VILLAGE·OF·WINNETKA

*Incorporated in 1869*

## PLAN COMMISSION REGULAR MEETING

## WEDNESDAY, NOVEMBER 20, 2019 - 7:00 p.m.
## WINNETKA VILLAGE HALL COUNCIL CHAMBERS – 510 GREEN BAY ROAD

**AGENDA**

1. Call to Order & Roll Call.

2. Community Development Report.

3. Public Comment.

4. **Case No. 19-29-SD: 419 and 429 Sheridan Road**: An application submitted by Muneer Satter seeking approval of a Final Plat of Subdivision to consolidate the existing two lots into a single lot of record and zoning variations. The requested zoning variations would permit (a) the existing residence at 419 Sheridan Road to observe less than the minimum required side yard setback from the south property line; and (b) the existing improvements on the consolidated lot as well as the construction of a pergola that would provide less than the minimum required total side yard setback. The Village Council has final jurisdiction on this request.

5. **Case No. 19-32-SU: 1255 Willow Road – Winnetka Presbyterian Church**: An application submitted by Winnetka Presbyterian Church seeking approval of an amendment to existing Special Use Permit, which allowed the expansion of the church building and reconfiguration of the parking lot, to allow construction of a new plaza along Hibbard Road at 1255 Willow Road. The Village Council has final jurisdiction on this request.

6. Adoption of Rules of Procedures.

7. Other Business.
   a. Comprehensive Plan Status Update.

8. Next meeting – December 18, 2019 – Quorum check.

9. Adjournment

Note: Public comment is permitted on all agenda items.

**510 Green Bay Road, Winnetka, Illinois 60093**
Administration and Finance (847) 501-6000 Fire (847) 501-6029 Police (847) 501-6034
Community Development (847) 716-3520 Public Works (847) 716-3568 Water and Electric (847) 716-3558

**NOTICE**

All agenda materials are available at villageofwinnetka.org (*Government > Boards & Commission > Agenda Packets).*

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).

# MEMORANDUM
## VILLAGE OF WINNETKA
### COMMUNITY DEVELOPMENT DEPARTMENT

**TO:** PLAN COMMISSION

**FROM:** ANN KLAASSEN, SENIOR PLANNER

**DATE:** NOVEMBER 13, 2019

**SUBJECT:** CASE NO. 19-29-SD: 419 & 429 SHERIDAN ROAD – FINAL PLAT APPROVAL – 419 & 429 SHERIDAN CONSOLIDATION

**INTRODUCTION**

On November 20, 2019, the Plan Commission is scheduled to hold a public meeting on an application submitted by Muneer Satter (the "Applicant"), as the owner of the properties located at 419 Sheridan Road and 429 Sheridan Road (the "Subject Property"). 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 variation to permit the existing residence at 419 Sheridan Road to observe less than the minimum required side yard setback from the south property line [Note: The existing residence is nonconforming with respect to the minimum required side yard setback];
2. A variation to permit the existing boathouse at 419 Sheridan Road to observe less than the minimum required front yard setback from the water's edge [Note: The existing boathouse is nonconforming with respect to the minimum required front yard setback from Lake Michigan];
3. A variation to permit the existing improvements on the Subject Property to provide less than the minimum required total side yard setback, which is due to an increase in required total side yards as a result of the proposed increase in total lot area and increase in average lot width; and
4. 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 zoning relief described above. Because the proposed subdivision incorporates a request for zoning relief, the application is subject to review by the Zoning Board of Appeals (ZBA) for the zoning variation. Additionally, the Applicant is proposing to construct a pergola that requires a variation from the total side yard requirement, this zoning variation will also be considered by the ZBA. The ZBA meeting is scheduled for December 9, 2019. Also, if the consolidation is approved, the Applicant will be required to submit a demolition application for the existing residence at 429 Sheridan Road. The Landmark Preservation Commission will consider the demolition application once that application submitted.

A mailed notice has been sent to property owners within 250 feet in compliance with the Subdivision Code. 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 on the east side of Sheridan Road between Willow Road and Ash Street, is zoned R-2 Single Family Residential, and currently consists of two buildable lots measuring 64,716 square feet (419 Sheridan Road) and 33,433 square feet (429 Sheridan Road). Each lot is improved with a single family residence and various accessory buildings, with existing parcels and improvements depicted in Figure 1 below. It is important to note that 419 Sheridan Road, built in 1928 and designed by Ernst and Peter Mayo, was designated as a local landmark by the Village Council in 2004.

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 resides at 419 Sheridan Road, which he acquired in 2002. Subsequently, the Applicant acquired the adjacent home at 429 Sheridan Road in 2012. If approved, the Applicant will demolish the residence at 429 Sheridan Road and consolidate the two parcels into a single buildable lot measuring 98,149 square feet (2.25 acres). All existing improvements at 419 Sheridan Road would remain, and the existing pool and pool storage building at 429 Sheridan Road would also remain. As represented in the attached application materials, the Applicant intends to install extensive landscaping, which includes an open pergola and a shed to house the boiler for the snow melt system for the driveway.

The Applicant intends to maintain the three existing driveway entrances on the proposed consolidated lot. Currently, 419 Sheridan Road has a circular driveway with two entrances on Sheridan Road and 429 Sheridan Road has one driveway entrance on Sheridan Road. Village Code allows a maximum of two driveway access points on a lot, therefore the Village Council will consider the Applicants request to maintain the three existing driveway entrances at the time the consolidation request is considered.

An excerpt of the proposed site plan is provided below in Figure 2 and an excerpt of the proposed 419 & 429 Sheridan Consolidation plat is provided in Figure 4 on page 4.

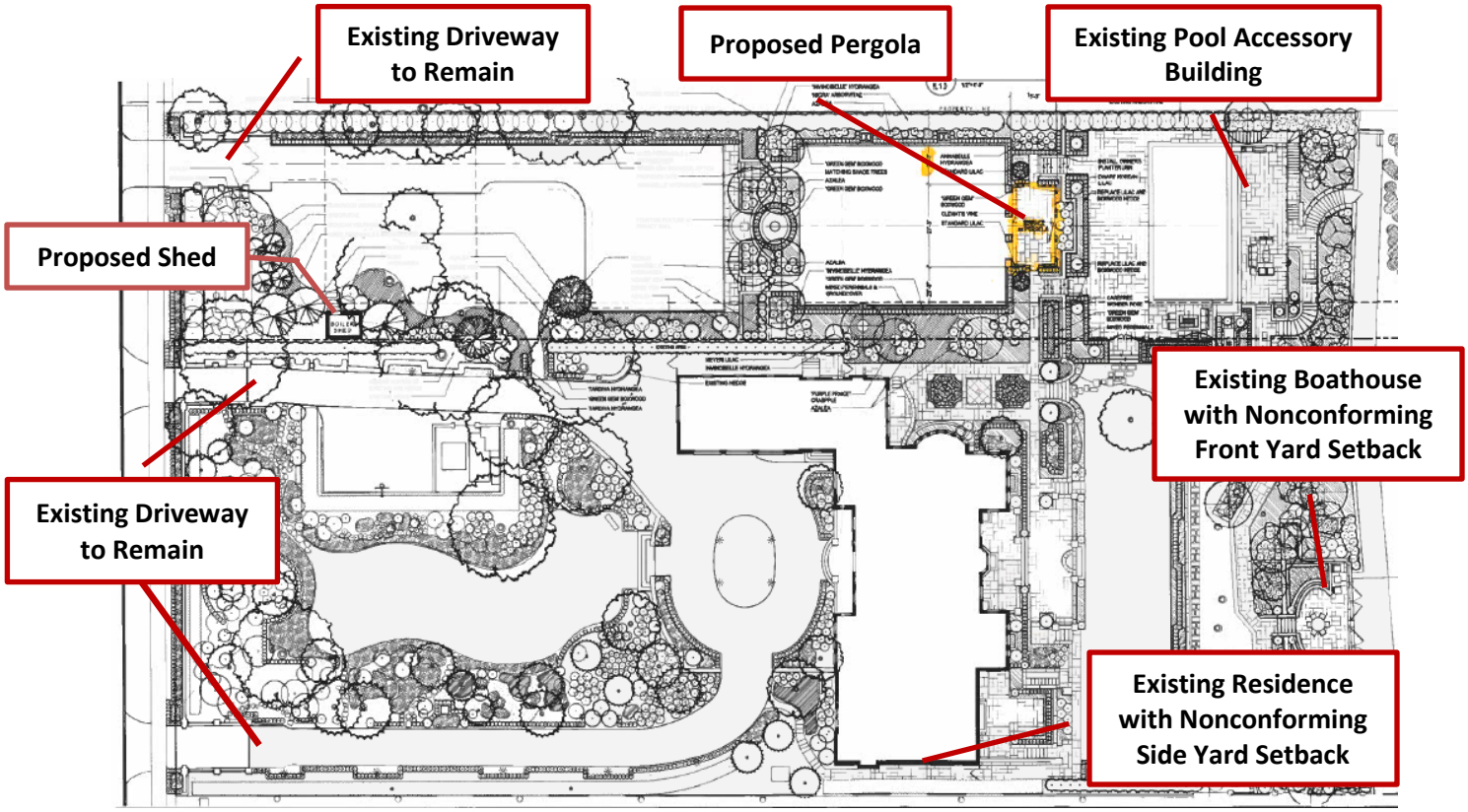



**Figure 2 – Excerpt of Site Plan**

**Figure 3 – Proposed subdivision (map view)**

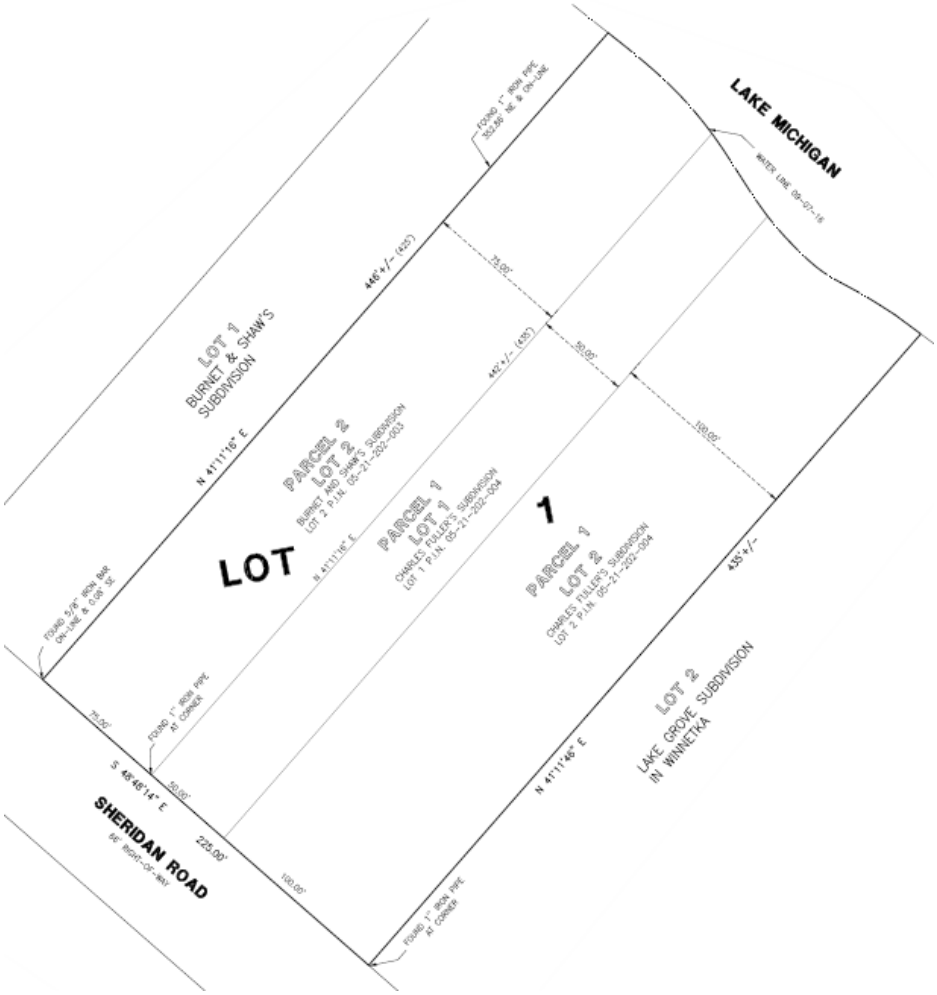



**Figure 4 – Excerpt of Proposed 419 & 429 Sheridan Consolidation Plat**

**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, wider 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.

**<u>Residential Zoning Hierarchy</u>**

A comparison of the Village's five different residential zoning classifications (Table 1 on the following page) 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.

**<u>Surrounding Zoning</u>**

Neighboring lots on the east side of Sheridan Road are similarly zoned for larger lot sizes called for in the R-2 zoning district (minimum lot area of 24,000 square feet). Lots on the west side of Sheridan Road have been laid out at a smaller size, and are zoned R-4 Single Family Residential allowing for smaller lot sizes (minimum lot area of 12,600 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 419 & 429 Sheridan Consolidation **fully complies** with minimum lot area, lot width and lot depth requirements as summarized in Table 2 on the following page. Items highlighted in RED are items of zoning noncompliance with the existing lots. The proposed 419 & 429 Sheridan Consolidation would eliminate the existing zoning nonconformity (minimum lot width).

| ***Table 2.*** ***R-2 Zoning Standards*** | | ***Proposed Consolidated lot*** | ***Existing 419 Sheridan Lot*** | ***Existing 421 Sheridan Lot*** |
|---|---|---|---|---|
| **Minimum Lot Area (Interior lot)** | 24,000 square feet | 98,149 sq. ft. COMPLIES | 64,716 sq. ft. COMPLIES | 33,433 sq. ft. COMPLIES |
| **Minimum Lot Width (average)** | 100 feet | 220 feet COMPLIES | 146 feet COMPLIES | 77 feet NONCOMPLIANT (23% variation) |
| **Minimum Lot Width (at front street line)** | 20 feet | 225 feet | 150 feet COMPLIES | 75 feet COMPLIES |
| **Minimum Lot Depth** | 200 ft. | 435 feet COMPLIES | 435 feet COMPLIES | 442 feet COMPLIES |
| **Minimum Rectangular Area within Lot Boundaries** | 60' x 181.5' | COMPLIES | COMPLIES | COMPLIES |

**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 419 & 429 Sheridan Consolidation is summarized in Table 3 on page 8, indicating the extent to which the proposed consolidated lot complies with (or falls short of) zoning standards. Items highlighted (in yellow) in Table 3 indicate the creation of a zoning nonconformity.

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 100 feet or more the minimum required side yard setback is 12 feet and the total of the two side yards must be at least 30% of the average lot width.

Newly created zoning nonconformity (zoning variation required) – The proposed consolidation has the effect of increasing the average lot width to 220.06 feet, resulting in an increase in the required total side yard setbacks to 66.02 feet. **As a result, the proposed consolidated lot renders the existing 419 Sheridan Road residence (which is setback 10.32 feet from the south property line) along with the existing pool accessory building on the 429 Sheridan Road parcel (which is setback 13.1 feet from the north property line), nonconforming with the new total side yard requirement of 66.02 feet. The existing improvements providing total side yards of 23.42 feet, is deficient with the new requirement**

**by 42.6 feet or 64.52%.** The Subdivision standard for variations states "Whenever the land to be subdivided is of such unusual size or shape or is surrounded by such development or unusual conditions that the strict application of this section [of the Subdivision Code] would result in real difficulties and substantial hardships or injustices, the Plan Commission may vary or modify such requirements so that the owner is allow to develop the land in a reasonable manner; provided that, public health, safety, welfare and convenience are protected."

**COMPLIANCE WITH SUBDIVISION CODE STANDARDS**

Pre-existing zoning nonconformity (finding of No Material Increased Adverse Impact required) – Table 3 also highlights (blue) two existing zoning nonconformities **that will remain** on the consolidated lot. The existing residence at 419 Sheridan Road has a nonconforming south side yard setback and the existing boat house at 419 Sheridan Road has a nonconforming front yard setback from the water's edge, due to the increase in the water level since the boathouse was built in 2013. 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, Table 3 highlights (green) two existing zoning nonconformities **that would be eliminated** with the proposed consolidation. The existing improvements at 419 Sheridan Road currently exceed the maximum permitted gross floor area. This nonconformity has been created by the change in the level of Lake Michigan since the last construction project in 2013. Lot area for lakefront properties is measured to the water's edge; therefore, the lot area can change over the course of a few years rendering improvements that once complied with the zoning regulations nonconforming. That is the case with 419 Sheridan Road. Similarly, the existing impermeable lot coverage at 429 Sheridan exceeds the maximum permitted impermeable lot coverage (ILC). When the pool and pool accessory building were constructed in 2014, the improvements complied with all zoning requirements. However, since the lot area has decreased due to the rise in the level of Lake Michigan, the permitted ILC has decreased rendering the existing improvements nonconforming with respect to the permitted ILC. **The proposed 419 & 429 Sheridan Consolidation would eliminate both of these existing nonconformities.**

**STORMWATER**

The proposed subdivision consists of consolidating two lots into a single larger lot. As previously mentioned, plans call for the demolition of the existing residence at 429 Sheridan Road, as well as the construction of an open pergola, a shed, measuring approximately 105 square feet, and landscaping, which includes stone paving. These future improvements, along with any other pavements, will be evaluated by Village Engineering staff for compliance with the Village stormwater regulations upon submittal of the permits necessary for such improvements.

| Table 3 – Zoning setback requirements and building size limitations | | *Proposed Consolidated Lot* | *Existing Lot (419 Sheridan Rd) (applicant's primary residence –to remain)* | *Existing Lot (429 Sheridan Rd) (residence to be torn down)* |
|---|---|---|---|---|
| SETBACK REQUIREMENTS | Minimum Required Front Yard Setback | 50 feet | 50 feet | 50 feet |
| | Minimum front yard provided by existing structures | Complies | 166.52 feet | 198.68 feet |
| | Minimum Required Lake Front Setback | 50 feet | 50 feet | 50 feet |
| | Minimum lake front setback provided by existing structures | 37 feet EXISTING NONCONFORMITY | 37 feet EXISTING NONCONFORMITY | Complies |
| | Minimum Required Side Yard | 12 feet | 12 feet | 7.7 feet |
| | Minimum side yard provided by existing structures | 10.32 feet EXISTING NONCONFORMITY | 10.32 feet EXISTING NONCONFORMITY | 7.99 feet |
| | Minimum Total Required Side Yards | 66.02 feet | 43.8 feet | 19.25 feet |
| | Total side yards provided by existing structures | 23.42 feet VARIATION OF 42.6 FEET (64.52%) | 22.33 feet EXISTING NONCONFORMITY | 20.13 feet |
| ALLOWABLE BUILDING SIZE | Maximum Allowed Gross Floor Area (GFA) | 24,389 sq. ft. | 16,699 sq. ft. | 9,504 sq. ft. |
| | GFA provided by existing structures | 18,716.58 sq. ft. | 17,775.45 sq.ft. EXISTING NONCONFORMING | 5,955.88 sq. ft. |
| | Maximum Allowed Roofed Lot Coverage (RLC) (25% of lot area) | 24,537.25 sq. ft. | 16,179 sq. ft. | 8,358 sq. ft. |
| | RLC provided by existing structures | 9,192.85 sq. ft. | 8,187.73 sq. ft. | 3,586.86 sq. ft. |
| | Maximum Allowed Impermeable Lot Coverage (ILC) (50% of lot area) | 49,074.5 sq. ft. | 32,358 sq. ft. | 16,716.5 sq. ft. |
| | ILC provided by existing structures | 38,108.85 sq. ft. | 24,851.06 sq. ft. | 16,789.53 sq. ft. EXISTING NONCONFORMING |

**CURRENT CONSIDERATION BY PLAN COMMISSION**

Previously, resubdivisions that also required relief from the Zoning Ordinance went through a two-step review process where the Village Council would adopt an ordinance approving a preliminary plat of subdivision and the related variation(s) prior to the Plan Commission considering a final plat. However,

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 Public Works and Water & Electric Departments are not requesting any utility easements. The Public Works Department has noted that the request to allow three driveways on one lot will be considered by the Village Council as part of the plat of consolidation. The proposed consolation requires elimination of one water service and one electric service. It is the Applicant's decision as to which service to maintain. The Water & Electric Department is working with the Applicant to help him determine which services to eliminate.

PLAT FORMATTING – SIGNATURE BLOCKS

State of Illinois subdivision standards require that any subdivision bordering on a State highway receive approval from the Illinois Department of Transportation (IDOT) as it relates to access to such subdivisions. This requirement is established to allow IDOT to evaluate the means for access provided to or from such subdivisions via State highways, and is particularly suited to large developments with potential for substantial increases in traffic volume.

In addition, subdivision plats bordering on public waterways such as Lake Michigan are required to receive approval from the Illinois Department of Natural Resources (IDNR), inasmuch as such plats are representing a boundary between public and private property.

Signature blocks for IDOT and IDNR approval are affixed to the Final Plat. As both 419 Sheridan Road and 429 Sheridan Road are owned by a trust, the Owner's Certificate shall be in the applicable format and provided for both 419 Sheridan Road and 429 Sheridan Road. Additionally, the signature block for the Community Development Department shall be removed. The Applicant is in the process of addressing these minor issues.

**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 419 & 429 Sheridan Consolidation Final Plat consolidating 419 Sheridan Road and 429 Sheridan Road into a single Lot of Record, which requires a zoning variation to allow total side yards of 23.42 feet, whereas a minimum of 66.02 feet is required, meets the Subdivision Code standards for approving such a final plat and associated variation; 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 419 Sheridan Road parcel:

    a. The existing boathouse observes a front yard setback from the water's edge of 37 feet, versus the required minimum front yard setback of 50 feet;

    b. The existing residence observes a minimum side yard setback from the south

property line of 10.32 feet, versus the minimum required side yard setback of 12 feet.

Based upon these findings, the Plan Commission **recommends [does not recommend**] that the proposed 419 & 429 Sheridan Consolidation with the requested variations be approved subject to the following conditions:

1. All necessary signature blocks be provided in a format acceptable to the Village Attorney;
2. Village Council approval of the Applicant's request to allow three driveways on the newly created lot; and
3. The Final Plat of consolidation be approved by both the Illinois Department of Transportation and Illinois Department of Natural Resources prior to recording of the Final Plat.

**ATTACHMENTS**

Attachment A: Application Materials
Attachment B: Proposed Plat of Consolidation (419 & 429 Sheridan Consolidation)
Attachment C: Plat of Survey of existing improvements (419 Sheridan Road)
Attachment D: Plat of Survey of existing improvements (429 Sheridan Road)

**ATTACHMENT A**

KZ-2019-809 $935.00

Village of Winnetka
SUBDIVISION/CONSOLIDATION APPLICATION

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

# SUBDIVISION APPLICATION

Case No. 19-29-SD

**Property Information**

Site Address: 419, 429 SHERIDAN ROAD WINNETKA IL 60093

Parcel Identification Number(s) (PIN): 05-21-202-004-0000

**Property Owner Information**

Name: MUNEER SATTER

Primary Contact: DEANNA | CORTNEY

Address: SHERIDAN ROAD

City, State, Zip: WINNETKA IL 60093

Phone No. 847 680 8800

Email: DBINEK@BOLINI.COM

Date owner acquired property: 4/11/02

**Surveyor Information**

Company Name: GREENGARD INC

Primary Contact: DEANNA | CORTNEY

Address: 111 BARCLAY BLVD SUITE 310

City, State, Zip: LINCOLNSHIRE IL 60069

Phone No. 847 680 8800

Email: DBINEK@BOLINI.COM

**Architect Information**

Name:

Primary Contact:

Address:

City, State, ZIP:

Phone No.

Email:

**Attorney Information**

Name:

Primary Contact:

Address:

City, State, Zip:

Phone No.

Email:

Property Owner Signature: [redacted] Date: 8/30/19

RECEIVED
AUG 20 2019
BY:

Boilini Company

RECEIVED
AUG 20 2019
BY:

**Village of Winnetka**
**Department of Community Development**

**RE: Proposed Consolidation for 419 and 429 Sheridan Road**

At the request of the property owner, we are proposing the consolidation of 419 and 429 Sheridan rd. Winnetka for the following reasons:

- Remove the house on 429 Sheridan,
- Add extensive landscape to the lot and install several garden elements including a garden wall and fountain that meets the existing zoning for the new lot.

The new lot will be 225'wide by (on average) 435'. The owner would like to add an open trellis structure that would encroach on the new setback for the north side lot (24' FROM NORTH PROPERTY LINE). The current drive would be retained in the same shape with a granite paver added to match the drive at 419 Sheridan with a snow melt system. The boiler for the snow melt would be housed in a shed (12'2" x 8'8")at least 50' from the front lot line and meet any new side yard setback.

Existing pool and bathrooms to remain on new lot. Front wall and gate structure to remain that match the Historical design on 429 Sheridan.

Sincerely,

Patrick Boilini
Boilini Company

342 N 4th. Street Libertyville, Il. 60048 Tel (847) 680-8800 Fax (847) 680-8898 WWW. boilini.com

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

# ZONING VARIATION APPLICATION

Case No. 19-29-SD

**Property Information**

Site Address: SHERIDAN ROAD WINNETKA IL 60093

**Owner Information**

Name: MUNEER SATTER

Primary Contract: DEANNA/CORTNEY

Address: SHERIDAN ROAD

Phone No. 847-680-8800

City, State, ZIP: WINNETKA IL 60093

Email: DBINEK@BOILINI.COM

Date property acquired by owner: 4/11/02

**Architect Information**

Name:

Primary Contact:

Address:

City, State, ZIP:

Phone No.

Email:

**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):

Property Owner Signature: [redacted]

Date: 8/30/19

RECEIVED
AUG 20 2019
BY:

October 2, 2019

Village of Winnetka, Ill.
Department of Community Development
Zoning Variation Application

# STANDARDS FOR GRANTING OF ZONING VARIATION

Property Address Requesting Variance: 429 Sheridan Road

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by regulations in that district.

   *The current condition of the existing residence would require it to be removed and a new structure added which would lead to an estimate value over the appraised value of this size property.*

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

   *The property is adjacent to an architectural historic site, 419 Sheridan Road. The Improvements at 429 Sheridan compliment the existing historic aesthetic*.

