



ZONING ADMINISTRATOR MEETING

MONDAY, NOVEMBER 2, 2020 - 4:00 p.m.

WINNETKA VILLAGE HALL COUNCIL CHAMBERS – 510 GREEN BAY ROAD

AGENDA

1. Call to Order.
2. **Case No. 20-31-ZA – 1200 Whitebridge Hill Road**: An application submitted by Maureen and Paul Hindsley seeking approval of zoning variations to allow construction of a two-story addition to the existing residence at 1200 Whitebridge Hill Road. The requested zoning variations would permit the proposed addition to (a) provide less than the minimum required front yard setback; and (b) provide less than the minimum required rear yard setback from the south property line. The Zoning Administrator has final jurisdiction on this request.
3. Public Comment.
4. Adjournment.

Note: Public comment is permitted on all agenda items.

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



NOTICE OF WINNETKA ZONING ADMINISTRATOR PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the Winnetka Zoning Administrator on **MONDAY, NOVEMBER 2, 2020 AT 4:00 P.M.** in the Council Chamber of the Winnetka Village Hall at 510 Green Bay Road, Winnetka, Illinois for the purpose of considering the following:

CASE NO. 20-31-ZA 1200 WHITEBRIDGE HILL ROAD – RESIDENTIAL ADDITION

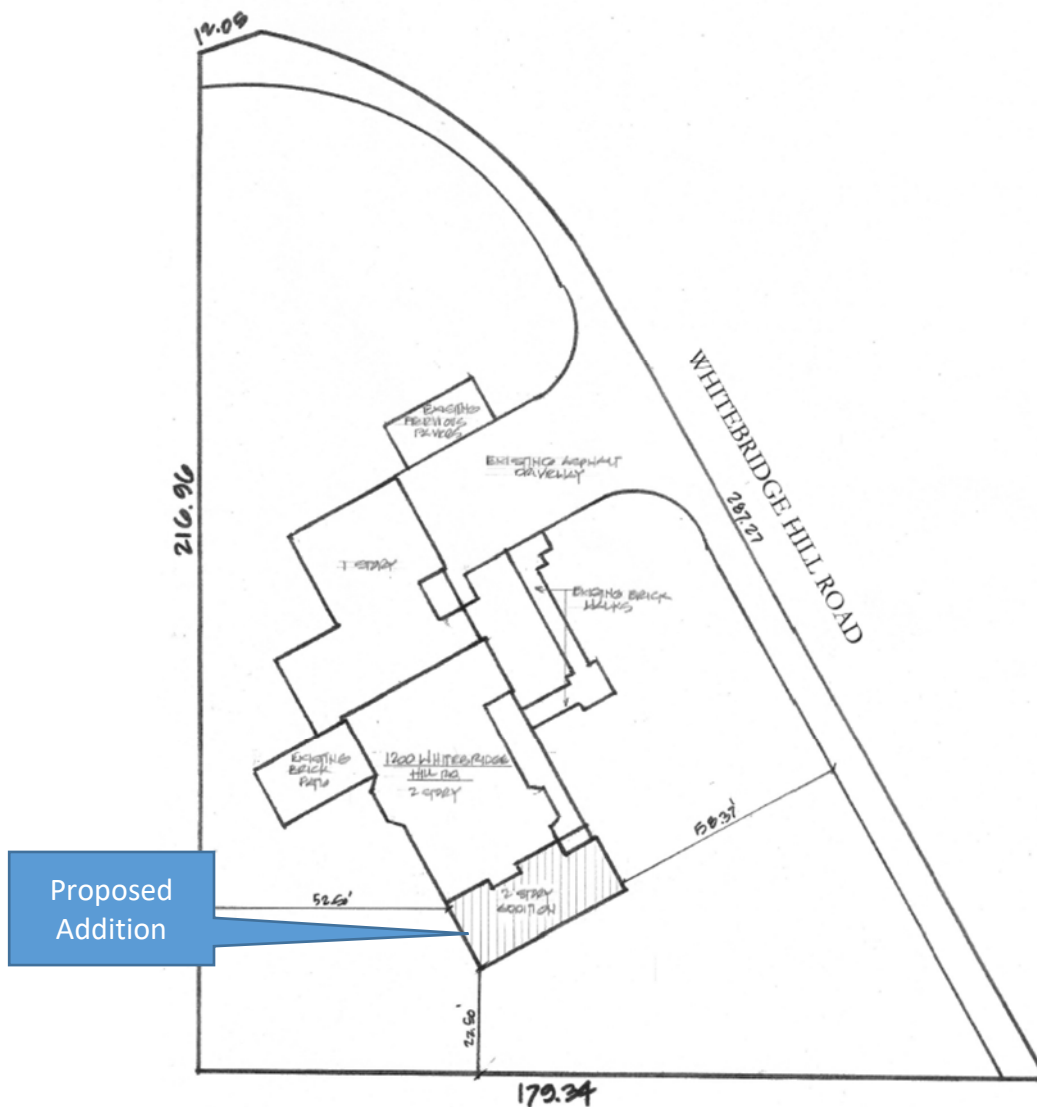
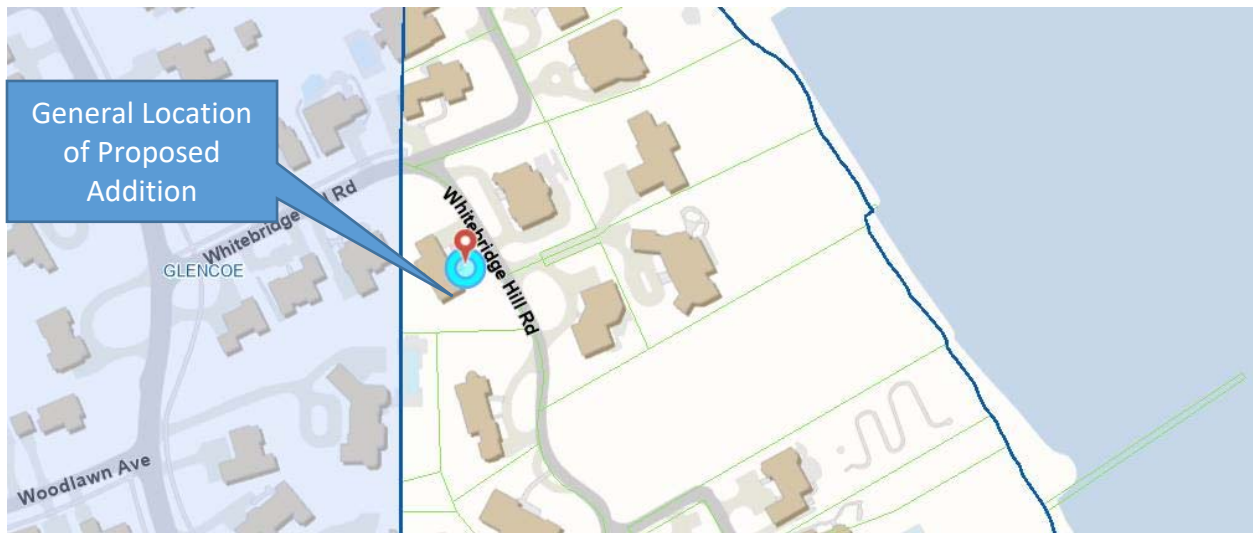
An application submitted by Maureen and Paul Hindsley (the “Applicants”), as the owners of the property located at 1200 Whitebridge Hill Road (the “Subject Property”), **to allow construction of a two-story addition to the existing residence on the Subject Property.** The Applicants have filed an application seeking the following variations from the Zoning Ordinance:

1. A variation to provide less than the minimum required front yard setback of 50 feet from the outer limits of the ingress/egress easement along the east property line; and
2. A variation to provide less than the minimum required rear yard setback of 25 feet from the south property line.

The Subject Property (Parcel Index Number 05-08-400-028-0000) is generally located at the southwest corner of the T-intersection of Whitebridge Hill Road, and is zoned R-2 Single Family Residential. The Subject Property contains an existing two-story residence.

At said public hearing and at any adjournment thereof, all persons interested are invited to attend and be heard. Additional information concerning this application may be obtained from the Village of Winnetka Department of Community Development, 510 Green Bay Road, Winnetka, Illinois, 60093, phone (847) 716-3525. Also, the agenda and materials for this meeting will be posted no later than the end of the day on Thursday, October 29, 2020 on the following web page – <https://www.villageofwinnetka.org/agendas/>.

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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. 20-31-ZA

Property Information

Site Address: 1200 Whitebridge Hill Rd.

Owner Information

Name: Maureen and Paul Hindsley

Address: 1200 Whitebridge Hill Rd.

City, State, ZIP: Winnetka, IL 60093

Email: [REDACTED]

Primary Contact: Paul Hindsley

Phone No. [REDACTED]

Date property acquired by owner: 07/30/2020

Architect Information

Name: Healy M Rice, PC

Primary Contact: Healy Rice

Address: 934 Elmwood Ave.

