



Village of Winnetka

Zoning Administrator Meeting

August 4, 2025 at 4:00 PM
Winnetka Village Hall Council Chambers
510 Green Bay Road

AGENDA

1. **Call to Order & Roll Call**
2. **Public Comments**
3. **New Applications**
 - a. **Case No. ZBA-25-15-ZA - 802 Foxdale Avenue**: An application seeking approval of a zoning variation to allow construction of a new detached garage in replacement of the existing nonconforming detached garage for the residence at 802 Foxdale Avenue.
4. **Adjournment**

NOTICE

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

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



NOTICE OF WINNETKA ZONING ADMINISTRATOR PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the Winnetka Zoning Administrator on **MONDAY, AUGUST 4, 2025, AT 4:00 PM** in the **Council Chambers of Winnetka Village Hall at 510 Green Bay Road**, Winnetka, Illinois for the purpose of considering the following:

CASE NO. 25-15-ZA

802 FOXDALE AVENUE – REPLACEMENT OF DETACHED GARAGE

An application submitted by John Seville (the “Applicant”), as the owner of the property located at 802 Foxdale Avenue (the “Subject Property”) **to allow construction of a new detached garage in replacement of the existing nonconforming detached garage of the Subject Property.** The Applicant has filed an application seeking approval of the following:

1. A variation to provide less than the minimum required corner yard setback of 20 feet from the southerly property line along Eldorado Street; and
2. A variation to provide less than the minimum required rear yard setback of 2 feet from the westerly property line.

The Subject Property (Parcel Index Number 05-17-400-023-0000) is generally located on the northwest corner of the intersection of Eldorado Street and Foxdale Avenue and is zoned R-5 Single Family Residential. The Subject Property contains an existing two-story residence and a detached garage.

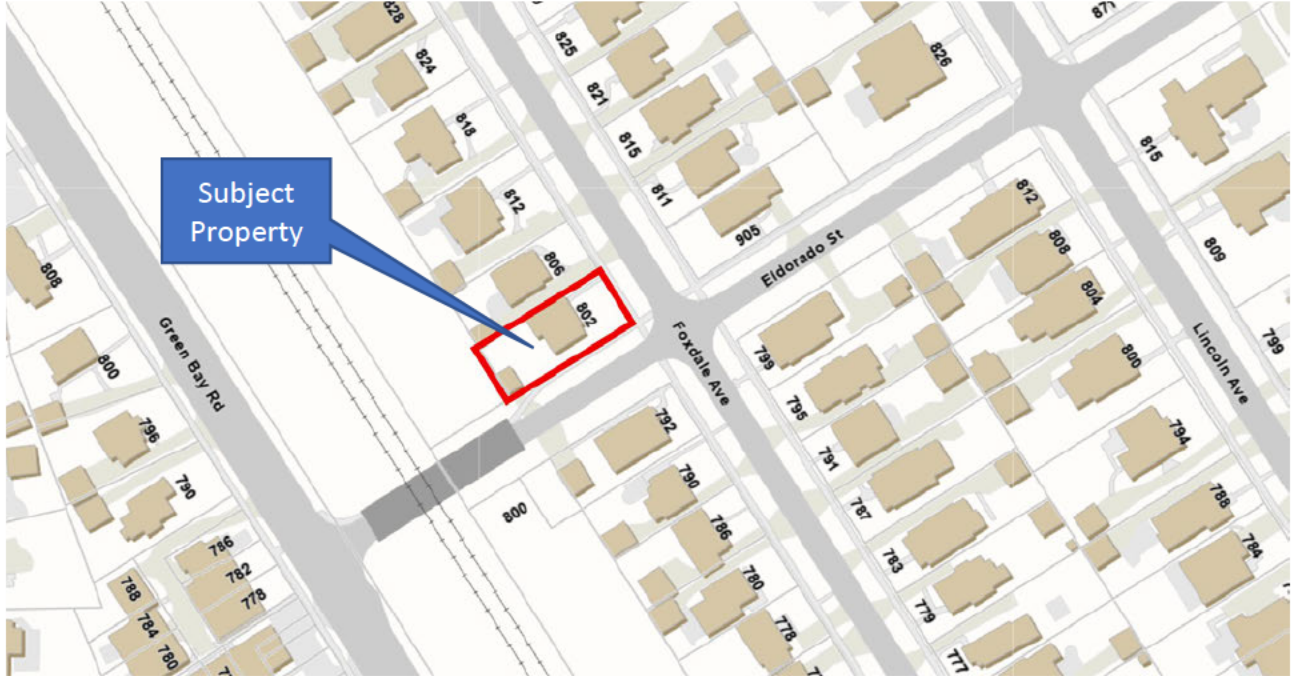
PUBLIC COMMENT & APPLICATION INFORMATION

At said public hearing and at any continuance thereof, all persons interested are invited to attend and be heard. The agenda and materials for the meeting will be posted on the Village’s website - www.villageofwinnetka.org/agendas no later than Thursday, July 31, 2025. Persons seeking additional information concerning this application are directed to email inquiries to planning@winnetka.org or by calling 847-716-3587.

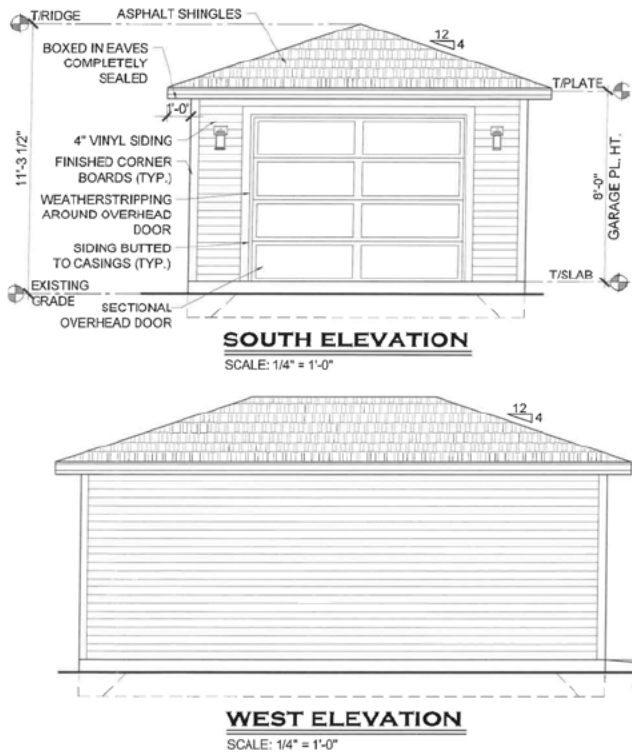
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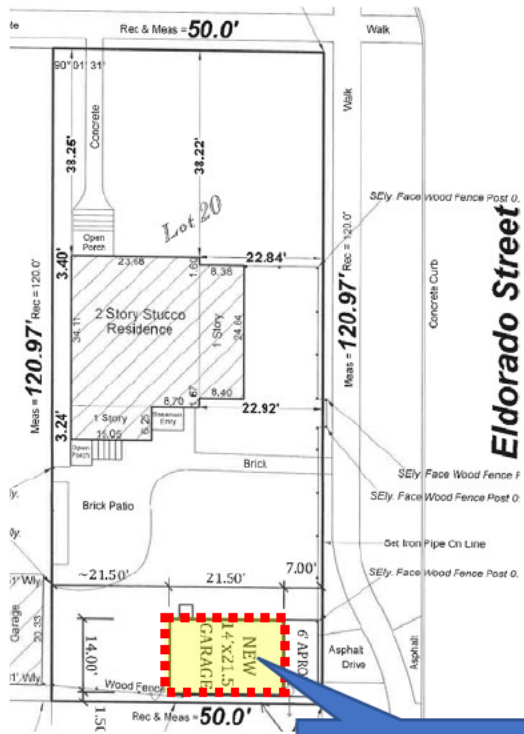
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Location Map



