



ZONING ADMINISTRATOR VIRTUAL MEETING AGENDA

THURSDAY, JANUARY 7, 2021 - 4:00 PM

In accordance with social distancing requirements and Governor Pritzker's Executive Order 2020-74 and Senate Bill 2135, the Winnetka Zoning Administrator meeting on Thursday, January 7, 2021 **will be held virtually**. The meeting **will be livestreamed via the Zoom platform**. In accordance, with Public Act 101-0640, at least one representative from the Village will be present at Village Hall Council Chambers at 510 Green Bay Road, Winnetka, IL, and **the virtual meeting will be simulcast at Village Hall for members of the public who do not wish to view the virtual meeting from another location**. Pursuant to the Executive Order issued by the Governor, the number of people who may gather at Village Hall for the meeting is limited due to the mandated social distancing guidelines. **Accordingly, the opportunity to view the virtual meeting at Village Hall is available on a "first-come, first-served" basis.**

The public has the following two options **for virtually observing and participating during this virtual Zoning Administrator meeting, including the ability to provide testimony or comments**. Persons wishing to participate are strongly encouraged (but not required) to complete the Sign-In form found at www.villageofwinnetka.org/meetingsignin.

- 1) **Telephone (audio only)**. Call: 312-626-6799; when prompted enter the Webinar ID: 9623 630 0808 (Please note there is no additional passcode or attendee ID required.)
- 2) **Livestream (both audio and video feed)**. Download the Zoom meetings app to your smart phone, tablet, or computer, and then join Webinar ID: 9623 630 0808; Webinar Passcode: ZA010721

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

- 1) By sending **an email** to planning@winnetka.org;
- 2) By sending **a letter** to Community Development Department, Village of Winnetka, 510 Green Bay Road, Winnetka, IL 60093; or
- 3) By leaving **a voice mail message** at the phone number 847-716-3524. All voicemail messages will be transcribed into a written format.

All comments received prior to the posting of the agenda packet will be included in the agenda packet. All comments received after the agenda packet has been posted and received by 6:00 PM the day of the meeting will be read at the meeting by staff. Such public comment is limited to 200 words or less and should identify both (1) the subject of the comment being offered (such as property address or case number of the agenda item) and (2) the full name of the individual providing the comments. In addition, you may wish to include your street address, phone number, and the name of the organization or agency you represent, if applicable.

General comments for matters not on the agenda will be read at the end of the meeting under Public Comment. Comments specific to a particular agenda item will be read during the discussion of that agenda item.

All emails received will be acknowledged either during or after the meeting, depending on when they are received.

Persons seeking additional information concerning any of the applications, accessing the virtual meetings, or requesting alternative means to provide testimony or public comment are directed to email inquiries to planning@winnetka.org or by calling 847-716-3525.

ZONING ADMINISTRATOR VIRTUAL MEETING AGENDA
THURSDAY, JANUARY 7, 2021 - 4:00 PM

AGENDA ITEMS

1. Call to Order.
2. Introductory Remarks Regarding Conduct of Virtual Meeting.
3. **Case No. 21-01-ZA: 1319 Trapp Lane:** An application submitted by Paul Konstant seeking approval of zoning variations to allow construction of additions at 1319 Trapp Lane. The requested zoning variations would permit the additions to (1) provide less than the minimum required total side yard setback and (2) exceed the maximum permitted width of a front-facing attached garage. The Zoning Administrator has final jurisdiction on this request.
4. Public Comment.
5. Adjournment

Note: Public comment is permitted on all agenda items.

NOTICE

All agenda materials are available at www.villageofwinnetka.org/agendacenter .

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).



NOTICE OF WINNETKA ZONING ADMINISTRATOR PUBLIC HEARING

Notice is hereby given that a virtual public hearing will be held by the Winnetka Zoning Administrator on **THURSDAY, JANUARY 7, 2021 AT 4:00 PM** for the purpose of considering the following:

CASE NO. 21-01-ZA

1319 TRAPP LANE – RESIDENTIAL ADDITION

An application submitted by Paul Konstant (the “Applicant”), as the contract purchaser of the property located at 1319 Trapp Lane (the “Subject Property”), **to allow construction of additions to the existing residence on the Subject Property.** The Subject Property is owned by the Theodore J. Herst Trust. The Applicant has filed an application seeking the following variations from the Zoning Ordinance:

1. A variation to provide less than the minimum required total side yard setback; and
2. A variation to exceed the maximum permitted width of a front-facing attached garage.

The Subject Property (Parcel Index Number 05-18-402-052-0000) is generally located on the north side of Trapp Lane, west of Hibbard Road, and is zoned R-2 Single Family Residential. The Subject Property contains an existing split-level residence.

VIRTUAL HEARING PUBLIC PARTICIPATION OPTIONS

In accordance with social distancing requirements and Governor Pritzker’s Executive Order 2020-74 and Senate Bill 2135, **the Winnetka Zoning Administrator meeting will be held virtually. The meeting will be livestreamed via the Zoom platform. In accordance with Public Act 101-0640, at least one representative from the Village will be present at Village Hall, and the virtual meeting will be simulcast at Village Hall for members of the public who do not wish to view the virtual meeting from another location.** Pursuant to Executive Order 2020-74 issued by the Governor, the number of people who may gather at Village Hall for the meeting is limited due to the mandated social distancing guidelines. **Accordingly, the opportunity to view the virtual meeting at Village Hall is available on a “first-come, first-served” basis.** The agenda and meeting materials for this meeting will be posted no later than the end of the day on Thursday, December 31, 2020 at www.villageofwinnetka.org/agendacenter.

The public has the following two options **for observing and participating during this virtual Zoning Administrator meeting, including the ability to provide testimony or comments.** Persons wishing to participate are strongly encouraged (but not required) to complete the Sign-In form found at www.villageofwinnetka.org/meetingsignin.

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Any changes to the above virtual meeting information will be included in the Zoning Administrator agenda posted at www.villageofwinnetka.org/agendacenter.

