



Village of Winnetka

Zoning Board of Appeals Special Meeting

November 18, 2024 at 7:00 PM
Village Hall Council Chambers
510 Green Bay Road

AGENDA

1. **Call to Order & Roll Call**
2. **Community Development Report**
3. **New Cases**
 - a. **Case No. 24-21-V2: 630 Walden Road:** An application seeking approval of variations to allow construction of a detached garage at 630 Walden Road. The requested variations would permit the proposed garage to (i) provide less than the minimum required corner yard setback from the south property line along Pine Street; (ii) be located closer than 20 feet from the corner lot line; and (iii) be placed nearer the street line along Pine Street than the principal building. The Village Council has final jurisdiction on this request.
 - b. **Case No. 24-22-V2: 402 Hawthorn Lane:** An application seeking approval of a variation to allow construction of additions to the existing residence at 402 Hawthorn Lane. The requested variation would permit the proposed additions to provide less than the minimum required corner yard setback from the west property line along Woodland Avenue. The Village Council has final jurisdiction on this request.
 - c. **Case No. 24-24-V2: 933 Green Bay Road:** An application seeking approval of variations to allow construction of a new one-story commercial building at 933 Green Bay Road. The requested variations would permit the proposed development to (i) provide more than the maximum permitted front yard setback along a portion of the west property line along Green Bay Road; (ii) provide less than the minimum required interior side yard setback along a portion of the north property line and a portion of the south property line; (iii) provide less than minimum required rear yard setback from the east property line; and (iv) provide less than the minimum required number of off-street parking spaces. The Village Council has final jurisdiction on this request.
 - d. **Case No. 24-16-V2: 270 Birch Street:** An application seeking approval of a variation to allow construction of an addition to the existing residence at 270 Birch Street. The requested variation would permit the proposed addition to provide less than the minimum required front yard setback from the east property line along Birch Street. The Village Council has final jurisdiction on this request.
4. **New Business**
 - a. December 9, 2024, Regular Meeting - Quorum Check
5. **Public Comments**

6. Adjournment

NOTICE

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

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



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: CHRISTOPHER MARX, ACIP – ASSOCIATE PLANNER
DATE: NOVEMBER 14, 2024
SUBJECT: 630 WALDEN ROAD – VARIATIONS (CASE NO. 24-21-V2)

INTRODUCTION

On November 18, 2024, the Zoning Board of Appeals is scheduled to hold a public hearing on an application submitted by Terri and Brice Heath (collectively the “Applicant”), as the owners of the property located at 630 Walden Road (the “Subject Property”). The Applicant requests approval of the following zoning variations to allow construction of a detached garage on the Subject Property:

1. **Corner yard setback** of 17 feet from the south property line along Pine Street, whereas a minimum of 22.49 feet is required, a variation of 5.49 feet (24.41%) [Section 17.30.050 – Front and Corner Yard Setbacks];
2. A detached garage on a corner lot located closer than 20 feet from the corner lot line, a variation of 3 feet (15%) [Section 17.30.110 – Garages]; and
3. An accessory building placed nearer the street line along Pine Street than the principal building [Section 17.30.050 – Front and Corner Yard Setbacks] [Note: The existing residence provides a corner yard setback of 21.48 feet];

A mail 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 31, 2024. As of the date of this memo, staff has received two written comments from the public regarding this application which are included as **Attachment D**.

The Village Council has final jurisdiction on this request as only the Council has the authority to (i) grant a variation to reduce a corner yard setback for a residential garage by more than 20%; and (ii) grant a variation to allow an accessory structure to be closer to the street line than the principal building.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.28 acres in size, is located on the northwest corner of the intersection of Walden Road and Pine Street and contains an existing two-story residence with an attached one-car garage (see **Figure 1**). The Subject Property is zoned R-3 Single Family Residential and is bordered by R-3 Single Family Residential to the west, north, and east, and R-5 Single Family Residential to the south (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 corner lot that is 12,274 square feet in lot area, while the minimum required lot area for a corner lot in the R-3 District is 16,800 square feet. Additionally, the lot has an average lot width of 75 feet, while the minimum required average lot width for a corner lot in the R-3 District is 85 feet.



Figure 1 – Aerial Map



Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

The residence was constructed in 1922 with subsequent additions built in 1936 and 1986. There is one (1) previous zoning case on file, which occurred prior to the Applicant acquiring the Subject Property. In 1935, ZBA Case No. 522 was approved granting a variation to provide less than the minimum required side yard setback to allow an attached garage addition to the existing residence. The Applicant acquired the property in 2001.

Figure 3 through 5 on the following page are current photos of the Subject Property.



Figure 3 – Subject Property – East Front Elevation (Walden Road)



Figure 4 – Subject Property – West Rear Elevation



Figure 5 – Subject Property – Southwest Corner (Pine Street)

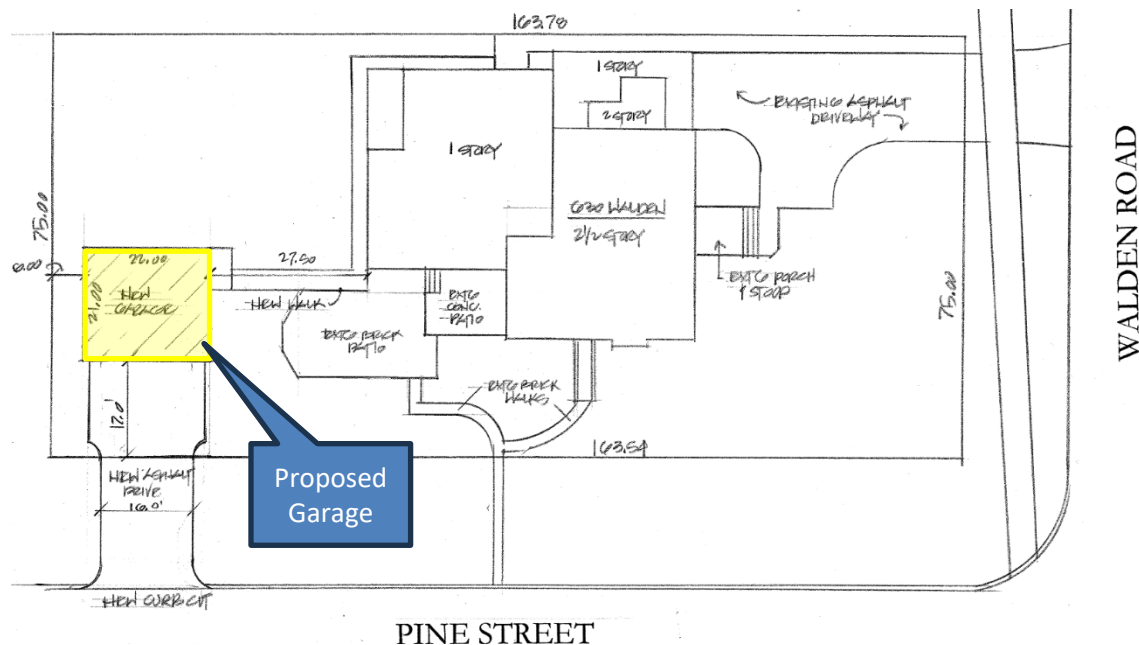
PROPOSED PLAN

The variations are being requested in order to construct a detached garage on the southwest side of the property. The proposed garage would be approximately 462 square feet in area while being setback 6 feet from the west property line and 17 feet from the south property line along Pine Street. The garage would accommodate two vehicles, this would be in addition to the existing one-car attached garage on the front elevation of the residence facing Walden Road.

In order to access the proposed garage, the Applicant's plan includes a new curb cut and driveway accessed from Pine Street. The existing driveway off Walden Road would remain. Should the requested zoning relief be approved and a building permit is submitted for the garage, the Applicant will need to obtain approval from the Director of Engineering for the additional curb cut. The Applicant is working with the Engineering Department on the details necessary for the additional curb cut.

With the exception of the location of the proposed garage, the proposed improvements comply with the zoning regulations.

Excerpts of the proposed site plan, floor plan, and building elevation are provided on the following pages as Figures 6 through 8. The complete set of plans is provided in the application materials (**Attachment C**).



PINE STREET

Figure 6 – Site Plan

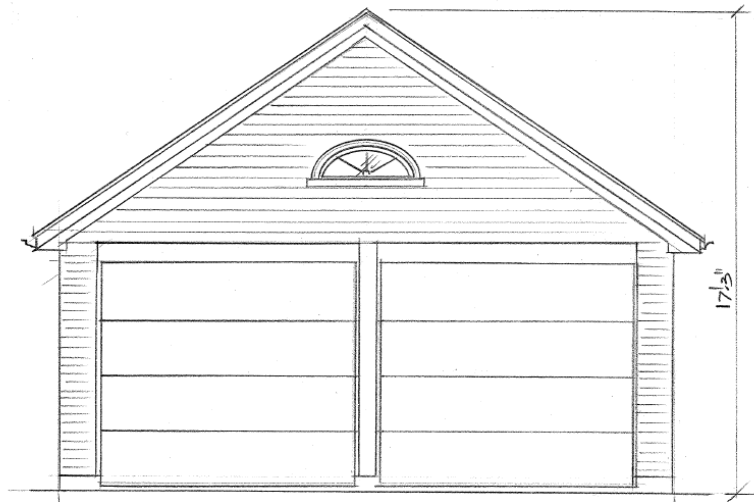


Figure 7 – South Elevation of Proposed Garage

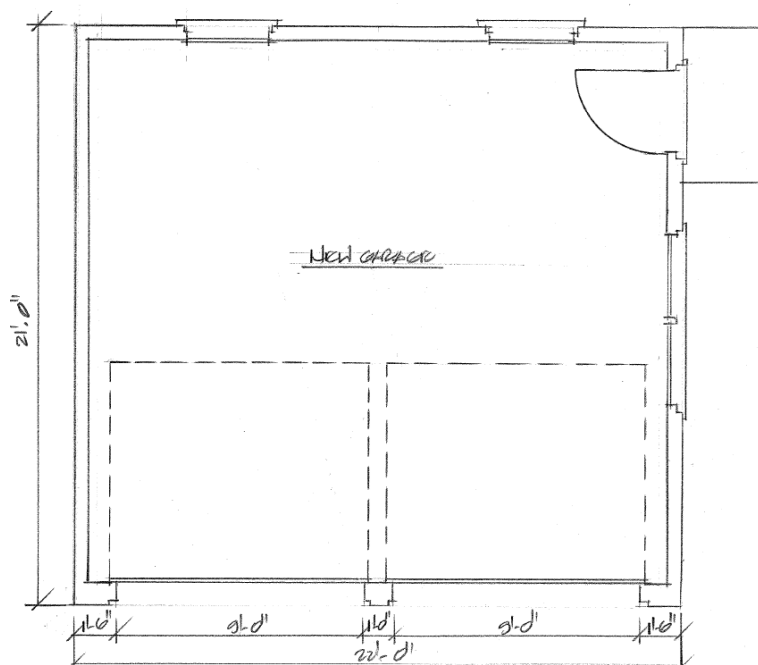


Figure 8 – Proposed Floor Plan

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 submission of the necessary permits for the proposed improvements, which are required to comply with the Village stormwater regulations. Figure 9 on the following page represents the Subject Property's proximity to the floodplain; the cyan represents the 100-year floodplain.

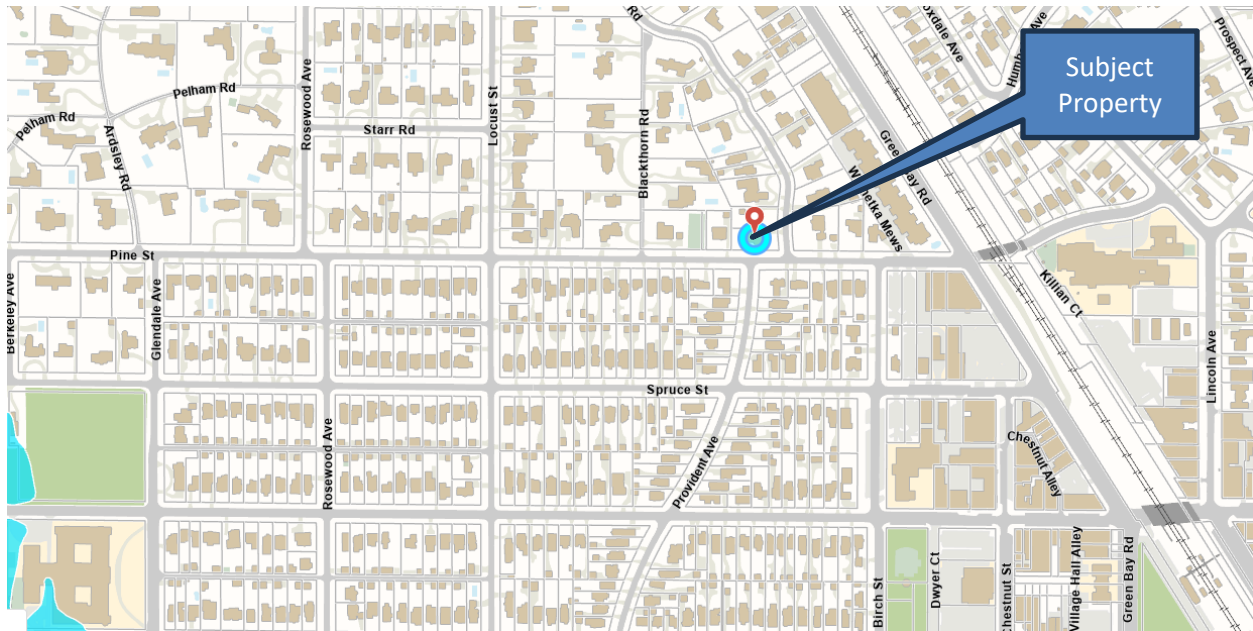


Figure 9 - GIS Floodplain Map

REQUESTED ZONING RELIEF

The attached Zoning Matrix highlights the existing lot and the proposed improvement's compliance with the R-3 zoning district (**Attachment A**). Three variations are being requested related to the location of the proposed detached garage.

Corner Yard Setback (Pine Street). The proposed detached garage would provide a corner yard setback from the south property line along Pine Street of 17 feet, whereas a minimum of 22.49 feet is required, a variation of 5.49 feet (24.41%).

Garage on Corner Lot. The Zoning Ordinance also requires any garage located on a corner lot to be set back at least 20 feet from the corner lot line. With a proposed setback of 17 feet, the proposed detached garage requires a variation of 3 feet (15%) from this provision of the Zoning Ordinance.

Location of Detached Garage. Zoning relief is also necessary to allow the proposed detached garage to be located nearer the street line along Pine Street than the principal building. The existing residence is legally nonconforming with respect to the required corner yard setback as it currently provides a setback of 21.48 feet from the south property line along Pine Street, encroaching the required setback of 22.49 feet by 1.01 feet. Providing a setback of 17 feet, the proposed garage would be located 4.48 feet closer to the street than the existing residence.

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.

After hearing from the Applicant, and the public, the Board may decide to act on one of two options:

1. Continue the public hearing to a specific date to provide the Applicant and/or staff with additional time to address questions and comments from the Board; or

2. Consider a motion recommending approval or denial of the variations. If the ZBA is prepared to make a recommendation to the Village Council regarding the requested relief, 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:

- A. **Corner yard setback** of 17 feet from the south property line along Pine Street, whereas a minimum 22.49 feet is required, a variation of 5.49 feet (24.41%) [Section 17.30.050 – Front and Corner Yard Setback].
- B. A detached garage on a corner lot located closer than 20 feet from the corner lot line, a variation of 3 feet (15%) [Section 17.30.110 – Garages]; and
- C. An accessory building placed nearer the street line along Pine Street than the principal building [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 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 D: Public Correspondence

ATTACHMENT A

ZONING MATRIX

ADDRESS: 630 Walden Avenue

CASE NO: 24-21-V2

ZONING: R-3

ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (2)
Min. Lot Size	16,800 SF	12,274 SF	N/A	N/A	EXISTING NONCONFORMING
Min. Average Lot Width	85 FT	74.94 FT	N/A	N/A	EXISTING NONCONFORMING
Min. Lot Depth	150 FT	163.78 FT	N/A	N/A	OK
Max. Roofed Lot Coverage	3,068.5 SF (1)	2,518.25 SF	2,980.25 SF	462 SF	OK
Max. Gross Floor Area	4,269.8 SF (1)	3,792.78 SF	3,854.78 SF	62 SF (2)	OK
Max. Impermeable Lot Coverage	6,137 SF (1)	4,762.25 SF	5,683.61 sf	921.36 SF	OK
Min. Front Yard (Walden/East)	40 FT	48.56 FT	48.56 FT	0 FT	OK
Min. Corner Yard (Pine/South)	22.49 FT	21.48 FT (3)	17 FT	-4.48 FT	5.49 FEET (24.41%) VARIATION
Min. Side Yard (North)	2 FT (4)	N/A	37 FT (4)	37 FT	OK
Min. Rear Yard (West)	6 FT (4)	N/A	6 FT (4)	6 FT	OK

NOTES:

(1) Based on lot area of 12,274 square feet

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

(2) Based off Gross Floor Area allowance of 400 square feet for detached garages in rear quarter of lot depth

(3) Setback to existing residence.

(4) Based on required setback for accessory structure and location of proposed garage

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 630 Walden Road.</i> <i>Based upon preliminary review of information to date, it appears that 630 Walden 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 by zoning that will be removed and replaced, and/or b) The amount of ILC in addition to what currently exists on the lot.	

Stormwater Volume Requirements for Development Sites

	The amount of required detention volume is then determined using the run-off coefficient for 100-year storm event.	
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VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. _____

Property Information

Site Address: 630 Walden Rd. _____

Owner Information

Name: Terri and Brice Heath _____

Address: 630 Walden Rd. _____

City, State, ZIP: Winnetka, IL 60093 _____

Email: [REDACTED] _____

Primary Contact: Terri Heath _____

Phone No. [REDACTED] _____

Date property acquired by owner: 2001 _____

Architect Information

Name: Healy M. Rice PC _____

Primary Contact: Healy Rice _____

Address: [REDACTED] _____

City, State, ZIP: Wilmette, IL 60091 _____

Phone: [REDACTED] _____

Email: [REDACTED] _____

Attorney Information

Name: _____

Primary Contact: _____

Address: _____

City, State, Zip: _____

Phone No. _____

Email: _____

Nature of any restrictions on property: none known _____

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

Side yard adjoining a street setback variation to permit construction _____

of a new detached garage and driveway onto Pine St. _____

Property Owner Signature [REDACTED] _____

Date: 9/4/24 _____

**Terri and Brice Heath
630 Walden Road
Winnetka, Illinois 60093**

September 5, 2024

Request for Zoning Variation

630 Walden Road is located on the northwest corner of Walden Road and Pine Street. We have lived in our home since 2001 and are seeking permission to construct new detached garage and driveway in our rear yard which would exceed the required side yard adjoining a street setback requirement by 5.50 feet. Floor area, lot coverage and impervious surface coverage requirements are all compliant.

We are requesting permission to construct a new 2-car garage on the southwest side of the property and a new driveway accessing from Pine Street. We are seeking a variation of 5.50 feet from the required 22.50 foot side yard adjoining a street setback, so the new garage would be 17.00 feet from our south property line. The parkway extends an additional 18.0 feet south of our property line so the proposed garage will be well back from Pine Street.

We seek this variation due to unique circumstances, practical difficulty, and hardship. The home was built in the 1930's and has a one car garage attached to the northeast corner of the house. We believe this garage was added to the house at some point by previous owners (the interior wall is brick matching the house and there are old windows in the wall as well). It is 13.0 feet wide and 16.0 feet deep inside, so is great for bicycles and yard equipment but not satisfactory for a vehicle. There is a large heritage oak tree in the middle of our back yard which we love. We are requesting permission to encroach into the side yard adjoining Pine Street by 5.50 feet to provide as much separation between the new garage and this tree as possible. This proposed location sites the building at the drip line of the tree canopy.

This location is the best and most logical place on the property for a new garage. Many of homes in the area have driveways that access off Pine Street, so we are not creating a condition that is unusual for the neighborhood. The encroachment into the south sideyard is minimal, and leaves plenty of open space between our neighbors and the street. The impact to our oak tree is reduced and maintains as much green space as possible.

The proposed zoning relief does not alter the essential character of the neighborhood and will be consistent with the goals, objectives, and policies established in the zoning ordinance. The proposed variation will not impair an adequate supply of light and air to the adjacent properties, will not injure other property and its use, will not substantially increase the danger of fire, or otherwise endanger public health, safety and welfare, and will not substantially diminish or impair property values within the neighborhood.

Thank you for your consideration.

Standards of Review:

- 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.**

The proposed addition will provide a new 2-car garage. The existing 1-car garage interior was remodeled by previous owners and is not deep enough to park a car; as such there is really no covered or enclosed parking on the property and we have always had to park our cars on our driveway. This negatively impacts the value of the home and is unsightly.

- 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 noted above, the existing "garage" is not suitable for vehicle storage. In considering locations for a new detached garage, there is a large heritage oak tree in the middle of the back yard which prevents us from moving a new garage farther north into the yard as it would compromise the root system of that tree. We wish to build the garage 5.50 feet closer than permitted to preserve the health of this tree as well as maximize the green space in the back yard. This location also reduces the impervious surface area needed for the new driveway which benefits the drainage for us and our neighbors.

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

Most homes in this neighborhood have 2+ car garages. The new garage will be in keeping with the neighborhood for properties of this size.

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

The proposed garage would be 6.0 feet from our west property line and more than 16.0 feet from our west neighbor's house. It is only one story and the gable roof shape angles away from their home to minimize bulk and maximize light and air. There is ample separation, and we plan to landscape between the homes to provide a green buffer between structures. The existing north and south neighbors' houses are 60 to 70 feet from the proposed garage. There will be no negative impact on the light or air to these houses.

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

The location of the garage will not create an increase in risk of fire or other damages.

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

The value of the home will improve with the new garage; therefore, the taxable value of the land and buildings throughout the Village will not diminish.

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

There will be no increase in congestion in the public street; being able to park our cars inside a garage will provide an improved street exposure.

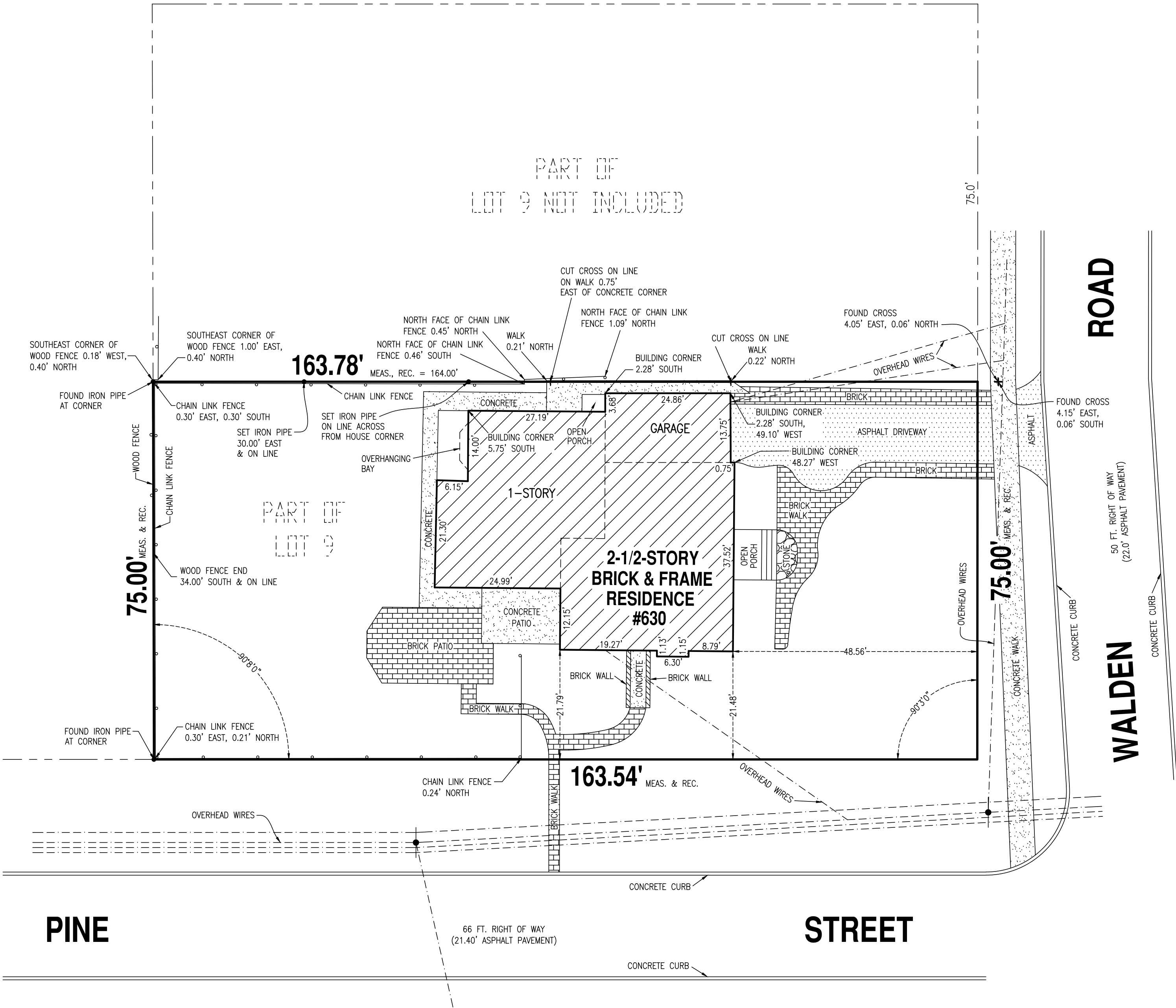
8. The public health, safety, comfort, morals and welfare of the inhabitants of the Village will not be otherwise impaired.

There will be no impact to the public health, safety, comfort, morals or welfare of the inhabitants of the Village.

PLAT of SURVEY

LEGAL DESCRIPTION:
LOT 9 (EXCEPT THE NORTH 75 FEET) IN BURLING'S RESUBDIVISION OF BLOCK 2 IN NELSON'S SUBDIVISION OF LOT 61 AND PART OF LOT 60 IN THE COUNTY CLERK'S SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: **630 WALDEN ROAD, WINNETKA, ILLINOIS.**



SITE NOTES:
Area of surveyed property =12,274 sq. ft., more or less.

GENERAL NOTES:
All information provided to the surveyor is shown or noted hereon.
No title report was supplied for this survey.

The legal description on this plat was provided to us by the client or obtained from public records and should be compared to your Deed, Abstract or Certificate of Title.
This plat and the legal description shown hereon does not determine, imply or guarantee ownership.

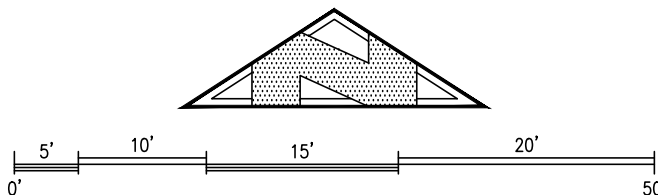
Underground utilities are not shown hereon.

Prior to excavation call
J.U.L.I.E. at 811 or 800-892-0123

All building restrictions, building lines and easements may or may not be shown. Check your Deed, Abstract, Title Report, and local ordinances. No responsibility is assumed by the surveyor.

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

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



GRAPHIC SCALE, 1" = 15 ft.

ABBREVIATIONS:
MEAS. = MEASURED
REC. = RECORD DIMENSION

B.H. SUHR & COMPANY, INC.	
SURVEYORS ESTABLISHED 1911	
450 SKOKIE BLVD. SUITE 105, NORTHBROOK, ILLINOIS, 60062	
TEL. (847) 864-6315 / FAX (847) 864-9341	
E-MAIL: SURVEYOR@BHSUHR.COM	
LOCATION 630 WALDEN ROAD	SURVEY DATE, NOVEMBER 29 20 23
ORDER No. 23-126	ORDERED BY: BRICE & TERRI HEATH
Professional Design Firm License No. 184.008027-0008	
MEF/RB © 2023 B. H. Suhr & Company, Inc. All rights reserved.	

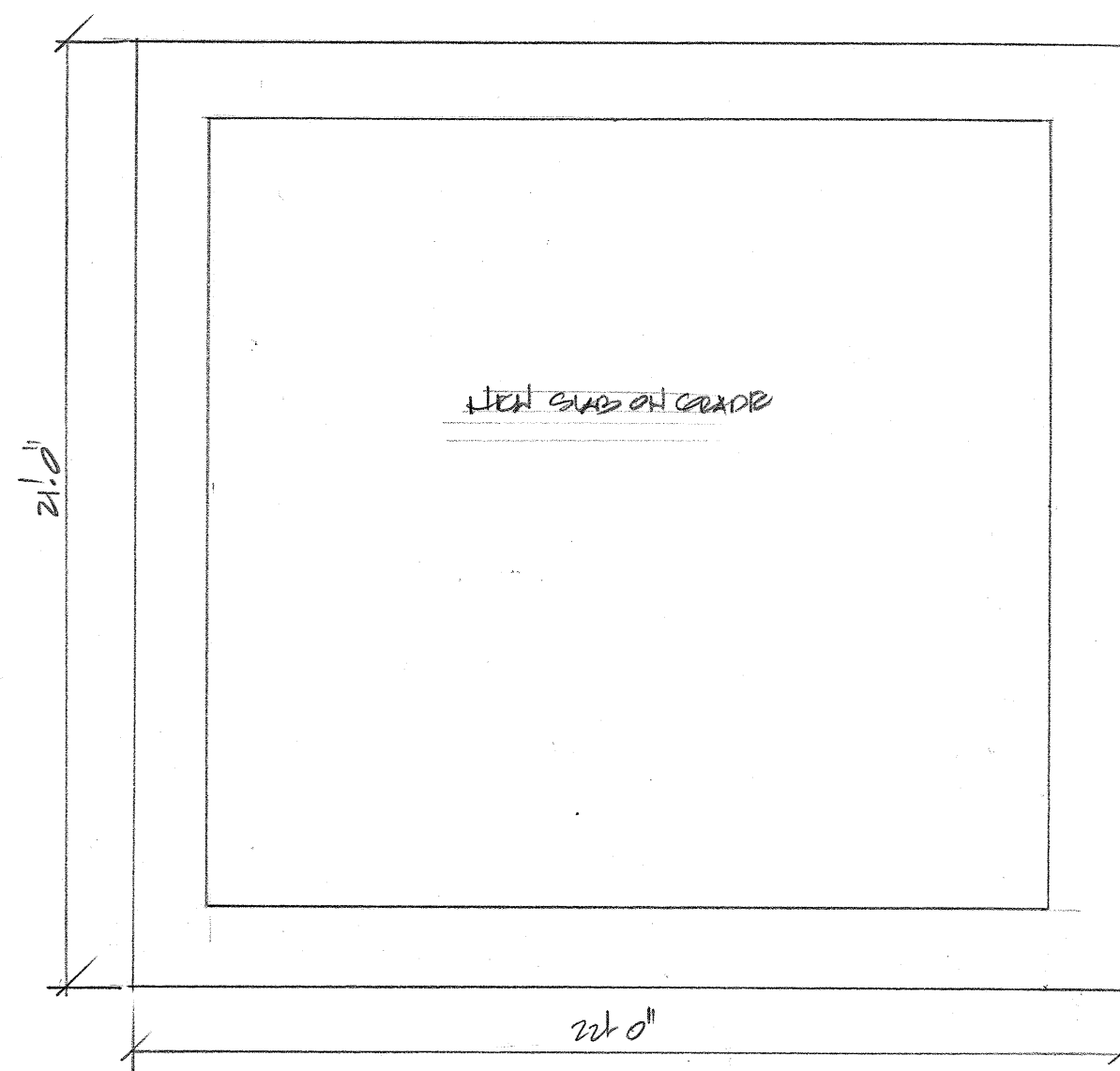
FIELD MEASUREMENTS COMPLETED **NOVEMBER 29** 20 **23**

STATE OF ILLINOIS } ss.
COUNTY OF COOK }

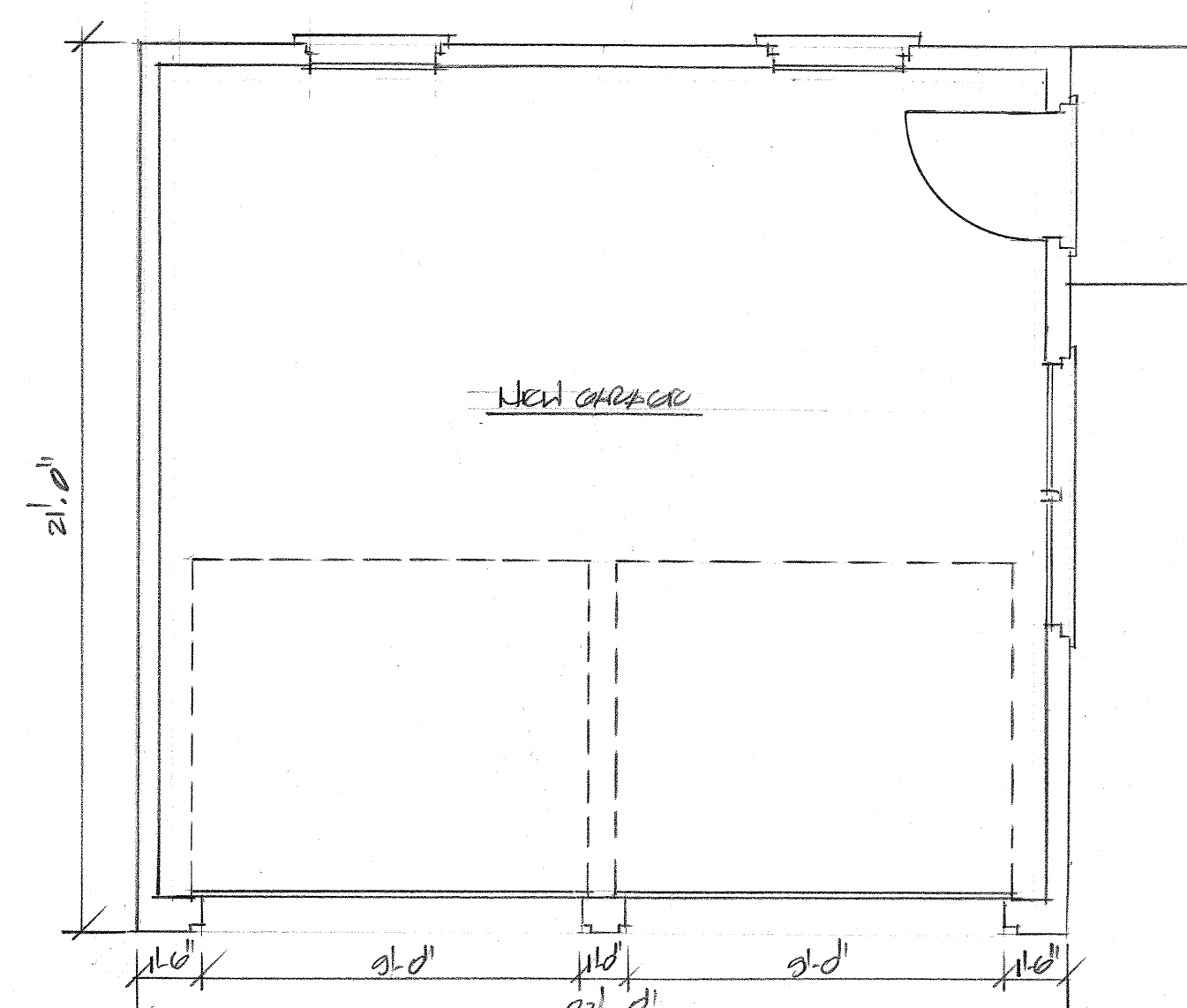
This professional service conforms to the current Illinois Minimum Standards for a boundary survey.

