



Village of Winnetka

Zoning Board of Appeals Regular Meeting

February 10, 2025 at 7:00 PM
Village Hall Council Chambers
510 Green Bay Road

AGENDA

1. **Call to Order & Roll Call**
2. **Approval of Minutes**
 - a. December 9, 2024, Regular Meeting Minutes
3. **Community Development Report**
4. **New Cases**
 - a. **Case No. 25-01-V2: 314 Walnut Street:** An application seeking approval of zoning variations to allow construction of a new detached garage and a two-story addition to the existing residence at 314 Walnut Street. The requested variations would permit the proposed improvements to (i) exceed the maximum permitted front yard lot coverage along Wilson Street; (ii) exceed the maximum permitted gross floor area, (iii) provide less than the minimum required front yard setback from the west property line along Wilson Street to the proposed detached garage; and (iv) provide less than the minimum required corner yard setback from the north property line along Orchard Lane to the proposed addition to the existing residence. The Village Council has final jurisdiction on this request.
5. **New Business**
 - a. March 10, 2025, Regular Meeting - Quorum Check
6. **Public Comments**
7. **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).

**WINNETKA ZONING BOARD OF APPEALS MEETING MINUTES
DECEMBER 9, 2024**

Zoning Board Members Present:

Matt Bradley, Chairman
Mark Haller
Lynn Hanley
Kathryn Leister
Kate Casale MacNally
Mike Nielsen
Todd Vender

Zoning Board Members Absent:

None

Village Staff:

David Schoon, Director of Community Development
Christopher Marx, Associate Planner

Village Attorney:

Peter Friedman

Call to Order & Roll Call:

Chairman Bradley called the meeting to order at 7:05 p.m. Roll call was taken of the Board Members present.

Approval of Meeting Minutes.

Chairman Bradley asked for a motion to approve the November 11, 2024, meeting minutes. A motion to approve the November 11, 2024, meeting minutes was made by Ms. Casale MacNally and seconded by Mr. Nielsen. A vote was taken and the motion unanimously passed, 7 to 0:

AYES: Bradley, Casale MacNally, Haller, Hanley, Leister, Nielsen, Vender

NAYS: None

Community Development Report.

Mr. Schoon stated there is no Community Development Report.

Chairman Bradley asked for a motion to call the agenda out of order. A motion to present Case No. 24-27-V, 780 Prospect Avenue, was made by Mr. Nielsen and seconded by Ms. Casale MacNally. A vote was taken and the motion unanimously passed, 7 to 0:

AYES: Bradley, Casale MacNally, Haller, Hanley, Leister, Nielsen, Vender

NAYS: None

New Cases:

a. Case No. 24-27-V: 780 Prospect Avenue: An application seeking approval of a zoning variation to allow construction of a one-story addition to the existing residence at 780 Prospect Avenue. The requested variation would permit the addition to exceed the maximum permitted gross floor area. The Zoning Board of Appeals has final jurisdiction on this request.

Mr. Marx identified the variation being requested and property's owner, location, size and zoning classification in addition to where the home is legally nonconforming. He referred to the pictures of the home from various vantage points and identified the proposed addition's location. Mr. Marx explained the need for the GFA variation and referred to illustrations of the proposed addition including a

1 mudroom and rear entrance extension as well as the proposed elevation renderings. He stated following
2 the applicant's presentation, public comment and Board discussion, a Board Member may make a
3 motion to approve or deny the request. Mr. Marx noted one public correspondence was received and
4 included in the agenda packet as Attachment E and asked if there were any questions. No questions
5 were raised at this time.

6
7 Chairman Bradley swore in those speaking to this matter. Ellen Whitehead, the project architect, stated
8 that the historic home was purchased by Sarah and Chris Martinez in 2019 and identified the home's
9 nonconforming aspects in the corner yard setback and minimum lot area. She stated the lot is
10 undersized for the zoning district, was built in the early 1900's and has had several additions by various
11 owners. Ms. Whitehead stated the 159 square-foot mudroom would be added at the rear of the home
12 and stated the home has minimal storage on the first floor. She explained how the rear entrance serves
13 as a main access point of the home and goes right into the main living area, while adding that a
14 mudroom addition would allow that area to not be interrupted while adding valuable storage space. She
15 also explained that the addition would use some of the home's existing footprint without compromising
16 the connection of the existing living space. Ms. Whitehead then asked if there were any questions. No
17 questions were raised at this time.

18
19 Chairman Bradley asked for public comment. No comments were made at this time. Chairman Bradley
20 then called the matter in for discussion.

21
22 Ms. Casale MacNally stated she is in favor of the request and commented on how the proposed addition
23 would maintain the home's look and feel and add value to the home with a much-needed amenity in the
24 older home. She added she appreciated the applicants' attempts to keep an older home and the
25 neighbors' comments in support. Mr. Haller agreed with Ms. Casale MacNally's comments and noted
26 there were no objections from the neighbors. He also described the request as a reasonable ask. Ms.
27 Leister agreed with the comments made. Mr. Vender stated he had no issues with the request. Ms.
28 Hanley stated the request is for a large home on a small lot and that the request did not meet the first
29 standard in particular. Mr. Nielsen agreed with Ms. Hanley's comments although he felt it was not a
30 huge request. Chairman Bradley described the difficulty of projects such in meeting standards, while the
31 home's nonconformities and the lot's uniqueness should be taken into consideration. He also stated
32 with regard to reasonable return, while mudrooms are nice to have, they are not essential and referred
33 to the amount of additions by previous owners. Chairman Bradley referred back to the uniqueness of
34 the lot size in regard to its zoning district and that he would be in support of the request, given that it's a
35 minimal request.

36
37 Chairman Bradley then asked for a motion to approve the request. A motion to approve the request was
38 made by Mr. Haller and seconded by Ms. Casale MacNally. A vote was taken and the motion passed, 6 to
39 1:

40 AYES: Bradley, Casale MacNally, Haller, Leister, Nielsen, Vender

41 NAYS: Hanley

42
43 **Continued Cases:**

44 **a. Case No. 24-08-SU: 225 Sheridan Road - Centennial Park & Beach:** An application seeking
45 approval of (i) a Special Use Permit to allow construction of improvements to the existing park and
46 beach; (ii) a zoning variation to allow fences and walls to exceed the maximum permitted heights
47 allowed in a front yard setback; and (iii) steep slope exceptions to allow walkways, retaining walls,
48 steps, and seating areas within the steep slope zone. The Village Council has final jurisdiction on this

1 **request. This item was continued from the October 14, 2024 and November 11, 2024 Zoning Board of**
2 **Appeals meetings.**

3 Chairman Bradley explained how the meeting would proceed and swore in those speaking to this
4 matter. Mr. Schoon provided a summary of the November 11, 2024, meeting. He stated following the
5 applicant's presentation and public comment, he explained the Board's options in detail and then asked
6 if there were any questions. No questions were raised at this time.

7
8 Chairman Bradley asked for the applicant's presentation. Christina Codo, Winnetka Park District Board of
9 Commissioners' President, stated their presentation would focus on key project components which
10 were identified as areas of concern including: (i) the pier's design and to ensure it met engineering and
11 safety standards, (ii) to ensure the pier's safety particularly with regard to access and usage, (iii) address
12 parking and usage concerns and how they would be effectively managed, (iv) updates to restroom
13 facilities to ensure they are functional and accessible, (v) the pedestrian bypass and (vi) beach closure
14 and signage to ensure clear and concise communication with the public. She stated they appreciated the
15 Board's input and the opportunity to address community concerns noting they are dedicated to
16 delivering a project which would serve the community for generations to come. Ms. Codo then
17 introduced Shannon Nazzal, the Winnetka Park District Executive Director, Costa Kutulus, Parks and
18 Maintenance Director, Morgan Chapman, The Lakota Group, Bill Loftus, Spaceco Engineering, Peter
19 Lemmon, Kimley Horn, and Adam Simon, the Park District Attorney.

20
21 Costa Kutulus stated they would review the agenda items previously discussed and would elaborate on
22 the pier's design, pier safety, parking and traffic, public restrooms and pedestrian bypass which were the
23 concerns raised at the last meeting. He noted any changes and findings determined at this meeting
24 would have to be reviewed by the Park District Board via their review and approval process. Mr. Kutulus
25 referred to the plan design's renderings and identified several of its elements which have remained as
26 proposed. He stated the pier design's focus was based on coastal engineering and comments from the
27 public while identifying lakebed down cutting and littoral drift which he described in detail as being the
28 reasons for the pier and armor stone surround. Mr. Kutulus identified illustrations of littoral barrier
29 examples at several other beaches over the course of several years as well as images of the pier's cross
30 sections. He then provided additional details in terms of the need for the structure's size and scale with
31 regard to its appearance relating to the lake levels.

32
33 Shannon Nazzal read a design statement they received from Red Barn, the project's coastal engineer,
34 into the record. Mr. Kutulus identified the statement as a key piece with regard to the project's design
35 intent and which is minimally necessary to achieve their goal.

36
37 Mr. Kutulus then referred to beach safety and stated he would discuss the elements which fell under the
38 design parameters and safety expectations. He referred to illustrations of pier structures in several other
39 locations as well a comparison of the proposed pier and the Maple Street Beach pier, both of which he
40 described in detail. He stated with regard to swim zones, he referred to images of the proposed swim
41 zones with barriers and are monitored by lifeguards. Ms. Nazzal explained to the Board in detail the
42 lifeguard certification process through the American Red Cross as well as their scheduling and the audit
43 review process. She also provided information related to their newly launched beach water safety
44 campaign.

45
46 Mr. Kutulus stated with regard to the parking and traffic concerns, their traffic consultant would speak
47 in that regard and informed the Board while they would be willing to build additional parking, previously
48 made comments from the community indicated a preference for the balance of greenspace. He stated

1 they are confident in their ability to manage the site with the existing conditions versus taking away
2 greenspace for additional parking. Mr. Kutulus then stated they would discuss ways in which they
3 planned to address the initial surge as a result of the new project and once it normalized after time. He
4 also described the existing parking spaces at Centennial, Elder, Tower and Lloyd beaches.

5
6 Peter Lemmon, traffic engineer, stated with regard to traffic generation, he described the considerations
7 in detail in connection with new uses. He also described the initial uptick with the new beach
8 improvements which would normalize after the first couple of seasons. Mr. Lemmon stated they
9 determined there would not be a lot of traffic drawn to the site over what they are able to
10 accommodate. He then described existing parking and traffic conditions at several beach locations. Mr.
11 Lemmon also referred to comparable North Shore swimming beaches and parking conditions. He then
12 stated with regard to parking measures if there are determined to be issues, he described restrictions
13 that could be imposed such as signage, management and overflow parking at nearby schools. Mr.
14 Lemmon then referred to the special use standards and explained how there would be no significant
15 issues in terms of the amount of parking, vehicular and pedestrian access. Mr. Kutulus then described
16 optional available parking in the area which can be considered if needed.

17
18 Mr. Kutulus then stated with regard to the restroom concerns, they would be able to provide a
19 seasonable ADA accessible portable restroom. He also referred to the option to combine both sites in
20 the future. Mr. Kutulus then stated with regard to the pedestrian bypass concerns, they can consider an
21 easement agreement with the neighbor which he described for the Board. He then summarized their
22 responses to the concerns raised and reiterated the proposed changes would have to be approved by
23 the Park District Board. Mr. Kutulus then asked if there were any questions.

24
25 Chairman Bradley first asked if there were any questions from the Board. Ms. Hanley referred to the
26 swim zone illustration and questioned how swimmers would be able to determine where to swim. Mr.
27 Kutulus described and explained the swim zone limitation elements as well as the amount of lifeguards
28 monitoring the beach. Ms. Hanley stated with regard to parking, she asked if the beach lots have
29 residents only parking restrictions. Mr. Kutulus explained how restrictions are currently set up. Ms.
30 Hanley then asked with regard to the pier design and length, if it had to be that big and long to match
31 other piers. Mr. Kutulus explained how the proposed pier design was done to reduce erosion and
32 referred to an illustration.

33
34 Chairman Bradley asked if there would be three new pier designs coming up in the future to the north
35 and south of Elder of this size, complexity and scale. Mr. Kutulus responded there would be no piers at
36 Elder Beach since the existing pier would be removed.

37
38 Ms. Casale MacNally questioned the beach user capacity load for Centennial Beach without creating
39 undue health or safety hazards. Mr. Kutulus stated he did not have that specific figure available. Ms.
40 Casale MacNally stated that amount would affect parking, bathroom facilities, etc. and questioned how
41 many people are expected to be able to safely use the facility. Mr. Kutulus described the Tower Beach
42 amenities and stated the beach is never fully packed. He also stated there have never been parking or
43 congestion complaints at those facilities and stated there would now be four beaches over the current
44 two beaches with people being spread out over those beaches. Ms. Casale MacNally stated is it
45 disingenuous for the Board being asked to consider both beaches separately for some portions of the
46 project and together for others. Ms. Nazzal explained their ability to consider other locations as parking
47 options as being available for this facility.

1 Mr. Simon stated the applicant hired a traffic engineer to perform an analysis of the traffic and parking
2 system and referred to the findings. The Board Members and applicant further discussed parking
3 concerns. Mr. Kutulus stated the parking study was provided to the Board as soon as it was available in
4 terms of the timing of its presentation.

5
6 Mr. Haller asked Mr. Lemmon to respond with regard to unavailable data due to the seasonal nature of
7 the beach. Mr. Lemmon confirmed they considered available data and provided a further explanation to
8 the Board in terms of validating parking options. Mr. Haller then asked Mr. Lemmon if he felt 11 parking
9 spaces at Centennial Beach is adequate and referred to a comparison of the amount of shoreline related
10 to the number of parking spaces provided. Mr. Lemmon provided an explanation to the Board and
11 referred to the similarities of Glencoe Beach to Centennial Beach noting Winnetka users have other
12 swimming beach options, unlike Glencoe. Mr. Kutulus and Ms. Nazzal provided additional information
13 relating to the parking options to the Board along with land banking options.

14
15 Mr. Haller asked why the pier is being built in the middle of the property in terms of attempts to solve
16 accretion problems. Mr. Kutulus provided a detailed explanation for the pier's location which was
17 designed to provide the greatest amounts of erosion protection. Mr. Haller then referred to the portable
18 restroom location and asked why they did not consider a permanent structure. Mr. Kutulus explained
19 the reasoning a planned permanent restroom was not installed at the beach many years ago was do the
20 request of the community.