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

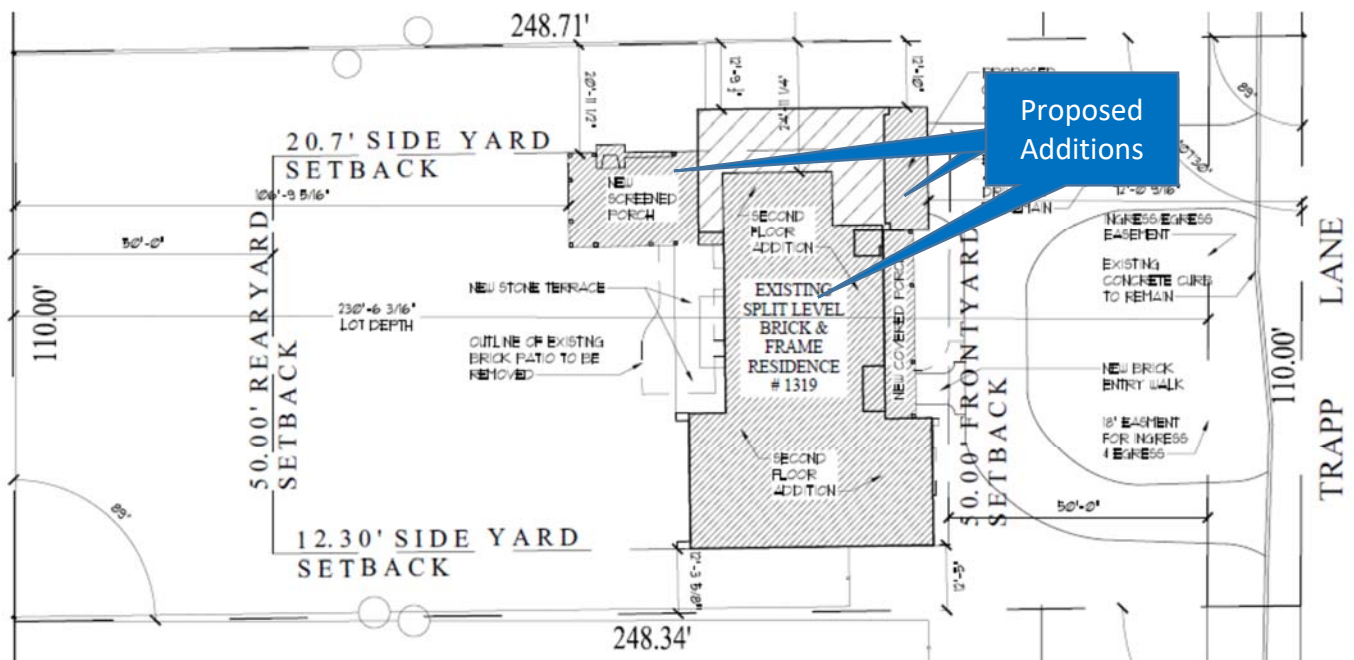
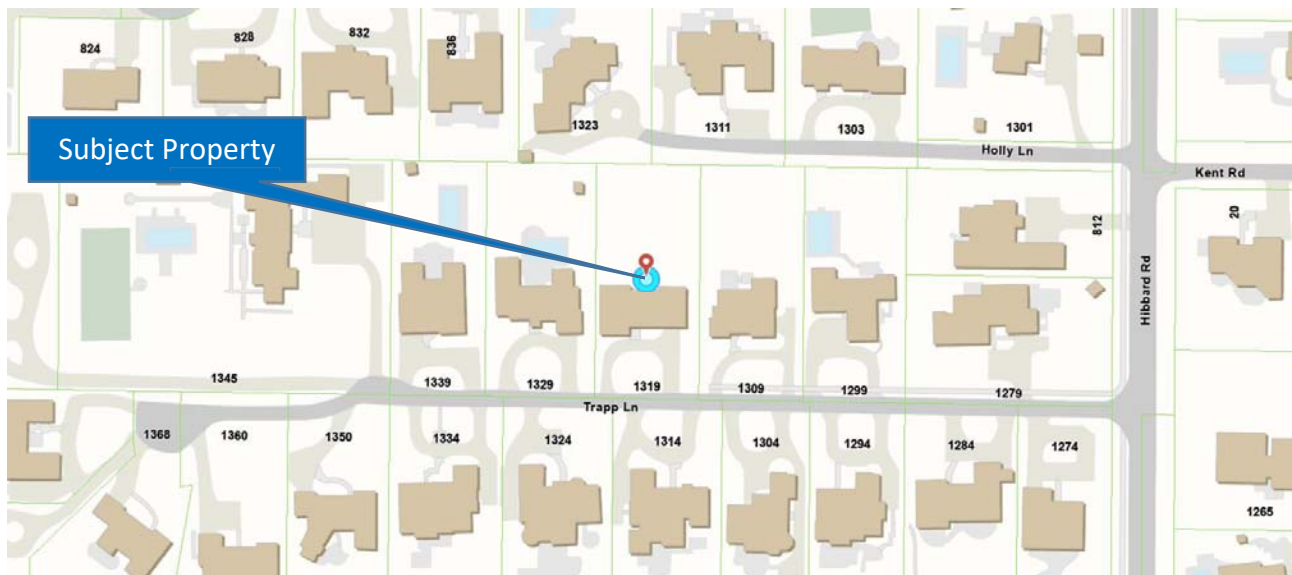
- 1) By sending **an email** to planning@winnetka.org;
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phone number, and the name of the organization or agency you represent, if applicable. Comments specific to a particular agenda item will be read during the discussion of that agenda item.

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Proposed Site Plan
(Note: Details may change through review process)

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. 21-01-ZA

Property Information

Site Address: 1319 Trapp Lane

Owner Information Contract Purchaser

Name: Paul Konstant

Address: 5300 Golf Road

City, State, ZIP: Skokie, IL 60077

Email: pk@konstantarchitecture.com

Primary Contact: Sonia Arminio

Phone No. (847) 967-6115
sa@konstantarchitecture.com

Date property acquired by owner: Under contract

Architect Information

Name: Tom Lybrook

Primary Contact: Sonia Arminio

Address: 5300 Golf Road

City, State, ZIP: Skokie, IL 60077

Phone No. (847) 967-6115

Email: tlybrook@konstantarchitecture.com

Attorney Information

Name: N.A.

Primary Contact: _____

Address: _____

City, State, Zip: _____

Phone No. _____

Email: _____

Nature of any restrictions on property: The existing home predates the zoning code and therefore it falls over the side yard setback.

Brief explanation of variation(s) requested (attach separate sheet providing additional details): The variation requested is to expand the existing non conforming garage 7'-4" further to the south as well as to change the window layout in the non conforming eastern garage wall.

Property Owner Signature _____

Date: 12/09/20

William S. Herst
██████ Provident Avenue
Winnetka, Illinois 60093

December 4, 2020

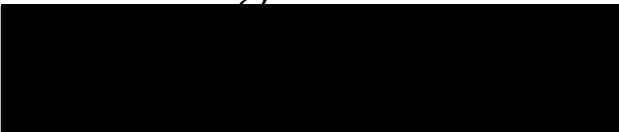
Village of Winnetka
510 Green Bay Road
Winnetka, Illinois 60093

Regarding: Application for Variation:
1319 Trapp Lane, Winnetka, Illinois 60093

To Community Development Department of Winnetka:

Please consider this letter as authorization for Paul Konstant of Konstant Architecture
to apply for a variation for 1319 Trapp Lane.

Sincerely,



William Herst
Successor Co-Trustee/ Theodore J. Herst Trust

**RE: Private Residence
1319 Trapp Lane
Winnetka, IL**

Explanation of Variation Requested

The existing home pre dates the zoning code that therefore falls beyond the eastern side yard setback. The variation requested is for a 7'-4" addition to the southern face of the existing garage which falls 7'-10 ½" into the required side yard setback. A variation is also being requested to change the window sizes on the existing non conforming eastern façade. The existing door will be infilled and the 3 wide window will be reduced to 1. The sill of the one window will be lowered by 2'-9". Lastly, a variation is being requested for the width of the form of the garage to be 23.67' which is over the 22' max. The existing interior dimension is 22' and we are proposing to maintain that. The roof form of the existing garage is going to be reworked from an east-west gable to a hipped roof thereby reducing its bulk.

**RE: Private Residence
1319 Trapp Lane
Winnetka, IL**

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 regulation in that zone.

1319 Trapp lane is in desperate need of renovation. It is a brick house, and while the foundation and overall structure are sound and good condition, the finishes are worn and in very poor condition. Also, the floor plan is dated and undesirable for a current life style. Adding 7'-4" to the garage in the existing location will allow a front porch to be added and the front elevation updated. Additional storage space in the garage will be a net benefit for bikes etc. The interior dimension of the current garage is 22' and we are asking to be able to maintain this width.

With current setbacks an addition to the garage would eliminate the ability to have two car garage. Moving the garage to a conforming location would basically require such extreme alteration and compromise to the house that it may as well be torn down. Without a two car garage the property cannot yield a reasonable return.

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 existing home has a unique circumstance given that the home pre-dates the original zoning ordinance which makes any proposed improvements difficult.

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

The subject property will be improved with a full renovation and will bring it to a level of quality that is consistent with the character of the surrounding area, and will enhance the essential character of the locality.

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

Due to the fact that the gable of the existing garage is being changed from running east-west to a hipped roof, the adequate supply of light and air to the adjacent property will not be impaired but rather improved.

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

The hazard from fire and other damages to the property will not be increased from the proposed improvements. All proposed new construction and selected materials meet or exceed current local building codes.

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

The variation, if granted, will not affect the taxable value of the land and buildings throughout the village.

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

The congestion to the public street will not increase because the occupancy will not increase beyond what is allowable for this property, and will not increase what it is currently. There will be no difference in congestion to the public street by the proposed work.