City, State, ZIP: Wilmette, IL 60091

Phone No. 847-853-0824

Email: healyrice@comcast.net

Attorney Information

Name: _____

Primary Contact: _____

Address: _____

City, State, Zip: _____

Phone No. _____

Email: _____

Nature of any restrictions on property: none known

Brief explanation of variation(s) requested (attach separate sheet providing additional details):
front yard setback (to match existing non conforming setback) and rear yard setback variations
to permit construction of 2-story addition

Property Owner Signature: [REDACTED]

Date: 10/14/2020

**Maureen and Paul Hindsley
1200 Whitebridge Hill Road
Winnetka, Illinois 60093**

Request for Minor Zoning Variation

1200 Whitebridge Hill Road is located on the west side of Whitebridge Hill Road. We are seeking front and rear yard setback variations in order to build a two-story addition to our home. The proposed front setback would be 48.37' in lieu of the 50.0' required, and rear setback would be 22.50 feet at its closest point in lieu of the 25.0 feet required. All floor area and lot coverage requirements are compliant with required.

We seek this variation due to practical difficulty and hardship. Our lot is triangularly shaped and curves from north to south along the east side hypotenuse. The house sits parallel to this angled side. At present, the existing rear corner of the house is 36.02 feet. We are proposing an addition that would extend the house 15.0' in order to construct a new sunroom/office on the first floor and master bedroom and closet on the second floor. The 15.0' would encroach 2.50' into the require yard at only the south west corner, approximately 4.33' along the south wall and 2.50' along the west wall. The existing front setback is 48.37', exclusive of the 10.0' easement for Whitebridge Hill Road. We would like to match this on the proposed addition; we are going no closer to Whitebridge Hill Road than presently exists. The rest of the addition will have conforming setbacks.

At present, the house has three bedrooms, and the master bedroom and bath are of small to average size. Our addition is driven off the need for a larger bedroom and bath, and better closet space. There is a chimney in the middle of the existing south wall which imposes a restriction on just demolishing the existing south wall; the new room size has to be functional beyond the chimney.

The only neighbors impacted by the addition are to our south and west. To the west, the home actually is on Sheridan Road and well away from our property line. They have a pool at the back of their lot which is closest to us. It is screened by large trees and shrubs in addition to the required fence surrounding the pool area. To the south, similarly, there are large trees that screen this corner of our house from their property. Their home is approximately 50' away from our proposed addition. The homes east of us on Whitebridge Hill will have no impact to the variation request, our east setback will remain the same as existing. Their homes face us and will remain more than 100' away from our house. There will be no impact to the light or air to any property in the rest of the neighborhood.

The proposed minor zoning relief does not alter the essential character of the neighborhood and will be consistent with the goals, objectives, and policies established in the zoning ordinance. The proposed variation will not impair an adequate supply of light and air to the adjacent properties, will not injure other property and its use, will not substantially increase the danger of fire or otherwise endanger public health, safety and welfare, and will not substantially diminish or impair property values within the neighborhood.

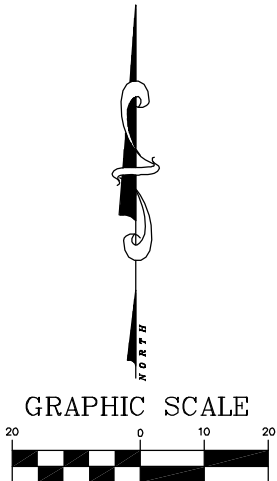
Thank you for your consideration.