21
22 Ms. Leister asked for the stone rubble width of the pier element during different lake-level cycle heights.
23 Mr. Kutulus responded he did not have exact figures and estimated the width is 10-15 feet as noted
24 earlier.

25
26 Chairman Bradley referred to the illustration containing the fence and the second special use standard.
27 He questioned why the dog fence is being set where it is requiring a lot of maneuverability in terms of
28 navigation. Chairman Bradley referred to the slight modification to avoid the need for an easement on
29 the adjacent property and asked for evidence for the large dog beach's size with a decreasing number of
30 dog beach permits being issued. Mr. Kutulus referred to Table 3 on page 5 relating to dog beach season
31 passes remaining flat. He stated the size was based on utilizing the existing infrastructure and to not
32 adding additional costs to the project as well as being based on information received by the community
33 as opposed to requesting an easement. Mr. Simon explained the status of an easement discussion with
34 the 205 Sheridan Road owner. Ms. Nazzal provided a summary of the 5 years' worth of discussions
35 relating to the dog beach and its location. The applicant reiterated their position that they have to take
36 the Board's feedback to the Park District Board for approval.

37
38 Chairman Bradley asked why the proposal only contained one shared path to access the beach. Mr.
39 Simon explained they are presenting the option which would have the least amount of impact with
40 regard to the steep slope ordinance and there cannot be several stair options to the beach. He stated
41 the experienced professional team put together the best possible option. No additional questions were
42 raised at this time from the Board.

43
44 Chairman Bradley asked for public comment and explained how public comment would take place.

45
46 Mary Garrison, 350 Ridge Avenue, asked questions relating to the original special use permit's location.
47 She stated if it is determined that sharing the dog beach with people is unsafe, the request should be
48 denied. Ms. Garrison also stated if it is determined that the massive breakwater endangered the public,

1 the request should be denied. She stated that while ADA access is necessary, it should be done in a safe
2 manner. Ms. Garrison stated if Elder Beach, which has been closed for four years, should be part of the
3 proposed Centennial Beach plan, the current request for Centennial Beach should be denied.
4

5 Kim Marsh read a letter from Willie Franzen, 232 Sheridan Road, into the record.
6

7 An unidentified audience member stated she has been opposed to the request which has been
8 considered for four years and referred to affected views. She then referred to the amount of rocks that
9 are used as a pier at Elder Beach. She also referred to the lack of available parking, the 50-year
10 restrictive covenant, and the limited size of Elder Beach compared to Centennial Beach.
11

12 Rahila Anwar, 1195 Tower Road, stated she is opposed to the significant amount of data being
13 presented this late to the Board and audience for consideration. She described the parking study results
14 as inaccurate with the increased usage being proposed. Ms. Anwar then stated asking a previously
15 challenging neighbor for access with an easement is untenable. She described her initial concerns as lack
16 of fiscal discipline and prudence, no plan for ongoing maintenance, lack of beach accessibility and safety
17 issues. Ms. Anwar suggested using Gilsen to the south as a comparison which has a significant footprint
18 and horrible parking issues. She then referred to an article in the packet relating to the Nielsons' and
19 Stepan's unrestricted gifts.
20

21 Maggie Hayes, an Orchard Lane resident, stated her concerns related to safety and aesthetics. She
22 referred to the Park District's comments relating to the well-trained lifeguards and her experience with
23 the lifeguards at Centennial Beach. Ms. Hayes stated she would not count on lifeguards for safety. She
24 also referred to the unsafe conditions in terms of sailing, swimming with rocks in the water, etc.
25

26 Susie Schreiber, former Winnetka Park District Commissioner, informed the Commission she was on the
27 Commission when the initial bathroom installation was discussed. She then stated her concerns related
28 to ADA accessibility and summarized her discussions with others who would be affected in terms of their
29 difficulties. Ms. Schrieber stated they would prefer a passive beach and commented on the in-lake
30 hazards and asked for the beach to be made safer for its users.
31

32 Ted Wynnychenko described the lakefront's history and described the entire plan as a farce. He stated
33 there are other locations for dog parks and suggested alternatives be used to protect the beaches as
34 opposed to the proposal. He described the proposed dog fence as illegal and also stated comparisons
35 were made with regard to the more restrictive beaches.
36

37 John Root described the pier's primary purpose which would serve no other function. He referred to
38 Matthew Right, a civil engineer, and summarized his conclusions that the breakwaters would not
39 preserve the bluff, retain sand and have no practical engineering purpose.
40

41 Chuck Dowding, 968 Elm Street, described the two ordinances that the proposed pier violated which he
42 read into the record. He also referred to several illustrations to further outline his position.
43

44 Irene Smith, a 38-year Winnetka resident, read a statement from a neighbor into the record.
45

46 Peggy Marte read Angie Dahl, a former Park Board member, comments into the record.
47

1 Vicki Apatoff stated she has been a 20-year lakefront advocate and commented on the amount of time it
2 has taken the Village to undertake bluff and lakefront protections. She stated it is her hope that the
3 plethora of information provided with regard to the serious design flaws would allow the Board to
4 confidently deny the request. Ms. Apatoff stated Board members repeatedly stated they could not
5 consider the entirety of the plan without the Elder Beach plans finalized. She then identified before and
6 after photographs of an approved project. Ms. Apatoff then elaborated on how the proposed plans are
7 not appropriate and read additional comments into the record.

8
9 Mickey Archambault, a 40-year Winnetka resident, stated he has not heard seen concerns related to
10 parking at any of the beaches. He was on the dog beach committee on the dog park and the only other
11 potential dog beach alternative location is at Tower Road, and there would be the same concerns. In
12 terms of safety between people and dogs, just look at the community parades and all the dogs.

13
14 No additional comments were made at this time. Chairman Bradley closed public comment and asked
15 the applicant if they would like to respond to public comment.

16
17 Ms. Codo referred to previously held study sessions and specific information from those meetings
18 relating to the need for shoreline protection. She concluded that the elements are in good repair, have
19 good design and are in the open air and open pathways are safer.

20
21 Chairman Bradley thanked everyone for their comments and called the matter in for discussion. He
22 summarized the Board's role in terms of the application's consideration.

23
24 Mr. Haller stated with regard to the special use permit and standards, he referred to the public health,
25 safety, comfort, morals and welfare and did not find the young lifeguards have the ability to ameliorate
26 problems or the danger from those on the pier walking on the rocks. Mr. Haller stated the applicant has
27 not shown that the rock piers would be safe and any restrictions from the area, which would reduce the
28 number of people who can enjoy the beach. He then stated the downward walk to the beach is an
29 accident waiting to happen and is not a safe environment. Mr. Haller also referred to the lack of parking
30 and congestion concerns. He stated safety has not been adequately addressed and ADA advancements
31 without adequate bathroom facilities. He did not think through the entire plan. Mr. Haller then stated
32 the option of kicking the can down the road to see what happens without doing hardcore analysis and
33 added the traffic safety analysis to not be adequate. He then stated the dog beach next to the swimming
34 beach is not appropriate in terms of a sanitary option and year-round fencing would result in an unsafe
35 environment. Mr. Haller stated surrounding property impacts were not taken into consideration from a
36 traffic perspective and the problem referencing the 1985-bathroom plan as the reasoning for not having
37 adequate facilities in the current plan. He concluded he would recommend denial and provided his
38 opinion with regard to the fence being considered a wall and the steep slope ordinance.

39
40 Mr. Nielsen stated he would recommend approval with regard to the fence and wall height variations
41 and the steep slope exception and against the special use permit. He referred to the use of stone for the
42 groin and safety of similar situations in comparison to Lloyd Beach and commented on the good use of
43 lifeguards at Maple Beach and their signage. Mr. Nielsen stated there would be issues with regard to
44 parking for the beach, which is double the size of Maple Beach, as well as parking and drop-off concerns
45 in connection with ADA drop-off. He described the proposed bathroom situation as a last-minute
46 solution and the south wall access and easement suggestion did not click for him. Mr. Nielsen concluded
47 he would be against recommending in favor of the special use permit.

1 Ms. Casale MacNally agreed with Mr. Haller's comments and stated she did not have as much of a
2 problem with the fence and wall height and that it has not been thoroughly explained why it needed to
3 be as high as proposed. She stated with regard to the steep slope exceptions, the outcropping stone
4 steps exceeding 5 feet is not necessary. Ms. Casale MacNally then stated the midbluff paver walkway
5 and seating area would not be a problem exceeding 5 feet. She stated she would not vote in favor of the
6 request.

7
8 Ms. Hanley stated she had no problem with the three variations and the steep slope exceptions, except
9 for the stone steps since they do not have to be 6 feet. She stated with regard to the special use, she
10 appreciated that the applicant came prepared with a better explanation and justifications which
11 addressed her concerns relating to parking. Ms. Hanley then stated if approval is recommended for this
12 project and then the Elder Beach project, she asked if they provide stipulations for Elder Park to provide
13 additional parking at Centennial Beach. Mr. Friedman responded it would depend on the approvals by
14 the Village Council and that the Village Council can stipulate what would happen in that situation. Ms.
15 Hanley then stated she had no problem with the wait and see approach in terms of parking and did not
16 agree with the applicant's contention that there would not be an increase in use. She also stated with
17 regard to safety and the pier, she appreciated the applicant's presentation, the coastal engineer's
18 explanation as to why it is needed and that she relied on that information since they are experts. Ms.
19 Hanley stated if the breakwater is necessary with regard to coastal erosion, she did not understand how
20 it is considered to be the best place to put a swimming beach. She stated not enough was done to
21 ensure swimmers would be kept away from the rocks and suggested alternatives be provided to keep
22 swimmers away from the rocks. Ms. Hanley stated she did not like the idea of an easement in
23 connection with the dog beach and suggested the fence be moved significantly. She also stated the
24 breakwater could be injurious in terms of the lake and erosion issues for other properties.

25
26 Mr. Vender agreed with the comments made relating to standard nos. 2 and 3 and that while he did not
27 have an issue with people and dogs mixing, he is comfortable with regard to parking. He commented he
28 liked the land banking suggestion as a solution regarding future use. Mr. Vender commented on the
29 easement, fence and dog beach size and agreed with the seasonal bathroom at the top. He referred to
30 items 1(a) and (e) with regard to the special use standards and referred to the extensive amount of work
31 and studies done, feedback and public opinion and stated improvements need to be done at multiple
32 beaches with not everyone being satisfied. Mr. Vender then stated the pier design and scale appeared
33 to stand out as out of place. He concluded he is questionable with regard to standard 1(a).

34
35 Ms. Leister stated she would recommend against the special use permit in connection with standards (a)
36 and (e) and she would not be in favor of adding more parking unless Elder Beach was never reopened.
37 She stated she had no issue with the wall height and with regard to the steep slope exceptions, she had
38 no problem with the outcropping exceeding 5 feet and reconfigured mid-bluff paver walkway. Ms.
39 Leister reiterated she is not in favor of the 10-foot-wide concrete ramp and prefers for a lift to be
40 provided for ADA purposes.

41
42 Chairman Bradley stated he had no issue with the steep slope exceptions or the fence and wall height
43 variations. He described the biggest challenges as the pier and safety concerns, the dog beach and its
44 placement and stated alternatives exist which would mitigate the concerns raised. Chairman Bradley
45 stated sufficient evidence had been provided with regard to parking although there would be parking
46 issues with the increased amount of use. He described the parking situation as unique when compared
47 to schools and referred to the other beach options which are available. Chairman Bradley then referred

1 to special use standards (a) and (b) and the description of the pier design in terms of its utility to prevent
2 erosion.

3
4 Chairman Bradley then stated that based upon the comments he has heard, the Board's
5 recommendations would be separated and that the Board would be recommending against the special
6 use approval with possible sufficient votes to recommend approval of the variations and exceptions. Mr.
7 Friedman stated with regard to the findings and recommendations for the variations and exceptions, the
8 recommendation does not stand alone and would be subject only to the ultimate approval of the special
9 use. He stated the applicant would not be allowed to have a height on the property but only in the
10 context of a special use if granted. Mr. Friedman stated the Board is to make a motion to adopt the
11 findings and recommendations of the Board as included in the packet regarding the variations and
12 exceptions.

13
14 Chairman Bradley asked for a motion as indicated on page 20. Ms. Hanley moved to accept the findings
15 and recommendations as indicated on page 20. Mr. Nielsen seconded the motion. A vote was taken and
16 the motion passed, 4 to 3:

17 AYES: Bradley, Handley, Nielsen, Vender

18 NAYS: Casale MacNally, Haller, Leister

19
20 Ms. Hanley noted for the record she did not approve of the recommendation in connection with the
21 steep slope exception for the outcropping stone steps.

22
23 Mr. Friedman provided a document to the Board for its review in connection with the special use permit
24 denial and suggested the language be amended with regard to paragraph 8.

25
26 Ms. Hanley moved to adopt the findings and recommendations as provided to the Board by the Village
27 Attorney and to recommend denial of the special use with the addition of the language in paragraph 8
28 to delete "in advance of the meeting" to be replaced with "until immediately before the meeting." Ms.
29 Casale MacNally seconded the motion. A vote was taken and the motion unanimously passed, 7 to 0:

30 AYES: Bradley, Casale MacNally, Haller, Hanley, Leister, Nielsen, Vender

31 NAYS: None

32
33 **New Business:**

34 a. January 13, 2025, Meeting - Quorum Check.

35 The Board Members discussed their availability.

36
37 **Public Comment:**

38 No comments were made at this time.

39
40 **Adjournment:**

41 Chairman Bradley asked for a motion to adjourn. A motion to adjourn was made by Ms. Casale MacNally
42 and seconded by Mr. Nielsen. A vote was taken and the motion unanimously passed, 7 to 0:

43 AYES: Bradley, Casale MacNally, Haller, Hanley, Leister, Nielsen, Vender

44 NAYS: None

45 The meeting adjourned at 10:45 p.m.

46 Respectfully submitted,

47 Antionette Johnson

48 Recording Secretary



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: ANN KLAASSEN, ASSISTANT DIRECTOR
DATE: FEBRUARY 5, 2025
SUBJECT: 314 WALNUT STREET – VARIATIONS (CASE NO. 25-01-V2)

INTRODUCTION

On February 10, 2025, the Zoning Board of Appeals (ZBA) is scheduled to hold a public hearing on an application submitted by Nicole and Tyler Steel (collectively, the “Applicant”) as the owners of the property located at 314 Walnut Street (the “Subject Property”). The Applicant requests approval of the following zoning variations to allow construction of a new detached garage and a two-story addition to the existing residence on the Subject Property:

1. **Front Yard Lot Coverage (FYLC)** along Wilson Street of 1,173.6 square feet, whereas a maximum of 582 square feet is permitted, a variation of 591.6 square feet (101.65%) [Section 17.30.030 – Intensity of Use of Lot];
2. **Gross Floor Area (GFA)** of 4,157.62 square feet, whereas a maximum of 3,743.12 square feet is permitted, a variation of 414.5 square feet (11.07%) [Section 17.30.040 – Maximum Building Size] [Note: The existing improvements currently consist of 3,827.55 square feet. The proposed improvements would add 330.07 square feet of GFA];
3. **Front Yard Setback** of 2 feet from the west property line along Wilson Street to the proposed detached garage, whereas a minimum of 39.56 feet is required, a variation of 37.56 feet (94.94%) [Section 17.30.050 – Front and Corner Yard Setbacks] [Note: The existing detached garage currently provides a front yard setback of 25.41 feet]; and
4. **Corner Yard Setback** of 11.61 feet from the north property line along Orchard Lane to the proposed addition to the existing residence, whereas a minimum of 12.61 feet is required, a variation of 1-foot (7.93%) [Section 17.30.050 – Front and Corner Yard Setbacks] [Note: The residence currently provides a corner yard setback of 12.5 feet].