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

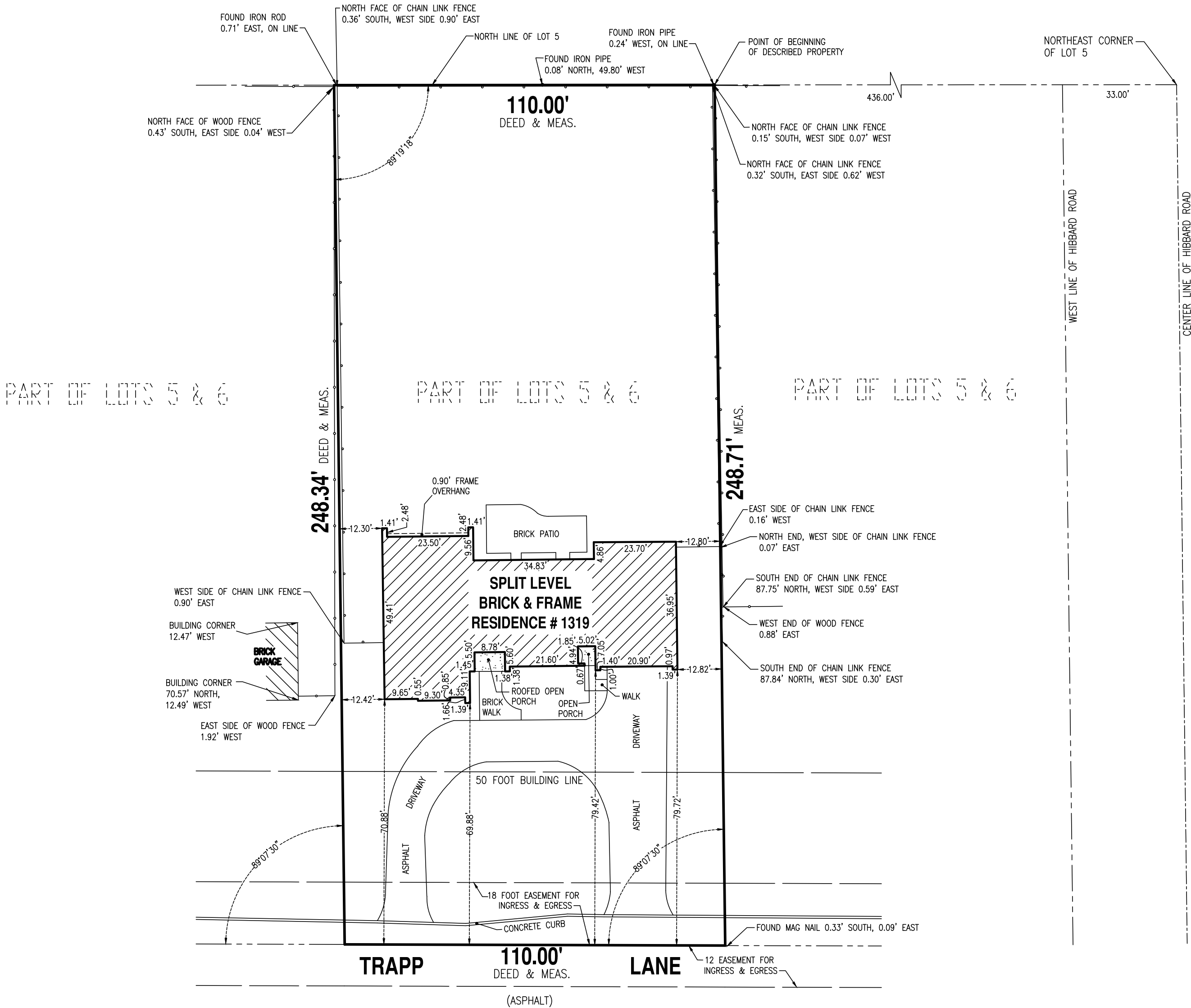
The public health and safety of the inhabitants of the village will be increased by the proposed renovation which will be in accordance with all local building codes. If the variation is granted the, the public health, safety, comfort, morals, and welfare of the inhabitants of the Village of Winnetka will not otherwise be impaired.

PLAT of SURVEY

LEGAL DESCRIPTION:

THAT PART OF LOTS 5 AND 6 (TAKEN AS A TRACT) IN HIGGINS ESTATE SUBDIVISION OF THE NORTHEAST. 1/4 OF THE SOUTHEAST. 1/4 OF SECTION 18, TOWNSHIP 42 N, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AS PER PLAT THEREOF RECORDED MARCH 4, 1875 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS IN BOOK 9 OF PLATS, PAGE 61 AS DOCUMENT 16404, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 5, 469 FT. WEST OF THE NORTHEAST CORNER OF SAID LOT 5; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 5, 110 FT; THENCE SOUTH ON A LINE PARALLEL WITH THE EAST LINES OF SAID LOTS 5 AND 6, 248.38 FT, MORE OR LESS, TO ITS POINT OF INTERSECTION WITH A STRAIGHT LINE (DRAWN FROM A POINT 319 FT. WEST OF THE WEST LINE OF HIBBARD ROAD AND 247.50 FT NORTH OF THE SOUTH LINE OF LOT 7 IN SAID HIGGINS ESTATE SUBDIVISION AFORESAID TO A POINT 247.50 FT. SOUTH OF THE NORTH LINE OF SAID LOT 5 AND 528 FT. EAST OF THE WEST LINE OF SAID LOT 6) THENCE EASTERLY ALONG SAID STRAIGHT LINE AFORESAID, 110 FT. MORE OR LESS, TO A POINT THEREIN FORMED BY THE INTERSECTION OF SAID STRAIGHT LINE AFORESAID WITH A LINE DRAWN PARALLEL TO AND 469 FT. DISTANT WEST FROM THE EAST LINES OF SAID LOTS 5 AND 6; THENCE NORTH ALONG THE SAID LINE PARALLEL TO THE EAST LINES OF SAID LOTS 5 AND 6 TO THE PLACE OF BEGINNING. (THE SOUTH 18 FT. OF THE ABOVE DESCRIBED TRACT IS SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS TO HIBBARD ROAD AND PUBLIC UTILITIES)

COMMONLY KNOWN AS: 1319 TRAPP LANE, WINNETKA, ILLINOIS.



SITE NOTES:

Area = 27,336 sq. ft.

GENERAL NOTES:

All information provided to the surveyor is shown or noted hereon.

The description on this plat was provided to us by the client, and does not guarantee ownership, and should be compared to your Deed, Abstract or Certificate of Title.

All building restrictions, building lines and easements may or may not be shown, check your Deed, Abstract, Title Report, and local ordinances, no responsibility is assumed by Surveyor.

Compare all points before building by same and report any discrepancy at once.

Dimensions are shown in feet and decimal parts thereof, no dimension is to be assumed by scaling.

B.H. SUHR & COMPANY, INC.	
R. R. HANSEN MEMBER: I.P.L.S.A. N.S.P.S.	SURVEYORS ESTABLISHED 1911 450 SKOKIE BLVD. SUITE 105, NORTHBROOK, ILLINOIS, 60062 TEL. (847) 864-6315 / FAX (847) 864-9341 E-MAIL: SURVEYOR@BHSUHR.COM
LOCATION 1319 TRAPP LANE	SURVEY DATE, DECEMBER 4, 20 20
ORDER No. 20-187	ORDERED BY: KONSTANT ARCHITECTURE PLANNING
JEFF RALPH	
AA/FC © 2020 B. H. Suhr & Company, Inc. All rights reserved.	

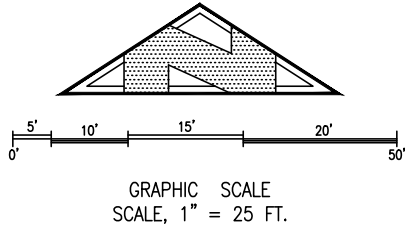
FIELD MEASUREMENTS COMPLETED DECEMBER 4, 20 20

STATE OF ILLINOIS } ss.
COUNTY OF COOK }

This professional service conforms to the current Illinois Minimum Standards for a boundary survey.