Proposed Building Elevations and Site Plan



Location of Proposed Detached Garage

(Note: Details may change through review process.)

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. _____

Property Information

Site Address: 802 FOXDALE AVENUE

Owner Information

Name: John Seville

Primary Contact: Andrew Venamore, HGB

Address: 802 FOXDALE AVENUE

Phone No. [REDACTED]

City, State, ZIP: Winnetka, il 60093

Email: [REDACTED]

Date property acquired by owner: 06/14/1993

Architect Information

Attorney Information

Name: N/A

Name: N/A

Primary Contact: _____

Primary Contact: _____

Address: _____

Address: _____

City, State, ZIP: _____

City, State, Zip: _____

Phone No. _____

Phone No. _____

Email: _____

Email: _____

Nature of any restrictions on property: NONE KNOWN - METRA R.O.W. LOCATED ON WEST SIDE OF LOT.

Brief explanation of variation(s) requested (attach separate sheet providing additional details): The existing decrepit garage needs to be demolished and replaced with a strucutre the owners can fully utilize, however its located within the corner yard setback. Though the new garage will be smaller, it will still be able to house 1 vehicle.

Property Owner Signature: [REDACTED]

Date: 07/11/2025

**Winnetka Zoning Case
802 Foxdale Avenue – Detached Garage Replacement
John & Cynthia Seville**

STANDARDS FOR GRANTING OF ZONING VARIATIONS

In demonstrating the existence of a particular hardship, please direct your comments and evidence to each of the following standards:

- 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;**

If the strict application of the required setback requirements were to be implemented, it would see this replacement detached garage pushed back in the rear of this lot impacting the layout of the rear yard and further increasing the amount of impervious surface on this small lot. The proposed project seeks to simply rebuilt this severely decrepit garage, and at a size that is smaller than the current building.

- 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;**

Based on the orientation of this lot and its buildings, trees, and hardscape, the location of the current garage will remain in the rear yard. While it currently encroaches into the corner yard, there are numerous limitations to its replacement – and that is even before considering a 2-car vs. 1-car garage. The owners have decided to keep the garage as a single vehicle option so as to maintain the rear yard open space on this small lot and not disrupt the access onto Eldorado Street.

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

Since there is already a detached garage at the rear of this lot and the replacement structure will be slightly smaller than the current building, that replacement will not alter the essential residential nature of the location.

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

Since there are no residential neighbor's building or land directly surrounding the current (or proposed) garage, there will be no negative impacts on the supply of light and air when the new garage is constructed.

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

The new garage will be located in the same position as the existing garage and so will not increase the hazard from fire or other damages to the property.

Winnetka Zoning Case
802 Foxdale Avenue – Detached Garage Replacement
John & Cynthia Seville

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

This replacement garage (removing an existing decrepit building) will only enhance the taxable value of the village.

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

A 1-car garage will be replacing an existing 1-car garage and therefore there will be no detrimental impact to congestion.

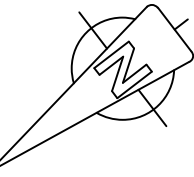
- 8. The public health, safety, comfort, morals and welfare of the inhabitants of the Village will not be otherwise impaired.**

This new garage will maintain the public health, safety, moral and welfare of the village and its residents.

