VILLAGE·OF·WINNETKA

Incorporated in 1869

ZONING ADMINISTRATOR MEETING

MONDAY, AUGUST 3, 2020 - 4:00 p.m.
WINNETKA VILLAGE HALL COUNCIL CHAMBERS – 510 GREEN BAY ROAD

AGENDA

1. Call to Order.

2. **Case No. 20-22-ZA – 943 Oak Street**: An application submitted by Karen and Cliff Hew seeking approval of zoning variations to allow the one-for-one replacement of the existing nonconforming detached garage at 943 Oak Street. The requested zoning variations would permit the detached garage (a) to provide less than the minimum required rear yard setback; and (b) to exceed the maximum permitted impermeable lot coverage. 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).

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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, AUGUST 3, 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. 20-22-ZA
943 OAK STREET – DETACHED GARAGE

An application submitted by Karen and Cliff Hew (the "Applicants"), as the owners of the property located at 943 Oak Street (the "Subject Property"), **to allow the one-for-one replacement of the existing nonconforming detached garage on the Subject Property**. The Applicants have filed an application seeking the following variations from the Zoning Ordinance:

1. A variation to exceed the maximum permitted impermeable lot coverage; and
2. A variation to provide less than the minimum required rear yard setback of 6 feet from the north property line.

The Subject Property (Parcel Index Number 05-20-210-008-0000) is generally located on the north side of Oak Street, between Birch Street and Provident Avenue, and is zoned R-5 Single Family Residential. The Subject Property contains an existing two-story residence and a detached 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/.

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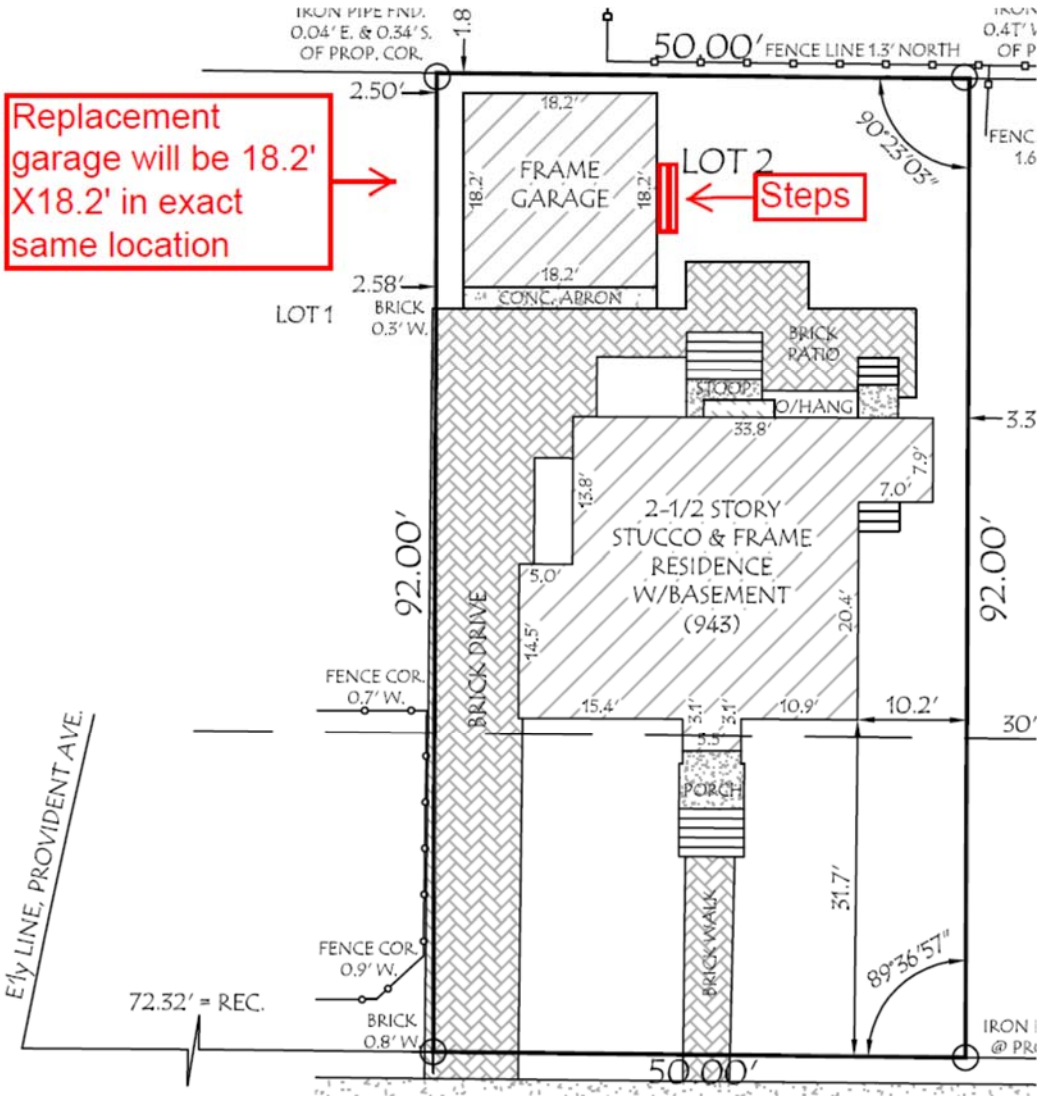


Excerpt of Proposed Site Plan
(Note: Details may change through review process.)

