



ZONING ADMINISTRATOR MEETING

THURSDAY, OCTOBER 8, 2020 - 4:00 p.m.

WINNETKA VILLAGE HALL COUNCIL CHAMBERS – 510 GREEN BAY ROAD

AGENDA

1. Call to Order.
2. **Case No. 20-28-ZA – 35 Brier Street**: An application submitted by Tyler and Kale Palin seeking approval of zoning variations to allow the one-for-one replacement of the existing nonconforming sunroom at 35 Brier Street. The requested zoning variations would permit the sunroom (a) to provide less than the minimum required rear yard setback; and (b) to provide less than the minimum required total side yard setback. 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 **THURSDAY, OCTOBER 8, 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. 20-28-ZA
35 BRIER STREET – SUNROOM REPLACEMENT

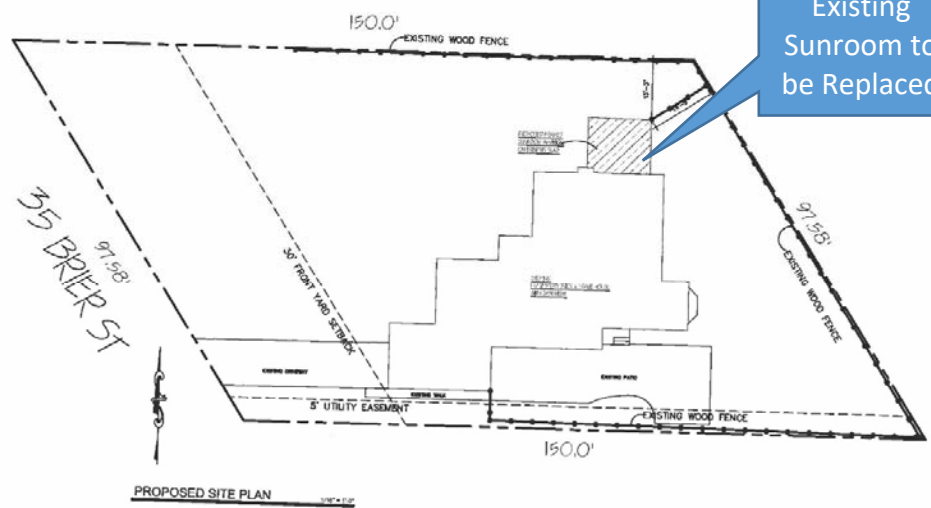
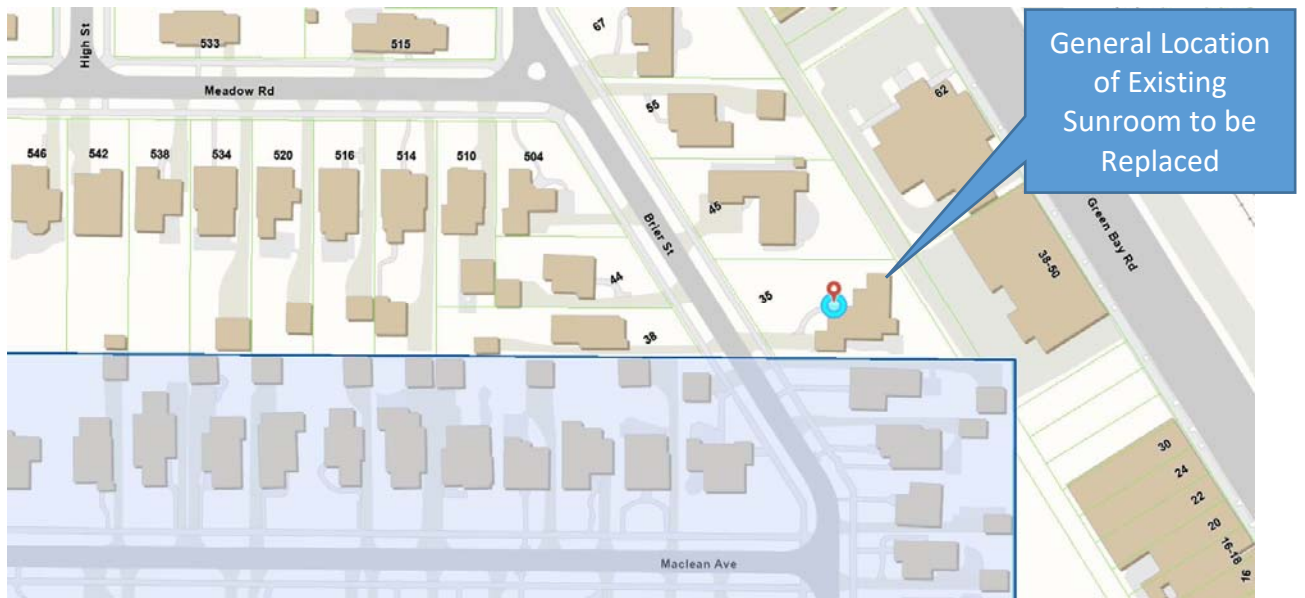
An application submitted by Tyler and Kale Palin (the “Applicants”), as the owners of the property located at 35 Brier Street (the “Subject Property”), **to allow the one-for-one replacement of the existing nonconforming sunroom on the Subject Property.** The Applicants have filed an application seeking the following variations from the Zoning Ordinance:

1. A variation to provide less than the minimum required rear yard setback of 18.75 feet from the west property line; and
2. A variation to provide less than the minimum required total side yard setback of 24.56 feet.

The Subject Property (Parcel Index Number 05-28-103-103-0000) is generally located on the east side of Brier Street, between Meadow Road and Maclean Avenue, and is zoned R-5 Single Family Residential. The Subject Property contains an existing one-and-a-half story residence and attached garage.

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 the Friday before the meeting on the following web page – <https://www.villageofwinnetka.org/agendas/>.

The Village of Winnetka, in compliance with the American 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 meetings facilities, contact the Village ADA Coordinator at 510 Green Bay Road, Winnetka, Illinois 60093 [Telephone: (847) 716-3543; T.T.Y: (847) 501-6041].



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

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. 20-28-ZA

Property Information

Site Address: 35 Brier Street

Owner Information

Name: Tyler and Kale Palin

Address: 35 Brier Street

City, State, ZIP: Winnetka, IL 60093

Email: [REDACTED]

Primary Contact: Kale

Phone No. [REDACTED]

Date property acquired by owner: 04/15/2016

Architect Information

Name: IJM Group

Primary Contact: Kevin McCabe

Address: 608 Hillgrove Ave.

City, State, ZIP: Western Springs, IL 60558

Phone No. 708-404-4457

Email: [REDACTED]

Attorney Information

Name: Self represented

Primary Contact:

Address:

City, State, Zip:

Phone No.

Email:

Nature of any restrictions on property: There is an existing non-conforming sunroom in the rear yard with a 14'-5" setback where 18'-9" is required

Brief explanation of variation(s) requested (attach separate sheet providing additional details): We request a variation of the rear yard setback to demo the existing sunroom, which has sustained rot and water damage. We propose to keep the existing foundation in place and to rebuilt on the same footprint.

Property Owner Signature: [REDACTED]

Date: 9/18/2020

Zoning Variation Application

Tyler and Kale Palin

35 Brier Street

The Village of Winnetka approved our Building Permit. We understand that, other than the materials included with this Zoning Variation Application, the Village has copies of all other required documentation, such as the plat of survey, project plans, and other materials. This variation request involves the rebuilding of an existing Sunroom that has deteriorated over time by water damage.

The current project plans approved under the Permit call for rebuilding the Sunroom on the existing foundation. The nonconformity exists because the property setback line was altered many years after the home was built. We are seeking a variation to rebuild a deteriorating Sunroom and provide a safer residence.

As proposed in this application, the Sunroom would be rebuilt on the same foundation, therefore the Sunroom would be the same size and not change the impervious area or lot coverage.

These requested changes to an existing nonconformity are of a minimal nature and makes the residence safer by rebuilding a deteriorating Sunroom. The proposed improvement will enhance the utility and value of the property by making the Sunroom safer. The location of the Sunroom will not further encroach on the property line as a result of the requested variation, and granting the variation will not increase the degree of the existing nonconformity. It is not possible to cure the existing non-conformity given its nature. The variation, if granted, will not alter the character of the locality, increase congestion in the public street, or impair the public health, safety, comfort, morals, and welfare of the inhabitants of the Village.

