



NOTICE OF WINNETKA ZONING ADMINISTRATOR PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the Winnetka Zoning Administrator on Thursday, **MARCH 12, 2026, AT 4:00 PM** in the **Council Chambers of Winnetka Village Hall** at **510 Green Bay Road**, Winnetka, Illinois for the purpose of considering the following:

CASE NO. 26-06-ZA

777 BRYANT AVENUE – RESIDENTIAL ADDITION

An application submitted by David and Nicole Mooney (collectively, the “Applicant”), as the owners of the property located at 777 Bryant Avenue (the “Subject Property”) **to allow construction of an addition to the existing residence of the Subject Property.** The Applicant has filed an application seeking approval of the following:

1. A variation to provide less than the minimum required front yard setback of 40 feet from the west property line along Bryant Avenue.

The Subject Property (Parcel Index Number 05-17-409-005-0000) is generally located on the northeast corner of the intersection of Humboldt Avenue and Bryant Avenue, and is zoned R-3 Single Family Residential. The Subject Property contains an existing two-story residence with an attached garage.

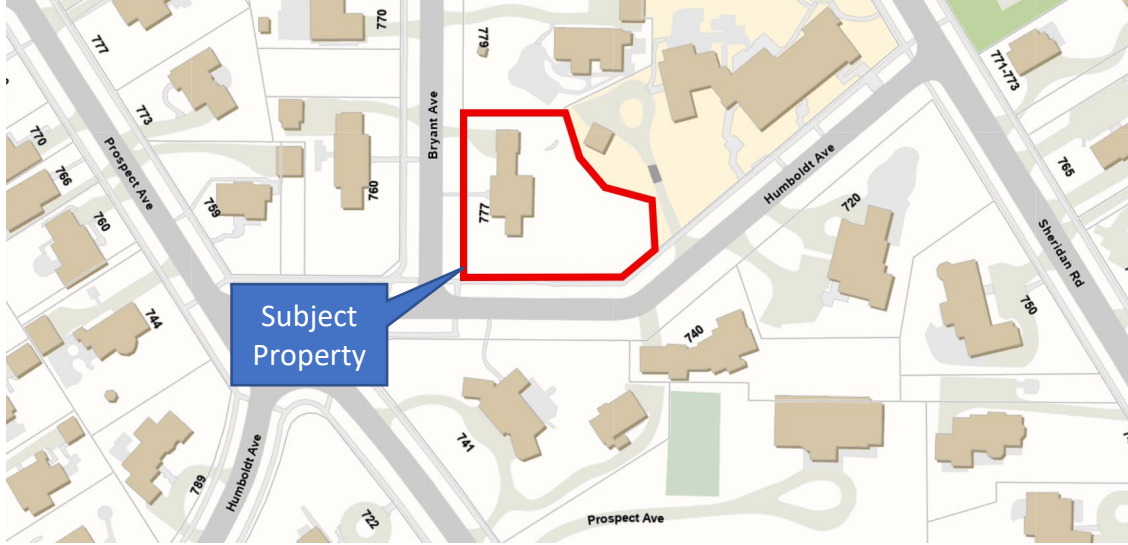
PUBLIC COMMENT & APPLICATION INFORMATION

At said public hearing and at any continuance thereof, all persons interested are invited to attend and be heard. The agenda and materials for the meeting will be posted on the Village’s website - www.villageofwinnetka.org/agendas no later than Friday, March 6, 2026. Persons seeking additional information concerning this application are directed to email inquiries to planning@winnetka.org or by calling 847-716-3587.

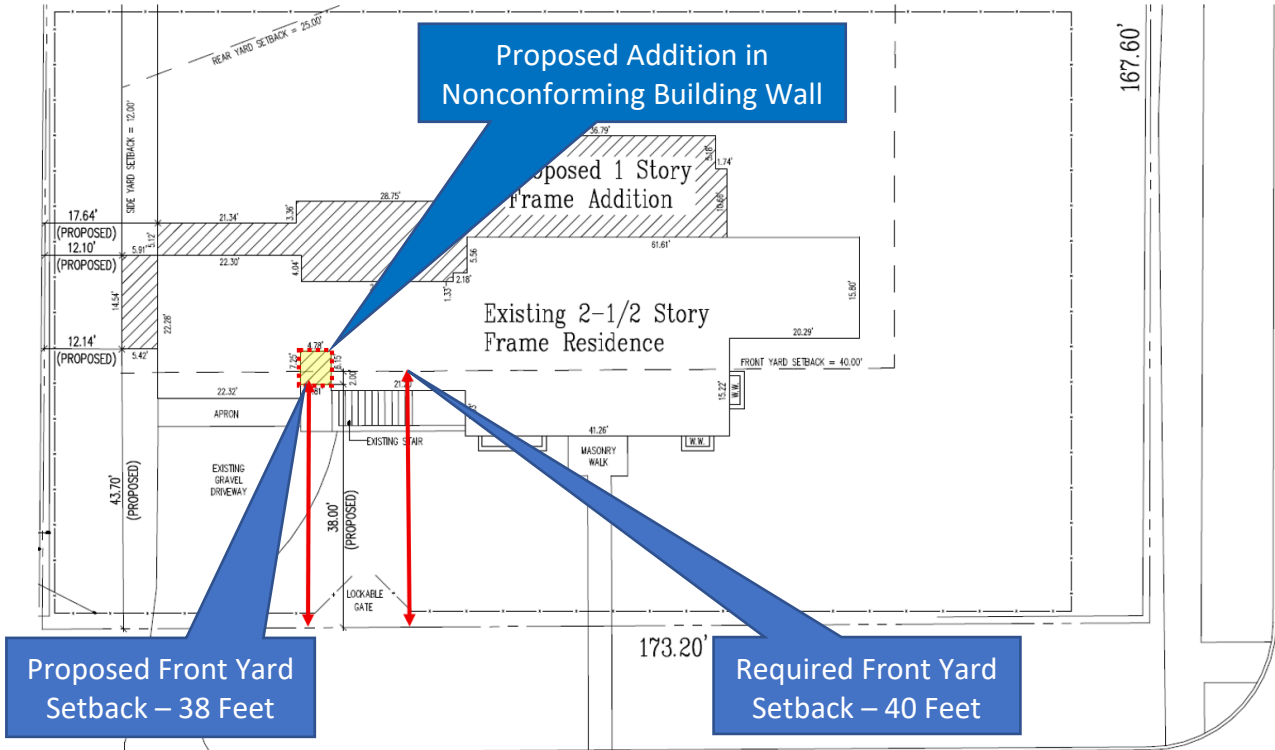
If you wish **to provide testimony or comments prior to the meeting**, you may provide them one of two ways:

- 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.