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

RECEIVED
JUL - 7 2020
BY:

ZONING VARIATION APPLICATION

Case No. 20-22-ZA

VA2020-1064

Property Information

Site Address: 943 OAK Street

Owner Information

Name: Karen HEW & CLIFF HEW

Address: 943 OAK Street

City, State, ZIP: Winnetka, IL

Email: [redacted]

Primary Contact: Karen

Phone No. [redacted] cell home

Date property acquired by owner:

Architect Information (In negotiation)

Name:

Primary Contact:

Address:

City, State, ZIP:

Phone No.

Email:

Attorney Information

Name: Karen Salvatore Hew

Primary Contact: Karen Salvatore

Address: 943 OAK St

City, State, Zip: Winnetka, IL

Phone No. [redacted]

Email: [redacted]

Nature of any restrictions on property: LAND Locked

Brief explanation of variation(s) requested (attach separate sheet providing additional details):

One-For-One Replacement for Existing garage. Requesting variance for set back Requirements.

Property Owner Signatur [redacted]

Date: 7-7-2020

Clifford & Karen Hew
943 Oak St
July 8, 2020
Garage Replacement

Zoning Questions

Q1 The property in question cannot yield a reasonable return if permitted to be used only under the conditions allow by regulations in that district.

Karen Salvatore Hew and Clifford Hew purchased the 943 Oak St property in 2006. We paid for a house and a two car detached garage. Even with all the major improvements we have made to our house, we may not receive a fair return on investment. Not replacing the garage would further our hardship and devalue the property.

The backside (North) of the garage appears to be sinking into the ground. The structure is sagging and therefore the garage doorframe bent and the garage door will not close. The doorframe is uneven due to the sinking of the back half of the garage. We no longer use the garage because of the garage door being broken. Therefore, if we tried to sell our property in the present state we have a decrease in property value.

We request a variance to the zoning set back requirements so we can replace this dilapidated garage. The current zoning will not allow for us to replace our current garage. This will cause undo hardship when we sell our property. It will devalue our property if we are not allowed a replacement for the current garage.

Q2 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.

We have an extra small lot and we are landlocked. Our house was built in 1914. A construction company could only build a smaller house than what it is currently. Therefore it is important we upgrade and maintain our century old home as it will not be attractive to purchasers who want to tear down an older home and build a newer home. We have continually made major improvements to our century old home (see old pictures of house dated 4/15/2007).

There is no room on our property to bring the garage closer to the house to meet the current setback requirements (see picture). We are asking to replace the current garage. This is a one-for-one replacement.

Currently, we have plastic taped to the bottom of the garage door to prevent animals from entering the garage because the garage doorframe is broken and will not close. We do not have use of our garage.

There is no alternative location to construct the one for one replacement garage because this particular plot of land at 943 Oak St is land locked and has a smaller lot size than most homes in Winnetka. The old garage as it currently exists is legal because it is “grandfathered” in by being built before the new zoning ordinances were established. We would like to replace the garage in the exact footprint it currently stands. It would be impossible to replace our current garage under these new setback regulations which were established after the garage was built causing an undue hardship. We have no alternative and nowhere else to put the garage.

Q3 The variation, if granted, will not alter the essential character of the locality.

The variation will not alter the essential character of the locality. We plan on building a higher quality garage. We will use white brick or white stucco to match the house. We plan on putting in an automatic swing out carriage garage door. We will install French doors on the East side of the garage facing the back yard with pushout casement windows on either side of the French doors.

Q4 An adequate supply of light and air to adjacent property will not be impaired.

The supply of light and air to adjacent property will be the same because we are just replacing the garage. This is a one-for-one replacement for the current garage.

Q5 The hazard from fire and other damages to the property will not be increased.

We will build the garage using white brick or white stucco. We will use either material you recommend to satisfy requirements for fire proof material. This will actually be an upgrade from the cheap dilapidated wood structure that the garage is constructed of currently.

Q6 The taxable value of the land and buildings throughout the Village will not diminish.

We plan on making this garage nicer and using higher quality building materials than what it is currently. The taxable value will increase.

There is an existing legal nonconformity of a minimal degree, the proposed replacement garage requires the formalizing of the nonconformity without increasing the degree of nonconformity, the replacement garage 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 non-conformity because there is no location on the lot that would accommodate the setback requirements.

Q7 The congestion in the public street will not increase.

We will do our best to manage congestion and be considerate to our neighbors during construction. We hope to start construction immediately as soon as we are given approval. It has been quiet during Covid-19.

Q8 The public health, safety, comfort, morals and welfare of the inhabitants of the Village will not be otherwise impaired

The public health, safety, comfort, morals and welfare of the inhabitants of the village should not be impaired or changed in any manner.

