



NOTICE OF WINNETKA ZONING ADMINISTRATOR PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the Winnetka Zoning Administrator on **FRIDAY, NOVEMBER 21, 2025, AT 2:00 PM** in the **Classroom of the Winnetka Police Department** at **410 Green Bay Road**, Winnetka, Illinois for the purpose of considering the following:

CASE NO. 25-27-ZA
830 HILL ROAD – SHED REPLACEMENT

An application submitted by Chris and Kathy Perry (collectively, the “Applicant”), as the owner of the property located at 830 Hill Road (the “Subject Property”) **to allow construction of a new storage shed in replacement of the existing nonconforming shed on the Subject Property.** The Applicant has filed an application seeking approval of the following:

1. A variation to provide less than the minimum required rear yard setback of 12 feet from the east property line; and
2. A variation to exceed the maximum permitted shed height of 7 feet.

The Subject Property (Parcel Index Numbers 05-20-413-001-0000 and 05-29-203-009--0000) is generally located at the southeastern corner of the intersection of Hill Road and Indian Hill Road, is zoned R-2 Single Family Residential, and contains an existing two-story residence with a pool house, detached garage, and storage shed.

PUBLIC COMMENT & APPLICATION INFORMATION

At said public hearing and at any continuance thereof, all persons interested are invited to attend and be heard. The agenda and materials for the meeting will be posted on the Village’s website - www.villageofwinnetka.org/agendas no later than Friday, November 14, 2025. Persons seeking additional information concerning this application are directed to email inquiries to planning@winnetka.org or by calling 847-716-3587.

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

- 1) By sending an email to planning@winnetka.org; or
- 2) By sending a letter to Community Development, Village of Winnetka, 510 Green Bay Rd, Winnetka, IL 60093.

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

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. _____

Property Information

Site Address: 830 Hill Rd, Winnetka, IL 60093

Owner Information

Name: Chris & Kathy Perry

Address: 830 Hill Rd

City, State, ZIP: Winnetka, IL 60093

Email: joel.balentyne@midwestarborcorp.com

Primary Contact: Joel Balentyne

Phone No. 815-675-6766

Date property acquired by owner: 1995

Architect Information

Name: Midwest Arbor Corp

Primary Contact: Joel Balentyne

Address: 1700 Holian Dr

City, State, ZIP: Spring, Grove, IL 60081

Phone No. 815-675-6766

Email: joel.balentyne@midwestarborcorp.com

Attorney Information

Name: _____

Primary Contact: _____

Address: _____

City, State, Zip: _____

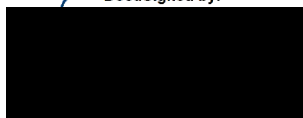
Phone No. _____

Email: _____

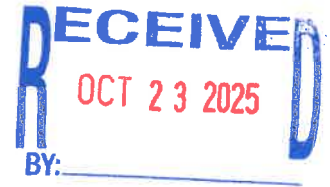
Nature of any restrictions on property: _____

Brief explanation of variation(s) requested (attach separate sheet providing additional details): We are requesting to replace the existing shed with a new shed in the exact same size, shape & location.

Property Owner Signat

DocuSigned by: 

