Village of
WINNETKA, IL

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PLAN COMMISSION REGULAR VIRTUAL MEETING AGENDA

WEDNESDAY, OCTOBER 28, 2020 - 7:00 PM

In accordance with social distancing requirements and Governor Pritzker's Executive Order 2020-59 and Senate Bill 2135, the Winnetka Plan Commission meeting on Wednesday, October 28, 2020 **will be held virtually.** The meeting **will be livestreamed via the Zoom platform**. In accordance, with Public Act 101-0640, at least one representative from the Village will be present at Village Hall Council Chambers at 510 Green Bay Road, Winnetka, IL, and **the virtual meeting will be simulcast at Village Hall for members of the public who do not wish to view the virtual meeting from another location.** Pursuant to Executive Order 2020-59 issued by the Governor, the number of people who may gather at Village Hall for the meeting is limited due to the mandated social distancing guidelines. **Accordingly, the opportunity to view the virtual meeting at Village Hall is available on a "first-come, first-served" basis.**

The public has the following two options **for virtually observing and participating during this virtual Plan Commission meeting, including the ability to provide testimony or comments.** Persons wishing to participate are strongly encouraged (but not required) to complete the Sign-In form found at www.villageofwinnetka.org/meetingsignin.

1) **Telephone (audio only)**. Call: 312-626-6799; when prompted enter the Webinar ID: 9687 713 1679 (Please note there is no additional passcode or attendee ID required.)
2) **Livestream (both audio and video feed).** Download the Zoom meetings app to your smart phone, tablet, or computer, and then join Webinar ID: 9687 713 1679; Event Passcode: PC102820

If you wish **to provide testimony or comments prior to the meeting**, you may provide them one of three ways:

1) By sending **an email** to planning@winnetka.org;
2) By sending **a letter** to Community Development Department, Village of Winnetka, 510 Green Bay Road, Winnetka, IL 60093; or
3) By leaving **a voice mail message** at the phone number 847-716-3524. All voicemail messages will be transcribed into a written format.

All comments received prior to the posting of the agenda packet will be included in the agenda packet. All comments received after the agenda packet has been posted and received by 6:00 PM the day of the meeting will be read at the meeting by staff. Such public comment is limited to 200 words or less and should identify both (1) the subject of the comment being offered (such as property address or case number of the agenda item) and (2) the full name of the individual providing the comments. In addition, you may wish to include your street address, phone number, and the name of the organization or agency you represent, if applicable.

General comments for matters not on the agenda will be read at the end of the meeting under Public Comment. Comments specific to a particular agenda item will be read during the discussion of that agenda item.

All emails received will be acknowledged either during or after the meeting, depending on when they are received.

Persons seeking additional information concerning any of the applications, accessing the virtual meetings, or requesting alternative means to provide testimony or public comment are directed to email inquiries to planning@winnetka.org or by calling 847-716-3525.

PLAN COMMISSION REGULAR VIRTUAL MEETING AGENDA
WEDNEDAY, OCTOBER 28, 2020 - 7:00 PM

AGENDA ITEMS

1. Call to Order & Roll Call.

2. Introductory Remarks Regarding Conduct of Virtual Meeting.

3. Approval of September 23, 2020 meeting minutes.

4. ***Continued from the September 23, 2020 meeting*** **– Case No. 20-07-SD: 1415 and 1423 Asbury Avenue:** An *amended application* submitted by Judy Lesnik seeking approval of a Final Plat of Subdivision to allow a two-lot resubdivision of 1415 Asbury Avenue and 1423 Asbury Avenue and a finding of "No Material Increased Adverse Impact" for the existing improvements on Proposed Lot 2 (1415 Asbury Avenue), which (i) exceeds the maximum permitted building size (GFA), (2) exceeds the maximum permitted front yard lot coverage, and (3) observes a nonconforming front yard setback. The Final Plat of Subdivision has been amended to eliminate the previously requested variation to observe less than the minimum required side yard setback from the east property line. The Village Council has final jurisdiction on this request.

5. Other Business.
    a. Community Development Report
    b. November 18, 2020 Meeting - Quorum check

6. Public Comment.

7. Adjournment

Note: Public comment is permitted on all agenda items.

NOTICE

All agenda materials are available at www.villageofwinnetka.org/agendacenter .

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

WINNETKA PLAN COMMISSION
MEETING MINUTES
SEPTEMBER 23, 2020

Members Present:	Tina Dalman, Chairperson
	Matthew Bradley
	Mamie Case
	Layla Danley
	Chris Foley
	John Golan
	Louise Holland
	Bridget Orsic
Members Absent:	Jay Vanderlaan
Non-voting Members Absent:	John Swierk
Village Staff:	David Schoon, Director of Community Development
	Brian Norkus, Assistant Director of Community Development
	Ann Klaassen, Senior Planner

Introductory Remarks Regarding Conduct of Virtual Meeting.
Chairperson Dalman read the Oral Declaration into the record.

Call to Order & Roll:
The meeting was called to order by Chairperson Dalman at 7:11 p.m. Ms. Klaassen took roll call of the Commission Members present. Chairperson Dalman then outlined how members of the public can participate in the meeting and how the meeting would proceed.

Approval of June 24, 2020 meeting minutes.
Chairperson Dalman asked for a motion to approve the June 24, 2020 meeting minutes. A motion was made by Mr. Foley and seconded by Ms. Orsic. A vote was taken and the motion unanimously passed:
AYES: Bradley, Case, Dalman, Danley, Foley, Golan, Holland, Orsic
NAYS: None

Case No. 20-07-SD: 1415 and 1423 Asbury Avenue: An application submitted by Judy Lesnik seeking approval of a Final Plat of Subdivision and zoning variations to allow a two-lot resubdivision of 1415 Asbury and 1423 Asbury and construction of a detached garage on Proposed Lot 2 (1415 Asbury). The requested zoning variations would: (a) permit the existing residence, independent of the proposed detached garage, at 1415 Asbury to exceed the maximum permitted building size (GFA); and (b) permit the existing residence at 1415 Asbury to observe less than the minimum required side yard setback from the east property line. The Village Council has final jurisdiction on this request.
Chairperson Dalman noted this matter would be continued to the October 28, 2020 meeting at the request of the applicant and asked for a motion to continue Case No. 20-07-SD to the October 28, 2020 meeting. A motion was made by Ms. Case and seconded by Mr. Bradley. A vote was taken and the motion unanimously passed:
AYES: Bradley, Case, Dalman, Danley, Foley, Golan, Holland, Orsic

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NAYS: None

<u>Case No. 20-26-SU: 901-905 Green Bay Road – Rebel House Interior Design</u>: An application submitted by Rebel House, LLC seeking a special use permit to allow an interior design office in the C-2 general commercial retail overlay district at 901-905 Green Bay Road. The Village Council has final jurisdiction on this request.

Ms. Klaassen stated the applicant is proposing to occupy the entire first floor space at 901-905 Green Bay Road and described the property and its location for the Commission which is located in the commercial overlay district and which allowed non-retail uses after evaluation by the Plan Commission and Village Council as a special use. She stated after receiving favorable recommendation by the Plan Commission on September 3, 2019, the Village Council adopted an ordinance granting approval of a special use permit allowing Jeannie Balsam Interior Design for this space which did not take occupancy of the space.

Ms. Klaassen identified photos of neighboring businesses and stated the applicant is proposing to move from their Chicago location to the proposed location to occupy 47 feet of street frontage. She described the applicants' team and parking/transportation plans that would periodically hold 1-2 meetings per week lasting 1-2 hours. Ms. Klaassen then outlined the hours of operation and plans to service retail clients by appointment. She then identified the proposed floor plan which is similar to that of Jeannie Balsam Design with furniture and other merchandise for sale which would be concentrated toward the front of the space visible by pedestrians. Ms. Klaassen stated the applicant provided responses to the special use standards in the application and following public comment and Commission discussion, a Commission Member may make a motion as outlined on page nos. 6-7 of the agenda packet. She then asked if there were any questions.

Ms. Case stated Kaehler Design also did not have regular retail hours and asked if the Commission asked them to do something about that. Ms. Klaassen responded she would have to review the ordinance to see if that was a condition of approval. Chairperson Dalman asked if there were any other questions. No additional questions were raised at this time.

Mr. Norkus allowed Michael Kreuser and Marli Jones of Rebel House into the meeting. Chairperson Dalman swore in those speaking to this matter.

Michael Kreuser informed the Commission they moved to the North Shore and with a growing list of clientele, they decided to bring their business to this location. He described the experiences they planned to recreate relating to a design focused destination nestled in with exciting vendors and interior designers offering high end vignettes which would add variety without having the retail component. Mr. Kreuser then stated it is imperative for their office to be a visual draw with their initial plan being to achieve that on three fronts, the first of which is the actual design of the office including custom furniture and design along with vignettes in each platform. He stated the second aspect included rotating a collection of art in the window and office area with the third aspect using the third office window for vendors to display their latest materials. Mr. Kreuser then stated vendors make visits monthly to provide the newest offerings. He also stated the clients visiting their offices for presentations would be high net worth individuals in the process of renovations or new construction. He informed the Commission they would treat clients to lunch from neighboring businesses with their presentation and it is their hope to be a staple in the community as well as a destination.

Chairperson Dalman asked if there were any questions. Mr. Bradley asked if the Ravenswood store would be closed and Mr. Kreuser confirmed that is correct. Mr. Bradley asked if the art they would have in the

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store would be available for purchase. Mr. Kreuser responded they would like to have it available for sale while not taking away from neighboring stores. Mr. Bradley asked if the furniture in the store would be readily available for sale. Mr. Kreuser responded it would depend whether the customers wanted custom pieces. Mr. Bradley also asked with regard to Ravenswood traffic, how much foot traffic is generated versus appointments. Mr. Kreuser noted that location is on the fourth floor which is by appointment only. Mr. Bradley asked if this location would be by appointment only. Mr. Kreuser confirmed that is correct and they would not be staffed to provide walk in customer service. He also stated there would be a mix of virtual and onsite employment for their four employees while adhering to Covid guidelines.

Ms. Orsic asked if there would be anyone in the store during the week or if it would be empty most of the time. Ms. Jones responded they are very busy now with a lot of signs of life. She stated there would always be at least three people in the office. Ms. Jones added they are not a licensed retailer but a reseller although items on the floor would technically be for sale. Ms. Case asked if the doors would be locked for pedestrians and unlocked for client appointments. Mr. Kreuser confirmed that is correct. Ms. Holland asked how long their lease for this space is. Mr. Kreuser responded it would be a five year lease. Ms. Holland asked if they would pay retail sales tax to the vendors they purchase furniture from. Mr. Kreuser responded they are tax exempt and would apply for a resale license with Winnetka but they do have one with Chicago. He confirmed the sales tax would go to the Village.

Ms. Holland stated there would be 47 feet of storefront and asked what would be done to make the windows interesting and look like a retail operation. Mr. Kreuser referred to the floor plan illustration and identified the northwest side area near the largest street window which would be styled as a living space. He then stated the other window locations have platforms which provide an opportunity to create another vignette or show artwork. Ms. Jones stated it is important to the business to draw residents to the windows. She also stated it is appealing for people to see the office in action with the windows being a rotating gallery of pieces they are creating. Ms. Jones then stated for the workspace, they planned to put art on the walls along with bringing in artists. She added they would have a fabric gallery in the windows with the intent to make the space inviting and exciting. Mr. Kreuser added it would be a benefit to the client to pay the Winnetka sales tax rate.

