



Village of Winnetka

Zoning Administrator Regular Meeting

June 10, 2026 at 4:00 PM
Winnetka Village Hall - 510 Green Bay Road

AGENDA

1. **Call to Order & Roll Call**
2. **Public Comments**
3. **New Applications**
 - a. **Case No. ZBA-26-17-ZA - 107 Bertling Lane:** An application seeking approval of a zoning variation to allow the one-for-one replacement of the existing nonconforming deck for the property at 107 Bertling Lane.
4. **Adjournment**

NOTICE

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

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



NOTICE OF WINNETKA ZONING ADMINISTRATOR PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the Winnetka Zoning Administrator on Wednesday, **JUNE 10, 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. 26-17-ZA 107 BERTLING LANE – REPLACEMENT OF DECK

An application submitted by Bruce Chase (the “Applicant”), as the owner of the property located at 107 Bertling Lane (the “Subject Property”) **to allow the one-for-one replacement of the existing nonconforming deck 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 side yard setback of 6 feet from the north property line.

The Subject Property (Parcel Index Number (05-21-414-024-0000) is generally located on the northeast corner of the intersection of Bertling Lane and Winnetka Avenue, and is zoned R-5 Single Family Residential. The Subject Property contains an existing two-story residence and a detached garage.

PUBLIC COMMENT & APPLICATION INFORMATION

At said public hearing and at any continuance thereof, all persons interested are invited to attend and be heard. The agenda and materials for the meeting will be posted on the Village’s website - www.villageofwinnetka.org/agendas no later than Friday, June 5, 2026. Persons seeking additional information concerning this application are directed to email inquiries to planning@winnetka.org or by calling 847-716-3587.

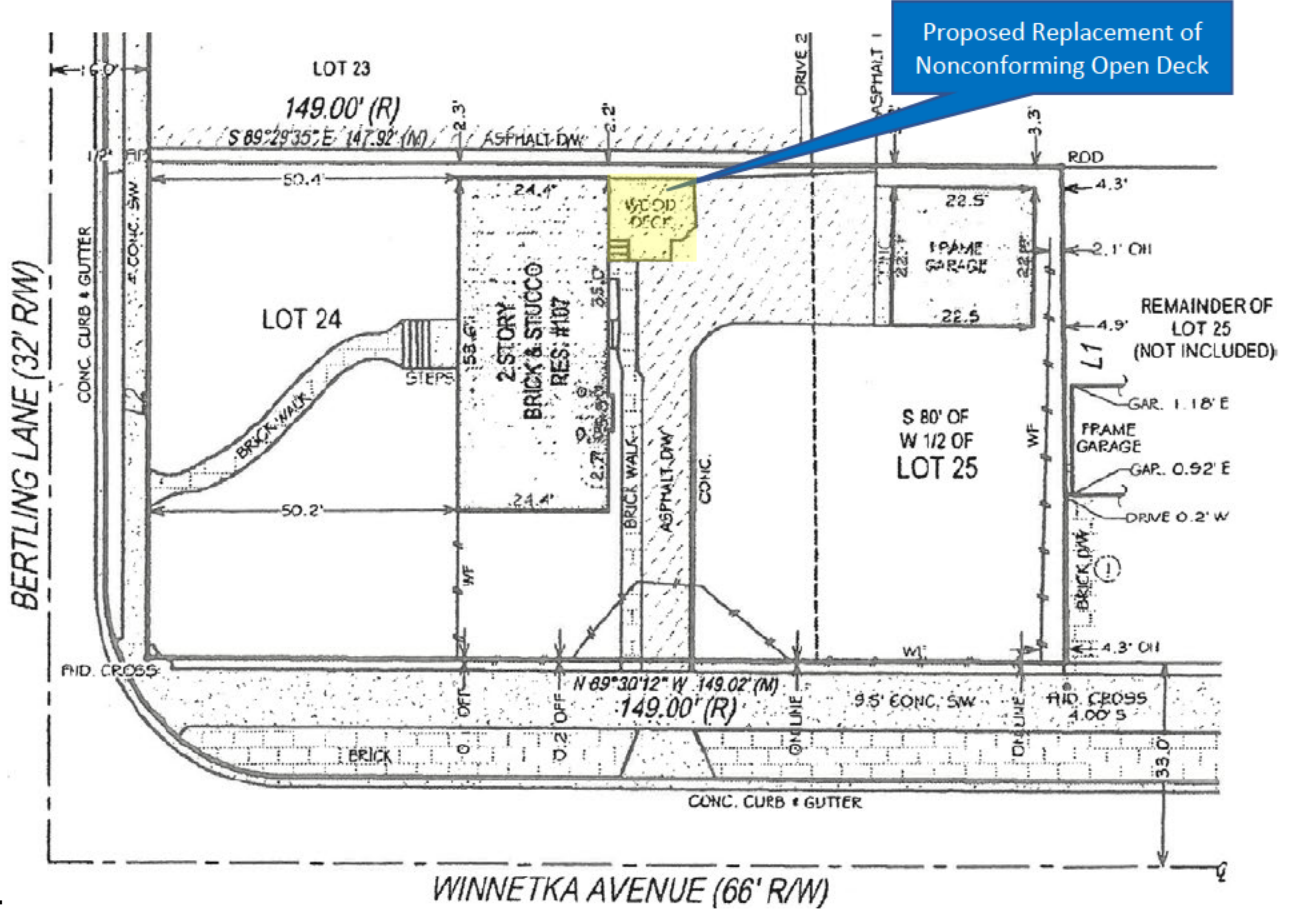
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Location Map