PLAT OF SURVEY

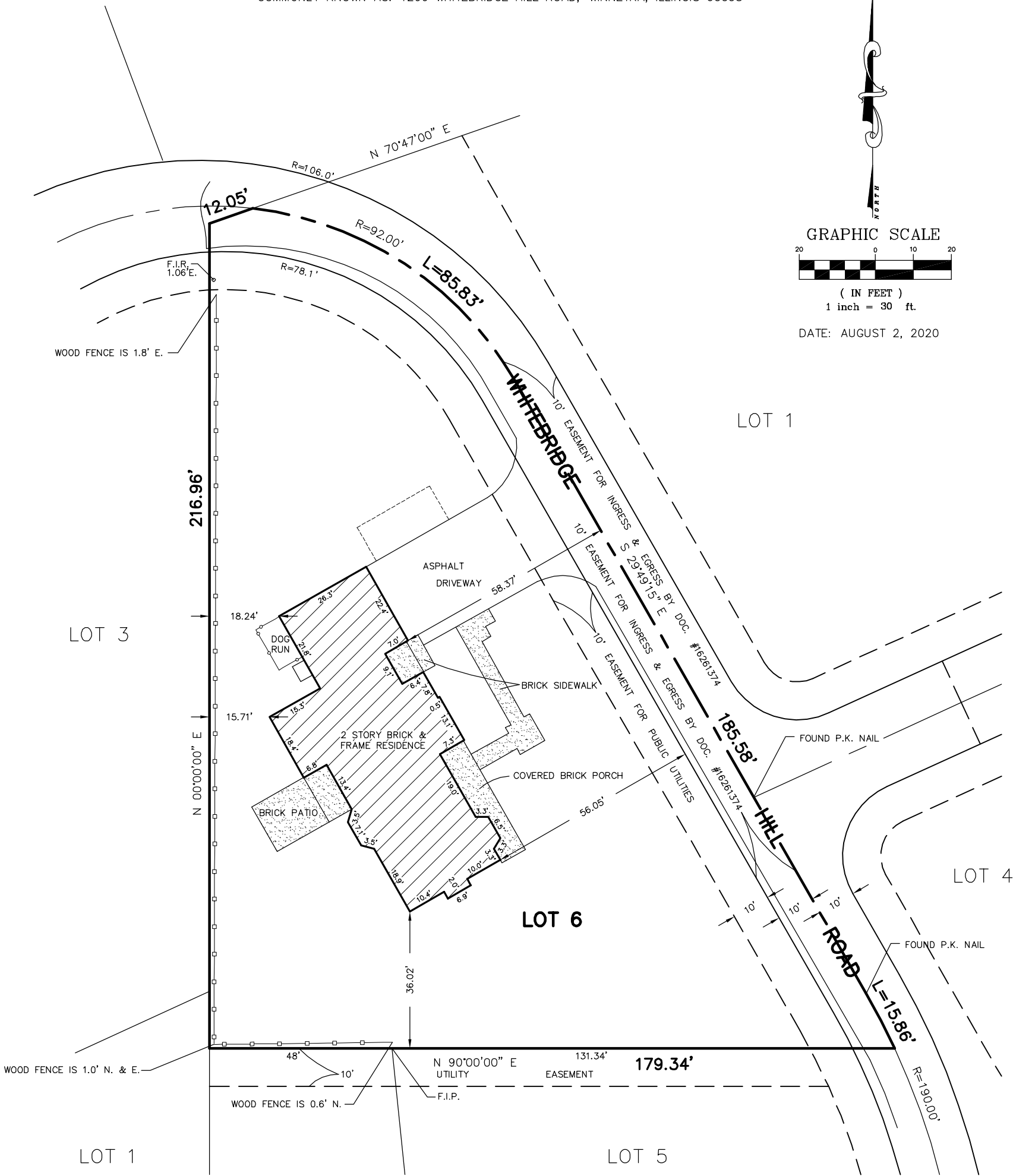
PREPARED FOR:
KAREN M. PATTERSON, P.C.
2400 RAVINE WAY, SUITE 200
GLENVIEW, ILLINOIS 60025
847-724-5150

OF
LOT 6 IN SWANSCOTT NO. 1, A SUBDIVISION IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 8,
TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1200 WHITEBRIDGE HILL ROAD; WINNETKA, ILLINOIS 60093



DATE: AUGUST 2, 2020



NOTES:

- COMPARE YOUR DESCRIPTION AND SITE MONUMENTS WITH THIS PLAT AT ONCE AND REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.
- 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 AND OR TITLE POLICY.
- ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE NOT TO BE ASSUMED BY SCALING.
- NO WELL OR SEPTIC IMPROVEMENTS SHOWN HEREON
- **THIS PLAT IS NOT CERTIFIED UNLESS A RED SEAL IS PRINTED HEREON.**

F.I.P. DENOTES FOUND IRON PIPE
F.I.R. DENOTES FOUND IRON ROD
S.I.R. DENOTES SET IRON ROD

I, VINCENT J. MASSE, AN ILLINOIS REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THAT THE PLAT ABOVE IS A CORRECT REPRESENTATION OF SAID SURVEY.

Vincent J. Masse

VINCENT J. MASSE ILL. LAND SURVEYOR # 2854
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