Ms. Danley stated with regard to standard no. 7 and holding popups and partnerships with local retailers, she asked if they have worked with them in the past. Mr. Kreuser and Ms. Jones confirmed that is correct. Ms. Danley then questioned their community engagement and asked if they have done that in the past. Mr. Kreuser responded they have not yet engaged with the community for this potential space and have introduced themselves to neighboring businesses. He confirmed they want to be a visible member of the community. Ms. Jones stated they have worked with North Shore clients for years and planned to be an involved member of the community.

Chairperson Dalman asked the applicants to describe the nature of the buildout and if the space is ready to move in. Ms. Jones stated the life safety and lighting is in place and then described the proposed buildout. She then stated they hoped to have approval before the holidays. Chairperson Dalman asked for the plan to rotate the vignettes and referred to other designers in the design district who have had the same displays. Ms. Jones described the timeline for their opening which is around the holidays. Chairperson Dalman asked how they planned to rotate the vignettes and the concern of the Commission to change out the window space since the same has been claimed by prior applicants. Mr. Kreuser and Ms. Jones informed the Commission it is important for the space to not look stale and described the plan to display high quality custom pieces in the window space. Mr. Kreuser added that the front room would be changed out frequently and it would be a disservice for them to not change the space frequently.

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Mr. Bradley referred to Robbins Architecture and their illumination and visibility and asked the applicant to consider implementing something similar particularly at night. Mr. Kreuser informed the Commission there would be a dedicated circuit of track lighting for all three windows and described the night illumination plan.

Chairperson Dalman asked if there were any other comments from the applicant team. No comments were made at this time. Chairperson Dalman stated they would now hear public comment. Ms. Klaassen stated the written communications were included in the packet and on the website and confirmed no additional written comments were received. Mr. Norkus allowed Kevin Maloney, the landlord, into the meeting.

Chairperson Dalman then swore in Kevin Maloney. Kevin Maloney, 2438 N. Clark, Chicago, described to the Commission the renovations and updates done to the space for the previous interior design space applicant. He stated they received a Certificate of Occupancy from the Village and noted the applicant executed a 5 year lease. Mr. Maloney then stated the exterior was completely renovated to match the downtown area. He also stated the space was shown for 4-5 months with no interest from potential tenants which would not have required a special use. Mr. Maloney stated the applicant's use of the space would benefit the Village and owners.

Chairperson Dalman asked Mr. Maloney what other types of tenants would have required a special use. Mr. Maloney responded realtors and other interior designers inquired about the space. He added the realtors were told there would not be an expectation of special use approval.

Chairperson Dalman asked if there were any questions or comments. No comments were made at this time. She stated the Commission would now deliberate.

Mr. Golan asked for an explanation with regard to the tax revenue issue. Mr. Schoon responded that the applicant would pay sales tax to the state with a portion coming to the Village. Mr. Kreuser provided a further explanation to the Commission. Mr. Golan then stated while the applicant would be a good fit, he is concerned with 47 feet of street frontage with the door being locked and asked for consideration for the door to be unlocked to allow for pedestrian traffic.

Ms. Case asked what percentage of the items would get the Winnetka sales tax in connection with the Chicago showroom. Mr. Kreuser responded any item they purchase for clients would run through their physical location. Ms. Danley referred to the design district branding and agreed with 47 feet of store frontage which would be locked. She also stated for Jeannie Balsam, she was already in the second floor space above and the recommendation for there to be open door hours. Ms. Klaassen responded for the Alexandra Kaehler approval, there was a condition that the "By Appointment Only" sign be replaced with a sign that listed the office hours.

Chairperson Dalman asked the Commission Members if they would like to make that recommendation. Mr. Golan and Ms. Orsic agreed. Mr. Bradley did not agree with the recommendation and described the application as very similar to Jeannie Balsam. He also referred to the proliferation of other design stores in the area and it should be up to the applicant whether they want to have open door hours. Ms. Klaassen stated the Jeannie Balsam ordinance did not include a condition on the hours of operation and noted when the Kaehler application was approved, she was already occupying the space and the sign was recommended to be removed as part of the approval.

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Ms. Holland stated she is concerned with the retail sales tax license and asked for it to be considered by the Village's Finance Department. She confirmed she is otherwise in support of the application. Mr. Golan stated that the subject of hours of operation was not discussed with the Jeannie Balsam application.

Ms. Danley stated for the Jeannie Balsam application, it was an existing use already engaged with the Village. She also referred to the number of times the Village has been burned by popups. Ms. Danley stated this type of use would fit better than a medical or dentist office. Mr. Bradley then referred to the Engel & Völkers application for space in the middle of Hubbard Woods and stated the standards have been met with this application.

Chairperson Dalman referred to businesses actually being open during business hours and described it as off-putting to see a "By Appointment Only" sign. She then asked if conditions should be added to the approval. Ms. Case stated she agreed with Mr. Bradley's comments in that it is a similar application to Jeannie Balsam and she would like to see the doors unlocked although not necessarily as a condition. Ms. Holland asked for confirmation that the retail sales tax be applied to Winnetka and for the applicant to provide a retail sales tax number to the Village's Finance Department. Mr. Golan stated there are multiple other design firms in the Village and the application should not be denied for selling items out of the Chicago location without the Village benefitting from sales tax. Mr. Foley referred to standard nos. 7-9 and stated the applicant met the standards.

Chairperson Dalman asked for a motion. Mr. Bradley moved to recommend approval of the application. Ms. Case seconded the motion that the proposed design office is consistent with the standards for the special use permit in the overlay district. A vote was taken and the motion unanimously passed:

AYES: Bradley, Case, Dalman, Danley, Foley, Golan, Holland, Orsic
NAYS: None

Other Business.

a. Community Development Report.

Mr. Schoon informed the Commission the Village Council approved the Delos Therapy special use permit. He noted the Comprehensive Plan is still on hold until at least after the first of the year. Mr. Schoon informed the Commission they did not receive good responses with some virtual Comprehensive Plan outreach activities. Mr. Bradley questioned Hoffmann's intent to purchase the One Winnetka site. Mr. Schoon stated the property has to go through the foreclosure proceedings and it would be some time before actual control could be taken of the property. He noted Hoffmann's plan is a sketch plan at this point.

Ms. Danley commented on the number of special use requests for the design district and meeting the standards in connection with the retail services aspect and the fact they do not want medical or real estate offices. Chairperson Dalman stated the Commission can undergo another review of the standards. Mr. Golan indicated the 2040 Plan may address these issues. He also referred to Lake Forest being a ghost town which is a problem a lot of villages are having.

b. October 28, 2020 - Quorum check.

The Commission Members discussed their availability. Ms. Klaassen and Mr. Schoon informed the Commission of upcoming agenda items.

Public Comment

No additional public comments were made at this time.

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Adjournment:

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

AYES: Bradley, Case, Dalman, Danley, Foley, Golan, Holland, Orsic
NAYS: None

The meeting was adjourned at 9:16 p.m.

Respectfully submitted,

Antionette Johnson
Recording Secretary

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MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION

FROM: ANN KLAASSEN, SENIOR PLANNER

DATE: OCTOBER 23, 2020

SUBJECT: 1415 & 1423 ASBURY AVENUE – FINAL PLAT APPROVAL – LESNIK RESUBDIVISION (AMENDED CASE NO. 20-07-SD)

INTRODUCTION

On October 28, 2020, the Plan Commission will hold a continued virtual public meeting, in accordance with social distancing requirements, Governor Pritzker's Executive Orders and Senate Bill 2135, on an amended application submitted by Judy Lesnik (the "Applicant"), as the owner of the properties located at 1415 and 1423 Asbury Avenue (collectively the "Subject Property"). The Applicant has filed an application seeking Final Subdivision Plat approval to relocate the lot line dividing the two properties, together with the following relief:

1. A finding of "No Material Increased Adverse Impact" for the existing improvements at 1415 Asbury Avenue (Proposed Lot 2), which:
    a. Exceed the maximum permitted building size (GFA);
    b. Exceed the maximum permitted front yard lot coverage; and
    c. Observe a nonconforming front yard setback; and
2. Any other subdivision and zoning relief necessary for the Final Plat approval.

The Applicant's original application included additional zoning relief. More specifically, the original proposed plat of resubdivision created a nonconforming east side yard setback for the existing residence at 1415 Asbury Avenue (Proposed Lot 2) based on the resulting lot area and average lot width. As explained in the Applicant's written explanation (Attachment A), the Applicant's overall plan for the Subject Property also includes construction of detached garage on the 1415 Asbury Avenue parcel. Due to the extent of the existing nonconforming GFA on this parcel, the proposed garage requires approval of a zoning variation.

The Zoning Board of Appeals (ZBA) first considered the request on September 14, 2020 and voted unanimously to continue its consideration of the request until the October 12 ZBA meeting. After hearing the comments and concerns expressed by the ZBA, the Applicant submitted a revised plat of subdivision, as well as revised plans for the proposed detached garage. By amending the proposed plat of subdivision, the Applicant eliminated the request to reduce the side yard setback from the east property line. The proposed detached garage was also reduced in size from a two-car garage to a one-car garage. On October 12, the ZBA considered the amended application and voted unanimously to recommend approval of the request. Details of the ZBA's review of the request are provided on page 10 of this report.

The proposal being considered by the Plan Commission is the amended plat of subdivision. The Plan Commission is charged with making a recommendation to the Village Council regarding the subdivision, including the requested relief described above for the existing improvements. The Applicant has also submitted a demolition application for the existing residence at 1423 Asbury Avenue. The Landmark Preservation Commission is scheduled to consider the demolition application on November 2, 2020.

The initial meeting on September 23, 2020 was properly noticed on September 3, 2020 in the *Winnetka Talk* and a mailed notice was sent to property owners within 250 feet in compliance with the Subdivision Code. As of the date of this memo, staff has received two written comments from the public regarding this application. These comments are provided in Attachment D of this report.

PROPERTY DESCRIPTION

The Subject Property is located on the north side of Asbury Avenue between Greenwood Avenue and Vernon Avenue, is zoned R-5 Single Family Residential, and currently consists of two buildable lots each 75 feet in width, measuring approximately 11,932.5 square feet. 1415 Asbury Avenue is improved with a single family residence with an attached garage, built in 1999. 1423 Asbury Avenue is improved with a single family residence, built in 1921, and a detached garage, built in 2005. The existing parcels and improvements are depicted in Figure 1 below.

The Comprehensive Plan designates the Subject Property as appropriate for single family residential development. The current R-5 zoning is consistent with the Comprehensive Plan.