By Raymond R. Hansen Dated DECEMBER 8, 20 20

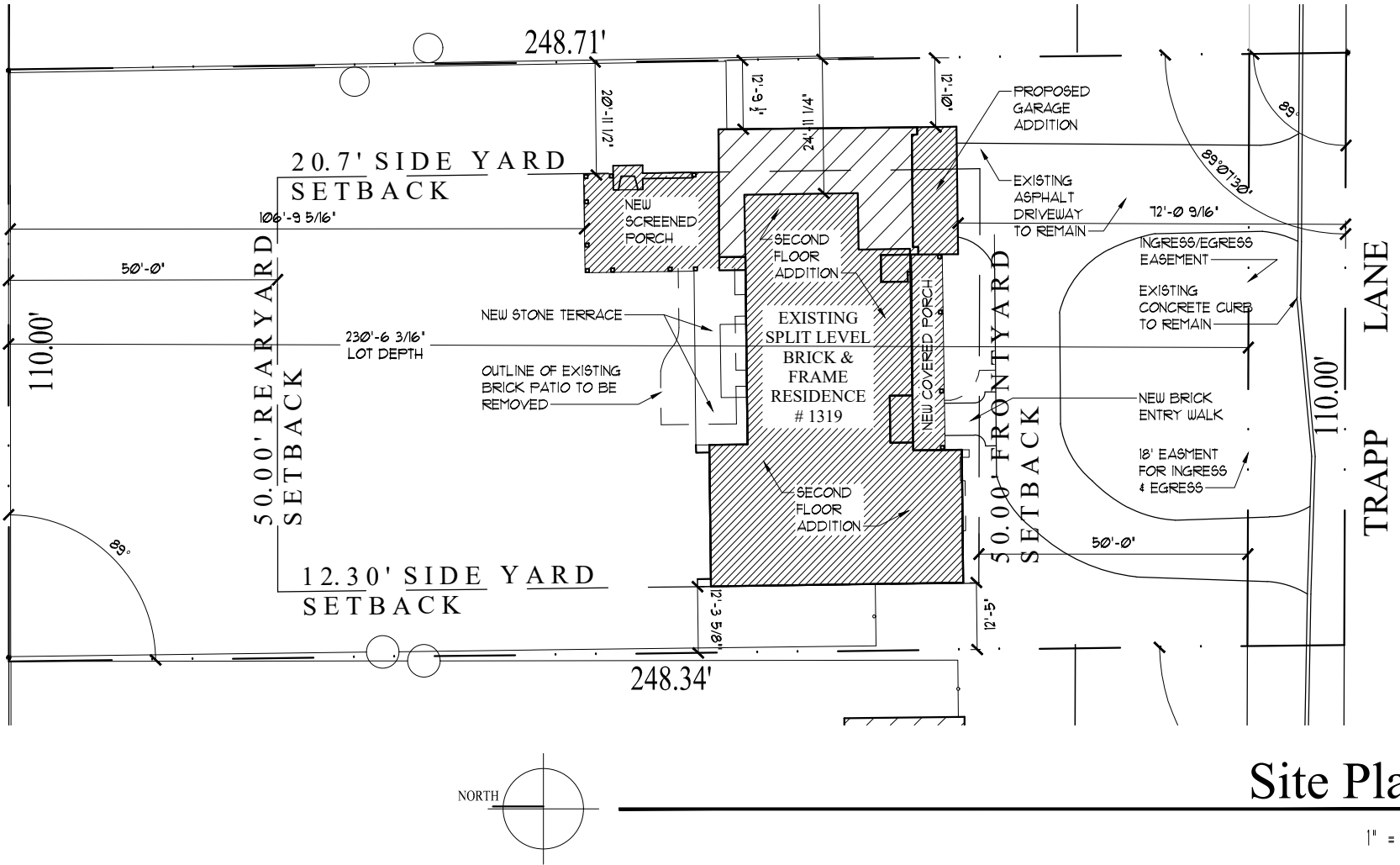
Raymond R. Hansen
Illinois Professional Land Surveyor No. 035-002542
License Expiration Date 11/30/22



DRAWING CONTENTS

Date: 22 Oct 2020
14 Dec 2020

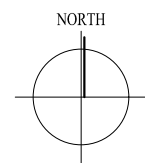
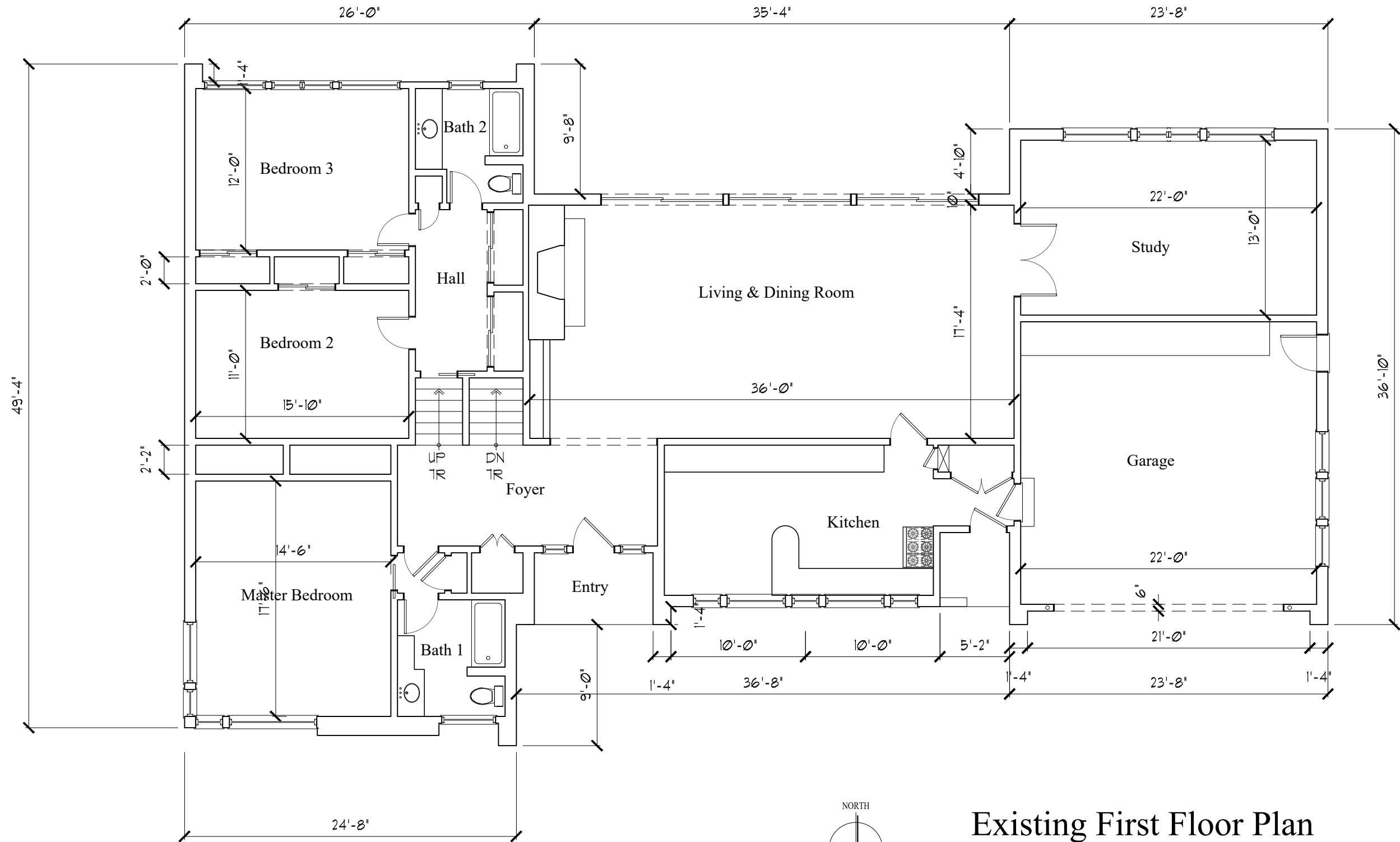
A 0.1	Index Sheet - Site Plan
EX1.0	Existing Basement Plan
EX1.1	Existing First Floor Plan
EX1.2	Existing Roof Plan
EX1.3	Existing First Floor Demo Plan
A1.0	Proposed Basement Plan
A1.1	Proposed First Floor Plan
A1.2	Proposed Second Floor Plan
A1.3	Proposed Roof Plan
EX2.0	Existing South Elevation
EX2.1	Existing East Elevation
EX2.2	Existing North Elevation
EX2.3	Existing West Elevation
A2.0	Proposed South Elevation
A2.1	Proposed East Elevation
A2.2	Proposed North Elevation
A2.3	Proposed West Elevation



Konstant Architecture Planning
5300 Golf Road Skokie Illinois 60077 847-967-6115 Inc.

Private Residence
1319 Trapp Lane, Winnetka, IL

A 0.1
Job No: 2026



Existing First Floor Plan

1/8" = 1'-0"

Konstant Architecture Planning
5300 Golf Road Skokie Illinois 60077 847-967-6115-INC.