By Michael E. Farrell Dated **DECEMBER 4** 20 **23**
Michael E. Farrell
Illinois Professional Land Surveyor No. 035-002639
License Expiration Date 11/30/24

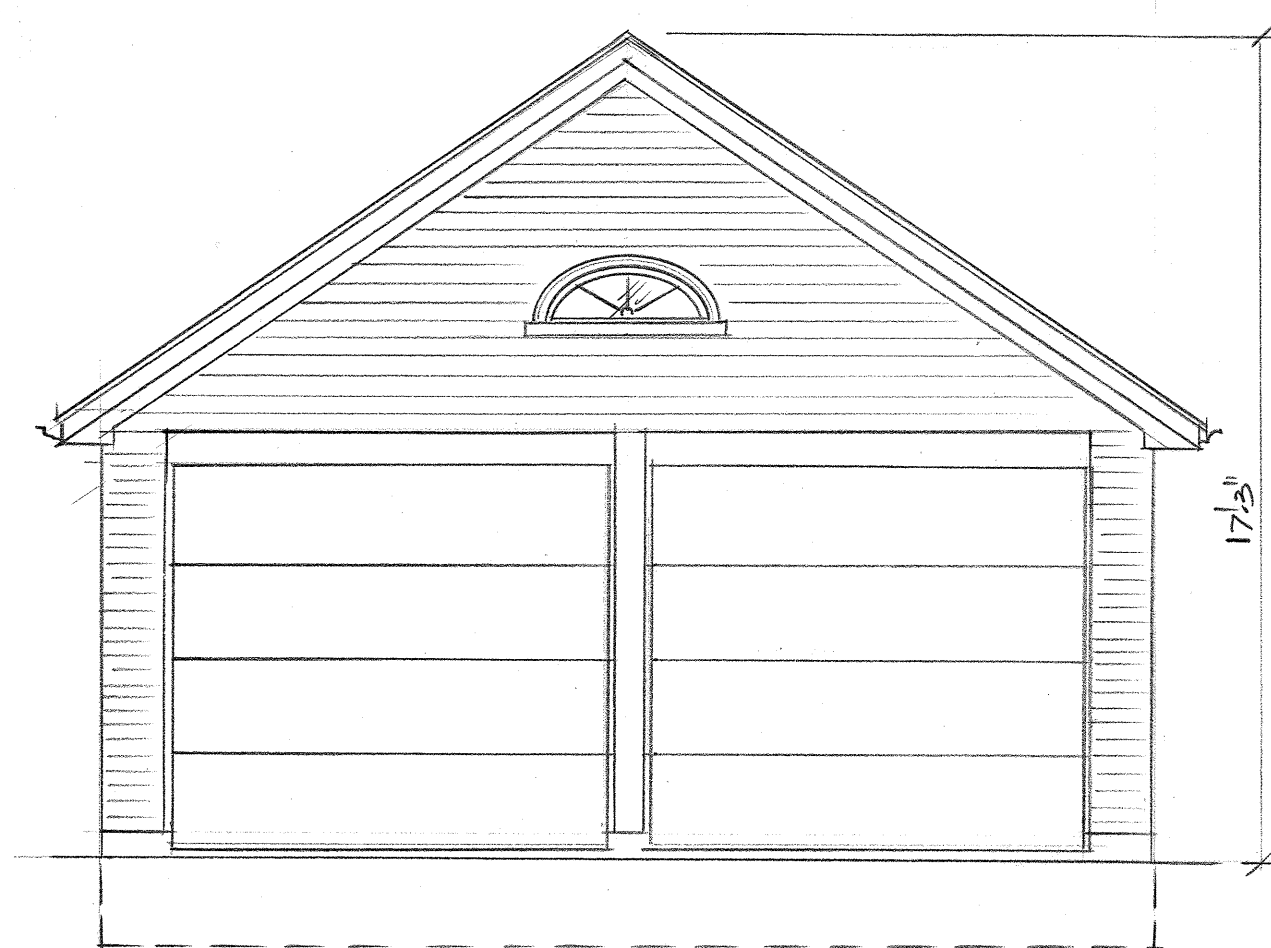




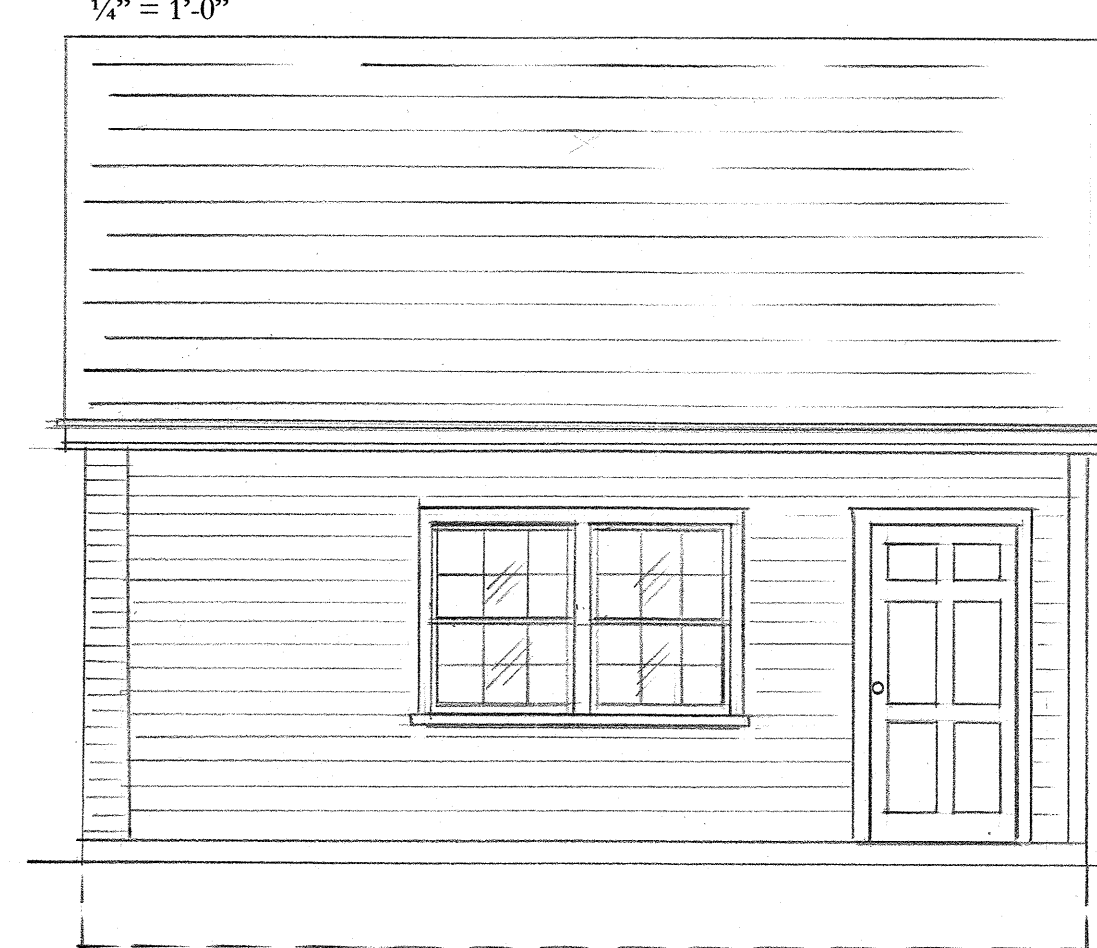
GARAGE FOUNDATION
1/4" = 1'-0"



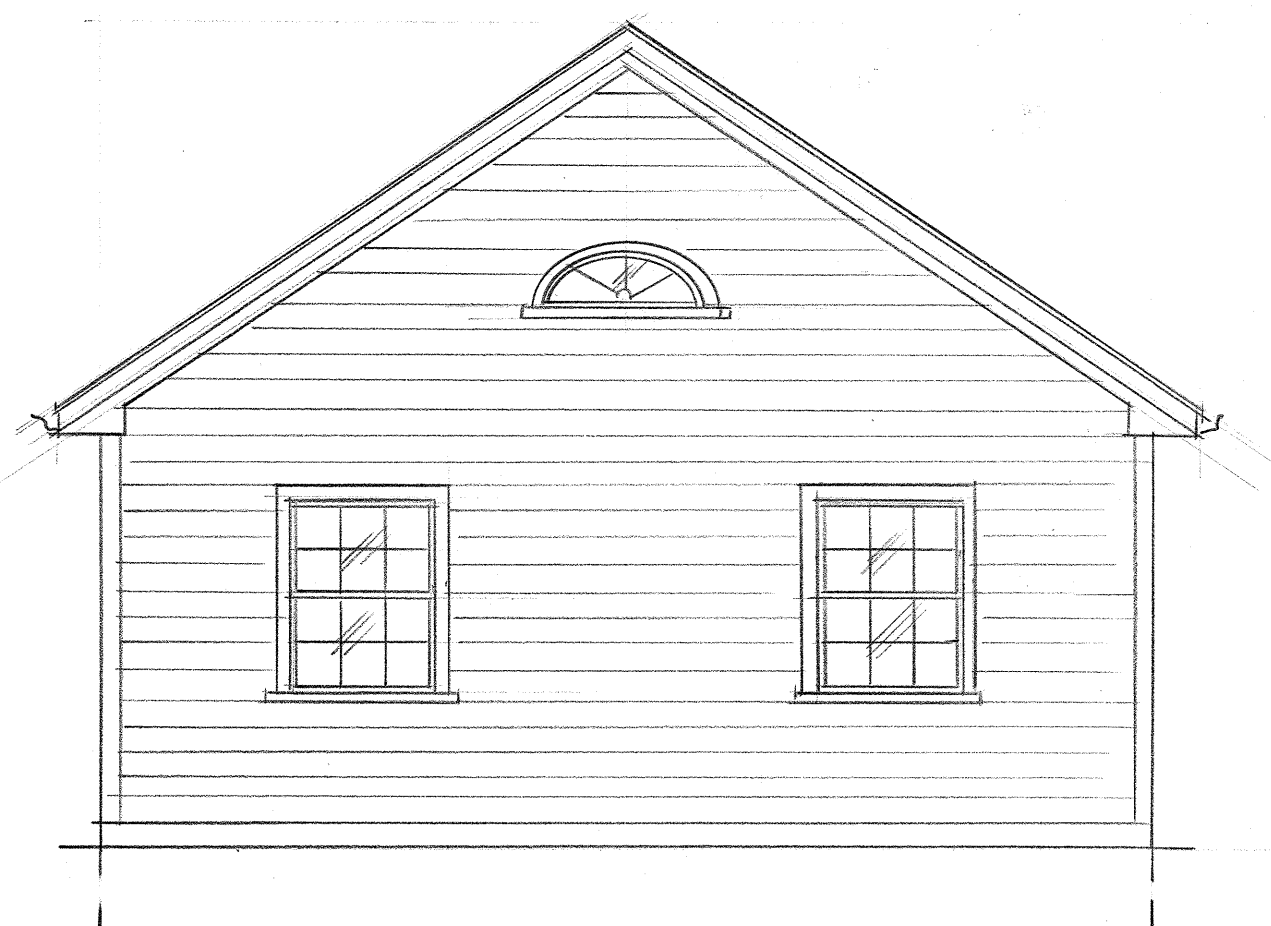
GARAGE PLAN
1/4" = 1'-0"



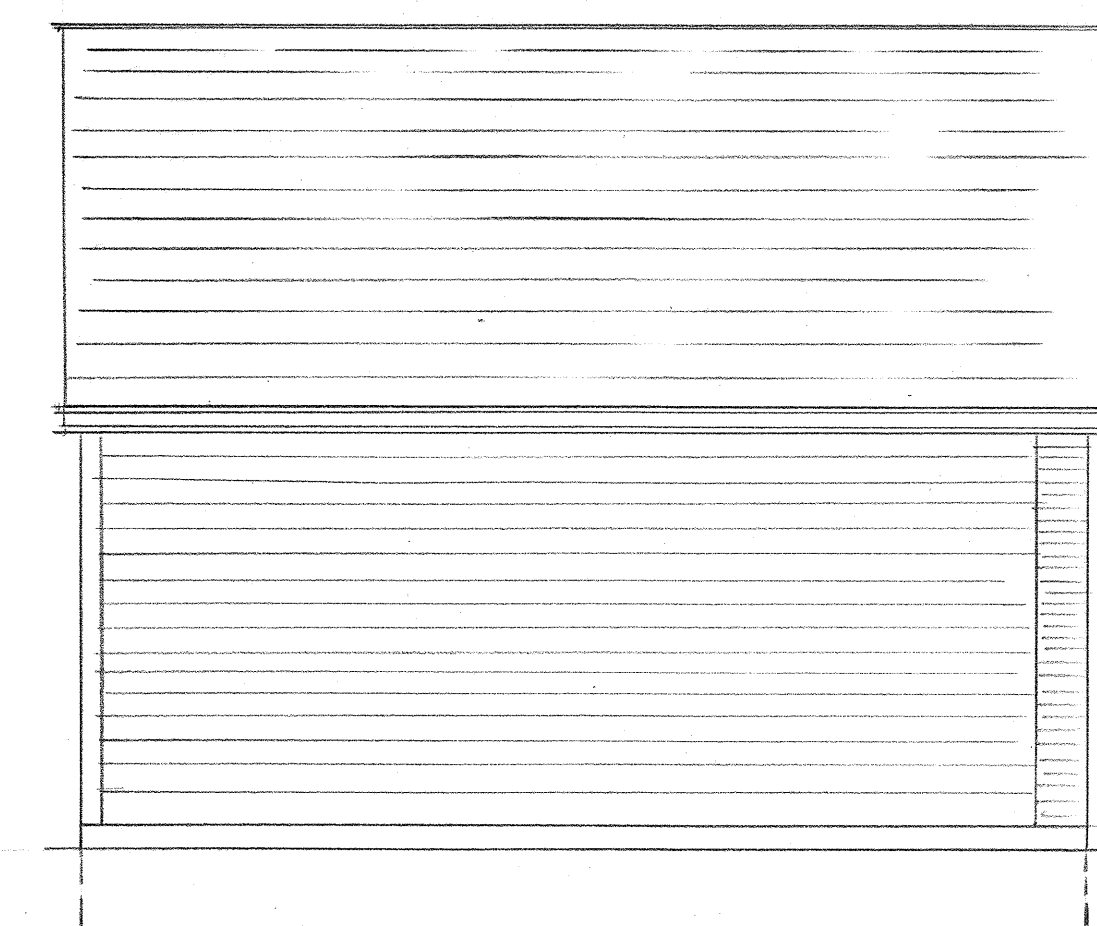
SOUTH ELEVATION
1/4" = 1'-0"



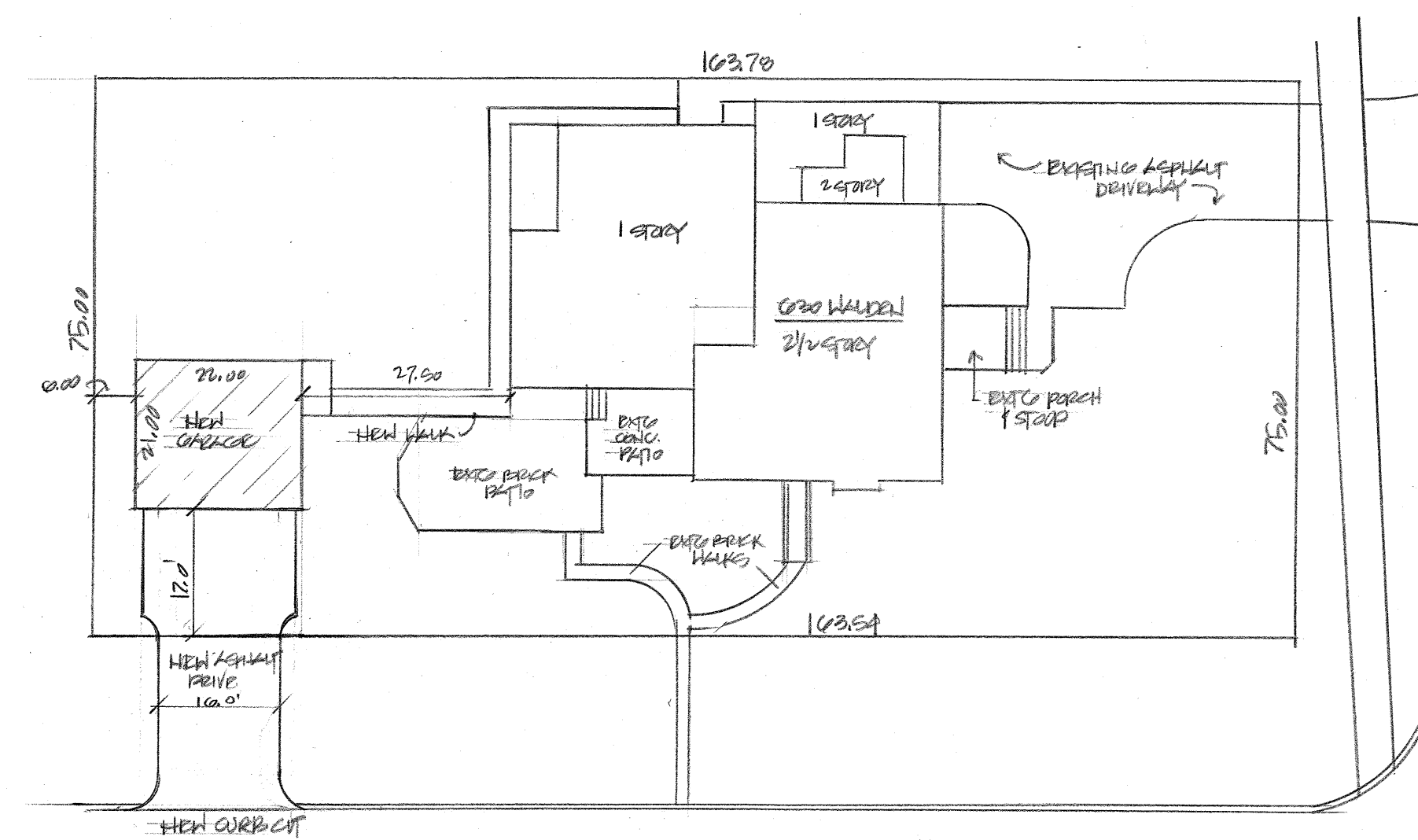
EAST ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"



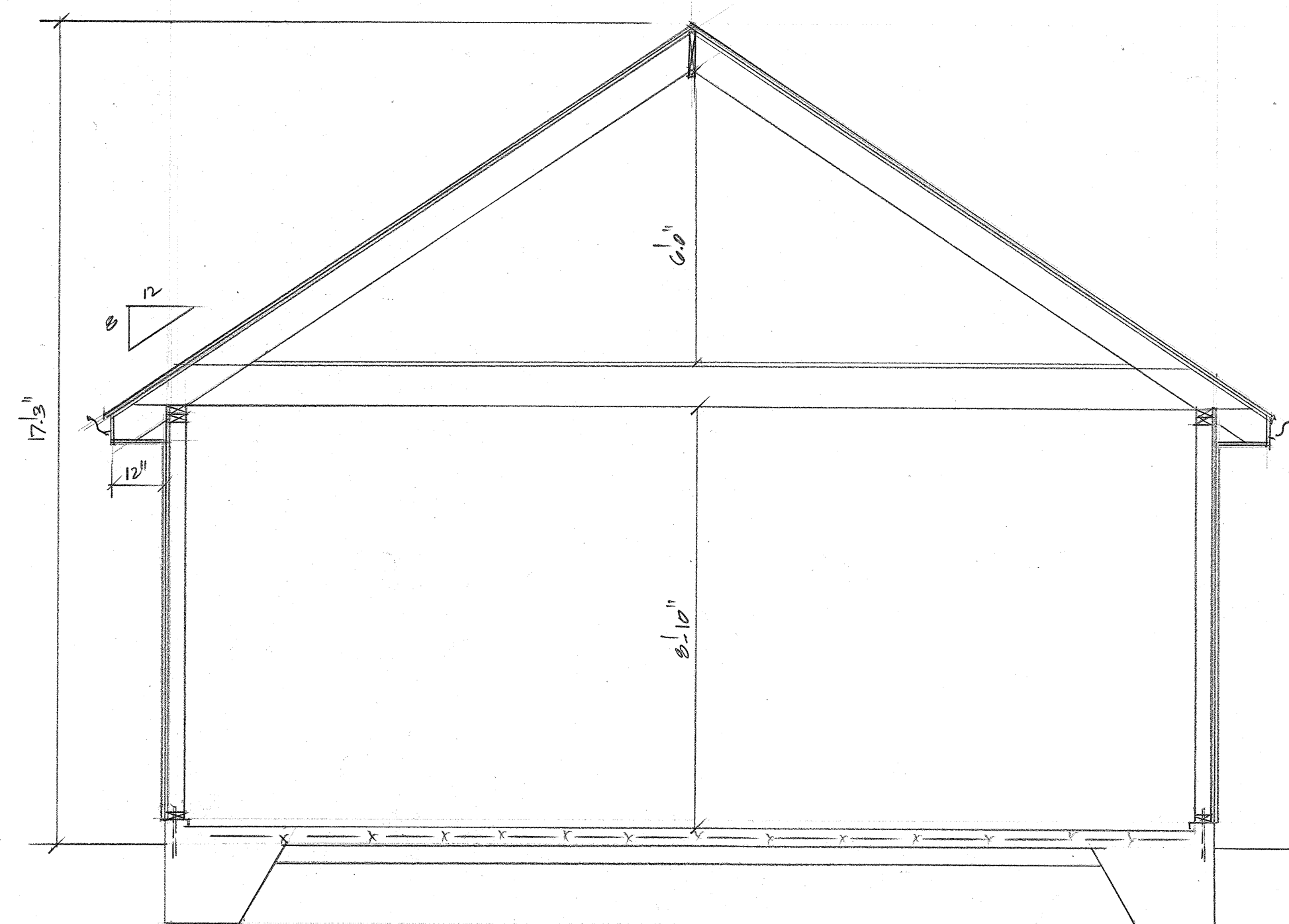
WEST ELEVATION
1/4" = 1'-0"



PINE STREET

WALDEN ROAD

PROPOSED SITE PLAN
1" = 20'-0"

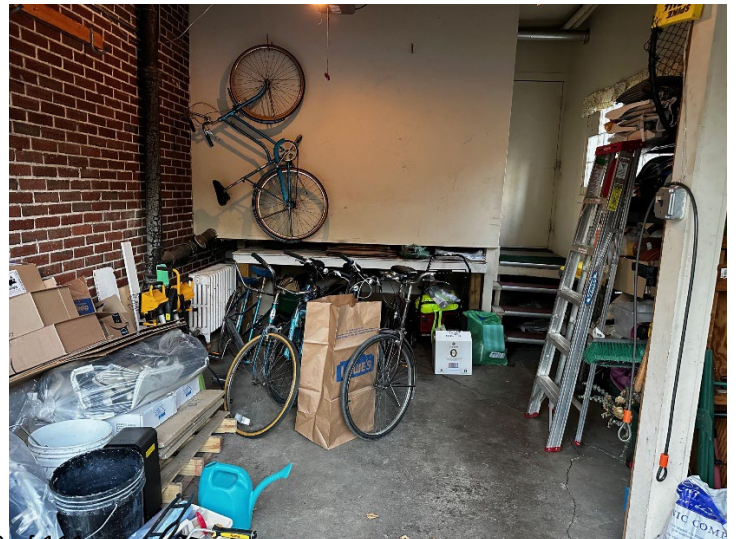
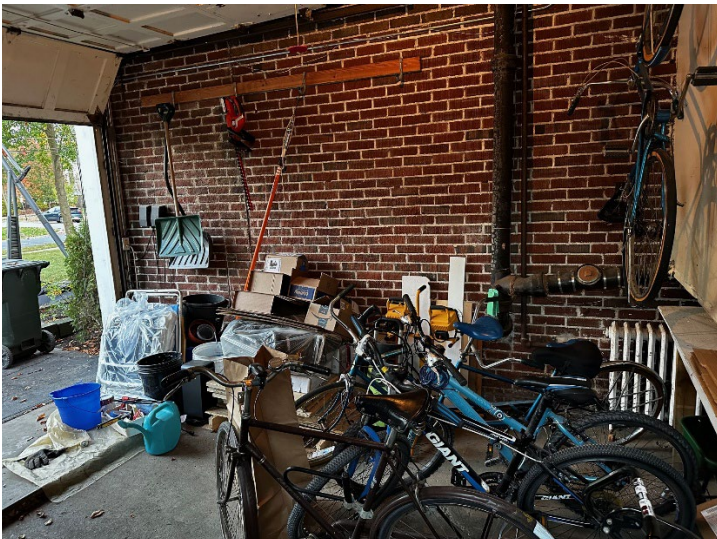


HEATH RESIDENCE
630 WALDEN RD.
WINNETKA, IL. 60093

HEALY M. RICE, PC

DATE 4 SEPT 24

630 Walden – October 2024











ATTACHMENT D

From: [REDACTED]
To: [Planning](#)
Subject: Case no. 24-21-v2
Date: Saturday, November 9, 2024 10:02:29 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.

Hello,

I am writing to voice my objection to case no. 24-21-v2, allowing the construction of a detached garage on Pine Street for the residence of 630 Walden Road. The construction of a garage and driveway on Pine Street will detract from the beauty and charm of our street, and could reduce property value for the houses across the street looking into a garage. The house faces Walden, not Pine, so it will be just a garage without the added benefit of a house front nearby. There are not other detached garages right up on the street on Pine, so it would be an anomaly. Add to that, it would be next to a dilapidated sports court in the lot next door.

Pine street is a main thoroughfare in Winnetka and should not be treated as an alley or side street. There could be added traffic issues with so many driveways exiting right there and no stop sign nearby (and we have Provident, Walden and Blackthorn right there plus the current driveways).

The streets in Winnetka with visible detached garages are typically north/south streets and the garages do detract from the charm and quaintness of those streets.

The house currently has a damaged chain link fence. If they are to build a detached garage highly visible to Pine Street, would it be brick to match the house? Would it look like a nice small house or like a “typical” garage? Would the driveway be stone/something pretty, or asphalt? Will landscaping be done to minimize the appearance of the garage? These are all requirements the village should implement if approved, to keep and improve the beauty of Pine Street.

Thank you,
Allison and Dan Waltz
938 Pine St.

From: [REDACTED]
To: [Planning](#)
Subject: Comments regarding case #24-21-v2
Date: Monday, November 11, 2024 3:09:43 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.

To whom it may concern,

I'm writing in response to case number 24-21-v2, 630 Walden Dr. I'd like the village to strongly consider adding stop signs on Pine street at Provident if this garage is approved. Cars regularly come flying down Pine since it is a tree street without stop sign limitations from Green Bay to Locust. It's dangerous and very difficult backing out of driveways. Adding an additional driveway creates another hazard in an area where the liberty of speeding is taken regularly. Additionally for people who regularly use Pine, an added driveway is unexpected and uncommon, adding stop signs will help ensure the Heath's can back out safely.

Respectfully,
Stephanie Whitney
934 Pine st



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: CHRISTOPHER MARX, ACIP – ASSOCIATE PLANNER
DATE: NOVEMBER 14, 2024
SUBJECT: 402 HAWTHORN LANE – VARIATION (CASE NO. 24-22-V2)

INTRODUCTION

On November 18, 2024, the Zoning Board of Appeals is scheduled to hold a public hearing on an application submitted by Caitlin and Patrick Clark (collectively, the “Applicant”), as the owners of the property located at 402 Hawthorn Lane (the “Subject Property”). The Applicant requests approval of the following zoning variation to allow construction of building additions to the existing residence on the Subject Property:

1. **Corner yard setback** of 6.3 feet from the west property line along Woodland Avenue, whereas a minimum of 18 feet is required, a variation of 11.7 feet (65%) [Section 17.30.050 – Front and Corner Yard Setbacks] [Note: The residence currently provides a corner yard setback of 6.3 feet].

A mail 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 31, 2024. As of the date of this memo, staff has not received any written comments from the public regarding this application. The Applicant has included messages of support from nearby neighbors as part of the application materials included as **Attachment C**.

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

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.24 acres in size, is located on the southeast corner of the intersection of Woodland Avenue and Hawthorn Lane and contains an existing two-story residence with a detached garage (see Figure 1). The property is zoned R-5 Single Family Residential and is bordered by R-5 Single Family Residential to the west, south, and east, and by R-4 Single Family Residential to the north (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 corner lot that has an average lot width of 60 feet, while the minimum required average lot width for a corner lot in the R-4 District is 70 feet.



Figure 1 – GIS Aerial Map



Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

The residence was constructed in 1921 with subsequent additions built in 1988 and 2002. There are two (2) previous zoning cases on file, which occurred prior to the Applicant acquiring the Subject Property. In 1988 (ZBA Case No. 1407) and 2002 (ZBA Case No. 02-39-V), variations were approved to allow additions to the existing residence to provide less than the minimum required corner yard setback. Most of the existing building walls on the west façade of the house are legally nonconforming in that they encroach into the required corner yard setback of 18 feet by varying degrees with the greatest encroachment being 11.7 feet. The Applicant acquired the property in 2023 and has received a permit for tree removal.

Figures 3 through 5 below are current photos of the Subject Property.



Figure 3 – Subject Property - Front Elevation (Hawthorn Lane)



Figure 4 – Subject Property – Front and Side Elevations



Figure 5 – Subject Property – Corner Elevation (Woodland Avenue)

PROPOSED PLAN

The variation is being requested in order to construct additions on the first and second floors of the existing residence. On the west elevation of the residence, the proposed addition on the first floor would consist of a kitchen and mudroom expansion. The second-floor addition would consist of a primary bedroom suite. The Applicant's plans also include a two-story addition on the northeast side of the residence, which complies with the required setbacks. This addition would consist of a den on the first floor and a bedroom on the second floor. In total, the proposed additions represent an increase in gross floor area of 1,389 square feet. With the exception of the corner yard setback, the proposed additions comply with zoning regulations.

Excerpts of the proposed site plan, floor plans, and building elevations are provided on the following pages as **Figures 6 through 11**. The complete set of plans is provided in the application materials as **Attachment C**.

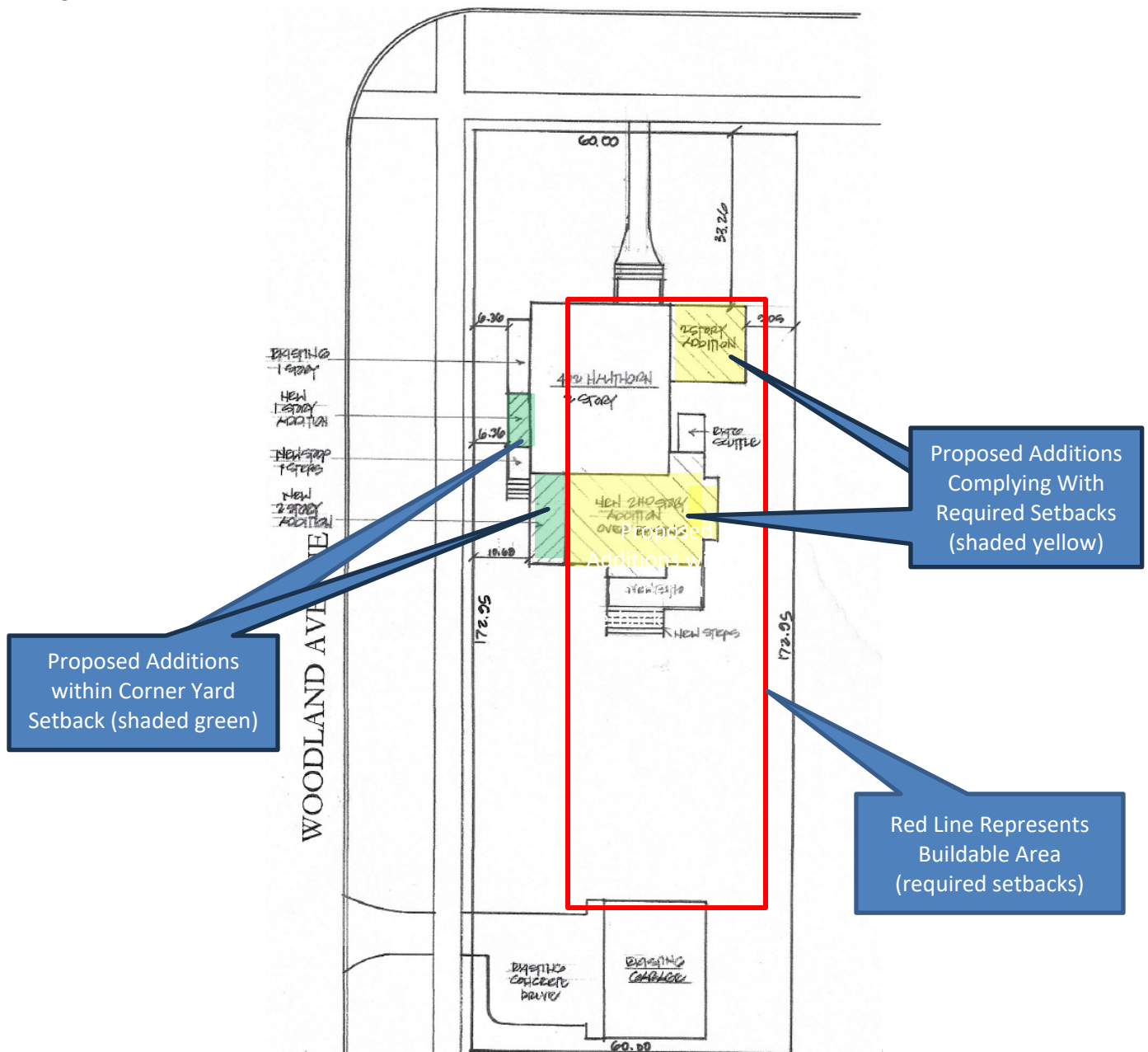
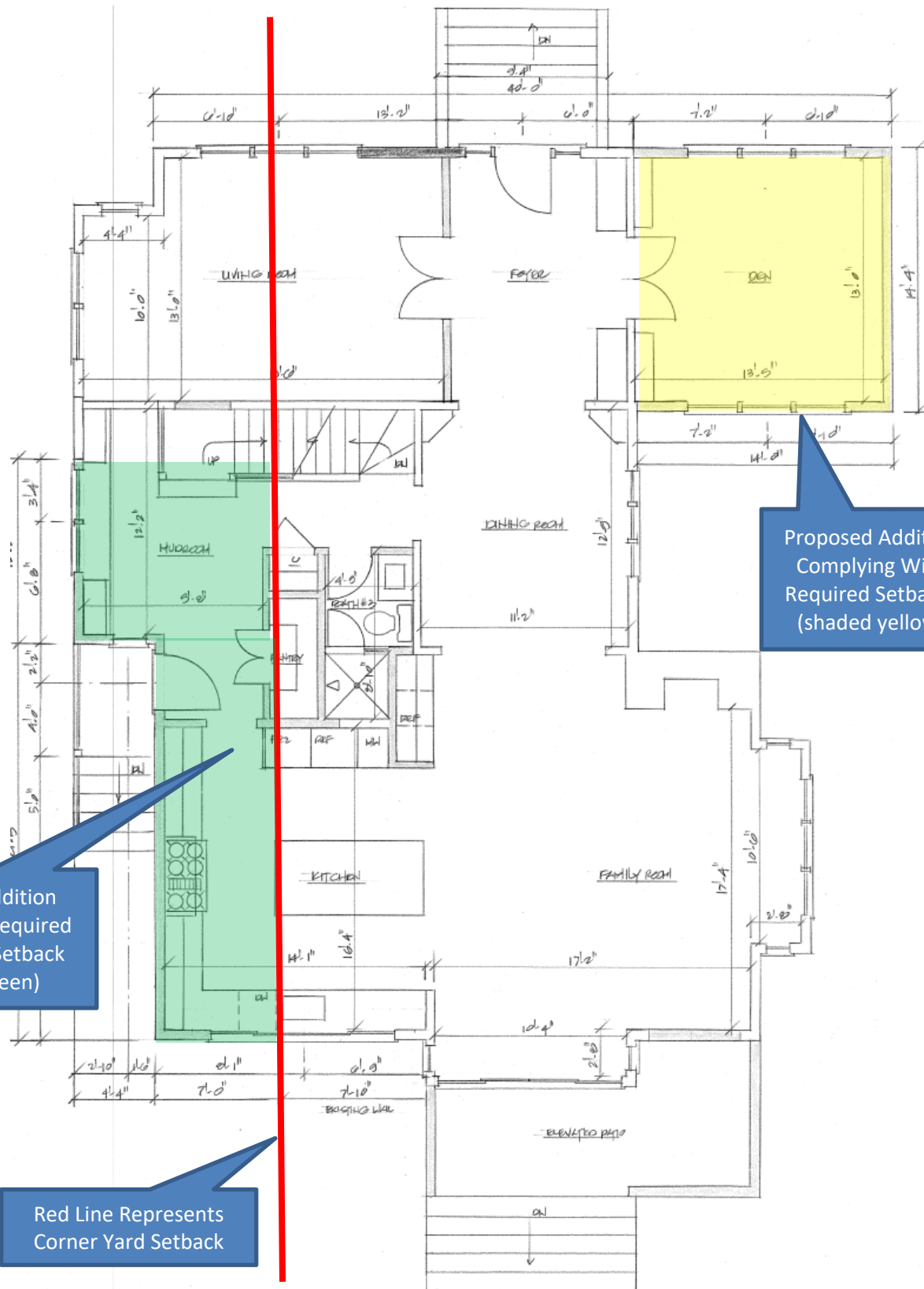


Figure 6 – Site Plan



Proposed Addition
Complying With
Required Setbacks
(shaded yellow)

Proposed Addition
Encroaching Required
Corner Yard Setback
(shaded green)

Red Line Represents
Corner Yard Setback

Figure 7 – Proposed First Floor Plan

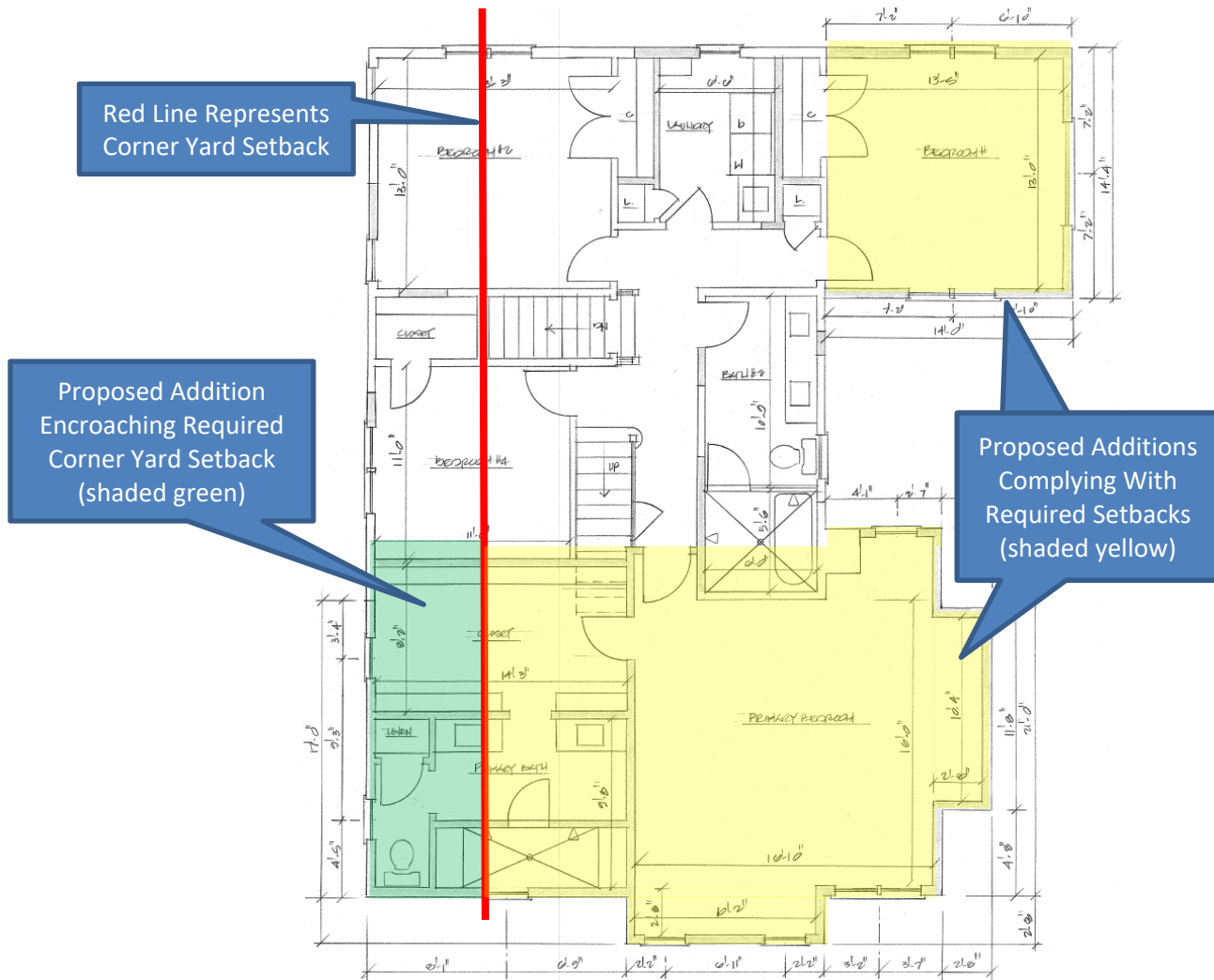


Figure 8 – Proposed Second Floor Plan



Figure 9 – Proposed Front (North) Elevation



Figure 10 – Proposed Corner (West) Elevation



Figure 11 – Proposed Rear (South) 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 12 on the following page represents the Subject Property's proximity to the floodplain; the cyan represents the 100-year floodplain.



