



ZONING ADMINISTRATOR MEETING

MONDAY, OCTOBER 19, 2020 - 4:00 p.m.

WINNETKA VILLAGE HALL COUNCIL CHAMBERS – 510 GREEN BAY ROAD

AGENDA

1. Call to Order.
2. **Case No. 20-29-ZA – 404 Winnetka Avenue and 84 Abbottsford Road:** An application submitted by Ian Byrd and Peter J. Langkamp seeking approval of a zoning variation to allow work beyond ordinary repair and maintenance to the existing nonconforming detached garage located at 404 Winnetka Avenue and 84 Abbottsford Road. The requested variation would allow structural repairs necessary to replace the roof of the garage and studs as needed in the legally nonconforming west side building wall that provides less than the minimum required side yard setback of 6 feet and the legally nonconforming south building wall that provides less than the minimum required rear yard setback of 2 feet. 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, OCTOBER 19, 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. 20-29-ZA

404 WINNETKA AVENUE AND 84 ABBOTTSFORD ROAD – DETACHED GARAGE REPAIRS

An application submitted by Ian Byrd, as the owner of the property located at 404 Winnetka Avenue, and Peter J. Langkamp, as the owner of the property located at 84 Abbottsford Road, (collectively the “Subject Property”), **to allow work beyond ordinary repair and maintenance to the existing nonconforming detached garage on the Subject Property.** Mr. Byrd and Mr. Langkamp (collectively as the “Applicants”) have filed an application seeking the following variation from the Zoning Ordinance:

1. A variation to allow structural repairs necessary to replace the roof of the nonconforming detached garage and studs as needed in the legally nonconforming west side building wall that provides less than the minimum required side yard setback of 6 feet and the legally nonconforming south building wall that provides less than the minimum required rear yard setback of 2 feet.

The Subject Property (Parcel Index Numbers 05-28-201-021-0000 and 05-28-201-022-000) is generally located on the south side of Winnetka Avenue, between Abbottsford Road and Warwick Road, and is zoned R-5 Single Family Residential. The two lots each contain 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 15, 2020 on the following web page – <https://www.villageofwinnetka.org/agendas/>.

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VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. 20-29-ZA

Property Information

Site Address: 404 Winnetka Ave

Owner Information

Name: Ian Byrd

Address: 404 Winnetka Ave

City, State, ZIP: Winnetka, IL 60093

Email:

Primary Contact:

Phone No.

Date property acquired by owner: 12/04/2019

Architect Information

Name: N/A

Primary Contact:

Address:

City, State, ZIP:

Phone No.

Email:

Attorney Information

Name: N/A

Primary Contact:

Address:

City, State, Zip:

Phone No.

Email:

Nature of any restrictions on property: Existing Legal Non-Conforming

Brief explanation of variation(s) requested (attach separate sheet providing additional details): Detail in attached document. We want to replace the roof and siding and be able to replace any damaged roof joists or studs. The garage will maintain it's current size and appearance.

Property Owner Signature:

Date:

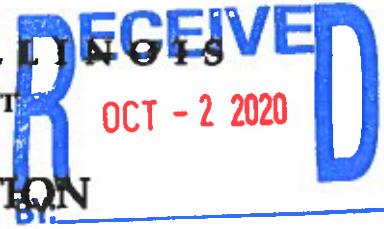
9/21/20

Apply With 404 Winnetka Ave

Village of Winnetka
ZONING VARIATION APPLICATION

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT



ZONING VARIATION APPLICATION

Case No. 20-29-7A

Property Information

Site Address: 84 Abbottsford Rd.

Owner Information

Name: Peter J. Langkamp

Address: 84 Abbottsford Rd.