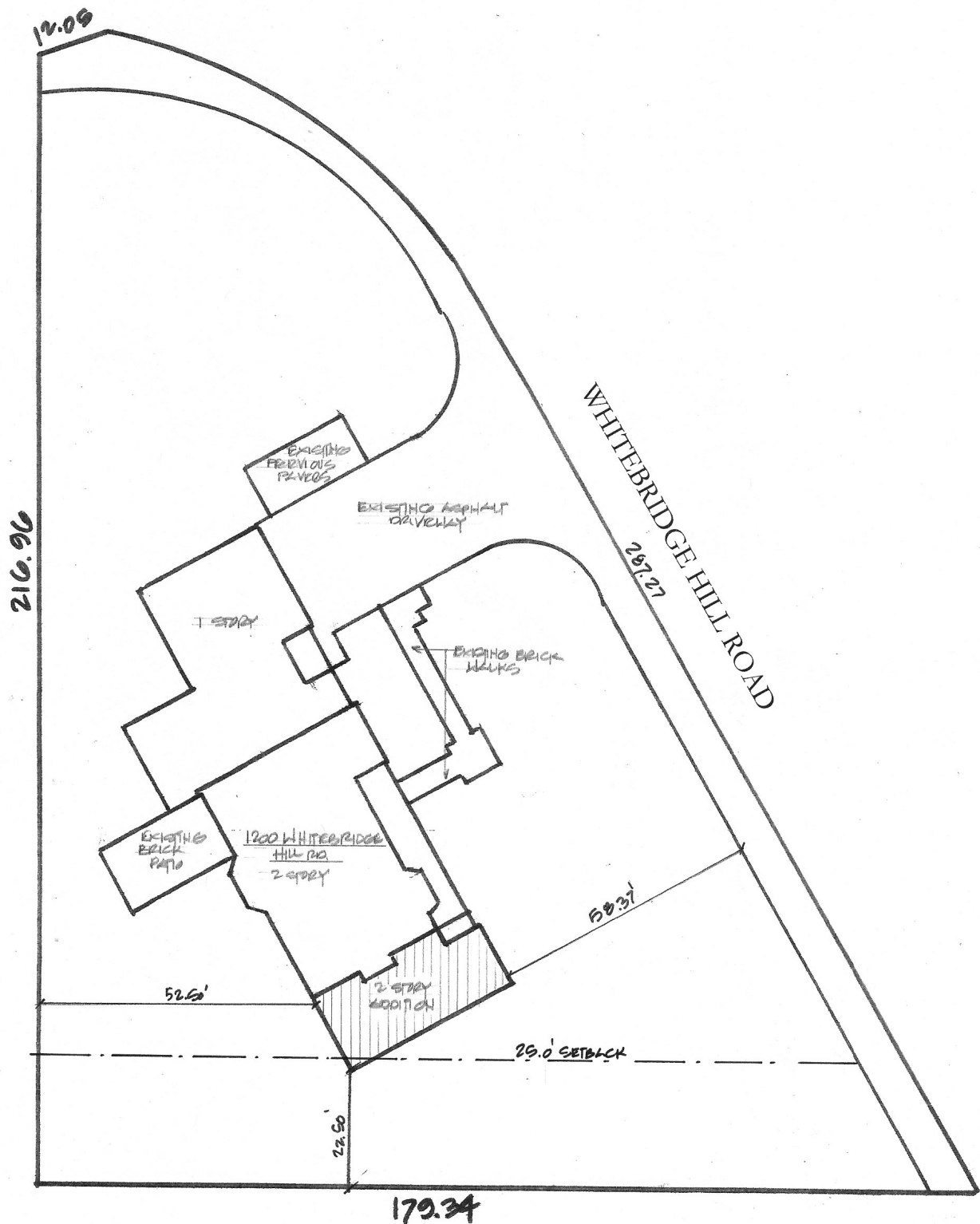
P.D.F. # 184-004041

LICENSE EXPIRES 11/30/20

CHAMBERLIN / MASSE
LAND SURVEYORS

14048 W. PETRONELLA DRIVE, SUITE 102
LIBERTYVILLE, ILLINOIS 60048
