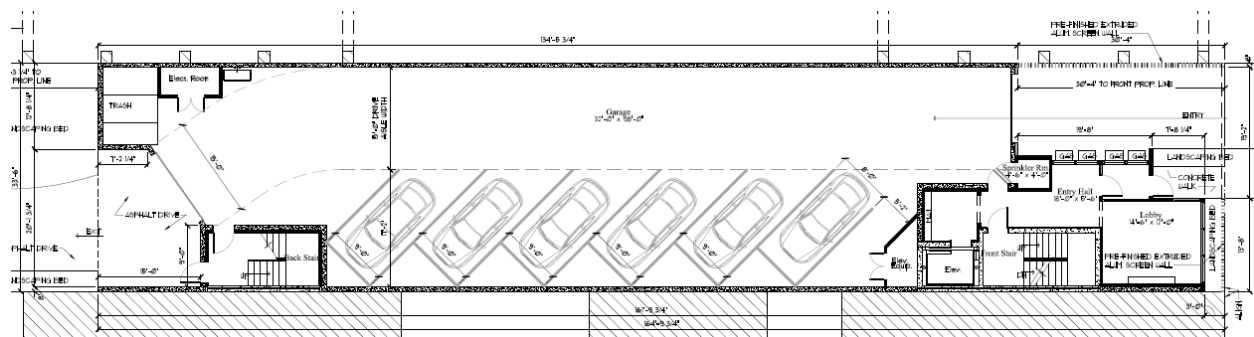


Figure 11 – Ground Floor Plan

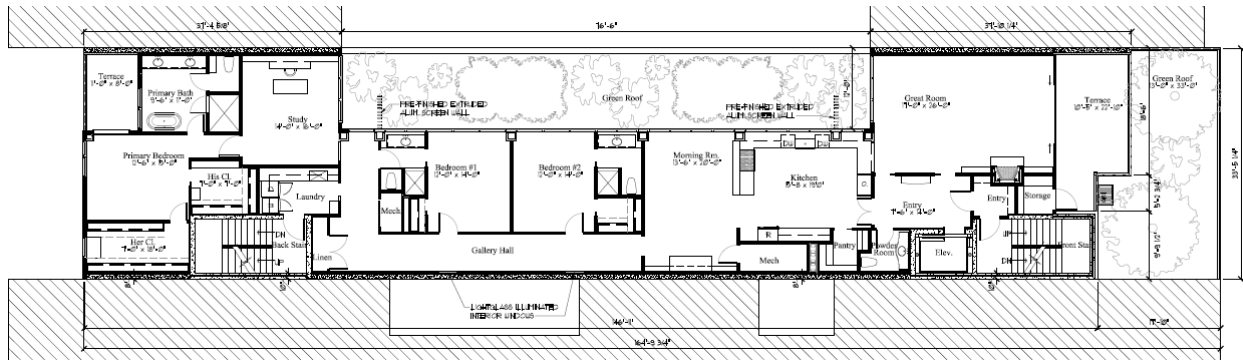


Figure 12 – Second Floor Plan

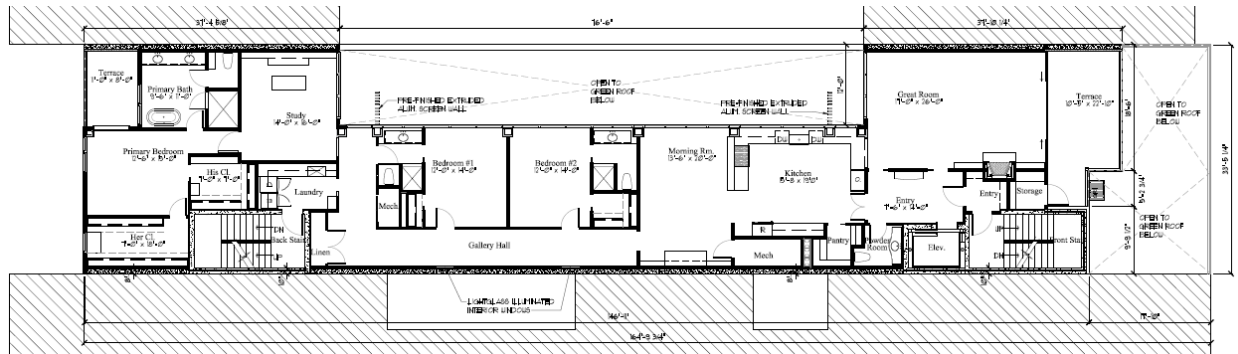


Figure 13 – Third and Fourth Floor Plan



Figure 14 – Front Building Elevation – Oak Street



Figure 15 – Rear Building Elevation – Private Alley



Figure 16 – Rendering of Front Elevation (Oak Street)

The exterior wall finish of the proposed building would consist of board formed concrete. The front elevation would also have a decorative pre-finished aluminum screen wall consisting of vertical louvers in Bone White. The railings on the balconies would be in the same material, color and vertical pattern. The screen wall would be located on the front property line, with the ground floor level setback 3 feet from the screen wall to allow for a landscape bed between the screen wall and the front wall of the residential lobby. The upper stories are then setback 13 feet from the front of the building with the garage door setback 30 feet.

As described in the attached written explanation from the architect, the west elevation would have an interior courtyard on the upper floor levels. The ground floor level would extend to the west property line, while the second floor would have a green roof measuring approximately 12 feet by 76.5 feet in the general center of the west elevation that would be open to the floors above. There would be two pre-finished aluminum screen walls in the courtyard that would extend approximately 5 feet from the interior wall and extend the full height of the building. The interior courtyard and screen walls are identified in Figures 17 and 18. A green roof is also proposed on the second-floor level at the front elevation; this feature is illustrated in the rendering included as Figure 16. The Applicant has provided landscape plans, an excerpt of which is provided in Figure 20. Plantings on the green roof would include, but not be limited to, a single-stem flowering crab apple, boxwoods, heuchera 'green spice' and 'palace purple', and liriopse. The building would be setback more than 20 feet from the rear property line, allowing for a landscaped area as required by the Zoning Ordinance.

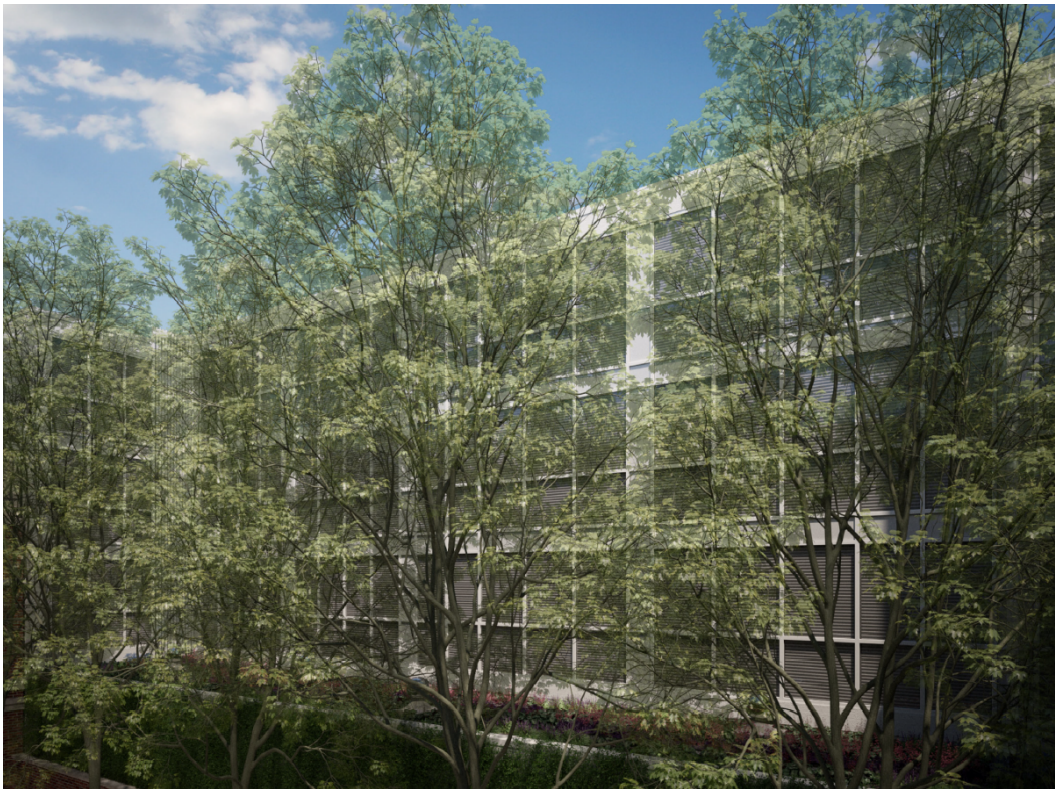


Figure 17 – Rendering of West Elevation



Figure 18 – Rendering of Interior Courtyard (looking north)



Figure 19 – Rendering of Rear Elevation

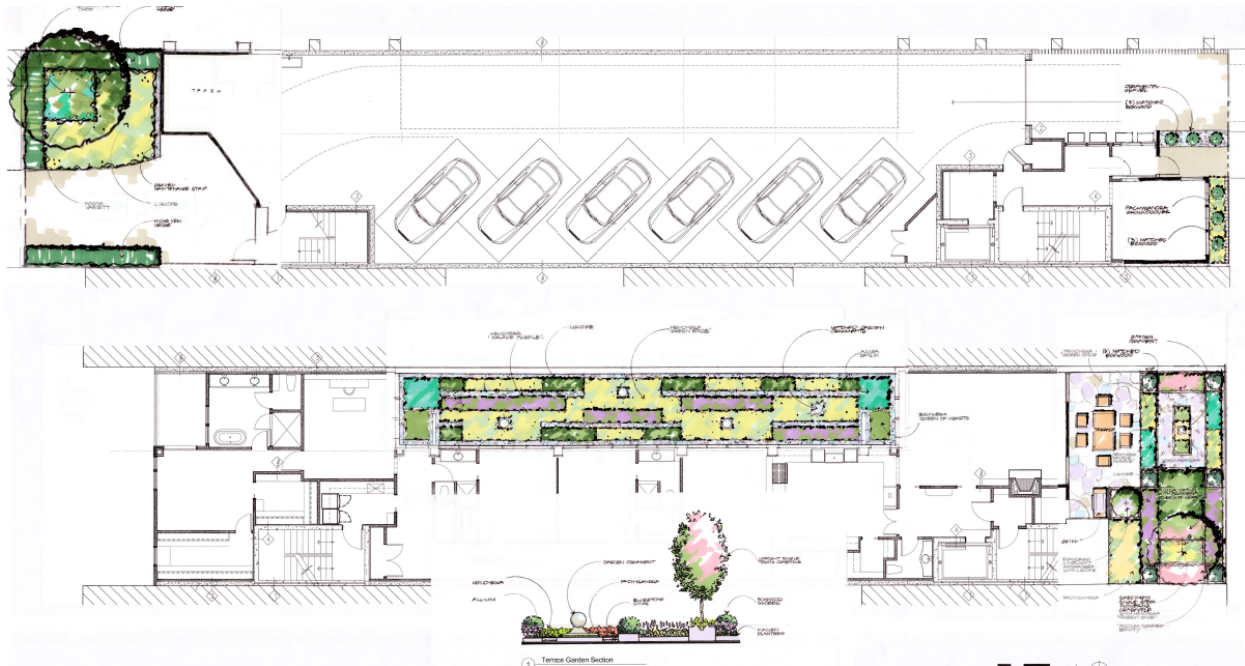


Figure 20 – Landscape Plans

The air conditioning compressors would be located on the roof, towards the rear of building. The Applicant has not indicated any screening of these compressors. The plans identify the refuse and recycling containers to be located within the parking garage, at the rear of the building.

Development of the Subject Property will require the provision of stormwater detention at a volume to accommodate a 100-year storm event assuming 100% impermeable lot coverage, which is allowed under the zoning. The Applicant is working with an engineering firm to address stormwater management and has provided a letter explaining their approach, which currently includes a detention system below the garage floor. The letter from the Applicant's engineer is also included in **Attachment B**. Director of Engineering, James Bernahl, has reviewed their initial approach and has provided the Applicant comments. The Applicant will be required to submit engineering plans when a building permit application is submitted to verify compliance with the Village stormwater regulations.

REQUESTED ZONING RELIEF

The attached zoning matrix highlights the proposed development's compliance with the C-2 zoning district (**Attachment A**). One zoning variation for the front yard setback and two special use permits are being requested to allow the development on the Subject Property. Please note, the gross floor area and lot coverage limitations that apply to properties located in the residential zoning districts do not apply to properties located in the commercial zoning districts. Rather, the density regulations that apply to commercial properties are limited to setbacks and building height limitations.

Front Yard Setback. The maximum front yard setback shall be no more than three (3) feet; the Applicant proposes the building to be setback 30'-4" (30.33 feet) along a portion of the Oak Street property line to accommodate the recessed garage entry.

The purpose of a maximum front yard setback in the commercial districts is to create a more consistent storefront wall as one walks along the street level of a commercial district. Having buildings setback too far from the pedestrian sidewalk breaks up this continuity. However, there may be instances where

varying from this requirement may not have a negative impact given the design of the development in the context of the neighborhood and other uses in the immediate vicinity.

Special Use – Location of Off-Street Parking. In order to encourage below-grade parking, the Zoning Ordinance requires off-street parking located at street-level to receive approval of a special use permit. As previously noted, the proposed parking would be provided on the ground floor level within the interior of the building accessed from a one-way driveway off of Oak Street.

For reference, the proposed residential units on the second, third, and fourth floors would all have three bedrooms. The Zoning Ordinance requires a minimum of two (2) parking spaces per three-bedroom unit. Therefore, the proposed development requires six (6) off-street parking spaces for the residential units. As proposed, the garage would provide six (6) at-grade parking spaces, in compliance with the zoning regulation.

Special Use – Residential Uses in the C-2 General Retail Commercial District. As previously noted, the Applicant has requested a text amendment to the Zoning Ordinance to allow residential uses in the C-2 District on the ground floor that are less than 50 feet from the front street line, as a special use. The Subject Property is located on the fringe of the C-2 District, with mixed-use, multi-family and single-family residential uses in the immediate vicinity. The Applicant's proposed development does not include any commercial space on the ground level. Rather, the proposed plan includes a lobby and driveway/parking for the residential units above, within 50 feet of the front street line.