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

   *The property is enclosed by landscape vegetation and will not alter the character of the locality. Rather improve upon existing conditions.*

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

   *The garden pergola is located away from the north property line by 24 feet and the open structure design of the pergola will not impair natural elements of the adjacent properties.*

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

   *The removal of the house and the increased access to the primary residence at 419 Sheridan will lower the risk of fire.*

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

   *The garden design will enhance the look of and value of the property.*

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

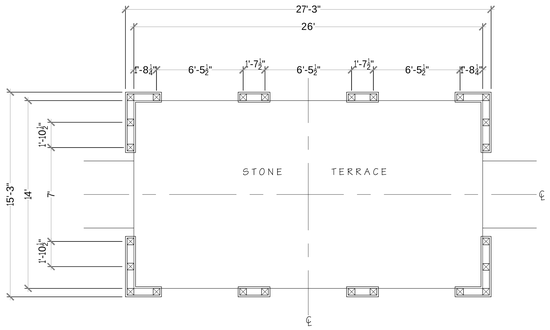
   *There should not be any congestion with regards to the public street. The garden pergola will be screened from view by landscape vegetation. The ability to park service vehicles on site vs. on the street will benefit the whole neighborhood.*

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

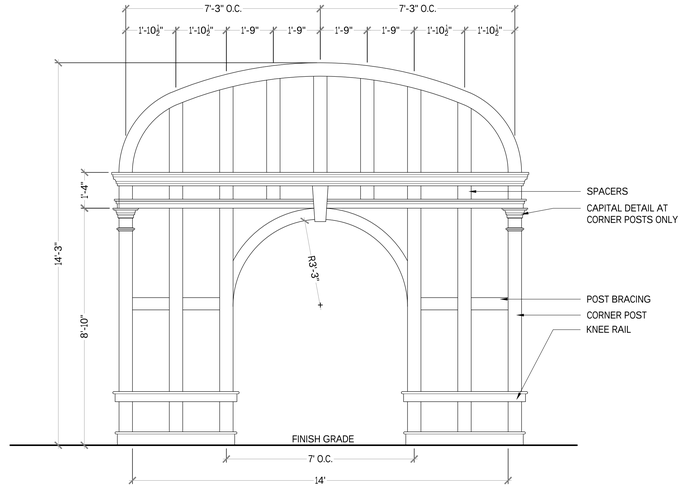
   *This garden pergola is a structure for private and personal use by the homeowner. With no use of the garden by the public the points of concern mentioned will not be impaired.*

This plan is conceptual; all dimensions are to be verified. Materials are represented in their future condition in a more mature state. All designs and ideas contained in these drawings are not to be used as final construction documents by other than MARIANI ENTERPRISES, INC. They are the sole property of MARIANI ENTERPRISES, INC. and are not to be duplicated or put to bid without express written consent. Graphic representations are for illustrative purposes; field adjustments may be made during installation in keeping with the design intent.

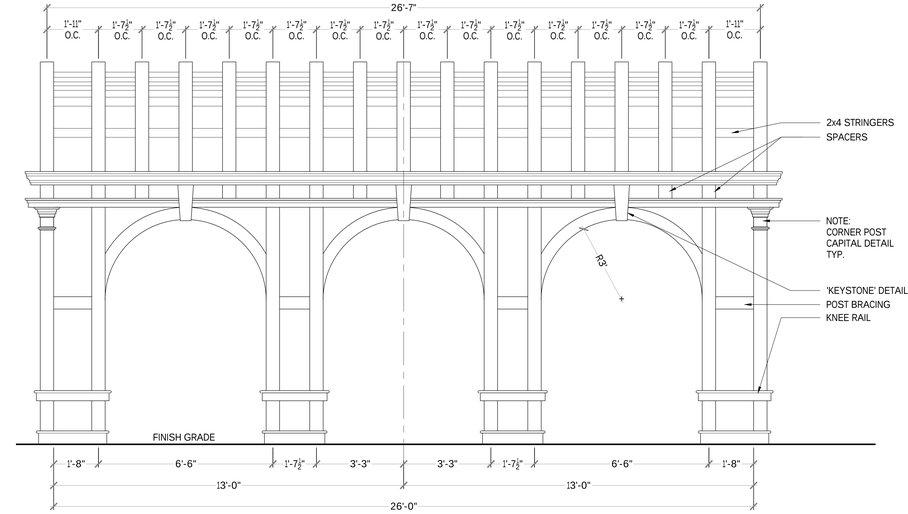
10/2/2019 J:\01 Projects\2018\SAT18064\03 Concept\Satter 2019-10-01.dwg



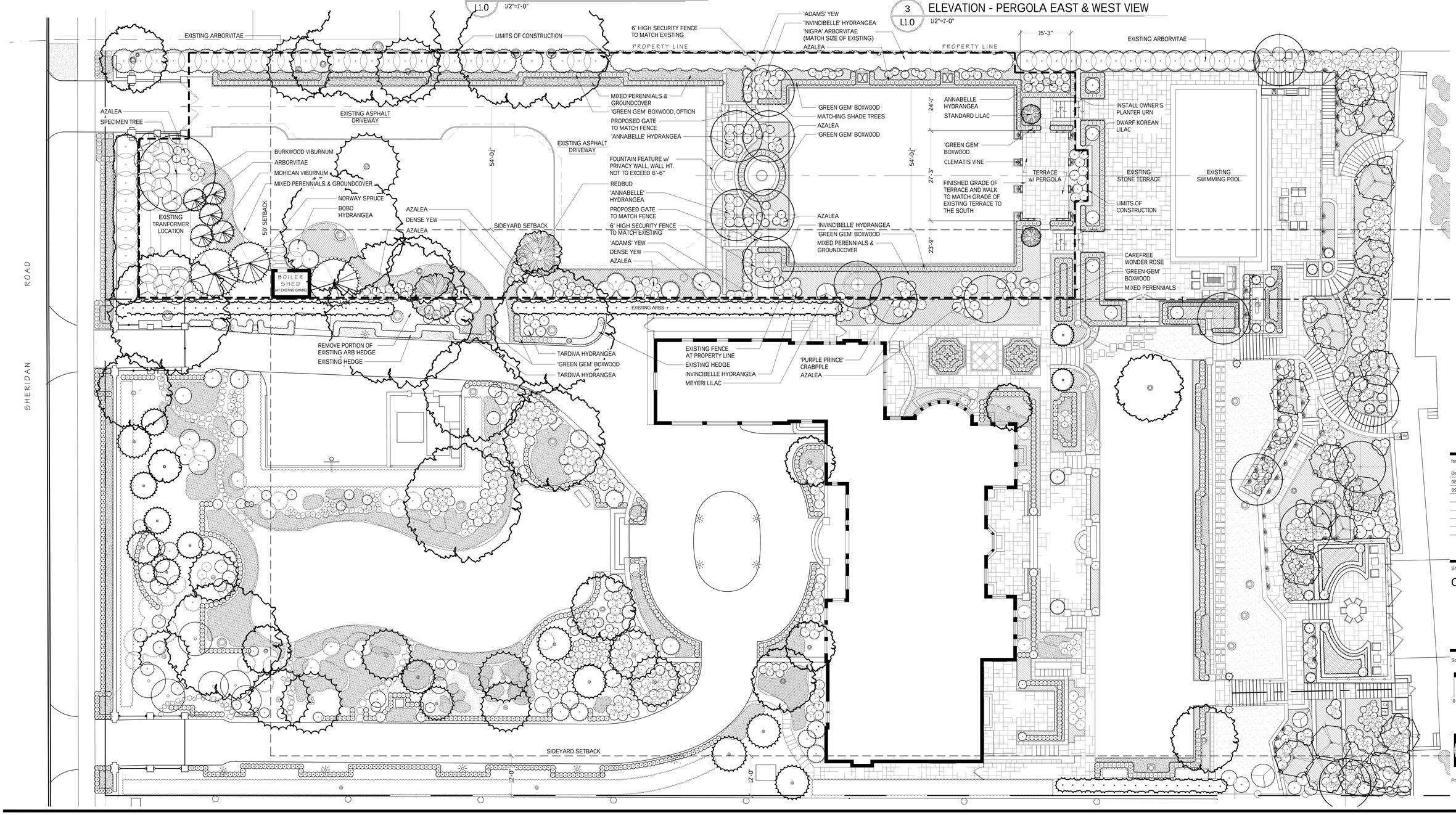

1 L1.0 PLAN VIEW - PERGOLA POST LOCATION
1/4"=1'-0"




2 L1.0 ELEVATION - NORTH & SOUTH VIEW
1/2"=1'-0"




3 L1.0 ELEVATION - PERGOLA EAST & WEST VIEW
1/2"=1'-0"




300 Rockland Road Lake Bluff, Illinois 60044
Phone: 847.234.2172 Fax: 847.234.2754
mariani landscape

Project:

# The Satter Residence

419 Sheridan Road
Winnetka, IL

Issued: July 22, 2013

| Date: | Description: | By: |
|---|---|---|
| 08-02-2019 | | ML |
| 09-30-2019 | | ML |

DM SF

Sheet Title:

## Overall Site Plan

Scale: 1"=10'-0"

0 5' 10' 20' 30'

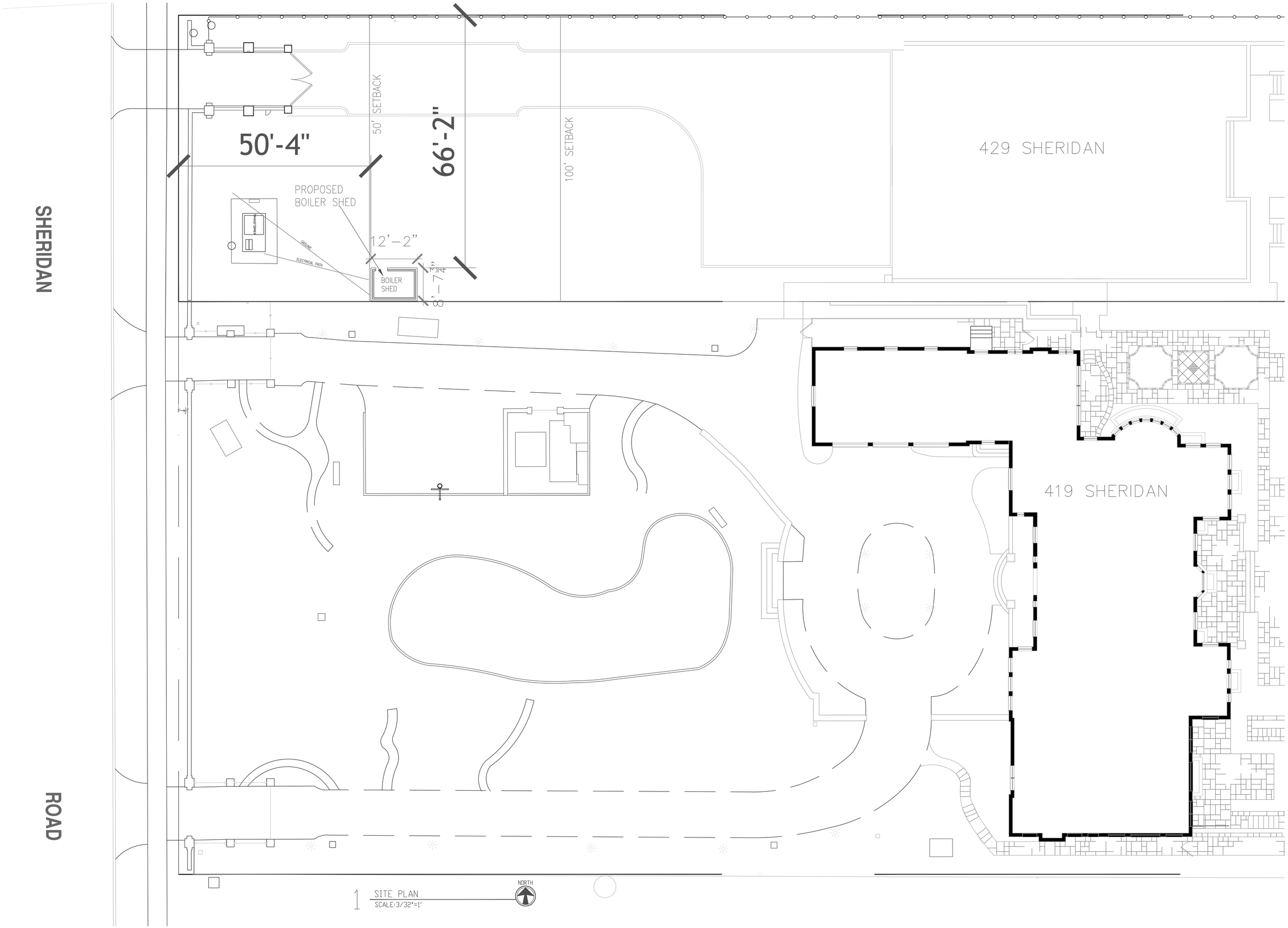
Sheet No:

L1-0

Project No: SAT13006

# SATTER RESIDENCE

MARIANI




1 SITE PLAN
SCALE: 3/32"=1'


BOILINI COMPANY, INC.
Pool & Spa Construction
342 N. Fourth Street
Libertyville, Illinois 60048
847.680.8800
Fax: 847.680.8898
www.boilini.com


PROJECT NAME:
SATTER

DESCRIPTION:
SNOW MELT BOILER SHED

ADDRESS:
429 SHERIDAN
WINNETKA IL

CLIENT:

THIS SEAL APPLIES TO THE FOLLOWING DOCUMENTS

SHEET NUMBER: C-1 THRU C-3

ALL DOCUMENTS UNDER THIS STAMP BEAR THE SAME ISSUE DATE AS THE SEALED COPY.

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, CONFORM TO THE APPLICABLE CODES AND ORDINANCES OF CHICAGO, ILLINOIS.

CHRISTOPHER C. COSS DATE

LICENSE EXPIRES 11-30-14

THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A SCALE DIFFERENT THAN ORIGINALLY DRAWN. OWNER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR USE OF INCORRECT SCALE.

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS. DO NOT SCALE DRAWINGS.

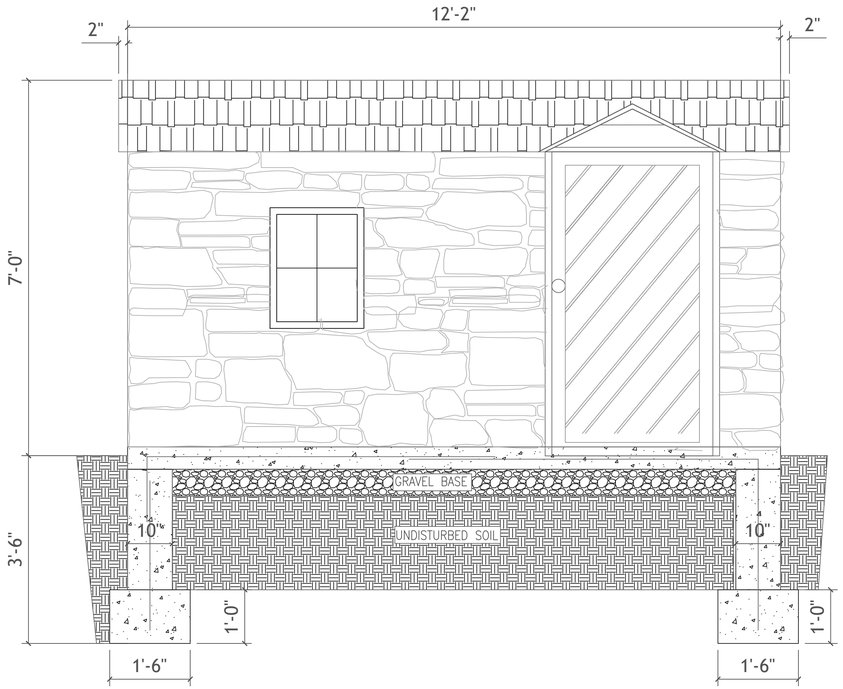
Previous Issues Date

| | |
|---|---|
| Date | 09/26-19 |
| Drawn By | XX |
| Checked By | XX |

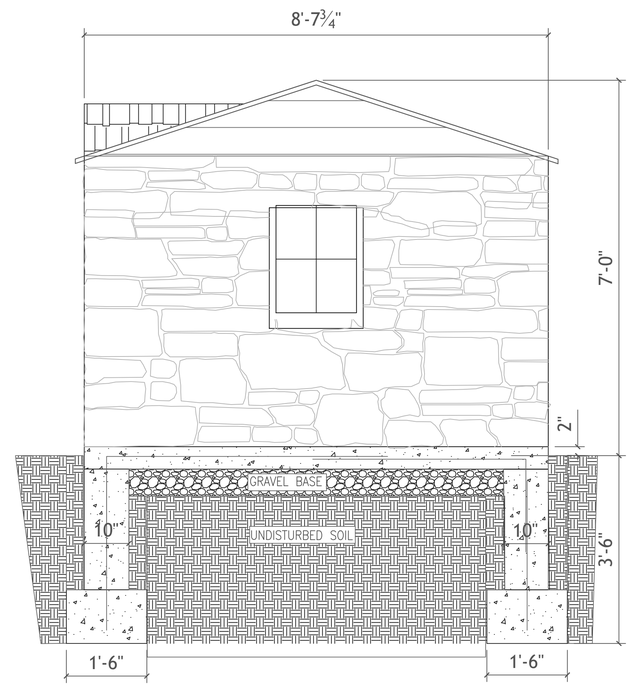
Sheet:

C-1

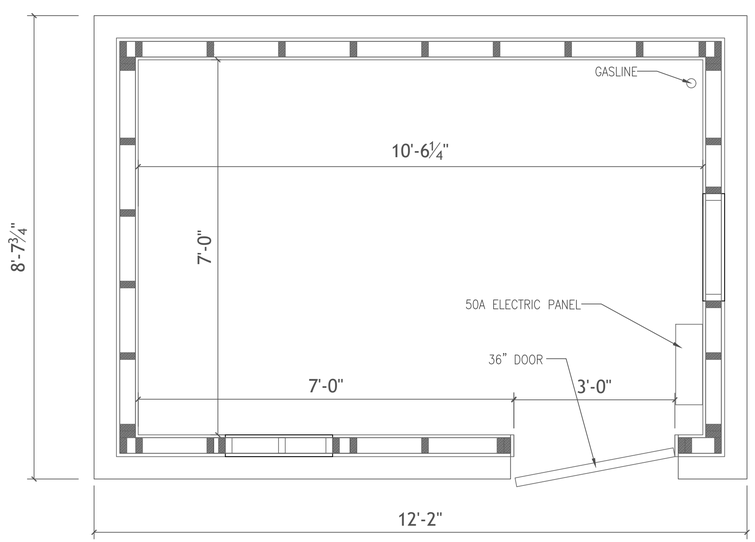
01 of 01



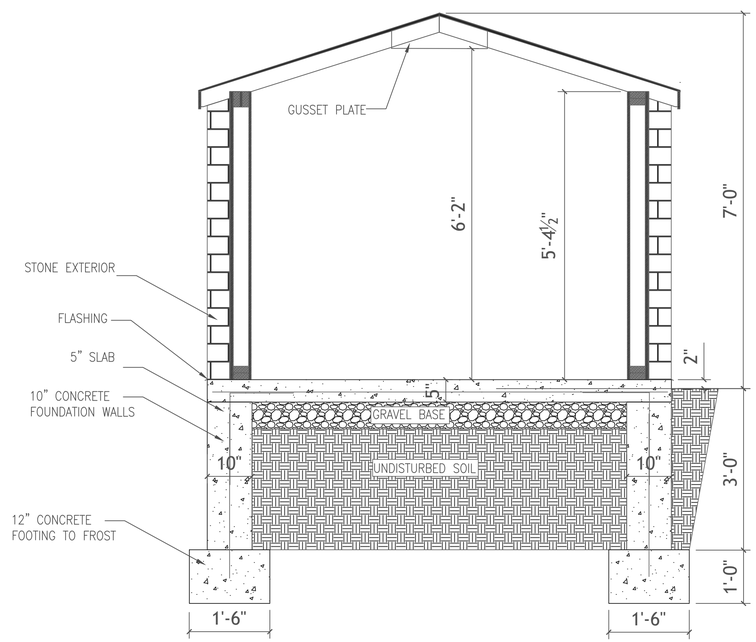

1 SECTION
SCALE:3/4" = 1'-0"




2 SECTION
SCALE:3/4" = 1'-0"




3 PLAN
SCALE:3/4" = 1'-0"




4 SECTION DETAIL
SCALE:3/4 = 1'-0"

# NOTES:

FLAT CEILING STRUCTURE W/ SIMPLE TRUSS ROOF STRUCTURE

PROVIDE PROPER VENTILATION FOR SNOW MELT BOILER

PROVIDE DOOR / WINDOW SIZED AND LOCATED PER PLAN

2X4 WOOD FRAMING @ 16" O.C. W/ 3/4" OSB SHEATHING @ ALL EXTERIOR WALLS & WATER RESISTANT GYPSUM BOARD AT INTERIOR. STONE SIDING EXP. TO MATCH FINISH ON EXIST. RES.

5" THICK SLAB/w 3500 PSI & #10 MESH 6"x 6"

10" THICK FOUNDATION & 12" THICK FOOTING 3500 PSI & #5 BAR 18" O.C.E.W.


BOILINI COMPANY, INC.
Pool & Spa Construction
342 N. Fourth Street
Libertyville, Illinois 60048
847.680.8800
Fax: 847.680.8898
www.boilini.com


PROJECT NAME:
SATTER

DESCRIPTION:
SNOW MELT BOILER SHED

ADDRESS:
429 SHERIDAN
WINNETKA IL

CLIENT:

THIS SEAL APPLIES TO THE FOLLOWING DOCUMENTS

SHEET NUMBER: C-1 THRU C-3

ALL DOCUMENTS UNDER THIS STAMP BEAR THE SAME ISSUE DATE AS THE SEALED COPY.

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, CONFORM TO THE APPLICABLE CODES AND ORDINANCES OF CHICAGO, ILLINOIS.

CHRISTOPHER C. COSS DATE

LICENSE EXPIRES 11-30-14


THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A SCALE DIFFERENT THAN ORIGINALLY DRAWN. OWNER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR USE OF INCORRECT SCALE.


CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS. DO NOT SCALE DRAWINGS.

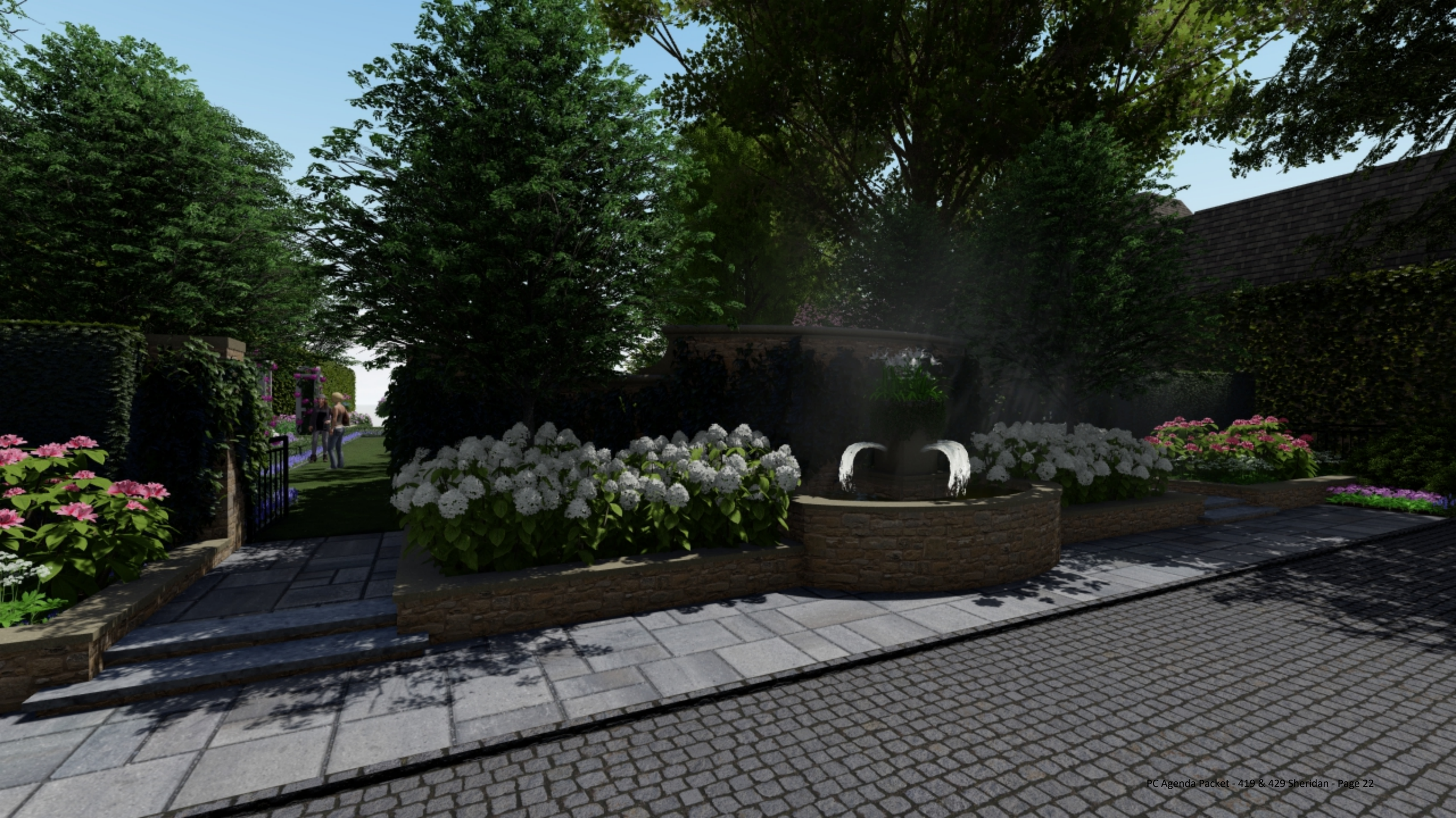
| | | |
|---|---|---|
| Date | REV A | 10/01/19 |
| Previous Issues | | Date |

| | |
|---|---|
| Date | 09/26/19 |
| Drawn By | XX |
| Checked By | XX |

Sheet:

C-2

01 of 03

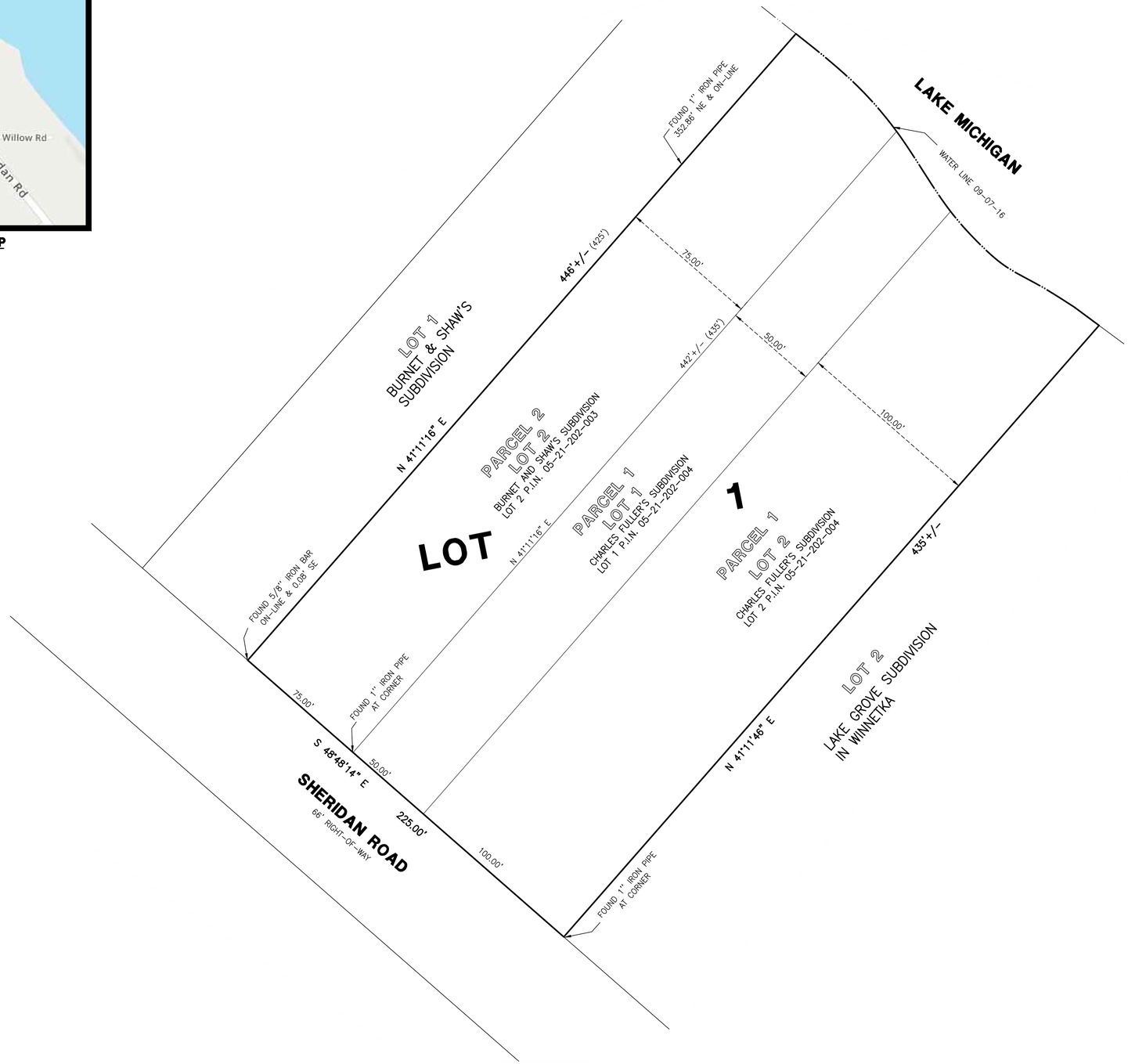


FINAL PLAT

# 419 & 429 SHERIDAN CONSOLIDATION

BEING A CONSOLIDATION OF LOTS 1 AND 2 IN CHARLES FULLER'S SUBDIVISION AND LOT 2 IN BURNET AND SHAW'S SUBDIVISION BOTH IN THE NORTHEAST FRACTIONAL QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**LOCATION MAP**
NOT TO SCALE




GRAPHIC SCALE
30 0 15 30 60 120
( IN FEET )
1 inch = 30 ft.