Location Map



BRYANT AVENUE
Proposed Site Plan

(Note: Details may change through review process.)

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION



BY: _____
Case No. _____

Property Information

Site Address: 777 Bryant Avenue

Owner Information

Name: David & Nicole Mooney

Address: 777 Bryant Avenue

City, State, ZIP: Winnetka, IL 60093

Email: [REDACTED]

Primary Contact: Nicole Mooney

Phone No. [REDACTED]

Date property acquired by owner: 12/17/2021

Architect Information

Name: Hackley & Associates Architects, Inc.

Primary Contact: Chip Hackley

Address: 440 Green Bay Road

City, State, ZIP: Kenilworth, IL 60043

Phone No. 847-853-8258 x101

Email: chip@hackleyarchitects.com

Attorney Information

Name: _____

Primary Contact: _____

Address: _____

City, State, Zip: _____

Phone No. _____

Email: _____

Nature of any restrictions on property: _____

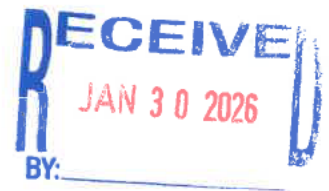
Brief explanation of variation(s) requested (attach separate sheet providing additional details): _____

Project 2' into the 40' front yard setback within an existing 4.78' wide, covered exterior entry alcove to provide adequate access into a proposed mudroom and kitchen area.

Property Owner Signature

[REDACTED SIGNATURE]

Date: 2/16/26



January 30, 2026

Re: 777 Bryant Avenue- Winnetka, Illinois- Request for Variation

To The Winnetka Zoning Board of Appeals:

This request for variation is made on behalf of David and Nicole Mooney, owners of 777 Bryant Avenue in Winnetka, IL. The Original house, built in 1917, stands as a frame 2-1/2 story Colonial with classically simple traditional details and fenestration. The house received minor interior alterations over the years typical of houses of its age. As with most houses from an earlier era, modern amenities prevalent for today's way of family life are often substandard or altogether absent. One substandard feature is a suitable mudroom/transition area from the driveway area and garage. This is the primary issue for requesting a minor variation. The zoning ordinance (2002) calls for a 40' front yard setback [FYSB] which is less than the original residence's FYSBs of 29.91', 36.94' and 35.22' (1917). This existing non-conformity makes any additional floor area for a secondary front entry subject to variation. The proposed alterations are necessary to create a reasonable mudroom/transition area from the driveway area and garage. The proposed area would partially use an existing exterior alcove. The additional area falls well within the maximum FAR limitations. Please refer to these and other Village Code constraints and proposed design figures in the chart below.

CODE ISSUE	REQUIRED	EXISTING	PROPOSED
SETBACKS			
FRONT(S)	40.00'	29.91'	38.00'
REAR	25.00'	51.63'	46.86'
SIDE	12.00'	17.84'/45.65'	12.03'/45.65'
HEIGHT	33' or 2 1/2 STORY	33.76'	22.40'
ROOFED LOT COVERAGE	0.25	0.09	0.13
F.A.R.	0.35	0.15	0.20
IMPERMEABLE	0.50.	0.15	0.15

Standards for Granting 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 the R-3 zoning district.

Response: Not applicable. The existing roofed alcove currently serves as a secondary entrance from the driveway and from the garage. Our proposed plan encloses a small portion of this existing alcove to provide enclosed and conditioned access from the existing garage in a minimal manner. GFA or RLC are not affected since the alcove is currently roofed.



HACKLEY & ASSOCIATES ARCHITECTS, INC.

440 GREEN BAY ROAD KENILWORTH . ILLINOIS 60043 P. 847.853.8258 F. 847.853.8351

2. The plight of the Owner is due to unique circumstances.

Response: The home pre-dates the original zoning ordinance that creates the existing non-conformities. The original home has three sections that project into the 40' front yard setback [FYSB]. They are a 41.25' long section projecting 10.09' into the FYSB, a 21.02' long section projecting 3.06' into the FYSB, and a 22.32' long section projecting 4.78' into the FYSB. The owner proposes a 4.78' long section projecting 2.0' into the FYSB to allow entrance into the mudroom area and access the kitchen scullery. The proposed improvements are well within the GFA limitations. Following the FYSB restriction would prevent the development of a usable mudroom and accessible 'kitchen' area.

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

Response: The proposal partially infills an existing exterior alcove at a secondary entry.

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

Response: Adequate supply of light and air to adjacent property will be unaffected.

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

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

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

Response: The taxable value of the land and buildings throughout the Village will not diminish. In fact, improvements to older homes of such nature typically improves taxable value of land and buildings throughout the Village.

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

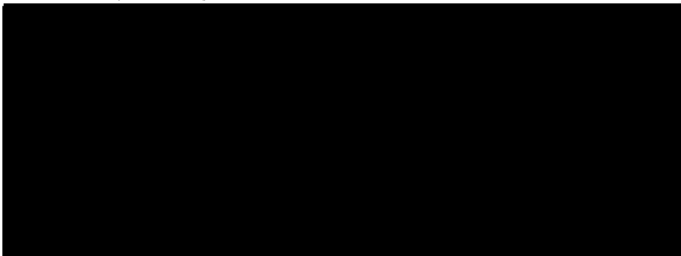
Response: Congestion in the public street will not increase.

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

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

Thank you for your consideration of this matter.

Respectfully submitted,



Principal- Hackley & Associates Architects, Inc.