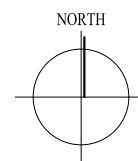
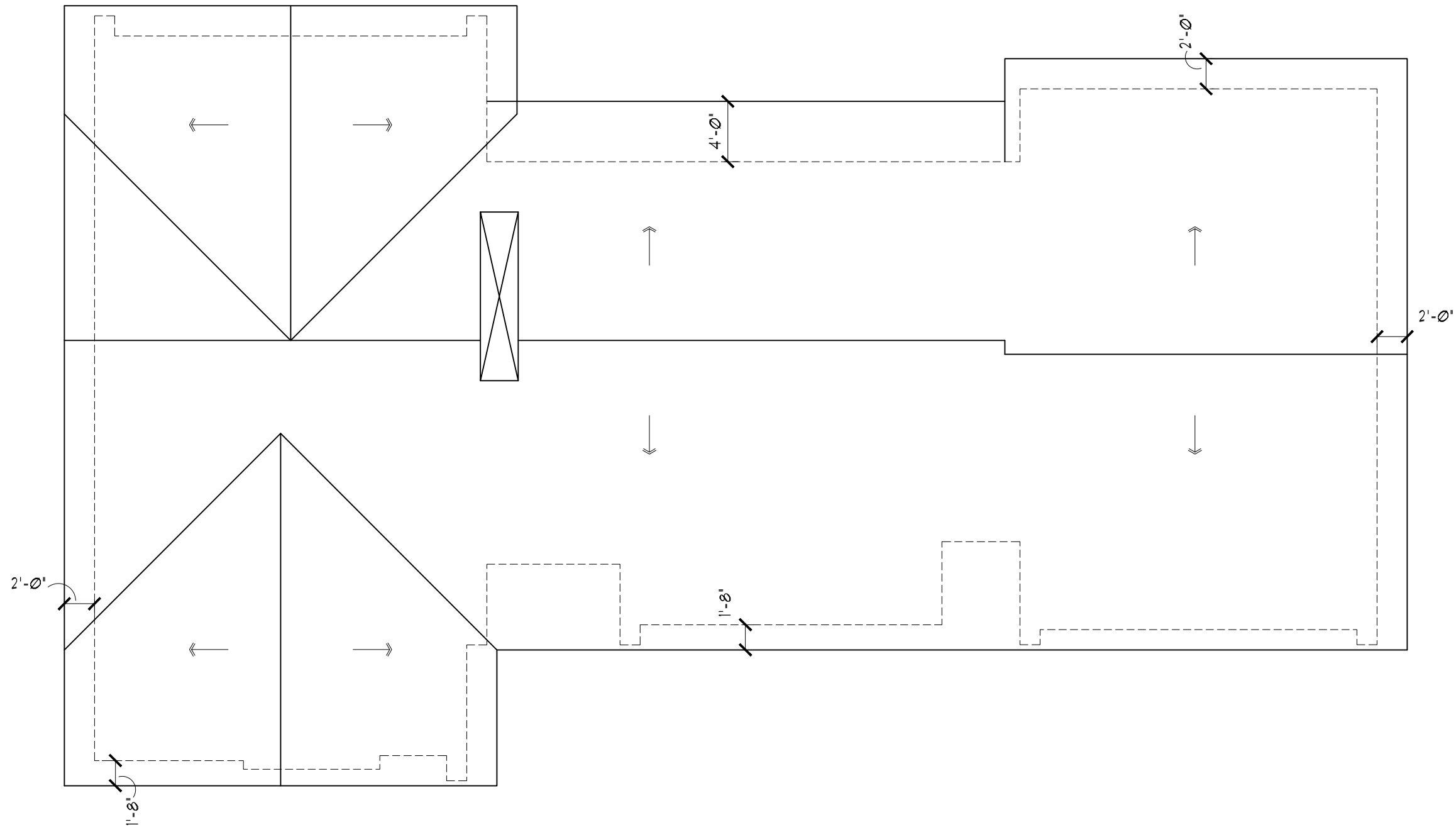
Private Residence
1319 Trapp Lane, Winnetka, IL

Issued To:
Village of Winnetka

Description:
Drawings for Variation

Date:
12/09/2020

Sheet #:
EX 1.1
Job No: 2026



Existing Roof Plan

1/8" = 1'-0"

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5300 Golf Road Skokie Illinois 60077 847-967-6115-INC.

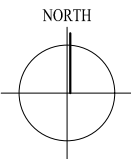
Private Residence
1319 Trapp Lane, Winnetka, IL

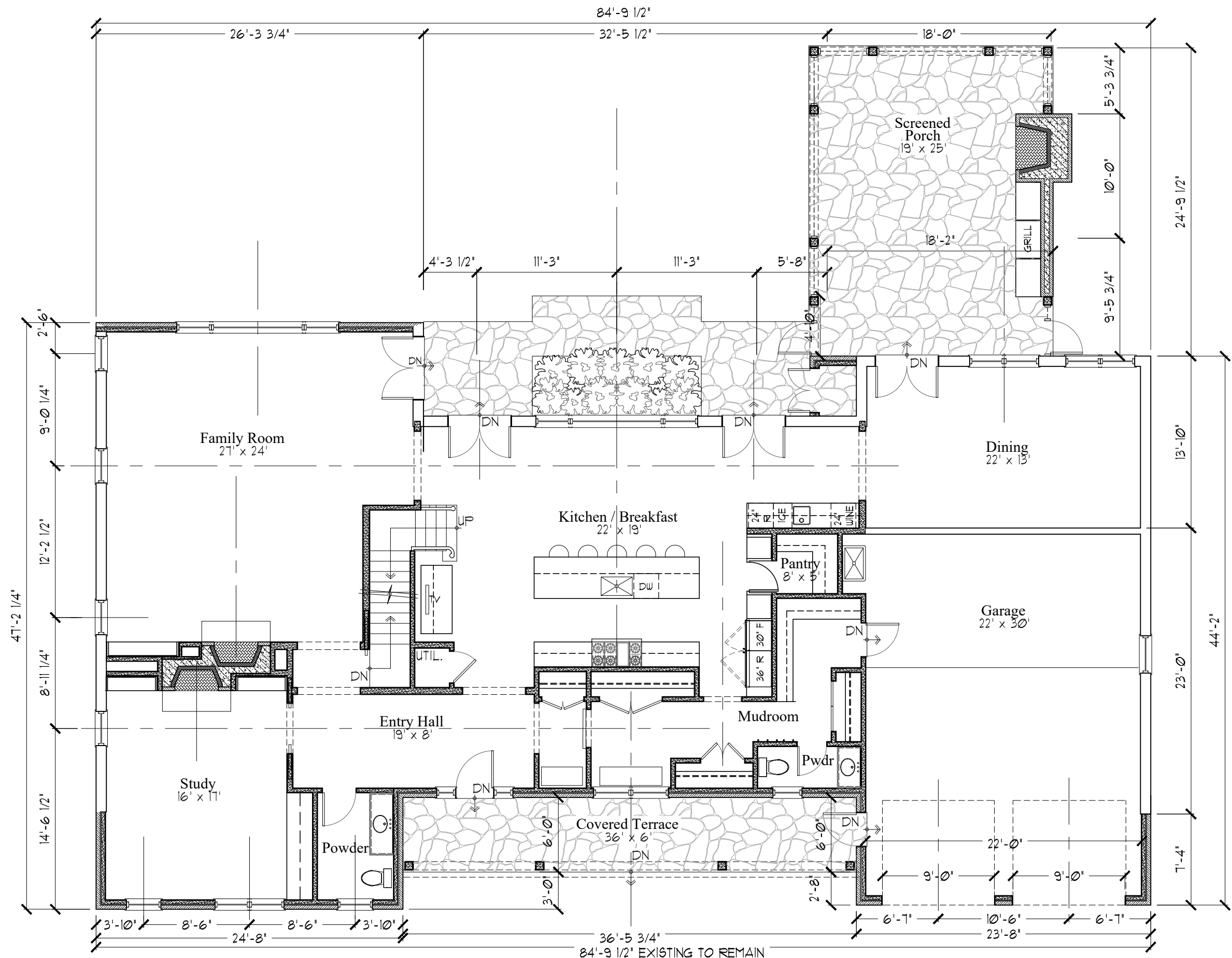
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Village of Winnetka

Description:
Drawings for Variation

Date:
12/09/2020

Sheet #:
EX 1.2
Job No: 2026





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5300 Golf Road Skokie Illinois 60077 847-967-6115-INC.