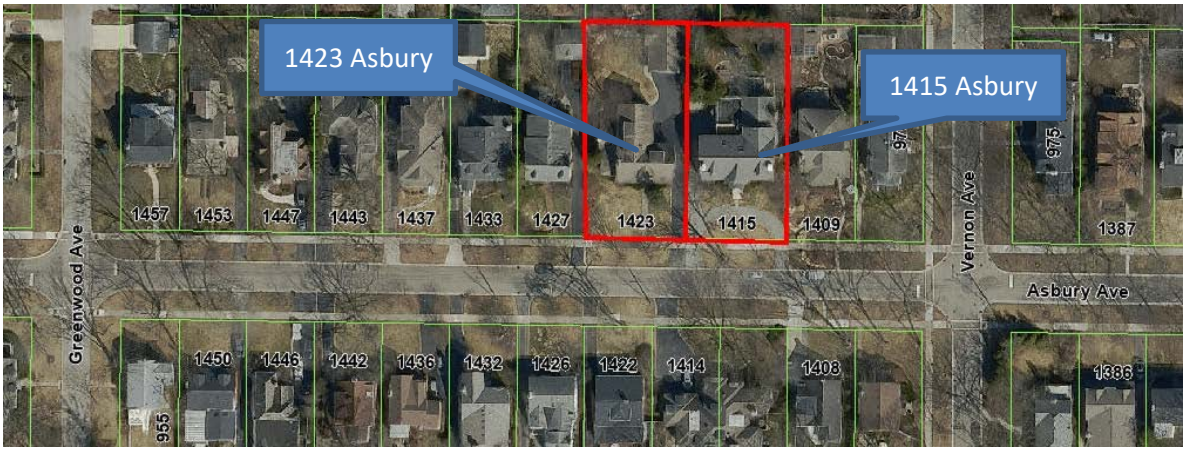


Figure 1 – Existing two lots

GENERAL DESCRIPTION OF PROPOSED PLAT OF SUBDIVISION

The Applicant resides at 1415 Asbury Avenue, which she acquired in 2000. Subsequently, the Applicant acquired the adjacent home at 1423 Asbury Avenue in 2016. If approved, the Applicant will demolish the existing residence and detached garage at 1423 Asbury Avenue and resubdivide the two parcels by relocating the lot line dividing the two parcels 14.2 feet to the west. The new lots of record would measure 9,677 square feet (1423 Asbury Avenue) and 14,187 square feet (1415 Asbury Avenue). The existing improvements at 1415 Asbury Avenue would remain. As previously noted, the Applicant is also proposing to construct a detached garage at 1415 Asbury Avenue.

The proposed subdivision is represented in Figure 2 on the following page. An excerpt of the proposed Lesnik Resubdivision is also provided in Figure 3 on the following page and an excerpt of the proposed site plan is represented in Figure 4.

Figure 2 – Proposed subdivision (map view)

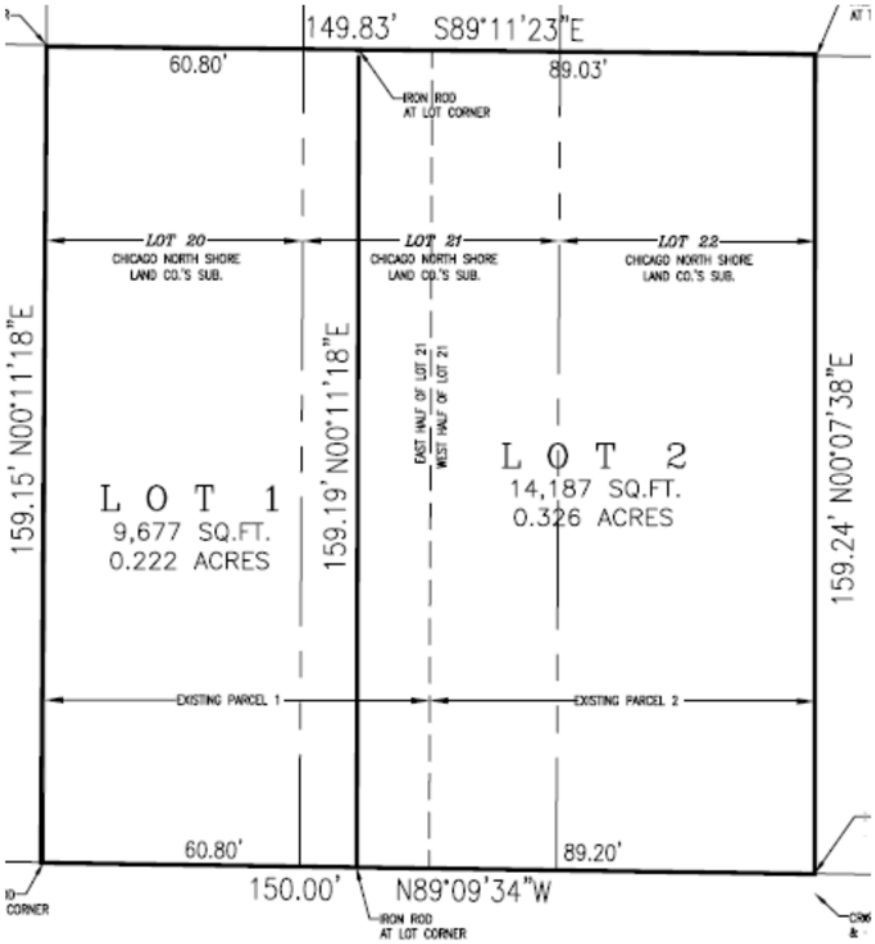


Figure 3 - Excerpt of Proposed Lesnik Resubdivision Plat

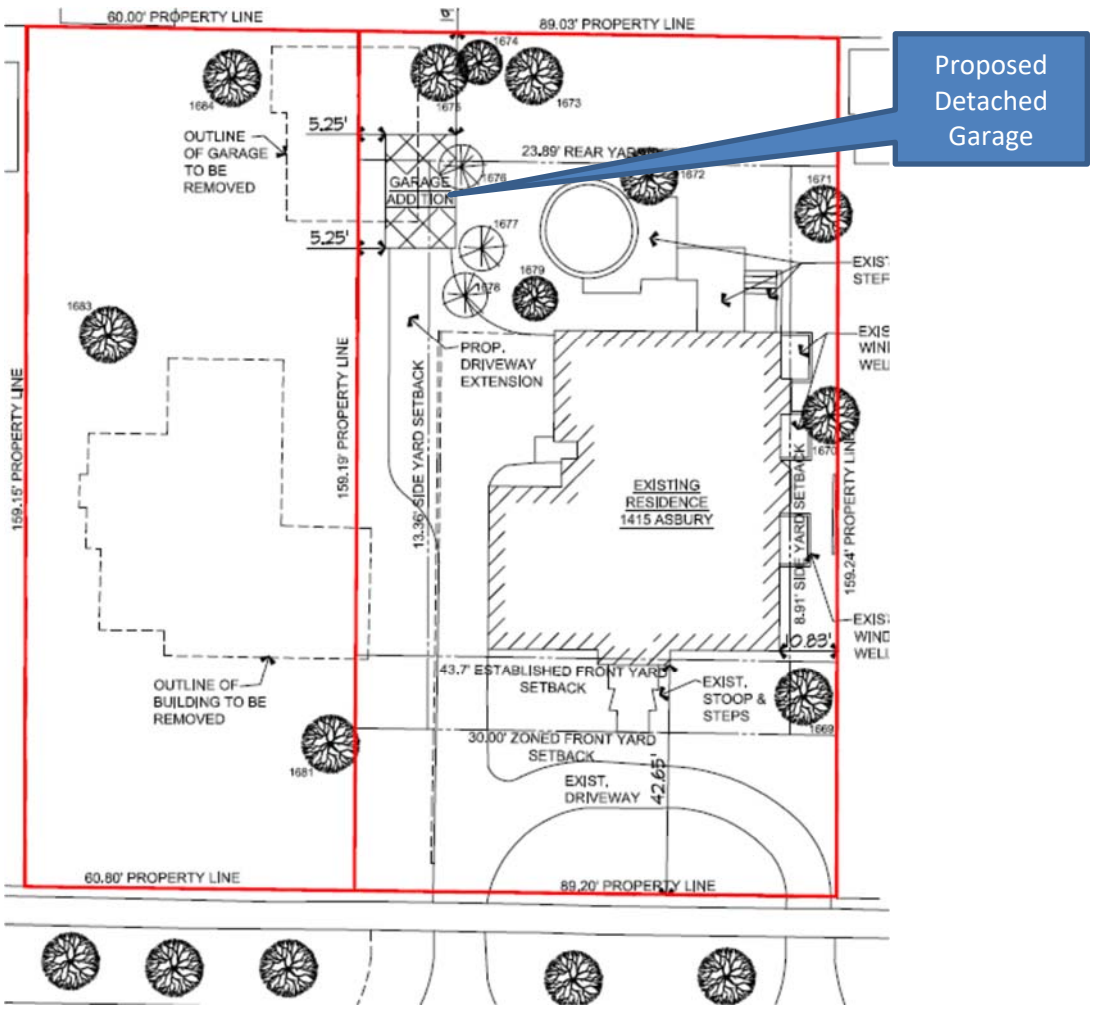


Figure 4 – Excerpt of Proposed Site Plan

DESCRIPTION OF ZONING STANDARDS

The Subject Property is located in the R-5 Single Family Residential zoning district, which is one of five different single-family residential zoning classifications in the Village. The R-5 zoning district provides for the densest form of single-family development compared to most other residential zoning districts, with the R-5 zoning district's purpose statement describing the district as demonstrating a "an intense suburban" 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 smaller lot sizes called for in the R-5 zoning district (minimum lot area of 8,400 square feet), as depicted below 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 Lesnik Resubdivision **fully complies** with minimum lot area, lot width and lot depth requirements as summarized on the following page in Table 2.

Table 2 ***R-5 Zoning Standards***		***Proposed Lot 1*** ***1423 Asbury***	***Proposed Lot 2*** ***1415 Asbury***
Minimum Lot Area (Interior lot)	8,400 square feet	9,677 sq. ft. COMPLIES	14,187 sq. ft. COMPLIES
Minimum Lot Width (average)	60 feet	60.8 feet COMPLIES	89.09 feet COMPLIES
Minimum Lot Width (at front street line)	20 feet	60 feet COMPLIES	90 feet COMPLIES
Minimum Lot Depth	120 ft.	159.15 feet COMPLIES	159.19 feet COMPLIES
Minimum Rectangular Area within Lot Boundaries		COMPLIES	COMPLIES

Table 2 – R-5 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 Lesnik Resubdivision is summarized in Tables 3 and 4 on pages 8 and 9, indicating the extent to which the proposed resubdivided lots comply with (or fall short of) zoning standards.

Description of side yard setback requirements – Side yard setback requirements are calculated based on a lot's width. For lots with an average lot width that is more than 60 feet, but less than 100 feet, the minimum required side yard setback is 10% of the average lot width and the total of the two side yards must be at least 25% of the average lot width. For lots with an average lot width of 60 feet or less, the minimum required side yard setback is 6 feet and the total of the two side yards must be 25% of the average lot width, or 14 feet, whichever is greater. The existing improvements that will remain on the proposed resubdivided lots comply with the required side yard setbacks.