Figure 12 - GIS Floodplain Map

REQUESTED ZONING RELIEF

The attached Zoning Matrix highlights the existing lot and the proposed improvement's compliance with the R-5 zoning district (**Attachment A**). One variation is being requested to allow the proposed additions to provide a corner yard setback of 6.3 feet from the west property line along Woodland Avenue, whereas a minimum setback of 18 feet is required, a variation of 11.7 feet (65%). The existing residence is legally nonconforming with respect to the minimum required corner yard setback as it currently provides a corner yard setback of 6.3 feet from the west property line, encroaching the minimum required setback of 18 feet by 11.7 feet. The proposed additions would not encroach any further than the existing residence.

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.

After hearing from the Applicant and the public, the Board may decide to act on one of two options:

1. Continue the public hearing to a specific date to provide the Applicant and/or staff with additional time to address questions and comments from the Board; or
2. Consider a motion recommending approval or denial of the variation. If the ZBA is prepared to make a recommendation to the Village Council regarding the requested relief, 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:

- A. Corner Yard Setback of 6.3 feet from the west property line, whereas a minimum of 18 feet is required, a variation of 11.7 feet (65%) [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: 402 Hawthorn Lane

CASE NO: 24-22-V2

ZONING: R-5

ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (2)
Min. Lot Size	8,900 SF	10,377 SF	N/A	N/A	OK
Min. Average Lot Width	70 FT	60 FT	N/A	N/A	EXISTING NONCONFORMING
Min. Lot Depth	120 FT	172.95 FT	N/A	N/A	OK
Max. Roofed Lot Coverage	2,801.79 SF (1)	1,741 SF	2,285.2 SF	544.2 SF	OK
Max. Gross Floor Area	3,890.4 SF (1)	2,379.26 SF	3,768.54 SF	1,389.28 SF	OK
Max. Impermeable Lot Coverage	5,188.5 SF (1)	3,016.12 SF	3,600.32 SF	584.2 SF	OK
Min. Front Yard (Hawthorn/North)	30 FT	33.25 FT	33.25 FT	0 FT	OK
Min. Corner Yard (Woodland/West)	18 FT	6.3 FT	6.3 FT	0 FT	11.7 FEET (65%) VARIATION
Min. Side Yard (East)	6 FT	14 FT	9.09 FT	-4.91 FT	OK
Min. Rear Yard (South)	25 FT	89.69 FT	89.69 FT	0 FT	OK

NOTES:

(1) Based on lot area of 10,377 square feet

(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 402 Hawthorn Lane.</i> <i>Based upon preliminary review of information to date, it appears that 402 Hawthorn Lane <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 by zoning that will be removed and replaced, and/or b) The amount of ILC in addition to what currently exists on the lot.	

ATTACHMENT B
Stormwater Volume Requirements for Development Sites

	The amount of required detention volume is then determined using the run-off coefficient for 100-year storm event.	
--	--	--

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. _____

Property InformationSite Address: 402 Hawthorn LaneOwner InformationName: Caitlin and Patrick ClarkAddress: 402 Hawthorn LaneCity, State, ZIP: Winnetka, IL 60093Email: [REDACTED]Primary Contact: Pat Clark

Phone No. _____

Date property acquired by owner: 2024Architect InformationName: Healy M. Rice PCPrimary Contact: Healy RiceAddress: [REDACTED]City, State, ZIP: Wilmette, IL 60091Phone No. [REDACTED]Email: [REDACTED]Attorney Information

Name: _____

Primary Contact: _____

Address: _____

City, State, Zip: _____

Phone No. _____

Email: _____

Nature of any restrictions on property: none known

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

Side yard adjoining a street setback variation to permit construction
of 2 story additionProperty Owner Signature: [REDACTED]Date: 09/05/2024

**Caitlin and Pat Clark
402 Hawthorn Lane
Winnetka, IL 60091**

Request for Zoning Variation

402 Hawthorn Lane is located at the southeast corner of Hawthorn Lane and Woodland Avenue. We are seeking side yard setback variations of 11.64 feet in order to build a one-story addition and 7.32 feet to build a two-story addition to our legally non-conforming home. All floor area, lot coverage, impervious surface and remaining setbacks are compliant with required.

We seek this variation due to unique circumstances, hardship, and practical difficulty. The home was built in the early 1900's. The 6.36- and 10.68-foot setbacks to Woodland Avenue are original to the house, not created by us, and predate the current zoning regulations. We are proposing additions to the west side of the house to relocate our mudroom and kitchen, and to build a second-floor addition above it and our existing one-story family room to create a new primary suite. We will be going no closer to Woodland than already exists.

The home currently has a very small, outdated kitchen and tiny powder room on the first floor. An addition by previous owners in 2003 added a large family room and mudroom but did not address those areas or the second floor. On the second floor there is only one bathroom and four average sized bedrooms with mediocre closets. Our proposed addition would extend the existing one-story bump out closest to Woodland an additional 10.0 feet south to relocate the mudroom, and square up the southwest corner of the house even with the existing west wall to move the kitchen and create a more family friendly kitchen-family room connection. On the second floor we would build over the addition at the 10.68-foot setback, and the existing family room to create a new primary bath and closet above. These proposed additions provide amenities that are in keeping with other homes in the neighborhood and maintain the open and airy feel of our back yard.

The existing attic has a ridge 66" above the floor; as such is it not usable for living space. With the second floor addition needing a new roof anyway, we are proposing to remove the existing roof structure to build a new usable attic with habitable space for future expansion.

No neighboring homes will be affected by our additions, which is the main reason we felt the west side of the property made the most sense for our expansion. To the west, the Greeley School playground is directly across the street and the school building is set well away from Woodland Avenue and our house. To the north and south we are going no closer to either home than already exists, so there will be no impact to either home. To the south, our neighbor's house is also sited closer to Woodland Avenue, so the consistency on this block is also retained. To the east our proposed setback is compliant.

The proposed zoning relief does not alter the essential character of the neighborhood and will be consistent with the goals, objectives, and policies established in the zoning ordinance. The proposed variation will not impair an adequate supply of light and air to the adjacent properties, will not injure other property and its use, will not substantially increase the danger of fire, or otherwise endanger public health, safety and welfare, and will not substantially diminish or impair property values within the neighborhood. Congestion in the public street will not increase.

Thank you for your consideration.

Standards of Review:

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.**

The proposed addition will update the kitchen and mudroom, and provide a new primary bedroom, bathroom and closet. The existing second floor bedroom and bath configuration is original to the house and substandard for modern families. We explored options to reconfigure the existing layout and were unsuccessful without an addition. The proposed addition location is the most efficient and least impactful to the home and neighboring properties.

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 home predates the current sideyard adjoining a street setback requirement of 30% of the lot width. The existing west wall at 6.36 feet satisfies the 10% requirement. We wish to extend the existing most non-conforming wall only 10.0 feet at one story. The proposed two-story wall and roofline at 10.68 feet from the west property line will also be no closer than already exists.

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

Most homes in this neighborhood have 4+ second floor bedrooms and primary suites. The addition will be in keeping with the neighborhood for properties of this size.

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

The proposed addition is no closer to the west property line than existing. The hipped roof shape angles away from the west to minimize bulk and maximize light and air. There is ample separation between the Greeley School playground and our property. The existing north and south setbacks of the house are unchanged at the closest points to the property lines and neighbors, so have no negative impact on these houses.

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

The footprint of the house only increases modestly, and as such will not create an increase in risk of fire or other damages.

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

The value of the home will improve with the addition; therefore, the taxable value of the land and buildings throughout the Village will not diminish.

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

There will be no increase in 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.**

There will be no impact to the public health, safety, comfort, morals or welfare of the inhabitants of the Village.





TH

A. P. SURVEYING COMPANY, PC.

LICENSE No. 184-003309

PROFESSIONAL DESIGN FIRM - LAND SURVEYING CORPORATION

PLAT OF SURVEY

OF

2121 PARKVIEW COURT
WILMETTE, ILLINOIS 60091
TEL: (847) 853-9354
FAX: (847) 853-9391
e-mail: apsurveying@yahoo.com

9.05

PARCEL 1:
LOT 10 AND THE WEST 10 FEET OF LOT 9 IN BLOCK 10 IN LAKE SHORE SUBDIVISION IN THE VILLAGE OF WINNETKA, IN SOUTHEAST
FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

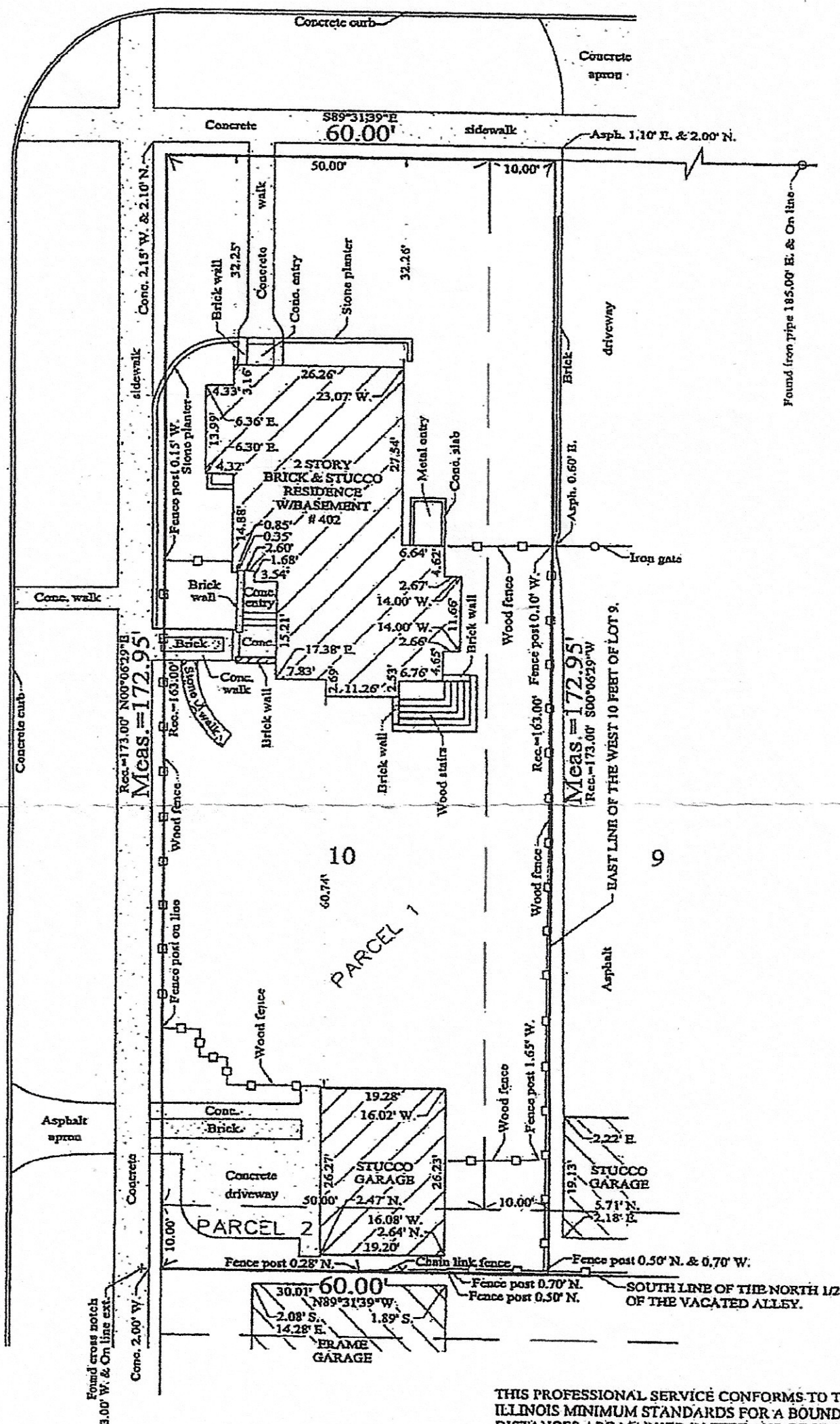
PARCEL 2:
THE NORTH 1/2 OF THE VACATED ALLEY, LYING SOUTH OF AND ADJOINING PARCEL 1

COMMONLY KNOWN AS: 402 HAWTHORN LANE, WINNETKA, ILLINOIS.

HAWTHORN LN.

AVE.

WOODLAND



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DISTANCES ARE MARKED IN FEET AND DECIMAL PART THEREOF. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois s.s.
County of Cook

We, A. P. SURVEYING COMPANY, PC. do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.



PR [Redacted] 3186
License Expiration: November 30, 2022.

ATION OR WITNESS POINTS WERE NOT SET AT THE CLIENTS REQUEST.
G BASIS, AND COORDINATE DATUM IF USED IS NAD83 SPC IL. EAST ZONE
TMENT).
COMMITMENT NO.: 22GCO023177SK WAS FURNISHED FOR THIS SURVEY.
S ARE NOT TO BE ASSUMED FROM SCALING.

22-9340

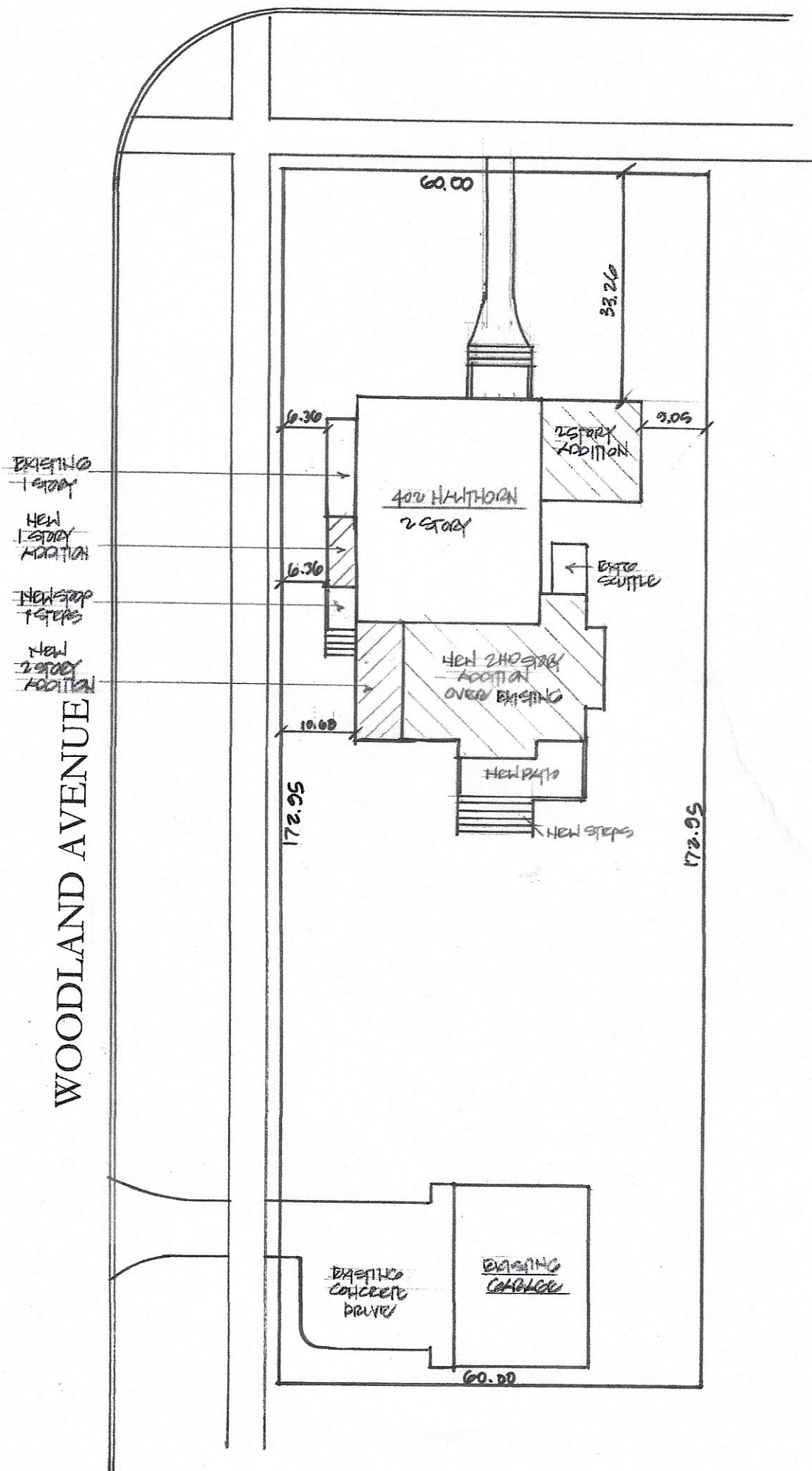
20

MAY 17, 2022.

ZUCKER & BOYER, LTD.

ATTORNEYS AT LAW

HAWTHORN LANE



PROPOSED SITE PLAN

1" = 20' = 0"



CLARK RESIDENCE
 402 HAWTHORN LANE
 WINNETKA, IL. 60093



EXISTING NORTH ELEVATION
 1/4" = 1'-0"



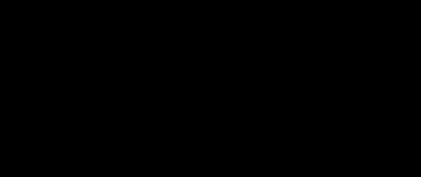
EXISTING WESTELEVATION
 1/4" = 1'-0"



EXISTING SOUTH ELEVATION
 1/4" = 1'-0"

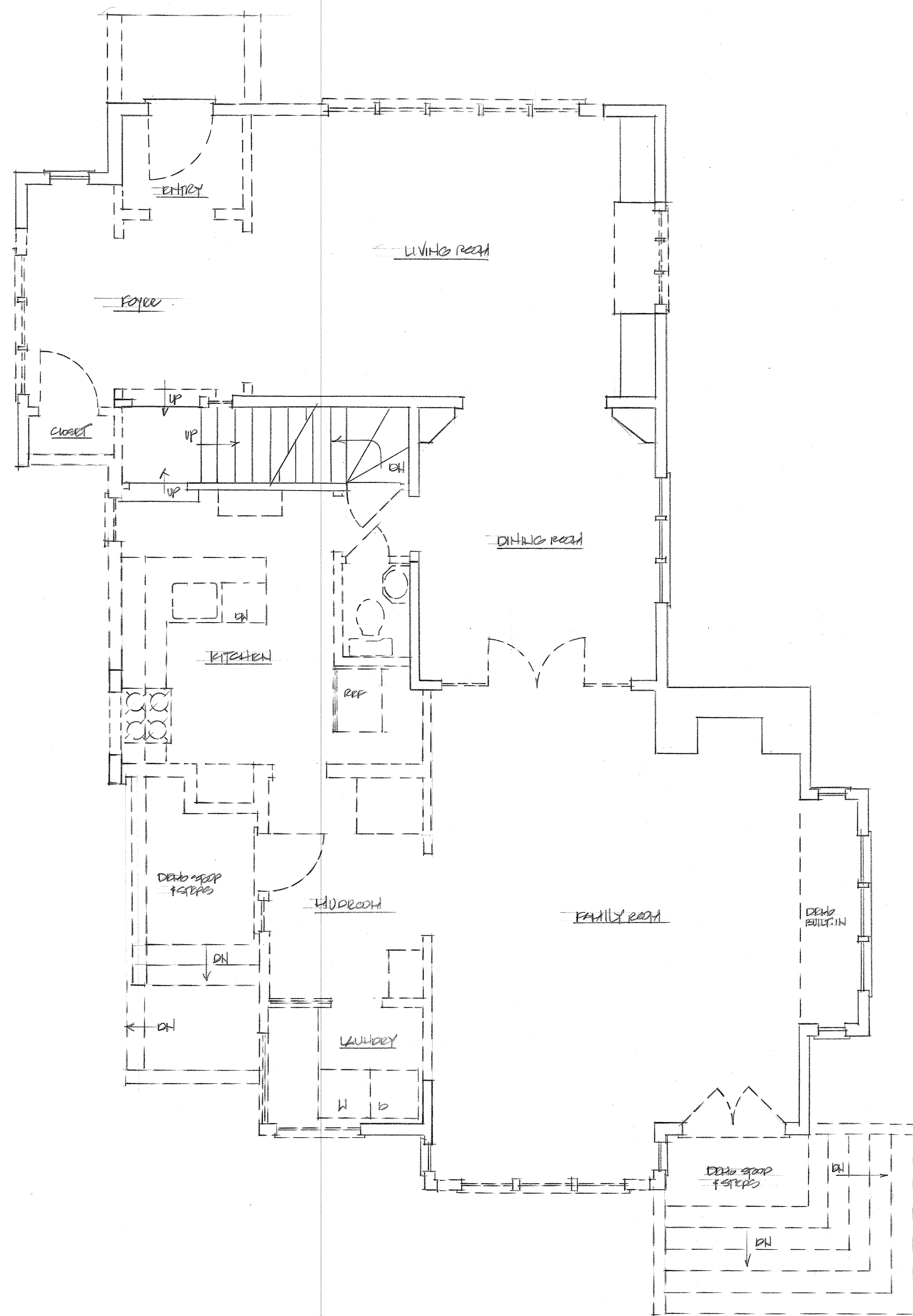
CLARK RESIDENCE
 402 HAWTHORN LN.
 WINNETKA, IL. 60093

HEALY M. RICE, PC

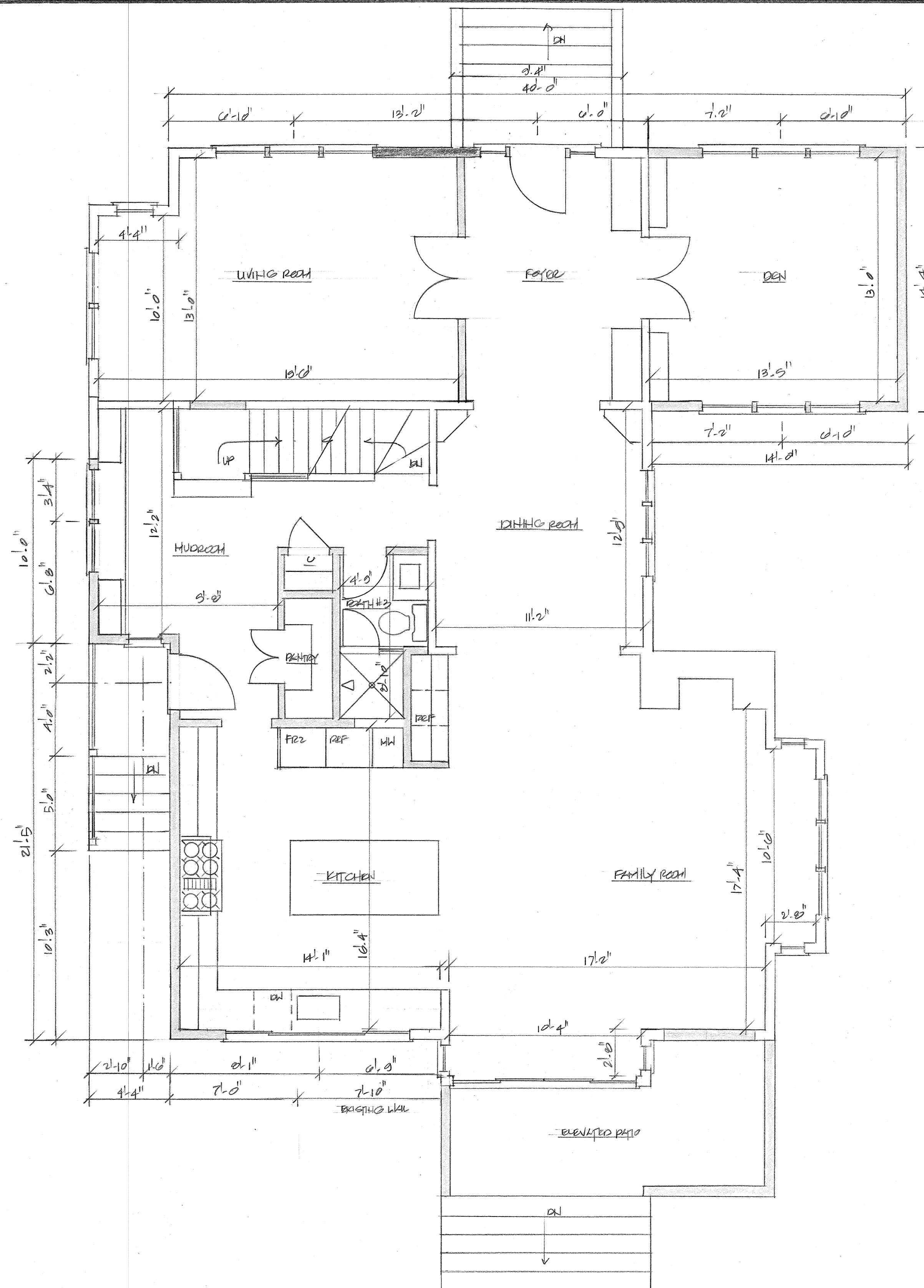


DATE 27 OCT 24
 REVISED

SHEET 1 OF 1



1ST FLOOR DEMOLITION
 1/4" = 1'-0"
 DEMOLITION

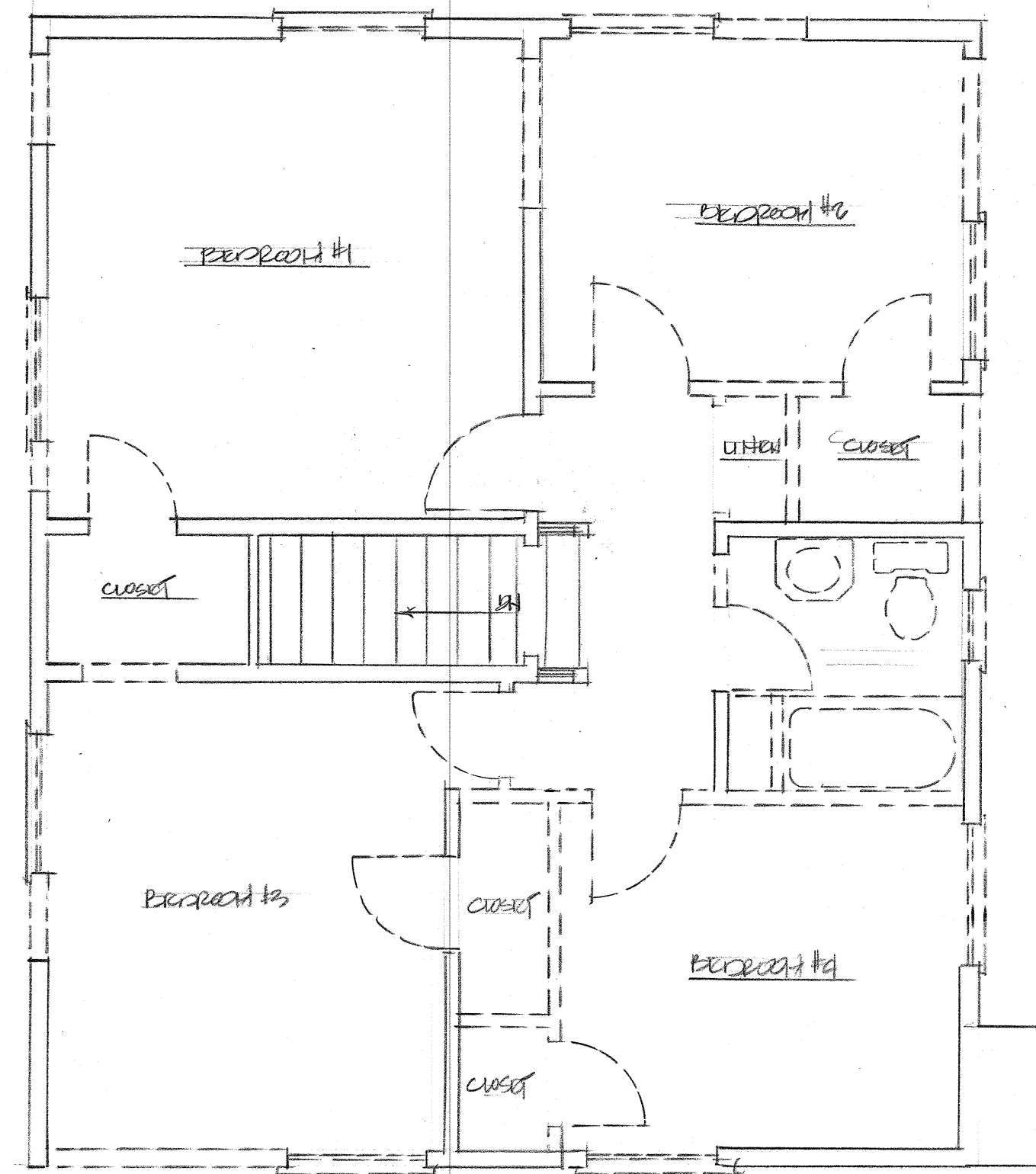


1ST FLOOR PLAN
 1/4" = 1'-0"
 NEW CONSTRUCTION

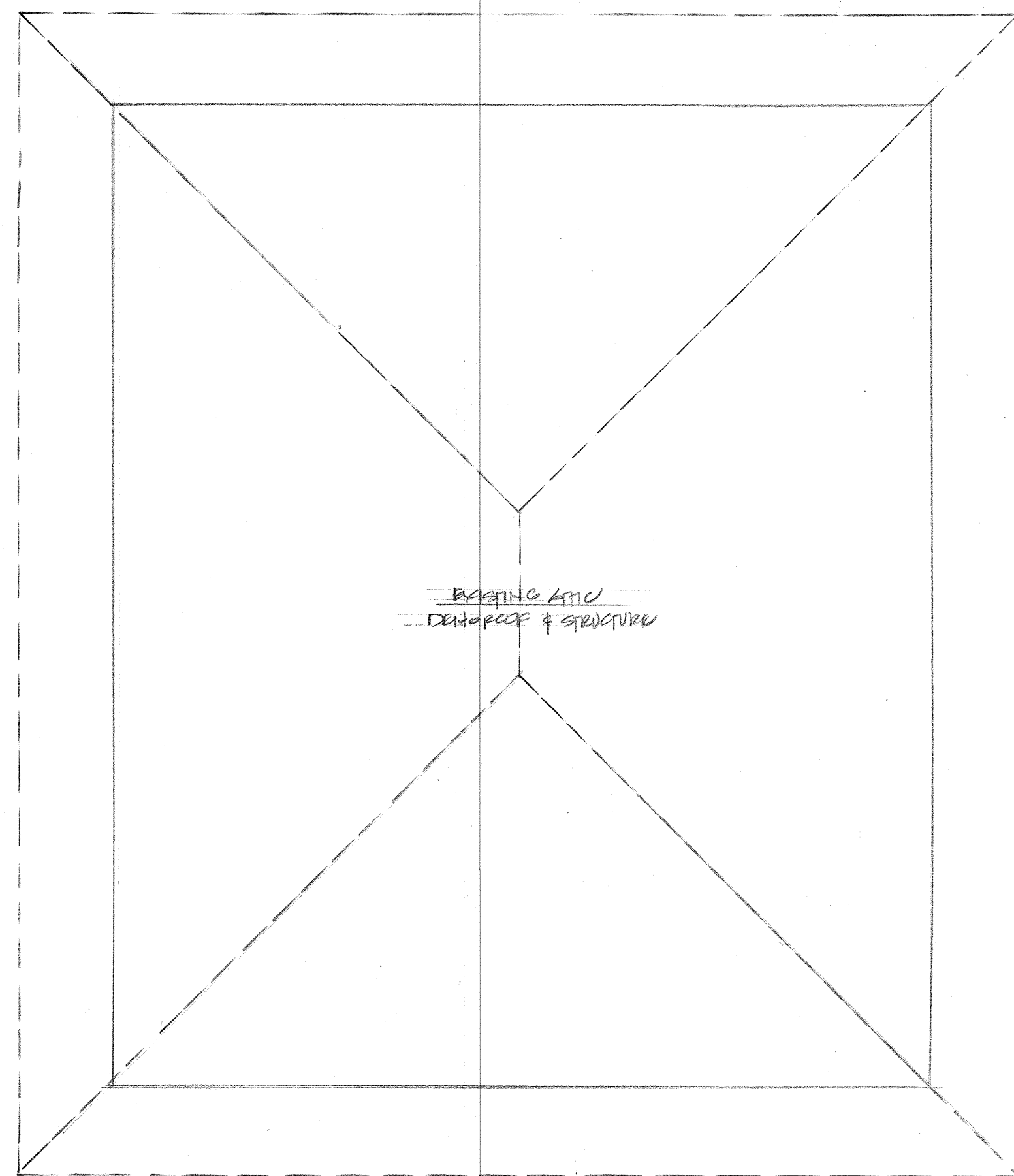
CLARK RESIDENCE
 402 HAWTHORN LANE
 WINNETKA, IL. 60093

HEALY M. RICE, P.C.

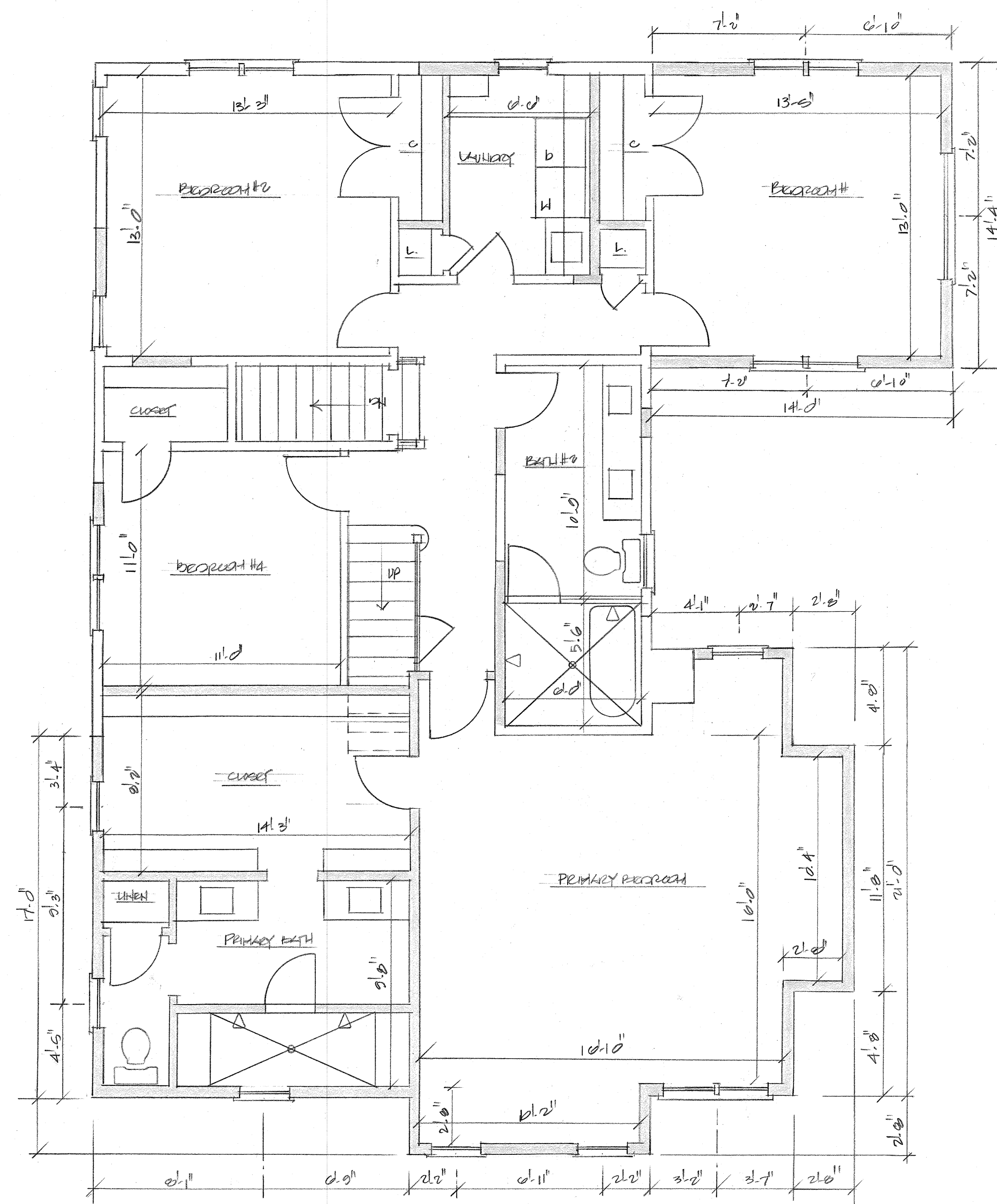
DATE 9 SEPT 24
 REVISED
 SHEET 2



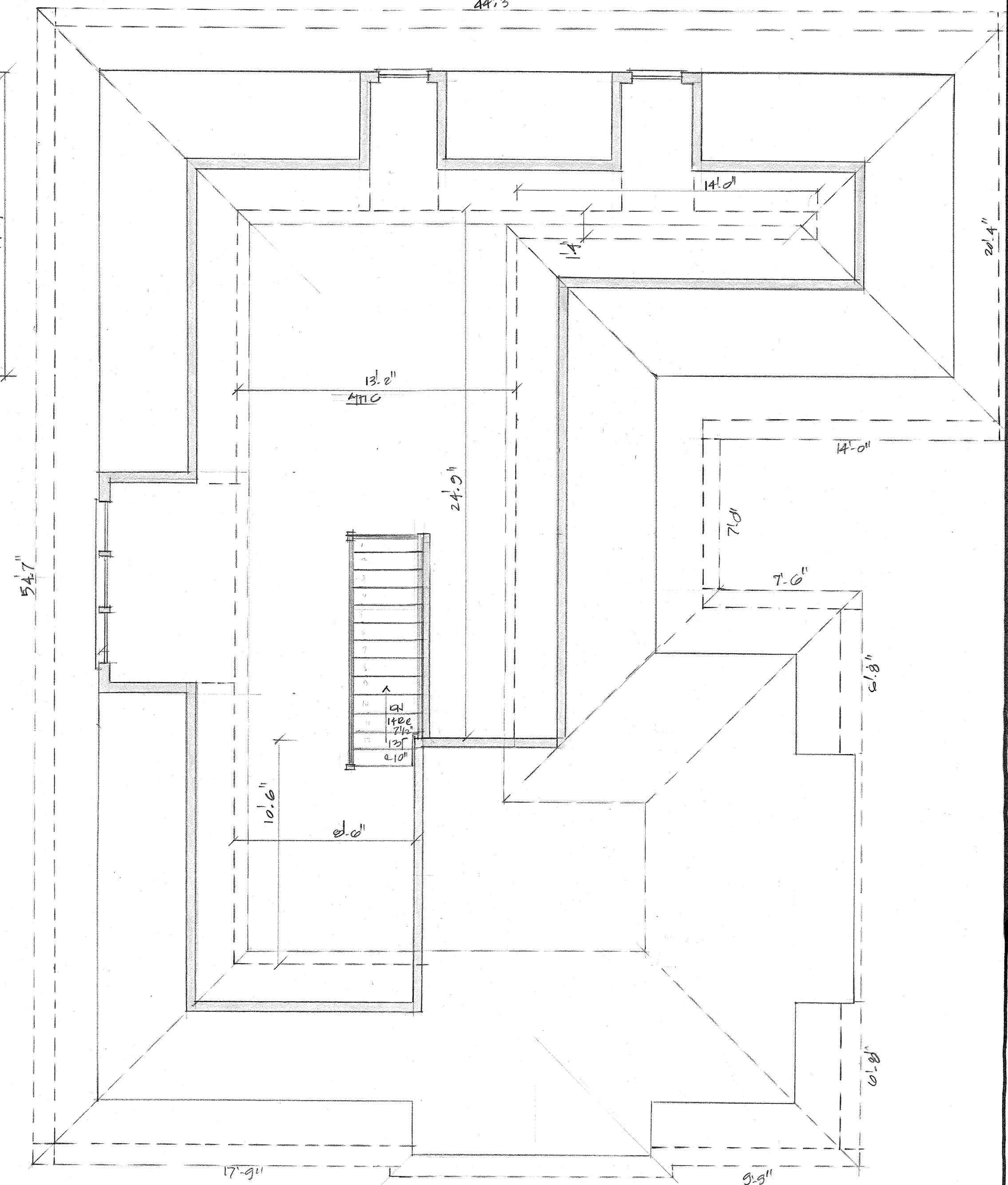
2ND FLOOR DEMOLITION
 1/4" = 1'-0"
 DEMOLITION



3RD FLOOR DEMOLITION
 1/4" = 1'-0"
 DEMOLITION



2ND FLOOR PLAN
 1/4" = 1'-0"
 NEW CONSTRUCTION



3RD FLOOR PLAN
 1/4" = 1'-0"
 NEW CONSTRUCTION

CLARK RESIDENCE
 402 HAWTHORN LANE
 WINNETKA, IL. 60093

HEALY M. RICE, P.C.