A mail notice was sent to property owners within 250 feet of the Subject Property in compliance with the Zoning Ordinance, and the hearing was properly noticed in the *Winnetka Talk* on January 23, 2025. As of the date of this memo, staff has received one written comment from the public regarding this application, which is included as **Attachment D**.

The Village Council has final jurisdiction on this request as only the Council has the authority to grant variations to (i) exceed front yard lot coverage limitations; (ii) allow a zoning lot with a post-FAR building (constructed since 1989) to exceed the maximum permitted GFA; and (iii) to reduce a front yard setback for any residential garage by more than 20% of the required setback. Typically, the Zoning Administrator has final jurisdiction on requests to reduce a corner yard setback for a principal building by no more than 25% of the required setback; however, since this request includes additional zoning

relief for which the Zoning Administrator does not have jurisdiction, the Village Council also has final jurisdiction on the request to reduce the corner yard setback.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.24 acres in size, is located on the south side of Orchard Lane, between Walnut and Wilson Streets, and contains an existing two-story residence and a detached garage (see Figure 1). The property has three street frontages, with frontage along Walnut Street to the east, Orchard Lane to the north, and Wilson Street to the west. Hence, the lot is both a through lot and a corner lot, with no rear yard. Additionally, the Subject Property is not a rectangular lot. It is a trapezoid shape with front lot lines along Walnut and Wilson Streets that are not parallel. Also, the corner lot line, along Orchard Lane, is not perpendicular to the front lot line along Wilson Street (see Figure 2).

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

The existing lot is a legally nonconforming lot with an average lot width of 46.53 feet, while the minimum required average lot width for a corner lot in the R-5 District is 70 feet.



Figure 1 – Aerial Map

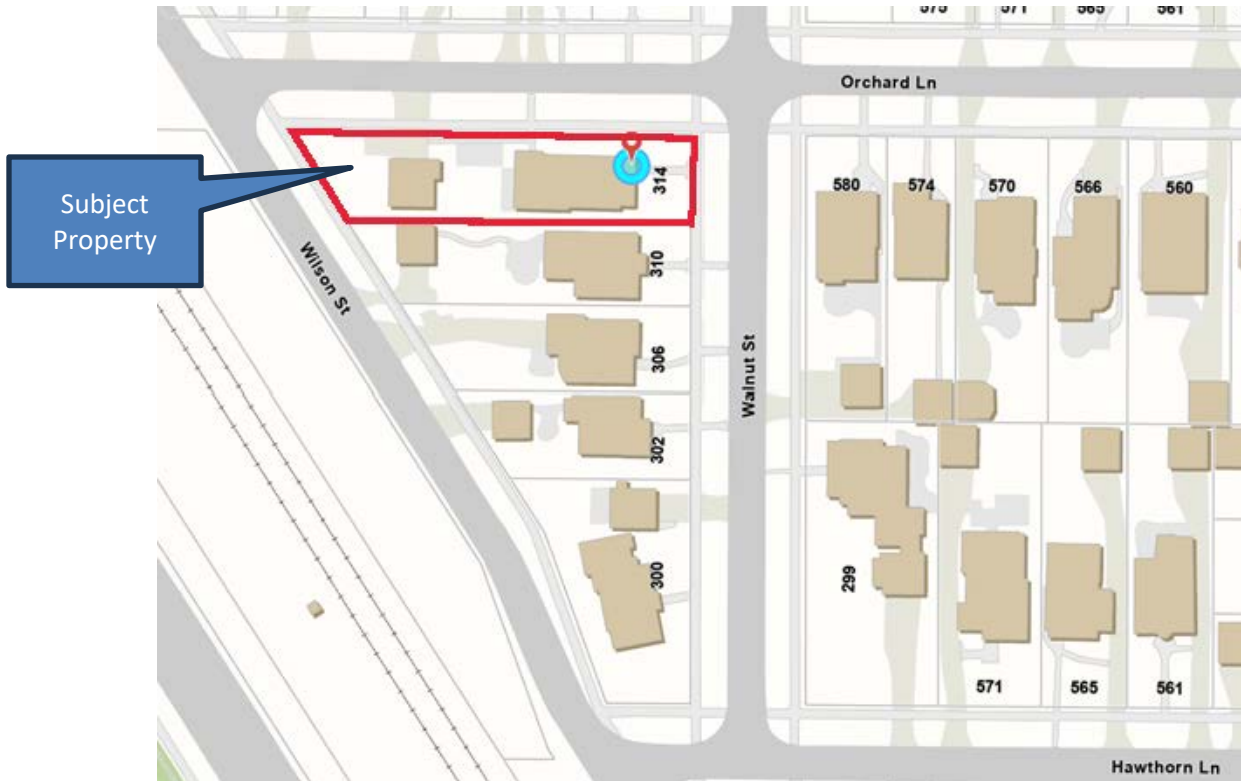


Figure 2 – GIS Map View

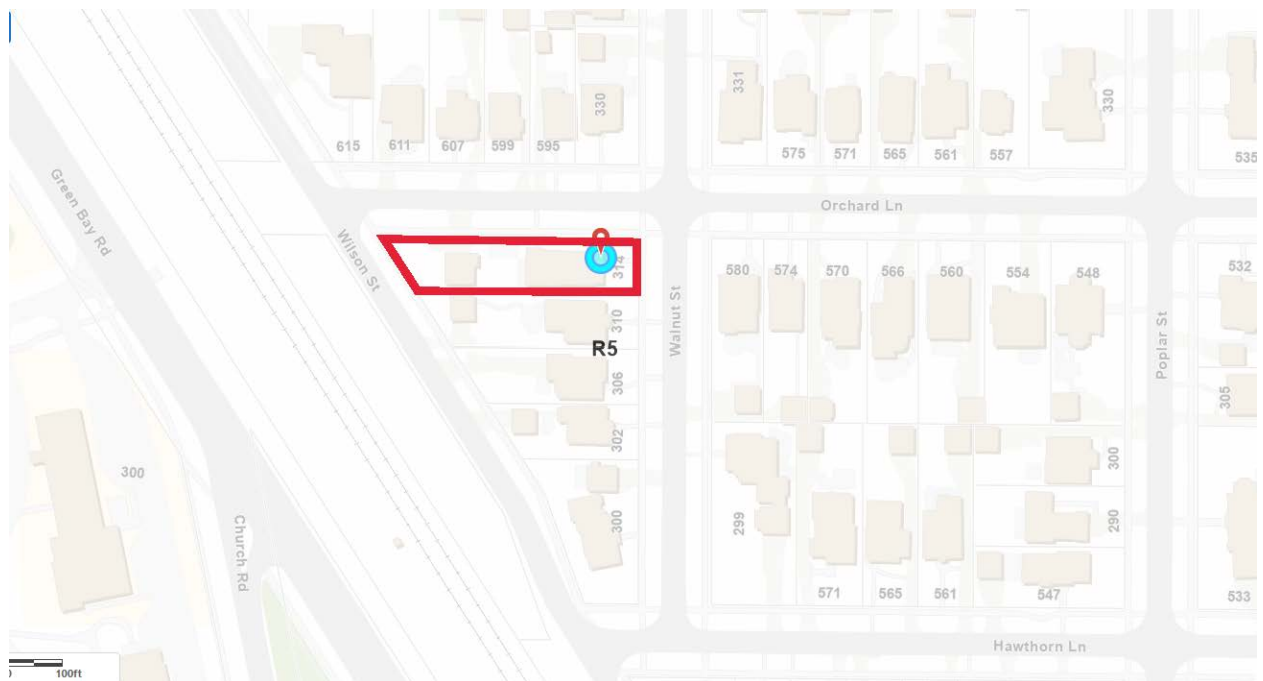


Figure 3 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

Construction of the residence and detached garage was completed in 2007. Minor permits have also been issued over the last several years. The Applicant acquired the property in 2015. There is one previous zoning case on file for the Subject Property. Ordinance M-20-2005 was adopted in November 2005 by the Village Council, granting variations to allow construction of a new single-family residence and

detached garage. The approved variations were for the front yard setback along Wilson Street and the corner yard setback along Orchard Lane for the detached garage.

Figures 4 through 8 below and on the following pages are current photos of the site.



Figure 4 – Subject Property (Front Elevation – Walnut Street)



Figure 5 - Subject Property (Corner Elevation – Orchard Lane)



Figure 6 - Subject Property (Corner Elevation with Garage)



Figure 7 - Subject Property – Garage (Front Elevation – Wilson Street)



Figure 8 - Subject Property – Garage (Corner Elevation – Orchard Lane)

PROPOSED PLAN

The Applicant requests variations to construct a new detached garage and a two-story addition on the north elevation of the existing residence. The existing two-car detached garage, measuring approximately 604 square feet, would be removed to accommodate the proposed three-car detached garage. The proposed garage would measure 32.25 feet by 23 feet (741.75 square feet) and be located west of the existing garage, closer to Wilson Street. In order to access the proposed garage, the driveway would be expanded west into the required front yard along Wilson Street.

The Applicant's plan includes attic space above the garage that would function as an office. The height of the garage complies with the maximum permitted height of one-story and 18 feet, which is allowed to match the roof pitch of the existing residence. The Zoning Ordinance allows a garage to have an attic provided the area that is 7 feet in height does exceed 1/3 of the floor area below the entire upper floor in which the attic is located. The proposed attic complies with this limitation.

The proposed addition to the residence includes a mudroom expansion on the first floor and an expansion of the primary bedroom closet on the second floor above. The existing porch facing Orchard Lane would be enclosed to accommodate the proposed mudroom addition. This expansion would extend vertically to provide the additional space for the primary bedroom closet.

The proposed garage and addition represent a net increase in GFA of approximately 330 square feet. The proposed improvements are described as follows:

Garage:

- Measuring 32.25 feet by 23 feet (741.75 square feet).

First Floor:

- Mudroom expansion measuring 7 feet by 16 feet (112 square feet); and

Second Floor:

- Primary bedroom closet expansion measuring 11.42 feet by 7 feet (79.94 square feet).

Excerpts of the proposed site plan, floor plans, and proposed building elevations are provided below and on the following pages as Figures 9 through 18. The complete set of plans are provided in the application materials (**Attachment C**).