6415 N. Caldwell Ave.
Chicago, IL 60646

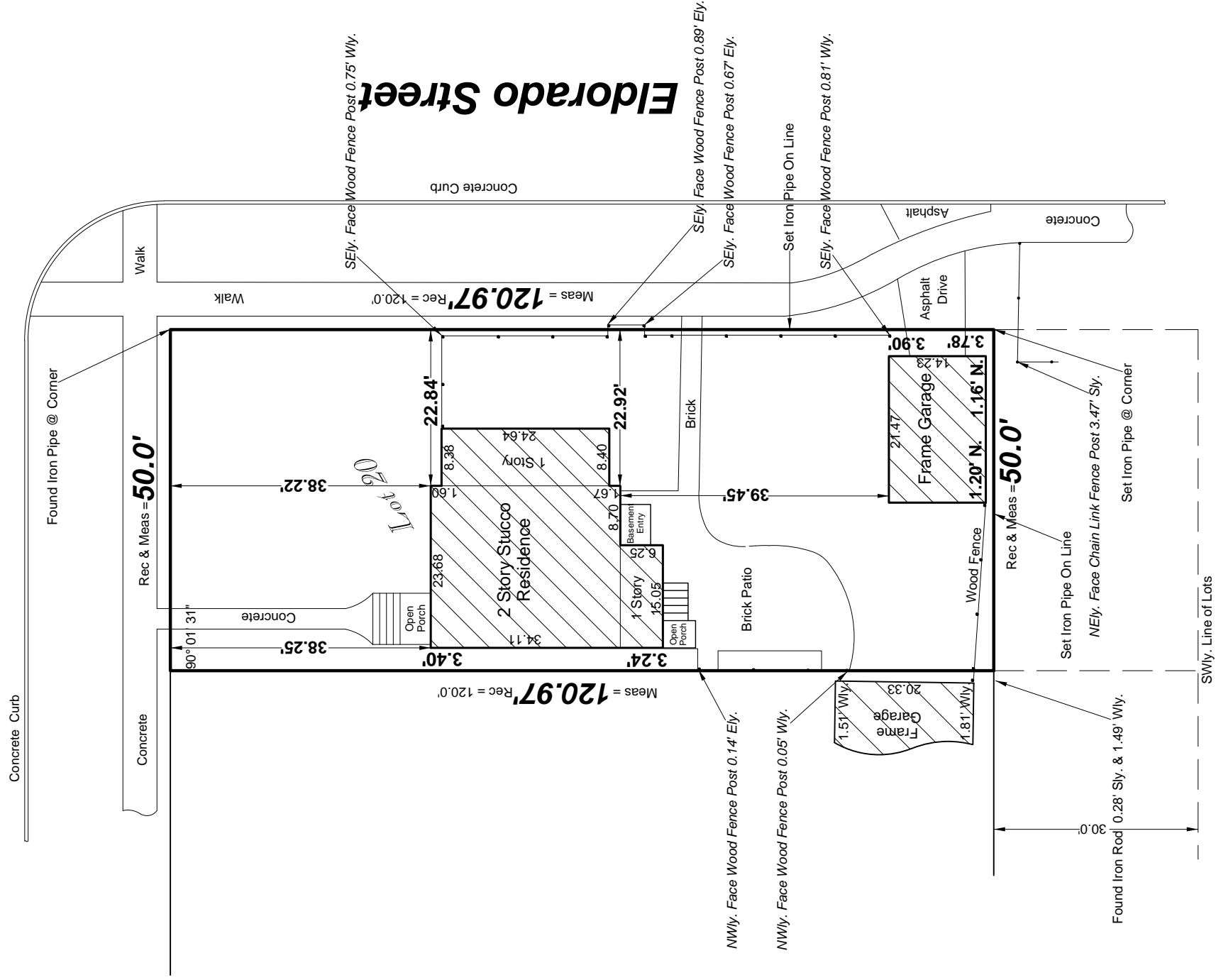
Plat of Survey by Central Survey PLLC

Phone (773) 631-5285
Fax (773) 775-2071
www.Centralsurvey.com



Legal Description
Lot 20 (except the Westerly 30 feet thereof) in Block 5 in Winnetka Park Bluffs Subdivision by William H. Cairunoff of part of Sections 16, 17 and 20, Township 42 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois Commonly Known as: 802 Foxdale Avenue, Winnetka, Illinois
Area of Land Described: 6,048 Sq. Ft.

Foxdale Avenue



R a i l r o a d R i g h t o f W a y

Legend

N.	=	North
S.	=	South
E.	=	East
W.	=	West
(TYP)	=	Typical
Rec	=	Record
Meas	=	Measure
St.	=	Street
Ave.	=	Avenue

Decimal/Inch Conversions		
0.01" = 1/8"	0.08" = 1"	0.58" = 7"
0.02" = 1/4"	0.17" = 2"	0.67" = 8"
0.03" = 3/8"	0.25" = 3"	0.75" = 9"
0.04" = 1/2"	0.33" = 4"	0.83" = 10"
0.05" = 5/8"	0.42" = 5"	0.92" = 11"
0.06" = 3/4"	0.50" = 6"	1.00" = 12"
0.07" = 7/8"		

NOTES: *Property corners were NOT staked per customer. *Building lines and easements, if any, shown hereon are building lines and easements as shown on the recorded Subdivision plat. *Consult local authorities for building lines established by local ordinances. *Compare all points before building and report any difference immediately. *Assume no dimension from scaling upon this plat. *AutoCad file will not be provided under this contract.

Scale: 1 Inch equals 20 Feet.
Ordered By: HGB's
Order Number: 802E

State of Illinois) S.S.
County of Cook)



Dated this 1st day of July 2025

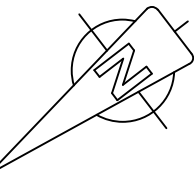
John M. Henriksen

John M. Henriksen P.L.S. #2668 (exp.11/30/2026) Professional Design Firm Land Surveying LLC (#184.005417)
This professional service conforms to current Illinois minimum standards for a boundary survey.

6415 N. Caldwell Ave.
Chicago, IL 60646

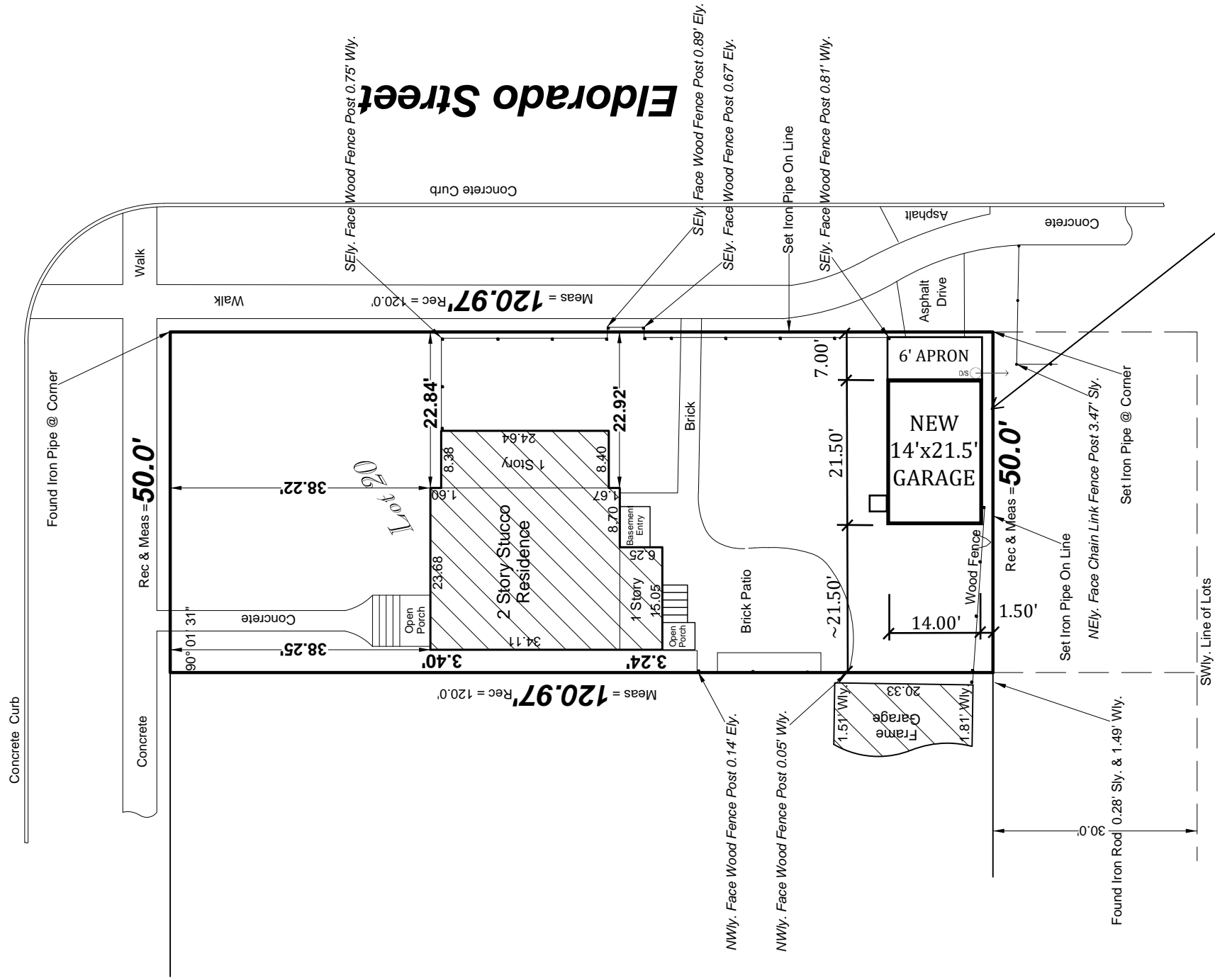
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Area of Land Described: 6,048 Sq. Ft.

