



ZONING BOARD OF APPEALS REGULAR MEETING

MONDAY, DECEMBER 13, 2021 - 7:00 PM

WINNETKA VILLAGE HALL COUNCIL CHAMBERS – 510 GREEN BAY ROAD

AGENDA ITEMS

1. Call to Order & Roll Call.
2. Approval of Minutes – November 8, 2021.
3. **Case No. 21-34-V2: 925 Elm Street (Continued from the November 8, 2021, meeting):** *The Applicant has withdrawn the application; therefore, the Board will not take any action on this item.* An application submitted by Hyun Shin seeking approval of zoning variations to allow construction of a detached garage and relocation of an air conditioning unit at 925 Elm Street. The requested variations would (a) permit the detached garage to (i) exceed the maximum permitted roofed lot coverage; (ii) provide less than the minimum required corner (front) yard setback from Elm Street; and (iii) provide less than the minimum required rear yard setback from the east property line; and (b) permit the air conditioning unit to provide less than the minimum required side yard setback from the north property line. The Village Council has final jurisdiction on this request.
4. **Case No. 21-37-V2: 2 Golf Lane:** An application submitted by James Allen seeking approval of a zoning variation to allow construction of a one-story addition to the existing residence at 2 Golf Lane. The requested variation would permit the addition to provide less than the minimum required front yard setback from Hill Road. The Village Council has final jurisdiction on this request.
5. **Case No. 21-38-SU: 784 Sheridan Road – Christ Church Winnetka:** An application submitted by Christ Church Winnetka seeking approval of an amendment to an existing Special Use Permit, which allowed expansion of the Christ Church Facilities. The requested amendment would allow the installation of a playground at 784 Sheridan Road. The Village Council has final jurisdiction on this request.
6. Other Business.
 - a. Community Development Report
 - b. Comprehensive Plan Update
 - c. January 10, 2022, Meeting – Quorum check
7. Public Comment.
8. Adjournment.

Note: Public comment is permitted on all agenda items at the meeting. If you wish to provide testimony or comments prior to the meeting, you may provide them one of two ways: (1) by sending an email to planning@winnetka.org; or (2) by sending a letter to Community Development, Village of Winnetka, 510 Green Bay Rd, Winnetka, IL 60093.

NOTICE

The Village of Winnetka, in compliance with the Americans 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 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). **Also, in accordance with the CDC guidance, the Village is requiring everyone to wear a face covering upon entering any Village facility, including the Village Hall. If you are unable to safely wear a face covering due to a medical condition or disability, please contact the Village ADA Coordinator by 3:00 p.m. the date of the meeting to request reasonable accommodations.**

**WINNETKA ZONING BOARD OF APPEALS MEETING MINUTES
NOVEMBER 8, 2021**

Zoning Board Members Present:

Matt Bradley, Chairman
Kate Casale MacNally
Kimberly Handler
Mike Nielsen
Todd Vender

Zoning Board Members Absent:

Lynn Hanley
Max Weigandt

Village Staff:

David Schoon, Director of Community Development
Ann Klaassen, Senior Planner

**Minutes of the Zoning Board of Appeals
November 8, 2021**

Call to Order:

Chairman Bradley called the meeting to order at 7:00 p.m.

Approval of Minutes – October 11, 2021.

Chairman Bradley asked for a motion to approve the October 11, 2021 meeting minutes. Mr. Nielsen moved to approve the October 11, 2021 minutes. The motion was seconded by Ms. Casale MacNally. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Bradley, Casale MacNally, Handler, Nielsen, Vender

NAYS: None

Case No. 21-25-V: 981 Gordon Terrace (Continued from the August 9, 2021, September 13, 2021 and October 11, 2021 meetings): An application submitted by John Joyce seeking approval of a zoning variation to allow a fence along a portion of the east lot line of 981 Gordon Terrace. The requested zoning variation would permit the fence to exceed the maximum permitted height. The Zoning Board of Appeals has final jurisdiction on this request.

Ms. Klaassen noted the request was continued a number of times and the proposed plan for the 10 foot tall fence has not changed. She informed the Board additional photos and grade elevations were provided by the applicant in response to questions and concerns raised. Ms. Klaassen also stated the applicant submitted two letters and additional photos which were recently sent to the Board. She identified the property's zoning classification and the fence's description. Ms. Klaassen outlined the Board Members' positions at the August 2021 meeting and continuances were requested by the applicant at the September and October meetings. She then stated amended draft resolutions are included on page nos. 45 and 53 of the agenda packet and asked if there were any questions. No questions were raised at this time.

Chairman Bradley swore in those speaking to this matter. Nick Standiford, the applicants' attorney, introduced the applicants, John Joyce, Kelly Joyce and Jessica Joyce. Mr. Standiford referred to a presentation to help the Board visualize the applicants' request. He described the zoning classifications and surrounding properties for the Board. John Joyce identified the CIBC Bank to the north, the mixed use apartment building at 996 Green Bay Road behind their property and a thrift shop to the east. He described their reasoning for purchasing the home and identified the fence at issue with the fence owner

1 being unknown since it straddled the property line. Mr. Standiford identified the patio and elevations
2 which go down to the east. Mr. Joyce identified the difference in grade to the top of the fence and noted
3 the existing fence is 7 feet in height.
4

5 Mr. Joyce then identified a major privacy tree limb which was removed from the east property as well as
6 the removal of two other trees which helped screen his property. Mrs. Joyce described the recreational
7 elements installed at the home next door. Mr. Joyce stated the property is 65 feet from the three story
8 building to the fence line. Mrs. Joyce stated the proposed fence would help to provide privacy and a sound
9 barrier. Jessica Joyce informed the Board she no longer utilizes the patio and the new fence would restore
10 privacy. Mr. Joyce stated the fence would extend 45 feet and referred to an image of the proposed fence
11 which would have a 16 inch retaining wall beneath it. He stated a notarized letter was submitted by their
12 Landscape Architect to the Board indicating there would be no water issues relating to the fence's
13 construction. Mr. Joyce then described the materials and referred to a letter from the neighbor supporting
14 the request.
15

16 Mr. Joyce then referred to the similar fence requests which were approved and the standards being
17 addressed. He informed the Board of him and his wife's occupations as commercial real estate brokers
18 who evaluate properties for a living and stated the request would have a positive financial impact on the
19 property. Mr. Joyce described the landscaping to be installed in conjunction with the fence to create a
20 natural barrier. Mrs. Joyce referred to the privacy issues which would be enhanced. Mr. Joyce added the
21 fence would not be visible from the street and would not affect the neighboring properties' enjoyment
22 with the standards having been met and asked for the request to be approved.
23

24 Chairman Bradley asked if there were any questions. He noted topography was not addressed in previous
25 meetings and asked if the retaining wall is lower from where the patio stopped and the grading began.
26 Mr. Joyce described the area's topography noting the existing fence is not on a retaining wall. Chairman
27 Bradley stated with regard to noise and privacy, he referred to the tree removal and Mrs. Joyce described
28 their previous experiences with the neighboring property in connection with noise and domestic issues.
29 Mr. Joyce stated although the fence would not eliminate that, he hoped the fence would help secure the
30 property more. Chairman Bradley asked the applicants if their unique circumstance related to the
31 neighboring property in connection with their being surrounded by commercial properties. Mr. Joyce
32 confirmed that is correct.
33

34 A Board Member asked for clarification on the proposed location of the fence. Mr. Joyce confirmed its
35 location on their own property. No additional comments were raised at this time from the Board or the
36 public. Chairman Bradley then called the matter in for discussion.
37

38 Ms. Handler stated she is against the variation for various reasons. She stated the applicants have lived
39 on the property for 18 years and indicated some of the reasons the applicants raised are irrelevant and
40 not unique to the property. Ms. Handler also stated noise concerns are not more substantial compared
41 to other homes in the Village. She also referred to the unrealistic expectation of not seeing into other
42 properties and suggested a solution would be to landscape their property. Ms. Handler added it would
43 hamper the light and air of the apartment building residents and commented a 10 foot fence height
44 seemed extreme.
45

46 Chairman Bradley stated he is in support of the request and referred to the property's uniqueness and
47 the topography and grading issue. He also stated since the property is in the commercial area and stated
48 the proposal split the difference between the privacy issues and a neutralizing height. Chairman Bradley

1 also stated the request would not alter the character of the locality and light and air to the east property
2 would not be affected. He then stated the reasonable return has not been met, but that it would be
3 difficult for any fence variation request to meet that standard. Chairman Bradley added if the property
4 were flush with that of the east neighbor, he would not be in support of the request. Mr. Vender agreed
5 with all comments made by Chair Bradley and stated given the request went to the maximum height, he
6 would be in favor of the request. He stated the proposed fence is a reasonable solution. Ms. Casale
7 MacNally referred to the applicants' privacy concerns and agreed with Ms. Handler's comments. She also
8 referred to the increased amount of noise and the wall's impact which could possibly create an echo
9 effect. Ms. Casale MacNally also stated while the landscape proposed would alleviate the privacy and view
10 concerns, it may serve to help solve the noise issue. She then stated the extreme height differential
11 worried her and she is leaning against the variation. Mr. Nielsen referred to the topography issue and
12 appearance of the fence height and stated he is leaning in favor of the request. He also referred to the 2
13 foot difference in the lot's drop.

14
15 Chairman Bradley then asked for a motion to approve the variation noting four votes in favor are
16 necessary for approval. Mr. Nielsen asked if a negotiation can be made to lower the fence height.
17 Chairman Bradley asked the applicants if a compromise/condition could be applied to sway the two Board
18 members leaning against the variation approval to address their concerns. Mr. Joyce confirmed they are
19 allowed 8 feet due to their proximity to the commercial areas and stated due to the lot's topography, they
20 are losing 20 inches. He then stated they are asking for the same approval the neighboring property
21 received and they are asking for a 1 foot 4 inch retaining wall and permitted 8 foot fence with a willingness
22 to concede having an 8 foot fence above the patio grade. Mr. Joyce informed the Board the 16 inches was
23 recommended by the architect. Ms. Casale MacNally stated she is still not moved to vote in favor but
24 would be in favor of an overall retaining wall and fence height totaling 9 feet. Mr. Joyce agreed to that
25 concession.

26
27 Chairman Bradley then asked for a motion to approve the request as noted on page no. 45 on the
28 condition that the overall fence and retaining wall height not exceed 9 feet. Mr. Vender moved to approve
29 the request as stated by Chairman Bradley. Mr. Nielsen seconded the motion. A vote was taken and the
30 motion passed, 4 to 1:

31 AYES: Bradley, Casale MacNally, Nielsen, Vender

32 NAYS: Handler

33
34 **Case No. 21-34-V2: 925 Elm Street: An application submitted by Hyun Shin seeking approval of zoning**
35 **variations to allow construction of a detached garage and relocation of an air conditioning unit at 925**
36 **Elm Street. The requested variations would: (a) permit the detached garage to (i) exceed the maximum**
37 **permitted roofed lot coverage; (ii) provide less than the minimum required corner (front) yard setback**
38 **from Elm Street; and (iii) provide less than the minimum required rear yard setback from the east**
39 **property line; and (b) permit the air conditioning unit to provide less than the minimum required side**
40 **yard setback from the north property line. The Village Council has final jurisdiction on this request.**

41 Ms. Klaassen noted the site does not currently contain a garage and identified the property's location,
42 zoning classification and photos. She identified the garage's width and depth and stated due to its
43 location, only 304 square feet of the proposed 504 square feet contributed to roofed lot coverage and
44 GFA. Ms. Klaassen referred to the ordinance with regard to garages in rear yards and the variation being
45 requested. She then identified the relocated AC unit's setback relief being requested and noted the home
46 is existing nonconforming with respect to the north side yard setback. Ms. Klaassen stated after Board
47 discussion and public comment, a Board Member may wish make a motion to recommend approval or
48 denial of the request as indicated on page no. 9 and asked if there were any questions. Ms. Casale

1 MacNally questioned the home's renovation and previous garage's location. Ms. Klaassen confirmed
2 interior renovations took place and the new garage would be located in the same general location of the
3 former garage. Ms. Casale MacNally asked about the AC unit's current location which Ms. Klaassen
4 identified for the Board.
5

6 Chairman Bradley referred to roofed lot coverage and asked if the AC placement had any bearing on the
7 rear lot calculation. Ms. Klaassen explained how the figure is calculated, the bonuses available, and how
8 the garage's setback calculations were performed. She stated the garage's size is required to comply with
9 zoning and a garage larger than 20x20 feet may be allowed dependent on the lot's size. Ms. Handler asked
10 if the garage depth is reduced, would the setback variation amount be reduced. Ms. Klaassen confirmed
11 that is correct. A Board Member asked if there is a way to attach the garage to the home. Ms. Klaassen
12 responded that would be detrimental to the applicant with regard to the GFA and roofed lot coverage
13 allowances. No additional questions were raised at this time.
14

15 Chairman Bradley swore in those speaking to this matter. Hyun Shin and John Park introduced themselves
16 to the Board. Ms. Shin confirmed the home's interior was renovated and they would like to build a garage
17 to replace the garage previously torn down. She then stated their architect suggested the proposed garage
18 size and indicated they would be fine with a 20x20 foot garage which would allow them to park two
19 vehicles in it. Chairman Bradley referred to Figure 5 and asked if they considered placing the AC unit on
20 the northwest corner. Ms. Shin agreed that is possible and identified other options they considered. Ms.
21 Klaassen informed the Board there are no documents relating to the original garage, other than the
22 demolition permit to tear it down in 2007.
23

24 Chairman Bradley asked for public comment and swore in those speaking to this matter. Ellen Murdoch,
25 915 Elm Street, submitted objections to the variances and stated the area is too building dense. Ms.
26 Murdoch commented the proposed side yard setbacks are extreme and it would be an overly built garage.
27 She also raised neighbors' concerns of an echo being created by the AC's placement. Ms. Murdoch stated
28 a 20x20 foot garage can be built within code requirements and referred to the AC's placement. She
29 informed the Board their property is similar to the applicants' and identified their AC's placement which
30 affected no one. Don Smith asked if there would be ground coverage for runoff requiring a variance.
31 Chairman Bradley responded the Village's Engineering Department would confirm those aspects are
32 addressed. Mr. Smith then referring to the prior garage not being rebuilt because of zoning and
33 questioned whether the replacement needed to conform to the standards. He commented it is unfair to
34 ask the neighbors to concede to allow the applicants to build a garage which would allow the property to
35 be flipped. Mr. Smith stated the applicants should have been aware of the restrictions at the time the
36 property was purchased and suggested alternatives. No additional comments were made at this time.
37

38 Chairman Bradley asked the applicants if they would like to respond. Ms. Shin confirmed she lives in
39 Winnetka and described the homes' renovation. She then stated there would be enough setbacks from
40 the two bordering homes and it should not be unexpected for it to be a garage on the existing pad. Ms.
41 Shin confirmed the garage would be placed closer to the home which would benefit the neighbors
42 compared to its prior position. She referred to the property's slant which presented safety issues in terms
43 of parking.
44

45 Chairman Bradley referred to information on page no. 7 which he read into the record relating to storm
46 water regulations. He then called the matter in for discussion. Ms. Handler referred to her initial reaction
47 to the proposed garage and commented that a smaller garage would be more appropriate for the lot size.
48 She referred to the mass and impact on the neighbors. Ms. Handler suggested the plan be scaled down.

1 Mr. Nielsen, Ms. Casale MacNally and Mr. Vender agreed with Ms. Handler's comments. Ms. Casale
2 MacNally then commended the applicants on renovating the property as opposed to tearing it down.
3 Chairman Bradley referred to the reasonable return standard and while the property is unique, the fact
4 that there was previously a two car garage did not automatically allow for another garage to be built. He
5 asked the applicants if they would like to continue the matter to a future meeting to give them time to
6 consider revisions suggested by the Board's comments. Ms. Shin agreed to continue the matter to
7 consider revisions to address the Board's concerns.
8

9 Chairman Bradley then asked for a motion to continue the application to December 13, 2021. Ms. Casale
10 MacNally moved to continue the application to the December 13, 2021 meeting. Mr. Nielsen seconded
11 the motion. A vote was taken and the unanimously motion passed, 5 to 0:

12 AYES: Bradley, Casale MacNally, Handler, Nielsen, Vender

13 NAYS: None
14

15 **Case No. 21-35-V: 302 Forest Street: An application submitted by Abigail and Conor O'Brien seeking**
16 **approval of a zoning variation to allow construction of a second floor addition to the existing residence**
17 **at 302 Forest Street. The requested variation would permit the addition to exceed the maximum**
18 **permitted building size. The Zoning Board of Appeals has final jurisdiction on this request.**

19 Ms. Klaassen noted the site currently exceeded the permitted GFA and described the proposed addition.
20 She then identified the property's location, zoning classification, date of construction and photos. Ms.
21 Klaassen referred to the site and proposed addition which would comply with required setbacks. She also
22 identified the room contained in the proposed addition, its size and elevations. Ms. Klaassen noted no
23 public comment was received and draft resolutions are included in the packet and asked if there were any
24 questions. No questions were raised at this time.
25

26 Chairman Bradley then swore in those speaking to this matter. Conor and Abigail O'Brien and Liz Hayes
27 introduced themselves to the Board. Ms. Hayes referred to the recently adopted 20% allowable increase
28 in GFA and noted they are asking for an additional 3% of GFA. She then identified the home's areas which
29 contribute to the nonconformity. She identified a compliant zoning alternative with a ceiling less than 7
30 feet in height, which would not be appealing which led them to request a variation. Chairman Bradley
31 asked Ms. Hayes the cost of exploring the 20% GFA option. Mrs. O'Brien informed the Board they
32 submitted an application which cost \$550 and they were provided information from the Historical Society.
33 She then estimated it would cost \$5,000 to complete the process, based on a quote she received from an
34 architectural historian. Mr. O'Brien informed the Board they purchased the home in August 2020 and
35 identified the existing laundry room/pantry/office which they want to move to the second floor and
36 modernize the home. Ms. Hayes also stated a door would be added to the rear elevation. Ms. Handler
37 commented on the history of the home. Mr. O'Brien then informed the Board the home was previously a
38 school.
39

40 Ms. Casale MacNally asked if the external façade would match what is already there. Ms. Hayes confirmed
41 that is correct. Chairman Bradley noted no members of the public are present to comment and called the
42 matter in for discussion.
43

44 Ms. Handler stated she would be in support of the request which would save the home and add
45 functionality. Mr. Nielsen stated 1873 - approved. Ms. Casale MacNally stated if the Village wants to
46 maintain older homes, they have to make it easy for homeowners to make homes work for them and to
47 consider the cost involved. Mr. Vender agreed with the comments made. Chairman Bradley also agreed
48 with the comments made and referred to the standards although laundry rooms are not essential or a

1 requirement. He agreed homes needed to be modernized and that requests of this type are meant to
2 apply to the home and not the applicants. He also referred to the unique process of applying the new GFA
3 goal and its relationship to reasonable return. Chairman Bradley stated they need to confirm similar future
4 applications have the effect of its intent and asked for a motion to approve the request as noted on page
5 23.