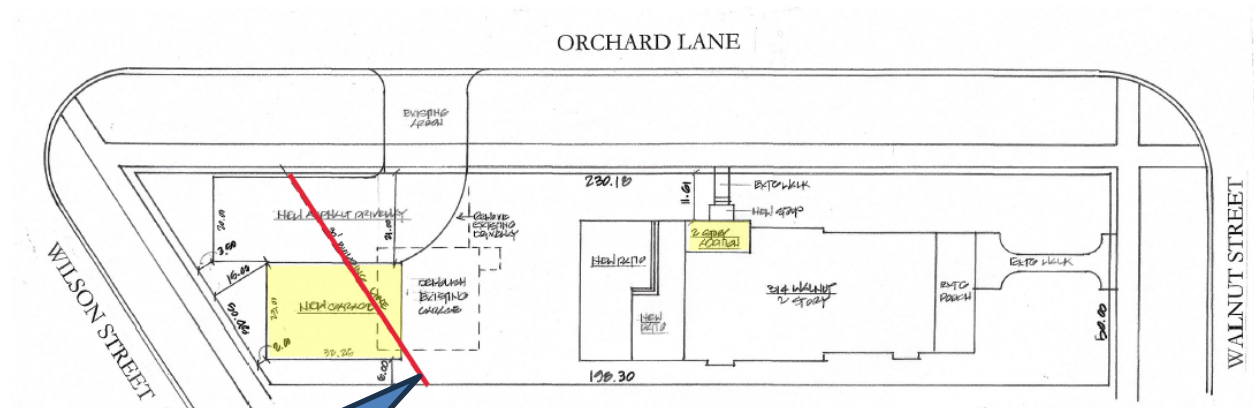


Figure 9 – Proposed Site Plan

Line Represents 30-foot
Required Front Yard for FYLC

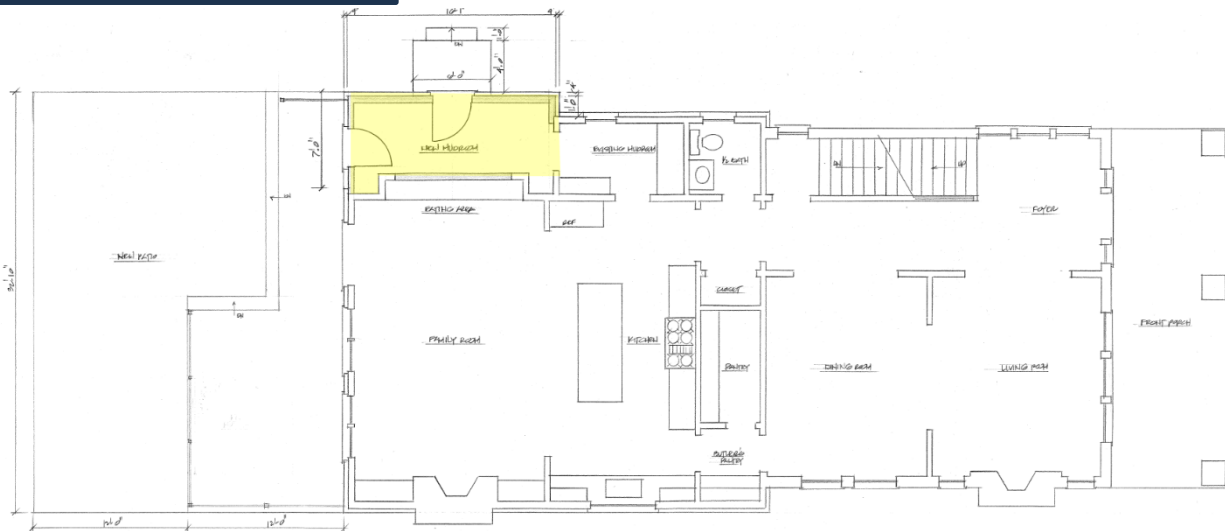


Figure 10 – Proposed First Floor Plan

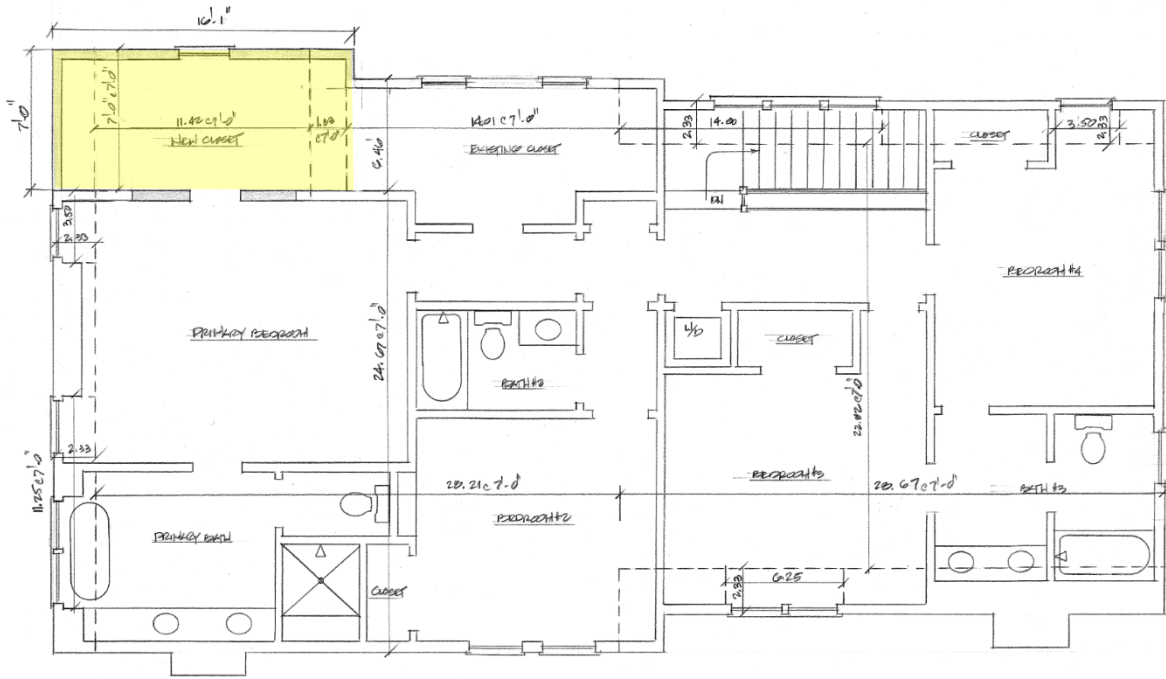


Figure 11 – Proposed Second Floor Plan



Figure 12 – Proposed North Elevation (Orchard Lane)



Figure 13 – Proposed West Elevation of Residence

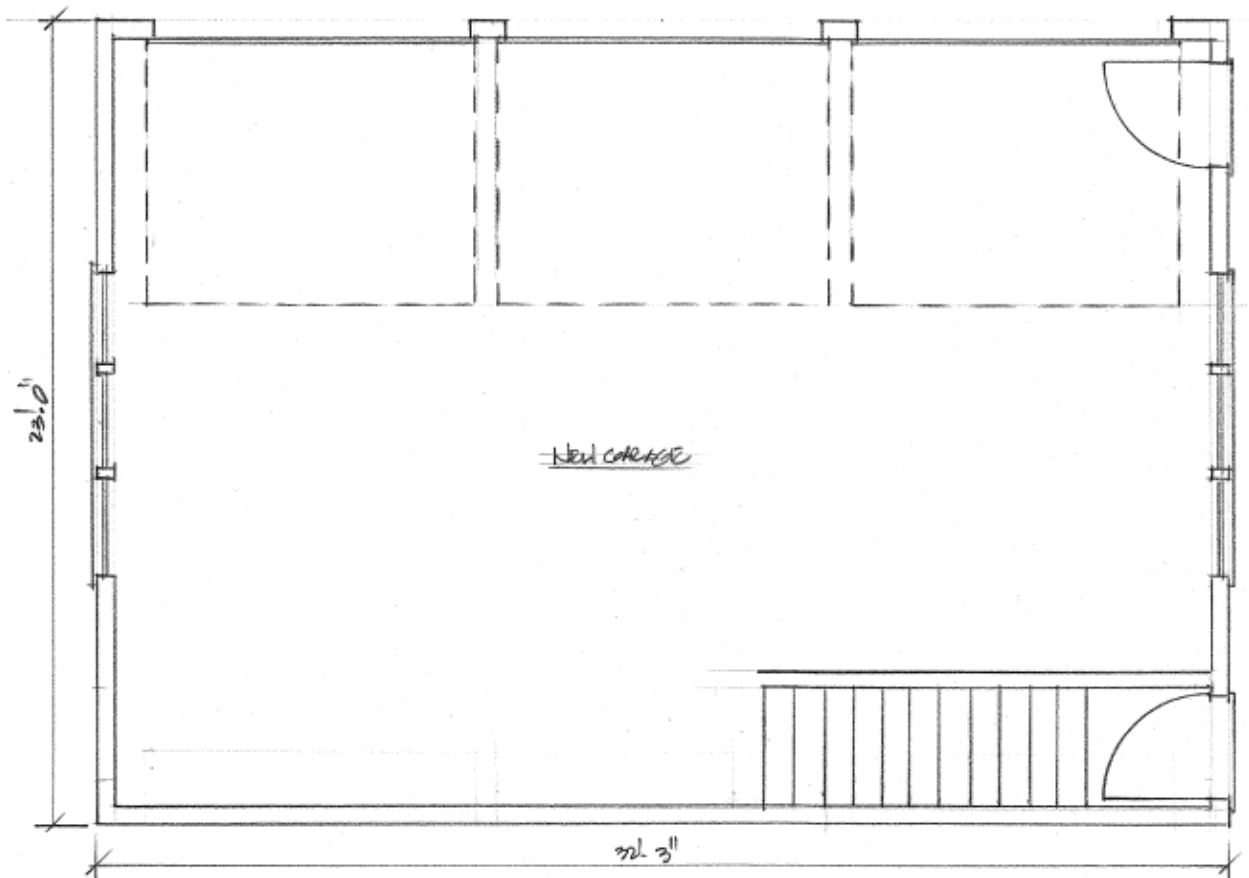


Figure 14 – Proposed Detached Garage



Figure 15 – Proposed North Elevation of Garage (Orchard Lane)



Figure 16 – Proposed West Elevation of Garage (Wilson Street)

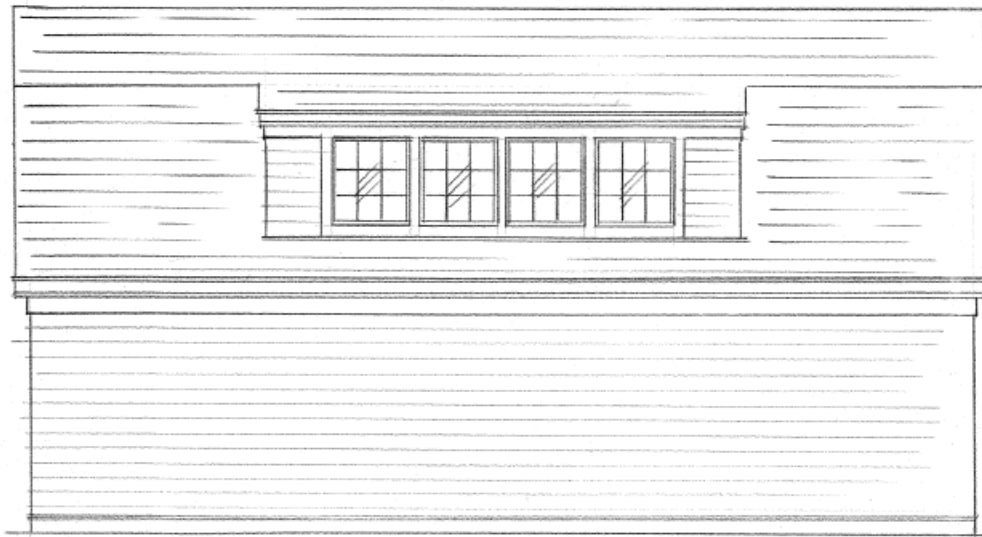


Figure 17 – Proposed South Elevation of Garage

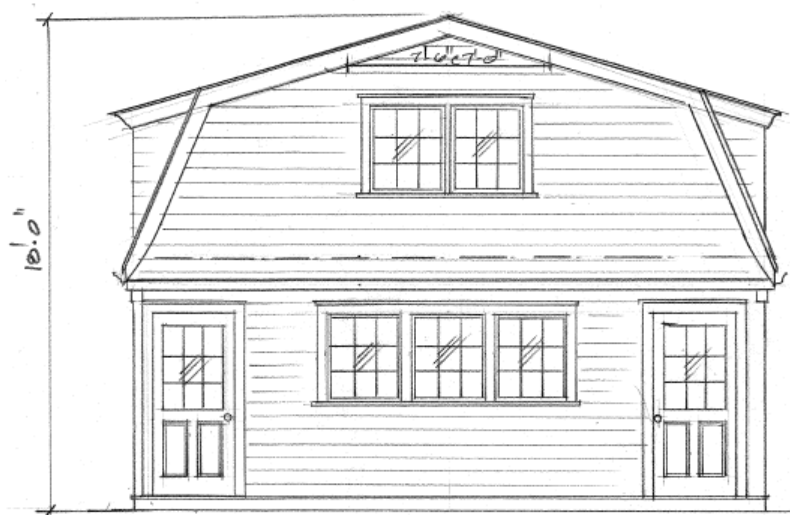


Figure 18 – Proposed East Elevation of Garage

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 be required because the proposed improvements cause an increase in impermeable lot coverage greater than 25% of the existing impermeable lot coverage. 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 19 below represents the Subject Property's proximity to the floodplain; the cyan represents the 100-year flood area.

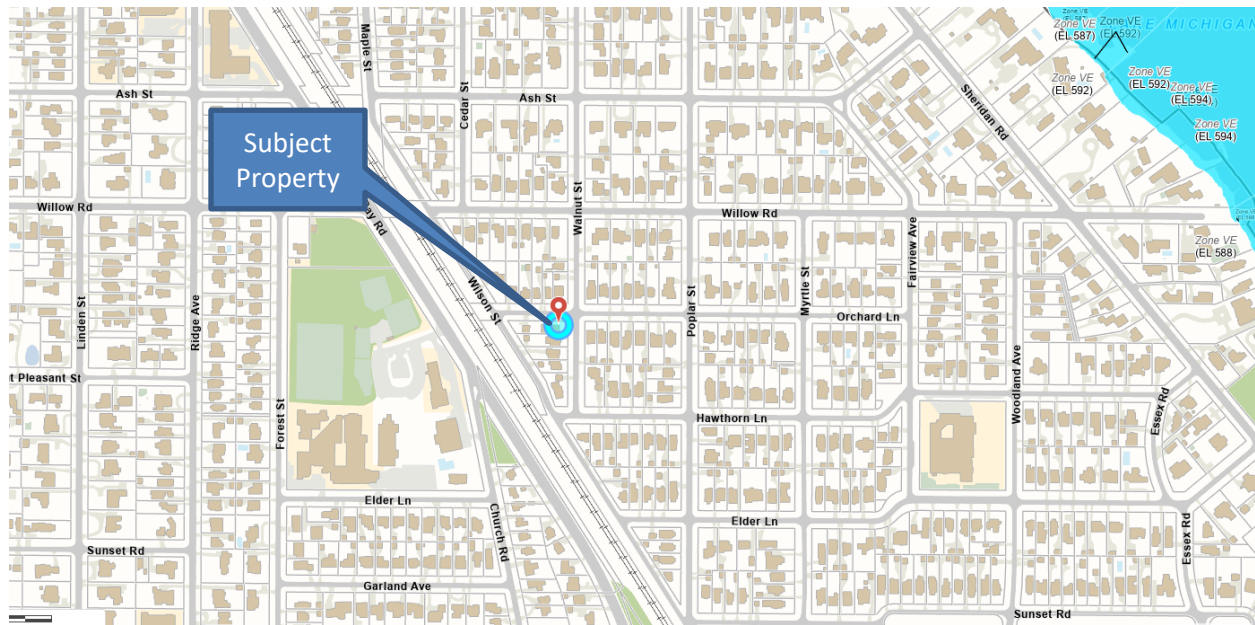


Figure 19 – GIS Floodplain Map

REQUESTED ZONING RELIEF

The attached Zoning Matrix highlights the existing lot and the proposed improvements' compliance with the R-5 zoning district (**Attachment A**). The Applicant requests four variations : (1) front yard lot coverage; (2) gross floor area; (3) minimum front yard setback; and (4) minimum corner yard setback.

Maximum Front Yard Lot Coverage (FYLC). The maximum permitted FYLC in the R-5 zoning district is 30% of the minimum required front yard, which means no more than 30% of the area measured 30 feet from the front property line (along Wilson Street in this instance) may be covered with impermeable surfaces. The intent of this standard is twofold: (1) to limit the amount of hard surface area located within the required front yard and; (2) to discourage vehicles from parking within the required front yard. As identified on the proposed site plan (see Figure 9), the majority of the proposed detached garage would be located within the minimum required front yard along Wilson Street. Additionally, a large portion of the proposed driveway would be located within the required front yard. Hence, the FYLC would total 1,135.6 square feet, whereas a maximum of 582 square feet is permitted, a variation of 591.6 square feet (101.65%).

Maximum Building Size (GFA). The site currently contains 3,827.55 square feet of GFA, exceeding the maximum permitted GFA by 84.43 square feet (2.25%). The net increase in GFA with the proposed garage and addition is 330.07 square feet, bringing the total GFA to 4,157.62 square feet, whereas a maximum of 3,743.12 square feet is permitted, a variation of 414.5 square feet (11.07%).

