



**PLAN COMMISSION REGULAR MEETING
WEDNESDAY, OCTOBER 27, 2021 - 7:00 PM
WINNETKA VILLAGE HALL COUNCIL CHAMBERS – 510 GREEN BAY ROAD**

AGENDA ITEMS

1. Call to Order & Roll Call.
2. Community Development Report.
3. Public Comment.
4. Approval of September 22, 2021, meeting minutes.
5. **Case No. 21-32-SU: 470 Maple Street – Christ Church Winnetka:** An application submitted by Myefski Architects, on behalf of Christ Church Winnetka, seeking approval of an amendment to an existing Special Use Permit, which allowed a pre-school as an additional special use in the Christ Church chapel-parish house building. The requested amendment would allow a one-story vestibule addition to the existing church building. The Village Council has final jurisdiction on this request.
6. **Case No. 21-33-SD: 644 Pine Lane – Plat of Consolidation:** An application submitted by Doug Minahan, the owner of the property located at 644 Pine Lane which currently consists of two lots, seeking approval of a Final Plat of Subdivision to consolidate the two existing lots into a single lot of record. The Village Council has final jurisdiction on this request.
7. Other Business.
 - a. Comprehensive Plan Status Update.
 - b. November 17, 2021, Meeting - Quorum check
8. Adjournment.

Note: 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 Rd, Winnetka, IL 60093.

NOTICE

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). **Also, in accordance with the CDC guidance, the Village is requiring everyone to wear a face covering upon entering any Village facility, including the Village Hall. If you are unable to safely wear a face covering due to a medical condition or disability, please contact the Village ADA Coordinator by 3:00 p.m. the date of the meeting to request reasonable accommodations.**

**WINNETKA PLAN COMMISSION
MEETING MINUTES
SEPTEMBER 22, 2021**

Members Present:

Bridget Orsic, Chairperson
Jonathan Alt
Mamie Case
Layla Danley
Liz Kunkle

Members Absent:

Matthew Bradley
John Golan
John Swierk
Jay Vanderlaan

Village Staff:

David Schoon, Director of Community Development
Ann Klaassen, Senior Planner

Call to Order & Roll Call:

The meeting was called to order by Chairperson Orsic at 7:00 p.m. Ms. Klaassen took roll call of the Commission Members present.

Community Development Report.

Mr. Schoon asked for the Commission Members to confirm their contact information. He informed the Commission of the next community engagement event for the Comp Plan and Open House workshop. Mr. Schoon then advised the Commission of the items to be discussed at the October 2021 meeting.

Public Comment.

No comments were made at this time.

Approval of June 23, 2021 meeting minutes.

Chairperson Orsic asked for a motion to approve the June 23, 2021 meeting minutes. A motion was made by Member Danley and seconded by Case to approve the June 23, 2021 meeting minutes. A vote was taken and the motion unanimously passed:

AYES: Alt, Case, Danley, Kunkle, Orsic

NAYS: None

Case No. 21-30-SU: 490 Hibbard Road – Winnetka Park District: An application submitted by the Winnetka Platform Tennis Club and the Winnetka Park District seeking approval of an amendment to an existing special use permit, which allowed the construction of two additional platform tennis courts, to allow construction of two additional platform tennis courts and additions to the existing paddle hut at 490 Hibbard Road. The Village Council has final jurisdiction on this request.

Ms. Klaassen described the request for the special use amendment to the Commission and identified the property's location and zoning classification. She stated the applicant's use of the site is consistent with the Comprehensive Plan land use and zoning district designations. Ms. Klaassen stated in 2004 and 2007, amendments were approved to allow the construction of additional paddle huts and she identified their location along with the location of the two additional paddle huts and their measurements of approximately 1,000 square feet. She stated the hours and use of the facilities would

1 not change as a result of the proposed improvements and noted the expansion is due to an increase in
2 demand for the sport and club membership. Ms. Klaassen also identified the programming offered by
3 the tennis club and its shared use with the golf course with there being no issues with shared parking.
4 She noted the proposed courts would be lit with the lighting being far removed from the residential
5 areas. Ms. Klaassen also stated the project would be constructed in two phases since fundraising would
6 be used to fund the project with the hope to begin phase one construction in the fall with phase two
7 being done in the next 2-5 years. She informed the Commission the project must comply with the flood
8 plain regulations and storm water requirements and informed the Commission the ZBA voted 4:0 with
9 one recusal to recommend approval with the DRB considering a Certificate of Appropriateness at their
10 next meeting followed by all of the recommendations going to the Village Council for final consideration.

11
12 Ms. Klaassen then outlined the Commission's role in connection with the request and stated after the
13 applicant's presentation and Commission discussion, a Commission Member may make a motion to
14 recommend approval or denial of the request as outlined on page nos. 10 and 11. She noted no written
15 comment was received and asked if there were any questions.

16
17 Chairperson Orsic also asked if there were any questions. No questions were raised at this time. She
18 then swore in those speaking to this matter.

19
20 Costa Kutulus, Winnetka Park District Director of Parks and Operations and Colin Cross, President of the
21 Platform Tennis Club, introduced themselves to the Commission. Mr. Cross described the platform
22 tennis club's history and construction of the two additional platform tennis courts. He also described the
23 platform tennis club's and court use's growth and demand. Mr. Cross informed the Commission of their
24 fundraising plans to raise money for the two phase project construction. Mr. Kutulas then asked if there
25 were any questions.

26
27 Ms. Danley questioned parking and use during construction. Mr. Kutulas responded the hours would be
28 limited during certain times of the day and referred to the small expansion lot which can be used for
29 parking. He indicated there would be minimal parking concerns and they would have the ability to adapt
30 to any parking issues. Ms. Case asked if the practice green would be relocated and Mr. Kutulas
31 responded it would be relocated and replaced in the future with a more lavish and appropriate chipping
32 green. He then referred to an illustration to explain the improvements. Mr. Alt questioned the
33 fundraising plans for the paddle hut. Mr. Cross referred to an illustration identifying the paddle hut,
34 decking and tennis court expansion. He also identified the decking circulation patterns.

35
36 Chairperson Orsic asked if there were any other questions. She questioned the estimated cost for phase
37 2. Mr. Cross responded they do not yet have a full estimate of the cost which would depend on the
38 members. He then described the fundraising components which are dependent on certain factors which
39 they hope to complete between two to five years. Ms. Case stated the special use permit normally has a
40 sunset and asked if the applicant would have to come back in connection with phase 2. Mr. Schoon
41 responded normally special use permits would expire in 18 months and the Village Council can grant an
42 extension for a period longer than that and for any conditions which may change during that time
43 period. He also confirmed if substantive changes are made to the plan, the applicant would have to
44 come back before the Commission. Mr. Schoon informed the Commission the Village staff had no
45 concerns with regard to the request.

46
47 Chairperson Orsic asked if there were any other questions. No additional questions were raised at this
48 time. She then called the matter in for discussion.

Ms. Danley stated in connection with the issues normally considered by the Commission, the request would be a benefit to the community and she is in favor of approving the special use permit amendment. She referred to standard nos. 2(b) and (e) which were addressed and are not a concern. Ms. Case agreed with Ms. Danley's comments and stated all of the standards have been met. Ms. Kunkle stated her primary concern related to the flood plain regulations being met and commented it would be a great addition to the Village and a thoughtful proposal. Mr. Alt agreed the biggest concern related to drainage which has been addressed and it would be a great addition to the Village. Chairperson Orsic agreed with the comments made and stated the request met all of the standards.

Chairperson Orsic then asked for a motion. Ms. Danley moved to recommend approval of the requested amendment to the existing special use permit granted by Ordinance M-12-2007 to allow construction of two additional platform tennis courts and additions to the existing paddle hut for the Winnetka Park District and Winnetka Platform Tennis Club on the subject property as outlined in the findings of fact on page nos. 10 and 11. She also moved to recommend approval of the expansion of the platform tennis facilities under condition no. 1. Mr. Alt seconded the motion. A vote was taken and the motion unanimously passed:

AYES: Alt, Case, Danley, Kunkle, Orsic

NAYS: None

Other Business.

a. Comprehensive Plan Status Update.

Mr. Schoon previously provided the Comprehensive Plan status to the Commission.

b. October 27, 2021 Meeting – Quorum check.

The Commission Members discussed their availability.

Adjournment:

A motion to adjourn was made by Ms. Kunkle and seconded by Ms. Danley. A vote was taken and the motion unanimously passed:

AYES: Alt, Case, Danley, Kunkle, Orsic

NAYS: None

The meeting was adjourned at 7:34 p.m.

Respectfully submitted,

Antionette Johnson

Recording Secretary



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: OCTOBER 22, 2021
SUBJECT: 470 MAPLE STREET - CHRIST CHURCH WINNETKA - SPECIAL USE PERMIT (CASE NO. 21-32-SU)

INTRODUCTION

On October 27, 2021, the Plan Commission is scheduled to hold a public hearing on an application submitted by Myefski Architects (the "Applicant") on behalf of Christ Church Winnetka, as the owner of the property located at 470 Maple Street (the "Subject Property"). The Applicant is proposing construction of a one-story vestibule addition to the existing church on the Subject Property and requests approval of the following relief:

1. Approval of an amendment to an existing **Special Use Permit** that allowed a pre-school as an additional special use in the Christ Church chapel-parish house building located in the R-4 Single-Family Residential Zoning District.

As will be discussed later in this report, the Applicant has also submitted a variation application to allow the proposed addition to exceed the maximum permitted gross floor area. The Zoning Board of Appeals (ZBA) considered the special use permit and the variation request on October 11, 2021. Additionally, the Applicant has submitted an application seeking approval of a Certificate of Appropriateness, which was considered by the Design Review Board (DRB) on October 21, 2021. Both the ZBA and the DRB voted unanimously to recommend approval of the proposed improvements.

A sign has been posted on the Subject Property indicating the time and date of the Plan Commission public hearing. A mailed notice has been 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 7, 2021. As of the date of this memo, staff has received one written comment from the public regarding this application. The comment is provided in Attachment E of this report.

The Village Council has final jurisdiction on this request as only the Council has the authority to grant or amend a Special Use Permit.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 1.29 acres in size, is located on the southwest corner of the intersection of Oak and Maple Streets and contains the Christ Church chapel-parish house (see Figure 1). Christ Church Winnetka also owns the parcel immediately west of the Subject Property, 700 Oak Street, and utilizes the parking lot on that parcel for the preschool and other uses on the Subject Property.

The Comprehensive Plan designates the Subject Property as appropriate for “Public / Semi-Public” uses. The property is zoned R-4 Single Family Residential, and it is bordered by R-4 Single Family Residential to the north, east, and west, R-5 Single Family Residential to the east and south, and B-1 Multifamily Residential to the west (see Figure 2).

In addition to single-family residential uses, the R-4 District allows a limited range of additional uses by Special Use Permit. Allowed Special Uses in the R-4 District include (a) church or temple; (b) public school, elementary and high, or private school having a curriculum equivalent to a public elementary school, public high school or public institution of higher learning; and (c) library.

The Applicant’s use of the Subject Property as a church is generally consistent with the Comprehensive Plan land use designation and the R-4 zoning district.

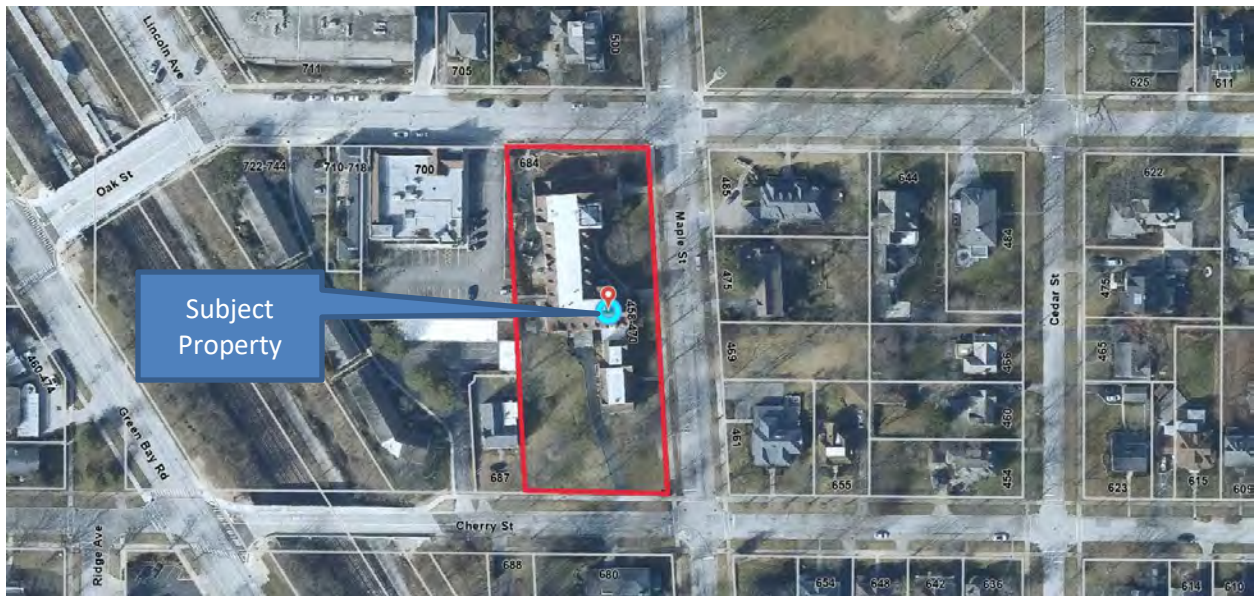


Figure 1 – Aerial Map

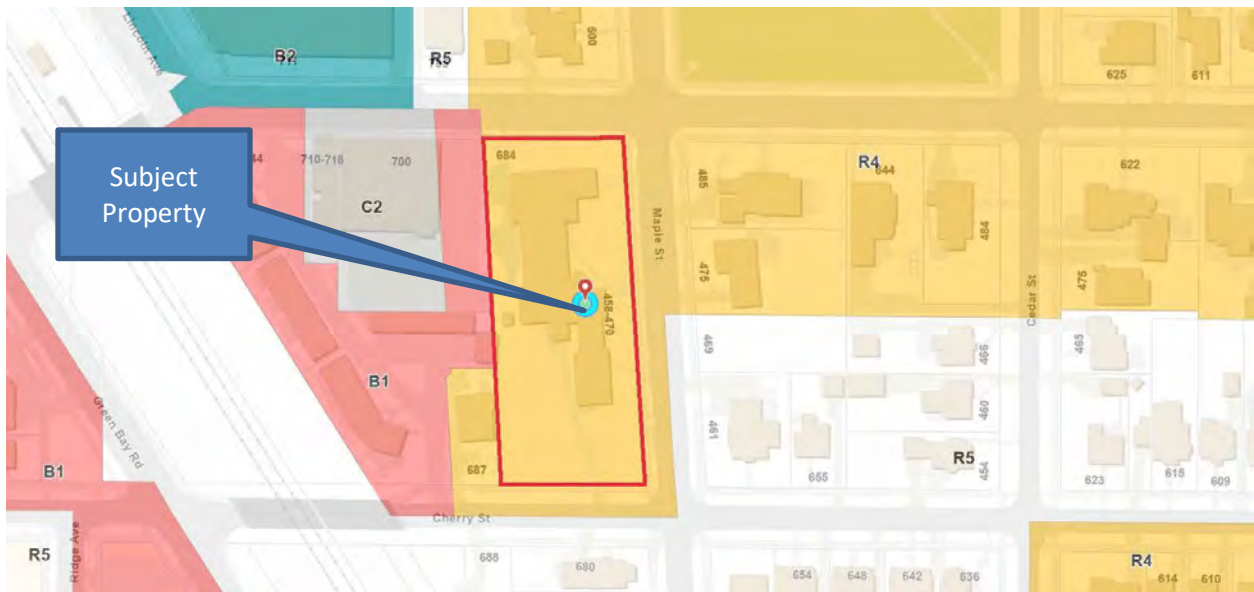


Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

The Christ Church chapel-parish house was constructed in 1930. Since that time, there have been various building permits issued for interior remodeling and site improvements. The Christ Church chapel-parish house has various meeting rooms, a great hall, stage, offices, classrooms, and is the home of Willow Wood Preschool. There is one previous zoning case on file for the Subject Property:

1. Ordinance M-507-97 was adopted in November 1997 by the Village Council, granting a Special Use Permit to allow a pre-school as an additional special use in the Christ Church chapel-parish house and variations to allow construction of a storage shed and playground improvements. The approved variations were for (a) GFA; (b) roofed lot coverage; (c) front yard setback from Oak Street; and (d) side yard setback. Ordinance M-507-97 is included in this report as Attachment D.

Figure 3 below and Figure 4 on the following page are current photos of the site where the improvements are proposed.



Figure 3 – East Elevation of Christ Church Chapel-Parish House



Figure 4 – East Elevation of Christ Church Chapel-Parish House

PROPOSED PLAN

The proposed exterior improvements include construction of a one-story vestibule addition on the east side of the existing church and replacement of the existing concrete steps on the east side of the Chapel. The proposed addition would measure approximately 14 feet by 22 feet (311 square feet). As described by the Applicant in the attached project description provided in Attachment C of this report, the purpose of the proposed vestibule addition is to provide an accessible entrance to both the Chapel and the Great Hall level. The addition would have an internal staircase and a platform lift to access the Great Hall level. The exterior of the addition would be constructed of a stone masonry veneer and detailing to match the stone on the existing church.

The project also includes interior renovation of two interior bathrooms on both the east and west sides of the building, as well as improvements to the fire alarm system. It is important to note that the use of the church will not change as a result of the proposed improvements.

Excerpts of the proposed site plan, floor plan, building elevations, and perspective views of the proposed addition are provided on the next pages as Figures 5 through 9. The complete set of plans are provided in the application materials, which are included in this report as Attachment C.

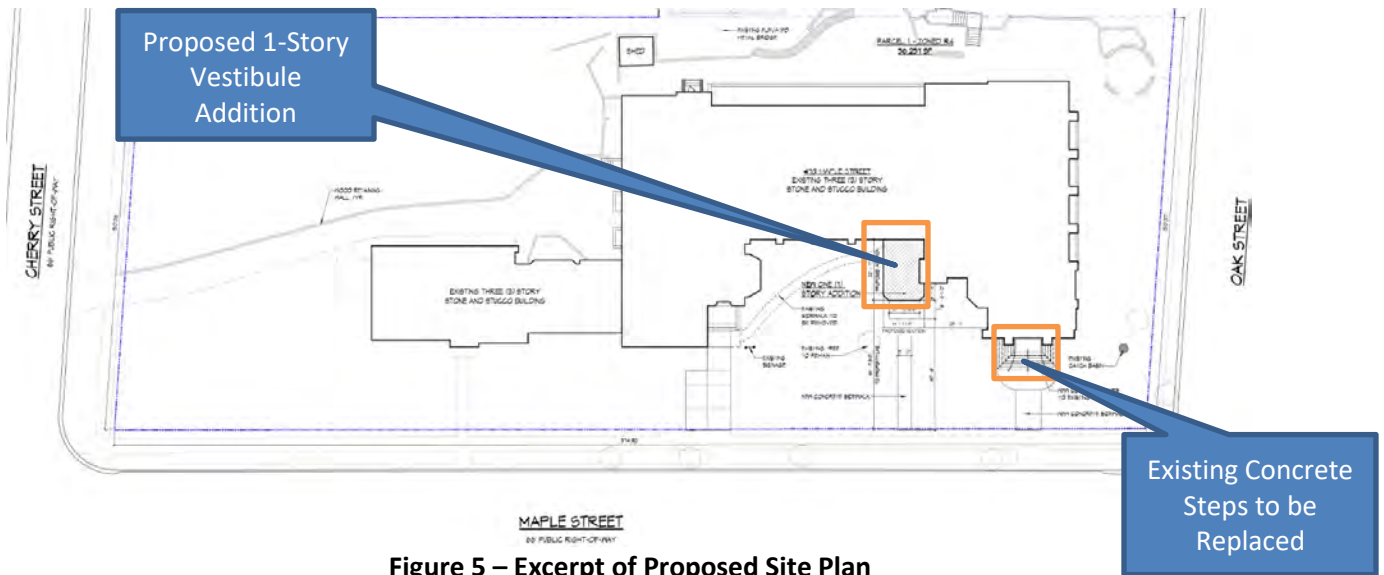


Figure 5 – Excerpt of Proposed Site Plan

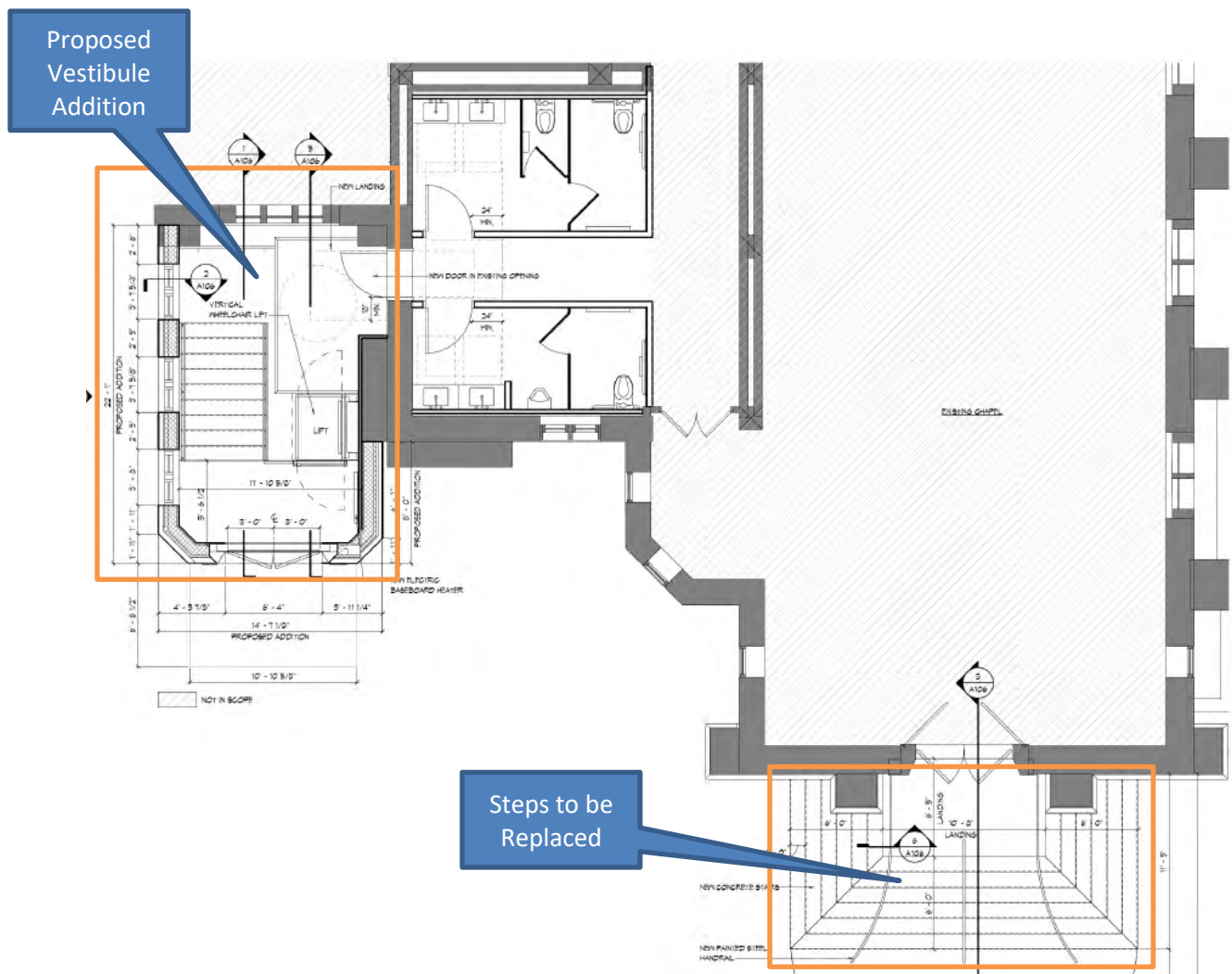


Figure 6 – Excerpt of Proposed Floor Plan



Figure 7 – Proposed East Elevation



Figure 8 – Perspective View from Maple Street



Figure 9 – Perspective View of Proposed Vestibule

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. Figure 10 below represents the Subject Property's proximity to the floodplain; the cyan represents the 100-year flood area, the orange represents the 500-year flood area.