Expansion of existing zoning nonconformity (zoning variation required) – The existing residence at 1415 Asbury Avenue currently consists of approximately 6,963 square feet of GFA, exceeding the maximum permitted GFA of the existing lot area by approximately 2,999 square feet (75.64%). The proposed detached garage would measure 13 feet by 21 feet and be located in the rear quarter of the lot. Due to the GFA allowance that would apply to the proposed detached garage, an increase in the attic GFA allowance as a result of the increase in lot area, and the attached garage allowance that would no longer

apply, the net increase in GFA is 133 square feet; bringing the total GFA to 7,095.56 square feet, whereas a maximum of 4,523.79 square feet is permitted on the proposed lot, a variation of 2,571.77 square feet (56.85%). This zoning variation falls under the purview of the Zoning Board of Appeals.

It should be noted that when the existing residence at 1415 Asbury Avenue was constructed in 1999 it complied with the zoning regulations, including the permitted GFA. At that time, the basement area was not included in the GFA as only basements with walls exposed more than 4 feet above grade were included in the GFA. The Zoning Ordinance was amended in late 1999 requiring basements in post-FAR buildings (buildings built since 1989) that have a first floor more than 2.5 feet above grade to be included in the GFA. In this particular case, the first floor is predominately 3.54 feet above grade. Therefore, on the new 1415 Asbury lot that is being created, the entire basement area (approximately 2,461 square feet) is now included in the GFA. That being said, excluding the basement area, the proposed GFA is 4,634.36 square feet, exceeding the permitted GFA of the proposed lot area by 110.57 square feet (2.44%). This is provided as information only, as the Plan Commission is not charged with considering zoning relief for the proposed garage.

COMPLIANCE WITH SUBDIVISION CODE STANDARDS

Pre-existing zoning nonconformity (finding of No Material Increased Adverse Impact required) – Table 3 also highlights (blue) two additional existing zoning nonconformities **that will remain** on the 1415 Asbury Avenue parcel (Lot 2). The existing residence at 1415 Asbury Avenue has a nonconforming front yard setback of 42.65 feet, whereas the required setback is 43.7 feet, the average of the block. Also, the existing improvements at 1415 Asbury Avenue within the minimum 30-foot front yard required in the R-5 zoning district, consist of 924.73 square feet of front yard lot coverage (FYLC), whereas a maximum of 802.8 square feet is permitted (30% of the minimum required front yard).

Independent of the proposed detached garage, the existing residence at 1415 Asbury Avenue is nonconforming with respect to the maximum permitted GFA on both the existing lot and the proposed larger lot. As stated above, the existing improvements consist of 6,963 square feet of GFA, whereas the new lot would allow a GFA of 4,523.79 square feet, exceeding the maximum permitted GFA by 2,439.21 square feet (53.92%).

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."*

Additionally, Tables 3 and 4 highlight (green) the existing nonconformities on the existing lots. The degree of nonconforming GFA and front yard lot coverage on 1415 Asbury Avenue will be decreased due to the increase in lot area and lot width of Proposed Lot 2. The third existing nonconformity, the front yard setback will remain unchanged.

Table 3 – Zoning Setback Requirements		***Proposed Lot 1 1423 Asbury***	***Proposed Lot 2 1415 Asbury***	*Existing Lot 1423 Asbury (residence to be torn down)*	*Existing Lot 1415 Asbury*
SETBACK REQUIREMENTS	Minimum Required Front Yard Setback	43.31 feet	43.7 feet	30 feet	43.61 feet
	Front yard provided by existing structures	N/A	42.65 feet	42.96 feet	42.65 feet EXISTING NONCONFORMITY
	Minimum Required Side Yard	6.08 feet	8.91 feet	7.5 feet	7.5 feet
	Minimum side yard provided by existing structures	N/A	8.91 feet	11 feet	8.91 feet
	Minimum Total Required Side Yards	15.2 feet	22.27 feet	18.75 feet	18.75 feet
	Total side yards provided by existing structures	N/A	34.21 feet	22.89 feet	19.21 feet
	Minimum Required Rear Yard	23.88 feet	23.89 feet	23.88 feet	23.89 feet
	Rear yard provided by existing structures	N/A	54.74 feet	61.56 feet	54.74 feet
	Minimum Rear and Side Setback for accessory structure in rear quarter	2 feet	2 feet	2 feet	2 feet
	Setbacks of proposed garage	N/A	19 feet (rear) 5.25 feet (side)	N/A	N/A

Table 4 – Zoning Building Size Requirements		***Proposed Lot 1 1423 Asbury***	***Proposed Lot 2 1415 Asbury***	*Existing Lot 1423 Asbury (residence to be torn down)*	*Existing Lot 1415 Asbury*
ALLOWABLE BUILDING SIZE	Maximum Allowed Gross Floor Area (GFA)	3,556.86 sq. ft.	4,523.79 sq. ft.	4,202.55 sq. ft.	3,964.4 sq. ft.
	GFA provided by existing & proposed structures	N/A	7,095.56 sq.ft. VARIATION OF 2,571.77 SQ. FT. (56.85%)	4,027.86 sq. ft.	6,962.94 sq.ft. EXISTING NONCONFORMITY
	Maximum Allowed Roofed Lot Coverage (RLC)	2,419.25 sq. ft.	3,546.75 sq. ft.	3,223.19 sq. ft.	2,985.28 sq. ft.
	RLC provided by existing & proposed structures	N/A	3,155.62 sq. ft.	2,674.52 sq. ft.	2,882.62 sq. ft.
	Maximum Allowed Impermeable Lot Coverage (ILC) (50% of lot area)	4,838.5 sq. ft.	7,093.5 sq. ft.	5,968.87 sq. ft.	5,970.56 sq. ft.
	ILC provided by existing & proposed structures	N/A	6,516.8 sq. ft.	5,393.21sq. ft.	5,734.62 sq. ft.
	Maximum Allowed Front Yard Lot Coverage (FYLC)	547.2 sq. ft.	802.8 sq. ft.	675 sq. ft.	675 sq. ft.
	FYLC provided by existing improvements	N/A	924.73 sq. ft.	420 sq. ft.	924.73 sq. ft. EXISTING NONCONFORMITY

STORMWATER

The proposed subdivision consists of relocating the lot line dividing two properties. If the resubdivision is approved, the Applicant will be required to submit a site restoration plan for the 1423 Asbury Avenue parcel and all necessary permits and plans required for the detached garage. Upon submittal, these plans will be evaluated by Village Engineering staff for compliance with the Village stormwater regulations. When a new home is proposed for the new Lot 1 (1423 Asbury), the site would be required

to provide stormwater detention as a vacant lot.

Figure 6 below represents the Subject Property's proximity to the 100-year flood plain. The grey represents the 100-year flood area.

Figure 6 – GIS Floodplain Map

CONSIDERATION BY ZONING BOARD OF APPEALS

On September 14, 2020, the Zoning Board of Appeals (ZBA) held a public hearing to consider the Applicant's request. After hearing from the Applicant, and receiving one written comment from the public, the ZBA voiced concerns related to the proposed detached garage. Given the existing home has a two-car attached garage, five members found the additional two-car garage to be excessive and unusual for the neighborhood. However, these five members also noted they were in favor of the subdivision itself, but not the GFA variation for the detached garage. The one member in support of the request explained that the resubdivision would lower the percentage of nonconformity with respect to the GFA. More specifically, the existing improvements on the existing 1415 Asbury parcel currently exceed the maximum permitted GFA by 75%, whereas the proposed GFA on the proposed lot would exceed the permitted GFA by 55%. Ultimately, by a vote of 6-0, the ZBA voted to continue the request to the next ZBA meeting to allow the Applicant an opportunity to consider the ZBA's comments and explore alternatives to reduce the requested GFA variation.

On October 12, the ZBA held a continued public hearing to consider an amended application submitted by the Applicant. As previously noted, the Applicant heard the concerns and comments of the ZBA and amended the proposal to reduce the zoning relief necessary for the subdivision and the detached garage. By eliminating the need for an east side yard setback variation for the existing improvements at 1415 Asbury Avenue and reducing the size of the proposed detached garage from 400 square feet to 273 square feet, the ZBA found the requested GFA variation is in harmony with the general purpose and intent of the Zoning Ordinance and that the standards for granting the variation are met. By a vote of 5-0, the ZBA voted to recommend approval of the request.

CURRENT CONSIDERATION BY PLAN COMMISSION

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 Public Works and Water & Electric Departments are not requesting any additional utility easements.

PLAT FORMATTING – SIGNATURE BLOCKS

All of the necessary signatures are provided on the plat of subdivision.

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 Lesnik Resubdivision Final Plat relocating the lot line dividing 1415 Asbury Avenue and 1423 Asbury Avenue, meets the Subdivision Code standards for approving such a 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 nonconformities for the existing improvements on the 1415 Asbury Avenue parcel (Lot 2):
    a. the existing improvements consist of 6,962.94 square feet of gross floor area, versus the maximum permitted of 4,523.79 square feet;
    b. the existing improvements consist of 924.73 square feet of front yard lot coverage, versus the maximum permitted of 802.8 square feet; and
    c. the existing residence observes a front yard setback of 42.65 feet, versus the required minimum front yard setback of 43.7 feet.

Based upon these findings, the Plan Commission **recommends [does not recommend**] that the proposed Lesnik Resubdivision with the requested variations be approved.

ATTACHMENTS

Attachment A: Application Materials
Attachment B: Proposed Plat of Resubdivision (Lesnik Resubdivision)
Attachment C: Plat of Survey of existing improvements (1415 Asbury Avenue & 1423 Asbury Avenue)
Attachment D: Public Comment

Village of Winnetka
SUBDIVISION/CONSOLIDATION APPLICATION

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SUBDIVISION APPLICATION

Case No. 20-07-SC

Property Information

Site Address: 1415 and 1423 Asbury Avenue, Winnetka, Illinois

Parcel Identification Number(s) (PIN): 05-18-217-019-0000/15-18-217-020-0000

Property Owner Information

Name: Judy Lesnik

Primary Contact: Keith Jacobs

Address: 700 Osterman

City, State, Zip: Deerfield, IL 60015

Phone No. (847) 945-6500

Email: keithj@thejacobscompanies.net

Date owner acquired property: _____

Surveyor Information

Company Name: Doland Engineering, LLC

Primary Contact: Jason Doland

Address: 334 East Colfax Street, Suite C

City, State, Zip: Palatine, Illinois 60067

Phone No. (847) 991-5088

Email: jdoland@dolandengineering.com

Architect Information

Name: _____

Primary Contact: _____

Address: _____

City, State, ZIP: _____

Phone No. _____

Email: _____

Attorney Information

Name: Samuels & Bernstein

Primary Contact: Calvin A. Bernstein

Address: 700 Osterman

City, State, Zip: Deerfield, Illinois 60015

Phone No. (847) 433-1980

Email: cbernstein@sambernlaw.com

Property Owner Signature: [redacted]

Date: 11/25/19

RECEIVED
JAN 22 2020
BY:

Law Offices of
SAMUELS & BERNSTEIN
700 Osterman Avenue
Deerfield, Illinois 60015
(847) 433-1980
Fax: (847) 433-4740

Calvin A. Bernstein
Cbernstein@sambernlaw.com

Chicago Office
180 North LaSalle Street
Suite 1925
Chicago, Illinois 60601
(By Appointment Only)

January 22, 2020

Village of Winnetka
Department of Community Development
510 Green Bay Road
Winnetka, Illinois 60093

Re: Application for Re-Subdivision, 1415-23 Asbury Avenue, Winnetka, Illinois

Dear Department of Community of Development:

Please be advised that I am acting as the representative of the 1415-23 Asbury Avenue, Winnetka, Illinois. The owner of these two contiguous homes desires to re-subdivide the properties to provide a larger lot for 1415 Asbury so that she can remodel her home and thereafter demolish the unoccupied home located at 1423 Asbury. After the re-subdivision, both lots will be conforming meeting the minimum standards set forth in the zoning and subdivision standards and shall also comply with the Comprehensive Plan. After the re-subdivision, both lots' sizes, widths and orientation will comport well with the neighborhood and modifying the lot sizes will not alter the essential character of the street or the neighborhood.