DATE
 REVISED 9 SEPT 24

SHEET 3



PROPOSED NORTH ELEVATION
1/4" = 1'-0"



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



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



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

CLARK RESIDENCE
402 HAWTHORN LANE
WINNETKA, IL. 60093

HEALY M. RICE, P.C.

DATE 9 SEPT 24
REVISED

SHEET 4

From: [REDACTED]
To: [Christopher Marx](#)
Cc: [REDACTED]
Subject: Fwd: 402 Hawthorn Renovation
Date: Thursday, November 7, 2024 9:57:50 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.

Hi Chris,
Forwarding you confirmation from the adjacent neighbors to Pat and Caitlin Clark supporting their variation request.
Thank you

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

From: Pat Clark <[REDACTED]>
Date: Thu, Nov 7, 2024 at 9:00 AM
Subject: Fwd: 402 Hawthorn Renovation
To: Healy Rice <[REDACTED]>
Cc: KK <[REDACTED]>

Message from Ben & Allison Butler - 265 Woodland Ave

Pat

Begin forwarded message:

From: Bennet Butler <[REDACTED]>
Date: October 30, 2024 at 8:16:53 PM CDT
To: Patrick Clark <[REDACTED]>
Cc: KK <[REDACTED]>
Subject: Re: 402 Hawthorn Renovation

Sounds good guys... good luck with the renovation

On Wed, Oct 30, 2024 at 8:12 PM Patrick Clark <[REDACTED]> wrote:
Dear Neighbors,

First, Caitlin and I would like to thank you for making our first year plus at the corner of Hawthorn and Woodland one of our best yet. We are incredibly grateful to have such welcoming neighbors.

Now that we have buttered you up, we would like to inform you and ideally get your blessing on our upcoming renovation. In November (tentative date of 11/18) we will be requesting a variance from the Winnetka Zoning Board. The

From: [REDACTED]
Cc: [REDACTED]
Subject: Fwd: ZBA Application - 402 Hawthorn
Date: Thursday, November 7, 2024 9:59:15 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.

Also support from Hawthorn neighbors across the street.
Thanks!

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

From: Pat Clark <[REDACTED]>
Date: Thu, Nov 7, 2024 at 9:01 AM
Subject: Re: ZBA Application - 402 Hawthorn
To: Healy Rice <[REDACTED]>
Cc: KK <[REDACTED]>

Messages from Frank and Laura Kastelic - 401 Hawthorn Lane.

Pat

Begin forwarded message:

From: Frank Kastelic <[REDACTED]>
Date: November 5, 2024 at 6:34:07 PM CST
To: Laura Kastelic <[REDACTED]>
[REDACTED]
Subject: Re: 402 Hawthorn Renovation

Agreed. Best of luck with the variance and remodel!

Frank J. Kastelic
[REDACTED]

From: Laura Kastelic [REDACTED]
Sent: Tuesday, November 5, 2024 6:05:26 PM
To: Patrick Clark [REDACTED]
Cc: KK [REDACTED] Frank Kastelic
[REDACTED]
Subject: Re: 402 Hawthorn Renovation

Hi Patrick and Caitlin,

You have our full support for your renovation project at 402 Hawthorn Ln. The plans look beautiful and the variance request seems very reasonable. Please let us know if you need anything else from us.

Good luck!

Laura and Frank

Sent from my iPad

On Oct 31, 2024, at 9:24 AM, Patrick Clark [REDACTED] wrote:

It has come to our attention that our attempt to highlight the attached floor plans failed. Here is a screenshot of the drawings—the highlighted area should now be visible. Sorry about that!

-Pat and Caitlin

> On Oct 30, 2024, at 9:12 PM, Patrick Clark [REDACTED] wrote:

>

> Dear Neighbors,

>

> First, Caitlin and I would like to thank you for making our first year plus at the corner of Hawthorn and Woodland one of our best yet. We are incredibly grateful to have such welcoming neighbors.

>

> Now that we have buttered you up, we would like to inform you and ideally get your blessing on our upcoming renovation. In November (tentative date of 11/18) we will be requesting a variance from the Winnetka Zoning Board. The variance would allow us to bump out our mud room and kitchen on the west side of our property (Woodland Ave). The mud room bump out will be in line with the current single story bump out, and the kitchen extension will be in line with the SW corner of the two story structure. We have attached the drawings submitted with our application and highlighted the two areas. Please feel free to reach out with any questions.

>

> All the best,

>

> Pat and Caitlin

>

>



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: ANN KLAASSEN, ASSISTANT DIRECTOR
DATE: NOVEMBER 14, 2024
SUBJECT: 933 GREEN BAY ROAD – NEW COMMERCIAL BUILDING
VARIATIONS (CASE NO. 24-24-V2)

INTRODUCTION

On November 18, 2024, the Zoning Board of Appeals (ZBA) is scheduled to hold a public hearing on an application submitted by Mitch Goltz (the “Applicant”), as the contract purchaser of the property located at 933 Green Bay Road (the “Subject Property”). The Applicant is proposing to demolish more than 50% of the existing building floor area on the Subject Property and to construct an addition onto the remaining portion of the existing building resulting in what the Village Code considers construction of a new **one-story commercial building** on the Subject Property. The Subject Property is owned by the Joanne Baker 2013 Living Trust Dated August 6, 2013, who has authorized the Applicant to submit applications requesting approval of the following relief:

1. Approval of the following **zoning variations**:
 - a. **Front Yard Setback (Green Bay Road)** of 98.8 feet to a portion of the existing building that is to remain, whereas the maximum front yard setback shall be no more than 3 feet, a variation of 95.8 feet [Section 17.46.030 Lot area and density];
 - b. **Interior Side Yard Setbacks.** A side yard setback is not required, but when a side yard is provided a minimum of 3 feet is required [Section 17.46.030 Lot area and density]:
 - i. **North Side Yard Setback** of 0.21 feet to the existing portion of the building that is to remain, whereas a minimum of 3 feet is required, a variation of 2.79 feet (93%);
 - ii. **South Side Yard Setback** of 0.18 feet to the existing portion of the building that is to remain, whereas a minimum of 3 feet is required, a variation of 2.82 feet (94%).
 - c. **Rear Yard Setback (East)** of 0.14 feet to the existing portion of the building that is to remain, whereas a minimum of 10 feet is required, a variation of 9.86 feet (98.6%) [Section 17.46.030 Lot area and density]; and
 - d. **Off-Street Parking** is not proposed on the site, whereas a minimum of six (6) off-street parking spaces are required for the new commercial building floor area, a variation of six (6) spaces (100%). [Section 17.46.110 Off-street parking].

The Applicant has also submitted the following applications:

- **Certificate of Appropriateness** for the design of the proposed building and associated site improvements.

- **Demolition** permit to demolish the front portion of the existing commercial building located on the Subject Property.

The Historic Preservation Commission considered the demolition application on November 4, 2024, and by a vote of 5-0 approved the demolition without delay. The Design Review Board (DRB) first considered the certificate of appropriateness on October 11, 2024, and continued the application until the next DRB meeting on November 21, 2024. Details regarding the DRB's consideration are provided later in this report.

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 31, 2024. As of the date of this memo, staff has not received any written comments 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 for a new principal building.

PROPERTY DESCRIPTION

The Subject Property, which consists of approximately 7,454 square feet (0.17 acres), is located on the east side of Green Bay Road, between Gage Street and Tower Road. 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. The Subject Property contains an existing two-story mixed-use building that was previously occupied by *VJ Killian Plumbing Company* on the first floor and a residential unit on the second floor, and a one-story commercial building behind the two-story building that was also occupied by *VJ Killian Plumbing Company* (see Figures 1 and 2 below and on the following page). The buildings on the property are interconnected.

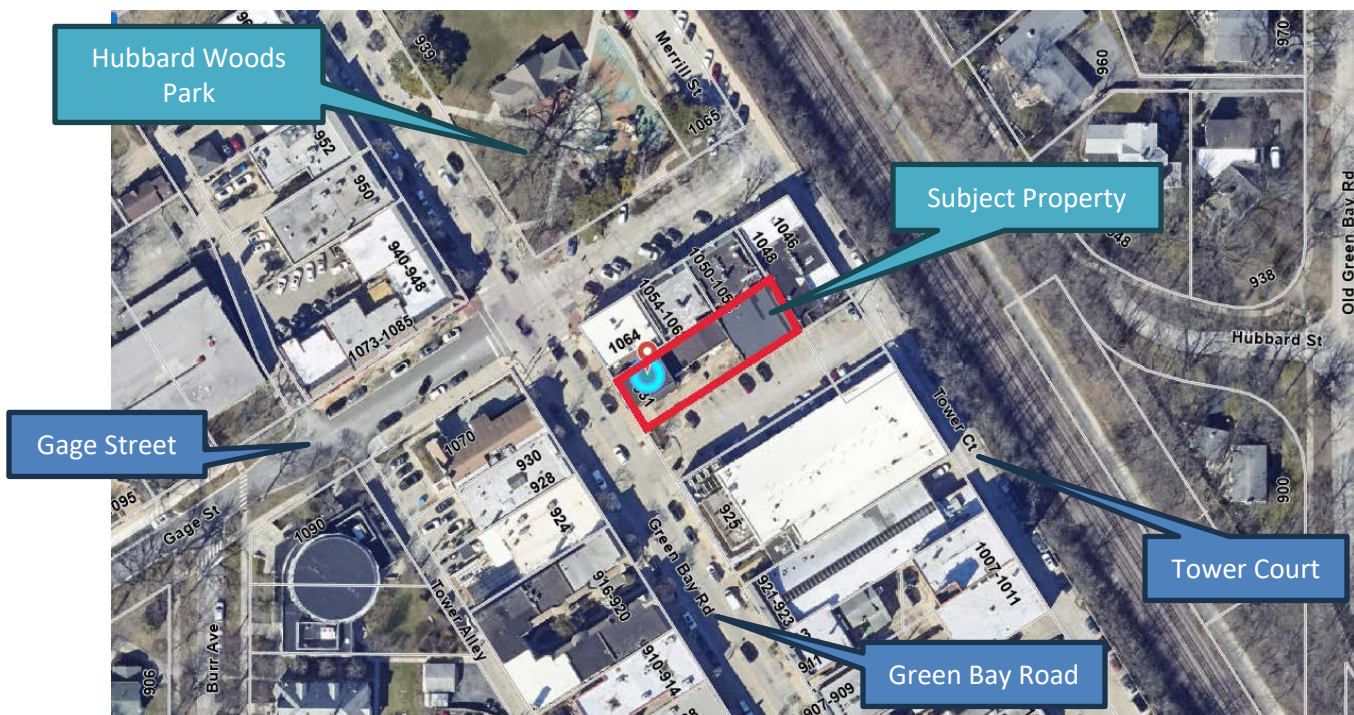




Figure 2 – Subject Property

The Subject Property is zoned C-2 General Retail Commercial, and it is surrounded by the same. As shown in Figure 3 below, a portion of the Subject Property is located in the C-2 Commercial Overlay District.

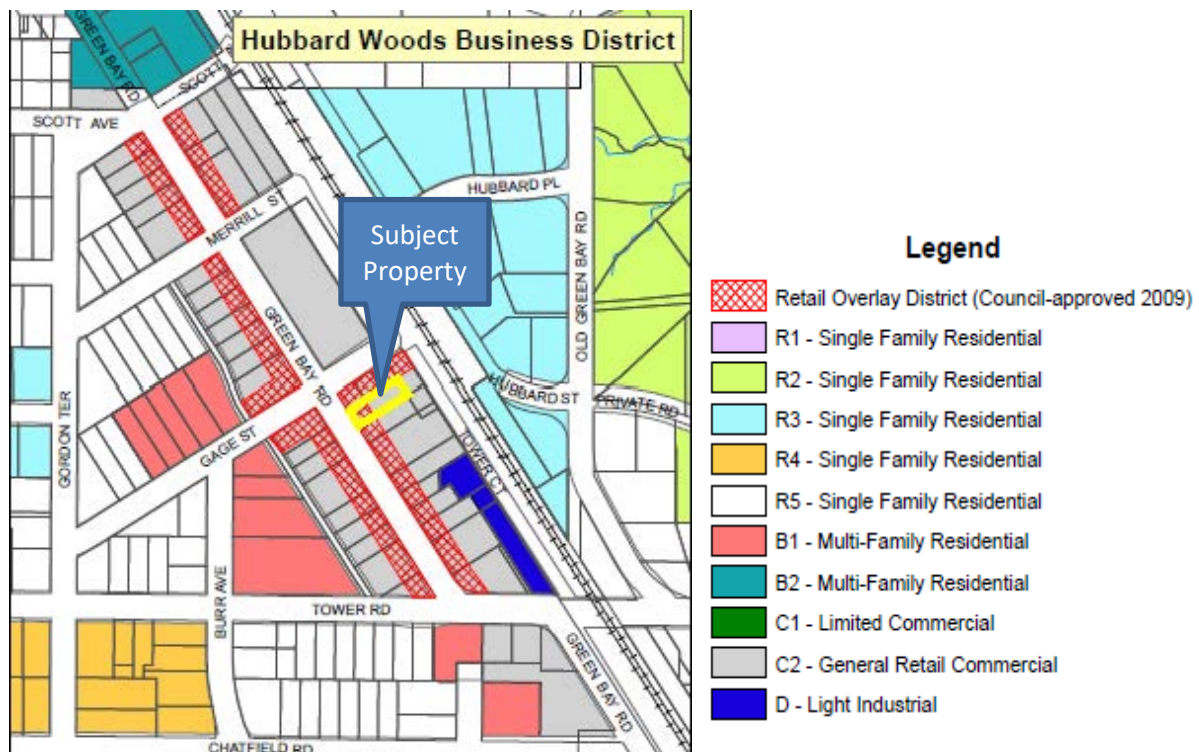


Figure 3 – Zoning Map

The Village's Comprehensive Plan designates the Subject Property as appropriate for commercial and mixed-use land uses as shown below in Figure 4.

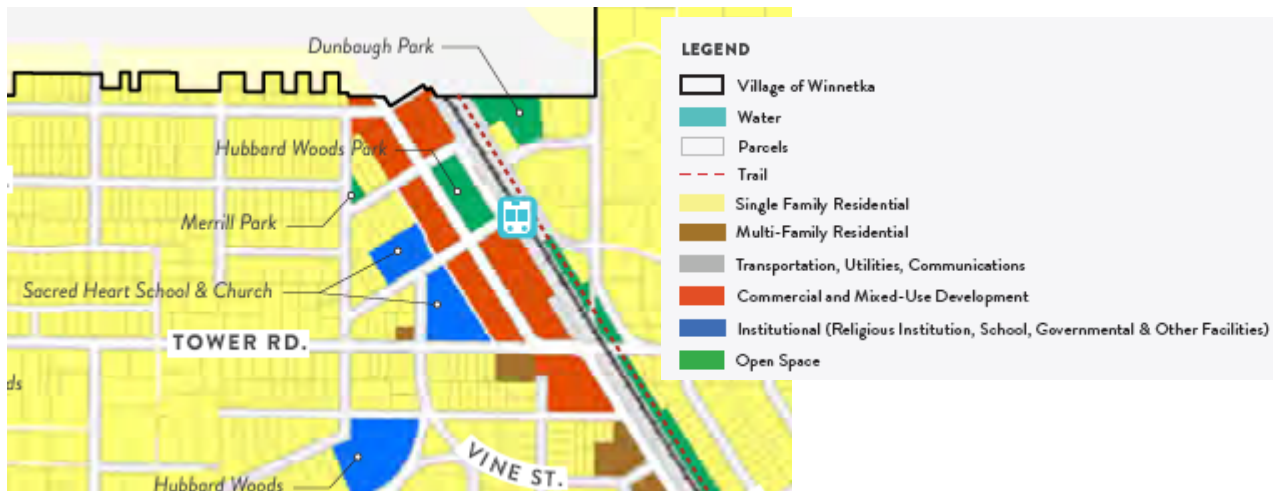


Figure 4 – Comprehensive Plan Land Use Plan Map – Winnetka Futures 2040 Plan

The Applicant's proposed use of the Subject Property as commercial is consistent with the Comprehensive Plan land use designation and the property's commercial zoning classification. To the north of the Subject Property, along Green Bay Road and on Gage Street, there are mixed-use buildings. To the south of the Subject Property is a private parking lot and a mixed-use building, which contains Walgreens on the ground floor and residential units above (see Figure 5). Across Green Bay Road from the Subject Property are commercial buildings. The Subject Property does not have access to Tower Court, the sole point of access is from Green Bay Road (Figure 1).



Figure 5 – Subject Property with Neighboring Properties

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

The original date of construction of the building immediately adjacent to Green Bay Road is not able to be determined from Village records. In 1923, a building permit was issued to construct a one-story brick "shop" behind an existing building. Additional permits were issued in 1926 to construct the one-story brick building towards the rear of the Subject Property. Other minor permits have been issued over the last several years. There is one previous zoning case for the Subject Property. In 1926, the Zoning Board of Appeals granted a rear yard setback variation to allow construction of the one-story brick building.

PROPOSED PLAN

The Applicant intends to demolish all but the north wall of the two-story portion of the existing commercial building, while maintaining the existing barrel truss one-story brick building towards the rear of the Subject Property. The Applicant's plans include re-using the barrel truss building and constructing

a new one-story commercial building with a slightly larger footprint than the existing building that is proposed for demolition. The proposed building would have two commercial tenant spaces. As described by the Applicant in the attached application materials (**Attachment B**), the commercial space in the new building immediately adjacent to Green Bay Road, measuring approximately 4,000 square feet, would be occupied by a retail tenant, Visual Comfort & Company, which is a lighting store. The rear space would be extensively renovated for a second tenant; this space would be nearly 2,200 square feet and be accessed via a paver walkway from Green Bay Road along the southside of the proposed building.

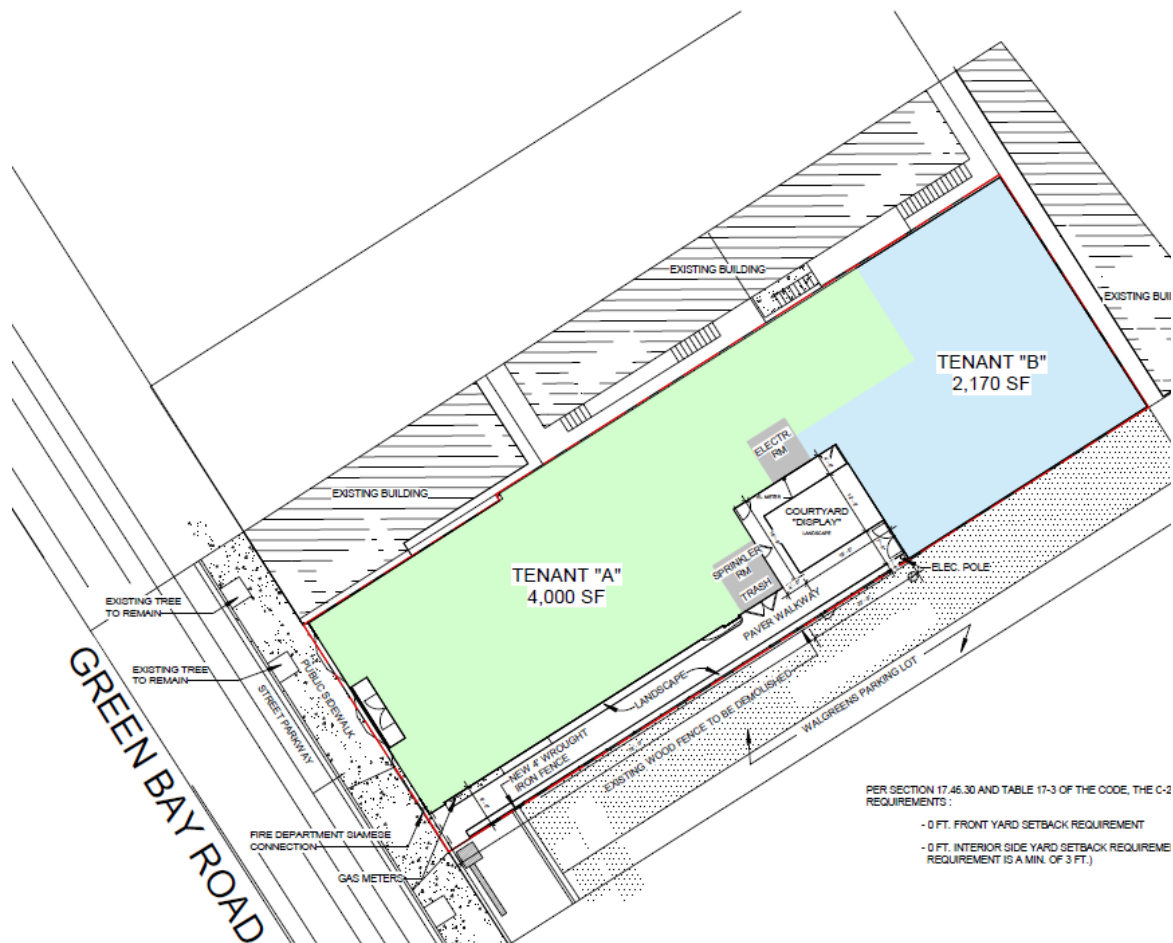


Figure 6 – Proposed Site Plan

The proposed plan also calls for removal of the existing curb-cut on the Subject Property. Consequently, no off-street parking would be provided on the site. The proposed building would be setback 8 feet from the south property line. Within this side yard, the Applicant is proposing a walkway that would be approximately 5 feet in width. The remainder of this 8-foot wide setback area would consist of landscaping along both sides of the walkway. The walkway would lead to the rear tenant space and a courtyard. The proposed site improvements also include a new 4-foot tall black wrought iron fence along the proposed walkway. There is an existing wooden fence on the neighboring property to the south that the proposed wrought iron fence is intended to replace. The Applicant is working with the owner of the property to the south regarding the fencing.

Excerpts of the proposed site plan, floor plan, building elevations, and renderings of the proposed building are provided above and on the following pages as Figures 6 through 12. The complete set of plans is provided in the application materials (**Attachment B**). In addition to the photo of the neighboring properties in Figure 5, the Applicant has provided additional photos of the adjacent properties as well as

photos of neighboring properties across Green Bay Road. These photos are also included in Attachment B.

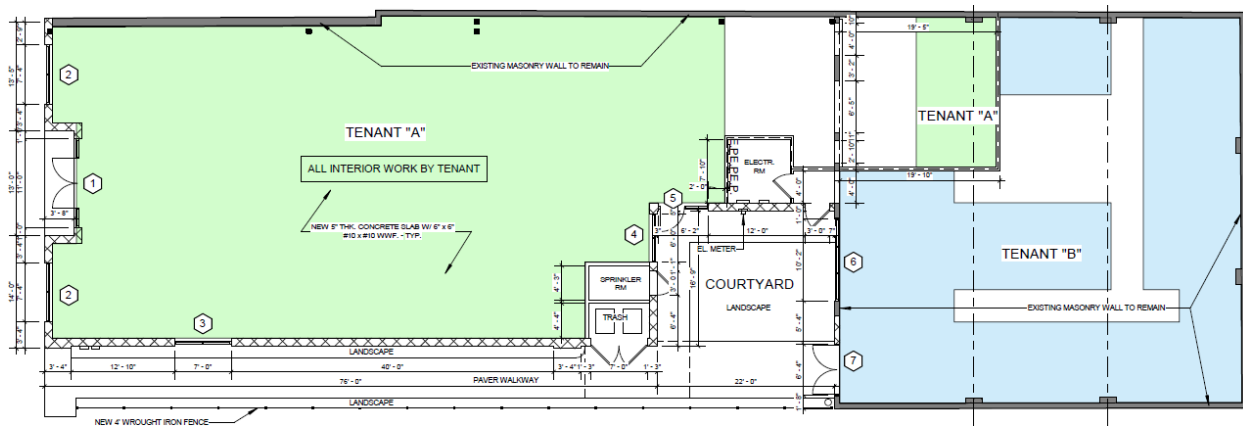


Figure 7 – Floor Plan



Figure 8 – Proposed Building Elevation - Context



Figure 9 – Rendering of Southwest Corner View



Figure 10 - Rendering of Northwest Corner View



Figure 11 - Rendering of Courtyard View



Figure 12 – Rendering of South View

Exterior Building Materials. The exterior of the proposed building would consist of a red brick intended to be compatible with existing buildings on the block. The building would have raised brick pilasters at the corners, with a traditional coved roof limestone cornice, limestone trim, and a limestone base sill. The brick on the existing building that is to remain would be painted red to match the proposed brick.

Black awnings are proposed above the entrance and the windows, as well as the window on the south side of the building. The south (side) elevation would have four wall-mounted trellises. Each trellis would measure 7 feet by 8 feet and be located above the limestone base. The trellises would consist of 2" by 2" steel tubing that would project 1.5" from the building wall and be painted black. Two different types of clematis are proposed to be planted in groups of five (5) below the trellises.

Exterior lighting. The proposed site improvements include installation of black wall sconces; two on the front elevation of the building, three along south elevation of the building, two on either side of the entrance to the rear tenant space, and two at rear entrances to the front tenant space. The light fixtures would be approximately 2 feet in length and 3.9 inches in width (Figure 13).

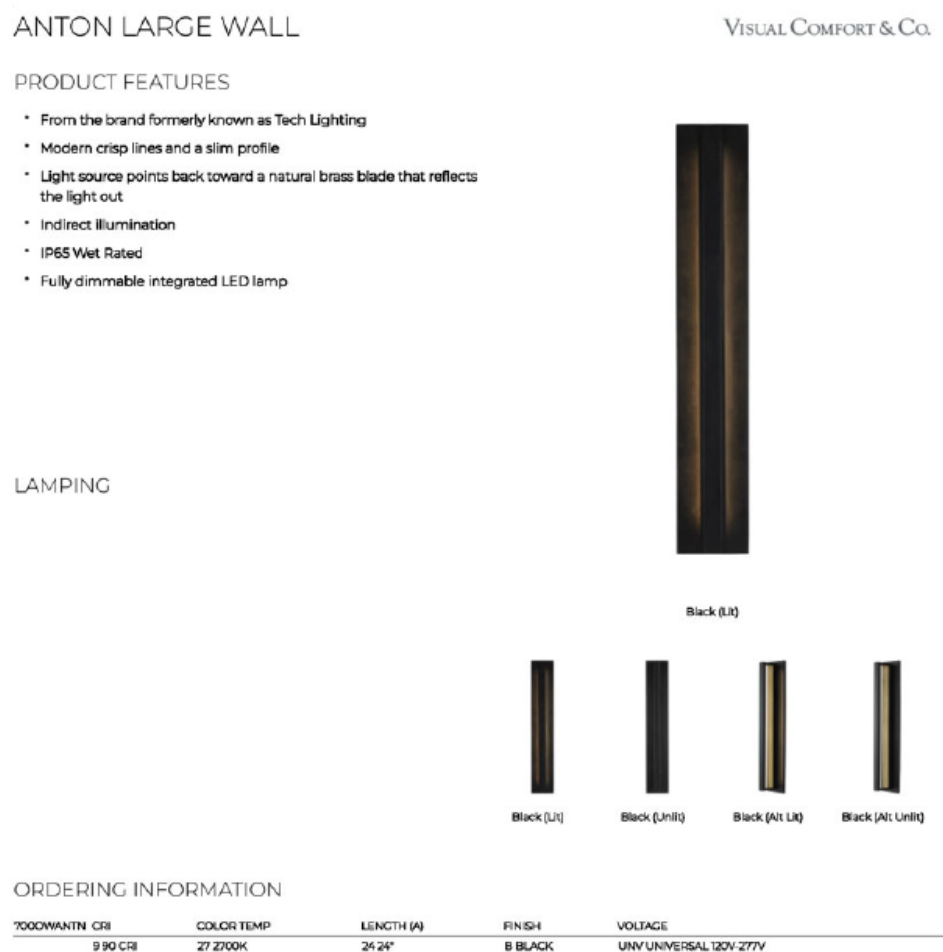


Figure 13 – Proposed Exterior Light Fixture

The air conditioning compressors would be located on the roof, screened by the parapet wall.

Landscaping and Hardscape. The Applicant intends to provide landscaping on both sides of the proposed paver walkway consisting of a variety of perennials and groundcover. Deciduous and evergreen shrubs, as well as ornamental grasses are proposed for the courtyard.

The paver walkway would consist of a common size brick in red (see Figure 15).



Figure 14 – Proposed Landscape Plan

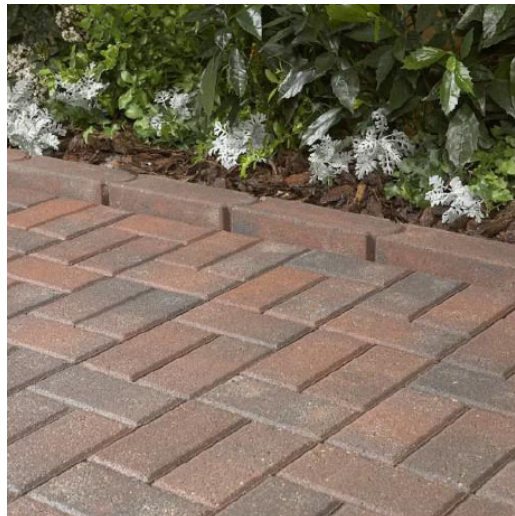


Figure 15 – Proposed Brick Paver

The signage illustrated in the renderings earlier in this report will require approval by the DRB and is provided to give the ZBA a complete depiction of the proposed improvements. A sign permit with the details of the proposed signage will need to be submitted for consideration by the DRB.

VILLAGE STAFF REVIEW

Village staff has completed its review of the Applicant's plans submitted for the entitlement process. For the electric service, an easement will be required on the adjacent property to the south of the Subject Property to upgrade the electric service for the proposed development. Currently, there is not an easement for the existing service on the site. The Village Water & Electric Department is working on preparing the necessary easement, which will then be reviewed by the Applicant and the adjacent property owner. The Village Water & Electric Department will also require the electric meter and external disconnect to be located on the outside of the building. With regard to stormwater, given the entire Subject Property is currently covered with an impermeable surface, stormwater detention is not required. Also, because the Subject Property does not have alley access, refuse and recycling containers will have to be wheeled out to the front of the site by the property owner or tenants on the day of service.

REQUESTED ZONING RELIEF

The attached zoning matrix highlights the proposed development's compliance with the C-2 zoning district (**Attachment A**). 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. A portion of the existing building that is to remain is setback 98.8 feet from the west property line along Green Bay Road, exceeding the required setback by 95.3 feet. Therefore, the proposed development requires a variation of 95.3 feet. Of the 48.8-foot wide lot frontage, 8 feet (16%) of that frontage would not comply with the maximum front yard setback requirement. The **newly constructed portion of the building would comply with the front yard setback**.

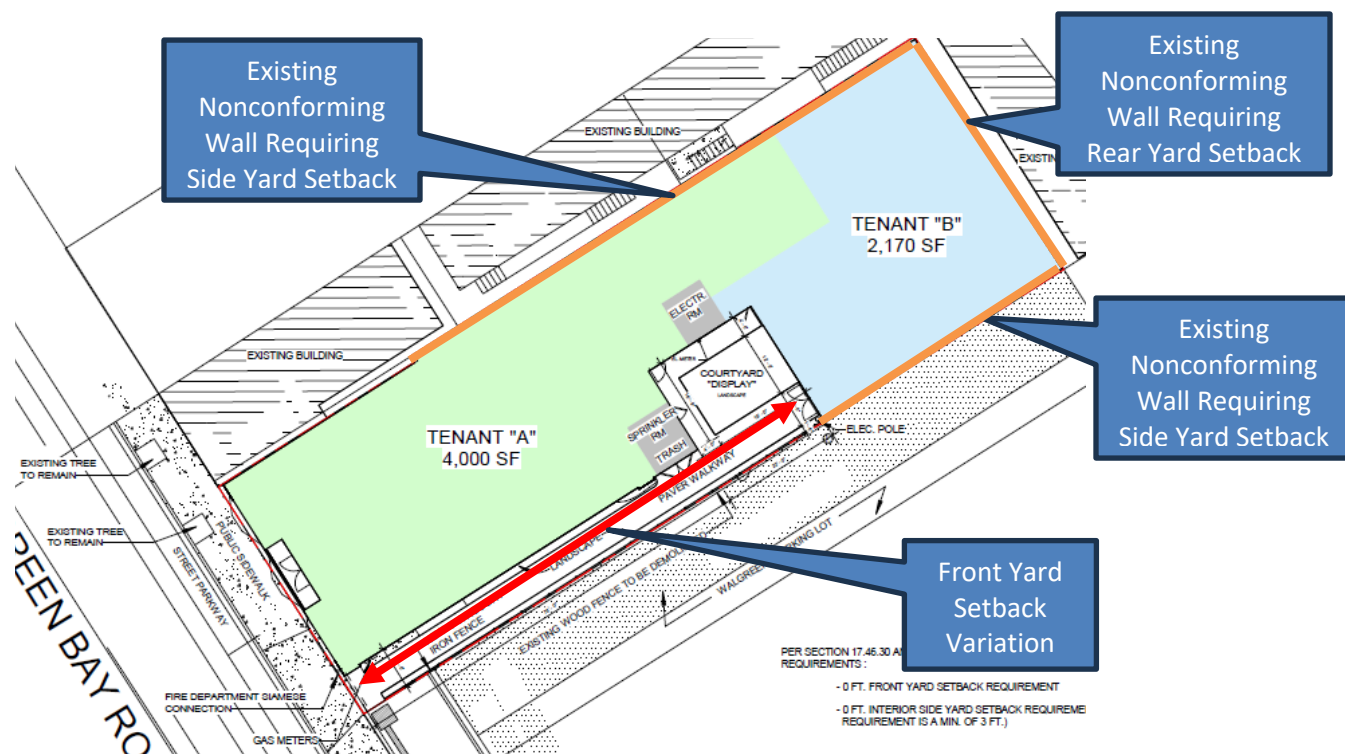


Figure 16 – Proposed Site Plan – Setback Variations

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.

Interior Side Yard Setbacks. A side yard setback is not required, but when a side yard is provided it must be at least 3 feet. The existing one-story building that is to remain is legally nonconforming with respect to the interior side yard setback requirement from both the north and south property lines.

North Side Yard. The existing one-story building is setback 0.21 feet from the north property line, requiring a variation of 2.79 feet (93%).

South Side Yard. The existing one-story building is setback 0.18 feet from the south property line, requiring a variation of 2.82 feet (94%).

The proposed new construction would provide a conforming side yard setback of 8 feet from the south property line.

Rear Yard Setback. A rear yard setback of 10 feet is required from the east property line. The existing building that is to remain is setback 0.14 feet from the west property line, encroaching the required setback by 9.86 feet. Therefore, the proposed development requires a variation of 9.86 feet (98.6%). In this instance, the rear lot line does not have access to a public alley, but rather it abuts another commercial lot, similar to the abutting lots to the north of the Subject Property.

Off-Street Parking. The newly constructed portion of the development is required to provide off-street parking. The Zoning Ordinance requires new commercial spaces that consist of 2,500 square feet or more of gross floor area (GFA) to provide two (2) parking spaces per 1,000 square feet of GFA. The calculation of GFA for parking does not include areas used for the storage of merchandise or materials, mechanical equipment rooms, restrooms, common area elements, and hallways. The calculable GFA of the new building would be approximately 3,200 square feet, which requires a minimum of six (6) off-street parking spaces. As explained earlier in this report, the proposed plan does not include any parking on the Subject Property. Therefore, a variation of six (6) parking spaces (100%) is required. For comparison, the existing portion of the building that is to be demolished and replaced contains approximately 2,478 square feet of first floor commercial space and 1,150 square feet of second floor residential space.

As the Board considers this request, the Board may wish to take into consideration the following initiative identified in the 2040 Winnetka Futures Plan, the comprehensive plan for the Village.