Currently, residential uses are allowed by right in the C-2 District when located above the ground floor in a commercial building and as a special use when located on the ground floor but 50 feet or more from the front street line.

CONSIDERATION BY OTHER ADVISORY BOARD/COMMISSIONS

The Design Review Board (DRB) considered a Certificate of Appropriateness for the proposed building on September 21, 2023. In addition to hearing from staff and the applicant, the DRB also heard from seven (7) members of the public, consisting of the property manager for both the 800 Oak and 812 Oak buildings located immediately east and west of the proposed development, as well as unit owners of the 812 Oak condominium project located to the west. Representatives of the 800 Oak building expressed concerns regarding: (a) the impact the development will have on the two window bays on the west side of the 800 Oak building; (b) the vents on the west wall of the 800 Oak building that may also be impacted; and (c) location of parking at grade rather than subsurface. The 812 Oak unit owners expressed concerns regarding: (a) impact of development on the trees in their courtyard; (b) the height of the first floor wall in relation to their courtyard; (c) the design being contextual with the adjacent buildings and the Village in general; and (d) pedestrian safety with vehicles accessing the site off of Oak Street.

After hearing from the public and the Applicant, the DRB discussed the proposed building. Though DRB members found the building design more contemporary in nature, the members found the proposed design to be attractive and compatible with buildings in the area with one exception. The DRB members found the vertical slats at the street level incompatible with the desire to have a pedestrian-focused building orientation at the street level. They found that the street level treatment could be more compatible with the storefronts in the commercial district. At the Applicant's request, the DRB continued the item to the October DRB meeting to provide the Applicant with time to respond to the Board's comments.

In response to the comments at the September DRB meeting, the Applicant submitted a written explanation describing the design approach, along with updated renderings reflecting the vertical slats were spaced further apart than illustrated in the previous renderings. The Applicant's architectural plans do not provide the dimensions of the individual slats nor the spacing between the slats. Additionally, the Applicant provided precedent images of similar façade treatments with a variety of slat sizes and spacing between the slats. The renderings included in this report are the updated renderings that were also provided to the DRB for its second consideration of the design in October.

After hearing from staff and the Applicant regarding the revised renderings and the design approach explaining the vertical slats, the DRB heard from five (5) members of the public, consisting of the property manager for both the 800 Oak and 812 Oak buildings, residents of the 812 Oak building, and a resident in the immediate neighborhood. The members of the public all expressed concern that that proposed building is not consistent with the Village Design Guidelines. After hearing from the public, the DRB discussed the project. The members found the updated renderings very helpful to understand the visibility that would be provided on the front elevation even with the vertical slats. Ultimately, by a vote of 4-0, the DRB recommended approval.

The Plan Commission is scheduled to consider the text amendment and special use permits on November 29, 2023.

FINDINGS

In regard to the requested text amendment, the Applicant is requesting that residential uses be allowed as a special use in the C-2 District when such uses are located on the ground floor and less than 50 feet from the front street line. The Applicant is also suggesting that the following standard be added to Section 17.44.030, Development Standards, of the Zoning Ordinance, which provides additional development standards for certain special uses:

- "5. Dwelling Units at the Ground Floor in the C-2 General Retail Commercial District. Dwelling units and their accessory parking facilities shall comply with the following standards:
- a. The proposed lot shall be along the south side of Oak Street between Chestnut Street and Green Bay Road/Linden Street.
 - b. The width of the lot makes it physically impractical to provide both a commercial space within 50 feet from the street lot line and to provide any portion of the number of required parking spaces."

Does the ZBA find the requested text amendment appropriate? If so, should the use be strictly limited to the specific area in the C-2 District as described above, and only on lots with a lot width that makes it physically impractical to provide a commercial space and to provide any portion of the number of required parking spaces?

Also, in the attached application materials submitted by the Applicant, the Applicant has provided statements of justification regarding how the requested Special Use Permits and variation meet the standards for granting the requested Special Use Permits and zoning variation. Does the ZBA find that the requested Special Use Permits and variation meet the standards for granting such special uses and variation; and if so, is the ZBA prepared to make a recommendation to the Village Council regarding the requested text amendment, special uses, and zoning variation? If so, a ZBA member may wish to make a motion recommending approval or recommending denial based upon the following:

Move to recommend **approval [denial]** of the following requested zoning relief:

- (i) Text Amendment to the Zoning Ordinance to allow residential uses in the C-2 General Retail Commercial Zoning District, on the ground floor that are less than 50 feet from the front street line, as a special use, subject to the use complying with the following additional development standards, which would be added to Section 17.44.030, Development Standards:
 - “5. Dwelling Units at the Ground Floor in the C-2 General Retail Commercial District. Dwelling units and their accessory parking facilities shall comply with the following standards:
 - a. The proposed lot shall be along the south side of Oak Street between Chestnut Street and Green Bay Road/Linden Street.
 - b. The width of the lot makes it physically impractical to provide both a commercial space within 50 feet from the street lot line and to provide any portion of the number of required parking spaces.”
- (ii) Special Use Permit to allow a residential use in the C-2 District, on the ground floor and less than 50 feet from the front street line;
- (iii) Special Use Permit to allow off-street parking at street level; and
- (iv) Zoning variation for the front yard setback to allow construction of a four-story, three-unit multifamily residential building on the Subject Property,

This recommendation is based on evidence in the record, or a public document, and upon the following findings of fact:

1. The proposed four-story, three-unit, multifamily residential building with enclosed off-street parking at street level, but without any commercial space, is **consistent [not consistent]** with the standards for the granting of Special Use Permits, as follows:
 - a. 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;
 - b. 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;
 - c. 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;
 - d. 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;
 - e. That adequate parking, utilities, access roads, drainage and other facilities necessary to the operation of the special use exist or are to be provided; and
 - f. That the special use in all other respects conforms to the applicable regulations of this and other Village ordinances and codes.
2. The requested zoning variation to allow:

- a. Front Yard Setback of 30.33 feet, whereas a maximum of 3 feet is permitted, a variation of 27.33 feet (911%) [Section 17.46.030 – Lot area and density].

is **in harmony** **[not in harmony]** with the general purpose and intent of the Zoning Ordinance and that each of the following eight standards on which evidence is required pursuant to Section 17.60.050 of this Code **have been met** **[have not been met]**:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by regulations in that zone.
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.
3. The variation, if granted, will not alter the essential character of the locality.
4. An adequate supply of light and air to the adjacent property will not be impaired.
5. The hazard from fire and other damages to the property will not be increased.
6. The taxable value of the land and buildings throughout the Village will not diminish.
7. The congestion in the public street will not increase.
8. The public health, safety, comfort, morals, and welfare of the inhabitants of the Village will not otherwise be impaired.

[The special uses for the proposed four-story, three-unit multifamily residential building with enclosed off-street parking at street level, but without any commercial space, and the requested variation should only be approved subject to the following conditions...]

ATTACHMENTS

Attachment A: Zoning Matrix

Attachment B: Application Materials

Attachment C: Public Correspondence

ATTACHMENT A

ZONING MATRIX

ADDRESS: 808 Oak Street

CASE NO: 23-13-TX

ZONING: C-2

ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (1)
Min. Lot Size	N/A	6,267 SF	N/A	N/A	OK
Min. Average Lot Width	N/A	33.5 FT	N/A	N/A	OK
Min. Lot Depth	N/A	187.05 FT	N/A	N/A	OK
Min./Max. Front Yard (Oak/North)	0 FT/3 FT	N/A	30.33 FT	N/A	27.33 FEET (911%) VARIATION
Min. Side Yard (2)	0 FT	N/A	0 FT	N/A	OK
Min. Rear Yard (South)	10 FT	N/A	20.94 FT	N/A	OK
Off-Street Parking	6 Spaces (3)	N/A	6	N/A	OK
Max. Building Height	45 FT/4-Stories	N/A	44.29 FT/4-Stories	N/A	OK

NOTES:

- (1) Variation amount is the difference between proposed and requirement.
- (2) A side yard is not required, but where a side yard is provided, it must be a minimum of 3 feet.
- (3) A minimum of 2 parking spaces per three-bedroom unit is required. The proposed development requires 6 off-street parking spaces for the residential units.

ATTACHMENT B

TXT



VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT
ZONING ORDINANCE TEXT AMENDMENT

Applicant Information

Legal Name: 808 Oak WC
Primary Contact: PAUL KONSTANT
Address: [REDACTED] WINNETKA, IL 60093
Phone No: 0:847-967-6119 C: [REDACTED] Email: PKONSTANT@ARCHITECTURE.COM

Consultant (or Legal Counsel) Information

Name: TODD STEPHANS ESQ
Primary Contact: TODD
Address: 1930 NORTH AVE
City, State, ZIP: BANNOCKBURN 60015
Phone No. 847-338-4279
Email: TODD@WINNETKALAWFIRM.COM

Address of Subject Property for which the Text Amendment is necessary:

Parcel Identification Number (PIN) for Subject Property: 05-20-217-002-0000
Zoning District of Subject Property: C-2

Please provide the following information:

1. Attach a narrative that includes:
 - a. Proposed language for the Zoning Ordinance text amendment;
 - b. Explains the need for the Zoning Ordinance text amendment and why the amendment would be appropriate for the zoning district for which it would apply.
2. Proof of ownership (e.g. deed, title policy, certified copy of trust agreement, etc.) or legal interest in Subject Property (e.g. lease, letter of intent, etc.); and
3. Application Fee: \$800.00

Applicant Signature: [REDACTED]
Printed Name: PAUL KONSTANT

Date: 21 JUNE '23

Konstant □ Architecture □ Planning
5300 Golf Road, Skokie, IL 60077 847-967-6115

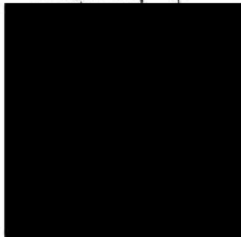
June 21, 2023

Village of Winnetka
510 Green Bay Rd.
Winnetka, IL 60093

To Whom it May Concern:

It is my intent to purchase the vacant property at 808 Oak St.,
Winnetka, and develop a 3-unit condominium building on the site.
I have agreed to purchase the property following positive
approvals for the project from the Village of Winnetka.

Regards,



Paul Konstant

June 23, 2023

Proposed Text Amendment

<i>Table of Uses</i>	<i>C-1 Neighborhood Commercial</i>	<i>C-2 General Retail</i>	<i>C-2 Commercial Overlay</i>
P = Permitted uses SU = Special uses NO = Not permitted			
A. RESIDENTIAL USES			
Dwelling unit above the ground floor in a commercial building	P	P	P
Dwelling unit at the ground floor, less than 50 feet from front street line (See Section 17.44.030.B.5 for additional standards for the C-2 District)	SU	NO <u>SU</u>	NO
Dwelling unit at the ground floor, 50 feet or more from front street line	SU	SU	SU

Section 17.44.030 Development standards.

A. General Development Standards. The development standards for all uses in the C-2 General Retail Commercial District shall be as provided in Chapter 17.46 of this code.

B. Additional Development Standards for Certain Special Uses. In addition to complying with all other applicable standards, the following special uses shall also be subject to the specific criteria set forth herein.

5. Dwelling Units at the Ground Floor in the C-2 General Retail Commercial District. Dwelling units and their accessory parking facilities shall comply with the following standards:

- a. The proposed lot shall be along the south side of Oak Street between Chestnut Street and Green Bay Road/Linden Street.
- b. The width of the lot makes it physically impractical to provide both a commercial space within 50 feet from the street lot line and to provide any portion of the number of required parking spaces.

Reasoning for the Zoning Ordinance Text Amendment

The parcel at 808 Oak Street is in the C-2 General Retail Commercial District located between Chestnut Street and Green Bay Road/Linden Street. The property is 33 feet wide causing a hardship in order to develop a mixed-use building. The proposed project seeks to construct a new four-story residential condominium building with three units. The units are proposed to be 3-bedroom full-floor units along with their required parking of 6 total onsite spaces which would be provided at grade level.

The case for elimination of the retail component is as follows:

- 1) The parcel is on the periphery of the C-2 Zoning district so the elimination of retail at this particular location would not disrupt the continuity of the block.
- 2) The parcel is nestled between two adjacent buildings each of which have a basement. If parking were moved to the basement there is a concern about compromising the structure of the neighboring buildings to the east and west of the site.
- 3) The building parcel is 33 feet wide. Along the 33 foot width of facade, the proposed design calls for a residential entry (approximately 15 feet in width) and a driveway (approximately 15 feet in width) to access the required accessory parking for owners. The remaining street frontage does not allow for retail. In addition, it is physically impractical given the width of the lot to locate parking below grade or on the second level in order to accommodate commercial on the first floor because there is no way to turn around given the 33 foot width. There is only one practical way to provide parking for the development and that is by a one way aisle at the grade level, thus not allowing vehicular access into and out of the rear of the site.
- 4) There may be other parcels in the Village of Winnetka where such a hardship may occur and where upon review by the Zoning Administrator it could be determined that it would benefit the village to allow the parcel to eliminate the requirement of ground floor retail from the site.

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SPECIAL USE PERMIT APPLICATION

Case No. 23-13-TX

Property Information

Site Address: 808 Oak Street Winnetka, IL 60093

Applicant Information

Name: 808 Oak, LLC, Prospective buyer see attached

Primary Contact: Paul Konstant

Address: 5300 Golf Road

City, State, ZIP: Skokie, IL 60077

Phone No. 847-967-6115

Email: pk@konstantarchitecture.com

Architect Information

Name: Konstant Architecture

Primary Contact: Paul Konstant

Address: 5300 Golf Road

City, State, ZIP: Skokie, IL 60077

Phone No. 847-967-6115

Email: pk@konstantarchitecture.com

Owner Information

Name: Bartnell Ltd.

Primary Contact: Phillip Couri

Address: 2 Northfield Plaza Suite 315

City, State, ZIP: Northfield, IL 60093

Phone No. pac@courilaw.com

Email: 847-446-7372

Attorney Information

Name: Todd Stephens ESQ.

