Village of
WINNETKA, IL

510 Green Bay Road • Winnetka, IL 60093 • 847.501.6000
contactus@villageofwinnetka.org • villageofwinnetka.org

ZONING BOARD OF APPEALS REGULAR MEETING

MONDAY, OCTOBER 11, 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 – September 13, 2021.
3. **Case No. 21-25-V: 981 Gordon Terrace *(Continued from the August 9, 2021 and September 13, 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.
4. **Case No. 21-32-SU: 470 Maple Street – Christ Church Winnetka:** An application submitted by Myefski Architects, on behalf of Christ Church Winnetka, seeking approval of an amendment to an existing Special Use Permit, which allowed a pre-school as an additional special use in the Christ Church chapel-parish house building, and a zoning variation to allow a one-story vestibule addition to the existing church building. The requested zoning variation would permit the improvements to exceed the maximum permitted building size. The Village Council has final jurisdiction on this request.
5. Winnetka Futures 2040 Plan Discussion.
6. Other Business.
    a. Community Development Report
    b. November 8, 2021, Meeting – Quorum check
    c. Comprehensive Plan Community Workshop, Wednesday, October 20, 6 – 8PM
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
SEPTEMBER 13, 2021

Zoning Board Members Present:	Matt Bradley, Chairman Kate Casale MacNally Kimberly Handler Todd Vender Max Weigandt
Zoning Board Members Absent:	Lynn Hanley Mike Nielsen
Village Staff:	David Schoon, Director of Community Development Ann Klaassen, Senior Planner
Village Attorney:	Andrew Fiske

Minutes of the Zoning Board of Appeals
September 13, 2021

Call to Order:
Chairman Bradley called the meeting to order at 7:04 p.m.

Approval of Minutes – August 9, 2021.
Chairman Bradley asked for a motion to approve the August 9, 2021 meeting minutes or if there were any comments or corrections. Ms. Casale MacNally moved to approve the August 9, 2021 meeting minutes and the motion was seconded by Ms. Handler. A vote was taken and the motion unanimously passed, 4 to 0:
AYES: Bradley, Casale MacNally, Handler, Weigandt
NAYS: None

Case No. 21-24-V: 1261 Ash Street (*Continued from the July 12, 2021 meeting*): An application submitted by Christian Raynal seeking approval of a zoning variation to allow a fence at 1261 Ash Street along a portion of its Hibbard Road property line. 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 stated the continued request contained the applicant's plans which have not changed and referred to additional photos that were provided by the applicant. She then described the site's location and portion of the fence to be replaced. Ms. Klaassen also referred to the Board's discussion and suggestions from the previous meeting resulting in the Board being split 3:3. She stated the draft resolutions have been amended and after Board discussion and public comment, a Board Member may make a motion to approve the resolution approving the request or the resolution to deny the variation. Ms. Klaassen noted while no public correspondence was received, the applicant provided a letter from a neighbor which was included in the agenda materials and asked if there were any questions.

Chairman Bradley swore in those speaking to this matter. Christian Raynal stated the facts remain the same and noted photos were added to the PowerPoint presentation. She informed the Board she monitored traffic north and south of Willow Road and questioned why a fence request was approved for

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a neighbor with no privacy issues. Ms. Raynal then referred to photos and video of the amount of traffic on Hibbard Road and in front of her home noting a 6.5 foot fence would not provide any privacy.

Chairman Bradley asked if there were any questions for Ms. Raynal. Ms. Handler asked Ms. Raynal if she considered landscaping solutions. Ms. Raynal described the fencing and landscaping of neighboring properties which did not represent the same situation. She stated she planned to plant landscaping in addition to the new fence and clarified the new fence's location. Ms. Raynal also referred to the amount of noise at Duke Child's Field.

Chairman Bradley asked if there were any public comments. No public comments were made at this time. Chairman Bradley explained to Ms. Raynal the reason the request was continued in order to get to the four votes necessary to approve the request since the Board has final jurisdiction and there being a bare quorum. He stated after the Board's deliberation, the applicant would have the opportunity to continue the request to another meeting or the Board would proceed with a vote at this meeting. Mr. Vender joined the meeting at this time. Chairman Bradley referred to the additional materials provided by the applicant to consider in terms of the amount of traffic. He then stated he continued to be in favor of the request and the request met the standards. He described the property as unique and also referred to it being a corner lot at a busy intersection with a lack of a backyard and privacy.

Mr. Vender stated he also continued to be in favor of the request and referred to a similar request for a Hibbard Road property. He stated the exception is the property being located on the corner. Mr. Weigandt agreed with Mr. Vender's and Chairman Bradley's comments as well as the applicant proposing the addition of landscaping. Ms. Handler stated Hibbard Road is a busy street and she is not convinced an additional 6 inches would remedy the sound and privacy issues. She also referred to the lack of fencing in front yards and didn't want to see Hibbard become a long wall of fences. Ms. Handler stated privacy issues are solved with tall trees although the side yard is also on Hibbard Road. She noted the Board considered each case individually and she is undecided. Ms. Casale MacNally agreed with Ms. Handler's comments and referred to the slippery slope issue of similar requests for additional inches. She stated while she appreciated the need for privacy, she is undecided. Mr. Weigandt stated the same set of people is answering the same questions. Chairman Bradley stated fence variations are different than other types of variation requests. Ms. Raynal informed the Board the amount of traffic has increased substantially in the five years she has been in her home. Chairman Bradley referred to the eight homes which have a similar situation and rules being rigidly in place. Ms. Handler referred to the first two standards and whether they have been met. Chairman Bradley then stated he felt the standards have been met. Ms. Raynal reiterated traffic patterns have changed and the Village needs to change the rules to assist its residents.

Chairman Bradley stated three Board Members are in favor with two Board Members being undecided. The Board Members further discussed the standards. Ms. Handler changed her vote in favor of the request because of the location of the side yard and because landscaping will be added on the outside of the fence. Ms. Casale MacNally agreed to approve the request due to the same reasons. Chairman Bradley then asked for a motion.

A motion was made by Mr. Weigandt and seconded by Mr. Vender to approve the request. A vote was taken and the motion unanimously passed, 5 to 0:
AYES: Bradley, Casale MacNally, Handler, Vender, Weigandt
NAYS: None

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<u>Case No. 21-25-V: 981 Gordon Terrace:</u> (*<u>Continued from the August 9, 2021 meeting</u>*): 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 Appels has final jurisdiction on this request.
Chairman Bradley noted the applicant requested a second continuance and first asked if there were any public comments.

Chairman Bradley swore in those speaking to this matter. Stuart Jones, 966 Green Bay Road, informed the Board he submitted correspondence and photos to the Board and referred to the photos previously submitted with the application of his vehicle parked in front of Phototronics. He asked for the Board to bar the photos which he commented is irrelevant to the matter. Chairman Bradley confirmed the photos were not discussed by the Board in connection with the application. Mr. Jones also stated he has an incident police report to submit to the Board unless it is barred. Mr. Fiske provided comment on the matter and noted that this isn't a situation where information is barred.

Mr. Joyce asked for the matter to be continued to the October 11, 2021 meeting.

A motion was made by Ms. Casale MacNally to continue the request to the October 11, 2021 meeting and Mr. Weigandt seconded the motion. A vote was taken and the motion unanimously passed, 5 to 0:
AYES: Bradley, Casale MacNally, Handler, Vender, Weigandt
NAYS: None

<u>Case No. 21-29-V2: 1225 Hill Road</u>: An application submitted by Joan Kasten seeking approval of a zoning variation to the allow construction of a pergola at 1225 Hill Road. The requested zoning variation would permit the pergola to provide less than the minimum required front yard setback from Hill Road. The Village Council has final jurisdiction on this request.
Ms. Klaassen described the request and identified the property's location, zoning classification and photos. She also identified the proposed pergola's location and size as well as the proposed patio and stairs noting the grade change. Ms. Klaassen stated the property is located in the flood plain and the home was built in 2020 and elevated per the Village Flood Hazard Protection Ordinance. She referred to the front yard setback requirements and discussed how the average setback was calculated. Ms. Klaassen noted public correspondence was received and provided to the Board. She stated after Board discussion and public comment, a Board Member may make a motion to recommend approval or denial of the request as outlined on page nos. 7 and 8 of the agenda report. She then asked if there were any questions.

Ms. Handler questioned whether 15-foot-tall pergolas were allowed, and Ms. Klaassen confirmed that is correct. Chairman Bradley questioned whether the property's original address was to face Hill Road and asked if the home faced the other direction, would it require setback relief. Ms. Klaassen referred to Figure No. 9 and the home at 110 Appletree Road. She stated the front yard setback is measured from Hill Road because it has the shortest street frontage. Ms. Klaassen explained the manner in which the front yard and side yards were calculated.

Chairman Bradley swore in those speaking to this matter. Steve Stratton of Nature's Perspective, on behalf of the applicant explained the need for the variation for the pergola. He noted the original home was in disrepair and stated the property was transformed which added to the neighborhood. Mr. Stratton then referred to other projects they worked on in the area and identified how the side yards and front yards are set up. Mr. Walter Kasten, the applicant and owner of the property, thanked the

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Board for their work and noted the prior work they did on their home complied with the regulations. He stated the project would allow them to enjoy their backyard.

Chairman Bradley asked if there were any public comments. No comments were made at this time. He then called the matter in for discussion.

Ms. Handler noted not having a pergola is not a hardship but given the fact that the property is unique in that the side yard is the front yard and the pergola would be an open structure along with neighbor support, she is in support of the request. Ms. Casale MacNally stated she was persuaded by the neighbors' comments in support. She also stated that home cannot easily be seen and she is in support of the request. Mr. Weigandt and Mr. Vender also stated they are in support of the request. Chairman Bradley agreed with the comments made and stated he would support the request.

Chairman Bradley then asked for a motion as indicated on page 7. A motion was made by Mr. Vender and seconded by Mr. Weigandt to recommend approval of the request. A vote was taken and the motion unanimously passed, 5 to 0:
AYES: Bradley, Casale MacNally, Handler, Vender, Weigandt
NAYS: None

Case No. 21-30-SU: 490 Hibbard Road: An application submitted by the Winnetka Platform Tennis Club and the Winnetka Park District seeking approval of an amendment to an existing special use permit, which allowed the construction of two additional platform tennis courts and additions to the existing paddle hut at 490 Hibbard Road. The Village Council has final jurisdiction on this request.
Mr. Weigandt recused himself from the discussion. Ms. Klaassen described the Park District's request and the current facilities. She then identified the property's location, zoning classification and described the uses allowed in the district as a special use. Ms. Klaassen noted the platform tennis courts were built in 1978 and in 2004 and 2017, the Village Council approved amendments to the special use to allow the paddle hut and two additional courts. She identified the location of the two additional platform tennis courts and their dimensions which measure approximately 1,100 square feet. She also noted that the proposed improvements comply with the zoning regulations and noted the hours of operation would not change. Ms. Klaassen noted there have not been capacity issues and referred to renderings of the proposed improvements. She then stated construction would occur in two phases beginning in the fall with the second phase beginning in two to five years. Ms. Klaassen noted the request would have to comply with the Village Flood Hazard Protection Ordinance and storm water regulations. She stated the Plan Commission would also consider the special use permit at their next meeting. Ms. Klaassen noted no public correspondence was received and following Board discussion and public comment, a Board Member may make a recommendation to approve or deny the request with one recommended condition for the Village Council to grant approval to allow construction to the paddle hut additions and deck expansion to occur within five years after approval of the special use. She then asked if there were any questions.

Ms. Casale MacNally asked if construction of the additions would take any of the existing platform courts out of commission. Ms. Klaassen stated the applicant can respond.

Chairman Bradley asked if there were any public comments. He then swore in those speaking to this matter. Colin Cross, Platform Tennis Club President, described the growth of the platform tennis club due to the operation at the facility. He stated they use fundraising to run the leagues and would raise

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funds to build the new courts. Mr. Cross informed the Board they had a record number of new members last year and described the unique opportunity paddle tennis clubs provide.

Costa Kutulas from the Park District described the proposed expansion of the hut, which would help with retail and staff space as well as the larger kitchenette and event space. He stated it would match the current design elements and provided illustrations and views to the Board while further describing the proposed project. Mr. Kutulas stated the standards were addressed in the application and described how the courts would be used and offset during construction. He then asked if there were any questions.

Chairman Bradley asked if construction in the summer would affect golf course parking. Mr. Kutulas described how parking and construction would be managed so it would not impact parking for the golf course, he also described the sequencing for the two phases. Ms. Casale MacNally asked what would happen if they did not raise enough funds for phase two. Mr. Kutulas responded they would have to come back before the Board to ask for an extension.

Chairman Bradley asked if there were any public comments. No comments were made at this time. He then called the matter in for discussion. Chairman Bradley began by stating the special use standards have been met noting any construction and parking issues have been addressed and he is in favor of the request. Ms. Handler stated she was also in favor. Ms. Casale MacNally explained that this request was not a no-brainer for her. She explained that she is concerned with the ups and downs of the membership and the ability to raise the necessary funds to complete the project, but her concerns have been addressed. Mr. Vender stated he is also in favor of the request.

Chairman Bradley then asked for a motion to recommend approval with the conditions stated on page 10. Ms. Casale MacNally moved to recommend approval of the amendment to the existing special use. Ms. Handler seconded the motion. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Bradley, Casale MacNally, Handler, Vender
NAYS: None
RECUSED: Weigandt

Other Business.

a. Community Development Report.

Mr. Schoon informed the Board with regard to 1184 Tower Road, the Village Council adopted introduction of the ordinance with final consideration on their next consent agenda on September 21. He provided an update with regard to 880 Willow Road noting the Village Council vote was split 3:3 with the request ultimately being denied, as the vote required 4 Trustees to vote to approve it. Mr. Schoon then stated 582 Provident would be presented to the Village Council on September 21. He also stated in connection with the Comprehensive Plan, work has restarted with a joint meeting of the Village Council and Plan Commission taking place tomorrow, followed by each Board and Commission revisiting the issue. The ZBA will meet with the consultant at the October meeting along with three other items on their agenda. Mr. Schoon provided the Board with options in terms of meeting start times or holding a special meeting. The Board Members discussed their options.

b. October 11, 2021 Meeting – Quorum Check.

The Board Members discussed their availability.

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Public Comment.
No comments were made at this time.

Adjournment:
A motion to adjourn was made by Ms. MacNally; the motion was seconded by Mr. Weigandt. A vote was taken and the motion unanimously passed, 5 to 0:
AYES: Bradley, Casale MacNally, Handler, Vender, Weigandt
NAYS: None

The meeting adjourned at 8:54 p.m.

Respectfully submitted,

Antionette Johnson
Recording Secretary

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MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS

FROM: ANN KLAASSEN, SENIOR PLANNER

DATE: OCTOBER 7, 2021

SUBJECT: 981 GORDON TERRACE – VARIATION (CASE NO. 21-25-V)

At the request of the Applicant, this case was first continued at the August 9, 2021, ZBA meeting. A second continuance was requested by the Applicant at the September 13, 2021, ZBA meeting. Since the August meeting, the proposed plan for the 10-foot high fence has not changed. Therefore, the requested zoning relief remains the same from what the Board considered at the August meeting. The Applicant has provided supplemental information in response to questions and comments raised by the Board at the August meeting, this information is provided as Attachment A2.

For details on the requested zoning relief and the proposed plan, please see Attachment B2, the August 5, 2021, ZBA staff report and attachments.

AUGUST 9, 2021, ZBA PUBLIC HEARING

At its regular monthly meeting on August 9, the ZBA held a public hearing on the Applicant's requested zoning relief. At the August meeting, the four Board members present discussed the variation requested for the amount of additional fence height above the permitted 8 feet, which some members thought was already a tall fence. One Board member was in support of the request due to the grade differentiation between 981 Gordon Terrace and the adjacent commercial property to the east, 996 Green Bay Road. Another Board member was in support of the request due to privacy and security concerns. A third member was not in support of the request due to the site already being well screened with landscaping; the member also thought a complying 8-foot tall fence was very tall. The fourth member was undecided. After discussing, the Board was split 2-2 on approving the variation.

At the request of the Applicant, the Board voted unanimously to continue the request until the September meeting since three Board members were absent. A copy of the August 9 minutes is included at Attachment D2.

At the August meeting, from her cell phone Member Handler shared photos she had taken with her cell phone of the site with the other Board members. The photos are included as Attachment C2.

SEPTEMBER 13, 2021, ZBA PUBLIC HEARING

At the September public hearing, the ZBA did not consider the application since the Applicant had submitted a written request prior to the meeting to continue the case until the October 11, 2021, ZBA meeting. However, public comment was provided. A copy of the draft September 13 minutes is included in the October 11 agenda packet for the ZBA's approval. The public correspondence received

subsequent to the August meeting and posting of the September ZBA agenda packet, which was previously distributed to the ZBA, is included as Attachment F2.

SUMMARY AND FINDINGS

Staff has updated the draft resolutions to reflect the continuations of the public hearing from the August and September meetings to the October meeting (Attachment E2). One Resolution approves the request, while the other denies the request. A Board member may wish to make a motion to adopt either the resolution to approve the requested variation or the resolution to deny the requested variation.

ATTACHMENTS

Attachment A2: Supplemental Information Submitted by Applicant
Attachment B2: August 5, 2021, ZBA Staff Report and Attachments
Attachment C2: Member Handler Photos
Attachment D2: Excerpt of August 9, 2021, ZBA Meeting Minutes
Attachment E2: Draft Resolutions
Attachment F2: Public Correspondence Received Since August 9, 2021, ZBA Meeting

ATTACHMENT A2

SCHAIN | BANKS
SCHAIN BANKS KENNY & SCHWARTZ LTD

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Chicago, IL 60602
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September 3, 2021

VIA EMAIL to aklaassen@winnetka.org
Village of Winnetka
Department of Community Development
c/o Ann Klaassen
510 Green Bay Road
Winnetka, IL 60093

Re: Supplemental Statement in Support of Application for a Zoning Variation, Case No. 21-25-V

Dear Ms. Klassen,

The property owner of 981 Gordon Terrace (John Joyce) hired my firm to represent him at the upcoming public hearing in the above-referenced matter. Enclosed is Mr. Joyce's supplemental statement in support of his application for a variation. It is respectfully requested that this statement be submitted to the Zoning Board of Appeals for its consideration. Or if staff prefers that these materials be distributed at the hearing on September 13, 2021, please advise.

Thank you very much for your consideration of this letter and the enclosed materials.

Sincerely,

SCHAIN BANKS KENNY & SCHWARTZ, LTD.

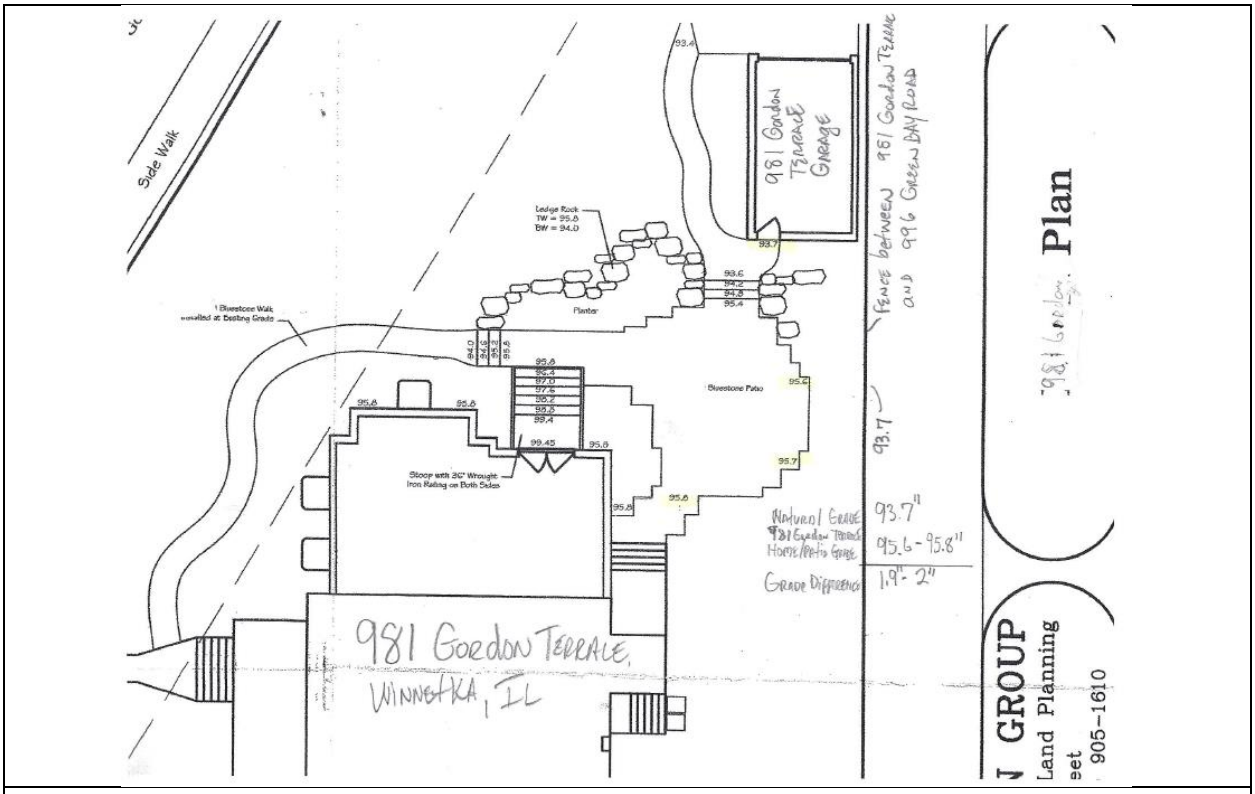
[redacted]
Nicholas D. Standiford
NDS

cc: John Joyce (john.joyce@svn.com)

Enc. As stated herein

Petitioner's supplemental statement in support of variation request

At the August 9, 2021 meeting, Member Handler asked for a topographical reference. The topographical plan below identifies a 1.9-2.0'' grading difference between the natural grade at 996 Green Bay Road and the residential improvements at 981 Gordon Terrace. Please note that a former owner of our home, Mr. Edward Suntrup told us that the home sits on the highest topographical point in Winnetka.



Topographical Plan

The following images show the grade differential between the two (2) subject properties.

The three stairs leading up to the patio from the attached garage are approximately 19.5" in total height.

The ground level beneath the stairs is the same natural level as the yard opposite our side of the fence at 996 Green Bay Road.

The following photos show the view from our patio looking onto 996 Green Bay Road.

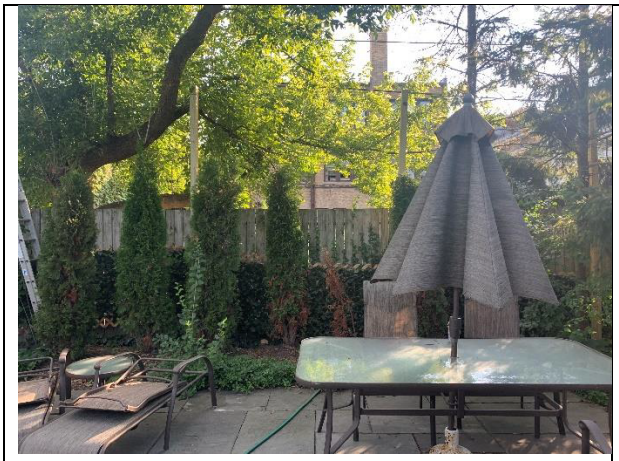


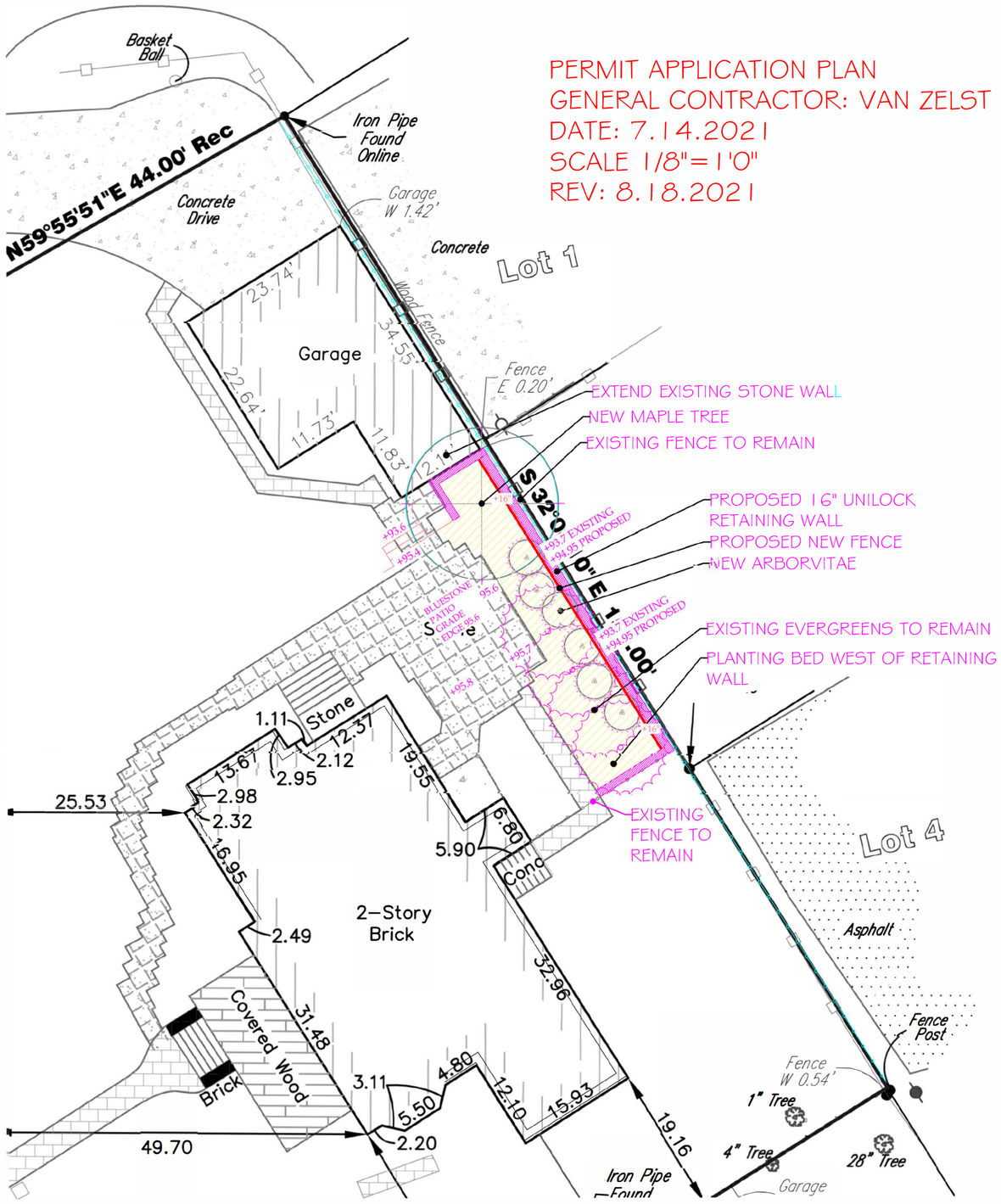
Photo taken from patio on 9/2/21	Photo taken from patio next to fence on 9/2/21

Since our property also has a higher grade than our neighbor at 1121 Merrell Street, we agreed to the plan to construct a retaining wall to even out the fence and provide necessary support.