Proposed Site Plan

(Note: Details may change through review process.)

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. _____

Property Information

Site Address: 107 Bertling Lane

Owner Information

Name: Bruce Chase

Primary Contact: Bruce Chase

Address: [REDACTED]

Phone No. [REDACTED]

City, State, ZIP: Winnetka IL 60093

Email: [REDACTED]

Date property acquired by owner: June 29, 2021

Architect Information

Attorney Information

Name: _____

Name: _____

Primary Contact: _____

Primary Contact: _____

Address: _____

Address: _____

City, State, ZIP: _____

City, State, Zip: _____

Phone No. _____

Phone No. _____

Email: _____

Email: _____

Nature of any restrictions on property: _____

Brief explanation of variation(s) requested (attach separate sheet providing additional details): Seek to replace an existing decaying deck, which predates the purchase of the property, that is within 6' of property line.

Property Owner Signature: [REDACTED]

Date: May 11, 2026

Zoning Variation Application Details – 107 Bertling Lane, Replacement Deck

The owners request a variance to replace an existing, decaying wood deck at 107 Bertling Lane whose Northern edge lies within 6' of the North property line. The deck was built prior to when the owners purchased the property in June 2021. The house is 108 years old.

The replacement deck will have the same shape and design as the existing deck, with three exceptions. First, the deck will be formed from composite material instead of wood. Second, the longest length will be shortened from 13' 8" to 13'. Third, the South-facing stairs will be widened from 36" to 48" and a second handrail will be added so that handrails are present on both sides. Third, to accommodate the wider stairs, the bump-out will be 12" narrower than the existing bump out.

The request to consider granting a variance seems most pertinent to the standard that "The plight of the owner is due to unique circumstances," as the placement of the existing deck is associated with the characteristics of the property that predate the present occupants (the North edge of the house is also less than 6 ft from the North property line.)

Currently, a sliding door from the house leads directly onto the deck. If the deck were to be moved southward so its northern edge would be at least six feet from the North property line, part of the sliding door will no longer open onto the deck. This would necessitate redesign and structural changes to the house. Movement of the deck further South would also require redesign of the driveway leading to the garage. Placing the deck elsewhere on the property while retaining direct access to the house would require another redesign to the house and possibly the driveway. Hence, the following basis seems most applicable to granting this variation:

"There is an existing legal nonconformity of a minimal degree, the proposed improvement requires the formalizing of the nonconformity without increasing the degree of nonconformity, the proposed improvement will enhance the utility and value of the property within the context of the established neighborhood, and there is no economically viable alternative that will cure the nonconformity."

With respect to the other standards for considering a variance request, from the perspective of the owner, the replacement of a decaying wood deck with a deck made of composite material does not have a negative impact on the yield of the return of the property, should only improve the character of the locality, does not alter the existing supply of light or air to the adjacent property, decreases the hazard from fire, does not decrease the taxable value of the land and buildings throughout the Village, has no effect on congestion in the public street, and does not impair the public health, safety, comfort, morals and welfare of the inhabitance of the Village.