Primary Contact: Todd Stephens

Address: 1330 North Ave.

City, State, Zip: Bannockburn, IL 60015

Phone No. 847-338-4275

Email: todd@winnetkalawoffices.com

Applicant Signature 

Property Owner Signature 

Printed Name of Owner: _____

Date: 23 AUG '23

Date: _____

SPECIAL USE PERMIT STANDARDS

Please see the responses for each of the 8 standards below in italics.

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;

a. The special use permit requested for the property at 808 Oak Street is to allow street-level parking instead of below grade parking. The proposed project design features 3 full-floor condominium residences. According to the Zoning Ordinance each residence is required to have 2 parking spaces thus requiring 6 parking spaces total on the site. Enclosed parking on the ground floor is proposed because basement level parking is not feasible at this site for the following reasons:

i. The site is 33.5 feet wide and 187.07 feet long. The narrow width only allows for cars to enter in from one end of the site and out from the other. The proposal shows the parking entry off of Oak Street and the exit to the south through the alley easement. The 33.5' width does not allow for a ramp to access a basement level or a turn around.

ii. The narrow width of the site and the fact that the two adjacent buildings with below grade parking are built up to the shared east and west property lines would make constructability difficult and potentially dangerous. In order not to negatively affect these two neighboring buildings the design seeks to minimize basement area to a very small amount of square footage of the site.

The proposed grade level parking will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare of the area. The parking has been designed in such a way to maintain vehicular traffic flow through the recessed garage door allowing cars to quickly turn off of the street and not wait on the street for the door to open and also not block the sidewalk. The parking uses an existing curb cut that will not negatively impact pedestrian flow.

b. Purely residential building: The configuration of the Lot at 808 Oak Street constitutes a hardship due to the narrow width of the lot. The lot is 33.5 feet wide. The parcel is on the periphery of the C-2 Zoning district and the elimination of retail at this particular location would not disrupt the continuity of the block. A mixed-use building is not practical and would not yield a reasonable return as the space for the functions would be too tight on the site to accommodate entries for each different function. The parking entry requires approximately 15' of width and the residential entry and lobby require about 18' of width not allowing width for retail. A single-story/single use retail building is not financially practical here and a multi-story retail building is not desirable or marketable at this site.

The lot is on the periphery of the district and the lot is configured to accommodate marketable residential condominium units. Therefore residential makes marketable sense and fits in with the surrounding neighborhood.

The parking entry and residential entry must both be on Oak Street. 2 parking spaces are required for each of the 3 residences totaling 6 required spaces. The 33.5' width does not allow a

turn-around for cars. Cars must access the parking from Oak Street at the front of the property and exit from the alley at the rear of the site.

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

The proposed ground floor parking would not negatively impact the buildings of the immediate vicinity because they are enclosed on the property. 800 Oak Street to the east has a blank brick wall at grade level and 812 Oak is primarily opaque at the ground floor with 4 windows on the north side of the shared lot line that look out onto their covered walkway.

The increased tax revenue from the three residential owners and the increased density of people will positively impact the neighborhood businesses.

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;

The proposed parking will not impede development of properties in the vicinity. It will be contained on the site and will cause minimal traffic impact.

The 3 residential condominiums will not change the neighbors' ability to develop their property as desired. The increased residential density will help support neighborhood business.

4. That adequate measures have been or will be taken to provide ingress and egress in a manner which minimize pedestrian and vehicular traffic congestion in the public ways;

Parking ingress on Oak Street is recessed to minimize vehicular traffic congestion, avoid blocking the street and sidewalk making for a safer pedestrian and vehicular experience. Egress is via the shared alley that exits onto Chestnut street and will not have a negative effect.

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

The architect is working with the village engineers and planning officials to ensure that utilities and drainage are accounted for in the design. The zoning required parking is provided in the proposed design and uses an existing alley access easement. In addition, there is a village parking lot across the street should additional parking be needed for guests of the residences.

The architect is working with Greengard, Inc. Engineers and the village on stormwater management. Stormwater runoff for the development shall be collected via roof drains. The roof drains shall be routed and connected to an oversized pipe system, arched chamber system, or concrete vault system or pipe to provide the required stormwater detention volume. The detention system shall be located below the garage floor. Storm water runoff will be restricted prior to a connection to the public storm sewer located on the south side of Oak Street.

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

The grade level parking and residential condominium units are designed to meet the other village ordinances and codes.

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. 23-13-TX

Property Information

Site Address: 808 Oak Street Winnetka, IL 60093

Owner Information

Name: 808 Oak LLC, Prospective buyer see attached

Address: 5300 Golf Road

City, State, ZIP: Skokie, IL 60077

Email: pk@konstantarchitecture.com

Primary Contact: Paul Konstant

Phone No. 847-967-6115

Date property acquired by owner: _____

Architect Information

Name: Konstant Architecture

Primary Contact: Paul Konstant

Address: 5300 Golf Road

City, State, ZIP: Skokie, IL 60077

Phone No. 847-967-6115

Email: pk@konstantarchitecture.com

Attorney Information

Name: Todd Stephens ESQ.

Primary Contact: Todd Stephens

Address: 1330 North Ave.

City, State, Zip: Bannockburn, IL 60015

Phone No. 847-338-4275

Email: todd@winnetkalawoffices.com

Nature of any restrictions on property: _____

Brief explanation of variation(s) requested (attach separate sheet providing additional details): _____

Please see attached

Property Owner Signature



Date: 23 AUG '23

Zoning Variation Application- Explanation of Variations Requested

August 17, 2023

808 Oak Street

Front Yard Setback: The parking garage entry for residents is setback from the street by 38'-10". This setback accomplishes the following desirable effects:

- a. The recessed door is shielded from the street view creating a more pleasing street façade.
- b. The recessed door creates an opening that allows for increased light and air to the ground level windows of 812 Oak Street at the north side of the building.
- c. The recessed door allows cars to more quickly turn off of Oak Street thus minimizing disturbances to both pedestrian and vehicular traffic.
- d. The recessed door is safer for pedestrians and vehicles.

STANDARDS FOR GRANTING OF ZONING VARIATIONS

Please see the responses for each of the 8 standards below in italics.

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;

Purely residential building: The configuration of the Lot at 808 Oak Street constitutes a hardship due to the narrow width of the lot. The lot is 33.5 feet wide. A mixed-use building is not practical and would not yield a reasonable return as the space for the functions would be too tight on the site to accommodate multiple entries. A single-story retail building is not financially practical here and a multi-story retail building is not desirable or marketable at this site.

The site is located on the edge of the C-2 General Retail Commercial Zoning District. Because the lot is on the periphery of the district and the lot is configured to accommodate marketable residential condominium units, therefore residential makes marketable sense and fits in with the neighborhood.

The parking entry and residential entry must both be on Oak Street. 2 parking spaces are required for each of the 3 residences totaling 6 required spaces. The 33.5 foot width does not allow a turn-around for cars. Cars must access the parking from Oak Street at the front of the property and exit from the alley at the rear of the site. The building is setback from the rear yard by 22'-3 1/4" but the drive will be paved. There will be landscaping adjacent to the drive.

Due to the narrow site width, if the parking garage door is placed less than three feet from the front property line, cars would not be able to quickly turn off of Oak Street onto the property thus blocking the sidewalk and causing issues for pedestrian and vehicular traffic. Setting the door back enough to let a car turn off of the street and onto the property while waiting for the garage door to go up will address this issue and improve vehicular traffic and make the pedestrian experience safer and more appealing.

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 unique circumstances requiring zoning relief are due to the narrow width of the lot (33.5 feet). Challenges with the lot width are noted above in item 1. The setback parking garage door on Oak Street is required in order to provide access to the required parking. Recessing the door makes it less prominent on the street. Recessing the door also makes a safer environment for pedestrian and vehicular traffic.

The site at 808 Oak is on the periphery of the C-2 zoning district bounded by Chestnut Street and the Greenbay Road/Linden intersection. The proposed design maintains the street wall as much as possible while allowing the garage door to be recessed and less noticeable. The design aesthetically bridges the gap between the two very different buildings to the east and west of the property.

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

The variation would not alter the essential character of the street. The variation would allow a multi-story residential building in keeping with the neighborhood that would maintain the street wall at the ground floor while allowing for a partial setback at grade level.

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

The building design has been planned to maximize the light and air to the adjacent property. The 12'x76'-6" courtyard to the west is aligned with the courtyard at 812 Oak in order to create a visually connected courtyard from the second floor to the top of the building.

The recessed garage door allows for increased light and air to the 812 Oak Street east property line. The decorative metal screen wall provides visual privacy between the properties but is open air and does not block light or air passage from east to west.

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

The building enclosure wall will be constructed from non-combustible materials with 4-hour rated walls at the property lines. The recessed door will not increase the hazard from fire or other damages.

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

a. Currently the site is vacant

b. The proposal adds 3 condominium residences. Each residence will be a 3-bedroom full floor unit with 3 new Village taxpayers.

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

The three residences will each have 2 enclosed parking spaces on the property so the residents will not increase vehicular congestion in the public street. To the extent that the residents may invite guests to the property, there is street parking in front of the building on Oak Street as well as the village parking lots located directly across the street and the parking lot at the post office site adjacent to Dwyer Park.

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

The three luxury residences with dedicated owner parking will support the public health, safety, comfort, morals and welfare of the inhabitants of Winnetka and be in keeping with the neighborhood. The building will be constructed with high quality materials. The design is being coordinated with Village officials in order to make appropriate accommodations for utilities so that neighbors will not be adversely affected.

The design has been sympathetic to the neighbors to the east at 800 Oak. Currently 800 Oak has above grade electrical service entering the building at their west facade at the south end of the site seemingly over their property line and into that of 808 Oak. The design for 808 Oak has chosen to reduce the allowable buildable area in order to be a good neighbor and has shortened the building by over 22 feet in order for 800 to have easy access to these utilities.

OF

PARCEL 2: THE EAST 15 FEET OF THE WEST 108.0 FEET OF THE NORTH 30 FEET OF THE SOUTH HALF OF BLOCK 35 IN CHARLES E. PECK'S SUBDIVISION OF MINNETKA IN SECTIONS 20 AND 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20) (EASEMENT PARCEL)

PN: 05-20-217-002-0000

COMMONLY KNOWN AS: 808 OAK STREET, WINNETKA, ILLINOIS 60093

TOTAL LAND AREA PARCEL 1: 6,287 SQ.FT.
TOTAL LAND AREA PARCEL 2: 450 SQ.FT.

SCALE: 1 INCH = 10 FEET

STREET

CHESTNUT

THIS FEET RIGHT OF WAY HEREINAFTER DEDICATED FOR PUBLIC STREET

LEGEND:

Legend:
(D) = Deed
(R) = Record
(M) = Measured
N. = North
S. = South
W. = West
E. = East
Conc. = Concrete
Wood Fence —
Chain Link Fence —
Iron Fence —
 Tree

ORDER NO.: 17-393-1
ORDERED BY: KONSTANT ARCHITECTURE

PREPARED BY:
GEODETIC SURVEY, LTD.
PROFESSIONAL ENGINEER REG. NO. 186-604386
CONSTRUCTORS AND LAND SURVEYORS
1121 DEPOT STREET, GLENVIEW, IL 60025
TEL. (847) 964-7898; FAX (847) 964-7891

(SINGAL HITS)

-ALSO, PLEASE NOTE THAT THIS IS A SUMMARY OF THE INFORMATION PROVIDED BY THE
-FOR COMMENTS, BUILDING LISTS AND OTHER INFORMATION NOT SHOWN
-ON THE PLAT OF SURVEY REFER TO YOUR ABSTRACT, USGS TITLE PLATE,
-AND THE LOTS AND LOTS OF THE PLAT OF SURVEY.
-COMPARE ALL POINTS BEFORE BUILDING AND AT EACH POINT, REPORT ANY
-DISCREPANCIES, WHICH YOU MAY HAVE FOUND, TO THE OFFICE
-OF THE CHAIRMAN.
-COMMENTS ARE SHOWN IN FEET AND DECIMALS AND ARE NOT TO
-BE ASSIGNED FROM SCALING.
-DRAWINGS ARE PROVIDED TO AN ASSIGNED MECHANIC AND ARE USED
-TO CONSTRUCT A BUILDING.
-THE LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY
-THE CLERK AND FOR ACCURACY SHOULD BE COMPARED WITH
-THE ORIGINAL RECORD OF THE PLAT.

STATE OF ILLINOIS
COUNTY OF COOK

THIS PROFESSIONAL SERVICE CONFORMS TO THE
CURRENT BLIND MINIMUM STANDARDS OF PRACTICE

FIELD WORK COMPLETED: AUGUST 21, 1963

ENTERED THIS 22ND DAY OF AUGUST, 2007

by Ron P. Jacob
 Postmaster, Liberty Land Survey NO. 3384

PLAT OF TOPOGRAPHY

PARCEL 1: THE WEST 33-1/2 FEET OF LOT 2 OF OWNERS SUBDIVISION OF THE WEST 180 FEET OF THE NORTH 180 FEET OF BLOCK 35 OF CHARLES E. PECK'S SUBDIVISION OF WINNETKA BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 30, AND THE NORTH HALF OF FRACTIONAL SECTION 31, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. (SEE PARCEL).