Front Yard Setback (Wilson Street): The existing detached garage received approval of a zoning variation in 2005 to allow a front yard setback of 25.24 feet from the west property line along Wilson Street. The required setback is the average setback of the other residences on the block, which is 39.56 feet. The proposed detached garage would provide a front yard setback at its narrowest of 2 feet, requiring a variation of 37.56 feet (94.94%).

Corner Yard Setback (Orchard Lane): The existing residence is legally nonconforming with respect to the required corner yard setback as it currently provides a corner yard setback of 12.5 feet from the north property line along Orchard Lane, encroaching the minimum required setback of 12.61 feet by 0.11 feet. The proposed addition would provide a corner yard setback of 11.61 feet, requiring a variation of 1-foot (7.93%).

FINDINGS

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

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

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

1. **Front Yard Lot Coverage** of 1,173.6 square feet along Wilson Street, whereas a maximum of 582 square feet is permitted, a variation of 591.6 square feet (101.65%) [Section 17.30.030 – Intensity of Use of Lot];
2. **Gross Floor Area (GFA)** of 4,157.62 square feet, whereas a maximum of 3,743.12 square feet is permitted, a variation of 414.5 square feet (11.07%) [Section 17.30.040 – Maximum Building Size];
3. **Front Yard Setback** of 2 feet from the west property line along Wilson Street to the proposed detached garage, whereas a minimum of 39.56 feet is required, a variation of 37.56 feet (94.94%) [Section 17.30.050 – Front and Corner Yard Setbacks]; and
4. **Corner Yard Setback** of 11.61 feet from the north property line along Orchard Lane to the proposed addition to the existing residence, whereas a minimum of 12.61 feet is required, a variation of 1-foot (7.93%) [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: 314 Walnut Street

CASE NO: 25-01-V2

ZONING: R-5

ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (2)
Min. Lot Size	8,900 SF	10,711.76 SF	N/A	N/A	OK
Min. Average Lot Width	70 FT	46.53 FT	N/A	N/A	EXISTING NONCONFORMING
Min. Lot Depth	120 FT	230.18 FT	N/A	N/A	OK
Max. Roofed Lot Coverage	2,677.94 SF (1)	2,400.57 SF	2,650.7 SF	250.13 SF	OK
Max. Gross Floor Area	3,743.12 SF (1)	3,827.55 SF	4,157.62 SF	330.07 SF	414.5 SF (11.07%) VARIATION
Max. Impermeable Lot Coverage	5,355.88 SF (1)	3,709.29 SF	5,071.28 SF	1,361.99 SF	OK
Max. Front Yard Lot Coverage (Wilson)	582 SF	38 SF	1,173.6 SF	1,135.6 SF	591.6 SF (101.65%) VARIATION
Min. Front Yard (Walnut/East)	30 FT	31.67 FT	31.67 FT	N/A	OK
Min. Corner Yard (Orchard/North)	12.61 FT	12.5 FT	11.61 FT	-0.89 FT	1-FOOT (7.93%) VARIATION
Min. Corner Yard for Detached Garage	20 FT	16.85 FT	21 FT	4.15 FT	OK
Min. Front Yard (Wilson/West)	39.56 FT	25.41 FT	2 FT	-23.41 FT	37.56 FT (94.94%) VARIATION
Min. Side Yard (South)	6 FT	5.83 FT	5.83 FT	N/A	EXISTING NONCONFORMING

NOTES:

(1) Based on lot area of 10,711.76 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 314 Walnut Street</i> <i>Based upon preliminary review of information to date, it appears that 314 Walnut Street <u>would</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. 25-01-V2

Property Information

Site Address: 314 Walnut St.

Owner Information

Name: Nicole and Tyler Steel

Address: 314 Walnut St.

City, State, ZIP: Winnetka, IL 600932

Email: [REDACTED]

Primary Contact: Nicole Steel

Phone No. [REDACTED]

Date property acquired by owner: 12/2015

Architect Information

Name: Healy M. Rice PC

Primary Contact: Healy Rice

Address: [REDACTED]

City, State, ZIP: Wilmette, IL 60091

Phone No. [REDACTED]

Email: [REDACTED]

Attorney Information

Name: _____

Primary Contact: _____

Address: _____

City, State, Zip: _____

Phone No. _____

Email: _____

Nature of any restrictions on property: 3 front yards

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

New detached garage - side and front yard setback relief to permit constuction
of new detached garage in legal front yard (west)

Property Owner Signat [REDACTED]

Date: 10/31/2024

**Nicole and Tyler Steel
314 Walnut Street
Winnetka, IL 60091**

Request for Zoning Variation

314 Walnut Street is located at the southwest corner of Walnut Street, Orchard Lane and Wilson Street. We are seeking floor area, front yard setback, and front yard impervious surface variations in order to build a new detached garage that would be adjacent to Wilson Street and a two-story addition to the house to expand the mudroom and primary bedroom closet. Lot coverage and impervious surface coverage are compliant with required. We have lived in our home since 2015.

We seek this variation due to unique circumstances, hardship, and practical difficulty. Our lot is irregularly shaped and has three front yards. As such it has restrictions for setbacks and detached garages from which we are seeking relief. By of having three front yards, we are not eligible for a detached garage bonus in the rear yard because we do not have a rear yard. The property is 10,711.76 sf. Using the "new construction" calculations, we are eligible to build 3743.16 sf, and, if our west yard was considered our rear yard, an additional 400 sf bonus for a detached garage. We are requesting to be granted the 400 sf bonus to bring the permitted floor area for the property to 4143.16 sf. This would allow us to expand our mudroom and primary closet, and to build a new 3-car garage with attic space above for a home office and storage that matches the Dutch Colonial style of our home. If the property was a regular lot in Winnetka, this would not be an issue.

We are proposing to build a new detached garage that is closer to Wilson Avenue than our present garage, (which would be demolished). The home and garage were completed in 2007; we were not involved in its design or construction. The existing garage is sited toward the west of the lot but is 25.50 feet from the west property line, putting it more in the middle of the back yard. The area behind the present garage is basically unusable. Wilson Street runs parallel to the Metra train tracks at this location. We would like to move the garage as far west as possible to maximize the green space in our back yard and to minimize our view and the noise from the railroad trestle. We are proposing to satisfy the 6.0 foot south side yard setback and build the garage 2.0 feet from the west property line at the southwest corner of the property, which would be the permitted setback if this was our rear yard. The property angles away to the west, so the 2.0 foot immediately opens up as it goes north, leaving plenty of clearance and open site lines at the Orchard-Wilson corner. Moving the garage would expand our usable back yard, in essence swapping the green space from the west to the middle of the lot.

With the exception of two, every property that is adjacent to Wilson faces the opposing street and has a garage at the west side of the property. Many are as close as what we are proposing (see attached Sidwell map). We would maintain our driveway off Orchard Lane; there would be no access from the garage onto Wilson, so there would be no impact to traffic or congestion on to Wilson. As noted above, nearly every house along Wilson has their garage and driveway in the same location and as such this increase is in keeping with other properties in our area. We feel moving the garage benefits our adjacent and across the street neighbors as the area between the homes will be more open and the garages will align along Wilson.

This proposed garage location does impact the impervious surface coverage in the legal front yard facing Wilson Street. The ordinance allows 30% of the 30.0 foot setback which would be 535.05 square feet. The proposed garage and driveway cover 1102.25 square feet. This hardship is created by the third front yard, as this would not be an issue in a rear yard. The overall proposed impervious surface coverage is more than 540 square feet below the permitted for the property.

No neighboring homes will be affected by our addition or new garage. To the west, the Metra train track is directly across the street. To the north the new garage will be further away from the homes across Orchard than already exists; the addition to the house will be at the same location as the existing porch. To the south, our neighbor's garage is also in the closest corner to our property, and our new garage will be farther away than the existing, so will be no impact to either home.

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 existing house and garage are actually smaller than others with the same size lot which do not have the restrictions created by having three front yards. We are only seeking permission to utilize the square foot bonuses that are offered in the zoning ordinance for similar sized properties. The proposed additions will expand the mudroom and primary bedroom closet which are modest. The garage relocation and expansion will provide closed storage for family vehicles, bicycles, and yard equipment, and a home office, as well as a more open back yard and a visual buffer to the Metra train tracks to the west.

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 property legally has three front yards, one of which faces the Metra train tracks. As such the location of structures on the lot is limited. All but two homes along Wilson Street have garages which orient to Wilson and are closer to the street than would be permitted in a "front yard". We are seeking permission to move the garage as far west as possible to open the green space between our house and garage to maximize our usable rear yard, a benefit to both us and our neighborhood. The addition to the house is at the same setback to Orchard Lane as already exists, a condition not created by us.

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

Most homes in this neighborhood have detached garages that are oriented to Wilson Street. The garage, mudroom and closet additions are in keeping with other homes for properties of this size.

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

The proposed addition to the house is no closer to the north property line than existing and across Orchard Lane from the neighboring properties. To the south, our neighbor's garage is in the northwest corner of their lot, and the driveway access is out to Wilson. Our new garage will be farther away from their house than it currently is, which is beneficial to both properties. To the west, the Metra train tracks are across Wilson from our property, so no home will ever be built on that site.

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

The footprint of the house only increases modestly and is across Orchard Lane from its closest neighbors. The garage is detached and satisfies the setbacks to adjoining properties. As such neither will 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. The driveway will access onto Orchard as it does now.

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.



Map data ©2024 Google 200 ft

* 314 WALNUT

PROFESSIONALS ASSOCIATED
PHONE: (847) 675-3000
FAX: (847) 675-2167
E-MAIL: pa@professionalsassociated.com
www.professionalsassociated.com

PROFESSIONALS ASSOCIATED - MM SURVEY CO.

BOUNDARY * ALTA * TOPOGRAPHIC * CONDOMINIUM SURVEYS
7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS 60712
PROFESSIONAL DESIGN FIRM NO. 184-003023

PLAT OF SURVEY

OF

MM SURVEY
PHONE: (773) 282-5900
FAX: (773) 282-9424
E-MAIL: info@MMSurveyingChicago.com
www.mmsurveyingchicago.com



GRAPHIC SCALE

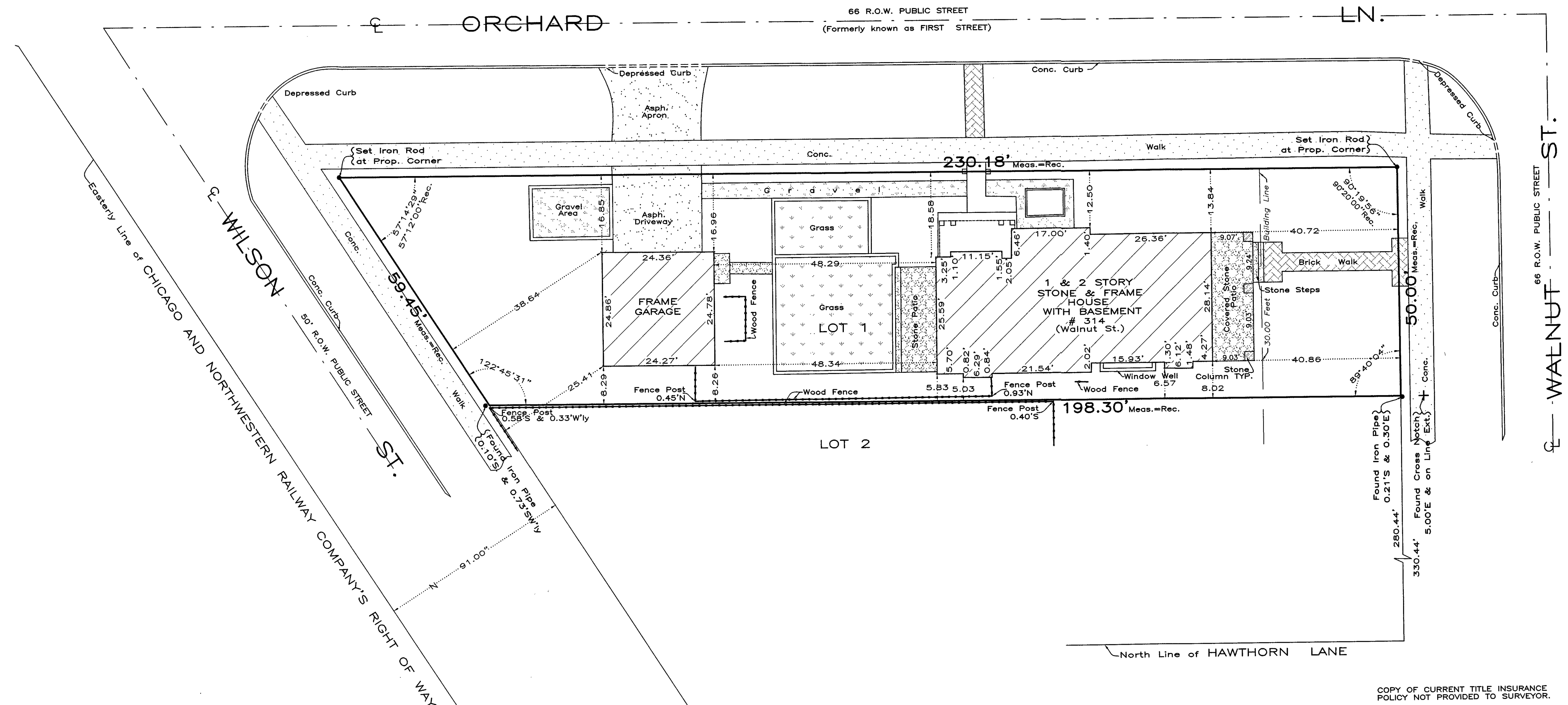
0 16

(IN FEET)
1 inch = 16 ft.

LOT 1 IN MEGUIRE AND ORR'S SUBDIVISION OF PART OF BLOCK 16 IN JOHN C. GARLAND'S ADDITION TO WINNETKA IN THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 11, 1916 AS DOCUMENT 58028531, IN COOK COUNTY, ILLINOIS.

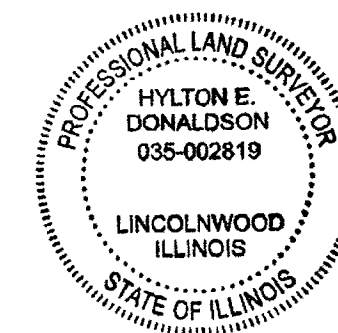
LAND TOTAL AREA: 10,711.76 = 0.245 ACRES.