Zarko Sekerez & Associates, Inc.
Land Surveyors & Land Planners

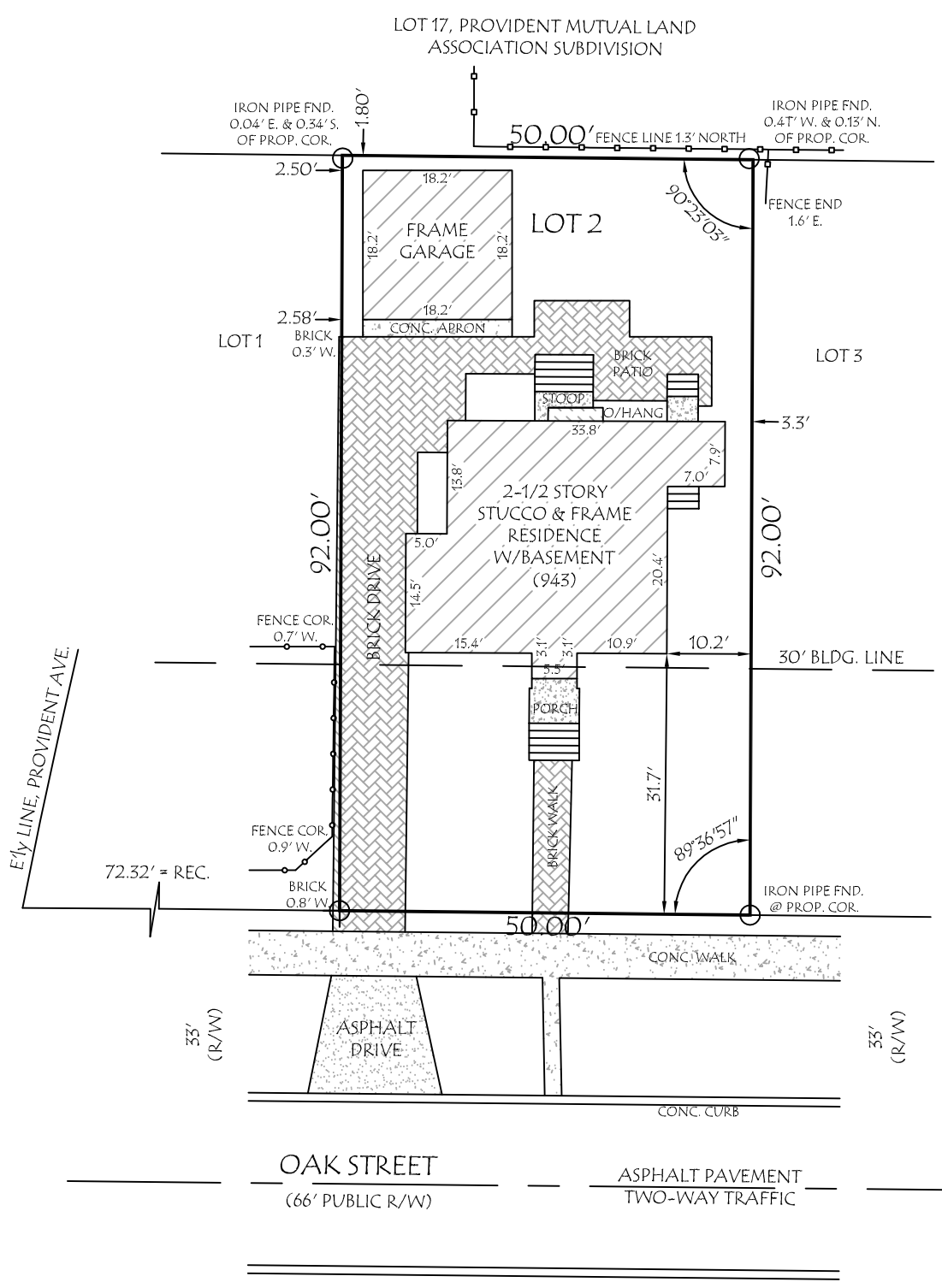
116 WEST CLARK STREET
POST OFFICE BOX 903
CROWN POINT, INDIANA 46307
ILL. PHONE: (312)726-1313 IND. PHONE: (219) 769-5012
ILL. FAX: (312)236-9506 IND. FAX: (219) 663-7282
WWW.SEKEREZ.COM

PLAT OF SURVEY

ORDER NO. 11258
943 Oak Street
Winnetka, Illinois
Property P.I.N.:
05-20-210-008

PROPERTY DESCRIPTION

Lot 2 in BUTLER'S SUBDIVISION of Lots 18 and 19 in Block 5 in Provident Mutual Land Association Subdivision of Block 7 to 12 and 28 to 33 and 54 to 59 in Village of Winnetka in the West 1/2 of the Northeast 1/4 of Section 20, Township 42 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.



SCALE : 1 inch = 20 feet

NOTES:
1) PROPERTY AREA: 4,599.9 sq.ft.±
2) LOCATION OF FENCE LINES IS APPROXIMATE.
3) THE DEPICTION OF IMPROVEMENTS, FENCE LINES, ETC. ON THIS DRAWING SHALL NOT BE CONSTRUED TO CONSTITUTE AN OPINION ON THE PART OF THE SURVEYOR AS TO THE OWNERSHIP OF SAID IMPROVEMENTS OR FENCE LINES, OR AN OPINION AS TO THEIR RELATIONSHIP TO PROPERTY BOUNDARIES.