If you have any questions, please contact me

Respectfully

[redacted]

Calvin A. Bernstein

RECEIVED
AUG 12 2020
BY:

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. 20-07-SD

Property Information

Site Address: 1415 Asbury

Owner Information

Name: Judy Lesnik
Primary Contact:
Address: 1415 Asbury
Phone No. [redacted]
City, State, ZIP: Winnetka, IL
Email:
Date property acquired by owner:

Architect Information

Name: FWC Architects, Inc.
Primary Contact: Jim Chambers
Address: 303 Waukegan Ave.
City, State, ZIP: Highwood, IL 60040
Phone No. 847-579-5200
Email: jim@fwcarchitects.com

Attorney Information

Name: Samuels & Bernstein
Primary Contact: Calvin Bernstein
Address: 700 Osterman Ave.
City, State, Zip: Deerfield, IL 60015
Phone No. 847-433-1980
Email: cbernstein@sambernlaw.com

Nature of any restrictions on property:

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

Property Owner Signature: [redacted]
Date: 07/08/2020

VILLAGE OF WINNETKA
ZBA Application
Supplemental Letter of Situation and Hardship
September 27, 2020

RE: 1415 Asbury, Winnetka, Illinois

TO: Zoning Board of Appeals

On September 14, 2020, the Zoning Board of Appeals (the "ZBA") considered Judy Lesnik's request for a variance in order to allow her to construct a detached two-car garage at her home located at 1415 Asbury, Winnetka, Illinois. As discussed at the hearing, the existing attached garage does not function as a two-car garage due to the fact that it is undersized and its layout allows it to operate only as a one-car garage. At the hearing, the applicant requested the following two variances: (1) a variation to permit the existing home to encroach less than inch into the east side yard, and (2) a variation to permit the construction of the a two-car detached garage. In response to the comments and feedback from the ZBA, Judy revised her proposed plans as follows:

1. Side Yard Variance. As discussed earlier, Judy recently purchased the home next door (1423 Asbury) and 1423 Asbury sustained significant damage which will require it to be torn down and redeveloped. The redevelopment of 1423 Asbury provides Judy with an opportunity to fix and remedy access issues to her existing attached undersized garage. Judy has filed an application to re-subdivide 1415 and 1423 Asbury to move the lot line between the properties to increase 1415 Asbury's lot size so as to provide her with improved access to the existing garage and that application is being considered by the Plan Commission concurrent with this ZBA application.

After hearing the ZBA comments, Judy now proposes to draw the lot lines between the properties so that no side yard variance is needed or required. As such, Judy is no longer requesting side yard relief.

2. Gross Floor Area Variance. There were concerns raised at the September 14, 2020 ZBA hearing about the proposed two-car detached garage and it seemed that members of the ZBA preferred a one-car detached garage rather than a two-car garage detached garage in rear yard. After hearing the ZBA discussion, Judy revised her plans replacing the proposed two-car detached garage with a modestly sized one-car detached garage.

It is important to note that when 1423 Asbury is redeveloped, the existing large two-car detached garage in its rear yard and adjacent to 1415 Asbury will be removed. Thus, as proposed, a one-car detached garage at 1415 Asbury will have less bulk then the existing large, to be removed, two-car detached garage at 1423 Asbury thereby mitigating the perception of bulk in the area.

Furthermore, by making 1415 Asbury lot larger, the 1415 Asbury's GFA percentage is

significantly reduced due to the proposed re-subdivision increasing 1415 Asbury's lot area. Thus, by this application, Judy is decreasing the percentage of the existing non-conformity making the GFA at 1415 Asbury closer to the allowable.

In sum, Judy heard the comments from ZBA and modified her plans accordingly. Judy believes that her revised plan will allow her to renovate 1415 Asbury and to construct a new home at 1423 Asbury that both compose well with the neighborhood. These improvements, among many others that do not require a variance, will update and restore 1415 Asbury and will allow Judy to park two cars in a garage allowing the home to function better.

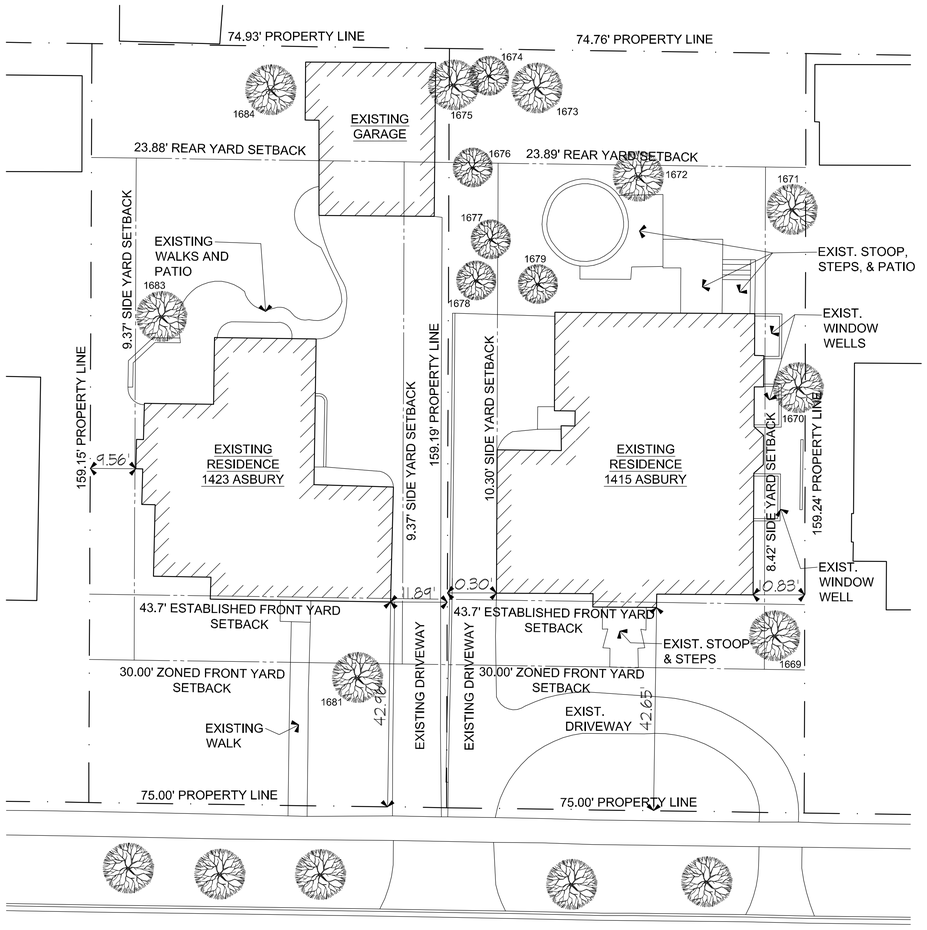
Applying the standards set forth in the Code, the Zoning Board of Appeals should be able to make the following findings of fact based upon the evidence submitted herein and at the hearing:

1. Without the variance and the corresponding renovation, the property cannot yield a reasonable return. Without periodic updating, the existing home could lose its value. Currently, the owners are having difficulty entering and leaving the garage. Further, the existing attached garage functions as a one car garage, limiting Judy's ability to park two cars in a garage. As proposed, the renovation remedies these problems. Thus, without updating the current non-conforming home to allow two cars to park in garages in a home of this size, 1415 Asbury cannot yield a reasonable return if permitted to be used only under the conditions set forth in the code.
2. Judy's plight is due to unique circumstances. The home is already existing non-conforming. While at the time the home was built it was compliant, the zoning code changed requiring the basement to be included in the GFA making her home non-conforming. This situation contains unique challenges and makes it impossible to update the existing non-conforming home without a variance. The existing non-conformity drives this request creating the unique situation, and the variations will alleviate the demonstrable and unusual hardship that exists. Furthermore, this hardship is not generally applicable to other property within the same zoning district.
3. The variations sought herein will not be materially detrimental to the public welfare or injurious to other property in the neighborhood.
4. The home will not impair adequate supply of light and air to adjacent property nor would it increase congestion in the public streets or increase the danger of fire, nor would it endanger the public safety or substantially diminish or impair property values on the neighborhood.
5. Since the non-conformity already exists and the request actually reduces the percentage amount, granting the variance will not alter the essential character of the neighborhood. In fact, the proposed one-car detached garage, as compared to the existing two-car detached garage that will be removed, is smaller and contains less bulk than the existing situation. Finally, the proposed variation is in harmony with the spirit and intent of the code.

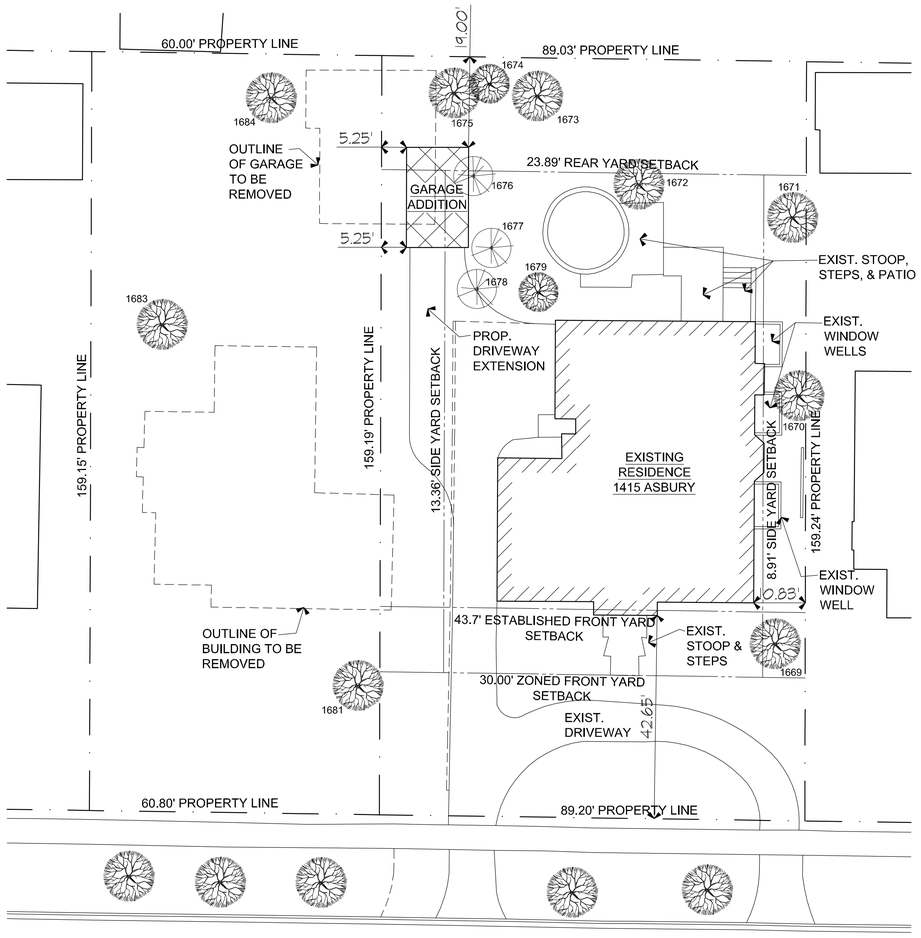
In sum, the intent here is to reduce the amount of the existing non-conformity. By improving the existing non-conforming home while reducing the non-conformity will not only

enhance the value of the property, but will help maintain the essential character of the neighborhood.