CURRENT P.I.N. NUMBERS
PARCEL 1—P.I.N. 05-21-202-004-0000
PARCEL 2—P.I.N. 05-21-202-005-0000

SEND FUTURE TAX BILL TO:
_____
_____
_____

SUBMITTED BY AND RETURN PLAT TO:
VILLAGE OF WINNETKA
COMMUNITY DEVELOPMENT DEPARTMENT
510 GREEN BAY ROAD, WINNETKA, ILLINOIS 60093

SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTIONS, CERTIFICATES AND PROVISIONS

SURVEYORS NOTES:
1. THE BEARINGS SHOWN ON THIS PLAT ARE ON AN ASSUMED BASIS.
2. THIS PLAT OF RESUBDIVISION IS BASED UPON A BOUNDARY SURVEY SIGNED BY GREENGARD INC. ON SEPTEMBER 29, 2016.
3. EXISTING IMPROVEMENTS NOT SHOWN.
4. THERE ARE ADDITIONAL EXISTING EASEMENTS ON THE PROPERTY THAT ARE NOT SHOWN HEREON. COPIES OF SAID EASEMENTS COULD NOT BE FURNISHED.

GENERAL NOTES:
1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.

| DRAWN BY: | DATE: | REVISIONS | DRAWN BY: | DATE: | REVISIONS |
|---|---|---|---|---|---|
| JS | 08-14-19 | ADDED MORTGAGE CERTIFICATE | | | |

| | DATE: |
|---|---|
| DESIGNED BY: AN | 08-07-19 |
| CHECKED BY: JRS | 08-07-19 |
| APPROVED BY: | |

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

SCALE: 1"=30'
DRAWING No. 59048
SHEET 1 OF 2

419 & 429 SHERIDAN ROAD – WINNETKA, IL.

PLAT OF CONSOLIDATION

Drawing File: J:\59048-01\Dwg\Survey\59048-PC-01.dwg July 16,2019-8:32am

FINAL PLAT

# 419 & 429 SHERIDAN CONSOLIDATION

BEING A CONSOLIDATION OF LOTS 1 AND 2 IN CHARLES FULLER'S SUBDIVISION AND LOT 2 IN BURNET AND SHAW'S SUBDIVISION BOTH IN THE NORTHEAST FRACTIONAL QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF _____ } SS

THIS IS TO CERTIFY THAT _____
_____
_____
IS THE OWNER OF THE PROPERTY DESCRIBED HEREON 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.

THIS IS TO ALSO CERTIFY THAT AS OWNER OF THE PROPERTY DESCRIBED AS CS LAKESIDE CONSOLIDATION AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICTS IN WHICH EACH OF THE FOLLOWING LOTS LIE.

| SCHOOL DISTRICTS | LOT NUMBERS |
|---|---|
| ELEMENTARY SCHOOL DISTRICT NO. 36<br>NEW TRIER TOWNSHIP HIGH SCHOOL DISTRICT NO. 203 | ALL LOTS |

DATED THIS _____ DAY OF _____, A.D. 20_____.

_____
SIGNED

_____
TITLE

_____
ATTEST:

_____
TITLE

NOTARY CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF _____ } SS

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY, THAT _____ AND _____ ON BEHALF OF CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE UNDER OF TRUST AGREEMENT DATED FEBRUARY 13, 2018 AND KNOWN AS TRUST NUMBER 800237715, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS/HER FREE AND VOLUNTARY ACT AND THE FREE AND VOLUNTARY ACT OF SAID TRUST, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL
THIS _____ DAY OF _____, A.D. 20____.

_____
NOTARY PUBLIC

_____
PRINT NAME

MY COMMISSION EXPIRES ON _____, _____, 20_____.

MORTGAGEE CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF _____ } SS

THIS IS TO CERTIFY _____ AS MORTGAGE HOLDER OF THE PROPERTY DESCRIBED HEREON DOES HEREBY CONSENT TO THE SUBDIVISION OF SAID PROPERTY AS SHOWN ON THE PLAT HEREON DRAWN.

_____ AS MORTGAGE HOLDER.

BY:
_____

ATTEST:_____

NOTARY CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF _____ } SS

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT _____ OF THE _____, DID PERSONALLY APPEAR BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN THE HEREON DRAWN PLAT AS THEIR FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND SEAL THIS _____DAY OF _____, A.D. 20____.

_____
NOTARY PUBLIC

IDOT DISTRICT ENGINEER CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF SECTION 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS", AS AMENDED. A PLAN THAT MEETS REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

DATED THIS _____ DAY OF _____A.D. 20____

BY: _____
ANTHONY J. QUIGLEY, P.E.
REGION ONE ENGINEER

ILLINOIS DEPARTMENT OF NATURAL RESOURCES CERTIFICATE OF STATE OF ILLINOIS

APPROVED BY THE DEPARTMENT OF NATURAL RESOURCES OF THE STATE OF ILLINOIS INSOFAR AS THIS CONSOLIDATION PLAT, SHOWING LANDS BORDERING UPON OR INCLUDING PUBLIC WATERS OF THE STATE OF ILLINOIS, RELATES TO THE PROVISIONS OF 615 ICLS 5/7, "AN ACT IN RELATION TO THE REGULATION OF RIVERS, LAKES, AND STREAMS OF THE STATE OF ILLINOIS" APPROVED JUNE 10, 1911, AS AMENDED, REQUIRING REVIEW AND APPROVAL BY SAID DEPARTMENT AS TO THE BOUNDARY LINE BETWEEN PRIVATE INTERESTS AND PUBLIC INTERESTS.

DATED AT SPRINGFIELD, ILLINOIS THIS _____ DAY OF

_____A.D. 20____

APPROVED: _____
DIRECTOR

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____A.D. 20____

BY: _____
VILLAGE ENGINEER

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, _____, VILLAGE COLLECTOR OF THE VILLAGE OF WINNETKA, COOK COUNTY, 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.

DATED THIS _____ DAY OF _____A.D. 20_____.

BY:_____
VILLAGE COLLECTOR

WATER AND ELECTRIC DEPARTMENT CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

APPROVED BY THE DIRECTOR OF WATER AND ELECTRIC DEPARTMENT OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____A.D. 20____

BY: _____
WATER AND ELECTRIC DIRECTOR

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

APPROVED BY THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS
PLAN COMMISSION

DATED THIS _____ DAY OF _____, 20____.

BY: _____
PLAN COMMISSION CHAIRMAN

ATTEST: _____
SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

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

DATED THIS _____ DAY OF _____A.D. 20____

BY: _____
VILLAGE PRESIDENT, WINNETKA, ILLINOIS

ATTEST: _____
CLERK

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

APPROVED BY THE DIRECTOR OF THE COMMUNITY DEVELOPMENT DEPARTMENT OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____A.D. 20____

BY: _____
COMMUNITY DEVELOPMENT DIRECTOR

SURVEYORS CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF LAKE } SS

THIS IS TO STATE THAT WE GREENGARD, INC., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR HAVE SURVEYED AND CONSOLIDATED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:
LOTS 1 AND 2 IN CHARLES FULLERS SUBDIVISION IN THE NORTHEAST FRACTIONAL QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 18, 1906 AS DOCUMENT 3896450 TOGETHER WITH ALL THE RIPARIAN AND SHORE RIGHTS, THEREUNTO BELONGING OR IN ANY WISE APPERTAINING, IN COOK COUNTY, ILLINOIS.

THE PREMISES COMMONLY KNOWN AS:
419 SHERIDAN ROAD, WINNETKA, ILLINOIS 60093
PARCEL AREA = 64,716 SQ.FT. +/– BASED ON WATERLINE
LOCATED ON SEPTEMBER 7, 2016
P.I.N. 05–21–202–004–0000

PARCEL 2:
LOT 2, TOGETHER WITH RIPARIAN RIGHTS AND ACCRETIONS, IN BURNETT AND SHAW'S SUBDIVISION OF PART OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

THE PREMISES COMMONLY KNOWN AS:
419 SHERIDAN ROAD, WINNETKA, ILLINOIS 60093
PARCEL AREA = 33,433 SQ.FT. +/– BASED ON WATERLINE
LOCATED ON SEPTEMBER 7, 2016
P.I.N. 05–21–202–003–0000

ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

THE ABOVE DESCRIBED TRACT IS LOCATED WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD AND ZONE AE, WITH A BASE FLOOD ELEVATION OF 585 FEET (BEACH AREA) AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 17031C0251J, WITH A MAP REVISED DATE OF AUGUST 19, 2008 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS WITHIN THE VILLAGE OF WINNETKA, ILLINOIS, WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE MUNICIPAL CODE, AS HERETOFORE AND HEREAFTER AMENDED.

DATED THIS_____DAY OF_____, A.D. 20 _____.

JOSEPH R. SADOSKI
3316
PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS
LINCOLNSHIRE, ILLINOIS

GREENGARD, INC.
111 BARCLAY BLVD., SUITE 310
LINCOLNSHIRE, ILLINOIS 60069–2906

_____
JOSEPH R. SADOSKI
ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES 11/30/20.

PERMISSION TO RECORD

THE UNDERSIGNED HEREBY AUTHORIZES THE VILLAGE OF WINNETKA AND/OR ITS DESIGNATED AGENTS TO RECORD SAID RESUBDIVISION PLAT WITH THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS ON BEHALF OF THE UNDERSIGNED.

THIS _____ DAY OF _____, A.D._____.

JOSEPH R. SADOSKI
3316
PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS
LINCOLNSHIRE, ILLINOIS

GREENGARD, INC.
111 BARCLAY BLVD., SUITE 310
LINCOLNSHIRE, ILLINOIS 60069–2906

_____
JOSEPH R. SADOSKI
ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES 11/30/20.

| | | | | |
|---|---|---|---|---|
| JS 08–14–19 DRAWN BY: DATE: | ADDED MORTGAGE CERTIFICATE REVISIONS | DRAWN BY: DATE: | REVISIONS | DESIGNED BY: AN DATE: 08–07–19<br>CHECKED BY: JRS DATE: 08–07–19<br>APPROVED BY: DATE: |

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

SCALE: N.A.
DRAWING No. 59048
SHEET 2 OF 2

419 & 429 SHERIDAN ROAD – WINNETKA, IL.

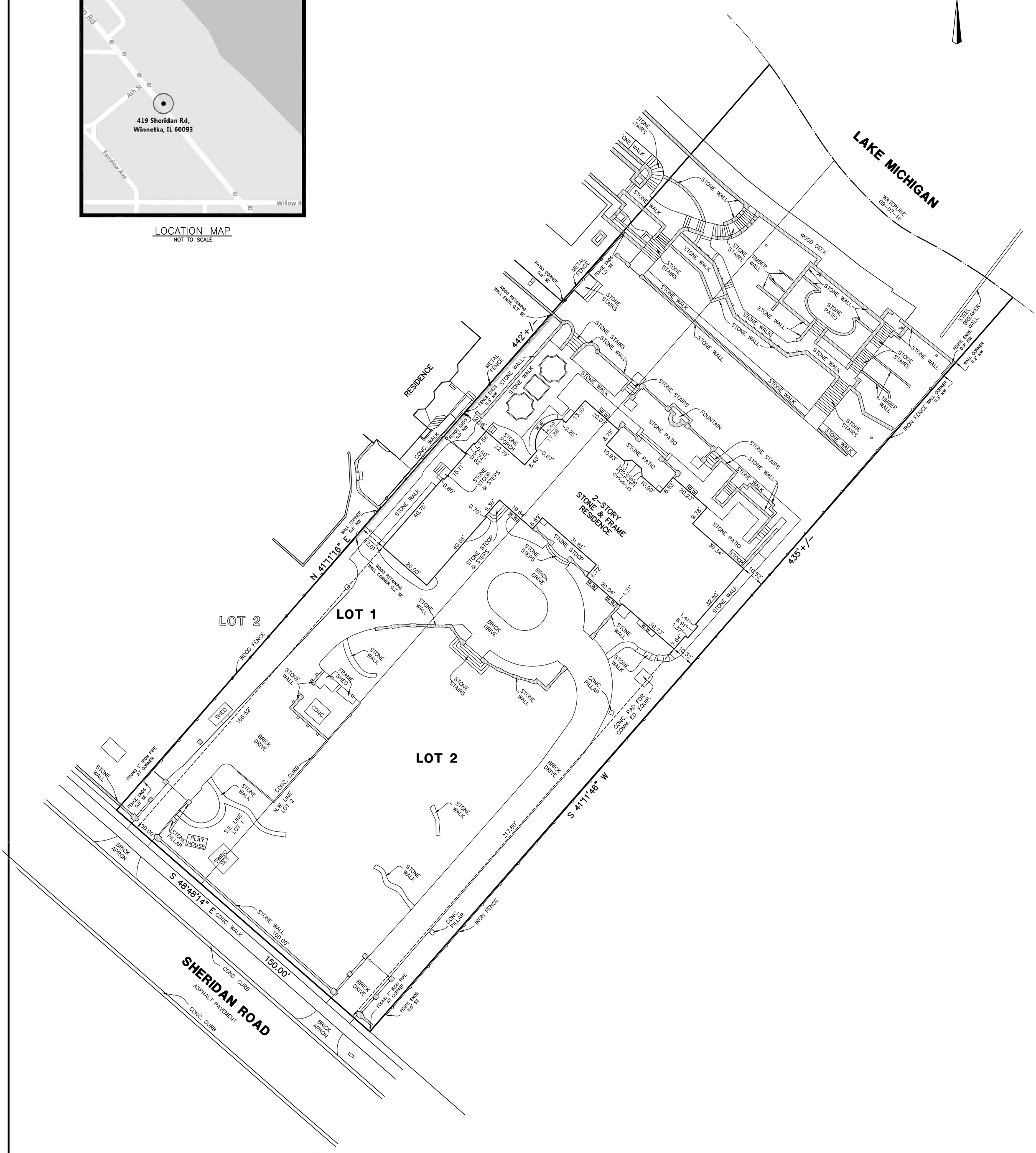
PLAT OF CONSOLIDATION

Drawing File: J:\59048-CS Lake\Survey\59048-PC-FP.dwg Aug 14,2019-12:55pm

# PLAT OF SURVEY

LOTS 1 AND 2 IN CHARLES FULLERS SUBDIVISION IN THE NORTHEAST FRACTIONAL QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 18, 1906 AS DOCUMENT 3896450 TOGETHER WITH ALL THE RIPARIAN AND SHORE RIGHTS, THEREUNTO BELONGING OR IN ANY WISE APPERTAINING, IN COOK COUNTY, ILLINOIS.

LOCATION MAP
NOT TO SCALE




## SURVEYORS NOTES:

1. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
2. ( ) DENOTES RECORD DIMENSION.
3. BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS.
4. ORIGINAL CLIENT– SEILER CONSULTING, LTD.
5. ORIGINAL FIELD WORK COMPLETED– 08–14–14

## GENERAL NOTES:

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

STATE OF ILLINOIS
COUNTY OF LAKE } SS

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

DATED THIS 29TH. DAY OF SEPTEMBER, A.D., 2016.

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

JOSEPH R. SADOSKI
ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES 11/30/16.

JOSEPH R. SADOSKI 3316 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LINCOLNSHIRE, ILLINOIS

| | | | | | |
|---|---|---|---|---|---|
| DRAWN BY: DATE: | REVISIONS | DESIGNED BY: MS DATE: 09–19–16 | GREENGARD, INC. Engineers • Surveyors • Planners 111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069–3615 PHONE: 847–634–3883 FAX: 847–634–0687 E–MAIL: 231@GREENGARDINC.COM ILL. REGISTRATION NO. 184–000995 | SCALE: 1"=20' | 419 SHERIDAN ROAD – WINNETKA, ILLINOIS |
| | | CHECKED BY: JRS DATE: 09–29–16 | | DRAWING No. 59048 | PLAT OF SURVEY |
| | | APPROVED BY: DATE: | | SHEET 1 OF 1 | |

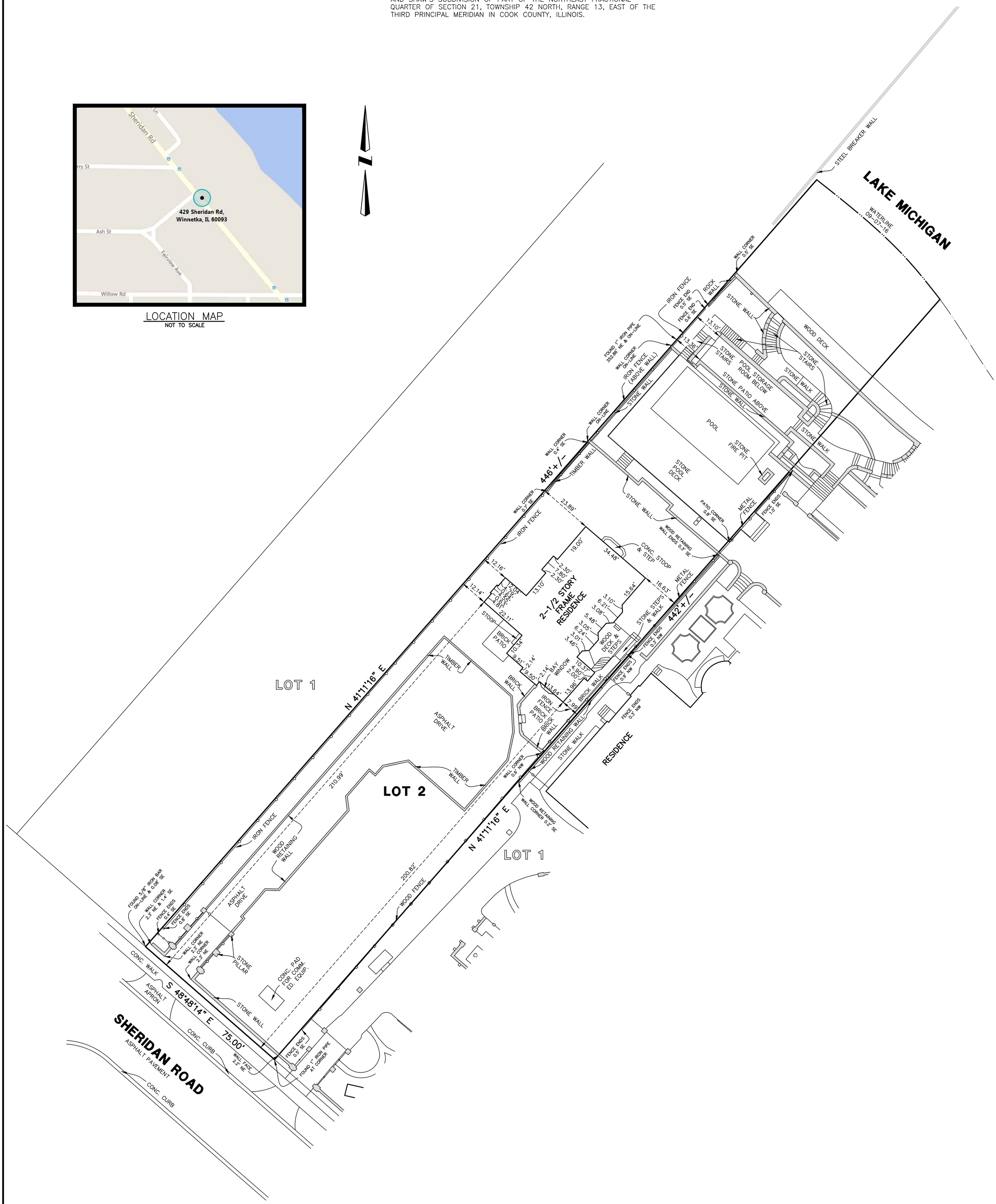
Drawing File: J:\59048-S\dwg\Survey\59048-419 SHERIDAN-PLAT OF SURVEY.dwg Sep 29,2016-5:40pm

# PLAT OF SURVEY

LOT 2, TOGETHER WITH RIPARIAN RIGHTS AND ACCRETIONS, IN BURNETT AND SHAW'S SUBDIVISION OF PART OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.




LOCATION MAP
NOT TO SCALE




## SURVEYORS NOTES:

1. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
2. ( ) DENOTES RECORD DIMENSION.
3. BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS.
4. ORIGINAL CLIENT– SEILER CONSULTING, LTD.
5. ORIGINAL FIELD WORK COMPLETED– 08–14–14

## GENERAL NOTES:

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

STATE OF ILLINOIS } SS
COUNTY OF LAKE

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

DATED THIS 29TH. DAY OF SEPTEMBER, A.D., 2016.

Joseph R Sadoski

JOSEPH R. SADOSKI
ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES 11/30/16.

JOSEPH R. SADOSKI 3316 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LINCOLNSHIRE, ILLINOIS

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

| DRAWN BY: | DATE: | REVISIONS |
|---|---|---|
| JS | 09–27–19 | ADDED TIES TO POOL STORAGE ROOM |
| JS | 09–29–16 | SIGNED SURVEY |

| | | |
|---|---|---|
| DESIGNED BY: MS | DATE: 09–19–16 | |
| CHECKED BY: JRS | DATE: 09–29–16 | |
| APPROVED BY: | DATE: | |

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

| | |
|---|---|
| SCALE: | 1"=20' |
| DRAWING No. | 59048 |
| SHEET | 1 OF 1 |

429 SHERIDAN ROAD – WINNETKA, ILLINOIS

PLAT OF SURVEY

Drawing File: J:\59048-S\dwg\Survey\59048-429 SHERIDAN-PLAT OF SURVEY-R1.dwg Sep 27,2019-10:32am

# MEMORANDUM
## VILLAGE OF WINNETKA
### COMMUNITY DEVELOPMENT DEPARTMENT

**TO:** PLAN COMMISSION

**FROM:** ANN KLAASSEN, SENIOR PLANNER

**DATE:** NOVEMBER 13, 2019

**SUBJECT:** CASE NO. 19-32-SU: 1255 WILLOW ROAD – WINNETKA PRESBYTERIAN CHURCH – SPECIAL USE PERMIT

**INTRODUCTION**

On November 20, 2019, the Plan Commission will conduct a public hearing on an application submitted by Winnetka Presbyterian Church (the "Applicant") as the owner of the property at 1255 Willow Road (the "Subject Property"). The Applicant requests approval of an amendment to an existing Special Use Permit for a church located in the R-5 Single-Family Residential Zoning District. The Applicant is requesting the following relief:

1. Approval of an amendment to an existing **Special Use Permit** to allow the construction of a new plaza along Hibbard Road on the Subject Property.

A sign has been posted on the Subject Property indicating the time and date of the Plan Commission hearing. A mailed notice has been sent to property owners within 250 feet in compliance with the Zoning Ordinance. As of the date of this memo, staff has received five written comments from the public regarding this application. The comments are provided in Attachment E of this report.

As will be discussed later in this report, the Applicant is currently considering options to reduce the amount of additional impermeable lot coverage proposed with the current plan in response to concerns and comments received from members of the Zoning Board of Appeals at its meeting on November 11, 2019.

**PROPERTY DESCRIPTION**

**Comprehensive Plan and Zoning**

The Subject Property, which is approximately 1.93 acres in size, is located at the northeast corner of Willow Road and Hibbard Road and contains an existing church. Figures 1 through 3 on the following pages identify the Subject Property.

The Comprehensive Plan designates the Subject Property as appropriate for "Public/Semi-Public" uses (Attachment A). The property is zoned R-5 Single Family Residential, and it is bordered by R-5 Single Family Residential to the north and east, R-4 Single Family Residential to the south, and R-2 Single Family Residential to the west (represented in Figure 4 later in this report).

In addition to single-family residential uses, the R-5 District allows a limited range of additional uses by Special Use Permit. Allowed Special Uses in the R-5 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-5 zoning district.

**PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS**

Construction of the church began in 1959. The following subsequent building permits were issued in:

1. 1963 to construct an addition;
2. 1965 to construct an addition for Sunday school rooms;
3. 1987 to construct a new entry way to the church; and
4. 2001 to construct an addition to the church and reconfigure the parking lot.

Other permits for interior alterations have also been issued over the years.

There is one previous zoning case on file for the Subject Property:

1. Ordinance M-1-2000 was adopted in February 2000 by the Village Council, granting a Special Use Permit and variations to allow the expansion of the church building. The approved variations were for (a) maximum building size (GFA); (b) intensity of use of lot (roofed lot coverage); (c) intensity of use of lot (impermeable lot coverage); and (d) front yard setback from Willow Road for parking spaces. Ordinance M-1-2000 is included in this report as Attachment D.