6
7 A motion to approve the request as presented was made by Ms. Casale MacNally. Mr. Nielsen seconded
8 the motion. A vote was taken and the motion passed, 5 to 0:

9 AYES: Bradley, Casale MacNally, Handler, Nielsen, Vender

10 NAYS: None

11
12 **Other Business.**

13 a. Community Development Report

14 Mr. Schoon informed the Board of the status of the Winnetka Christ Church application status.

15
16 b. Comprehensive Plan Update

17 Mr. Schoon stated although the Historical Society found information that indicated the 302 Forest Street
18 property is significant, no determination had been made as to whether the home is architecturally or
19 historically significant to the community. He then stated the community can have two separate goals
20 which may require two separate sets of policies and programs to achieve. One goal is relates to how to
21 maintain and preserve older housing stock that is not historic or architecturally significant and the other
22 is how to preserve and maintain those which are identified as historical and architecturally significant. Mr.
23 Schoon stated the applicant decided not to go through the process to determine if the home is historical
24 or architecturally significant and thus qualifying it for the 20% GFA bonus.

25
26 c. December 13, 2021 – Quorum check

27 The Board Members confirmed their availability.

28
29 **Public Comment.**

30 No additional comments were made at this time.

31
32 **Adjournment:**

33 A motion to adjourn was made by Mr. Nielsen and seconded by Ms. Casale MacNally. A vote was taken
34 and the motion passed, 5 to 0:

35 AYES: Bradley, Casale MacNally, Hanley, Nielsen, Vender

36 NAYS: None

37
38 The meeting adjourned at 9:10 p.m.

39
40 Respectfully submitted,

41
42 Antionette Johnson

43 Recording Secretary

44



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: DECEMBER 7, 2021
SUBJECT: 2 GOLF LANE - VARIATION (CASE NO. 21-37-V2)

INTRODUCTION

On December 13, 2021, the Zoning Board of Appeals is scheduled to hold a public hearing on an application submitted by James Allen (the "Applicant") as Trustee of the James C. Allen Revocable Trust dated September 21, 2010, the beneficiary of Chicago Title Land Trust Company Trust Number 8002377965 dated May 14, 2018, the owner of the property located at 2 Golf Lane (the "Subject Property"). The Applicant requests approval of the following zoning variation to allow construction of a one-story addition to the existing residence on the Subject Property:

1. Front Yard Setback of 14.33 feet from Hill Road, whereas a minimum of 50 feet is required, a variation of 35.67 feet (71.34%) [Section 17.30.050 – Front and Corner Yard Setbacks] [Note: The residence currently provides a front yard setback of 19.19 feet.].

A mailed notice was sent to property owners within 250 feet of the Subject Property in compliance with the Zoning Ordinance. The hearing was properly noticed in the *Winnetka Talk* on November 25, 2021. As of the date of this memo, staff has not received any written comments from the public regarding this application.

The Village Council has final jurisdiction on this request as only the Council has the authority to grant a variation to reduce a front yard setback for a principal building by more than 50% of the required setback.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.82 acres in size, is located on the southwest corner of the intersection of Hill Road and Golf Lane and contains an existing two-story residence and a detached garage/coach house (see Figure 1). The property is zoned R-2 Single Family Residential, and it is bordered by R-2 Single Family Residential to the east, west, and south, and R-3 Single Family Residential to the north (see Figure 2). The Comprehensive Plan designates the Subject Property as appropriate for single family residential development. The zoning of the property is consistent with the Comprehensive Plan.

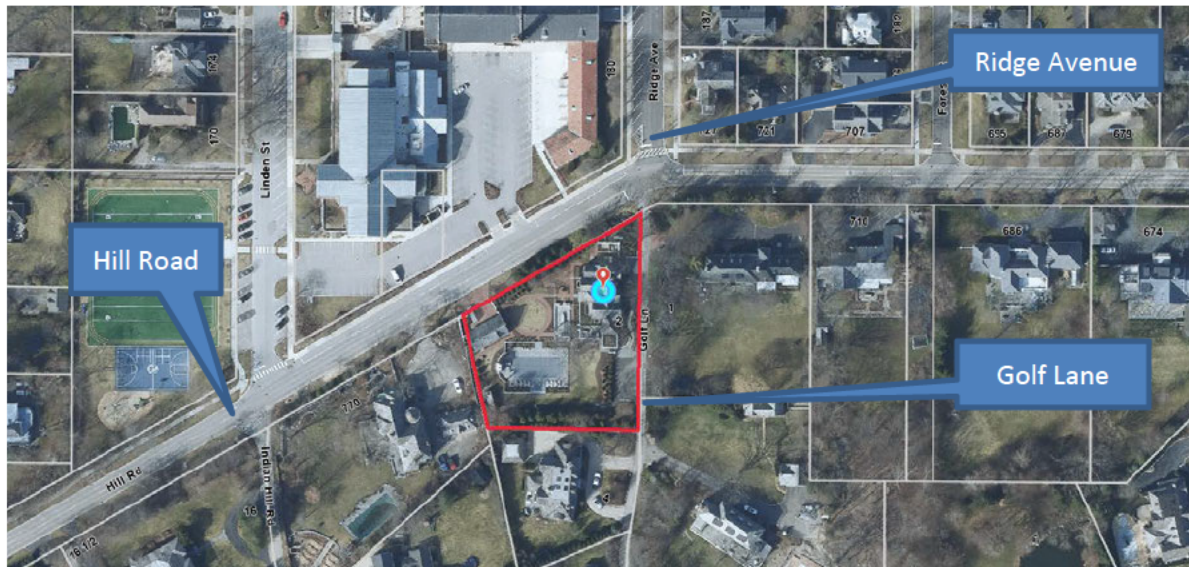


Figure 1 – Aerial Map

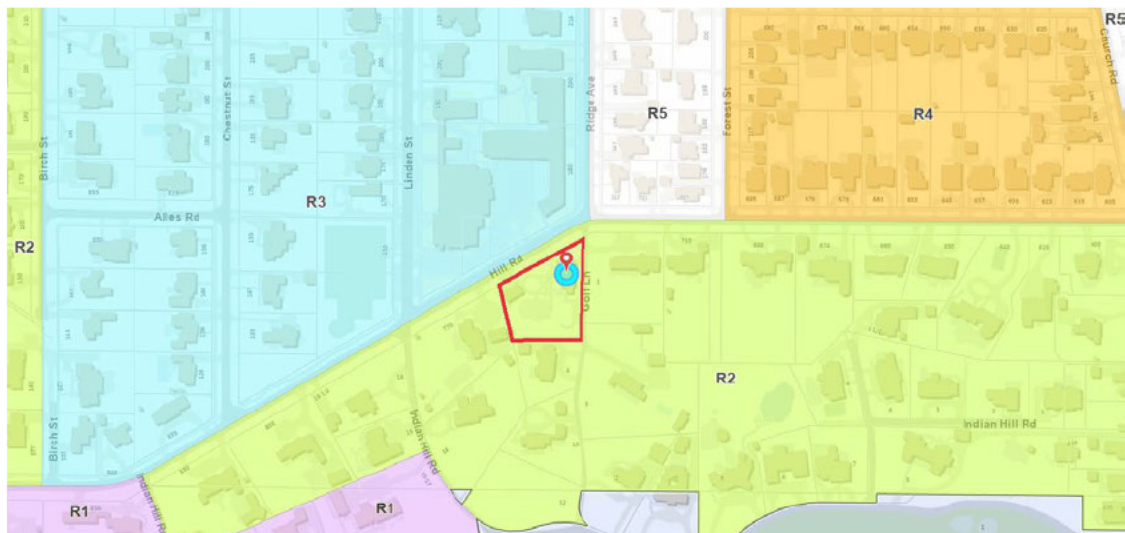


Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

The residence is circa 1924. The following subsequent building permits were issued in:

1. 1930 to construct a two-story addition to the residence;
2. 1930 to construct a 1½ story three car detached garage/coach house;
3. 1963 to construct a swimming pool;
4. 1996 for an interior renovation;
5. 1998 to remodel the kitchen and enclose a porch;
6. 2002 to extend the length of the pool;
7. 2018 to replace the pool and spa;
8. 2018 to remodel the coach house; and
9. 2021 for interior remodeling and a bay window (permit approved, but not issued yet).

Other minor permits have been issued over the last several years. The Applicant acquired the property in 2018.

There are four previous zoning cases on file for the Subject Property:

1. Case No. 118 was approved by the Zoning Board of Appeals on September 15, 1924, granting a variation to allow a gate lodge within the required front yard setback from Hill Road;
2. Case No. 418 was approved by the Zoning Board of Appeals on March 10, 1930, granting a variation to allow an addition to the residence within the required front yard setback from Hill Road;
3. Ordinance M-471-96 was adopted in September 1996 by the Village Council, granting variations to allow air conditioning units within the required front yard setback from Hill Road and the required corner yard setback from Golf Lane; and
4. Ordinance M-529-98 was adopted in July 1998 by the Village Council, granting variations to allow the enclosure of a screened porch and construction of a full basement within the required front yard setback from Hill Road and the required corner yard setback from Golf Lane.

Figure 3 below and Figure 4 on the following page are current photos of the site.



Figure 3 – Subject Property (Corner – Front Elevation – Golf Lane)



Figure 4 – Subject Property (Front Elevation – Hill Road)

PROPOSED PLAN

The variation is being requested in order to construct a one-story addition on the north side of the existing residence, along Hill Road. The addition would consist of a mudroom, measuring approximately 6 feet by 10 feet. The proposed increase in gross floor area is 60 square feet. Figure 5 below and Figure 6 on the following page are photos provided by the Applicant identifying the specific location of the proposed addition as it relates to the existing residence.



Figure 5 – Existing Partial West Elevation



AREA OF --
PROPOSED
MUDROOM
ADDITION

Figure 6 – Existing North Elevation

Excerpts of the proposed site plan, floor plan, and proposed building elevations are provided below and on the following pages as Figures 7 through 10. The complete set of plans are provided in the application materials (Attachment C).

Line Representing Required Front
Yard Setback of 50 Feet

Proposed Front Yard
Setback = 14.33 Feet to
Proposed Addition

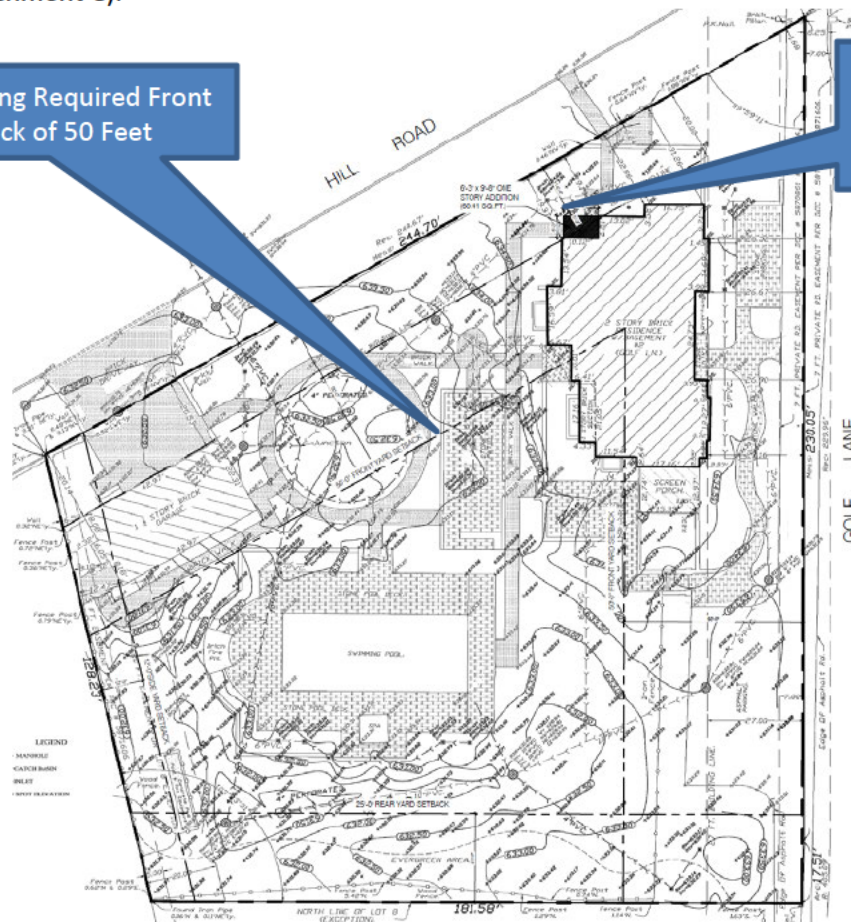


Figure 7 – Excerpt of Site Plan

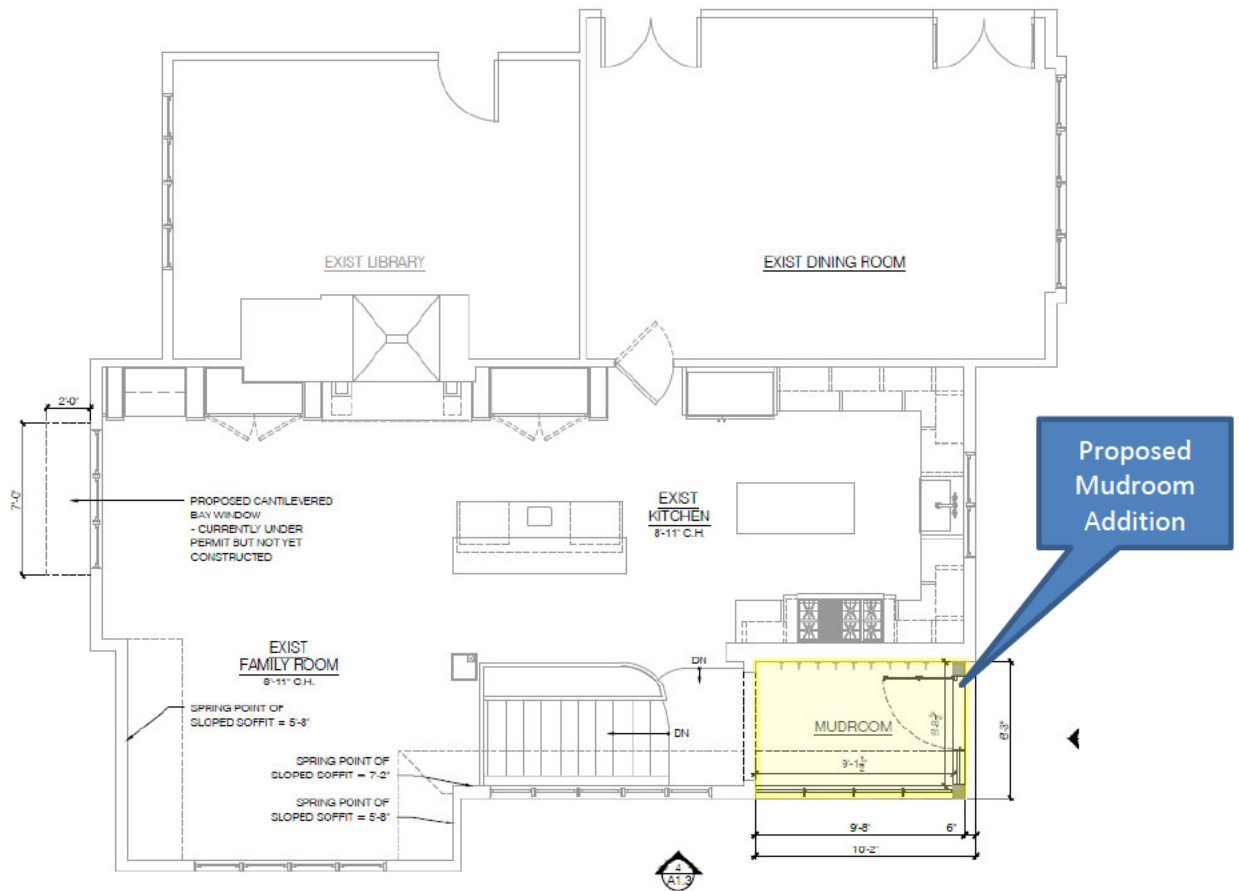


Figure 8 – Excerpt of Proposed First Floor Plan



Figure 9 – Proposed North Elevation



Figure 10 – Proposed Partial West Elevation

Given the ZBA often receives questions regarding the stormwater regulations applicable to a specific request being considered by the ZBA, attached is a Stormwater Matrix (Attachment B). Based on the proposed plan, it appears additional stormwater detention would not be required. However, a final determination will be made by Village Engineering staff. Figure 11 below represents the Subject Property's proximity to the floodplain; the cyan represents the 100-year flood area, the orange represents the 500-year flood area.

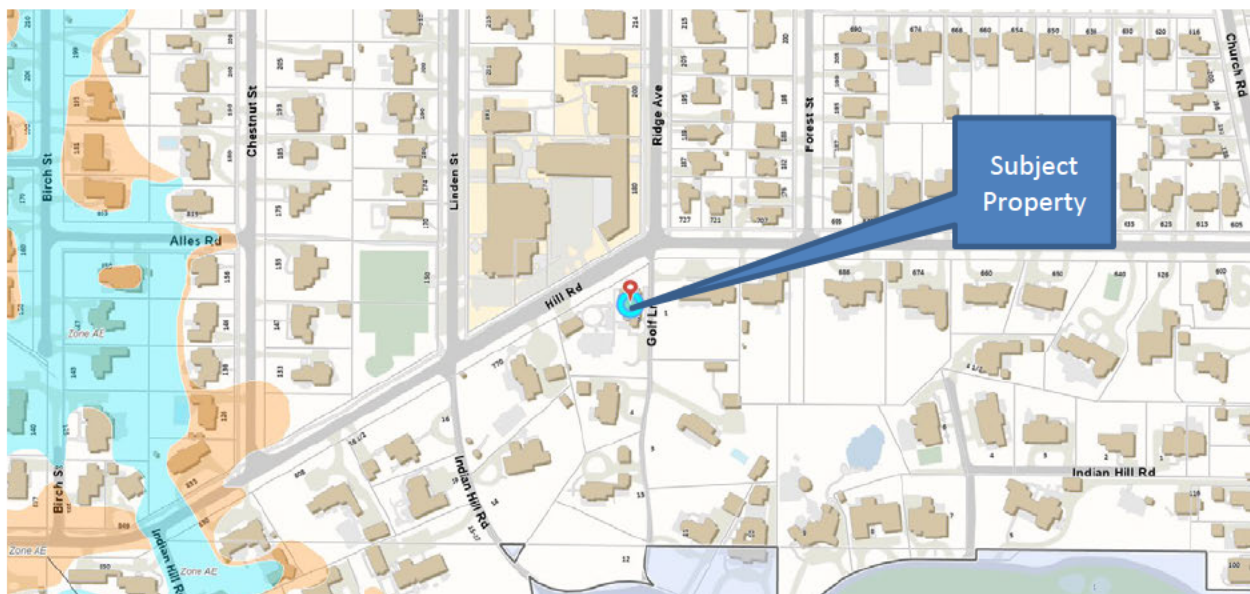


Figure 11 – GIS Floodplain Map

REQUESTED ZONING RELIEF

The attached zoning matrix highlights the existing lot and the proposed improvement's compliance with the R-2 zoning district (Attachment A). One variation is being requested to allow the proposed addition to provide a front yard setback of 14.33 feet from Hill Road, whereas a minimum of 50 feet is required, a variation of 35.67 feet (71.34%). The existing residence is legally nonconforming with respect to the front yard setback as is currently provides a front yard setback of 19.19 feet, encroaching the minimum required setback of 50 feet by 30.81 feet. Also, as you will note on the Excerpt of the Site Plan (Figure 7), approximately three-fourths of the existing house footprint is located in the required front yard setback and required corner side yard setback.