Private Residence
1319 Trapp Lane, Winnetka, IL

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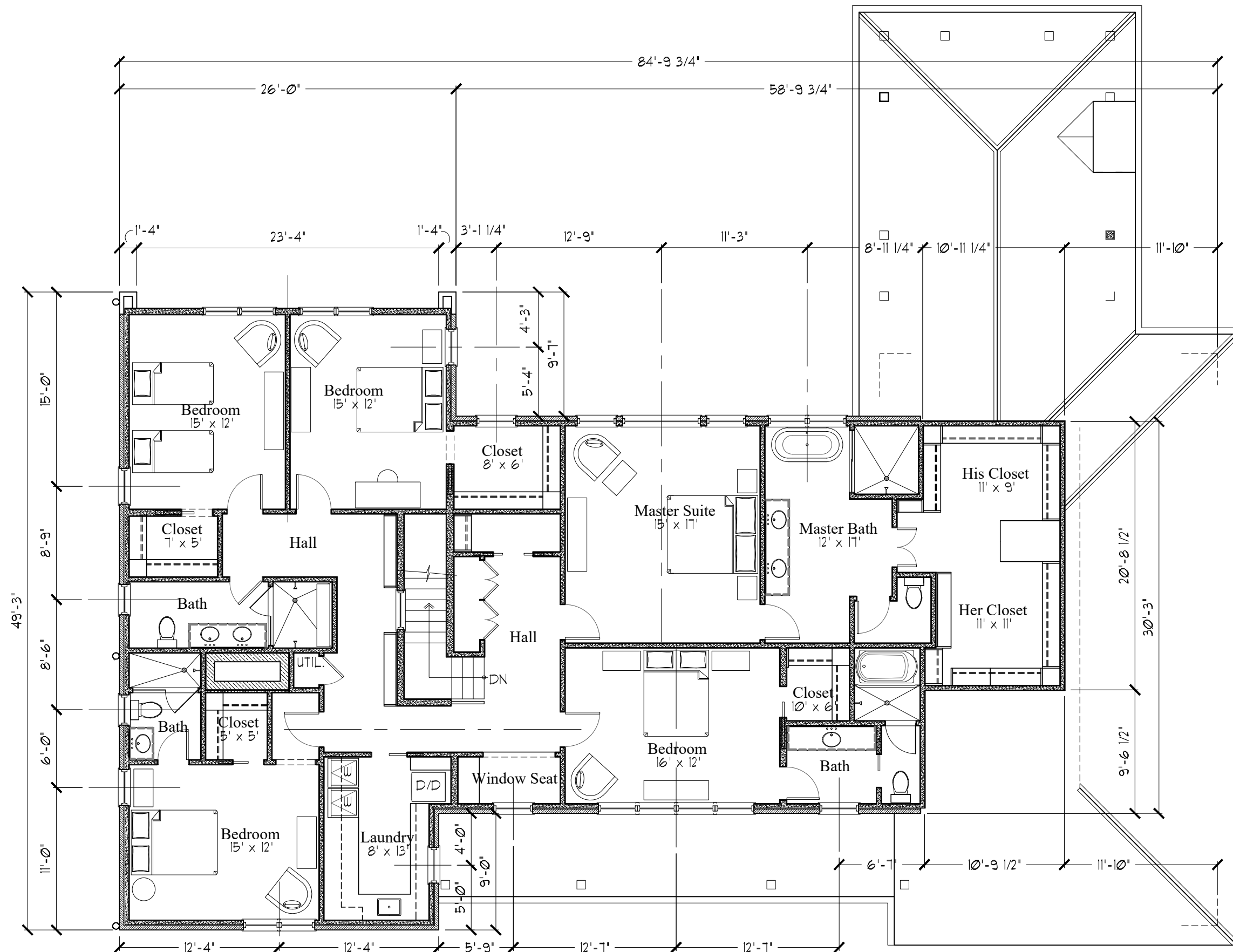
Description:
Drawings for Variation
Proposed First Floor Plan



Date:
12/09/2020

Sheet #:
A 1.1

Job No: 2026



Konstant Architecture Planning
5300 Golf Road Skokie Illinois 60077 847-967-6115-INC.

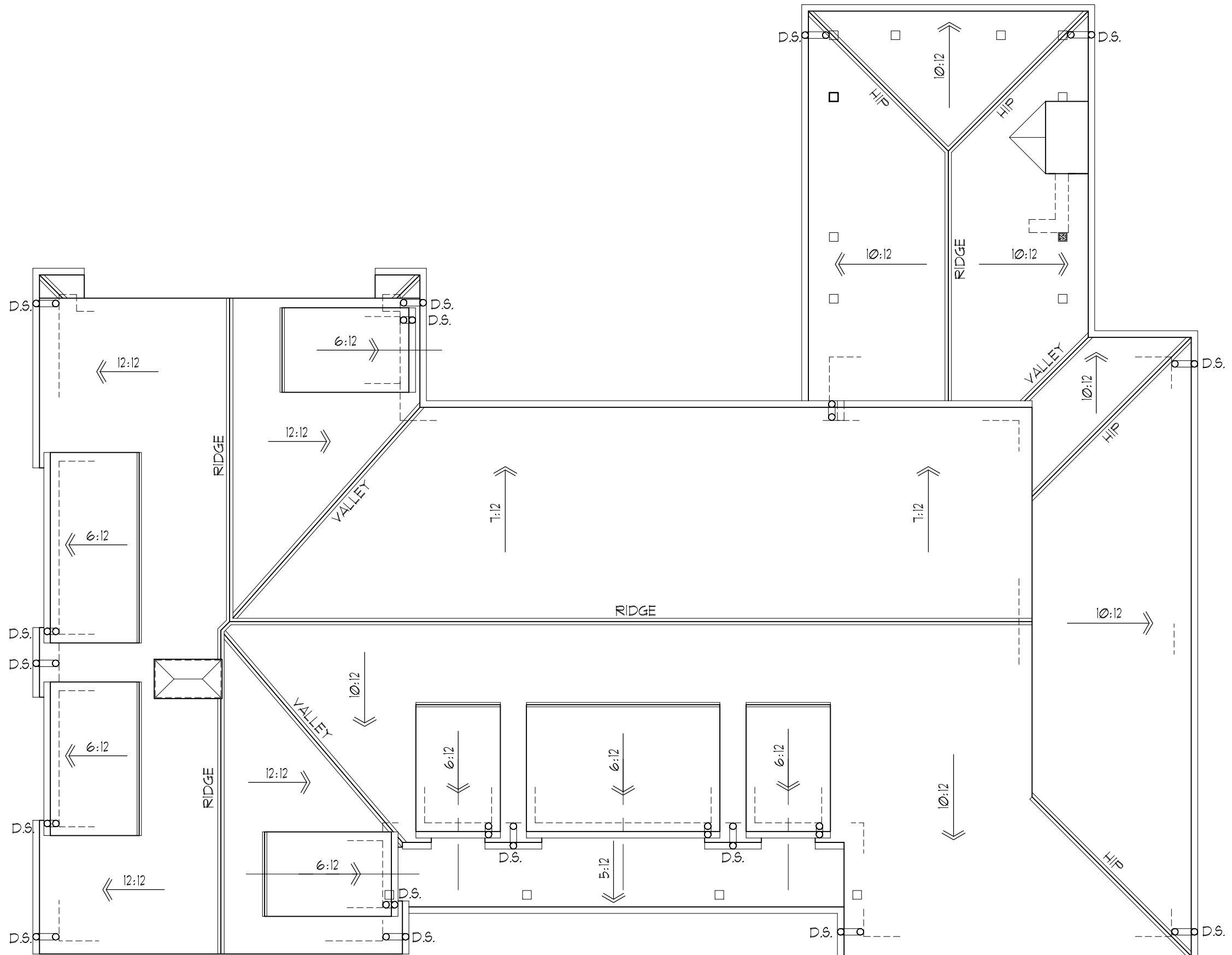
Private Residence
1319 Trapp Lane, Winnetka, IL

Issued To:
Village of Winnetka

Description:
Drawings for Variation
Proposed Second Floor Plan
1/8"=1'-0"

Date:
12/09/2020

Sheet #:
A 1.2
Job No: 2026



Konstant Architecture Planning
5300 Golf Road Skokie Illinois 60077 847-967-6115-INC.