Foxdale Avenue



METRA ROW: is directly west of this lot and so exterior wall does not need to be fire-rated.

R a i l r o a d R i g h t o f W a y

Legend

N.	=	North
S.	=	South
E.	=	East
W.	=	West
(TYP)	=	Typical
Rec	=	Record
Meas	=	Measure
St.	=	Street
Ave.	=	Avenue

Decimal/Inch Conversions		
0.01' = 1/8"	0.08' = 1"	0.58' = 7"
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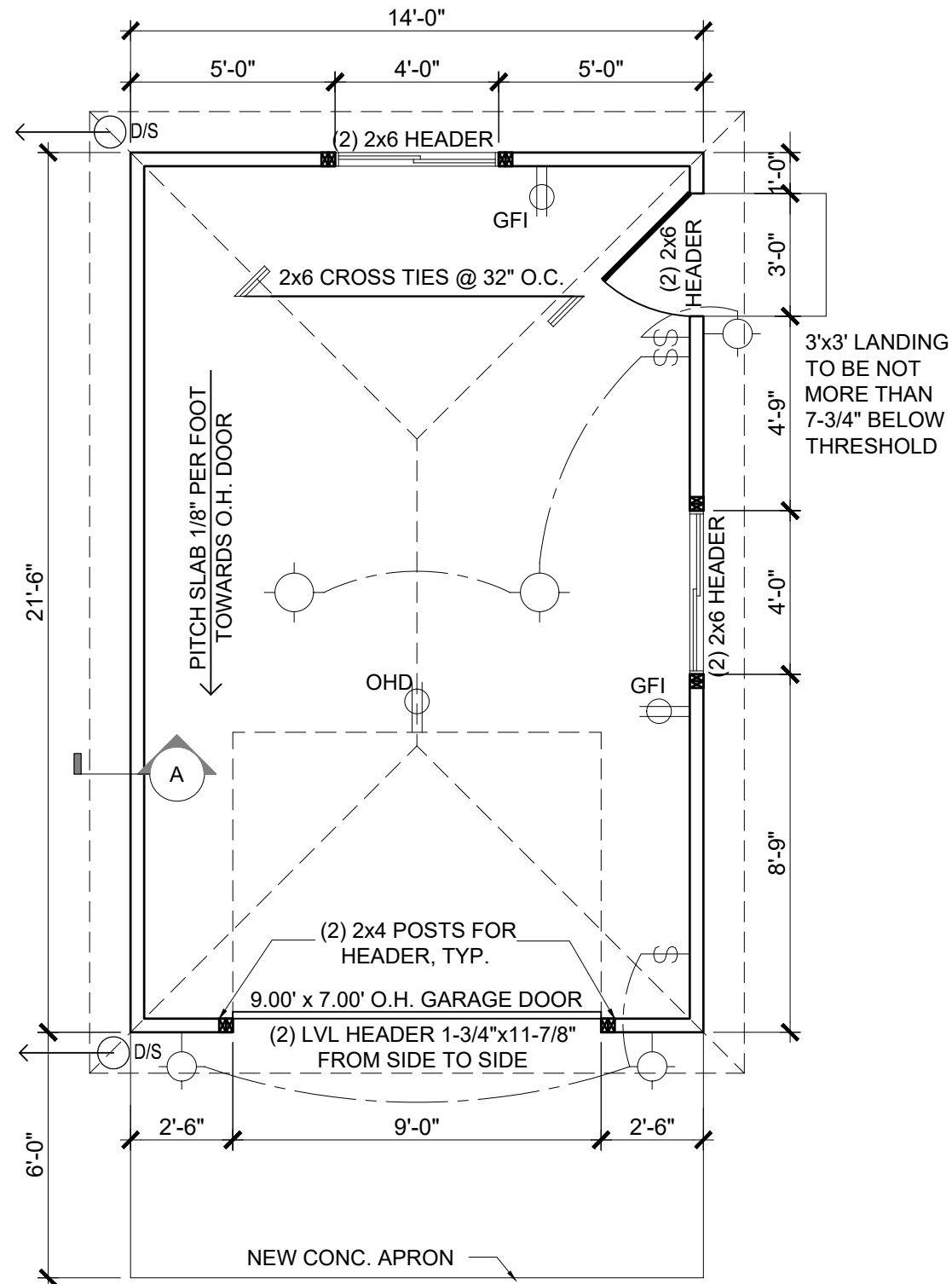
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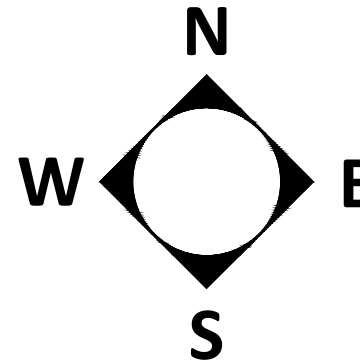