FINDINGS

Does the ZBA find that the requested variation meets the standards for granting such variation; and if so, is the ZBA prepared to make a recommendation to the Village Council regarding the requested relief? If so, a ZBA member may wish to make a motion recommending approval or recommending denial based upon the following:

Move to recommend **approval [denial]** of the following variation granting:

1. Front Yard Setback of 14.33 feet from Hill Road, whereas a minimum of 50 feet is required, a variation of 35.67 feet (71.34%) [Section 17.30.050 – Front and Corner Yard Setbacks].

The Zoning Board of Appeals finds, based on evidence in the record or a public document, that the variation requested is **in harmony [not in harmony]** with the general purpose and intent of the Zoning Ordinance and that each of the following eight standards on which evidence is required pursuant to Section 17.60.050 of this Code **has been met [has not been met]** in connection with this variation application **[subject to the following conditions...]**

The eight standards to consider when granting a variation are as follows:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by regulations in that zone.
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.
3. The variation, if granted, will not alter the essential character of the locality.
4. An adequate supply of light and air to the adjacent property will not be impaired.
5. The hazard from fire and other damages to the property will not be increased.
6. The taxable value of the land and buildings throughout the Village will not diminish.
7. The congestion in the public street will not increase.
8. The public health, safety, comfort, morals, and welfare of the inhabitants of the Village will not otherwise be impaired.

ATTACHMENTS

Attachment A: Zoning Matrix

Attachment B: Stormwater Matrix

Attachment C: Application Materials

ATTACHMENT A

ZONING MATRIX

ADDRESS: 2 Golf Lane

CASE NO: 21-37-V2

ZONING: R-2

ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (3)
Min. Lot Size	25,200 SF	35,852 SF (1)	N/A	N/A	OK
Min. Average Lot Width	115 FT	167.53 FT	N/A	N/A	OK
Min. Lot Depth	200 FT	214 FT	N/A	N/A	OK
Max. Roofed Lot Coverage	8,963 SF (2)	3,986.47 SF	4,046.52 SF	60.05 SF	OK
Max. Gross Floor Area	10,060.96 SF (2)	6,917.39 SF	6,977.44 SF	60.05 SF	OK
Max. Impermeable Lot Coverage	17,926 SF (2)	16,553.47 SF	16,565.47 SF	12 SF	OK
Min. Front Yard (Hill/North)	50 FT	19.19 FT	14.33 FT	(4.86) FT	35.67 FT (71.34%) VARIATION
Min. Corner Yard (Golf/East)	50 FT	26.18 FT	26.18 FT	0 FT	EXISTING NONCONFORMING
Min. Side Yard (West)	12 FT	6.52 FT (4)	6.52 FT	0 FT	EXISTING NONCONFORMING
Min. Rear Yard (South)	25 FT	~108.5 FT	~108.5 FT	0 FT	OK

NOTES:

(1) Net lot area excluding private road easement. Gross lot area is 37,571 s.f.

(2) Based on lot area of 35,852 s.f.

(3) Variation amount is the difference between proposed and requirement.

(4) Setback to existing detached garage.

ATTACHMENT B

Stormwater Volume Requirements for Development Sites

In addition to meeting the following storm water volume detention requirements, development sites must meet all other Village storm water management requirements such as drainage and grading, storm water release rates, storage system design requirements, etc.

	Storm Water Detention Volume Requirements	Applicable Requirement
A. New Home Construction - Previously Developed Lot	The amount of additional required storm water detention volume is based upon the difference between maximum impermeable lot coverage, per Zoning Code, and existing lot coverage, using the run-off coefficient for a 100-year storm event for both.	
B. New Home Construction - Previously <u>Undeveloped</u> Site	The amount of required storm water detention volume is based upon the maximum impermeable lot coverage, using the run-off coefficient for 100-year storm event.	
C. Redevelopment of Site for Different Use (e.g. single family to multi-family, or commercial)	The amount of required storm water detention volume is based upon the maximum impermeable lot coverage, using the run-off coefficient for 100-year storm event.	
D. Improvements to Existing Home and/or Lot, causing an increase in impermeable lot coverage <u>greater or equal to 25%</u>.	The amount of additional required storm water detention volume is based upon the difference between the proposed and existing impermeable lot coverage, using the run-off coefficient for 100 year storm event. (Note: If the increase in impermeable lot coverage is less than 25%, additional storm water detention volume is <u>not</u> required.)	<i>Applies to 2 Golf Lane</i> <i>Based upon preliminary review of information to date, it appears that 2 Golf Lane <u>would not</u> have to provide additional storm water detention volume.</i> <i>However, a final determination will be made by Village Engineering staff.</i>

ATTACHMENT C

Village of Winnetka
ZONING VARIATION APPLICATION

VILLAGE OF WINNETKA, ILLINOIS DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. 21-37-V2

Property Information

Site Address: 2 Golf Lane, Winnetka, Illinois 60093 (Trust beneficiary is James C Allen, as Trustee of the Jame C Allen Revoceable Trust dated 9/21/2010)

Owner Information

Name: Chicago Title Land Trust # 8002377965 dated 5/14/2018

Address: 2 Golf Lane

City, State, ZIP: Winnetka, Illinois 60093

Email: [REDACTED]

Primary Contact: Mary Allen

Phone No. [REDACTED]

Date property acquired by owner: 06/14/2018

Architect Information

Name: Tom Stringer Design Partners

Primary Contact: Rick Wetzel

Address: 919 N Michigan Ave., #320

City, State, ZIP: Chicago, Illinois 60611

Phone No. (312) 664-0644

Email: rww@tomstringer.com

Attorney Information

Name: _____

Primary Contact: _____

Address: _____

City, State, Zip: _____

Phone No. _____

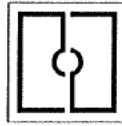
Email: _____

Nature of any restrictions on property: The property is a triangular lot located at the southeast corner of the intersection of Golf lane and Hill Road. Due to the existing location of the home and its date of construction, as well as the double front-yard setbacks, only a small portion of the southwest corner of the existing building footprint is compliant under current zoning.

Brief explanation of variation(s) requested (attach separate sheet providing additional details): We request that a variation be granted to allow the construction of a [9'-8' by 6'-3"] Mudroom Addition at the current rear entry, located at the northwest corner of the home. This addition, if approved, will encroach an additional [5'-8"] into the required 50'-0" setback from Hill Road. Please see attached supporting documentation for additional information.

Property Owner Signature: see rider on next page

Date: 11-4-2021



TOM STRINGER
DESIGN PARTNERS

ZONING VARIATION REQUEST

Date: 11.10.2021

To: Zoning Board of Appeals
Ann Klaassen, Senior Planner
Village of Winnetka
Department of Community Development
510 Green Bay Road
Winnetka, Illinois 60093
aklaassen@winnetka.org

From: Rick Wetzel
Tom Stringer Design Partners
919 North Michigan Avenue, Suite 320
Chicago, Illinois 60611
rww@tomstringer.com

Representing: Mary and Jim Allen
2 Golf Lane
Winnetka, Illinois 60093
[REDACTED]

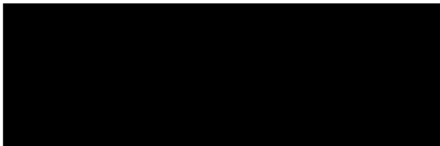
In addition to the attached submittal application and supporting materials, please accept the following narrative as our response to the 8 "Standards for Granting of Zoning Variations":

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by regulations in that district:
 - *The purpose of the proposed addition is to add a small mudroom area off the rear entry. Homes in Winnetka of this character regularly have a mudroom or similar amenity, and the lack of this feature substantially negatively affects the use of the property as well as the return expected upon future sale.*
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 property is a triangular lot with 2 front yard setbacks, constructed prior to the introduction of the current zoning code. Only a small portion of the existing home is within the currently permitted building area, and is deep within the center of the lot, precluding its use as a location for a mudroom.*
3. The variation, if granted, will not alter the essential character of the locality:
 - *The small addition matches the character of the house and is concealed from view by a perimeter wall, so will not alter the character of the locality.*

4. An adequate supply of light and air to adjacent property will not be impaired:
 - *The proposed addition is shorter than the existing home and placed between 2 existing perpendicular walls, so does not change the shadow lines or obstructions created by the existing building. In addition, there is no private property adjacent to this area – it is bounded by Golf Lane on one side and Hill Road on the other.*
5. The hazard from fire and other damages to the property will not be increased:
 - *The proposed addition is a small extension of an existing shed-roofed entry, proposed to be constructed of the same materials. There will be no effect on the fire safety of the property.*
6. The taxable value of the land and buildings throughout the Village will not diminish:
 - *The proposed variation will have no effect on the taxable value of any other land or buildings in the Village.*
7. The congestion in the public street will not increase:
 - *The proposed variation will have no effect on the surrounding traffic patterns or volume.*
8. The public health, safety, comfort, morals, and welfare of the inhabitants of the Village will not be otherwise impaired:
 - *The proposed variation will not in any way affect the health, safety, comfort, morals, or welfare of the inhabitants of the Village.*

Please do not hesitate to let us know if any additional information is needed to complete your review.

Thank you,



Rick Wetzel
Architecture Director
Tom Stringer Design Partners

Enclosures:

- Zoning Variation Application
- Deed and supporting Trust documentation
- Zoning Calculations Worksheet
- Plat of Survey
- Project Plans
- Minimum Application Fee



A.P.SURVEYING COMPANY,PC
LICENSE No. 184-003309
PROFESSIONAL DESIGN FIRM-LAND SURVEYING CORPORATION
PLAT OF SURVEY

2121 PARKVIEW COURT
WILMETTE, ILLINOIS 60091
PHONE: 847.853.9364
FAX: 847.853.9361
E-mail: apsurveying@yahoo.com

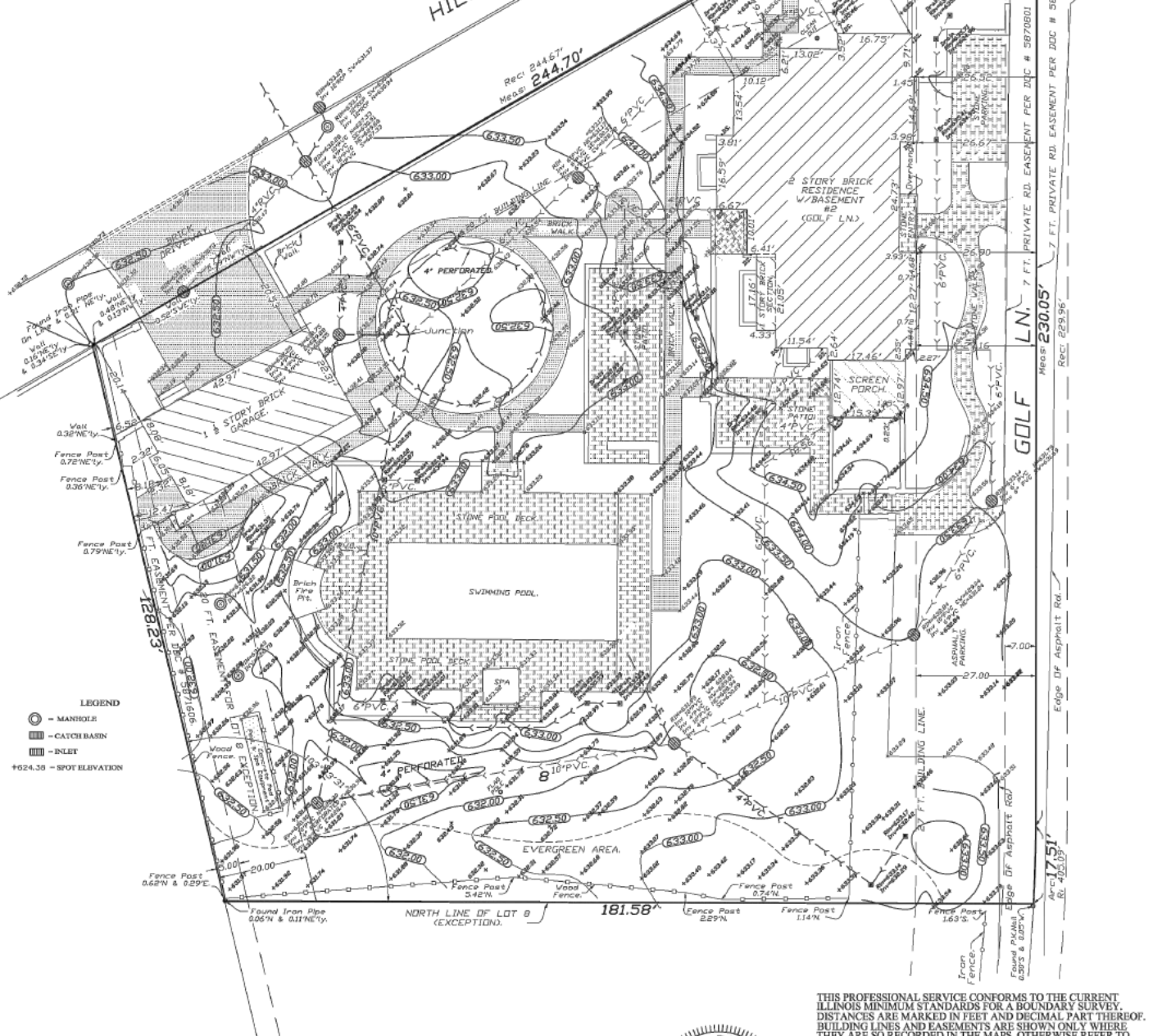
ZONED R-2

LOT 8 IN INDIAN HILL SUBDIVISION NUMBER 2, BEING A SUBDIVISION OF PARTS OF SECTION 20 AND 29, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 5772391 IN RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS (EXCEPT THAT PART OF SAID LOT 8 LYING SOUTH OF A LINE DRAWN FROM A POINT IN THE EAST LINE OF SAID LOT 8, 247.56 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 8 TO A POINT IN THE WESTERLY LINE OF SAID LOT 8, 128.23 FEET SOUTHERLY FROM THE NORTHWEST CORNER OF SAID LOT 8 (SAID EXCEPTION BEING A PORTION OF SAID LOT 8) HERETOFORE CONVEYED BY FLORENCE JOYS FAIRMAN TO MARY F. HICKS BY DEED DATED MARCH 4, 1950 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS IN BOOK 45285 AT PAGE 480 AS DOCUMENT 14730017 IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2 GOLF LANE WINNETKA, ILLINOIS

TOTAL NET AREA: 37,571 Sq Ft = 0.86 ACRE = 100%.

BUILDING	2,624 SQ FT = 0.06 ACRE	= 7%
GARAGE	653 SQ FT = 0.01 ACRE	= 2%
SWIMMING POOL	3,388 SQ FT = 0.08 ACRE	= 9%
BRICK & STONE AREA	6,247 SQ FT = 0.12 ACRE	= 14%
COND. POOL EQUIP. PAD	89 SQ FT = 0.00 ACRE	= 0%
ASPHALT PARKING & DRIVEWAY	2,972 SQ FT = 0.07 ACRE	= 8%
WINDOW WELL	49 SQ FT = 0.00 ACRE	= 0%
TOTAL IMPROVED AREA	16,016 SQ FT = 0.37 ACRE	= 43%



UNLESS OTHERWISE NOTED HEREON THE BEARING BASIS, ELEVATION DATUM AND COORDINATE DATUM IF USED IS ASSUMED.
THE TITLE COMMITMENT NO.: PT18-45966 WAS FURNISHED FOR THIS SURVEY.
UNLESS OTHERWISE NOTED HEREON THE BEARING BASIS, ELEVATION DATUM AND DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

Order No. 18-7082-AB
Scale: 1 inch = 16 feet.
Date: Aust 19, 2019
Ordered by: MIDWEST ARBOR CORPORATION



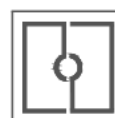
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DISTANCES ARE MARKED IN FEET AND DECIMAL PART THEREOF. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT COMPARE ALL POINTS BEFORE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

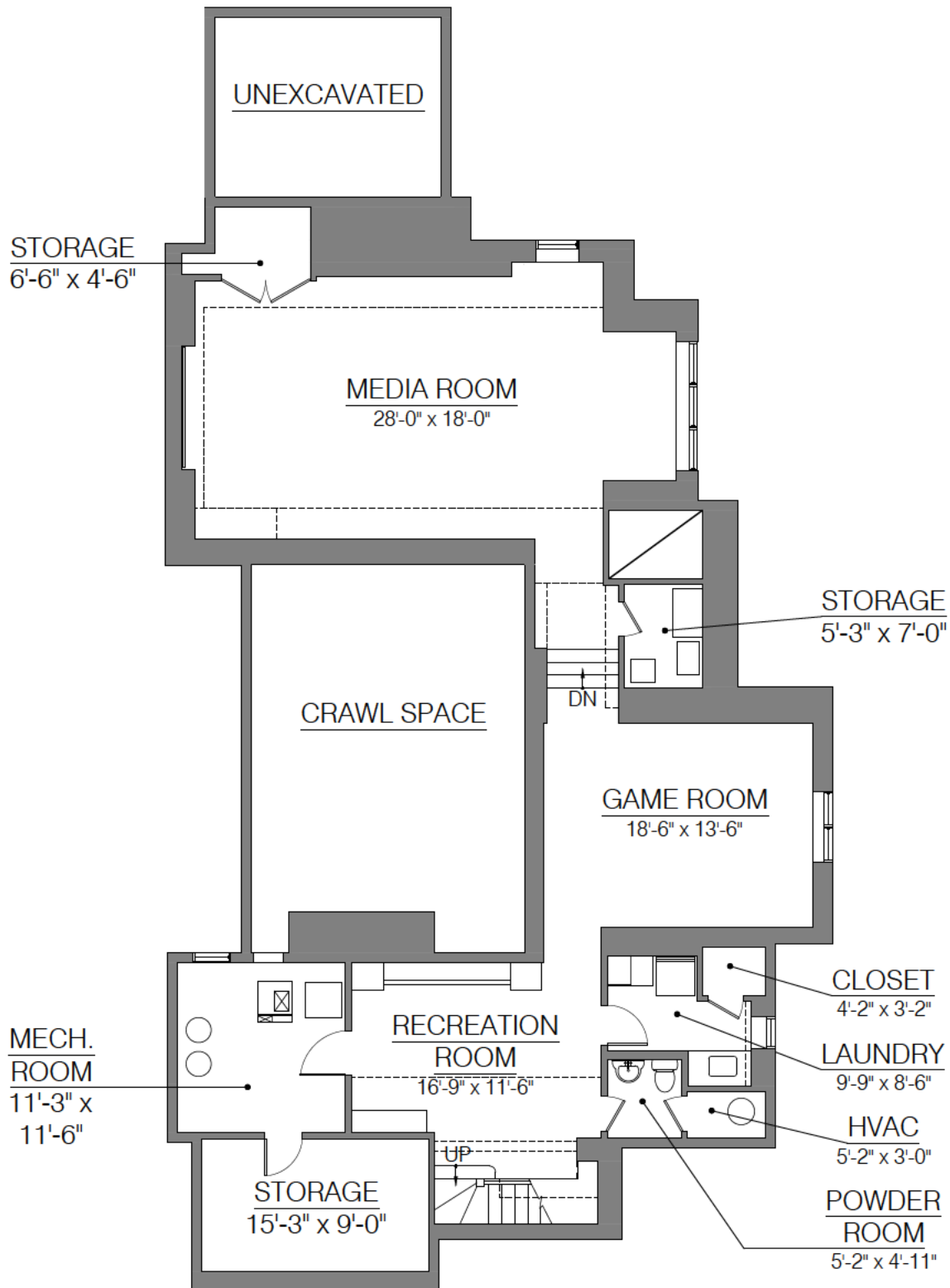
Hylton E. Donaldson

PROF. IL. LAND SURVEYOR No. 2819
License Expiration: November 30, 2020.