**Figure 1 – Subject Property (west elevation along Hibbard Road)**

**Figure 2 – Subject Property (location of proposed plaza along Hibbard Road)**

**Figure 3 – Aerial Map**

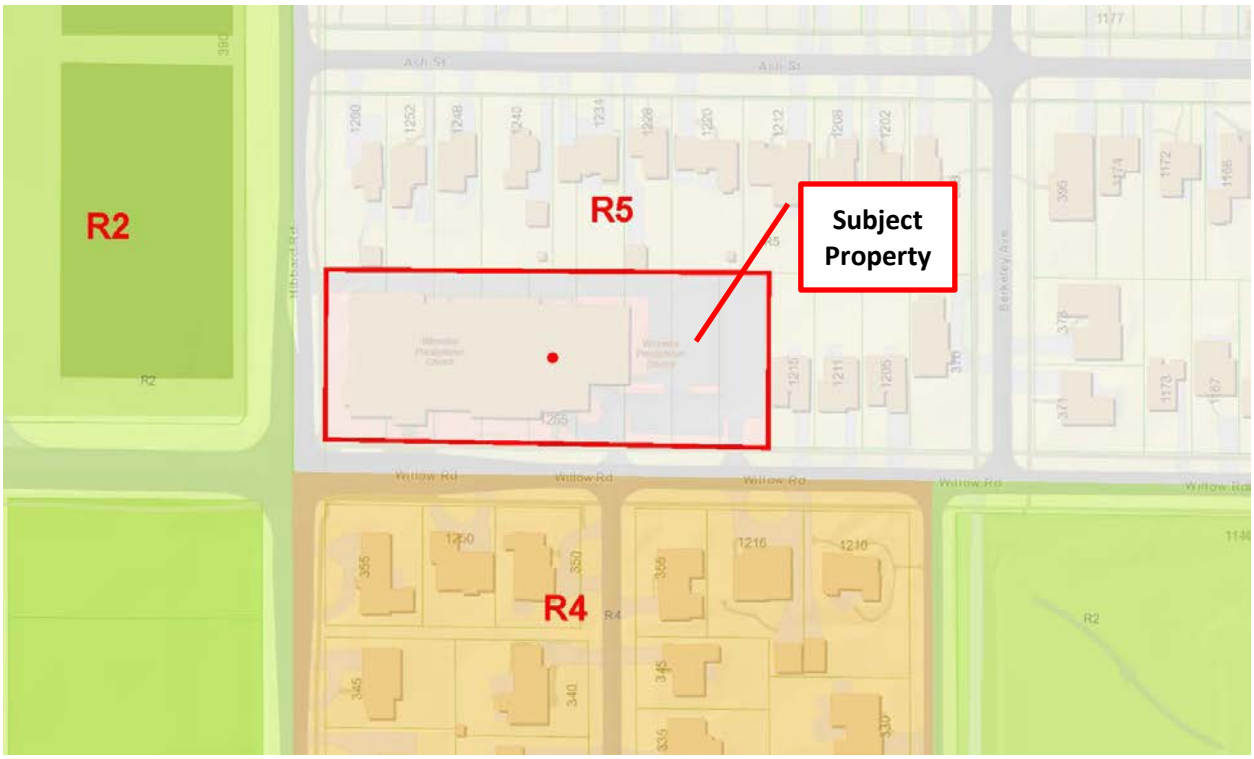



**Figure 4 – Zoning Map**

**PROPOSED PLAN**

The proposed improvements are intended to provide direct access from inside the church to the existing columbarium located on the exterior southwest corner of the church building, as well as a plaza to accommodate a small group gathering for memorial services (See Figure 5 on the next page). The improvements consist of the following: (1) a new door on the exterior wall facing north; (2) permeable pavers for the plaza; (3) crushed stone path from the plaza to the north driveway; and (4) three exterior skylights to cover three existing openings in the roof overhang. The proposed plaza and crushed stone path would increase the impermeable lot coverage by 543 square feet. No expansion to the church building itself is proposed.

As previously noted, the Applicant is in the process of considering how the proposed improvements could be reduced in size in order to minimize the amount of additional impermeable lot coverage. One option discussed at the Zoning Board of Appeals (ZBA) meeting on November 11 was to eliminate the proposed crushed stone path. The Applicant seemed amenable to that option along with reducing the overall size of the plaza; however, a revised plan has not been submitted given the short amount of time that has passed since the ZBA meeting.

An excerpt of the proposed site plan is provided on the following page as Figure 5. The general location of the proposed plaza and related improvements is also identified in Figure 2 on page 3 of this report. The Applicant has provided photos of the site as well as renderings of the proposed improvements; this information and the architectural plans for the proposed work are included in the attached application materials (Attachment C). In addition to the photos and plans, the Applicant has provided a narrative description of the proposed plans, which is also included in Attachment C.

It is worth noting that the Subject Property is located within the 100-year flood plain. Therefore, the proposed improvements must comply with the Village Flood Hazard Protection Ordinance as well as the

Village stormwater regulations. The Applicant has submitted a building permit for the proposed work and is currently in the process of working with Village Engineering staff to comply with the flood plain and stormwater detention requirements. Since there is an overall increase in impermeable lot coverage, storm water detention is required for the difference between the existing and proposed impermeable lot coverage. The Subject Property currently has storm drains at the west end of the north driveway and throughout the paved areas and parking lot. The entire north and east property lines are surrounded by a retaining wall that prohibits drainage from the church site from discharging onto the adjacent properties to the north and east. Based on the aerial topography available on the Village GIS, the general direction of the existing drainage pattern along the west side of the church where the plaza is proposed is towards the west, northwest and southwest. As part of the building permit review, the Village Engineering staff has requested an engineering/grading plan be provided to ensure that the runoff associated with the proposed plaza is managed and that there will be no additional adverse drainage effects onto adjacent properties.

Figure 6 on the following page represents the Subject Property's location in the 100-year flood plain. The grey represents the 100-flood area and the purple represents the 500-year flood area.

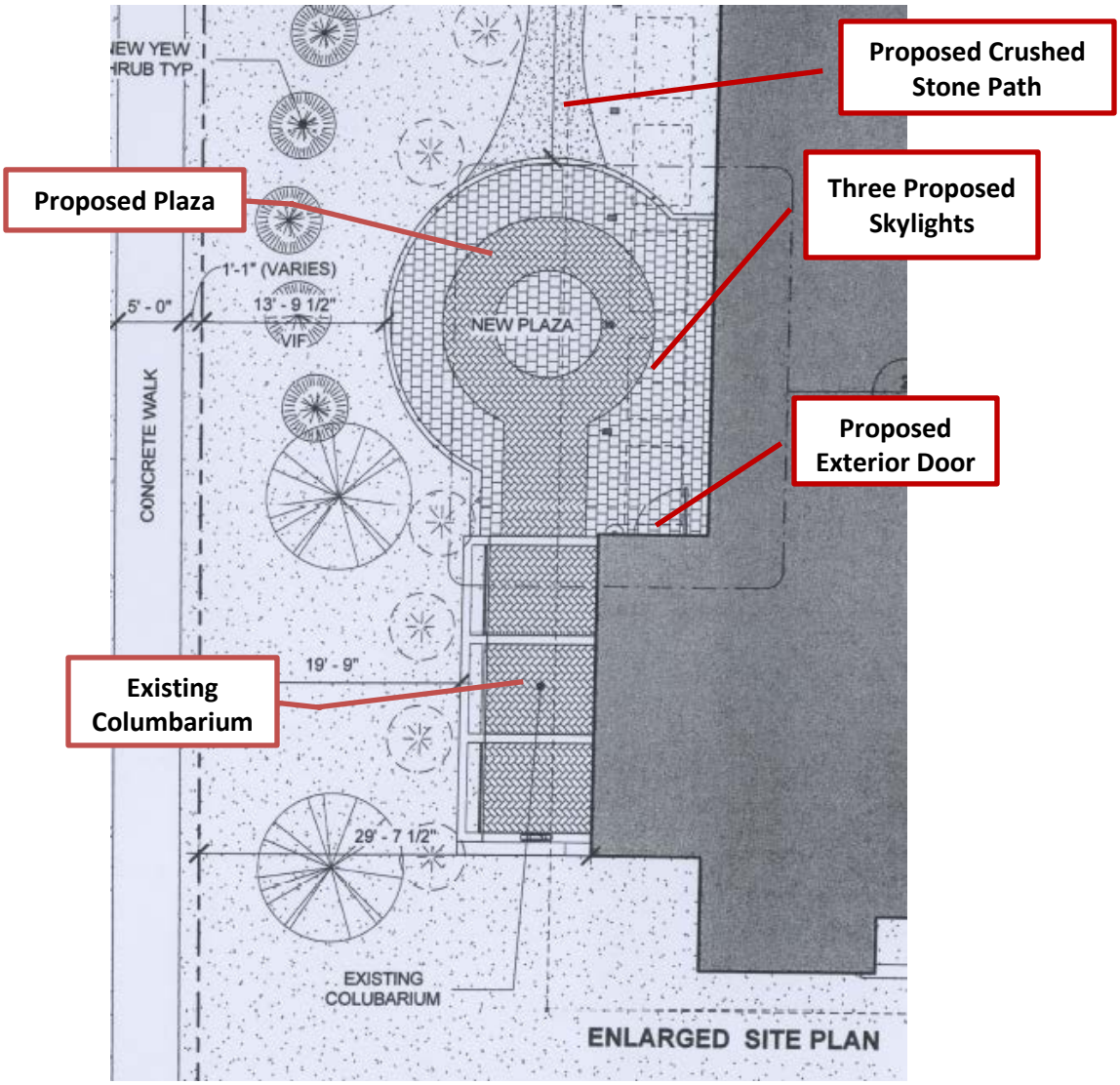



**Figure 5 – Excerpt of Site Plan**

**ZONING RELIEF**

One variation is being requested for impermeable lot coverage (ILC). The existing improvements on the site consist of approximately 76,567 square feet of ILC, exceeding the maximum permitted by approximately 34,568 square feet (82.31%). **The net increase in ILC with the proposed improvements is 543 square feet, an increase of 0.71%.** This brings the total ILC to 77,109.92 square feet, whereas a maximum of 41,998.5 square feet is permitted.

**Figure 6 – GIS Flood Plain Map**

**CONSIDERATION BY OTHER ADVISORY BOARDS/COMMISSIONS**

The Zoning Board of Appeals considered the request on November 11, 2019. At the ZBA meeting the Board members voiced concerns about the size of the proposed plaza and questioned whether the proposed crushed stone path was necessary. Given the existing improvements on the site currently exceed the permitted impermeable lot coverage; the ZBA felt that the Applicant should scale back the plan. Four neighbors spoke at the meeting in opposition to the request; these comments were in addition to the four emails from the public provided in Attachment E. After hearing the comments and concerns of the ZBA and public, the Applicant requested a continuance in order to consider reducing the scope of the proposal until the next ZBA meeting on December 9, 2019.

The Design Review Board is scheduled to consider a Certificate of Appropriateness for the proposed improvements on November 21, 2019.

The Special Use Permit and variation are subject to final approval by the Village Council.

**REQUESTED ZONING CONSIDERATION**

The Applicant is requesting approval of an amendment to an existing Special Use Permit to allow the construction of a plaza along Hibbard Road on the Subject Property. 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-1-2000 to allow the construction of a plaza along Hibbard Road 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 M-1-2000 in order **to allow the construction of a plaza along Hibbard Road on the Subject Property**, based on the following findings of fact:
>
> 1. "The proposed plaza **is [is not]** consistent with the Comprehensive Plan's Land Use Map designation of the Subject Property as appropriate for "Public/Semi-Public" development and 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 "Recognize the critical importance of educational, religious and other community institutions to Village residents;" and
>
>  c. to "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. "The proposed plaza **is [is 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;

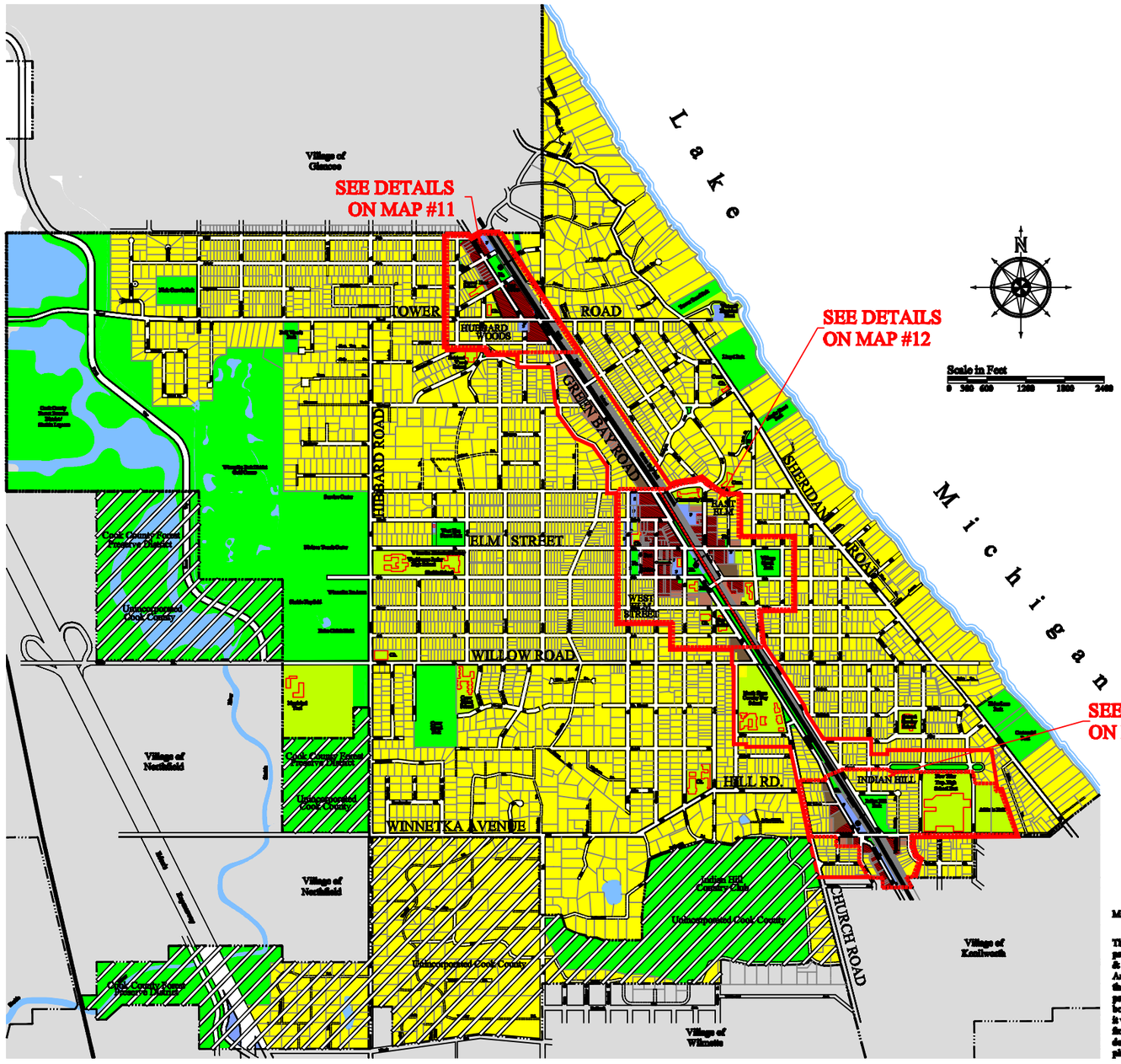
e. That adequate parking, utilities, access roads, drainage and other facilities necessary to the operation of the special use exist or are to be provided; and

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

In addition, if the Plan Commission recommends approval of the requested special use, it may wish to consider if there are any conditions that it may want to place on the use and operation of the plaza. If the Commission chooses to place conditions as part of its recommendation, it will want to include the conditions at the end of its findings of fact.

**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-1-2000, adopted February 15, 2000
Attachment E: Public Correspondence




# Village of WINNETKA

## Comprehensive Plan Update: 2020

## Land Use Plan

Map 7

### LEGEND

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

- 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

THOMPSON DYKE & ASSOCIATES, LTD.

Land Planning
Landscape Architecture
Urban Planning

# 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, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

# SPECIAL USE PERMIT APPLICATION

Case No. 19-32-SU

**Property Information**

Site Address: 1255 WILLOW RD.

**Applicant Information**

Name: WINNETKA Presbyterian Church
Primary Contact: Robert LEWIS
Address: [redacted]
City, State, ZIP: Northfield, Il, 60093
Phone No. [redacted]
Email: [redacted]

**Owner Information**

Name: WINNETKA PRESBYTERIAN Church
Primary Contact: Robert LEWIS
Address: [redacted]
City, State, ZIP: Northfield, Il, 60093
Phone No. [redacted]
Email: [redacted]

**Architect Information**

Name: Jaeger Nickola Kunlman & Associates
Primary Contact: Fernando Alessandrini
Address: 250 S. Northwest Hwy Suite 310
City, State, ZIP: Park Ridge, IL. 60068
Phone No. 847-692-6166
Email: falessandrini@jnka-architects.com

**Attorney Information**

Name:
Primary Contact:
Address:
City, State, Zip:
Phone No.
Email:

Applicant Signature: [redacted] Date: October 16, 2019

Property Owner Signature: [redacted] for the Church Date: October 16, 2019

RECEIVED
OCT 16 2019
BY:

Special Use Application ……. by Winnetka Presbyterian Church
Date of Application October 16, 2019

**Representing the Applicant** : Robert Lewis , Church Elder for Building and Grounds
assisted by Fernando Alessandrini, JNKA Architects

We are Winnetka Presbyterian Church established around 1950 and our original Church building was constructed in 1960 at the Northeast corner of Willow Rd and Hibbard Rd. We own the facility which expanded its footprint on the site by building additions enabled by the Village's approval of variations and a Special Use Permit under Ordinance No. M-1-2000.

As will be noted in the following narrative our application is for a minor amount of additional impermeable surface and two other building modifications. One is addition of a door in an existing exterior wall and addition of 3 skylight covers in existing openings in a roof overhang. Descriptions and reasoning are addressed below. These changes relate to accessibility to a Columbarium structure added to the exterior of the church in 2000.

**Special Use Approval We are Requesting**

Our year 2000 expansion included addition of a gathering area for meetings, and food service which we call the Christian Life Center. It is fully open space with floor to Ceiling height at its peak of 40 Ft. Other expansion spaces included an entry area, admin office, enclosed ceiling over a former interior garden area, second level classrooms and an exterior Columbarium structure. A satellite view of our lot and building structures is included in our documentation.

Completion of the year 2000 expansion addressed a specification by the M-1-2000 ordinance of an impermeable surface for the lot of 76, 566 square feet. At this time October 2019 we are requesting a variation of adding 543 square feet of impermeable surface which in percentage terms is a change of 0.7 %. The implementation is planned for 2020.

The reason for this requested zoning variation is to address a defect in practical and safe usage of the columbarium which was added to the exterior at the original building's Northwest corner. The location is readily viewed in a satellite image included in this submission. The defect is one of original design in which there was no convenient provision for access from the church's interior direct to or at least close-by the columbarium.

The effect of the current layout is that access for interment services necessitates a walk-about along Willow Rd, followed by a turn on Hibbard Rd and then a slanted walk up a grass berm on spaced blue stone pads. We have seen this unnecessarily challenging for people using walkers or wheelchairs and most certainly challenging when rain threatens a pre-planned interment by family members and friends. This problem is a hardship which was overlooked in the year 2000 design. We believe we now have an effective solution and one which is compliant with Village zoning and special use requirements.

We have selected a desirable solution in partnership with licensed architects and have processed detailed drawings and other requested materials through the Village's Development Department, which brings us to this point of seeking zoning variation and special use approval.

The brief description of our solution is as follows: We will cut through and open a door in a single level brick and stone wall which abuts the Columbarium. There will be an interior phase of our project which encompasses floor replacement and leveling of the gathering interior space which accommodates the door opening. The exterior phase we plan is relevant to the impervious material variation request. We propose to provide a stable surface within the columbarium and also outside and of sufficient size to accommodate a small group gathering for memorial services. This will be accomplished by a design which uses Unilock style pavers in a circular plaza like design and also a crushed stone pathway along the West side of our main sanctuary as far as our North driveway. This treatment shown in our drawings allows efficient access during hours when the church is not open.

Drawings and photos are included in this submission and footnotes or captions serve to describe where the door will be positioned and where the pavers will extend and stone pathway start. Three exterior skylights are added to cover three existing roof openings near the new door.

Immediately following this page is a page which addresses the six standards for special use . Following are supporting documents including photographs and relevant site plans or tabular information.

**STANDARDS FOR GRANTING SPECIAL USE PERMITS - RESPONSES BELOW**

1. 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.

2. 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 , nor substantially diminish property values in the immediate vicinity.

3. 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

4. That adequate measures have or will be taken to provide ingress and egress in a manner Which minimizes pedestrian and vehicular congestion in the public ways

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 ; and

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

**RESPONSES**

1. The requested special use change is minor in scope and will only enhance the function of the church. It will not in any manner threaten or present a hazard to the public good

2. The changes requested are almost invisible to and far removed in distance from nearby properties. Neighbors can feel assured of no diminishment in property values.

3. There are no aspects of our changes which impede development of any neighboring or nearby property

4. Ingress and egress to our property already function smoothly and will not change; we intend to maintain that situation properly.

5. Drainage of the additional impervious surface has been addressed intensively from the beginning through hiring a civil engineer consultant who along with our architect consulted extensively with the Village Civil engineer. An agreed design involving sub-surface stone material and piping connections to the Village storm sewer system has been adopted.

6. We take seriously our commitment to adhere to all Village codes, regulations and ordinances

RECEIVED
OCT 16 2019
BY:



VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

# ZONING VARIATION APPLICATION

Case No. 19-32-SU

**Property Information**

Site Address: 1255 Willow Rd.

**Owner Information**

Name: Winnetka Presbyterian Church
Primary Contact: Robert Lewis
Address: 1255 Willow Rd.
Phone No. [redacted]
City, State, ZIP: Winnetka, IL 60093
Email:
Date property acquired by owner:

**Architect Information**

Name: Jaeger Nickola Kuhlman & Associates
Primary Contact: Fernando Alessandrini
Address: 250 S. Northwest Hwy Ste. 310
City, State, ZIP: Park Ridge, IL 60068
Phone No. 847-692-6166
Email: falessandrini@jnka-architects.com

**Attorney Information**

Name:
Primary Contact:
Address:
City, State, Zip:
Phone No.
Email:

Nature of any restrictions on property: NONE

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

Variation relates to Special Use Ordinance M-1-2000 which Establishes 76,566 sq.ft. as non-permeable surface on the Lot. We seek to correct a defect in usage by adding 536 sq.ft. of uni-lock pavers and a crushed stone path.

Property Owner Signature: [redacted] for the Church Date: Oct. 16, 2019

Zoning Variation Application ……. by Winnetka Presbyterian Church
Date of Application October 16, 2019

**Representing the Applicant** : Robert Lewis , Church Elder for Building and Grounds
assisted by Fernando Alessandrini, JNKA Architects

We are Winnetka Presbyterian Church established around 1950 and our original Church building was constructed in 1960 at the Northeast corner of Willow Rd and Hibbard Rd. We own the facility which expanded its footprint on the site by building additions enabled by the Village's approval of variations and a Special Use Permit under Ordinance No. M-1-2000.

**Zoning Variation We are Requesting**

Our year 2000 expansion included addition of a gathering area for meetings, and food service which we call the Christian Life Center. It is fully open space with floor to Ceiling height at its peak of 40 Ft. Other expansion spaces included an entry area, admin office, pastor's office, enclosed ceiling over a former interior garden area, second level classrooms and an exterior Columbarium structure.

Completion of the year 2000 expansion addressed a specification by the M-1-2000 ordinance of an impermeable surface for the lot of 76, 566 square feet. At this time October 2019 we are requesting a variation of adding 543 square feet of impermeable surface which in percentage terms is a change of 0.7 %. The implementation is planned for 2020.

The reason for this requested zoning variation is to address a defect in practical and safe usage of the columbarium which was added to the exterior at the original building's Northwest corner. The location is readily viewed in a satellite image included in this submission. The defect is one of original design in which there was no convenient provision for access from the church's interior direct to or at least close-by the columbarium. We believe we have an effective simple solution.

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We have selected a desirable solution in partnership with licensed architects and have processed detailed drawings and other requested materials through the Village's Development Department, which brings us to this point of seeking zoning variation and special use approval.

The brief description of our solution is as follows: We will cut through and open a door in a single level brick and stone wall which abuts the Columbarium. There will be an interior phase of our project which encompasses floor replacement and leveling of the gathering interior space which accommodates the door opening. The exterior phase we plan is relevant to the impervious material variation request. We propose to provide a stable surface within the columbarium and also outside and of sufficient size to accommodate a small group gathering for memorial services. This will be accomplished by a design which uses Unilock style pavers in a circular plaza like design and also a crushed stone pathway along the West side of our main sanctuary as far as our North driveway. This treatment shown in our drawings allows efficient access during hours when the church is not open.

Drawings and photos are included in this submission and footnotes or captions serve to describe where the door will be positioned and where the pavers will extend and stone pathway start. Three exterior skylights are added to cover three existing roof openings near the new door.

Immediately following this page is a page which addresses the eight standards for zoning variations. Following are supporting documents including photographs and relevant site plans.

## STANDARDS FOR GRANTING OF ZONING VARIATIONS - RESPONSES BELOW

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by regulations in that district

2. The plight of the owner is due to unique circumstances. Such circumstances must be Associated with the characteristics of the property in question, not related to the occupants

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

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

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

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

7. The congestion in the public street will not increase

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

---

## RESPONSES

1. This question of return is difficult to answer for a church. Though allow me to try. The return on safety and accessibility and an enhanced use of the Columbarium area will be great and will reflect a return in the minds of family members and close friends which is great and immeasureable.

2. Unique circumstance is the overlooked importance of safe and easy accessibility when the columbarium was first built in 2000.Experience has shown these as problems. Unique, too, is the simple structural solution which we have at hand.