Date: 10/16/2025



October 20, 2025

Village of Winnetka
510 Green Bay Rd
Winnetka, IL 60093

Explanation of Minor Variance Request

Property Address: 830 Hill Rd

Standards for Granting of Zoning Variations

1. *The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by regulations in that zone.*
The shed that exists on the property has been on the property since at least the 1960s, providing storage and visual screening in its existing location. Moving the structure would require renovation of the existing fence and hardscapes on the property since it is a built-in feature of the landscape.
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 unique circumstances of this request are that the existing shed is outside the normal side yard setbacks that are allowed for such a structure. This is a request to formalize this existing nonconformity without increasing the degree of nonconformity. All GFA and lot coverage calculations would remain exactly the same.
3. *The variation, if granted, will not alter the essential character of the locality.*
Since there is an existing shed in this location, replacing it with a new one in the same size and shape would not alter the essential character of the locality.
4. *An adequate supply of light and air to the adjacent property will not be impaired.*
The proposed shed would be the same size and shape as the old one and will not alter the light and air to the adjacent property.
5. *The hazard from fire and other damage to the property will not be increased.*
The proposed shed would not create a hazard of any kind but would eliminate the existing hazard of a dilapidated structure.
6. *The taxable value of the land and buildings throughout the Village will not diminish.*
The taxable value of this property and any other property in the village will remain unchanged as the structure will have the same appearance and size as the existing structure.
7. *The congestion in the public street will not increase.*
The proposed shed does not affect the traffic patterns in the public street in any way.
8. *The public health, safety, comfort, morals, and welfare of the inhabitants of the Village will otherwise not be impaired.*
The replacement of the structure will not affect the inhabitants of the Village in an adverse manner.

Sincerely,

Kate Nelson - Midwest Arbor Corp
kate.nelson@midwestarborcorp.com
815-675-6766 (Office)

PLAT OF SURVEY

OF

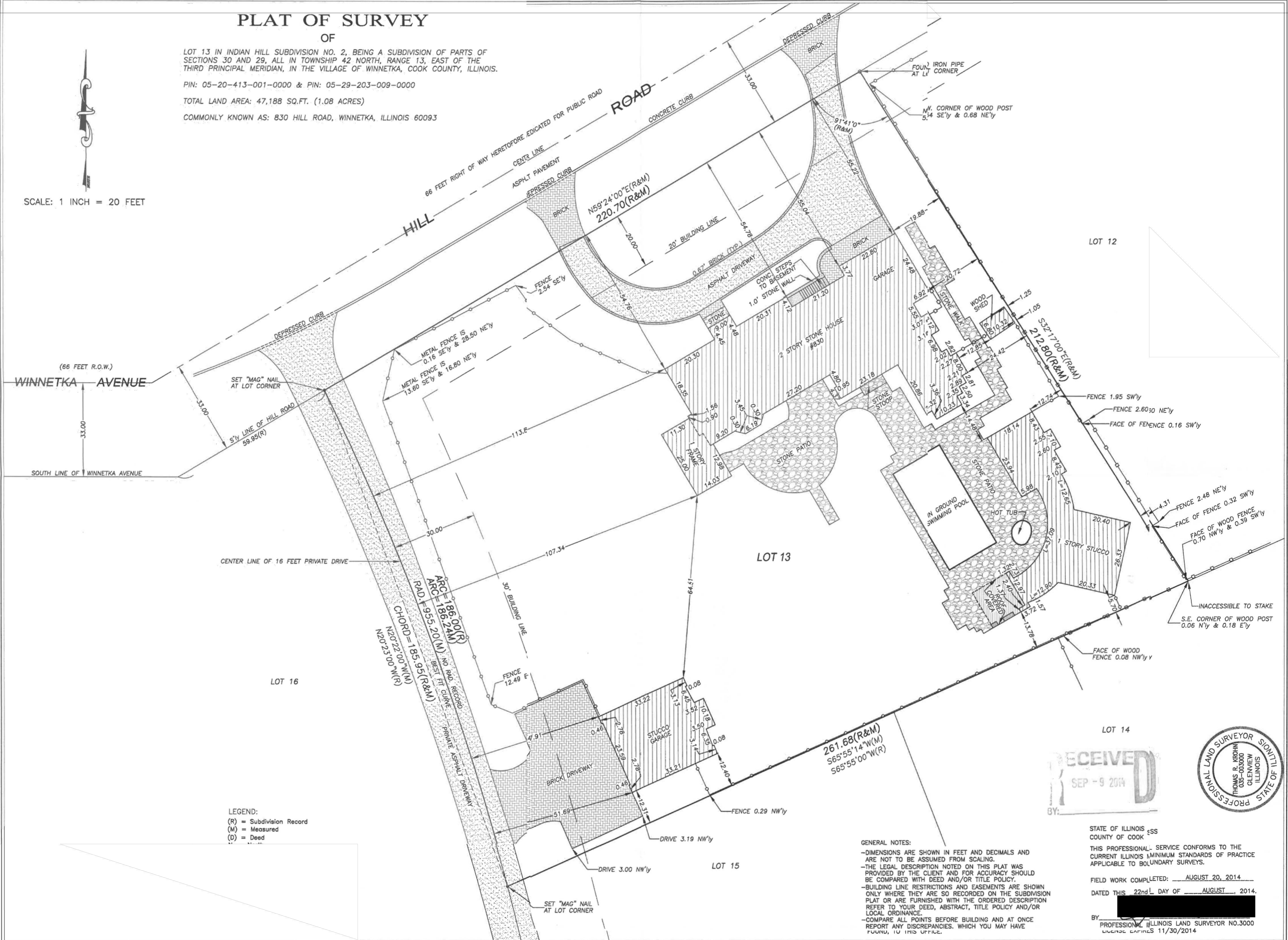
LOT 13 IN INDIAN HILL SUBDIVISION NO. 2, BEING A SUBDIVISION OF PARTS OF
SECTIONS 30 AND 29, ALL IN TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