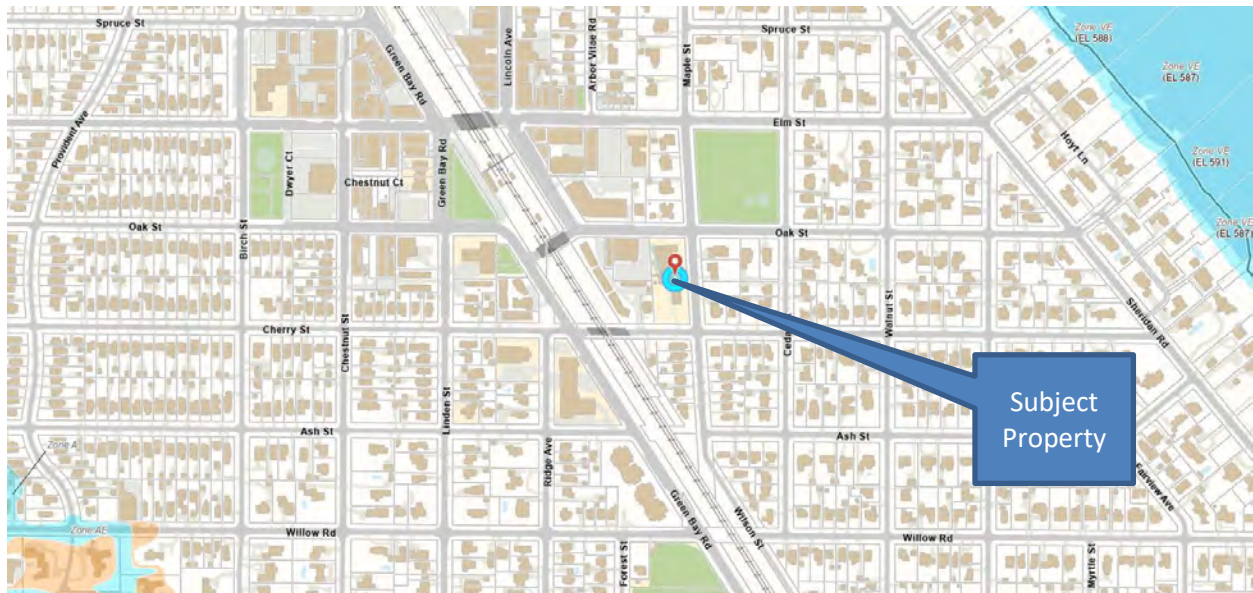


Figure 10 - GIS Floodplain Map

ZONING RELIEF

Although not part of the Plan Commission's consideration, it should be noted that one variation is being requested to allow the proposed addition to exceed the maximum permitted gross floor area (GFA). The existing improvements on the Subject Property are already nonconforming with respect to the permitted GFA. The proposed addition represents an increase of 311 square feet of GFA.

CONSIDERATION BY OTHER ADVISORY BOARDS/COMMISSIONS

As previously noted, the Zoning Board of Appeals considered the request on October 11, 2021. The one written comment included in this report was also provided to the ZBA. No public comments were made at the meeting. Ultimately, the ZBA voted 6-0 to recommend approval of the request.

The Design Review Board considered a Certificate of Appropriateness for the proposed improvements on October 21, 2021. As with the ZBA, the public comment received by staff was also provided to the DRB and no public comments were made at the meeting. Ultimately, the DRB vote 4-0 to recommend approval of the request.

The Plan Commission is charged with evaluating Special Uses for consistency with the Comprehensive Plan, as well as the six standards for granting special use permits. One of the objectives of the Comprehensive Plan is to "ensure that commercial, institutional and residential development is appropriate to the character of and minimizes the adverse impact on its surrounding neighborhood." The draft recommendation below lists other relevant objectives from the Comprehensive Plan. An excerpt of the Comprehensive Plan is included in this report as Attachment B.

FINDINGS

The Plan Commission is to consider whether or not the requested amendment to the existing special use

granted by Ordinance M-507-97 to allow a preschool as an additional special use in the Christ Church chapel-parish house on the Subject Property is consistent with the Village's Comprehensive Plan and with the Village's special use permit standards.

Following conclusion of public comment and Commission discussion, the Commission may choose to consider the following motion:

The Plan Commission recommends **approval [denial]** of the requested amendment to the existing special use granted by Ordinance 507-97 **to allow construction of a one-story vestibule addition to the existing church on the Subject Property**, based on the following findings of fact:

1. "The proposed addition and related site improvements **are [are not]** consistent with the Comprehensive Plan's Land Use Map designation of the Subject Property as appropriate for "Public / Semi-Public" development and **is [is not]** consistent with the following objectives of Chapter II of the Comprehensive Plan:
 - a. to "Ensure that commercial, institutional and residential development is appropriate to the character of and minimizes the adverse impact on its surrounding neighborhood;"
 - b. to "Encourage organizations, schools, religious institutions, businesses and citizens in their efforts to beautify the Village;"
 - c. to "Recognize the critical importance of educational, religious and other community institutions to Village residents;"
 - d. to "Maintain an atmosphere in which diverse cultural, educational and religious organizations may flourish and in which special activities for residents of all ages may be enhanced;" and
 - e. to "Engage in a public process that balances institutional goals and minimizes any adverse impact to the character of the adjacent residential neighborhood."
2. "The proposed addition and related improvements **are [are not]** consistent with the Standards for the granting of Special Use Permits, as follows:
 - a. That the establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare;
 - b. That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity;
 - c. That the establishment of the special use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern;
 - d. That adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways;
 - e. That adequate parking, utilities, access roads, drainage and other facilities necessary to the operation of the special use exist or are to be provided; and

- f. That the special use in all other respects conforms to the applicable regulations of this and other Village ordinances and codes.

[The amendment to the special use for the church should only be approved subject to the following conditions...]

ATTACHMENTS

Attachment A: Comprehensive Plan Land Use Map

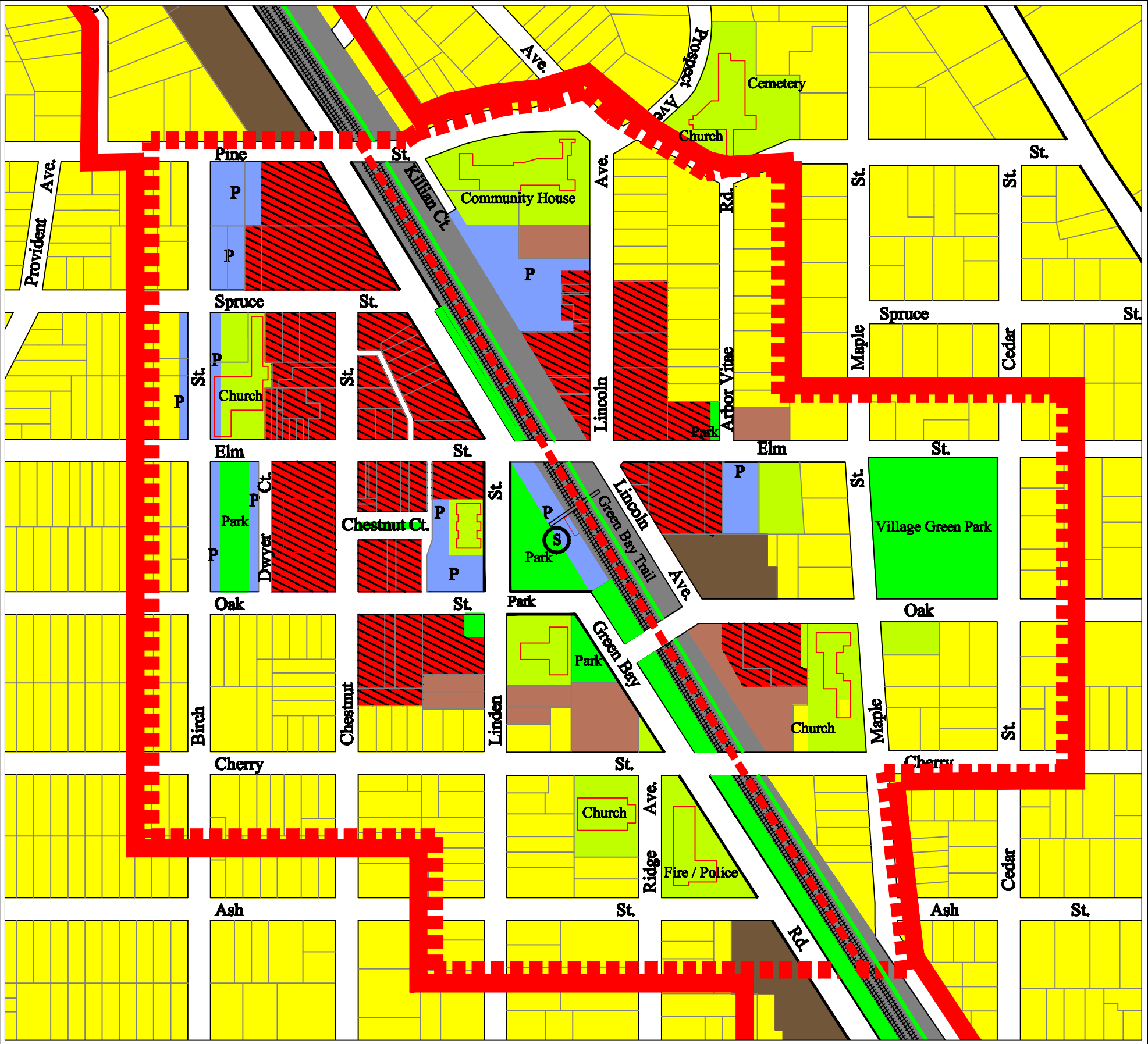
Attachment B: Comprehensive Plan Excerpt (Chapter Two – Goals and Objectives)

Attachment C: Application Materials

Attachment D: Ordinance M-507-97, adopted November 18, 1997

Attachment E: Public Correspondence

Attachment A



Village
of
WINNETKA

Comprehensive Plan Update: 2020
Land Use Plan
East & West Elm Street
Planning Sub-Area

Map
12

- LEGEND
- Single Family Residential
 - Townhouse Residential
 - Multi-Family Residential
 - Commercial / Retail
 - Office
 - Park / Open Space
 - Public / Semi-Public
 - Transportation / Utilities
 - P Public Parking
 - Vacant
 - Mixed Use
(may include all uses
allowed in the applicable
zoning district)
 - Green Bay Road Corridor
 - Planning Sub-Area
 - * Urban Design Feature

Scale in Feet
0 50 100 200 400

- Village of Winnetka
- Other Municipal Boundaries
- ==== Road
- ==== Private Road
- ==== Unimproved R.O.W.
- ==== Railroad
- Property Line
- Lake / River
- Adjacent Municipality
- Pedestrian Tunnel
- ⊙ Railroad Station

June 30, 1999



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Attachment B

CHAPTER II: VISION, GOALS AND OBJECTIVES

2.1 A 2020 VISION FOR WINNETKA

As a basis for the development of goals, objectives and policies for Winnetka, a vision was developed to convey the desirable characteristics of the Village:

...a village in a natural setting committed to its tradition of residential neighborhoods, citizen involvement, local shops and educational excellence...

2.2 COMMUNITY GOALS

Purpose and Formulation Procedure

Goals and objectives provide the foundation for the Plan recommendations. *Goals* are long-range ideals that set the framework for public policy. *Objectives* are more specific, representing opportunities for achieving goals.

The goals and objectives that follow were prepared for the Village as a whole and are designed to achieve the ideals expressed in the Vision Statement.

Community goals appear below. Objectives designed to support these goals are listed in the remainder of this chapter under each community goal heading. *Goals, objectives and policies relating to the Green Bay Road Corridor and its four business districts appear in Chapter Five.*

Village Character and Appearance: Preserve and enhance those public assets, public lands, natural resources and architecturally significant structures that create the attractive appearance and peaceful, single-family residential character of the Village.

Residential Areas: Preserve a high-quality residential community. Encourage a range of housing types and sizes to meet the needs of residents of all ages.

Local Government: Plan for and provide appropriate government facilities and services that will accommodate the needs of the Village. Encourage a high degree of citizen concern for and participation in local government.

Educational and Community Institutions: Support educational excellence and the enrichment of Winnetka's religious and cultural environment.

Parks, Open Space, Recreation and Environment: Preserve or expand the quantity, quality and distribution of open space and recreational opportunities. Protect the Village's natural features and environmental resources.

Transportation: Provide for safe pedestrian, bicycle and vehicular movement consistent with the scale and peaceful character of the Village.

Growth Management: Limit commercial, institutional and residential development within the Village to minimize potentially adverse impacts on adjacent residential neighborhoods and to prevent the need for significant increases in infrastructure (streets, parking, utilities, sewers) and other community resources (schools, parks, recreational facilities, etc.). Provide for Village expansion via annexation if deemed appropriate.

2.3 VILLAGE CHARACTER AND APPEARANCE

Goal: Preserve and enhance those public assets, public lands, natural resources and architecturally significant structures that create the attractive appearance and peaceful, single-family residential character of the Village.

Objectives

1. Ensure that commercial, institutional and residential development is appropriate to the character of and minimizes the adverse impact on its surrounding neighborhood.
2. Place overhead utility lines underground along major streets: Willow, Sheridan, Green Bay, Hibbard, Winnetka/Hill, Elm and Tower by 2010. Place other utility lines underground, beginning with parks and open spaces, after the major streets are completed.
3. Recognize the critical role of the Village's historic architecture in defining Winnetka's unique character in public, institutional, commercial and residential areas and encourage its preservation.
4. Require the screening and buffering of off-street parking lots while considering the safety of pedestrians and motorists.
5. Continue to implement and supplement the Village's tree planting program on all public rights-of-way. Encourage tree planting on private property.
6. Encourage landscaping of public and private properties that complements and enhances the mature character of existing plantings and provides a buffer as an alternative to walls and fences.
7. Encourage organizations, schools, religious institutions, businesses and citizens in their efforts to beautify the Village.
8. Strictly enforce the Village's sign regulations and minimize the number of regulatory signs.
9. Encourage and cooperate with METRA to improve the appearance and function of the three train stations in the Village and to improve the appearance of the railroad right-of-way.
10. Encourage and cooperate with PACE to improve the appearance, safety and function of bus stop shelters.

11. Reduce and control light pollution, preserving property rights for natural light and controlling the use and location of artificial lighting.
12. Reduce and control noise pollution.
13. Use high quality design and materials when constructing public improvements. Enhance the beauty of the improvements with appropriate decorative details, artwork or sculpture.

2.4 RESIDENTIAL AREAS

Goal: Preserve a high-quality residential community. Encourage a range of housing types and sizes to meet the needs of residents of all ages.

GENERAL RESIDENTIAL OBJECTIVES

1. Maintain the Village's traditional dwelling density patterns by limiting the scale and density allowed in developments and renovations.
2. Require any new residential development and redevelopment to provide adequate and appropriate landscaping and, where appropriate, to preserve existing vegetation.
3. Encourage residential development that provides an appropriate transition between low-density and higher-density areas.

SINGLE-FAMILY RESIDENCE OBJECTIVES

1. Preserve the predominant defining character of Winnetka as a community for owner-occupied high quality single-family residences. Maintain the proportion of single-family detached housing in excess of 80 percent of the total Village housing units.
2. Retain the character of existing residential neighborhoods. Assure that new construction and additions to existing houses respect the scale of neighboring houses, setbacks, open spaces, parkway trees and the pedestrian orientation of the neighborhoods.
3. Protect residential neighborhoods and homes from the encroachment of incompatible land uses and traffic patterns.
4. Encourage the preservation of older houses that contribute to the character of the neighborhood through additions and improvements as an alternative to new house construction.
5. Maintain the quiet ambience of residential neighborhoods.

MULTIPLE-FAMILY RESIDENCE OBJECTIVES

1. Ensure that multiple-family development provides a variety of housing choices for

residents of all ages.

2. Ensure that the density of multiple-family development provides an appropriate transition to adjacent single-family neighborhoods.
3. Ensure that multiple-family buildings complement adjacent single-family residences in scale and architectural style and that architectural styles complement the historic character of the village.
4. Require that multiple-family development be of high quality materials and design, combined with adequately screened or underground parking and substantial landscaping.
5. Encourage an appropriate number of rental units compatible with the predominantly single-family residential character of the Village.
6. Study the possibility of bringing an assisted-care facility for senior citizens to Winnetka.

2.5 LOCAL GOVERNMENT

Goal: Plan for and provide appropriate government facilities and services that will accommodate the needs of the Village. Encourage a high degree of citizen concern for and participation in local government.

Objectives

1. Encourage local governmental bodies to help implement the community goals and objectives in this document.
2. Maintain and encourage the location of public buildings in the Village Center to provide centralized and convenient services.
3. Maintain and upgrade the Village's infrastructure in keeping with Village character and high community standards.
4. If the water plant and electric plant are no longer needed to provide electric power or water service to the Village, a re-use plan should be drafted for the property to serve public purposes.
5. Ensure that municipal buildings and properties exhibit design excellence that respects the character and enhances the appearance of the Village.
6. Ensure that the closed landfill on Willow Road is effectively managed and attractively landscaped.
7. Encourage on-going study and cooperation to bring the latest telecommunication technologies to the Village, while preserving the Village's appearance.

2.6 EDUCATIONAL AND COMMUNITY INSTITUTIONS

Goal: Support educational excellence and the enrichment of Winnetka's religious and cultural environment.

Objectives

1. Recognize the critical importance of educational, religious and other community institutions to Village residents.
2. Maintain an atmosphere in which diverse cultural, educational and religious organizations may flourish and in which special activities for residents of all ages may be enhanced.
3. Engage in a public process that balances institutional goals and minimizes any adverse impact to the character of the adjacent residential neighborhood.
4. Recognize that standards of educational excellence may change with time, thus necessitating changes in physical and financial resources.
5. Ensure safe and attractive access to educational and community institutions. Pursue improvements that address public safety as well as traffic, congestion and parking.
6. Cooperate with school districts to make school facilities available for other community needs and emphasize this dual use in future planning and design.
7. Encourage the continued vitality of the Winnetka Community House as a community facility for a variety of programs accessible to all residents.
8. Encourage the preservation of the excellent facilities, central location and availability of the Winnetka-Northfield Public Library District resources.

2.7 PARKS, OPEN SPACE, RECREATION AND ENVIRONMENT

Goal: Preserve or expand the quantity, quality and distribution of open space and recreational opportunities. Protect our natural features and environmental resources.

Objectives

1. Increase the amount of property that is designated as public or private open space to preserve the natural character of the community.
2. Provide, where possible, open space (public, semi-public or private) between low-density and higher-density land uses.
3. Preserve and enhance natural features such as ravines, woodlands, bluffs, beaches and the Lake Michigan shoreline.

4. Preserve significant trees and encourage new tree planting on public and private properties to the greatest extent possible.
5. Support the development of recreational facilities to meet the needs of residents of all ages.
6. Engage in a public process that balances institutional goals and minimizes any adverse impact to the character of the adjacent residential neighborhood.
7. Encourage the Cook County Forest Preserve District to improve the natural appearance of the public right-of-way and the property adjacent to Willow Road, Forest Way and Tower Road, west of Forest Way.
8. Foster greater cooperation among all institutions--private and public--in the joint use of their recreational facilities.
9. Encourage the preservation of open space inside and outside the Village.

2.8 TRANSPORTATION

Goal: Provide for safe pedestrian, bicycle and vehicular movement consistent with the scale and peaceful character of the Village.

Objectives

1. Improve major streets, especially their intersections, to enhance traffic flow, safety and appearance, as well as use by pedestrians and bicyclists.
2. Ensure safe, efficient and convenient access to all areas of the Village.
3. Develop comprehensive programs to promote traffic safety and to slow traffic.
4. Explore ways to decrease the flow of regional traffic through the Village.
5. Promote alternatives to motor vehicles such as bicycling and walking.
6. Enhance and expand the Village's bike route system.
7. Restrict "cut-through" truck traffic in residential neighborhoods and regional truck traffic on village thoroughfares.
8. Ensure good condition of streets, curbs and sidewalks.
9. Encourage the maintenance and improvement of a rapid and comfortable commuter service to and from all three Village train stations.
10. Foster improvement in public transportation and cooperate with adjacent communities in anticipating future needs and means.

11. Provide for adequate parking in commercial areas. Require people who work in the commercial districts to park in employee-designated off-street or underground parking areas.
12. Provide adequate off-street or underground parking for Winnetka commuters.
13. Enhance the overall appearance and environmental quality of public rights-of-way, including the railroad right-of-way.
14. Provide ease of access to the Edens Expressway (Interstate 94).

2.9 GROWTH MANAGEMENT

Goal: Limit commercial, institutional and residential development within the Village to minimize potentially adverse impacts on adjacent residential neighborhoods and to prevent the need for significant increases in infrastructure (streets, parking, utilities, sewers) and other community resources (schools, parks, recreational facilities, etc.). Provide for Village expansion via annexation if deemed appropriate.

Objectives

1. Ensure that development proposals minimize the potential adverse impact they might have on residential neighborhoods, including the impact on pedestrian character, on-site parking, traffic patterns, congestion, open space, storm water management and Village infrastructure.
2. Ensure that annexation of properties will not adversely affect the Village's ability to service existing residences and businesses. Continue to review those unincorporated areas within the jurisdictional planning area that draw upon Village services and resources and ensure that any proposed annexation is compatible with the character of the Village.
3. Ensure that the Village keeps informed about neighboring communities' plans for growth, changes in existing infrastructure or for new infrastructure.

Attachment C

Village of Winnetka
SPECIAL USE PERMIT APPLICATION

VILLAGE OF WINNETKA, ILLINOIS DEPARTMENT OF COMMUNITY DEVELOPMENT

SPECIAL USE PERMIT APPLICATION

Case No. 21-32-SU
SU 2021-985

Property Information

Site Address: 470 Maple Street, Winnetka, IL 60093

Applicant Information

Name: Myefski Architects

Primary Contact: Michael Karkowski

Address: 400 N. Michigan Avenue, Suite 400

City, State, ZIP: Chicago, IL 60611

Phone No. 312.763.2400

Email: mkarkowski@myefski.com

Architect Information

Name: Myefski Architects

Primary Contact: John Myefski

Address: 400 N. Michigan Avenue, Suite 400

City, State, ZIP: Chicago, IL 60611

Phone No. 312.763.2400

Email: jmyefski@myefski.com

Owner Information

Name: Christ Church Winnetka

Primary Contact: Christopher Powell

Address: 470 Maple Street

City, State, ZIP: Winnetka, IL 60093

Phone No. 847.446.2850

Email: [REDACTED]

Attorney Information

Name: _____

Primary Contact: _____

Address: _____

City, State, Zip: _____

Phone No. _____

Email: _____

Applicant Signature: [REDACTED]

Date: 08/26/2021

Property Owner Signature: [REDACTED]

Date: 08/26/2021

Printed Name of Owner: Christ Church Winnetka



PROJECT DESCRIPTION:

Scope of work includes the following:

- Construction of a new approximately 311 sf, one-story vestibule addition to an existing church. The purpose of the vestibule addition is to provide an accessible entrance to both the Chapel, which is located approximately 36" above grade, and the Great Hall level, located approximately 69" below grade. The vestibule addition will have an internal staircase and a platform lift that will access a Great Hall level. The lift will extend to access the Chapel Level. The addition is to be constructed of stone masonry veneer on a cast-in-place concrete foundation with spread footings. The stone masonry material and detailing will match the stone on the existing structure.
- Renovation of two interior bathrooms on the East and West sides of the building that serve the Chapel and the Great Hall.
- Replace existing concrete steps at the Chapel with new code-compliant steps
- Replace existing analog fire alarm system with new addressable fire alarm to serve the newly renovated areas and addition. The new panel will also connect to existing smoke detectors. The replacement panel will be sized to accommodate future devices.
- The Zoning Variation is also seeking to add floor area to the building which is already over the allowable FAR. The allowable FAR for the property (Parcel 1, Zoned R4) is 14,754.11 sf. The existing Building is approximately 40,650 sf. The proposed addition is approximately 311 sf (0.775% more area). We believe that the small amount of additional FAR does not significantly increase the overall mass of the building, but adds a valuable accessible entrance to the building, and as such, are requesting its approval. The allowable building lot coverage for the parcel is compliant.