Enclosed with this application you will find elevation drawings of the proposed new Sunroom and floor plan showing the proposed Sunroom.

Please contact us if you have questions or require additional information. Thank you for your consideration.



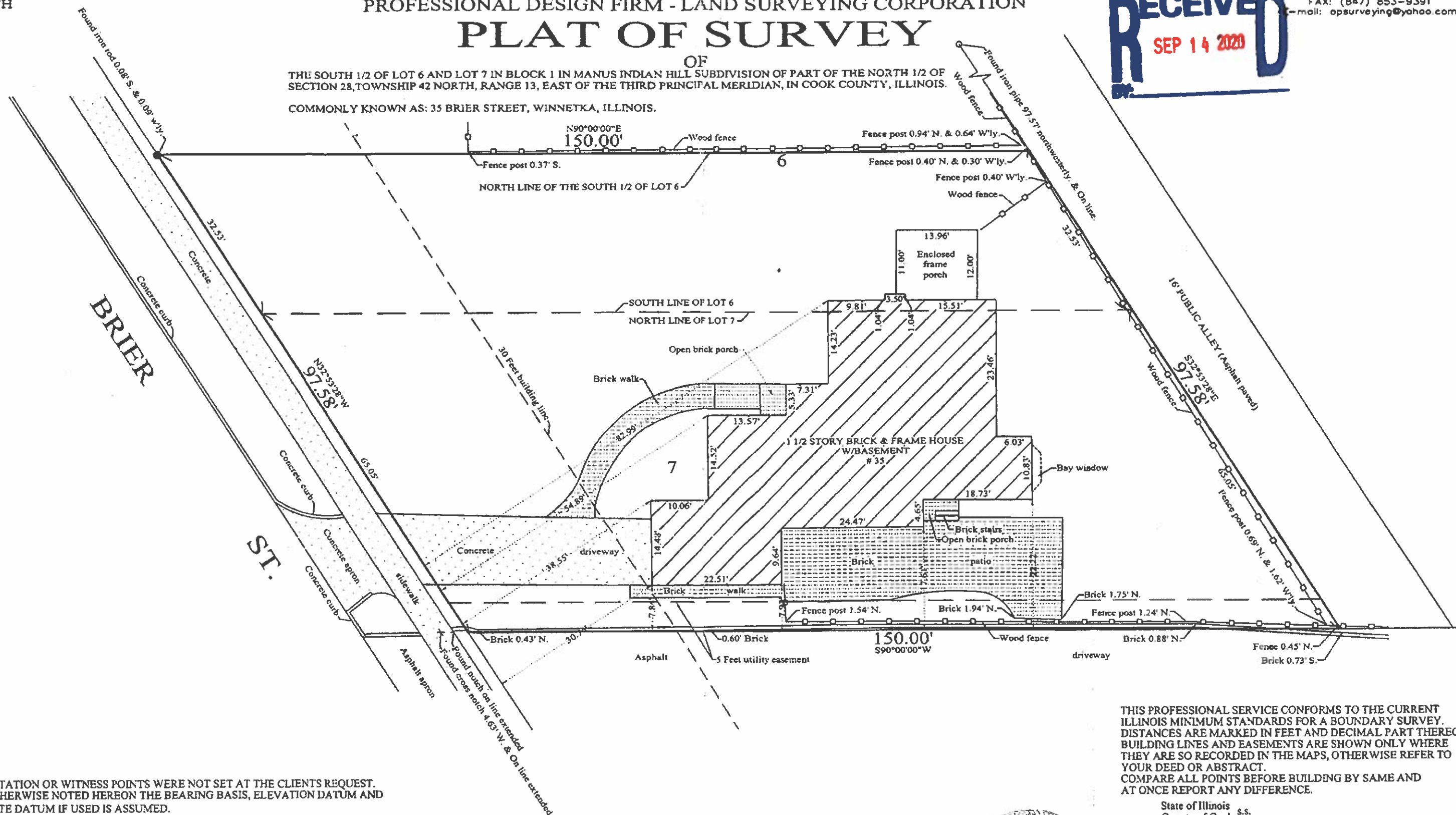
A. P. SURVEYING COMPANY, PC.
PROFESSIONAL DESIGN FIRM - LAND SURVEYING CORPORATION
PLAT OF SURVEY

OF
THE SOUTH 1/2 OF LOT 6 AND LOT 7 IN BLOCK 1 IN MANUS INDIAN HILL SUBDIVISION OF PART OF THE NORTH 1/2 OF
SECTION 28, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 35 BRIER STREET, WINNETKA, ILLINOIS.