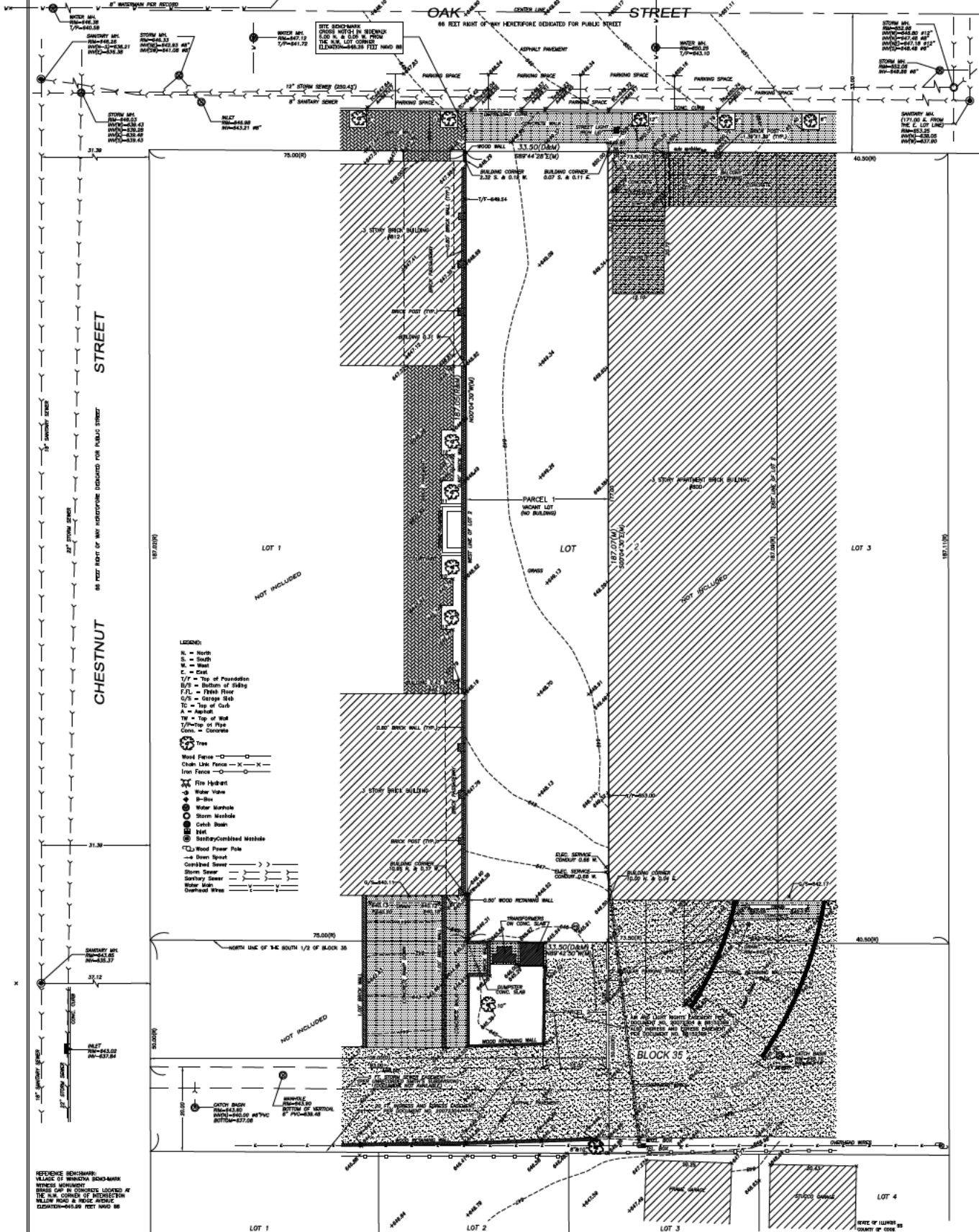
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PG. 05-25-217-000-0000

COMMONLY KNOWN AS: 808 OAK STREET, WINNETKA, ILLINOIS 60093

TOTAL LAND AREA PARCEL 1: 5,287 SQ. FT.
TOTAL LAND AREA PARCEL 2: 450 SQ. FT.

SCALE: 1 INCH = 10 FEET



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PREPARED BY:
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CONSTRUCTORS AND LAND SURVEYORS
1101 GROSS STREET, GLENDALE, ILLINOIS 60138
TEL: (847) 604-7890 FAX: (847) 604-7891

NOTE: Location of underground utilities and sewer size where shown are based on visual observation. Contractor must confirm location and condition of all utility services to remain.

FOR LOCATION OF BURIED CABLE CALL AULIE.
81-600-000-0113 BEFORE DIGGING

GENERAL NOTES:
-THE CONTRACTOR, BUILDING LINES AND OTHER STRUCTURES NOT SHOWN ON THIS PLAT ARE NOT TO BE CONSIDERED AS PART OF THE SURVEY.
-THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FOR THE PROPOSED WORK.
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STATE OF ILLINOIS
COUNTY OF COOK
THIS INSTRUMENT, BEING A PLAT OF A SUBDIVISION OF LAND, WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK OF THE COUNTY OF COOK, ILLINOIS, ON JANUARY 21, 2023.
WITNESSED MY HAND AND SEAL OF OFFICE, IN THE CITY OF CHICAGO, ILLINOIS, ON JANUARY 21, 2023.


 ROBERT F. JACOB
 Notary Public
 State of Illinois
 My Commission Expires 11/20/2024



808 Oak Street-
THE SITE IS VACANT

South Side of Oak Street



794 Oak



800 Oak



808 Oak
The Site is Vacant



812 Oak

North Side of Oak Street



501 Chestnut,
813 Oak



809-811 Oak



801 Oak



Neighboring Buildings on Oak Street











812
OAK

812
OAK

BAIRD







812 Oak Details













800 Oak Details





Rear Views



■

A New Construction for Residences at 808 Oak Street Winnetka, IL

DRAWING CONTENTS:

A 0.0 Index Sheet - Site Plan & Notes

Architectural Drawings:
Prepared by: Konstant Architecture & Planning
Contact info: Thomas E. Lybrook P: 847.967.6115
License #: 001-014820

A 1.0 Basement Plan
A 1.1 Ground Level Floor Plan
A 1.2 Second Floor Plan
A 1.3 Third and Fourth Floor Plan
A 1.4 Roof Plan

A 2.0 North Elevation
A 2.1 South Elevation
A 2.2 West Courtyard Elevation
A 2.3 West Entry Elevation

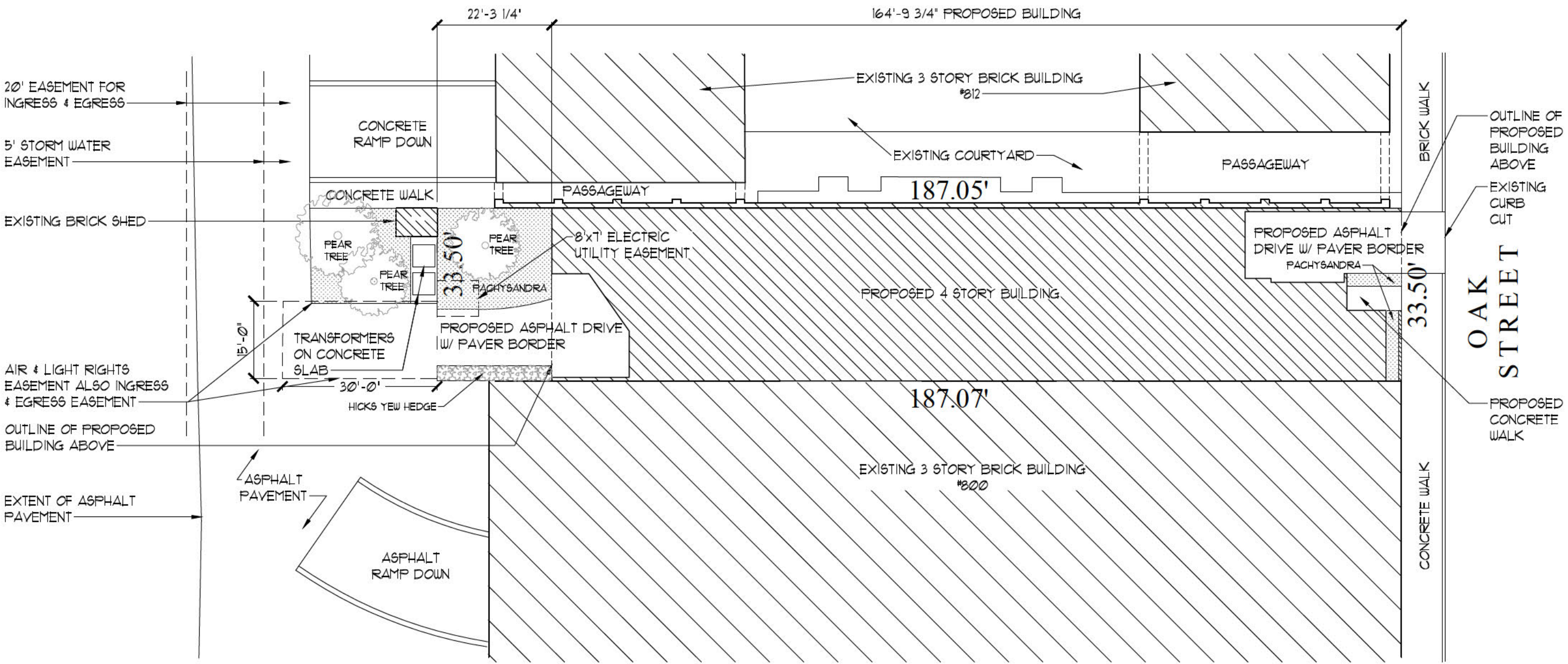
E 1.0 Ground Floor Electrical Plan

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Date: 09.15.23

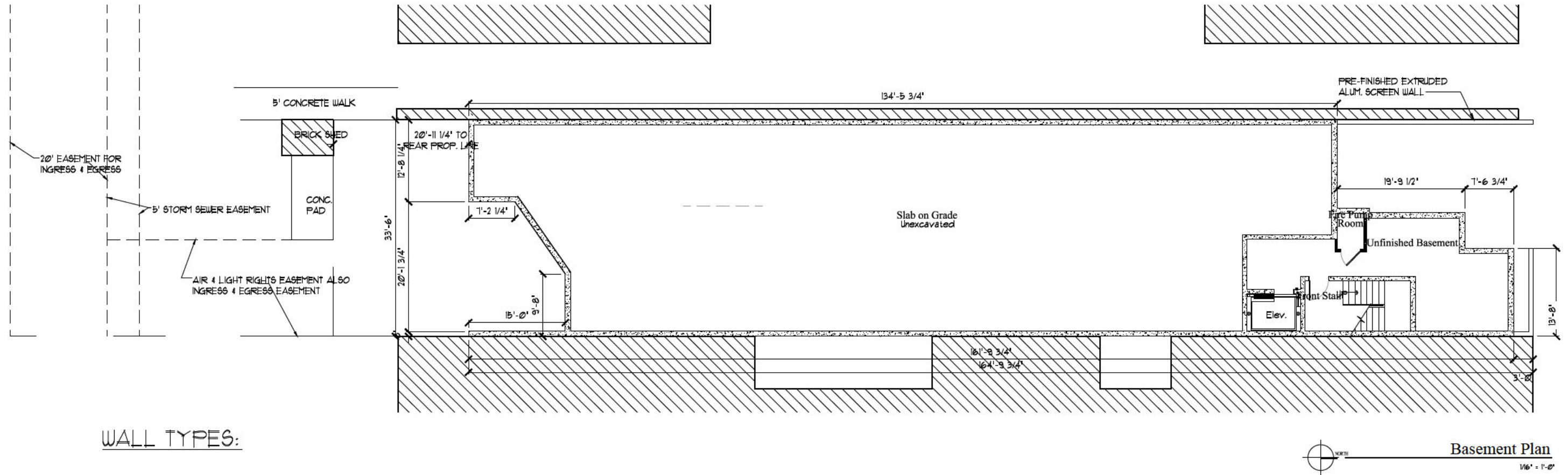
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Konstant Architecture & Planning
5300 Golf Road Skokie Illinois 60077 847-967-6115
808 Oak Street
Winnetka, IL



Proposed Site Plan
1"=20'-0"

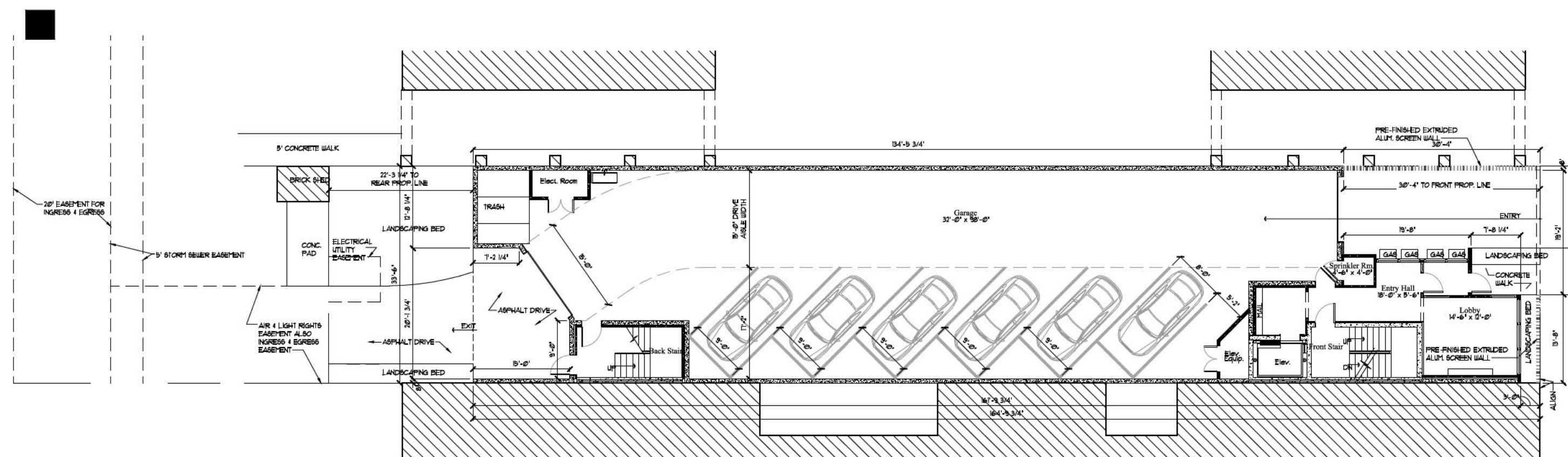
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808 Oak Street
Winnetka, IL



WALL TYPES:

DESCRIPTION

- W-1 EXTERIOR STAIR WALL (2 HR FIRE RATED & LOAD BEARING):
10' THICK PRECAST INSULATED COMPOSITE LOAD BEARING WALL PANELS (1.5" R-13.5 PHENOLIC INSULATION)
- W-2 EXTERIOR NORTH STAIR WALL:
10' THICK PRECAST INSULATED COMPOSITE LOAD BEARING WALL PANELS (R-13.5) WITH 'RIEDER' 13mm GLASS FIBER REINFORCED CONCRETE CLOSED JOINT WALL PANELS ON METAL FRAMING DECOUPLED FROM THE STRUCTURE WITH ATTACHMENT OVER SELF-ADHERED (WRB) AND AIR BARRIER MEMBRANE
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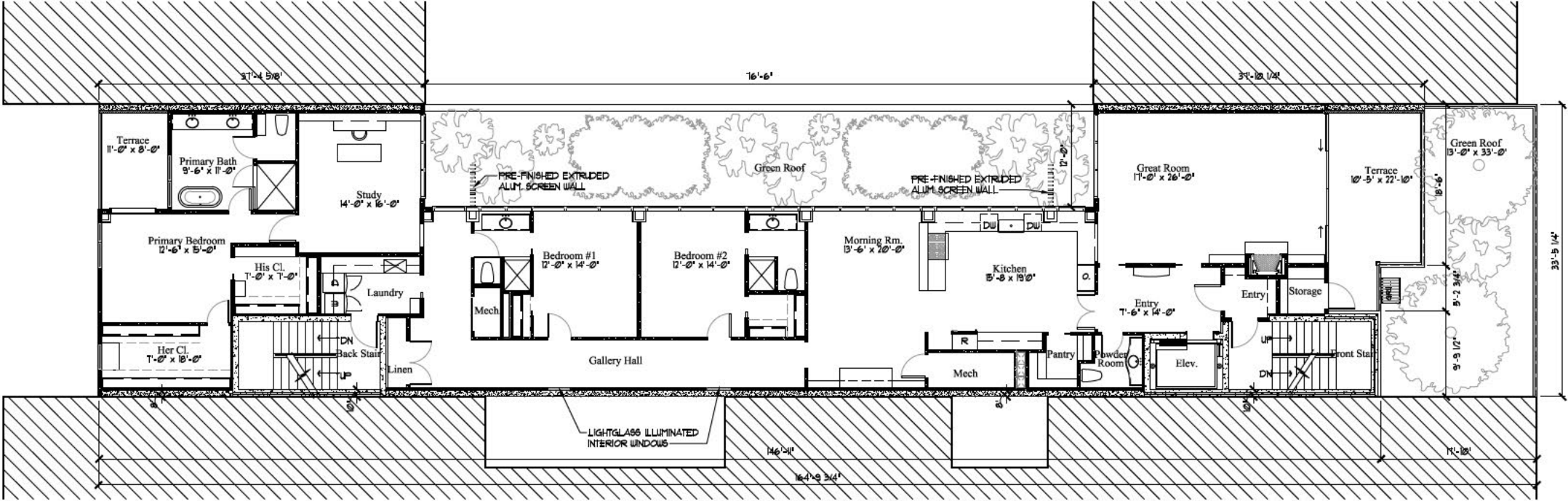
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'ELVIAL'

Ground Level Floor Plan
1/16" = 1'-0"



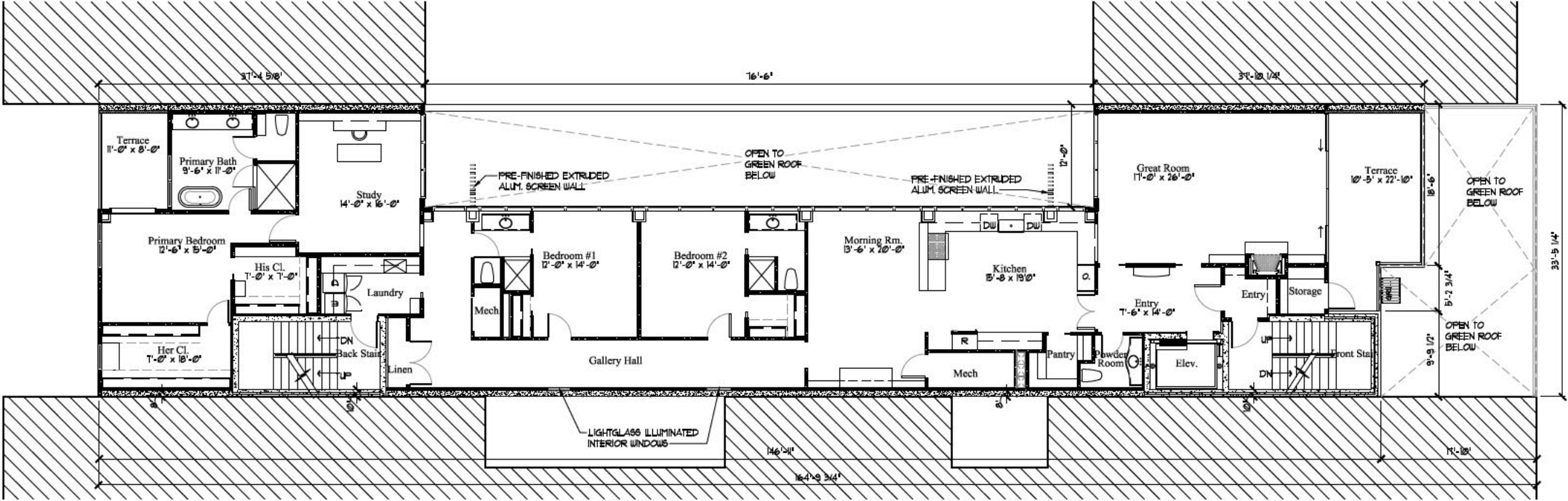
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Second Floor Plan
1/16" = 1'-0"



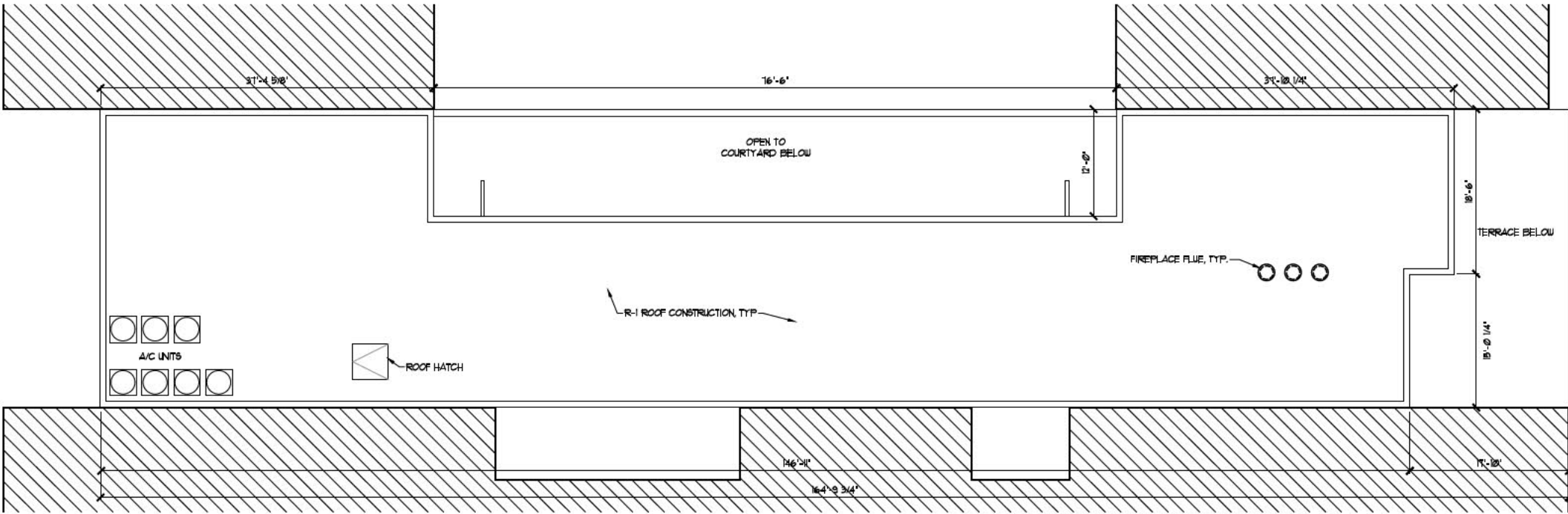
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Third and Fourth Floor Plan
1/16" = 1'-0"



ROOF CONSTRUCTION:

DESCRIPTION

R-1 TYPICAL ROOF CONSTRUCTION

- 60-MIL FULLY ADHERED SINGLE PLY T.P.O. ROOF MEMBRANE SYSTEM
- 1/4" THICK COVER BOARD
- 3 LAYER POLYISO INSULATION BOARDS WITH STAGGERED JOINTS 8.4" THICK (R-49 MIN.) WITH TOP LAYER TAPERED (1/4" /FT.)
- 8' P.C. CONCRETE STRUCTURAL DECK

R-2 TYPICAL ROOF CONSTRUCTION

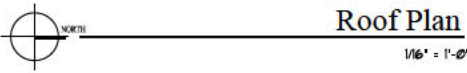
- GROWTH MEDIA WITH 4'-8" SOIL DEPTH
- MIRADRAIN G4' OR EQUAL COMPOSITE FILTER FABRIC, WATER RETENTION AND DRAINAGE BOARD
- 40 MIL ROOT BARRIER
- 3 LAYER 'XPS' RIGID INSULATION BOARDS W/ STAGGERED JOINTS 9" THICK (R-49 MIN.)
- 60-MIL FULLY ADHERED SINGLE PLY T.P.O. ROOF MEMBRANE SYSTEM
- SLOPPED CONCRETE TOPPING (1/4"/FT.) TO ROOF DRAINS
- 8' P.C. CONCRETE STRUCTURAL DECK

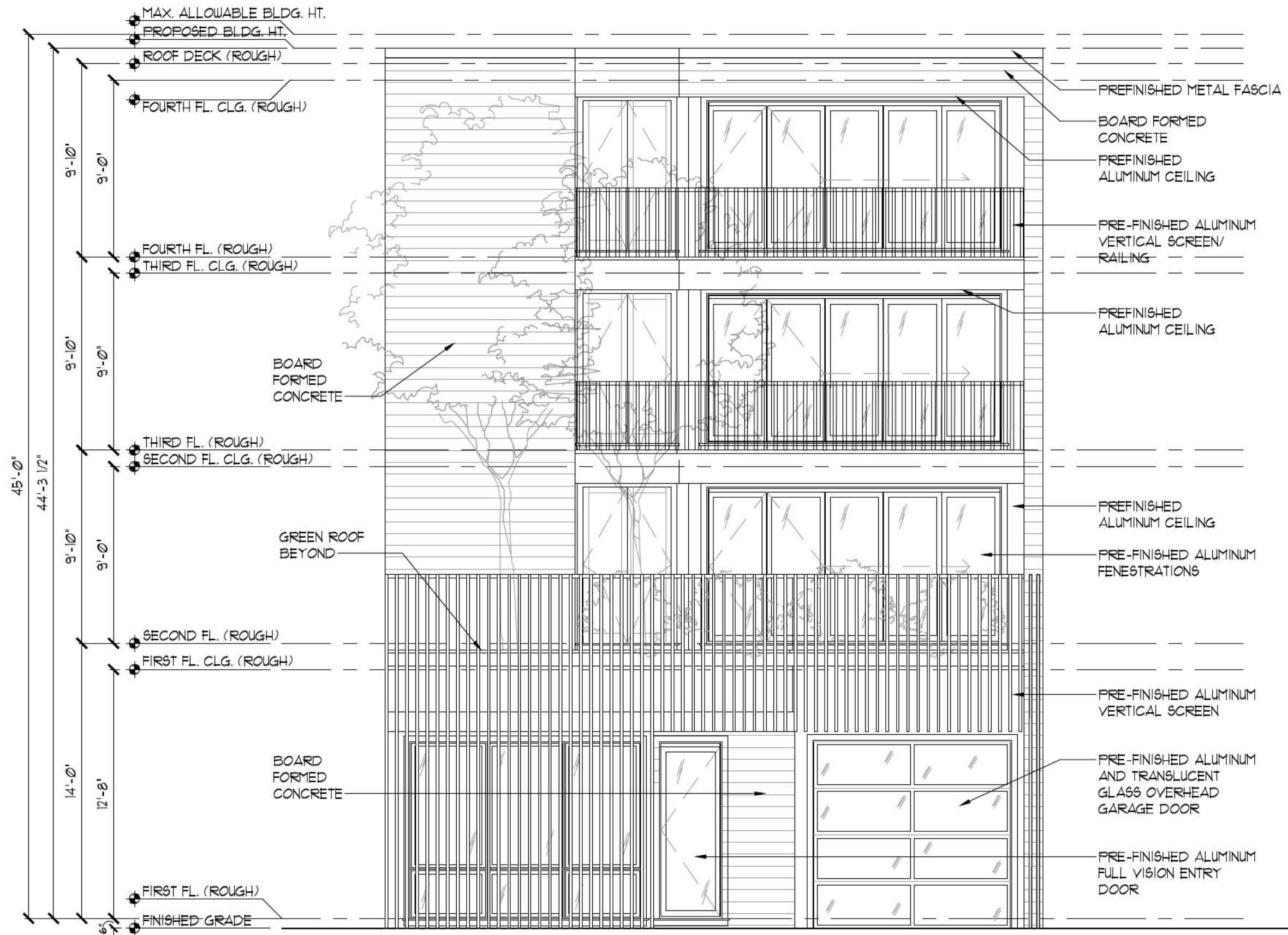
RT-1 ROOF TERRACE: UNINSULATED

- 2cm PORCELAIN PAVERS
- ADJUSTABLE PAVES SUPPORT PEDESTALS
- 1/8" THICK PROTECTION BOARD
- 60-MIL FULLY ADHERED SINGLE PLY TPO ROOF MEMBRANE
- SLOPED CONCRETE (1/4"/FT.) TO ROOF DRAINS
- 6' THICK P.C. CONCRETE STRUCTURAL DECK