LOCATION MAP:

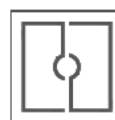




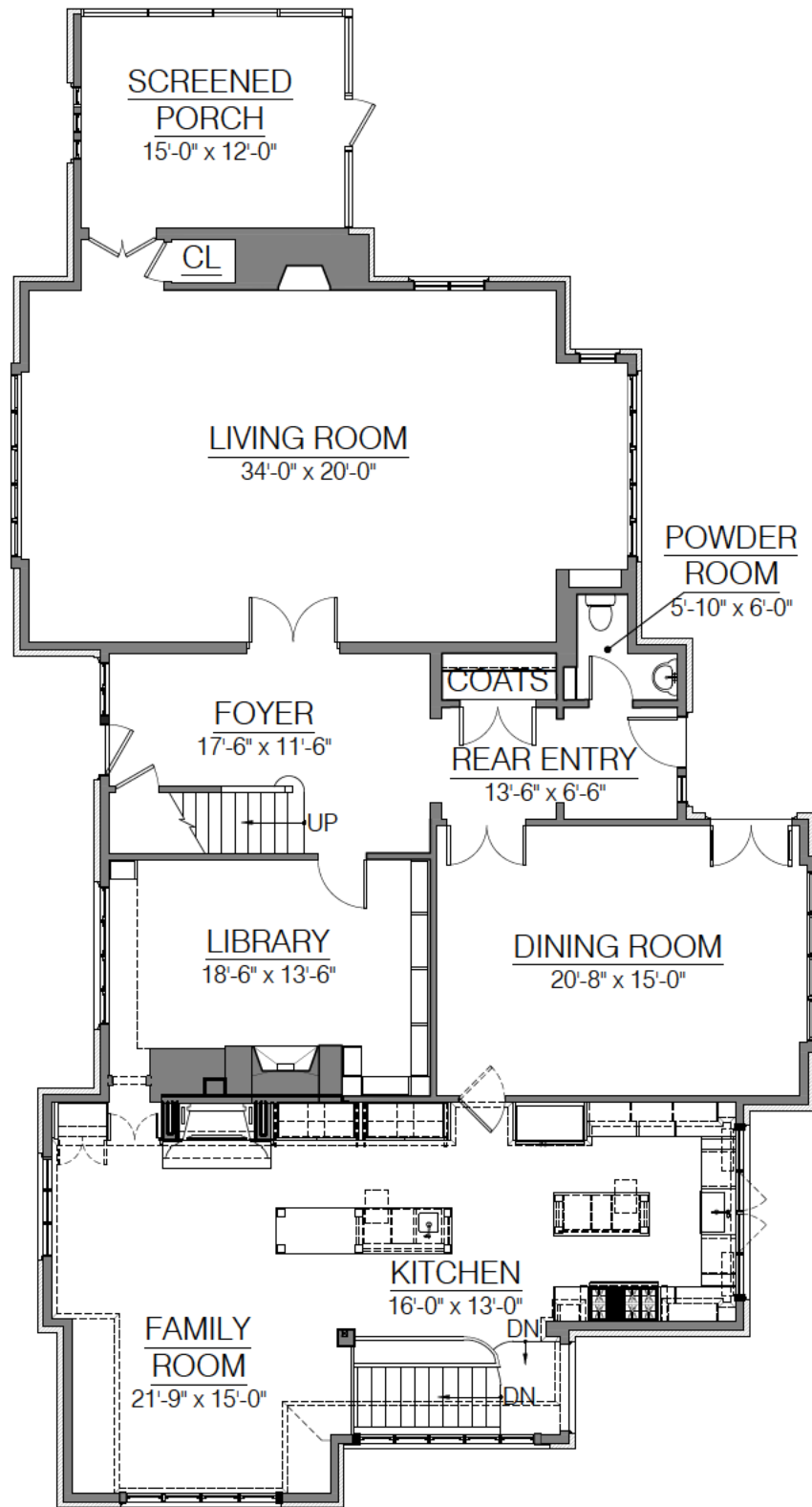


EXISTING LOWER LEVEL PLAN

SCALE 3/32" = 1'-0"

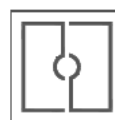


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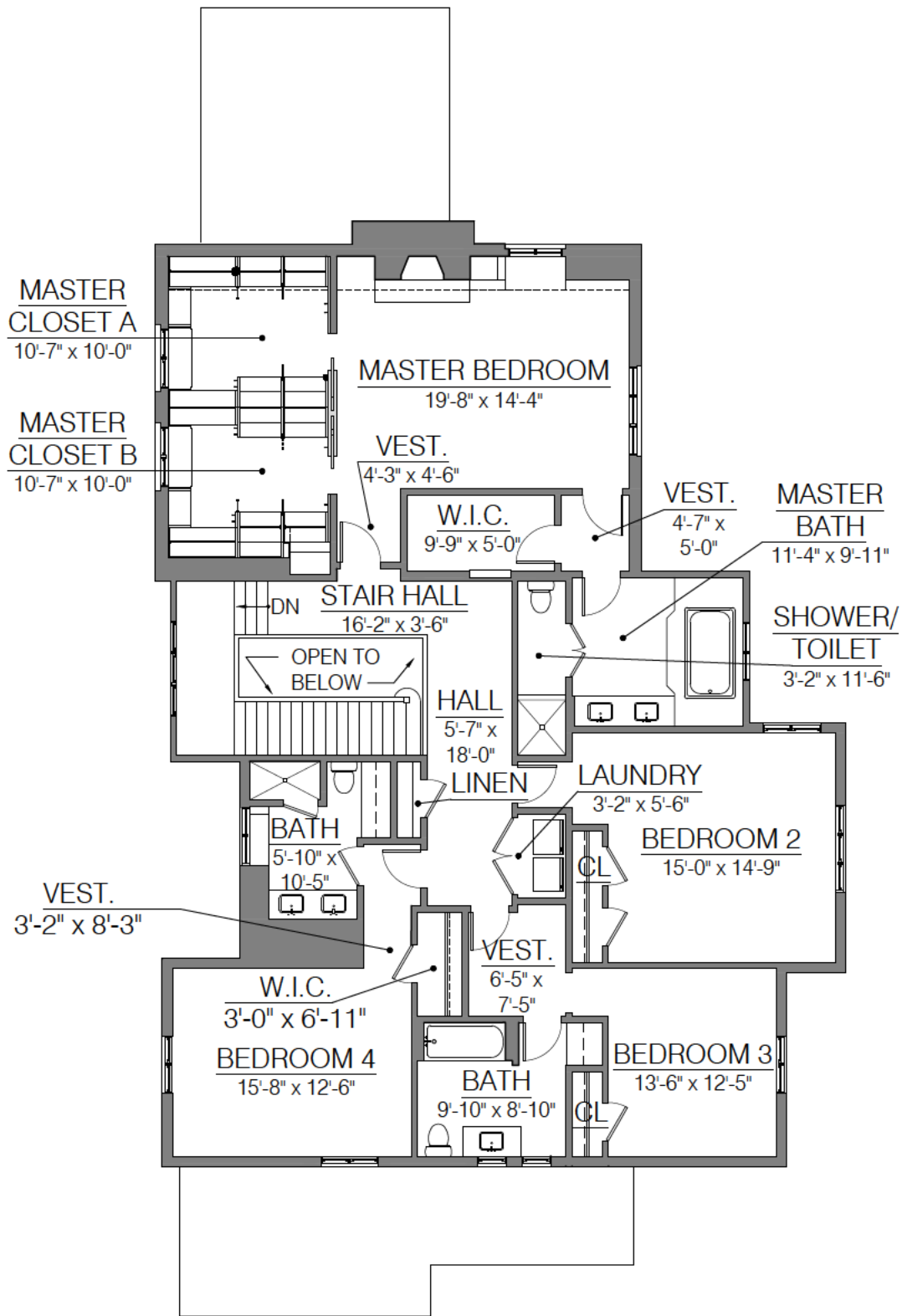


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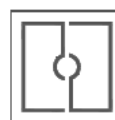


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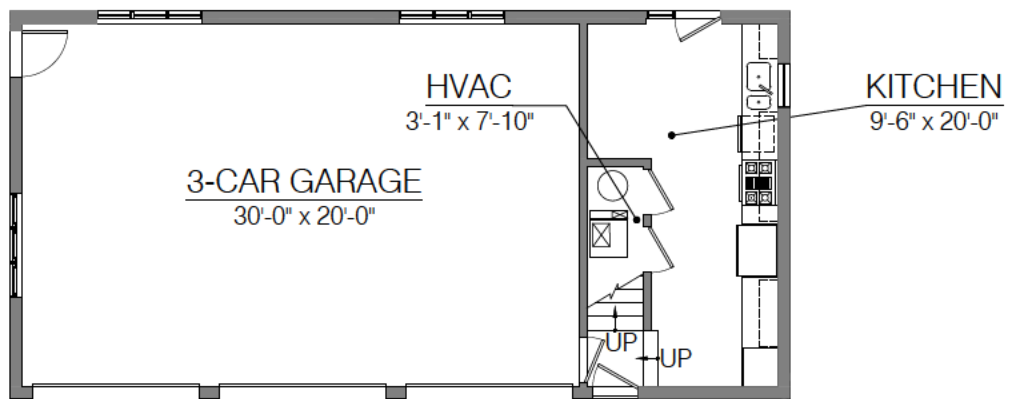


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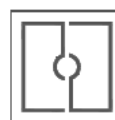


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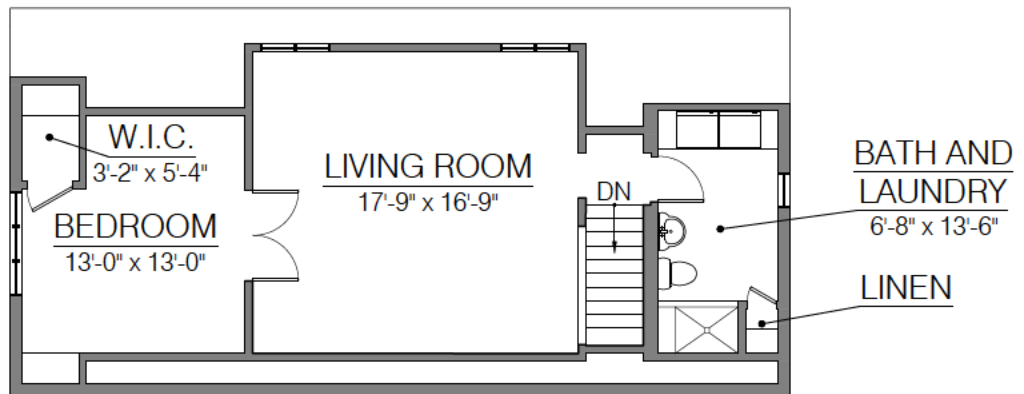


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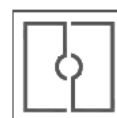


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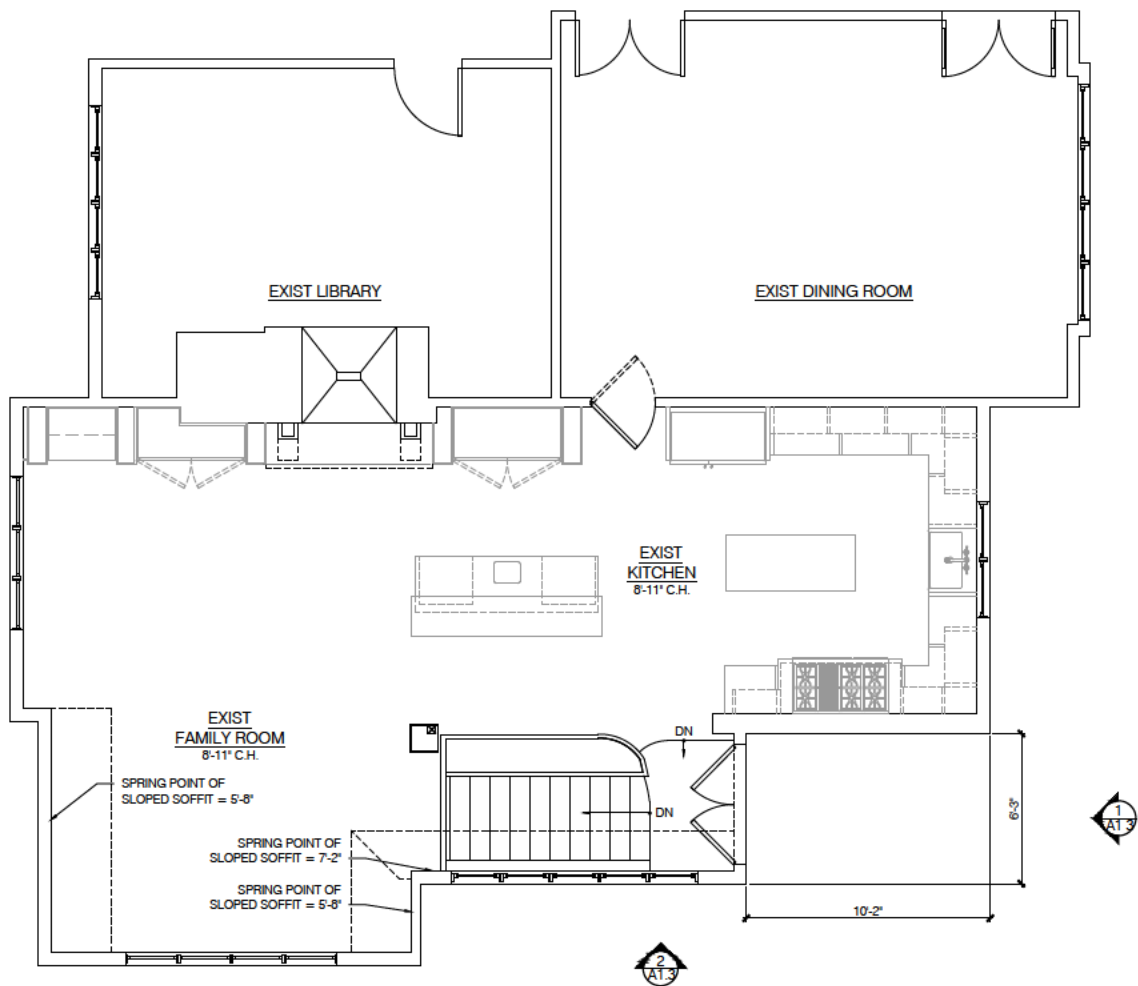


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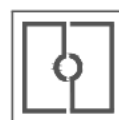


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EXISTING PARTIAL FLOOR PLAN

SCALE: 1/8" = 1'-0"



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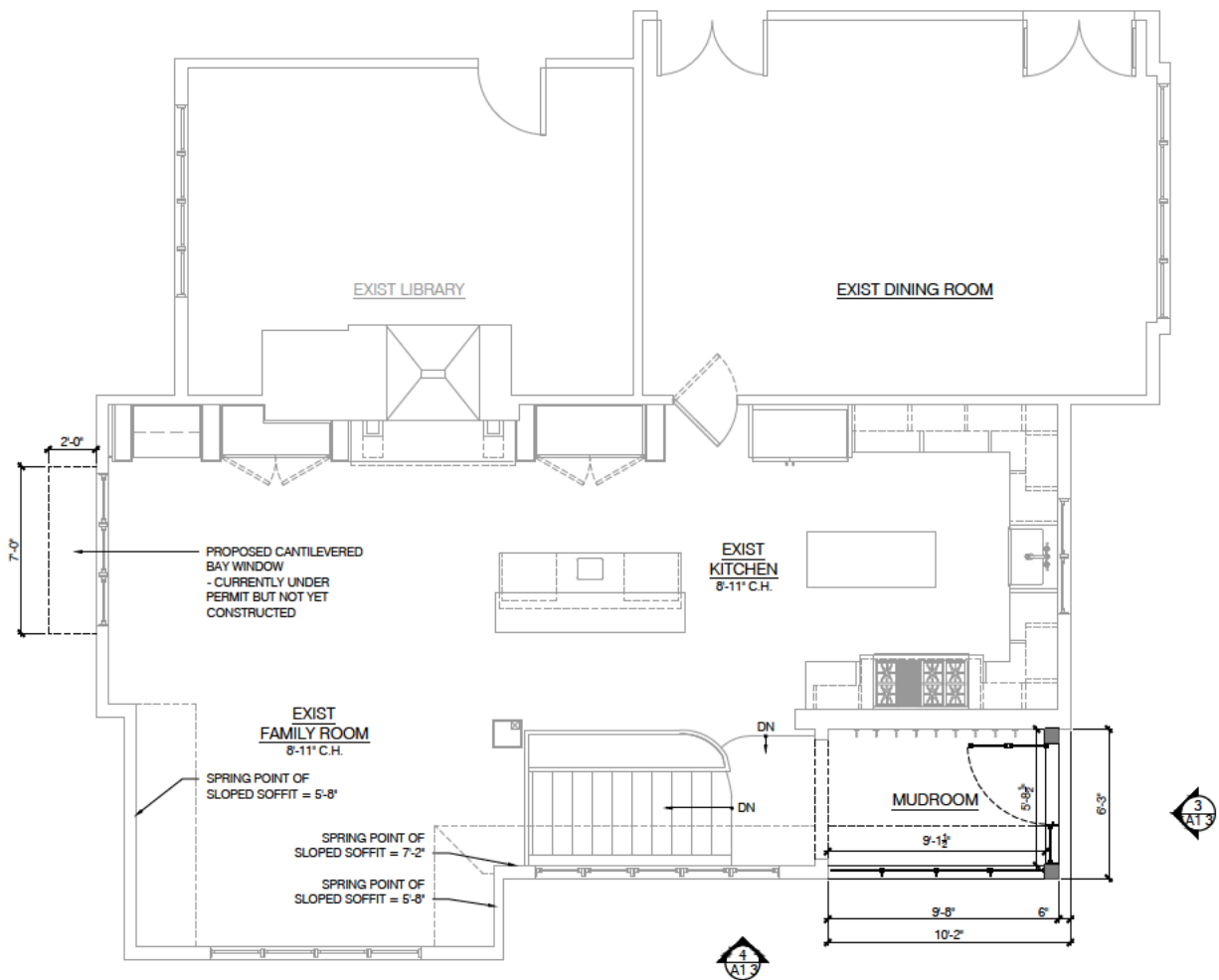
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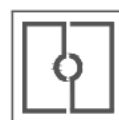
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PROPOSED MUDROOM FLOOR PLAN