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



MONUMENTATION OR WITNESS POINTS WERE NOT SET AT THE CLIENTS REQUEST.
UNLESS OTHERWISE NOTED HEREON THE BEARING BASIS, ELEVATION DATUM AND
COORDINATE DATUM IF USED IS ASSUMED.
THE TITLE COMMITMENT NO.: PT16_00228AA1 WAS FURNISHED FOR THIS SURVEY.
DIMENSIONS ARE NOT TO BE ASSUMED BY SCALING.

Order No. 16-5877

Scale: 1 inch = 16 feet.

Date: APRIL 3, 2016.

Ordered by: ZUCKER & BOYER, LTD.

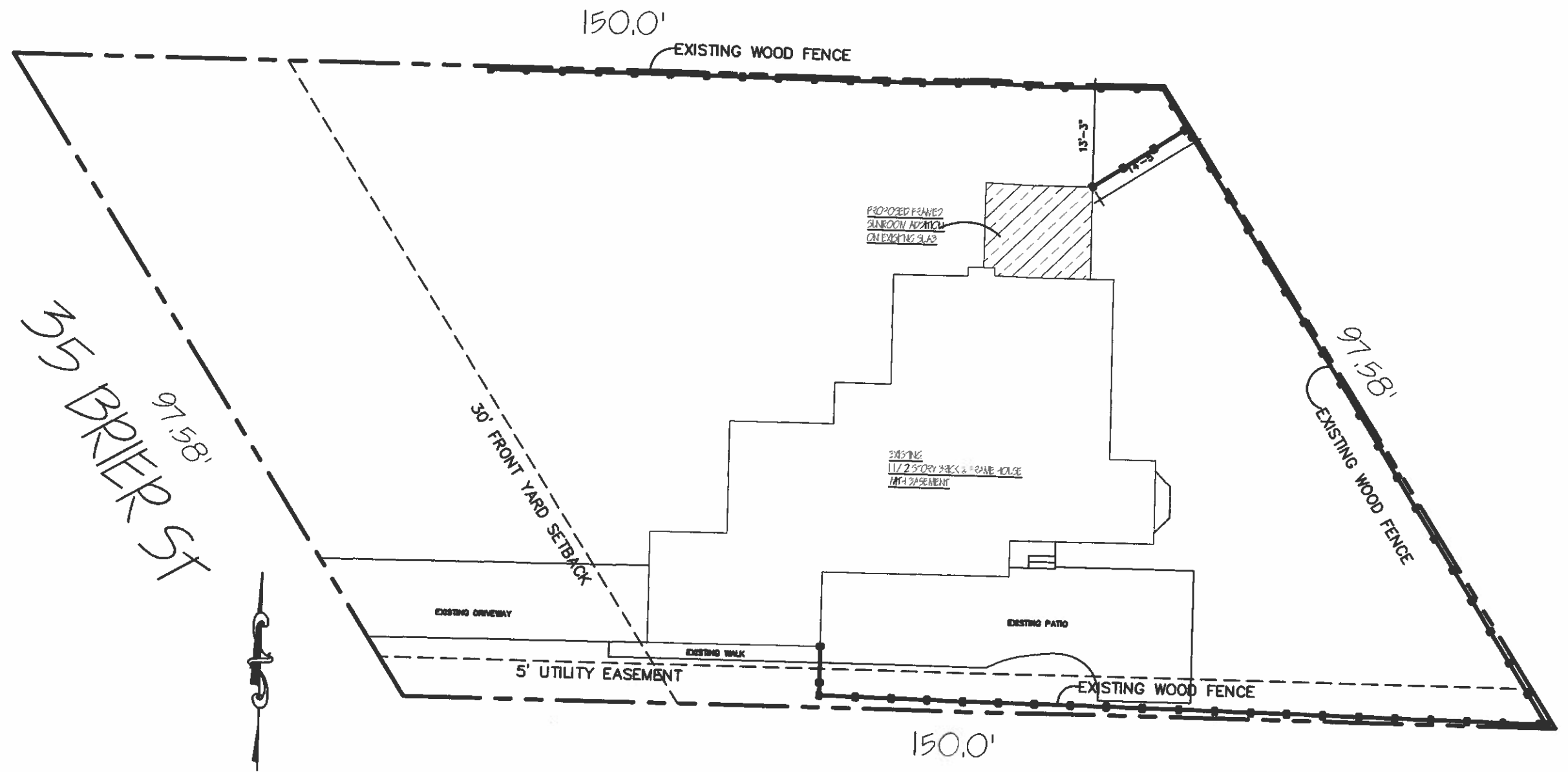
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
DISTANCES ARE MARKED IN FEET AND DECIMAL PART THEREOF.
BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE
THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO
YOUR DEED OR ABSTRACT.
COMPARE ALL POINTS BEFORE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