Thank you for considering Judy's requests.



EXISTING SITE PLAN
SCALE: 1" = 15'-0"



PROPOSED SITE PLAN
SCALE: 1" = 15'-0"

EXISTING TREE TO REMAIN
TREE TO BE REMOVED

TREE SURVEY 1415 & 1423 ASBURY AVENUE

TAG #	Location	SPECIES	DBH	CONDITION	NOTES
No Tag	Parkway	Yellow Buckeye	6	Good	
No Tag	Parkway	Freeman Maple	12	Good	
No Tag	Parkway	Blue Beach	9	Fair	
No Tag	Parkway	Burr Oak	55	Good	
No Tag	Parkway	Freeman Maple	9	Good	
No Tag	Southeast corner of 1409	Elm	19	Poor	Neighbor's property
1669	Southeast corner of 1415	Magnolia	16	Good	
1670	East of 1415	Norway Maple	13	Good	
1671	1415 backyard, east property line	Mulberry	13	Good	
1672	Center of 1415 backyard	Green Ash	29	Fair	
1673	Northwest corner of 1415 backyard	Norway Spruce	11	Good	
1675	Northwest corner of 1415 backyard	Red Oak	21	Good	
1674	Northwest corner of 1415 backyard	Norway Spruce	8	Good	
No Tag	North of 1415 garage, on neighbor's property	Red Maple	13	Good	1418 Scott
1676	1415 backyard, west property line	Norway Spruce	8	Good	
1677	Northwest corner of 1415	Norway Spruce	7	Good	
1678	Northwest corner of 1415	Norway Spruce	8	Good	
1679	Northwest corner of 1415	Norway Spruce	10	Good	
1680	Southwest corner of 1415	Redbud	19	Good	
1681	Southeast corner of 1423	Blue Spruce	14	Fair	
1682	Southwest corner of 1423	River Birch	15	Poor	
1683	Northwest corner of 1423	River Birch	23	Good	Double Trunk
1684	1423 backyard	Burr Oak	28	Good	

David Conrad Board Certified Master ArboristIL-0158 Date: 8/15/16

LESNIK RESIDENCE
1415 Asbury Avenue Winnetka, Illinois

date: 9/24/20
sheet no. 1 of 7

FWC ARCHITECTS, INC.
303 WAUKEGAN AVE. HIGHWOOD , ILLINOIS 60040
TELEPHONE : (847)579-5200

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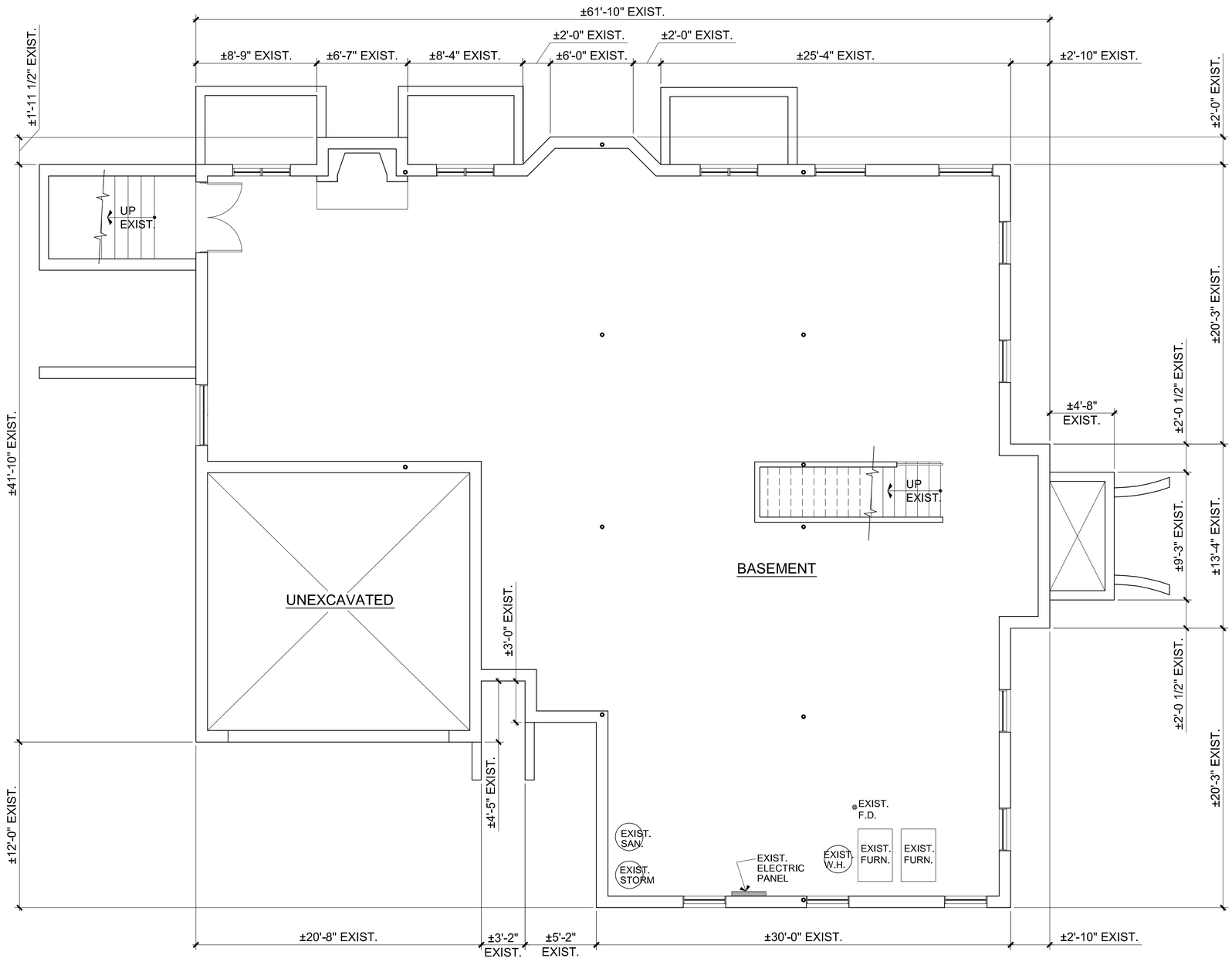

EXISTING FOUNDATION / BASEMENT PLAN

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

LESNIK RESIDENCE

1415 Asbury Avenue Winnetka, Illinois

date: 9/24/20
sheet no. 2 of 7

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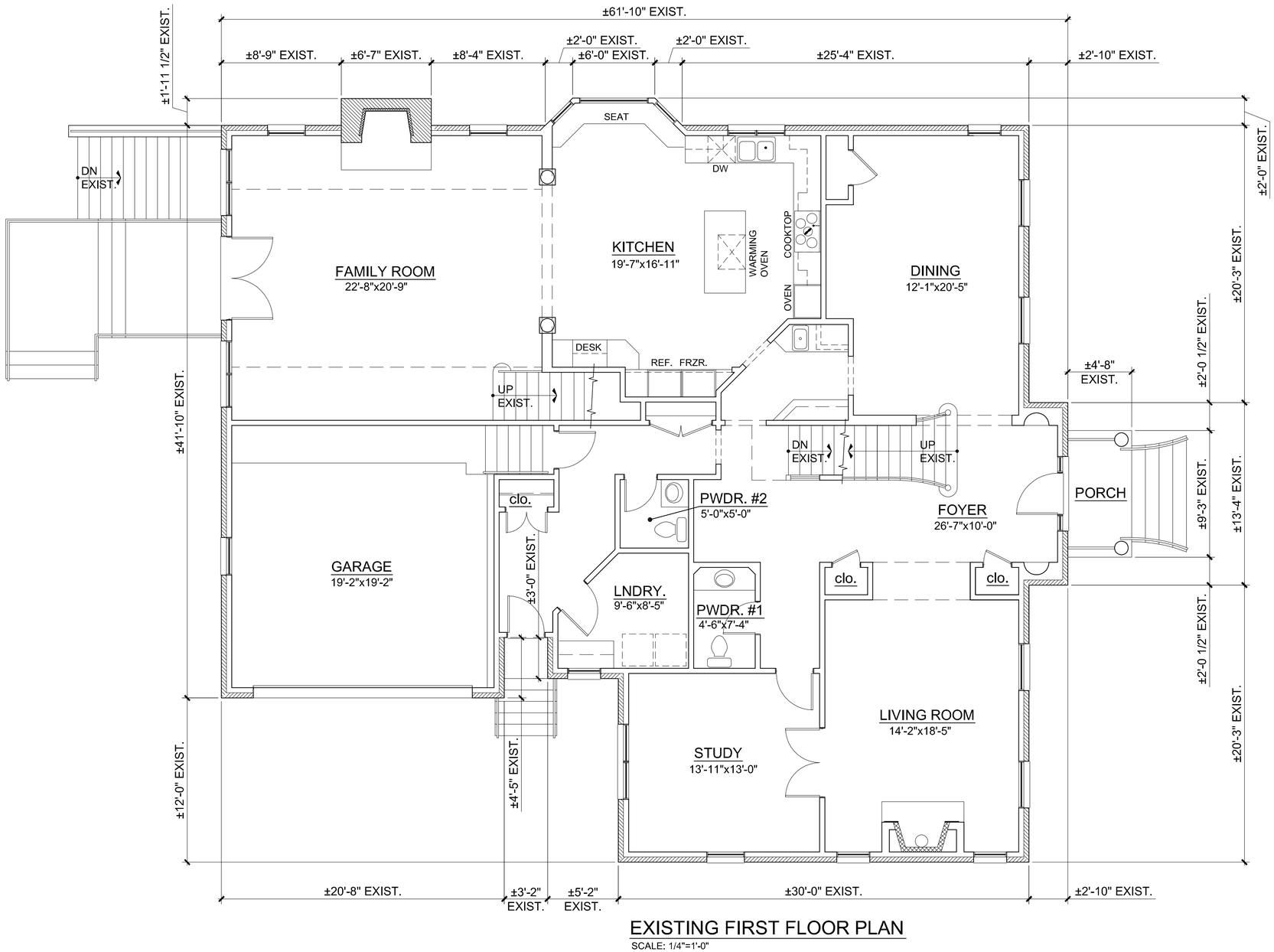