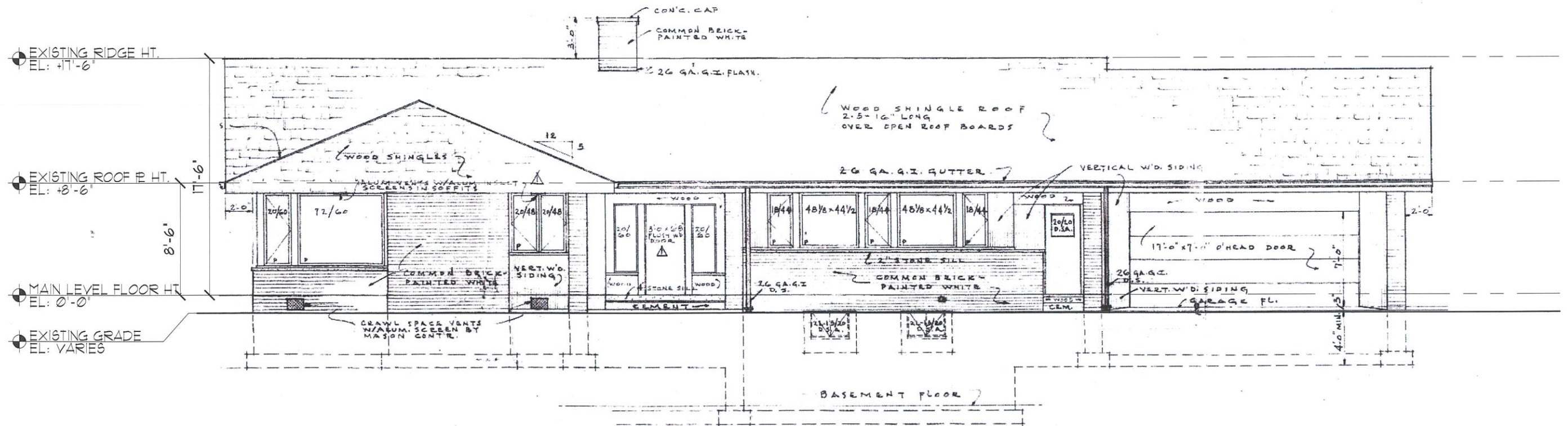
Private Residence
1319 Trapp Lane, Winnetka, IL

Issued To:
Village of Winnetka

Description:
Drawings for Variation
Proposed Roof Plan

Date:
12/09/2020

Sheet #:
A 1.3
Job No: 2026



Existing South Elevation

1/8" = 1'-0"

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5300 Golf Road Skokie Illinois 60077 847-967-6115-INC

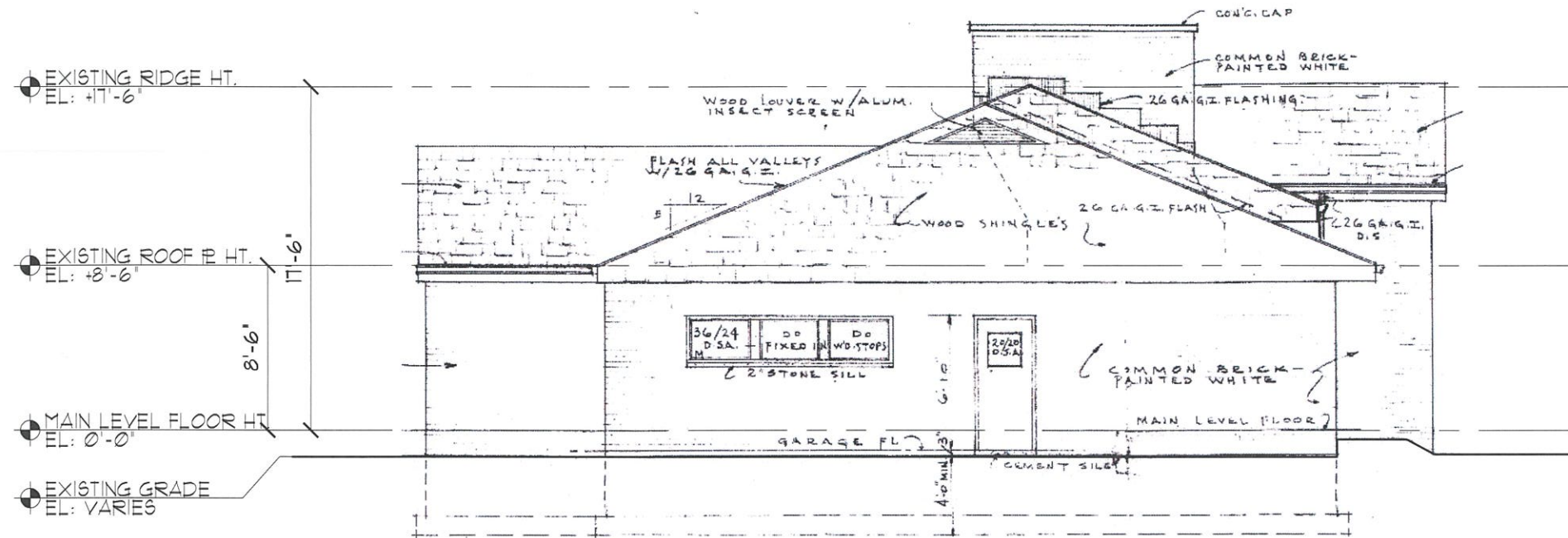
Private Residence
1319 Trapp Lane, Winnetka, IL

Issued To:
Village of Winnetka

Description:
Drawings for Variation

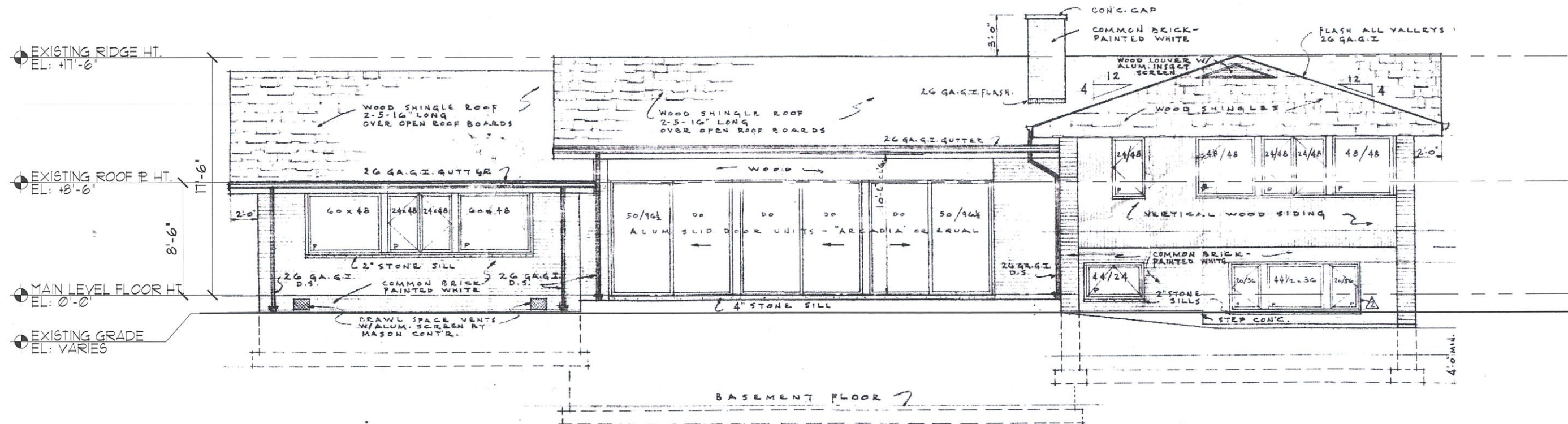
Date:
12/09/2020

Sheet #:
EX 2.0
Job No: 2026



Existing East Elevation

1/8" = 1'-0"



Existing North Elevation

1/8" = 1'-0"

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5300 Golf Road Skokie Illinois 60077 847.967.6115 Inc.