LEGEND
- IRON PIPE FOUND
- CROSS NOTCH SET
- IRON ROD W/ID CAP SET
- WOOD FENCE
- WROUGHT IRON FENCE

TO: CLIFFORD & KAREN HEW

This professional Service conforms to the minimum Illinois Standards for a Boundary Survey.

RUSSELL WAID DILLON
ILLINOIS LAND SURVEYOR NUMBER 3153
LICENSE EXPIRATION DATE: November 30, 2020

RUSSELL WAID DILLON 3153 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS GRIFFITH, IN

No dimensions should be assumed by scale measurements upon drawing. Boundary dimensions are based on the public record and/or description provided. This drawing is valid for six (6) months from the date shown and should not be relied on thereafter.

The legal description noted on this drawing was provided by the client and must be compared with deed and/or title policy. For building restrictions and/or easements refer to your deed, contract, title policy, and/or zoning regulations. This drawing is valid only if it contains the original signature and seal of the surveyor. If you have any questions regarding this drawing do not hesitate to contact us.

SCALE 1 IN = 20 FT.
DATE July 6, 2020
BOOK 11258 PAGE 1
ORDERED BY: Karen Hew

05202100080000 04/15/2007

943

943
BOYS TENNIS
Student Driver
SUBARU
BP 32796
MULLER
FORESTER

Zarko Sekerez & Associates, Inc.
Land Surveyors & Land Planners

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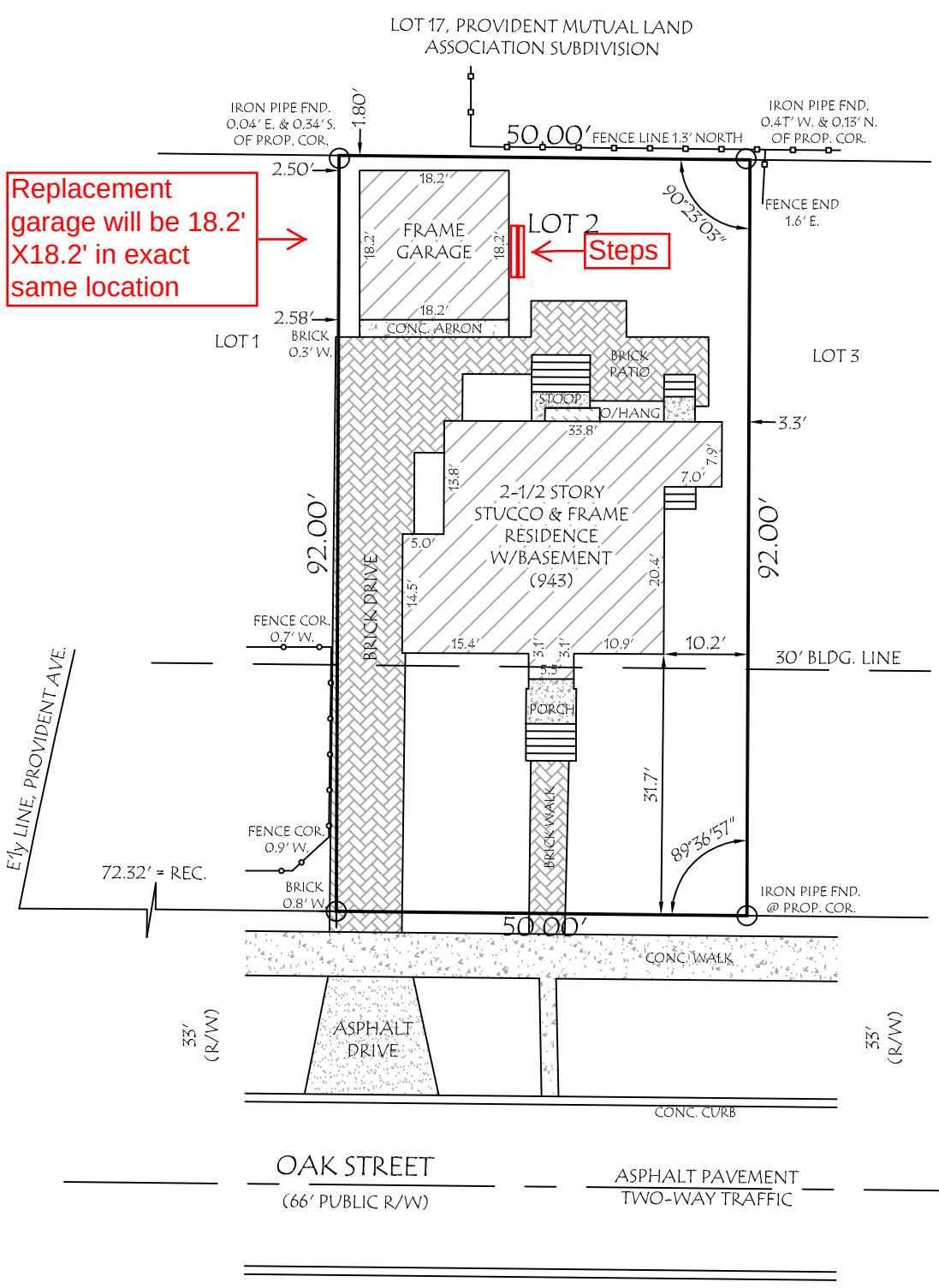