(847) 362-8444 ~ cmasse.eng@gmail.com

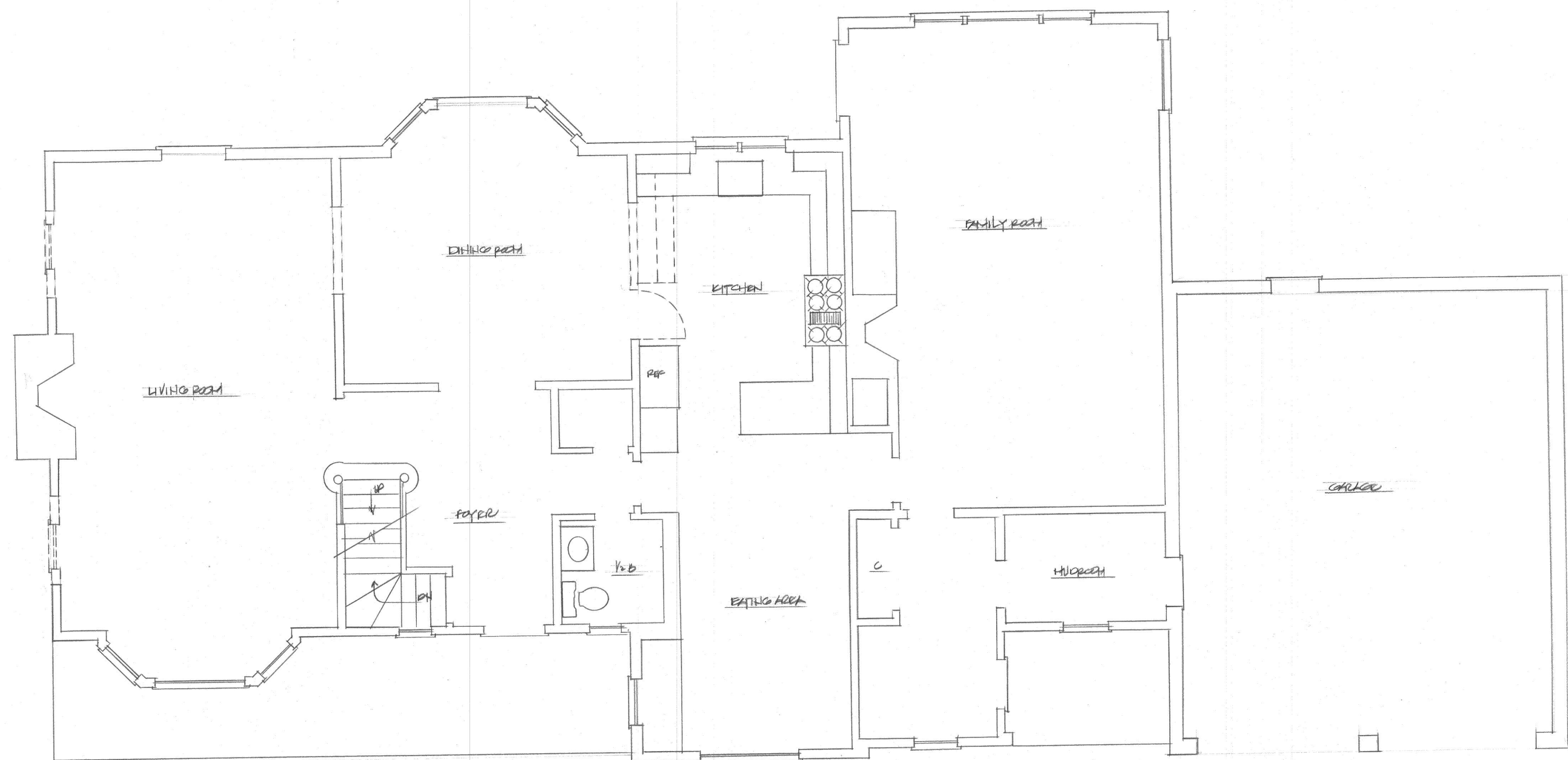
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CHECKED BY: VJM	F.B. PG.	1 OF 1