HGB PROPOSED SITE PLAN



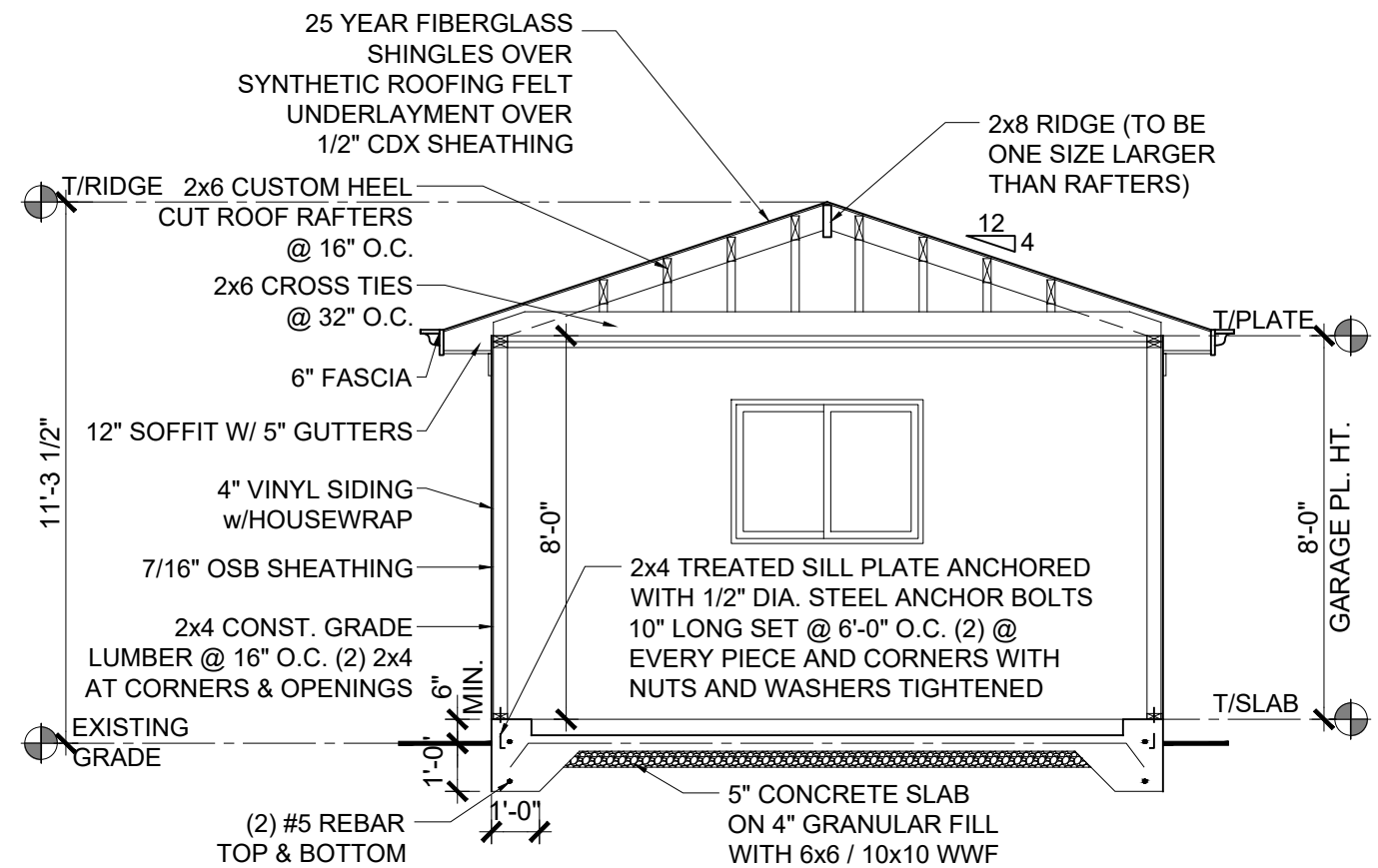
FLOOR PLAN

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



ELECTRICAL DETAILS:

- CIRCUITS: (1) 20 AMP. #12 GA. (1) 15 AMP. #14 GA.
- CONTAINED IN 1/2" RIGID STEEL CONDUIT
- BURIAL DEPTH: 8 INCHES
- WIRING: SEPARATE CIRCUITS TO ELECTRICAL PANEL



BUILDING SECTION

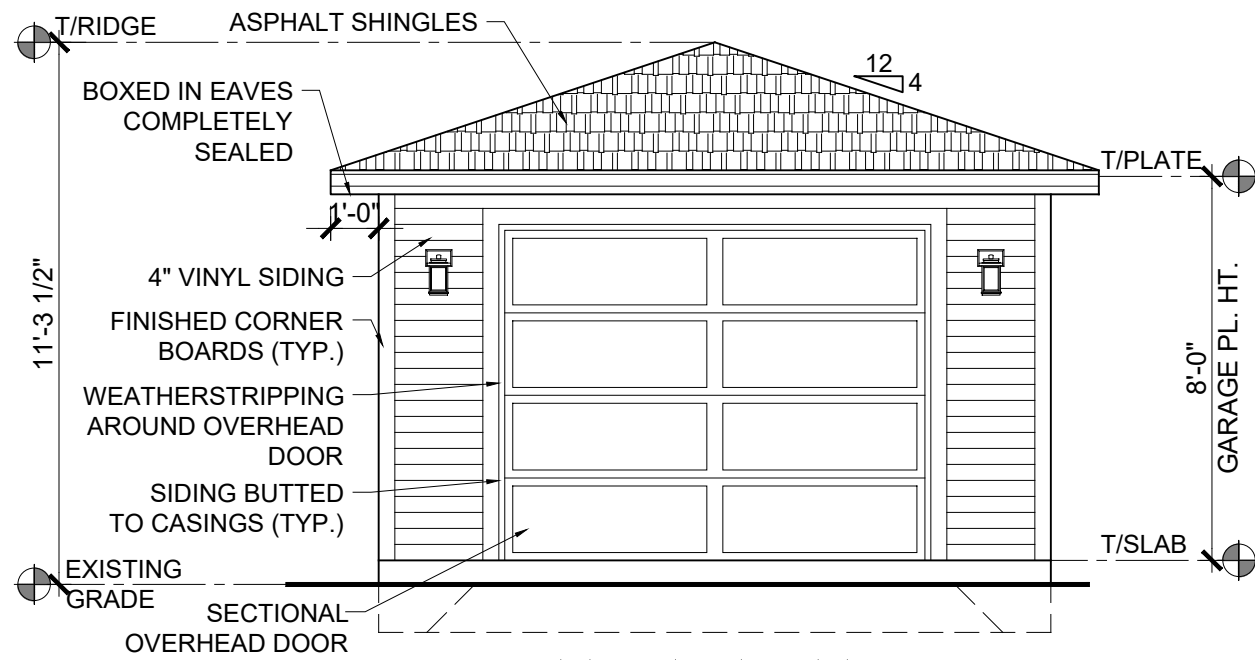
SCALE: 1/4" = 1'-0"