Initiative 2.5.6 - To ensure the Village's commercial districts maintain their traditional design and pedestrian friendly streetscapes, establish a clear policy delineating the Village's role and the private sector's role in providing parking for commercial uses and multi-family residential uses in the Village's business districts.

Consistent with this initiative, customer parking throughout the Hubbard Woods Business District is currently predominately provided by public on-street parking as well as public parking lots and a public parking deck. This has supported the Village's desire to have commercial districts with a traditional design and pedestrian friendly streetscapes.

CONSIDERATION BY OTHER ADVISORY BOARD/COMMISSION

As previously noted, the Design Review Board (DRB) considered a Certificate of Appropriateness for the proposed development on October 17, 2024. The design of the building presented at the October DRB meeting is provided in Figure 17.



Figure 17 - Building Design Presented at October 17, 2024, Design Review Board Meeting

After hearing from staff and the Applicant, and receiving no public comment, the DRB discussed the proposed design. Board members were complimentary of the scale of the proposed building but expressed concern about the quality of the building materials and the lack of architectural character. The Applicant agreed to make changes to address the comments and concerns of the DRB. The Board then continued the item to its next regular meeting on November 21 to provide the Applicant with an opportunity to respond to the Board's comments.

In response to the comments at the October DRB meeting, the Applicant has submitted revised plans, which are the plans being considered by the ZBA and represented in this memo. The DRB will consider the revised plans on November 21.

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.

After hearing from the Applicant, and the public, the Board may decide to act on one of two options:

1. Continue the public hearing to a specific date to provide the Applicant and/or staff with additional time to address questions and comments from the Board; or
2. Consider a motion recommending approval or denial of the variations. If the ZBA is prepared to make a recommendation to the Village Council regarding the requested relief, 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. **Front Yard Setback** of 98.8 feet from a portion of the west property line along Green Bay Road, whereas a maximum of 3 feet is required, a variation of 95.8 feet [Section 17.46.030 – Lot area and density];

2. **Interior Side Yard Setback** of 0.21 feet from a portion the north property line, whereas a minimum of 3 feet is required, a variation of 2.79 feet (93%) [Section 17.46.030 – Lot area and density];
3. **Interior Side Yard Setback** of 0.18 feet from a portion of the south property line, whereas a minimum of 3 feet is required, a variation of 2.82 feet (94%) [Section 17.46.030 – Lot area and density];
4. **Rear Yard Setback** of 0.14 feet from the east property line, whereas a minimum of 10 feet is required, a variation of 9.86 feet (98.6%) [Section 17.46.030 – Lot area and density]; and
5. **Off-Street Parking** is not proposed on the site, whereas a minimum of six (6) off-street parking spaces are required for the new commercial space, a variation of six (6) spaces (100%). [Section 17.46.110 Off-street parking].

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.

[The requested variations for the proposed one-story, commercial building should only be approved subject to the following conditions...]

ATTACHMENTS

Attachment A: Zoning Matrix

Attachment B: Application Materials

ATTACHMENT A

ZONING MATRIX

ADDRESS: 933 Green Bay Road

CASE NO: 24-24-V2

ZONING: C-2

ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (1)
Min. Lot Size	N/A	7,454 SF	N/A	N/A	OK
Min. Average Lot Width	N/A	49.69 FT	N/A	N/A	OK
Min. Lot Depth	N/A	150 FT	N/A	N/A	OK
Min./Max. Front Yard (Green Bay/West)	0 FT/3 FT	98.8 FT	98.8 FT	N/A	95.8 FEET (3,193%) VARIATION
Interior Side Yard (North)	0 FT (2)	0.21 FT	0.21 FT	N/A	2.79 FEET (93%) VARIATION
Interior Side Yard (South)	0 FT (2)	0.18 FT	0.18 FT (3)	N/A	2.82 FEET (94%) VARIATION
Min. Rear Yard (East)	10 FT	0.14 FT	0.14 FT	N/A	9.86 FEET (98.6%) VARIATION
Off-Street Parking	6 Spaces (4)	N/A	0	N/A	6 SPACES (100%) VARIATION
Max. Building Height	45 FT/4-Stories	N/A	20.5 FT/1-Story	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) Setback to portion of existing building that is to remain. The proposed new construction would provide a conforming setback of 8 feet.
- (4) A minimum of 2 parking spaces per 1,000 s.f. of GFA for new commercial space is required. The proposed development requires 6 off-street parking spaces for the newly constructed space.

ATTACHMENT B
933 Green Bay Rd., LLC
c/o Mitchell Goltz
2211 N. Elson Avenue, Suite 201
Chicago, Illinois 60614

September 16, 2024

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

RE: 933 Green Bay Road – Redevelopment Project Narrative

Dear David,

On behalf of 933 Green Bay Rd., LLC, we are writing to provide an overview of our proposed redevelopment project at 933 Green Bay Road, the site occupied for many years and until recently by the VJ Killian plumbing company.

Our plan entails the partial demolition of the existing vacant building on the front portion of the site and the adaptive reuse of the rear portion of the building. We then plan to construct a new building in a similar footprint on the portion of the property upon which the demolished building existed to make space for our secured retail tenant Visual Comfort lighting showroom. This will allow for a major enhancement to the site, one which respects the architectural integrity of the site and contributes to the vibrancy of the Hubbard Woods Business District, specifically, and the community as a whole, generally, with two new tenants. The rear portion of the building will be extensively renovated for a second tenant who will access the space from a well-designed walkway from Green Bay Road, as shown on our development concept plans.

We are committed to preserving and adaptively reusing the barrel truss building located at the rear of the property to complement the new construction. This carefully planned renovation will allow us to lease the space to a second tenant, as outlined in our submitted plans. The total square footage of the project will remain in line with the current footprint. There are some existing conditions that provide challenges in design which were considered in our redesign of the site.

As part of our improving the property in all facets, we will eliminate the existing curb cut on Green Bay Road and upgrade all site infrastructure, ensuring compliance with modern standards and enhancing the functionality and safety of the site. We believe these changes will greatly benefit the area by contributing to the streetscape and promoting the continued economic growth and commercial appeal of the Hubbard Woods Business District.

We greatly appreciate your time and consideration of this proposal and look forward to collaborating with the Village throughout the redevelopment process. Please feel free to reach out with any questions or for further details.

Respectfully submitted,


Mitchell Goltz
Principal

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT



ZONING VARIATION APPLICATION

Case No. 24-24-V2

Property Information

Site Address: 933 Green Bay Road

Owner Information

Name: Donald V. Hammond & Joanne Baker and Robert Baker,
as Trustees under the Joanne Baker 2013 Living Trust dated August 6, 2013

Address: 933 Green Bay Road

City, State, ZIP: Winnetka, IL 60093

Email: _____

Primary Contact: Mitch Goltz - Applicant / Contract Purchaser

Phone No. [REDACTED]

Date property acquired by owner: Under Contract

Architect Information

Name: Design Studio 24 LLC

Primary Contact: Gary Ebben

Address: 2970 Maria Ave, Suite 200

City, State, ZIP: Northbrook, IL 60062

Phone No. _____

Email: gary@designstudio24.com

Attorney Information

Name: Jaffe & Berlin LLC

Primary Contact: Frank Jaffe

Address: 111 W. Washington, Suite 900

City, State, Zip: Chicago, IL 60602

Phone No. 312-372-1550

Email: fjaffe@jaffeberlin.com

Nature of any restrictions on property: N/A

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

Building Setback variance

Required parking spaces

Property Owner Signature: _____

Date: 09/05/2024

September 9, 2024

Village of Winnetka
David Schoon
Community Development Director
Village of Winnetka
dschoon@winnetka.org



Subject: Approval for Zoning Application Submission

To whom this may concern,

This letter serves to confirm that on behalf of ownership of 933 Green Bay Road in Winnetka, we authorize GTZ Properties and Mitch Goltz, as the Contract Purchaser of this property to submit for any zoning or building applications for the property located at 933 Green Bay Road as part of its proposed redevelopment of the Property.

Should you require any additional information or have any questions, please let me know.

Sincerely,

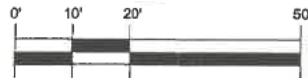

Joanne Baker

DEPARTMENT OF COMMUNITY DEVELOPMENT
STANDARDS FOR GRANTING OF ZONING VARIATIONS

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;
 - a. **If the Applicant is required to fully comply with the zoning code, the proposed development would be severely limited, preventing it from being constructed as intended by the prospective tenant. The setback and parking space requirements would significantly restrict the usable area of the property, making it financially unfeasible to develop. This restriction would hinder both the property owner and the tenant from achieving a reasonable return on investment, making the variance necessary for the project's viability**
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;
 - a. **The property has the unique physical condition of being located on a significantly busy street. This traffic flow is necessary to generate the required demand from a tenant perspective to be viable. The building setbacks and parking space requirements would ultimately cause undue hardship based on the unique physical setting of this property.**
3. The variation, if granted, will not alter the essential character of the locality;
The reduced setback and parking space requirements will still ensure adequate light and air for neighboring properties. Furthermore, these variances will not lead to significant increases in traffic congestion, flooding, fire hazards, or demands on public utilities and facilities. Most importantly, it will not endanger public health or safety in the area.
4. An adequate supply of light and air to adjacent property will not be impaired;
 - a. **Granting these variances will not reduce the availability of light or air to neighboring properties. The design maintains sufficient open space between structures, and the scale of the development aligns with local zoning requirements.**
5. The hazard from fire and other damages to the property will not be increased;
 - a. **Granting these variances will not increase the risk of fire or other damage to the property. The development will adhere to all applicable fire safety codes and building regulations.**
6. The taxable value of the land and buildings throughout the Village will not diminish;
 - a. **Granting these variances will not reduce the taxable value of land and buildings in the Village. In fact, the proposed development is expected to**

enhance property values by improving the local infrastructure and attracting new residents or businesses. These variations allows for optimal use of the land, potentially increasing the overall tax base, which benefits the community without negatively impacting surrounding properties.

7. The congestion in the public street will not increase; and
 - a. **Granting these variances will not lead to increased street congestion. The development plan includes access points to the property that are designed to minimize disruption to surrounding streets, ensuring that traffic congestion remains manageable.**
8. The public health, safety, comfort, morals and welfare of the inhabitants of the Village will not be otherwise impaired.
 - a. **The proposed development will enhance public health, safety, and welfare by replacing outdated infrastructure with new, code-compliant systems. The removal of the existing building and aging underground piping will allow for the installation of modern, safer materials, addressing any potential environmental contamination present on the site. This will improve the overall safety and cleanliness of the area, benefiting both current and future residents while promoting sustainable development.**



UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, ILLINOIS 60305
TEL.: (847) 299 - 1010 FAX: (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

ALTA / NSPS LAND TITLE SURVEY

OF



LOT 2 (EXCEPT THE NORTHERLY 14 1/4 INCHES OF THE WESTERLY 42 FEET AND 10 INCHES) IN BLOCK 5 IN JARED GAGE'S SUBDIVISION OF PART OF EAST 1/2 OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ALSO PART OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND ALSO PART OF THE EAST OF THE SOUTH WEST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 933 GREEN BAY ROAD, WINNETKA, ILLINOIS
PERMANENT INDEX NUMBER: 05 - 17 - 123 - 004 - 0000
AREA=7,454 SQ.FT OR 0.171 ACRES

NOTE:
THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT OR ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.

CHICAGO TITLE INSURANCE COMPANY
ISSUED BY: ZABEL LAW, LLC
COMMITMENT NO.: 24GSC452131LP
EFFECTIVE DATE: JANUARY 24, 2024
ITEMS CORRESPONDING TO SCHEDULE B PART II:
ITEMS 1 - J 18.
NOT SURVEY RELATED.

- NOTES:
- THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREETS KNOWN AS GREEN BAY ROAD
 - THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT:
 - THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME;
 - THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS;
 - ELECTRIC, GAS, TELEPHONE AND WATER UTILITY AND STORM AND SANITARY SEWER SYSTEMS ACCESS THE PROPERTY IN LEGALLY DEDICATED RIGHTS OF WAY THAT BENEFIT THE PROPERTY.
 - THERE ARE NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS LOCATED ON THE PROPERTY.
 - ITEM # 8 FROM TABLE A
ALL SUBSTANTIAL FEATURES OBSERVED ON THE PROPERTY HAVE BEEN PLOTTED.
 - ITEM # 9 FROM TABLE A
THERE ARE NO STRIPED PARKING SPACES ON THE PROPERTY.
 - ITEM # 10 FROM TABLE A
THERE IS NO PARTY WALL
 - ITEM # 11 FROM TABLE A
ALL VISIBLE UTILITIES ARE PLOTTED.
 - ITEM # 16 FROM TABLE A
AT THE TIME OF THIS SURVEY, NO VISIBLE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS WERE NOTED.
 - ITEM # 17 FROM TABLE A
AT THE TIME OF THIS SURVEY, THERE IS NO EVIDENCE OF CHANGES IN RIGHT OF WAY EITHER COMPLETED OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - ITEM # 18 OF TABLE A
THERE ARE NO WETLANDS LOCATED ON THE PROPERTY.
 - ITEM # 19 FROM TABLE A
RELATING TO PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$ 1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM, CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

RECEIVED
SEP 19 2024
BY: _____

LEGEND	ABBREVIATIONS
• B-BOX	B BOX
• MH	MAN HOLE
• S	SIGN
• EL-MH	ELECTRIC MANHOLE
• WUP	WOOD UTILITY POLE
• CB	CATCH BASIN
• TR	TREE
• WV	WATER VALVE VAULT
• SAN-MH	SANITARY MANHOLE

ORDERED BY:	
GW PROPERTIES	
SCALE: 1" = 15'	
DATE: JUNE 17, 2024	8-30-24 REVISED
FILE No.:	8-28-24 RECERTIFIED
2024 - 31617	DATE REVISION

FLOOD STATEMENT:
THE PROPERTY DESCRIBED IN THIS SURVEY DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH ANY MAPS ENTITLED "FLOOD INSURANCE RATE MAP" OR "FLOOD HAZARD FLOODWAY BOUNDARY MAP," "FLOOD HAZARD BOUNDARY MAP" OR "FLOOD BOUNDARY AND FLOODWAY MAP" PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR A FLOOD HAZARD BOUNDARY MAP PUBLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, AS SHOWN ON FLOOD INSURANCE MAP:
COMMUNITY NUMBER PANEL: 170176
MAP NUMBER: 17031C0051K

VILLAGE OF WINNETKA
510 GREEN BAY ROAD, WINNETKA, ILLINOIS 60093
PHONE: (847)-501-6000
ZONING REQUIREMENTS:
C-2 = GENERAL RETAIL COMMERCIAL

STATE OF ILLINOIS)
COUNTY OF COOK)
I, ROY G. LAWNICZAK, A REGISTERED LAND SURVEYOR, LICENSE NO. 35-2290, IN AND FOR THE STATE OF ILLINOIS AND LEGALLY DOING BUSINESS IN COOK COUNTY, DO HEREBY CERTIFY TO:

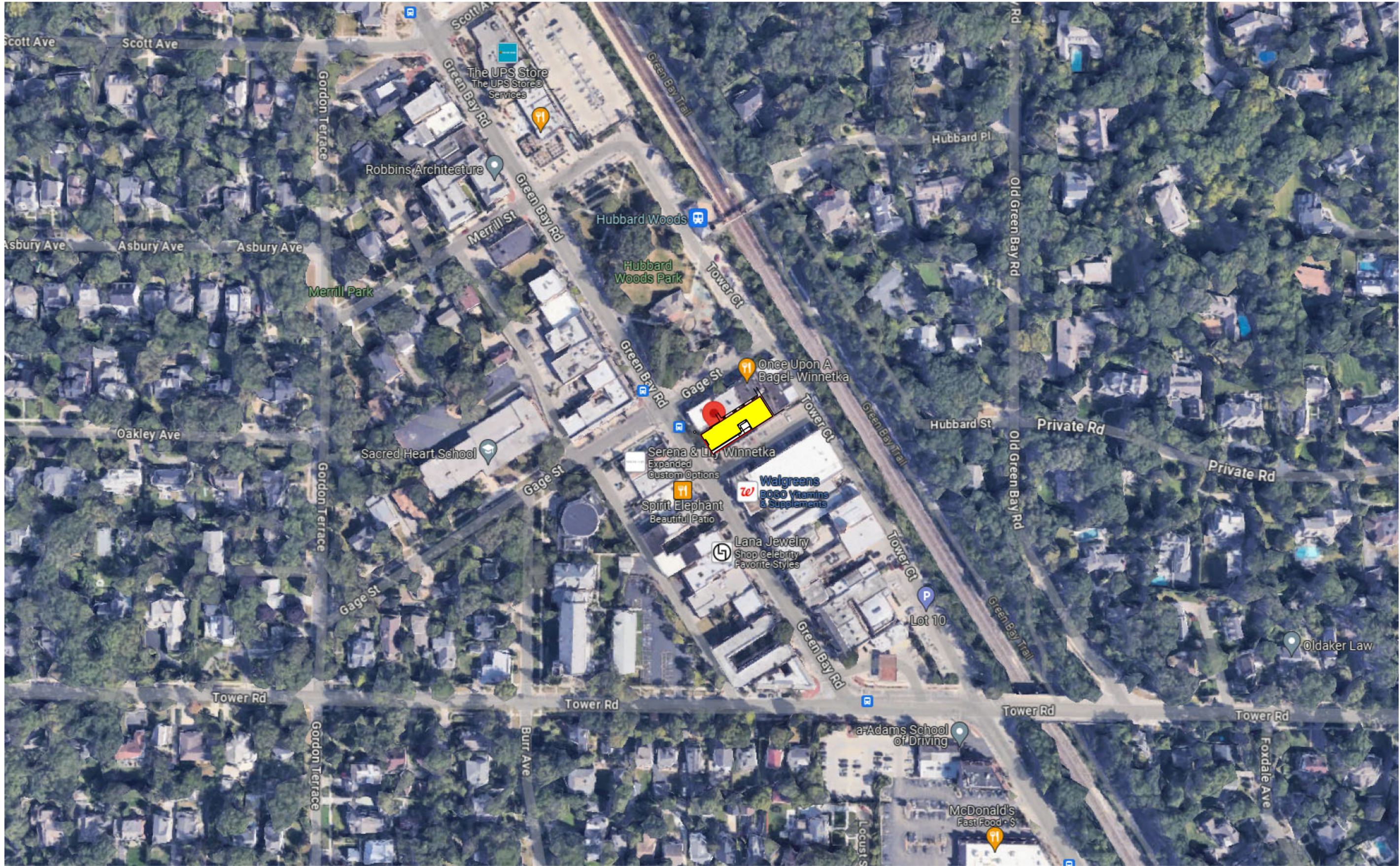
- 933 GREEN BAY WINNETKA, LLC
- CHICAGO TITLE INSURANCE COMPANY
AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF.

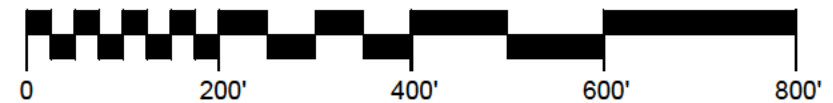
THE FIELD WORK WAS COMPLETED ON JUNE 17, 2024.
DATE OF PLAT: AUGUST 30, 2024.

BY: *Roy G. Lawniczak*
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2025





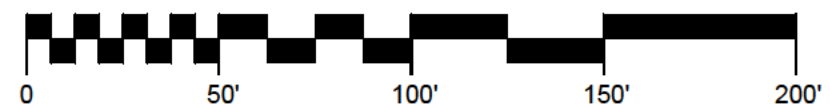
1 SITE AERIAL
1" = 200'-0"



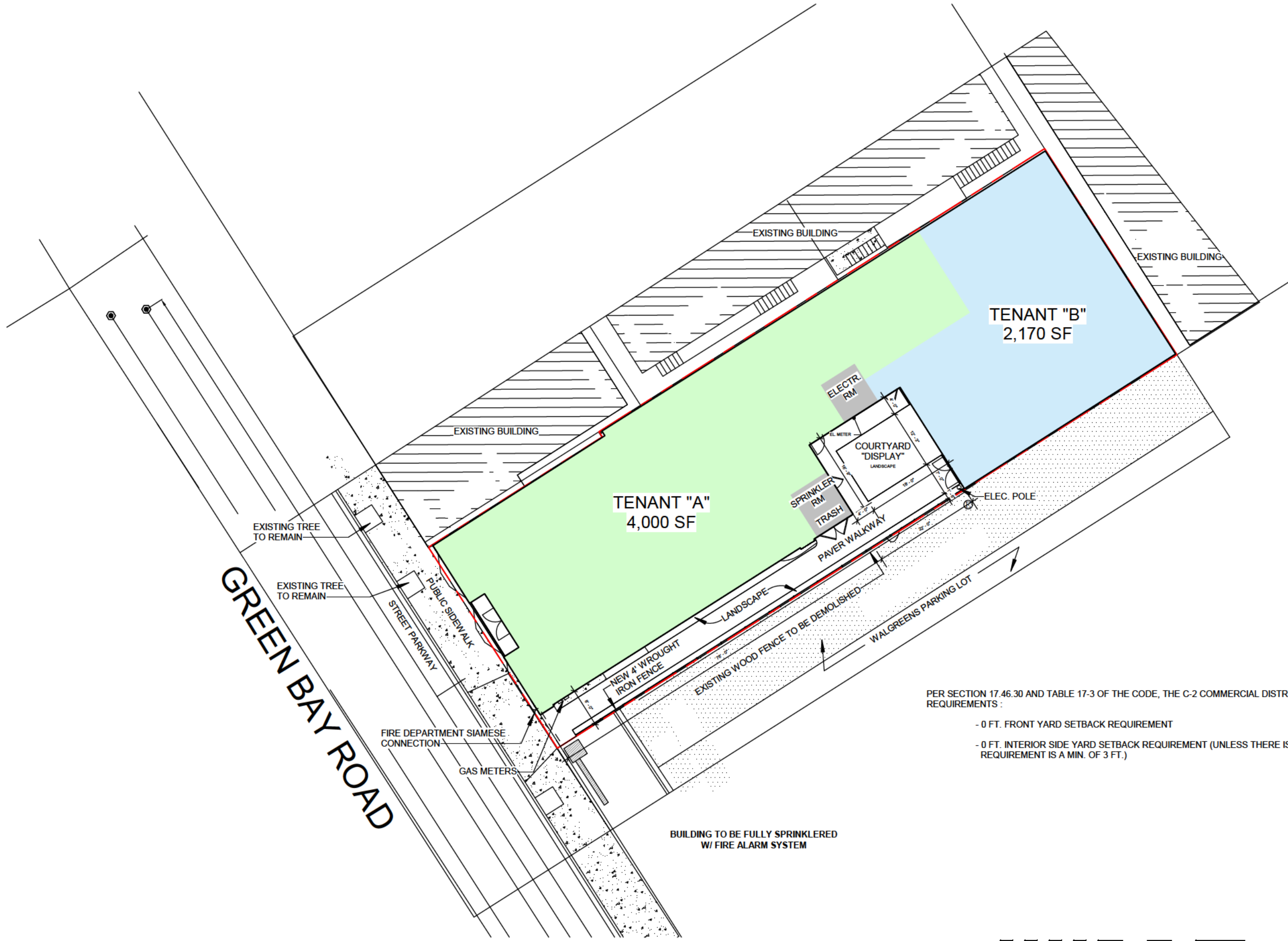
	SITE AERIAL
	DESIGN STUDIO 24, LLC. ARCHITECTS - DESIGNERS - PLANNERS 2970 MARIA AVENUE, SUITE 200-202, NORTHBROOK, ILLINOIS 60062 T: 847.885.7751
GW PROPERTIES SITE STUDY 933 GREEN BAY RD WINNETKA, IL. 60093	
DATE: 11.08.2024 MARK T. DIGANCI REG. ARCHITECT A.B.	
ST0	



1 SITE AERIAL - CLOSE UP
1" = 50'-0"



SITE AERIAL - CLOSE UP	
DESIGN STUDIO 24, LLC. ARCHITECTS - DESIGNERS - PLANNERS 2970 MARIA AVENUE, SUITE 200-202, NORTHBROOK, ILLINOIS 60062 1-847.885.7751	
GW PROPERTIES SITE STUDY 933 GREEN BAY RD WINNETKA, IL. 60093	
DATE	11.08.2024
MARK T. DIGANCI REG. ARCHITECT A.B.	
ST1	

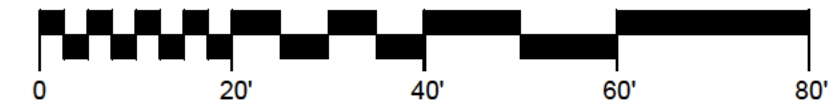


PER SECTION 17.46.30 AND TABLE 17-3 OF THE CODE, THE C-2 COMMERCIAL DISTRICT HAS THE FOLLOWING SETBACK REQUIREMENTS:

- 0 FT. FRONT YARD SETBACK REQUIREMENT
- 0 FT. INTERIOR SIDE YARD SETBACK REQUIREMENT (UNLESS THERE IS A SIDE YARD, IN WHICH CASE THE REQUIREMENT IS A MIN. OF 3 FT.)

1 PROPOSED SITE PLAN

1" = 20'-0"



DESIGN STUDIO 24, LLC.
ARCHITECTS - DESIGNERS - PLANNERS
2970 MARIA AVENUE, SUITE 200-202, NORTHBROOK, ILLINOIS 60062
T: 847.885.7751

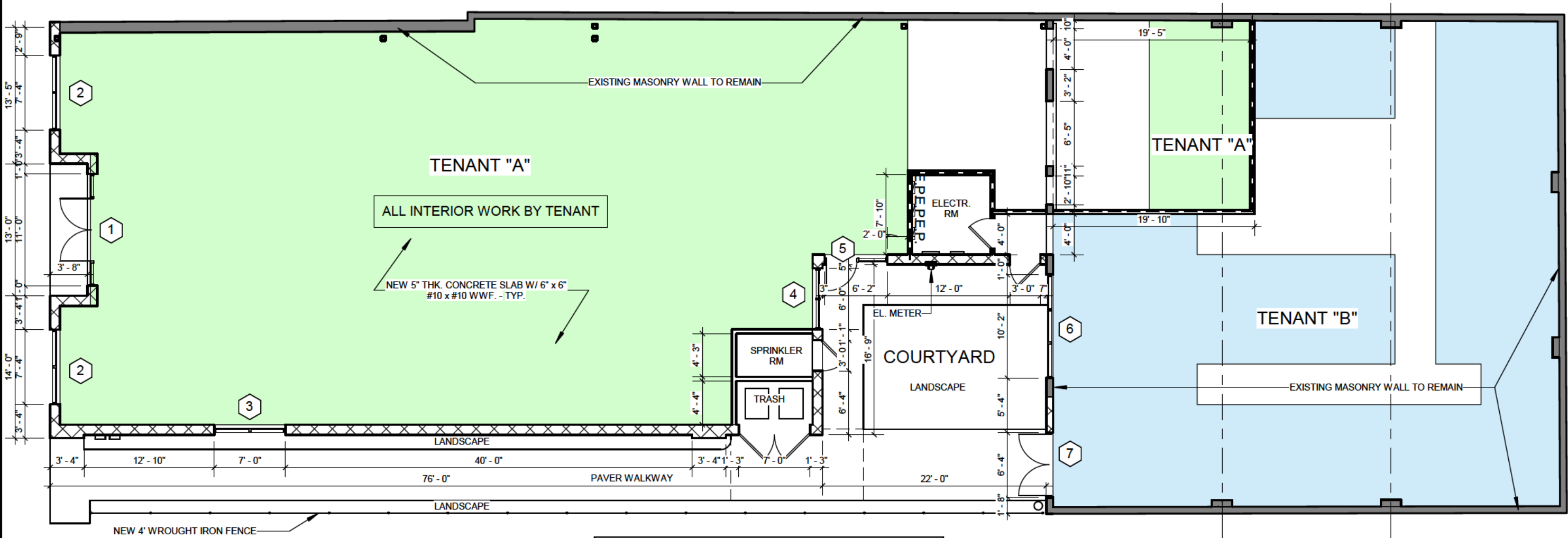
SITE PLAN

GW PROPERTIES
SITE STUDY
933 GREEN BAY RD
WINNETKA, IL. 60093

DATE: 11.08.2024

MARK T. DIGANCI
REG. ARCHITECT
A.S.

ST2



1 T/SLAB - PROPOSED

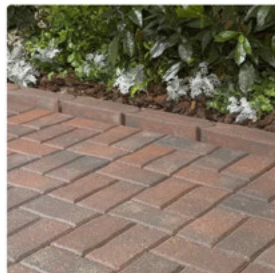
1" = 10'-0"



	TENANT "B" PRELIMINARY GROSS FLOOR AREA = 1,546 SF
	TENANT "A" GROSS FLOOR AREA = 3,184 SF

PAVER WALKWAY SPECIFICATIONS

Specifications			
General			
Color/Finish Family	Red	Series/Name	Island
Manufacture/Color/Finish	Red/Charcoal	Type	Paver
Dimensions			
Actual Height (Inches)	1.7	Common Length (Inches)	8
Actual Length (Inches)	37.5	Common Size (L x W)	8 in x 8 in
Actual Width (Inches)	37.5	Common Width (Inches)	8
Common Height (Inches)	2	Weight (lbs.)	5
Features			
Commercial/Residential	Residential	Shape	Rectangle
Fire Resistant	No	Solid As	Single block
For Use on Driveway	Yes	Square Feet per Square	63.2
Interlocking	No	Stepping Stone	Yes
Low's Exclusive	No	Stone Thickness (Millimeters)	45
Material	Concrete	Style	Brick
Number of Pieces	1	Textured	No
Patio Stone	Yes	Traffic Type	Foot
Paver	Yes	Warranty	None



PROPOSED FLOOR PLAN

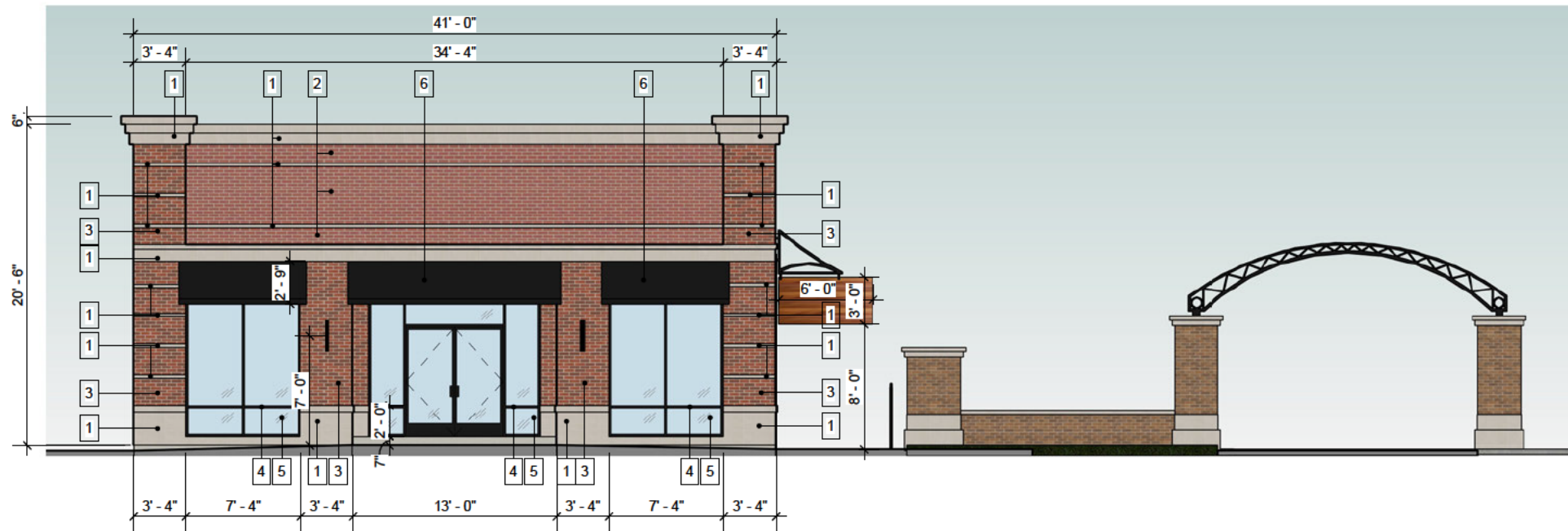
GW PROPERTIES
SITE STUDY
933 GREEN BAY RD
WINNETKA, IL. 60093

DATE 11.08.2024
MARK T. DIGANCI
REG. ARCHITECT
A.B.

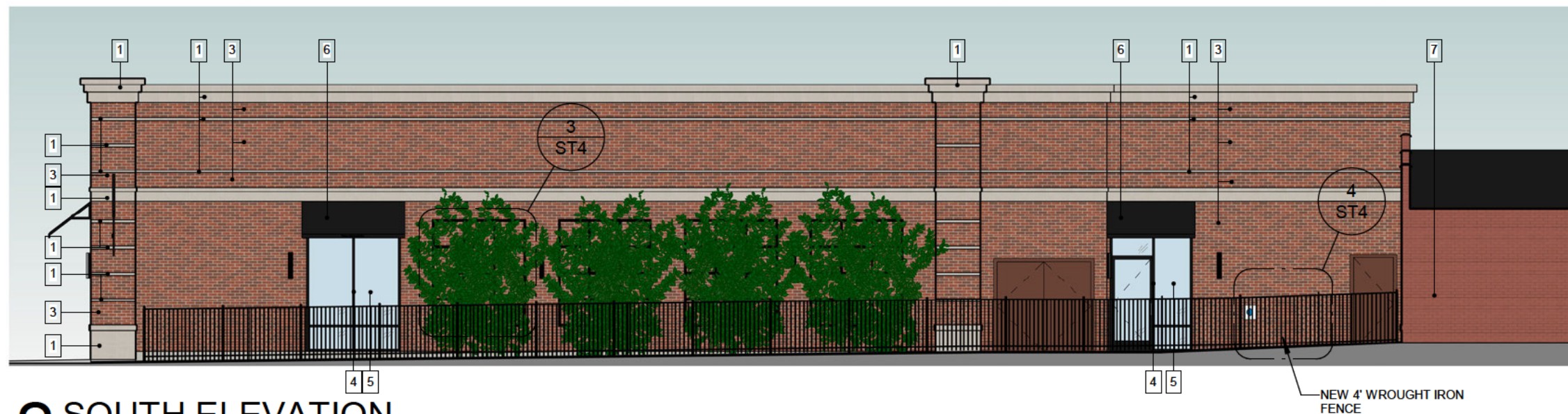
ST3



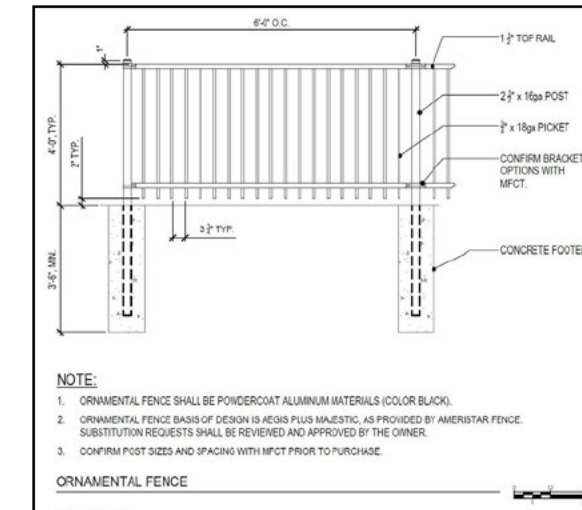
DESIGN STUDIO 24, LLC.
ARCHITECTS - DESIGNERS - PLANNERS
2970 MARIA AVENUE, SUITE 200-202, NORTHBROOK, ILLINOIS 60062
T: 847.885.7751



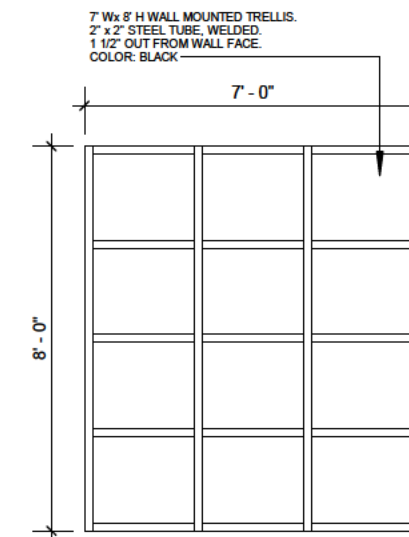
1 WEST ELEVATION
1" = 10'-0"



2 SOUTH ELEVATION
1" = 10'-0"



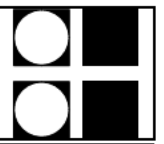
4 ORNAMENTAL FENCE
1/4" = 1'-0"



3 TRELLIS
1/4" = 1'-0"

MATERIAL SCHEDULE

TAG	EXTERIOR COMPONENT/ MATERIAL	MANUFACTURER	COLOR/ FINISH
1	WALL BASE, SILLS, BANDING, TRIMS & CORNICE	BUECHEL	LIMESTONE/ INDIANA BUFF CUT STONE
2	THIN BRICK VENEER	GLEN-GERY	SUNSET SMOOTH
3	FACE BRICK	GLEN-GERY	RED DESERT
4	ALUMINUM STOREFRONT	KAWNEER OR APPROVED EQUAL	BLACK
5	WINDOW GLASS	GUARDIAN	LOW-E
6	FABRIC AWNING	SUNBRELLA	FUNDAMENTAL CHARCOAL 4400-0000
7	PAINT	SHERWIN-WILLIAMS	SW 6333 FOXY



BUILDING ELEVATIONS

DESIGN STUDIO 24, LLC.
ARCHITECTS - DESIGNERS - PLANNERS
2970 MARIA AVENUE, SUITE 200-202, NORTHBROOK, ILLINOIS 60062
T: 847.885.7751

GW PROPERTIES
SITE STUDY

933 GREEN BAY RD
WINNETKA, IL. 60093

DATE 11.08.2024
MARK T. DIGANCI
REG. ARCHITECT
A.B.