1121 Merrell Street, Winnetka, Illinois	Grade Separation between 981 Gordon Terrace and the natural grade at 1121 Merrell.

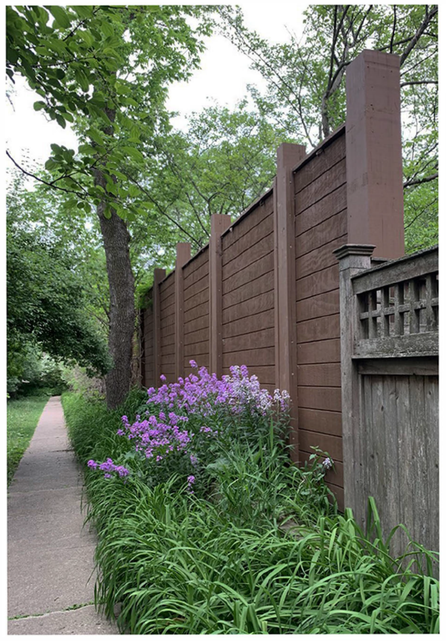
PLAT OF SURVEY

LOCK 2 IN JARED GAGE'S SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF FRACTIONAL
17 AND PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 42
ANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



PERMIT APPLICATION PLAN
GENERAL CONTRACTOR: VAN ZELST
DATE: 7.14.2021
SCALE 1/8"=1'0"
REV: 8.18.2021

NOTE: NEW RETAINING WALL 16"
NEW FENCE 8.6'
RETAINING WALL AND NEW PROPOSED FENCE NOT TO EXCEED 10'
NOTE: NEW PROPOSED FENCE IS 45'-6" IN LENGTH



MEMORANDUM
VILLAGE OF WINNETKA
COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS

FROM: ANN KLAASSEN, SENIOR PLANNER

DATE: AUGUST 5, 2021

SUBJECT: 981 GORDON TERRACE –VARIATION (CASE NO. 21-25-V)

INTRODUCTION

On August 9, 2021, the Zoning Board of Appeals is scheduled to hold a public hearing on an application submitted by John Joyce (the "Applicant") as the owner of the property at 981 Gordon Terrace (the "Subject Property"). The Applicant requests approval of the following zoning variation to allow installation of a fence on the Subject Property along a portion of its east property line:

1. A fence that is 10 feet in height, whereas a maximum of 8 feet above natural grade is permitted, a variation of 2 feet (25%) [Section 17.30.130 – Obstructions in Required Yards or Courts].

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 July 22, 2021. As of the date of this memo, staff has received one written comment from the public regarding this application. The comment is provided in Attachment C of this report.

The Zoning Board of Appeals has final jurisdiction on this request as the Board has the authority to allow a fence to exceed the maximum permitted height, provided that the maximum permitted height allowed pursuant to the variation shall be no more than 10 feet.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.32 acres in size, is located on the east side Gordon Terrace, between Scott and Asbury Avenues and contains an existing two-story residence and a detached garage (see Figure 1). The Subject Property is technically a "corner lot" with street frontage along the Scott Avenue right-of-way to the north, and Gordon Terrace to the west.

The property is zoned R-5 Single Family Residential, and it is bordered by R-5 Single Family Residential to the north, south, and west, and C-2 General Retail Commercial to the east (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.

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

The original building permit for the existing residence is not on file in Village records. The estimated date of construction of the existing residence is 1915. The following subsequent building permits were issued in:

1. 1922 to construct a one-car detached garage;
2. 2005 to construct a one-story addition to the existing residence; and

3. 2008 to construct an addition to the existing detached garage.

Other minor permits have also been issued over the years; including two fence permits, one in 1988 and one in 2017 to install fences 8 feet in height, along the east property line. The Applicant acquired the property in 2004.

There is one previous zoning case on file for the Subject Property. On January 15, 2008, the Village Council adopted Ordinance M-27-2007, an ordinance granting variations to allow the expansion of the existing legal nonconforming detached garage. The approved variations were for (a) front yard lot coverage; (b) front yard setback from Scott Avenue; (c) side yard setback; and (d) relief to allow the expansion of the legal nonconforming detached garage which is closer to the street line along Scott Avenue than the principal building.

The Community Development Department received a complaint on May 13, 2021 regarding a fence and tarp being placed on the Subject Property. It was determined that the fence was installed without a fence permit. On May 14, 2021, the Village's Code Enforcement Officer emailed the Applicant requesting a meeting to discuss the fence. After receiving no response, a violation notice was sent to the Applicant. On June 1, the Village's Code Enforcement officer discussed the fence with Kelly Joyce, the Applicant's wife. Ms. Joyce explained that due to trees being removed from the adjacent property at 996 Green Bay Road and the difference in the elevation of grade between the two properties, there was no longer any screening provided from the commercial buildings for their residential property. At that time, they expressed their desire to apply for a zoning variation to allow a fence 12 feet in height. Ms. Joyce asked if the owner of 996 Green Bay Road is required to plant replacement trees as part of the tree removal permit. The Village Forester confirmed replacement trees were not required for the removal of the trees at 996 Green Bay Road. Since June 1, the Code Enforcement Officer has had communications with the Applicant regarding the removal of the fence and tarp and the need to have it removed regardless of any approval of a zoning variation. On June 11, the Applicant expressed the desire to pursue zoning relief to allow a fence more than 8 feet in height and on July 6 the Applicant submitted the variation request currently before the Board.

Figure 1 – Aerial Map

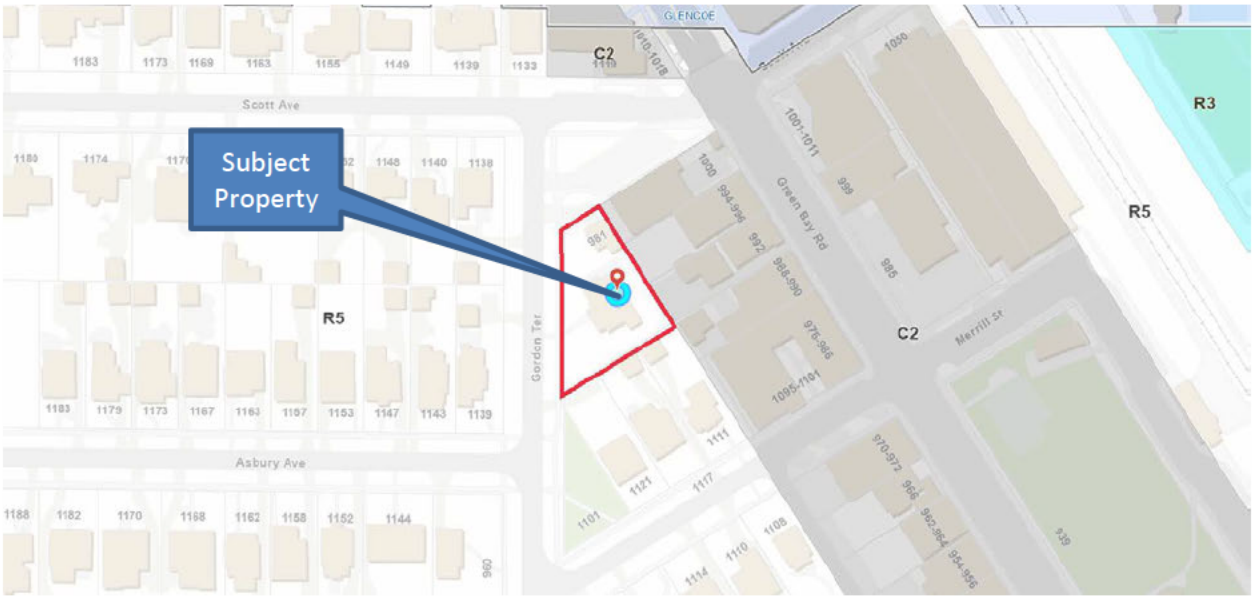


Figure 2 – Zoning Map

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

Figure 3 – Subject Property – Front Elevation (Gordon Terrace)

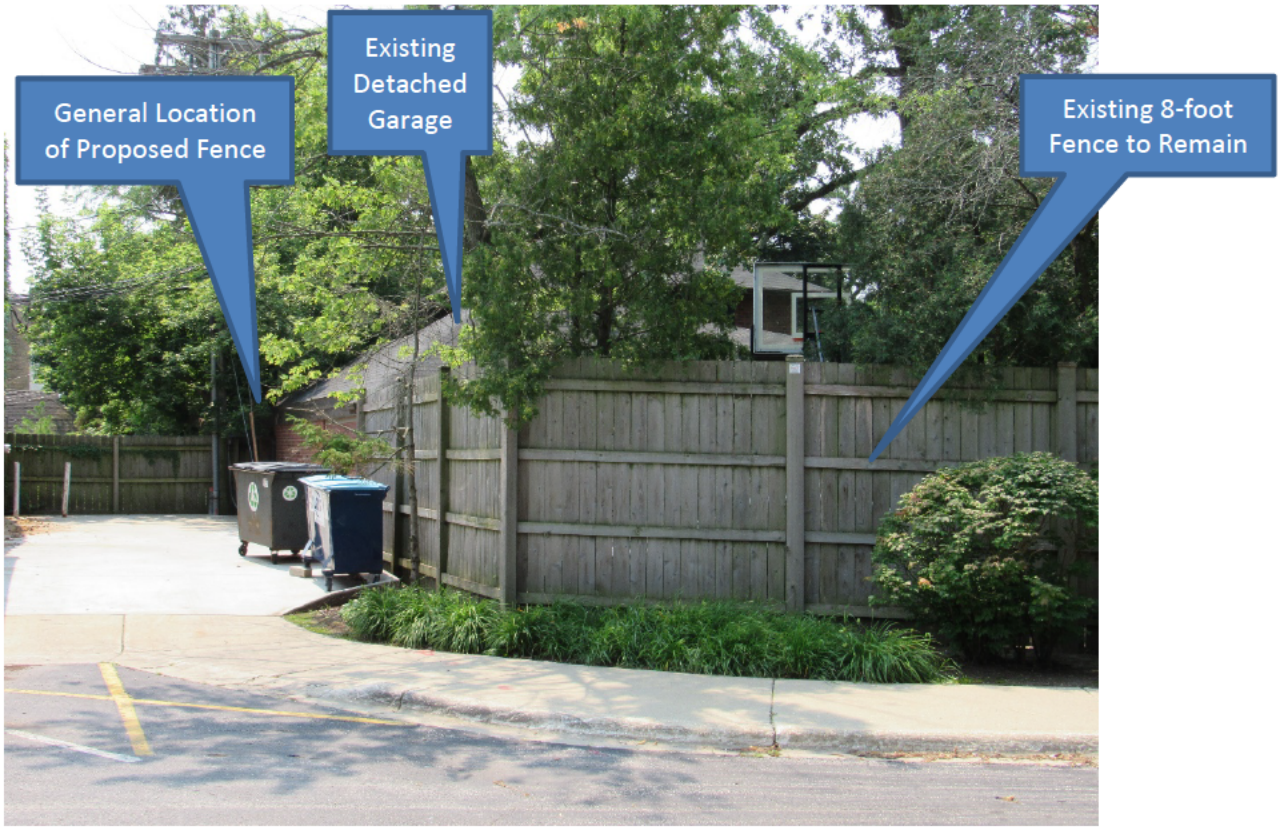


Figure 4 – Subject Property – North Elevation (Scott Avenue)

PROPOSED PLAN

The requested variation would allow the installation of a new fence along 45.5 feet of the east lot line of the Subject Property (Figure 5). The Applicant is proposing construction of a solid cedar fence 8.6 feet in height on top of a 16 inch high Unilock retaining wall. In total, the retaining wall and the fence would measure 10 feet in height above natural grade. The existing fence on the property line would remain; to the west of the existing fence, they would construct the retaining wall with the new fence on top. The Applicant's plan also includes planting a new maple tree and new arbor vitae on the west side of the proposed fence.

Figure 5 on the following page identifies the location of the proposed fence and retaining wall. As described in the Applicant's written explanation, which is provided in Attachment A, the additional height in excess of the permitted 8 feet is to increase privacy and to reduce noise from adjacent commercial properties.

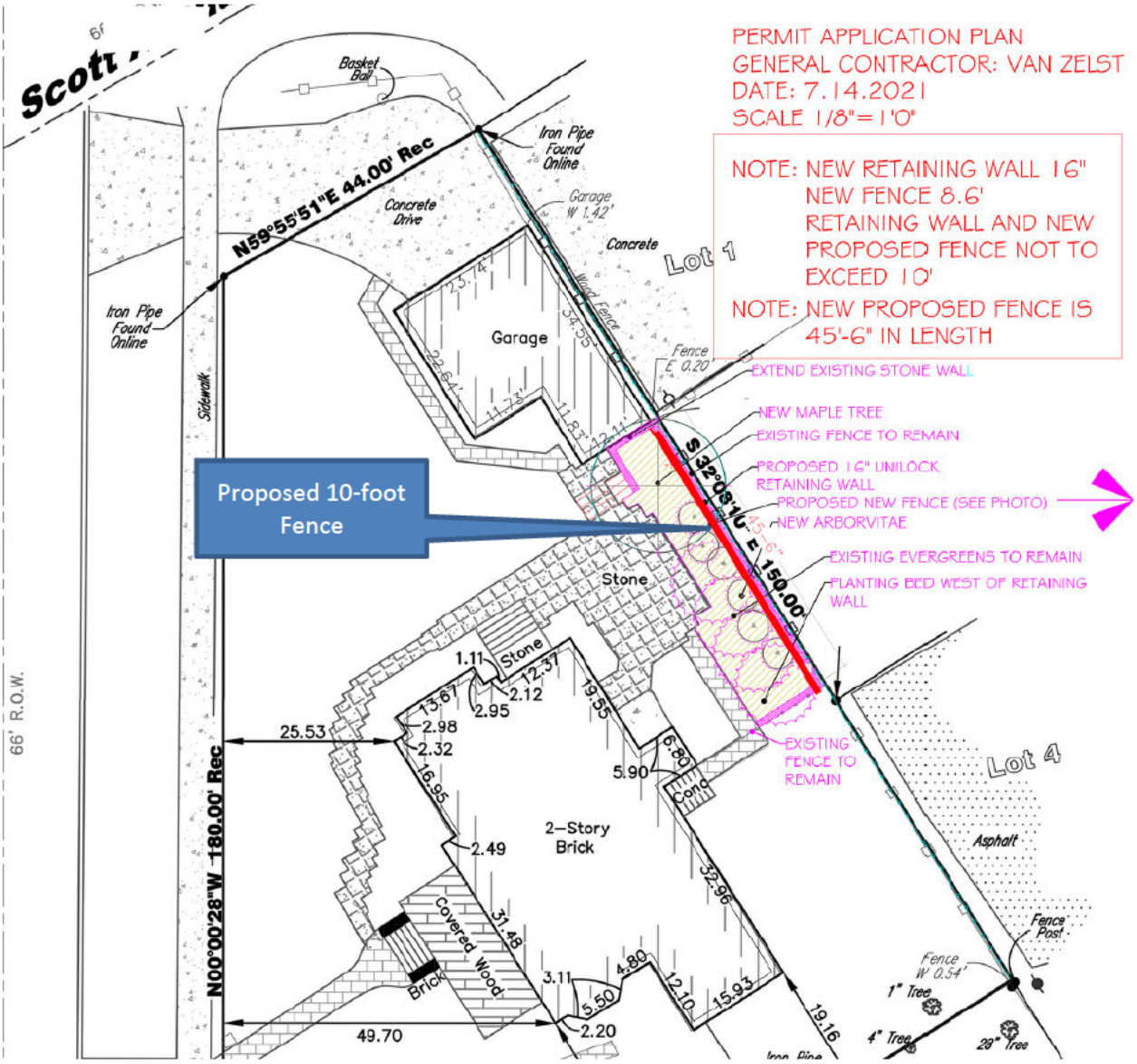


Figure 5 – Excerpt of Proposed Site Plan

REQUESTED ZONING RELIEF

One variation is being requested to allow a fence 10 feet in height along a portion of the east lot line, whereas the maximum permitted height is 8 feet above natural grade, a variation of 2 feet (25%). The proposed fence is allowed to be 8 feet in height because it would be located on the side lot line of the Subject Property, which is zoned single-family residential and is adjacent to a commercial zoning district.

FINDINGS

In the attached application materials submitted by the Applicant, the Applicant has provided a statement of justification regarding how the requested variation meets the standards for granting the requested zoning variation. Does the ZBA find that the requested variation meets the standards for granting such variation; and if so, is the ZBA prepared to approve the requested variation?

Staff has prepared the attached draft resolutions for the Board's consideration (Attachment B). One resolution approves the request, while the other denies the request. A Board member may wish to make

a motion to adopt either the resolution to approve the requested variation or the resolution to deny the requested variation.

ATTACHMENTS

Attachment A: Application Materials
Attachment B: Draft Resolutions
Attachment C: Public Correspondence

RECEIVED
JUL - 6 2021
BY

ATTACHMENT A

Village of Winnetka
ZONING VARIATION APPLICATION

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. 21-25-V

Property Information

Site Address: 981 Gordon Terrace VA2021-723

Owner Information

Name: John Joyce

Address: 981 Gordon Terrace

City, State, ZIP: Winnetka, Il 60093

Email: [redacted]

Primary Contact: John Joyce

Phone No. [redacted]

Date property acquired by owner: 05/26/2004

Architect Information

Name: David Van Zelst

Primary Contact: David Van Zelst

Address: 39400 U. S. 41

City, State, ZIP: Wadsworth, Il 60083

Phone No. 773-205-6226

Email: dvz@vanzelst.com

Attorney Information

Name: Thomas Molitor

Primary Contact: Tom Molitor

Address: 820 Davis Street, Suite 820

City, State, Zip: Evanston, Il 60201

Phone No. 847-338-9796

Email: suesomebody@aol.com

Nature of any restrictions on property: Code Section 15.44 Allowable 8' fence above grade height limitation

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

Property Owner Signature: John Joyce Digitally signed by John Joyce Date: 2021.07.06 13:02:43 -05'00'

Date: 07/06/2021

Briefly, I was born and raised in Winnetka. My family and I returned to the community and purchase 981 Gordon Terrace in 2003. We wanted our children to experience the quiet and privacy of the same village we (my wife Kelly and I) grew up in.

Starting in May of 2019, the outdoor area in the rear of 996 Green Bay Road (a mixed-use commercial building that backs up to our property) became a gathering place for outdoor enjoyment. Also, since May of 2019, we can clearly hear the ongoing domestic disturbance issues that come from the third level south apartment. Typically, it occurs at night. The ongoing belittlement and abuse can best be heard from my son's bedroom that is directly across from the referenced apartment unit. A male uses relentless profanity and extremely loud voice tones against a female resident. On one occasion, the abuse sounded extremely threatening and we felt compelled to contact the Winnetka police. The police observed the disturbing interaction and removed the male from the apartment. We notified the property manager and told him about our concern, but he denied having any knowledge. The situation is unchanged.

Additionally, In October of 2020, the property manager of 996 Green Bay Road, Mr. Scott Dallmeyer decided to undertake the removal of trees on the property- for reasons unknown. Suffice it to say, he is not the property owner and did receive permission from the property owner to take this action. My wife and I went out to meet Mr. Dallmeyer and respectfully asked him not to remove the trees because they created a natural buffer between properties. He agreed to limit the removal, but then he went ahead and cut down a substantial amount of the tree, contrary to his statement. The tree limb that he removed served as a privacy barrier between our residential property and the multi-family mixed-used development.

We contacted the Winnetka police department because I was upset that Mr. Dallmeyer violated our trust and intentionally created a direct view from the apartment units into our patio area. The police were professional, however the damage has been done and there was nothing they could do about it.

We can think of no reason for such tree trimming - other than spite on the part of Scott Dallmeyer. Our property is on different elevations than 996 Green Bay Road, and as a result, the 6' existing fence is more like 4'6" from the ground level of 996 Green Bay Rd. Obviously there is no barrier now from the residential apartments above the first floor.

Regrettably, we have seen individuals peering over and through the fence from the yard area of 996 Green Bay Road and observing us on our patio. Our daughters use the area to sun bathe, but are no longer comfortable doing that with potential public onlookers. We never had any such nuisance before the last 24 months, and attribute it to the unobstructed view.

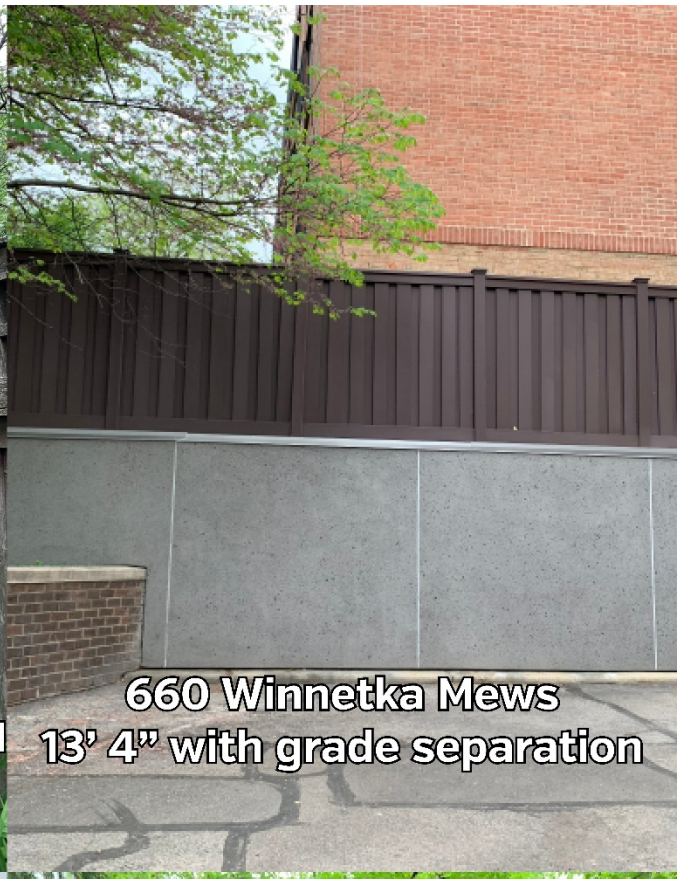
Mr. Dallmeyer applied for and received a tree removal permit from the Village of Winnetka. A large tree has been removed. It is our understanding that the permit includes having a new tree planted. Can you confirm this understanding? If so, what are the specifications for the tree size? The tree that was removed had created an additional barrier between the properties. This is not the same tree that the property manager had cut limbs off of.

I was told the owner- John Odh has dementia and can no longer manage 996 Green Bay Road. Jan Goad, his niece, is also his caregiver. She told me that the property manager is trying to acquire the building.

On a hopeful note, some of the tenants at 996 Green Bay Road have reached out to me and expressed their concerns as well. One tenant named Stewart (and another male tenant) have come over to our house to express their concerns about the unlimited view as a result of the tree removal, so the matter is also a concern of others.