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

ORDER NO.
21-1061

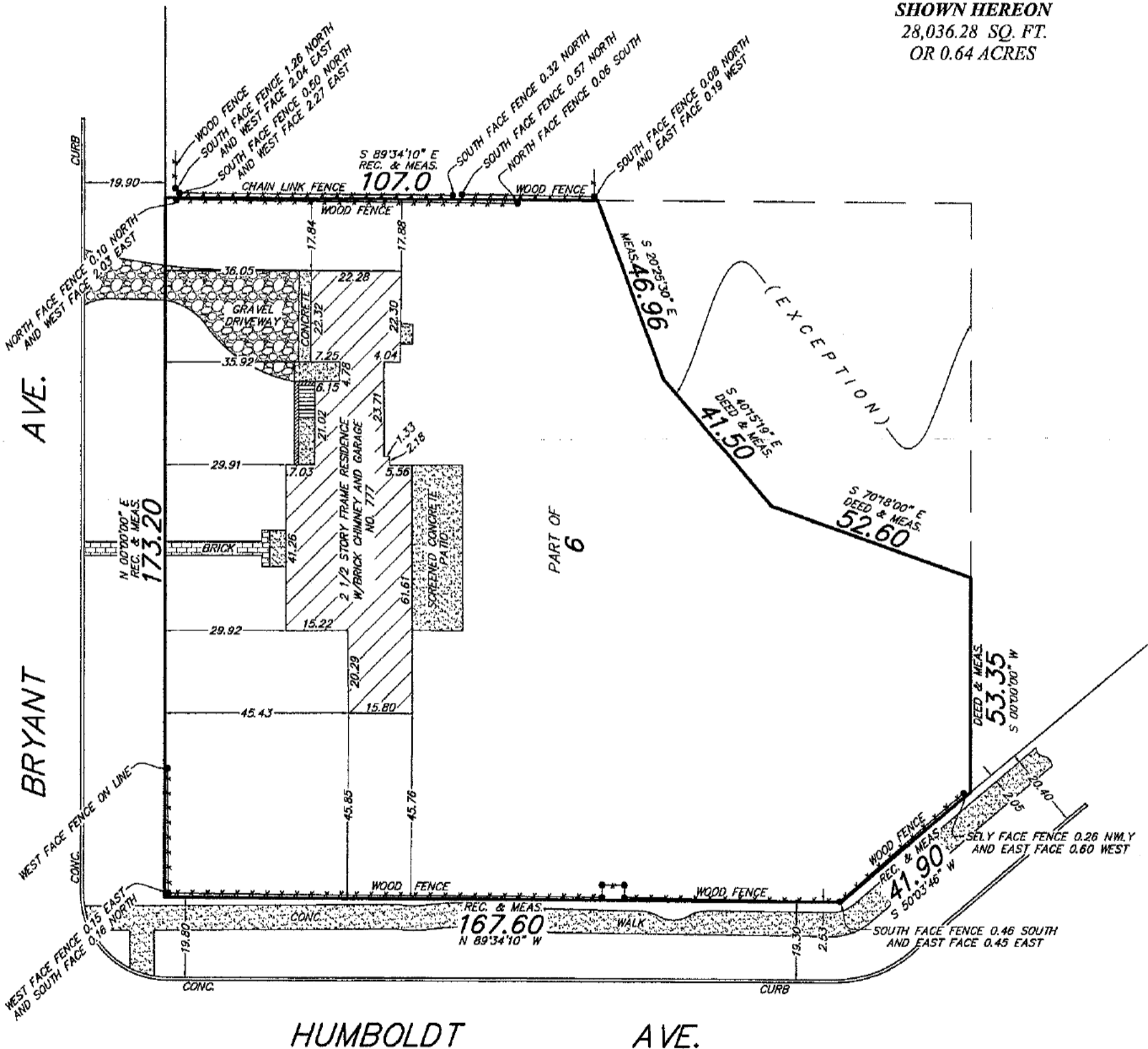


Scale - 1 inch = 30 feet

LOT 6 (EXCEPT THAT PART NORTHEASTERLY OF A LINE COMMENCING ON THE EAST LINE OF SAID LOT 6 AT A POINT, 53.35 FEET NORTH OF THE NORTHWEST LINE OF HUMBOLDT AVENUE; THENCE NORTHWESTERLY IN A STRAIGHT LINE DEFLECTING 70 DEGREES 18 MINUTES TO THE WEST FROM THE EAST LINE PRODUCED NORTH, A DISTANCE OF 52.6 FEET TO A POINT; THENCE ON A STRAIGHT LINE DEFLECTING TO THE NORTH EAST 30 DEGREES 54 MINUTES FROM THE LAST DESCRIBED LINE PRODUCED NORTHWESTERLY A DISTANCE OF 41.5 FEET TO AN IRON STAKE INTO THE NORTHEAST LINE OF SAID LOT 6 SHOWN ON THE PLAT OF THE SUBDIVISION OF BLOCKS 26 AND 41 HEREINAFTER DESCRIBED AS BEING THAT PART OF SAID LOT 6 CONVEYED TO WILLIAM P. SIDLEY BY WARRANTY DEED DATED JUNE 18, 1914 AND RECORDED JULY 19, 1914 AS DOCUMENT NUMBER 5440192) IN THE SUBDIVISION OF BLOCKS 26 AND 41 OF LAKEVIEW, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 17 AND FRACTIONAL SECTION 16, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 777 BRYANT AVE., WINNETKA, ILLINOIS.

"AREA OF PROPERTY"
SHOWN HEREON
28,036.28 SQ. FT.
OR 0.64 ACRES



BRYANT AVE.

HUMBOLDT AVE.

NOTE:

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

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

Dimensions shown hereon are not to be assumed or scaled.

Dimensions shown hereon are in feet and decimal parts thereof.

Property corners have been established to complete the plat of survey shown hereon but have not been staked or flagged per the land survey order in which it was placed by the client.

Field work completion date : November 26, 2021.

ORDERED BY:

OLSON, GRABILL & FLITCRAFT

State of Illinois)
County of Cook)

"AREA OF PROPERTY" ADDED: November 30, 2023.

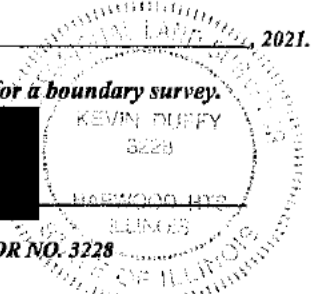
JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C., does hereby certify that a survey has been made under its direction, by an Illinois Professional Land Surveyor of the property described hereon and that the plat hereon drawn is a correct representation of said survey.

Chicago, Illinois, Dated this 1st Day of December

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

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

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3228
LICENSE EXPIRATION : 11 - 30 - 22



GENERAL DEMOLITION NOTES

1. This contract includes all labor, materials, equipment, and related services necessary to complete the demolition as indicated on the plans including the removal of all debris from site.
2. All demolition shall be performed in an orderly and careful manner, protecting existing neighboring properties, including all items, materials, and finishes not indicated to be removed.
3. It shall be the responsibility of the General Contractor to keep the grounds clean at all times. Demolition debris shall be removed from the site in a timely manner as work progresses. Upon completion of work, all areas disturbed shall be left clean.
4. All debris is to be removed and properly disposed of off-site in accordance with the laws of the respective local jurisdiction. No debris shall be burned or buried on site.