3. The variation will not alter the character of the locality

4. There are no adjacent properties. Light and air are not factors

5. Hazards from fire and other unexpected damages are not affected.

6. This is a minimal change which does not affect surrounding values.

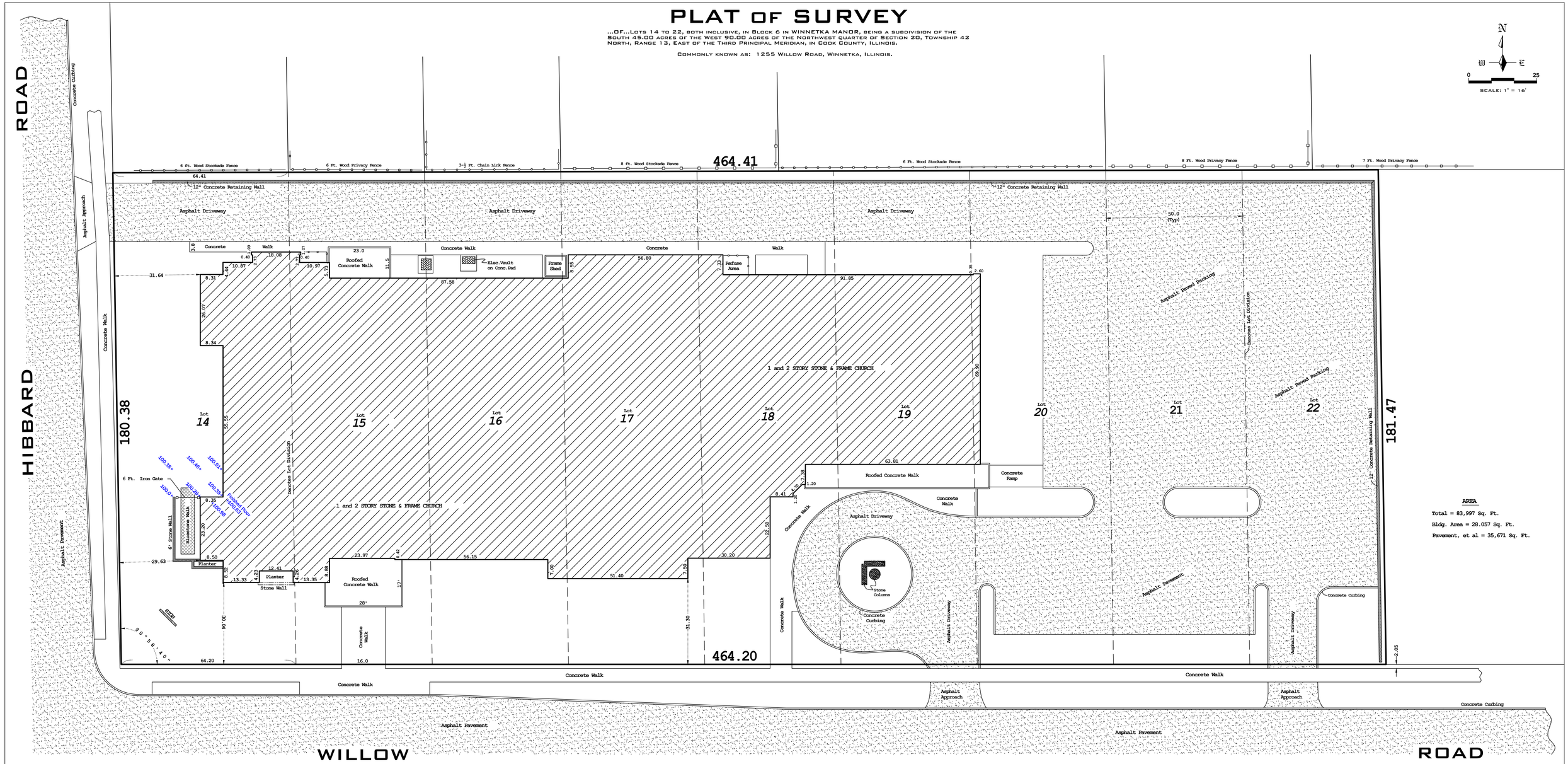
7. Willow and Hibbard are already high traffic streets. No impact here

8. The public at large will be unaffected by this improvement.

# PLAT OF SURVEY

...OF...LOTS 14 TO 22, BOTH INCLUSIVE, IN BLOCK 6 IN WINNETKA MANOR, BEING A SUBDIVISION OF THE SOUTH 45.00 ACRES OF THE WEST 90.00 ACRES OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1255 WILLOW ROAD, WINNETKA, ILLINOIS.




PREPARED FOR: WINNETKA PRESB.CHURCH
PURPOSE: IMPROVEMENTS
FIELD DATE: 8-6-19
DELIVERY DATE: 8-21-19
FORMATS: BOND & PDF

*Distances and angles may not be assumed by scaling.*
*Distances noted hereon are in feet and decimals.*
*Building Lines & Easements per title, if provided.*
*Compare all points on ground prior to construction.*

***THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.***


NORTH SHORE SURVEY, LTD.
436 CATALPA LANE, LIBERTYVILLE, ILLINOIS 60048
(847) 446-6510 NORTHSHORESURVEY@GMAIL.COM
PROFESSIONAL DESIGN FIRM NO. 184.006982


*State of Illinois }*
*County of Cook } SS*

***WE, North Shore Survey, Ltd., do hereby certify that we have surveyed the property as described in the above caption in accordance with official records and/or previous surveys and that the plat hereon drawn is a correct representation of said survey.***

PROFESSIONAL ILLINOIS LAND SURVEYOR
LICENSE NO. 35-2232 EXP. 11-30-2020

DATED: AUGUST 8, 2019

INSTR.: ART
CAD: ART
LEGAL: BJT

FILE NO. 43447-R

# Zoning Variation Application by Winnetka Presbyterian Church

**Case No. 19- 32- SU**

**Contents List - Part 1 a second page Part 2 immediately follows With items 17 - 20**


1. Three page Narrative
2. Satellite Aerial View
3. Yr 2000 Additions Help Contribute to the Community
4. Photos of Access Path to the Columbarium
5. View of Existing Columbarium – Shows Solutions
6. Illustrations of New Improvements Requested
7. Photos Landscaping Observation
8. Inside View of Glass door Decoration
9. Enlarged Site Plan
10. Exterior Floor Plan
11. Proposed Exterior Elevation 1
12. Proposed Exterior Elevation 2
13. Drainage Plan
14. Pavers at Existing Wall/ Foundation
15. Pavers and Under-drain Detail
16. Calculation of Impermeable Surface

## Zoning Variation Application

### Contents List - Part 2


17. Existing Floor Plan

18. Key Plan

19. Site Plan

20. Skylights Enlarged Plan

21. Ash St. Neighbors Messages

22. Satellite View of Storm Water Defenses

23. Photos of barrier wall and drains

24. Barrier Wall measurements

25. Plaza Drain system cross-section

# Winnetka Presbyterian Church

1255 Willow Road · Winnetka · Illinois 60093

Aerial View

Key:

3 Skylight covers over existing roof openings 2020.

Represents 2000 additions.

2

3

**Examples of how our Year 2000 building expansion better enables serving this community**

- Space is provided for Two AA meetings weekly

- Space is provided for 3 days per week meetings of Al-Anon a support group for people affected by a friend or relative with alcohol addiction

- Our year 2000 constructed meeting hall has served as a voting precinct for the Village when and as needed since 2000

- In 2019 we collaborated with Washburne Middle School by hosting and participating in one of their World's religions classes; we look forward to continuing this cooperation in years to come

- The Samaritan Institute, which has a Winnetka based counseling office along with other Chicago area locations, in 2019 hosted an organization wide gathering and dinner in our meeting hall

- We are connected to Family Promise, a consortium of churches and other family assistance organizations. We host one week every quarter housing and meals – typically for single mothers with one to 3 or 4 children who are otherwise homeless. The aim served is off-site job training and eventually sustainable housing for these families.

4

## Access Path to Reach the Columbarium

1) Top photo – left – Church South façade and original main entrance
2) Top photo – right – Entrance/Exit accesses Willow Rd
3) Bottom – left – shows West side of sanctuary which faces Hibbard Rd
4) Bottom Right – shows Southwest face of sanctuary and bluestone pads trailing up and around on the grass berm to reach the Columbarium

# Existing Columbarium

5

## We can Visualize Improved Access in this Picture

1. A 42 inch door opening can be cut in the North facing stone wall for close-by access

2. Ample ground surface exists to cover the area to the right of the Columbarium entrance and next to the Sanctuary windows with a stone Paver plaza which provides for stable surface where small groups may gather. Matching paver material may replace the existing blue stone inside the Columbarium.

3. Existing roof openings exist which allow right-sized skylight covers to provide weather protection over the door area and part of the plaza

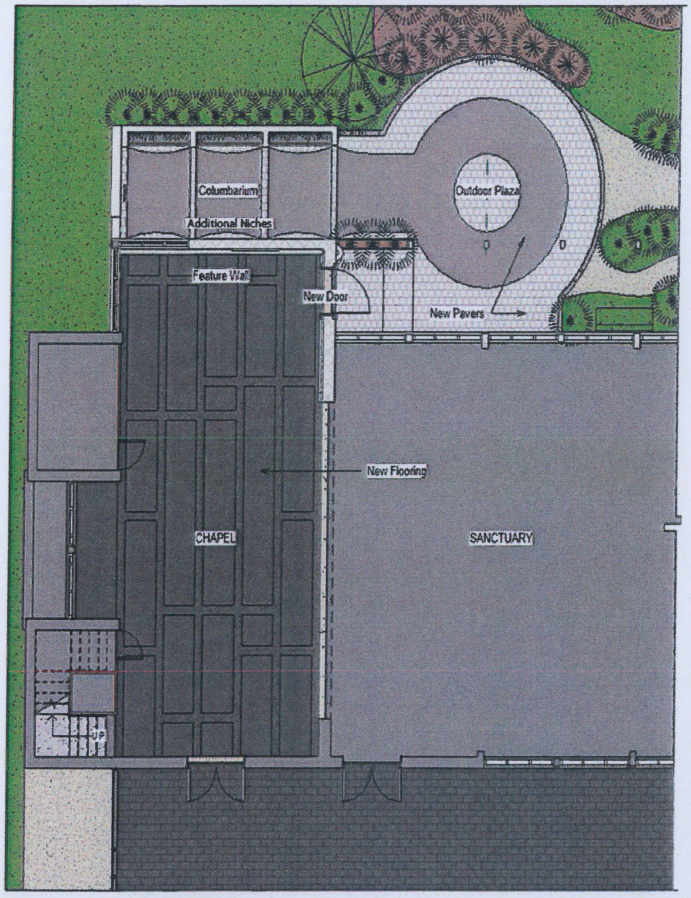
# Columbarium Project 6

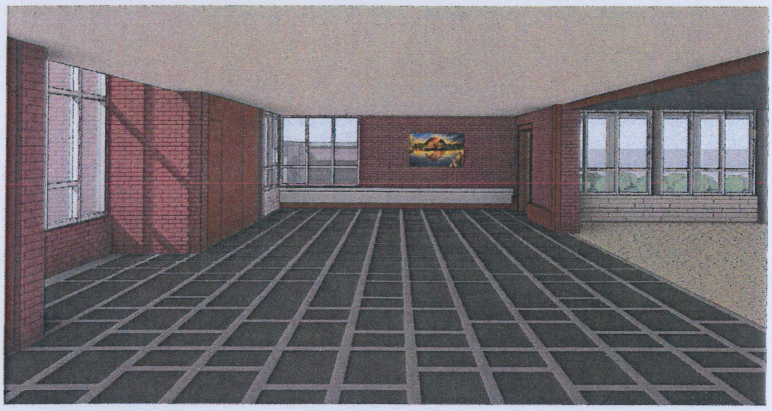
Committee Members

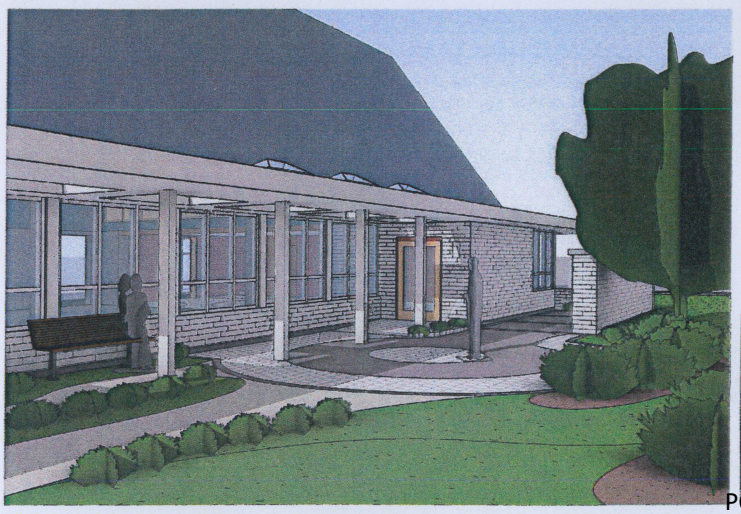
Bob Lewis-Chair, Susan Bertram, Liz Crowe, Jan Hubbard, Rebeca Massey, Tom Miller, Barbara Plochman, Karen Tokmakoff, John Weber

*In life and in death we belong to God...with believers in every time and place,*
*we rejoice that nothing in life or in death can separate us from the love of God in Christ Jesus our Lord.*

- A Brief Statement of Faith, Presbyterian Church (U.S.A.)







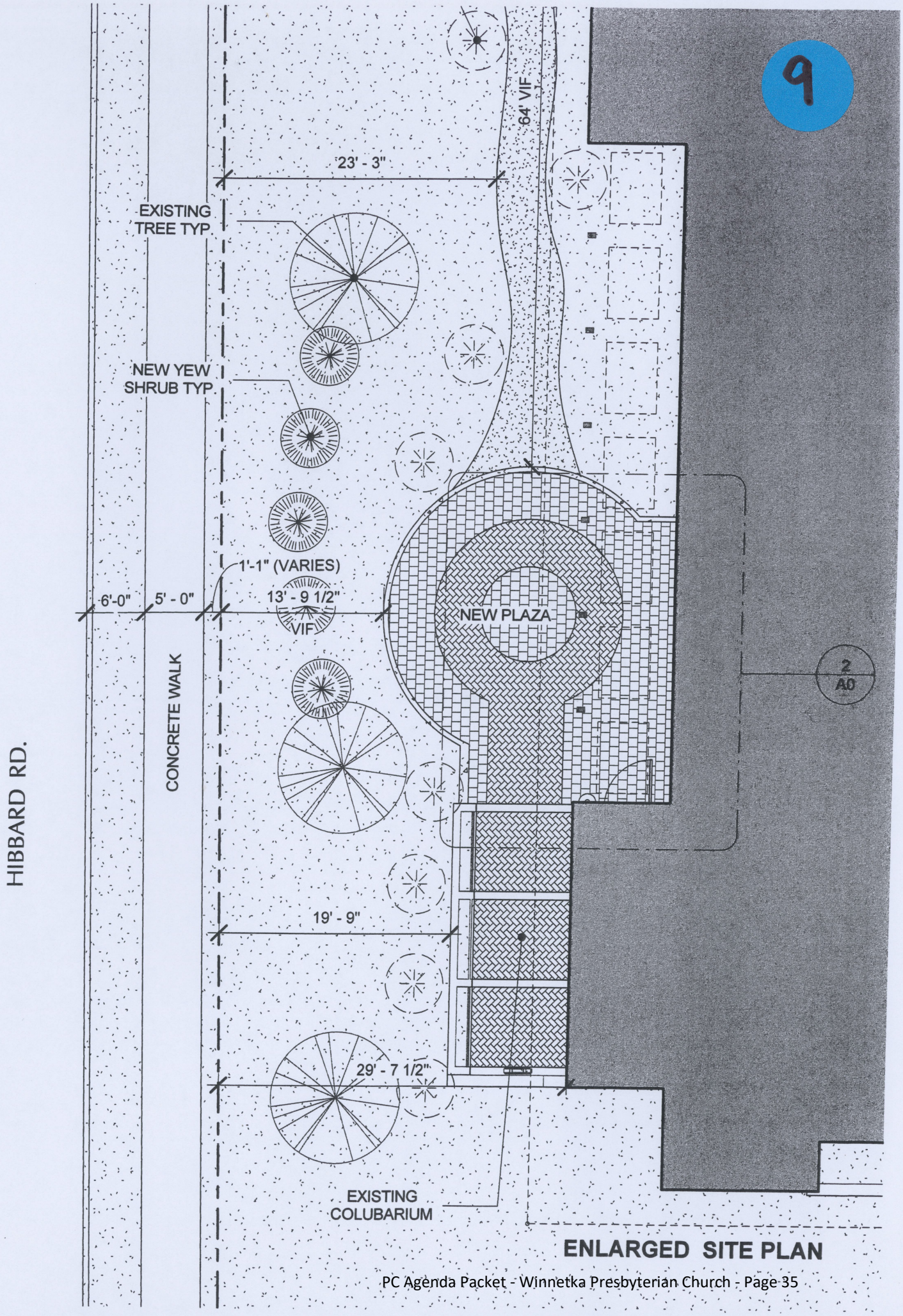
7

## Landscaping Observations

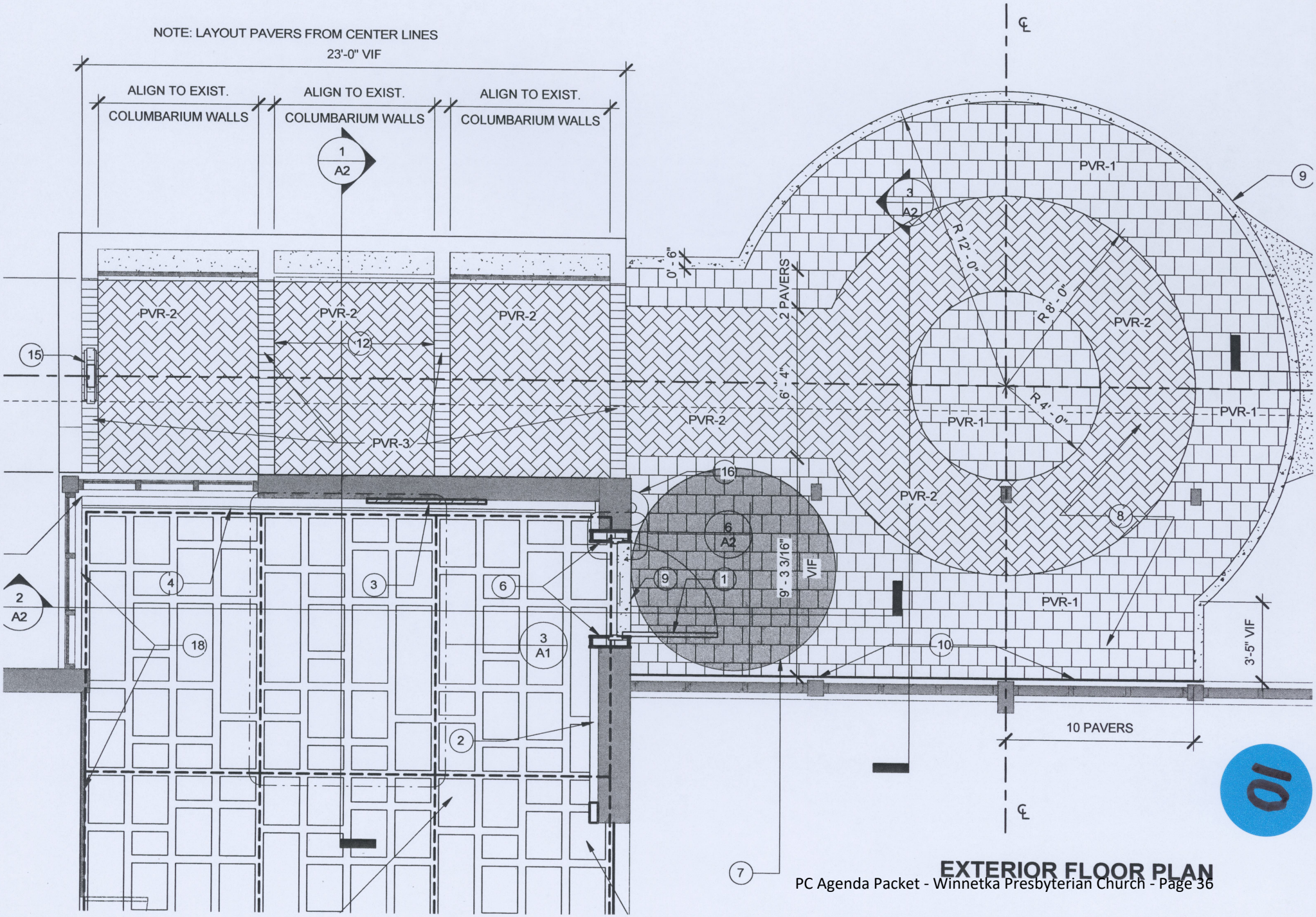
1. Photos show West side of the church lot and view from Hibbard Rd.

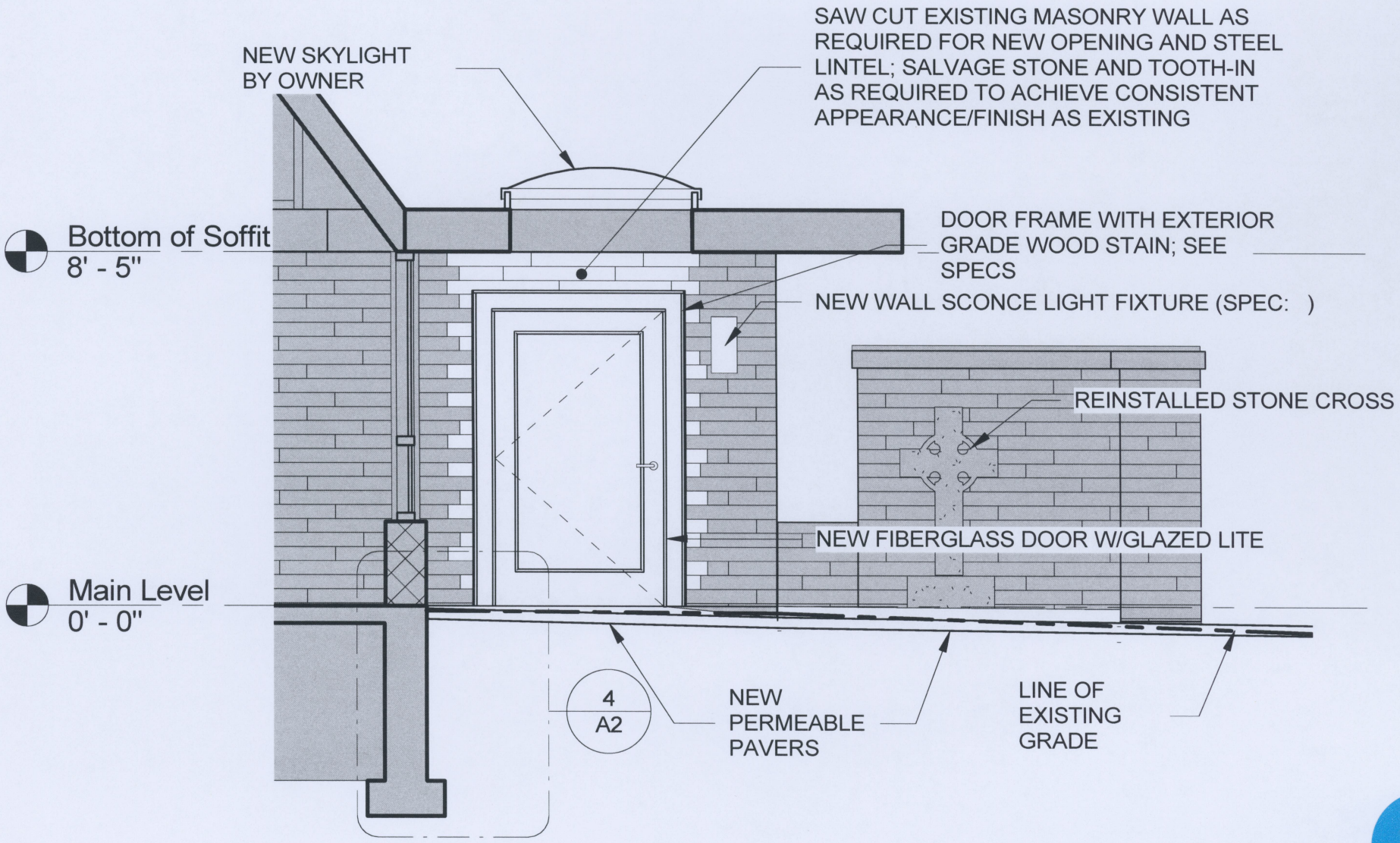
2. Large evergreen tree in the photo to the right screens the Columbarium and new door; addition of a planned five yew evergreen shrubs will further add screening. We hope a benefit will include reduction of noise from traffic during Sunday services or Memorial services inside the church.