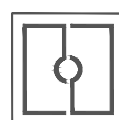
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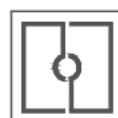
EAST ELEVATION
 FRONT OF HOUSE FACING GOLF LANE
 (FOR REFERENCE ONLY, NO WORK INVOLVED)



AREA OF
PROPOSED
MUDROOM
ADDITION



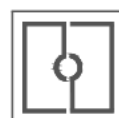
EXISTING PARTIAL WEST ELEVATION





AREA OF --
PROPOSED
MUDROOM
ADDITION

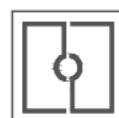
EXISTING NORTH ELEVATION

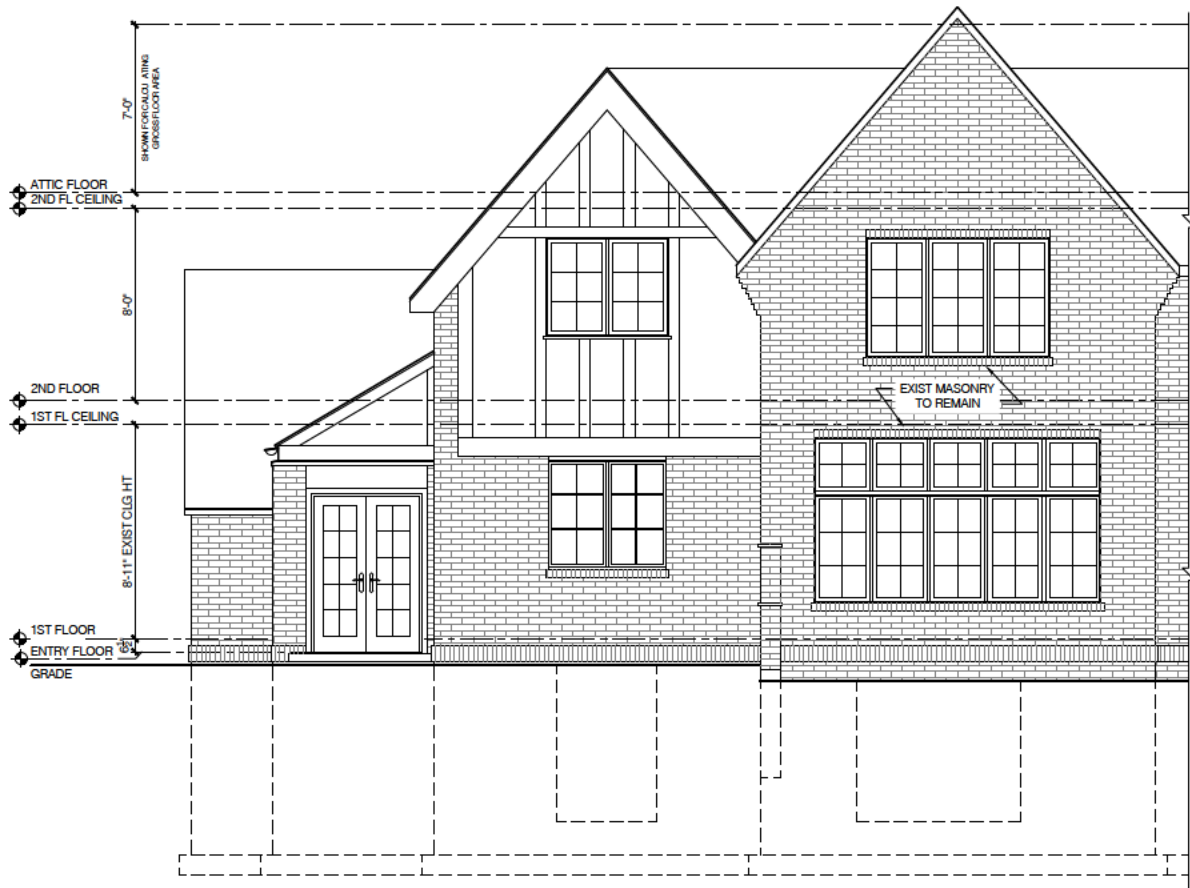


AREA OF
PROPOSED
MUDROOM
-ADDITION



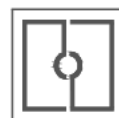
EXISTING PARTIAL NORTH ELEVATION





EXISTING PARTIAL WEST ELEVATION

SCALE: 1/8" = 1'-0"



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7312.664.1126

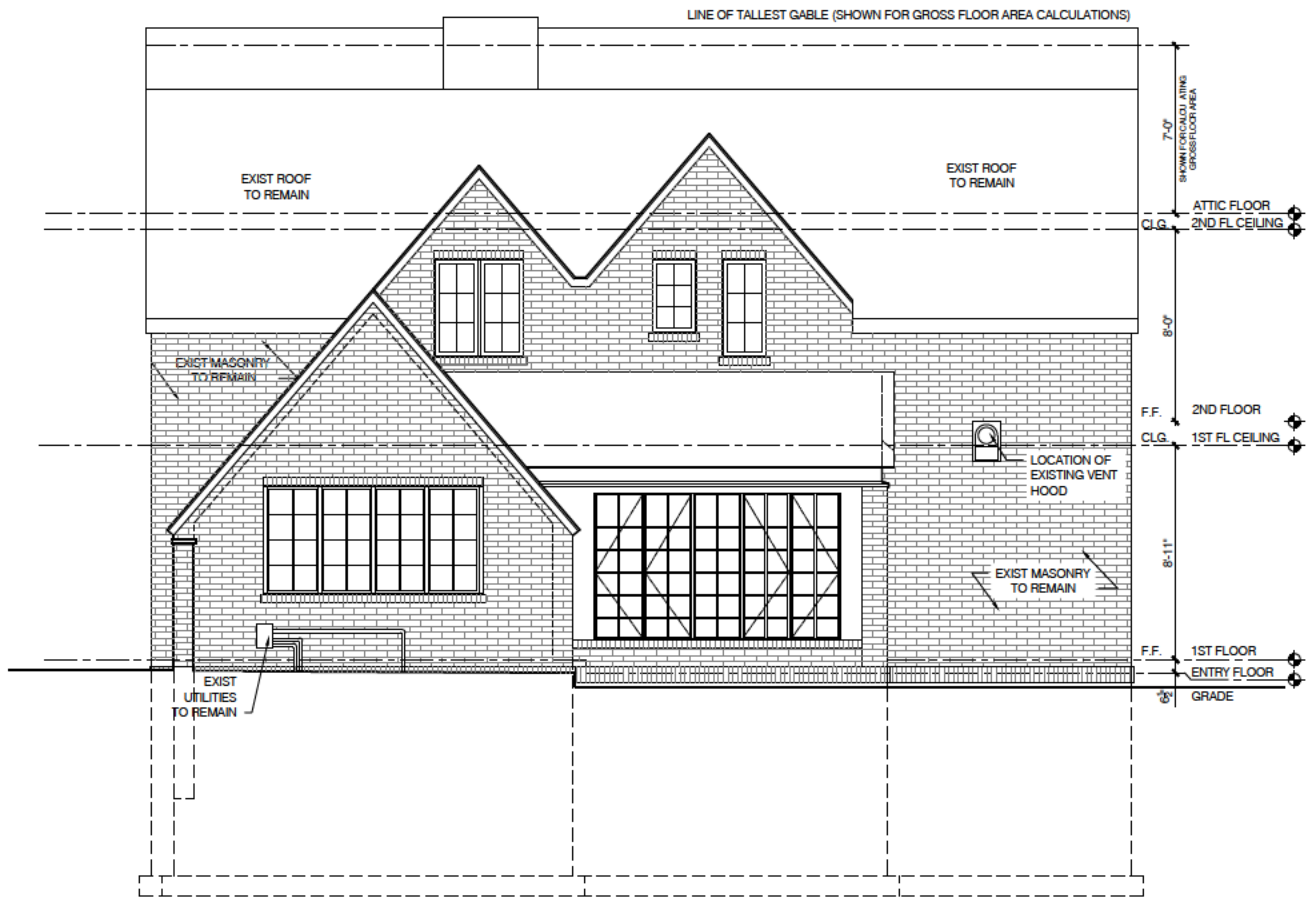
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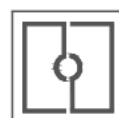
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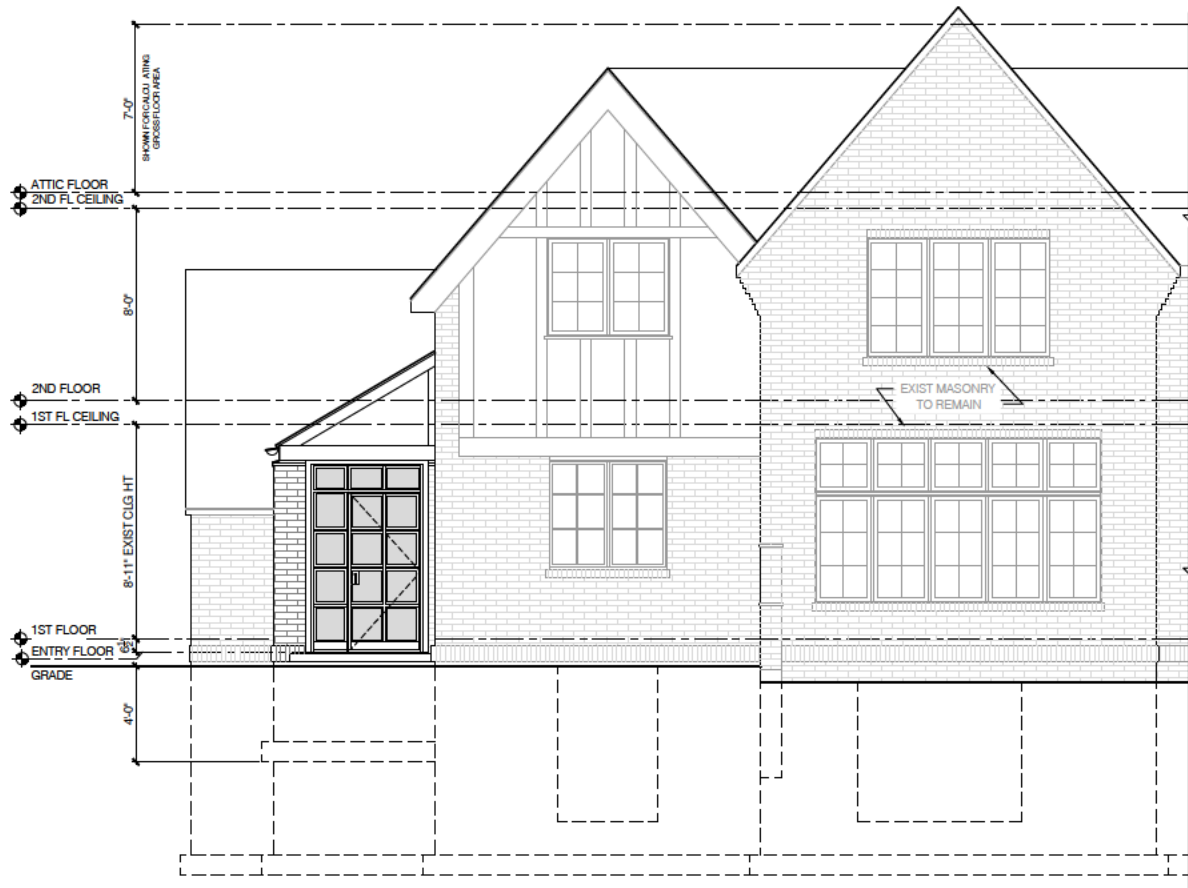


EXISTING NORTH ELEVATION

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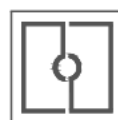


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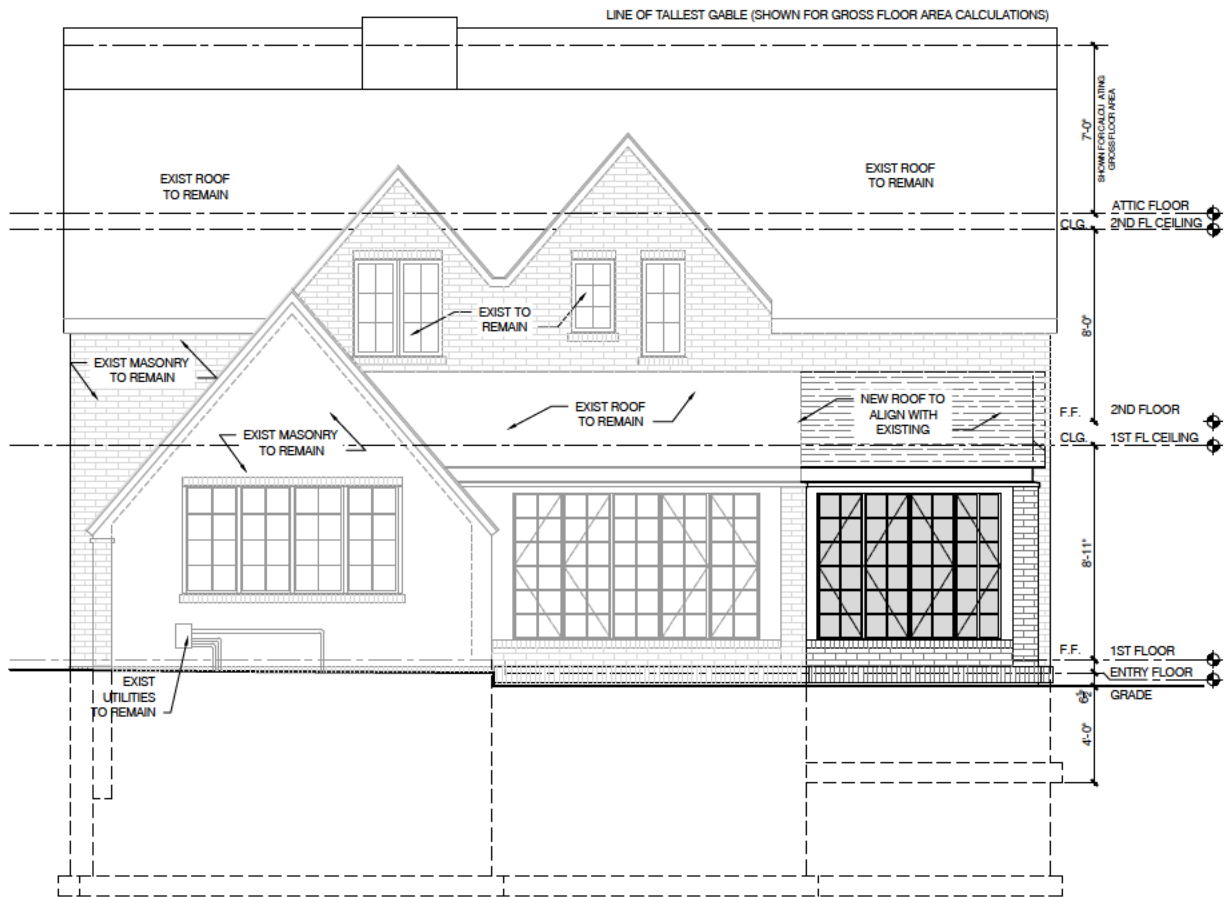


PROPOSED PARTIAL WEST ELEVATION

SCALE: 1/8" = 1'-0"

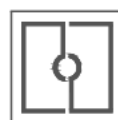


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PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"



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MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: DECEMBER 7, 2021
SUBJECT: 784 SHERIDAN ROAD - CHRIST CHURCH WINNETKA - SPECIAL USE PERMIT (CASE NO. 21-38-SU)

INTRODUCTION

On December 13, 2021, the Zoning Board of Appeals is scheduled to hold a public hearing on an application submitted by Christ Church Winnetka (the "Applicant"), as the owner of the property located at 784 Sheridan Road (the "Subject Property"). The Applicant is proposing installation of a playground on the Subject Property and requests approval of the following relief:

1. Approval of an amendment to an existing **Special Use Permit**, which allowed expansion of the Christ Church facilities. The requested amendment would allow the installation of a playground on the Subject Property located in the R-3 Single-Family Residential Zoning District.

A sign has been posted on the Subject Property indicating the time and date of the ZBA public hearing. A mailed notice has been sent to property owners within 250 feet of the Subject Property, in compliance with the Zoning Ordinance. The hearing was properly noticed in the *Winnetka Talk* on November 25, 2021. As of the date of this memo, staff has not received any written comment from the public regarding this application.

The Village Council has final jurisdiction on this request as only the Council has the authority to grant or amend a Special Use Permit.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 2.15 acres in size, is located on the northwest corner of the intersection of Sheridan Road and Humboldt Avenue and contains Christ Church - the Church on the Hill (see Figure 1). The Subject Property has three front yards, with street frontage along Lloyd Place to the north, Sheridan Road to the east, and Humboldt Avenue to the south. The bulk of the church facilities are located towards the southern portion of the Subject Property (see Figure 2).

The Comprehensive Plan designates the Subject Property as appropriate for "Public/Semi-Public" uses. The property is zoned R-3 Single Family Residential, and it is bordered by R-3 Single Family Residential to the north and west, and R-2 Single Family Residential to the east and south (see Figure 3).