INDEX OF DRAWINGS

A-1	Site Plan
A-2	Basement Demolition Plan
A-3	First Floor & Second Floor Demolition Plans
A-4	Basement Plan
A-5	First Floor Plan
A-6	Second Floor Plan
A-7	North & East Elevations
A-8	South & West Elevations
A-9	Building Sections
A-10	Construction Details
A-11	Door & Window Schedules, Doors Types, Room Finish Schedule
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F-1	First Floor Framing Plan
F-2	Second Floor Framing Plan
F-3	Second Floor Ceiling and Roof Framing Plan
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EP-1	Basement Electric/Plumbing Plan & Electric Schedule
EP-2	First Floor Electric/Plumbing Plan & Electric Schedule
EP-3	Second Floor Electric/Plumbing Plan & Electric Schedule

SITE NOTES

1. It shall be the responsibility of the General Contractor to keep the building and grounds clean at all times. Debris shall be removed from the site in a timely manner as work progresses. Upon completion of work, all areas in the building and disturbed site areas shall be left broom clean.
2. The Contractor shall field verify all dimensions and conditions before and during construction, and notify the Architect of any discrepancies.
3. The Contractor shall be responsible for protecting surrounding trees, shrubs, planting beds, or any other landscaping elements near construction, storage or parking area.
4. Access over neighboring property shall be strictly forbidden, unless agreed to, in writing, with the specific neighbor, prior to commencement of construction.
5. The Contractor shall be responsible for identifying any existing underground services prior to commencing demolition and excavation.
6. Contractor to provide 6 FT. tall chain-link fence with in-ground posts & locking gate. The fence must be installed prior to demolition and remain until final grading begins. Gates must be closed and locked when site is unattended.

GENERAL TREE PRESERVATION NOTES

1. No trees shall be removed without a permit.
2. Provide 6'-0" tall chain link protective tree fencing for all existing trees near the material storage, parking and dumpster area.

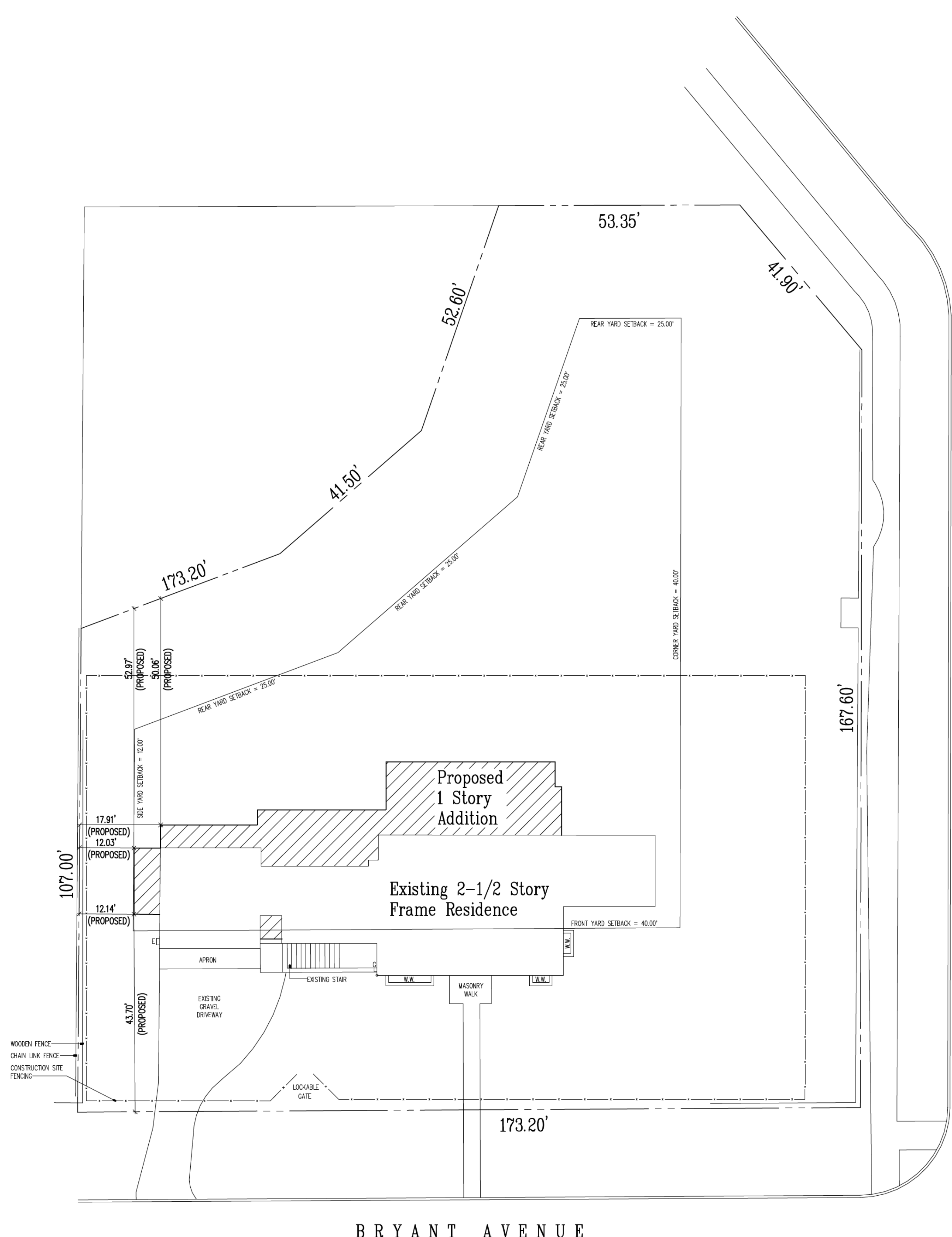
DO NOT SCALE DRAWINGS

Should any questions arise before or during construction with regard to dimensions or layout, please contact Steven J. Brown, Architect, NCARB immediately.

GENERAL NOTE

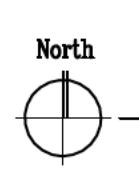
Approved plans shall be kept on the building job site at all times and available for inspectors at the time of inspections.

- These Construction Plans are in compliance with the following Building Codes.
- 2021 International Residential Code for One- and Two-Family Dwellings with Appendices (AA, AB, AC, AF, AJ & AT)
 - 2021 International Building Code & Winnetka Amendments
 - 2021 International Existing Building Code (IEBC) & Winnetka Amendments
 - Current Illinois Energy Conservation Code (2018 International Energy Conservation Code and Illinois Amendments)
 - 2020 National Electrical Code (NFPA Publication 70) & Winnetka Amendments
 - State of Illinois Plumbing Code, 2014 (or current) Edition & Winnetka Amendments
 - 2021 International Mechanical Code (IMC) & Winnetka Amendments
 - 2024 NFPA Life Safety Code (Publication 101) & Winnetka Amendments
 - 2021 International Property maintenance Code (IPMC) & Winnetka Amendments
 - 2021 International Fire Code (IFC) Winnetka Amendments & Appendices (B, C, D and I)
 - 2021 International Fuel Gas Code (IFGC) & Winnetka Amendments



HUMBOLDT AVENUE

BRYANT AVENUE



Site Plan
1" = 15'-0"