ST4



SOUTH-WEST CORNER VIEW



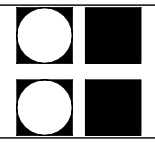
NORTH-WEST CORNER VIEW



COURTYARD VIEW



SOUTH VIEW



COLOR RENDERINGS

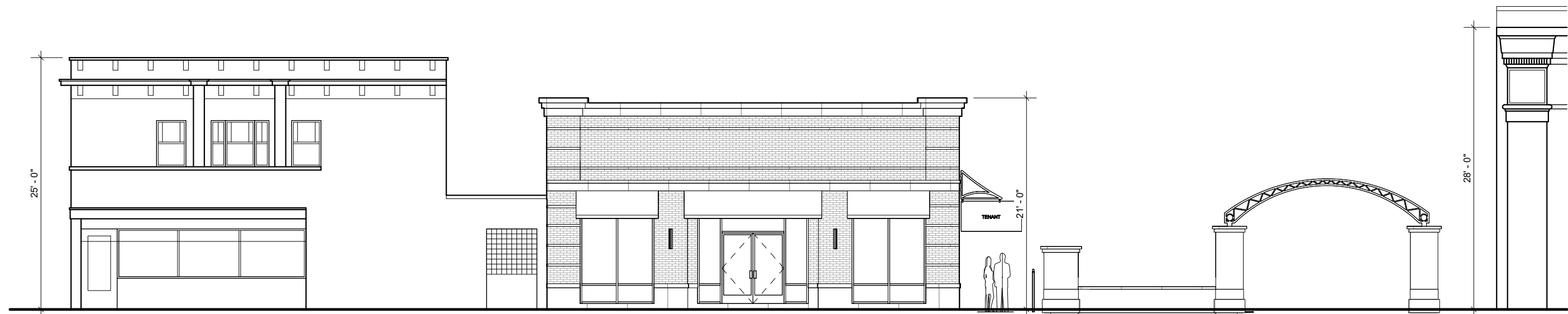
DESIGN STUDIO 24, LLC.
ARCHITECTS - DESIGNERS - PLANNERS
2970 MARIA AVENUE, SUITE 200-202, NORTHBROOK, ILLINOIS 60062 T: 847.885.7751

GW PROPERTIES

SITE STUDY
933 GREEN BAY RD
WINNETKA, IL. 60093

DATE 11.08.2024
MARK T. DIGANCI
REG. ARCHITECT
A.S.

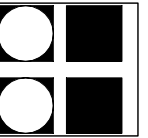
ST5



1 WEST ELEVATION - CONTEXT
3/32" = 1'-0"



BUILDING & SITE CURRENT PHOTOS



BUILDING CONTEXT ELEVATION
DESIGN STUDIO 24, LLC.
ARCHITECTS - DESIGNERS - PLANNERS
2970 MARIA AVENUE, SUITE 200-202, NORTHBROOK, ILLINOIS 60062
T: 847.885.7751

GW PROPERTIES
SITE STUDY
933 GREEN BAY RD
WINNETKA, IL. 60093

DATE 11.08.2024
MARK T. DIGANCI
REG. ARCHITECT
A.S.

ST6



CONTEXT PHOTOS - PROJECT SIDE (EAST SIDE OF GREEN BAY)



CONTEXT PHOTOS - ACROSS THE STREET (WEST SIDE OF GREEN BAY)

CONTEXT PHOTOS

DESIGN STUDIO 24, LLC.

ARCHITECTS - DESIGNERS - PLANNERS

2970 MARIA AVENUE, SUITE 200-202, NORTHBROOK, ILLINOIS 60062

T: 847.885.7751

GW PROPERTIES

SITE STUDY

933 GREEN BAY RD

WINNETKA, IL. 60093

DATE

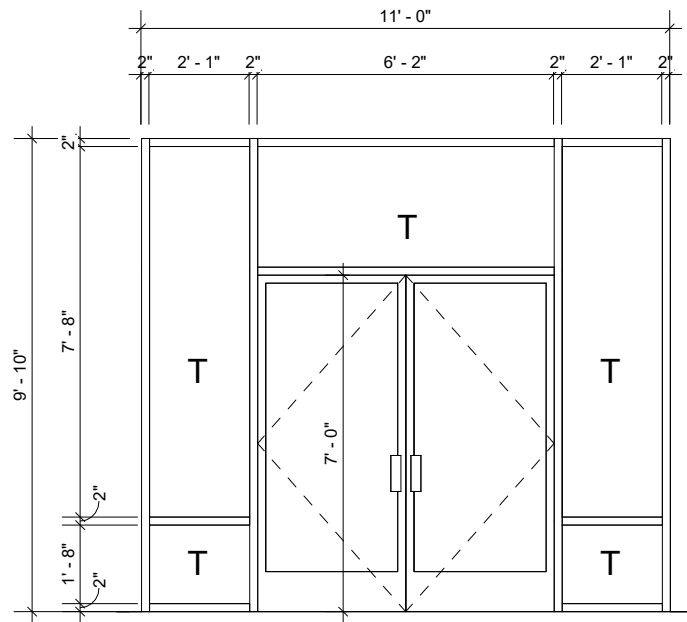
11.08.2024

MARK T. DIGANCI

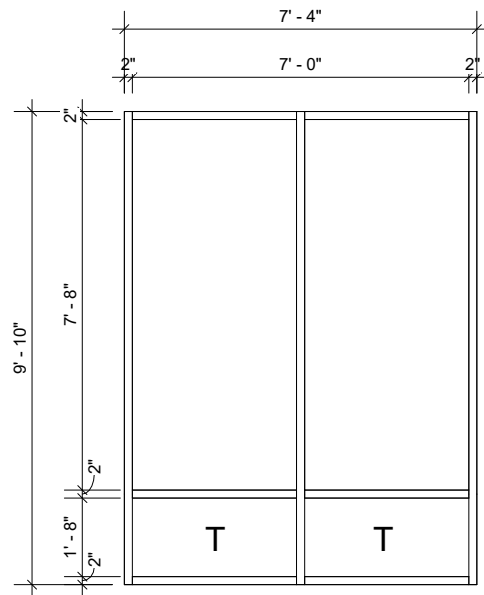
REG. ARCHITECT

A.S.

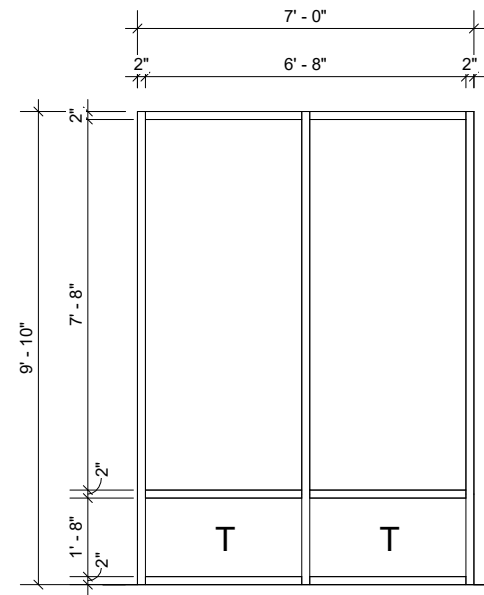
ST7



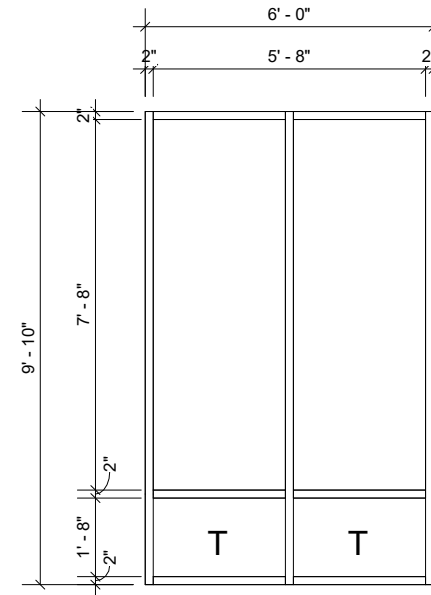
1 STOREFRONT 1
1/4" = 1'-0"



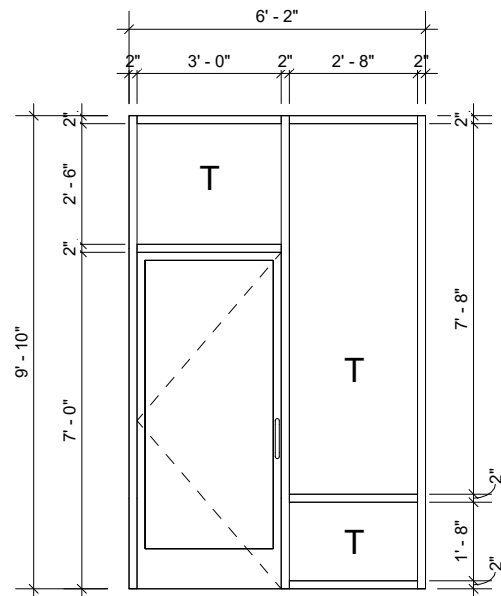
2 STOREFRONT 2
1/4" = 1'-0"



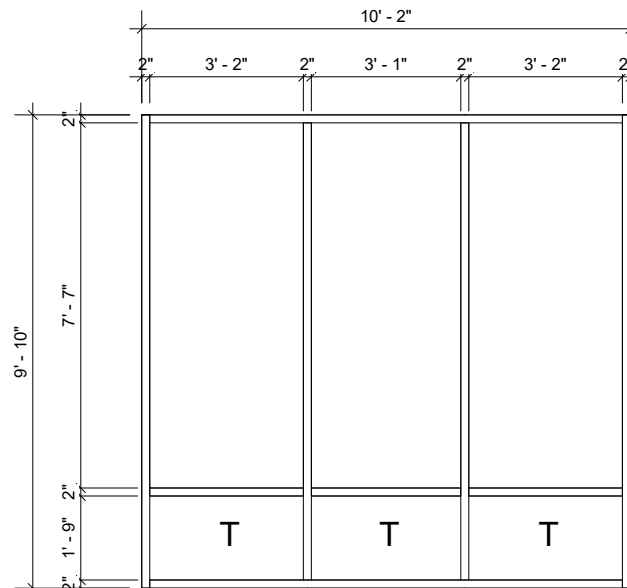
3 STOREFRONT 3
1/4" = 1'-0"



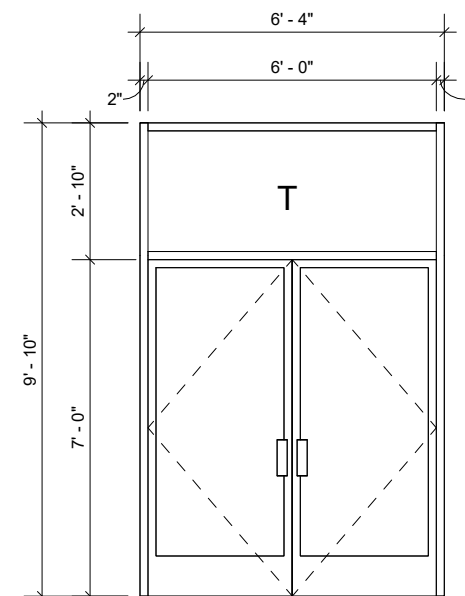
4 STOREFRONT 4
1/4" = 1'-0"



5 STOREFRONT 5
1/4" = 1'-0"



6 STOREFRONT 6
1/4" = 1'-0"



7 STOREFRONT 7
1/4" = 1'-0"

STOREFRONT SCHEDULE.

Type Mark	Type	Count	Frame Width	Frame Height	Frame Material and Finish	Framed Glazing
1	STOREFRONT 1	1	11' - 0"	9' - 10"	KAWNEER BLACK ANODIZED OR APPROVED EQUAL ALUMINUM - THERMALLY BROKEN, 2" x 4 1/2" MULLION PROFILE	THERMALLY BROKEN 1" INSULATED, LOW-E, TEMPERED GLASS
2	STOREFRONT 2	2	7' - 4"	9' - 10"	KAWNEER BLACK ANODIZED OR APPROVED EQUAL ALUMINUM - THERMALLY BROKEN, 2" x 4 1/2" MULLION PROFILE	THERMALLY BROKEN 1" INSULATED, LOW-E, TEMPERED GLASS
3	STOREFRONT 3	1	7' - 0"	9' - 10"	KAWNEER BLACK ANODIZED OR APPROVED EQUAL ALUMINUM - THERMALLY BROKEN, 2" x 4 1/2" MULLION PROFILE	THERMALLY BROKEN 1" INSULATED, LOW-E, TEMPERED GLASS
4	STOREFRONT 4	1	6' - 0"	9' - 10"	KAWNEER BLACK ANODIZED OR APPROVED EQUAL ALUMINUM - THERMALLY BROKEN, 2" x 4 1/2" MULLION PROFILE	THERMALLY BROKEN 1" INSULATED, LOW-E, TEMPERED GLASS
5	STOREFRONT 5	1	6' - 2"	9' - 10"	KAWNEER BLACK ANODIZED OR APPROVED EQUAL ALUMINUM - THERMALLY BROKEN, 2" x 4 1/2" MULLION PROFILE	THERMALLY BROKEN 1" INSULATED, LOW-E, TEMPERED GLASS
6	STOREFRONT 6	1	10' - 2"	9' - 10"	KAWNEER BLACK ANODIZED OR APPROVED EQUAL ALUMINUM - THERMALLY BROKEN, 2" x 4 1/2" MULLION PROFILE	THERMALLY BROKEN 1" INSULATED, LOW-E, TEMPERED GLASS
7	STOREFRONT 7	1	6' - 4"	9' - 10"	KAWNEER BLACK ANODIZED OR APPROVED EQUAL ALUMINUM - THERMALLY BROKEN, 2" x 4 1/2" MULLION PROFILE	THERMALLY BROKEN 1" INSULATED, LOW-E, TEMPERED GLASS

Grand total: 8

STOREFRONT ELEVATIONS

DESIGN STUDIO 24, LLC.

ARCHITECTS - DESIGNERS - PLANNERS

2970 MARIA AVENUE, SUITE 200-202, NORTHBROOK, ILLINOIS 60062

T: 847.885.7751

GW PROPERTIES

SITE STUDY

933 GREEN BAY RD

WINNETKA, IL. 60093

DATE

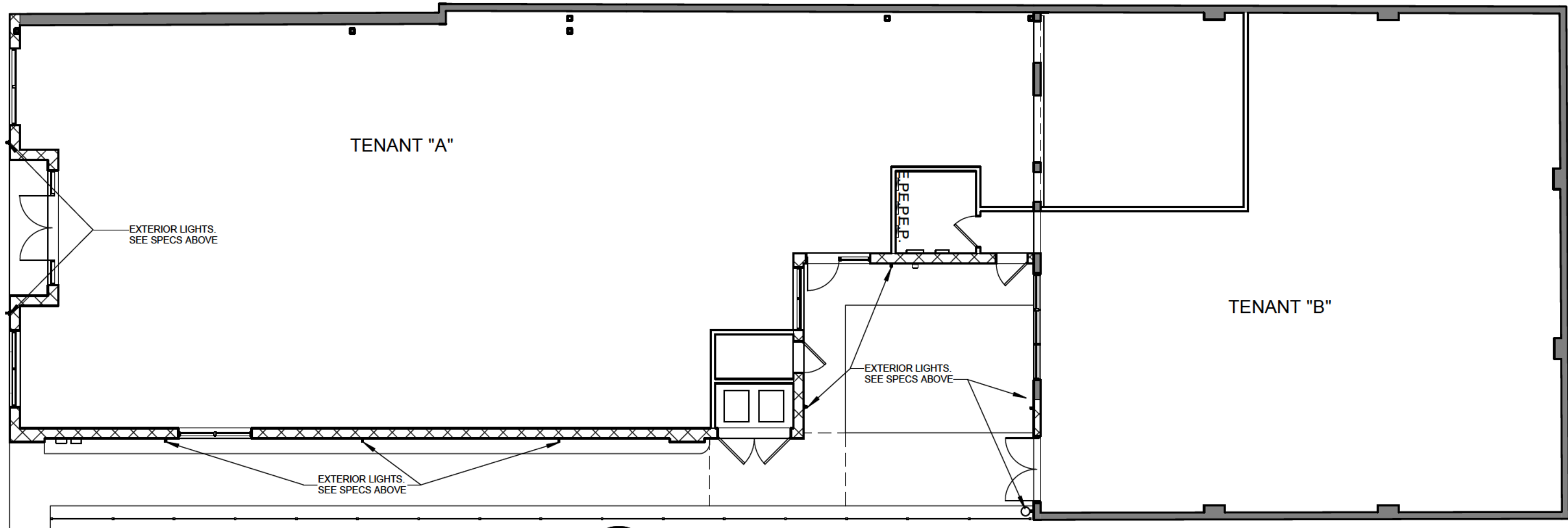
11.08.2024

MARK T. DIGANCI

REG. ARCHITECT

A.S.

ST8



1 PROPOSED SITE LIGHTING PLAN

1" = 10'-0"



ANTON LARGE WALL

PRODUCT FEATURES

- From the brand formerly known as Tech Lighting
- Modern crisp lines and a slim profile
- Light source points back toward a natural brass blade that reflects the light out
- Indirect Illumination
- IP65 Wet Rated
- Fully dimmable integrated LED lamp

LAMPING

ORDERING INFORMATION

7000WANTH

300 NAME

NOTES

PRODUCT FEATURES

- From the brand formerly known as Tech Lighting
- Modern crisp lines and a slim profile
- Light source points back toward a natural brass blade that reflects the light out
- Indirect Illumination
- IP65 Wet Rated
- Fully dimmable integrated LED lamp

LAMPING

ORDERING INFORMATION

7000WANTH

300 NAME

NOTES

ANTON LARGE WALL

SPECIFICATIONS

LAMPING SPECIFICATIONS

T20 / T24 / JAB INFORMATION

DESIGN STUDIO 24, LLC.

ARCHITECTS - DESIGNERS - PLANNERS

2970 MARIA AVENUE, SUITE 200-202, NORTHBROOK, ILLINOIS 60062

T: 847.885.7751

PROPOSED LIGHTING PLAN

GW PROPERTIES

SITE STUDY

933 GREEN BAY RD

WINNETKA, IL. 60093

DATE 11.08.2024

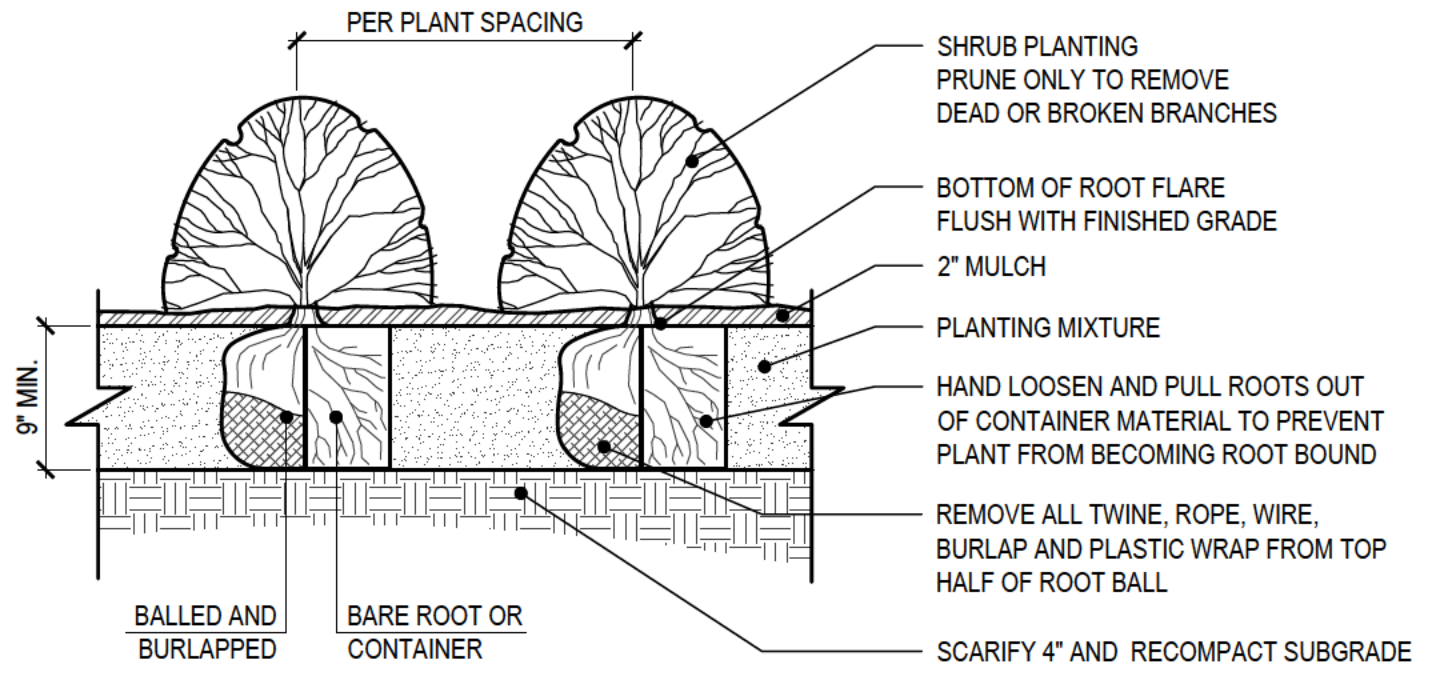
MARK T. DIGANCI

REG. ARCHITECT

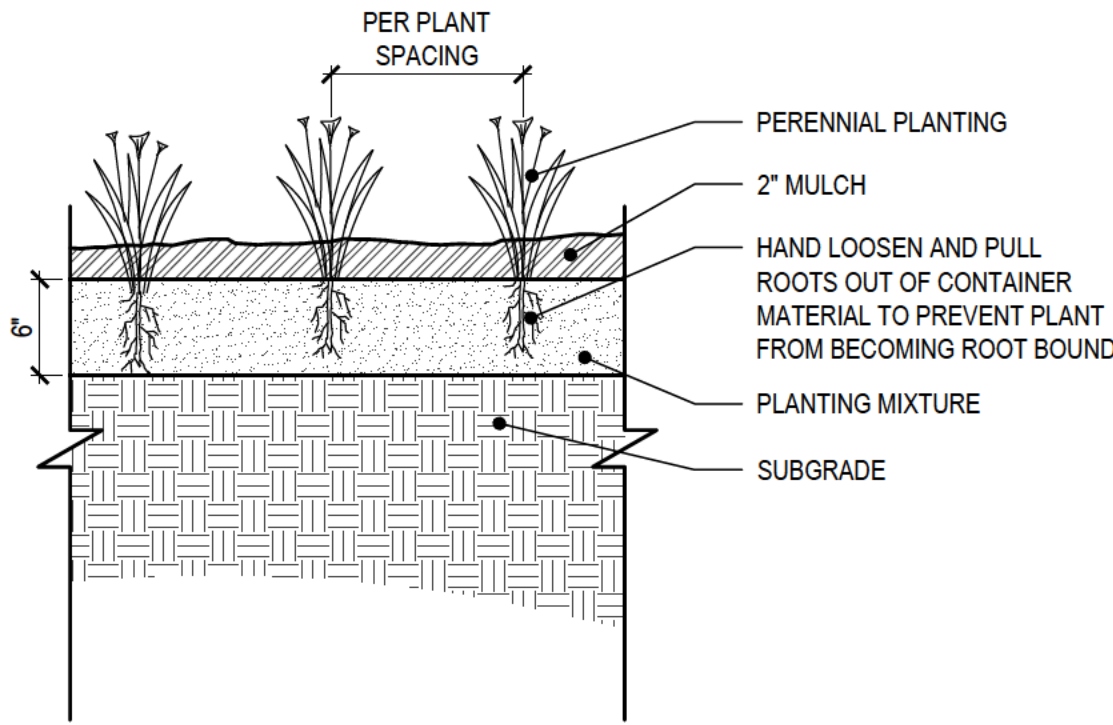
A.B

ST9

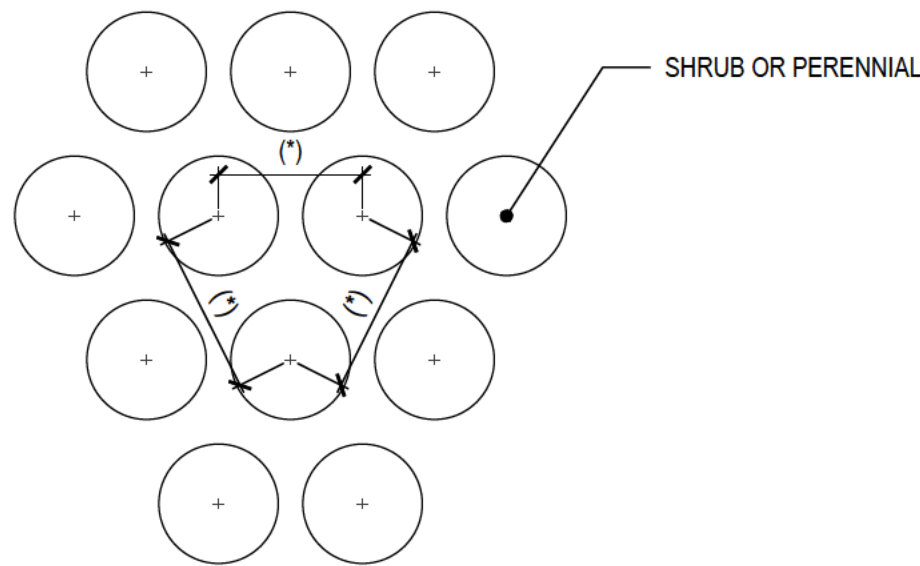
G:\Shared drives\Projects\DS24\Winnetka - 933 Green Bay\cad\DS24_Winnetka-LA.dwg



1 SHRUB PLANTING
SCALE: 1" = 1'-0"



2 PERENNIAL PLANTING
SCALE: 1" = 1'-0"



3 PLANT SPACING
NOT TO SCALE

LANDSCAPE NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
2. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE GRAPHIC SYMBOLS SHOWN ON THE PLAN SHALL DICTATE.
3. NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BID IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT I.D. AT NURSERY OR CONTRACTORS OPERATIONS PRIOR TO MOVING TO JOB SITE. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE BY LANDSCAPE ARCHITECT.
4. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS HE/SHE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED ON PLANS.
5. ALL PLANTS SHALL MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 1986 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
6. ALL PLANT MATERIAL AND SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION
7. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT W/ CONSTRUCTION OPERATIONS AND AS DIRECTED BY LANDSCAPE ARCHITECT.
8. NO PERMANENT IRRIGATION SYSTEM - CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHMENT WATERING THROUGH TEMPORARY FACILITIES, WATERING BAGS, ETC., AS APPROVED BY OWNER FOR PLANT WARRANTY.
9. ALL PLANTING BEDS SHALL RECEIVE 18" DEPTH OF PREPARED SOIL.
10. ALL MULCH MATERIALS SHALL BE PROCESSED DOUBLE SHREDDED HARDWOOD BARK MULCH OF UNIFORM SIZE. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. SUBMIT SAMPLE TO ARCHITECT.
- 10.1. MULCH SHALL BE 2-INCH THICK MINIMUM COVERAGE IN ALL AREAS OF TREE PITS OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
11. ALL LANDSCAPE PLANTINGS TO BE MAINTAINED BY CONTRACTOR FOR 60 DAYS MIN. FOLLOWING COMPLETE INSTALLATION AND FINAL INSPECTION BY LANDSCAPE ARCHITECT. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, MULCHING, MOWING, AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF LAWNS AND PLANTINGS.
12. ALL LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR. THE REPLACEMENTS SHALL ALSO BE GUARANTEED FOR 1 YEAR.



LANDSCAPE PLAN

SCALE: 1" = 10'-0"

DECIDUOUS SHRUBS					
HLL	3	HYDRANGEA PANICULATA 'JANE'	LITTLE LIME HYDRANGEA	#3 CONT.	36" O.C.
EVERGREEN SHRUBS					
JCK	1	JUNIPERUS CHINENSIS 'KALLAY'S COMPACT'	KALLAY'S COMPACT JUNIPER	#3 CONT.	48" O.C.
ORNAMENTAL GRASSES					
CKF	3	CALAMOGROSTIS X 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#3 CONT.	36" O.C.
PERENNIALS & GROUNDCOVERS					
ASM	8	ALLIUM 'MILLENIUM'	MILLENIUM ALLIUM	#1 CONT.	18" O.C.
CJ	10	CLEMATIS 'JACKMANII'	JACKMAN'S CLEMATIS	#1 CONT.	12" O.C. TRAIN AS VINE
CT	10	CLEMATIS TERNIFLORA	SWEET AUTUMN CLEMATIS	#1 CONT.	12" O.C. TRAIN AS VINE
DBC	3	DIANTHUS 'BLACK CHERRY FROST'	BLACK CHERRY FROST PINKS	QUARTS	12" O.C.
HBE	27	HEMEROCALLIS 'BLACK EYED STELLA'	BLACK EYED STELLA DAYLILY	#1 CONT.	18" O.C.
HRR	24	HEMEROCALLIS 'ROSY RETURNS'	ROSY RETURNS DAYLILY	#1 CONT.	18" O.C.
HCC	7	HEUCHERA 'CINNAMON CURLS'	CINNAMON CURLS CORAL BELLS	#1 CONT.	12" O.C.
LSP	20	LIRIOPE SPICATA	CREEPING LILYTURF	QUARTS	12" O.C.
NCM	4	NEPETA 'CATS MEOW'	CAT'S MEOW NEPETA	#1 CONT.	24" O.C.



PROJECT NAME:

PROPOSED REDEVELOPMENT
833 GREEN BAY ROAD
WINNETKA, IL 60093

OWNER NAME:

DESIGNSTUDIO 24
2870 MARIA AVE., SUITE 200-202
NORTHBROOK, IL 60062
p. 847.885.8300

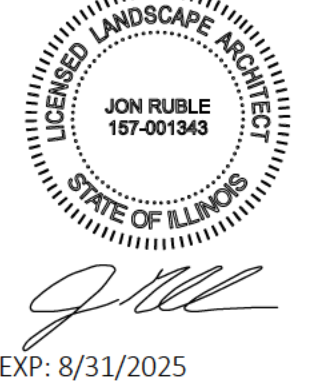
CONSULTANTS:

Planned
PLANNED ENVIRONMENT ASSOCIATES
(219) 269-0388
www.pamilton.com
P.O. BOX 228
CRESTFORD, IN 46034

SUBMITTAL & REVISIONS

1	10/01/24	LANDSCAPE DESIGN
2	10/04/24	SITE PLAN REVISION

STAMP:



TITLE:
LANDSCAPE PLAN & DETAILS

SHEET:

L101

DRAWN BY: JRR

CHECK BY: KMR

PROJECT #: 24-021



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: ANN KLAASSEN, ASSISTANT DIRECTOR
DATE: NOVEMBER 13, 2024
SUBJECT: 270 BIRCH STREET – VARIATION (CASE NO. 24-16-V2)

INTRODUCTION

On November 18, 2024, the Zoning Board of Appeals (ZBA) is scheduled to commence a public hearing on an application submitted by Spencer and Alexandra Kaehler (collectively, the “Applicant”) as the owners of the property located at 270 Birch Street (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 16.25 feet from the east property line along Birch Street, whereas a minimum of 50 feet is required, a variation of 33.75 feet (67.5%) [Section 17.30.050 – Front and Corner Yard Setbacks] [Note: The residence currently provides a front yard setback of 49.55 feet].

A mail 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 31, 2024. As of the date of this memo, staff has received one written comment from the public regarding this application. This comment is provided in **Attachment D**.

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 0.87 acres in size, is located on the west side of Birch Street, between Mt. Pleasant Street and Sunset Road, and contains an existing two-story residence with an attached garage (see Figure 1). 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.

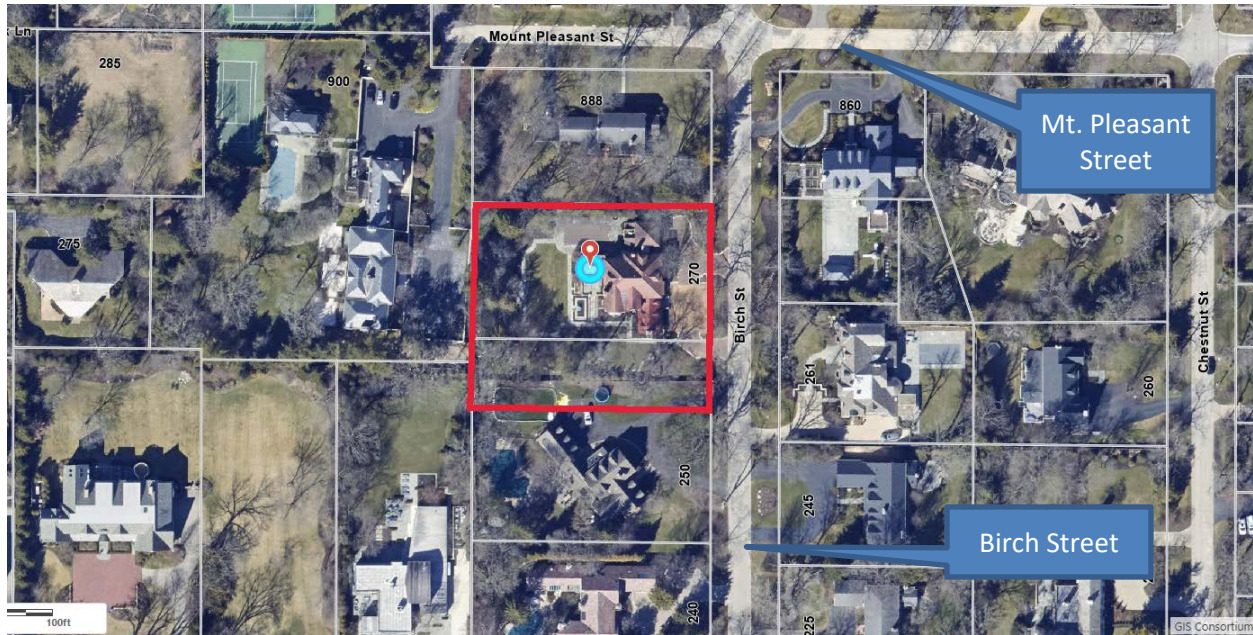


Figure 1 – Aerial Map



Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

The residence was constructed in 1929 with the following subsequent building permits issued in:

1. 1972 to remodel the kitchen and install a new bathroom;
2. 1984 to remodel a bedroom and bathroom;
3. 1997 to remodel four bathrooms;
4. 2004 to construct a one-story addition consisting of a conservatory and pool changing room;
5. 2005 to construct an in-ground pool and spa;
6. 2019 to convert a living room into a first floor bedroom suite;
7. 2020 to construct a living room and foyer addition;

8. 2021 to install an elevator;
9. January 2024 for interior remodeling (currently under construction); and
10. October 2024 to construct a pergola and terrace (currently under construction).

Other minor permits have also been issued over the last several years. The Applicant acquired the property in July 2023. There is one previous zoning case on file for the Subject Property. In June 1979, ZBA Case No. 1226 was denied by the ZBA to allow conversion of a dog run into a tool shed that was located within the minimum required front yard setback of 50 feet.

Figures 3 through 5 below and on the following page are current photos of the site.



Figure 3 – Subject Property (Front/East Elevation – Birch Street)



General
Location of
Proposed
Addition

Figure 4 - Subject Property (Front/East Elevation – Northeast)



General
Location of
Proposed
Addition

Figure 5 – Subject Property (North Side Elevation)

PROPOSED PLAN

The variation is being requested in order to construct a one-story attached garage addition on the front elevation of the existing residence. There is an existing two-car attached garage that would be converted into storage space and an entrance vestibule. The proposed garage would accommodate three vehicles; and would be side-loaded, meaning the garage doors would not face the street. The addition would measure 21.08 feet by 37.43 feet (789 square feet) With the exception of the front yard setback, the proposed addition complies with the zoning regulations.

Excerpts of the proposed site plan, floor plan, and proposed building elevations are provided below and on the following pages as Figures 6 through 10. The complete set of plans is provided in the application materials (**Attachment C**).