The following discussion of the standards for granting a variance reflects the perspective of the owner. It explains in detail, and where appropriate, provides evidence for whether the strict application of the provisions of the zoning regulations would result in a clearly demonstrated practical difficulty or particular hardship.

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

The replacement of a decaying wood deck with a deck made of composite material should not have a negative impact on the yield of the return of the property.

Standard 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 placement of the existing deck is associated with the characteristics of the property that predate the present occupants (the North edge of the house is also less than 6 ft from the North property line.)

Currently, a sliding door from the house leads directly onto the deck. If the deck were to be moved southward so its northern edge would be at least six feet from the North property line, part of the sliding door will no longer open onto the deck. This would necessitate redesign and structural changes to the house. Movement of the deck further South would also require redesign of the driveway leading to the garage. Placing the deck elsewhere on the property while retaining direct access to the house would require another redesign to the house and possibly the driveway. Hence, the following basis seems most applicable to granting this variation:

“There is an existing legal nonconformity of a minimal degree, the proposed improvement requires the formalizing of the nonconformity without increasing the degree of nonconformity, the proposed improvement will enhance the utility and value of the property within the context of the established neighborhood, and there is no economically viable alternative that will cure the nonconformity.”

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

The replacement of a decaying wood deck with a deck made of composite material should only improve the character of the locality.

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

The replacement of a decaying wood deck with a similarly dimensioned deck made of composite material does not alter the existing supply of light or air to the adjacent property.

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

The replacement of a decaying wood deck with a deck made of composite material should decrease the hazard from fire.

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

The replacement of a decaying wood deck with a deck made of composite material does not decrease the taxable value of the land and buildings throughout the Village.

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

The replacement of a decaying wood deck with similarly sized deck has no effect on congestion in the public street.

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

The replacement of a decaying wood deck with a deck made of composite material does not impair the public health, safety, comfort, morals and welfare of the inhabitation of the Village.



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POWERED BY
STARS
SURVEY TRACKING
AND
RETRIEVAL SYSTEM
www.surveystars.com

PROPERTY ADDRESS:
107 BERTLING LANE, WINNETKA, ILLINOIS 60093

SURVEY NUMBER: IL2106.0994

DATE OF SURVEY: 06/09/21 FIELD WORK DATE: 6/8/2021

REVISION DATE(S):
(REV.1 6/9/2021)

POINTS OF INTEREST

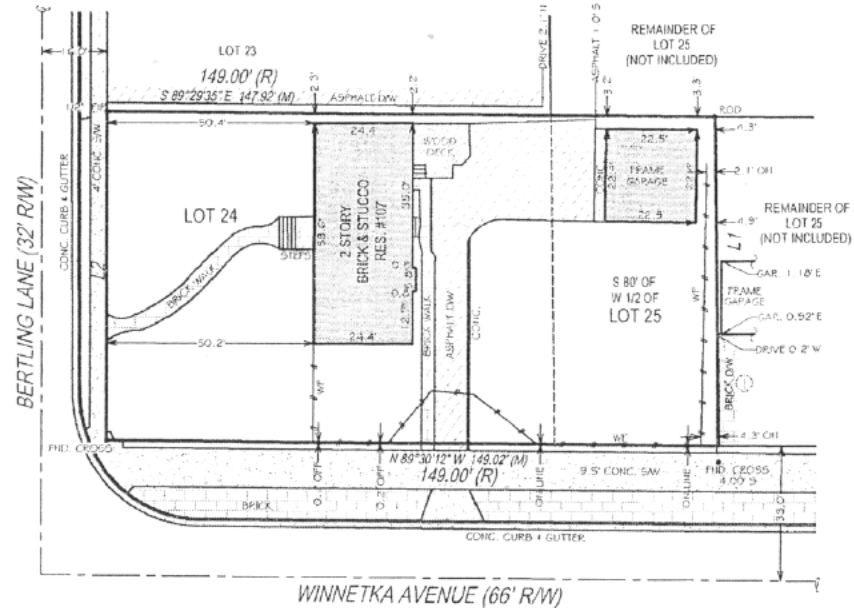
STATE OF ILLINOIS } SS
COUNTY OF GRUNDY }
THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO
THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY
SURVEY, GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2022
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008