Since receiving the letter of complaint notice from your office, I have indexed all fences in Winnetka that are between commercial and residential properties. As you can see, many of the fences exceed the 8' limit and most are built up on foundations that range between cement berms or rail road ties. Please see the following findings:

278 Scott Street
10’ fence runs 178’
This property also enjoys a second row of natural screening in addition to a 42” chain link fence


660 Winnetka Mews
13’ 4” with grade separation

1010 Tower Road
9’ 9” Parking lot screen

720 Green Bay Rd
8’7”

510 Green Bay
8; 2” + 16” grade separation
for a total of 9’ 6”
811 Cherry Street
8’ 9” + 14” grade separation
for total of 9’ 11”
1040 Hubbard Place
8’ 7” with a grade change
1046 Gage Street
8’ 7”

NO PARKING IN ALLEY
1095 Gage Street
11’ 11” posts

1040 Tower
8’ 2”

Alley immediately east of 1110 Merrill
8’ 3”

700 Elm Street
11’6” With grade separation

We have an extenuating circumstance as our single home family shares a long linear property line with four (4) mixed use commercial properties. Additionally, the multi-family short term nature of the apartment building residents creates a hardship for us to enjoy our home.

The grade on our side of the existing 6' fence is approximately 18" higher than the grade on the 996 Green Bay Road side of the existing 6' fence.

As a result of the many ongoing disturbances, we decided to install a temporary security screen extending over our existing (and permissible) barrier fence, at least until we can apply for a variance in light of our extenuating circumstance

Fence Description for permit application:

6x6 Cedar posts, slotted
1x6 Cedar boards, tongue and grooved
Posts set in concrete footing

Standards for Granting of Zoning Variations.

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

The rear property line of 981 Gordon Terrace; which is zoned residential and is approximately 150' in length is completely bordered by commercial district and in particular with a large multi-level (3 stories) mixed use apartment and retail use property. The current zoning regulation of an 8' fence causes hardship to the use of the property because of lack of privacy, excessive noise and security. 981 Gordon Terrace is on a different elevation than 996 Green Bay Road, and as a result, the current 6' fence is more like 4'6". It is necessary for us to build a retaining wall to level out the grade of our back patio. There is no barrier now from the residential apartments above the first floor. We would then place a fence of approximately 8'6" (so only 6" above the allowable height) on top of the retaining wall; but it would only be for a very small portion (approximately 45.5') of our 150' property line. Please refer to pictures showing the difference in grade and the multiple commercial properties on our property line. Before the property manager of 996 Green Bay Road cut down a major privacy limb without authorization from the owner, we enjoyed our outdoor area from the time we purchased our home in May, 2004. So far, we have spent $5,500.00 to correct this issue and maintain our property's value.

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.

Due to the location of 981 Gordon Terrace on the rear lot of four (4) commercial properties; the property is uniquely challenged with lack of privacy because of exposure to commercial uses including multiple tenancies at high vantage points and constant commercial activity that otherwise is not a problem in single family zoned areas. This includes constant outside use of the commercial properties, loud noises form dumpster usage including garbage activity and breaking glass that is tossed into the bin. The outside area at 996 Green Bay Road has become a recreational area for nightly gatherings. The plan includes lessening the noise that is generated from not only the gatherings, but the ongoing domestic disturbance that is coming out of third level south apartment.

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

If granted, the variation in the fence height will not alter the essential character of the locality because the fence separates the rear areas of all properties; and all properties are zoned commercial except for 981 Gordon Terrace. 981 Gordon Terrace is the only single-family residence that has this unique hardship of sharing a back yard with multiple commercial properties. The fence would enhance the privacy for all involved and is not visible from any street.

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

The variation will not effect any adjacent property's supply of light and air because the fence line will be well within the property line and the subject property is at a lower grade than the commercial properties. The property manager at 996 Green Bay Road has also recently applied for and was granted permission to remove a large tree that is separate for the privacy limb that he removed. We were told, by former Winnetka Village Forrester, Mr. Jim Stier that part of the permit required the building owner

to plant a new tree. We have since been told by the Village Code enforcement director that a new tree is not required. It appears that the tree and privacy limb have been removed so that the occupants at 996 Green Bay Road could plant a vegetable garden. Although we support all plantings, this has caused our family an unnecessary hardship.

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

Variation will have no impact whatsoever on hazard from fire or other damages as there is already a fence in place that is old and aging.

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

The variation will increase taxable value to the property, land and buildings in the Village because it will make all properties more desirable with increased security, privacy and noise control.

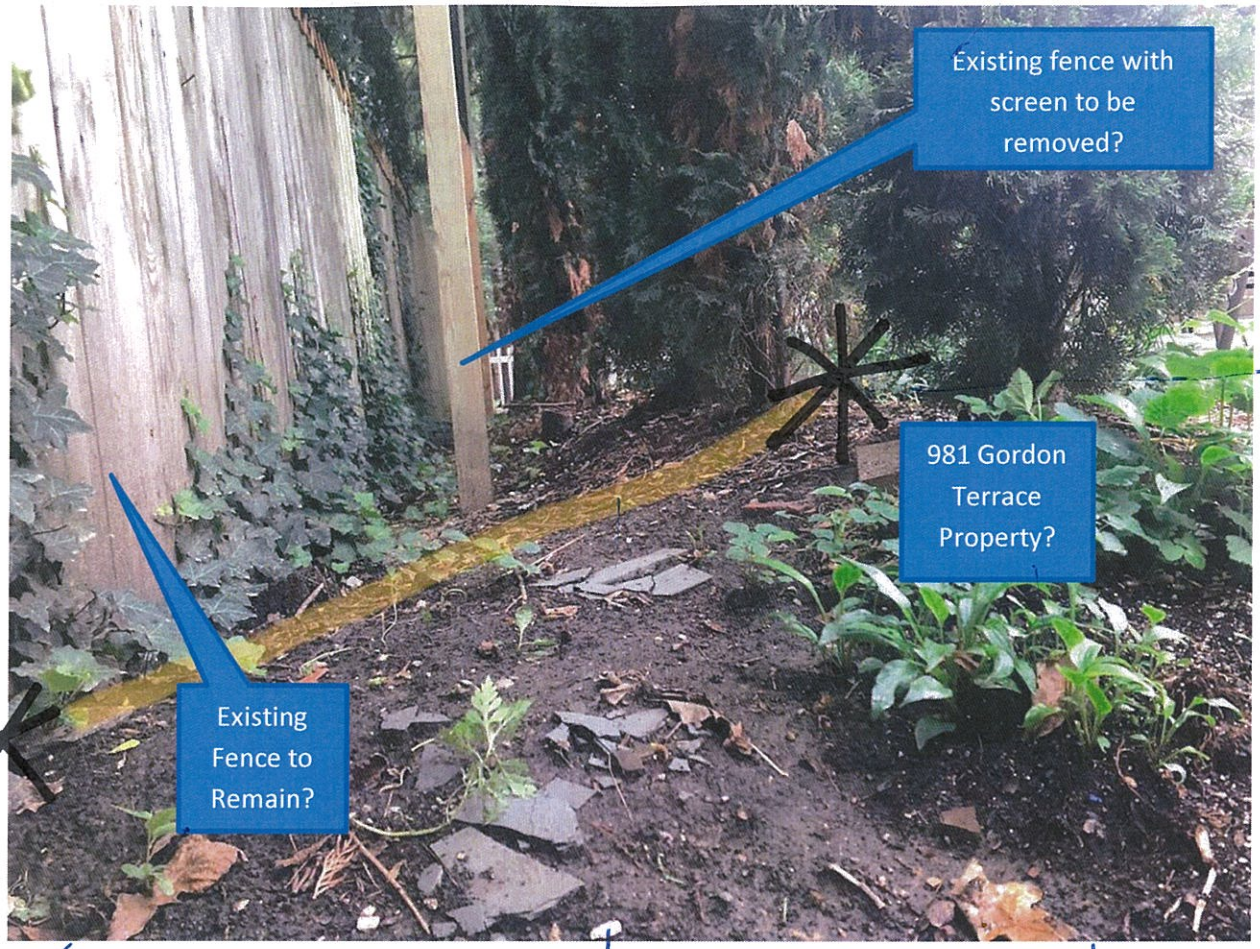
7. The congestion in the public street will not increase.

Not applicable as we are looking for a height variation on the current fence; not on a street, nor can it be seen from any street.

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

There will be no impact on the public health, safety, comfort, moral and welfare of the inhabitants of the Village due to raising the fence height.

/ yes



- patio - property grade

lower grade

Yes

Yes this is 981 Gordon Terrace

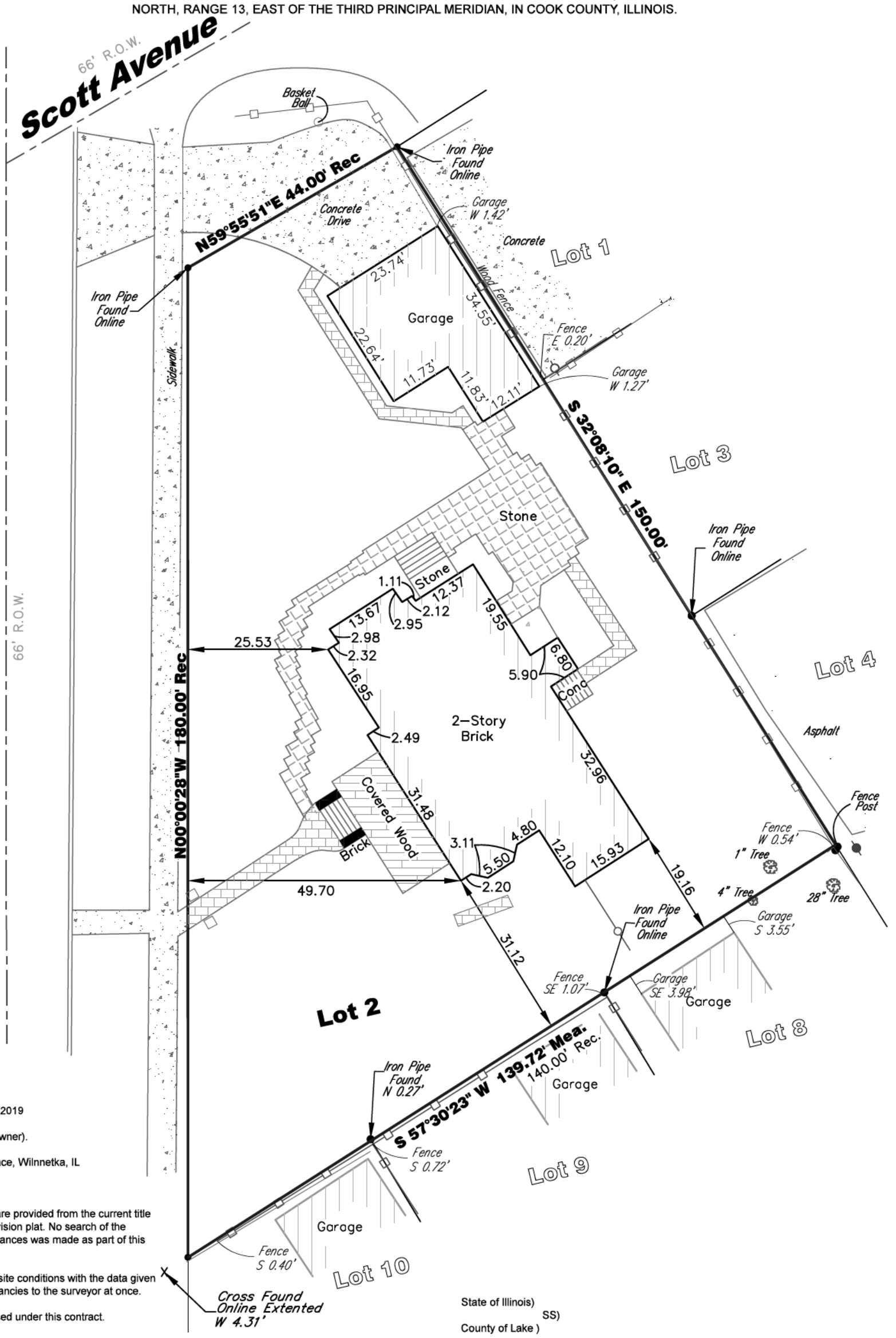
this yellow highlight line is meant to show the grade variation from the backyard patio to the existing fence line.

PLAT OF SURVEY

LOT 2 IN BLOCK 2 IN JARED GAGE'S SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 17 AND PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

N

Scale: 1" = 20'



Legend:

○-Set 1/2" Iron Pipe
●-Found Iron Pipe
X-Found Cross

Surveyor Notes:

1. Field Work Completed on 09-17-2019

2. Prepared for Joyce Kelly (land owner).

3. Site Address: 981 Gordon Terrace, Wilnnetka, IL

4. Pin No.: 05-17-114-001

5. The easements shown hereon are provided from the current title and the use of the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.

6. Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.

7. Auto Cad Files will not be released under this contract.

8. No boundary corners were set at time of field survey of the subject property by client agreement.

9. This plat was prepared without the aid of a title commitment. Refer to a current title commitment for any building lines or easements not shown on this plat.

10. The utilities as shown on this drawing were developed from the information available. This is not implied nor intended to be the complete inventory of utilities in this area. It is the clients responsibility to verify the location of all utilities (whether shown or not) and protect said utilities from any damage.

11. All building dimensions and ties are to the current siding material and not to the foundation.

State of Illinois)
SS)
County of Lake)

We, Land Surveying Services, Inc. do hereby state that we have surveyed the above described property and that this is the Plat that represents the conditions found at the time of said survey.

Given under my hand and seal this 18th day of 2019, A.D. 2019 in Lake Zurich, Illinois.

Gloria Jean Koter, an agent for Land Surveying Services, Inc.

STATE OF ILLINOIS
GLORIA JEAN KOTER
035-003323
REGISTERED LAND SURVEYOR

Illinois Professional Land Surveyor Number 3323
License Expiration Date 11-30-20

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Job Number	LS071413-1
Sheet Name	PLAT OF SURVEY
Sheet Number	SURVEY

Land Surveying Services, Inc.
1182 Heather Drive Lake Zurich, Illinois 60047
Ph. (847)847-1079 Fax. (847)847-1279
Professional Design Firm License No. 184-003632

Field Work Completed:			09-17-19
Scale:	1" = 20'	Date:	09-18-19

Site Address:
981 Gordon Terrace
Winnetka, Illinois

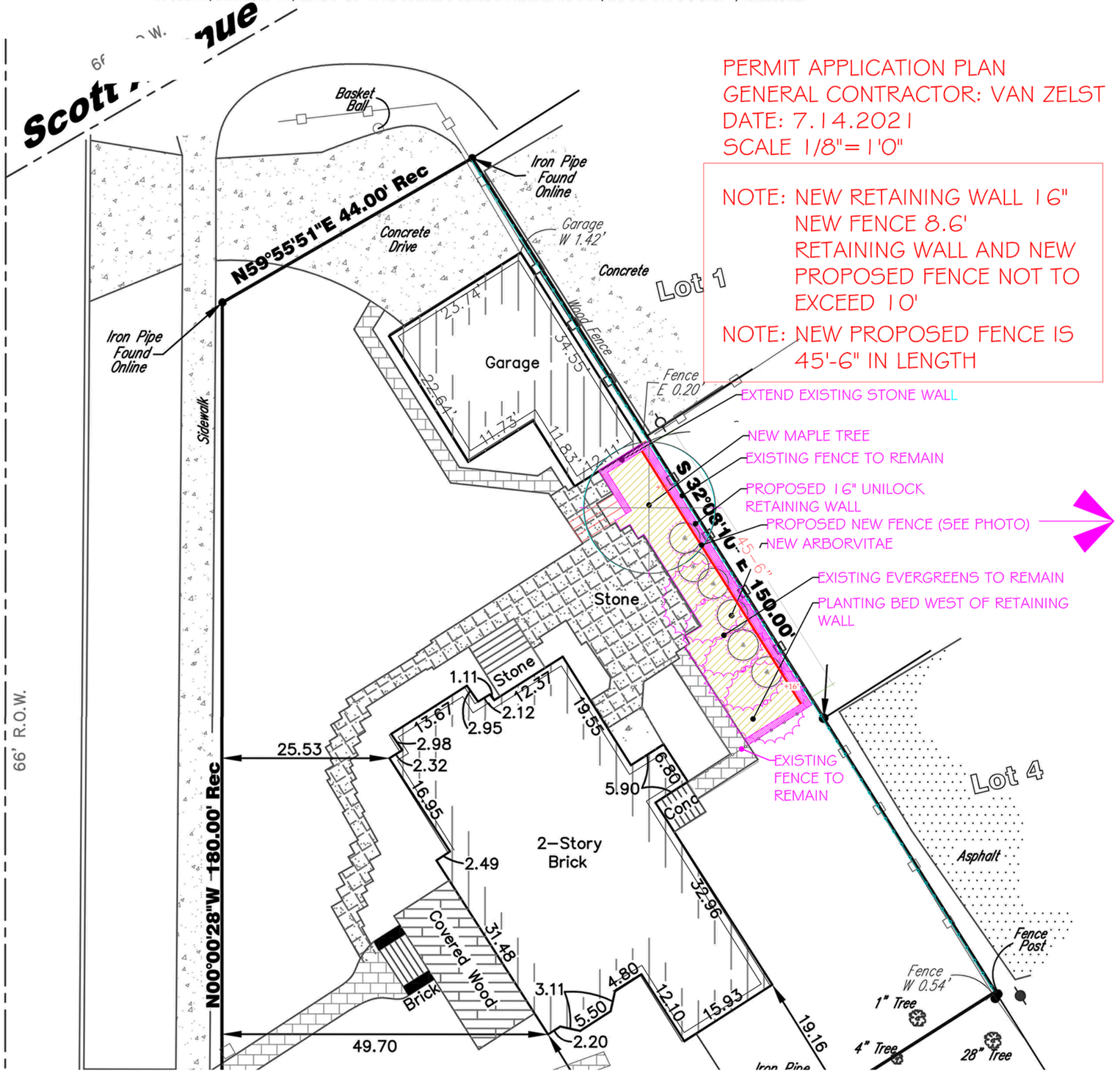
Drawn By:	jk	Checked By:	GJK

Drawing Revisions

REVISION	Date	Drawn	Checked

PLAT OF SURVEY

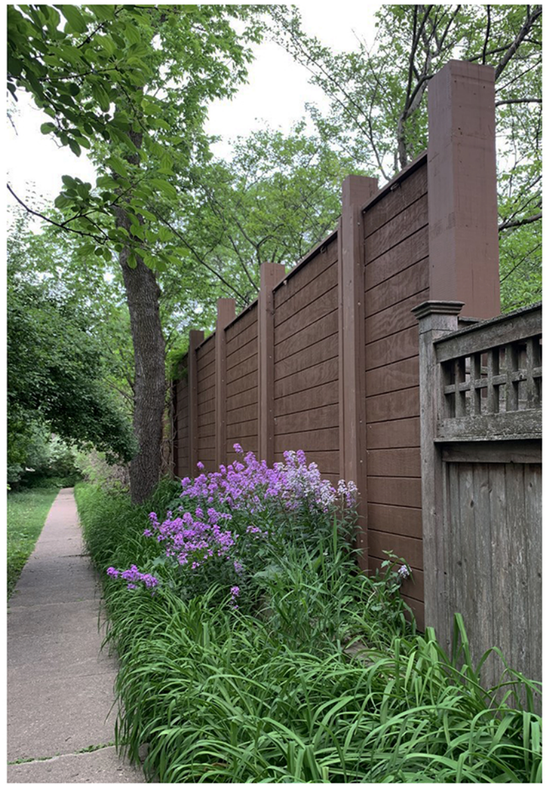
LOT 2 IN BLOCK 2 IN JARED GAGE'S SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 17 AND PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



PERMIT APPLICATION PLAN
GENERAL CONTRACTOR: VAN ZELST
DATE: 7.14.2021
SCALE 1/8"=1'0"

NOTE: NEW RETAINING WALL 16"
NEW FENCE 8.6'
RETAINING WALL AND NEW PROPOSED FENCE NOT TO EXCEED 10'

NOTE: NEW PROPOSED FENCE IS 45'-6" IN LENGTH



994

ATTACHMENT C

From: Heimsoth & Associates
To: Planning
Subject: Fwd:
Date: Monday, August 2, 2021 9:12:00 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Winnetka planning,

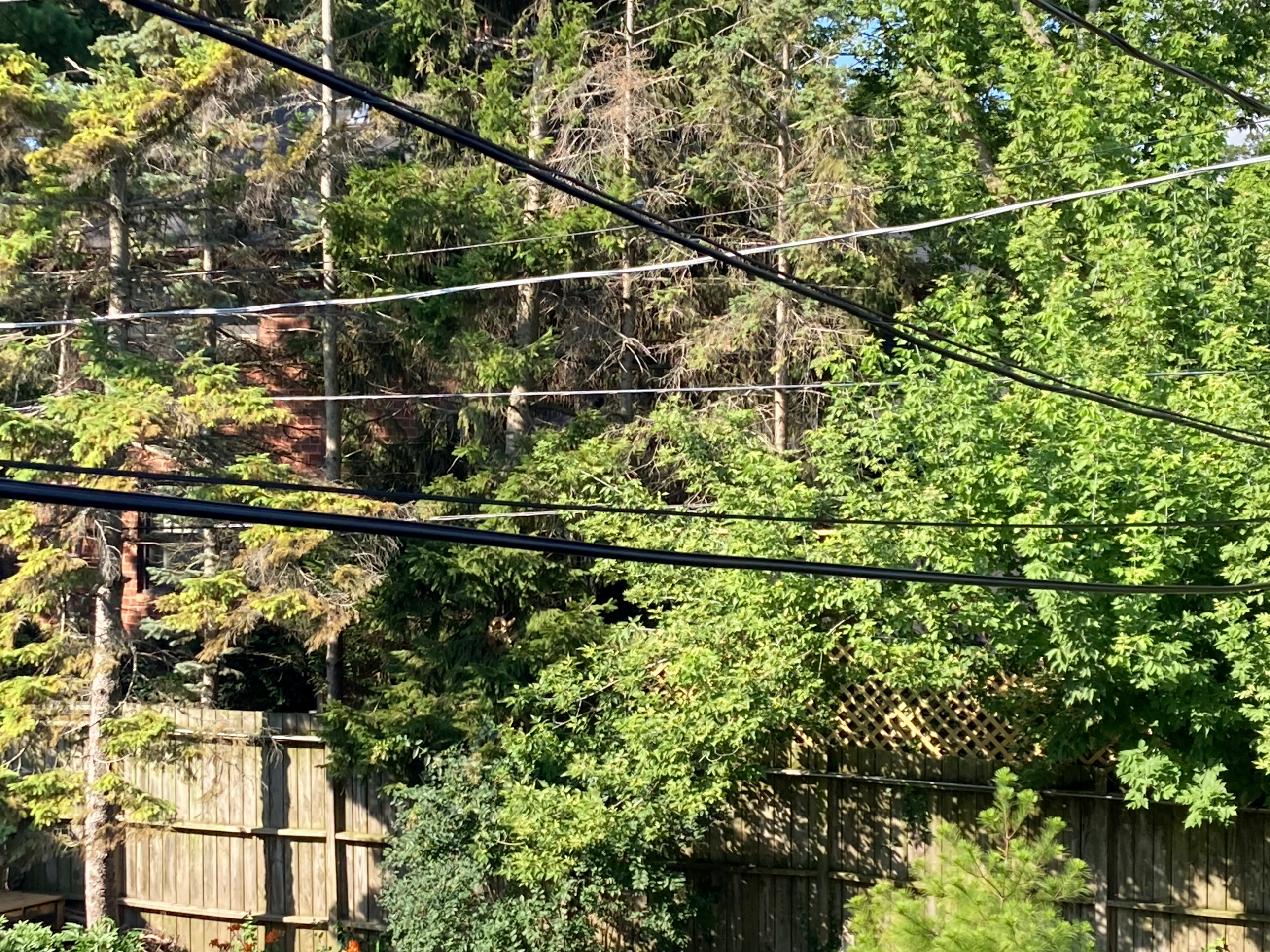
In conjunction with a public hearing dated 8/9/21 case 21.25V.

As attached in the picture, we already have a 6-foot standard wood fence, an 8-foot lattice fence, and a 10-foot black coth fence on the East side of 981 Gordon Terrace.

It is nice to beauty the fence. When the trees are bare, it is quite ugly to look at. Also, be careful with the electrical line which goes over the fence.

Yoshiko

--
Yoshiko Manabe Heimsoth
969 Green Bay Rd, Unit 6
Winnetka, IL 60093
[redacted] cell phone



ATTACHMENT C2

WINNETKA ZONING BOARD OF APPEALS
EXCERPT OF MEETING MINUTES
AUGUST 9, 2021

Zoning Board Members Present:	Matt Bradley, Chairman Kimberly Handler Lynn Hanley Mike Nielsen
Zoning Board Members Absent:	Kate Casale MacNally Todd Vender Max Weigandt
Village Staff:	David Schoon, Director of Community Development Ann Klaassen, Senior Planner

***

Case No. 21-25-V: 981 Gordon Terrace: 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 described the applicant's request and identified the property's location, zoning classification and provided photos. She referred to the existing 8 foot fence which would remain and stated the variation is being requested to allow the new fence installation to be approximately 42.5 feet in length which she identified on the site map. Ms. Klaassen then identified the fence's materials and noted it would measure 8.5 feet in height on top of a retaining wall with the wall and fence measuring 10 feet in height above grade. She stated the plans also include landscape improvements. Ms. Klaassen noted one written comment was received and was included in the packet of materials along with draft resolutions for the Board's consideration. Ms. Klaassen then stated following public comment and Board discussion, a Board Member may wish to make a motion to approve the resolution to approve to request, or the resolution denying the request. Ms. Klaassen noted a vote by four Board Members is required to approve or deny either resolution and asked if there were any questions.