ZONING VARIATION APPLICATION

Standards for Granting 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.**

Response: The purpose of the Zoning Request is to add a vestibule addition to provide accessible means of access and egress to the existing Church. The church is in an R4 Residential District which requires a zoning variation. The question of "reasonable return" does not appear to apply to this situation, the intent is only to provide accessibility.

2. **The plight of the owner is due to unique circumstances. Such circumstances must be associated with the characteristics of the property in question, rather than being related to the occupants.**

Response: The plight is due to the unique circumstance that the location of the existing Church within an R4 Residential District, which requires the special use and zoning review. The addition is needed because the existing structure is currently not code compliant as it lacks an accessible means of egress and entry to the Chapel and Great Hall.

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

Response: The project is a relatively small addition onto the existing building which will match the character and style of the existing church. The intent is to blend in seamlessly with the existing architecture. The existing character of the neighborhood will not be altered.



- 3. That the establishment of the special use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern.**

Response: The requested Special Use is a small addition on an existing church and will in no way impede the development or improvement of any other property in the immediate vicinity. The existing church and its adjoining rectory are the only structures on West side of Maple Street between Cherry Street and Oak Street.

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

Response: The purpose of the vestibule addition is to provide accessible means of access/egress to the existing Church Chapel and Great Hall. The additional entrance will improve pedestrian access and reduce congestion into the facility. The addition does not alter or negatively impact the vehicular access to the facility.

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

Response: Granting the Special Use for the addition does not alter the existing parking, access, drainage and other facilities necessary for the operation of the Church. These facilities remain adequate for the use of the patrons.

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

Response: The addition will conform to all other applicable regulations, zoning requirements and village ordinances.

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. 21-32-SU
VA 2021-984

Property Information

Site Address: 470 Maple Street, Winnetka, IL 60093

Owner Information

Name: Christ Church Winnetka

Address: 470 Maple Street

City, State, ZIP: Winnetka, IL 60093

Email: [REDACTED]

Primary Contact: Christopher Powell

Phone No. [REDACTED]

Date property acquired by owner: 12/10/1940

Architect Information

Name: Myefski Architects

Primary Contact: John Myefski

Address: 400 N. Michigan Avenue, Suite 400

City, State, ZIP: Chicago, IL 60611

Phone No. 312.763.2400

Email: jmyefski@myefski.com

Attorney Information

Name: _____

Primary Contact: _____

Address: _____

City, State, Zip: _____

Phone No. _____

Email: _____

Nature of any restrictions on property: _____

Brief explanation of variation(s) requested (attach separate sheet providing additional details): The purpose of the Zoning Request is to add a vestibule addition to provide accessible means of access and egress to the existing Church. The Church is in an R4 Residential district which requires a zoning variance. See attached detailed description and summary.

Property Owner Signature: [REDACTED]

Date: 08/26/2021



PROJECT DESCRIPTION:

Scope of work includes the following:

- Construction of a new approximately 311 sf, one-story vestibule addition to an existing church. The purpose of the vestibule addition is to provide an accessible entrance to both the Chapel, which is located approximately 36" above grade, and the Great Hall level, located approximately 69" below grade. The vestibule addition will have an internal staircase and a platform lift that will access a Great Hall level. The lift will extend to access the Chapel Level. The addition is to be constructed of stone masonry veneer on a cast-in-place concrete foundation with spread footings. The stone masonry material and detailing will match the stone on the existing structure.
- Renovation of two interior bathrooms on the East and West sides of the building that serve the Chapel and the Great Hall.
- Replace existing concrete steps at the Chapel with new code-compliant steps
- Replace existing analog fire alarm system with new addressable fire alarm to serve the newly renovated areas and addition. The new panel will also connect to existing smoke detectors. The replacement panel will be sized to accommodate future devices.
- The Zoning Variation is also seeking to add floor area to the building which is already over the allowable FAR. The allowable FAR for the property (Parcel 1, Zoned R4) is 14,754.11 sf. The existing Building is approximately 40,650 sf. The proposed addition is approximately 311 sf (0.775% more area). We believe that the small amount of additional FAR does not significantly increase the overall mass of the building, but adds a valuable accessible entrance to the building, and as such, are requesting its approval. The allowable building lot coverage for the parcel is compliant.

ZONING VARIATION APPLICATION **Standards for Granting 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.**

Response: The purpose of the Zoning Request is to add a vestibule addition to provide accessible means of access and egress to the existing Church. The church is in an R4 Residential District which requires a zoning variation. The question of "reasonable return" does not appear to apply to this situation, the intent is only to provide accessibility.

2. **The plight of the owner is due to unique circumstances. Such circumstances must be associated with the characteristics of the property in question, rather than being related to the occupants.**

Response: The plight is due to the unique circumstance that the location of the existing Church within an R4 Residential District, which requires the special use and zoning review. The addition is needed because the existing structure is currently not code compliant as it lacks an accessible means of egress and entry to the Chapel and Great Hall.

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

Response: The project is a relatively small addition onto the existing building which will match the character and style of the existing church. The intent is to blend in seamlessly with the existing architecture. The existing character of the neighborhood will not be altered.



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

Response: There is no impact to any adjacent property in terms of access to light and air. The existing church and its adjoining rectory are the only structures on West side of Maple Street between Cherry Street and Oak Street.

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

Response: The new addition will be built of non-combustible construction, load bearing CMU walls with stone veneer to match existing façade. The roof will have a steel frame structure with metal deck/concrete topping, consistent with the existing building's fire rating.

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

Response: The accessibility improvements to the existing building will not have a negative effect on the use or enjoyment of adjacent properties or land values in the adjacent neighborhood.

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

Response: The addition is a vestibule, not a regularly occupied space within the building. The addition is intended to provide accessible means of entry and egress for the building occupants and patrons of the church and does not increase the existing occupant load of the building.

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

Response: The proposed addition improves the health, safety, comfort, morals and welfare of the Village as it provides Code-required access/egress for the existing building, providing a safe and welcoming environment for all users, including those with mobility limitations and the elderly population that frequent the facility.

DEED FOR OWNERSHIP

05 21 115 008
vol 103 Item 238

395996
BOOK 39625 PAGE 229

Know all Men by these Presents, That CHICAGO TITLE AND TRUST COMPANY, a corporation of the State of Illinois, as Trustee.....

in consideration of one dollar, and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby release, convey and quit-claim unto THE RECTOR, CHURCHWARDENS AND VESTRYMEN OF CHRIST CHURCH, WINNETKA, a religious corporation of Illinois

its successors and assigns, all the right, title, interest, claim, or demand whatsoever which the grantor herein may have acquired in, through or by a certain Trust Deed, bearing date the 10th day of December A. D. 19 40, and recorded in the Recorder's Office of Cook County, in the State of Illinois, as Document Number 12593646, in Book 36316 of Records, page 442, to the premises therein described, situated in the County of Cook, State of Illinois, as follows, to-wit:

That part of block 37 in Winnetka, being a subdivision of the northeast quarter of Section 20 and the north half of fractional Section 21, Township 42 North, Range 13, East of the Third Principal Meridian, lying easterly of a line drawn parallel with the westerly line of Maple Avenue and 150 feet westerly thereof, measured at right angles thereto.

together with all the appurtenances and privileges thereunto belonging or appertaining.

In Witness Whereof, Said CHICAGO TITLE AND TRUST COMPANY, as Trustee as aforesaid, has caused these presents to be signed by its Vice-President, and attested by its Assistant Secretary, and its corporate seal to be hereto affixed, this 19th day of December A. D. 19 44.

CHICAGO TITLE AND TRUST COMPANY,
as Trustee as aforesaid,
By _____
Attest: _____
Vice President
Assistant Secretary

DEED FOR OWNERSHIP CONTINUED

BOOK 39625 PAGE 230

State of Illinois, } ss. SUSAN P. MAPE
COUNTY OF COOK } 3

A Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that _____ Vice-President of the CHICAGO TITLE AND TRUST COMPANY, and _____

Assistant Secretary of said Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice-President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth; and the said Assistant Secretary did also then and there acknowledge that _____, as custodian of the corporate seal of said Company, did affix the said corporate seal of said Company to said instrument as _____ own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 19th day of December 19 44
Susan P. Mape
Notary Public.

RELEASE DEED
CHICAGO TITLE AND TRUST COMPANY
Trustee
TO
THE RECTOR, CHURCHWARDENS AND VESTRYMEN
OF CHRIST CHURCH, WINNETKA
13418924
CHICAGO TITLE AND TRUST COMPANY
69 West Washington Street
CHICAGO
Ill. 60611
RECORDED
39625 PAGE 229
BOOK
FILED FOR RECORD
DEC 21 AM 10 56
CHICAGO TITLE AND TRUST COMPANY
69 West Washington Street
CHICAGO
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39625 PAGE 229
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APPROVALS

MYEFSKI
ARCHITECTS

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THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A SIZE DIFFERENT THAN ORIGINALLY DRAWN. OWNER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR THE USE OF INCORRECT SCALE.
CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

CLIENT
CHRIST CHURCH, WINNETKA
470 MAPLE STREET
WINNETKA, IL 60093
CONTACT: CHRISTOPHER POWELL
PHONE: 312.446.2865 EMAIL: CAPOWELL42@GMAIL.COM

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CONTACT: MICHAEL KAPROWSKI
PHONE: 312.702.2400 EMAIL: MKAPROWSKI@MYEFSKI.COM

CHRIST CHURCH, WINNETKA
470 MAPLE STREET,
WINNETKA, IL 60093

DRAWN BY -
CHECKED BY -
PROJECT ARCH -

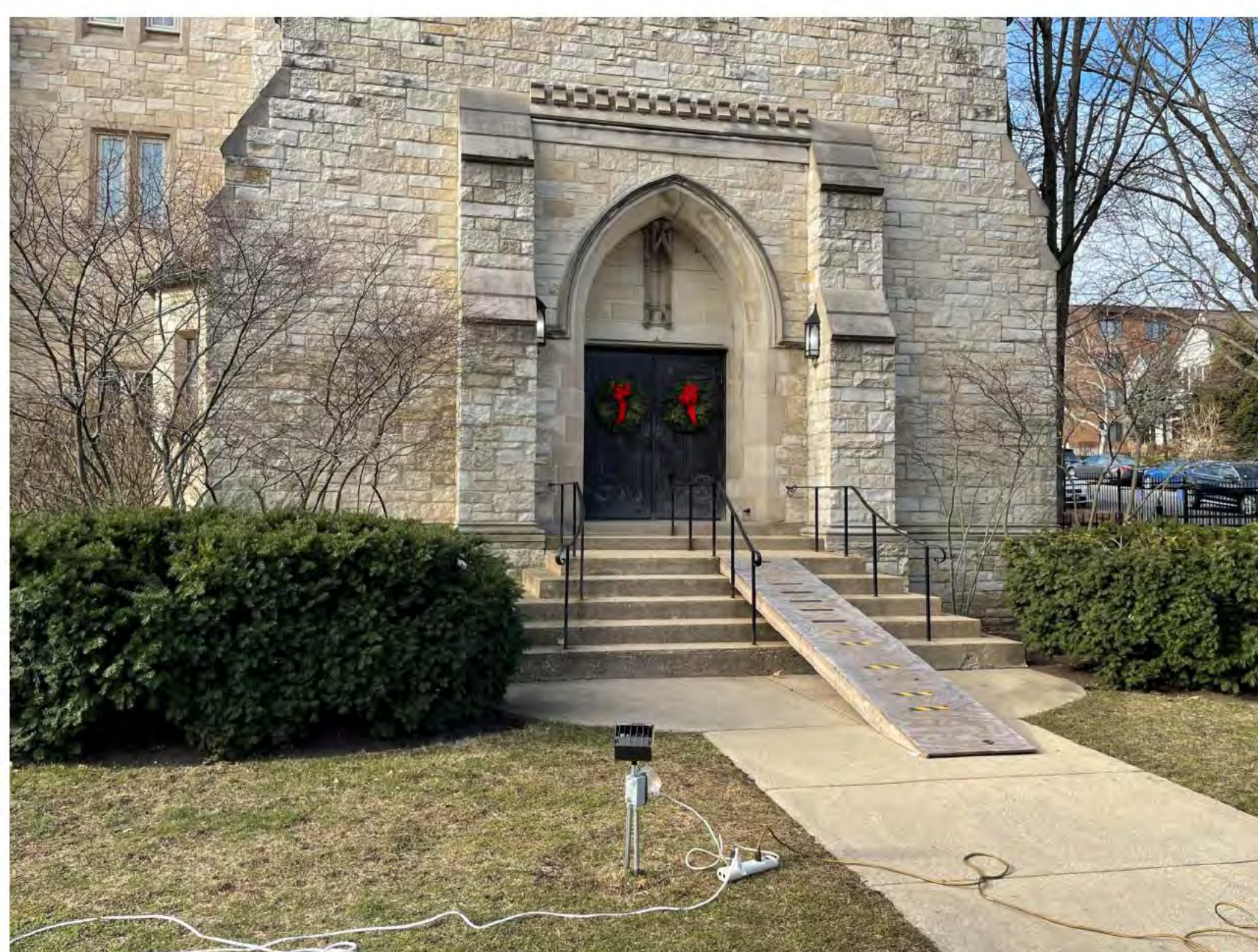
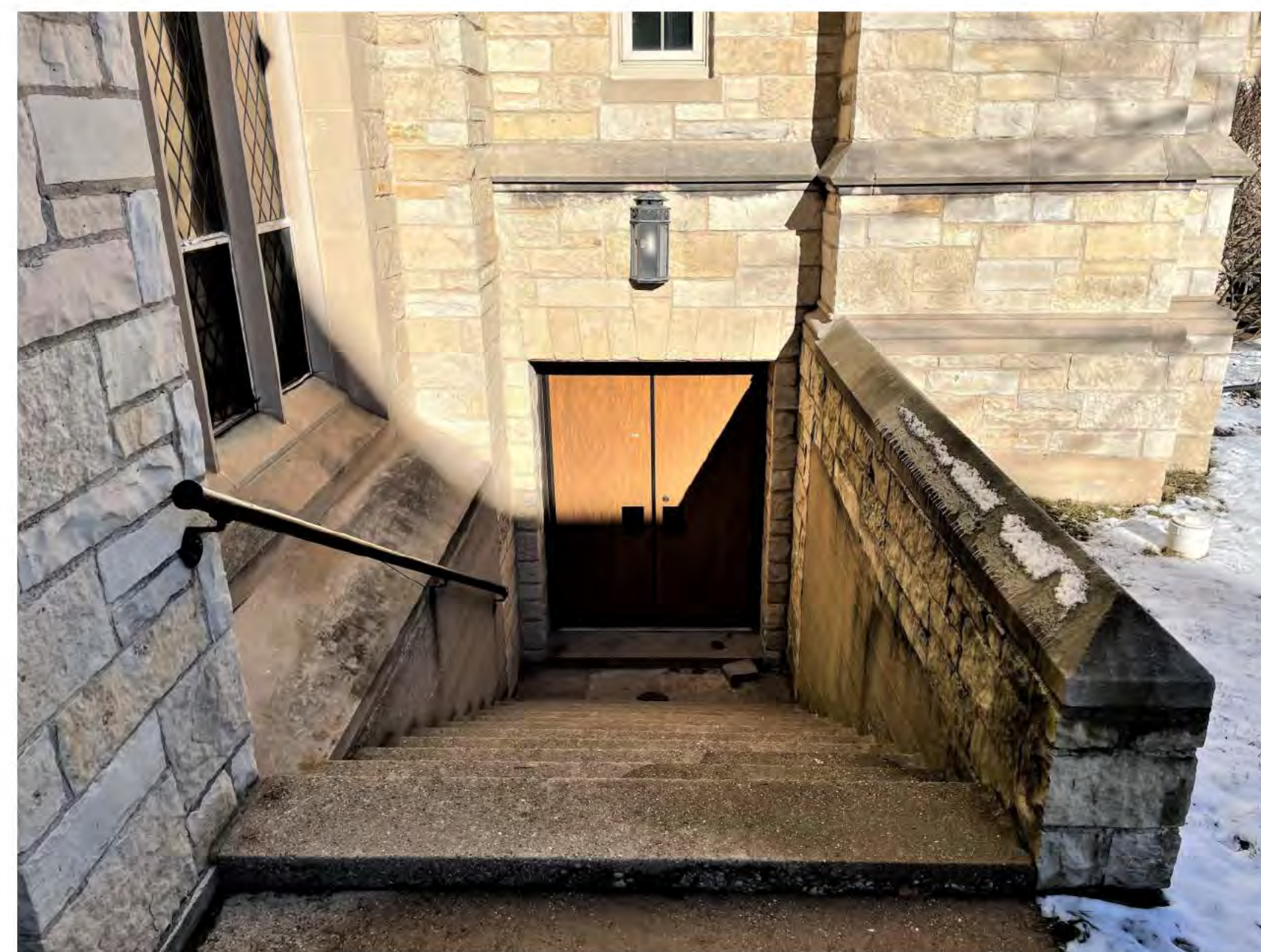
NO DATE DESCRIPTION
08.26.2021 VILLAGE STAFF REVIEW

JOB NO
21004
DATE
08.26.2021

DEED FOR OWNERSHIP (FOR
REFERENCE ONLY)

G101

470 Maple - Page 26



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WINNETKA, IL 60093
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400 NORTH MICHIGAN AVENUE, SUITE 400
CHICAGO, IL 60611
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PHONE: 312.763.2400 EMAIL: MKARKOWSKI@MYEFSKI.COM

CHRIST CHURCH, WINNETKA

470 MAPLE STREET,
WINNETKA, IL 60093

[illegible]

JOB NO
21004
DATE
08.26.2021

BUILDING AND SITE PHOTOS

G103



VICINITY MAP:
NOT TO SCALE

ALTA/NSPS LAND TITLE SURVEY

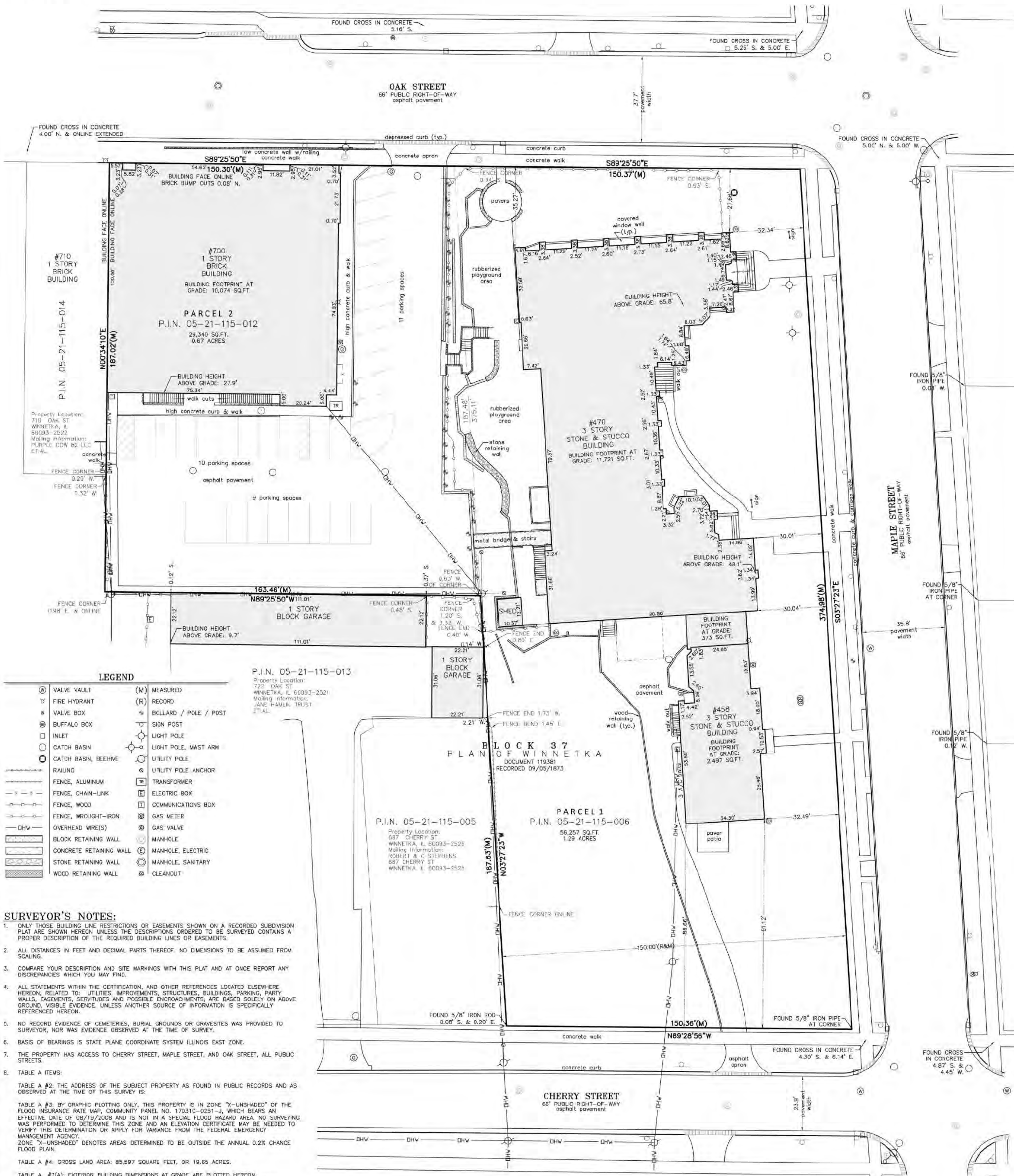
TITLE COMMITMENT:

NO TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY.

LEGAL DESCRIPTION:

PARCEL 1:
THAT PART OF BLOCK 37 IN WINNETKA, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 20 AND THE NORTH HALF OF FRACTIONAL SECTION 21,
TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF A LINE DRAWN PARALLEL WITH THE WESTERLY LINE OF MAPLE AVENUE
AND 150 FEET WESTERLY THEREOF, MEASURED AT RIGHT ANGLES THEREOF.

PARCEL 2:
NO LEGAL DESCRIPTION PROVIDED AT TIME OF SURVEY, PARCEL DETERMINED BY ADJOINING PROPERTY DESCRIPTIONS.

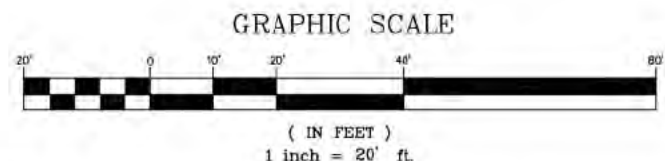


LEGEND	
	MEASURED
	RECORD
	BOLLARD / POLE / POST
	IRON POST
	LIGHT POLE
	LIGHT POLE, WAST ARM
	UTILITY POLE
	UTILITY POLE ANCHOR
	TRANSFORMER
	ELECTRIC BOX
	COMMUNICATIONS BOX
	GAS METER
	GAS VALVE
	MANHOLE
	MANHOLE, ELECTRIC
	MANHOLE, SANITARY
	CLEANOUT

SURVEYOR'S NOTES:

- ONLY THOSE BUILDING LINE RESTRICTIONS OR EASEMENTS SHOWN ON A RECORDED SUBDIVISION PLAT ARE SHOWN HEREON UNLESS THE DESCRIPTIONS PROVIDED TO BE SURVEYED CONTAIN A PROPER DESCRIPTION OF THE REQUIRED BUILDING LINES OR EASEMENTS.
- ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF, NO DIMENSIONS TO BE ASSUMED FROM SCALING.
- COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHEN YOU MAY FIND.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARKING, PARTY WALLS, ADJACENT DISSEMINATIONS AND POSSIBLE DISSEMINATIONS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- NO RECORD EVIDENCE OF CEMETERIES, BURIAL GROUNDS OR GRAVESTONES WAS PROVIDED TO SURVEYOR, NOR WAS EVIDENCE OBSERVED AT THE TIME OF SURVEY.
- BASIS OF BEARINGS IS STATE PLANE COORDINATE SYSTEM ILLINOIS EAST ZONE.
- THE PROPERTY HAS ACCESS TO CHERRY STREET, MAPLE STREET, AND OAK STREET, ALL PUBLIC STREETS.
- TABLE A ITEMS:

TABLE A #2: THE ADDRESS OF THE SUBJECT PROPERTY AS FOUND IN PUBLIC RECORDS AND AS OBSERVED AT THE TIME OF THIS SURVEY IS:	TABLE A #3: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X-UNSHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17310-0251-J, WHICH BEARS AN EFFECTIVE DATE OF 08/19/2020 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS INFORMATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "X-UNSHADED" DENOTES AREAS DETERMINED TO BE OUTSIDE THE ANNUAL 0.2% CHANCE FLOOD PLAIN.
TABLE A #4: GROSS LAND AREA: 85,597 SQUARE FEET, OR 19.65 ACRES.	TABLE A #7(A): EXTERIOR BUILDING DIMENSIONS AT GRADE ARE PLOTTED HEREON.
TABLE A #7(B): EXTERIOR BUILDING FOOTPRINT AREAS AT GRADE ARE PLOTTED HEREON.	TABLE A #7(C): BUILDING HEIGHTS ABOVE GRADE ARE PLOTTED HEREON WHERE MEASURED.
TABLE A #9: 30 STANDARD STRIPED PARKING SPACES AND 6 HANDICAPPED STRIPED PARKING SPACES.	TABLE A #11(A): THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.
TABLE A #16: NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADJUSTING WAS OBSERVED AT THE TIME OF THIS SURVEY.	TABLE A #18: NO PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES WERE DISCLOSED IN DOCUMENTS PROVIDED TO, OR OBTAINED BY, THE SURVEYOR AT THE TIME OF THIS SURVEY.