3. Photo to the left helps show the existing width and height of the berm



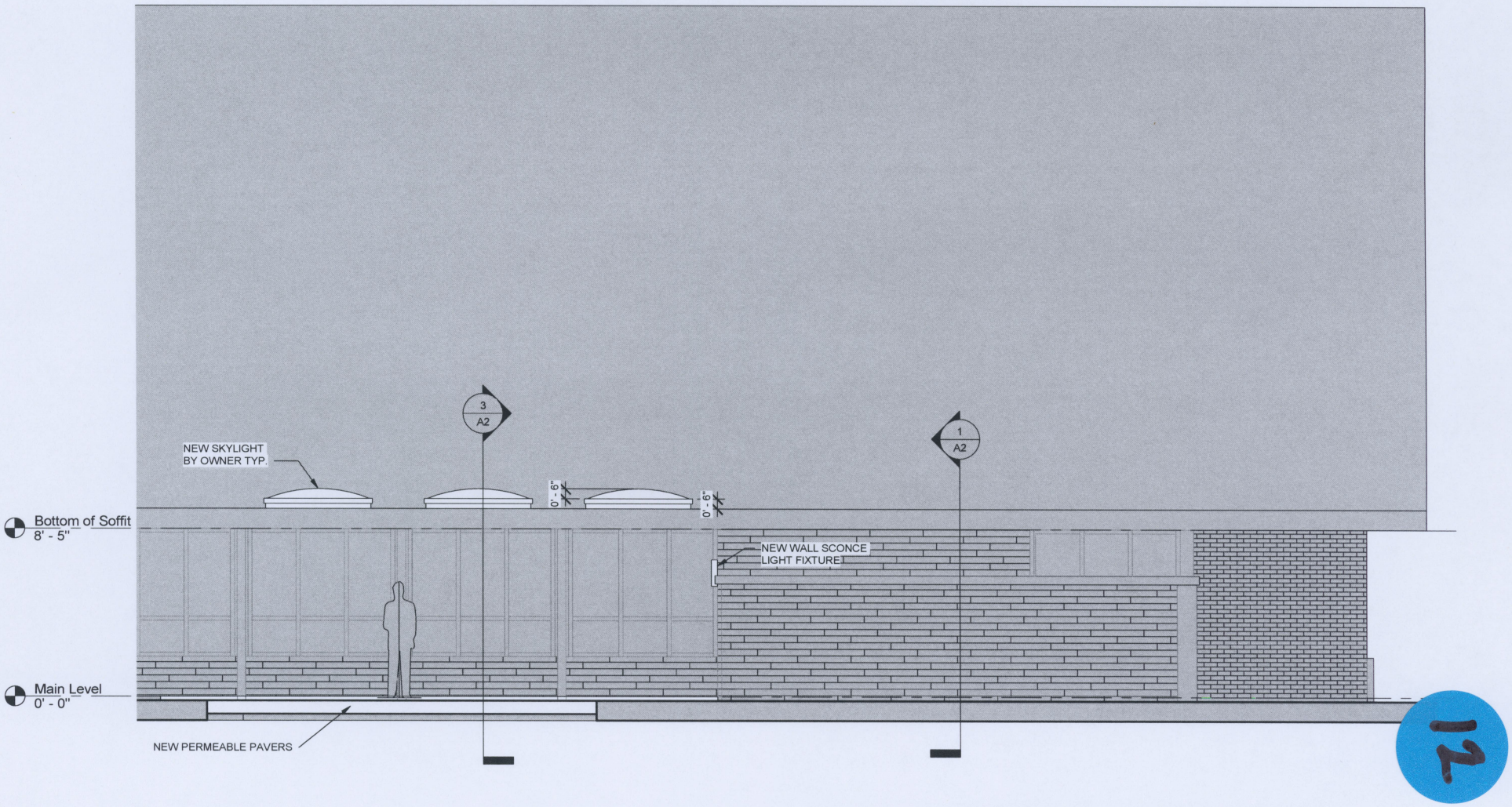

ENLARGED SITE PLAN


NOTE: LAYOUT PAVERS FROM CENTER LINES
23'-0" VIF
ALIGN TO EXIST.
COLUMBARIUM WALLS
ALIGN TO EXIST.
COLUMBARIUM WALLS
ALIGN TO EXIST.
COLUMBARIUM WALLS
1
A2
PVR-2
PVR-2
PVR-2
PVR-3
PVR-2
PVR-1
PVR-1
PVR-1
PVR-1
PVR-2
PVR-2
0' - 6"
2 PAVERS
6' - 4"
R 12' - 0"
R 8' - 0"
R 4' - 0"
9' - 3 3/16"
VIF
3'-5" VIF
10 PAVERS
3
A2
6
A2
3
A1
2
A2
EXTERIOR FLOOR PLAN

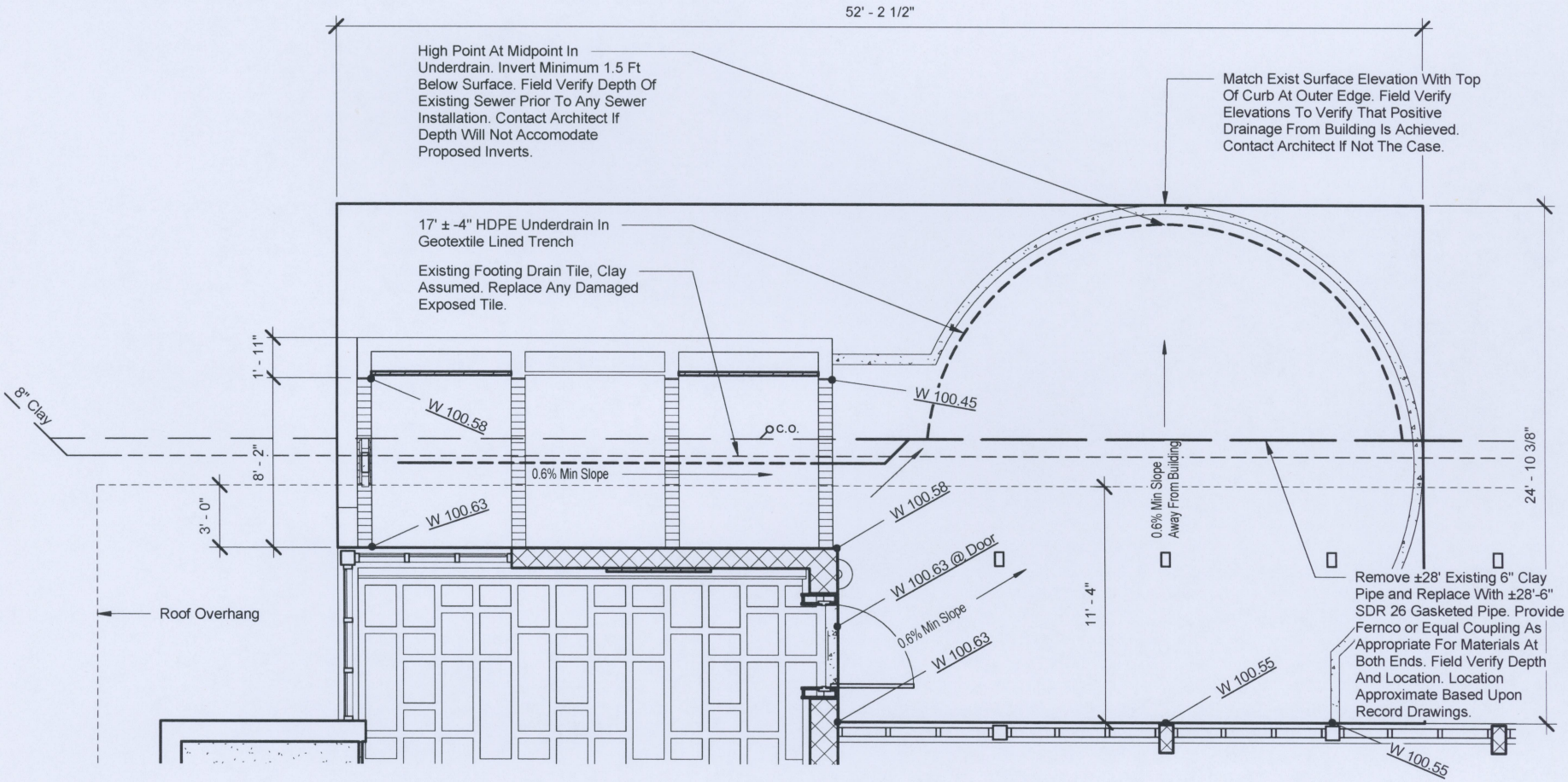



1

**PROPOSED EXTERIOR ELEVATION 1**




## PROPOSED EXTERIOR ELEVATION 2




**PROJECT OUTDOOR AREA: 1,099 SFT:**

**EXISTING IMPERVIOUS AREAS: 560 SFT**
AREA COVERED BY OVERHANG: 390 SFT
COLUMBARIUM WALLS: 55 SFT
STONE PAVERS PATH (2/3): 22 SFT
COLUMBARIUM PAVERS: 93 SFT

**EXISTING PERVIOUS AREAS: 539 SFT**
STONE PAVERS PATH (1/3): 11 SFT
LANDSCAPE (DIRT OR GRASS): 528 SFT

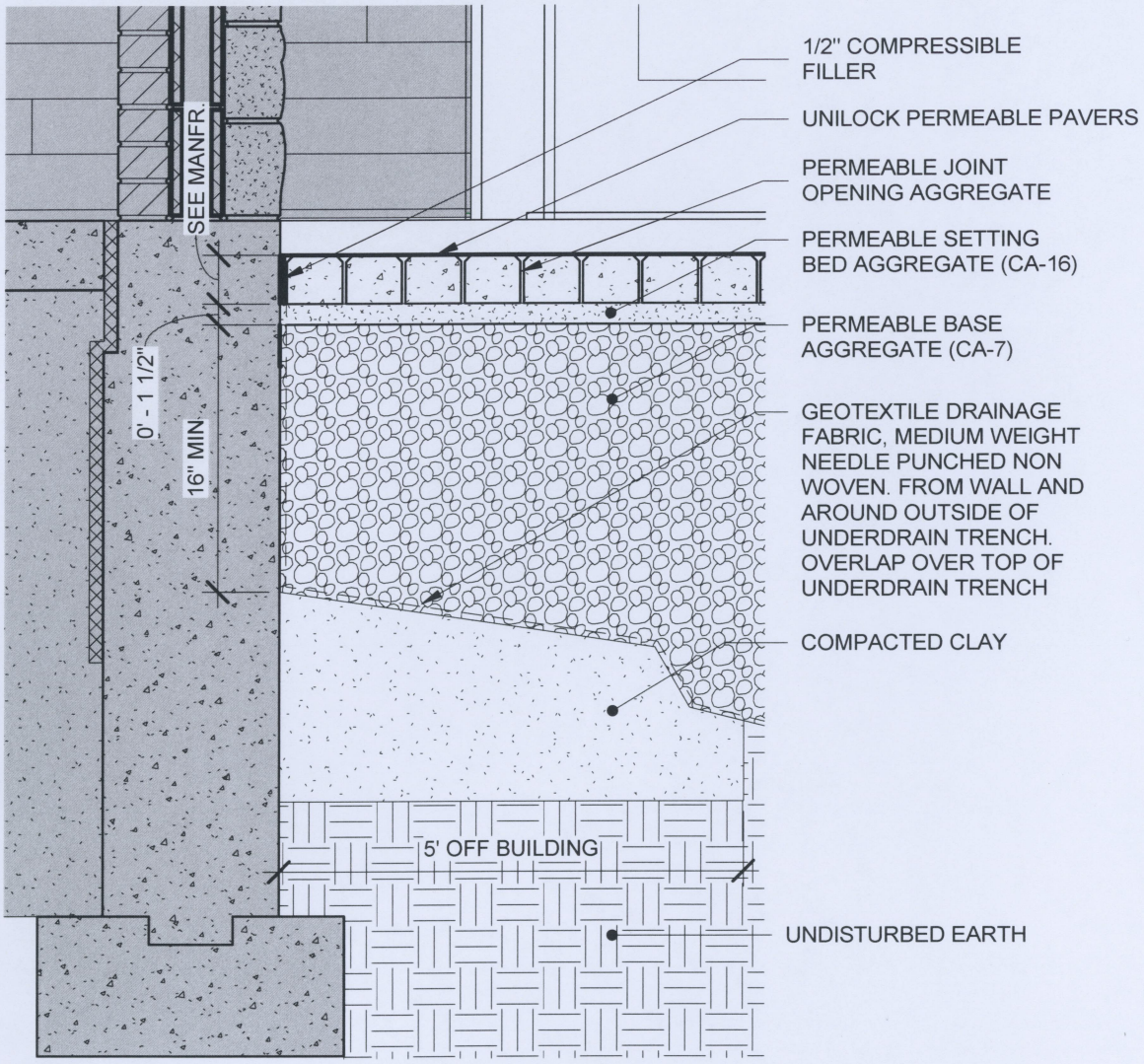
**NEW IMPERVIOUS AREAS: 858 SFT**
AREA COVERED BY OVERHANG: 390 SFT
COLUMBARIUM WALLS: 55 SFT
CONCRETE CURB: 20 SFT
PERMEABLE PAVERS: 393 SFT

**NEW PERVIOUS AREAS: 241 SFT**
LANDSCAPE (DIRT OR GRASS): 241 SFT

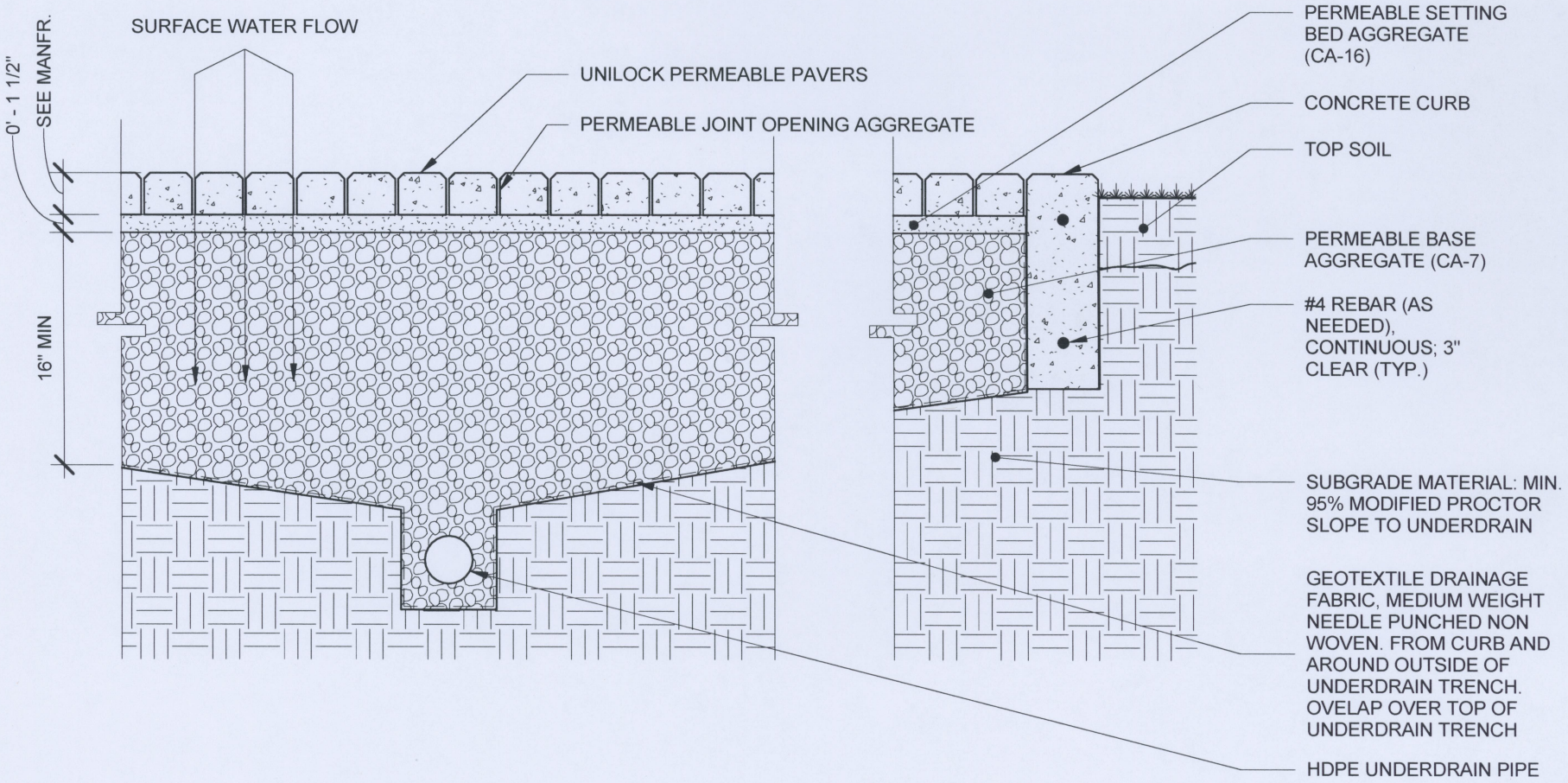
13

## DRAINAGE PLAN

14




**PAVERS AT EXISTING WALL/FOUNDATION**




15

## PERMEABLE PAVERS AND UNDERDRAIN DETAIL

16

## ZONING AREA CALCULATIONS

**Winnetka Presbyterian Church**
**1255 Willow Rd.**

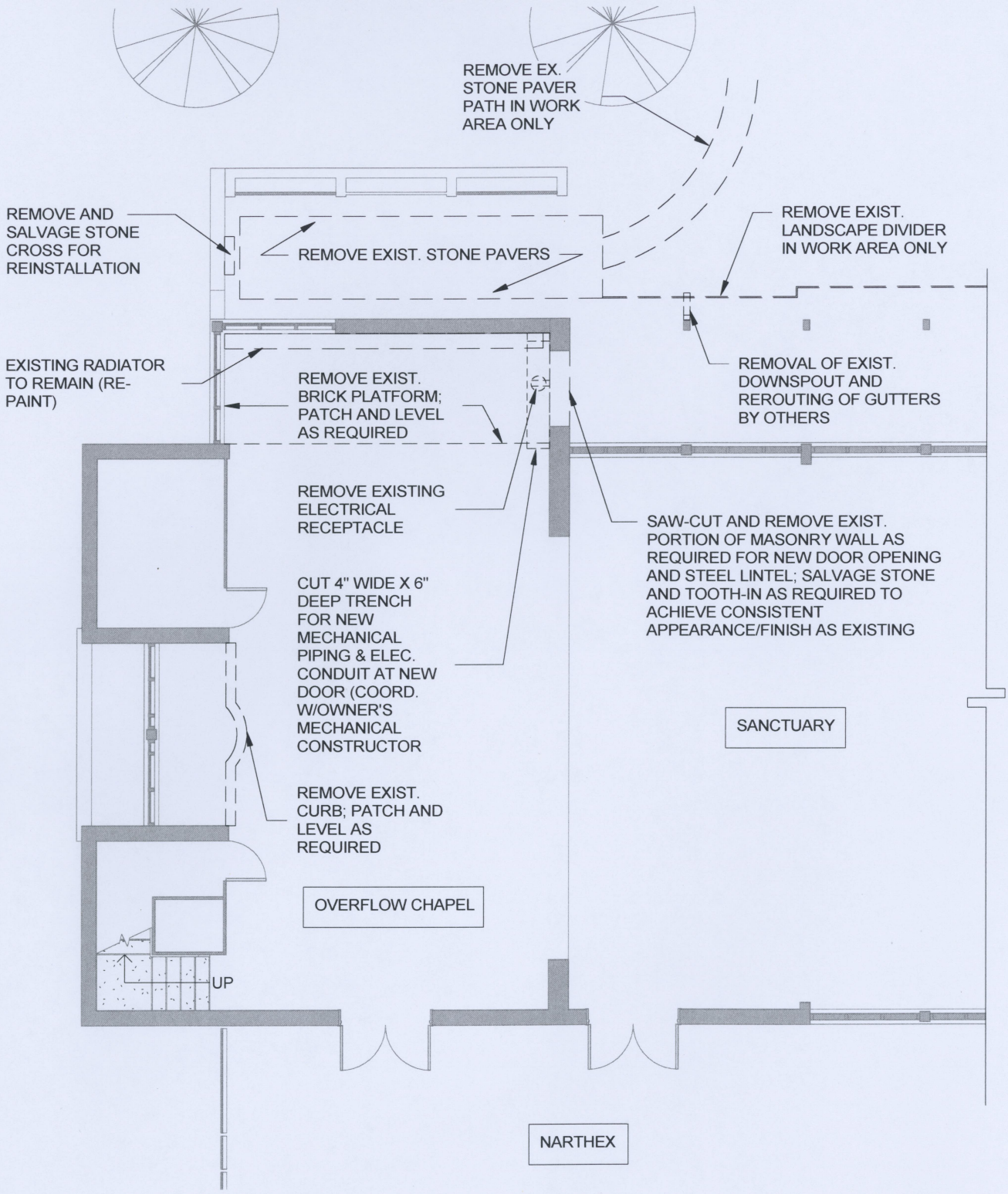
| Areas per Variation and Special Use Permit Ordinance M-1-2000 | |
|---|---|
| Lot Area | 84,000 sq. ft. |
| Permitted Roofed Lot Coverage | 21,000 sq. ft. |
| Roofed Lot Coverage (RLC) | 33,725.92 sq. ft. |
| Permitted Impermeable Lot Area | 42,000 sq. ft. |
| Impermeable Lot Coverage (ILC) | 76,566.92 sq. ft. |

| Proposed ILC | |
|---|---|
| Concrete curb around pavers | 20 sq. ft. |
| Permeable Pavers | 393 sq. ft. |
| Crushed Stone Path | 256 sq. ft. |
| Removal of stone pavers path | - 33 sq. ft. |
| Removal of columbarium pavers | - 93 sq. ft. |
| **TOTAL** | **543 sq. ft.** |

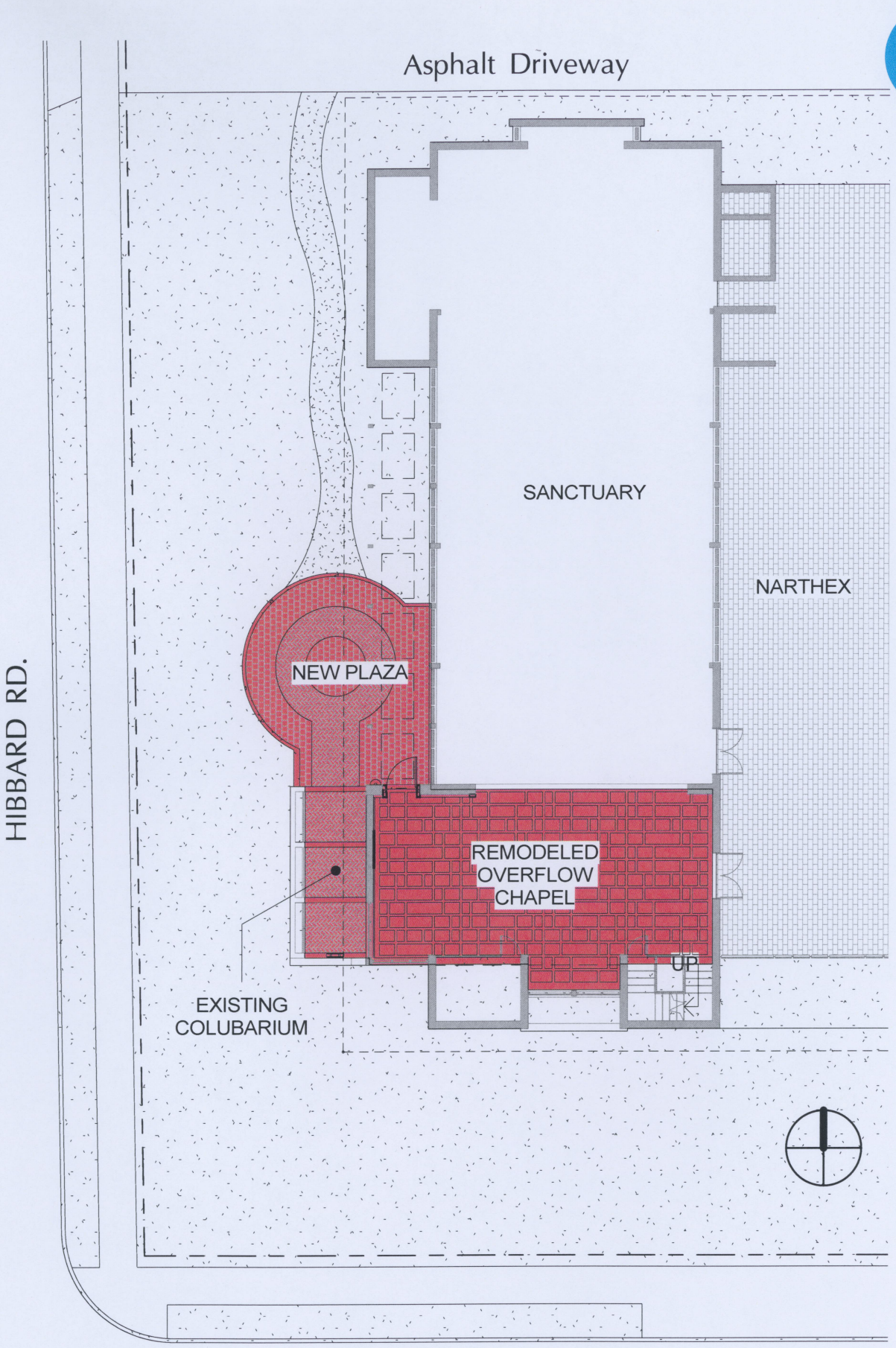
**Total ILC = 76,566.92 + 543 = 77,109.92 sq. ft. (a 0.71 % increase)**

| Corner Yard Coverage | |
|---|---|
| Columbarium Walls | 55 sq. ft. |
| Concrete Curb | 20 sq. ft. |
| Permeable Pavers | 393 sq. ft. |
| Crushed stone path | 256 sq. ft. |
| **TOTAL** | **724 sq. ft.** |

17

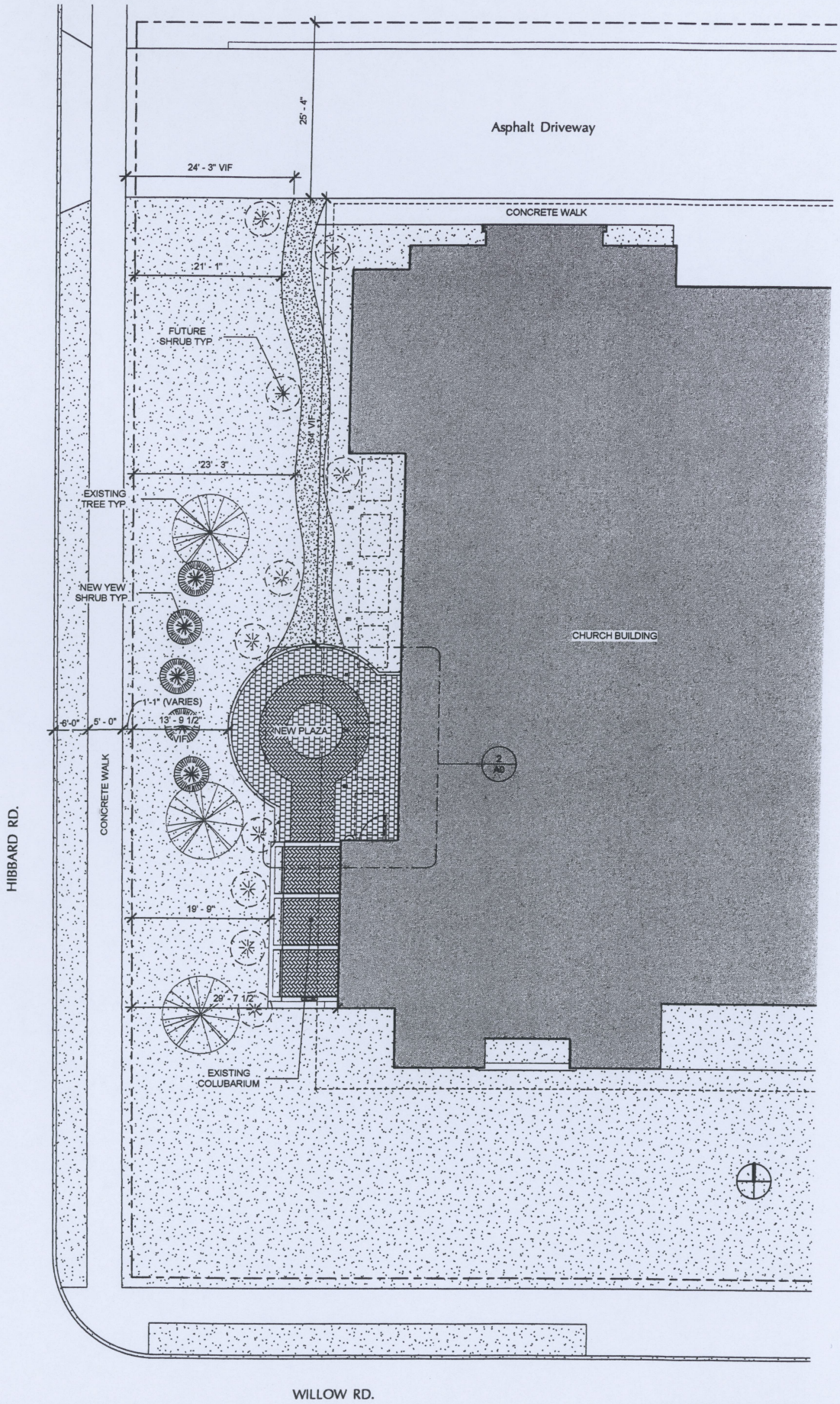



## EXISTING FLOOR PLAN


18
Asphalt Driveway
SANCTUARY
NARTHEX
NEW PLAZA
REMODELED
OVERFLOW
CHAPEL
UP
EXISTING
COLUBARIUM
HIBBARD RD.
WILLOW RD.

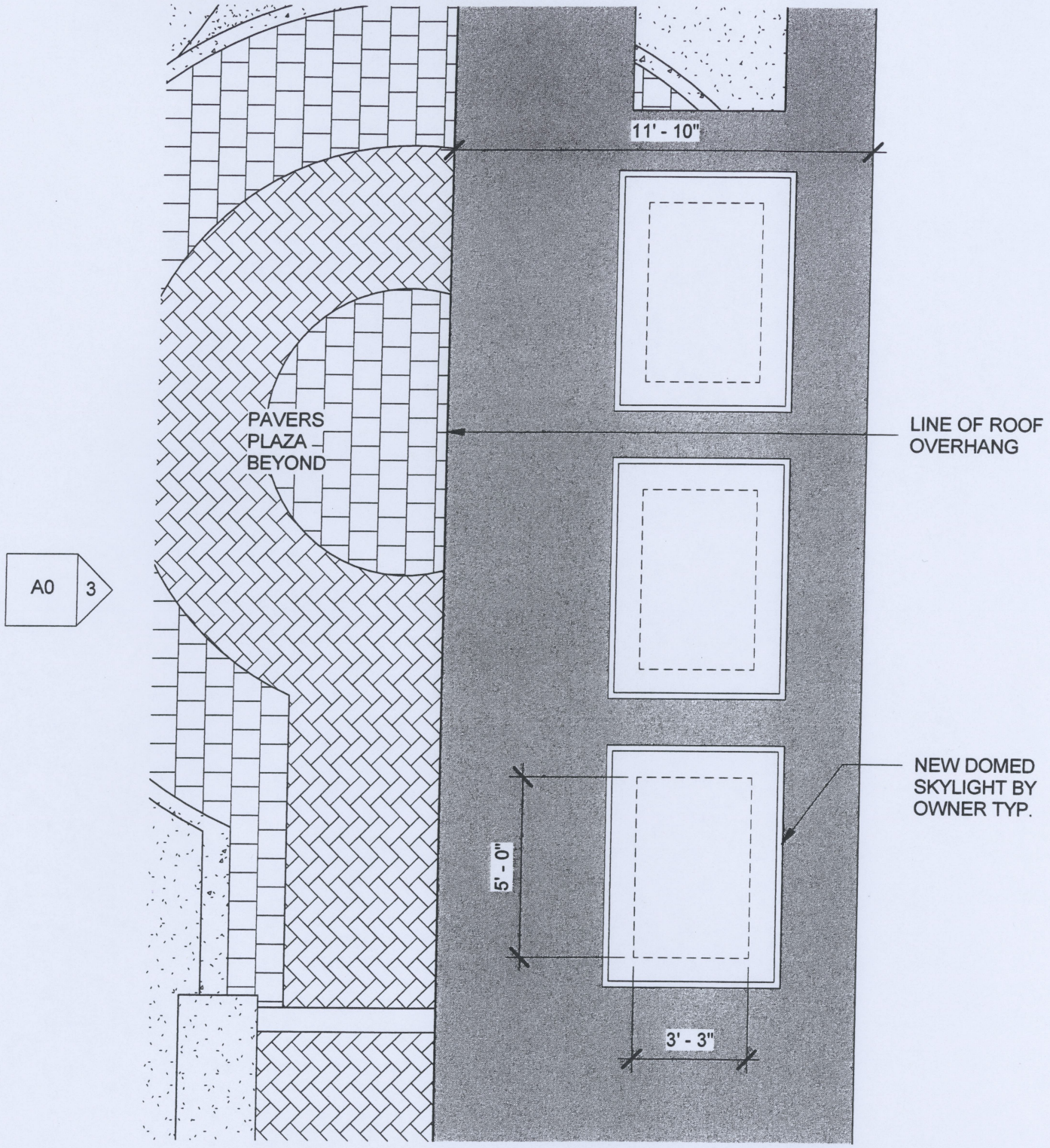
**KEY PLAN**

19


Asphalt Driveway
25' - 4"
24' - 3" VIF
CONCRETE WALK
21' - 1"
FUTURE SHRUB TYP.
84" VIF
23' - 3"
EXISTING TREE TYP.
NEW YEW SHRUB TYP.
CHURCH BUILDING
1'-1" (VARIES)
6'-0"
5' - 0"
13' - 9 1/2" VIF
NEW PLAZA
2 A0
CONCRETE WALK
HIBBARD RD.
19' - 9"
29' - 7 1/2"
EXISTING COLUBARIUM
WILLOW RD.