PIN: 05-20-413-001-0000 & PIN: 05-29-203-009-0000

TOTAL LAND AREA: 47,188 SQ.FT. (1.08 ACRES)

COMMONLY KNOWN AS: 830 HILL ROAD, WINNETKA, ILLINOIS 60093

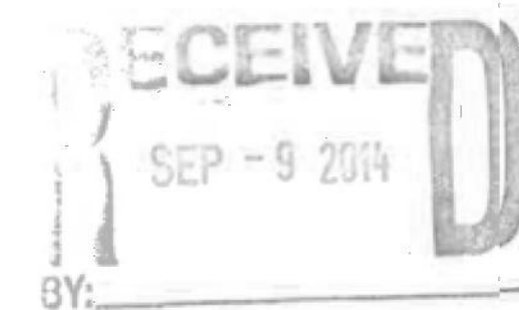
SCALE: 1 INCH = 20 FEET



LEGEND:
(R) = Subdivision Record
(M) = Measured
(D) = Deed

GENERAL NOTES:

- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE NOT TO BE ASSUMED FROM SCALING.
- THE LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND FOR ACCURACY SHOULD BE COMPARED WITH DEED AND/OR TITLE POLICY.
- BUILDING LINE RESTRICTIONS AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED ON THE SUBDIVISION PLAT OR ARE FURNISHED WITH THE ORDERED DESCRIPTION REFER TO YOUR DEED, ABSTRACT, TITLE POLICY AND/OR LOCAL ORDINANCE.
- COMPARE ALL POINTS BEFORE BUILDING AND AT ONCE REPORT ANY DISCREPANCIES, WHICH YOU MAY HAVE FOUND, TO THIS OFFICE.



STATE OF ILLINOIS
COUNTY OF COOK

THIS PROFESSIONAL SERVICE CONFORMS TO THE
CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE
APPLICABLE TO BOUNDARY SURVEYS.

FIELD WORK COMPLETED: AUGUST 20, 2014
DATED THIS 22nd DAY OF AUGUST, 2014.