Chairman Bradley also asked if there were any questions. Ms. Handler questioned the portion of the fence to remain and Ms. Klaassen clarified its location. Chairman Bradley referred to the correspondence received and the 996 Green Bay Road building and questioned how 996 Green Bay is related. Ms. Klaassen provided clarification to the Board and referred to the photos provided. She then referred the Board to the photo on page 16 provided by the applicant. No additional questions were raised at this time.

Chairman Bradley swore in those speaking to this matter. Kelly Joyce and John Joyce stated they purchased their home in 2004. Mr. Joyce described the tenant changes made to the property on Green Bay which affected their privacy from the apartments. Chairman Bradley asked the applicants if they constructed the fence due to the trees being removed which resulted in a violation notice being issued. Mr. Joyce responded the issues began with noise and described the tree being cut down. Mrs. Joyce then stated they planted Arbor Vitae to improve privacy along with lattice and screening. Mr. Joyce stated the Village received a complaint and they planned to remove the lattice on top of the existing elevated fence. He then described the timeline of the Arbor Vitae and lattice installation.

Ms. Handler stated she visited the property today and described the greenery which made it difficult to see. Chairman Bradley asked the applicants how they reached 10 feet in height to cure their problems. Mr. Joyce responded 10 feet is allowed and Chairman Bradley confirmed 8 feet is the permitted height. Mr. Joyce then stated 12 feet would cure the privacy and noise issues but they went with 10 feet. Mrs. Joyce described the grade change which would result in an 8 foot 6 inch fence. Ms. Handler asked if there is a survey showing the grade change and referred to the landscaping plan. Mr. Joyce responded the patio is at the same level as the home. Ms. Hanley asked a question regarding the existing fence and Mr. Joyce responded it ran the length of three properties. Ms. Handler asked a question regarding the fence's ownership.

Chairman Bradley stated if relief is granted, the lattice and fence would come down. He then stated the applicants would like for a retaining wall to be built at the patio level with an 8 foot 6 inch fence on top of the retaining wall measuring 10 feet in total. Mr. Joyce confirmed that is correct and referred the Board to the fence's photos. He also confirmed the screen, lattice and fence are still there. He identified the trees which were removed and trimmed by the 996 Green Bay Road neighbor. The Board Members discussed various views and photos of the applicants' property and the neighboring properties. No additional questions were raised at this time.

Chairman Bradley then asked for public comment and swore in those speaking to this matter. Stuart Kirchhoff Jones stated he moved in September 2021 at the time the limb was cut down. He assumed there was no prior problem with regard to aesthetics prior to that. Mr. Jones then stated while he sympathized with the applicants, security is not an issue and referred to the noise issue raised. He stated the tree the Joyces are referring to was actually a large branch, and not a tree, that was cut down which affected the view. Mr. Jones referred to the ivy and landscaping which has grown and informed the Board that a pine tree as well as another tree which were cut down. He then commented the neighbors all live with each other's noise.

Chairman Bradley asked the applicants if they would like to respond. Mrs. Joyce stated they want to maintain their privacy and security as well as their home's value. Mr. Joyce referred to the limb being cut down which was unauthorized as well as the security and noise issues from the neighboring building.

Chairman Bradley then called the matter in for discussion. He then referred to the standards being met and commented some of the standards such as reasonable return cannot be met in connection with a fence request. Chairman Bradley referred to instances where relief should be granted on a case by case basis for certain areas based upon situations such as the applicants'. He added grading issues are affecting the overall height although the applicants began the project before receiving approval. Chairman Bradley then stated the standards have been met and described the property as unique and the request would not change the locality's character. He also referred to the growing landscaping and stated he would be in support of the request.

Mr. Nielsen explained that privacy and security are an issue here and it meets the standards. He stated that 10 feet is necessary for what is going on, on the other side of the fence.

Ms. Handler stated she is not in support of the request. She stated that absolute and complete privacy isn't necessary in Winnetka. Ms. Handler stated that the apartment building was there 17 years ago when they bought the house. She explained that the site is well screened with landscaping now so a fence isn't necessary. Ms. Handler stated trees are going to be pruned and trees will be removed, it is something we have to expect over time. She stated that she thought a topographic survey would be provided to represent the grade differentiation. Ms. Handler stated they are already allowed an 8-foot fence, which is very tall.

Ms. Hanley stated she is not sure where she is on this. She stated she understands the need for the retaining wall, but they are allowed 8 feet because they are abutting commercial. Ms. Hanley stated that everyone has people looking into their property. She stated given the greenery on the commercial side, that side wouldn't be able to see the fence. Ms. Hanley stated that she is stuck on unique circumstances, with respect to the standards.

Chairman Bradley offered the applicants the opportunity to continue the request since a vote of four Board Members would be needed to vote in favor of the request. He suggested the matter be continued to the September 2021 meeting when more Board members may be present. Chairman Bradley referred to the grade differences which affect the overall height and then suggested modifications can be made which may result in more Board Members being in favor of the request. Mr. Jones raised a point of order and asked if he had standing. Chairman Bradley stated that we would have to confer with legal counsel regarding whether or not he has standing in this instance. He then advised everyone of the interested parties' rights in connection with comments made on the request, the variation being requested and property rights.

Chairman Bradley then asked for a motion to continue the application to the September 13, 2021 meeting. A motion was made by Ms. Hanley, and seconded by Mr. Nielsen, to continue the matter to the September 13, 2021 meeting. A vote was taken and the motion unanimously passed:
AYES: Bradley, Handler, Hanley, Nielsen
NAYS: None

***

ATTACHMENT E2
RESOLUTION NO. ZBA-4-2021
VILLAGE OF WINNETKA
ZONING BOARD OF APPEALS
APPROVAL OF ZBA CASE NO. 21-25-V – 981 GORDON TERRACE

WHEREAS, John Joyce and Kelly Joyce (collectively, the "Applicant") are the owners of the property commonly known as 981 Gordon Terrace, Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made part of this Resolution (***"Subject Property"***); and

WHEREAS, the Subject Property is located in the R-5 Single Family Residential District and is adjacent to the C-2 General Retail Commercial District; and

WHEREAS, the Subject Property is a corner lot located on the southeast corner of the intersection of Scott Avenue and Gordon Terrace; and

WHEREAS, the Subject Property is improved with a single family residence, a detached garage, and fences; and

WHEREAS, the Applicant desires to construct a new fence and retaining wall along a portion of the east lot line of the Subject Property (***"Proposed Improvement"***); and

WHEREAS, pursuant to Section 17.30.130 of the Winnetka Zoning Ordinance (***"Zoning Ordinance"***), the maximum permitted height for a fence and/or wall is 8 feet above natural grade; and

WHEREAS, the Applicant desires to construct a new retaining wall with a fence on top, along 45.5 feet of the east lot line on the Subject Property, measuring a total of 10 feet in height above natural grade, a violation of Section 17.30.130 of the Zoning Ordinance; and

WHEREAS, the Applicant filed an application for a variation from Section 17.30.130 of the Zoning Ordinance to permit the Proposed Improvement with a height of 10 feet above natural grade (***"Requested Variation"***); and

WHEREAS, a public notice for the Requested Variation was duly published on July 22, 2021 in the "Winnetka Talk" and notice was mailed to the owners of record of all properties within 250 feet of the Subject Property as required by the Zoning Ordinance; and

WHEREAS, a public hearing was held by the Winnetka Zoning Board of Appeals during a meeting held on August 9, 2021 for the purpose of considering the Requested Variation; and

WHEREAS, after hearing from the Applicant, receiving public comment, and discussing the Proposed Improvement, the Zoning Board of Appeals was split 2-2 on approving the Requested Variation. Therefore, by a vote of 4-0, the Zoning Board of Appeals continued the public hearing until the September 13, 2021 Zoning Board of Appeals meeting;

WHEREAS, at the September 13, 2021 Zoning Board of Appeals meeting, the Applicant requested a second continuance until the October 11, 2021 Zoning Board of Appeals meeting. By a

vote of 5-0, the Zoning Board of Appeals granted the Applicant's request and continued the public hearing until the October 11, 2021 Zoning Board of Appeals meeting; and

WHEREAS, the continued public hearing was held by the Zoning Board of Appeals during a meeting on October 11, 2021 for the purpose of considering the Requested Variation with the final decision being rendered at the Zoning Board of Appeal's Regular Meeting on October 11, 2021; and

WHEREAS, the Zoning Board of Appeals has considered the evidence presented, as follows:

1. Application for the Requested Variation submitted by the Applicant, dated July 6, 2021, including all attachments as well as all subsequent additions and revisions to these application materials and attachments; and

2. All written and oral testimony concerning the Requested Variation.

WHEREAS, the Zoning Board of Appeals has determined that the requested variation to exceed the maximum permitted height of a fence does satisfy the standards for variations provided in Sections 17.60.040 and 17.60.050 of the Winnetka Zoning Ordinance; and

WHEREAS, the Zoning Board of Appeals has determined that it will serve and be in the best interest of the Village and its residents to grant the application for the fence height variation in accordance with, and subject to, the conditions, restrictions, and provisions of this Resolution;

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of Appeals of the Village of Winnetka, Cook County, Illinois, that:

SECTION 1. RECITALS. The foregoing recitals are incorporated into, and made part of, this Resolution as the findings of the Zoning Board of Appeals.

SECTION 2. APPROVAL OF VARIATION. Subject to and contingent upon the conditions, restrictions, and provisions set forth in Section Three of this Resolution, the requested maximum fence height variation from Section 17.30.130 of the Zoning Ordinance to permit the installation of a fence along a portion of the east side lot line of the Subject Property is hereby granted, in accordance with and pursuant to Chapter 17.60 of the Zoning Ordinance and the home rule powers of the Village.

SECTION 3. CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Winnetka Zoning Ordinance or any other rights the Applicant may have, the approval granted in Section Two of this Resolution is hereby expressly subject to and contingent upon compliance with each and all of the following conditions:

A. Compliance with Plans. Except for minor changes and site work approved by the Director of Community Development in accordance with all applicable Village standards, the development, use, operation, and maintenance of the Subject Property, shall comply with those certain plans attached hereto as **Exhibit B**.

B. Compliance with Regulations. The construction, development, use, operation, and maintenance of the Proposed Improvement and the Subject Property must comply with all applicable Village codes and ordinances, as the same may be amended from time to time, except to the extent specifically provided otherwise in this Resolution.

SECTION 4. RECORDING; BINDING EFFECT. A copy of this Resolution will be recorded in the office of the Cook County Recorder of Deeds. This Resolution and the privileges, obligations, and provisions contained herein will inure solely to the benefit of, and be binding upon, the Applicant and their respective heirs, personal representatives, successors and assigns.

SECTION 5. FAILURE TO COMPLY WITH CONDITIONS. Upon the failure or refusal of the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Resolution, the approval granted in Section Two of this Resolution will, at the sole discretion of the Zoning Board of Appeals, by Resolution duly adopted, be revoked and become null and void; provided, however, that the Zoning Board of Appeals may not so revoke the approval granted in Section Two of this Resolution unless it first provides the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Zoning Board of Appeals. In the event of revocation, the development and use of the Subject Property will be governed solely by the applicable regulations of the Winnetka Zoning Ordinance, including, without limitation, the fence height requirement set forth in Section 17.30.130 of the Winnetka Zoning Ordinance. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

SECTION 6. AMENDMENTS. Any amendments to the Requested Variation granted in Section Two of this Resolution may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Winnetka Zoning Ordinance.

SECTION 7. EFFECTIVE DATE.

A. This Resolution will be effective only upon the occurrence of all of the following events:

1. Passage by the Zoning Board of Appeals in the manner required by law; and

2. The filing by the Applicant with the Village Clerk of an Unconditional Agreement and Consent, in the form of **Exhibit C** attached to and, by this reference, made a part of this Resolution, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Resolution and to indemnify the Village for any claims that may arise in connection with the approval of this Resolution.

B. In the event that the Applicant does not file fully executed copies of the Unconditional Agreement and Consent, as required by Section 7.A.2 of this Resolution, within 30 days after the date of final passage of this Resolution by the Zoning Board of Appeals, the Zoning Board of Appeals will have the right, in its sole discretion, to declare this Resolution null and void and of no force or effect.

[SIGNATURE PAGE FOLLOWS]

ADOPTED this 11th day of October, 2021, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Signed:

_____

Matthew Bradley, Chairperson

Countersigned:

_____

Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

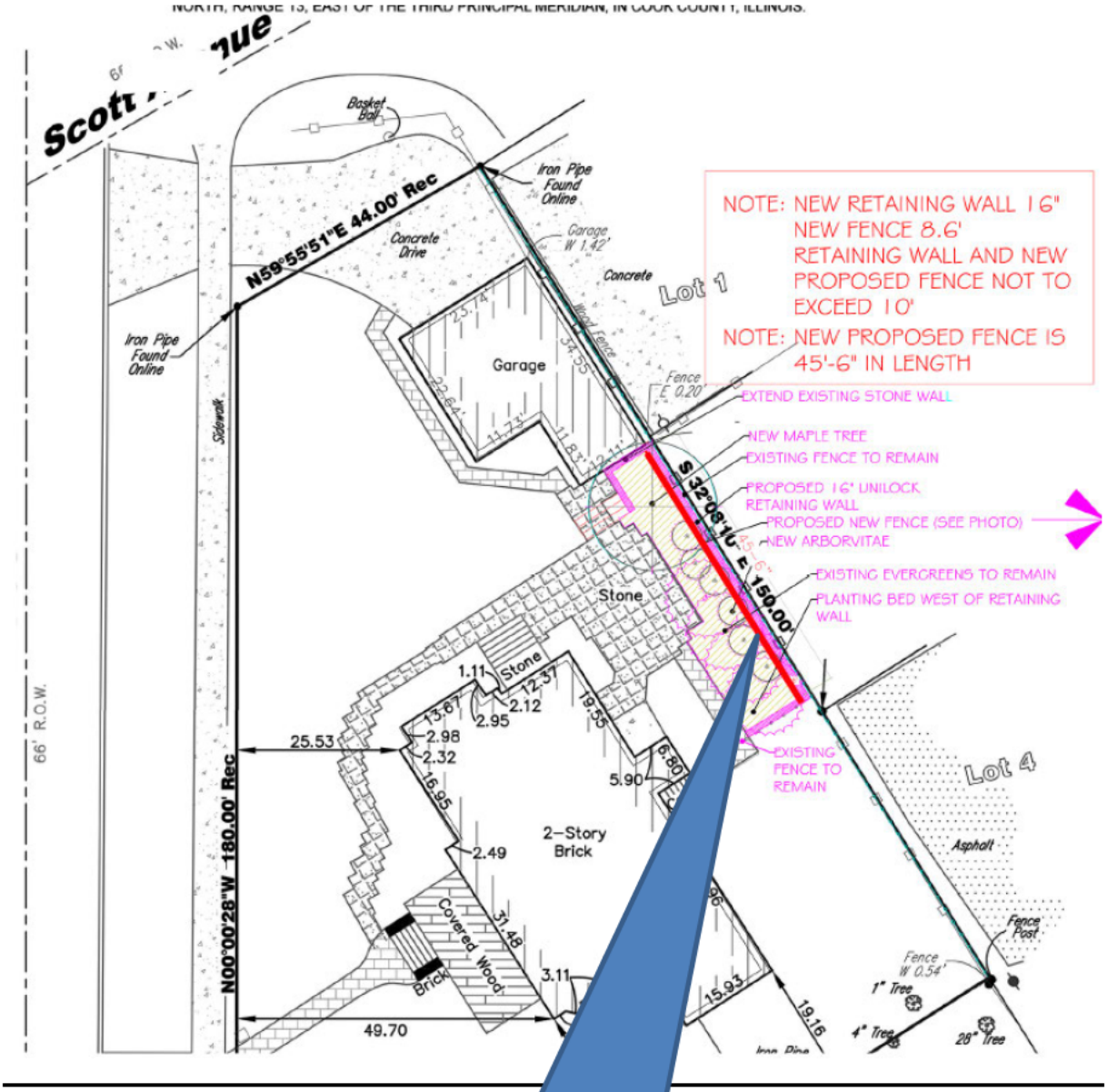
Lot 2 in Block 2 in Jared Gage's Subdivision of part of the Northwest ¼ of Fractional Section 17 and part of the East ½ of the Southwest ¼ Section 8, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 981 Gordon Terrace, Winnetka, Illinois.

Parcel Index Number: 05-17-114-001-0000

EXHIBIT B

PLAN



Proposed solid wood fence highlighted in red, to be constructed on top of 16 inch retaining wall. Total height of retaining wall and fence not to exceed 10 feet above natural grade. Fence and wall shall be located on 981 Gordon Terrace.

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Winnetka, Illinois (***"Village"***):

WHEREAS, John Joyce and Kelly Joyce (***"Owner"***) are the owners of record of that certain real property located at 981 Gordon Terrace, Winnetka, Illinois ("***Property***"); and

WHEREAS, Resolution No. ZBA-4-2021, adopted by the Winnetka Zoning Board of Appeals on October 11, 2021 (***"Resolution"***), grants a variation to allow a fence and retaining wall measuring a total of 10 feet in height above natural grade along a portion of the east side lot line on the Subject Property; and

WHEREAS, Section 7.A.2 of the Resolution provides, among other things, that the Resolution will be of no force or effect unless and until the Owner has filed, within 30 days following the passage of the Resolution, their unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Resolution;

NOW, THEREFORE, the Owner does hereby agree and covenant as follows:

1. The Owner hereby unconditionally agrees to accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Resolution.

2. The Owner acknowledges that public notices and public hearings have been properly given and held with respect to the adoption of the Resolution, have considered the possibility of the revocation provided for in the Resolution, and agree not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.

3. The Owner acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's granting of the variation, and that the Village's approval of the variation does not, and will not, in any way, be deemed to insure the Owner against damage or injury of any kind and at any time.

4. The Owner hereby agrees to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Resolution granting the variation for the Property.

[SIGNATURE PAGE FOLLOWS]

Dated: _____, 2021.

ATTEST: **OWNER**

By:_____ By: _____
John Joyce

Name:_____

By:_____ By: _____
Kelly Joyce

Name:_____

RESOLUTION NO. ZBA-4-2021
VILLAGE OF WINNETKA
ZONING BOARD OF APPEALS
DENIAL OF ZBA CASE NO. 21-25-V – 981 GORDON TERRACE

WHEREAS, John Joyce and Kelly Joyce (collectively, the "Applicant") are the owners of the property commonly known as 981 Gordon Terrace, Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made part of this Resolution (***"Subject Property"***); and

WHEREAS, the Subject Property is located in the R-5 Single Family Residential District and is adjacent to the C-2 General Retail Commercial District; and

WHEREAS, the Subject Property is a corner lot located on the southeast corner of the intersection of Scott Avenue and Gordon Terrace; and

WHEREAS, the Subject Property is improved with a single family residence, a detached garage, and fences; and

WHEREAS, the Applicant desires to construct a new fence and retaining wall along a portion of the east lot line of the Subject Property (***"Proposed Improvement"***); and

WHEREAS, pursuant to Section 17.30.130 of the Winnetka Zoning Ordinance (***"Zoning Ordinance"***), the maximum permitted height for a fence and/or wall is 8 feet above natural grade; and

WHEREAS, the Applicant desires to construct a new retaining wall with a fence on top, along 45.5 feet of the east lot line on the Subject Property, measuring a total of 10 feet in height above natural grade, a violation of Section 17.30.130 of the Zoning Ordinance; and

WHEREAS, the Applicant filed an application for a variation from Section 17.30.130 of the Zoning Ordinance to permit the Proposed Improvement with a height of 10 feet above natural grade (***"Requested Variation"***); and

WHEREAS, a public notice for the Requested Variation was duly published on July 22, 2021 in the "Winnetka Talk" and notice was mailed to the owners of record of all properties within 250 feet of the Subject Property as required by the Zoning Ordinance; and

WHEREAS, a public hearing was held by the Winnetka Zoning Board of Appeals during a meeting held on August 9, 2021 for the purpose of considering the Requested Variation; and

WHEREAS, after hearing from the Applicant, receiving public comment, and discussing the Proposed Improvement, the Zoning Board of Appeals was split 2-2 on approving the Requested Variation. Therefore, by a vote of 4-0, the Zoning Board of Appeals continued the public hearing until the September 13, 2021 Zoning Board of Appeals meeting;

WHEREAS, at the September 13, 2021 Zoning Board of Appeals meeting, the Applicant requested a second continuance until the October 11, 2021 Zoning Board of Appeals meeting. By a

vote of 5-0, the Zoning Board of Appeals granted the Applicant's request and continued the public hearing until the October 11, 2021 Zoning Board of Appeals meeting; and

WHEREAS, the continued public hearing was held by the Zoning Board of Appeals during a meeting on October 11, 2021 for the purpose of considering the Requested Variation with the final decision being rendered at the Zoning Board of Appeal's Regular Meeting on October 11, 2021; and

WHEREAS, the Zoning Board of Appeals has considered the evidence presented, as follows:

1. Application for the Requested Variation submitted by the Applicant, dated July 6, 2021, including all attachments as well as all subsequent additions and revisions to these application materials and attachments; and

2. All written and oral testimony concerning the Requested Variation.

WHEREAS, the Zoning Board of Appeals has determined that the Requested Variation **does not** satisfy the standards for a variation provided in Sections 17.60.040 and 17.60.050 of the Winnetka Zoning Ordinance because (i) the Requested Variation is not in harmony with the general purpose and intent of the Winnetka Zoning Ordinance; (ii) the Subject Property can yield a reasonable return if it is permitted to be used only under the conditions allowed for the R-5 Single Family Residential District; and (iii) the plight of the Applicant is not due to unique circumstances; and

WHEREAS, the Zoning Board of Appeals has determined that it will not serve and be in the best interest of the Village and its residents to approve the Requested Variation; and

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of Appeals of the Village of Winnetka, Cook County, Illinois, that:

SECTION 1. RECITALS. The foregoing recitals are incorporated into, and made part of, this Resolution as the findings of the Zoning Board of Appeals.

SECTION 2. DENIAL OF VARIATION. In accordance with and pursuant to Chapter 17.60 of the Winnetka Zoning Ordinance and the home rule powers of the Village, the Zoning Board of Appeals denies the Requested Variation for the Subject Property.

SECTION 3. EFFECTIVE DATE. This Resolution will be effective upon passage by the Zoning Board of Appeals in the manner required by law.

[SIGNATURE PAGE FOLLOWS]

ADOPTED this 11th day of October, 2021, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Signed:

_____
Matthew Bradley, Chairperson

Countersigned:

_____
Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

Lot 2 in Block 2 in Jared Gage's Subdivision of part of the Northwest ¼ of Fractional Section 17 and part of the East ½ of the Southwest ¼ Section 8, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 981 Gordon Terrace, Winnetka, Illinois.

Parcel Index Number: 05-17-114-001-0000

Incident Report

Print Date/Time: 09/13/2021 14:43
Login ID: khodge

PD Winnetka
ORI Number: IL0163C00

Incident: 2021-00012812

Incident Date/Time:	8/27/2021 5:29:08 PM	**Incident Type:**	Parking Problem
Location:	1050 SCOTT AVE Winnetka IL 60093	**Venue:**	Winnetka
Phone Number:		**Source:**	Officer
Report Required:	No	**Priority:**	Low
Prior Hazards:	No	**Status:**	In Progress
LE Case Number:		**Nature of Call:**	

Unit/Personnel

Unit	Personnel
413	1273-Rodriguez

Person(s)

No.	Role	Name	Address	Phone	Race	Sex	DOB
1	Owner of Property	JONES, STUART K				Male	04/18/1944

Vehicle(s)

Role	Type	Year	Make	Model	Color	License	State

Disposition(s)

Disposition	Count
Service Rendered	1

Property

Date	Code	Type	Make	Model	Description	Tag No.	Item No.

CAD Narrative

08/27/2021 : 19:59:47 bpowers Narrative: Contact made with Jones (847-446-3123, 996 Green Bay RD #2) who stated he was on his way to remove the boat from the area. No further police assistance requested.
08/27/2021 : 18:08:40 mrodriguez Narrative: Unable to make contact with the boat owner.
08/27/2021 : 17:29:08 mrodriguez Narrative: canoe placed across multiple parking spaces

From: Stuart Jones
To: Ann Klaassen
Subject: Re: September 13 Zoning Board of Appeals Meeting Agenda Packet
Date: Friday, September 10, 2021 8:24:44 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you, Ann.

There are some additional points that both the Board and the neighbors may wish to consider:

Use of a burn with tall, thick arbor vitae trees will provide screening not only during the summer, but ALSO in the winter. Their neighbors' view of the apartment building during both summer AND WINTER will increasingly diminish as the trees grow taller and become thicker.

Concomitantly, taller and thicker arbor vitae trees will ultimately provide much more privacy against apartment building tenants putatively peering into their yard (from the apartment building windows) than a ten foot fence. The trees will, presumably, grow much taller than 10 feet, as well as thicker, and therefore will provide much more screening in the winter than would a ten foot fence. The fence is not going to grow. During the winter the tenants would easily be able to see over a ten foot fence from their windows on the second and third floor (not that there is anything to look at.)

With respect to an argument by the neighbor that is irrelevant to the issue before the Board, Mr. Dallmeyer cut down the branch in the apartment yard to allow sunlight to get through to a beautiful evergreen tree that he planned to plant. (Please see photos submitted by the apartment building.) The evergreen would not otherwise have been able to thrive. The neighbor claims, incorrectly, that Mr. Dallmeyer was acting out of spite when he cut down the branch. But he fails to explain why Mr. Dallmeyer might have been spiteful. The truth is that Mr. Dallmeyer had no reason to be spiteful toward the neighbor.