COMMONLY KNOWN AS: 314 WALNUT STREET, WINNETKA, ILLINOIS.



THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. 02-62362
Scale: 1 inch = 16 feet
Date of Field Work: December 19, 2024
Ordered by: Healy Rice



COPY OF CURRENT TITLE INSURANCE POLICY NOT PROVIDED TO SURVEYOR.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

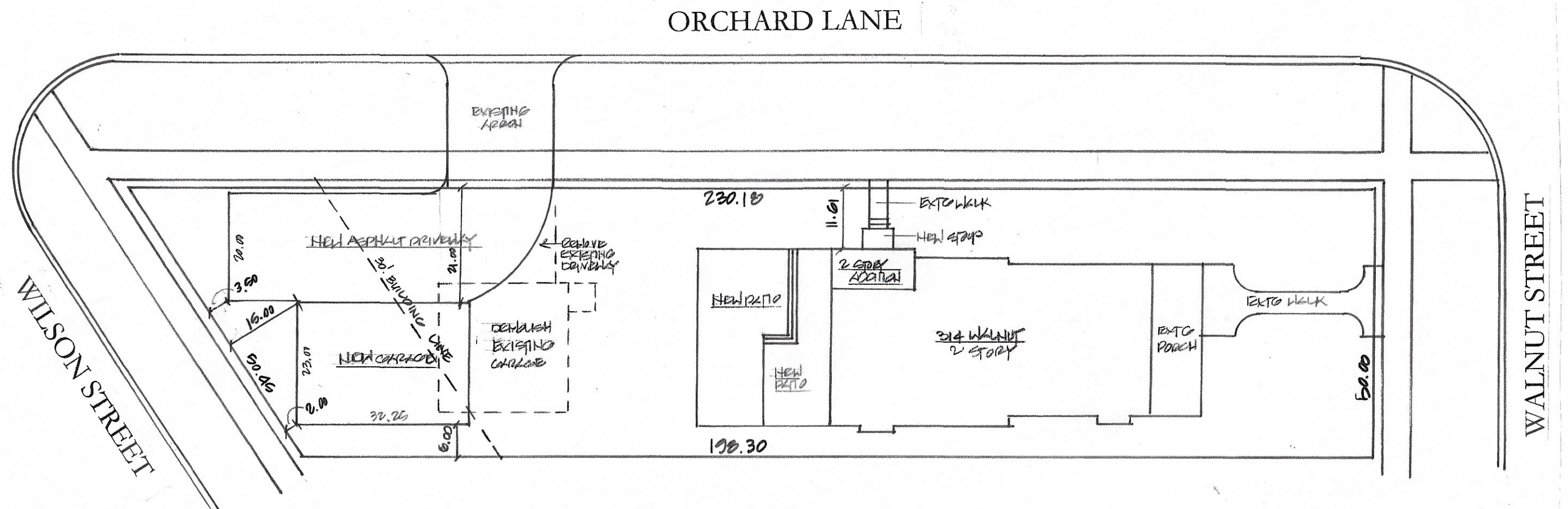
State of Illinois s.s.
County of Cook

We, PROFESSIONALS ASSOCIATED - MM SURVEY CO., 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.

Date: December 23, 2024

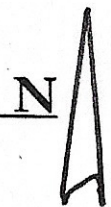
Hylton E. Donaldson
IL PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2026

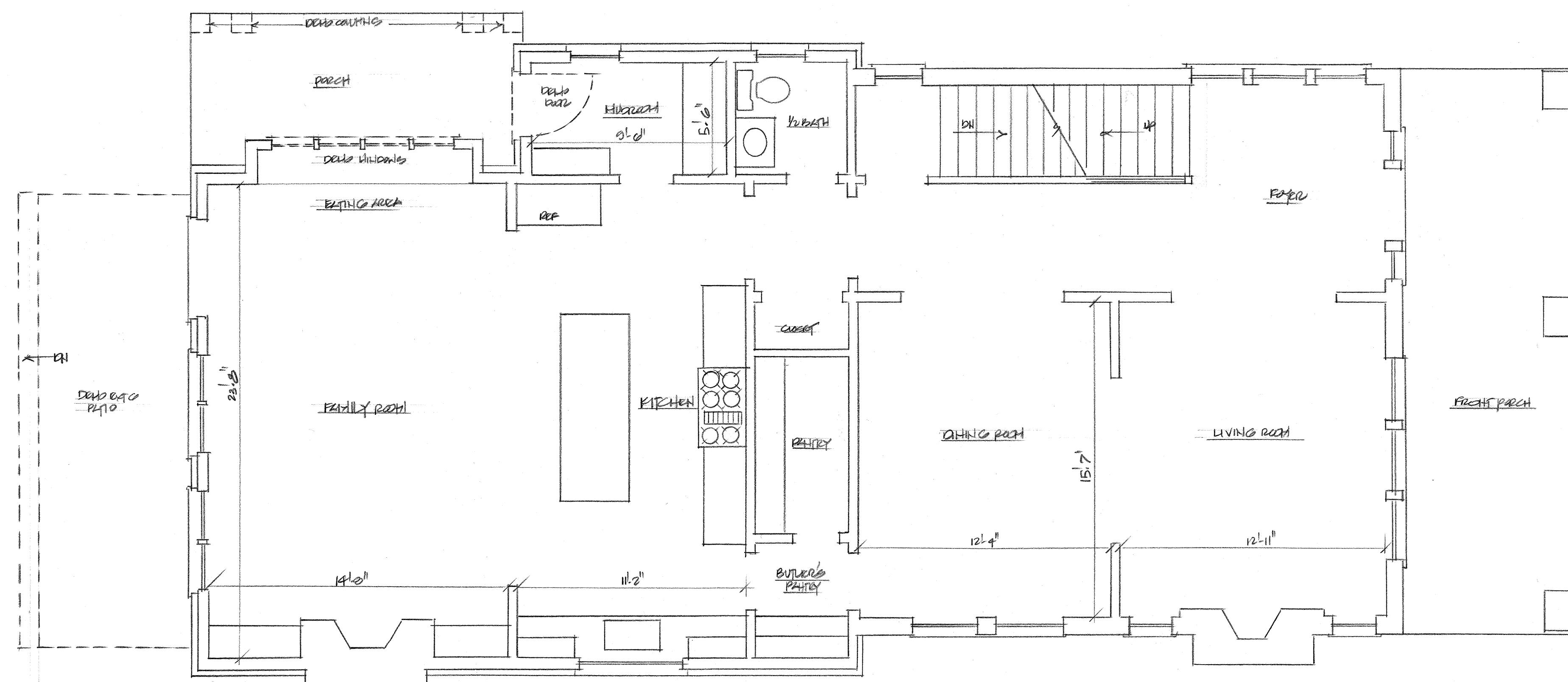
Drawn by: A.T.



SITE PLAN

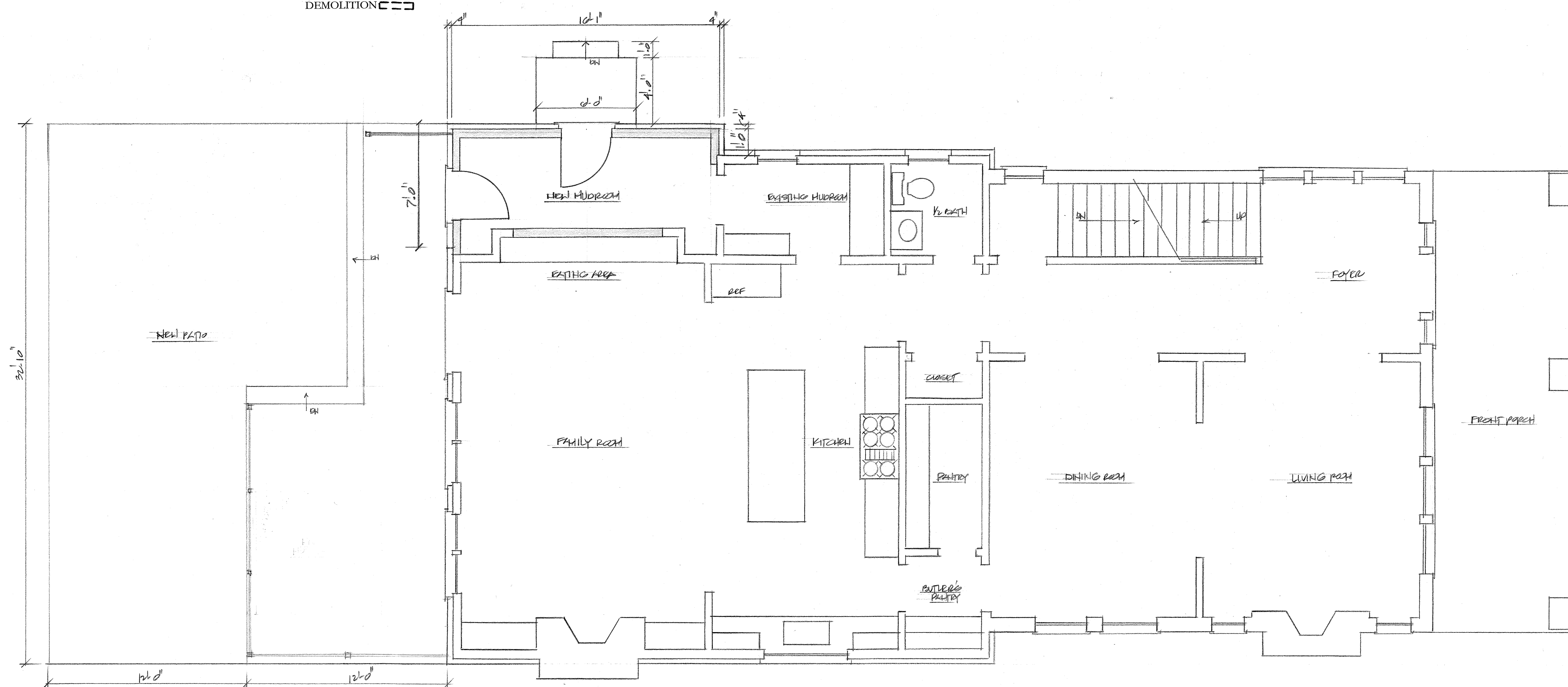
1' = 20' = 0"





EXISTING 1ST FLOOR PLAN

1/4" = 1'-0"
DEMOLITION



PROPOSED 1ST FLOOR PLAN

1/4" = 1'-0"
NEW CONSTRUCTION

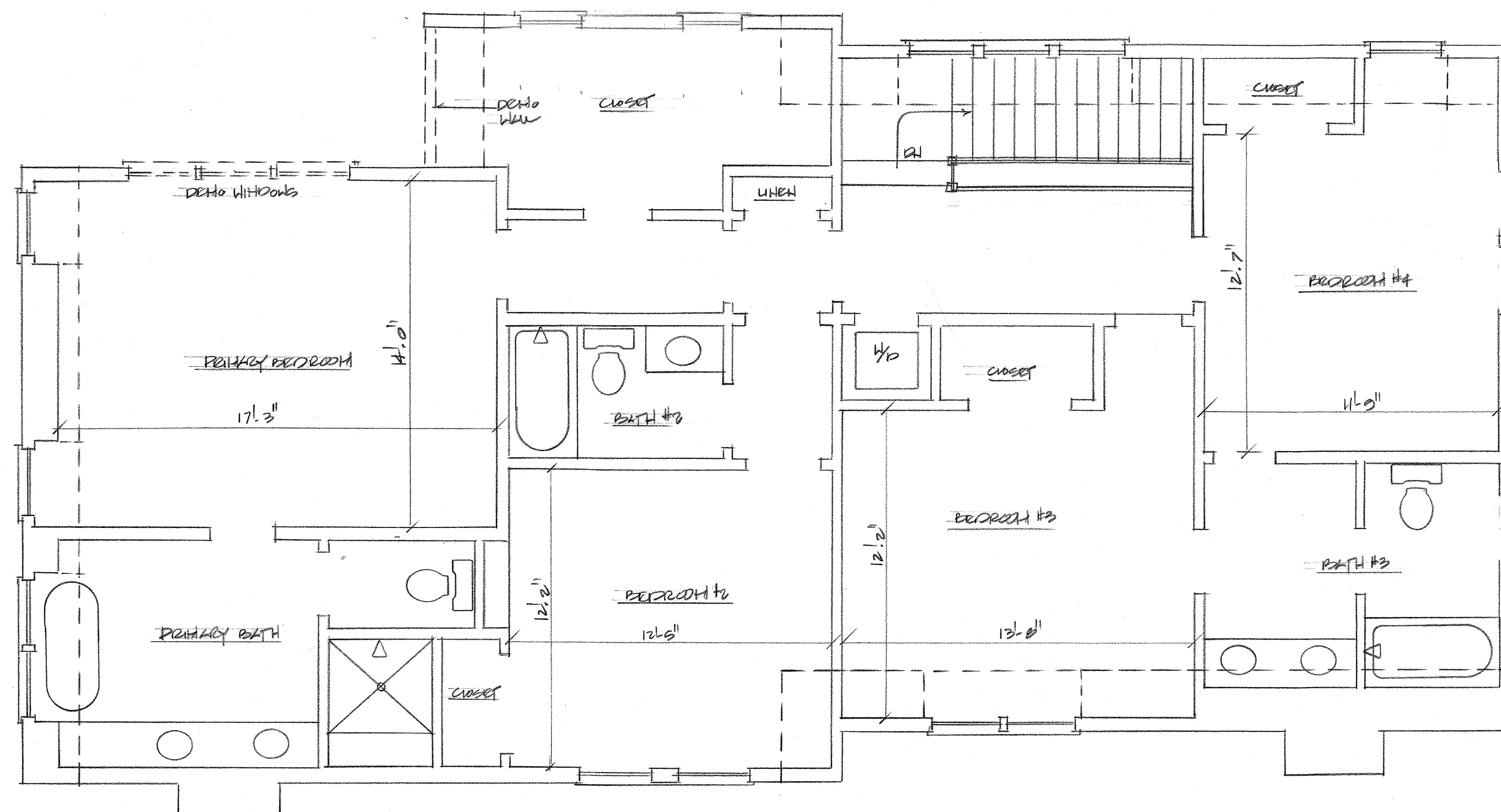
STEEL RESIDENCE
314 WALNUT ST.
WINNETKA, IL. 60093

HEALY M. RICE, PC
415 WASHINGTON AVE.
WILMETTE, IL. 60091
847-853-0824
healymr1@gmail.com