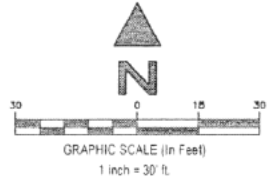
IL2106.0994
BOUNDARY SURVEY
COOK COUNTY



LINE TABLE:
L1 S 0°46'19" E 79.93' (M)
80.00' (R)
L2 N 0°00'44" E 79.94' (M)
80.00' (R)

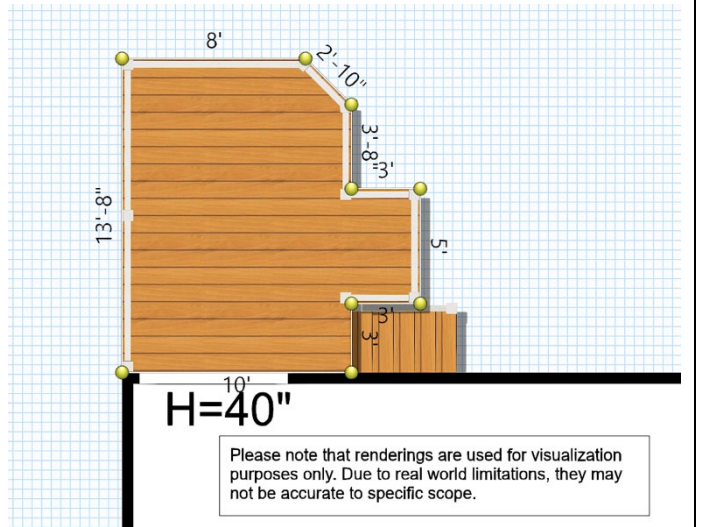
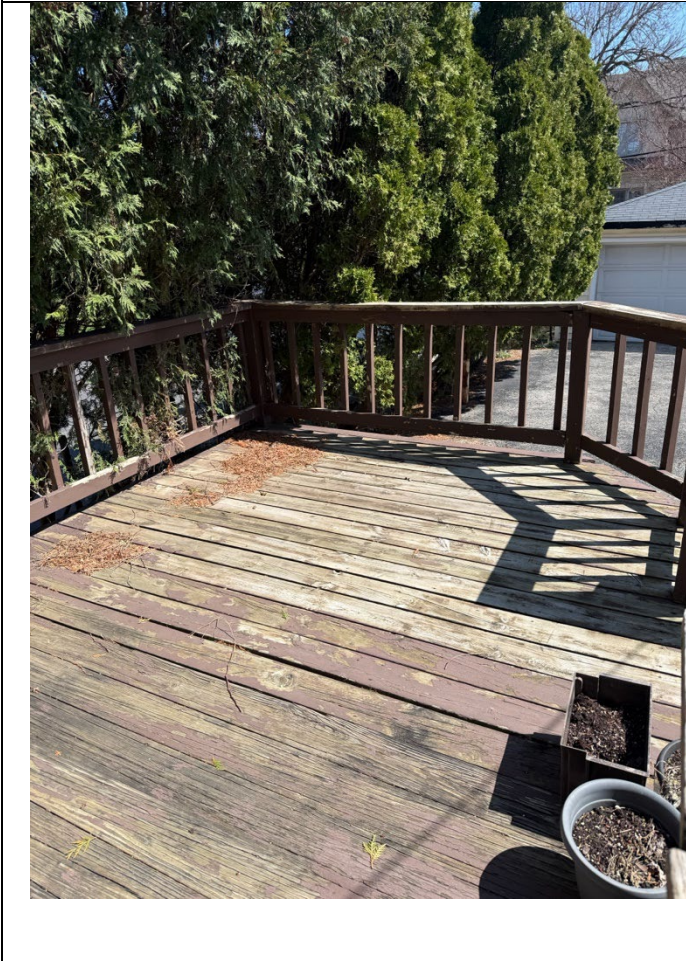
POINTS OF INTEREST
① UNDER DRIVEWAY OVER PROPERTY LINE