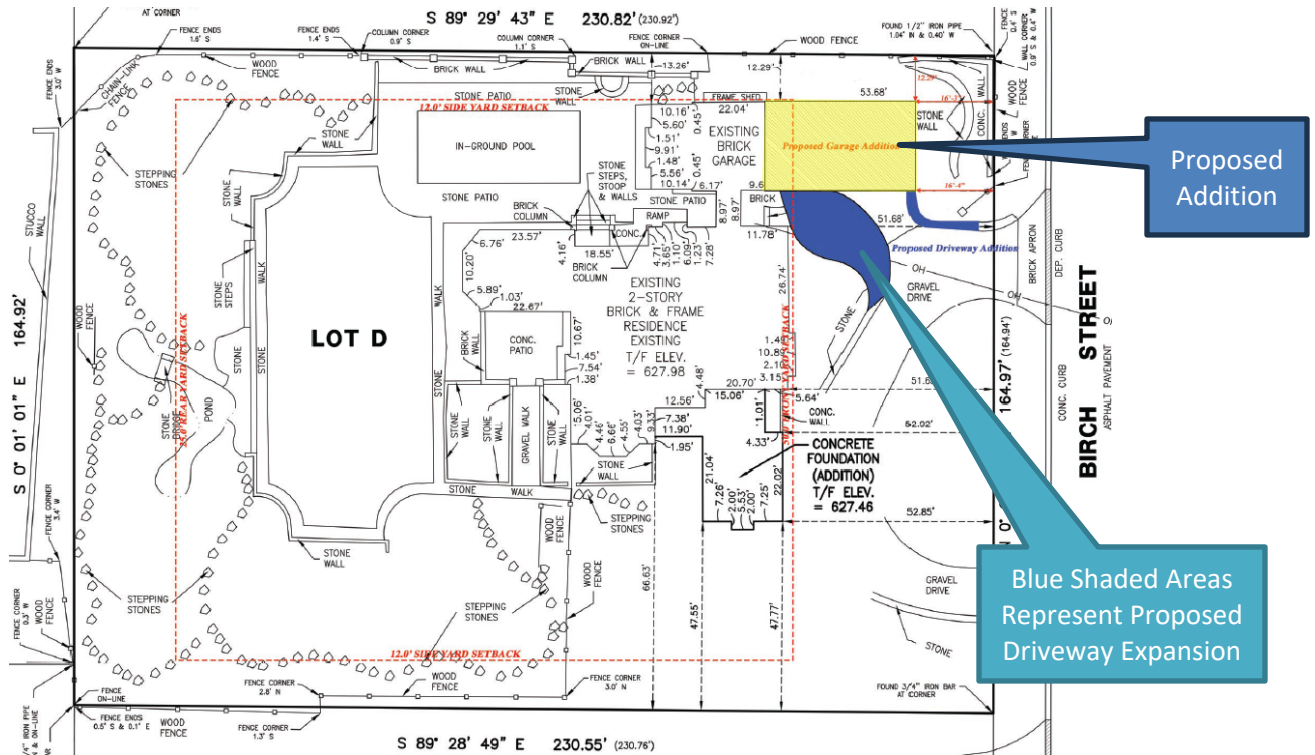


Figure 6 – Proposed Site Plan

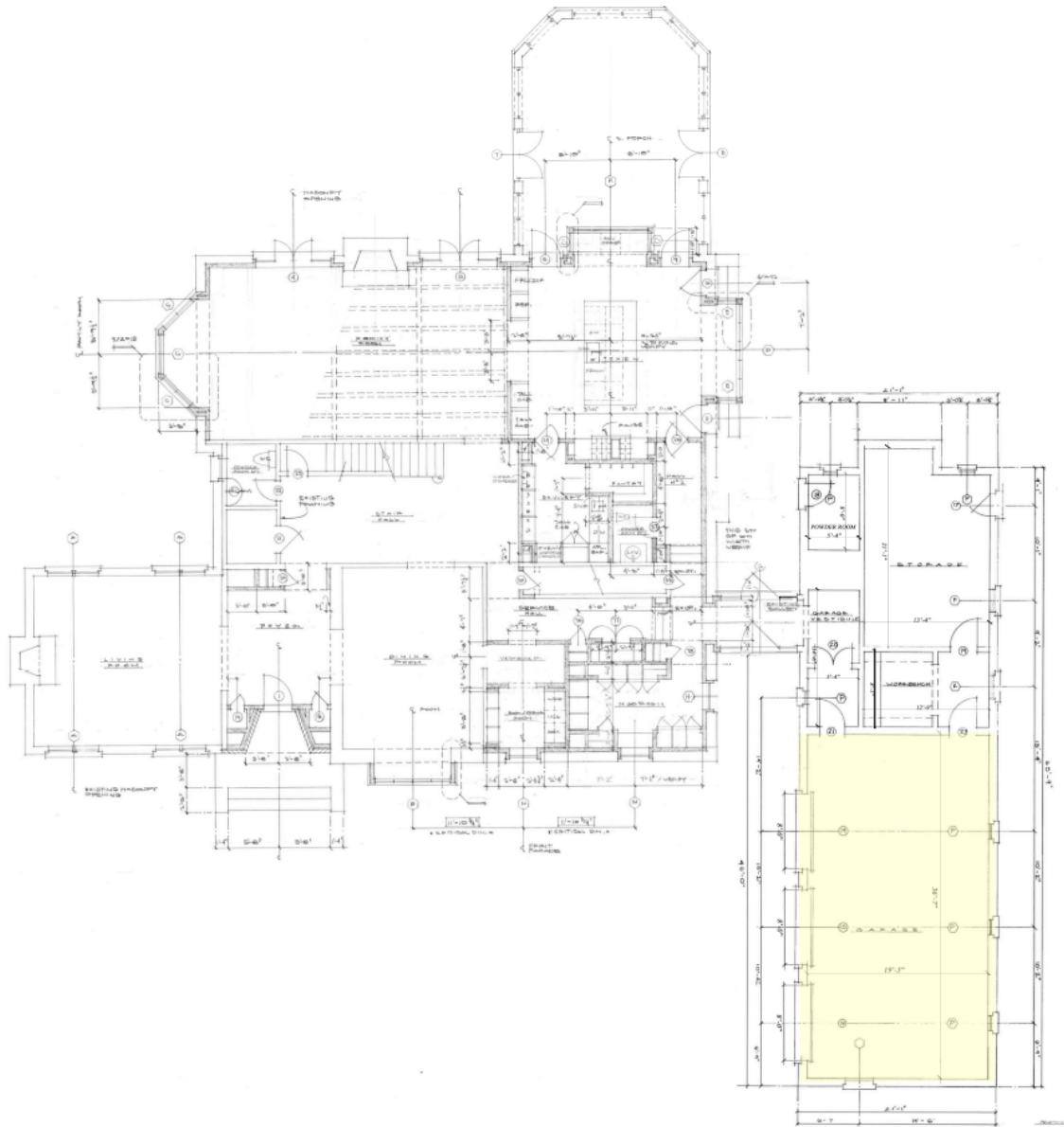


Figure 7 – Proposed First Floor Plan

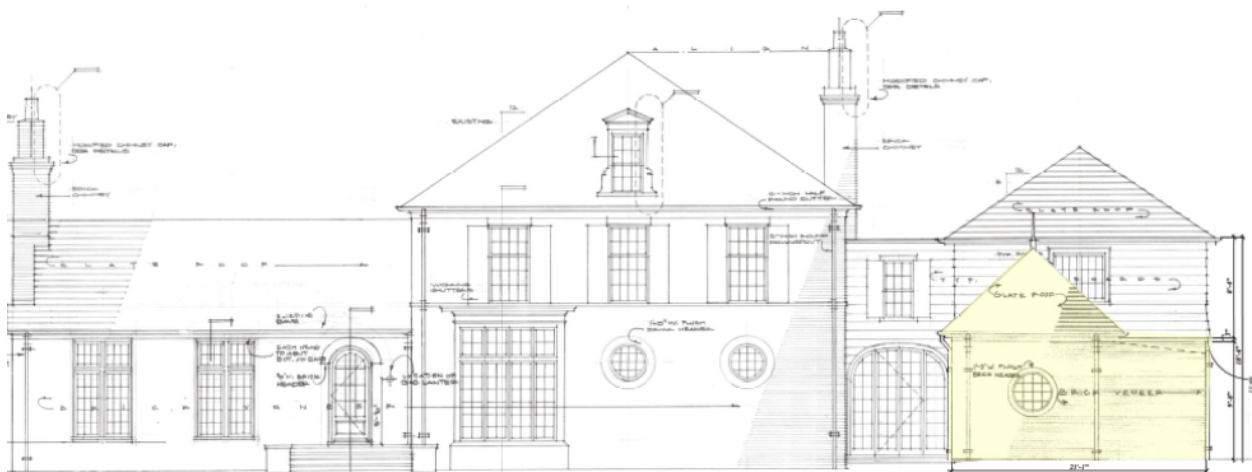


Figure 8 – Proposed Front (East) Elevation



Figure 9 – Proposed North Side Elevation

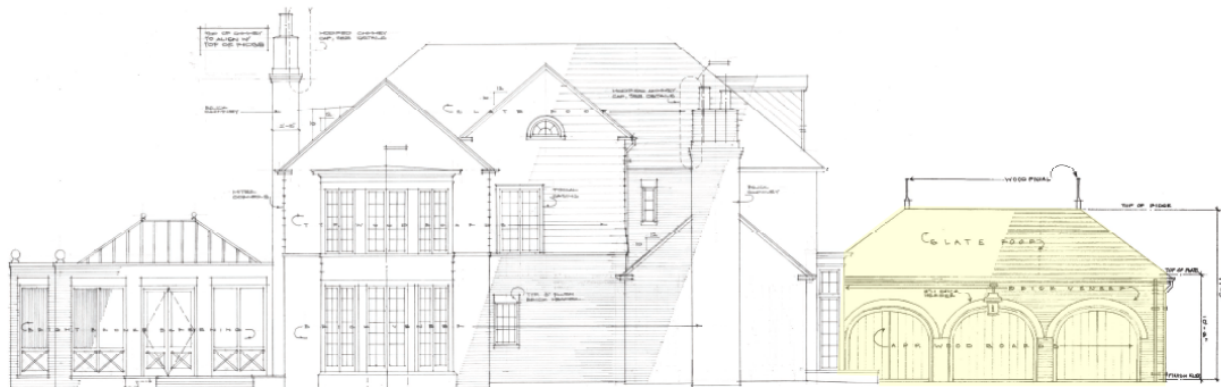


Figure 10 – Proposed South Side Elevation

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 11 on the following page represents the Subject Property's proximity to the floodplain; the cyan represents the 100-year floodplain, the orange represents the 500-year floodplain. A portion of the Subject Property along the north property line, west of the existing residence, is located within the 100-year floodplain; however, the residence itself is not. Any improvements within the 100-year floodplain are subject to the Village's Flood Hazard Protection Ordinance and the Metropolitan Water Reclamation District (MWRD) Water Management Ordinance (WMO). The proposed addition is located east of the existing residence, away from the 100-year floodplain.



Figure 11 – 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 attached garage addition to provide a front yard setback of 16.25 feet from the east property line along Birch Street, whereas a minimum of 50 feet is required, a variation of 33.75 feet (67.5%). The existing residence is legally nonconforming with respect to the front yard setback as it currently provides a front yard setback of 49.55 feet, encroaching the minimum required setback of 50 feet by 0.45 feet.

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.

After hearing from the Applicant, and the public, the Board may decide to act on one of two options:

1. Continue the public hearing to a specific date to provide the Applicant and/or staff with additional time to address questions and comments from the Board; or
2. Consider a motion recommending approval or denial of the variation. If the ZBA is prepared to make a recommendation to the Village Council regarding the requested relief, 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 16.25 feet from the easterly property line along Birch Street, whereas a minimum of 50 feet is required, a variation of 33.75 feet (67.5%) [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 D: Public Correspondence

ATTACHMENT A

ZONING MATRIX

ADDRESS: 270 Birch Street

CASE NO: 24-16-V2

ZONING: R-2

ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (2)
Min. Lot Size	24,000 SF	38,048 SF	N/A	N/A	OK
Min. Average Lot Width	100 FT	164.77 FT	N/A	N/A	OK
Min. Lot Depth	200 FT	230.92 FT	N/A	N/A	OK
Max. Roofed Lot Coverage	9,512 SF (1)	5,044.36 SF	5,833.38 SF	789.02 SF	OK
Max. Gross Floor Area	10,566.04 SF (1)	7,837.69 SF	8,626.71 SF	789.02 SF	OK
Max. Impermeable Lot Coverage	19,024 SF (1)	13,489 SF	13,955.07 SF	466.07 SF	OK
Min. Front Yard (Birch/East)	50 FT	49.55 FT	16.25 FT	-33.3 FT	33.75 FEET (67.5%) VARIATION
Min. Side Yard (North)	12 FT	10.29 FT	10.29 FT (3)	0 FT	EXISTING NONCONFORMING
Min. Total Side Yards	49.43 FT	57.44 FT	57.44 FT	0 FT	OK
Min. Rear Yard (West)	25 FT	+95 FT	+95 FT	0 FT	OK

NOTES:

(1) Based on lot area of 38,048 s.f.

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

(3) Proposed garage addition would provide a north side yard setback of 12.29 feet.

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 270 Birch Street</i> <i>Based upon preliminary review of information to date, it appears that 270 Birch Street <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 by zoning that will be removed and replaced, and/or b) The amount of ILC in addition to what currently exists on the lot.	

Stormwater Volume Requirements for Development Sites

	The amount of required detention volume is then determined using the run-off coefficient for 100-year storm event.	
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VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. 24-16-V2

Property InformationSite Address: 270 BIRCH STREET, WINNETKA, IL 60093Owner InformationName: SPENCER ALEX KAEHLERPrimary Contact: ALEX KAEHLERAddress: [REDACTED]Phone No. [REDACTED]City, State, ZIP: WINNETKA, IL 60093Email: [REDACTED]

Date property acquired by owner: _____

Architect InformationAttorney InformationPrimary Contact: JAMES LAUGHLIN

Primary Contact: _____

Address: 2829 2ND AVENUE B.

Address: _____

City, State, ZIP: BIRMINGHAM, AL 35233

City, State, Zip: _____

Phone No. (205) 807-7814

Phone No. _____

Email: JIMMY@JAMESLAUGHLIN.COM

Email: _____

Nature of any restrictions on property: EXISTING NONCONFORMING
BUILDING CODES, DEPTH OF PROPERTY, SEE ATTACHED

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

* SEE ATTACHED SHEET FOR DETAILS *Property Owner Signature: [REDACTED]Date: 7/9/24



James B. Laughlin

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 proposal herein is a result of the hardships listed below (2). A garage located in the rear quarter of the lot would be closer to the adjacent residence than those forward of the house which would not satisfy items number 3-8.

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

Due to the large area of the parcel, the existing residence engages the front yard setback and spans nearly the entire width of the property offering no workable solutions. This hardship applies to the subject property where adjacent parcels of a similar lot size are further set back leading to more opportunities. Our proposal is a solution with this hardship considered which further allows the applicant to preserve the integrity of the historic home. Any solutions to this hardship would involve demolition of part of the pre-war dwelling.

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

The current residence is a pre-war dwelling that contributes to the neighborhood fabric. It was also in derelict condition to the extent that it could be demolished. The new owner elected to restore the existing home to its original condition, with historically informed improvements. The proposal exceeds the expectation of the local character. The same investment and attention to historically informed details would be taken into account with the execution of this addition. Further, continuing the pre-war style helps maintain neighborhood character compared to many new construction dwellings and additions.

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

The proposal herein does not impair an adequate supply of air and light to all adjacent parcels. The proposed addition is out of view from the dwelling to the left (north). It is entirely forward of the dwelling to the right (south).

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

"The hazard from fire and other damages to the property will not be increased;" If anything, the proposed addition will further minimize this risk as the garage door faces opposite of the adjacent parcel and all modern fire retardant systems will be implemented.

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

The taxable value will not be diminished, but improved. Some of the current renovations are less in keeping with the architectural qualities of the dwelling. Our revert approach in what we have proposed in terms of scale, materials, and siting would contribute to the village.

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

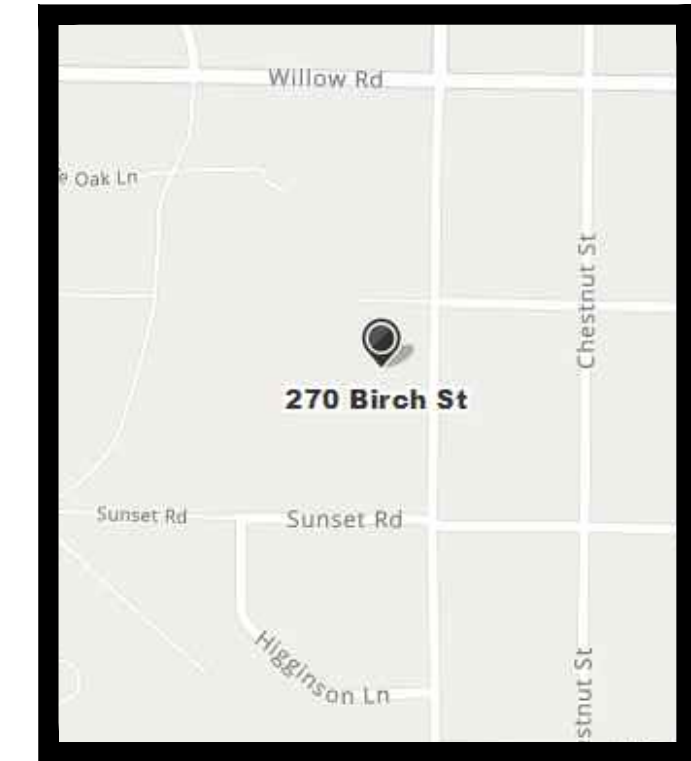
"The congestion in the public street will not increase;" ... further the vehicular access to our proposal is inward facing whereas the current, non-conforming garage door faces the street. This ergonomically and visually will ensure this condition is met.

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

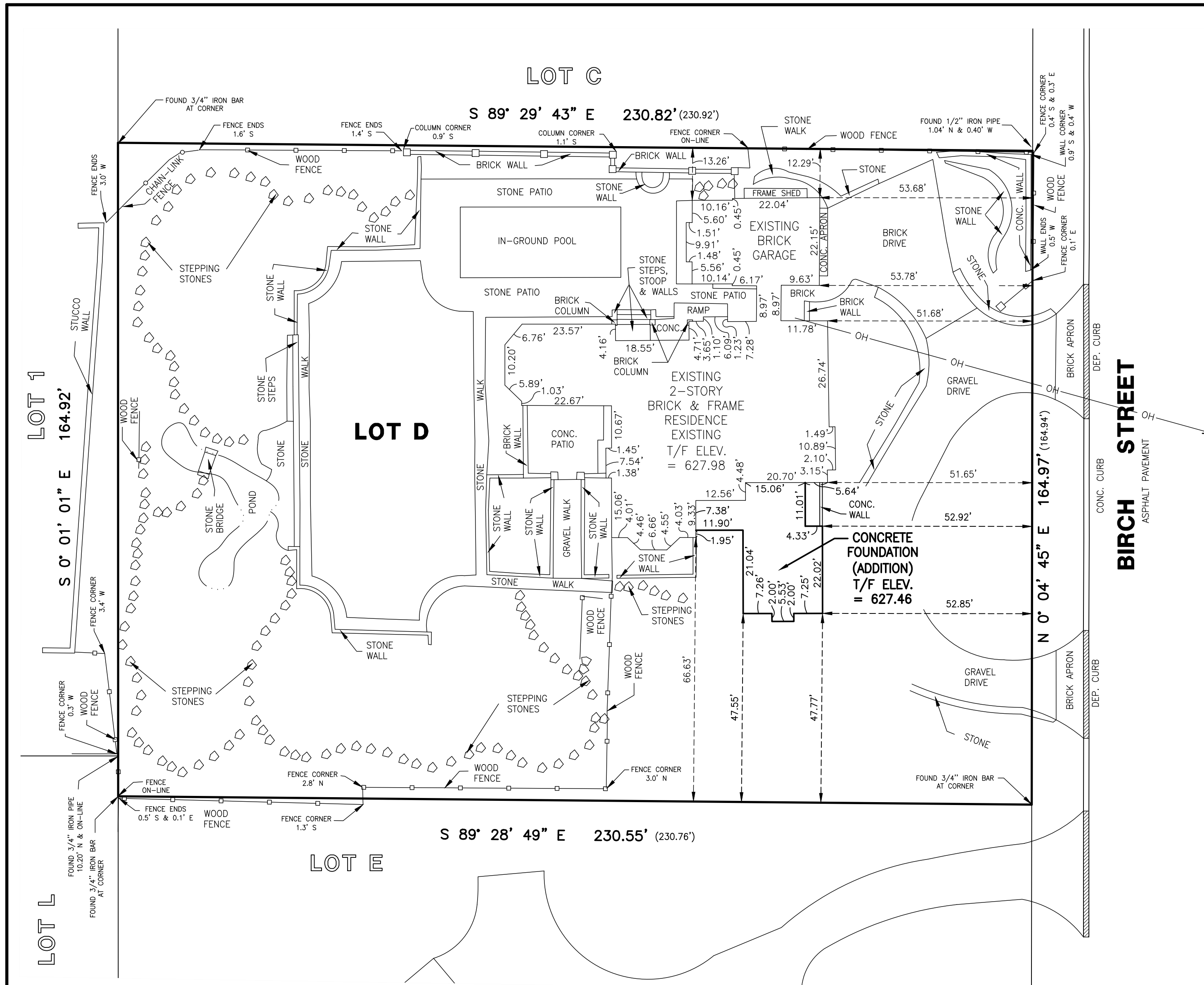
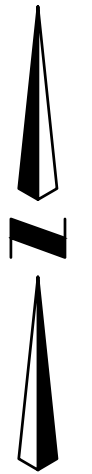
"The public health, safety, comfort, morals and welfare of the inhabitants of the Village will not be otherwise impaired." The proposal will further minimize the number of vehicles visible to the public way and the scale of the proposed addition will visually fall back out of view and seamlessly be integrated to the neighborhood fabric.

PLAT OF SURVEY

LOT D IN OWNER'S CONSOLIDATION OF LOTS 10 THROUGH 72 IN OAK GROVE ADDITION TO WINNETKA INCLUDED WITH VACATED WINDES AND OSGOOD STREETS, A SUBDIVISION OF THE EAST 8 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LOCATION MAP
NOT TO SCALE



SURVEYORS NOTES:

1. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
2. SURVEY FOR THE PURPOSE OF DEPICTING ADDITION.
3. BUILDING TIES SHOWN HEREON ARE MEASURED TO THE OUTSIDE FACE OF FINISHED CONCRETE FOUNDATION.
4. () DENOTES RECORD DIMENSION.
5. BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS.
6. ORIGINAL CLIENT- DONALD ASHER
7. ORIGINAL FIELD WORK COMPLETED- 08-14-20

GENERAL NOTES:

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
3. ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE SHOWN HEREON. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
4. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

LEGEND

- POWER POLE
— OH — OVERHEAD LINES

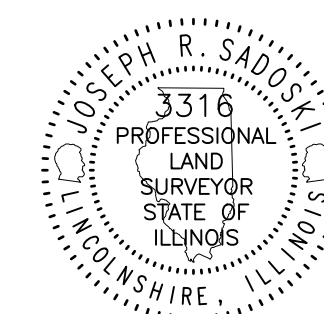
AREA

38,048 Sq. Ft. OR 0.87 ACRES (MORE OR LESS)

STATE OF ILLINOIS } SS
COUNTY OF LAKE }

WE, GREENGARD INC., DO HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 18TH DAY OF FEBRUARY, A.D., 2021.



GREENGARD, INC.
111 BARCLAY BOULEVARD, SUITE 310
LINCOLNSHIRE, ILLINOIS 60069

Joseph R. Sadoski
JOSEPH R. SADOSKI
ILLINOIS

PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES 11-30-22.



GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3615
PHONE: 847-634-3883 FAX: 847-634-0687
E-MAIL: 231@GREENGARDINC.COM
ILL. REGISTRATION NO. 184-000995

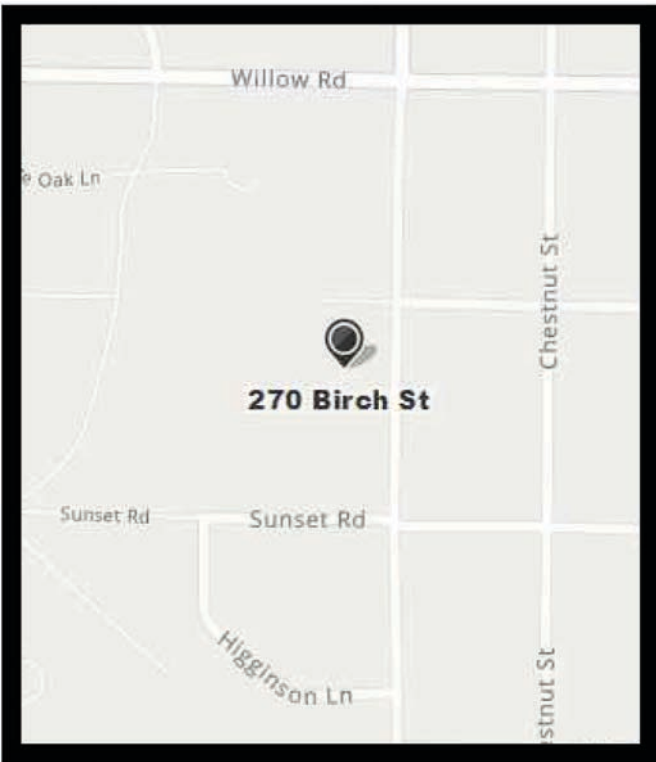
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SHEET 1 OF 1

270 BIRCH STREET - WINNETKA, ILLINOIS

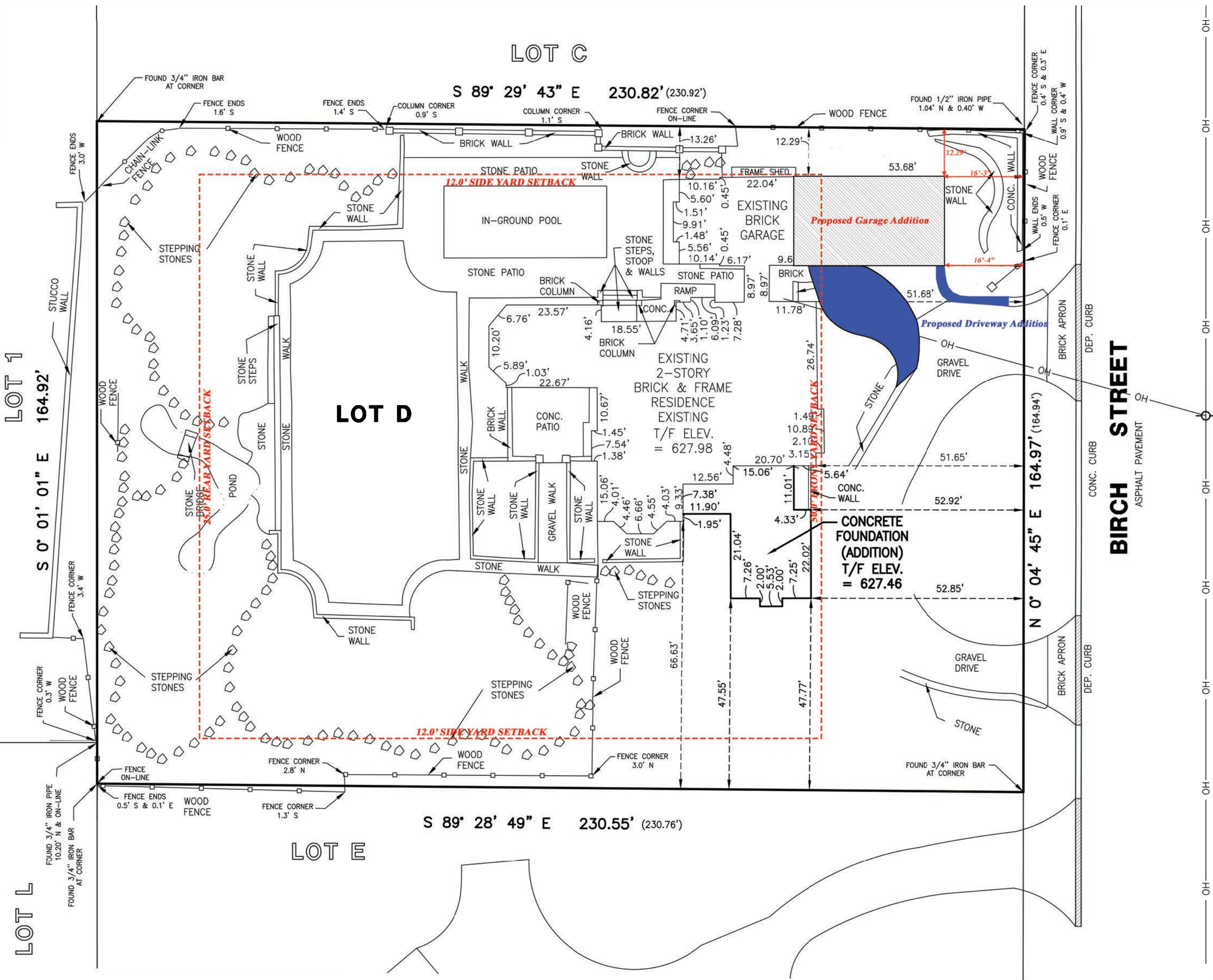
PLAT OF SURVEY

PLAT OF SURVEY

LOT D IN OWNER'S CONSOLIDATION OF LOTS 10 THROUGH 72 IN OAK GROVE ADDITION TO WINNETKA INCLUDED WITH VACATED WINDES AND OSGOOD STREETS, A SUBDIVISION OF THE EAST 8 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



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NOT TO SCALE



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- ORIGINAL FIELD WORK COMPLETED- 08-14-20

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- COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

LEGEND

- POWER POLE
— OH — OVERHEAD LINES

AREA

38,048 Sq. Ft. OR 0.87 ACRES (MORE OR LESS)



STATE OF ILLINOIS }
COUNTY OF LAKE } SS

WE, GREENGARD INC., DO HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 18TH DAY OF FEBRUARY, A.D., 2021

Joseph R. Sadoski
JOSEPH R. SADOSKI
ILLINOIS

GREENGARD, INC.
111 BARCLAY BOULEVARD, SUITE 310
LINCOLNSHIRE, ILLINOIS 60069

PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES 11-30-22.

DESIGNED BY: AN	DATE: 08-17-20
CHECKED BY: JRS	DATE: 08-19-20
APPROVED BY:	DATE:
JS	02-17-21
DRAWN BY:	DATE:
FOUNDATION LOCATION ADDITION	
REVISIONS	



GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3615
PHONE: 847-634-3883 FAX: 847-634-0687
E-MAIL: 231@GREENGARDINC.COM
ILL. REGISTRATION NO. 184-000995
Page 98 of 111

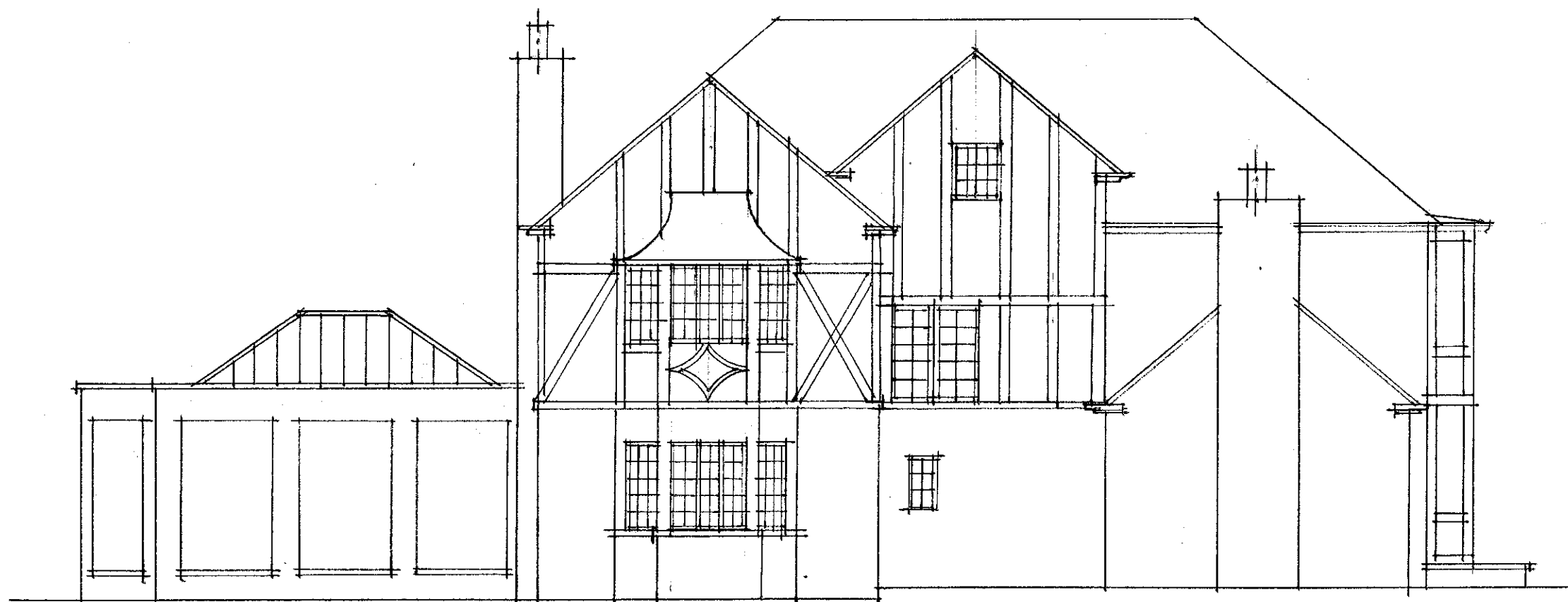
SCALE:	1"=20'
DRAWING No.	66161
SHEET	1 OF 1

270 BIRCH STREET - WINNETKA, ILLINOIS

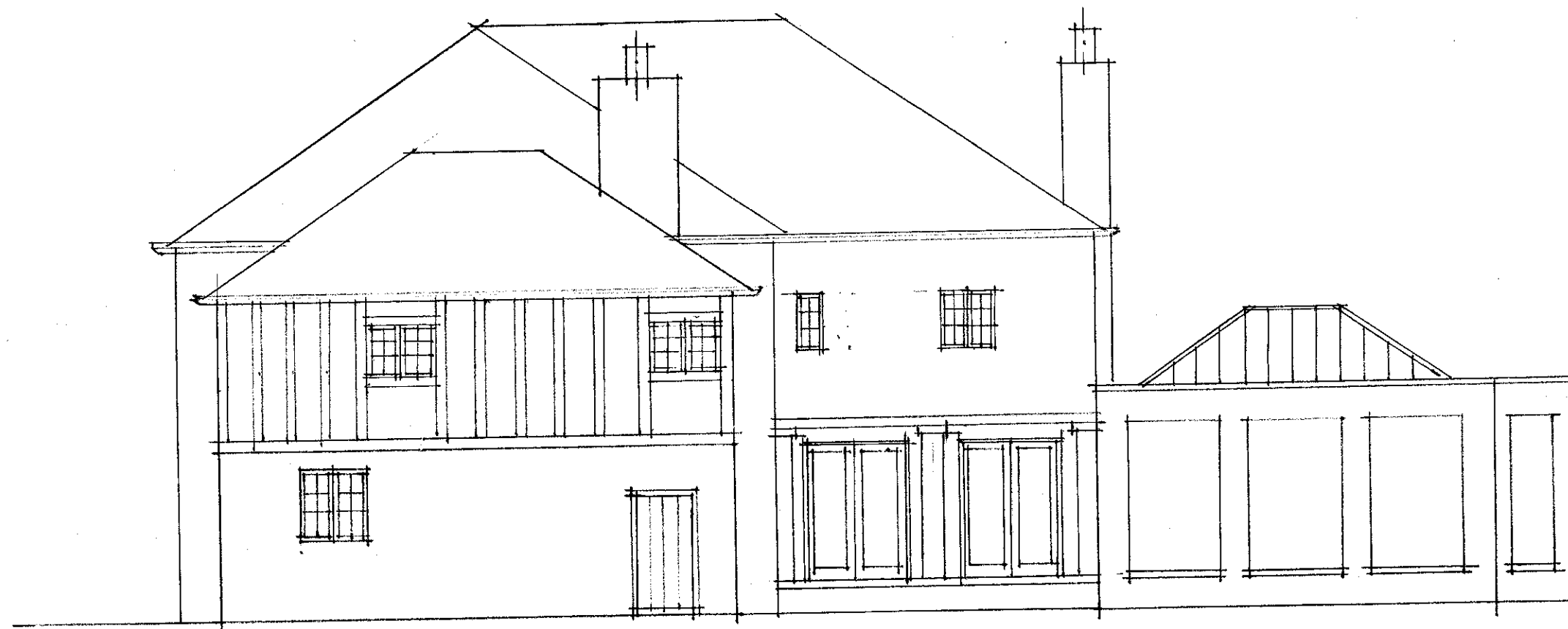
PLAT OF SURVEY



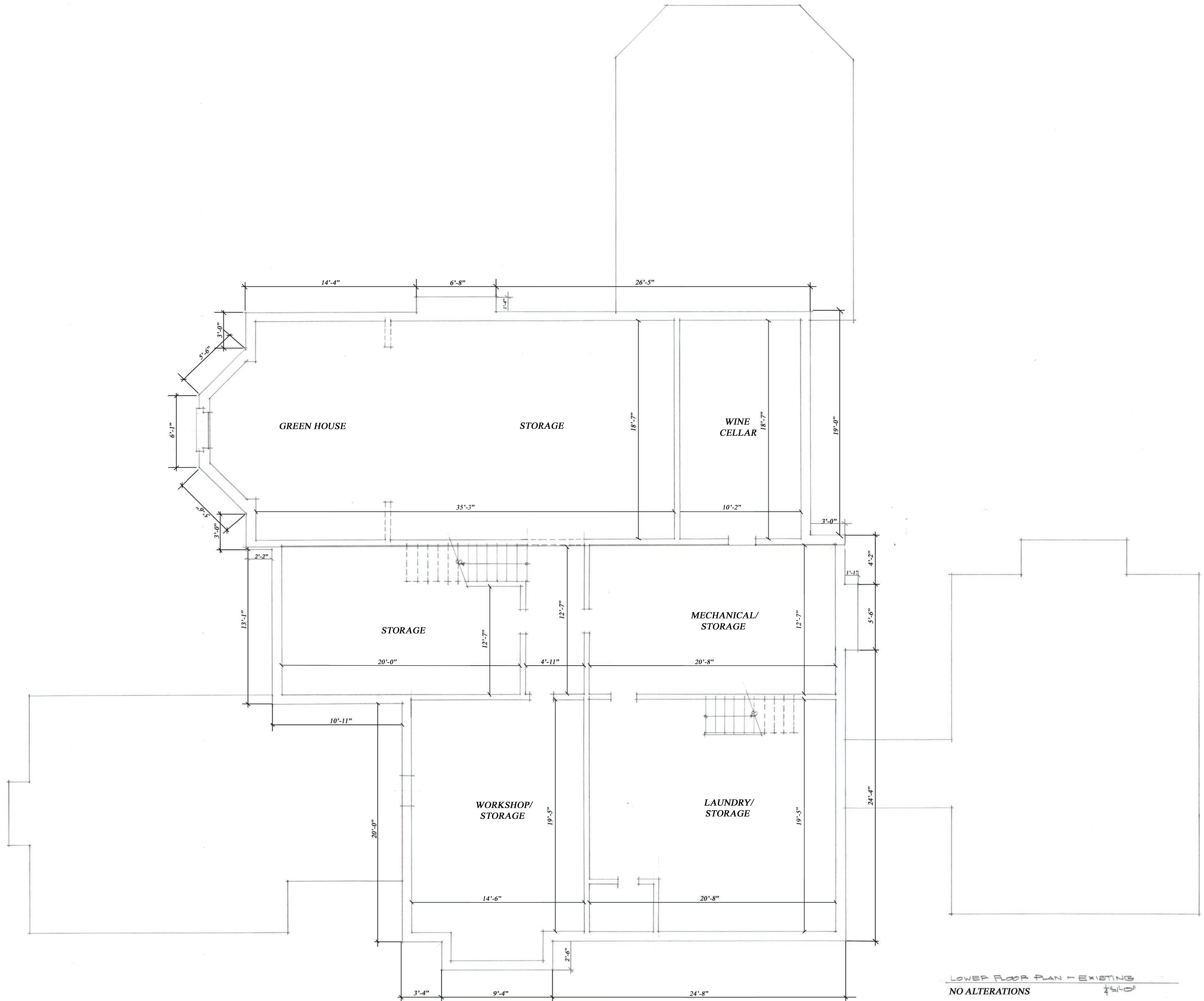
EXISTING EAST ELEVATION 1/8"=1'-0"



EXISTING SOUTH ELEVATION 1/8"=1'-0"



EXISTING NORTH ELEVATION 1/8"=1'-0"