**SITE PLAN**

20




**SKYLIGHTS ENLARGED PLAN**

21

**From:** [redacted]
**To:** Ann Klaassen
**Subject:** External: Church request zoning
**Date:** Thursday, November 7, 2019 3:30:06 PM

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

We recently moved to [redacted] Ash Street last August. Being new to the area and now having experienced the seasons here, we are opposed to any further expansion of the church facility. We cannot attend Monday evenings meeting unfortunately because our son has an event at school at that time. We wanted to be sure our voices were acknowledged. The pooling of water we get in our backyards (and history of this since it was built-as I understand it from the neighbors) and simply looking at the set up of the church wall- we are strongly opposed to any further structure. We would like the town to look into the existing parking lot and structure and correct the severe lack of drainage that it has been causing! These neighbors have spent considerable amounts of money to put in place temporary solutions to address this and some more permanent and certainly costly!
Thank you for your consideration of our stance on this issue.

Cynthia and Dan Anglemyer

Sent from my iPhone

---

Dear Ms. Klaassen,
I am e-mailing you with the request that you forward this e-mail to the members of the zoning board in advance of Monday's meeting to address the requested variance by the Winnetka Presbyterian Church. We live at [redacted] Ash and were surprised to receive the notices of the church's request to obtain yet another variance while they already exeed the maximum by 82%.

As it is, our property floods with any moderate rain -- not just a 10 year or 50 year or 100 year rain. I happen to have photographs of 2 such occurrences -- in October alone.(Please see attached.) These were not even rains mentioned as big rain events on the news. One was Oct. 3rd and the other was when it started to snow on Halloween and the yard began to flood. We cannot encourage a plan which would divert more water in our direction.

Residents on our block have invested a great deal of money in an attempt to prevent water in their homes and on their property. With those steps forward, this would be a step backwards. We are all encouraging the Village of Winnetka to help us with a plan to mitigate the water, not approve requests for more pavement. With global warming, we all fear weather patterns with more flooding rains.

Thank you for your consideration.

Carol and Bill Hyatt

P.S. The packet mentions that no one had written your committee yet concerning this issue. I spoke to my next door neighbor but she did not receive the mailing.

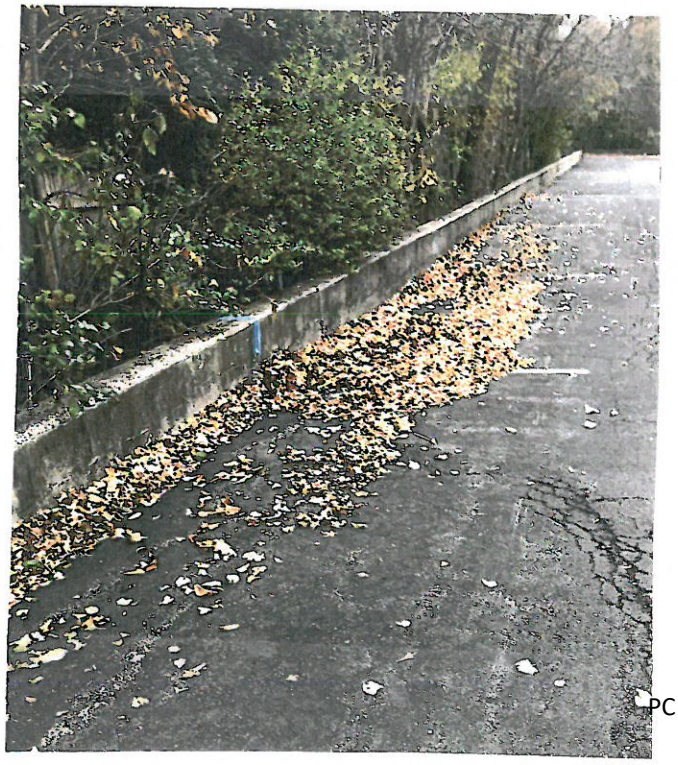
# Winnetka Presbyterian Church
# Columbarium Project

27

Ash St. Properties Incline Down in South Direction

Utility Pole Shows Water Mark

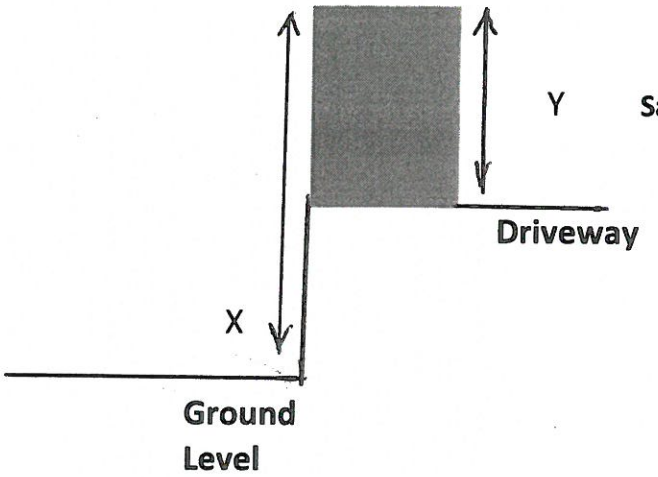
Barrier Wall Runs Full Length of North Driveway



North Driveway has three Storm Sewer Drains

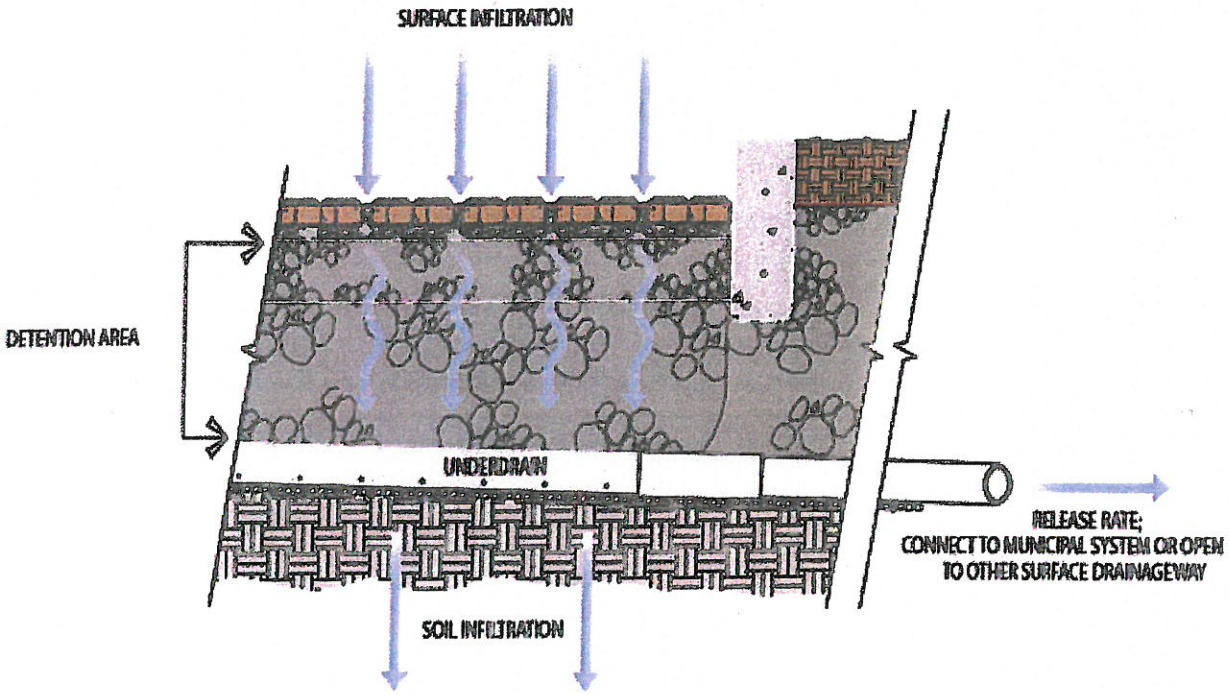
24

# Estimating Distances From Driveway Surface to Ground




| Sample | measurement in Inches | | |
|---|---|---|---|
| | X | Y | Difference |
| 1 | 36 | 23 | 13 |
| 2 | 31 | 21 | 10 |
| 3 | 33 | 20 | 13 |
| 4 | 31 | 12 | 19 |
| 5 | 26 | 10 | 16 |

25


SURFACE INFILTRATION
DETENTION AREA
UNDERDRAIN
RELEASE RATE;
CONNECT TO MUNICIPAL SYSTEM OR OPEN
TO OTHER SURFACE DRAINAGEWAY
SOIL INFILTRATION

**ATTACHMENT D**
**2000**

## ORDINANCE NO. M-1-2000

## AN ORDINANCE GRANTING VARIATIONS AND A SPECIAL USE PERMIT TO ALLOW EXPANSION OF A CHURCH BUILDING AT 1255 WILLOW ROAD

**WHEREAS,** the Winnetka Presbyterian Church is the owner of the following described real estate:

Lot 14 to 22, both inclusive, in Block 6 in Winnetka Manor, being a Subdivision of the South 45 acres of the West 90 acres of the Northwest ¼ of Section 20, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

which is commonly known as 1255 Willow Road, Winnetka, Illinois, and which is located in the R-5 Single-Family Residential District provided in the Winnetka Zoning Ordinance, Title 17, Winnetka Village Code; and,

**WHEREAS,** the Winnetka Presbyterian Church (hereinafter the "Church"), which was founded in the 1950's is located on the Subject Property, which is improved with a church building that was built in 1960 and a parking lot; and

**WHEREAS,** church buildings are permitted as special uses in the R-5 Single-Family Residential District, subject to the conditions and requirements pertaining to special uses, as set forth in Chapter 17.12 of the Winnetka Zoning Ordinance; and,

**WHEREAS,** the Church has filed applications for a special use permit under Section 17.12.010.B.2.a of the Winnetka Zoning Ordinance, and for the following variations, all to allow the expansion of the existing church building and reconfiguration of the parking lot, as described in the plans accompanying the applications for special use permit and variations: (a) a variation from the maximum building size (gross floor area) limitations of Section 17.12.010.G, to allow the existing, legally nonconforming gross floor area to be increased by 16, 876.19 square feet, from 26,514.67 square feet to a total of 43,390.86 square feet, whereas the maximum permitted gross floor area is 21, 135.00 square feet, resulting in a variation of 22,255.86 (105.30%); (b) a variation from the intensity of use of lot limitations of Section 17.12.010.F, to allow the existing legally nonconforming roofed lot coverage of 21,921.09 square feet to be increased by 11,804.83 square feet to a total of 33,725.92 square feet, whereas the maximum permitted roofed lot coverage is 21,000.00 square feet, resulting in a variation of 12, 725.92 square feet (60.60%): and (c) a variation from the intensity of use of lot limitations of Section 17.12.010.F to allow the existing legally nonconforming impermeable lot coverage of 60,490.09 square feet to be increased by 16, 076.83 square feet to a total of 76,566.92 square feet, whereas the maximum permitted impermeable lot coverage is 42,000.00 square feet, resulting in a variation of 34,566.92 square feet (82.30%); and (d) a variation from the requirements of Section 17.12.010.M3 to permit eleven (11) parking spaces to be located in a required front yard within 12.0 feet of the south property line, whereas a setback of 30.0 feet is required; and

**WHEREAS,** on December 16, 1999, the Design Review Board issued favorable comment on the proposed building expansion and parking lot reconfiguration, subject to receiving a final exterior site plan, including landscaping and lighting, and to receiving further detail on materials and finishes, particularly for windows and related wood "bulkhead" panels; and

**WHEREAS,** the Plan Commission considered the Church's proposal at its meeting on December 8, 1999, and by the unanimous vote of the nine members then present, found the proposal to be consistent with the Comprehensive Plan, but expressed a concern about storm drainage from the Subject Property; and,

**WHEREAS,** pursuant to due notice thereof, the Zoning Board of Appeals conducted a public hearings on said applications for special use permit and variations, December 13, 1999, and January 10, 2000; and,

**WHEREAS,** following the public hearing on December 13, 1999, which covered the request for special use and the variations from maximum building size, roofed lot coverage and impermeable lot coverage, by the favorable vote of four of the five members then in attendance, the Zoning Board of Appeals voted to recommend to the Village Council that the special use permit and the maximum building size, roofed lot coverage and impermeable lot coverage variations be granted; and

**WHEREAS,** following the public hearing on the front setback variation on January 10, 2000, the Zoning Board of Appeals unanimously recommended that the variations be granted; and

**WHEREAS,** a parish hall that was included in a long range plan prepared by the Church in the 1950's was not completed and the Church does not have a parish hall and modern kitchen, which are standard amenities in churches in the area; and

**WHEREAS,** the Church has submitted evidence that its school enrollment has more than doubled since 1996 and that there are approximately 150 children in the school program, including 35 in senior high and approximately 20 in junior high, but that there is no interior space in the church building that can accommodate more than 25 children at one time and that it must use other facilities to gather more than 20 children at a time; and

**WHEREAS,** the Church has submitted evidence that it needs to have the ability to gather large groups of children at the same time and that the proposed classrooms, plus the proposed multi-purpose space that can be used for other purposes as well, will meet that need; and

**WHEREAS,** the Church projects that it will grow at the rate of 7% per year for the next five years; and

**WHEREAS**, the Church has submitted evidence of a need to provide expanded facilities, including expanded gathering space, additional classrooms and offices, kitchen facilities and a reconfigured entrance, in order to provide fully accessible, adequately sized facilities to allow all church activities to take place on the Subject Property; and

**WHEREAS,** there are no other locations within the immediate proximity of the Church that would allow it to conveniently, safely and economically hold its educational and social functions off the Subject Property; and

**WHEREAS,** the proposed expansion of the church facilities will provide gathering space, classrooms and multi-purpose areas, all of which will allow the Church to conduct all of the activities of its ministry in a single location; and

**WHEREAS,** the Church has established that continuing to conduct its activities in a single location is necessary to meet its program needs and to assure the long-term viability of the Church, which has been a significant part of the Winnetka community for over 40 years; 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 1.92 acre Subject Property cannot be expanded, because it is landlocked, being located at the northeast corner of Hibbard and Willow Roads, with single family residences abutting it to the north and east; (2) the Village of Winnetka is a mature community and no alternative sites of sufficient size are available for the Church's facilities; (3) the Subject Property is located on a corner, which requires additional front setbacks, further restricting the amount of buildable area for any church expansion; and (5) the church's ministry, such as worship, religious education, funerals, weddings, meetings and social activities, will be substantially burdened without the proposed addition; and

**WHEREAS,** unless the requested relief is granted, the property in question cannot yield a reasonable return to the Church, in that the area for the proposed addition would be rendered useless to the Church for its ministry, as it would effectively be limited to the parking that presently exists there; and

**WHEREAS,** the plight of the Church is due to unique circumstances, because of the practical difficulties and particular hardships described above, and because the Church's use of the Subject Property is for the furtherance of its religious ministry rather than the private comfort, convenience or monetary benefits that typically attach to residential and commercial uses of property; and

**WHEREAS,** the variations, if granted, will not alter the essential character of the locality, in that: (1) the proposed addition has been designed to be sensitive to its surroundings and compatible with the architecture of the existing church, which is a recognized visual fixture at the northeast corner of Hibbard and Willow Roads; and (2) the expanded facilities being proposed will continue to provide the same type of service at the same location; and

**WHEREAS,** an adequate supply of light and air to adjacent property will not be impaired, because the Subject Property is bounded on its west and south sides by public streets, no changes will be made to the north side of the building and the east side of the Subject Property will continue to be used for parking; and

**WHEREAS,** the hazard from fire and other damages to the property will not be increased, since the addition will be constructed in accordance with all applicable building codes, making it no more hazardous than any other construction built according to those codes; and

**WHEREAS,** the proposed addition to the church building is generally an improvement to the Subject Property and there is no credible evidence that the taxable value of land and buildings throughout the Village will diminish as a result of the proposed addition; 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 the plan to go from a single Sunday service to two services will reduce traffic volumes by spreading the traffic over a larger period of time; and

**WHEREAS,** there is no evidence that the public health, safety, comfort, morals and welfare of the inhabitants of the Village will be impaired by the proposed addition, if it is constructed subject to the conditions specified in this ordinance; and

**WHEREAS,** there is no evidence that the proposed addition, if constructed in accordance with the conditions set forth in this ordinance, will substantially diminish or impair property values in the immediate vicinity; and

**WHEREAS,** there is no evidence that the proposed addition, if constructed in accordance with the conditions set forth in this ordinance, will be substantially injurious to the use and enjoyment of other property in the immediate vicinity; and

**WHEREAS,** the Church is an established use located at the edge of an established single-family residential area, and there is no evidence that construction of the proposed addition subject to the terms and conditions of this ordinance will impede the normal and orderly development or improvement of other property in the immediate vicinity; and

**WHEREAS,** adequate measures have been taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways, in that the proposed addition continues to provide off-street parking, provides an on-site passenger drop-off, provides for access by persons with disabilities, and enables the Church to continue to hold all of its activities in a single location; and

**WHEREAS,** adequate utilities, access roads, drainage and other facilities necessary for the operation of the special use on the Subject Property exist due to the presence of the existing facility and, to the extent that they do not, they will be provided when the proposed addition is constructed in compliance with applicable Village Code requirements; and

**WHEREAS,** it is not practicable to require the Church to provide additional on-site parking, which either would require changing the footprint, height or location of the building addition, creating a greater impact on adjacent residences, or would reduce the amount of space available to the Church for its program needs, and the effect of the proposed reduction in on-site parking spaces is ameliorated by the change to two services on Sunday and by the availability of on-street parking in the immediate vicinity; and

**WHEREAS,** the special use, when constructed 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;

**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 hereinafter set forth, the following variations are hereby granted to the Subject Property, which is commonly known as 1255 Willow Road, is the site of the Winnetka Presbyterian Church and is located in the R-5 Single-Family Residential zoning district, all to allow the expansion of the existing church building and reconfiguration of the parking lot, as described in the plans dated November 11, 1999: (a) a variation from the maximum building size (gross floor area) limitations of Section 17.12.010.G, to allow the existing, legally nonconforming gross floor area to be increased by 16, 876.19 square feet, from 26,514.67 square feet to a total of 43,390.86 square feet, whereas the maximum permitted gross floor area is 21, 135.00 square feet, resulting in a variation of 22,255.86 (105.30%); (b) a variation from the intensity of use of lot limitations of Section 17.12.010.F, to allow the existing legally nonconforming roofed lot coverage of 21,921.09 square feet to be increased by 11,804.83 square feet to a total of 33,725.92 square feet, whereas the maximum permitted roofed lot coverage is 21,000.00 square feet, resulting in a variation of 12, 725.92 square feet (60.60%): and (c) a variation from the intensity of use of lot limitations of Section 17.12.010.F to allow the existing legally nonconforming impermeable lot coverage of 60,490.09 square feet to be increased by 16, 076.83 square feet to a total of 76,566.92 square feet, whereas the maximum permitted impermeable lot coverage is 42,000.00 square feet, resulting in a variation of 34,566.92 square feet (82.30%); and (d) a variation from the requirements of Section 17.12.010.M.3 to permit eleven (11) parking spaces to be located in the front yard setback within 12.0 feet of the south property line, whereas a setback of 30.0 feet is required.

**SECTION 3:** That, subject to the terms and conditions hereinafter set forth, a special use permit under Section 17.12.010.B.2.a of the Winnetka Zoning Ordinance is hereby granted with respect to the Subject Property, which is commonly known as the 1255 Willow Road, is located in the R-5 Single-Family Residential district, and is the location of the Winnetka Presbyterian Church, 1255 Willow Road, to allow expansion of the existing special use of a church facility on the Subject Property by constructing an addition and reconfiguring the parking lot, to create new areas for social gatherings, kitchen facilities, classrooms and offices, in accordance with the plans dated November 11, 1999.

**SECTION 4:** That the variations and special use permit hereby granted are subject to all of the following conditions:



A. The Church shall commence the proposed construction within twelve (12) months after the effective date of this ordinance.

B. The Church shall prepare and submit a drainage and grading plan for review and approval by the Village Engineer. In addition to meeting all applicable requirements imposed by statute or Village ordinance, the drainage and grading plan shall include the following elements:

1. The modification of stormwater drainage at the west end of the north driveway in a manner acceptable to the Village Engineer, which shall include one or more of the following: extending the retaining wall, re-grading the driveway, installing an additional drain and taking such other or additional steps as the Village Engineer determines is necessary.

2. Calculations necessary to demonstrate the existing run-off rate and the proposed run-off rate, along with a plan that shows, to the Village Engineer's satisfaction, (i) appropriate restrictions to the stormwater outlet to equalize the two rates, (ii) a detention plan and (iii) appropriately designated overflow routes.

3. Calculations necessary to demonstrate the amount of floodplain water storage that will be lost as a result of grade changes or areas of fill, along with a plan that shows, to the Village Engineer's satisfaction, that an equivalent amount of compensatory stormwater storage is provided.

C. The Church shall assume all costs and responsibility for the operation and maintenance of all exterior lighting, which shall include either the removal and replacement, or the purchase and modification, of the existing lights along the north property line, which are currently owned, operated and maintained by the Village. The Water and Electric Department shall bill the Church for electric service provided for exterior lighting at the same rate and in the same manner as it bills for similar use by similar customers in the Village.

D. The Church shall obtain the Village Council's approval of a final lighting plan, which shall be submitted to the Council after receiving review and comment from the Design Review Board. The final lighting plan shall meet the following requirements:

1. It shall be consistent with the disposition of the lights along the north property line, as required in paragraph C of this Section;

2. It shall provide lighting to safely illuminate the exterior of the Subject Property while minimizing the spillage of light to adjoining properties; and

3. It shall include a detailed description of all exterior lighting fixtures, including the height of the fixtures and the intensity of light they generate, and a description of all steps taken to mitigate the impact of lighting on adjoining properties, including proposed hours of operation, direction of light and any light filtering or baffling devices to be used.

E. The Church shall obtain the Village Council's approval of a final landscaping plan, which shall be submitted to the Council after receiving review and comment from the Design Review Board. The final landscaping plan shall meet the following requirements:

1. It shall use landscaping materials approved by the Village Forester;

2. It shall provide a buffer between the Church building and the single-family residential properties located at 1228 Ash and 1234 Ash.

3. The landscape plan shall not reduce the number of parking spaces depicted on sheet A-21 of the plans submitted with the variation and special use application, dated November 11, 1999.

4. The landscape plan shall be mutually agreeable to the Church and the owners of the properties at 1228 Ash and 1234 Ash, provided that, if the Church and said owners are unable to reach an agreement after making a reasonable, good faith effort to do so, the Church may submit a proposed landscape plan for review and comment; and

5. The Church shall be bound by the Council's final determination on the landscape plan.

F. The lighting plan and the landscape plan required by this ordinance may be consolidated into a single plan.

G. The Church shall provide a solid enclosure for refuse containers, in the location indicated on the site plan depicted on sheet A-21 of the plans submitted with the variation and special use application, dated November 11, 1999, with final approval of the materials for the enclosure to be subject to review and approval of the Design Review Board.

H. The air conditioning units for the Church building and addition shall meet all standards of the Village Code and shall be placed in such a location and equipped with such sound attenuation devices as necessary to comply with those standards. The Church shall provide all necessary technical documentation, prepared and signed by a qualified professional, necessary to demonstrate compliance with said standards. Unless otherwise approved by the Village Council, the Church shall provide a solid enclosure for the air conditioning units, in the location indicated on the site plan depicted on sheet A-21 of the plans submitted with the variation and special

use application, dated November 11, 1999, with final approval of the materials for such enclosure at that location to be subject to review and approval of the Design Review Board. Materials used for such enclosure at any other location on the Subject Property shall be subject to the approval of the Village Council.

**SECTION 5:** 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 6:** That this Ordinance shall be in full force and effect from and after its passage, approval, and posting.

**ADOPTED** this 15th day of February, 2000, pursuant to the following roll call vote:

AYES: Trustees Aquilino, Derning, Duhl, Hilton, Lien and Powell

NAYS: None

ABSENT: None

APPROVED this 15th day of February, 2000.