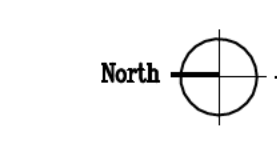
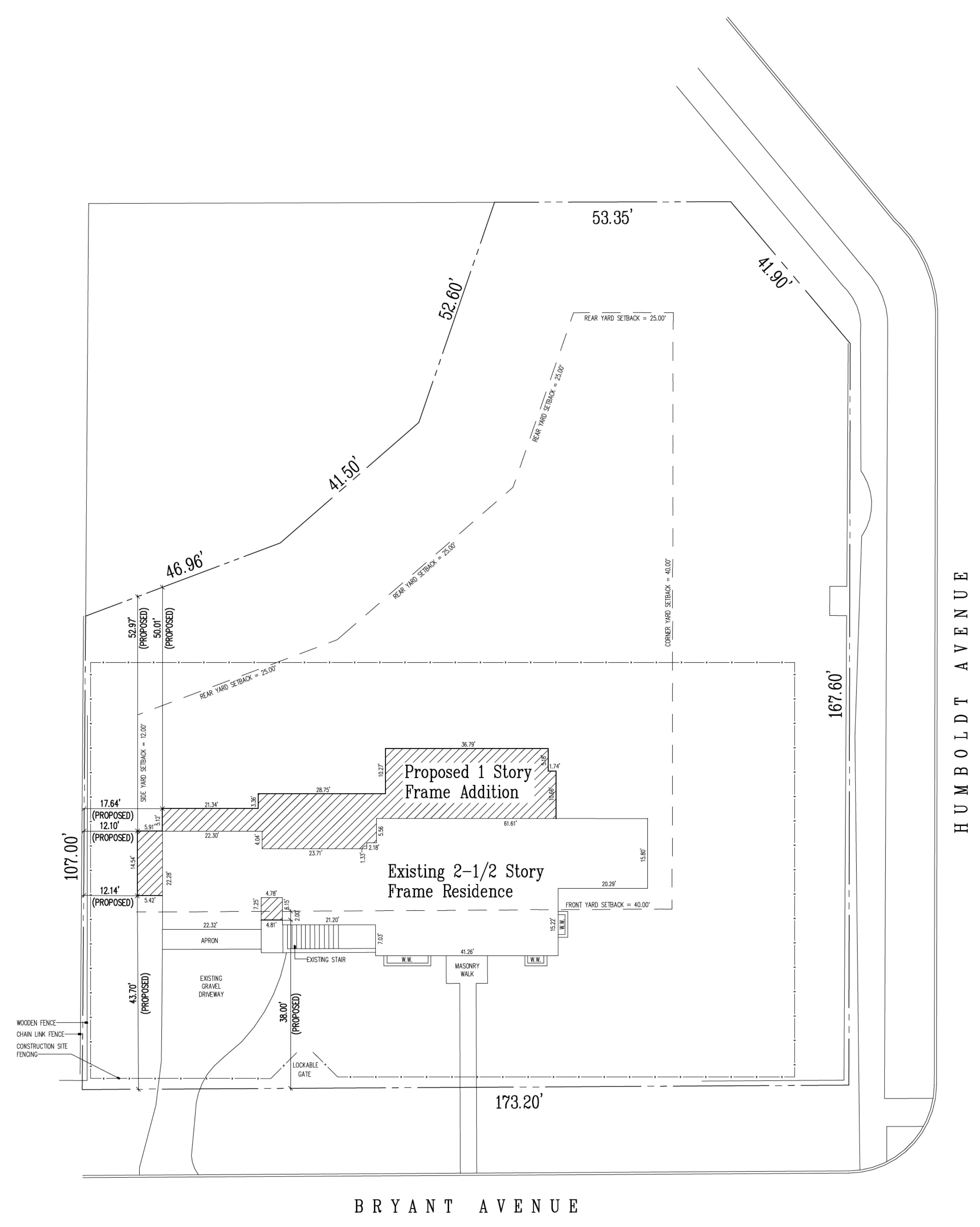
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REUSE
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CONSTRUCTION

MOONEY RESIDENCE
777 BRYANT AVENUE - WINNETKA, ILLINOIS

HACKLEY & ASSOCIATES
ARCHITECTS, INC.
440 GREEN BAY ROAD - KENILWORTH, IL 60043
TEL 847.833.8238

Charles L. Hackley Jr.
Design Firm License Number: 184.004830
Expiration: April 30, 2026
Professional Architect License Number: 001.016434
Expiration: November 30, 2026

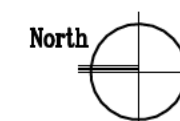
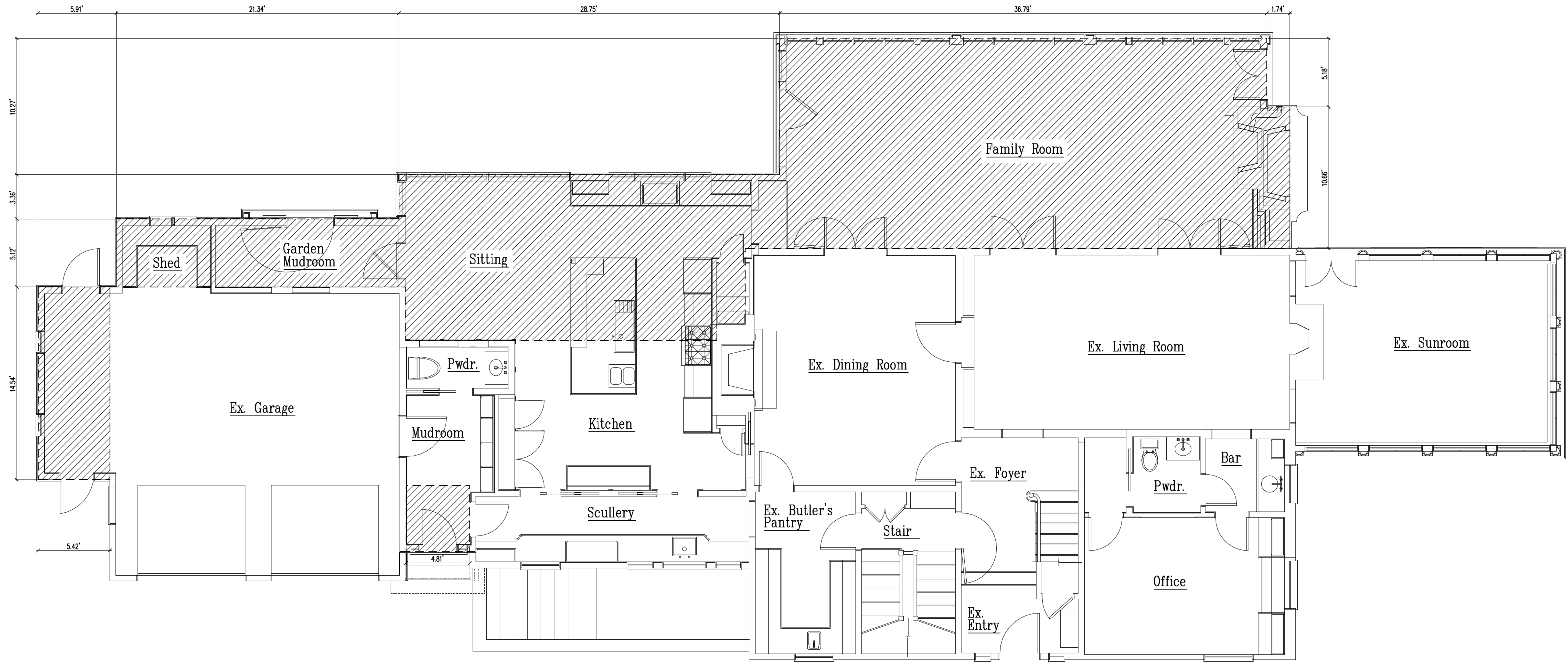