The neighbor made a second allegation against an apartment building tenant that relates to his claimed need for a higher fence. They claim that an apartment building tenant trespassed on his property. But the proposed ten foot fence will provide NO added security against trespass; a ten foot fence could be scaled just as easily as the existing 7 and 1/2 foot fence. And, like the Maginot Line, it would be easy to circumvent if trespass were the goal.

But, given the neighbor's several personal insults against some tenants as well as managers in the apartment building, the tenants and managers have no interest in entering the neighbors' property.

This forum, the Zoning Board, is much like a court of equity. In courts of equity, a plaintiff "must do equity to obtain equity." It's known as the "clean hands" doctrine, well known to all freshmen law students. The neighbors have not done equity. They put up illegal barriers along the fence line, and maintained them long after knowing that they well illegal. They publicized photos of police cars surrounding a tenant's boat, a matter obviously irrelevant to the matter before this Board, as well as spiteful and slanderous. Before this Board they publicly, needlessly, and rudely insulted the competence and intelligence of a tenant who appeared before this Board as a witness. They have slandered tenants by claiming, falsely, that the tenants peered over their fence, implying that the tenants sought to see their daughter suntanning in a swimsuit in their yard.

Sent from my iPhone

> On Sep 10, 2021, at 4:46 PM, Ann Klaassen <AKlaassen@winnetka.org> wrote:
>
> Mr. Jones,
> We have received your three emails and have shared them with the Zoning Board of Appeals.
>

> Best,
>
> Ann Klaassen
> Senior Planner | Village of Winnetka Community Development
> 510 Green Bay Road - Winnetka, IL 60093
> 847.716.3525
>
>
> -----Original Message-----
> From: Stuart Jones <stuartkjones@gmail.com>
> Sent: Friday, September 10, 2021 2:51 PM
> To: Ann Klaassen <AKlaassen@winnetka.org>
> Subject: Re: September 13 Zoning Board of Appeals Meeting Agenda Packet
>
> CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
>
>
> Second Addendum:
>
> One of the neighbors' photos of September 2nd shows a view of the apartment building through an opening in the leaves. That view was partially opened up only when one of the six arbor vitae trees died. (The dead tree is visible in the photo - immediately below the opening through the branches and leaves.) The neighbor could easily plant a slightly larger arbor vitae tree in place of the deceased one, thereby 'plugging up' the small opening in the branches and leaves.
>
> Sent from my iPhone
>
>> On Sep 10, 2021, at 10:48 AM, Ann Klaassen <AKlaassen@winnetka.org> wrote:
>>

Pictures of back yard of 996 Green Bay Road – Provided by Stuart Jones September 13, 2021

Additional pictures – neighbors' view from fence, looking east toward apartment building

Additional photo – view of back yard at 996 Green Bay Road, showing location of two large dumpsters (upper left) near neighbors' fence in back of Winnetka Thrift Shop/Counseling offices

Dense Foliage in back yard – photo from 2nd floor of apartment buildng, showing dense foliage preventing tenants from looking into neighbors' back yard

Photo – showing neighbors' a view of the apartment building from top of fence at a point slightly to the south of other similar photos

From: Stuart Jones
To: Ann Kiaassen
Subject: Re: September 13 Zoning Board of Appeals Meeting Agenda Packet
Date: Friday, September 10, 2021 1:45:28 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you, Ann.

I wonder if you meant that I will be given "standing" at the meeting. That is the question I was asking about when we spoke on the phone the other day. Standing is different than "due process." Could you clarify this matter for me?

Due process refers to rights such as the right to a speedy trial, the right to counsel, the right to confront witnesses, the right not to be forced to testify against oneself, etc. These rights are enforced in the criminal courts. They generally refer to the right to have legal procedures be fair to a person, to have fundamentally fair procedures that are "due" to them under the bill of rights.

By contrast, the term "standing" is most often used in civil courts, and refers to the question of whether a person has a right to be a "party" in a lawsuit, I.e. whether the person has an enforceable right or stake in the matter being litigated. A mere witness has no stake in any matter being litigated.

I believe that as a tenant in our building I have a stake in the matter before the Board. The application for a variance involves an unusually high fence that would negatively impact the view outside all of my many windows facing the proposed fence.

The request for the 10 foot high fence is mostly about aesthetics, i.e., the neighbors' desire not to have to see our apartment building. Likewise, my interest in this matter is aesthetic; I don't want to be forced to see their proposed high fence over the top of the existing fence every time I look out any of my many west-facing windows. The windows are in my living room and my bedroom, so I look out of then continually.

I think you can understand that my interest, therefore, rises to the level of standing in this matter. It is arguable that my interest is at least equivalent to the interest of the building's owner and managers who do not even live in the building. The managers only use the back yard on occasion, so they would see the fence far less than I would.

It's true that the neighbor claims that the higher fence involves noise, privacy, and security in addition to aesthetics. Those additional claims are invalid, however. Two or three additional feet of fence would only slightly reduce noise from garbage collection; the two dumpsters behind the thrift store are right up against the border fence — just outside the neighbors's kitchen window.

Clearly, the alleged noise from the collection of garbage from those dumpsters is not truly a concern to the neighbors because their proposed fence does not even extend along the fence where the dumpsters are located. Even if they put up fencing opposite the dumpsters, it will provide only minimum noise reduction.

The proposed fence will not increase the neighbors' privacy. It is impossible to see into their yard from any of the windows in our building
or from our back yard because (1) the existing fence is 7 and 1/2 feet tall and (2) ample foliage blocks virtually all means of seeing over the top of the 7 and 1/2 foot fence into the neighbors' yard.

The neighbors falsely claim that tenants peered through cracks in their fence. The cracks are extremely narrow, however, and arbor vitae trees on the neighbors' side block any view.

The neighbor claims that they hear noisy parties in our yard. That claim has no basis in fact. We had three

quiet dinner parties last fall - on Sunday evenings - each with about 10 residents of our building sitting around the yard eating dinner- at the east end of the yard - well away from their property. We listened to Ella Fitzgerald sing quiet and beautiful songs for the duration of each party. Two months later we had a very small Christmas party - six (6) people. It lasted about one hour. Christmas music!

We have had no parties in the back yard since last December.

(By contrast, there have been very loud parties held by the neighbors' children in their back yard when their parents were out of town.)

Otherwise, small groups of people - 4 or 5 - eat dinner in our back yard from time to time, engaging in quiet conversation - without music.

The neighbor alleges that they were once disturbed by noise from the third floor. They called the police. That incident occurred several years ago, however, and the neighbors do not allege any similar occurrences since that time. Those tenants have their windows shut tight all the time during the summer because they have air conditioners in many of them.

We will be submitting photos showing that the neighbors can see very little of our building from their patio where they propose to build the 10 foot high fence. The branches and leaves of the intervening tree (along the existing fence) provide substantial screening, even more so than was the case as depicted in the photos that Ms. Handler took in early August.

That screening will, of course, become even more dense as the years go by, obviating a higher fence.

Could you let me know how the Board would like these photos to be presented. Would each of them like to have copies? There are four or five photos of the yard, the trees, the dumpsters, etc.

Thank you.

Sent from my iPhone

> On Sep 10, 2021, at 10:48 AM, Ann Klaassen <AKlaassen@winnetka.org> wrote:
>

From: Stuart Jones
To: Ann Klaassen
Subject: Re: September 13 Zoning Board of Appeals Meeting Agenda Packet
Date: Friday, September 10, 2021 2:36:38 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Addendum to letter of September 10, 2021:

The neighbor has submitted two photos of their claimed view of our apartment building from their patio. They claim that the photos were taken on September 2, 2021. One photo, taken near the fence, shows that most of the apartment building is visible. The second photo, taken further west, near the patio table, shows that very little of the apartment building is visible through the branches and leaves.

Since the time that those photos were taken, the branches have lowered down, creating a substantially reduced view of the apartment building.

It would be helpful if the Board would request additional, current photos of the neighbors, view of the apartment building from their patio.

Their view of the apartment building will open up, of course, as leaves fall in late October, but they will, presumably, no longer be using their patio then or through the winter.

Moreover, they would still see most of the apartment building over the top of the proposed 10 foot fence.

If they put in a large burn with arbor vitae trees on top, as suggested by the Board chairman, their view of our building will be substantially diminished and even totally blocked over the years. That solution seems far more aesthetically pleasing (and inexpensive) - and certainly more pleasing to tenants of the apartment building.

Finally, it would be helpful if the Board could get accurate measurements of the fence and the patio elevation. The neighbor states, inaccurately, that the effective height of the existing fence is only 4 and 1/2 feet. They make this claim because their patio is elevated 19 inches above ground level, and inaccurately state that the existing fence is only 6 feet above ground level. But the existing fence is not 6 feet high. It is 7 and 1/2 feet high. So the effective height of the fence is closer to 6 feet, not 4 and 1/2 feet.

Sent from my iPhone

> On Sep 10, 2021, at 10:48 AM, Ann Klaassen <AKlaassen@winnetka.org> wrote:
>

From: Stuart Jones
To: Ann Klaassen
Subject: Re: September 13 Zoning Board of Appeals Meeting Agenda Packet
Date: Friday, September 10, 2021 2:51:33 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Second Addendum:

One of the neighbors' photos of September 2nd shows a view of the apartment building through an opening in the leaves. That view was partially opened up only when one of the six arbor vitae trees died. (The dead tree is visible in the photo - immediately below the opening through the branches and leaves.) The neighbor could easily plant a slightly larger arbor vitae tree in place of the deceased one, thereby 'plugging up' the small opening in the branches and leaves.

Sent from my iPhone

> On Sep 10, 2021, at 10:48 AM, Ann Klaassen <AKlaassen@winnetka.org> wrote:
>

MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS

FROM: ANN KLAASSEN, SENIOR PLANNER

DATE: OCTOBER 7, 2021

SUBJECT: 470 MAPLE STREET – CHRIST CHURCH WINNETKA - SPECIAL USE PERMIT (CASE NO. 21-32-SU)

INTRODUCTION

On October 11, 2021, the Zoning Board of Appeals is scheduled to hold a public hearing on an application submitted by Myefski Architects (the "Applicant") on behalf of Christ Church Winnetka, as the owner of the property located at 470 Maple Street (the "Subject Property"). The Applicant is proposing construction of a one-story vestibule addition to the existing church on the Subject Property and requests approval of the following relief:

1. Approval of an amendment to an existing **Special Use Permit** that allowed a pre-school as an additional special use in the Christ Church chapel-parish house building located in the R-4 Single-Family Residential Zoning District; and
2. Approval of a **zoning variation** to allow Gross Floor Area (GFA) of 41,291.99 square feet, whereas a maximum of 14,754.11 square feet is permitted, a variation of 26,537.88 square feet (179.87%) [Section 17.30.040 – Maximum Building Size] [Note: The site currently contains 40,980.99 square feet of GFA. The proposed addition would add 311 square feet].

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 September 23, 2021. As of the date of this memo, staff has received one written comment from the public regarding this application. The comment is provided in Attachment E of this report.

The Village Council has final jurisdiction on this request as only the Council has the authority to grant or amend a Special Use Permit or to grant a variation to exceed the permitted GFA by more than 10%.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 1.29 acres in size, is located on the southwest corner of the intersection of Oak and Maple Streets and contains the Christ Church chapel-parish house (see Figure 1). The Subject Property has three front yards, with street frontage along Oak Street to the north, Maple Street to the east, and Cherry Street to the south. Christ Church Winnetka also owns the parcel immediately west of the Subject Property, 700 Oak Street, and utilizes the parking lot on that parcel for the preschool and other uses on the Subject Property.

The Comprehensive Plan designates the Subject Property as appropriate for "Public / Semi-Public" uses. The property is zoned R-4 Single Family Residential, and it is bordered by R-4 Single Family Residential to

the north, east, and west, R-5 Single Family Residential to the east and south, and B-1 Multifamily Residential to the west (see Figure 2).

In addition to single-family residential uses, the R-4 District allows a limited range of additional uses by Special Use Permit. Allowed Special Uses in the R-4 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-4 zoning district.

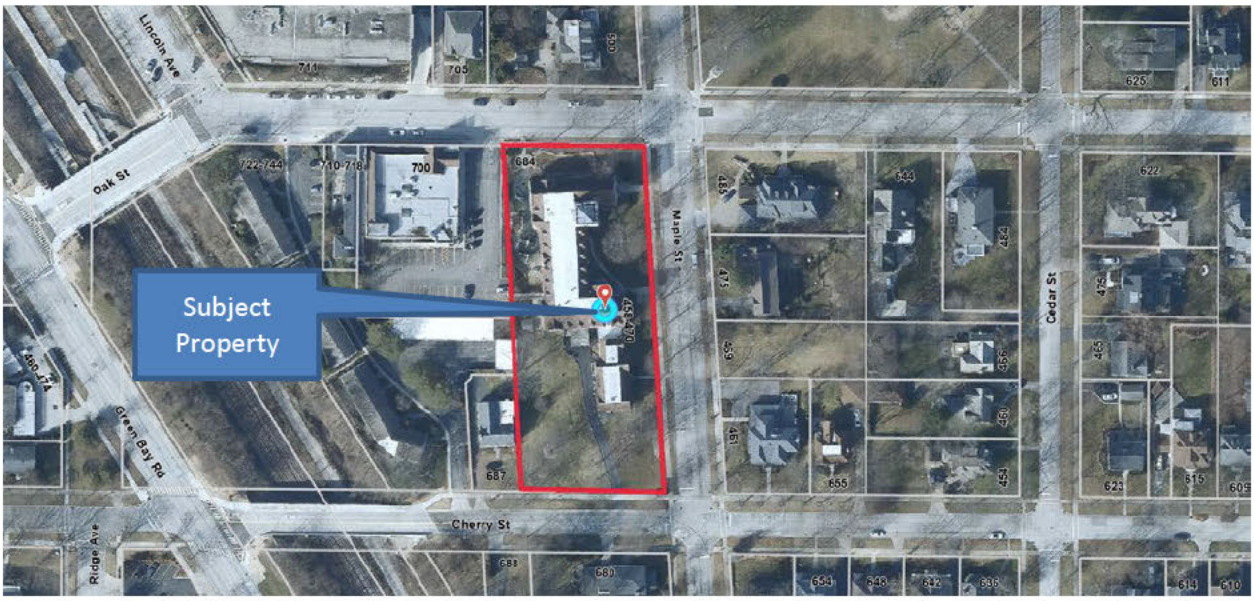


Figure 1 – Aerial Map

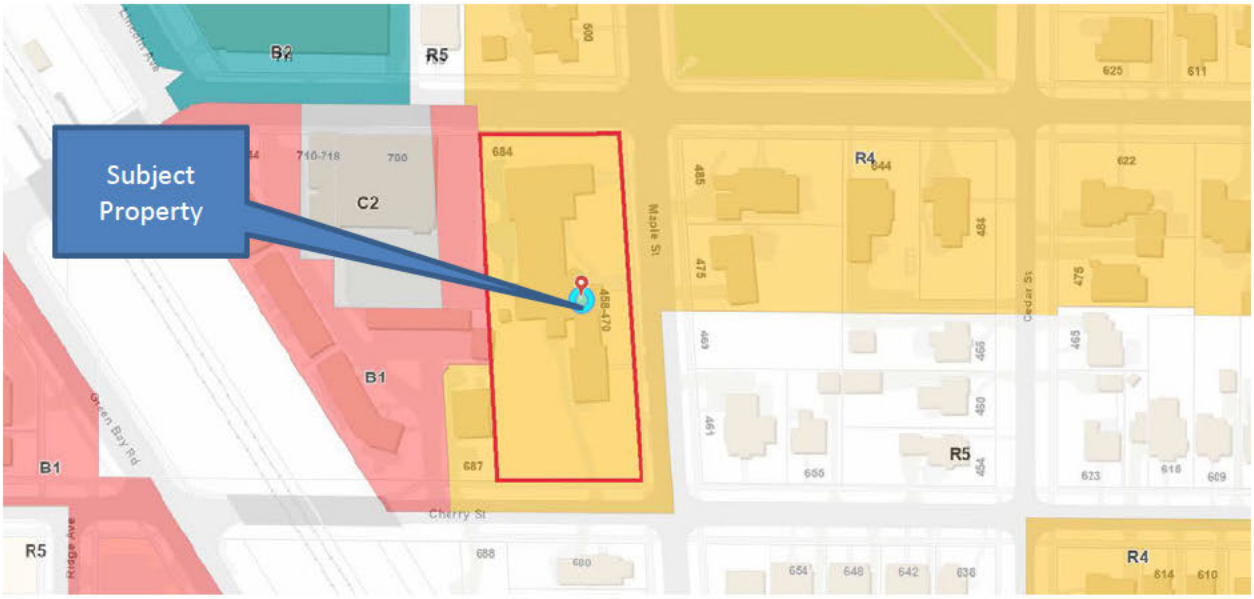


Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

The Christ Church chapel-parish house was constructed in 1930. Since that time, there have been various building permits issued for interior remodeling and site improvements. The Christ Church chapel-parish house has various meeting rooms, a great hall, stage, offices, classrooms, and is the home of Willow Wood Preschool. There is one previous zoning case on file for the Subject Property:

1. Ordinance M-507-97 was adopted in November 1997 by the Village Council, granting a Special Use Permit to allow a pre-school as an additional special use in the Christ Church chapel-parish house and variations to allow construction of a storage shed and playground improvements. The approved variations were for (a) GFA; (b) roofed lot coverage; (c) front yard setback from Oak Street; and (d) side yard setback. Ordinance M-507-97 is included in this report as Attachment D.

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

Figure 3 – East Elevation of Christ Church Chapel-Parish House

Figure 4 – East Elevation of Christ Church Chapel-Parish House

PROPOSED PLAN

The proposed exterior improvements include construction of a one-story vestibule addition on the east side of the existing church and replacement of the existing concrete steps on the east side of the Chapel. The proposed addition would measure approximately 14 feet by 22 feet (311 square feet). As described by the Applicant in the attached project description provided in Attachment C of this report, the purpose of the proposed vestibule addition is to provide an accessible entrance to both the Chapel and the Great Hall level. The addition would have an internal staircase and a platform lift to access the Great Hall level. The exterior of the addition would be constructed of a stone masonry veneer and detailing to match the stone on the existing church.

The project also includes interior renovation of two interior bathrooms on both the east and west sides of the building, as well as improvements to the fire alarm system.

Excerpts of the proposed site plan, floor plan, building elevations, and perspective views of the proposed addition are provided on the next pages as Figures 5 through 9. The complete set of plans are provided in the application materials, which are included in this report as Attachment C.

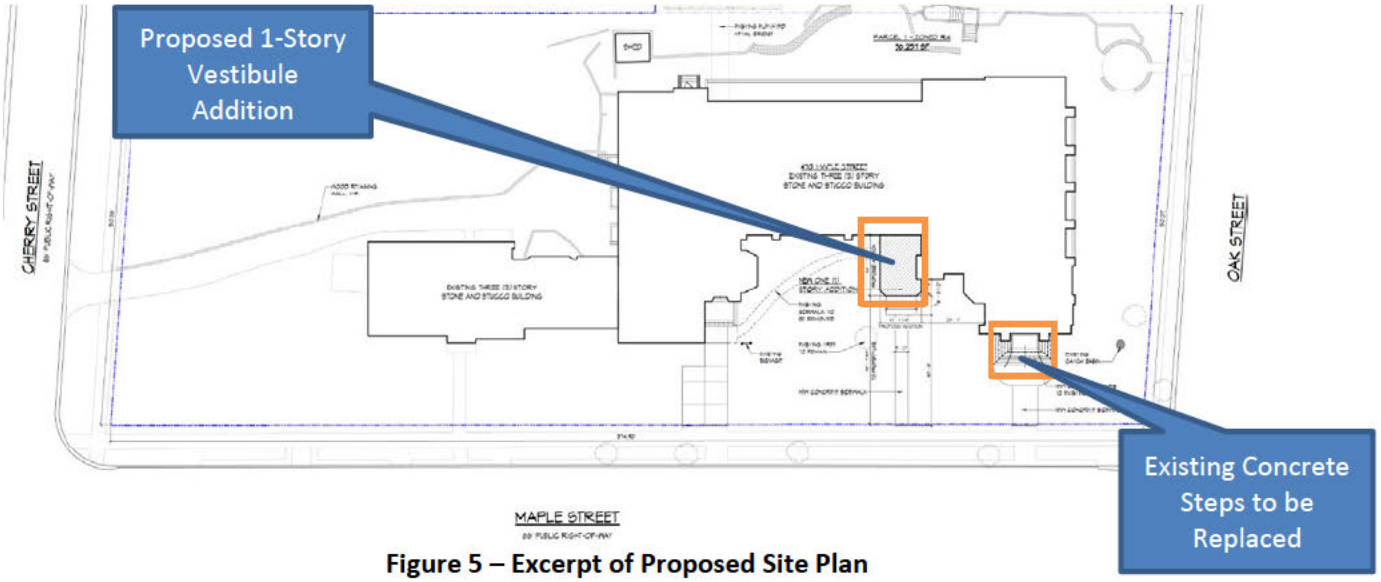


Figure 5 – Excerpt of Proposed Site Plan

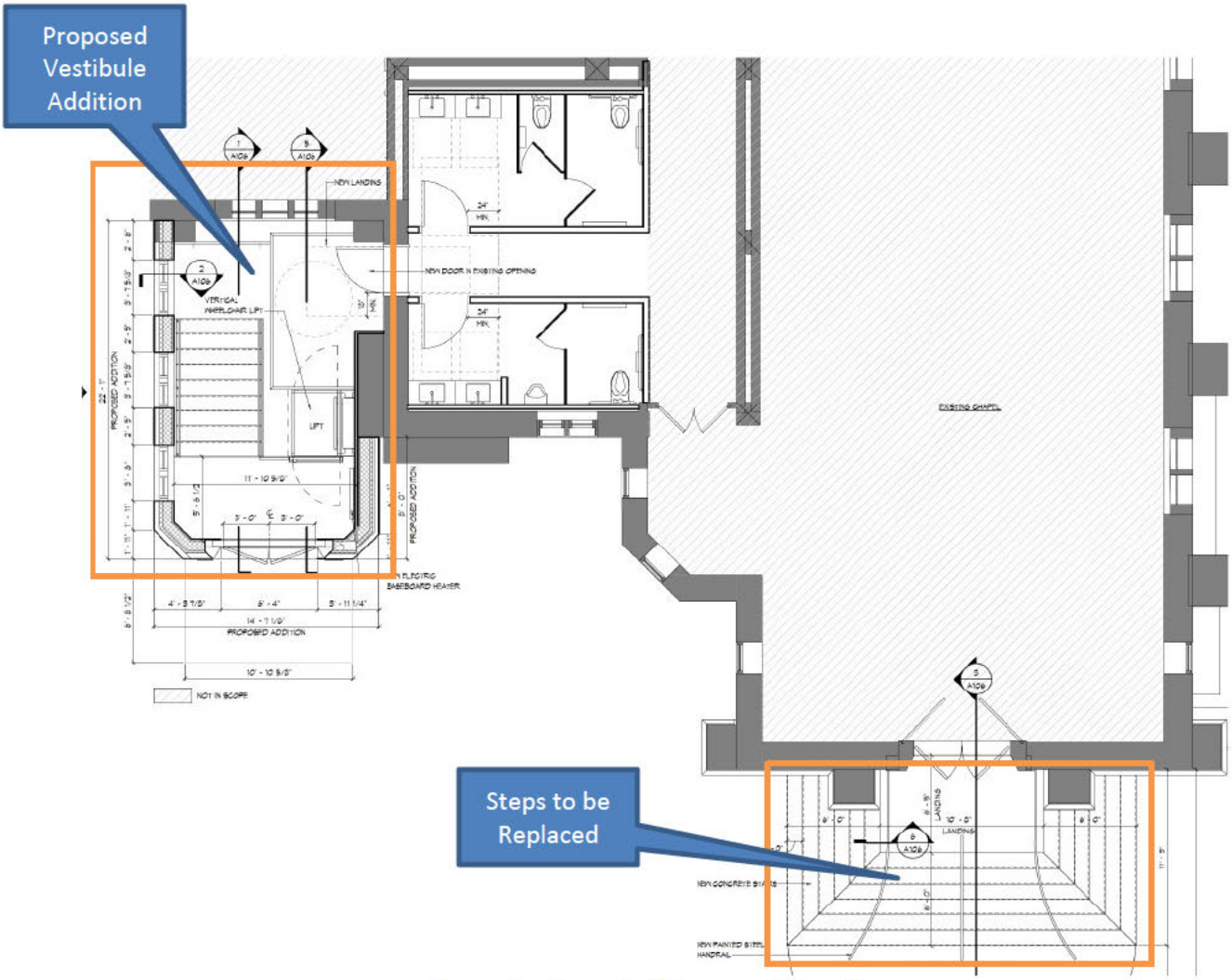


Figure 6 – Excerpt of Proposed Floor Plan

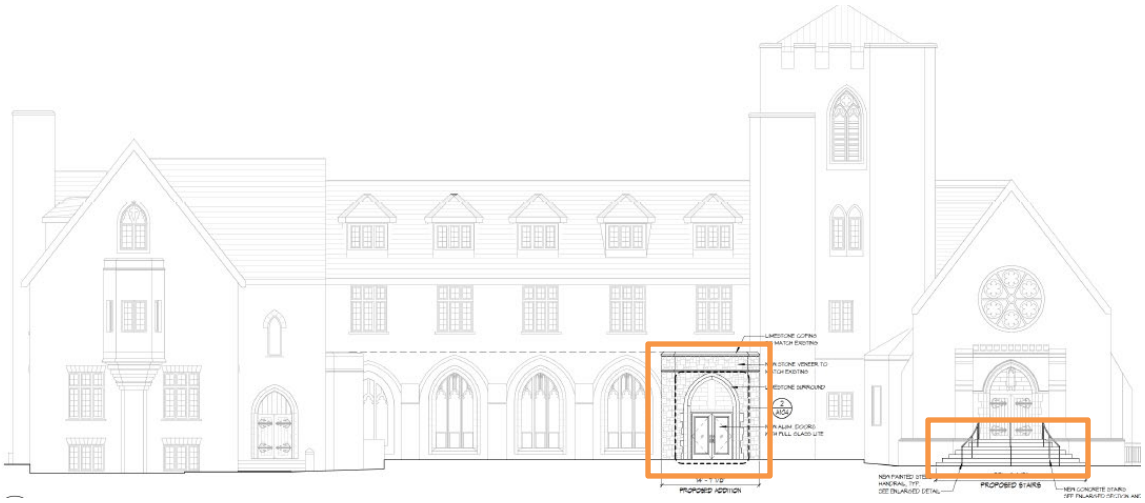


Figure 7 – Proposed East Elevation

Figure 8 – Perspective View from Maple Street

Figure 9 – Perspective View of Proposed Vestibule

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 10 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.