In addition to single-family residential uses, the R-3 District allows a limited range of additional uses by Special Use Permit. Allowed Special Uses in the R-3 District include (a) church or temple; (b) public school, elementary and high, or private school having a curriculum equivalent to a public elementary school, public high school or public institution of higher learning; and (c) library.

The Applicant's use of the Subject Property as a church is generally consistent with the Comprehensive Plan land use designation and the R-3 zoning district.

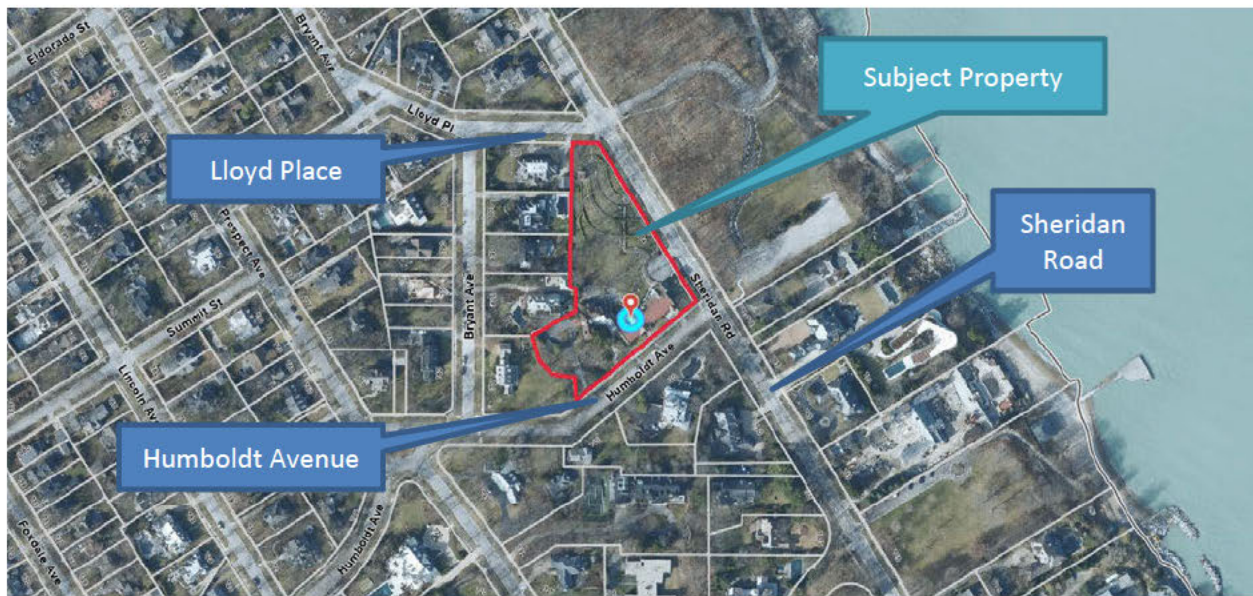


Figure 1 – Aerial Map



Figure 2 – Map View of Subject Property

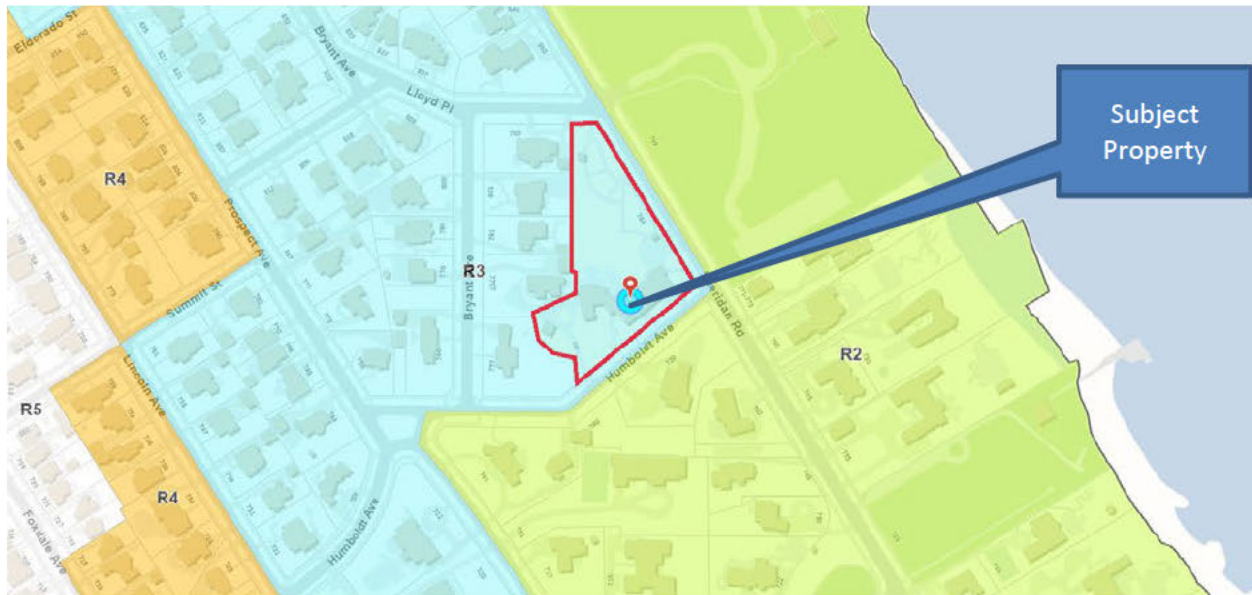


Figure 3 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

The original date of construction of the church is not available in Village files. The Church on the Hill has been in continuous operation as a church since the Subject Property was acquired by the Applicant in 1869. The following building permits were issued in:

1. 1955 to construct a 1-story addition to the church; and
2. 1999 to construct additions to the church and interior renovations.

Several other minor permits have been issued over the last several years for interior remodeling and site improvements. There are two previous zoning cases on file for the Subject Property:

1. Ordinance M-106-80 was adopted in June 1980 by the Village Council, granting a side yard setback variation for the property previously known as 739 Humboldt Avenue, to permit the subdivision of the properties known as 739 Humboldt Avenue and 784 Sheridan Road. 739 Humboldt was previously the Church rectory and was subdivided from the Church property at 784 Sheridan Road and sold in 1980; and
2. Ordinance M-536-98 was adopted in August 1998 by the Village Council, granting a Special Use Permit to allow expansion of the church facilities. In conjunction with the adoption of Ord. M-536-98, Resolution 1432-98 was adopted by the Village Council, approving a plat of consolidation of 784 Sheridan Road and 739 Humboldt Avenue. The Applicant reacquired 739 Humboldt and consolidated the two lots in order to expand the church facilities. Ordinances M-106-80 and M-536-98, as well as Resolution 1432-98 are included in this report as Attachment C.

Figures 4 and 5 on the following page are current photos of the site.



Figure 4 – Subject Property (Front Elevation – Sheridan Road)



Figure 5 – Subject Property (Front Elevation – Humboldt Avenue)

PROPOSED PLAN

The proposed improvement includes a new playground, with a perimeter measuring approximately 35 feet by 35 feet, and a woodchip surface area within that perimeter measuring approximately 946 square feet. Currently, there is not a playground or designated outdoor play space for children on the Subject Property. The playground would be located along the west side of the Subject Property, behind a fence, which is located on the Subject Property, and two detached garages located on the adjacent single-family lots. The proposed playground would comply with the minimum required side yard setback of 12 feet from the west property line. Figure 6 below is a photo provided by the Applicant identifying the location of the proposed playground, adjacent to the existing church patio, which is located behind the "Church House." The playground would be accessed by a pea gravel walkway with stepping stones from the existing patio (seen below in Figure 6). The area of the walkway would be approximately 40 square feet.



General Location
of Proposed
Playground

Figure 6 – Photo of Proposed Playground Site (looking easterly)

As described by the Applicant in the attached application materials (Attachment B), the playground is designed for younger children under the age of eight (8) and will be used when adults are present during Wednesday playgroups, Sunday School, and other church events. The equipment will be supplied by NuToys Leisure Products, specifically from the manufacturer Landscape Structures. This equipment has been used throughout the Village by both public and private schools and the Park District. The proposed equipment will be a palette of green and brown; these colors were chosen in order to blend well with the surrounding yard and minimize the visual impact of the playground. The tallest piece of equipment, referred to as the "treehouse", would be 10.75 feet in height.

As represented in the attached zoning matrix (Attachment A), the proposed improvement complies with the zoning regulations.

A plat of survey with the location of the proposed playground identified, as well as the proposed site plan and a rendering of the proposed playground are provided on the following pages as Figures 7 through 9. The complete set of plans are provided in the application materials, which are included in this report as Attachment B.



Figure 9 - Rendering of Proposed Playground

Given the ZBA often receives questions regarding the stormwater regulations applicable to a specific request being considered by the ZBA, it is worth noting that the proposed plan has been reviewed and approved by Village Engineering staff. All runoff from the playground must be routed to the onsite stormwater system. The Applicant is not required to increase the capacity of the existing stormwater system to accommodate the proposed improvement. Figure 10 below represents the Subject Property's proximity to the floodplain; the cyan represents the 100-year flood area.

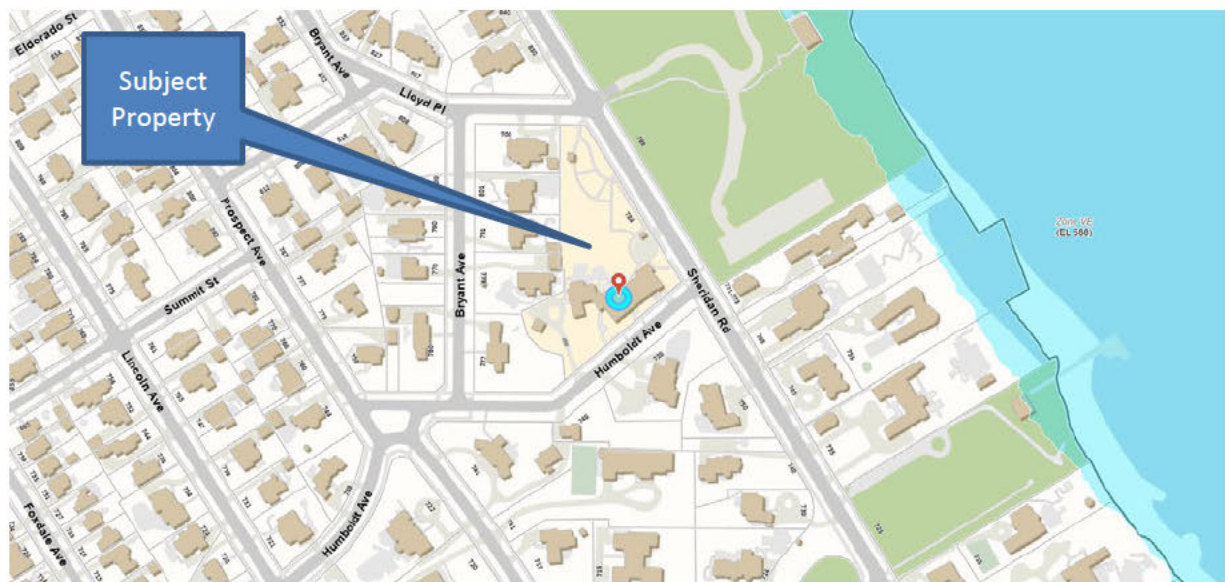


Figure 10 - GIS Floodplain Map

CONSIDERATION BY OTHER ADVISORY BOARDS/COMMISSIONS

The Plan Commission is scheduled to consider the Special Use Permit on December 15, 2021.

FINDINGS

The ZBA is charged with evaluating Special Uses for consistency with the six standards for granting special use permits. In the attached application materials submitted by the Applicant, the Applicant has provided a statement of justification regarding how the requested Special Use Permit meets the standards for granting the requested Special Use Permit. Does the ZBA find that the requested amendment to an existing Special Use Permit meets the standards for granting such special use; and if so, is the ZBA prepared to make a recommendation to the Village Council regarding the requested relief? If so, a ZBA member may wish to make a motion recommending approval or recommending denial based upon the following:

Move to recommend **approval [denial]** of the requested amendment to the existing special use that allowed expansion of the Christ Church facilities on the Subject Property granted by Ordinance M-536-98 to allow installation of a playground, based on evidence in the record, or a public document, and upon the following findings of fact:

1. The proposed playground is consistent with the Standards for the granting of Special Use Permits, as follows:
 - a. That the establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare;
 - b. That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity;
 - c. That the establishment of the special use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern;
 - d. That adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways;
 - e. That adequate parking, utilities, access roads, drainage and other facilities necessary to the operation of the special use exist or are to be provided; and
 - f. That the special use in all other respects conforms to the applicable regulations of this and other Village ordinances and codes.

[The amendment to the special use for the installation of the playground should only be approved subject to the following conditions...]

ATTACHMENTS

Attachment A: Zoning Matrix

Attachment B: Application Materials

Attachment C: Ordinance M-106-80, adopted June, 1980, and Ordinance M-536-98 and Resolution 1432-98, adopted August 18, 1998

ATTACHMENT A

ZONING MATRIX

ADDRESS: 784 Sheridan Road - Christ Church

CASE NO: 21-38-SU

ZONING: R-3

ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (2)
Min. Lot Size	16,800 SF	93,690.34 SF	N/A	N/A	OK
Min. Average Lot Width	85 FT	165.68 FT	N/A	N/A	OK
Min. Lot Depth	150 FT	565.47 FT	N/A	N/A	OK
Max. Roofed Lot Coverage	23,422.58 SF (1)	11,937.53 SF	11,937.53 SF	0 FT	OK
Max. Gross Floor Area	23,363.78 SF (1)	19,163.62 SF	19,163.62 SF	0 FT	OK
Max. Impermeable Lot Coverage	46,845.17 SF (1)	28,628.25 SF	28,668.25 SF	40 SF	OK
Min. Front Yard (Lloyd/North)	40 FT	61 FT	61 FT	0 FT	OK
Min. Corner (Front) Yard (Sheridan/East)	40 FT	36 FT	36 FT	0 FT	EXISTING NONCONFORMING
Min. Front Yard (Humboldt/South)	40 FT	18.97 FT	18.97 FT	0 FT	EXISTING NONCONFORMING
Min. Rear Yard (portion of West property line)	25 FT	28.82 FT	28.82 FT	0 FT	OK
Min. Side Yard (West)	12 FT	5.65 FT	5.65 FT (3)	0 FT	EXISTING NONCONFORMING

NOTES:

(1) Based on lot area of 93,690.34 s.f.

(2) Variation amount is the difference between proposed and requirement.

(3) Proposed playground would provide a side yard setback of 12 ft.



ATTACHMENT B

Village of Winnetka
SPECIAL USE PERMIT APPLICATIONVILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SPECIAL USE PERMIT APPLICATION

Case No. 21-38-SU
SU 2021-1243Property InformationSite Address: 784 SHERIDAN ROADApplicant InformationName: CHRIST CHURCH WINNETKAPrimary Contact: PATTY LEA (REDACTED)Address: 784 SHERIDAN ROADCity, State, ZIP: WINNETKA, IL 60093Phone No. 847.446.2850

Email: (REDACTED)

Owner InformationName: CHRIST CHURCH WINNETKA

Primary Contact: _____

Address: 784 SHERIDAN ROADCity, State, ZIP: WINNETKA, IL 60093Phone No. 847.446.2850Email: info@christchurchwinnetka.orgArchitect InformationName: CHUCK GARDNERPrimary Contact: NU TOYS 4 FUN 708.606.7223Address: BOX 2121City, State, ZIP: LA GRANGE, IL 60525Phone No. (708) 579.9055Email: chuckg@nutoys4fun.comAttorney InformationName: MICHAEL PENEGUINE

Primary Contact: _____

Address: c/o McDERMOTT, WILL +City, State, Zip: EMERY
444 LAKE ST. SUITEPhone No. 4000, CHICAGO 60606
312.984.6933Email: MPENEGUINE@MWE.COM

Applicant Signature: (REDACTED)

Date: 11/4/21

Property Owner Signature: (REDACTED)

Date: 11/4/21Printed Name of Owner: THE REV. CHRISTOPHER POWELL, RECTOR
CHRIST CHURCH



November 3, 2021

Christ Church Winnetka is requesting approval of a Special Use Permit to install a new playground at the Church on the Hill, located at 784 Sheridan Road. Please find enclosed the following materials to support the Special Use Permit Application:

- Special Use Permit Application
- Written Application Materials and Project Plan
- Property Deed
- Plat of Survey
- Application Fee of \$935.00 - check attached

Project Narrative – Christ Church Playground Installation

As part of the 2021 Capital Campaign at Christ Church Winnetka, a playground was identified as a positive enhancement for younger families to the Church on the Hill (784 Sheridan Road location). The playground is designed for younger children under 8 and will be used when adults are present during Wednesday Playgroups, Sunday School and other times parishioners gather for church events. Currently, Christ Church does not have a designated outdoor play space for children.

Landscape Structures, a manufacturer for NuToys Leisure Products, has been chosen for the equipment. This company is commonly used by local schools and park districts (including Winnetka) with great success. The playground will also be a “community build” installation which is also commonly done by local organizations. A group of parishioners will help construct the playground in late spring following the manufacturers specifications. As part of the community build, a foreman from NuToys Leisure Products will be present to guide and supervise the delivery, installation, and safety check of the playground.

Intended Use of the Playground

As mentioned before, as part of the 2021 Capital Campaign, a playground was identified as a positive enhancement for younger families. Many churches and religious facilities on the Northshore have playgrounds for their younger parishioners. As such, the playground is intended to be used by members of the church. The playground is designed for children under 8 and will be used when adults are present during Wednesday Playgroups, Sunday School and other times parishioners gather for church events. It is expected that children using the playground will be supervised by a church employee (e.g., during Sunday School hours), a parent or caregiver. The playground is intended to encourage active play and imagination.

Playground Equipment

The playground equipment will be supplied by NuToys Leisure Products, specifically from the manufacturer Landscape Structures. All components meet current safety guidelines and ADA standards. The components of the playground will feature a treehouse, double slide, loop ladder, storefront, xylophone and ring-a-bell panels, and climbing equipment. A palette of green and brown colored equipment has been selected and will fit well in the existing churchyard environment.

Playground Perimeter and Surfacing

The playground perimeter will consist of 30” galvanized stakes and 4’ timbers and will be positioned in the general shape of a square with an angled entrance on the lower left corner. The approximate dimensions are: 35’x35’. The ground cover will be certified, playground mulch (wood chips) with a 9-12” inch depth. The approximate area of the wood chips is 946 square feet. Once the playground is installed, the Churchyard Committee will design and implement a landscape plan around the site to ensure the space is well integrated into the churchyard at large.