RT-3 TYPICAL GREEN ROOF: 'EXTENSIVE' MEDIUM DEPTH SYSTEM-UNINSULATED

- GROWTH MEDIA WITH 4"-8" SOIL DEPTH
- MIRADRAIN G4 OR EQUAL COMPOSITE FILTER FABRIC, WATER RETENTION AND DRAINAGE BOARD
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North Elevation

3/16"=1'-0"

Date: 09.15.23

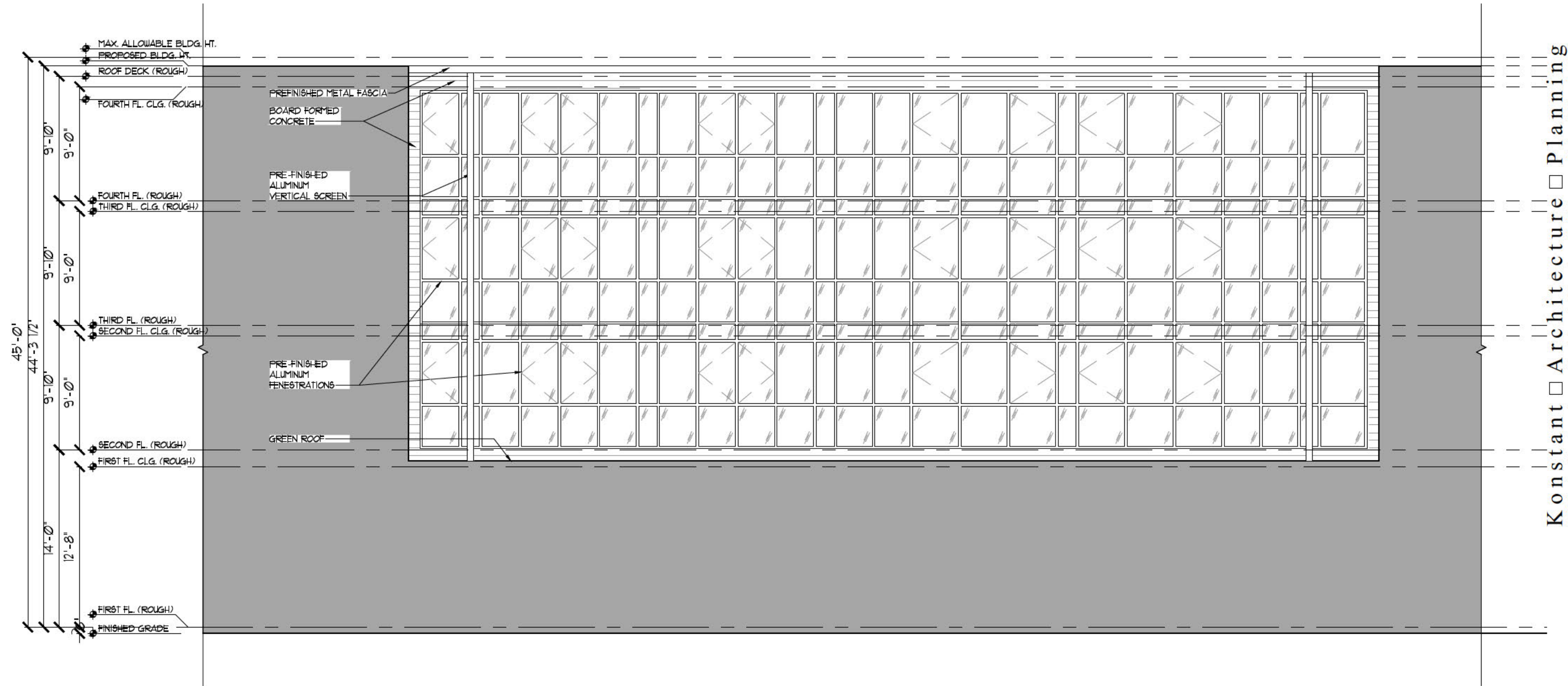
Konstant Architecture Planning
5300 Golf Road Skokie, Illinois 60077 847-967-6115

808 Oak Street
Winnetka, IL



South Elevation

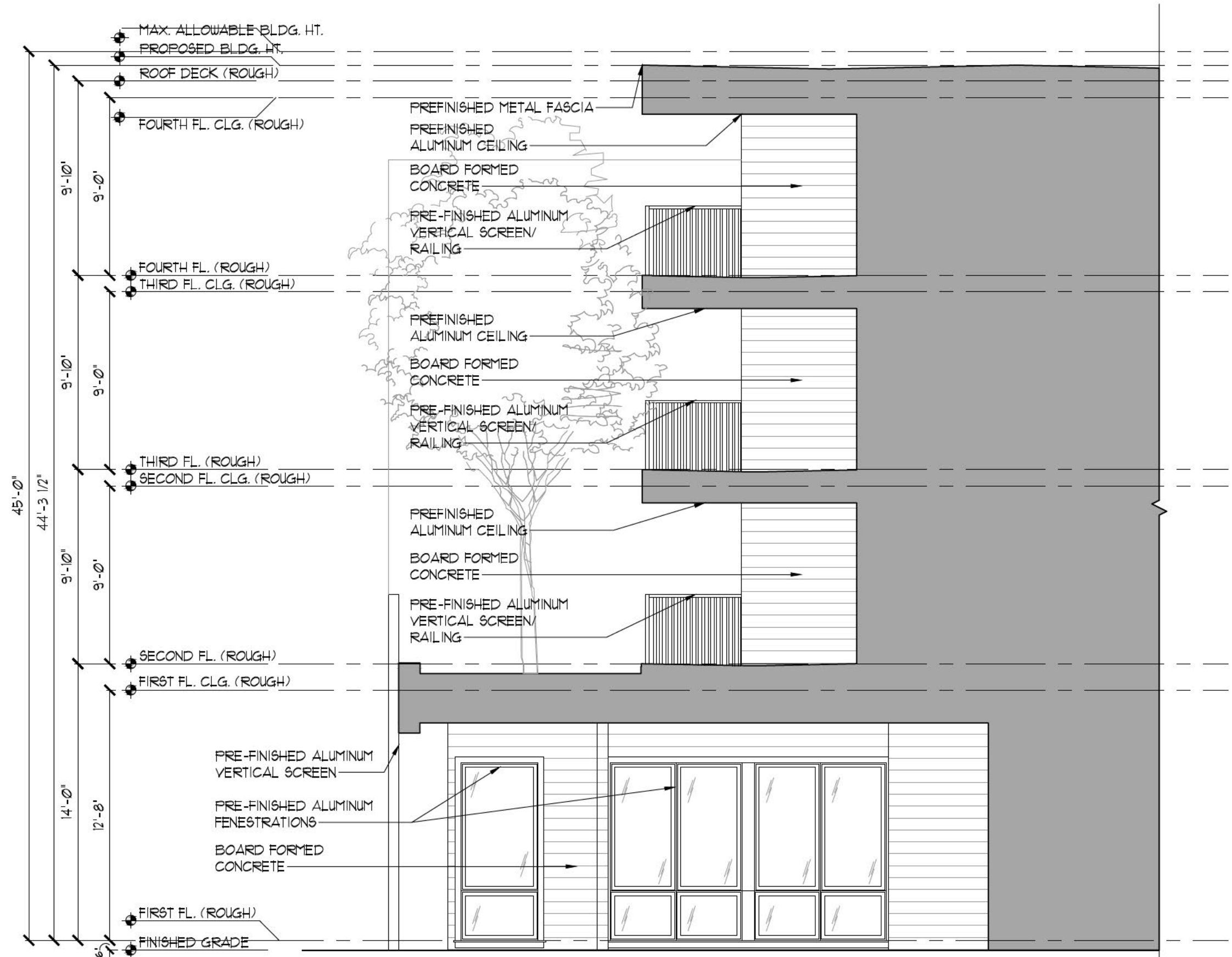
3/16"=1'-0"



Konstant Architecture Planning
5300 Golf Road Skokie Illinois 60077 847-967-6115
808 Oak Street
Winnetka, IL

West Courtyard Elevation

1/8"=1'-0"

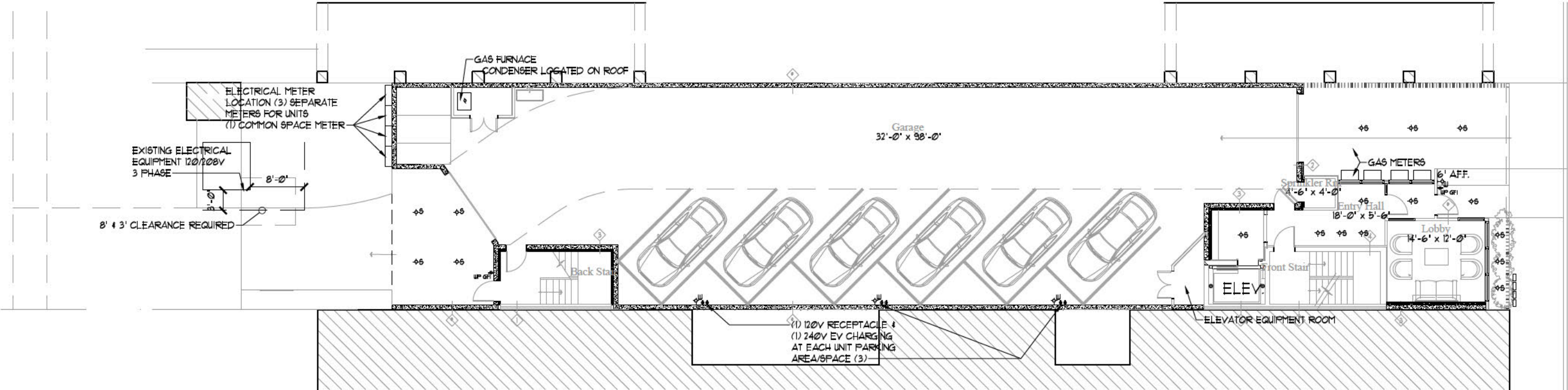


West Entry Elevation

3/16"=1'-0"

Date: 09.15.23

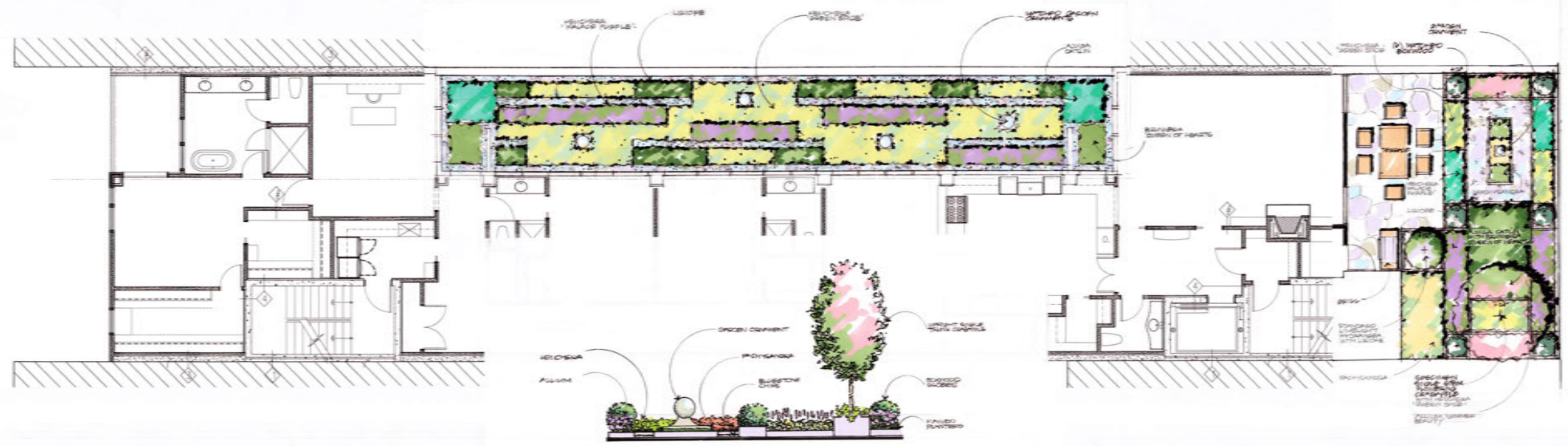
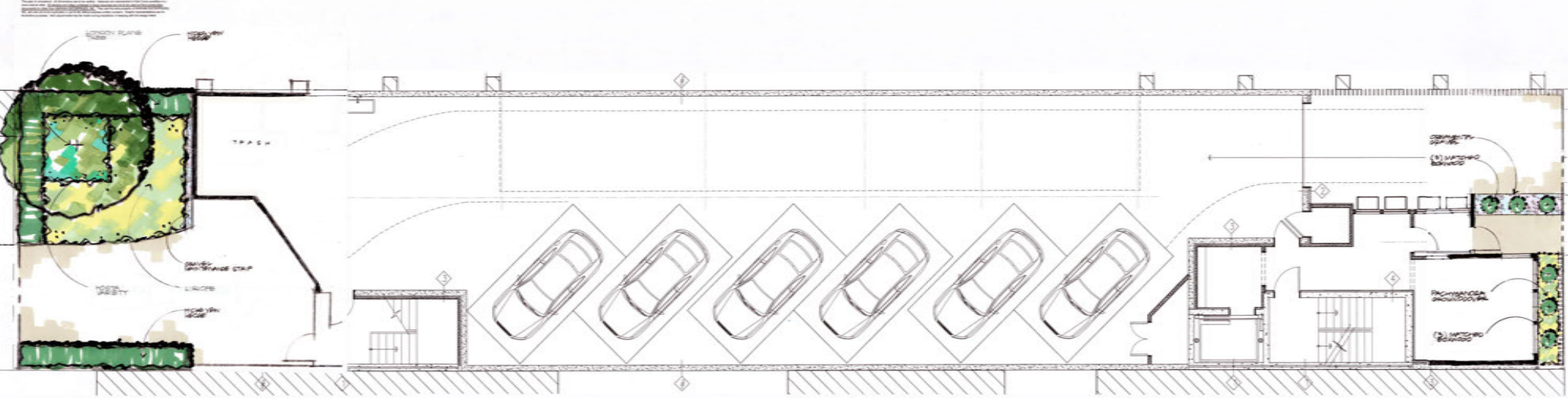
Konstant Architecture Planning
 5300 Golf Road Skokie, Illinois 60077 847-967-6115
 808 Oak Street
 Winnetka, IL