Site Plan
1" = 15'-0"

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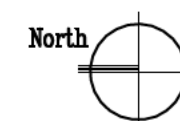
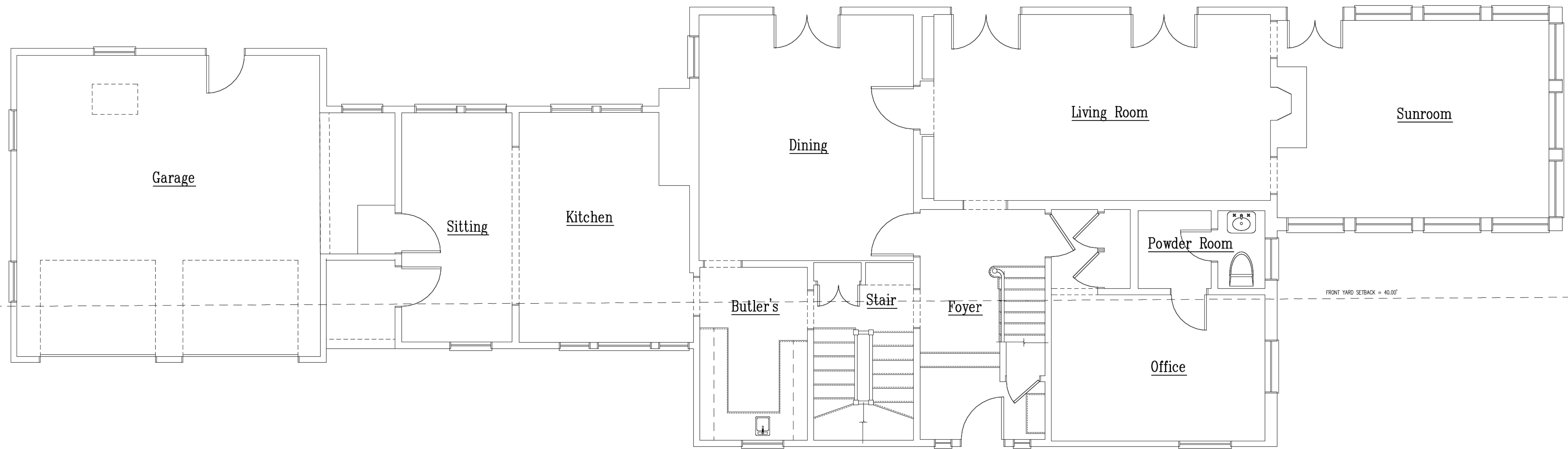


Proposed First Floor Plan
1/4" = 1'-0"