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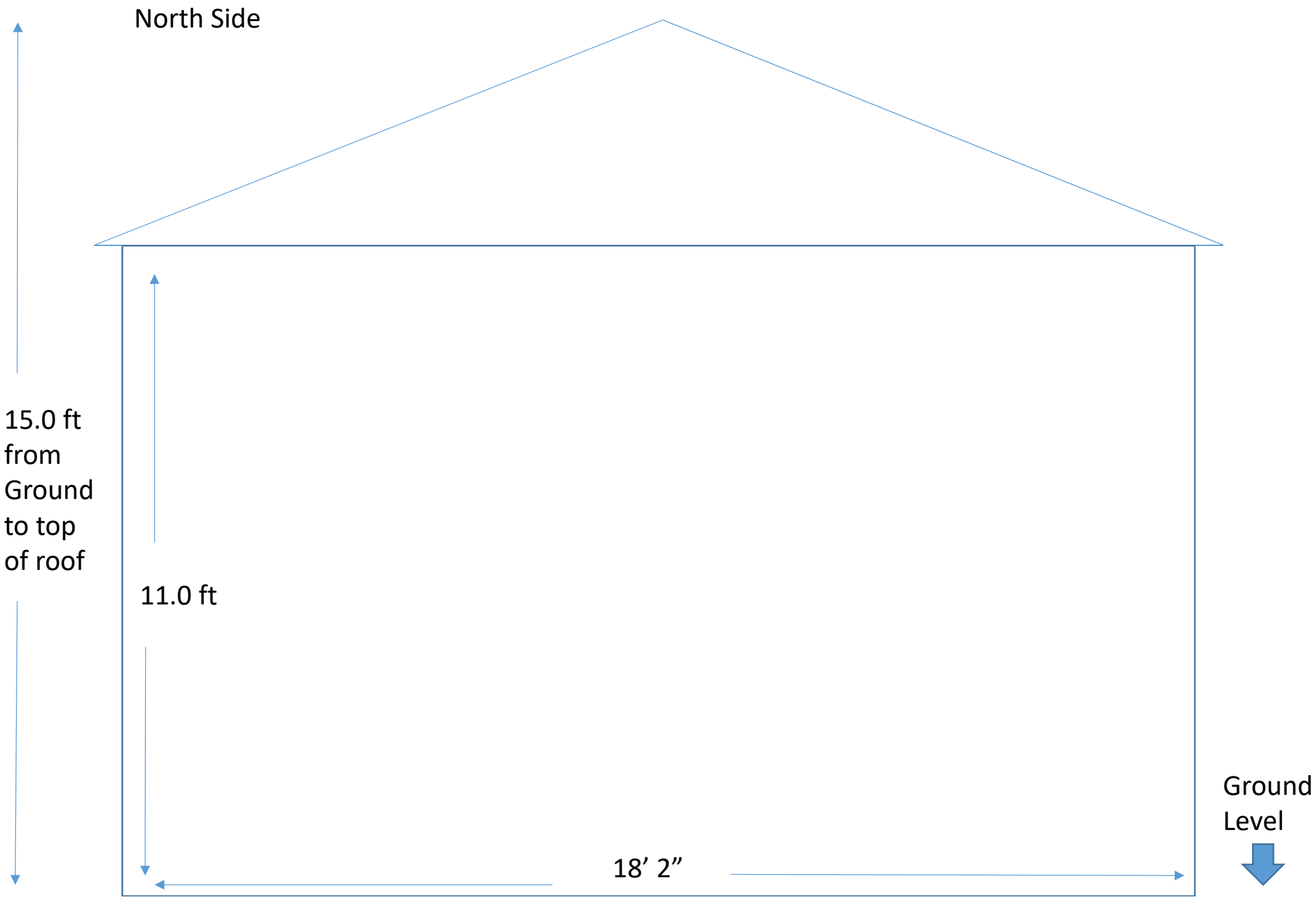
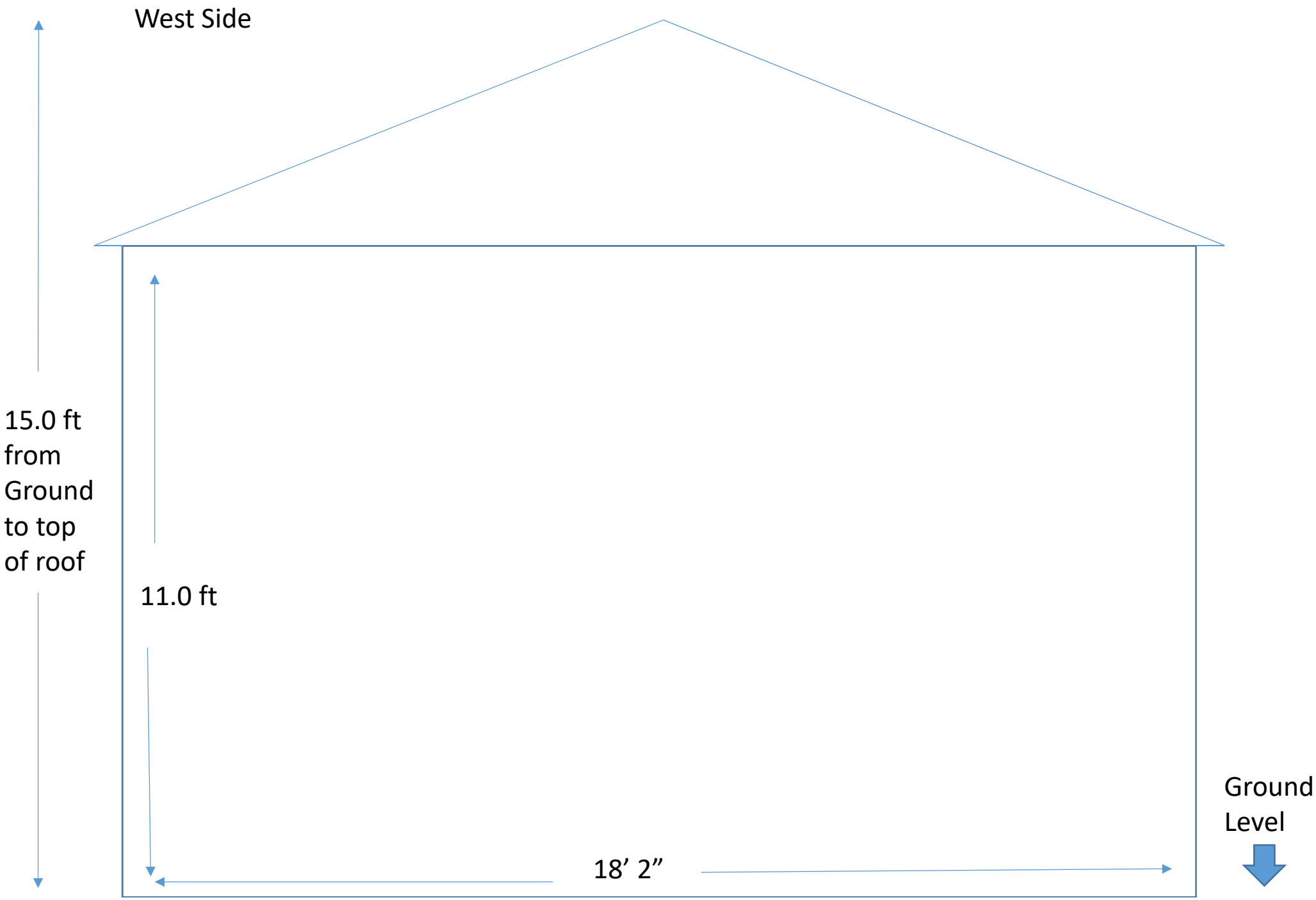
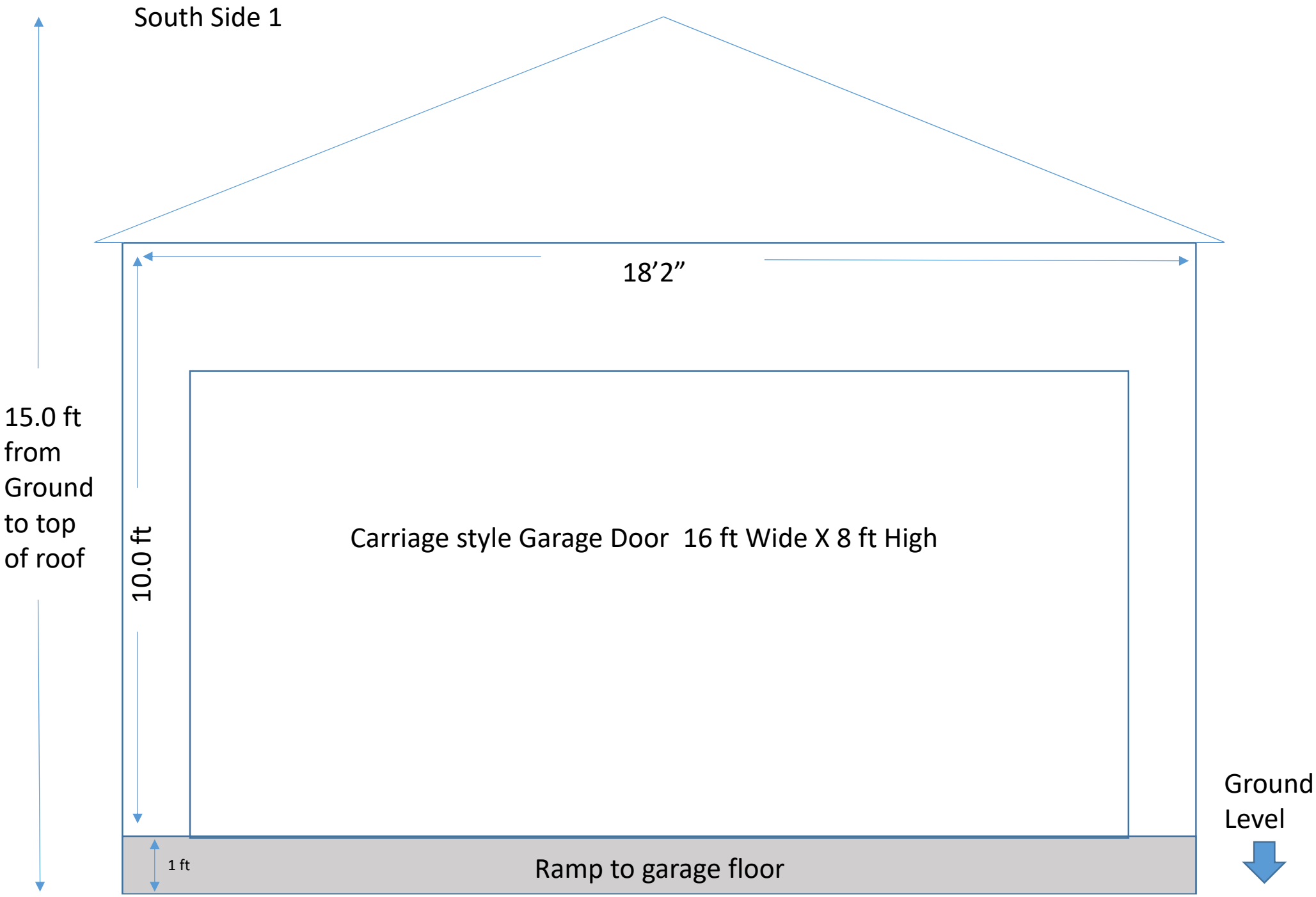
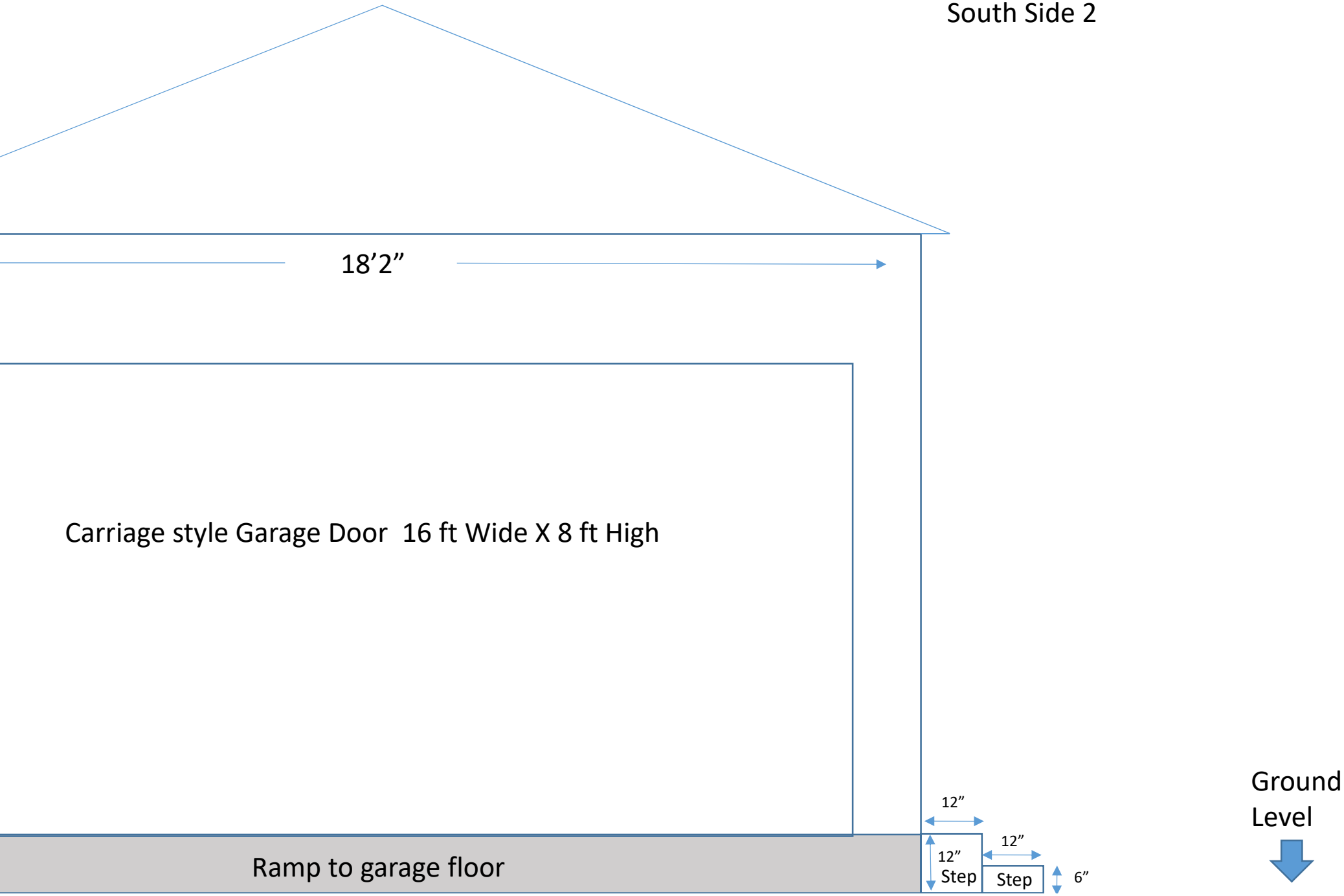
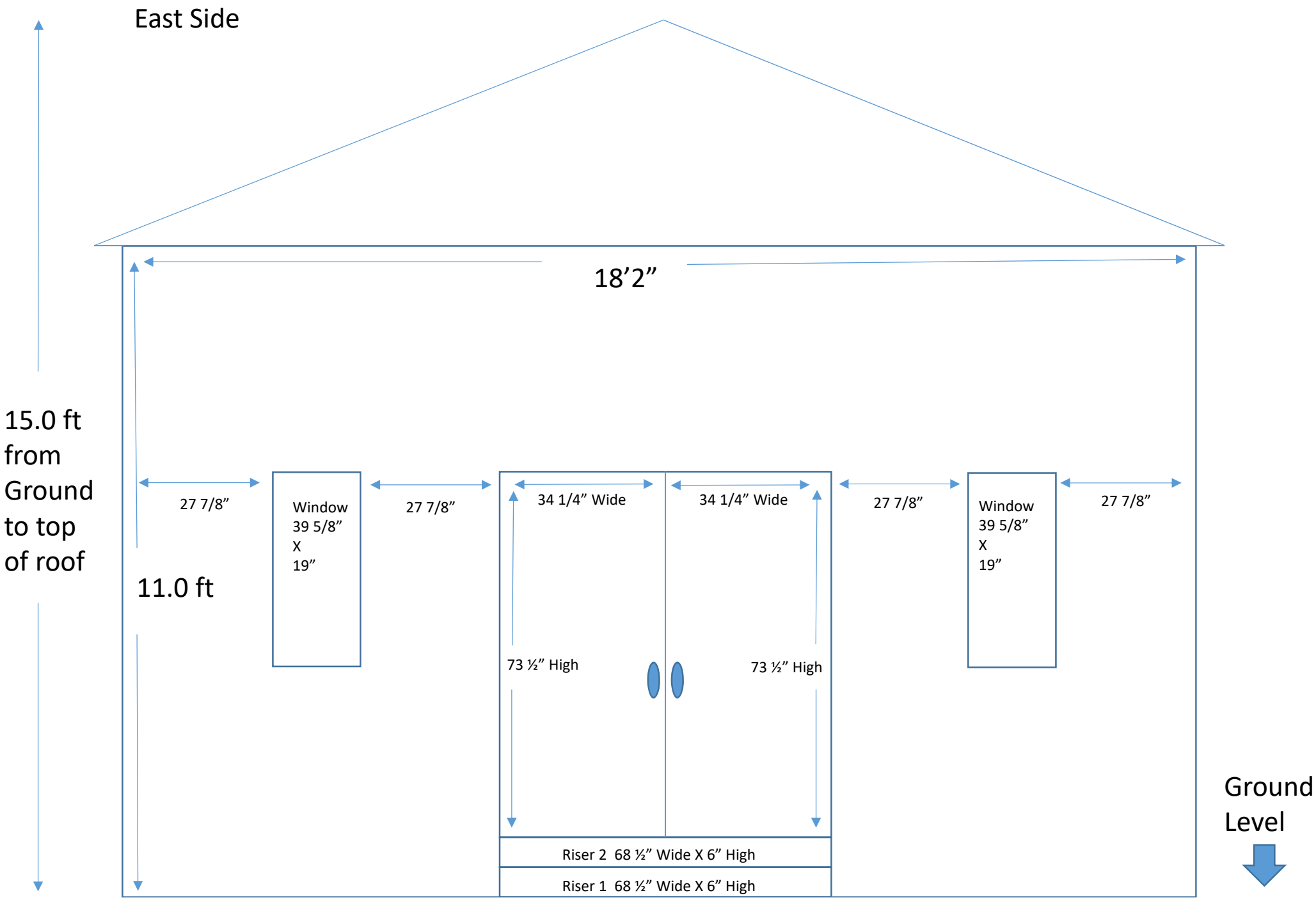
ORDERED BY: Karen Hew


North Side
15.0 ft from Ground to top of roof
11.0 ft
18’ 2”
Ground Level


West Side
15.0 ft from Ground to top of roof
11.0 ft
18’ 2”
Ground Level


South Side 1
18’2”
15.0 ft from Ground to top of roof
10.0 ft
Carriage style Garage Door 16 ft Wide X 8 ft High
1 ft
Ramp to garage floor
Ground Level


South Side 2
18’2”
Carriage style Garage Door 16 ft Wide X 8 ft High
Ramp to garage floor
12”
12”
Step
12”
Step
6”
Ground
Level


East Side
18’2”
15.0 ft from Ground to top of roof
11.0 ft
27 7/8”
Window 39 5/8” X 19”
27 7/8”
34 1/4” Wide
34 1/4” Wide
73 ½” High
73 ½” High
27 7/8”
Window 39 5/8” X 19”
27 7/8”
Riser 2 68 ½” Wide X 6” High
Riser 1 68 ½” Wide X 6” High
Ground Level