DETACHED GARAGE - HIP ROOF
 802 FOXDALE AVENUE, WINNETKA
 SEVILLE RESIDENCE

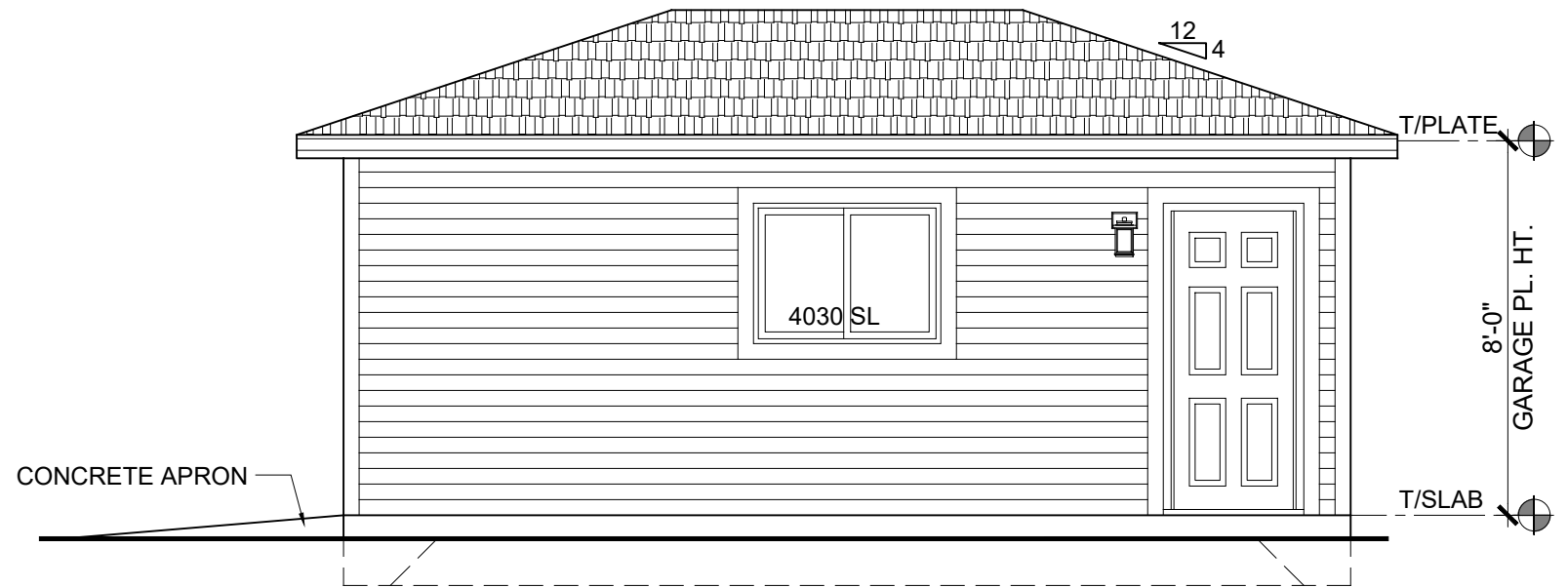
CONTRACTOR:
HEARTLAND GARAGE BUILDERS
 602 ACADEMY DRIVE
 NORTHBROOK, IL 60062
 PHONE: (224) 619-4539
 EMAIL: INFO@HLGBS.COM