State of Illinois s.s.
County of Cook

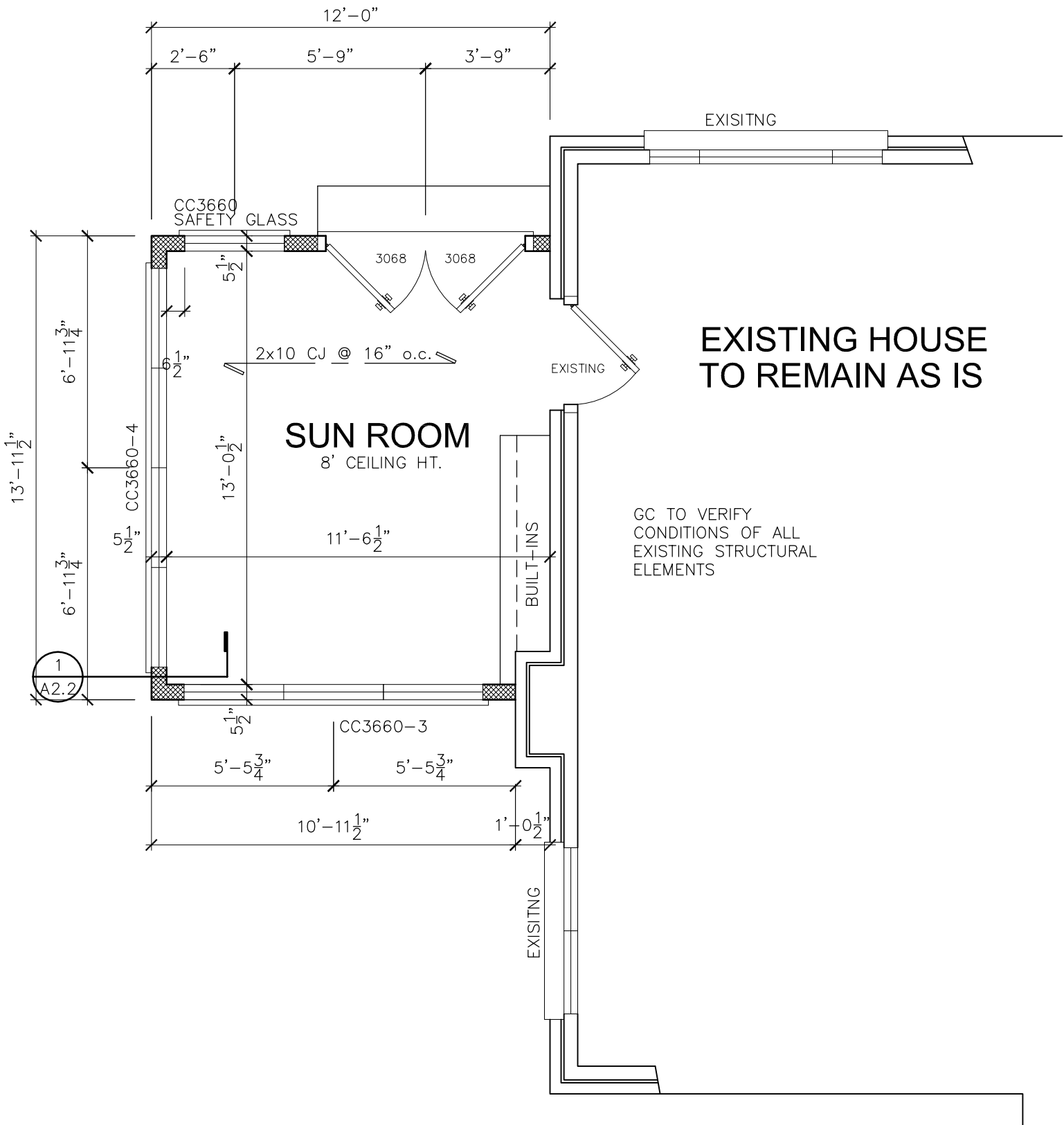
We, A. P. SURVEYING COMPANY, PC. do hereby
certify that we have surveyed the above described property and that,
to the best of our knowledge, the plat hereon drawn is an accurate
representation of said survey.