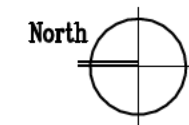
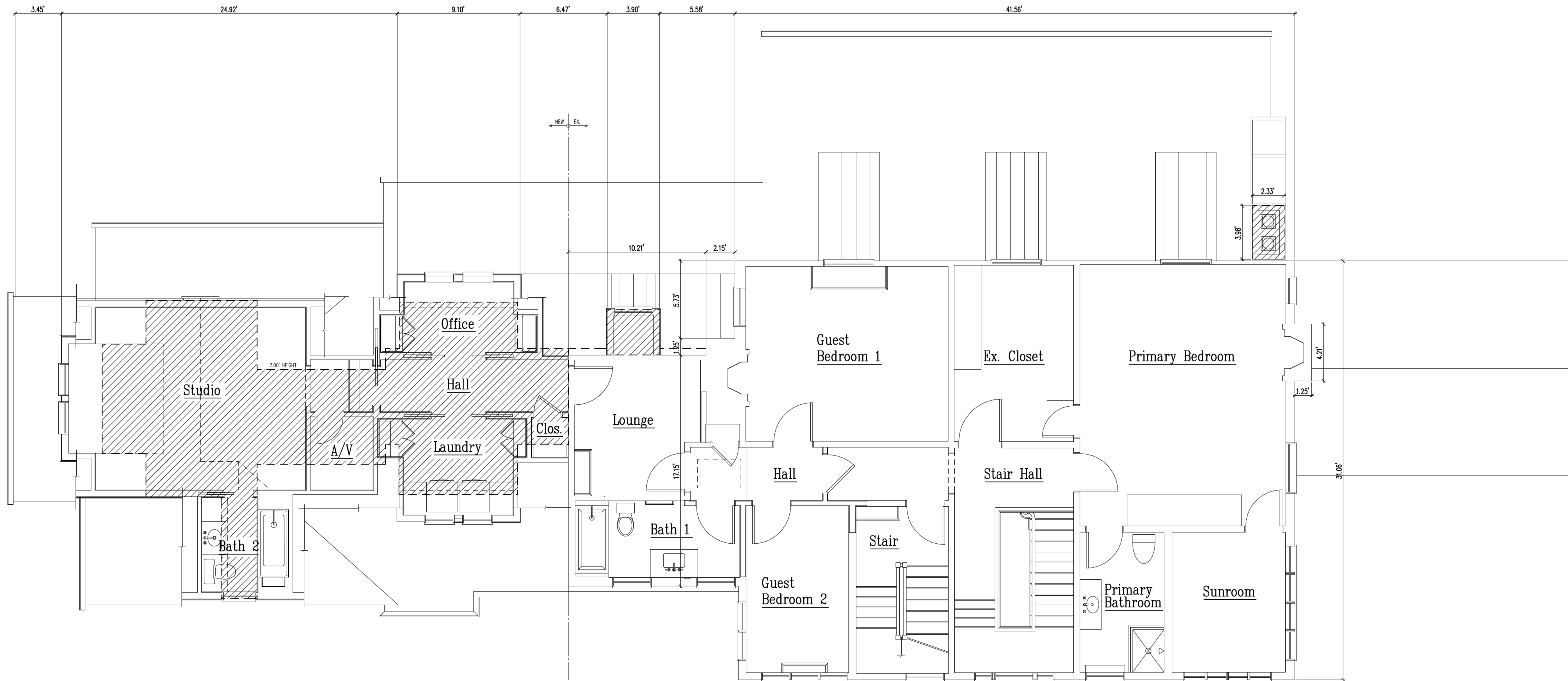
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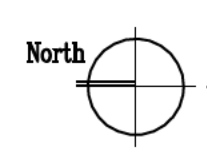
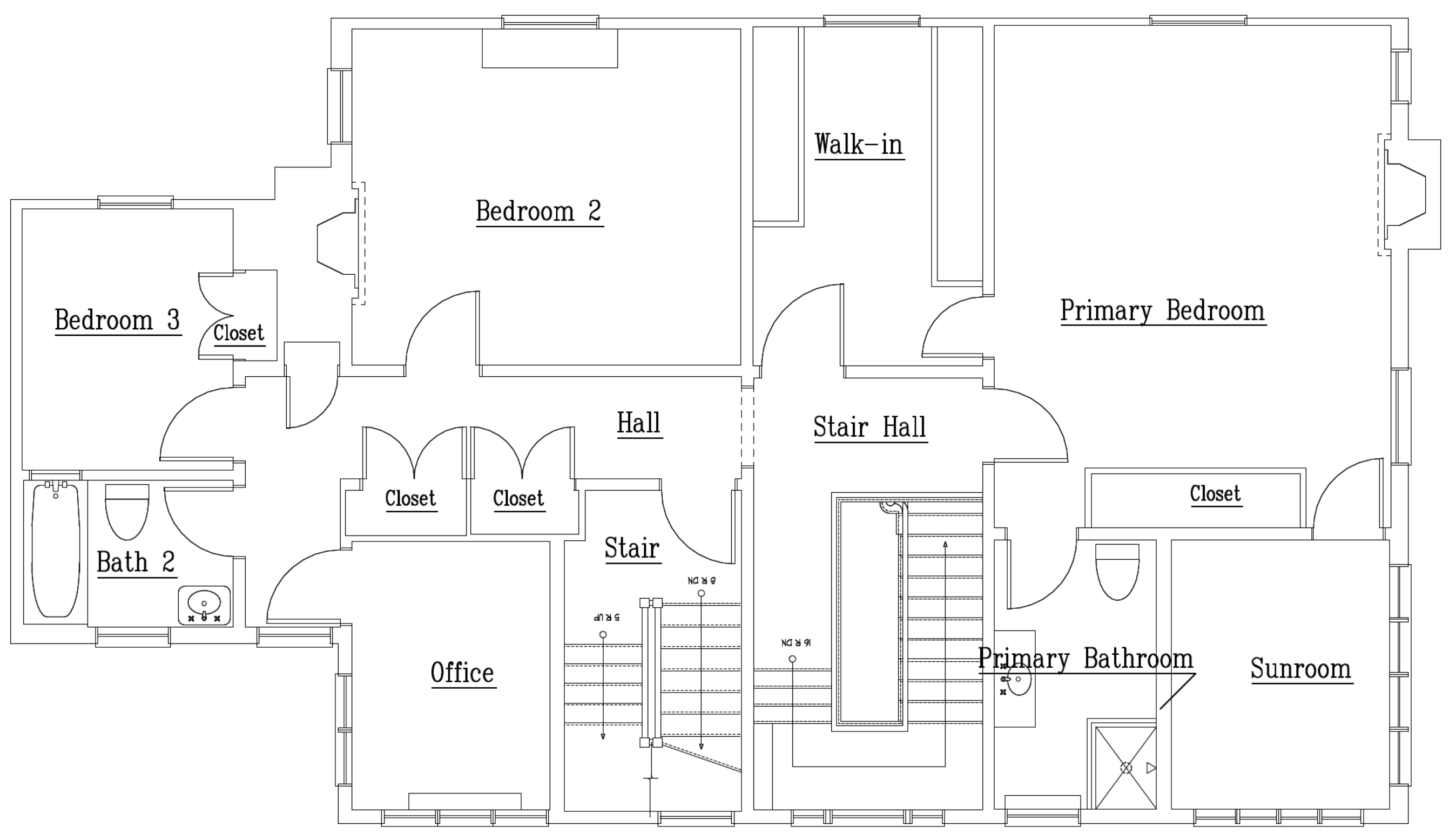
HACKLEY & ASSOCIATES
ARCHITECTS, INC.
440 GREEN BAY ROAD - KENILWORTH, IL 60043
TEL 847.851.8238



Existing First Floor Plan
1/4" = 1'-0"



Second Floor Plan
1/4" = 1'-0"