Playground Location

The new playground will be installed in the churchyard of the Church on the Hill, located at 784 Sheridan Road. The playground will be located adjacent to the church patio (see Figures 1-3), which sits behind the church building, more specifically the “Church House” (formally known as

the Sidley House). This location allows for easy access as well as clear visibility from the church patio and community rooms such as the McClain Room and church kitchen. The playground will face east out to the lake and back up to the 6' cedar fence bordering the properties on Bryant Avenue (a 12' setback from the neighboring properties will be maintained). The playground will be in the general shape of a square with an angled entrance on one corner. A gravel footpath and stepping stones will lead from the patio to the entrance of the playground.

The green and brown colored equipment will fit well in the existing churchyard environment. The playground is designed to minimize visual impact and maintain the essential character of the locality which includes many mature trees and other plantings. Additionally, a 6' cedar fence bordering the back of the playground will obscure the view of the playground from neighboring properties on Bryant Avenue. The playground will not be visible from Sheridan Road due to the large stone wall that encloses the churchyard and runs the length of the property to Lloyd Place (see Figure 4 and 5). The playground will also not be visible from Humboldt Avenue due to the church buildings that obscure the view of the churchyard



Figure 1 - Church patio with view of Lake Michigan in the distance.



Figures 2 and 3 - Proposed playground location off of the church patio.

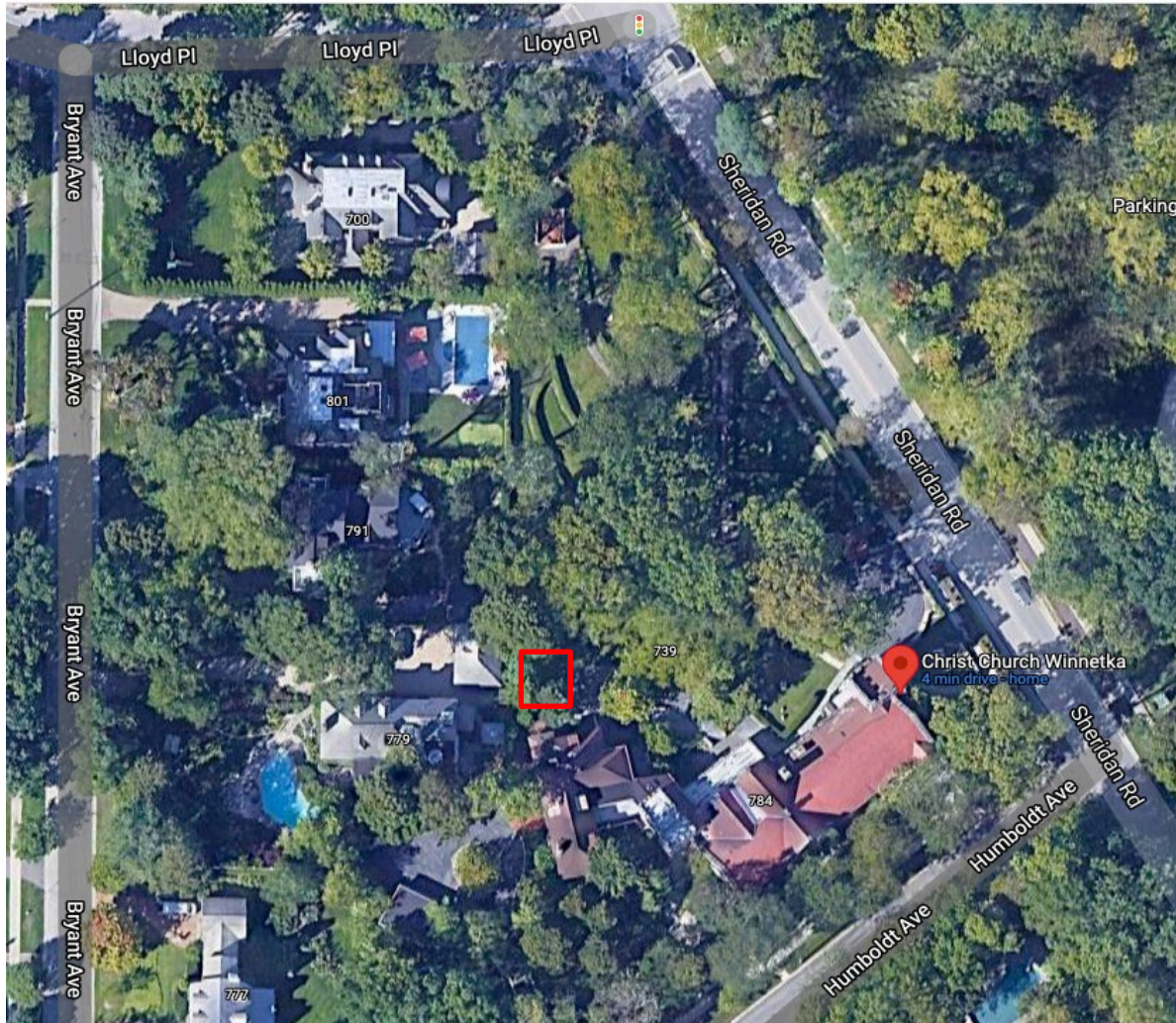


Figure 4 - Red box indicates the proposed playground location in the churchyard.



Figure 5 - Stone wall enclosing the churchyard and memorial garden along Sheridan Road.

Grading/Drainage

The Church met with Emily Grimm, Winnetka Village Engineer, to confirm there are no drainage and/or grading issues to consider or address prior to installation of the playground. The playground site is level and is positioned at the top of the churchyard “hill”. In addition, the playground ground cover will consist of certified, playground mulch (wood chips) so there will be no increase to the impermeable space.

Zoning Calculations

Since the playground installation does not include a modification of the amount of impermeable surface area or building area, lot coverage and gross floor area calculations have not been included. The playground surface will be certified, playground mulch (wood chips) with a 9-12” inch depth. The approximate area of the wood chips is 946 square feet.

Traffic and Parking Impact

Since the playground will be used during church hours by parishioners attending regularly scheduled church services or events, it is anticipated the traffic flow at the church will remain the same. There should be no impact on the flow of traffic on the surrounding streets or intersections. The availability of on-street parking on roads surrounding the church and lot parking (Lloyd Beach parking lot) should also remain the same. It is anticipated parking patterns will mimic the typical parking patterns associated with regular church activities (e.g., Sunday morning services). **The traffic and parking studies should be waived since the playground use will generate minimum impact on traffic and parking patterns.**



SPECIAL USE PERMIT STANDARDS

Christ Church Winnetka – Playground Special Use Permit Application

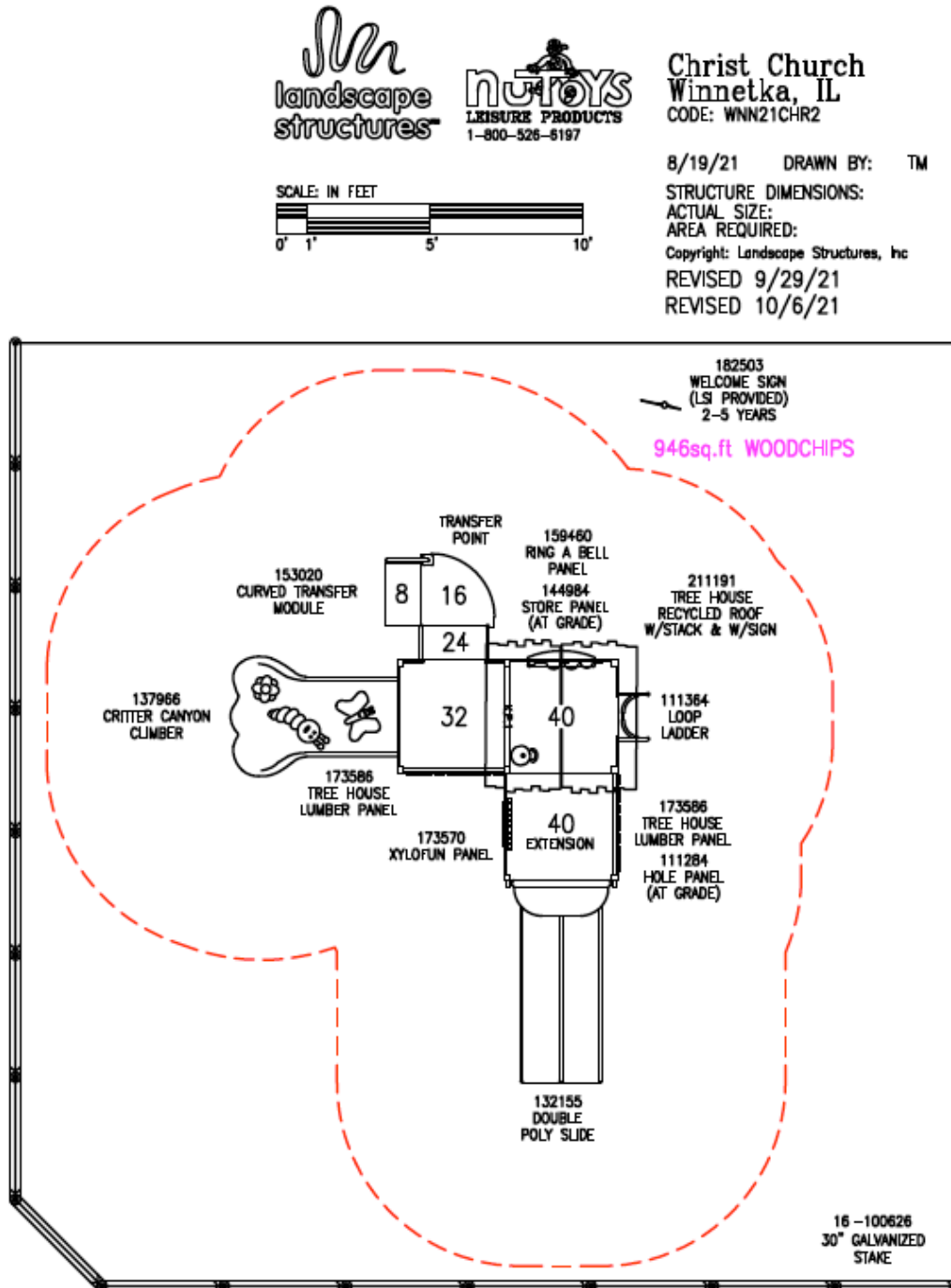
Explain in detail how the proposed special use meets the following standards. Under the terms of the Zoning Ordinance, no Special Use Permit shall be granted unless it is found:

1. *That the establishment, maintenance, and operation of the special use will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare;*
 - a. Having a designated play space in the churchyard will give an option for children to have an engaging place to imagine, create and play. The playground will feature a treehouse, double slide, loop ladder, storefront, xylophone and ring-a-bell panels, and climbing opportunities. All meet current safety guidelines and ADA standards. The naturalistic design approach will complement the churchyard and neighborhood.
2. *That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity;*
 - a. The natural green and brown colored playground equipment was selected to blend nicely with the existing trees, plantings, stone walls, and woodsy environment of the churchyard and neighborhood locations. The natural theme of the playground will not diminish property values but rather make it a desirable component of the neighborhood. The playground is intended to be used during Sunday School, Wednesday Playgroup, and other Church events that are attended by families with young children.
3. *That the establishment of the special use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern;*
 - a. The proposed playground location is in a secluded section of the churchyard surrounded by mature trees and plantings. Additionally, a six-foot cedar fence bordering the back of the playground should obscure the view of the playground from neighboring properties. The 12-foot required setback from neighboring properties will also be instituted. The surrounding neighborhood will not be impacted negatively, nor will it be intruded upon.
4. *That adequate measures have been or will be taken to provide ingress and egress in a manner which minimize pedestrian and vehicular traffic congestion in the public ways;*

- a. The installation of the new playground equipment will in no way impede the normal activities that occur around Christ Church either on Sheridan Road or Humboldt Avenue. The pedestrian and vehicular traffic will remain unchanged. Furthermore, the Church will use good judgment and decision making as to when the equipment will be installed, ensuring, to the best of our ability, that traffic and sidewalks will not be obstructed for users.
5. *That adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the special use exists or are to be provided; and*
 - a. The playground project does not require changes to existing parking, roads, drainage, or facilities. The Church will ensure that any disruption to the neighbors due to the installation of the new equipment will be minimal. It is predicted the installation timeline will be two days. The first day will entail the receipt of the equipment, preparation of the playground perimeter and ground cover, and cement pouring for equipment poles. The second day will entail building the playground structure and clean up. The Church will provide information to the neighbors regarding the installation process and timeline.
6. *That the special use in all other respects conforms to the applicable regulations of this and other village ordinances and codes.*
 - a. The Church is obliged to follow the safety rules and regulations stated in the church doctrine, which ensures a safe playground for children to enjoy. The Church will comply with all Village regulations, ordinances, and codes in this process.

Playground Site Plan

A site plan for the proposed Christ Church playground has been prepared by NuToys Leisure Products representative, Chuck Gardiner. The plan shows the approximate dimensions of the playground perimeter as 35'x35'. The playground surface is estimated to be 946 sq. ft of woodchips (highlighted in red).



Playground Components

The playground equipment will be supplied by NuToys Leisure Products, specifically from the manufacturer Landscape Structures. All components meet current safety guidelines and ADA standards. Below is a list of the components selected, including the timber and stakes required for the construction of the playground perimeter:



Box 2121
La Grange, IL 60525
708-579-9055
708-579-0109 (fax)
1-800-526-6197

October 6, 2021

CHRIST CHURCH
WINNETKA, IL
OPTION 2 REVISED
PLAYSHAPER

QTY.	NO.	DESCRIPTION	UNIT PRICE	PRICE
PlayShaper Component System				
1	137966A	Critter Canyon Climber 32"Dk DB		\$ 1,640
1	111364A	Loop Ladder 40"Dk DB		1,030
1	153020A	Curved Transfer Module 32"Dk Right DB		2,380
1	179349A	Kick Plate 8"Rise		130
1	111239A	Square Deck Extension		845
2	111237A	Square Tenderdeck	\$ 860	1,720
1	111284A	Hole Panel		520
2	173586A	Recycled Wood-Grain Lumber Panel Above Deck	1,365	2,730
1	159460A	Ring-A-Bell Panel Above Deck		1,425
1	144984A	Storefront Panel		460
1	173570A	Xylofun Panel Above Deck		2,640
2	111397C	106"Post DB	325	650
4	111396C	129"Post For Roof DB	340	1,360
2	111397D	98"Post DB	\$ 315	630
1	211191A	Tree House Roof w/Stack and w/Kids Only sign		3,840
1	132155B	Double Slide 40"Dk DB		2,280
1	182503A	Welcome Sign (LSI Provided) Ages 2-5 years Direct Bury		-
SUBTOTAL				\$ 24,280
TIMBERS:				
16	100626A	30" Galvanized Stake	\$ 15	\$ 245
15	119214A	Tuff-Timber 4'	58	870
SUBTOTAL				\$ 1,115
EQUIPMENT TOTAL				\$ 25,395
SPECIAL PRICING				(1,397)
SHIPPING				1,534
TOTAL				\$ 25,532

****Note:** Due to the volatile cost of raw materials, supply chain and labor shortages, prices and lead times can change without notice. Unfortunately, we cannot guarantee or hold prices quoted at this time.

TERMS: We approve the plans and colors for the playground equipment listed above and agree to the terms that the balance is due 30 days from the date of the invoice.

Signature	Title	Date
-----------	-------	------

WNN21CHR2 - CG/TM

The main components of the playground are pictured below (please note the color and positioning of the equipment are for example only):

129" Treehouse



32" Critter Canyon Climber



40" Double Slide



32" Curved Transfer Module



Ring-a-Bell Panel



Xylofun Panel



40" Loop Ladder



Ground Level Storefront



Graphic Rendering of Proposed Playground



Property Deed

Below is a copy of the Christ Church Winnetka property deed proving ownership.

BOOK 39625 PAGE 230

State of Illinois, } ss.
COUNTY OF COOK

SUSAN F. MAPE,
A Notary Public in and for said County, in the State aforesaid, DO HEREBY
CERTIFY, that _____ Vice-
President of the CHICAGO TITLE AND TRUST COMPANY, and
FRIEDA TOW

Assistant Secretary of said Company, personally known to me to be the same
persons whose names are subscribed to the foregoing instrument as such Vice-
President and Assistant Secretary respectively, appeared before me this day in
person and acknowledged that they signed and delivered the said instrument as
their own free and voluntary act, and as the free and voluntary act of said
Company, for the uses and purposes therein set forth, and the said Assistant
Secretary did also then and there acknowledge that _____ as custodian of the
corporate seal of said Company, did affix the said corporate seal of said Com-
pany to said instrument as _____ own free and voluntary act, and as the free
and voluntary act of said Company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this _____ day
of _____ 19 _____ 44

Susan F. Mape
Notary Public

CHICAGO TITLE AND TRUST COMPANY
69 West Washington Street
CHICAGO, ILL.
W. P. WISEMAN
69 W. Washington St.
Chicago, Ill.
MAIL

BOOK 39625 PAGE 229
DEC 21 AM 10 56
FILED FOR RECORD
COOK COUNTY
SS. NO. 13418924
THE RECTOR, CHURCHWARDENS AND VESTRYMEN
OF CHRIST CHURCH, WINNETKA

CHICAGO TITLE AND TRUST COMPANY
Trustee
TO
RELEASE DEED
BOX Mail
Med. Acct. 396966

395996
BOOK 39625 PAGE 229

05 21 115 006
vol 103 Item 238

Know all Men by these Presents, That CHICAGO TITLE AND
TRUST COMPANY, a corporation of the State of Illinois, as Trustee,
in consideration of one dollar, and other good and valuable considerations, the receipt whereof is hereby acknowledged,
does hereby release, convey and quit-claim unto THE RECTOR, CHURCHWARDENS AND VESTRYMEN OF
CHRIST CHURCH, WINNETKA, a religious corporation of Illinois

its successors and assigns, all the right, title, interest, claim, or demand whatsoever which the grantor herein may have
acquired in, through or by a certain Trust Deed, bearing date the _____ day of _____
A. D. 19 _____ 44, and recorded in the Recorder's Office of Cook County, in the State of Illinois, as Document Number
12533646, in Book 36316, of Records, page 442, to _____ the premises therein described,
situated in the County of Cook, State of Illinois, as follows, to-wit:

That part of block 37 in Winnetka, being a subdivision of the northeast
quarter of Section 20 and the north half of fractional Section 21, Township
42 North, Range 13, East of the Third Principal Meridian, lying easterly
of a line drawn parallel with the westerly line of Maple Avenue and 150
feet westerly thereof, measured at right angles thereto.