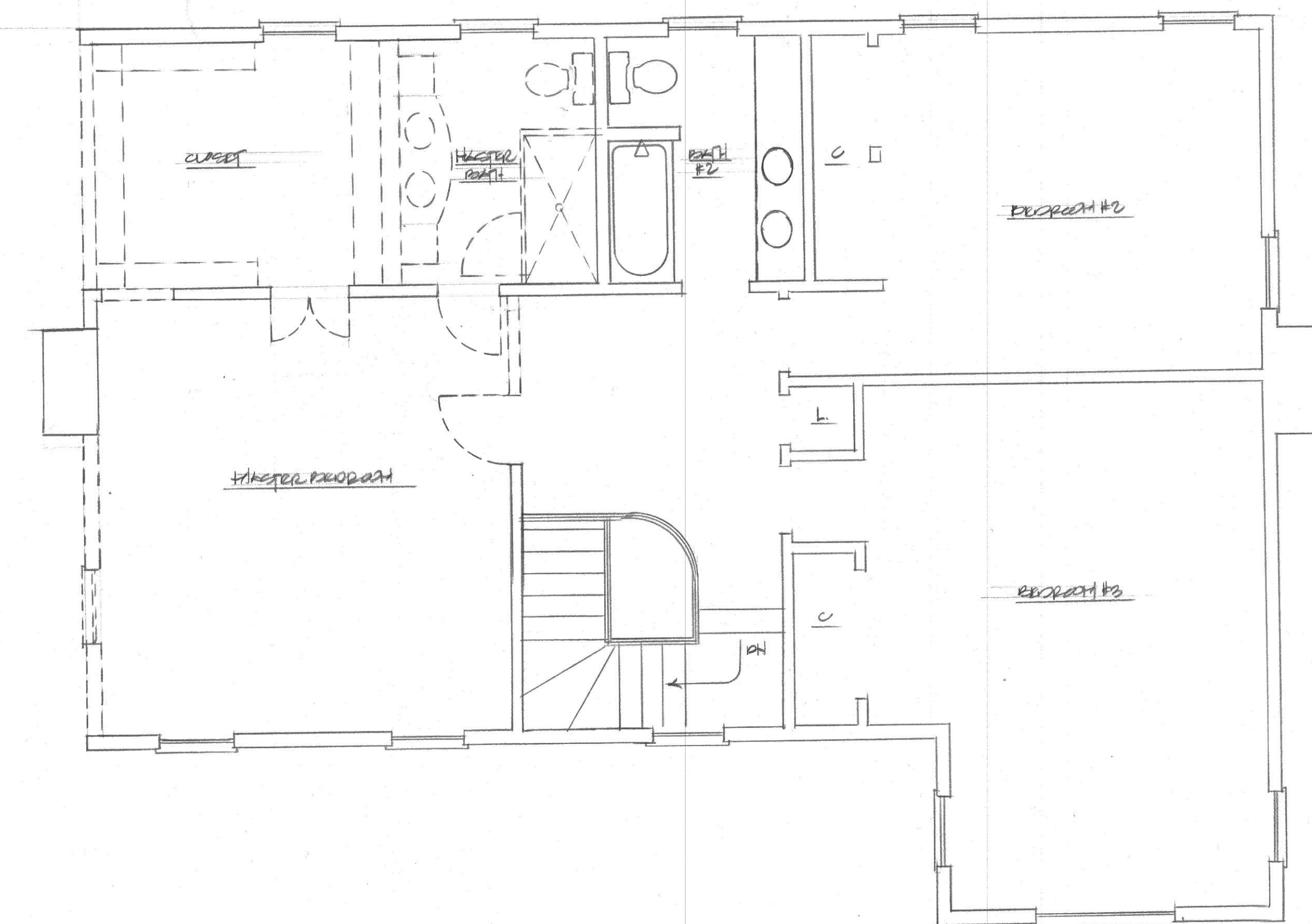
SITE PLAN

1" = 20'-0"





1ST FLOOR DEMOLITION
 1/4" = 1'-0"
 DEMOLITION ---



2ND FLOOR DEMOLITION
 1/4" = 1'-0"
 DEMOLITION ---

HINDSLEY RESIDENCE
 1200 WHITEBRIDGE HILL RD.
 WINNETKA, IL 60093

HEALY M. RICE, P.C.
 934 ELMWOOD AVE.
 WILMETTE, IL 60091
 847-853-0824
 healyrice@comcast.net

DATE	5 OCT 20
REVISED	
SHEET	1 OF



EXISTING EAST ELEVATION

1/4" = 1'-0"



EXISTING SOUTH ELEVATION

1/4" = 1'-0"



EXISTING WEST ELEVATION

1/4" = 1'-0"

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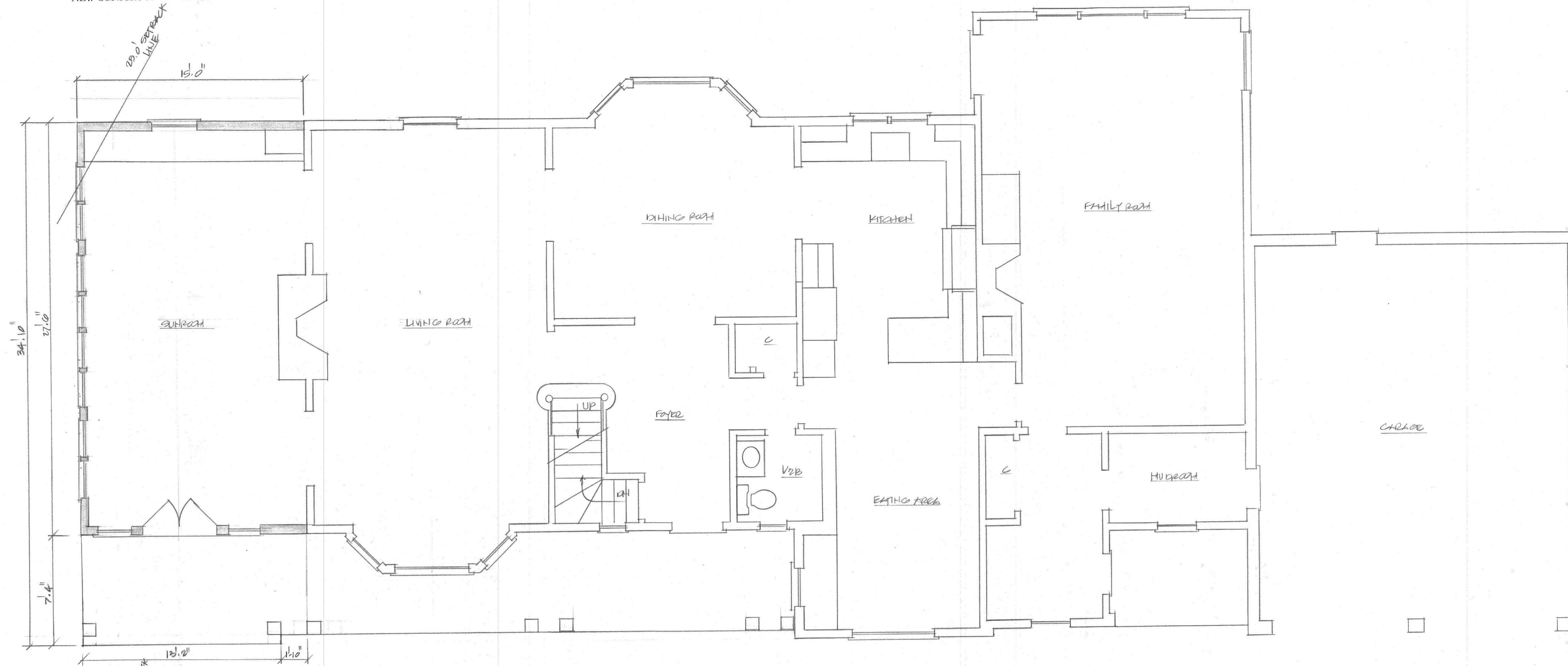
DATE 5 OCT 20
REVISED