City, State, ZIP: Winnetka, IL 60093

Email: [REDACTED]

Primary Contact: Peter T. Langkamp

Phone No. [REDACTED]

Date property acquired by owner: 7-26-1985

Architect Information

Name: _____

Primary Contact: _____

Address: _____

City, State, ZIP: _____

Phone No. _____

Email: _____

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): _____

Property Owner Signature

[REDACTED]

Date: 9/27/2020

PLAT OF SURVEY
OF

ALL OF LOT 3, THE EAST 1/2 OF LOT 4, THE EAST 1/2 OF THE WEST 1/2 OF LOT 4 IN
WHITESON AND JOHNSON'S SUBDIVISION OF LOT 1 IN BLOCK 2 OF TEMPLE'S RESUBDIVISION OF
PART OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 05-28-201-022-0000 TOTAL LAND AREA: 6,182 SQ.FT.
COMMONLY KNOWN AS: 84 ABBOTSFORD ROAD, WINNETKA, ILLINOIS 60093



SCALE: 1 INCH = 20 FEET

WINNETKA (66' R.O.W.) AVENUE

ASPHALT PAVEMENT

CONC. CURB

CONC.

CONCRETE WALK

45.00(R&M)

105.00(R)
104.91(M)

LOT 1

LOT 2

NOT INCLUDED

NOT INCLUDED

8 FEET EASEMENT FOR PUBLIC UTILITIES
AND FOR PRIVATE ROAD, ONLY FOR
OWNERS OF LOTS IN THIS SUBDIVISION.

EASEMENT
RAD.=10'

EASEMENT RAD.=10'

SOUTH FACE OF FENCE 4.70 N.

S89°25'46"E(M)

131.53(M)

SOUTH FACE OF
FENCE 4.13 N.

WALK 1.21 W.

FOUND CROSS NOTCH
0.10 N. & ON EAST
LINE EXTENDED NORTH

ROAD

ABBOTSFORD (66' R.O.W.)

ASPHALT PAVEMENT

CONC.

CONC. CURB

CONC.

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LOT 2

LOT 4

LOT 3

LOT 10

LEGEND:
(R) = Subdivision Record
(M) = Measured
(D) = Deed
N. = North
S. = South
W. = West
E. = East
Conc. = Concrete
Wood Fence — □ — □ —
Chain Link Fence — x — x —
Iron Fence — ○ — ○ —

BLOCK 2

ORDER NO.: 19-265
ORDERED BY: PETER LANGKAMP

PREPARED BY:
GEODETIC SURVEY, LTD.
PROFESSIONAL DESIGN FIRM NO. 184-004394
CONSTRUCTION & LAND SURVEYORS
200 WAUKEGAN ROAD, GLENVIEW, IL 60025
TEL. (847) 904-7690; FAX (847) 904-7691
info@gsurvey.net www.gslandsurveying.com

GENERAL NOTES:
-ACAD FILE WILL NOT BE RELEASED UNDER THIS CONTRACT.
-FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN
ON THE PLAT OF SURVEY REFER TO YOUR ABSTRACT, DEED, TITLE POLICY,
CONTRACT AND LOCAL BUILDING LINE/SETBACK REGULATIONS.
-COMPARE ALL POINTS BEFORE BUILDING AND AT ONCE REPORT ANY
DISCREPANCIES, WHICH YOU MAY HAVE FOUND, TO THIS OFFICE,
BEFORE DAMAGE IS DONE.
-DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE NOT TO
BE ASSUMED FROM SCALING.
-BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED
TO DENOTE ANGLES ONLY.
-THE LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY
THE CLIENT AND FOR ACCURACY SHOULD BE COMPARED WITH
DEED AND/OR TITLE INSURANCE POLICY.

RECEIVED
OCT - 5 2020
BY:



STATE OF ILLINOIS
COUNTY OF COOK SS

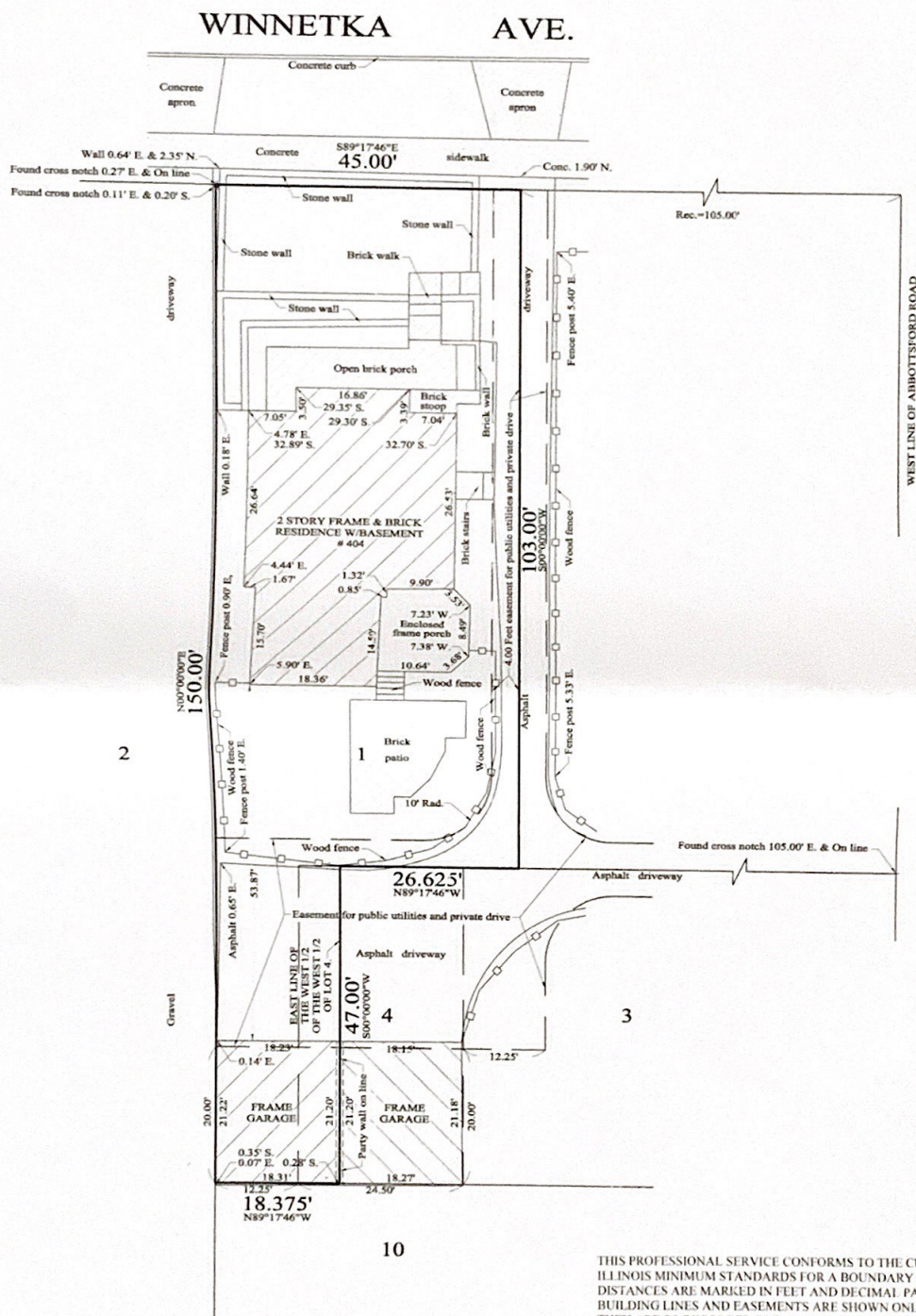
THIS PROFESSIONAL SERVICE CONFORMS TO THE
CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE
APPLICABLE TO BOUNDARY SURVEYS.

FIELD WORK COMPLETED: SEPTEMBER 25, 2019

DATED THIS 26th DAY OF SEPTEMBER, 2019.

BY: *Thomas R. Krohn*
PROFESSIONAL ILLINOIS LAND SURVEYOR NO.3000
LICENSE EXPIRES 11/30/2020

2121 PARKVIEW COURT
WILMETTE, ILLINOIS 60091
TEL: (847) 853-9364
FAX: (847) 853-9391
e-mail: opsurveying@verio.com



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DISTANCES ARE MARKED IN FEET AND DECIMAL PART THEREOF. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE. REPORT ANY DIFFERENCE.