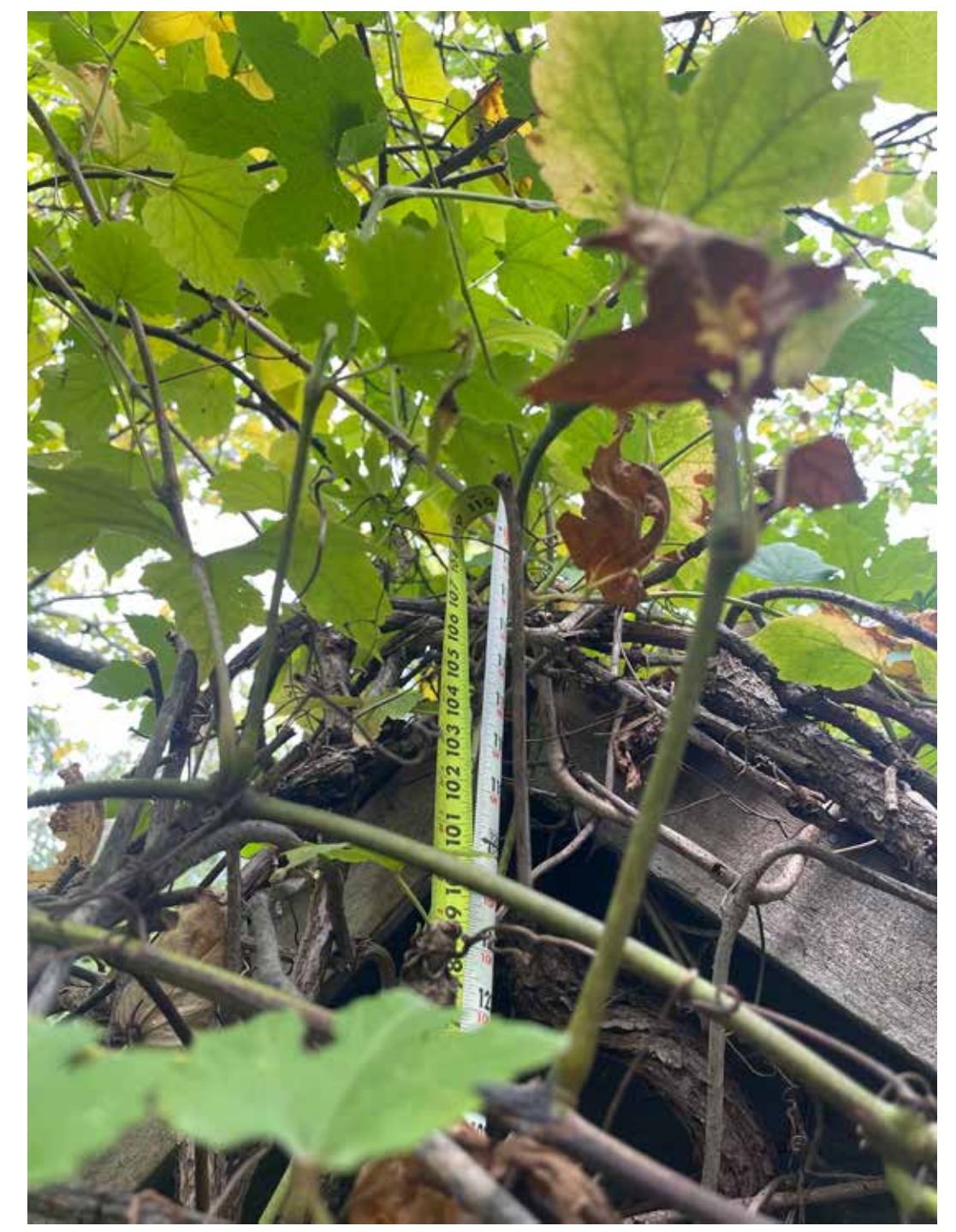
BY: [Redacted Signature]
PROFESSIONAL ILLINOIS LAND SURVEYOR NO.3000
LICENSE EXPIRES 11/30/2014



Existing Shed



Existing Shed - Wall Height: 75"



Existing Shed - Roof Height at Gable: 108"