LOWER FLOOR PLAN - EXISTING
NO ALTERATIONS

James B. Laughlin

(603) 771-6655

jamesb.laughlin.com

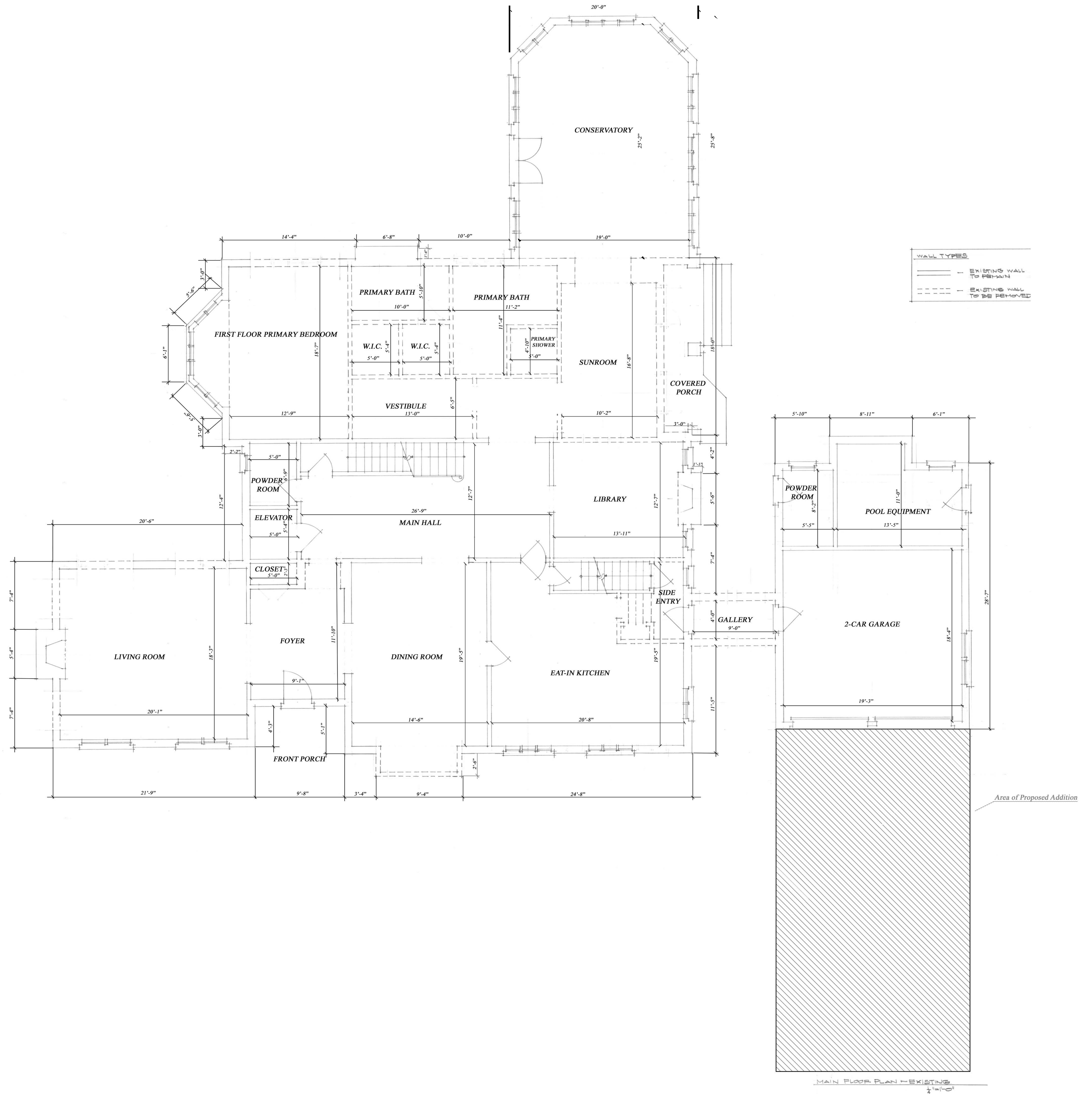


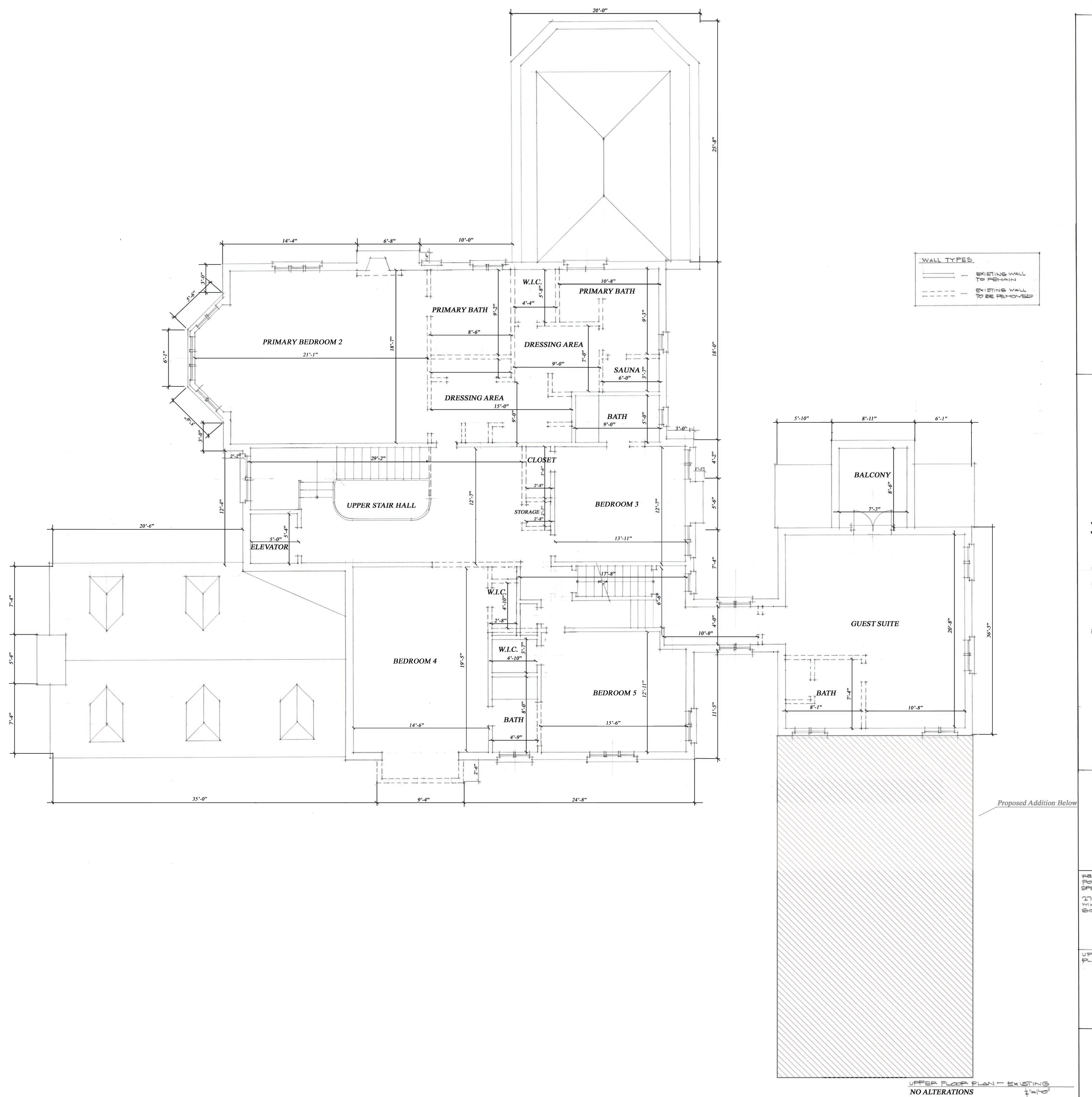
RENOVATIONS
FOR ALEX AND
SPENCER KAEHLER
270 BIRCH ST.
WINNETKA, IL
60093

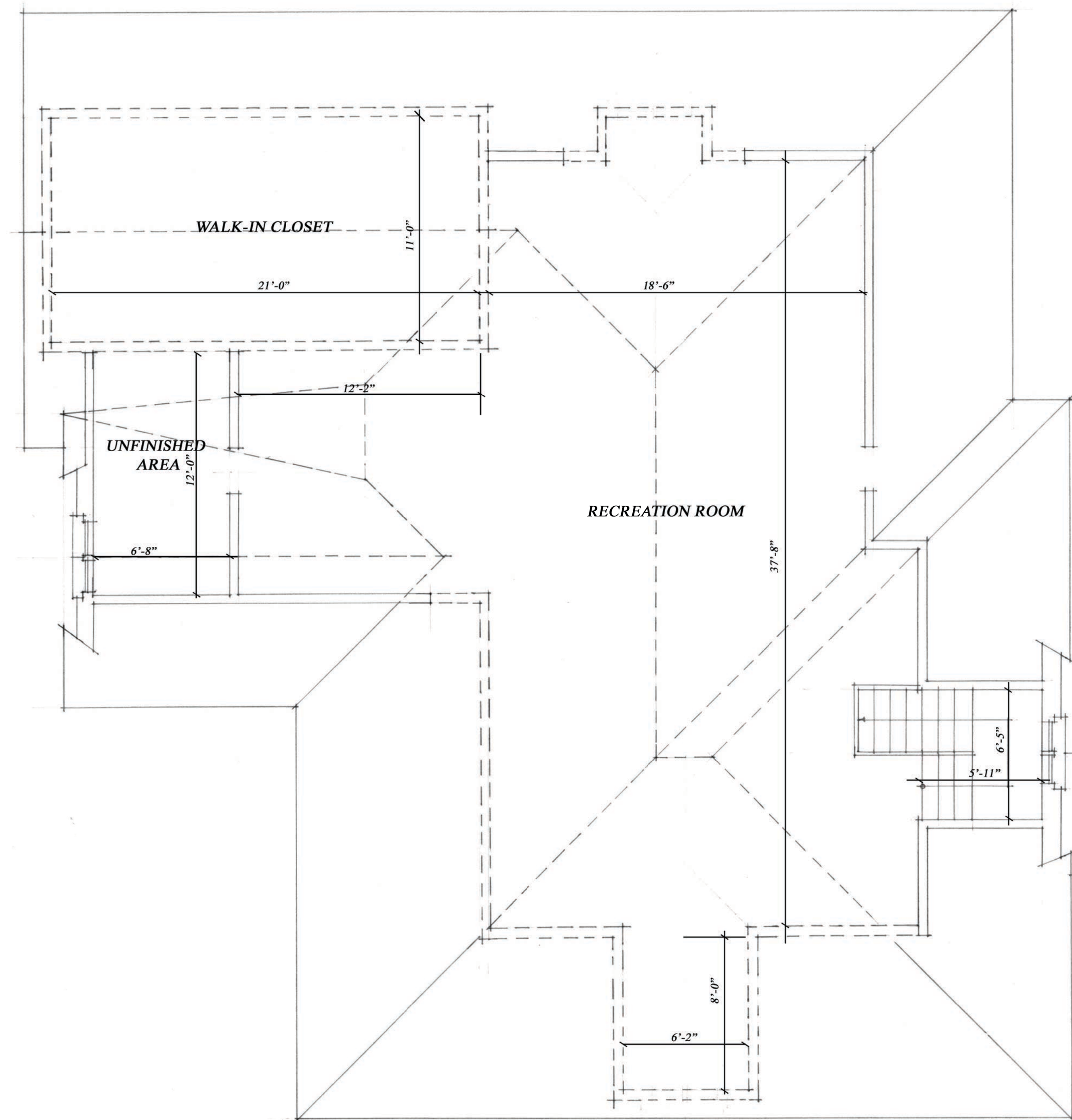
LOWER FLOOR
PLAN - EXISTING,
DEMOLITION
PLAN

MARCH 8, 2024

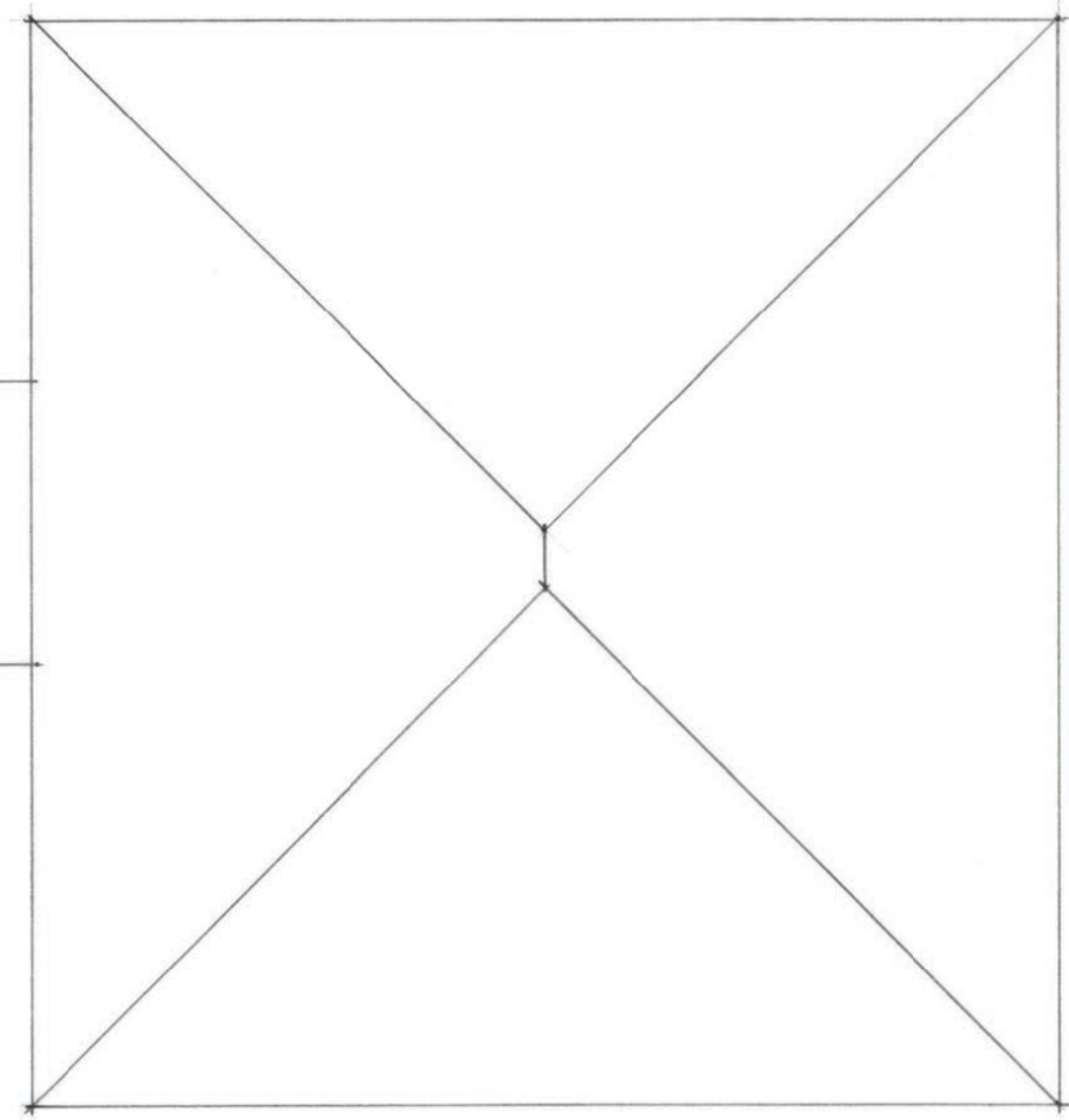
A-1





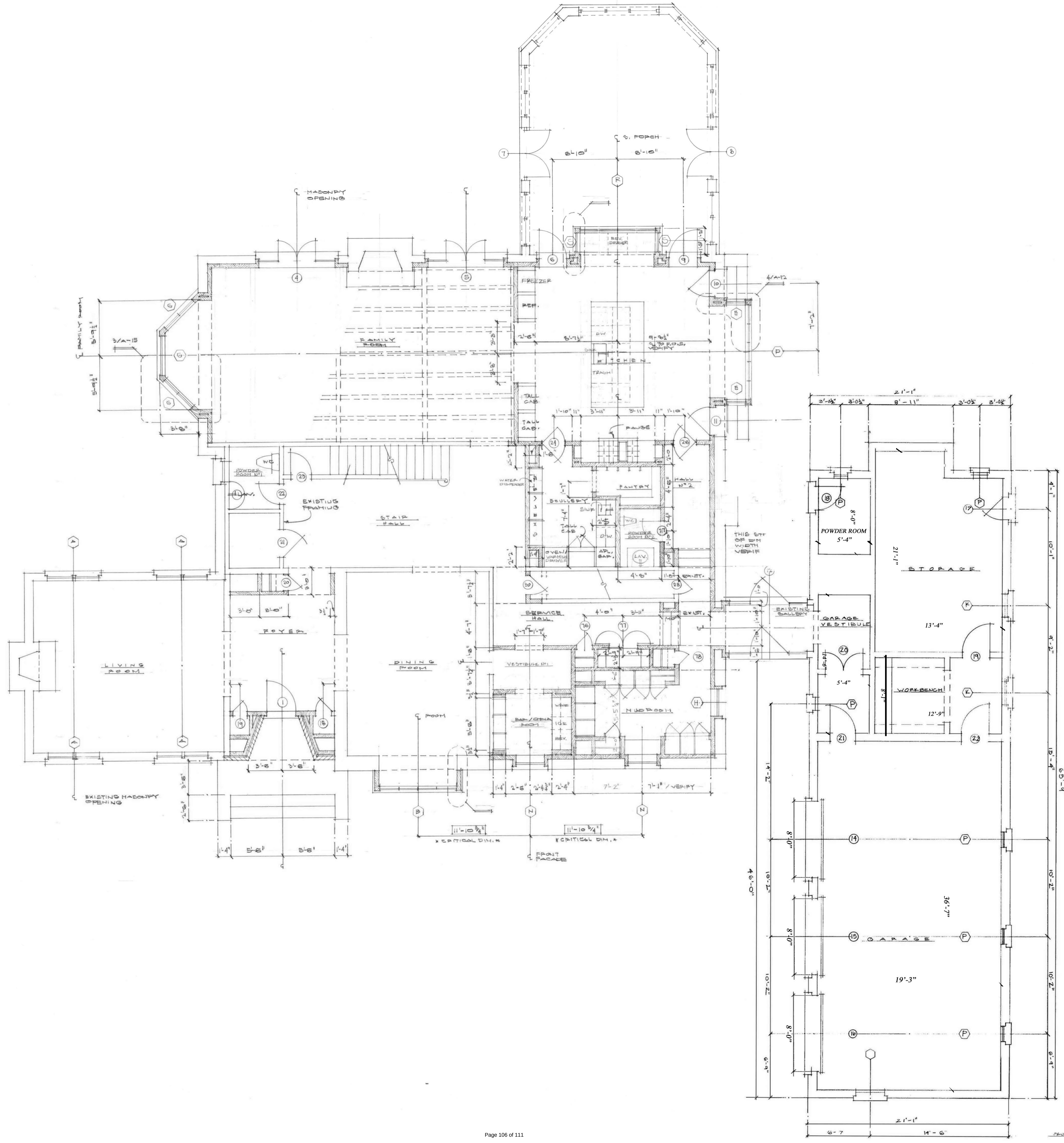


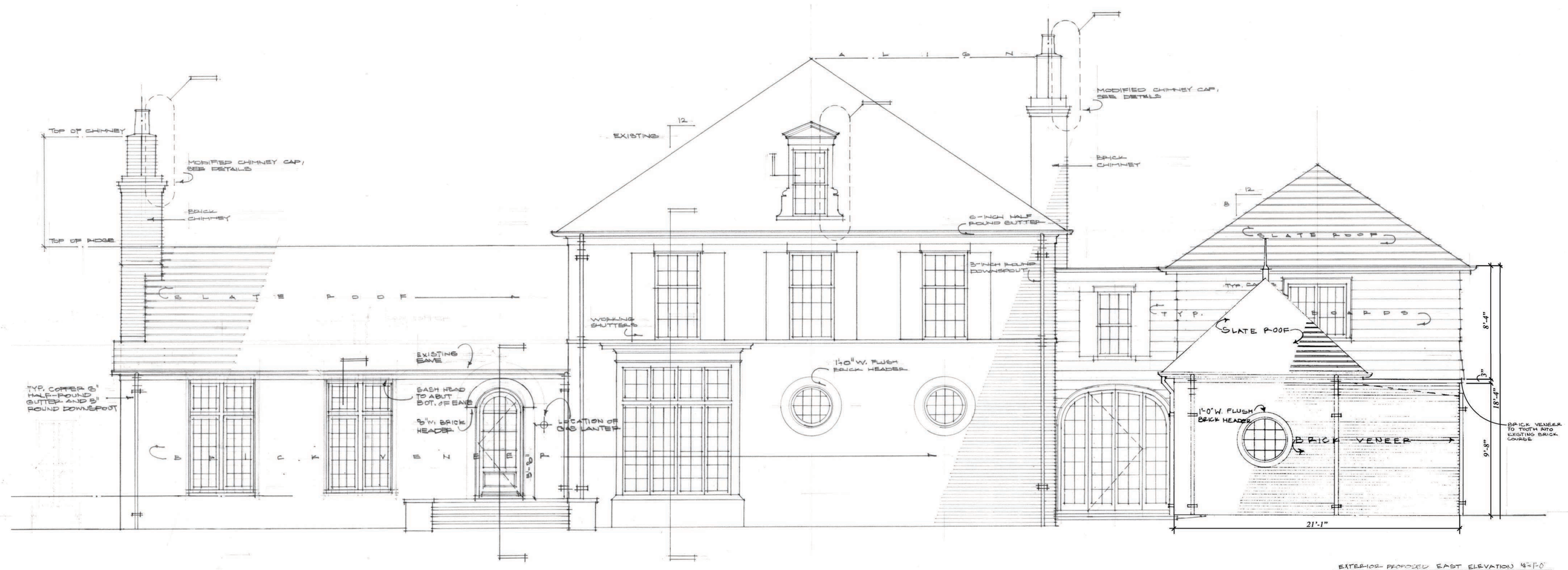
WALL TYPES	
—	EXISTING WALL TO REMAIN
- - -	EXISTING WALL TO BE REMOVED



ATTIC FLOOR PLAN - EXISTING
NO ALTERATIONS

1/2"=1'-0"





EXTERIOR- PROPOSED EAST ELEVATION 48'-10"

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(608) 775-6655

RENOVATIONS
FOR ALEX AND
SPENCER KUBER
270 BIRCH ST.
WINNEBAGO, IL
60093

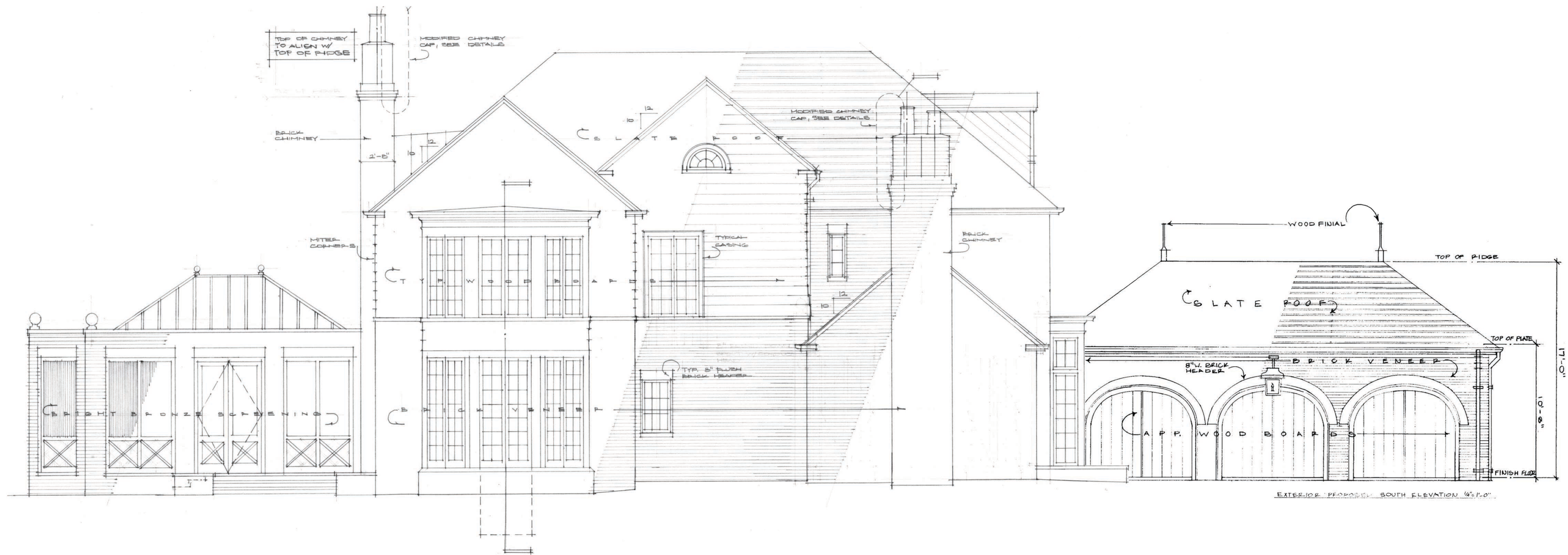
EXTERIOR
ELEVATION



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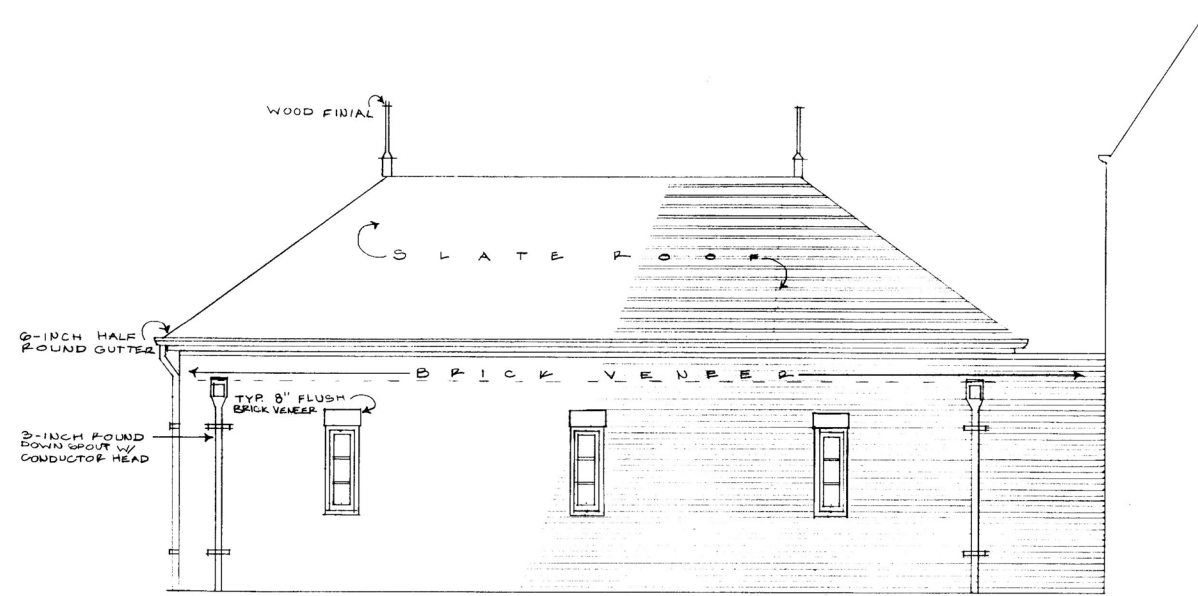
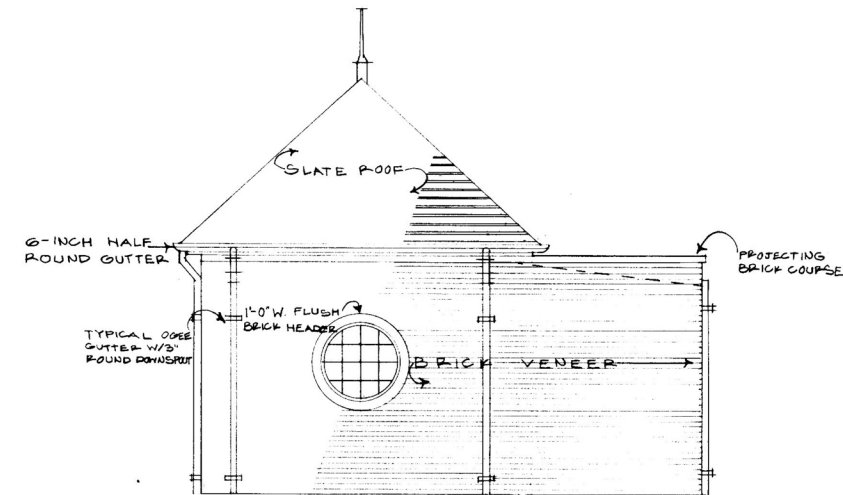
EXTERIOR
ELEVATION



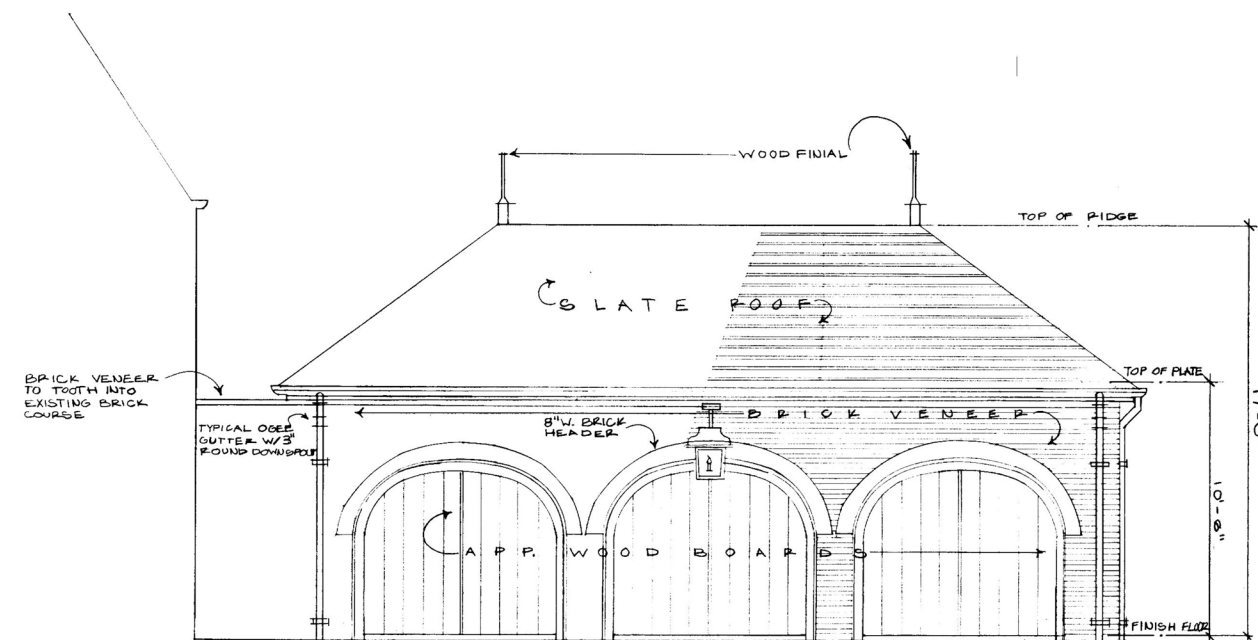
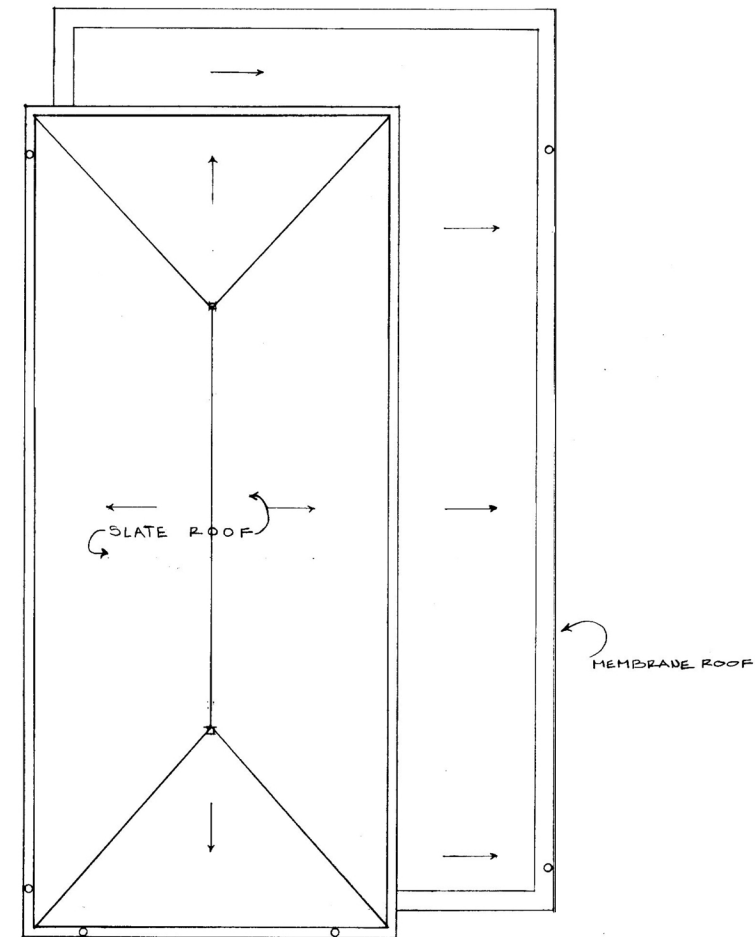
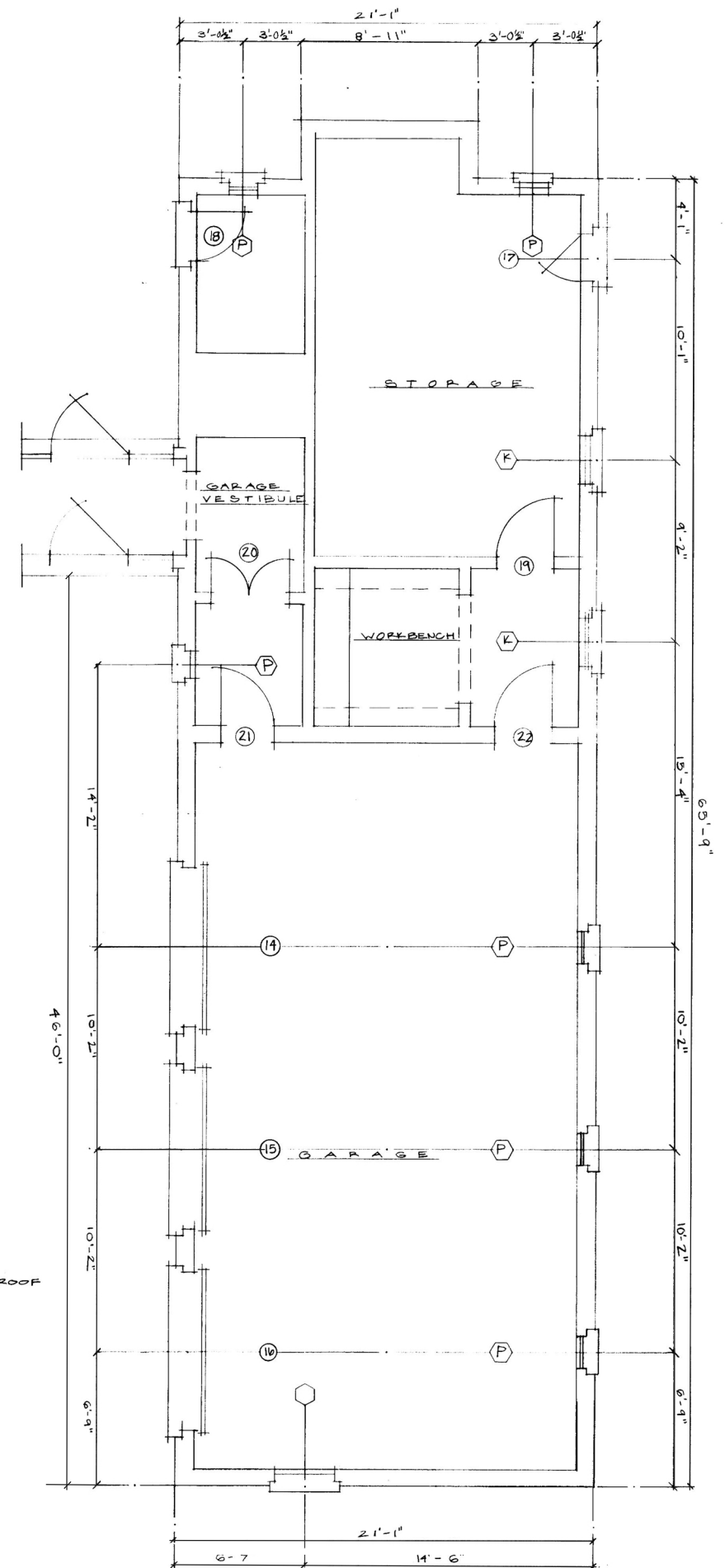
James B. Laughlin
 (605) 775-6055
 jamesb@jblinc.com

RENOVATIONS
 FOR ALEX AND
 SPENCER REHLER
 210 BIRCH ST.
 WINNEBAGO, IL
 60093

EXTERIOR
 ELEVATIONS

ELEVATION AT REAR $\frac{1}{8}"=1'-0"$ ELEVATION AT STREET $\frac{1}{8}"=1'-0"$

Note - the proposed garage addition is 46'-0" x 21'-1"; drawings scale 1/8" = 1'-0"

ELEVATION AT MOTOR COURT $\frac{1}{8}"=1'-0"$ ROOF PLAN $\frac{1}{8}"=1'-0"$ 1ST FLOOR PLAN $\frac{1}{8}"=1'-0"$

ATTACHMENT D

From: [REDACTED]
To: [Planning](#)
Cc: [REDACTED]
Subject: Case No 24-16-V2 (270 Birch)
Date: Sunday, November 3, 2024 3:57:33 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.

We, T. Patrick and Cathlin Murphy, are the owners of 250 Birch St Winnetka, directly south of the Kaehler residence at 270 Birch. We strongly advocate for the city to approve the zoning variation request and allow an extended garage to encroach on the 50 foot setback.

The proposal is the most logical way to allow for more garage space for a family, with it connected off the existing mudroom/kitchen. Any other proposal either limits garage/storage space, breaks up the yard and/or creates a 2nd structure on the property. We are grateful this 100 year old has been lovingly restored, rather than razed. I would love to see the city continue to make decisions that favor those that look to preserve these home and make them functional for the next 100 years.

I don't plan to attend the hearing in person but am happy to speak further with anyone from the city,

Patick Murphy
[REDACTED]

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