SURVEYOR'S CERTIFICATION:

STATE OF ILLINOIS
COUNTY OF COOK
CERTIFIED TO: S.S.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 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, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 18, and 19 of Table A thereof. The fieldwork was completed on 08/09/2021. Date of Plat: 08/19/2021

BY: ILLINOIS PROFESSIONAL LAND SURVEYOR #3881
LICENSE EXPIRES: NOVEMBER 30, 2022

ALTA/NSPS LAND TITLE SURVEY
CHRIST CHURCH
470 MAPLE STREET
WINNETKA, ILLINOIS

CONSULTING, INC.
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 MARQUARDT DRIVE, WHEELING, ILLINOIS 60090 PH: (847) 215-1133 | FAX (847) 215-1177
1129 MAIN STREET, UNION GROVE, WISCONSIN 53182 PH: (262) 878-6200 | ig@igconsulting.net
PREPARED FOR: MYEFSKI ARCHITECTS, INC. SCALE: 1" = 20'
FIELD CREW: D.L. FIELD WORK: 08/09/2021 DRAFTED BY: J.H. CHECKED BY:

APPROVALS



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CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

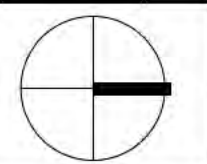
CLIENT
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470 MAPLE STREET,
WINNETKA, IL 60093

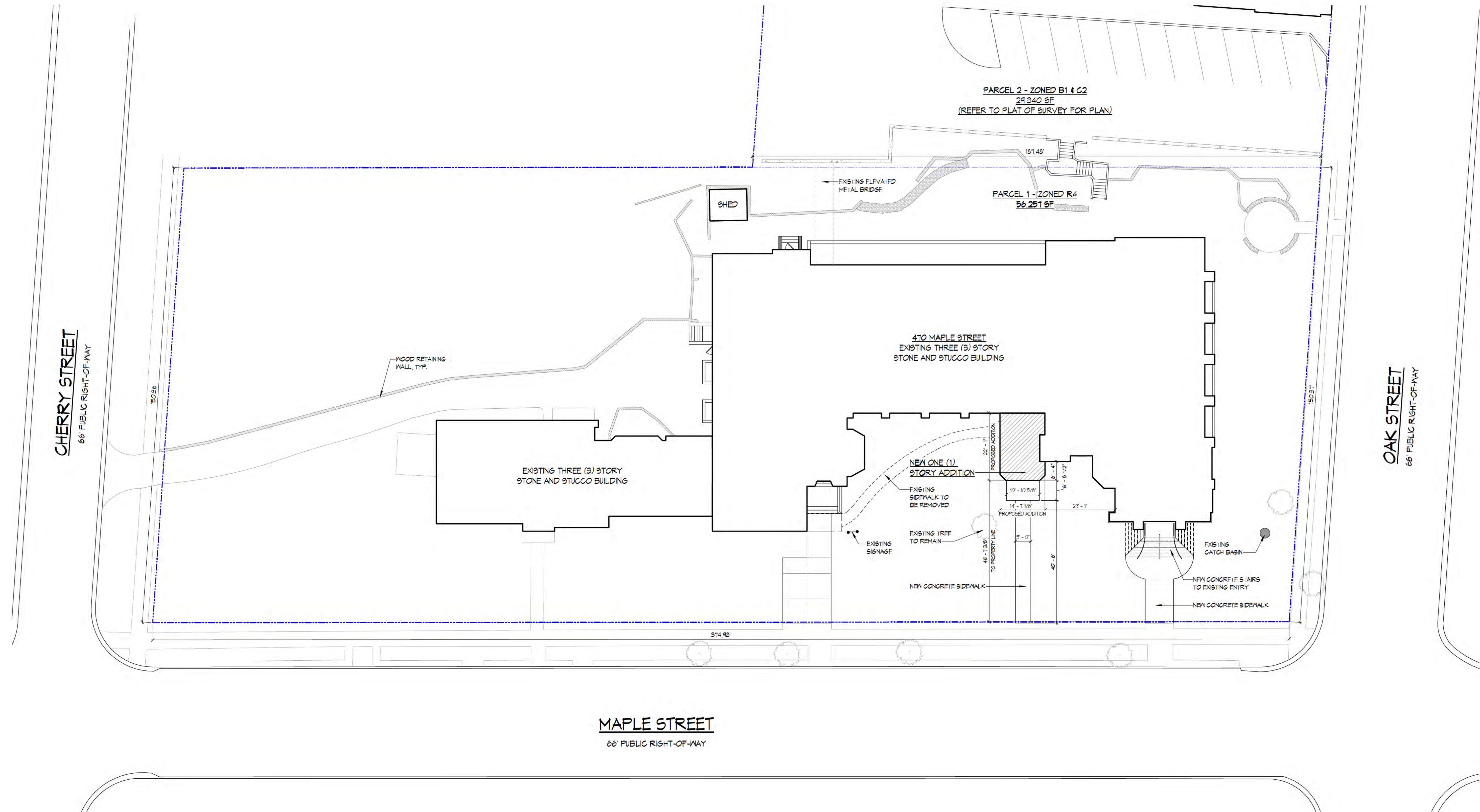
DRAWN BY		-
CHECKED BY		-
PROJECT ARCH		-
NO	DATE	DESCRIPTION
	08.26.2021	VILLAGE STAFF REVIEW



JOB NO
21004
DATE
08.26.2021

PLAT OF SURVEY (FOR
REFERENCE ONLY)

A100



1 ARCHITECTURAL SITE PLAN
A101
SCALE: 1/16" = 1'-0"

GENERAL SITE PLAN NOTES			
1. UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. THIS PLAN IS NOT TO BE INTERPRETED AS SHOWING EXACT LOCATIONS OR SHOWING ALL UTILITIES IN THE AREA. GC TO VERIFY ALL EXISTING UTILITIES AND LOCATIONS.			
2. CONTRACTOR IS RESPONSIBLE TO PROVIDING PROTECTION FOR EXISTING STRUCTURES, UTILITY STRUCTURES, AND UTILITIES.			
3. GC TO COORDINATE ALL SITE SIGNAGE AND PAVEMENT MARKINGS WITH OWNER.			

APPROVALS



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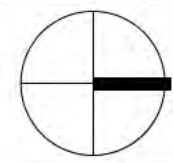
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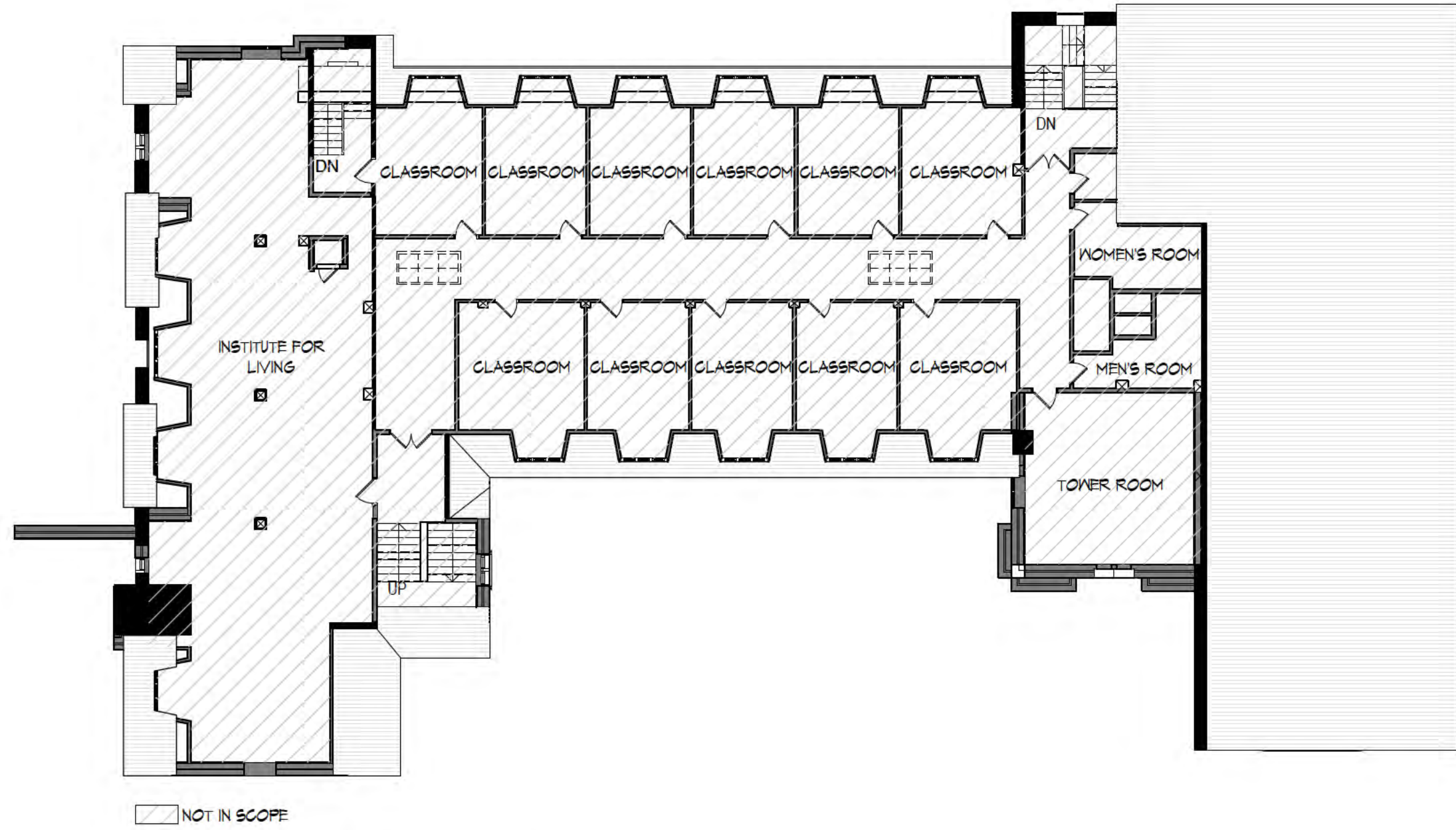
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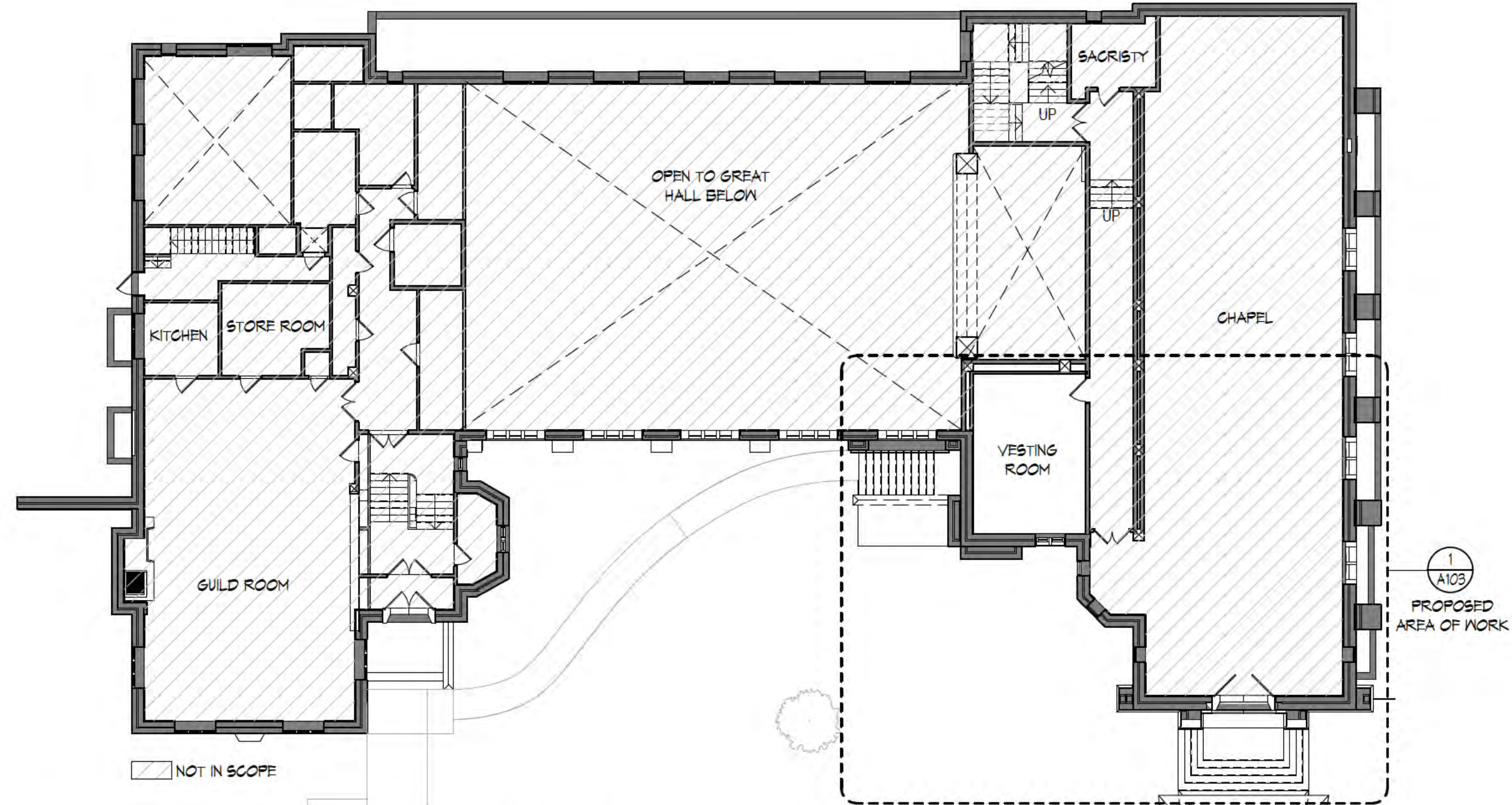
JOB NO
21004
DATE
08.26.2021

ARCHITECTURAL SITE PLAN

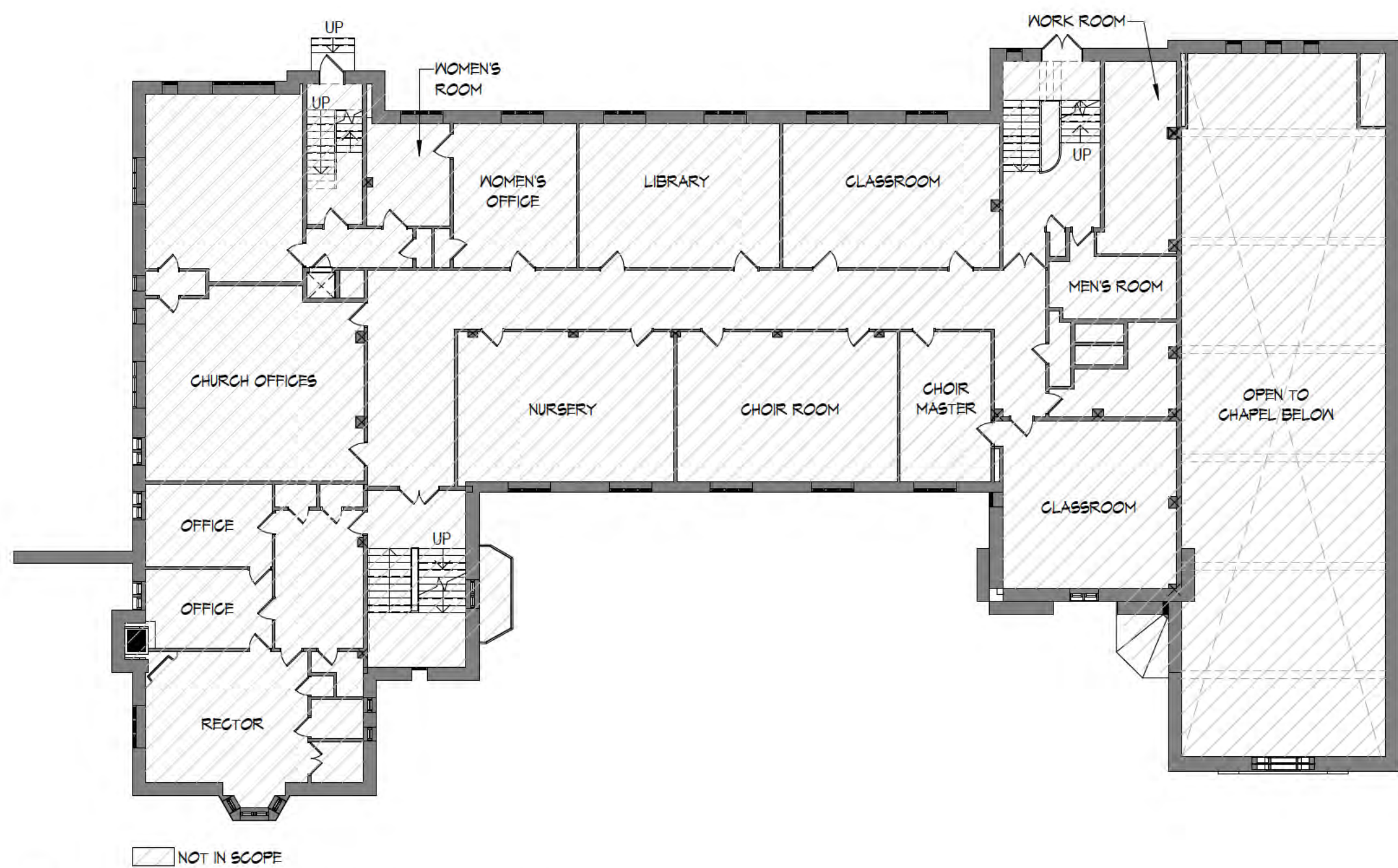
A101



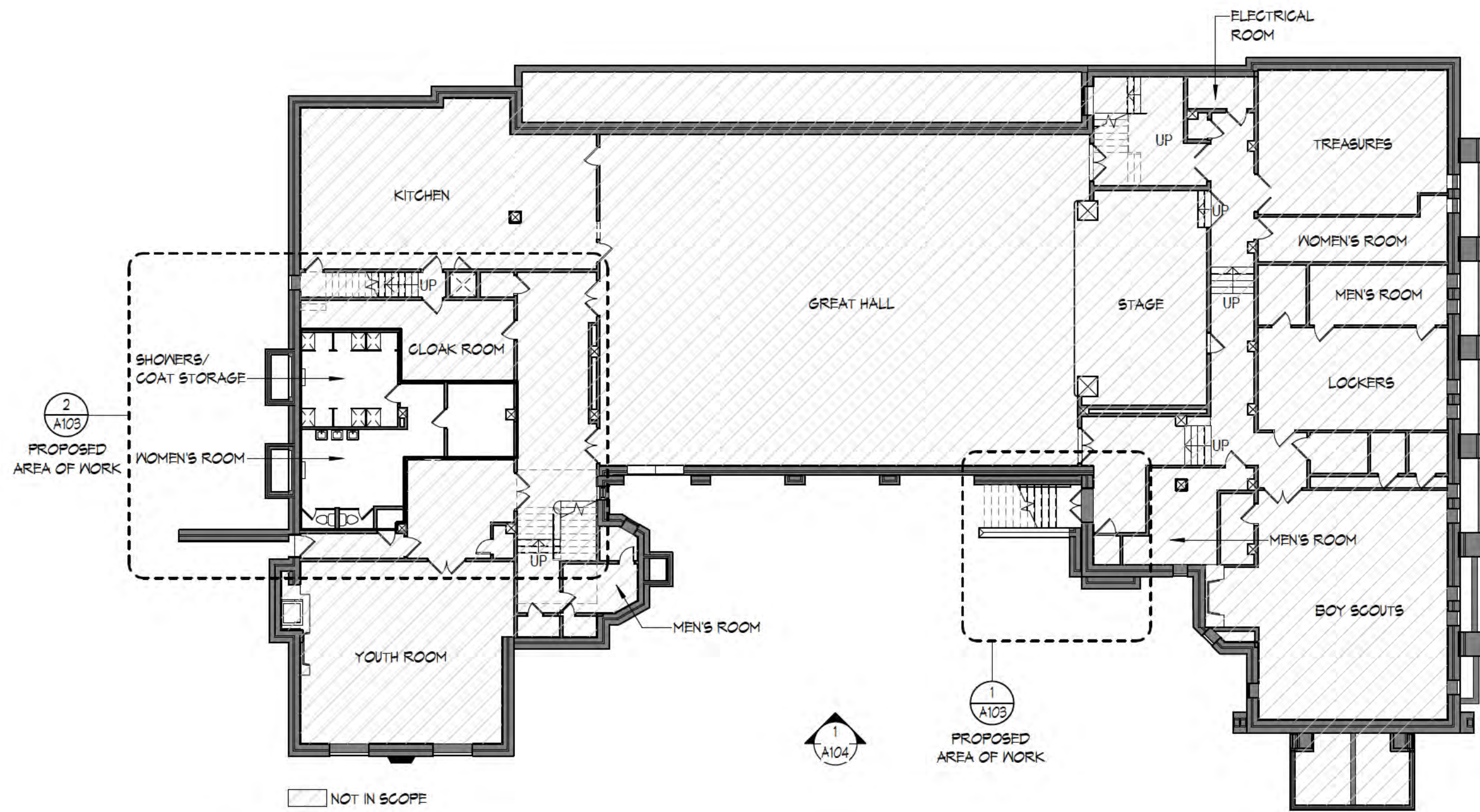
4 EXISTING THIRD FLOOR PLAN - NO CHANGE
SCALE: 1/16" = 1'-0"