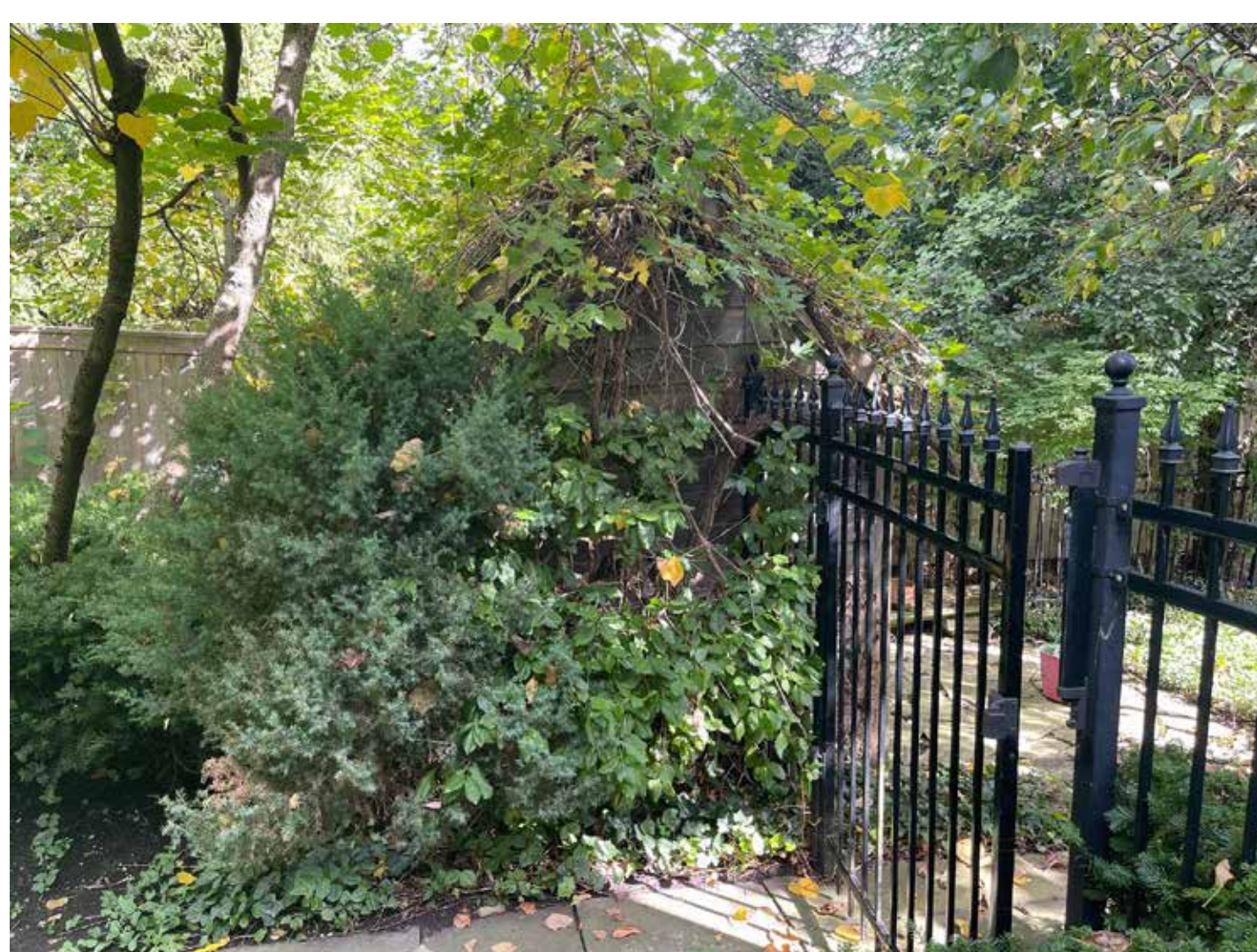
Existing Shed



Existing Shed - Wall Length: 125"



Existing Shed - Wall Length 125"



Existing Shed



Existing Shed - Wall Length: 82"