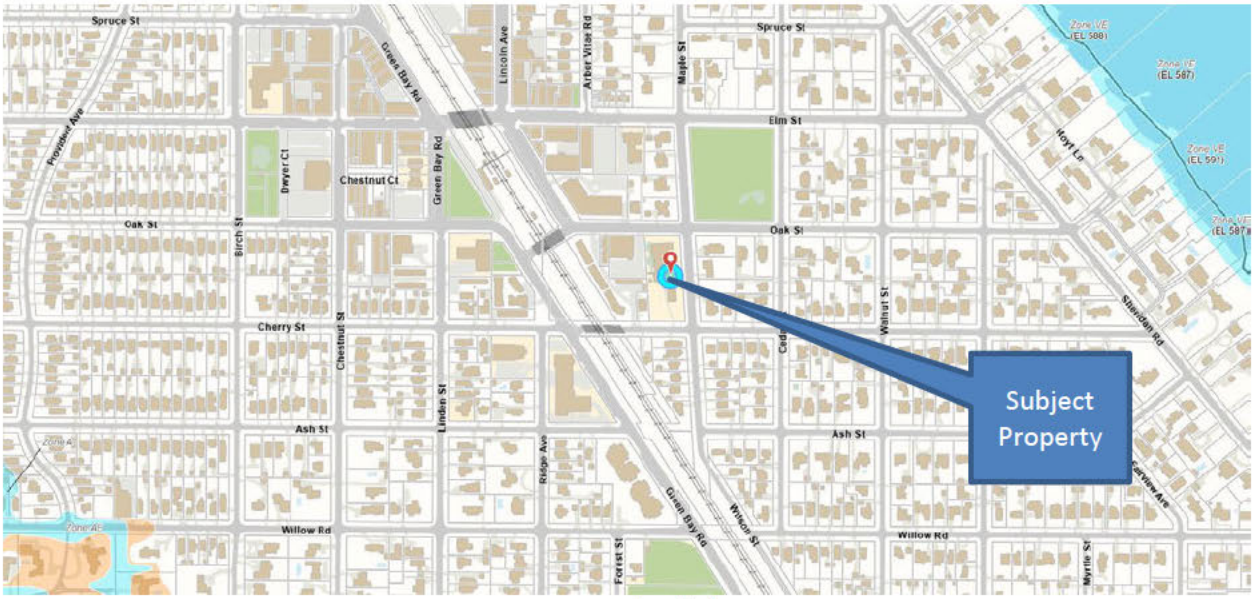


Figure 10 - GIS Floodplain Map

REQUESTED ZONING RELIEF

The attached zoning matrix highlights the existing lot and the proposed improvements' compliance with the R-4 zoning district (Attachment A). One variation is being requested to allow the proposed addition to exceed the maximum permitted gross floor area (GFA). The site currently contains 40,980.99 square feet of GFA. The increase in GFA with the proposed addition is 311 square feet; bringing the total GFA to 41,291.99 square feet, whereas a maximum of 14,754.11 square feet is permitted, a variation of 26,537.88 square feet (179.87%).

CONSIDERATION BY OTHER ADVISORY BOARDS/COMMISSIONS

The Design Review Board is scheduled to consider a Certificate of Appropriateness for the proposed improvements on October 21, 2021.

The Plan Commission is scheduled to consider the Special Use Permit on October 27, 2021.

The ZBA is charged with evaluating Special Uses for consistency with the six standards for granting specials use permits, as well as the eight standards for granting of zoning variations.

FINDINGS

In the attached application materials submitted by the Applicant, the Applicant has provided a statement of justification regarding how the requested Special Use Permit and variation meets the standards for granting the requested Special Use Permit and zoning variation. Does the ZBA find that the requested amendment to an existing Special Use Permit and variation meets the standards for granting such special use and 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 requested amendment to the existing special use that allowed a preschool as an additional special use in the Christ Church chapel-parish house on the Subject Property granted by Ordinance M-507-97 and a variation to exceed the permitted gross floor area to allow the construction of a one-story vestibule addition to the existing church, based on evidence in the record, or a public document, and upon the following findings of fact:

1. The proposed addition and related improvements are 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.

2. The requested zoning variation to allow Gross Floor Area of 41,291.99 square feet, whereas a maximum of 14,754.11 square feet is permitted, a variation of 26,537.88 square feet (179.87%) [Section 17.30.040 – Maximum Building Size]

    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]:**

    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.

[The amendment to the special use for the expansion of the church and the requested variation should only be approved subject to the following conditions…]

ATTACHMENTS

Attachment A: Zoning Matrix
Attachment B: Stormwater Matrix
Attachment C: Application Materials
Attachment D: Ordinance M-507-97, adopted November 18, 1997
Attachment E: Public Correspondence

ZONING MATRIX

ADDRESS: 470 Maple Street - Christ Church
CASE NO: 21-32-V2
ZONING: R-4

ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (2)
Min. Lot Size	13,300 SF	56,257 SF	N/A	N/A	OK
Min. Average Lot Width	70 FT	150.03 FT	N/A	N/A	OK
Min. Lot Depth	120 FT	374.96 FT	N/A	N/A	OK
Max. Roofed Lot Coverage	15,189.39 SF (1)	14,795.22 SF	15,106.22 SF	311 SF	OK
Max. Gross Floor Area	14,754.11 SF (1)	40,980.99 SF	41,291.99 SF	311 SF	**26,537.88 SF (179.87%) VARIATION**
Max. Impermeable Lot Coverage	28,128.5 SF (1)	24,616.03 SF	24,996.55 SF	380.52 SF	OK
Min. Front Yard (Oak/North)	30 FT	27.66 FT	27.66 FT	0 FT	EXISTING NONCONFORMING
Min. Corner (Front) Yard (Maple/East)	30 FT	28.67 FT	28.67 FT	0 FT	EXISTING NONCONFORMING
Min. Front Yard (Cherry/South)	30 FT	88.66 FT	88.66 FT	0 FT	OK
Min. Side Yard (West)	12 FT	23.97 FT	23.97 FT	0 FT	OK

NOTES:
(1) Based on lot area of 56,257 s.f.
(2) Variation amount is the difference between proposed and requirement.

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.)	***Applies to 470 Maple Street*** *Based upon preliminary review of information to date, it appears that 470 Maple Street <u>would not</u> have to provide additional storm water detention volume.* ***However, a final determination will be made by Village Engineering staff****.*

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SPECIAL USE PERMIT APPLICATION

Case No 21-32-SU
SU 2021-985

Property Information

Site Address: 470 Maple Street, Winnetka, IL 60093

Applicant Information

Name: Myefski Architects
Primary Contact: Michael Karkowski
Address: 400 N. Michigan Avenue, Suite 400
City, State, ZIP: Chicago, IL 60611
Phone No. 312.763.2400
Email: mkarkowski@myefski.com

Owner Information

Name: Christ Church Winnetka
Primary Contact: Christopher Powell
Address: 470 Maple Street
City, State, ZIP: Winnetka, IL 60093
Phone No. 847.446.2850
Email: [redacted]

Architect Information

Name: Myefski Architects
Primary Contact: John Myefski
Address: 400 N. Michigan Avenue, Suite 400
City, State, ZIP: Chicago, IL 60611
Phone No. 312.763.2400
Email: jmyefski@myefski.com

Attorney Information

Name:
Primary Contact:
Address:
City, State, Zip:
Phone No.
Email:

Applicant Signature: [redacted]
Date: 08/26/2021

Property Owner Signature: [redacted]
Date: 08/26/2021

Printed Name of Owner: Christ Church Winnetka

RECEIVED
SEP 1 - 2021

PROJECT DESCRIPTION:

Scope of work includes the following:

- Construction of a new approximately 311 sf, one-story vestibule addition to an existing church. The purpose of the vestibule addition is to provide an accessible entrance to both the Chapel, which is located approximately 36" above grade, and the Great Hall level, located approximately 69" below grade. The vestibule addition will have an internal staircase and a platform lift that will access a Great Hall level. The lift will extend to access the Chapel Level. The addition is to be constructed of stone masonry veneer on a cast-in-place concrete foundation with spread footings. The stone masonry material and detailing will match the stone on the existing structure.

- Renovation of two interior bathrooms on the East and West sides of the building that serve the Chapel and the Great Hall.

- Replace existing concrete steps at the Chapel with new code-compliant steps

- Replace existing analog fire alarm system with new addressable fire alarm to serve the newly renovated areas and addition. The new panel will also connect to existing smoke detectors. The replacement panel will be sized to accommodate future devices.

- The Zoning Variation is also seeking to add floor area to the building which is already over the allowable FAR. The allowable FAR for the property (Parcel 1, Zoned R4) is 14,754.11 sf. The existing Building is approximately 40,650 sf. The proposed addition is approximately 311 sf (0.775% more area). We believe that the small amount of additional FAR does not significantly increase the overall mass of the building, but adds a valuable accessible entrance to the building, and as such, are requesting its approval. The allowable building lot coverage for the parcel is compliant.

SPECIAL USE PERMIT APPLICATION
Special Use Permit Standards

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.**
   Response: Approval of the Special Use will allow the construction of the proposed addition which improves the health, safety, comfort, morals and welfare of the Village as it provides Code-required access/egress for the existing building, providing a safe and welcoming environment for all users, including those with mobility limitations and the elderly population that frequent the facility.

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.**
   Response: The accessibility improvements to the existing building will not have a negative effect on the use or enjoyment of adjacent properties or land values in the adjacent neighborhood.

MYEFSKI
ARCHITECTS

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.**
   Response: The requested Special Use is a small addition on an existing church and will in no way impede the development or improvement of any other property in the immediate vicinity. The exiting church and its adjoining rectory are the only structures on West side of Maple Street between Cherry Street and Oak Street.

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.**
   Response: The purpose of the vestibule addition to provide accessible means of access/egress to the existing Church Chapel and Great Hall. The additional entrance will improve pedestrian access and reduce congestion into the facility. The addition does not alter or negatively impact the vehicular access to the facility.

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.**
   Response: Granting the Special Use for the addition does not alter the existing parking, access, drainage and other facilities necessary for the operation of the Church. These facilities remain adequate for the use of the patrons.

6. **That the special use in all other respects conforms to the applicable regulations of this and other village ordinances and codes.**
   Response: The addition will conform to all other applicable regulations, zoning requirements and village ordinances.

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No 21-32-SU
VA 2021 -984

Property Information

Site Address: 470 Maple Street, Winnetka, IL 60093

Owner Information

Name: Christ Church Winnetka
Address: 470 Maple Street
City, State, ZIP: Winnetka, IL 60093
Email: [redacted]

Primary Contact: Christopher Powell
Phone No [redacted]

Date property acquired by owner: 12/10/1940

Architect Information

Name: Myefski Architects
Primary Contact: John Myefski
Address: 400 N. Michigan Avenue, Suite 400
City, State, ZIP: Chicago, IL 60611
Phone No. 312.763.2400
Email: jmyefski@myefski.com

Attorney Information

Name:
Primary Contact:
Address:
City, State, Zip:
Phone No.
Email:

Nature of any restrictions on property:

Brief explanation of variation(s) requested (attach separate sheet providing additional details): The purpose of the Zoning Request if to add a vestibule addition to provide accessible means of access and egress to the existing Church. The Church is in an R4 Residential district which requires a zoning variance. See attached detailed description and summary.

Property Owner Signature: [redacted]

Date: 08/26/2021

RECEIVED
SEP 1 - 2021

PROJECT DESCRIPTION:

Scope of work includes the following:

- Construction of a new approximately 311 sf, one-story vestibule addition to an existing church. The purpose of the vestibule addition is to provide an accessible entrance to both the Chapel, which is located approximately 36" above grade, and the Great Hall level, located approximately 69" below grade. The vestibule addition will have an internal staircase and a platform lift that will access a Great Hall level. The lift will extend to access the Chapel Level. The addition is to be constructed of stone masonry veneer on a cast-in-place concrete foundation with spread footings. The stone masonry material and detailing will match the stone on the existing structure.

- Renovation of two interior bathrooms on the East and West sides of the building that serve the Chapel and the Great Hall.

- Replace existing concrete steps at the Chapel with new code-compliant steps

- Replace existing analog fire alarm system with new addressable fire alarm to serve the newly renovated areas and addition. The new panel will also connect to existing smoke detectors. The replacement panel will be sized to accommodate future devices.

- The Zoning Variation is also seeking to add floor area to the building which is already over the allowable FAR. The allowable FAR for the property (Parcel 1, Zoned R4) is 14,754.11 sf. The existing Building is approximately 40,650 sf. The proposed addition is approximately 311 sf (0.775% more area). We believe that the small amount of additional FAR does not significantly increase the overall mass of the building, but adds a valuable accessible entrance to the building, and as such, are requesting its approval. The allowable building lot coverage for the parcel is compliant.

ZONING VARIATION APPLICATION
Standards for Granting Zoning Variations

1. **The property in question cannot yield a reasonable return if permitted to be used only under the conditions allow by regulations in that district.**
   Response: The purpose of the Zoning Request is to add a vestibule addition to provide accessible means of access and egress to the existing Church. The church is in an R4 Residential District which requires a zoning variation. The question of "reasonable return" does not appear to apply to this situation, the intent is only to provide accessibility.

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.**
   Response: The plight is due to the unique circumstance that the location of the existing Church within an R4 Residential District, which requires the special use and zoning review. The addition is needed because the existing structure is currently not code compliant as it lacks an accessible means of egress and entry to the Chapel and Great Hall.

3. **The variation, if granted, will not alter the essential character of the locality.**
   Response: The project is a relatively small addition onto the existing building which will match the character and style of the existing church. The intent is to blend in seamlessly with the existing architecture. The existing character of the neighborhood will not be altered.

MYEFSKI
ARCHITECTS

4. **An adequate supply of light and air to adjacent property will not be impaired.**
   Response: There is no impact to any adjacent property in terms of access to light and air. The exiting church and its adjoining rectory are the only structures on West side of Maple Street between Cherry Street and Oak Street.

5. **The hazard from fire and other damages to the property will not be increased.**
   Response: The new addition will be built of non-combustible construction, load bearing CMU walls with stone veneer to match existing façade. The roof will have a steel frame structure with metal deck/concrete topping, consistent with the existing building's fire rating.

6. **The taxable value of the land and buildings throughout the Village will not diminish.**
   Response: The accessibility improvements to the existing building will not have a negative effect on the use or enjoyment of adjacent properties or land values in the adjacent neighborhood.

7. **The congestion in the public street will not increase.**
   Response: The addition is a vestibule, not a regularly occupied space within the building. The addition is intended to provide accessible means of entry and egress for the building occupants and patrons of the church and does not increase the existing occupant load of the building.

8. **The public health, safety, comfort, morals and welfare of the inhabitants of the Village will not be otherwise impaired.**
   Response: The proposed addition improves the health, safety, comfort, morals and welfare of the Village as it provides Code-required access/egress for the existing building, providing a safe and welcoming environment for all users, including those with mobility limitations and the elderly population that frequent the facility.

CHRIST CHURCH, WINNETKA

470 MAPLE STREET, WINNETKA, IL 60093

OWNER

CHRIST CHURCH WINNETKA

470 MAPLE STREET
WINNETKA, IL 60093
T: 847.446.2850

ARCHITECT

MYEFSKI ARCHITECTS, INC.

400 NORTH MICHIGAN AVE.,SUITE 400
CHICAGO, IL 60611
T: 312.763.2400
F: 312.763.2402

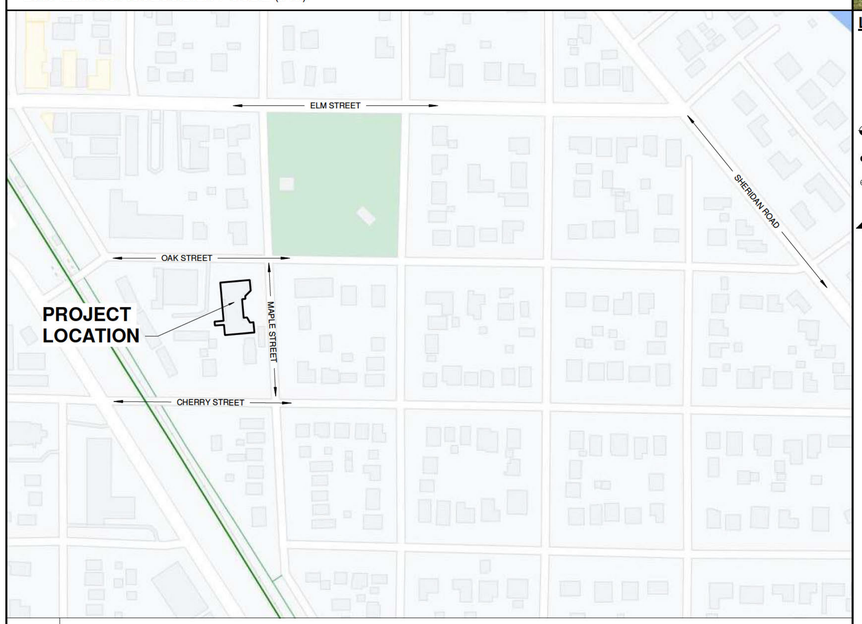
PROJECT DESCRIPTION

SCOPE OF WORK INCLUDES THE FOLLOWING

- CONSTRUCTION OF A NEW APPROXIMATELY 290 SF, ONE-STORY VESTIBULE ADDITION TO AN EXISTING CHURCH THE PURPOSE OF THE VESTIBULE ADDITION IS TO PROVIDE AN ACCESSIBLE ENTRANCE TO BOTH THE CHAPEL, WHICH IS LOCATED APPROXIMATELY 36" ABOVE GRADE, AND THE GREAT HALL LEVEL, LOCATED APPROXIMATELY 69" BELOW GRADE. THE VESTIBULE ADDITION WILL HAVE AN INTERNAL STAIRCASE AND A PLATFORM LIFT THAT WILL ACCESS A GREAT HALL LEVEL. THE LIFT WILL EXTEND TO ACCESS THE CHAPEL LEVEL. THE ADDITION IS TO BE CONSTRUCTED OF STONE MASONRY VENEER ON A CAST-IN-PLACE CONCRETE FOUNDATION WITH SPREAD FOOTINGS. THE STONE MASONRY MATERIAL AND DETAILING WILL MATCH THE STONE ON THE EXISTING STRUCTURE.
- RENOVATION OF TWO INTERIOR BATHROOMS ON THE EAST AND WEST SIDES OF THE BUILDING THAT SERVE THE CHAPEL AND THE GREAT HALL.
- REPLACE EXISTING CONCRETE STEPS AT THE CHAPEL WITH NEW CODE-COMPLIANT STEPS.
- REPLACE EXISTING ANALOG FIRE ALARM SYSTEM WITH NEW ADDRESSABLE FIRE ALARM TO SERVE THE NEWLY RENOVATED AREAS AND ADDITION. THE NEW PANEL WILL ALSO CONNECT TO EXISTING SMOKE DETECTORS. THE REPLACEMENT PANEL WILL BE SIZED TO ACCOMMODATE FUTURE DEVICES.

APPLICABLE CODES

2015 LIFE SAFETY CODE (NFPA 101)
2014 NATIONAL ELECTRIC CODE, WITH LOCAL AMENDMENTS
2015 INTERNATIONAL BUILDING CODE (IBC), WITH LOCAL AMENDMENTS
2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC), WITH LOCAL AMENDMENTS
2015 INTERNATIONAL FIRE CODE (IFC), WITH LOCAL AMENDMENTS
2015 INTERNATIONAL FUEL GAS CODE (IFGC), WITH LOCAL AMENDMENTS
2015 INTERNATIONAL MECHANICAL CODE
2014 ILLINOIS PLUMBING CODE (IPC), WITH LOCAL AMENDMENTS
2015 INTERNATIONAL PROPERTY MAINTENANCE CODE, WITH LOCAL AMENDMENTS
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC), WITH AMENDMENTS
2018 ILLINOIS ACCESSIBILITY CODE (IAC)



LOCATION MAP
NOT TO SCALE

LEGEND

TAGS

ROOM ### — ROOM NAME / ROOM NUMBER
Issued 4/21 — REVISION NUMBER
XXX / X'-X" — ELEVATION MARK (SECTION / ELEVATION DWGS)
X'-X" — ELEVATION MARK (FLOOR PLANS)
X'-X" — CEILING HEIGHT (AFF)
1 / A101 — EXTERIOR ELEVATION TAG: DRAWING NUMBER / SHEET NUMBER
X / SHT — INTERIOR ELEVATION TAG: DRAWING NUMBER / SHEET NUMBER
1 / A-606 — DETAIL TAG: DRAWING NUMBER / SHEET NUMBER
1 / A101 — SECTION TAG: DRAWING NUMBER / SHEET NUMBER
1 — COLUMN LINE DESIGNATION
101A — DOOR TAG
? — KEY NOTE TAG
XA1 — WALL TYPE TAG
1t — WINDOW OR STOREFRONT TAG
1| — EQUIPMENT TAG
1| — SIGNAGE TAG
700 — STEP DOWN HEIGHT
? ? — FLOOR MATERIAL TRANSITION

TAGS

? — MATERIAL/FINISH TAG
R1 — ROOF TYPE TAG
F1 — FLOOR TYPE TAG
MAGNETIC NORTH (BOLD LINE)

SITE PLAN

100 — EXISTING GRADE CONTOUR
100 — PROPOSED GRADE CONTOUR
+100.00 — EXISTING SPOT ELEVATION
+100.00 — PROPOSED SPOT ELEVATION

PLANS/SECTIONS

OVERHEAD OR HIDDEN CONSTRUCTION
BATT INSULATION OR SOUND ATTENUATION BLANKET
RIGID INSULATION
STONE
BRICK
CONCRETE BLOCK
CONCRETE
EARTH - UNDISTURBED
EARTH - COMPACTED BACKFILL
GRAVEL
GYPSUM BOARD
STEEL
WOOD - DIMENSIONAL LUMBER

ABBREVIATIONS INDEX

TEXT	DESCRIPTION
2WAY	2 WAY COMMUNICATION DEVICE
A/C	AIR CONDITION NG
ABBREV	ABBREVIATION
ADA	AMERICANS WITH DISABILITIES ACT
ADDL	ADDITIONAL
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AHJ	AUTHORITIES HAV NG JURISD CTION
ALT	ALTERNATE
ALUM	ALUMINUM
AOR	AREA OF REFUGE
APC	ACOUSTICAL PANEL CEILING
APPRVD	APPROVED
ARCH	ARCHITECT, ARCHITECTURAL
ASHRAE	AMERICAN SOCIETY OF HEATING REFRIGERATING, & AIR CONDITIONERS
ASSOC	ASSOCIATED
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
B/S	BOARD
BOS	BOTTOM OF
BOS H	BACK OF HOUSE
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BRG	BEARING
BS	BAR SINK
BSMT	BASEMENT
C I	CAST IRON
C J	CONTROL JOINT AT PAT
C O	CLEANOUT
C T	CERAMIC TILE
CAST	CASHMET
CARP	CARPENTER
CAT	CATALOG
CBC	CH CAGO BUILD NG CODE
CCD	CH CAGO CITY DATUM
CL	CENTER, NE
CLG	CEILNG
CLG JST	CEILING JOIST
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COMP	COMPACTED
CONC	CONCRETE
CONFIG	CONFIGURATION
CONT	CONTINUOUS
COORD	COORDINATE
CORR	CORRIDOR
CPT	CARPET
CU	CUBIC
D	DEEP, DEPTH
D S	DOWN SPOUT
DBL	DOUBLE
DEMO	DEMOLISH
DF	DR NKING FOUNTAIN
D A	D AMETER
D M	D MENSION
DN	DOWN
DTL	DETAIL
DW	D SHWASHER
DWG	DRAWING
E J	EXPANSION JOINT
EA	EACH
EIFS	EXTERIOR INSULATION FINISH SYSTEM
ELEC	ELECTRIC
ELEV	ELEVATION
EXH	EXH NDER
EPS	EXPANDED POLYSTYRENE
EQ	EQUAL
EQUIP	EQU PMENT
ETC	ETCETERA
EWC	ELECTR C WATER COOLER
EXIST	EXIST NG
EXT	EXTERIOR
FAP	FIRE ALARM PANEL
FAR	FLOOR TO AREA RATIO
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FIN	FINISH
FIX	FIXTURE
FLR	FLOOR
FLRG	FLOORING
FLSHG	FLASHING
FND	FOUNDATION
FP	FIREPLACE
FT	FOOT, FEET
FTG	FOOTING
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GFI / GFCI	GROUND FAULT INTERRUPT
GL	GLASS
GR	GRADE