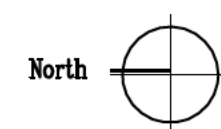
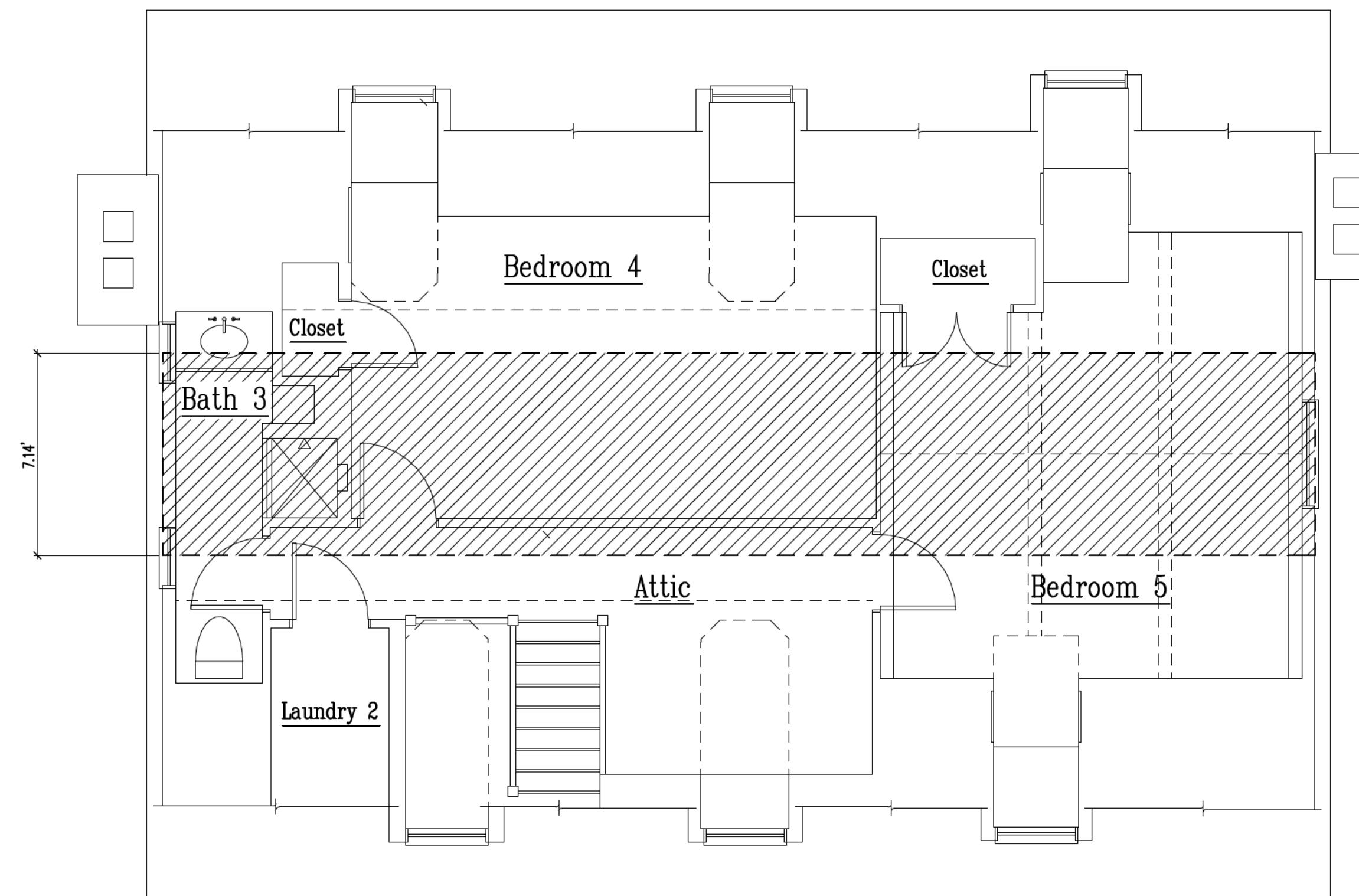


Existing Second Floor Plan
1/4" = 1'-0"

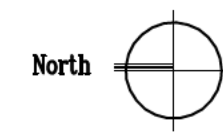
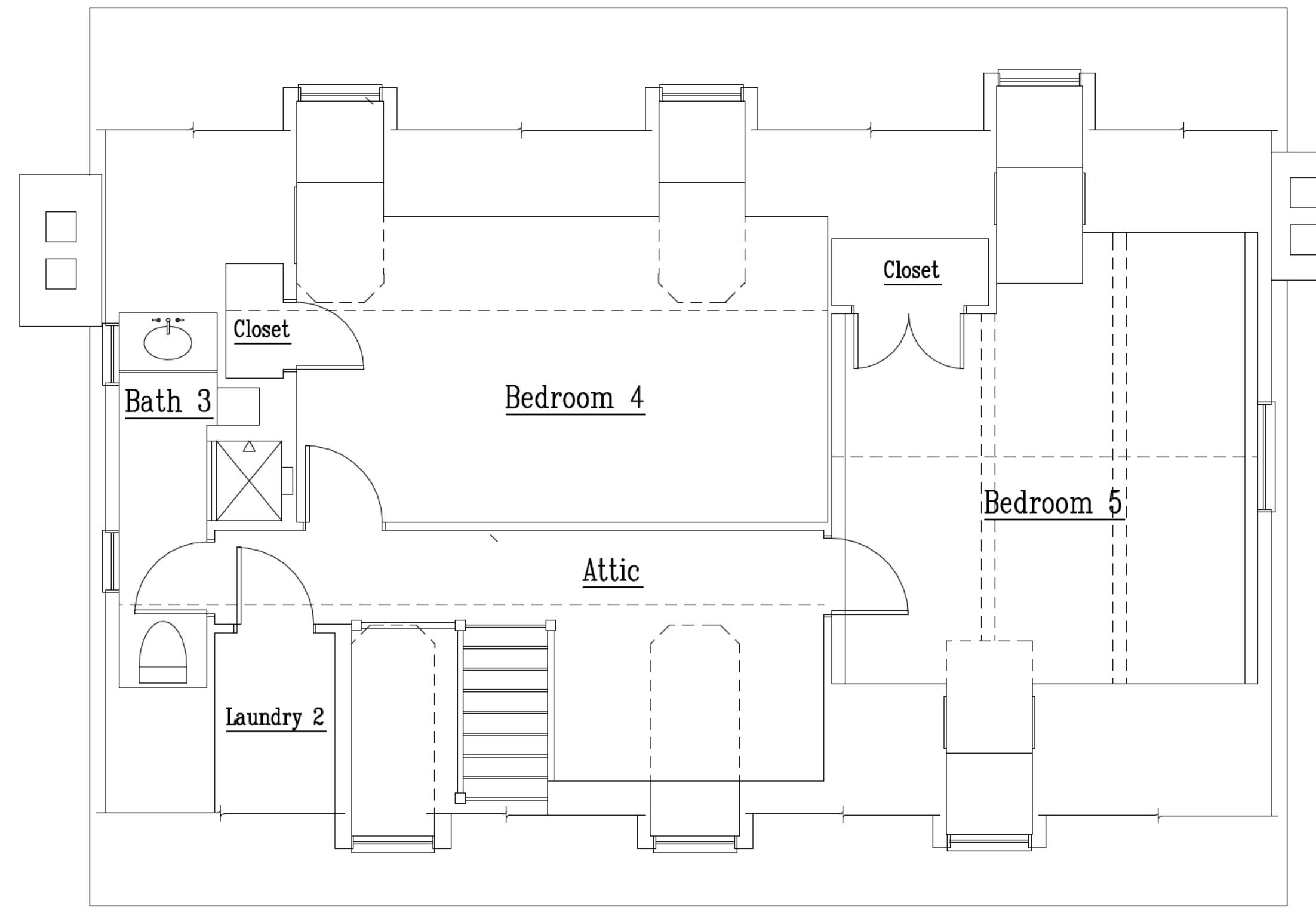
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Proposed Third Floor Plan
1/4" = 1'-0"



Existing Third Floor Plan
1/4" = 1'-0"



Proposed North Elevation
1/4" = 1'-0"



Existing North Elevation
1/4" = 1'-0"



Proposed East Elevation
1/4" = 1'-0"



Existing East Elevation
1/4" = 1'-0"

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TEL 847.831.8238



Proposed South Elevation
1/4" = 1'-0"



Existing South Elevation
1/4" = 1'-0"



West Elevation
1/4" = 1'-0"



West Elevation - Existing
1/4" = 1'-0"

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