SHEET NAME:
FLOOR PLAN & BUILDING SECTION
 SHEET NUMBER:
1 OF 2



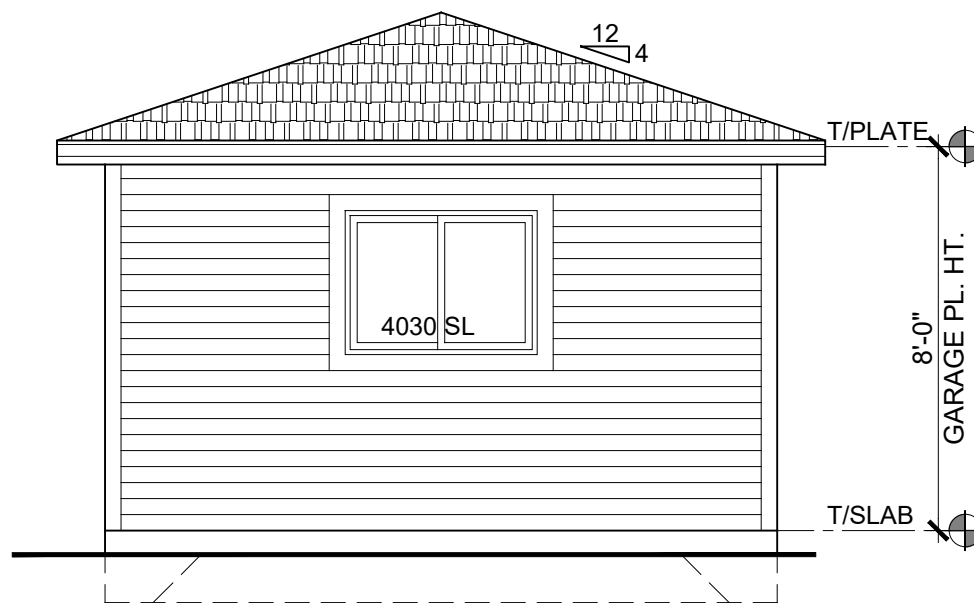
SOUTH ELEVATION

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



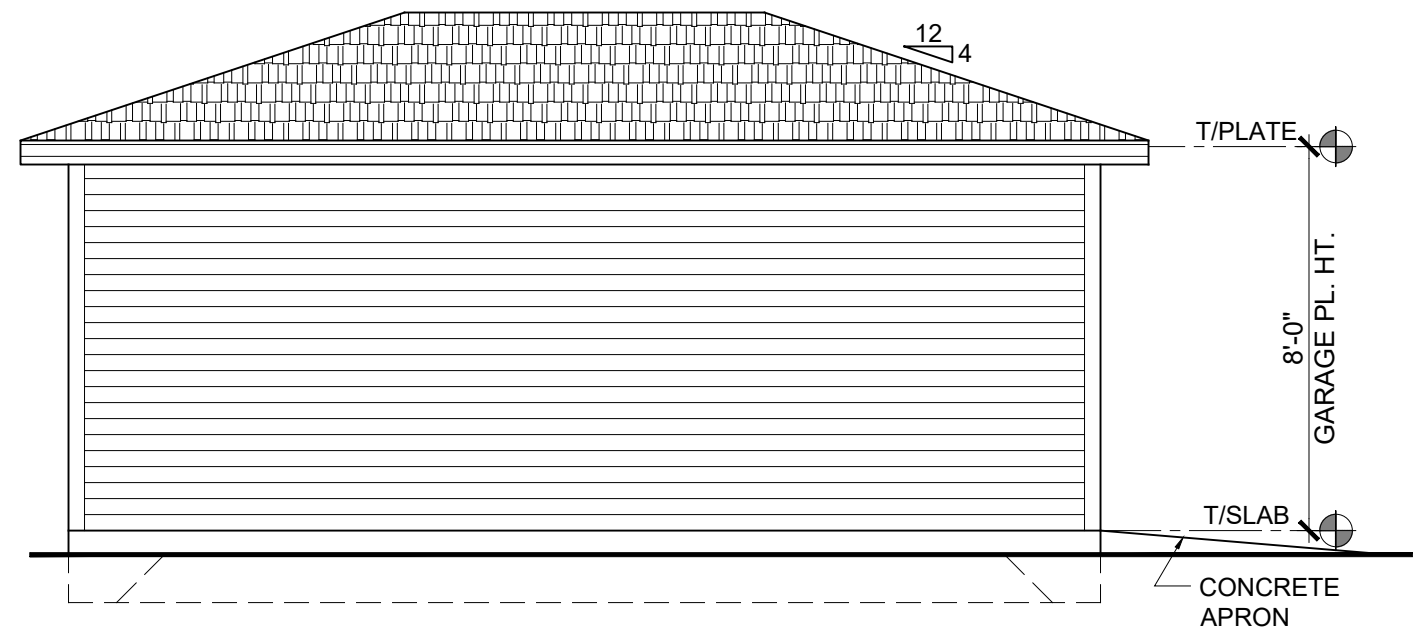
EAST ELEVATION

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



NORTH ELEVATION

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



WEST ELEVATION

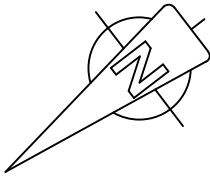
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DETACHED GARAGE - HIP ROOF
 802 FOXDALE AVENUE, WINNETKA
 SEVILLE RESIDENCE

CONTRACTOR:
HEARTLAND GARAGE BUILDERS
 602 ACADEMY DRIVE
 NORTHBROOK, IL 60062
 PHONE: (224) 619-4539
 EMAIL: INFO@HLGBS.COM

SHEET NAME:
ELEVATIONS
 SHEET NUMBER:
2 OF 2

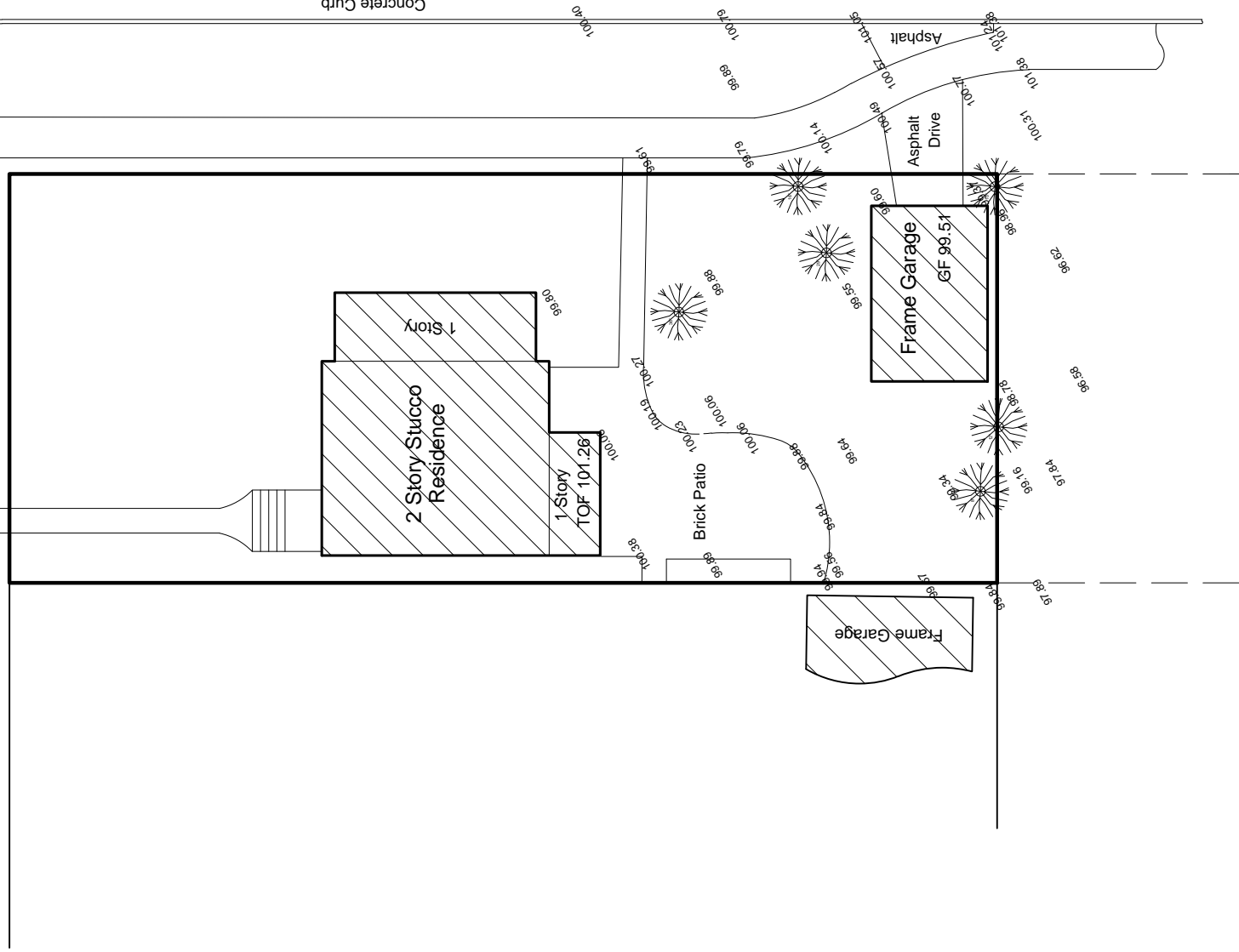


Foxdale Avenue

Site Bench Mark
@ Cross (100.00')

Concrete Curb

Rec & Meas = 50.0'



HGB EXISTING SITE PLAN

Eldorado Street

Order Number: 802E
 Scale: 1in = 20 ft.
 Date: July 1, 2025
 Ordered: HGB's

Assume no dimension from scaling upon this plat. Compare all points before building and report any difference at once. For building restrictions refer to your abstract, deed, contract and local ordinances

802 Foxdale Avenue
 Winnetka, Illinois

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 6415 N. Caldwell Ave., Chicago, Illinois
 60646-2713
 Phone (773) 631-5285
 Fax (773) 775-2071

Existing Conditions Drawing

NOTE:
 Elevations shown are derived from an Assumed Benchmark (Elevation = 100.0')

Central Survey, LLC does hereby certify that the property shown hereon was measured on July 1, 2025 for the sole purpose of showing topography as depicted.