TEXT	DESCRIPTION
GRAN	GRANULAR
GYP	GYPSUM
H	HIGH
H C	HANDICAPPED
H D GALV	HOT DIPPED GALVANIZED
H P	HIGH POINT
HDR	HEADER
HDS	HOSE OR HAND SPRAYER
HDWD	HARDWOOD
HDWR	HARDWARE
HM	HOLLOW METAL
HOR Z	HORIZONTAL
HR	HOUR
HT	HEIGHT
HUMID	HUMID FIER
HVAC	HEATING VENTILATION A C
I D	NSIDE D AMETER
I L O	N LIEU OF
IAQ	NDOOR AIR QUALITY
IBC	NTERNATIONAL BUILDING CODE
IN	NCH
INFO	NFORMATION
INSUL	NSULATION
INT	NTERIOR
JAN	JANITOR'S CLOSET
JBOX	JUNCTION BOX
JC	JANITOR'S CLOSET
JST	JOIST
L	LONG, LENGTH
L H	LEFT HAND
L H R	LEFT HAND REVERSE
LAV	LAVATORY
LB	POUND
LF	LINEAR LINEAL FOOTFEET
LOCK	LOCK TION
LVL	LAMINATED VENEER LUMBER
M	METER
M O	MASONRY OPENING
MACH	MACHINE
MAS	MASONRY
MAT	MATERIAL
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHAN CAL
MED	MEDIUM
MFR(S)	MANUFACTURER(S)
MFRD	MANUFACTURED
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MLWK	MILLWORK
MLLWKR	MILLWORKER
MR	MOIS TAN
MTD	MOUNTED
MTL	METAL
MULL	MULLION
N C	NOISE CRITERIA
NEC	NATIONAL ELECTRICAL CODE
N C	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NRC	NOISE REDUCTION COEFFIC ENT
NTS	NOT TO SCALE
O F C I	OWNER FURNISHED, CONTRACTOR INSTALLED
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE
OZ	OUNCE
P LAM	PLASTIC LAM NATE
PL	PLATE
PLBG	PLUMBING
PLYWD	PLYWOOD
PNT	PAINT
PNTD	PAINTED
POL	POLISHED
POLY ISO	POLY SOCYANURATE
PR	PAIR
PRE FAB	PRE FABR CATED
PRE FIN	PRE FINISHED
PRESS TRTD	PRESSURE TREATED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE NCH
PT	PORCELAIN TILE
PTD	PAPER TOWEL D SPENSER
PVC	POLYVINYL CHLOR DE
QTY	QUANTITY
QWTY	QUARRY
R SER	R SER
R C	RIDGE, SAT CHANNEL
R H	RIGHT HAND

TEXT	DESCRIPTION
R H R	RIGHT HAND REVERSE
R O	ROUGH OPENING
RAD	RADIUS
RCP	REFLECTED CEIL NG PLAN
RECIRC	RECIRCULATI NG
REINF	REINFORC NG
REQ'D	REQUIRED
RM DIMENTS	ROOM DIMENTS
RSN	RESILIENT
SA	SOUN
SAS	SMOOTH FOUR S DES
S C	SOLI D CORE
SCHED	SCHEDULE
SD	SOAP D SPENSER
SF	SQUARE FOOTFEET
SHT	SHEET
SHT MTL	SHEET METAL
SHTG	SHEATHING
SHWR	SHOWER
SIM	SIMILAR
SMACNA	SHEET METAL & NG CONTRACTOR S NATIONAL ASSOCIATION
SND	SANITARY NAPKIN DISPOSAL
SPEC	SPECIFICATION(S)
SQ	SQUARE
SS	STAINLESS STEEL
STC	SOUND TRANSM SSION COEFFICIENT
STD	STANDARD
STL	STEEL
STOR	STORAGE
STR	STRUCTURAL
SUBFLR	SUBFLOOR
SUSP	SUSPENDED
SW	SW TCH
SYM	SYMMETRICAL
T	TREAD
TAG	TOUNGE AND GROOVE
T STAT	THERMOSTAT
T O	TOP OF
TBD	TO BE DETERMINED
TEL	TELEPHONE
TEMP	TEMPERATURE
THK	THICK
TLT	TOILET
TP	TOILET PARTITION
TRANSP	TRANSPARENT
TTD	TOILET TISSUE D SPENSER
TYP	TYPICAL, UNO
UL	UNDERWR TERS LABORATORY
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
V I F	VER FY IN FIELD
VAP BAR	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VTR	VENT THROUGH ROOF
VWC	VINYL WALL COVERING
W	WIDE, W DTH
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WH	WATER HEATER
WHPL	WHIRLPOOL
WRB	WEATHER RESISTIVE BARRIER
WSCT	WAINSCOT
WWF	WELDED WIRE FABRIC
XPS	EXTRUDED POLYSTYRENE
YD	YARD

DRAWING LIST

1 - GENERAL	
G100	COVER SHEET
G101	DEED FOR OWNERSHIP (FOR REFERENCE ONLY)
G103	BUILDING AND SITE PHOTOS
2 - ARCHITECTURAL	
A100	PLAT OF SURVEY (FOR REFERENCE ONLY)
A101	ARCHITECTURAL SITE PLAN
A102	EXISTING FLOOR PLANS
A103	PROPOSED FLOOR PLANS
A104	EXISTING AND PROPOSED EXTERIOR ELEVATIONS
A105	PERSPECTIVE RENDERINGS
A106	PROPOSED BUILDING SECTIONS AND ENLARGED DETAILS

APPROVALS

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CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

MYEFSKI ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
License No. 184-005772
Exp. Date: 04-30-2023

I hereby certify that these drawings were prepared under my direction and to the best of my knowledge and belief conform to the Building Codes and Ordinances of Winnetka

JOHN W. MYEFSKI
IL License No. 001-015486
Exp. Date: 11-30-2022

THIS STAMP CERTIFIES ARCHITECTURAL DRAWINGS ONLY

CHRIST CHURCH, WINNETKA
470 MAPLE STREET,
WINNETKA, IL 60093

DRAWN BY	AP
CHECKED BY	MK
PROJECT ARCH	JM

NO	DATE	DESCRIPTION
	08.26.2021	VILLAGE STAFF REVIEW

JOB NO 21004
DATE 08.26.2021

COVER SHEET

G100

DEED FOR OWNERSHIP

05 21 N5 006
vol 103 Item 238

395996

BOOK 39625 PAGE 229

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 10th day of December A. D. 19 40, and recorded in the Recorder's Office of Cook County, in the State of Illinois, as Document Number 12593646, 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 19th day of December A. D. 19 44.

CHICAGO TITLE AND TRUST COMPANY,
as Trustee as aforesaid,

By _____ Vice-President

Attest: _____ Assistant Secretary

DEED FOR OWNERSHIP CONTINUED

BOOK 39625 PAGE 230

State of Illinois, } ss.
COUNTY OF COOK }

I SUSAN F MAPES
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 Company 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 19th day of December 19 44

Susan F. Mapes
Notary Public.

Mail

Rec. Acct. 395966

BOX Mail

RELEASE DEED

CHICAGO TITLE AND TRUST COMPANY
Trustee
TO
THE RECTOR, CHURCHWARDENS AND VESTRYMEN OF CHRIST CHURCH, WINNETKA

13418924

STATE OF ILLINOIS } ss.
COUNTY OF COOK }
FILED FOR RECORD
1956 DEC 21 AM 10 56
39625 PAGE 229
BOOK RECORDER

CHICAGO TITLE AND TRUST COMPANY
69 West Washington Street
CHICAGO

MAIL

Form No. 3 m 11-40 7 7 7
Mail to: M. C. MERRIMAN
69 W. Washington St.
Chicago, Ill

P-2
2-D

APPROVALS

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CHRIST CHURCH, WINNETKA

470 MAPLE STREET,
WINNETKA, IL 60093

DRAWN BY	-
CHECKED BY	-
PROJECT ARCH	-

NO	DATE	DESCRIPTION
	08.26.2021	VILLAGE STAFF REVIEW

JOB NO 21004

DATE 08.26.2021

DEED FOR OWNERSHIP (FOR REFERENCE ONLY)

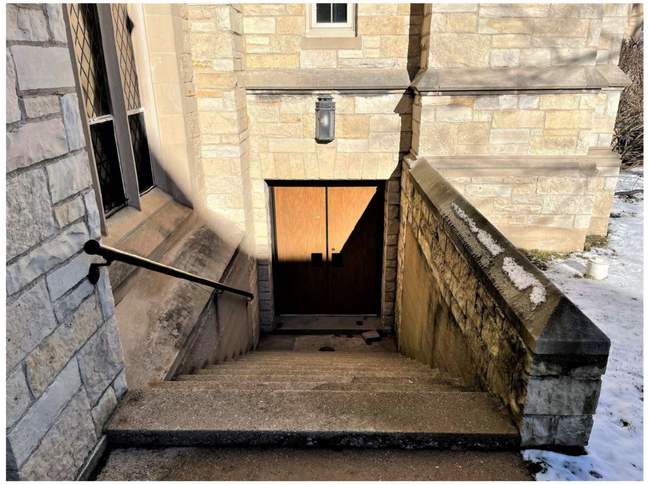
G101

9 G103 EXISTING MASONRY WALL AND DETAILS
SCALE: NOT TO SCALE

8 G103 EXISTING WINDOW DETAILS
SCALE: NOT TO SCALE

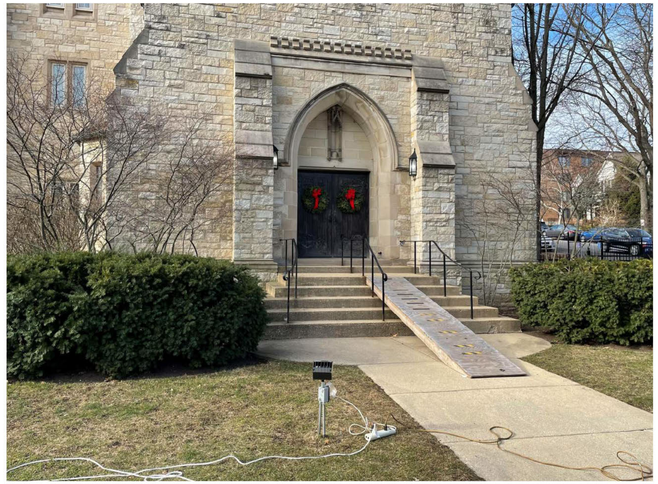
7 G103 EXISTING STONE ARCH AND STAINED GLASS WINDOWS
SCALE: NOT TO SCALE

6 G103 EAST SIDE OF CHURCH OPPOSITE ADDITION
SCALE: NOT TO SCALE



5 G103 EXISTING EXTERIOR STAIR TO THE GREAT HALL LEVEL
SCALE: NOT TO SCALE

4 G103 VIEW OF THE EXISTING CHURCH AT LOCATION OF PROPOSED ADDITION
SCALE: NOT TO SCALE



3 G103 VIEW OF EXISTING EXTERIOR STAIRS AT THE MAIN ENTRY TO THE CHAPEL
SCALE: NOT TO SCALE

2 G103 VIEW OF THE CHURCH FROM MAPLE STREET
SCALE: NOT TO SCALE

1 G103 VIEW OF THE CHURCH FROM THE INTERSECTION OF MAPLE AND OAK STREET
SCALE: NOT TO SCALE

APPROVALS

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CHRIST CHURCH, WINNETKA

470 MAPLE STREET,
WINNETKA, IL 60093

DRAWN BY	AP
CHECKED BY	MK
PROJECT ARCH	JM

NO	DATE	DESCRIPTION
	08.26.2021	VILLAGE STAFF REVIEW

JOB NO	21004
DATE	08.26.2021

BUILDING AND SITE PHOTOS

G103

ALTA/NSPS LAND TITLE SURVEY

VICINITY MAP:
NOT TO SCALE

TITLE COMMITMENT:

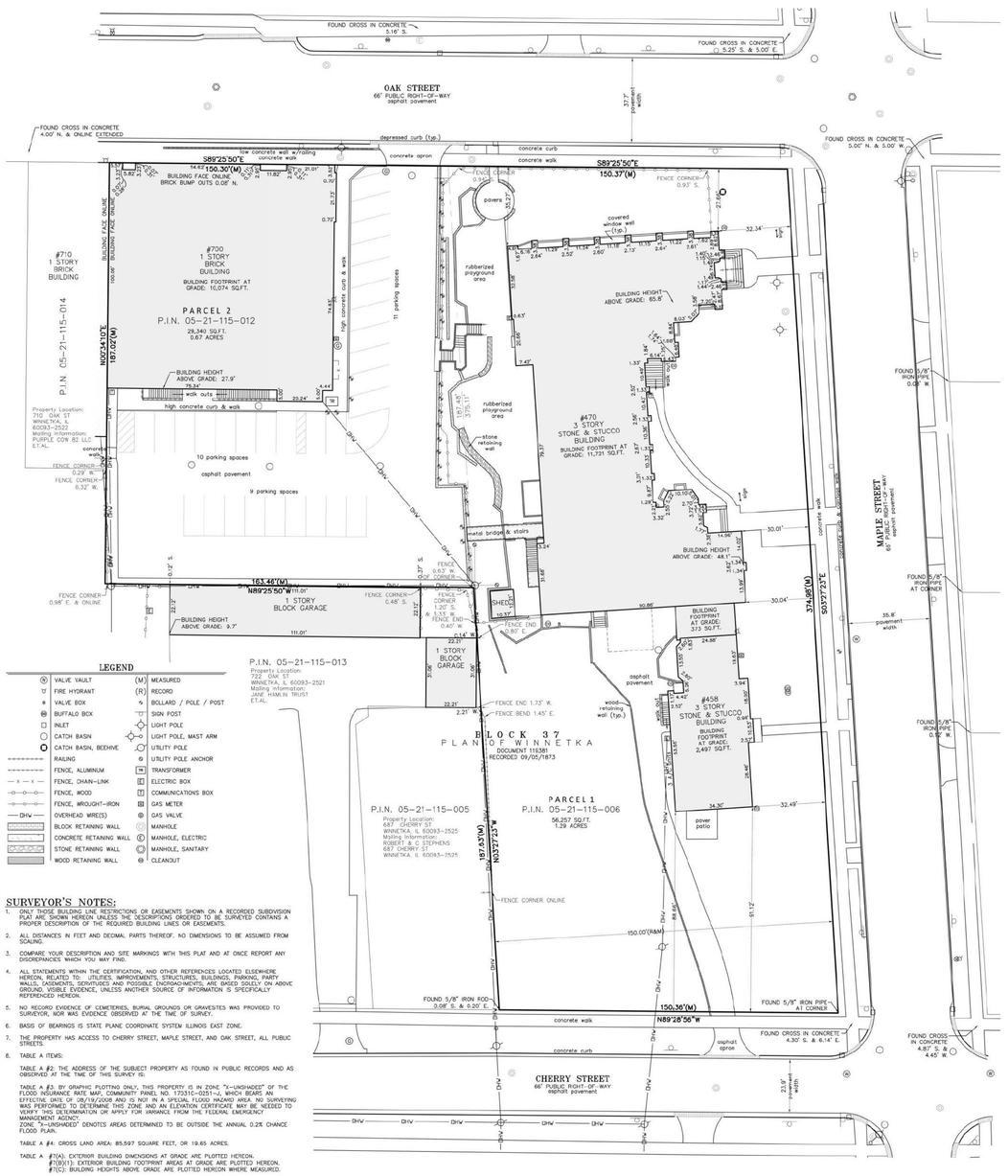
NO TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY.

LEGAL DESCRIPTION:

PARCEL 1:
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.

PARCEL 2:
NO LEGAL DESCRIPTION PROVIDED AT TIME OF SURVEY, PARCEL DETERMINED BY ADJOINING PROPERTY DESCRIPTIONS.

NORTH



LEGEND

V	VALVE VAULT	(M)	MEASURED
	FIRE HYDRANT	(R)	RECORD
	VALVE BOX		BOLLARD / POLE / POST
	BUFFALO BOX		SIGN POST
	INLET		LIGHT POLE
	CATCH BASIN		LIGHT POLE, MAST ARM
	CATCH BASIN, BIDHIVE		UTILITY POLE
	RAILING		UTILITY POLE ANCHOR
	FENCE, ALUMINUM	TR	TRANSFORMER
	FENCE, CHAN-LINK		ELECTRIC BOX
	FENCE, WOOD		COMMUNICATIONS BOX
	FENCE, WROUGHT-IRON		GAS METER
OHV	OVERHEAD WIRE(S)		GAS VALVE
	BLOCK RETAINING WALL		MANHOLE
	CONCRETE RETAINING WALL	E	MANHOLE, ELECTRIC
	STONE RETAINING WALL		MANHOLE, SANITARY
	WOOD RETAINING WALL		CLEANOUT

SURVEYOR'S NOTES:

1. ONLY THOSE BUILDING LINE RESTRICTIONS OR EASEMENTS SHOWN ON A RECORDED SUBDIVISION PLAT ARE SHOWN HEREON UNLESS THE DESCRIPTIONS ORDERED TO BE SURVEYED CONTAINS A PROPER DESCRIPTION OF THE REQUIRED BUILDING LINES OR EASEMENTS.
2. ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF. NO DIMENSIONS TO BE ASSUMED FROM SCALING.
3. COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.
4. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARKING, PARTY WALLS, EASEMENTS, SERVITUDES AND POSSIBLE ENCROACHMENTS, ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
5. NO RECORD EVIDENCE OF CEMETERIES, BURIAL GROUNDS OR GRAVESITES WAS PROVIDED TO SURVEYOR, NOR WAS EVIDENCE OBSERVED AT THE TIME OF SURVEY.
6. BASIS OF BEARINGS IS STATE PLANE COORDINATE SYSTEM ILLINOIS EAST ZONE.
7. THE PROPERTY HAS ACCESS TO CHERRY STREET, MAPLE STREET, AND OAK STREET, ALL PUBLIC STREETS.
8. TABLE A ITEMS:

   TABLE A #2: THE ADDRESS OF THE SUBJECT PROPERTY AS FOUND IN PUBLIC RECORDS AND AS OBSERVED AT THE TIME OF THIS SURVEY IS:

   TABLE A #3: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X-UNSHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17031C-0251-J, WHICH BEARS AN EFFECTIVE DATE OF: 08/19/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO SURVEYING DIRECTLY PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
   ZONE "X-UNSHADED" DENOTES AREAS DETERMINED TO BE OUTSIDE THE ANNUAL 0.2% CHANCE FLOOD PLAIN.

   TABLE A #4: GROSS LAND AREA: 85,597 SQUARE FEET, OR 19.65 ACRES.

   TABLE A #7(A): EXTERIOR BUILDING DIMENSIONS AT GRADE ARE PLOTTED HEREON.
   #7(B)(1): EXTERIOR BUILDING FOOTPRINT AREAS AT GRADE ARE PLOTTED HEREON.
   #7(C): BUILDING HEIGHTS ABOVE GRADE ARE PLOTTED HEREON WHERE MEASURED.

   TABLE A #9: 30 STANDARD STRIPED PARKING SPACES AND 0 HANDICAPPED STRIPED PARKING SPACES.

   TABLE A #11(A): THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

   TABLE A #16: NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WAS OBSERVED AT THE TIME OF THIS SURVEY.

   TABLE A #18: NO PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES WERE DISCLOSED IN DOCUMENTS PROVIDED TO, OR OBTAINED BY, THE SURVEYOR AT THE TIME OF THIS SURVEY.

GRAPHIC SCALE

0' 10' 20' 30' 40' 60'

(IN FEET)
1 inch = 20' ft.

SURVEYOR'S CERTIFICATION:

STATE OF ILLINOIS
COUNTY OF COOK S.S.
CERTIFIED TO:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA\NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 18, and 19 of Table A thereof.
The fieldwork was completed on 08/09/2021.
Date of Plat: 08/16/2021

BY:
ILLINOIS PROFESSIONAL LAND SURVEYOR #3581
LICENSE EXPIRES: NOVEMBER 30, 2022

PROJECT NUMBER 21403

ALTA/NSPS LAND TITLE SURVEY
CHRIST CHURCH
470 MAPLE STREET
WINNETKA, ILLINOIS

IG CONSULTING, INC.
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 ig@igconsulting.net

PREPARED FOR:	MYEFSKI ARCHITECTS, INC.	SCALE: 1" = 20'
FIELD CREW: D.J.	FIELD WORK:08/09/2021	DRAFTED BY:J.H. CHECKED BY:

FIRM NO: 184-001330

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G:\IG\21\21403\Survey\21403700.dwg

Plot:2/4/2021 8:09:08

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CHRIST CHURCH, WINNETKA

470 MAPLE STREET,
WINNETKA, IL 60093

DRAWN BY	-
CHECKED BY	-
PROJECT ARCH	-

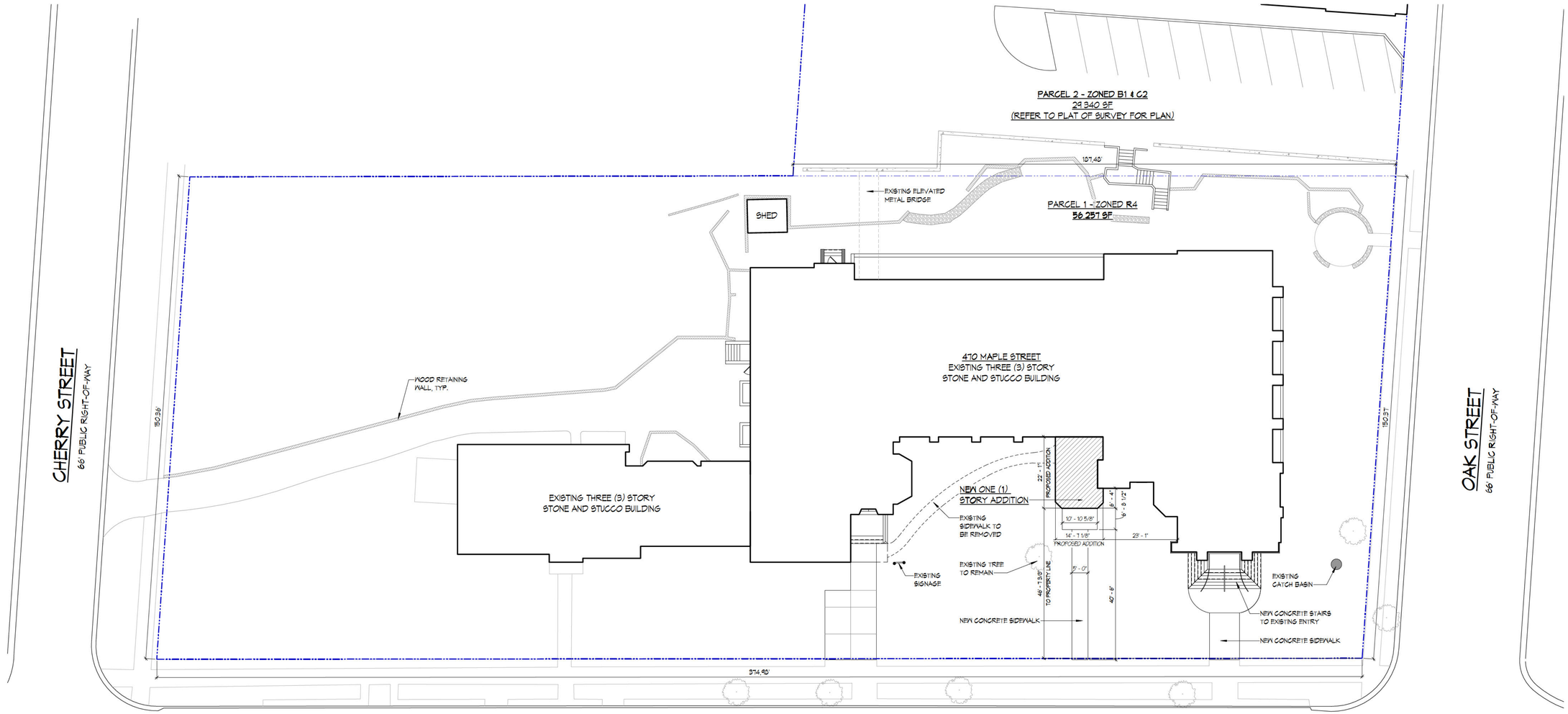
NO	DATE	DESCRIPTION
	08.26.2021	VILLAGE STAFF REVIEW

JOB NO
21004

DATE
08.26.2021

PLAT OF SURVEY (FOR REFERENCE ONLY)

A100



1 / A101 ARCHITECTURAL SITE PLAN

SCALE: 1/16" = 1'-0"

GENERAL SITE PLAN NOTES

1. UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. THIS PLAN IS NOT TO BE INTERPRETED AS SHOWING EXACT LOACTIONS OR SHOWING ALL UTILITITES IN THE AREA. GC TO VERIFY ALL EXISTING UTILITIES AND LOCATIONS.