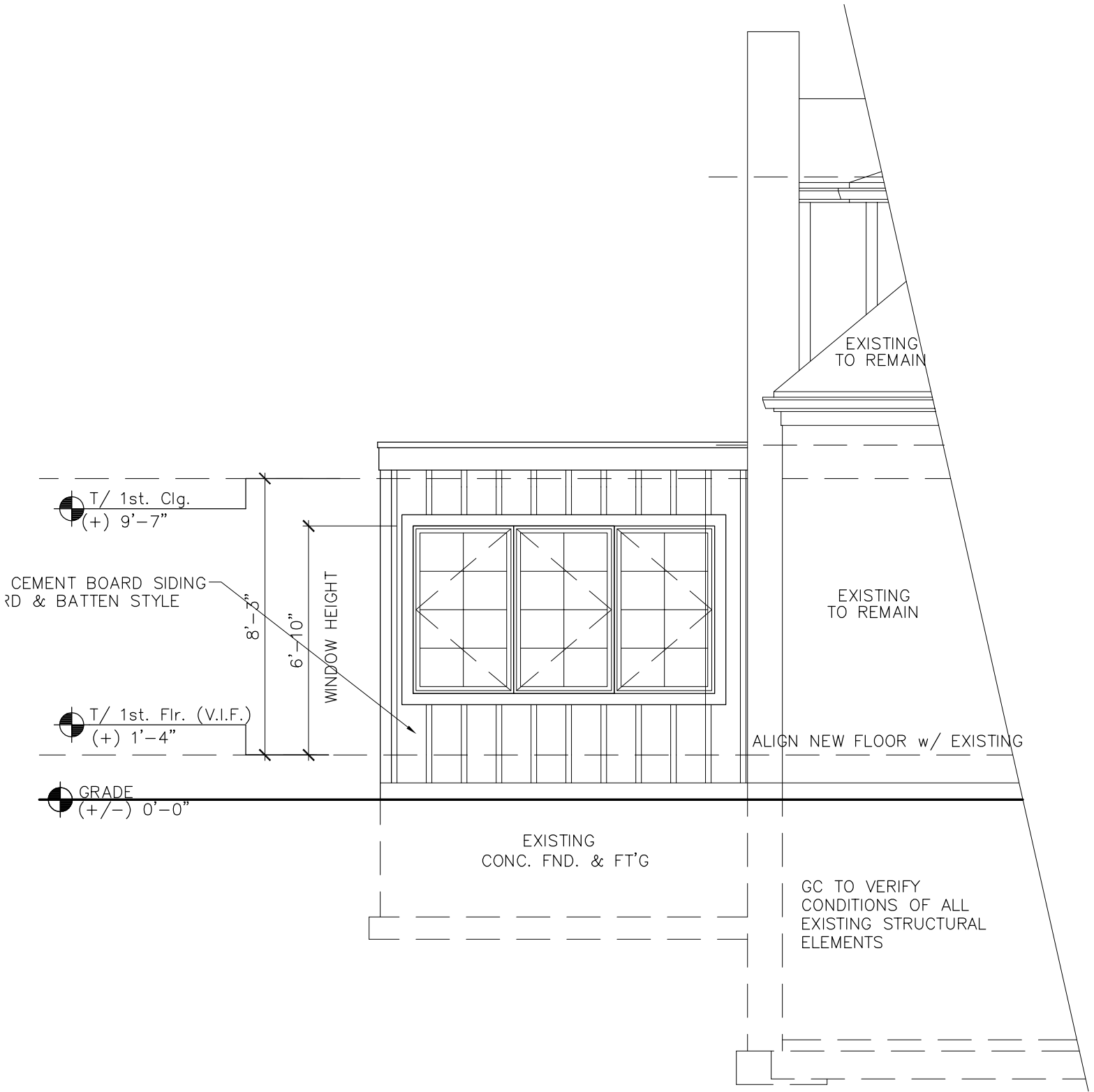


John J. Zuck
PROF. LAND SURVEYOR No. 3186
License Expiration: November 30, 2016.