State of Illinois s.s.
County of Cook

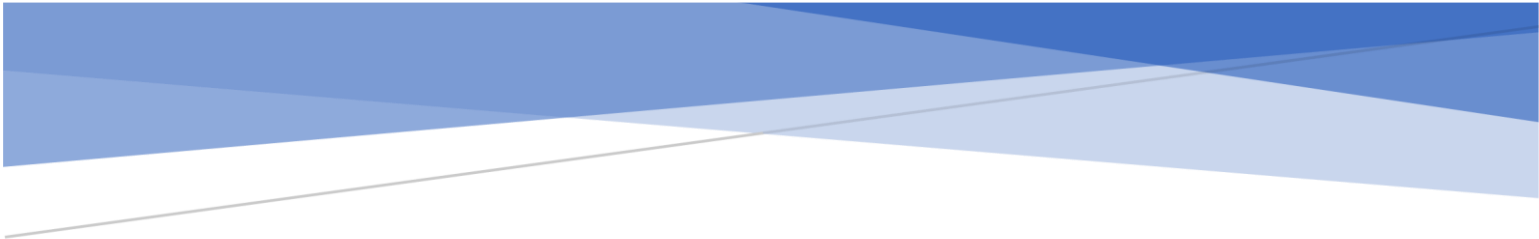
We, A. P. SURVEYING COMPANY, PC, do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

MONUMENTATION OR WITNESS POINTS WERE NOT SET AT THE CLIENT REQUEST.
UNLESS OTHERWISE NOTED HEREON, THE BEARING BASIS, ELEVATION DATUM AND
COORDINATE DATUM, IF USED, IS ASSUMED.
THE TITLE COMMITMENT NO.. SC19023287 WAS FURNISHED FOR THIS SURVEY.
DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

Order No. 19-7859
Scale: 1 inch = 16
Date: NOVEMBER 19, 2019.
Ordered by: ZUCKER & BOYER, LTD.
ATTORNEYS AT LAW



PROF. IL. LAND SURVEYOR No. 3186
License Expiration: November 30, 2020.



404 WINNETKA AVE 84 Abbottsford Rd

Zoning Variance Application

September 28th, 2020

Ian Byrd

[REDACTED]
[REDACTED]

Peter Langkamp

[REDACTED]
[REDACTED]

Background

We co-own the garage between 404 Winnetka Ave and 84 Abbottsford Rd and have worked together to determine what we felt was the best path to repair the roof and replace the siding of the garage. We are now financially prepared to address the update to the roof and would like to complete reasonable repairs to ensure our garage is watertight and structurally sound. In preparation for updating the garage, we decided to review other aspects of the building to determine what other work is needed.

Summary of Requested Changes

We would like to make the following repairs or reinforcements to the garage:

1. Replace the roof in total
2. Replace or reinforce roof joists, as needed
3. Replace wood siding with siding of similar size and color to maintain appearance
4. Replace or reinforce studs, as needed

We will not make any material changes to the size or appearance of the garage. It will maintain the same footprint, height, and color. Detail included at the end of this document.

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 allow by regulations in that district;
 - If we cannot make the updates above, it will be impossible to maintain the garage in its current state which will reduce the resale value of the home.
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 garage was built prior to either house. The property was divided in 1918 and the homes were built in 1921. There is no other feasible option that will allow both houses to maintain their garage space and consequently maintain the resale value of their homes.
3. The variation, if granted, will not alter the essential character of the locality;
 - The variation will allow us to restore the garage to an appropriate, matching finish style to our homes and the surrounding neighborhood.
4. An adequate supply of light and air to adjacent property will not be impaired;
 - There will be no impact.
5. The hazard from fire and other damages to the property will not be increased;
 - There will be no impact.
6. The taxable value of the land and buildings throughout the Village will not diminish;
 - There will be no change to other buildings. Our property value will decrease if not allowed to maintain the garage.
7. The congestion in the public street will not increase; and
 - There will be no impact.
8. The public health, safety, comfort, morals and welfare of the inhabitants of the Village will not be otherwise impaired.
 - There will be no impact.

Overview of Changes:









Replace old siding with
matching white siding

Replace joists, as necessary