2 EXISTING GROUND (CHAPEL LEVEL) FLOOR PLAN
SCALE: 1/16" = 1'-0"



3 EXISTING SECOND FLOOR PLAN - NO CHANGE
SCALE: 1/16" = 1'-0"



1 EXISTING GREAT HALL LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"

PARTITION LEGEND		GENERAL DEMOLITION NOTES	
SYMBOL	DESCRIPTION	1. THE INTENT OF THE DEMOLITION PLAN IS TO SHOW THE GENERAL NATURE OF THE DEMOLITION SCOPE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VISITING THE JOB SITE AND VERIFYING THE EXISTING CONDITIONS. THE GENERAL CONTRACTOR SHOULD NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES. 2. GENERAL CONTRACTOR IS TO MAINTAIN A SEPARATION BETWEEN AREAS WITHIN THE SCOPE OF WORK AND AREAS OUTSIDE OF THE SCOPE OF WORK BY PROVIDING PLASTIC SHEATHING BETWEEN CONTIGUOUS SPACES AND/OR TEMPORARILY TAPING OF JOINTS AND GAPS TO PREVENT DUST MIGRATION. 3. USE ALL MEANS NECESSARY TO PREVENT THE SPREAD OF DUST TO ADJACENT AREAS. 4. CONDUCT DEMOLITION OPERATIONS & THE REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH STREETS, WALKS & OTHER ADJACENT OCCUPIED OR USED FACILITIES. COMPLY WITH LOCAL JURISDICTION REQUIREMENTS FOR RECYCLING. 5. DISPOSE OFF ALL DEMOLISHED OR REMOVED MATERIALS LEGALLY OFF THE SITE. REVIEW BUILDING OWNER REQUIREMENTS & COMPLY WITH ALL LOCAL HAULING & DISPOSAL REQUIREMENTS. 6. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS. 7. SCHEDULE ALL SERVICE SHUT-DOWN(S) WITH THE OWNER AND BUILDING MANAGEMENT. NOTIFY OWNER A MINIMUM OF ONE (1) WEEK AND ADDITIONALLY ONE (1) HOUR PRIOR TO SHUT-DOWN(S). 8. UPON COMPLETION, CLEAN THE ENTIRE AREA OF DEMOLITION TO A TIDY, UNIFORM CONDITION REMOVING ALL DEBRIS, DUST PARTICLES & ASSOCIATED MATERIALS USED DURING THE DEMOLITION. CLEAN ALL AREAS IMPACTED BY THE DEMOLITION, INCLUDING BUT NOT LIMITED TO ADJACENT OCCUPIED AREAS AND AREAS NOT WITHIN THE SCOPE OF WORK. 9. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION. 10. SCHEDULE ALL SERVICE SHUT-DOWN(S) WITH THE OWNER AND BUILDING MANAGEMENT. NOTIFY OWNER A MINIMUM OF ONE (1) WEEK AND ADDITIONALLY ONE (1) HOUR PRIOR TO SHUT-DOWN(S). 11. UPON COMPLETION, CLEAN THE ENTIRE AREA OF DEMOLITION TO A TIDY, UNIFORM CONDITION REMOVING ALL DEBRIS, DUST PARTICLES & ASSOCIATED MATERIALS USED DURING THE DEMOLITION. CLEAN ALL AREAS IMPACTED BY THE DEMOLITION, INCLUDING BUT NOT LIMITED TO ADJACENT OCCUPIED AREAS AND AREAS NOT WITHIN THE SCOPE OF WORK. 12. REMOVE ENTIRE WALL ASSEMBLY INDICATED TO BE DEMOLISHED, INCLUDING CONCEALED ELEMENTS WITHIN PARTITION. 13. DO NOT ALTER THE STRUCTURAL INTEGRITY OF THE EXISTING BUILDING OR ITS ASSEMBLIES UNLESS SPECIFICALLY NOTED OTHERWISE. 14. MAINTAIN MEANS OF EGRESS, AND KEEP FULLY SEPARATED FROM CONSTRUCTION AREA AT ALL TIMES. 15. PROTECT FROM DAMAGE ALL EXISTING WATER, SANITARY AND ELECTRIC LINES WHICH ARE TO REMAIN. 16. DO NOT REMOVE ANY EQUIPMENT, CONDUITS AND FIXTURES PROVIDING WATER, PLUMBING, ELECTRICAL, HEATING, VENTILATION, AIR CONDITIONING, LIGHTING AND SEWER SERVICE TO THE PREMISES UNLESS SPECIFICALLY NOTED. 17. GENERAL CONTRACTOR TO PROVIDE SHORING AND BRACING OF EXISTING STRUCTURE AS REQUIRED BY DEMOLITION WORK. 18. GENERAL CONTRACTOR TO SECURE AND PROTECT OPENINGS MADE IN FLOORS, WALLS AND CEILINGS OF EXISTING STRUCTURE TO ENSURE LIFE SAFETY, BUILDING SECURITY, AND TO PREVENT AIR AND WATER INFILTRATION.	
	EXISTING WALL AND DOOR TO REMAIN		
	EXISTING WALL AND DOOR TO BE DEMOLISHED		
	NEW WALL CONSTRUCTION AND DOOR		
	PARTITION TAG; SEE SHEET A--- FOR DETAILS		
	REINFORCED CONCRETE		

APPROVALS



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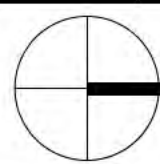
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WINNETKA, IL 60093

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PROJECT ARCH: JM

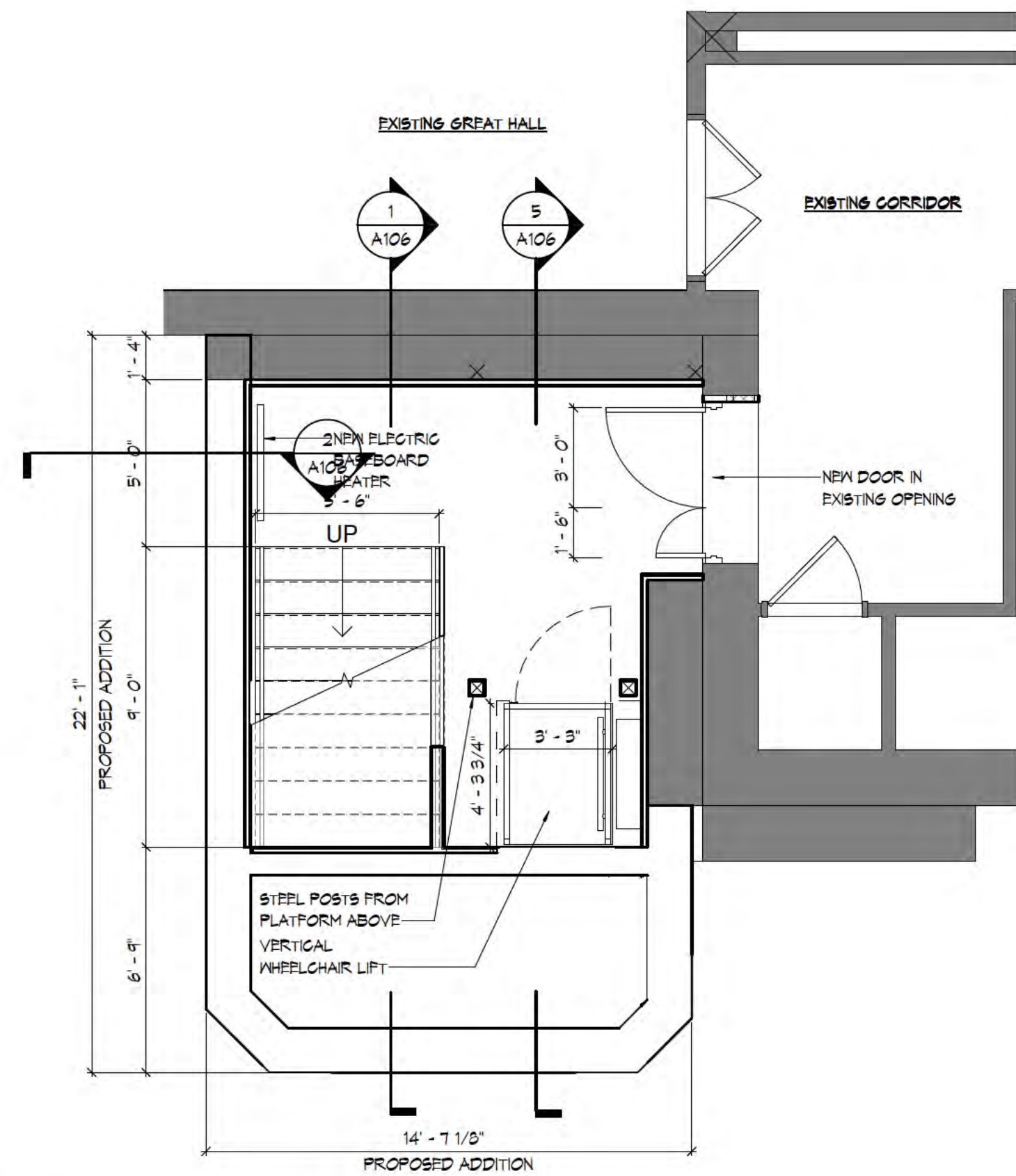
NO: 08.26.2021 DESCRIPTION: VILLAGE STAFF REVIEW



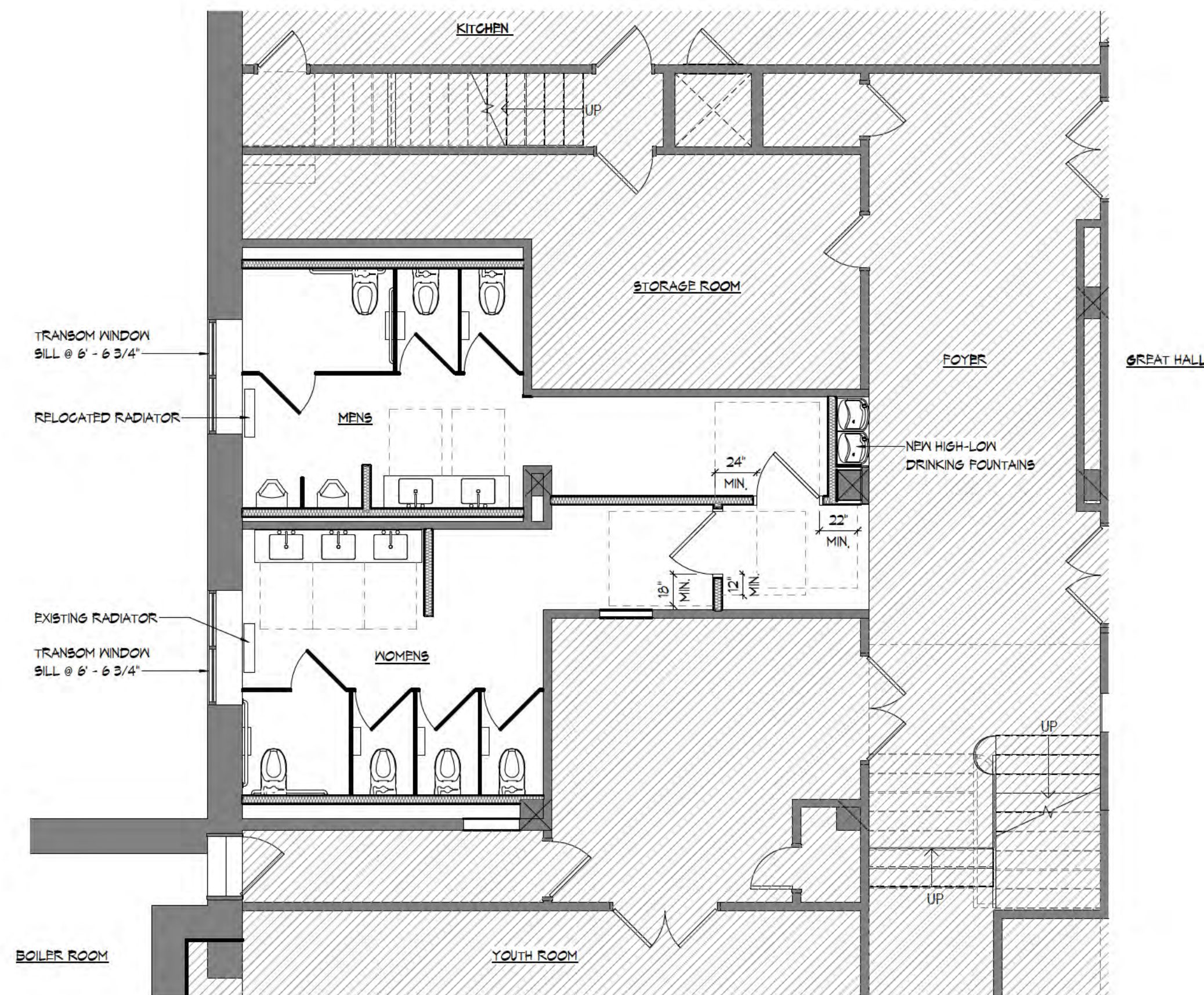
JOB NO:
21004
DATE:
08.26.2021

EXISTING FLOOR PLANS

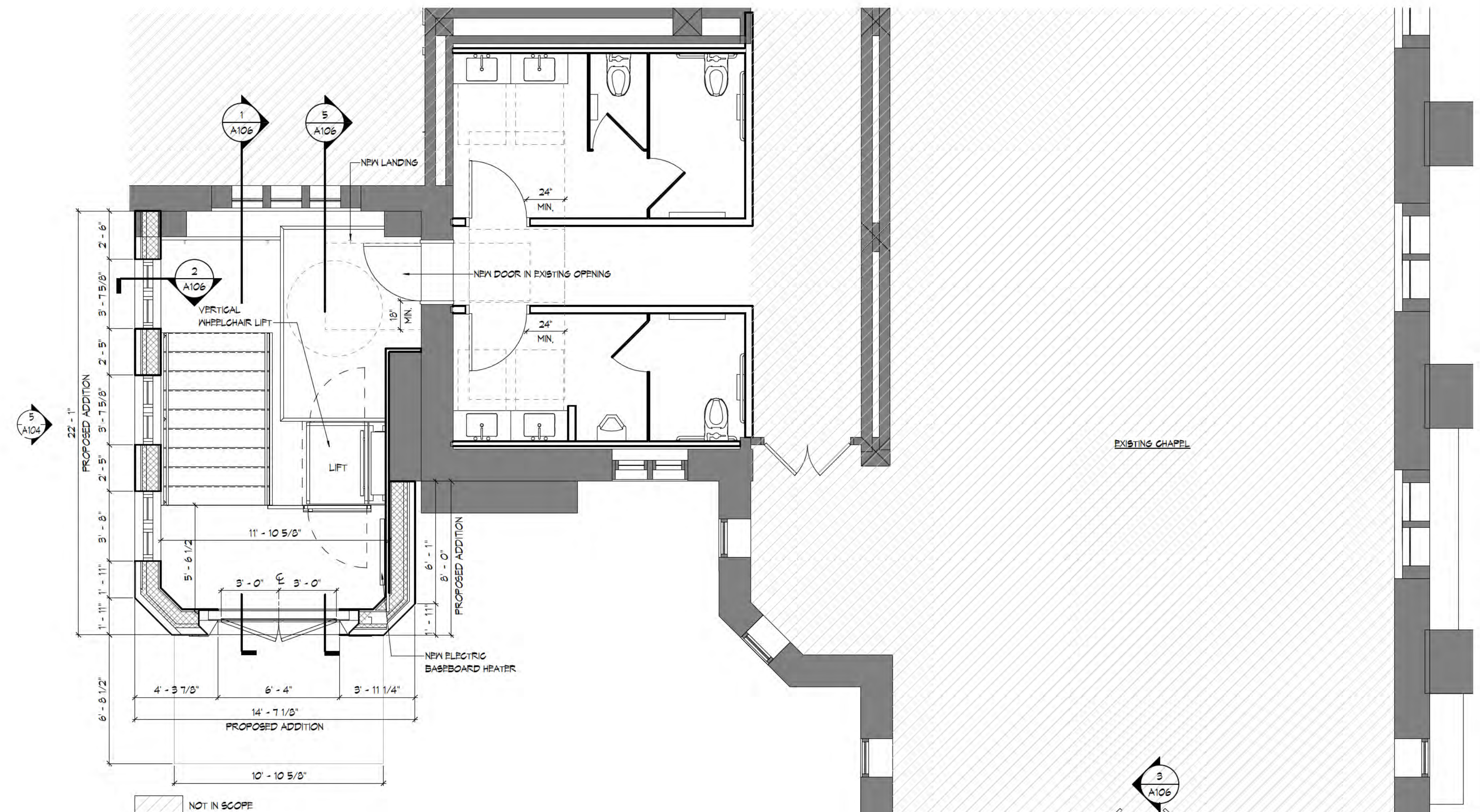
A102



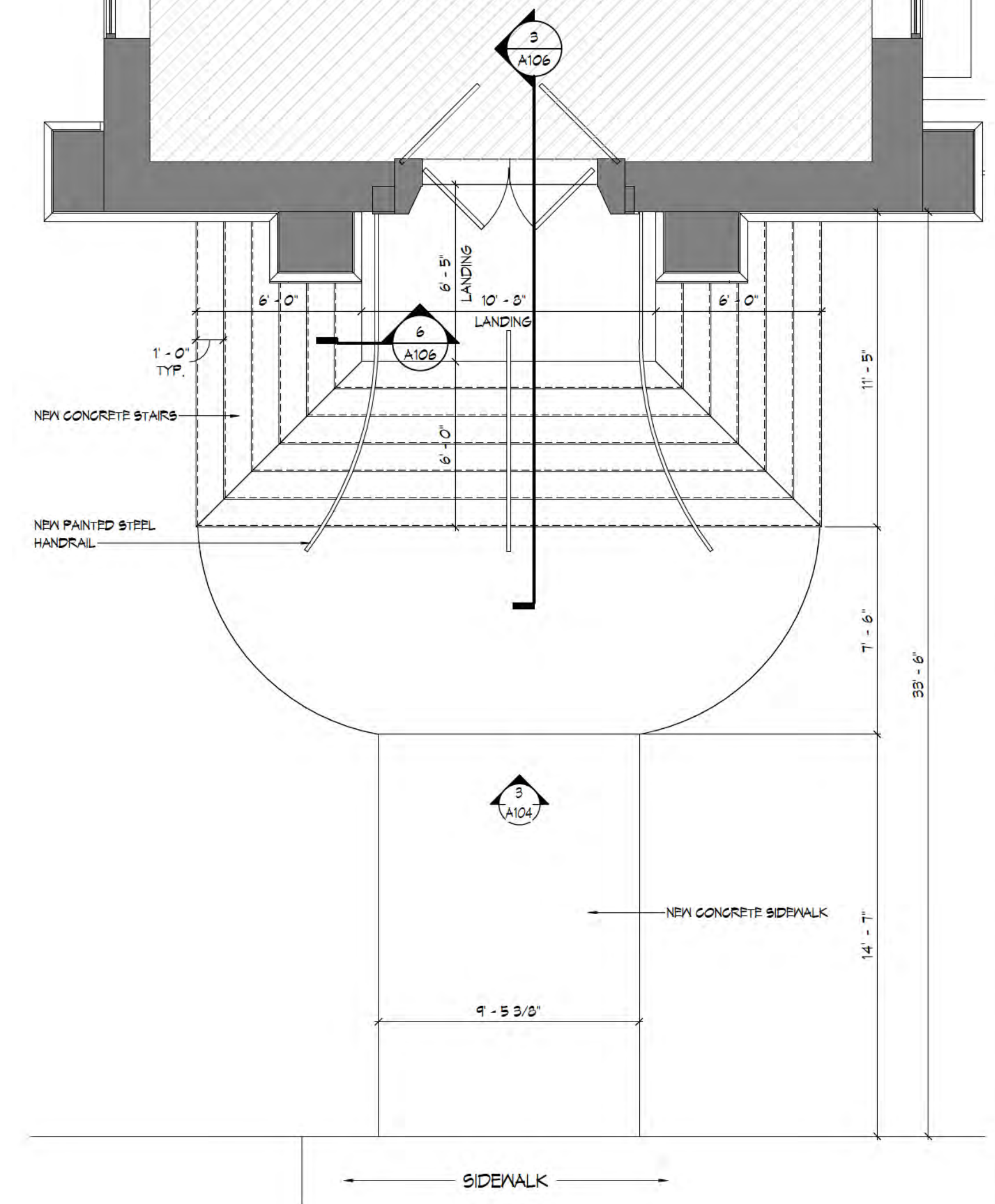
3 PROPOSED ADDITION - GREAT HALL LEVEL FLOOR PLAN
A103 SCALE: 1/4" = 1'-0"



2 GREAT HALL LEVEL - PROPOSED RESTROOM PLAN
A103 SCALE: 3/16" = 1'-0"



1 PROPOSED CHAPEL LEVEL FLOOR PLAN
A103 SCALE: 1/4" = 1'-0"



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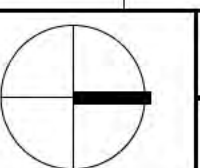
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CHECKED BY MK

PROJECT ARCH JM

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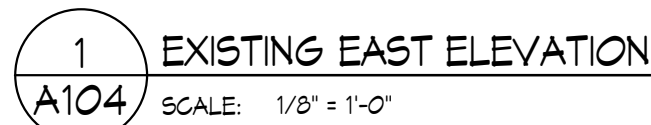
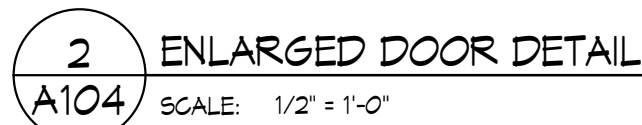
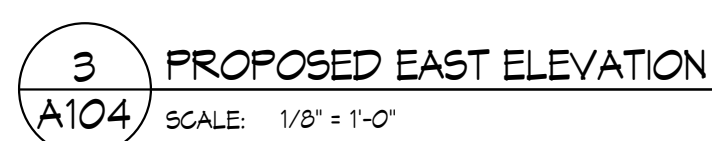
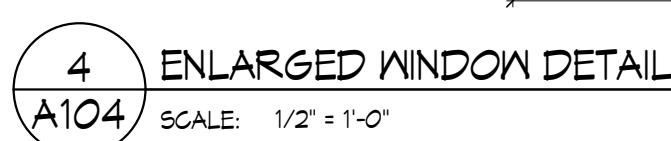
08.26.2021 VILLAGE STAFF REVIEW



JOB NO.
21004
DATE
08.26.2021

PROPOSED FLOOR PLANS

A103



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ARCHITECTS

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A104

3 NEW CHAPEL STAIR SECTION
A106 SCALE: 1/4" = 1'-0"

5 PROPOSED ADDITION SECTION LOOKING NORTH - 2
A106 SCALE: 1/4" = 1'-0"

1 PROPOSED ADDITION SECTION LOOKING NORTH - 1
A106 SCALE: 1/4" = 1'-0"

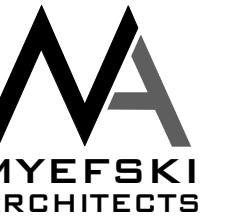
6 HANDRAIL DETAIL
A106 SCALE: 3" = 1'-0"

4 CONCRETE STAIR TREAD AND RISER DETAIL
A106 SCALE: 1 1/2" = 1'-0"

2 TYPICAL EXTERIOR WALL SECTION
A106 SCALE: 1/2" = 1'-0"

1 PROPOSED ADDITION SECTION LOOKING NORTH - 1
A106 SCALE: 1/4" = 1'-0"

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CHECKED BY		MK
PROJECT ARCH		JM
NO	DATE	DESCRIPTION
	08.26.2021	VILLAGE STAFF REVIEW

[illegible]

	JOB NO 21004
	DATE 08.26.2021

PROPOSED BUILDING SECTIONS AND ENLARGED DETAILS

A106

Attachment D

Candy

ORDINANCE NO. M-507-97

AN ORDINANCE GRANTING VARIATIONS AND A SPECIAL USE PERMIT TO ALLOW A PRE-SCHOOL AT 458-470 MAPLE AVENUE

WHEREAS, the Christ Church is the owner of the following described real estate:

Of all that part of Block 37 "Winnetka", being a Subdivision of the Northeast $\frac{1}{4}$ Section 20 and North $\frac{1}{2}$ of Fractional Section 21, Township 42 North, Range 13, East of the Third Principal Meridian, lying easterly of a line drawn parallel with the Westerly line of Maple Avenue and 150 feet West thereof, measured at right angles, beginning of the intersection of the South line of Oak Street with a line 150 ft. West of (as measured at right angles) Rerecorded September 9, 1873 in Book of plats 15 page 78 and parallel with the Westerly line of Maple Street; thence West along said South line of Oak Street 150.37 feet to a point 134.32 feet East of the easterly right of way line of the C.N.S. & M.R.R. (as measured along the South line of said Oak Street); thence South along a straight line at right angles to said South line of Oak Street, a distance of 187.02 feet more or less to a line 187.48 ft. South of and parallel with the South line of Oak Street (as measured along the East line of the parcel herein described;) thence East along said line (187.48 ft. South of a parallel with the South line of Oak Street, as measured parallel with the West line of Maple Street) 163.56 feet more or less to a line 150 feet West of (as measured at right angles) and parallel with the westerly line of Maple Street; thence North along said line (150 ft. West of as measured at right angles from the westerly line of Maple Street) 187.48 feet to the point of beginning, all in the Village of Winnetka, Cook County, Illinois.