TOTAL AREA OF PROPERTY SURVEYED 11867 SQ.FT.±

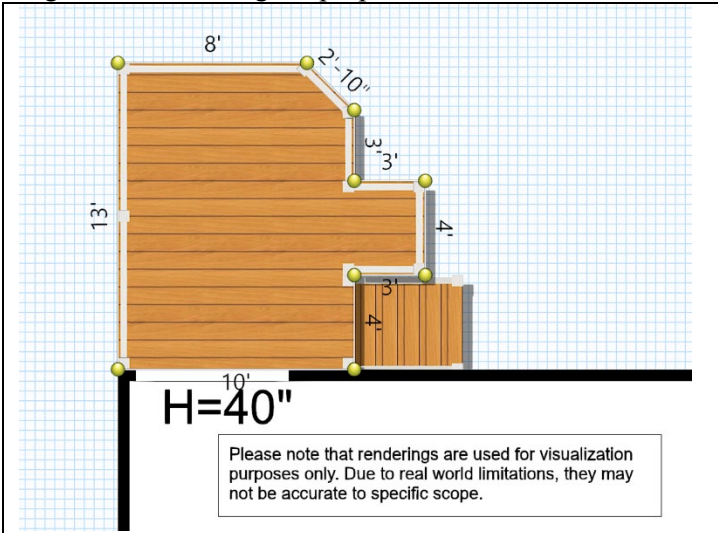


SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

Current deck (to be removed entirely) photos and diagram:



Diagrams and drawings of proposed deck:



Additional Information (as provided by Platinum Decking):

Items	Description
Frame - Build from Scratch Deck	<p>Construction/Structure</p> <ul style="list-style-type: none"> • Platinum's engineering team will furnish construction drawings pertaining to the approved deck design. • Platinum will then apply for and handle securing the construction permit. • When Platinum begins the work, they will start with a demolition of the existing deck and will remove all of the materials from the property for proper disposal. • New construction will then commence following the city's approved permit and applicable codes. • In many cases, Platinum's advanced building techniques and knowledge of new IBC codes will allow Platinum to "overbuild" the deck to make it safer and stronger than the minimum requirements. • Wherever possible, Platinum will use Diamond Pier engineering footings composed of 50" steel rods. • Ledger board installed to house using 5" ledger lok screws staggered 16" on center with flashing to prevent water damage. • New joists will be constructed 16" on center to meet manufacturers specifications. • Additional blocking will be added for all picture-framing and breaker boards to be able to lay the decking. • All Inspections taken care of by Platinum Decking. • Direct permit cost from city is not included in this proposal.
Decking - Trex Enhance Naturals	<p>Decking</p> <ul style="list-style-type: none"> • Installation of Trex Enhance Naturals composite decking • Color choices include: Foggy Wharf, Rocky Harbor, Toasted Sand, Cinnamon Cove and Heat Mitigation Technology in Golden Hour & Honey Grove • Platinum will take care of registering Trex Enhance Naturals 25-year materials warranty • Inlay boards will be installed using Trex's Patented Hidden Fastener System • Picture-framing installed around perimeter of deck to remove all "exposed" ends and leave the deck with a finished look • Perpendicular "breaker" boards will be installed where necessary to enable the ends of all boards to rest on full joists meeting Trex's warranty protocols • Trex Enhance Naturals Fascia or white PVC fascia will be installed around the perimeter hiding the outside and rim joists. • Picture Framing, breaker boards and Fascia will be installed using Trex Color Matching Screws • Platinum will also install a color-matching screw on the end of every board to enable them to lay tighter--something we have learned after installing more decks than anyone!
Railing - Trex Signature Aluminum - White	<ul style="list-style-type: none"> • Installation of Trex Signature Aluminum railing. • Color choices are White, Black or Bronze. • Platinum will install multilayered blocking below each post, anchored into the frame. • Platinum will then install 4.5" ledger lock screws through each post into the blocking. These two methods of install enable a post to truly last! • Trex signature Aluminum railing is made of high-strength, powdercoated aluminum and is backed by Trex's 25 year materials warranty. • Balusters only come in square.
Stairs	<p>Well-built stairs are part of Platinum's Signature Deck Building!</p> <ul style="list-style-type: none"> • Stair stringers will be professionally cut out of 2x12 pressure-treated lumber and installed 12" on center. • Stair rises will be precisely calculated at a maximum rise of 7$\frac{3}{4}$", and a maximum difference between the largest and smallest rises will be no more than $\frac{3}{8}$". This creates both symmetrical, comfortable, and safe steps. • Stair treads will be precisely calculated to allow for a perfect 2 deck board width, and each and every stair will be laid with Platinum Decking's Signature picture-framed look! • Each Stair rise will be closed with 1x8" matching fascia. • The left and right stair stringers will be also covered in matching fascia to give the stair set a perfect look. • Platinum will use Color-matching screws throughout the entire stair process to give it an amazing look!