EXISTING FIRST FLOOR PLAN

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

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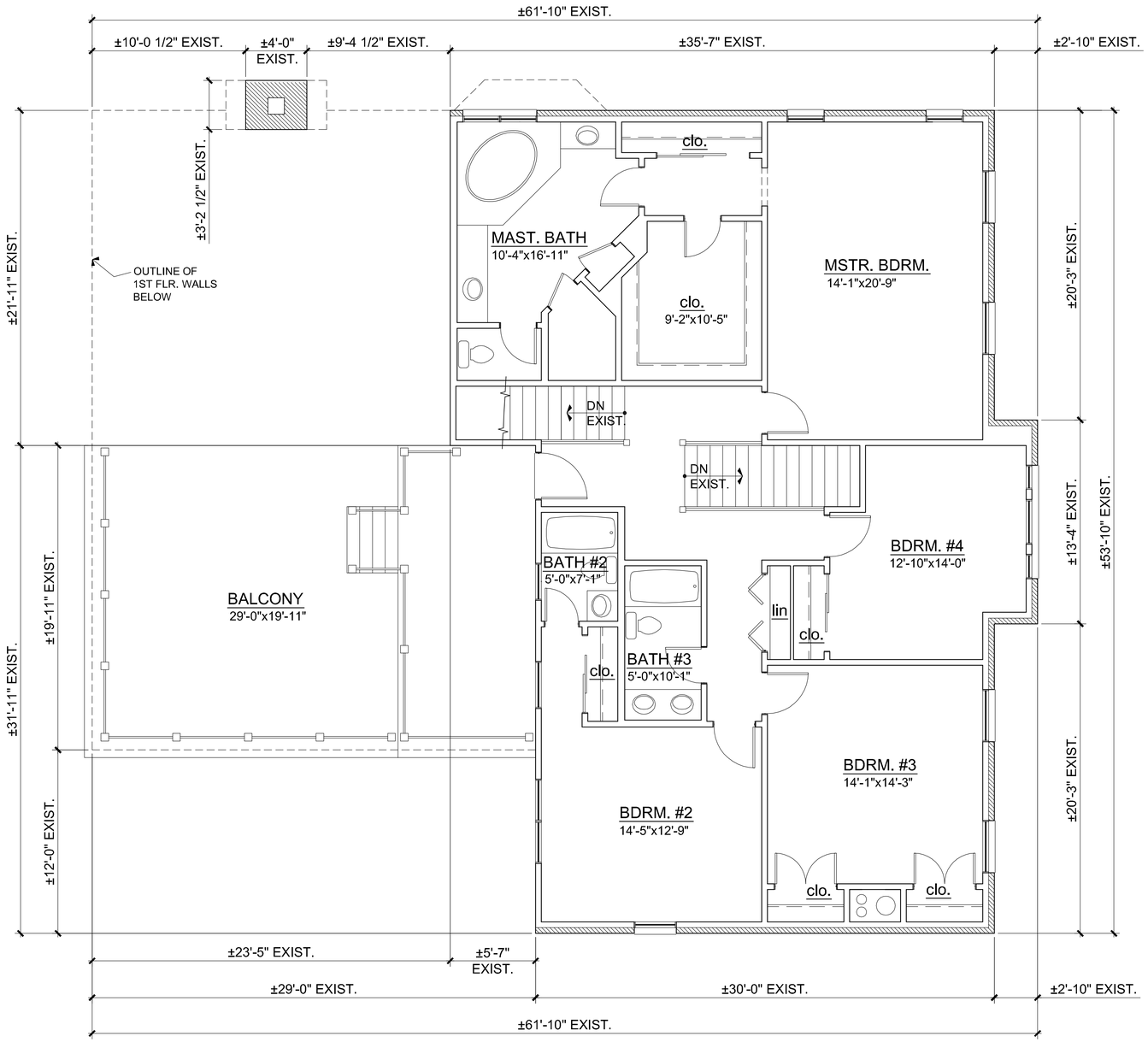
LESNIK RESIDENCE
1415 Asbury Avenue Winnetka, Illinois



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

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EXISTING FRONT ELEVATION

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

EXISTING LEFT ELEVATION

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

LESNIK RESIDENCE

1415 Asbury Avenue Winnetka, Illinois

date: 9/24/20
sheet no. 5 of 7

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EXISTING REAR ELEVATION

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

EXISTING RIGHT ELEVATION

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

LESNIK RESIDENCE

1415 Asbury Avenue Winnetka, Illinois

date: 9/24/20
sheet no. 6 of 7

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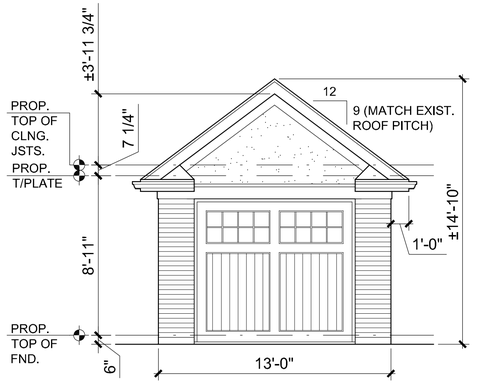
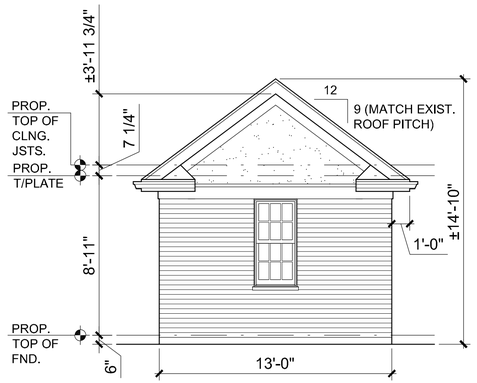


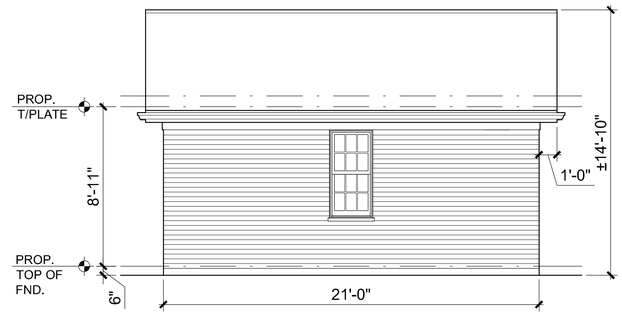
PROPOSED FRONT ELEVATION

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



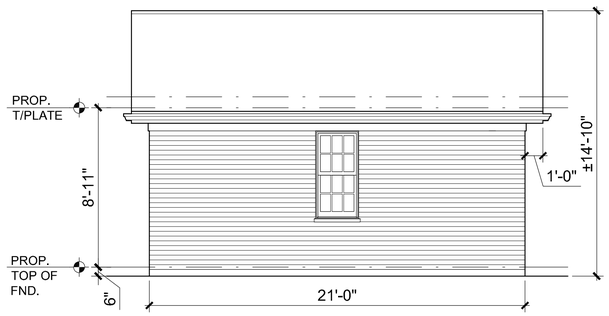
PROPOSED REAR ELEVATION

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



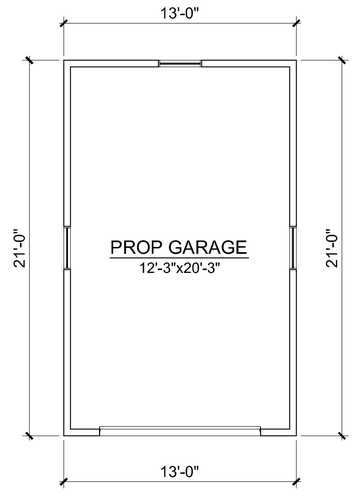
PROPOSED LEFT ELEVATION

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



PROPOSED RIGHT ELEVATION

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



PROP. GARAGE FLOOR PLAN

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

LESNIK RESIDENCE

1415 Asbury Avenue Winnetka, Illinois

date: 9/24/20
sheet no. 7 of 7

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TELEPHONE: (847)579-5200

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LESNIK RESUBDIVISION

A RESUBDIVISION OF LOTS 20, 21 AND 22 IN CHICAGO NORTH SHORE CO.'S SUBDVISION, IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDAIN, IN COOK COUNTY, ILLINOIS.

SURVEYOR

STATE OF ILLINOIS)
COUNTY OF COOK)SS

I, JASON R. DOLAND, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:
LOT 20 AND THE WEST HALF OF LOT 21 IN CHICAGO NORTH SHORE LAND CO.'S SUBDVISION, BEING A SUBDIVISION IN SECTION 17 & 18, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 1891 AS DOCUMENT 3543526, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOT 22 AND THE EAST HALF OF LOT 21 IN CHICAGO NORTH SHORE LAND CO.'S SUBDVISION, BEING A SUBDIVISION IN SECTION 17 & 18, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 1891 AS DOCUMENT 3543526, ALL IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PROPERTY IS LOCATED IN WINNETKA, COOK COUNTY, ILLINOIS, WHICH HAS ADOPTED A CITY PLAN, AND WHICH IS EXCERSIZING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE II OF THE ILLINOIS MUNICIPAL CODE, AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER CERTIFY, BASED UPON THE FLOOD INSURANCE RATE MAP No. 17031C0232J, WITH EFFECTIVE DATE OF 08/19/08 THAT SAID PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

I HEREBY PERMIT A REPRESENTATIVE OF THE VILLAGE OF WINNETKA, IL TO RECORD THIS DOCUMENT.

DATED AT PALATINE, ILLINOIS THIS _____ DAY OF _____, 20____

_____
REGISTERED ILLINOIS LAND SURVEYOR

OWNERS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

WE, _____ AND _____, HEREBY CERTIFIES THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON, AND HAVE CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN FOR THE USES AND PURPOSES THEREIN SET FORTH.

THIS __ DAY OF _____, 20____

_____ _____
OWNER'S SIGNATURE ADDRESS:

_____ _____
OWNER'S SIGNATURE ADDRESS:

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)SS

I, _____, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT

_____ AND _____, OWNERS OF THE PROPERTY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS STATEMENT AS HIS FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS __ DAY OF _____, 20____

_____
NOTARY PUBLIC

VILLAGE OF BOARD OF TRUSTEES

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

THIS __ DAY OF _____, 20____

_____ _____
VILLAGE PRESIDENT, WINNETKA, IL VILLAGE CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED BY THE VILLAGE OF WINNETKA PLAN COMMISSION.

AT A MEETING HELD THE __ DAY OF _____, 20____

_____ _____
CHAIR SECRETARY

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
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 INSTALLMENTS THEREON THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT OF CONSOLIDATION.