which is commonly known as 458-470 Maple Avenue (PIN 05-21-115-006) and 700 Oak Street (PIN 05-21-115-012), Winnetka, Illinois, and which is located in the "A-5" (One-Fourth Acre) Single-Family Residential District provided in the Winnetka Zoning Ordinance, chapter 22, Winnetka Village Code; and

WHEREAS, the Subject Property is improved with a chapel and parish house building in the portion of the Subject Property located in the "A-5" (One-Fourth Acre) Single-Family Residential District, commonly known as 458-470 Maple Avenue (PIN 05-21-115-006), and a paved parking

area in the portion of the Subject Property located in the "B-1" Multi-Family Residential District, (commonly known as 700 Oak Street (PIN 05-21-115-012); and

WHEREAS, the chapel-parish house building is configured with various meeting and activity rooms, a great hall, stage, offices and classrooms; and

WHEREAS, church buildings are permitted as special uses in the "A-5" (One-Fourth Acre) Single-Family Zoning District, subject to the conditions and requirements pertaining to special uses, as set forth in Section 22.13 of the Winnetka Zoning Ordinance; and

WHEREAS, the operations of Christ Church on the Subject Property have included conducting Sunday School classes, which are scheduled to be relocated to Christ Church's other Winnetka location, on Sheridan Road, in early 1998; and

WHEREAS, the relocation of the Sunday School classes will leave classroom space on the second floor of the parish house building otherwise unoccupied; and

WHEREAS, Christ Church has submitted applications pursuant to Section 22.13 of the Winnetka Zoning Ordinance seeking to allow a pre-school facility as an additional special use in the parish house building, which is located in the A-5 Residential Zoning District, and to grant a special use permit allowing the parking lot in the B-1 Zoning District to be a primary use to serve the adjoining church property; and

WHEREAS, in conjunction with the applications for the additional use of the Subject Property as a pre-school facility with parking to be provided in the adjoining lot, Christ Church has also filed applications for the following variations from the provisions of Section 22.05A of the Winnetka Zoning Ordinance, Chapter 22 of the Winnetka Village Code: (a) from the intensity of use

of lot (roofed lot coverage) limitations of Section 22.05A(f), to allow the construction of a storage shed with an area of 144 square feet, requiring an increase in the existing non-conforming roofed lot coverage from 15,072 square feet to 15,216 square feet, requiring a variation of 1,060.25 square feet (7.49%) from the maximum allowable roofed lot coverage of 14,155.75 square feet; (b) from the maximum building size (gross floor area) limitations of Section 22.05A(g) of the Winnetka Zoning Ordinance, to allow the storage shed, requiring an increase in the legally existing non-conforming gross floor area by 144 square feet from 46,247 square feet to 46,391 square feet, requiring a variation of 33,367 square feet (256.21%) from the maximum allowable gross floor area of the 13,023.29 square feet; (c) from the front setback requirements of Section 22.05A(h) to allow a sandbox with an area of approximately 125 square feet to be placed at the north end of the play area with a north front setback of 19.285 feet, requiring a variation of 10.72 feet (35.7%) from the minimum front yard requirement of 30 feet; and (d) for a variation from the side yard setback requirements of Section 22.05A(i) to allow the proposed sandbox to be placed on the west side yard with a set-back of 2.17 feet, requiring a variation of 3.83 feet (63.8%) from the minimum required side yard setback of six feet; and,

WHEREAS, on August 21, 1997, the Design and Review Board, in its advisory capacity to the Zoning Board of Appeals and the Village Council, reviewed the plans and made unanimous comment that the proposed improvements are appropriate and that the Board would issue a Certificate of Appropriateness for the design proposed, subject to the height of the safety fence being restricted to the minimum height allowed by the Department of Children and Family Services; and

WHEREAS, on October 6, 1997, the Plan Commission and the Zoning Board of Appeals met in joint session to conduct a public hearing on said applications; and,

WHEREAS, upon consideration of the proposal of Christ Church, the Plan Commission, pursuant to the unanimous vote of the ten members then in attendance, recommended that the Village Council approve the requested special uses; and,

WHEREAS, upon conducting the public hearing, the Zoning Board of Appeals, by the unanimous vote of the six members then in attendance, recommended to the Village Council that the Special Use Permit be approved, subject to the council's approval of the requested zoning variations; and,

WHEREAS, upon conclusion of the hearing, the Zoning Board of Appeals, pursuant to the unanimous vote of the six members then in attendance, recommended that the Council approve all four requested variations; and,

WHEREAS, the parking lot proposed as a special use is consistent with Transportation Policy No. 4 of 1979 Statement of Community Objectives regarding off-street parking; and,

WHEREAS, the preschool proposed as a special use is consistent with Educational and Cultural Facilities Policy No. 8 of the 1979 Statement of Community Objectives regarding maintaining an atmosphere in which cultural, educational and religious organizations may flourish and in which special activities for use may be enhanced; and,

WHEREAS, the preschool and auxiliary parking proposed as a special use are consistent with the land use policies outlined in Chapter II of the Winnetka Comprehensive Plan regarding basic objectives for land use and zoning; and,

WHEREAS, the preschool and auxiliary parking proposed as special uses are consistent with the findings and guidelines of Chapter X of the Winnetka Comprehensive Plan pertaining to future needs for nursery and daycare facilities; and,

WHEREAS, the parking lot proposed as a special use is consistent with the policy outlined in Chapter XVI of the Winnetka Comprehensive Plan, regarding the need to provide additional parking facilities to make it easier to enforce parking regulations and to alleviate parking problems; and,

WHEREAS, the preschool and auxiliary parking lot proposed as special uses will not exacerbate identified weaknesses of the Elm Street District, as outlined in Chapter XIX of the Winnetka Comprehensive Plan; and,

WHEREAS, the establishment, maintenance and operation of the proposed preschool will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare, and will enhance the general welfare by preserving the viability of the existing Christ Church chapel-parish house building and assuring the continued operation of the Willow Wood Preschool, in furtherance of the policy expressed in Chapter X of the Winnetka Comprehensive Plan, which encourages public service organizations such as churches to offer such programs in their facilities; and,

WHEREAS, the proposed preschool and auxiliary parking lot will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity, as the chapel-parish house building of Christ Church is well established in the neighborhood and the additional parking

to be provided will primarily be in the form of additional spaces derived from reconfiguring an existing parking lot; and,

WHEREAS, the chapel-parish house building of Christ Church is in an established residential area and provides a transition from the single-family residences in Village Green in the immediate vicinity to the north, east and south, and the commercial zoning district to the west; and,

WHEREAS, there is no evidence in the record that the proposed preschool and auxiliary parking will substantially diminish or impair property values in the immediate vicinity; and,

WHEREAS, adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways, in that pedestrian access points to the Subject Property will not substantially change from their current locations and the Village Engineer has accepted the conclusions of the applicants' traffic study that there will be no significant parking or traffic impacts; and,

WHEREAS, adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the preschool and parking lot exist due to the presence of the existing facility, and to the extent they do not, they are provided for in the applicant's proposal and will meet applicable Village Code requirements; and,

WHEREAS, the proposed preschool and parking lot, when developed on the Subject Property in accordance with the terms and conditions of this ordinance, will conform to the applicable regulations of the Zoning Ordinance and the Winnetka Village Code; and,

WHEREAS, there are practical difficulties and particular hardships in carrying out the strict letter of the Winnetka Zoning Ordinance as it applies to the Subject Property in that: (1) the Subject

Property is bounded by Oak, Maple and Cherry Streets, as a result of which it has three front yards, one side yard on the west of the Subject Property and no rear yard for the placement of play equipment for the proposed preschool; and (2) the topography of the Subject Property is irregular and sloped on the south and west sides which further operates as a practical limitation for the placement of the play equipment; and

WHEREAS, unless the requested relief is granted, the property in question cannot yield a reasonable return, in that: (1) Christ Church has not been successful in obtaining other tenants for any of the uses permitted on the Subject property under the existing zoning; (2) tearing down the building and subdividing the Subject Property into single family residential lots is disproportionately expensive in relation to the value of the resulting lots; and (3) tearing down the building would result in the loss of a significant visual landmark; and,

WHEREAS, the plight of the Church is due to unique circumstances, because of the practical difficulties and particular hardships described above, and because of the Subject Property's proximity to the C-2 general retail zoning district, in which daycare centers are permitted uses, the only space between the Subject Property and the C-2 zoning district being a driveway that is zoned B-1; and

WHEREAS, the variations, if granted, will not alter the essential character of the locality, in that: (1) the chapel-parish house building is an established and recognized visual fixture in the immediate area, and its appearance will not be altered by the requested variations; (2) the additional floor area that will be added by the proposed shed is *de minimis*; (3) most of the proposed play area

will be out of view to the west of the building and the most visible portion will be a fenced grassy area which is compatible with the Subject Property and land use in the immediate vicinity; and

WHEREAS, an adequate supply of light and air to adjacent property will not be impaired, because the proposed storage shed and play equipment have a low profile in relation to the church-parish house building; and

WHEREAS, the hazard from fire and other damages to the property will not be increased; and

WHEREAS, the taxable value of land and buildings throughout the Village will not diminish as a result of the proposed variations, while the variations will allow the Willow Wood School to remain in the Village and to continue providing a service to residents, thereby maintaining the appeal of the Village as a desirable place for families to live; and

WHEREAS, there is no evidence that congestion in the public streets will increase, because the area streets are not operating at traffic capacity and any increase of traffic from the Church will be a relatively insignificant portion of the total; and

NOW, THEREFORE, the Council of the Village of Winnetka do ordain:

SECTION 1: That the Village Council hereby adopts the foregoing preambles to this ordinance as its findings.

SECTION 2: That, subject to the terms and conditions set forth in this ordinance, the following variations from the provisions of Section 22.05A of the Winnetka Zoning Ordinance, Chapter 22 of the Winnetka Village Code are hereby granted to Christ Church for that portion of the Subject Property commonly known as 458-470 Maple Avenue (PIN 05-21-115-006): (a) a variation

from the intensity of use of lot (roofed lot coverage) limitations of Section 22.05A(f), to allow the construction of a storage shed with an area of 144 square feet, requiring an increase in the existing non-conforming roofed lot coverage from 15,072 square feet to 15,216 square feet, requiring a variation of 1,060.25 square feet (7.49%) from the maximum allowable roofed lot coverage of 14,155.75 square feet; (b) a variation from the maximum building size (gross floor area) limitations of Section 22.05A(g) of the Winnetka Zoning Ordinance, to allow the storage shed, requiring an increase in the legally existing non-conforming gross floor area by 144 square feet from 46,247 square feet to 46,391 square feet, requiring a variation of 33,367 square feet (256.21%) from the maximum allowable gross floor area of the 13,023.29 square feet; (c) a variation from the front setback requirements of Section 22.05A(h) to allow a sandbox with an area of approximately 125 square feet to be placed at the north end of the play area with a north front setback of 19.285 feet, requiring a variation of 10.72 feet (35.7%) from the minimum front yard requirement of 30 feet; and (d) for a variation from the side yard setback requirements of Section 22.05A(i) to allow the proposed sandbox to be placed on the west side yard with a set-back of 2.17 feet, requiring a variation of 3.83 feet (63.8%) from the minimum required side yard setback of six feet.

SECTION 3: That, subject to the terms and conditions set forth in this ordinance, a special use permit is hereby granted under Sections 22.05A(b) and 22.13 of the Winnetka Zoning Ordinance to allow a pre-school as an additional special use in the Christ Church chapel-parish house building located on that portion of the Subject Property which is commonly known as 454-470 Maple Street (PIN 05-21-115-006) and is located in the A-5 (One-Fourth Acre) Single Family Residential Zoning District; and that a special use permit is hereby granted under Sections 22.13 and 22.08(b) of the

Winnetka Zoning Ordinance to that portion of the Subject Property which is commonly known as 700 Oak Street (PIN 05-21-115-012) and is located in the B-1 Multi-Family Residential Zoning District, to allow the applicant's parking lot at 700 Oak Street to be a primary use to serve the adjoining church property at 454-470 Maple Street.

SECTION 4: That the variations and special use permits hereby granted are conditioned upon the improvements to the Subject Property being made in accordance with the plans submitted with the application for said variations and special uses.

SECTION 5: That the variations and special use permits hereby granted are further conditioned upon the commencement of the proposed work described in the applications for said variations and special uses, within twelve (12) months after the effective date of this ordinance.

SECTION 6: In the event that any provision of this ordinance conflicts with any other ordinance of the Village, the provisions of this ordinance shall prevail.

SECTION 7: That this Ordinance shall be in full force and effect from and after its passage, approval, and posting.

Passed and approved this 18th day of November, 1997.

AYES: Trustees Lanphier, Lien, Darning, Duhl, and Hilton

NAYS: None

ABSENT: Trustee Meuer

Signed:

Louise A. Holland
Village President

Countersigned:

D. Williams
Village Clerk

Introduced November 4, 1997

Posted November 5, 1997

Passed and Approved November 18, 1997

Posted November 19, 1997

F:\RMC\JWINN\OrdMM-507-97cc Pre-School.wpd

November 12, 1997

- 11 -

M-507-97

Attachment E

From: [REDACTED]
To: [Planning](#)
Subject: Case NO. 21-32-SU
Date: Saturday, September 25, 2021 1:18:00 PM

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

Dear ZBA,

My wife and I live across the street and we have no objection to the application.
Thank you for your work on behalf of our community.

Peter and Hilary Tyor
711 Oak Street, APT 308



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: OCTOBER 21, 2021
SUBJECT: 644 PINE LANE – FINAL PLAT APPROVAL – BLOCK’S CONSOLIDATION
(CASE NO. 21-33-SD)

INTRODUCTION

On October 27, 2021, the Plan Commission is scheduled to hold a public hearing on an application submitted by Doug Minahan (the “Applicant”), as the owner of the properties located at 644 Pine Lane (the “Subject Property”). The Subject Property currently consists of two lots; Lot 1 contains an existing single-family residence, a coach house, and a detached garage, and Lot 2 is a vacant lot. The Applicant has filed an application seeking Final Subdivision Plat approval to consolidate the existing two lots into a single lot of record, together with the following relief:

1. A finding of “No Material Increased Adverse Impact” for the existing coach house at 644 Pine Lane (Proposed Lot 1), which observes a nonconforming north side yard setback; and
2. Any other subdivision and zoning relief necessary for the Final Plat approval.

The Plan Commission is charged with making a recommendation to the Village Council regarding the consolidation, including the requested relief described above. The Applicant has also submitted a demolition application for the existing residence at 644 Pine Lane. The Landmark Preservation Commission (LPC) considered the demolition application on September 21, 2020. More details regarding the LPC’s review is discussed later in this report.

A mailed notice has been sent to property owners within 250 feet in compliance with the Subdivision Code. The hearing was also noticed in the *Winnetka Talk* on October 7, 2021. As of the date of this memo, staff has not received any written comments from the public regarding this application.

PROPERTY DESCRIPTION

The Subject Property is located at the north end of Pine Lane, between Hibbard and Ardsley Roads. The Subject Property is zoned R-2 Single Family Residential and currently consists of two buildable lots measuring 75,515 square feet (Lot 1) and 28,592 square feet (Lot 2). Lot 1 is improved with a single-family residence, a coach house, and a detached garage. Lot 2 was previously developed with a pool and pool house. Those structures were removed in 2021. The existing parcels are depicted in Figure 1 on the following page.

The Comprehensive Plan designates the Subject Property as appropriate for single family residential development. The current R-2 zoning is consistent with the Comprehensive Plan.

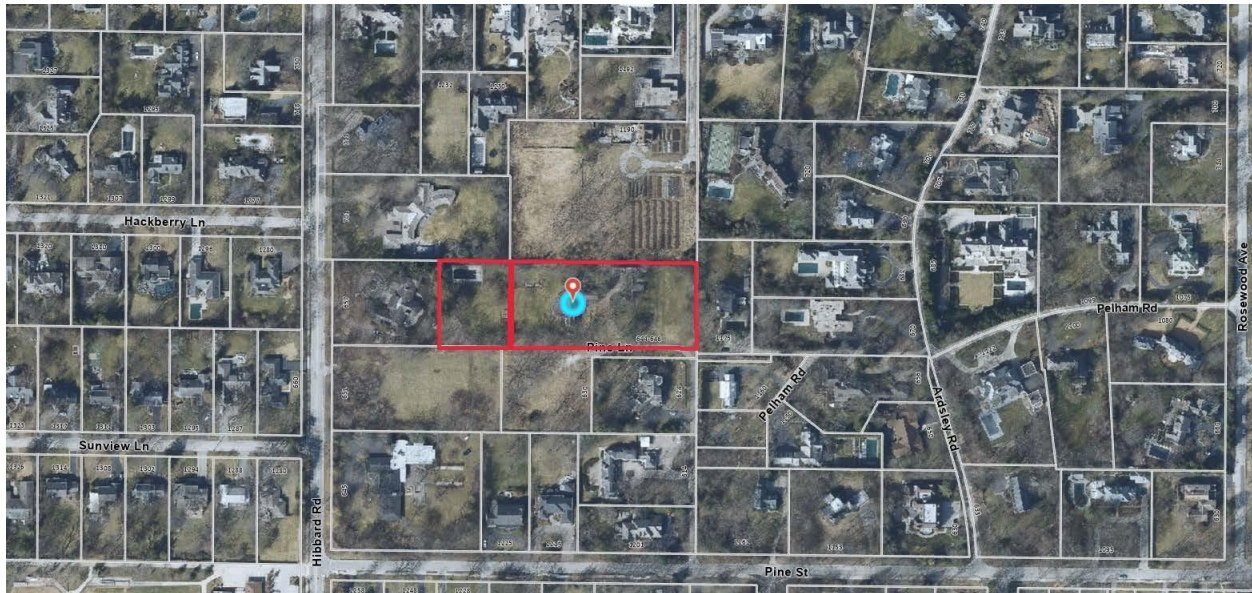


Figure 1 – Existing two lots

GENERAL DESCRIPTION OF PROPOSED PLAT OF CONSOLIDATION / RESUBDIVISION

The Applicant acquired the Subject Property in August 2020. If approved, the Applicant will demolish the residence and detached garage on Lot 1 and consolidate the two parcels into a single buildable lot measuring 104,107 square feet (2.39 acres). The Applicant intends to maintain the existing coach house on Lot 1 and build a new single-family residence, pool, and pond. As described in the Applicant's written explanation, which is provided in Attachment A, the Applicant intends to build on what is currently Lot 1 and utilize the existing vacant lot (Lot 2) as a backyard and to provide stormwater detention, for the proposed improvements. Plans for the proposed residence were submitted to the Village on October 4. Staff is in the process of reviewing the plans for compliance with the Zoning Ordinance and Village codes.

Currently, there is a 16-foot-wide easement for ingress/egress that provides Lot 2 access to Hibbard Road, across the property immediately west of Lot 2 (657 Hibbard Road). If the proposed consolidation is approved, the Applicant has stated he would work with the property owner to the east to vacate this easement.

An excerpt of the proposed *Block's Consolidation* plat is provided in Figure 4 on page 4.

As represented in Figures 2 and 3 on the following page, there are four other lots on the west side of Pine Lane that utilize the private lane. The lots east of Pine Lane do not have access to the private lane. The flag lot immediately south of the Subject Property, 630 Pine Lane, was vacant for a number of years and is now an active construction site for a new single-family residence. The property to the north of the Subject Property has street frontage on Westmoor Road.

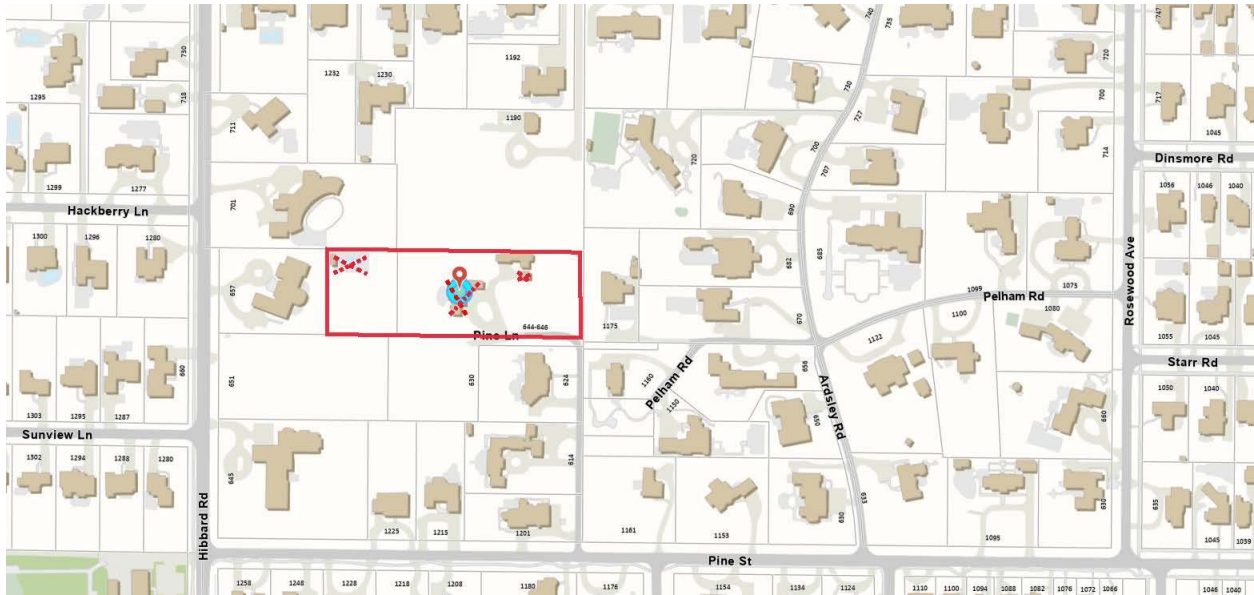


Figure 2 – Proposed subdivision (neighborhood map view)

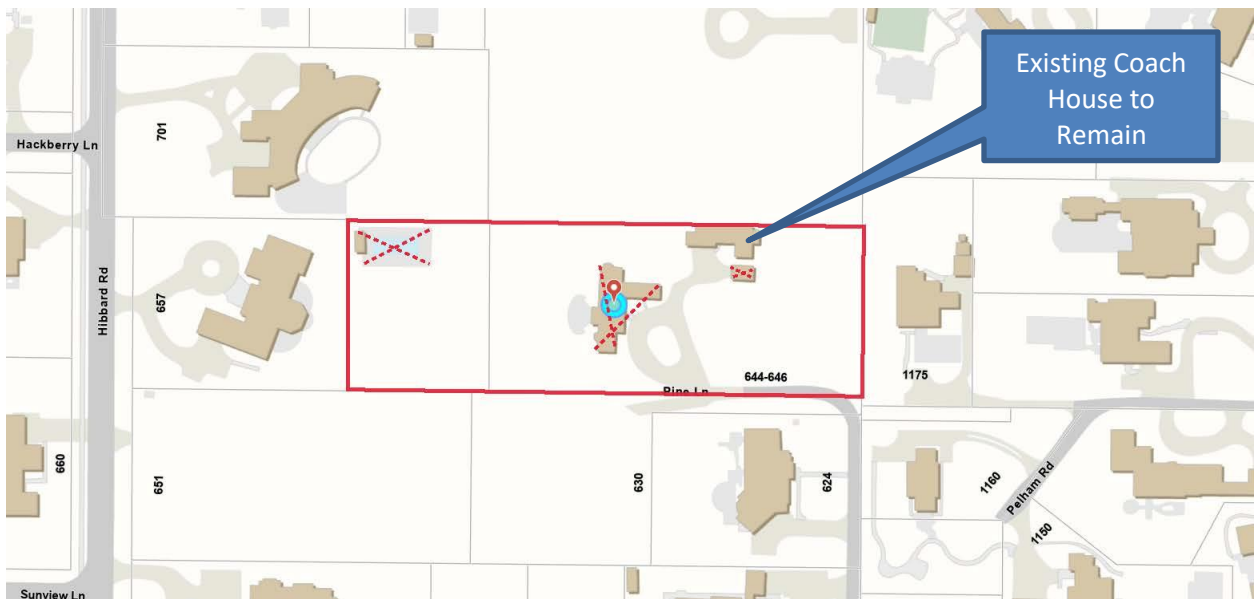


Figure 3 – Proposed subdivision (up-close map view)

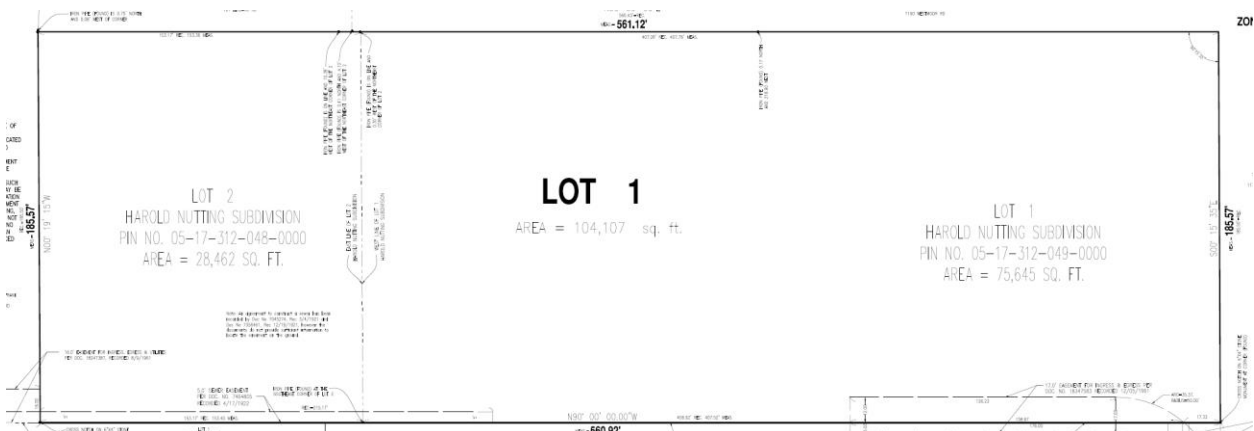


Figure 4 – Excerpt of Proposed Block's Consolidation Plat

DESCRIPTION OF ZONING STANDARDS

The Subject Property is located in the R-2 Single Family Residential zoning district, which is one of five different single family residential zoning classifications in the Village. The R-2 zoning district provides for larger lots compared to most other residential zoning districts, with the R-2 zoning district's purpose statement describing the district as demonstrating a "small estate" character.