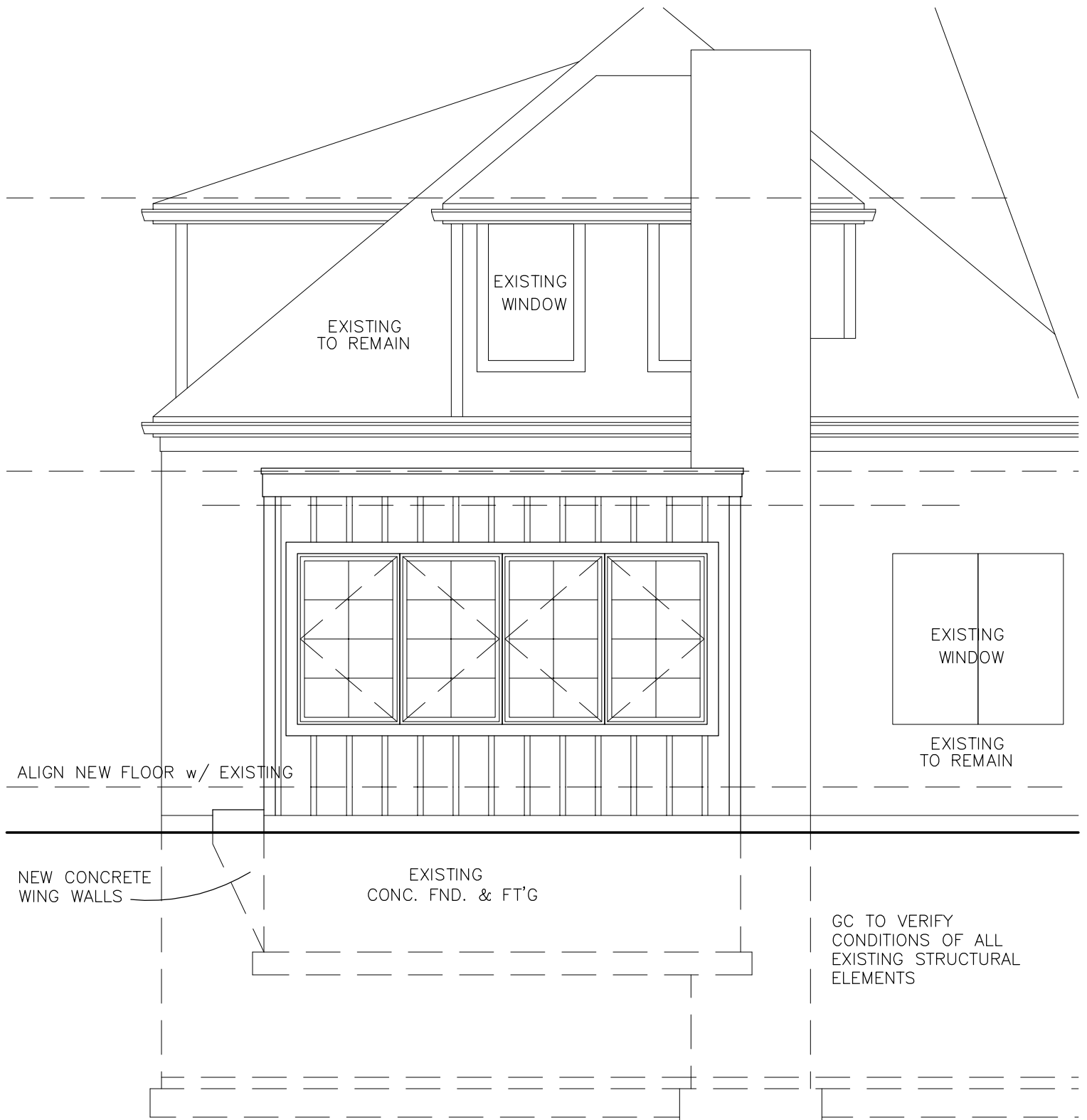
PROPOSED SITE PLAN 1/16" = 1'-0"