ELECTRICAL SYMBOL SCHEDULE

SYMBOL	DESCRIPTION
T	TRANSFORMER - 120/208V 3 PHASE - EXISTING EQUIPMENT
GF	GAS FURNACE - CONDENSER LOCATED ON ROOF
GM	GAS METER
EM	ELECTRICAL METER
EV	EV CHARGING
RE	RECEPTACLE
ST	STAIR
LO	LOBBY
EH	ENTRY HALL
EQ	ELEVATOR EQUIPMENT ROOM

Ground Level Electrical Floor Plan
1/16" = 1'-0"



1 Terrace Garden Section



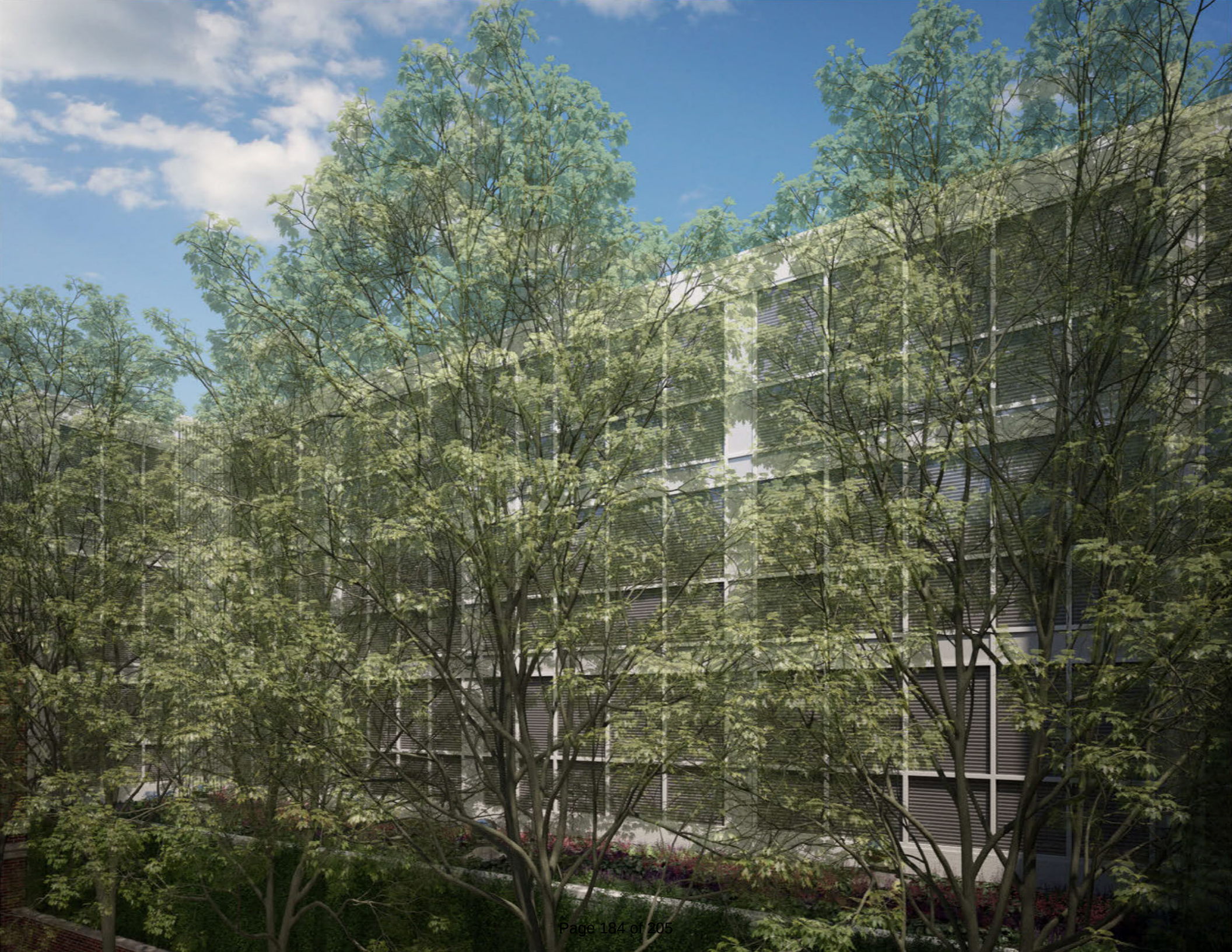
808 Oak Street

808 Oak Street, Winnetka, IL 60093
 Project No. 23052

MARIANI
 300 Rockland Road | Lake Bluff, Illinois 60049
 Phone: 847.234.2170 | Fax: 847.234.2154
 www.marianilandscape.com







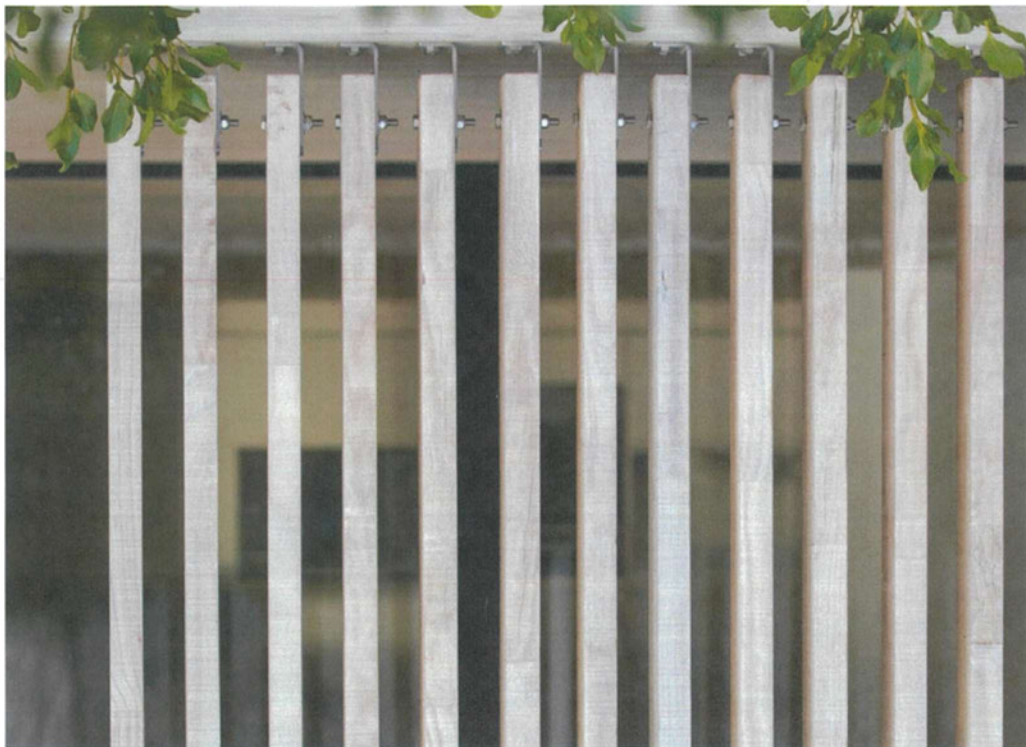




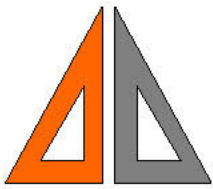




Precedent Images:







GREENGARD, INC.

Engineers • Surveyors • Planners

111 Barclay Boulevard, Suite 310, Lincolnshire, Illinois 60069-3623
847-634-3883 www.greengardinc.com 847-634-0687 FAX



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Civil
Environmental
Land Development

August 8, 2023

Village of Winnetka
510 Green Bay Road
Winnetka, IL. 60093

Re: 808 Oak Street - Winnetka, IL.
Stormwater Management

To whom it may concern,

The stormwater runoff for the development shall be collected via roof drains. The roof drains shall be routed and connected to an oversized pipe system, arched chamber system, or concrete vault system to provide the required stormwater detention volume. The detention system shall be located below the garage floor. The stormwater runoff will be restricted prior to a connection to the public storm sewer located on the south side of Oak Street.

If you have any questions or require any additional information, please contact our office.

Very Truly Yours,



Douglas M. White, P.E.
Vice President of Engineering Services
Greengard, Inc.

BARTNELL LTD
2 NORTHFIELD PLAZA, SUITE 315
570 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093-1294

PHILLIP PRASSAS
PHILLIP A. COURI
PHONE (847) 446-7372
FAX (847) 501-4858
pac@courilaw.com

August 16, 2023

Village of Winnetka
510 Green Bay Road
Winnetka, Illinois 60093

RE: Paul Konstant purchaser of 808 Oak, Winnetka

To Whom it may concern:

Please be advised that the undersigned is a partner of Bartnell Ltd ("Bartnell") and that Paul Konstant intends to purchase the property at 808 Oak Street Winnetka, Illinois from Bartnell pending approval for the project from the Village of Winnetka.

Bartnell is the current owner of the property and grants Paul Konstant, as agent for 808 Oak, LLC, the right to pursue approvals for achieving the approvals to move forward with his 3-unit residential condominium building including without limitation: Certificate of Appropriateness, Zoning Variation and a Special Use Permit.

Mr. Konstant will be your point person for these matters.

Sincerely,



Phillip A. Couri

ATTACHMENT C

From: [REDACTED]
To: [Planning](#)
Cc: [REDACTED]; [REDACTED]; [REDACTED]
Subject: Case No. 23-13-TX 808 Oak Street - New Multi-Family Residential Building
Date: Thursday, November 9, 2023 10:09:09 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The following comments are in regard to the "Notice of Winnetka Zoning Board of Appeals Public Hearing on Monday, November 13, 2023 at 7:00 pm.

The 812 Oak Residents feel that the proposed building on the 808 Oak lot is incongruous with the surrounding buildings and even the rest of the downtown Winnetka area. I know this comment is probably "water over the dam" as the Design Committee has already given their blessing to this building, but I wanted the Zoning Board to know how our residents feel in regards to this building. This comment is not to disparage the reputation or quality of the design of the architect, Paul Konstant, who is an excellent architect, but we feel this building is not right type of building for this space.

That said, if this building is approved by the Zoning Board and gets final approval from the Village Council we will work with Paul Konstant and be good neighbors and work on joint issues that may arise.

The 812 Oak Building has two main ares of concern in regard to the proposed building and there may be other areas I am not aware of at this time.

First, the fourth floor of our building uses Dryvit that birds make holes in each year and we have to repair each year. We need to know how tight their precast concrete walls will abut our Dryvit walls. We are currently looking into putting stucco in those areas which will be a great expense to the 812 Condo Association. If we need to stucco these areas we would need time before the 808 building is constructed.

Second, we are concerned about the depth of their garage wall in relationship to our courtyard brick wall which has a greater depth and whether that would put pressure on our wall.

We currently have a structural engineer doing some work on the 812 Oak building and we would like him to have the ability to look at the final building plans of the proposed 808 building. I would think Paul Konstant would be in favor of this as it would save money in the long term. We could split the hourly cost of the structural engineer's time.

Lastly, I think item number 5 - "any other zoning relief necessary for the approval of the proposed building" is not the proper way of handling zoning. It could be something minor which would probably be okay, but it could be something major which may not be okay.

Thank you,

John Shepherd
President of the 812 Oak Condo Association

Cell
Email

Rick C. Adams
812 Oak St. #203
Winnetka, IL 60093

To: Village of Winnetka, Design Review Board

From: Rick C. Adams

Date: October 16, 2023

Re: Case No. 23-13-TX, 808 Oak Street, New Multi-Family

I am again offering input as one of the residents of 812 Oak Street. I have spoken to most of the residents in our building and none are happy with a building being constructed on the narrow 808 Oak Street parcel. However, since the last meeting of your Board, I have completed more research and now know the Village made some changes to the zoning for this property to allow for it to be a buildable lot with an easement to exit to the rear. So, I accept our unofficial Oak Street Dog Park will have a building on it in the future.

If this is to be so, I believe it should be consistent with the Village Design Guidelines. I feel certain thousands of hours of staff and citizen input went into these Guidelines. All of the focus is on Village Character and maintaining the character of other buildings. The applicant states in their follow up for the Application for Certificate of Appropriateness that their design is meant to bridge the gap between two different building types. I do not agree. All the other buildings on Oak St., Chestnut, Chestnut Court, Elm St., Spruce St and much of Green Bay Rd nearby are consistent with the Design Guidelines. The white aluminum slats are inconsistent with the Guidelines. The applicant must be choosing to select the white steel or wrought iron fencing product which is placed on the balconies in the front mid-portion of the building in their design to be "a bridge". This is a small feature of the building which is predominantly a brick building built in 1968. The end portions of the front and entire side walls of the building are traditional brick. The next building east is entirely brick as are the first 3 stories of 812 Oak St.

I believe the applicant has made appropriate design accommodations for the geometry of the building to fit into this space while allowing an opening consistent with the courtyard of the 812 Oak St building to allow the existing trees to survive and provide shade to both properties. The current building layout and using precast wall construction to ease the construction burden of such a narrow lot seems reasonable. I would think this layout and construction method could be used while keeping the Design Guidelines in place regarding the appearance of the building front. The lobby setback and planting area between it and a 0' front yard setback could hopefully be accomplished without using aluminum vertical slats. Can the building not be designed to be consistent with the Guidelines and majority of the buildings within the Village? The vertical slats go from the ground to the second-floor balcony and are repeated as the deck fencing on the third and fourth floors. This is not at all in accordance with our Guidelines. Allow the building to proceed with the current footprint with a front consistent with the Village Design Guidelines.