Residential Zoning Hierarchy

A comparison of the Village's five different residential zoning classifications (Table 1 below) shows the hierarchy of zoning standards throughout the Village's residential neighborhoods, ranging from larger "estate" character lots in portions of the Village, to smaller, more intensive developed areas.

Surrounding Zoning

The Subject Property is surrounded by lots that are similarly zoned for larger lot sizes called for in the R-2 zoning district (minimum lot area of 24,000 square feet), as depicted in Figure 5 on the following page.

Table 1 Residential Zoning Hierarchy	R-1 ("estate" character)	R-2 ("small estate" character)	R-3 ("moderately intense" suburban character)	R-4 ("relatively intense" suburban character)	R-5 ("relatively intense" suburban character)
Minimum Lot Area	48,000 s.f.	24,000 s.f.	16,000 s.f.	12,600 s.f.	8,400 s.f.
Minimum Lot Width	150 ft.	100 ft.	75 ft.	60 ft.	60 ft.
Minimum Front Setback	50 ft.	50 ft.	40 ft.	30 ft.	30 ft.
Minimum Rear Setback	50 ft.	25 ft.	25 ft.	25 ft.	25 ft.

Table 1 – Residential Zoning Hierarchy



Figure 5 – Area Zoning Map

COMPLIANCE WITH ZONING STANDARDS – LOT SIZE AND DIMENSIONS

All subdivisions are evaluated by staff at the time of application to assure compliance with basic minimum quantitative measures including, but not limited to (a) minimum lot area, (b) minimum lot width, and (c) minimum lot depth.

The proposed *Block's Consolidation* **fully complies** with minimum lot area, lot width and lot depth requirements as summarized in Table 2 below. It should be noted that the existing vacant lot (Lot 2) is nonconforming in two respects (1) minimum required lot depth, with an existing lot depth of 185.5 feet; and (2) minimum required width at the front street line, with no existing front street line as the lot has no street frontage and accesses Hibbard Road via a 16-foot easement for ingress/egress over an adjacent property. **The proposed subdivision would eliminate one nonconforming lot and create a single conforming lot.**

Table 2 R-2 Zoning Standards	Proposed Consolidated Lot	Existing Lot 1	Existing Lot 2 (vacant lot)
Minimum Interior Lot Area 24,000 square feet	104,107 sq. ft. COMPLIES	75,515 sq. ft. COMPLIES	28,592 sq. ft. COMPLIES
Minimum Average Lot Width 100 feet	185.5 feet COMPLIES	185.5 feet COMPLIES	153 feet COMPLIES
Minimum Width (at front street line) 20 feet	155 feet COMPLIES	155 feet COMPLIES	0 feet DOES NOT COMPLY
Minimum Lot Depth 200 feet	560 feet COMPLIES	407 feet COMPLIES	185.5 feet DOES NOT COMPLY

Table 2 – R-2 Zoning Standards

COMPLIANCE WITH ZONING STANDARDS – REQUIRED SETBACKS AND BUILDING SIZE

The allowable size of buildings on a residential lot and the required amount of open space around the buildings is dictated by the Village Zoning Ordinance. As a general rule, the allowable size of buildings and the setback requirements for those buildings change with any modifications to lot dimensions. As a result, staff conducts analyses of proposed lots and the improvements on those lots to determine (a) whether any new zoning nonconformities would be created by the resubdivision and (b) whether there are any existing zoning nonconformities which will remain. In the event of a zoning nonconformity arising out of a proposed subdivision, relief must be granted by both the Plan Commission and Zoning Board of Appeals.

Staff evaluation of the proposed *Block's Consolidation* is summarized in Table 3 on page 7, indicating the extent to which the proposed consolidated lot complies with zoning standards. Table 3 is intended to clarify that **no zoning nonconformities are created with respect to required setbacks or allowable building size. The proposed subdivision does not require any zoning relief.**

COMPLIANCE WITH SUBDIVISION CODE STANDARDS

All changes to the configuration of parcels of land are classified as Land Subdivisions under the Village Code and are subject to review and approval by the Plan Commission and Village Council. As part of that review process, resubdivisions are subject to review for compliance with both the Village Subdivision Code as well as the Zoning Ordinance.

Pre-existing nonconformity (finding of No Material Increased Adverse Impact required) – Table 3 highlights (blue) one existing zoning nonconformity **that will remain** on the proposed Lot 1. The existing coach house at 644 Pine Lane has a nonconforming north side yard setback of 1.44 feet. Constructed in 1929, the coach house pre-dates the current Zoning Ordinance, which now requires a minimum side yard setback of 12 feet for accessory structures that are not located within the rear quarter of the lot. Pursuant to Section 16.12.010(D) of the Subdivision Code, in the instance of such nonconformities, the Plan Commission must consider the existence of such nonconformities, and “*shall determine whether such nonconformity, in the context of the proposed subdivision, would result in a material increased adverse impact upon the public health, safety or welfare.*”

In terms of conformance with the Comprehensive Plan, the following are objectives relevant to the proposed *Block's Consolidation*:

1. “Ensure that...residential development is appropriate to the character of and minimizes the adverse impact on its surrounding neighborhood.”
2. “Maintain the Village’s traditional dwelling density patterns by limiting the scale and density allowed in developments and renovations”
3. “Retain the character of existing residential neighborhoods. Assure that new construction and additions to existing houses respect the scale of neighboring houses, setbacks, open spaces, parkway trees and the pedestrian orientation of the neighborhoods.”

The Commission will want to consider if the proposed consolidation furthers the objectives of the Comprehensive Plan.

STORMWATER

The proposed subdivision consists of consolidating two lots into a single larger lot. As previously mentioned, the Applicant intends to demolish the existing residence at 644 Pine Lane and construct a

new single-family residence. The proposed construction is currently being evaluated by Village Engineering staff for compliance with the Village stormwater regulations.

Table 3 – Zoning Setback Requirements and Building Size Limitations		Proposed Consolidated Lot	Existing Lot (Lot 1 – existing residence to be torn down)	Existing Lot (Vacant Lot)
SETBACK REQUIREMENTS	Minimum Required Front Yard Setback	50 feet	50 feet	50 feet
	Minimum front yard provided by existing structures	112.53 feet	112.53 feet	N/A
	Minimum Required Side Yard	12 feet	12 feet	12 feet
	Minimum side yard provided by existing structures	1.44 feet EXISTING NONCONFORMITY	1.44 feet EXISTING NONCONFORMITY	N/A
	Minimum Total Required Side Yards	55.65 feet	55.65 feet	46.03 feet
	Total side yards provided by principal building	56.16 feet	92.18 feet	N/A
ALLOWABLE BUILDING SIZE	Maximum Allowed Gross Floor Area (GFA)	25,759.61 sq. ft.	19,183.45 sq. ft.	8,391.16 sq. ft.
	GFA provided or to be provided	14,710 sq. ft.	8,895.51 sq. ft.	N/A
	Maximum Allowed Roofed Lot Coverage (RLC) (25% of lot area)	26,026.75 sq. ft.	18,878.75 sq. ft.	7,148 sq. ft.
	RLC provided or to be provided	10,022 sq. ft.	6,107.18 sq. ft.	N/A
	Maximum Allowed Impermeable Lot Coverage (ILC) (50% of lot area)	52,053.5 sq. ft.	37,757.5 sq. ft.	14,296 sq. ft.
	ILC provided or to be provided	+/-27,000 sq. ft.	14,303 sq. ft.	N/A

Table 3 – Zoning Setback Requirements and Building Size Limitations

CONSIDERATION BY OTHER ADVISORY BOARDS/COMMISSIONS

The Landmark Preservation Commission (LPC) considered the demolition application for the residence at 644 Pine Lane on September 21, 2020. After hearing from the Applicant, and no members of the public, by a vote of 7-0, the LPC required the Applicant to submit a Historical Architectural Impact Study (HAIS). The LPC found based on the fact the home was designed by the firm Clark and Walcott, headed by partners Edwin Clark and Russell Walcott, prominent architects of the early twentieth century on the North Shore, that the home has sufficient architectural merit to warrant an HAIS prior to issuance of the demolition permit. Subsequently, on November 2, 2020, the LPC considered the HAIS submitted by the Applicant. After hearing from the Applicant and one member of the public, by a vote of 5-0, the LPC found, based on the findings in the HAIS, that the proposed demolition will result in the loss of a building that is of historic and architectural significance and issued the maximum delay of 60 days on the issuance of the demolition permit. The delay expired on January 1, 2021.

CURRENT CONSIDERATION BY PLAN COMMISSION

The Village Code does not require an applicant to obtain preliminary plat approval as a precondition of final plat approval. In this case, the Applicant has chosen to directly proceed with the final plat review.

In addition to evaluating prescriptive standards of the zoning and subdivision code, consideration of Final Subdivision Plat approval also needs to consider the details of the final plat such as utility easements, final plat formatting and related matters.

The Village Water and Electric Departments is requiring a utility easement for an existing water main and transformer pad along the south property line in the southeast corner of the Subject Property. The Applicant is currently working with the Water & Electric Department on the particulars of the utility easement.

The Village Forester has reviewed the proposed consolidation and the plans for the proposed residence and has noted there are several mature trees in good condition throughout the property. The Village Forester has approved the tree protection plan submitted by the Applicant that is required for the construction of the proposed residence.

RECOMMENDATION

Following conclusion of public comment and Commission discussion, the Commission may choose to consider the following motion:

The Plan Commission **finds [does not find]**

1. That the proposed Block's Consolidation Final Plat consolidating the two existing lots commonly known as 644 Pine Lane into a single Lot of Record **meets [does not meet]** the Subdivision Code standards for approving such final plat; and
2. A "*Finding of No Material Increased Adverse Impact upon the public health safety or welfare*" with respect to the following existing zoning nonconformity for the existing coach house on 644 Pine Lane (Lot 1):
 - a. The existing coach house observes a side yard setback from the north property line of 1.44 feet, versus the required minimum side yard setback of 12 feet.
3. The proposed subdivision **is [is not]** consistent with the Comprehensive Plan's Land Use Map designation of the Subject Property as appropriate for "single family residential" development and consistent with the following objectives of Chapter II of the Comprehensive Plan:
 - a. to "Ensure that...residential development is appropriate to the character of and minimizes the adverse impact on its surrounding neighborhood;"
 - b. to "Maintain the Village's traditional dwelling density patterns by limiting the scale and density allowed in developments and renovations;" and
 - c. to "Retain the character of existing residential neighborhoods. Assure that new construction and additions to existing houses respect the scale of neighboring houses, setbacks, open spaces, parkway trees and the pedestrian orientation of the neighborhoods."

Based upon these findings, the Plan Commission **recommends** **[does not recommend]** that the proposed Block's Consolidation be approved subject to the following conditions:

1. In a format acceptable to the Village Water & Electric Department and the Village Attorney, a utility easement shall be provided for an existing water main and existing transformer along the southeast portion of Lot 1;
2. Final review and approval of the plat by the Village Attorney prior to recordation of the plat.

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Proposed Plat of Subdivision (Block's Consolidation)

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SUBDIVISION/CONSOLIDATION APPLICATION

Case No. 21-33-SDProperty InformationSite Address: 644 Pine LaneParcel Identification Number(s) (PIN): 05-17-312-049-0000 and 05-17-312-048-0000Property Owner InformationName: Doug MinahanPrimary Contact: Doug MinahanAddress: [REDACTED]City, State, Zip: Wilmette, IL, 60091Phone No. [REDACTED]Email: [REDACTED]Date owner acquired property: 08/12/2020Architect Information

Name: _____

Primary Contact: _____

Address: _____

City, State, ZIP: _____

Phone No. _____

Email: _____

Surveyor InformationCompany Name: B.H. Suhr & CompanyPrimary Contact: Michael FarrellAddress: 450 Skokie Blvd. Suite 105City, State, Zip: Northbrook, IL, 60092Phone No. 847-864-6315Email: surveyor@bhsuhr.comAttorney Information

Name: _____

Primary Contact: _____

Address: _____

City, State, Zip: _____

Phone No. _____

Email: _____

Property Owner Signature: [REDACTED]Date: 07/27/2021

8/30/2021

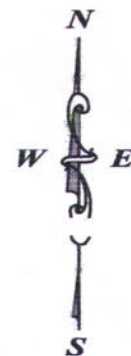
644 Pine Lane – Proposed Lot Consolidation

See the attached survey showing the two lots, Lot 1 (PIN # 05-17-312-049-0000) and Lot 2 (PIN # 05-17-312-048-0000). As the owner of both lots, I would like to consolidate into one lot. Although there are two lots, there has always been just one home (located on Lot 1).

I intend to tear down the existing home located on Lot 1 and build a new home on Lot 1. I intend to keep the existing coach house located on Lot 1. The pool and pool structure located on Lot 2 have already been removed. I received a removal permit from the Village for the work in late 2020 and removed the pool and pool structure in 2021. I intend on submitting plans for the new home to the Village for approval in late August or early September. As those plans will show, I plan to only build on Lot 1, but use Lot 2 as a backyard and to help with drainage.

Consolidating the lots would benefit my neighbors as currently I could sell off Lot 2 as a separate parcel for someone to build a new home. Lot 2 has an access easement (see attached survey) over my neighbor's lot directly West located at 657 Hibbard Rd. If the lot consolidation is approved I would extinguish this easement. The owners of 657 Hibbard are very interested in seeing the easement go away and the lots consolidated. I believe consolidating the lots is in the interest of keeping the feel of the current neighborhood as well.

- Doug Minahan



11614 ALGONQUIN RD.
HUNTLEY, IL. 60142

TOPOGRAPHICAL-ALT./ACSM-BOUNDARY-SUBDIVISIONS-MORTGAGE-CONDOMINIUM

PHONE: (847) 458-1710
FAX: (847) 458-1712

ORDER NO.
20-0299

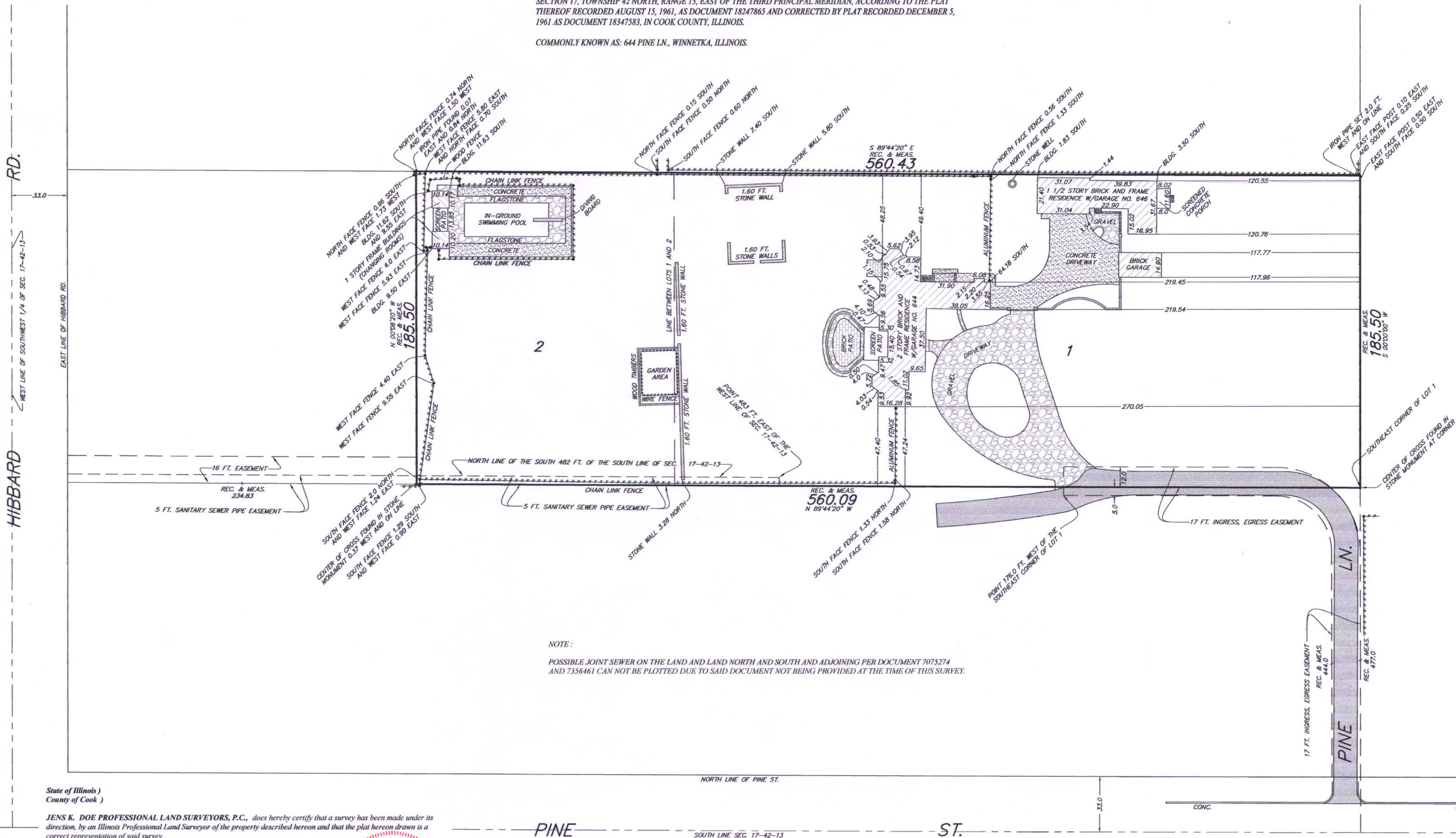
Jens K. Doe
Professional Land Surveyors, P.C.
PLAT OF SURVEY

of

LOTS 1 AND LOT 2 OF THE HAROLD NUTTING SUBDIVISION OF PART OF THE SOUTH HALF OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 15, 1961, AS DOCUMENT 18247865 AND CORRECTED BY PLAT RECORDED DECEMBER 5, 1961 AS DOCUMENT 18347583, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 644 PINE LN., WINNETKA, ILLINOIS.

Scale - 1 inch = 40 feet



NOTE:

POSSIBLE JOINT SEWER ON THE LAND AND LAND NORTH AND SOUTH AND ADJOINING PER DOCUMENT 7075274 AND 7356461 CAN NOT BE PLOTTED DUE TO SAID DOCUMENT NOT BEING PROVIDED AT THE TIME OF THIS SURVEY.

State of Illinois
County of Cook

JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C., does hereby certify that a survey has been made under its direction, by an Illinois Professional Land Surveyor of the property described hereon and that the plat hereon drawn is a correct representation of said survey.

Chicago, Illinois, Dated this 30th Day of June

This professional service conforms to the current Illinois minimum standards for a boundary survey.

JENS K. DOE PROFESSIONAL
LAND SURVEYORS, P.C.

KAYN DUFFY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3228
LICENSE EXPIRATION: 11 - 30 - 20



NOTE:

The legal description noted on this plat is a copy of the land survey order placed by the client and for accuracy MUST be compared with the Deed. For building restrictions refer to your Abstract, Deed or Contract.

Compare distances between points before building and report any discrepancy to this office immediately.

Dimensions shown hereon are not to be assumed or scaled.

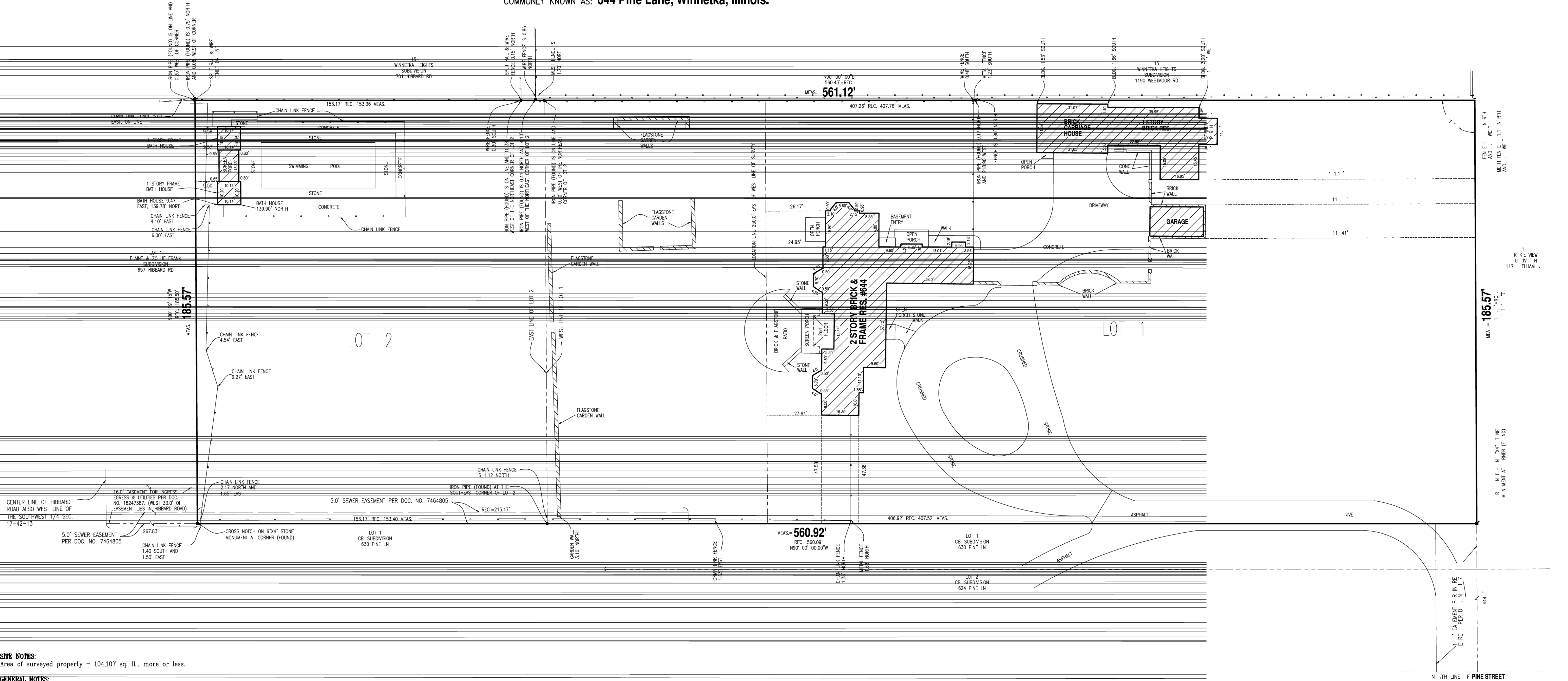
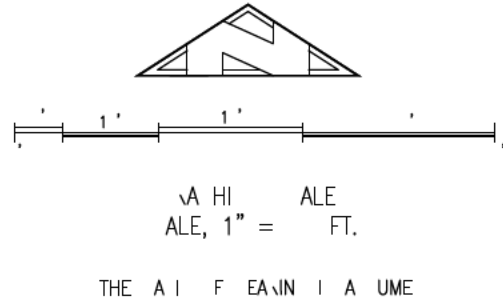
Dimensions shown hereon are in feet and decimal parts thereof.