SHEET 2 OF

1ST FLOOR PLAN

1/4" = 1'-0"

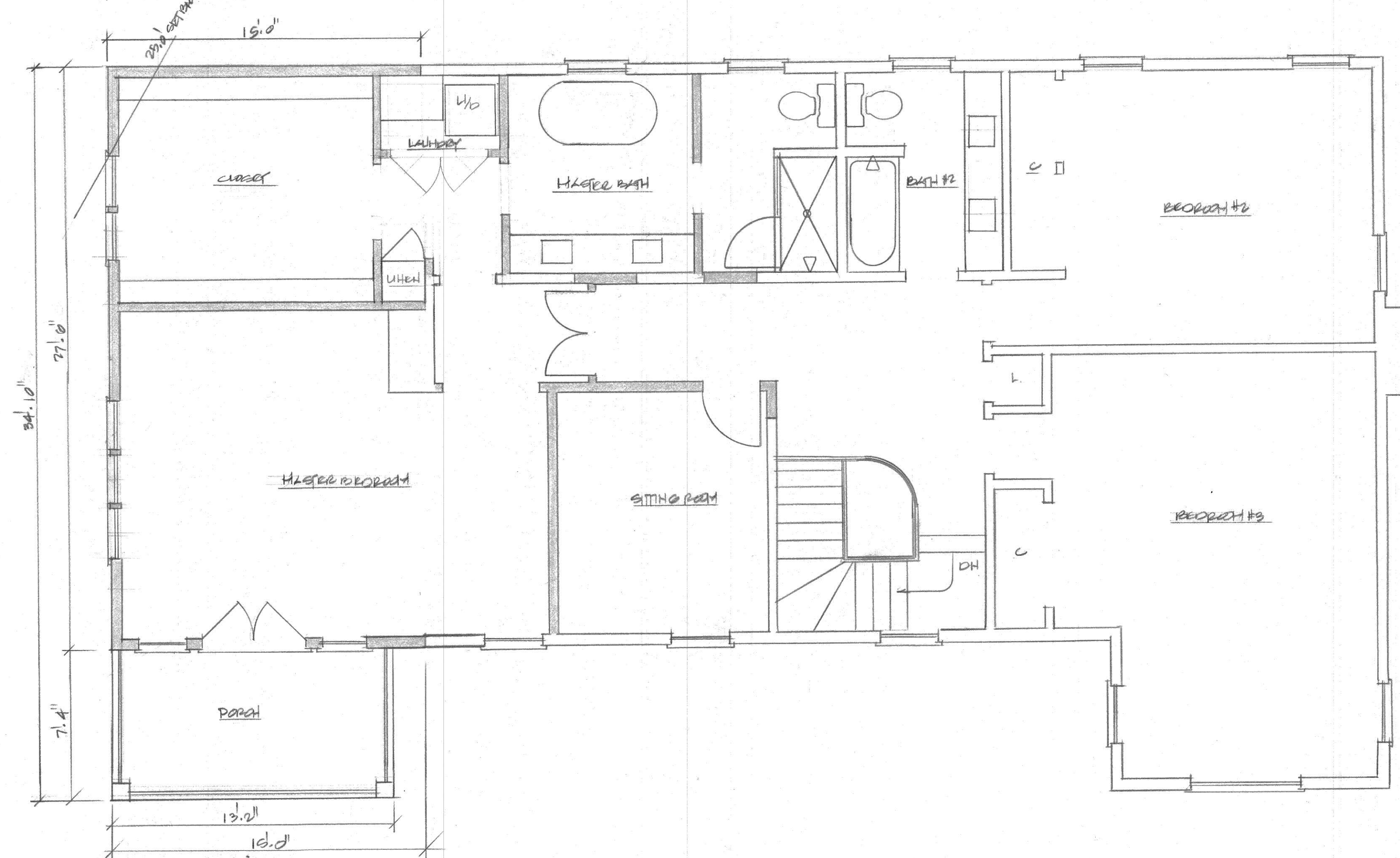
NEW CONSTRUCTION



2ND FLOOR PLAN

1/4" = 1'-0"

NEW CONSTRUCTION



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REVISED

SHEET 3 OF



EAST ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"

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SHEET 4 OF