DATE 12 DEC 24

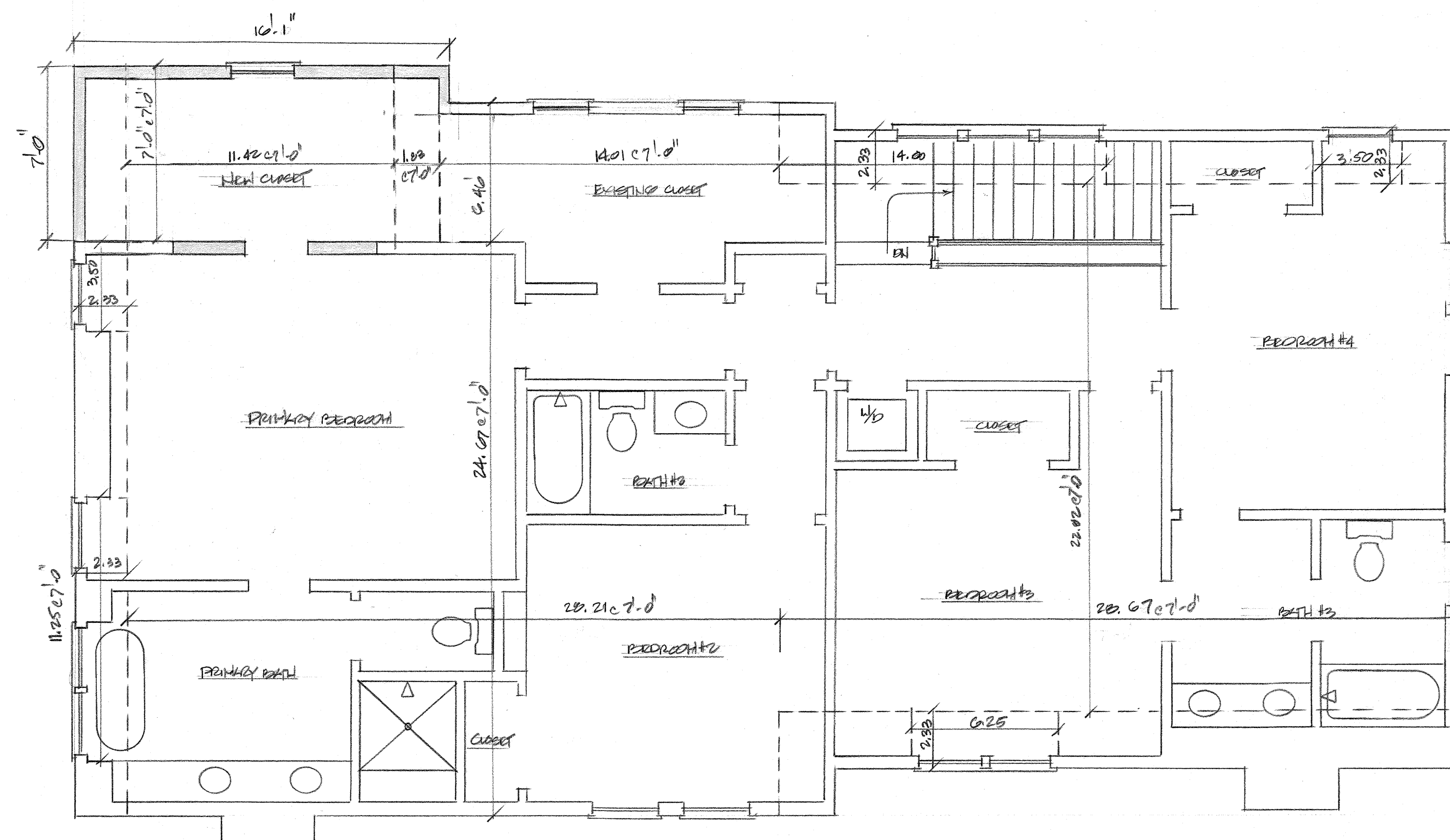
REVISED

SHEET 1 OF



EXISTING 2ND FLOOR PLAN

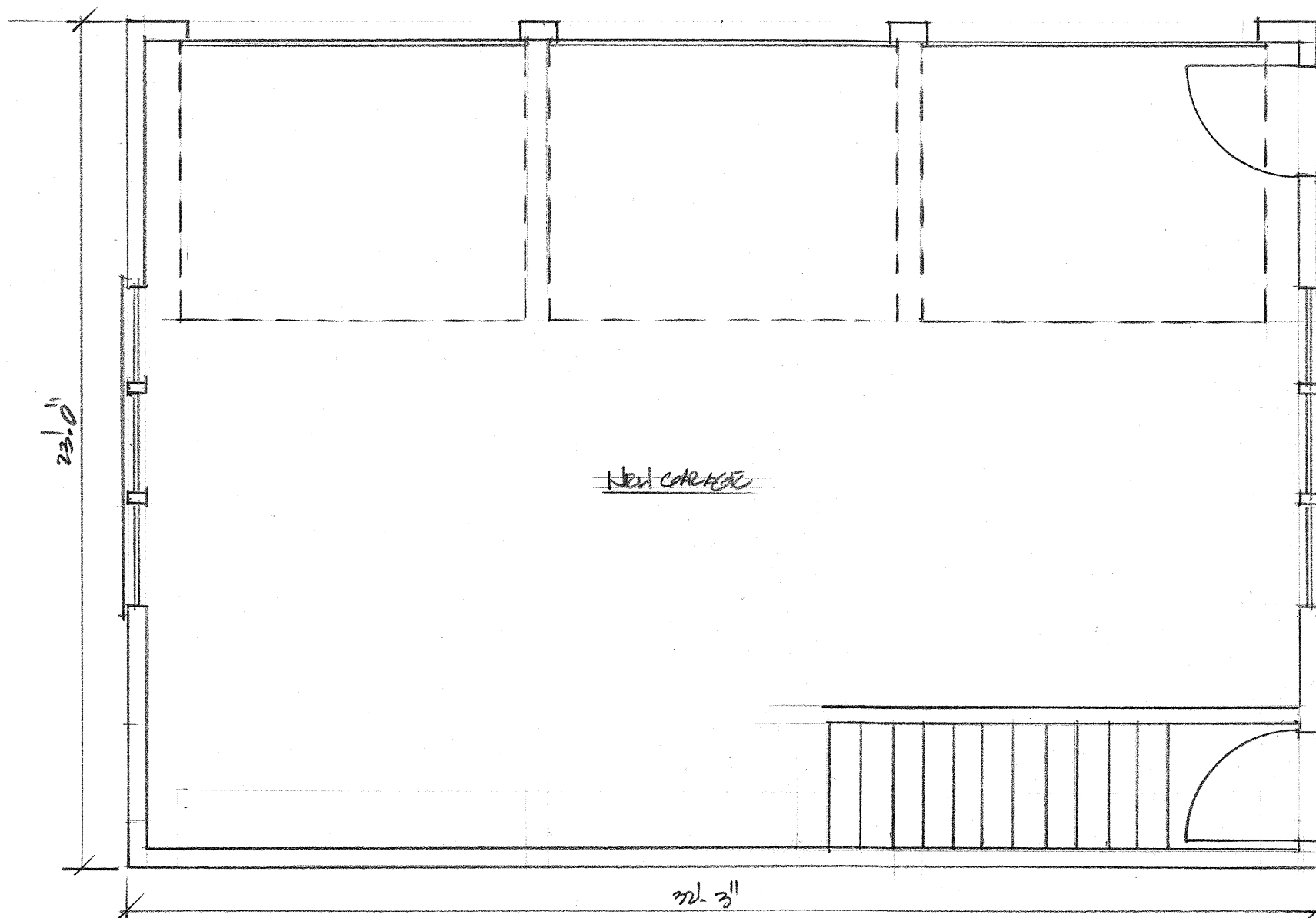
1/4" = 1'-0"
DEMOLITION ---



PROPOSED 2ND FLOOR PLAN

1/4" = 1'-0"
NEW CONSTRUCTION —

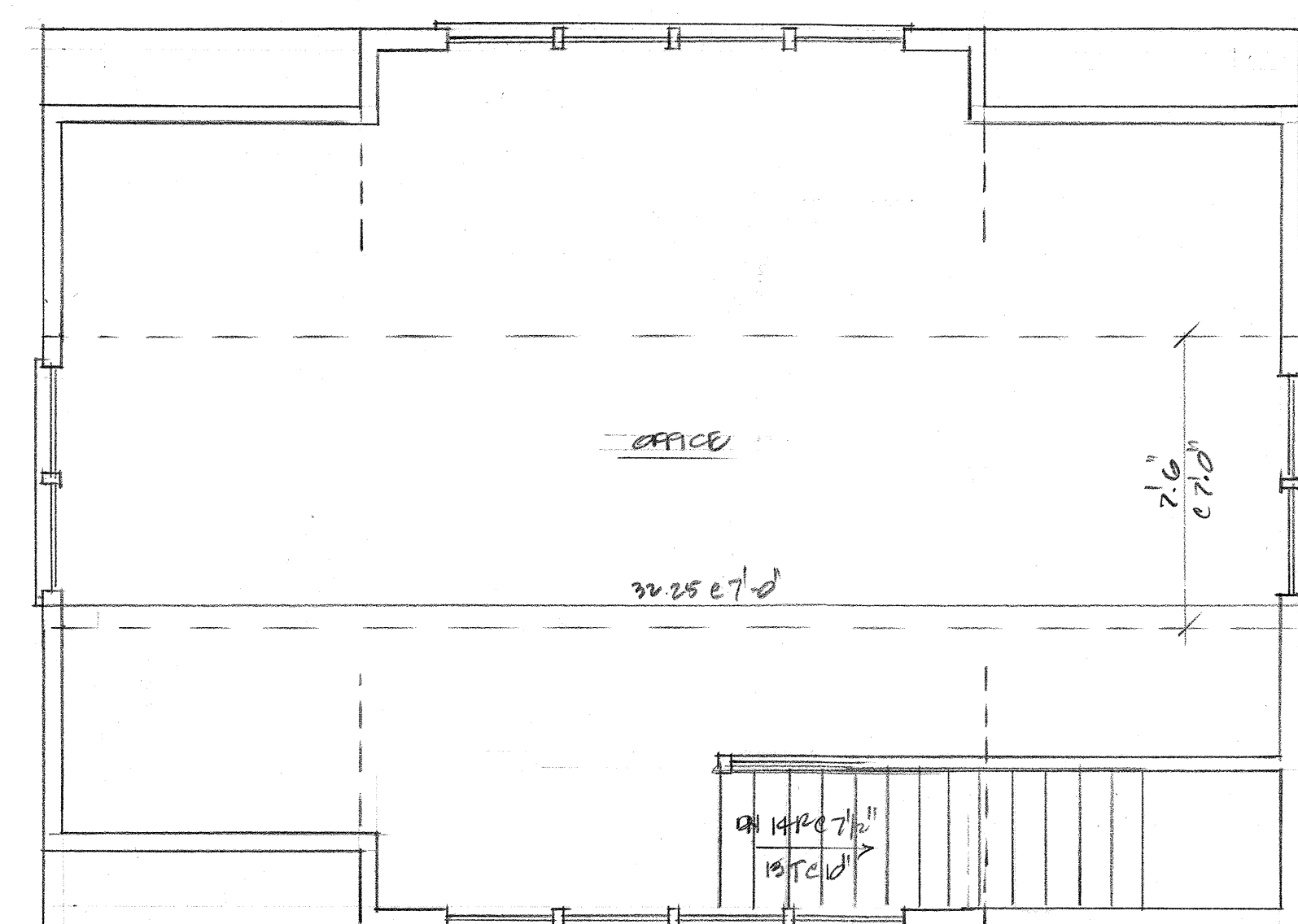
STEEL RESIDENCE
314 WALNUT ST.
WINNETKA, IL. 60093
HEALY M. RICE, PC
415 WASHINGTON AVE.
WILMETTE, IL 60091
847-853-0824
healyrice1@gmail.com
DATE 12 DEC 24
REVISED
SHEET 2 OF



NEW GARAGE 1ST FLOOR

1/4" = 1'-0"

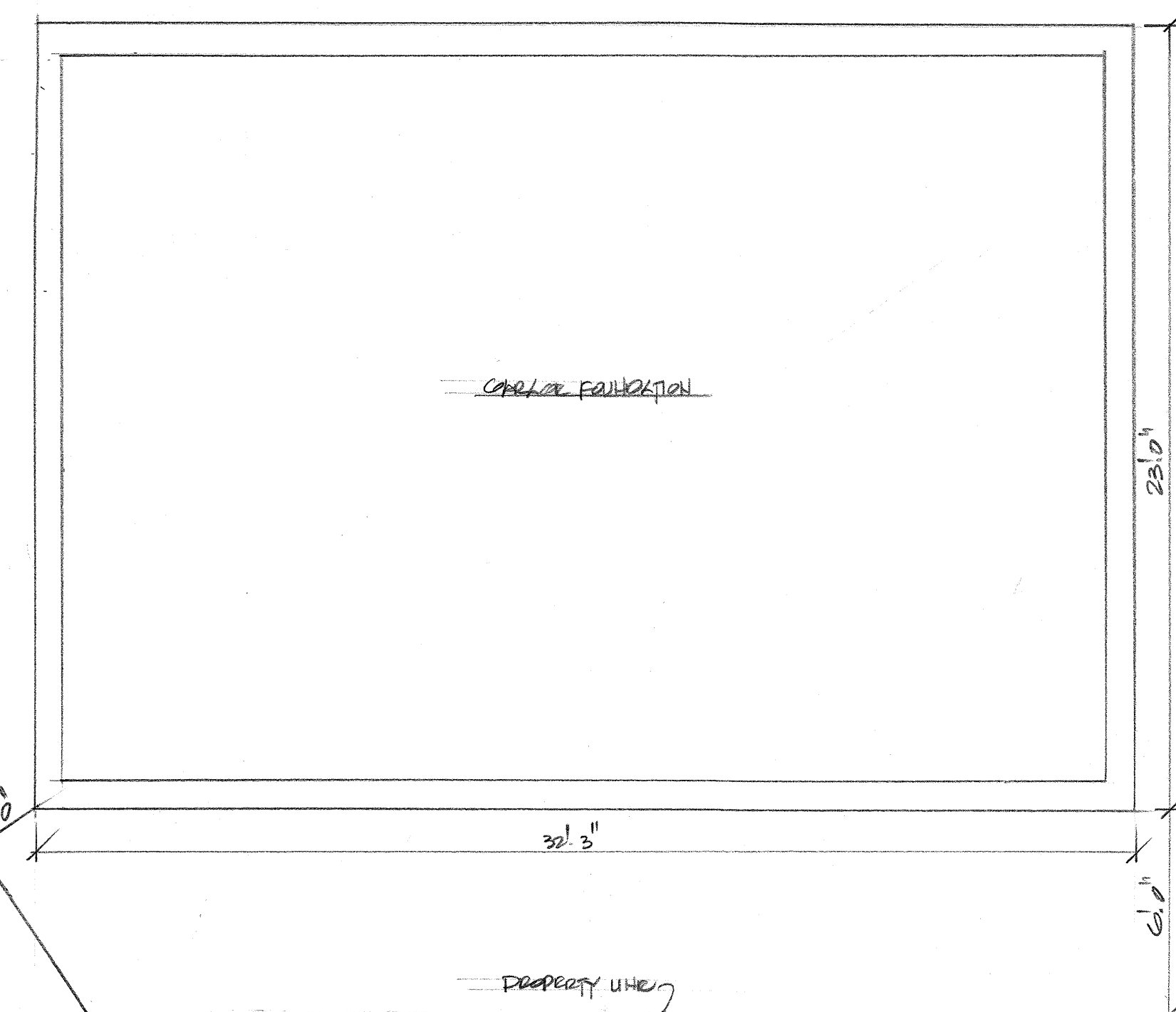
NEW CONSTRUCTION ☐



NEW GARAGE 2ND FLOOR

1/4" = 1'-0"