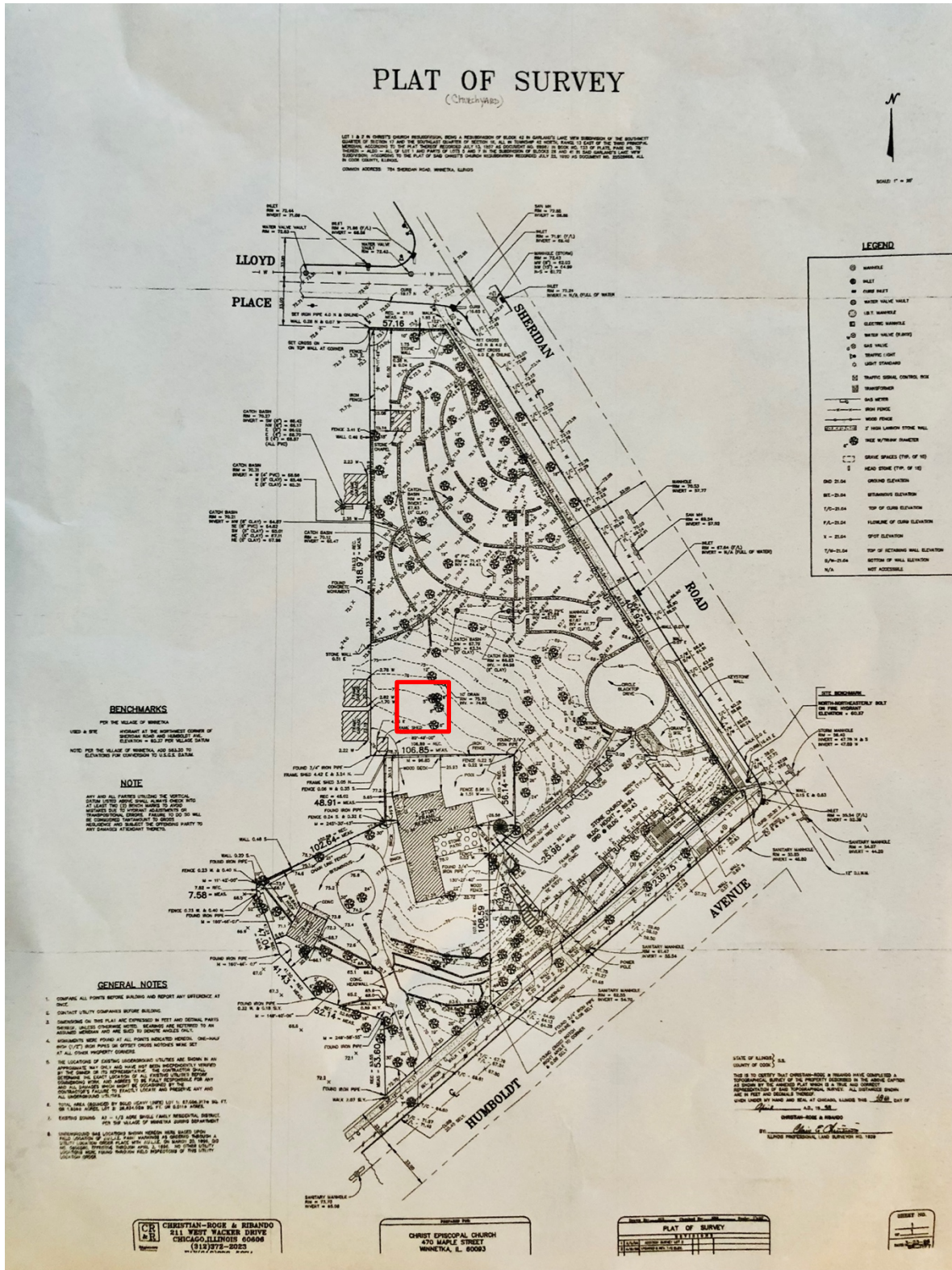
together with all the appurtenances and privileges thereunto belonging or appertaining.

In Witness Whereof, Said CHICAGO TITLE AND TRUST COMPANY, as Trustee as aforesaid, has
caused these presents to be signed by its Vice-President, and attested by its Assistant Secretary, and its corporate seal to
be hereto affixed, this _____ day of _____ 19 _____ 44

CHICAGO TITLE AND TRUST COMPANY,
as Trustee as aforesaid,
By _____ Vice-President
Attest: _____ Assistant Secretary

SEAL
CHICAGO TITLE AND TRUST COMPANY

Below is a copy of the Christ Church Winnetka plat of survey for the 784 Sheridan Road property.



Red box indicates the proposed playground location in the churchyard.

Proposed Playground Entrance / Walkway

From the existing stone patio, a pea gravel walkway with stepping stones will lead to the playground. The faux wood stepping stone are durable, lightweight cast fiberstone with a faux tree bark finish. They are corrosion, mold, & crack resistant. The “Old Oak Faux Bois Stepping Stone” (from Grandin Road, www.grandinroad.com, or the like) is 11-3/4" dia. x 1"H, 7 lbs.



Edge of stone patio with view of proposed playground site.



Neighboring Shed

The proposed playground will back up to the cedar fence that borders the neighboring property (779 Bryant Avenue). The corner of the neighboring property contains a wooden shed. As mentioned before, the playground will be installed with a 12' setback from the fence. As such, the setback will also be applied to the corner of the church fence that backs up against the neighbor's shed.





AN ORDINANCE GRANTING A VARIATION IN
THE APPLICATION OF THE ZONING ORDINANCE
OF THE VILLAGE OF WINNETKA,
COOK COUNTY, ILLINOIS

WHEREAS there has been presented to the Council of the Village of Winnetka, Cook County, Illinois, the request of the owner of the real estate located in the Village of Winnetka and described in Exhibit A attached hereto, commonly known as 739 Humboldt Avenue and located in the "A" (One-Third Acre) Residence District provided in the Zoning Ordinance of said Village, for a variation under the provisions of the Zoning Ordinance reducing the side yard requirement along the proposed east property line (resulting from a proposed resubdivision of said real estate and the adjoining church property known as 784 Sheridan Road) by 7.90 feet to permit the separation of said real estate, improved with a house formerly used as a rectory, from the church property; and

WHEREAS the existing house with respect to the proposed east side yard is non-conforming in that an amendment to the Zoning Ordinance establishing greater side yards was adopted after the house had been located on said real estate; and

WHEREAS there are practical difficulties and particular hardship in the way of carrying out the strict letter of said Zoning Ordinance with respect to said premises in view of the location of the existing house on the peculiarly-shaped lot and the change in the Zoning Ordinance relating to side yard requirements; and

WHEREAS said proposed addition will not impair an adequate supply of light and air to adjacent property; will not increase the hazard from fire and other dangers to said property; will not diminish the taxable value of land and buildings

throughout said Village; will not increase congestion on the public streets; and will not otherwise impair the public health, safety, comfort, morals and welfare of the inhabitants of said Village; and

WHEREAS the Board of Appeals of the Village has conducted a public hearing on said requested variation, on due notice thereof, and has reported to the Council unanimously recommending that the requested variation be granted;

NOW, THEREFORE, the Council of the Village of Winnetka do ordain:

SECTION 1. That a variation from the side yard requirement of Section 3a of the Zoning Ordinance, adopted by the Council of the Village of Winnetka, Cook County, Illinois and now in effect, is granted with respect to the above-described real estate, which is located in the "A" (One-Third Acre) Residence District provided in said Zoning Ordinance and is commonly known as 739 Humboldt Avenue, reducing the side yard along the proposed east property line by 7.90 feet.

SECTION 2. That the variation hereby granted is conditioned upon approval of a final plat of subdivision with respect to the property in question.

SECTION 3. That this ordinance shall be in full force and effect from and after its passage, approval and posting.

Signed:


Village President

COUNTERSIGNED:


Village Clerk

Read, ordered engrossed and posted June 3, 1980
Posted June 6, 1980
Passed and approved _____
Posted _____

EXHIBIT A

The subject property is legally described as:

All of Lot 1 and parts of Lots 5 and 7 in the subdivision of Blocks 26 and 41 and Block 42 in Garland's Lake View Subdivision of the Southwest quarter of Section 17 and the southeast quarter of Section 16, all in Township 42 North, Range 13 East of the 3rd Principal Meridian, Cook County, Illinois, according to the plat thereof recorded July 13, 1857 as Document No. 88987 in Book No. 133 of Plats, Page No. 76 therein.

Commonly known as 739 Humboldt Avenue,
Winnetka, Illinois

ORDINANCE NO. M-536-98

AN ORDINANCE GRANTING ASPECIAL USE PERMIT TO ALLOW EXPANSION OF THE CHRIST CHURCH FACILITIES AT 784 SHERIDAN ROAD AND 739 HUMBOLDT AVENUE

WHEREAS, the Rector, Churchwardens and Vestrymen of Christ Church, Winnetka, an Illinois religious corporation is the owner of the following described real estate:

Lot 1 & 2 in Christ's Church Resubdivision, being a resubdivision of Block 42 in Garland's Lake View subdivision of the southwest quarter of Section 17 and the southeast quarter of Section 16, all in Township 42 North, Range 13 east of the Third Principal Meridian; according to the plat thereof recorded July 13, 1857 as Document No. 88987 in Book No. 133 of Plats, Page No. 76 Therein also all of Lot 1 and parts of Lots 5 and 7 in the subdivision of Blocks 26 and 41 in said Garland's Lake View Subdivision; according to the Plat of said Christ's Church Resubdivision recorded July 25, 1980 as Document No. 25526668, all in Cook County, Illinois;

which is commonly known as 784 Sheridan Road and 739 Humboldt Avenue, Winnetka, Illinois (collectively referred to as the "Subject Property"), and which is located in the "A-2" (One-Third Acre) Zoning District provided in Section 22.06 of the Winnetka Zoning Ordinance, Chapter 22 of the Winnetka Village Code; and,

WHEREAS, the portion of the Subject Property at 784 Sheridan Road is improved with a church building known as the "Church on the Hill", driveways, a cemetery, and other church-related uses; and

WHEREAS, the portion of the Subject Property at 739 Humboldt Avenue is improved with a single family residence known as the "Humboldt House," a detached garage and a swimming pool; and

WHEREAS, the Church on the Hill has been in continuous operation as a church since the 784 Sheridan Road location was acquired in 1869; and

WHEREAS, the Humboldt House, which previously served as the Church rectory up until the 1980's, when it was subdivided and sold by the Church, was reacquired by the Church in 1997; and

WHEREAS, church buildings are permitted as special uses in the A-2 (One-Third Acre) Single Family Residential District, subject to the conditions and requirements pertaining to special uses, as set forth in Section 22.13 of the Winnetka Zoning Ordinance; and,

WHEREAS, the Christ Church has filed an application for a special use permit under Section 22.13 of the Winnetka Zoning Ordinance, to permit the construction of a one-story addition to be constructed on the northwest portion of the church building and an additional two-story structure to connect the church and the existing residence at 739 Humboldt, in accordance with the plans accompanying the applications for special use permit; and

WHEREAS, on June 18, 1998, the Design Review Board considered the proposed improvements and has unanimously determined that a certificate of appropriateness would issue for the proposed additions; and

WHEREAS, pursuant to due notice thereof, the Plan Commission met on June 24, 1998, and voted unanimously that the Special Use Permit request is consistent with the Comprehensive Plan and recommended that the special use permit be granted; and

WHEREAS, on July 16, 1998, on due notice thereof, the Zoning Board of Appeals conducted a public hearing on the proposed special use and, by the affirmative vote of the five members then present, has reported to the Village Council, recommending that the special use permit be granted; and

WHEREAS, the building additions are necessary for Christ Church to allow church functions to expand into the existing residence and to increase the size of the church facilities, which will enable it to consolidate its worship and religious education programs at a single location, rather than dividing the activities of its congregation between the Subject Property and its parish house location at Maple and Elm Streets; and

WHEREAS, the special use, if granted, will not alter the essential character of the locality, in that the Christ Church and the buildings on the Subject Property are established uses and structures in the neighborhood and the proposed additions represent a minimal increase to the existing buildings; and

WHEREAS, the proposed additions will not be detrimental to or endanger the public health, safety, comfort, morals and welfare of the inhabitants of the Village, because Christ Church is an established use and because the consolidation of the Church's activities in a single location will enhance the morals and general welfare of the Village; and

WHEREAS, the proposed special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity, since the impact of the additional cars from the consolidated services will be minimal; and

WHEREAS, the Christ Church is an established element of the residential area in which it is located and will not impede the orderly development or improvement of other property in the immediate vicinity because both the Church on the Hill and Humboldt House are existing structures for which only minor additions are proposed; and

WHEREAS, adequate parking facilities, utilities, access roads, drainage and other facilities necessary for the operation of the special use exist or will be provided; and

WHEREAS, adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways; and

WHEREAS, the special use, when constructed in accordance with the terms and conditions of this ordinance, will conform to the applicable regulations of the Zoning Ordinance and the Winnetka Village Code;

NOW, THEREFORE, the Council of the Village of Winnetka do ordain:

SECTION 1: That the Village Council hereby adopts by reference the foregoing recitals as its findings as if those recitals were fully set forth herein.

SECTION 2: That the special use permit in accordance with Section 22.13 of the Winnetka Zoning Ordinance is hereby granted with respect to the Subject Property, which is located in the "A-2" (One-Third) Acre Zoning District, and which is commonly known as Christ Church, 784 Sheridan Road and Humboldt House, 739 Humboldt Avenue in accordance with the plans submitted with the applications for special use permit to allow the construction of a one-story addition at the northwest portion of the church building and the construction of a two-story connection between the church and the residence, which will consolidate the two buildings into a single structure, all subject to the conditions and limitations hereinafter set forth, in order to consolidate worship and other functions of the Church in a single location.

SECTION 3: That the special use permit hereby granted is conditioned upon the commencement of the proposed construction within twelve (12) months after the effective date of this ordinance.

SECTION 4: That this Ordinance shall be in full force and effect from and after its passage, approval, and posting.

Passed and approved this 18th day of August, 1998.

AYES: Trustees Lien, Meuer, Dering and President Holland

NAYS: None

ABSENT: Trustees Duhl, Lanphier and Hilton

Signed:

ss/Louise A. Holland

Village President

Countersigned:

ss/Douglas G. Williams

Village Clerk

Introduced: August 4, 1998

Posted: August 5, 1998

Passed and Approved: August 18, 1998

Posted: August 19, 1998

RESOLUTION NO. R-1432-98

A RESOLUTION ACCEPTING AND APPROVING A PLAT OF CONSOLIDATION (CHRIST CHURCH)

WHEREAS, the owners of the property legally described as follows:

Lot 1 & 2 in Christ's Church Resubdivision, being a resubdivision of Block 42 in Garland's Lake View subdivision of the southwest quarter of Section 17 and the southeast quarter of Section 16, all in Township 42 North, Range 13 east of the Third Principal Meridian; according to the plat thereof recorded July 13, 1857 as Document No. 88987 in Book No. 133 of Plats, Page No. 76 Therein also all of Lot 1 and parts of Lots 5 and 7 in the subdivision of Blocks 26 and 41 in said Garland's Lake View Subdivision; according to the Plat of said Christ's Church Resubdivision recorded July 25, 1980 as Document No. 25526668, all in Cook County, ""Illinois";

(the "Subject Property"), and commonly known as 784 Sheridan Road and 739 Humboldt Avenue, have submitted to the Village of Winnetka a plat of consolidation entitled "Christ Church Consolidation" (hereinafter the "Plat of Consolidation"), which plat will consolidate the three parcels of the Subject Property into a single lot, which shall thereafter be known as Lot 1 of the Christ Church Consolidation in the Northeast Quarter of Section 29, Township 42 North, Range 13, East of the Third Principal Meridian, in the Village of Winnetka, in Cook County, Illinois; and

WHEREAS, the Subject Property was originally a single parcel until the 1980's when it was subdivided by the Church, with the Church building having been located on the Sheridan Road portion and the Church rectory on the Humboldt parcel; and

WHEREAS, the Church reacquired the Humboldt portion of the property in 1997 and the proposed consolidation will restore the original configuration of the Subject Property; and

WHEREAS, the proposed consolidation would not create any new nonconformities and would cure an existing nonconformity in the total side yard requirement, which had been created by the earlier subdivision and allowed by the granting of a zoning variation in 1980; and

WHEREAS, on June 24, 1998, due notice having been given, the Plan Commission met to consider the proposed consolidation and on the unanimous vote of the 9 members then in attendance, the Plan Commission voted to grant a variation from the perpendicular lot line requirement of Section 21.07(d)(1) of the Subdivision Ordinance, and to recommend the approval of the proposed consolidation, subject to the conditions that: (a) the Plat of Consolidation be revised to reflect the corrections and clarifications listed in Items (1)(A) through (G) of the March 25, 1998, staff memo to the Plan Commission; and (b) 5-foot utility easements be reserved for the Village along the Humboldt Avenue, Lloyd Place and Sheridan Road street frontages of the Subject Property; and

WHEREAS, the Plan Commission correctly concluded that the proposed consolidation meets the standards for a variation under Section 21.07(f) of the Subdivision Ordinance because the west lot line of the Subject Property, which is at an angle of approximately 50 degrees to the Humboldt Avenue right of way, was established as part of the original configuration of the subject Property and the adjoining lots, which predates the enactment of the Subdivision Ordinance and the irregularity of the lot line cannot be cured because it also forms the rear lot line of the adjacent properties at 777 Bryant and 779 Bryant; and

WHEREAS, the proposed consolidation in all other respects meets the requirements of Chapter 21 of the Winnetka Village Code and all other applicable ordinances.

NOW, THEREFORE, be it resolved by the Council of the Village of Winnetka as follows:

SECTION 1: That the foregoing recitals are hereby incorporated as the findings of the Council of the Village of Winnetka, as fully set forth herein.

SECTION 2: The plat entitled "Christ Church Consolidation," a copy of which is attached hereto as Exhibit A, is hereby accepted and approved, subject to the conditions that: (a) the Plat of Consolidation be revised to reflect the corrections and clarifications listed in Item (1)(A) through (G) of the March 25, 1998, staff memo to the Plan Commission; (b) 5-foot utility easements be reserved for the Village along the Humboldt Avenue, Lloyd Place and Sheridan Road street frontages of the Subject Property; and (c) the taxpayer address and plat return information be lettered on the plat as required by the Cook County Recorder of Deeds.

SECTION 3: That a variation from the requirement of Section 21.07(d)(1) of the Subdivision Ordinance, Chapter 21 of the Winnetka Village Code, that all side lot lines be approximately perpendicular to street lines, is hereby granted for the west lot line of the proposed Lot 1 of the Christ Church Consolidation.

SECTION 4: That the Village President is hereby authorized to sign, and the Village Clerk to attest, the approval of the Village of Winnetka set forth on the Plat of Consolidation, and to take such other and further steps as may be necessary to execute and record said plat, provided that the conditions set forth in Section 1 of this Resolution have first been met.

ADOPTED this 18th day of August, 1998, by the following roll call vote of the Council of the Village of Winnetka.

AYES: Trustees Darning, Lien, and Meuer and President Holland.

NAYS: None.

ABSENT: Trustees Hilton, Lanphier and Duhl.

Signed:

ss/Louise A. Holland

Village President

Attest:

ss/Douglas G. Williams

Village Clerk