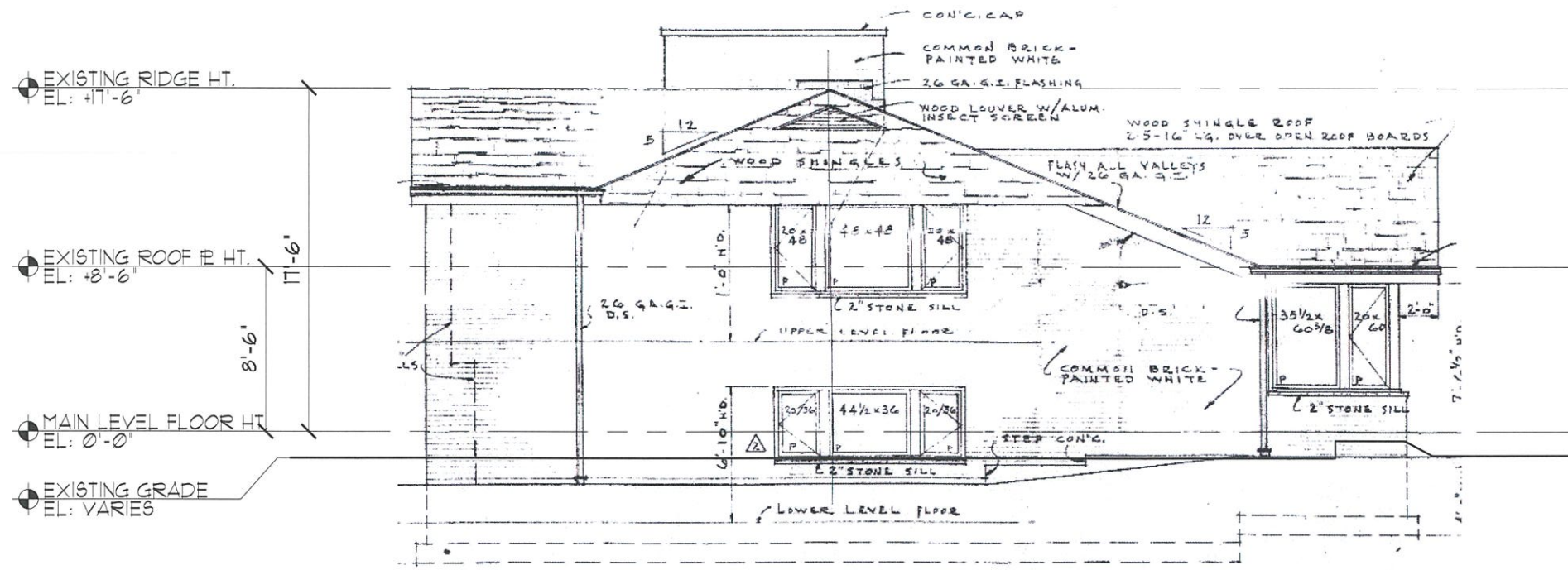
Private Residence
1319 Trapp Lane, Winnetka, IL

Issued To:
Village of Winnetka

Description:
Drawings for Variation

Date:
12/09/2020

Sheet #:
EX 2.2
Job No: 2026



Existing West Elevation

1/8" = 1'-0"

Konstant ☐ Architecture ☐ Planning
5300 Golf Road Skokie Illinois 60077 847-967-6115-INC.

Private Residence
1319 Trapp Lane, Winnetka, IL

Issued To:
Village of Winnetka

Description:
Drawings for Variation

Date:
12/09/2020

Sheet #:
EX 2.3
Job No: 2026



Proposed South Elevation

1/8" = 1'-0"

Konstant Architecture Planning
5300 Golf Road Skokie Illinois 60077 847-967-6115-INC.

Private Residence
1319 Trapp Lane, Winnetka, IL

Issued To:
Village of Winnetka

Description:
Drawings for Variation

Date:
12/09/2020

Sheet #:
A 2.0
Job No: 2026



Proposed East Elevation

1/8" = 1'-0"



Proposed North Elevation

1/8" = 1'-0"

Konstant Architecture Planning
5300 Golf Road Skokie Illinois 60077 847-967-6115-INC.

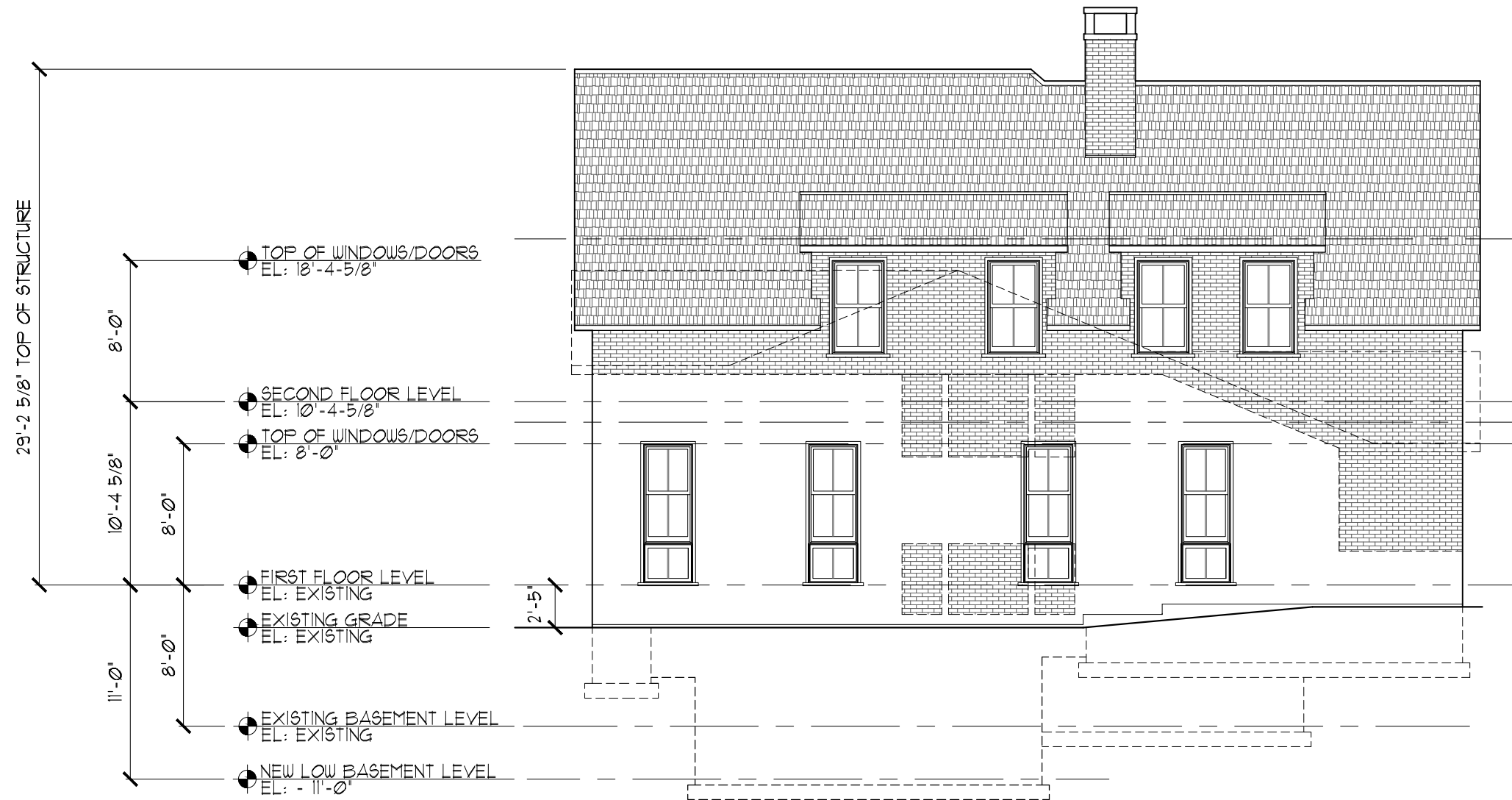
Private Residence
1319 Trapp Lane, Winnetka, IL

Issued To:
Village of Winnetka

Description:
Drawings for Variation

Date:
12/09/2020

Sheet #:
A 2.2
Job No: 2026



Proposed West Elevation

1/8" = 1'-0"