Dated this 1st day of July 2025

John M. Henriksen
 John M. Henriksen P.L.S. #2668



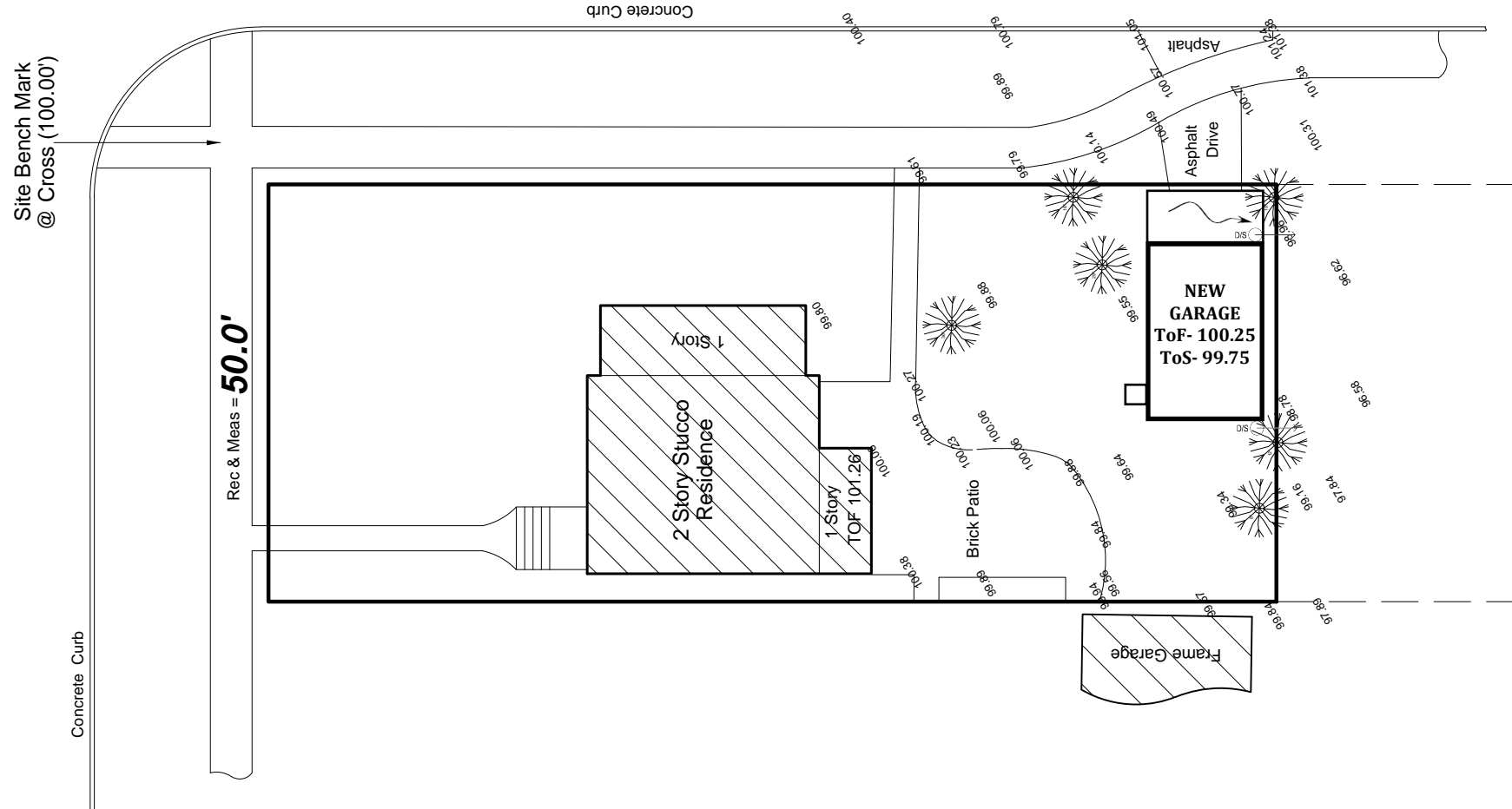
This drawing does not conform to current Illinois minimum standards for a boundary survey or a topographic survey.

HGB PROPOSED SITE PLAN

Eldorado Street

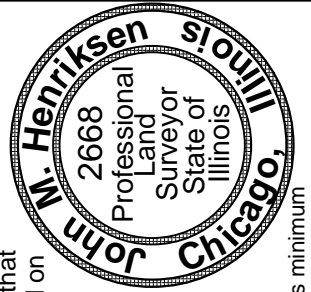
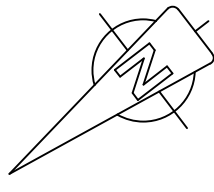
PROPOSED IMPERVIOUS COVERAGE:
is 916 SF less than the permitted 50% coverage.

Foxdale Avenue



802 FOXDALE AVE., DETACHED GARAGE

- All existing grades and drainage patterns will be maintained.
- New T.O.F. will be 100.25, existing T.O.F. is 99.50; T.O.S. will be 95.75.
- There will be no proposed grade changes along the property lines; THE PROPOSED GRADE CHANGES WILL NOT CAUSE SURFACE WATER RUNOFF TO BE DIVERTED ONTO OR DETAINED ON ABUTTING OR NEARBY PROPERTY, WILL NOT SIGNIFICANTLY ALTER EXISTING DRAINAGE PATTERNS, AND WILL NOT INCREASE OR CONCENTRATE STORMWATER RUNOFF ONTO ABUTTING OR NEARBY PROPERTY.
- There will be no planting, landscaping and/or mulching along the property lines that effectively change elevations, creates a berm and/or displaces water at the property line. Landscaping/planting finished grades must be at the existing grade or lower, along the property lines.
- The garage will be provided with gutters and downspouts and shown on the plans. Downspouts will be directed WEST towards the METRA ROW (so as not to drain onto adjacent properties). This is also the natural overland flow for the vicinity. .
- The existing driveway will be maintained and meet the new apron, with grades increasing slightly to meet the apron (per plan).
- All excavated materials will be removed from the site immediately.
- All existing grades adjacent to the garage must be maintained and/or provided with a swale to convey storm water around the garage towards the rear yard.



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John M. Henriksen P.L.S. #2668

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Winnetka, Illinois

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