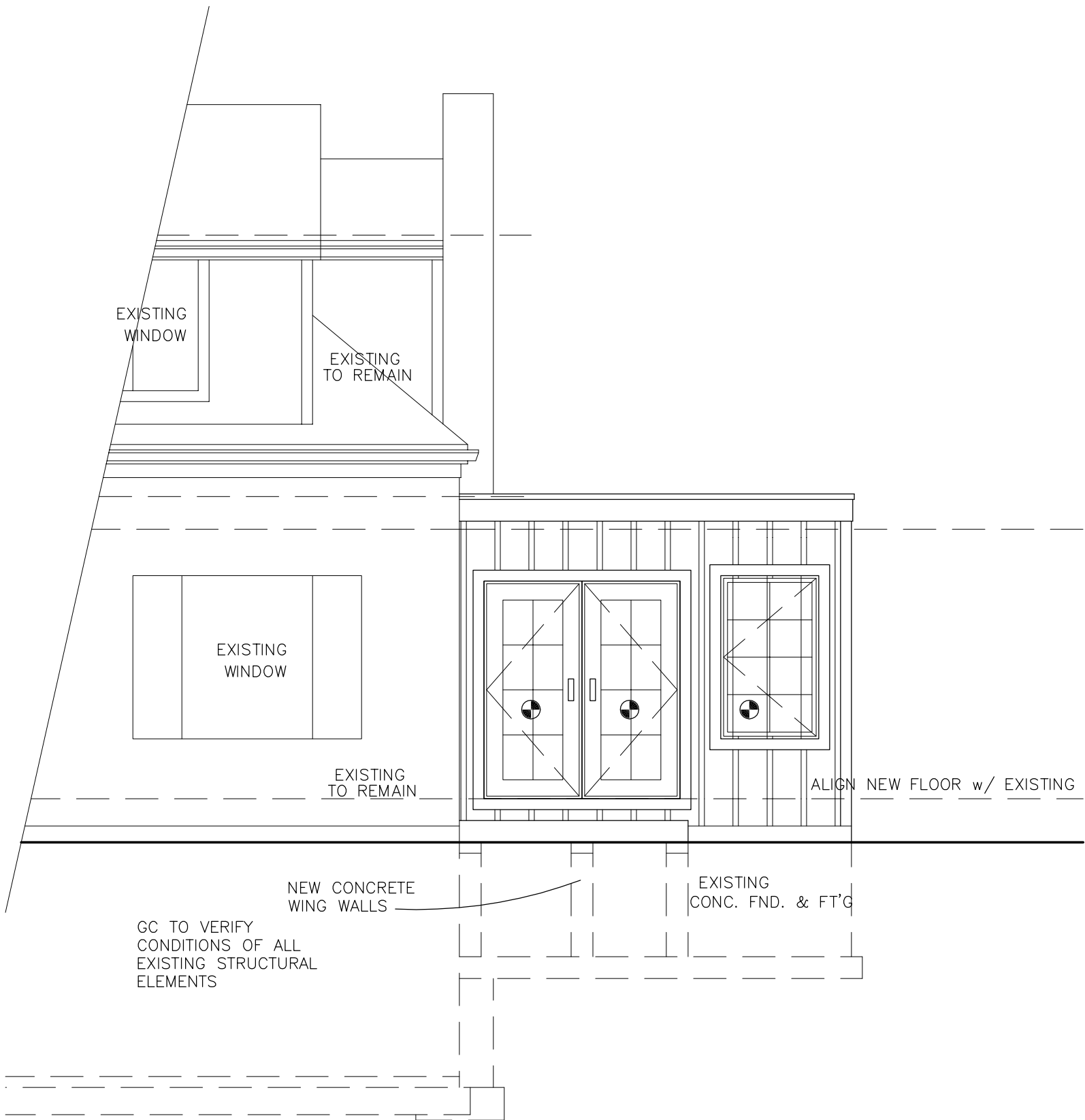
FRONT ELEVATION

1/4" = 1'-0"



LEFT SIDE ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"