Signed:

/ss/Louise A. Holland

Village President

Countersigned:

/ss/Douglas G. Williams

Village Clerk

Introduced: January 4, 2000

Posted: January 5, 2000

Passed and Approved: February 15, 2000

Posted: February 16, 2000

# ATTACHMENT E

**From:** [redacted]
**To:** Ann Klaassen
**Subject:** External: Church request zoning
**Date:** Thursday, November 7, 2019 3:30:06 PM

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

We recently moved to [redacted] Ash Street last August. Being new to the area and now having experienced the seasons here, we are opposed to any further expansion of the church facility. We cannot attend Monday evenings meeting unfortunately because our son has an event at school at that time. We wanted to be sure our voices were acknowledged. The pooling of water we get in our backyards (and history of this since it was built-as I understand it from the neighbors) and simply looking at the set up of the church wall- we are strongly opposed to any further structure. We would like the town to look into the existing parking lot and structure and correct the severe lack of drainage that it has been causing! These neighbors have spent considerable amounts of money to put in place temporary solutions to address this and some more permanent and certainly costly!
Thank you for your consideration of our stance on this issue.

Cynthia and Dan Anglemyer

Sent from my iPhone

**From:** [redacted]
**To:** Ann Klaassen
**Subject:** External: Winnetka Presbyterian Church
**Date:** Thursday, November 7, 2019 9:54:08 PM

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**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 Ms. Klaassen,
I am e-mailing you with the request that you forward this e-mail to the members of the zoning board in advance of Monday's meeting to address the requested variance by the Winnetka Presbyterian Church. We live at [redacted] Ash and were surprised to receive the notices of the church's request to obtain yet another variance while they already exeed the maximum by 82%.

As it is, our property floods with any moderate rain -- not just a 10 year or 50 year or 100 year rain. I happen to have photographs of 2 such occurrences -- in October alone.(Please see attached.) These were not even rains mentioned as big rain events on the news. One was Oct. 3rd and the other was when it started to snow on Halloween and the yard began to flood. We cannot encourage a plan which would divert more water in our direction.

Residents on our block have invested a great deal of money in an attempt to prevent water in their homes and on their property. With those steps forward, this would be a step backwards. We are all encouraging the Village of Winnetka to help us with a plan to mitigate the water, not approve requests for more pavement. With global warming, we all fear weather patterns with more flooding rains.

Thank you for your consideration.

Carol and Bill Hyatt

P.S. The packet mentions that no one had written your committee yet concerning this issue. I spoke to my next door neighbor but she did not receive the mailing.

**From:** [redacted]
**To:** Ann Klaassen
**Subject:** External: Requested Amendment to Special Use Permit--Winnetka Presbyterian Church
**Date:** Monday, November 11, 2019 5:35:28 PM

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**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 Ms. Klaassen:

Please forward this to members of the Zoning Board of Appeals.

As a Winnetka resident living near the Winnetka Presbyterian Church, I request the Board postpone action on the requested amendment until it is has fully considered the consequences of approval and explored another option, referred to below.

The flooding issue has become more prominent as the climate appears to be changing and residents in the flood-prone areas have become more concerned with what the Village is doing and not doing. The Village cannot afford to set any bad precedents through its administrative actions. In this case, the change to permeability is relatively small, although it is for a site that is already substantially out-of-line based on current rules. There is no evidence presented that this will not have a detrimental impact other than the assertion to that effect by the applicant.

A better approach would be, as a condition of approval, to require the applicant to increase the permeability of another part of the site, as for example by changing a portion of the surface of its impermeable parking lot to allow rain water there to sink into the ground. The applicant would be required to provide evidence that the estimated improvement to the permeability of the parking lot was at least equal to the loss of permeability that will occur as the result of the proposed new improvements.

I am sure the Board members want to help residents who have to deal with the flooding problem. Approval of the proposed amendment as it now stands will send the wrong message: that the Village is not all-in on doing everything it can to alleviate our flooding problems.

John Vondran
[redacted] Euclid Ave.

**From:** [redacted]
**To:** Ann Klaassen
**Subject:** External: Zoning Exemption
**Date:** Monday, November 11, 2019 11:09:35 AM

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**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.

I do not believe that it's in the Village and its residents' best interest to grant a zoning variance to the Winnetka Presbyterian Church to increase the amount of impermeable space on their lot. The residents of the neighboring houses are already dealing with their backyards flooding from the parking lot that the Church built years ago. They've had to purchase pumps and other devices to control the floodwaters. in addition, many if not most of the streets and lots in that area have faced massive flooding in the 15 years I've been a resident and owner of a house that's adjacent to their lot.

I strongly encourage the Village to reject the Church's request for a zoning variance.

Best,
Maritza Gibbons

[redacted] *phone*
www.linkedin.com/in/maritzagibbons
[redacted] Ash Street, Winnetka, IL 60093

**Leslie Farmer**
[redacted] Berkeley Ave.
Winnetka, IL 60093
[redacted]

November 13, 2019

Village of Winnetka
Zoning Board of Appeals
Staff Liaison, Ann Klaassen

Re: Case No. 19-32-SU: 1255 Willow Road—Winnetka Presbyterian Church

Dear Ms. Klaassen:

I am writing in reference to the above mentioned appeal to the Zoning Board of Appeals for variance to permit improvements to exceed impermeable lot coverage by the Winnetka Presbyterian Church. I would appreciate it if you would forward my letter on to the members of this Board.

Together with several of my neighbors I attended Monday night's meeting of the Zoning Board to voice opposition to approving the aforementioned variance. I would like to further clarify the situation regarding flooding problems in our neighborhood which relates to this appeal.

As residents who have been repeatedly subject to serious storm water flooding during major storm events, we have attended numerous informational sessions regarding possible solutions to this problem, in particular by the Strand Group. Here are some salient facts which were presented:

1. Overland water originally flowed north to south and east to west in our area, draining into what was a marsh area west of Hibbard Road. When the Skokie Lagoons were constructed, the marsh was drained and Hibbard Road was raised, creating Duke Childs Field and the Park District land. In doing this, they created a giant "bowl" encompassing the entire Tree Street area from Green Bay Road to Hibbard Road. The elevation is high at Green Bay Road and at Hibbard Road and lower in between. That is, there was no longer a natural drainage flow. The variance granted the Church in 2000 which permitted construction of the perimeter wall around its property prevents natural water flow from yards east and north of the Church property and directly contributes to the backyard flooding issues these neighbors experience during even normal rainfalls. My property is far enough away from the Church that it is not directly impacted by this, as there are other neighbors' lots in between.
2. However, my property, along with hundreds of other properties in the area, is affected during major storm events because **the storm water system was designed to follow the same north to south, east to west flow.** As Sarah Balassa noted in the meeting, during these events, the storm water system in the area is completely overwhelmed and can hold no more water. All storm water from Green Bay Road west flows down the Tree Streets westward and is supposed to empty into the main sewer line flowing north to south down Hibbard Road. However, due to increased development to the north, and from the Hubbard Woods area, that storm water line is filled to capacity before it even reaches the Tree Streets. (One Village worker told a neighbor it would have to be at least 10 times larger than what is there to handle the load.) Therefore, when the storm water from the Tree Streets toward Green Bay Road tries to drain into that filled sewer line, it cannot and backs up out of the storm water drains into our neighborhood streets, sidewalks, yards and basements.

3. Years ago the Village advised us to disconnect our properties from the storm water system which was overloaded and flash our downspouts. Like the Kehls who spoke on Monday night, I did that and tens of thousands of dollars of additional prevention to keep my basement from flooding. You can see the frustration of my neighbors and myself when we are being flooded by water that isn't even ours—it is coming from uphill while our water is flashed onto our own yards.
4. When the architect for the Church stated the additional impermeable coverage would have no effect on the neighbors, it simply isn't true. The plan to drain water into the storm water system is absolutely futile because during major storm events that sewer main is filled to capacity. The water will not be able to drain into the storm water system and will add to the back up of water from the street drains.
5. Considering the amount of resources the Village is devoting to try and remedy this storm water situation, to grant an additional variance to the Church which already exceeds the impermeable lot coverage allowed by 85% is irresponsible and unfair to all of its neighbors.
6. The request is completely unnecessary to facilitate the use of the columbarium (they have been getting by for the past 19 years), especially if the new doorway and skylights are allowed. I believe it was stated that there were only approximately 243 spaces in the columbarium, which means the number of burials will be limited. The only time the inside of the church would not be available for families to visit is Friday afternoons. It would seem this is not a hardship for those families, who could still access the area via the outside.

In conclusion, I urge the members of the Zoning Board to reject this variance appeal with regard to permitting increased permeable lot coverage.

Thank you for your attention and service to the Village residents.

Sincerely,

*Leslie F. Farmer*

Leslie F. Farmer

Cc: Matthew Bradley
Walter Greenough
Sarah Balassa
Kim Handler
Lynn Hanley
E. Gene Greable

# MEMORANDUM
## VILLAGE OF WINNETKA
### COMMUNITY DEVELOPMENT DEPARTMENT

**TO:** PLAN COMMISSION

**FROM:** DAVID SCHOON, DIRECTOR

**DATE:** NOVEMBER 14, 2019

**SUBJECT:** PLAN COMMISSION RULES OF PROCEDURES

On November 20, 2019, the Plan Commission is scheduled to consider adoption of rules of procedures. As discussed at the October 23 training session with the Plan Commission, the Village Attorney and Village staff have prepared the attached draft rules of procedures for the Commission's consideration. Staff will review them with the Commission. The Commission is scheduled to discuss them, consider any changes, and consider adopting them at the November 20 Commission meeting.

ATTACHMENTS

Attachment A: Draft Rules of Procedures

**RULES OF PROCEDURE OF THE**
**WINNETKA PLAN COMMISSION**
**COOK COUNTY, ILLINOIS**
**ADOPTED _____, 2019**

## I. DEFINITIONS AND GENERAL PROVISIONS

A. Definitions. The following terms shall have the following meanings when used in these Rules of Procedure:

1. *"Village Council"* means the President and Village Council of the Village of Winnetka, Cook County, Illinois.

2. *"Winnetka Municipal Code"* means the Winnetka Municipal Code [WMC], as it has been and may be amended from time to time.

3. *"Winnetka Subdivision Ordinance"* means the Winnetka Subdivision Ordinance, as it has been and may be amended from time to time.

4. *"Winnetka Zoning Ordinance"* means the Winnetka Zoning Ordinance, as it has been and may be amended from time to time.

5. *"Plan Commission"* means the Plan Commission of the Village of Winnetka, Cook County, Illinois.

6. *"Village"* means the Village of Winnetka, Cook County, Illinois.

B. Tense and Form. Words used or defined in one tense or form shall include other tenses and derivative forms.

C. Gender. The masculine gender shall include the feminine and neuter. The feminine gender shall include the masculine and neuter. The neuter gender shall include the masculine and feminine.

D. Headings. Headings provided are intended as a convenience to the user. In case of any difference of meaning or implication between the text of these Rules and any heading, the text shall control.

E. Conflicts. In the case of a conflict between these Rules and the codes and ordinances of the Village or the laws of the State of Illinois or the United States, such codes, ordinances and laws shall control.

F. Amendments. These Rules may be amended only upon compliance with the requirements of the Winnetka Municipal Code for the adoption of Plan Commission Rules. A copy of any proposed amendment shall be provided to all members of the Plan Commission not less than three days prior to a vote on the adoption thereof.

G. Waiver. The chairman may, upon good cause shown, waive any Rule that relates solely to the conduct of the Plan Commission's meeting or hearing and is not mandated by Village codes or ordinances or State law.

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## II. MEETINGS

A. Open Meetings Act. All meetings of the Plan Commission shall be scheduled and held, and notice thereof shall be given, in the manner provided in the Open Meetings Act, 5 ILCS 120/1 et seq. [WMC, Section 3.08.050(A)]

B. Regular Meetings. Plan Commission meetings shall be held at regularly scheduled dates, times, and locations to be established and published by the Plan Commission pursuant to the Illinois Open Meetings Act. [WMC, Section 3.22.050(A)]

C. Special Meetings. The Plan Commission may call and conduct such special or emergency meetings as it determines may be necessary from time to time.

D. Joint Meetings. The Plan Commission shall participate in joint meetings with the Village Council, as they may be called by the Village Council from time to time. The Plan Commission may also call and/or participate in joint meetings with other boards and commissions of the Village as may be necessary from time to time to perform their powers and duties.

E. Workshops. The Plan Commission may hold such workshop sessions as it determines may be necessary from time to time.

F. Closed Meetings. The Plan Commission may hold meetings or portions of meetings that are closed to the public only in accordance with applicable law.

G. Notice of Absence. All members of the Plan Commission shall notify the Staff Secretary, or his designee, if they are unable to attend any meeting of the Plan Commission. Such notice shall be provided as far in advance as is practical under the circumstances.

## III. ORDER OF BUSINESS/AGENDAS

A. Establishing the Agenda. The Chairman shall establish the items to be included on the agenda for each meeting of the Plan Commission. Each agenda shall be established in consultation with the Staff Secretary. In establishing each agenda, the Chairman and Staff Secretary shall consider the number of pending cases, the complexity of such cases, and any applicable time constraints for the processing of such cases.

B. Order of Business. In general, the order of business for each agenda shall contain the following items in the following order:

1. CALL TO ORDER
   Performed by the Chairman, the Vice-Chairman or the temporary chairman.

2. ROLL CALL
   Performed by the Staff Secretary or his designee.

3. CONSIDERATION OF MINUTES
   Consideration of any unapproved minutes of any previous Plan Commission meetings.

4. PUBLIC COMMENT TIME
   Opportunity for members of the public to speak on topics not otherwise appearing on the meeting agenda.



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5. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Report by the Community Development Director, or his or her designee, of any activities or events of interest occurring since the last Plan Commission meeting or anticipated, including Village Council' action on Plan Commission recommendations and preliminary applications, actions of other Village boards and commissions on Plan Commission Cases, related Village staff activities, and pending legislation.

6. PENDING APPLICATIONS

a. RECOMMENDATIONS

Consideration of Plan Commission Cases (in numerical order) on which the Plan Commission has previously directed the preparation of a recommendation for consideration and for which the public hearing has been closed.

b. CONTINUED APPLICATIONS

Consideration of Plan Commission Cases (in numerical order) for which the public hearing or meeting has previously been convened and continued by the Plan Commission, and on which substantive evidence has been heard by the Plan Commission.

c. NEW APPLICATIONS

Consideration of Plan Commission Cases (in numerical order) for which no public hearing or meeting has previously been convened or on which no substantive evidence has been heard by the Plan Commission.

7. OLD BUSINESS

Consideration of any matters previously before the Plan Commission.

8. NEW BUSINESS

Consideration of any matters not previously before the Plan Commission.

9. ADJOURN

C. Modification of Order of Business. The order of items on the agenda as distributed may be modified or rearranged by the Chairman, for good cause shown, with the consent of the Plan Commission.

D. Distribution of Agenda and Related Materials. The agenda for each Plan Commission meeting and all relevant materials prepared by applicants or Village staff shall be distributed to each Plan Commission member by the Staff Secretary.

## IV. CONDUCT OF HEARINGS AND MEETINGS

A. Robert's Rules of Order. Robert's Rules of Order Newly Revised, current edition, shall govern the conduct of meetings of the Plan Commission. However, Robert's Rules of Order shall not govern where they conflict with these Rules of Procedure or other applicable law.

B. Standards of Decorum. All Plan Commission members and all others attending meetings of the Plan Commission shall conduct themselves in a manner that shall not disrupt the business of



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the Plan Commission. The use of cellular phones in the meeting room is prohibited. The Chairman may indicate that persons who become personally abusive or in other ways violate ordinary standards of decorum will be ruled out of order.

C. Public Comment and Participation

1. Rules Governing Public Comment Time.

a. The agenda of every regular and special meeting of the Plan Commission shall include a reservation of time for public comment ("*Public Comment Time*").

b. Subject to Rule IV.C.1.d, the Chairman shall recognize and allow to speak any person desiring to speak during Public Comment Time.

c. Public Comment Time is in addition to, and does not replace, the opportunity for the public to speak during any duly convened public hearing or meeting conducted by the Plan Commission on a specific case.

d. If a person desires to speak during Public Comment Time about a matter or case that is the subject of its own agenda item at the same meeting, and public comment will be allowed during that agenda item whether by designation of the Chairman or in the course of a duly convened public hearing, the Chairman may require that person to speak about the matter during the agenda item instead of during Public Comment Time. If no public comment will be allowed during the specific agenda item, then the person will be allowed to speak about the matter during Public Comment Time.

e. The total amount of time allocated for Public Comment Time at any meeting shall not exceed 30 minutes, unless determined otherwise by the Chairman. In the event that all persons desiring to speak during the Public Comment Time are not able to do so within the time limit allowed, the Chairman may either extend the time allocated for Public Comment Time, or allow for continuation of Public Comment Time after the completion of all other matters on the agenda, or as the Plan Commission may otherwise determine.

f. No person shall speak during the Public Comment Time for more than three minutes, unless the Chairman designates a longer or shorter time period. Generally, the longer or shorter time period will apply to all persons participating in the Public Comment Time at the same meeting.

2. Rules Governing All Public Comment.

a. Each speaker should state his or her name and address in a clear manner so that it can be recorded in the minutes of the meeting. If a speaker chooses, they may decline to provide their address.

b. If a speaker is representing, or speaking on behalf of, an individual, group, or association, the speaker must state the nature of that representation.

c. For speakers desiring to use audio or visual equipment in connection with a presentation, arrangements for such use must be made with the Village in advance of the meeting.

d. In the interest of promoting the efficient conduct of public business, speakers should refrain from repeating their own testimony and



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comments, and should refrain from repeating testimony and comments that have previously been provided to the Plan Commission by other individuals.

e. Speaker time limits may be enforced by the Chairman.

f. No person should be discourteous, belligerent, threatening, disparaging, or otherwise uncivil. The Chairman may limit the comments of any person who engages in this conduct. No person may continue to speak after the Chairman has taken the floor from that person.

g. All questions or statements from the floor should be directed to the Chairman and the members of the Plan Commission. All others may be ruled out of order.

h. The Chairman shall have the right to interrupt a speaker in order to enforce these Rules or other applicable rules.

i. Interruptions and Other Disturbances: No person shall interrupt the proceedings of the Plan Commission or cause any other form of disturbance or disruption.

j. Any person violating the standards of process and decorum set forth in these Rules may be evicted from the premises of the meeting at the order of the Chairman or a majority of the Plan Commission, or be subject to other action as deemed necessary by the Chairman and the Plan Commission.

k. Any person shall have the right at any time to provide written comments to the Plan Commission by addressing those comments to: the Village of Winnetka, c/o Community Development Director, 510 Green Bay Road, Winnetka, IL 60093, and delivering the comments via any of the following methods:

i. by personal delivery at the front desk of the Village Hall between 8:30 a.m. and 5:00 p.m. Monday through Friday;

ii. by mail, courier, or any similar delivery service; or

iii. by email to the email address(es) of the current staff member(s) for the Plan Commission.

D. Procedures for Public Hearings and Meetings. Public hearings and meetings on Plan Commission Cases shall be conducted in accordance with the following general procedures:

1. Introduction by the Chairman.

a. General. The Chairman shall begin each public hearing or meeting on a case by announcing the name of the applicant, the case number(s) and the relief requested in each case. The Chairman shall explain the procedures for the conduct of the hearing or meeting, when oral testimony from the public will be received and when and to whom written testimony can also be submitted.

b. Swearing In Witnesses. The Chairman shall administer an oath to all persons



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intending to testify during the course of the hearing, whether for the applicant or from the public.

2. Community Development Director's Summary of Application. The Community Development Director or his or her designee shall explain, in summary form, the basic facts of, and relief requested in, the application. This summary may include relevant prior history of the property or code provisions involved.

3. Applicant's Presentation. The applicant shall present the application in such form and with testimony of witnesses and other evidence as it deems desirable. During the applicant's presentation, Plan Commission members, but not the public, may ask questions that may be necessary to aid the Plan Commission or the public in understanding the material being presented. The Chairman may set a time limit for the applicant's presentation.

4 Questions by the Plan Commission. At the conclusion of the applicant's presentation, Plan Commission members may ask such questions of the applicant's witnesses as may be necessary to clarify material presented or the relief requested.

5. Public Testimony and Comment on Planned Development Cases. Members of the public who are present shall have the right to address to the Plan Commission their questions, testimony, evidence and comments about the relief requested and the evidence presented by the applicant and other members of the public in accordance with the following rules.

a. At the start of the period for public testimony and comment on a Plan Commission Case, the Chairman shall advise the public that all information presented is under oath.

b. Each speaker must state his or her name in a clear manner so that it can be recorded in the minutes of the meeting.

c. Unless the Chairman determines another time limit is appropriate, at each Plan Commission meeting at which public testimony is to be heard on a specific Planned Development Case, each speaker shall be limited to three minutes to provide their testimony. The Chairman may enforce the speaker time limits.

d. If a speaker is representing, or speaking on behalf of, an individual, group, or association, the speaker must state the nature of that representation. At the discretion of the Chairman, such a speaker may be granted more than three minutes to speak.

e. For speakers desiring to use audio or visual equipment in connection with a presentation, arrangements for such use must be made with the Village in advance of the meeting.

f. In the interest of promoting the efficient conduct of public business, speakers should refrain from repeating their own testimony and comments, and should refrain from repeating testimony and comments that have previously been provided to the Plan Commission by others.

g. The Chairman shall allow each speaker to speak one time only, unless the Chairman determines that allowing a speaker to address the Plan Commission again will contribute new testimony or other evidence.



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h. No person may be discourteous, belligerent, impertinent, threatening, disparaging, or otherwise uncivil. The Chairman may limit the comments of any person who engages in this conduct. No person may continue to speak after the Chairman has taken the floor from that person.

i. All questions or statements from the public must be directed to the Chairman and the Plan Commissioners. The Chairman shall determine the manner in which responses to questions or statements from the public will be handled. In general, following the conclusion of all public participation, the Chairman shall direct the questions from the public to the applicant in an orderly and consolidated manner for response.

j. After general public testimony and comment, the Chairman will open the floor to cross examination for those individuals that request the right to cross examine by entering their names on a sign in sheet for interested parties that has been made available by the Village staff (see ***Appendix A***). The Chairman shall have the responsibility to enforce proper decorum. Questions must be relevant to the subject matter as determined by the Chairman. Individuals that enter their names on the sign in sheet for interested parties will be given an opportunity to cross examine the petitioner, Village Staff or others. The Chairman may require some type of preliminary statement of the nature of the evidence proposed to be elicited from the witness.

k. The Chairman shall have the right to interrupt a speaker in order to enforce these Rules or other applicable rules.

6. Response by the Applicant. The Chairman shall allow the applicant a reasonable time to respond to the public testimony and comments presented.

7. Plan Commission Discussion and Deliberation. Following public testimony and comment and the applicant's response, the Plan Commission may discuss, in an orderly fashion, the application and all material presented. No further public testimony or comment nor further applicant information may be presented without permission of the Chairman. During this discussion, members of the Plan Commission may ask the Chairman to direct additional questions to the witnesses for the applicant or members of the public who testified. Witnesses for the applicant or members of the public may not address the Plan Commission during this portion of the meeting without the consent of the Chairman.

8. Plan Commission Action.

a. Based on the Plan Commission's discussions, the Plan Commission may (i) act on a recommendation on the application; (ii) direct the Village staff and Village Attorney to prepare a draft recommendation for consideration at a subsequent meeting; (iii) direct the applicant, Village staff and/or Village Attorney to provide new or additional information in connection with the application; or (iv) such other action as may be permitted by law.

b. Prior to consideration of any other item of business, the Plan Commission shall consider whether a public hearing should be reopened for future consideration of public testimony and comment.

9. Continuances. Any applicant may request and shall be granted one continuance of a



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public hearing on an application. If an applicant fails to appear at a scheduled hearing without giving prior notice to the Staff Secretary, the hearing shall be continued once so long as applicant has not previously used said one continuance. Any further requests for continuance by the applicant shall be subject to the approval of the Plan Commission for good cause shown.

E. Voting.

1. On Applications. The Plan Commission shall vote to make a recommendation on an application only with a written recommendation before it where the applicable code or ordinance requires such a written recommendation. In such cases, the vote required to pass the written recommendation shall be as required in the applicable code or ordinance. A roll call vote shall be taken on all recommendations regarding a case before the Plan Commission. Members absent from any portion of a hearing on an application shall not be qualified to vote on the matter unless they first certify that they have reviewed the entire record of such missed portion of the hearing and have fully informed themselves of the essential facts and issues of the matter being heard so as to be able to cast an informed and independent vote.

2. On Other Matters. Except as required by Paragraph 1 above, the Plan Commission may take such other action to conduct its business without a written recommendation before it. In such cases, the vote required to approve such an action shall be a majority of those present, unless another vote is specifically required.

## VI. TRANSMITTAL OF PLAN COMMISSION DECISIONS

The Staff Secretary shall promptly transmit any resolution or other recommendation of the Plan Commission to the Village Council, the record of proceedings before the Plan Commission, and any additional materials received by the Village after Plan Commission action is taken. In addition, the Staff Secretary shall identify any changes in the materials submitted to the Plan Commission that are made following the Plan Commission action, as well as any change in circumstances affecting the matter between Plan Commission action and transmittal to the Village Council.

## VII. EFFECTIVE DATE

These Rules shall be effective upon:

A. Approval of a majority vote of the members of the entire Plan Commission; and

B. Review and approval by the Village Attorney.

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ADOPTED BY MOTION BY THE PLAN COMMISSION OF THE VILLAGE OF WINNETKA ON _____ 2019.

AYES: ()

NAYS: ()

ABSENT: ()

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**VILLAGE OF WINNETKA**
**PLAN COMMISSION**
**PUBLIC HEARING APPEARANCE FORM**

Any person who wishes to appear at a Village of Winnetka Plan Commission public hearing as an "interested party" with the right to cross-examine others must complete and file this appearance form with the Chairman of the Plan Commission on the date of the hearing.

**NOTE: IT IS NOT NECESSARY TO COMPLETE THIS FORM TO MAKE A GENERAL STATEMENT, OR OTHERWISE SPEAK AT THE PUBLIC HEARING WITHOUT CROSS EXAMINATION.**

Please provide the following information:

**NAME:** _____

**ADDRESS:** _____

**E-MAIL:** _____

**TELEPHONE NUMBER:** _____

**PUBLIC HEARING MATTER:** _____

**PLAN COMMISSION CASE NO.:** _____

**PLEASE PROVIDE A BRIEF EXPLANATION OF YOUR SPECIAL INTEREST IN THE PUBLIC HEARING (such as, without limitation, your property is within 250 feet of the subject property, or your property shares facilities with the subject property that may be impacted) (completion of this section is not required, but may provide useful information to the Plan Commission):**

_____
_____
_____
_____

**PLEASE DESCRIBE THE NATURE OF THE TESTIMONY YOU INTEND TO PROVIDE AND THE QUESTIONS YOU DESIRE TO POSE AT THE PUBLIC HEARING:**

_____
_____
_____
_____

**PRIVACY NOTICE:** The information provided on this form is required for the purposes of the public hearing before the Plan Commission. These forms are subject to properly filed Freedom of Information Act requests, but will be redacted to protect "private information" as that term is defined in the Illinois Freedom of Information Act (5 ILCS 140).

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