THIS __ DAY OF _____, 20____

_____
VILLAGE COLLECTOR

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED THIS __ DAY OF _____, 20____ BY THE VILLAGE OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

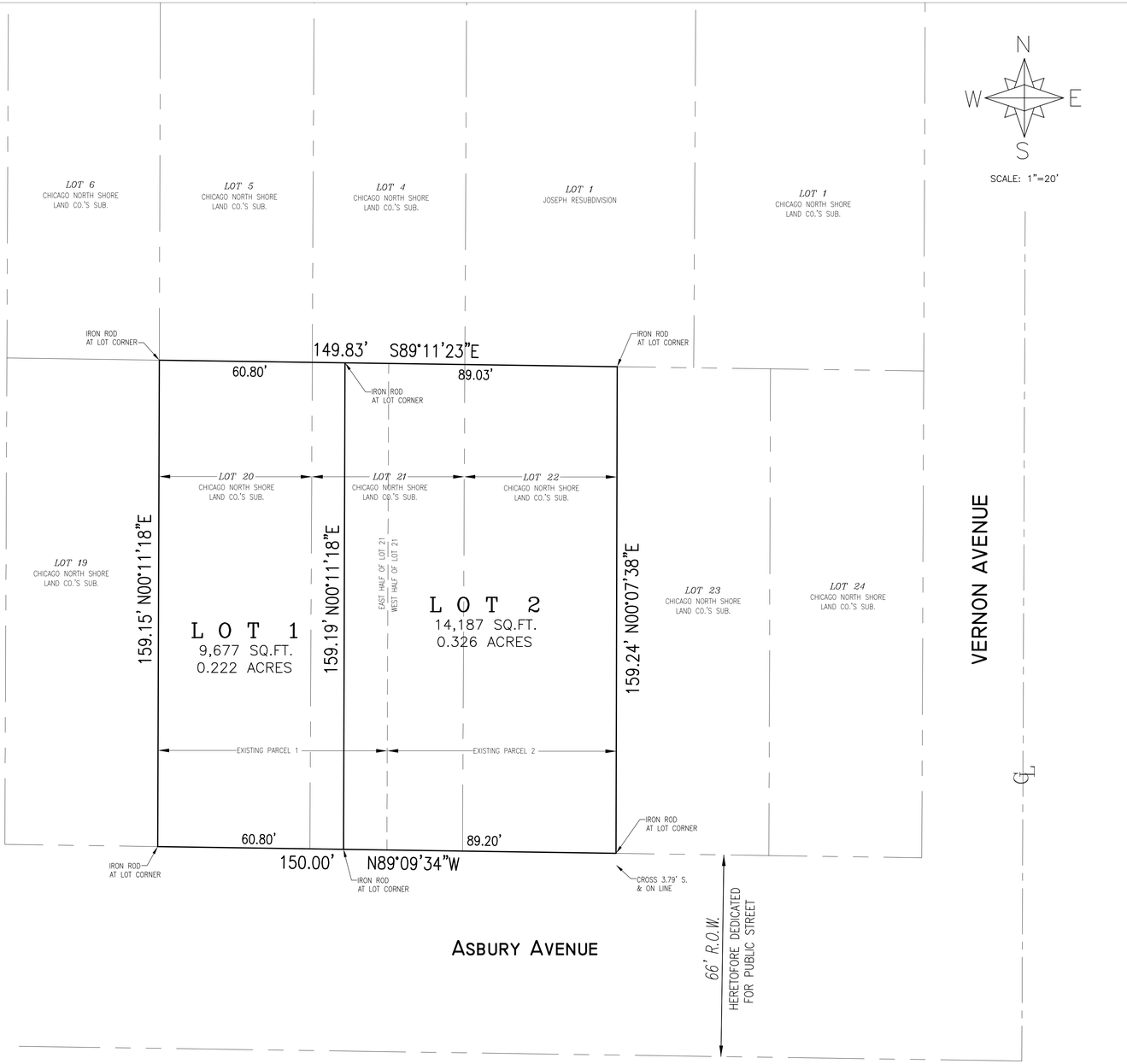
_____
VILLAGE ENGINEER

WATER AND ELECTRIC DEPARTMENT CERTIFICATE

STATE OF ILLINOIS)
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.

_____
WATER AND ELECTRIC DIRECTOR



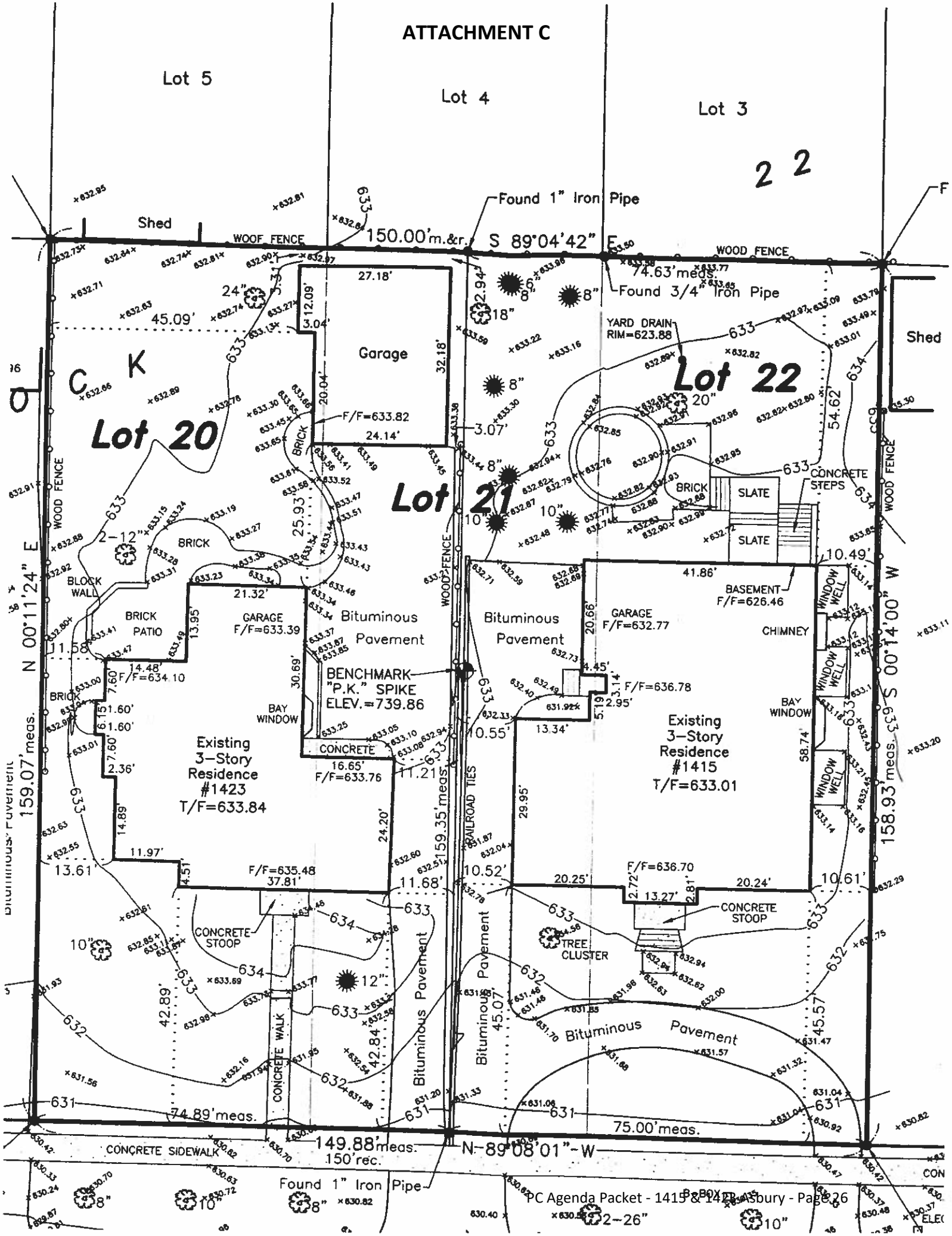
SUBMITTED BY AND RETURN PLAT TO:

VILLAGE OF WINNETKA
DEPARTMENT OF COMMUNITY DEVELOPMENT
510 GREEN BAY ROAD
WINNETKA, ILLINOIS 60093

PREPARED BY:
DOLAND ENGINEERING, LLC
-CIVIL ENGINEERING ~ LAND SURVEYING ~ LAND PLANNING-
334 EAST COLFAX STREET, SUITE C
PALATINE, ILLINOIS 60067
(847) 991-5088
(847) 934-3427-FAX

JULY 23, 2019
REV.: MAY 1, 2020
REV.: JUNE 8, 2020
REV.: SEPTEMBER 23, 2020

ATTACHMENT C



ATTACHMENT D

Ann Klaassen

From: Kevin Gazley [redacted]
Sent: Monday, September 14, 2020 5:25 PM
To: Planning
Subject: 1415 and 1423 Asbury, Winnetka, IL Case #20-07-SD

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.

Anne:

We are the neighbors of the subject properties to the immediate north at [redacted] Scott Avenue. We are fully supportive of the planned sub-division (and subsequent demolition of the 1423 house and garage, and the new garage to be built at 1415), with one caveat.

When the 1423 garage was built (10-15 years ago), the foundation of the garage was raised to a level that blocks the natural drainage of our backyard (from the northeast the southwest) and has created massive ponding issues in our backyard. We often have up to 8" of standing water for an extended period of time, and the condition continues, in some years, for most of the year. Our adjacent neighbors' backyards may have similar issues.

Our caveat is that the applicant's demolition contractor and the Village ensure that the current 1423 elevated garage pad and foundation is entirely removed, and the site is truly restored to its preconstruction grades that allow for natural storm water drainage.

Please feel feel to contact me with any questions or comments.

Sincerely,

Kevin Gazley
[redacted] Scott Avenue,
Winnetka, IL 60093
[redacted]

Ann Klaassen

From: Kevin Gazley <[redacted]>
Sent: Monday, October 12, 2020 1:48 PM
To: Planning
Subject: Re: 1415 and 1423 Asbury, Winnetka, IL Case #20-07-SD

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.

Ann:

We continue to fully support the above referenced plan as revised. We find this revised plan more desirable and less obtrusive than the previous design.

We have also been given assurances by the homeowner and her team that the current garage and foundation will be completely removed which should allow the natural drainage in our backyard to return to its pre-1423 garage state.

I understand the technical issues with respect to FAR and setbacks that the commission is reviewing. However, I believe that this is an excellent and creative solution to our neighbor's garage situation. It is a solution that enhances the neighborhood and improves everyone's properties.

Sincerely,

Kevin Gazley
[redacted] Scott Ave.
Winnetka, IL 60093
[redacted]

From: Kevin Gazley
Sent: Monday, September 14, 2020 5:25 PM
To: planning@winnetka.org <planning@winnetka.org>
Subject: 1415 and 1423 Asbury, Winnetka, IL Case #20-07-SD

Ann:

We are the neighbors of the subject properties to the immediate north at [redacted] Scott Avenue. We are fully supportive of the planned sub-division (and subsequent demolition of the 1423 house and garage, and the new garage to be built at 1415), with one caveat.

When the 1423 garage was built (10-15 years ago), the foundation of the garage was raised to a level that blocks the natural drainage of our backyard (from the northeast the southwest) and has created massive ponding issues in our backyard. We often have up to 8" of standing water for an extended period of time, and the condition continues, in some years, for most of the year. Our adjacent neighbors' backyards may have similar issues.

Our caveat is that the applicant's demolition contractor and the Village ensure that the current 1423 elevated garage pad and foundation is entirely removed, and the site is truly restored to its preconstruction grades that allow for natural storm water drainage.

Please feel feel to contact me with any questions or comments.

Sincerely,

Kevin Gazley
[redacted] Scott Avenue,
Winnetka, IL 60093
[redacted]