Thank you for considering our input in making your decision. Sincerely Submitted,

Rick Adams

From: [David Schoon](#)
To: [Ann Klaassen](#)
Subject: FW: My Questions and Comments re: 808 Proposal To The Design Board
Date: Sunday, October 15, 2023 7:39:52 AM

David Schoon, Director

Village of Winnetka Community Development
847-716-3526

From: Raymond George [REDACTED] >
Sent: Friday, October 13, 2023 2:34 PM
To: David Schoon <DSchoon@winnetka.org>
Subject: Fwd: My Questions and Comments re: 808 Proposal To The Design Board

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

----- Forwarded message -----

From: Lucy Naphin <[REDACTED]>
Date: Fri, Oct 13, 2023 at 3:21 PM
Subject: My Questions and Comments re: 808 Proposal To The Design Board
To: Ray George <[REDACTED]>

To Ray George Per Request;

I will be out of town and am unable to attend the Design Review Board Meeting on October 16, 2023. Please convey my quickly composed thoughts to the Board re: the appropriateness of the design of a new structure at 808 Oak St. Winnetka, IL

Thank you

Luciane G Naphin
812 Oak St
Unit 303 Winnetka, Illinois 60093

I am the owner of a unit at the 812 Oak St. address. I am concerned as to the design of a proposed structure on the vacant lot at 808 Oak St. Due to the narrowness of the width, stated to be 33.5 feet, I feel that the design is quite limited by that fact. A proposed 12 foot wide non matching courtyard will be awkward to those who'll view it from the west which includes my south facing windows. Behind that, to the east is what appears to be a grassy raised area. I wonder why that area needs to be raised above the level of 812 Oak. As a 55 year resident of Winnetka and a previous owner of a

large lot and home situated just outside the Winnetka Flood Plain I am cognizant of the flood plain issues caused mostly by the hard clay old lake bed ground soil. I wonder where the water collecting from the displacement goes or sits during a heavy rain storm. The newly submitted redesign drawing of the 808 Oak facing side to the north is a disappointment to me as it is still cluttered with louvers and to my eye compliments none of the structures to either side of it nor is it in keeping with the traditional architectural styles of the village.

Thank you for your consideration, Luciane G Naphin

From: [REDACTED]
To: [Planning](#)
Subject: Proposed Building at 808 Oak Street
Date: Wednesday, October 11, 2023 10:41:14 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Although I have a lot of respect for Paul Konstant as a top tier architect I feel that his proposed building will have a serious impact on our building at 812 Oak and also the building at 800 Oak and cause both buildings to spend extra money to mitigate the potential damage of our respective buildings. A better use of that property would be to have the Village design a small pocket park perhaps with butterfly plants and some benches. it is currently used by some people as a dog park. The current owners could donate the land to the Village and take a tax write-off or the Village could purchase the land for a park. A better location for Paul Konstant's building would be in the area that was formerly Winnetka One a currently blighted area of downtown Winnetka.

Unfortunately I will not be at the October 16th meeting as I will be in Florida at that time.

Thank you,
John Shepherd

Cell
Email

Karen P. Adams
812 Oak Street, #203
Winnetka, IL 60093

Memo

To: Village of Winnetka, Design Review Board

From: Karen P. Adams

Date: September 21, 2023

Re: Case No. 23-13-TX, 808 Oak Street

I am a new resident of Winnetka. I live directly West of the proposed building at 808 Oak Street. I have two concerns surrounding the request for a variance for this potential project.

The parcel in question is a difficult build and the architect has worked to allow for a quality building. My concerns are directly a result of familiarizing myself with the Winnetka Comprehensive Plan, City Master plan and the Design Guidelines. The documents have included an enormous amount of research and community input prior to approval. The citizens and city staff stressed the desire to encourage more retail and restaurants to all new and existing buildings. Our Oak Street address is on the fringe of the Elm Street Master plan. The location lends itself well to retail/commercial as well as residential. I believe 808 meets these guidelines on most accounts.

Having a driveway leading to a parking garage in the middle of a block does not allow for safety. Walking and bicycling to and from the train as well as the Farmers market will be jeopardized and unsafe. Having a driveway leading to a parking garage in the middle of the block does not align with city's plan. My condo has a front row seat to Oak Street. The restaurant deliveries are never ending. The good news is the restaurants are thriving. I can assure the community that fresh fish is delivered almost daily. The corner of Oak and Chestnut has more frequent trash trucks pick-ups. The location of the dumpsters serving

the restaurants often impedes the flow of traffic. I am hoping the applicant can design a way for the parking garage to access only from the alley. The applicant is requesting a variance that does not allow easy walkability. The proposal is to allow for a garage facing a main corridor. Set back variances are often approved to improve walkability, widen sidewalks and improve landscaping.

My second concern is the materials used in the proposed building. The city's design document is not intended to exclude designs but only is a framework. The design does not need to portray the architecture of surrounding buildings only retain a better contextual relationship with the existing character of the District. Allowing the variance to 808 Oak without some material adjustments is in conflict with The Design Guidelines document.

The applicant has produced a valuable design. I would like the design review committee to postpone the request for this variance to allow the city to explore traffic and parking issues on Oak.

I would encourage the planning department upon notifying the immediate neighbors to include ALL the needed attachments. If this is too costly, please allow the residence to know there is a more comprehensive information not attached to the notice.

Sincerely,

Karen Adams

Emailed 9/21/23

Cell
Email

Rick C. Adams
812 Oak St. #203
Winnetka, IL 60093

To: Village of Winnetka, Design Review Board

From: Rick C. Adams

Date: September 21, 2023

Re: Case No. 23-13-TX, 808 Oak Street, New Multi-Family

Hello

I acknowledge this is a challenging construction project due to such a narrow lot. I live next door at 812 Oak Street. I think the architect has proposed a design to accommodate many of the challenges to gain acceptance for the project. He is requesting relief for at least a couple of variances. I have no objection to these requests. The designer's approach with the limits of the lot width and a requirement for six off street parking spaces seem appropriate.

However, I feel the proposed building appearance is inconsistent with the Village of Winnetka and surrounding architecture and appearances. It does not seem to comply with the Winnetka Design Guidelines, Attachment B to this proposed application. This contemporary design, while appropriate in some settings, it is out-of-place at 808 Oak St. It is not ready for the Certificate of Appropriateness. While the board formed concrete is an improvement on simple formed concrete and I recognize the advantages on this site to precast construction techniques, perhaps casting the panels with brick in the forms would yield an appearance more consistent with the neighborhood. I believe the front and rear elevations of the building should look like brick and this can be done while using a precast panel. The white structure with extruded aluminum verticals just does not fit the neighborhood.

My second concern, perhaps more significant to my home, is the interior walls above the garage rooftop space. In the attachment it is "Figure 16-Rendering of West Elevation". This wall is 12' east to west and 76.5' north to south and three stories high. This is the view from half the windows in my condo. It looks very stark and bleak in the Figure 16. I am told this is a glass wall with aluminum frame. I am also told this wall is built over what is intended to be a clear span garage, so weight is a design criterion. This curtain wall may be the best solution for this space. If this curtain wall can be toned down using softer color for the aluminum framework and glass that appears soft, this massive wall will be less offensive. Will this three-story wall be reflective for heat, or intensify light, what happens when the sun is directly onto the wall, how does this change throughout the year?

I want extra care taken to preserve the Village trees adjacent to the construction site along Oak Street. There is a tree near the property lines each side that need to be protected. We also have three large trees in the interior courtyard which offer a canopy over both the 808 and 812 Oak Street properties. Protecting these interior trees is important.

Sincerely Submitted,

Rick Adams

Emailed 9/20/23

From: [REDACTED]
To: [Planning](#)
Cc: [Eric Risinger](#)
Subject: Fw: Winnetka 808 Oak Street Case No 23-13 TX
Date: Thursday, September 14, 2023 8:07:00 PM

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Good evening,

I am Barbara Featherstone and I live at 812 Oak Street, Unit 200. I have requested that architecture firm Holabird & Root conduct a review of the proposed documents associated with the 808 Oak Street development. Please see the email thread below to serve as my questions regarding the development. Based upon Holabird's response, I am hopeful that you can provide the additional information they outline, as well as not grant approval at the September 21st meeting until I have a comfort with what is being proposed.

I look forward to learning more about the 808 Oak Street development and its impact on my property.

Sincerely,
Barbara Featherstone

[Sent from the all new AOL app for iOS](#)

Begin forwarded message:

On Thursday, September 14, 2023, 7:51 PM, Eric Risinger <erisinger@holabird.com> wrote:

Dear Barbara,

We have reviewed the information you forwarded regarding the proposed multi family development at 808 Oak Street Winnetka, Illinois. As directed by you, we have the following questions based upon the one page document provided.

However, due to the lack of information we would advise your to obtain additional information which will be necessary for understanding of what is being proposed to be constructed adjacent to your property. Please note, we understand that the Village of Winnetka has a thorough process for architectural, zoning and plan commission approvals and trust that these items might already have been requested from the developer.

1. The structure proposed appears to be a contemporary expression and not necessarily reinforcing the architectural vocabulary in the immediate neighborhood. We need to understand how this can reinforce the value and architectural integrity of the neighborhood and your property.
2. It is hard to understand the materials being proposed for the new structure.

This is a sensitive design impact on 812 Oak St.

3. Due to the fact that your property at 812 Oak St has a courtyard with units set back to enjoy the daylight and views eastward, the exterior wall material of the proposed 808 Oak St building needs to be understood better to offer comments. For example, an adjacent wall material of something other than brick may have an unfortunate impact on the overall continuity of the architectural design.
4. A detailed dimensioned plan, elevations and sections showing the building proposed in context to the 812 Oak Street building will be necessary to understand the impact on scale and adjacency. Simply not enough information here to make informed decisions.

We understand your cares and concerns about a new structure being proposed and built in the vacant lot to your east. We appreciate your acknowledgment that you are not trying to impede a new building be built, but want to see one in context of the overall neighborhood and community of which you have called home for many years. I am hopeful you can share your thoughts with Winnetka and receive the appropriate information in return and be heard about what will make this a great project for all directly impacted. Lastly, we would expect that this project approval process be given the appropriate time for reviews as well as revisions by the proposer to respond to the residents in the community.

Please forward the missing information once you receive it so that we may complete our review.

Warm regards,

Holabird & Root LLC

Eric S. Risinger, AIA
Principal

140 S Dearborn
Suite 500
Chicago, Illinois 60602
312.357.1771 V
847.687.1326 M

www.holabird.com

Holabird & Root LLC is back in the office working in our collaborative environment to deliver exceptional designs and programmatic solutions to our clients. If you have received this email in error, please notify the sender and delete the email and all contents immediately.
Copyright 2023

Ann Klaassen

From: John Shepherd [REDACTED] >
Sent: Wednesday, September 13, 2023 11:42 AM
To: Ann Klaassen
Subject: Re: 808 Oak Street - New Multi-Family Residential Building

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Ann,

Starting September 25, CBR Restoration will be starting work in our courtyard area as we have had some water infiltration issues into our below ground garage. I do have a concern that the proposed building next door will add to our water infiltration problems in our garage. Perhaps a study should be done to see if there would be any drainage problems that would affect our property.

John Shepherd

> On Sep 13, 2023, at 10:58 AM, Ann Klaassen <AKlaassen@winnetka.org> wrote:

>

> Mr. Shepherd,

> Thank you for your comments; we will be sure to provide your email to the Design Review Board. The proposed plans do call for an interior courtyard on the upper floors, not the ground floor level, that is intended to match your building at 812 Oak Street. The agenda materials for the Design Review Board meeting, which will include the proposed plans, will be posted on the Village website (link below) by the end of the day Friday.

>

> In response to your question regarding ownership of the property, the Applicant intends to purchase the property pending approval of the project.

>

>

<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.villageofwinnetka.org%2F129%2FAgendas-Minutes&data=05%7C01%7Caklaassen%40winnetka.org%7Ccfd41f3cded42b571c108dbb4787ab4%7C00280eee725c4276aa6029c6c477d7fe%7C1%7C0%7C638302201792507266%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=pzqevyaR5WnmJcyLyWlsbqal8VdMqgd5l%2BGNCFo4zG4%3D&reserved=0>

>

> Please feel free to contact me with any additional questions.

>

> Best,

>

> Ann Klaassen

> Assistant Director | Village of Winnetka Community Development

> 510 Green Bay Road - Winnetka, IL 60093

> 847.716.3525

>

> -----Original Message-----

> From: John Shepherd <[REDACTED]>

> Sent: Tuesday, September 12, 2023 6:27 PM

> To: Planning <Planning@winnetka.org>
> Subject: 808 Oak Street - New Multi-Family Residential Building
>
> CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
>
>
> Dear Design Review Board,
>
> I am the owner of a Condo at 812 Oak Street and I am also President of the 812 Condo Association so I do have a definite interest in the proposed multi-family residential building of 808 Oak Street.
>
> We had been told this Spring that the construction called for a three story, two unit, multifamily building, but your notice now says it will be a four story, three unit, multifamily building which will impact the amount of sunshine that our courtyard receives. The proposed building will have a severe impact on our four beautiful maple trees and two honey locust trees in our courtyard and could possibly cause them to die. The hostas in our tunnel area leading from Oak Street to our entryway will not survive as this area will be completely dark except for the overhead lights. The residents of our building do care about the environment.
>
> I couldn't tell from the proposed site plan if the builder plans on making an indentation in the middle of their building facing our building which may help our trees to survive. Last year, Paul Konstant the architect showed us the mockup of the proposed building which showed an indentation. Has the plan now changed? Has the ownership changed for this property?
>
> Sincerely,
>
> John Shepherd
>
>

From: [REDACTED]
To: [Planning](#)
Subject: 808 Oak Street - New Multi-Family Residential Building
Date: Tuesday, September 12, 2023 6:27:44 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Design Review Board,

I am the owner of a Condo at 812 Oak Street and I am also President of the 812 Condo Association so I do have a definite interest in the proposed multi-family residential building of 808 Oak Street.

We had been told this Spring that the construction called for a three story, two unit, multifamily building, but your notice now says it will be a four story, three unit, multifamily building which will impact the amount of sunshine that our courtyard receives. The proposed building will have a severe impact on our four beautiful maple trees and two honey locust trees in our courtyard and could possibly cause them to die. The hostas in our tunnel area leading from Oak Street to our entryway will not survive as this area will be completely dark except for the overhead lights. The residents of our building do care about the environment.

I couldn't tell from the proposed site plan if the builder plans on making an indentation in the middle of their building facing our building which may help our trees to survive. Last year, Paul Konstant the architect showed us the mockup of the proposed building which showed an indentation. Has the plan now changed? Has the ownership changed for this property?

Sincerely,

John Shepherd