NEW CONSTRUCTION ☐



NEW GARAGE FOUNDATION PLAN

1/4" = 1'-0"

NEW CONSTRUCTION ☐



NEW GARAGE EAST ELEVATION

1/4" = 1'-0"



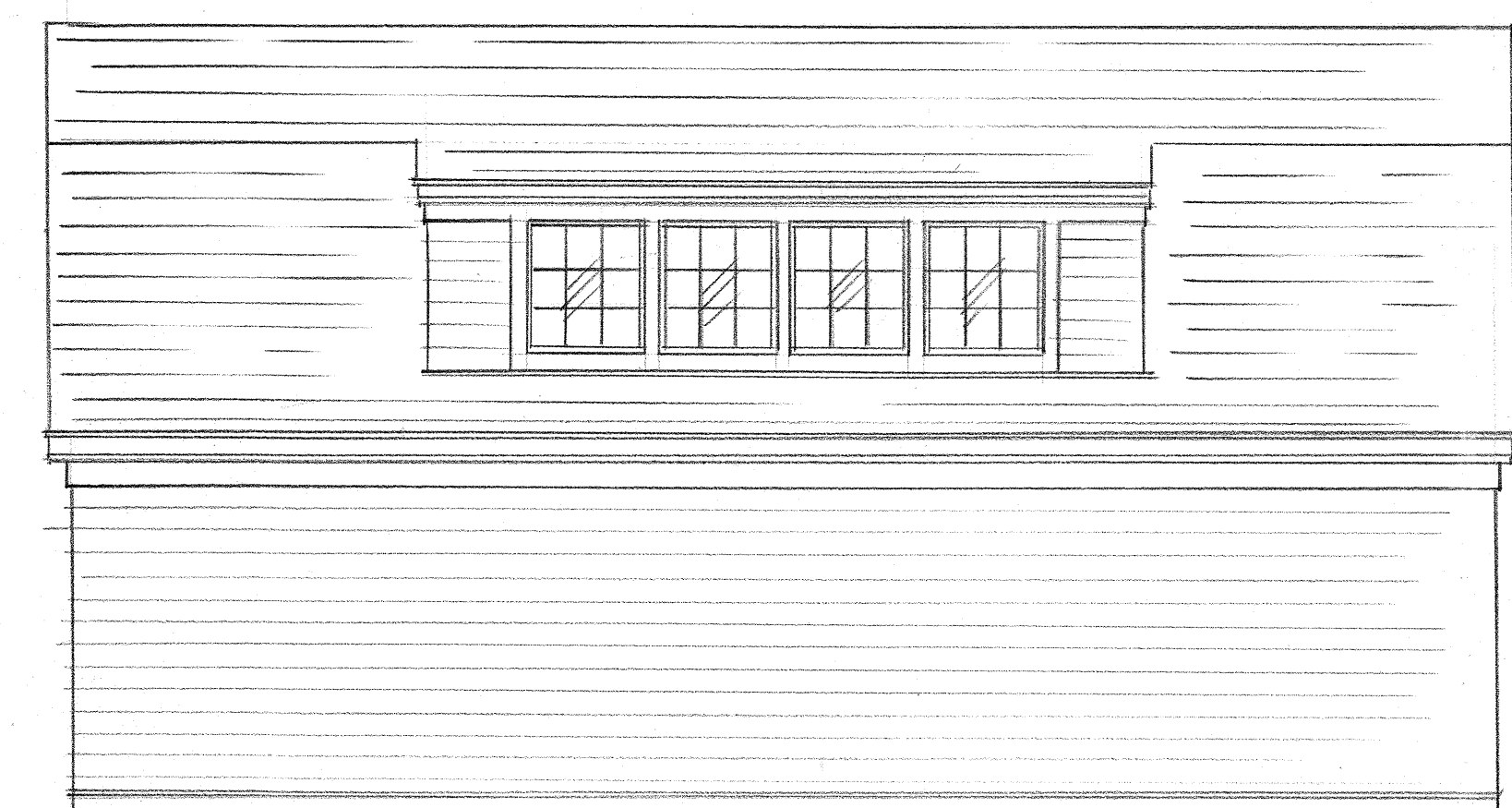
NEW GARAGE NORTH ELEVATION

1/4" = 1'-0"



NEW GARAGE WEST ELEVATION

1/4" = 1'-0"



NEW GARAGE SOUTH ELEVATION

1/4" = 1'-0"



PROPOSED NORTH ELEVATION

1/4" = 1'-0"

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healyrice1@gmail.com

DATE 22 DEC 24
REVISED

SHEET 3 OF



EXISTING NORTH ELEVATION

1/4" = 1'-0"



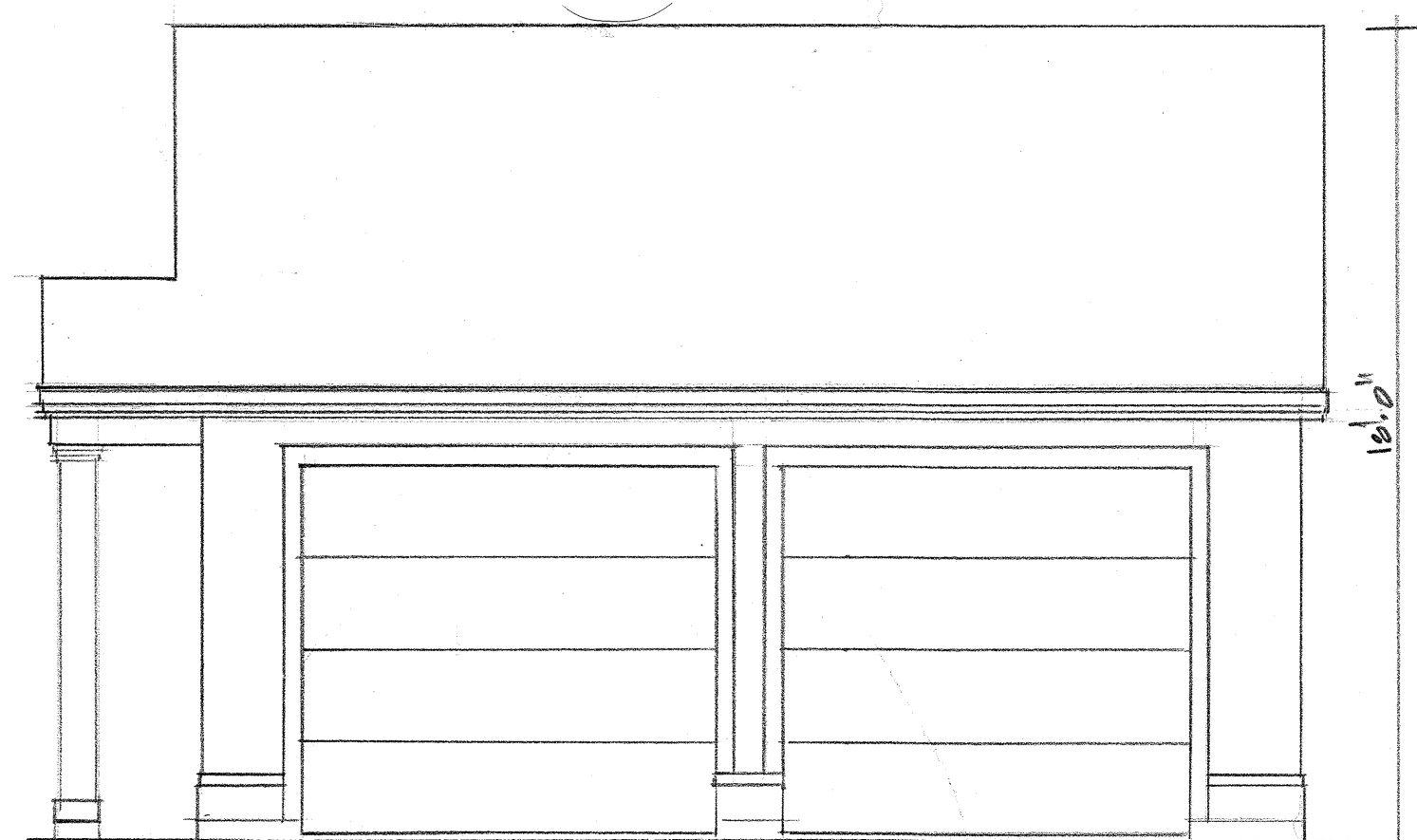
EXISTING WEST ELEVATION

1/4" = 1'-0"



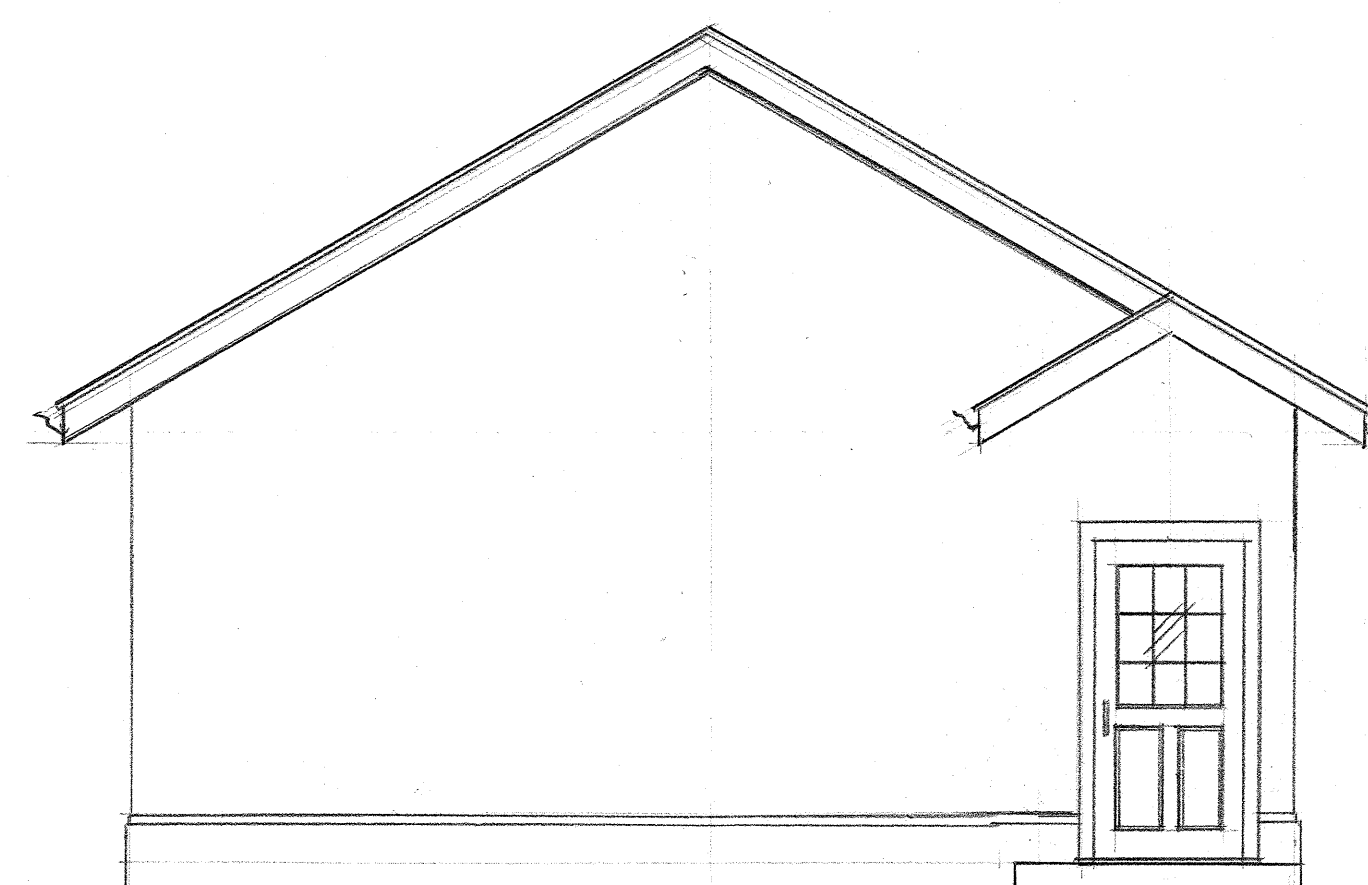
EXISTING GARAGE PLAN

1/4" = 1'-0"



EXISTING GARAGE NORTH ELEVATION

1/4" = 1'-0"



EXISTING GARAGE EAST ELEVATION

1/4" = 1'-0"



PROPOSED WEST ELEVATION

1/4" = 1'-0"

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847-853-0824
healyrice1@gmail.com
DATE 22 DEC 24
REVISED
SHEET 4 OF

ATTACHMENT D

From: [REDACTED]
To: [Planning](#)
Subject: Case No. 25-01-V2
Date: Wednesday, February 5, 2025 8:55:41 AM

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

The addition to the house would be great.

I feel they are going overboard with the garage. Too tall and too close to the sidewalk on Wilson. I am not against moving the garage, but keep it a garage only with a new access from the street so there will be less asphalt for the driveway.

570 Orchard Lane

Sent from my iPad