Field work completion date: June 27, 2020.

ORDERED BY:
OLSON, GRABILL & FLITCRAFT

PLAT of SURVEY

LEGAL DESCRIPTION:
LOTS 1 AND LOT 2 OF THE HAROLD NUTTING SUBDIVISION OF PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 17,
TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 15, 1961,
AS DOCUMENT 18247865 AND CORRECTED BY PLAT RECORDED DECEMBER 5, 1961 AS DOCUMENT 18347583, IN COOK COUNTY, ILLINOIS.
COMMONLY KNOWN AS: **644 Pine Lane, Winnetka, Illinois.**



SITE NOTES:
Area of surveyed property = 104,107 sq. ft., more or less.

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

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.
No title report was supplied for this survey.
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.

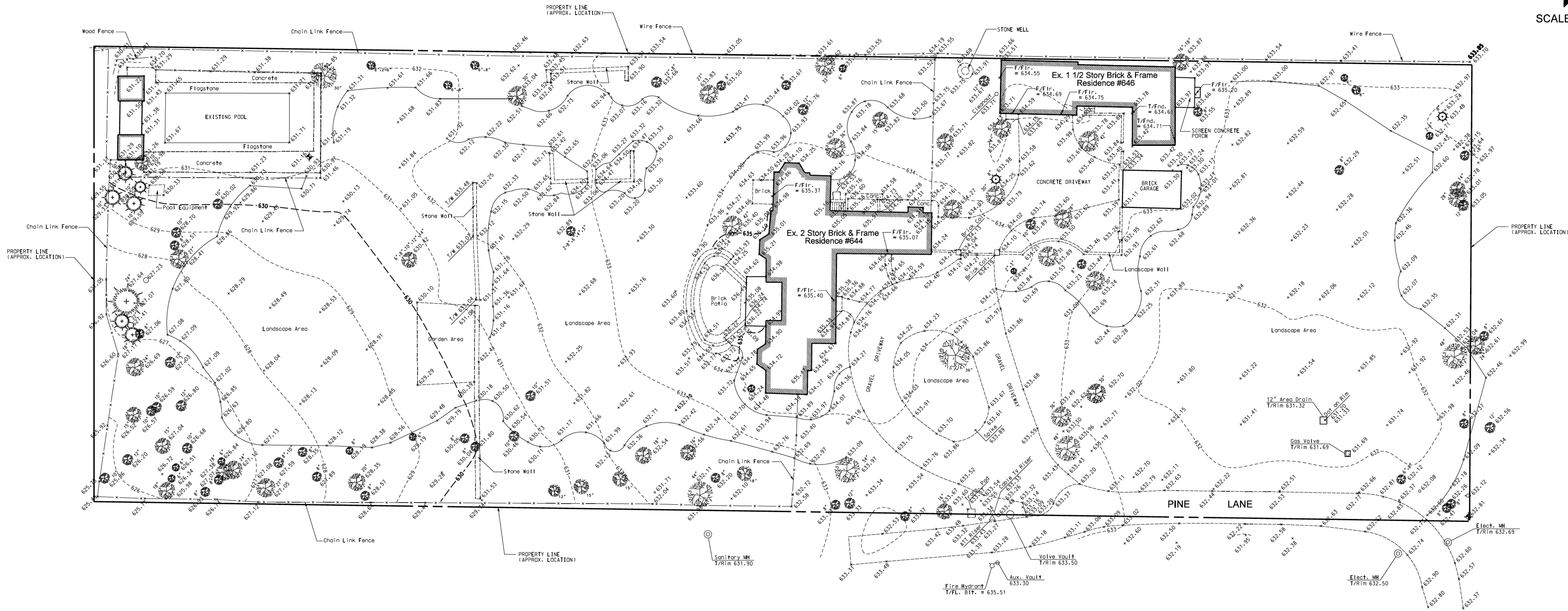
B.H. SUHR & COMPANY, INC.	
R. R. HANSEN MEMBER: I.P.L.S.A. N.S.P.S.	SURVEYORS ESTABLISHED 1911 450 SKOKIE BLVD. SUITE 105, NORTHBROOK, ILLINOIS, 60062 TEL. (847) 864-6315 / FAX (847) 864-9341 E-MAIL: SURVEYOR@BHSUHR.COM
LOCATION 644 PINE LANE	SURVEY DATE, November 12 20 20
ORDER No. 20-185-PLAT OF SURVEY	ORDERED BY: Doug Minahan
Professional Design Firm License No. 194.000827-0008	

FIELD MEASUREMENTS COMPLETED **November 12 20 20**

STATE OF ILLINOIS }
COUNTY OF COOK }
This professional service conforms to the current Illinois Minimum Standards for a boundary survey.

By *Michael E. Farrell* Dated **June 18 20 21**
Michael E. Farrell
Illinois Professional Land Surveyor No. 035-002639
License Expiration Date 11/30/22





LEGEND

- STORM SEWER
- SANITARY SEWER
- COMBINED SEWER
- WATER MAIN
- SPOT ELEVATION
- CONTOUR
- MANHOLE
- CATCHBASIN
- INLET
- FIRE HYDRANT
- VALVE VAULT
- FLARED END SECTION
- LIGHT POLE
- UTILITY POLE
- TREE



DANIEL CREANEY COMPANY
CONSULTING CIVIL ENGINEERS
450 SKOKIE BLVD. SUITE 105
NORTHBROOK, ILLINOIS (847) 480-5757

DESIGNED BY: R.M. CHECKED BY: D.A.C. SCALE: 1" = 20'
DRAWN BY: J.S. JOB NO.: 7997 BOOK:

644 - 646 PINE LANE

WINNETKA ILLINOIS, 60093

TOPOGRAPHIC SURVEY

11-3-20	ARM	Additional Trees Added
DATE	BY	REVISION

SHEET
1
OF 1
DATE 10-29-2020

CORRECTIVE RECORDING AFFIDAVIT

THIS FORM IS PROVIDED COMPLIMENTS OF
KAREN A. YARBROUGH, COOK COUNTY CLERK,
AS A COURTESY FORM WHICH MAY BE USED
TO DETAIL A DESIRED CORRECTION TO A
PREVIOUSLY RECORDED DOCUMENT.
CUSTOMER'S MAY USE THEIR OWN AFFIDAVIT
AS WELL, BUT IT MUST INCLUDE ALL OF THE
BELOW REQUIRED INFORMATION. THIS FORM
DOES NOT CONSTITUTE LEGAL ADVICE.



Doc# 2114629000 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/26/2021 11:43 AM PG: 1 OF 6

PREPARER: ROBERT J. Di Silvestro

THE COOK COUNTY CLERK LONGER ACCEPTS RE-RECORDINGS, BUT INSTEAD OFFERS CORRECTIVE RECORDINGS. DOCUMENTS ATTEMPTING TO UPDATE A PREVIOUSLY RECORDED DOCUMENT MUST INCLUDE THE FOLLOWING INFORMATION, PLUS A CERTIFIED COPY OR THE ORIGINAL.

I, Robert J. Di Silvestro, THE AFFIANT, do hereby swear or affirm, that the attached document with the document number: 2103319032, which was recorded on: 02/02/2021 by the Cook County Clerk, in the State of Illinois, contained the following ERROR, which this affidavit seeks to correct:

DETAILED EXPLANATION (INCLUDING PAGE NUMBER(S), LOCATION, PARAGRAPH, ETC.) OF ERROR AND WHAT THE CORRECTION IS. USE ADDITIONAL SHEET IF MORE SPACE NEEDED FOR EXPLANATION OR SIGNATURES.

The names of the parties of the second part are incomplete.

See attached for complete names.

Furthermore, I, Robert J. Di Silvestro, THE AFFIANT, do hereby swear or affirm, that this submission includes a CERTIFIED COPY OR THE ORIGINAL DOCUMENT, and this Corrective Recording Affidavit is being submitted to correct the aforementioned error. Finally, this correction was approved and/or agreed to by the original GRANTOR(S) and GRANTEE(S), as evidenced by their notarized signature's below (or on a separate page for multiple signatures).

Chicago Title Land Trust Company

PRINT GRANTOR NAME ABOVE

as trustee & not personally under trust no 8002383985
Douglas Minahan

PRINT GRANTEE NAME ABOVE

Jessica Ann Minahan

GRANTOR/GRANTEE 2 ABOVE

Robert J. Di Silvestro

PRINT AFFIANT NAME ABOVE

GRANTOR SIGNATURE ABOVE

GRANTEE SIGNATURE

GRANTOR/GRANTEE 2 SIGNATURE

AFFIANT SIGNATURE ABOVE

May 21, 2021

DATE AFFIDAVIT EXECUTED

DATE AFFIDAVIT EXECUTED

DATE AFFIDAVIT EXECUTED

DATE AFFIDAVIT EXECUTED

NOTARY SECTION TO BE COMPLETED AND FILLED OUT BY WITNESSING NOTARYSTATE: Illinois)

SS

COUNTY Cook)Subscribed and sworn to me this 21st day, of May, 2021

PRINT NOTARY NAME ABOVE

NOTARY SIGNATURE ABOVE

DATE AFFIDAVIT NOTARIZED



Document #2103319032 recorded 02/02/21

Parties of the second part complete names are as follows:

Douglas Minahan, as Trustee of the Douglas Minahan Trust dated June 25, 2020 as to an undivided 50% interest -AND- Jessica Ann Minahan, as Trustee of the Jessica Ann Minahan Trust dated June 25, 2020 as to an undivided 50% interest.

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1397

TRUSTEE'S DEED

Reserved for Recorder's Office

This indenture made this 1st day of **FEBRUARY, 2021**, between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as successor trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 6th day of **AUGUST, 2020** and known as Trust Number **8002383985**, party of the first part, and **DOUGLAS MINAHAN**, as trustee of the **DOUGLAS MINAHAN TRUST** dated June 25, 2020, as to an undivided 50% interest -AND- **JESSICA ANN MINAHAN**, as trustee of the **JESSICA ANN MINAHAN TRUST** dated June 25, 2020, as to an undivided 50% interest

whose address is:

1335 Ridge Road
Wilmette, IL 60091
party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00)** AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in **COOK** County, Illinois, to wit:

LOT 1 AND LOT 2 OF THE HAROLD NUTTING SUBDIVISION OF PART OF THE SOUTH HALF OF THE SOUTH WEST ¼ OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 15, 1961, AS DOCUMENT 18247865 AND CORRECTED BY PLAT RECORDED DECEMBER 5, 1961 AS DOCUMENT 18347583, IN COOK COUNTY, ILLINOIS.

Permanent Tax Number: 05-17-312-049-0000 and 05-17-312-048-0000

Property Address: 2644 Pine Lane, Winnetka, IL 60093

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

Doc# 2103319032 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/02/2021 11:22 AM PG: 1 OF 3

TRUSTEE'S DEED

Reserved for Recorder's Office

This indenture dated this 1st day of February, 2021, between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 6th day of August, 2020 and known as Trust Number 8002383985 party of the first part, and Doug Minahan, as Trustee of the Doug Minahan Trust dated June 25, 2020, as to an undivided 50% interest -AND- Jessica Minahan, as Trustee of the Jessica Minahan Trust dated June 25, 2020, as to an undivided 50% interest,

whose address is:

1335 Ridge Road

Wilmette, Illinois 60091

party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE** considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

LOTS 1 AND LOT 2 OF THE HAROLD NUTTING SUBDIVISION OF PART OF THE SOUTH HALF OF THE SOUTH WEST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 15, 1961, AS DOCUMENT 18247865 AND CORRECTED BY PLAT RECORDED DECEMBER 5, 1961 AS DOCUMENT 18347583, IN COOK COUNTY, ILLINOIS.

Permanent Tax Numbers: 05-17-312-049-0000 and 05-17-312-048-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

REAL ESTATE TRANSFER TAX

02-Feb-202



COUNTY: 0.0

ILLINOIS: 0.0

TOTAL: 0.0

05-17-312-049-0000

| 20210201628823 | 1-880-343-561

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,
as trustee as aforesaid

By: _____

Harriet Denisewicz
Assistant Vice President

State of Illinois)

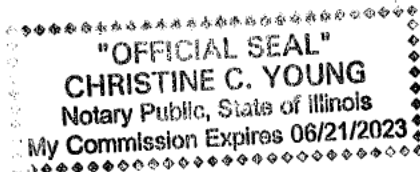
) SS

County of Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this **1st** day of **February, 2021**.

PROPERTY ADDRESS:
644 Pine Lane
Winnetka, Illinois 60093



NOTARY PUBLIC

This instrument was prepared by:
Harriet Denisewicz
CHICAGO TITLE LAND TRUST COMPANY
10 South LaSalle Street
Suite 2750
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME _____

ADDRESS _____

CITY, STATE _____

SEND TAX BILLS TO:

NAME _____

ADDRESS _____

CITY, STATE _____

STATEMENT BY GRANTOR AND GRANTEE

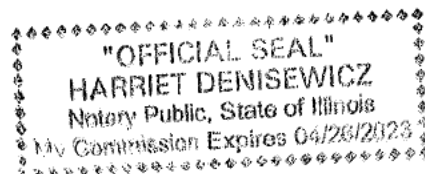
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 2/2/21

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said Grantor
dated 2/2/21

Notary Public [Redacted]



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 2/2/21

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
by the said Grantee
dated 2/2/21

Notary Public [Redacted]



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

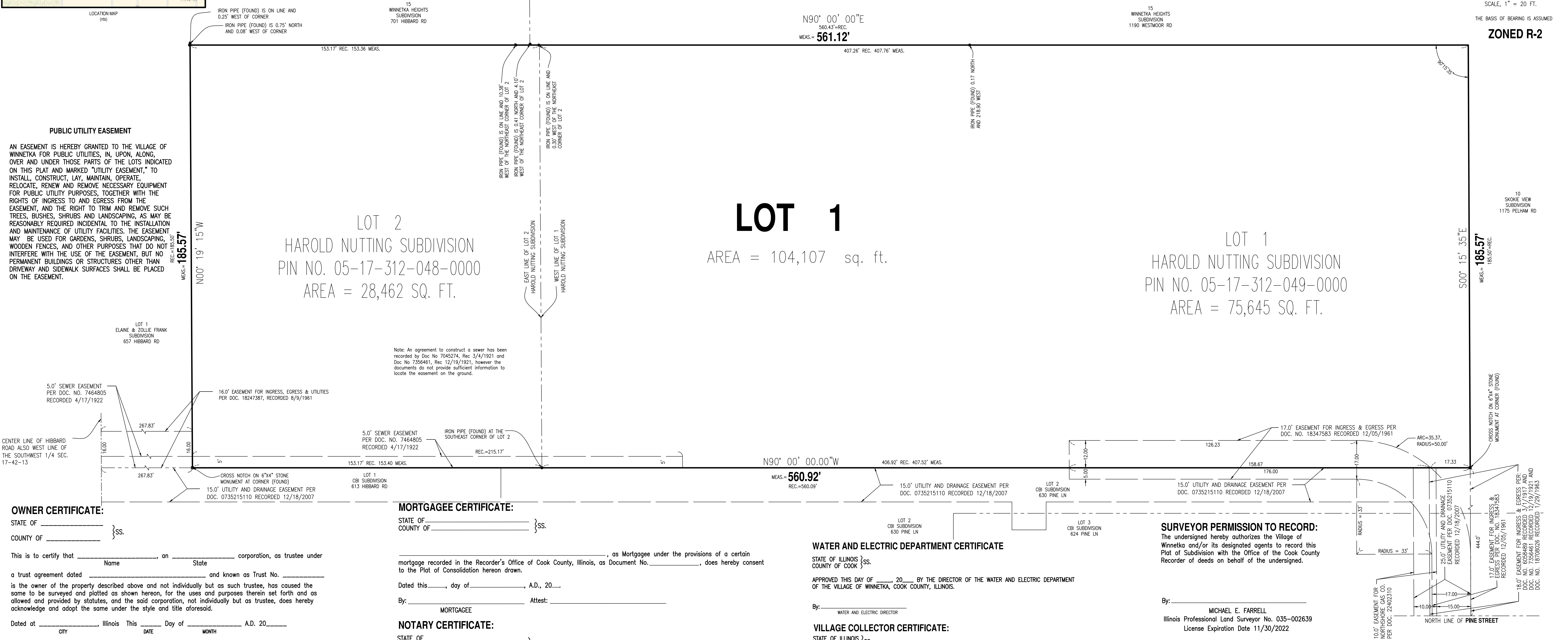
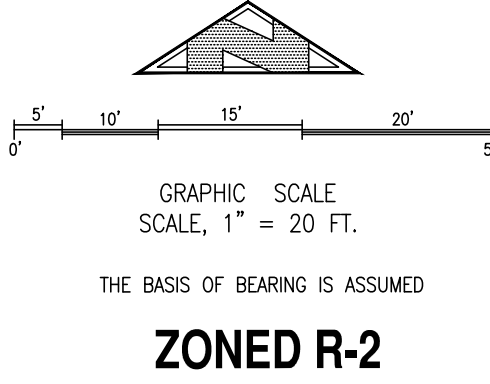
NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.



Attachment B

BLOCK'S CONSOLIDATION

FINAL PLAT



OWNER CERTIFICATE:
STATE OF _____ }SS.
COUNTY OF _____ }SS.
This is to certify that _____, on _____ State _____ corporation, as trustee under a trust agreement dated _____ and known as Trust No. _____ is the owner of the property described above and not individually but as such trustee, has caused the same to be surveyed and platted as shown hereon, for the uses and purposes therein set forth and as allowed and provided by statutes, and the said corporation, not individually but as trustee, does hereby acknowledge and adopt the same under the style and title aforesaid.
Dated at _____, Illinois This _____ Day of _____ A.D. 20____
_____, _____ City _____ Date _____ Month _____
As Trustee Under Trust No. _____
AND NOT INDIVIDUALLY
By: _____ Attest: _____
SIGNATURE SIGNATURE
Title: _____ Title: _____
PRINT TITLE PRINT TITLE

NOTARY CERTIFICATE:
STATE OF _____ }SS.
COUNTY OF COOK }SS.
I, _____, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that _____, _____ and _____ of said owner who are personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument as such _____, appeared before me this day in person and jointly and severally acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said owner, for the use and purposes therein set forth.
Given under my hand and Notarial Seal, this _____ day of _____, A.D., 20____.

MORTGAGEE CERTIFICATE:
STATE OF _____ }SS.
COUNTY OF _____ }SS.
_____, as Mortgagee under the provisions of a certain mortgage recorded in the Recorder's Office of Cook County, Illinois, as Document No. _____, does hereby consent to the Plat of Consolidation hereon drawn.
Dated this _____, day of _____, A.D., 20____.
By: _____ Attest: _____
MORTGAGEE
NOTARY CERTIFICATE:
STATE OF _____ }SS.
COUNTY OF _____ }SS.
The undersigned, a notary public in the county and state aforesaid, do hereby certify that (Name) _____ (Title) _____ of _____ and (Name) _____ (Title) _____ of _____ who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such _____, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said _____, as Mortgagee, for the uses and purposes therein set forth.
Given under my hand and seal
This _____ day of _____, 20____.
VILLAGE ENGINEER CERTIFICATE:
STATE OF ILLINOIS }SS.
COUNTY OF COOK }SS.
Approved this _____ day of _____, A.D., 20____, by the Village Engineer of the Village of Winnetka, Cook County, Illinois.

VILLAGE ENGINEER		SUBMITTED BY AND RETURN PLAT TO:
EXISTING P.L.N.'S	SEND TAX BILL TO:	VILLAGE OF WINNETKA
05-17-312-048-0000	Doug Minahan	PLAN AND ZONING COMMISSION
05-17-312-049-0000	1335 Ridge Rd. Wilmette, IL 60091	510 GREEN BAY ROAD
		WINNETKA, IL 60093

WATER AND ELECTRIC DEPARTMENT CERTIFICATE
STATE OF ILLINOIS }SS.
COUNTY OF COOK }SS.
APPROVED THIS DAY OF _____, 20____ BY THE DIRECTOR OF THE WATER AND ELECTRIC DEPARTMENT OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.
By: _____ WATER AND ELECTRIC DIRECTOR
VILLAGE COLLECTOR CERTIFICATE:
STATE OF ILLINOIS }SS.
COUNTY OF COOK }SS.
I, _____, Village Collector of the Village of Winnetka, Illinois, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments, or any deferred instalments thereon that have been apportioned against the tract of land included in this plat of Consolidation.
Dated this _____ day of _____, A.D., 20____.
_____, Village Collector
PLAN AND ZONING COMMISSION CERTIFICATE:
STATE OF ILLINOIS }SS.
COUNTY OF COOK }SS.
Approved by the Village of Winnetka Plan and Zoning Commission at a meeting held the _____ day of _____, A.D., 20____.
By: _____ Attest: _____
Chair Secretary
VILLAGE BOARD CERTIFICATE:
STATE OF ILLINOIS }SS.
COUNTY OF COOK }SS.
Approved by the President and Board of Trustees of the Village of Winnetka, Cook County, Illinois,
Dated this _____ day of _____, A.D., 20____.
By: _____ Attest: _____
Village President, Winnetka, IL. Village Clerk

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE
STATE OF ILLINOIS }SS.
COUNTY OF COOK }SS.
APPROVED THIS DAY OF _____, 20____ BY THE DIRECTOR OF THE COMMUNITY DEVELOPMENT DEPARTMENT OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS
By: _____ COMMUNITY DEVELOPMENT DIRECTOR

SURVEYOR PERMISSION TO RECORD:
The undersigned hereby authorizes the Village of Winnetka and/or its designated agents to record this Plat of Subdivision with the Office of the Cook County Recorder of deeds on behalf of the undersigned.
By: _____ MICHAEL E. FARRELL
Illinois Professional Land Surveyor No. 035-002639
License Expiration Date 11/30/2022
SURVEYOR:
STATE OF ILLINOIS }SS.
COUNTY OF COOK }SS.
B. H. SUHR & COMPANY, INC., does hereby certify that it has surveyed the following described property for the purpose of CONSOLIDATING it into ONE (1) Lot as shown hereon:
LOTS 1 AND 2 IN THE HAROLD NUTTING SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
Dimensions are shown in feet and decimal parts thereof and are correct at 62 degrees Fahrenheit. It further certifies that this property is situated in Zone X Area of Minimal Flood Hazard, as designated by Flood Insurance Rate Map No. 17031C0251J, effective date August 19, 2006.
It further certifies that the property shown on the plat hereon drawn is within the Village of Winnetka, Illinois, which has adopted a Comprehensive Plan.
Dated at Northbrook, Illinois, this _____ day of _____, A.D., 2021.
B. H. SUHR & COMPANY, INC
LAND SURVEYORS
By: _____ MICHAEL E. FARRELL
Illinois Professional Land Surveyor No. 035-002639
License Expiration Date 11/30/2022

B.H. SUHR & COMPANY, INC.
SURVEYORS ESTABLISHED 1911
MEMBER: 450 SKOKIE BLVD. SUITE 105, NORTHBROOK, ILLINOIS, 60062
TEL. (847) 864-6315 / FAX (847) 864-9341
E-MAIL: SURVEYOR@BHSUHR.COM
Professional Design Firm
License No. 184.008027-0008

LOCATION 644 PINE LANE

SURVEY DATE, October 22, 2021

ORDER No. 20-185-SUBDIVISION

ORDERED BY: Doug Minahan

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MC127