2. CONTRACTOR IS RESPONSIBLE TO PROVIDING PROTECTION FOR EXISTING STRUCTURES, UTILITY STRUCTURES, AND ULTILITES.

3. GC TO COORDINATE ALL SITE SIGNAGE AND PAVEMENT MARKINGS WITH OWNER

APPROVALS

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CHECKED BY	MK
PROJECT ARCH	JM

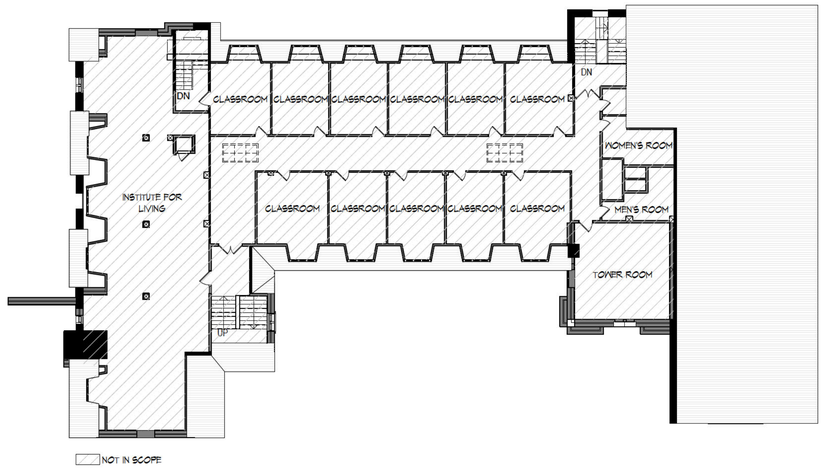
NO	DATE	DESCRIPTION
	08.26.2021	VILLAGE STAFF REVIEW

JOB NO 21004

DATE 08.26.2021

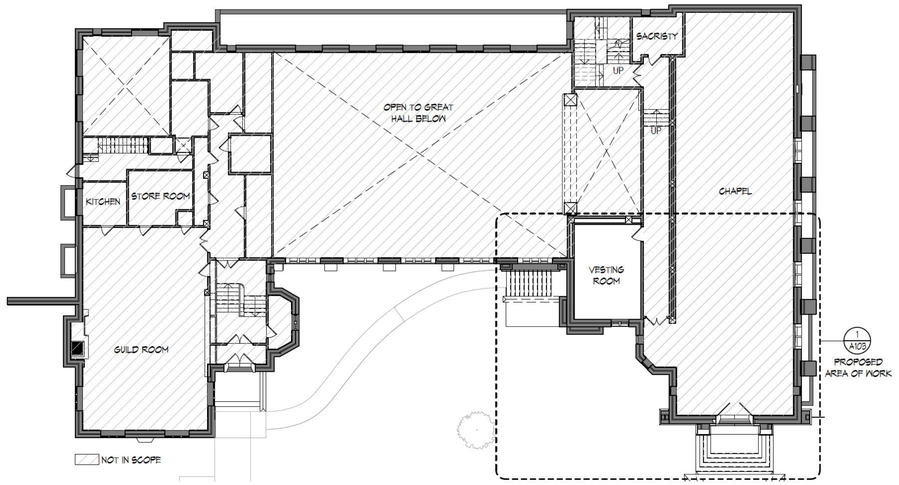
ARCHITECTURAL SITE PLAN

A101



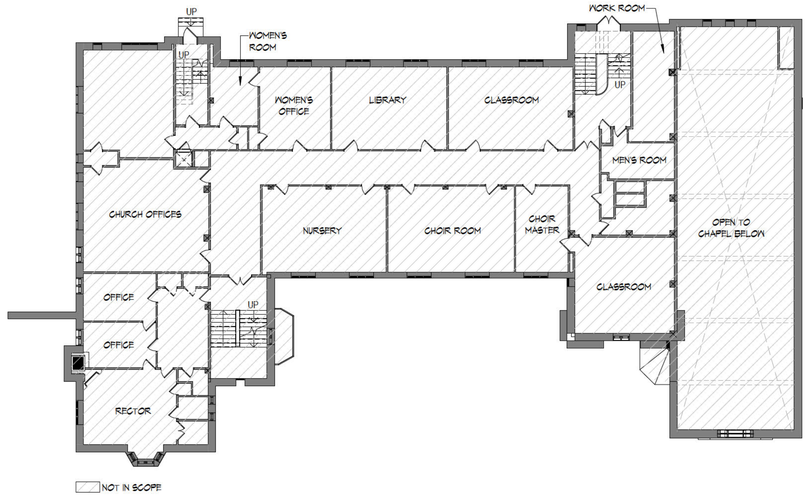
4 A102 EXISTING THIRD FLOOR PLAN - NO CHANGE

SCALE: 1/16" = 1'-0"



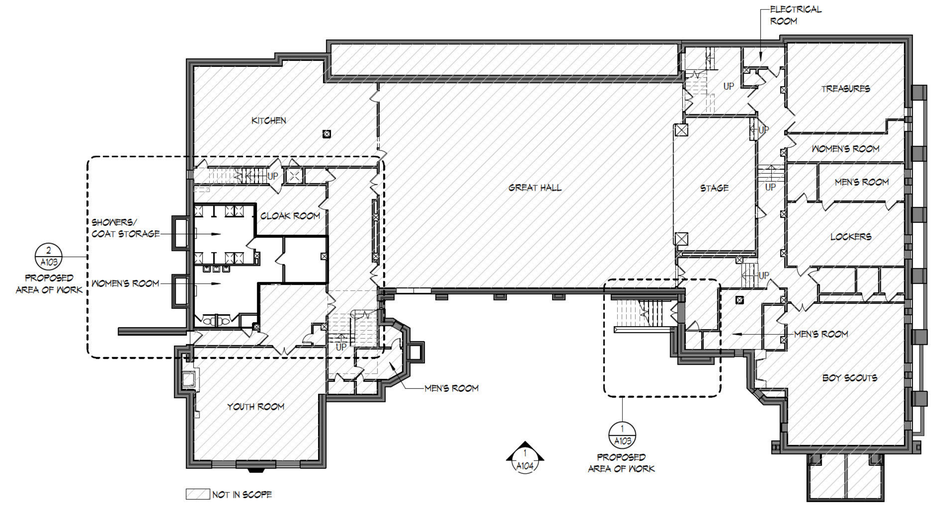
2 A102 EXISTING GROUND (CHAPEL LEVEL) FLOOR PLAN

SCALE: 1/16" = 1'-0"



3 A102 EXISTING SECOND FLOOR PLAN - NO CHANGE

SCALE: 1/16" = 1'-0"



1 A102 EXISTING GREAT HALL LEVEL FLOOR PLAN

SCALE: 1/16" = 1'-0"

PARTITION LEGEND	
SYMBOL	DESCRIPTION
	EXISTING WALL AND DOOR TO REMAIN
	EXISTING WALL AND DOOR TO BE DEMOLISHED
6	NEW WALL CONSTRUCTION AND DOOR
4	PARTITION TAG; SEE SHEET A--- FOR DETAILS
R.C.	DENOTES SIDE OF WALL TO PLACE RESILIENT CHANNEL

GENERAL DEMOLITION NOTES

1. THE INTENT OF THE DEMOLITION PLAN IS TO SHOW THE GENERAL NATURE OF THE DEMOLITION SCOPE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VISITING THE JOB SITE AND VERIFYING THE EXISTING CONDITIONS. THE GENERAL CONTRACTOR SHOULD NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPENCIES.
2. GENERAL CONTRACTOR IS TO MAINTAIN A SEPARATION BETWEEN AREAS WITHIN THE SCOPE OF WORK AND AREAS OUTSIDE OF THE SCOPE OF WORK BY PROVIDING PLASTIC SHEATHING BETWEEN CONTIGUOUS SPACES AND/OR TEMPORARILY TAPING OF JOINTS AND GAPS TO PREVENT DUST MIGRATION.
3. USE ALL MEANS NECESSARY TO PREVENT THE SPREAD OF DUST TO ADJACENT AREAS.
4. CONDUCT DEMOLITION OPERATIONS & THE REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH STREETS, WALKS & OTHER ADJACENT OCCUPIED OR USED FACILITIES. COMPLY WITH LOCAL JURISDICTION REQUIREMENTS FOR RECYCLING.
5. DISPOSE OFF ALL DEMOLISHED OR REMOVED MATERIALS LEGALLY OFF THE SITE. REVIEW BUILDING OWNER REQUIREMENTS & COMPLY WITH ALL LOCAL HAULING & DISPOSAL REQUIREMENTS.
6. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS.
7. SCHEDULE ALL SERVICE SHUT-DOWN(S) WITH THE OWNER AND BUILDING MANAGEMENT. NOTIFY OWNER A MINIMUM OF ONE (1) WEEK AND ADDITIONALLY ONE (1) HOUR PRIOR TO SHUT-DOWN(S).
8. UPON COMPLETION, CLEAN THE ENTIRE AREA OF DEMOLITION TO A TIDY, UNIFORM CONDITION REMOVING ALL DEBRIS, DUST PARTICLES & ASSOCIATED MATERIALS USED DURING THE DEMOLITION. CLEAN ALL AREAS IMPACTED BY THE DEMOLITION, NCLUDING BUT NOT LIMITED TO ADJACENT OCCUPIED AREAS AND AREAS NOT WITHIN THE SCOPE OF WORK.
9. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION.
10. SCHEDULE ALL SERVICE SHUT-DOWN(S) WITH THE OWNER AND BUILDING MANAGEMENT. NOTIFY OWNER A MINIMUM OF ONE (1) WEEK AND ADDITIONALLY ONE (1) HOUR PRIOR TO SHUT-DOWN(S).
11. UPON COMPLETION, CLEAN THE ENTIRE AREA OF DEMOLITION TO A TIDY, UNIFORM CONDITION REMOVING ALL DEBRIS, DUST PARTICLES & ASSOCIATED MATERIALS USED DURING THE DEMOLITION. CLEAN ALL AREAS IMPACTED BY THE DEMOLITION, INCLUDING BUT NOT LIMITED TO ADJACENT OCCUPIED AREAS AND AREAS NOT WITHIN THE SCOPE OF WORK.
12. REMOVE ENTIRE WALL ASSEMBLY INDICATED TO BE DEMOLISHED, INCLUDING CONCEALED ELEMENTS WITHIN PARTITION.
13. DO NOT ALTER THE STRUCTURAL INTEGRITY OF THE EXISTING BUILDING OR IT'S ASSEMBLIES UNLESS SPECIFICALLY NOTED OTHERWISE.
14. MAINTAIN MEANS OF EGRESS, AND KEEP FULLY SEPARATED FROM CONTRUCTION AREA AT ALL TIMES.
15. PROTECT FROM DAMAGE ALL EXISTING WATER, SANITARY AND ELECTRIC LINES WHICH ARE TO REMAIN.
16. DO NOT REMOVE ANY EQUIPMENT, CONDUITS AND FIXTURES PROVIDING WATER, PLUMBING, ELECTRICAL, HEATING, VENTILATION, AIR CONDITIONING, LIGHTING AND SEWER SERVICE TO THE PREMISES UNLESS SPECIFICALLY NOTED.
17. GENERAL CONTRACTOR TO PROVIDE SHORING AND BRACING OF EXISTING STRUCTURE AS REQUIRED BY DEMOLITION WORK.
18. GENERAL CONTRACTOR TO SECURE AND PROTECT OPENINGS MADE IN FLOORS, WALLS AND CEILINGS OF EXISTING STRUCTURE TO ENSURE LIFE SAFETY, BUILDING SECURITY, AND TO PREVENT AIR AND WATER INFILTRATION.

APPROVALS

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PROJECT ARCH	JM

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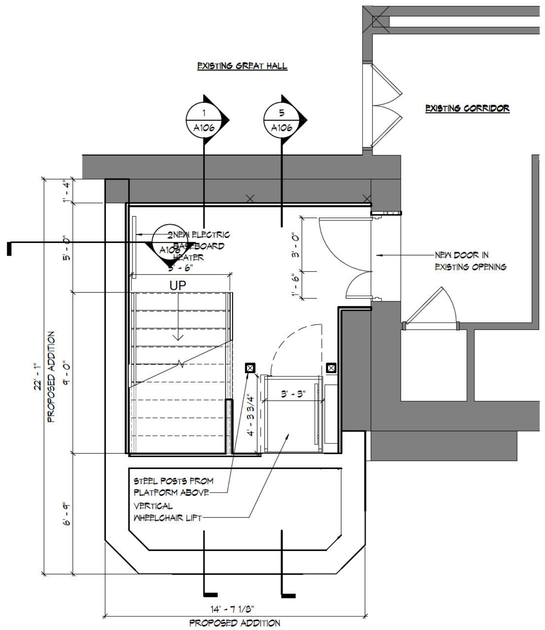
JOB NO 21004

DATE 08.26.2021

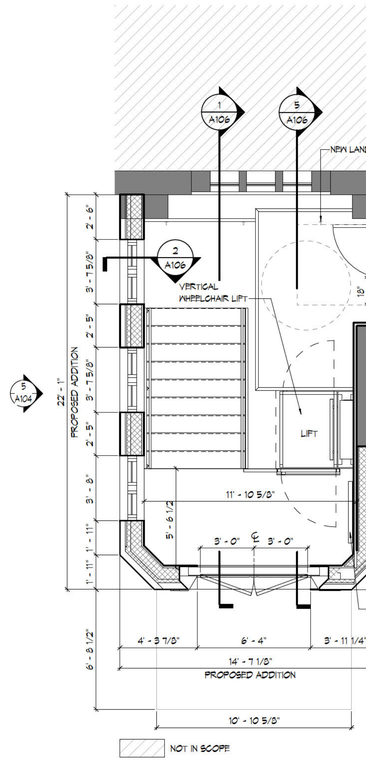
EXISTING FLOOR PLANS

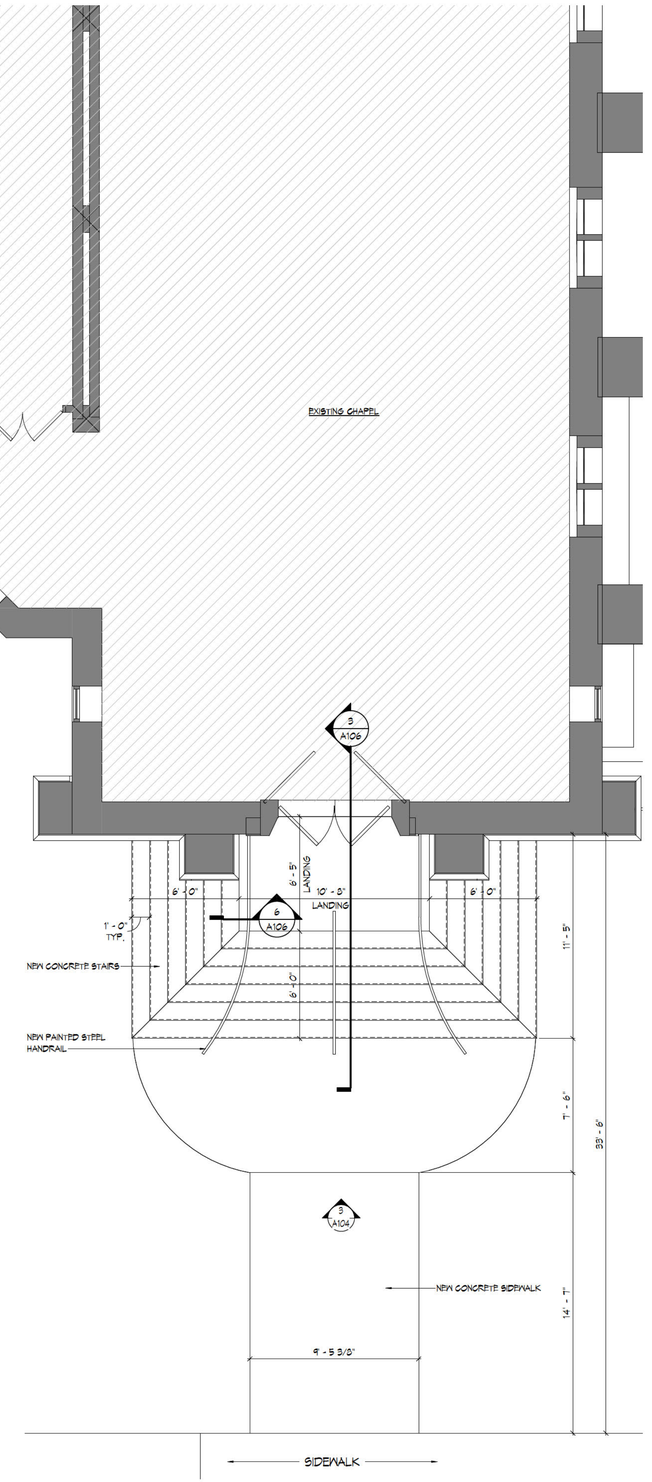
A102

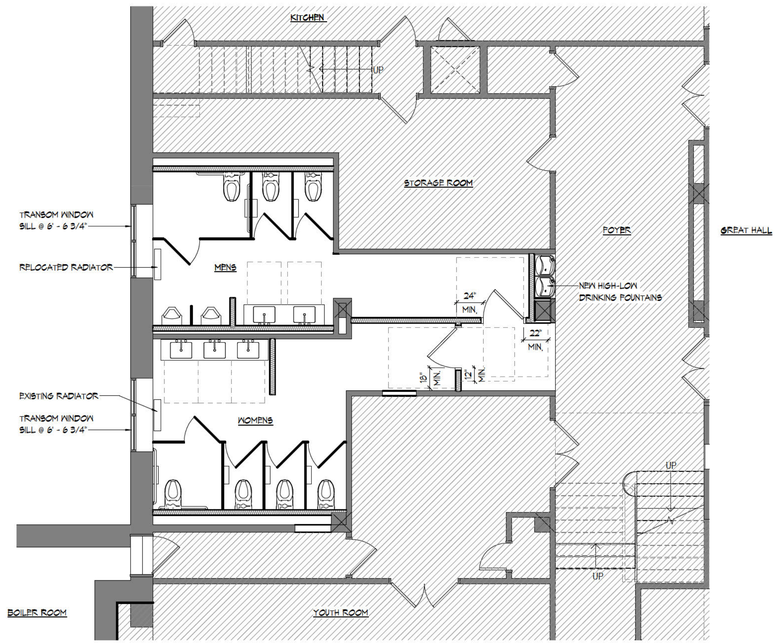


3 A103 PROPOSED ADDITION - GREAT HALL LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"







2 A103 GREAT HALL LEVEL - PROPOSED RESTROOM PLAN

SCALE: 3/16" = 1'-0"

1 A103 PROPOSED CHAPEL LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

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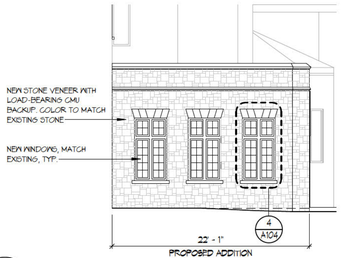
JOB NO
21004

DATE
08.26.2021

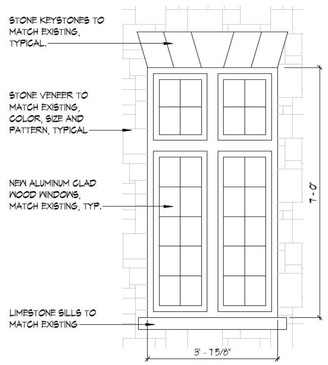
PROPOSED FLOOR PLANS

A103



5 A104 PROPOSED ADDITION - SOUTH ELEVATION

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

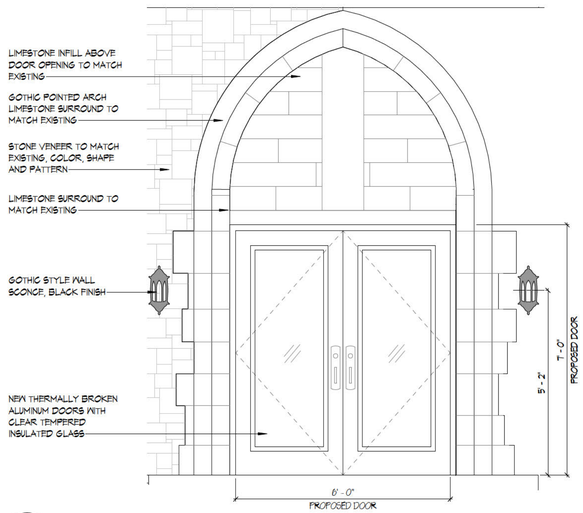


4 A104 ENLARGED WINDOW DETAIL

SCALE: 1/2" = 1'-0"

3 A104 PROPOSED EAST ELEVATION

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



2 A104 ENLARGED DOOR DETAIL

SCALE: 1/2" = 1'-0"

1 A104 EXISTING EAST ELEVATION

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

8/26/2021 8:13:54 PM

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EXISTING AND PROPOSED EXTERIOR ELEVATIONS

A104

3 A105 NEW ACCESSIBLE ENTRY - PERSPECTIVE
SCALE: 12" = 1'-0"

2 A105 NEW STAIR AT CHAPEL - PERSPECTIVE
SCALE: 12" = 1'-0"

1 A105 PERSPECTIVE VIEW FROM MAPLE STREET
SCALE: 12" = 1'-0"

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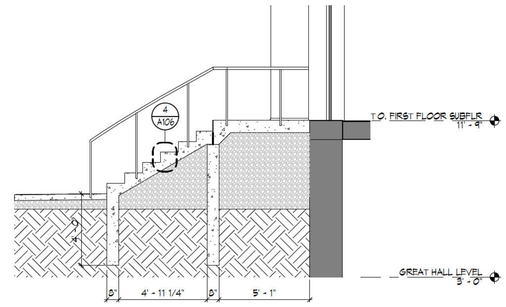
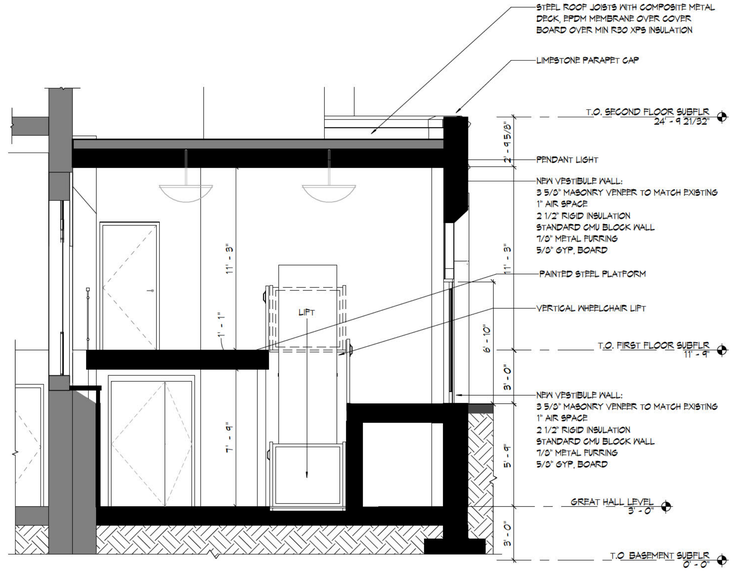
PERSPECTIVE RENDERINGS

A105

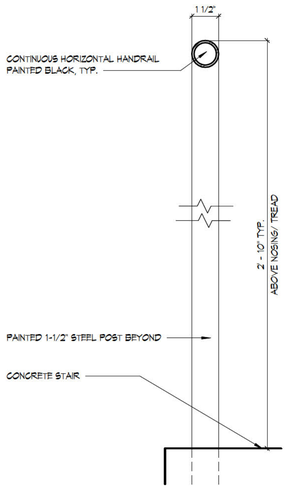
PLOTTED: 8/26/2021



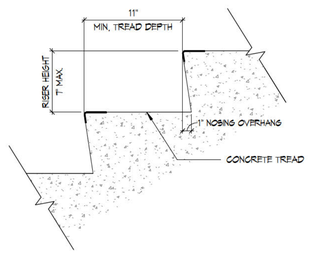
3 A106 NEW CHAPEL STAIR SECTION
SCALE: 1/4" = 1'-0"



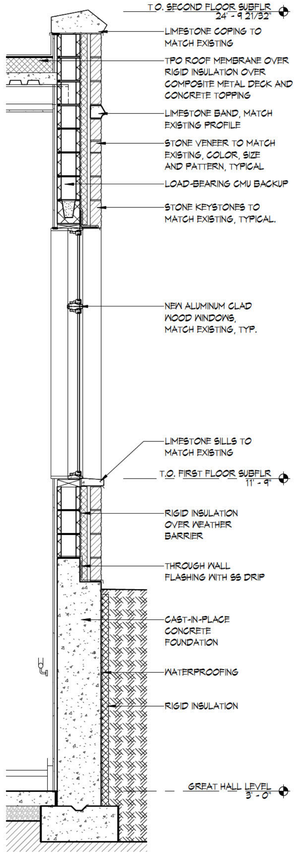
5 A106 PROPOSED ADDITION SECTION LOOKING NORTH - 2
SCALE: 1/4" = 1'-0"



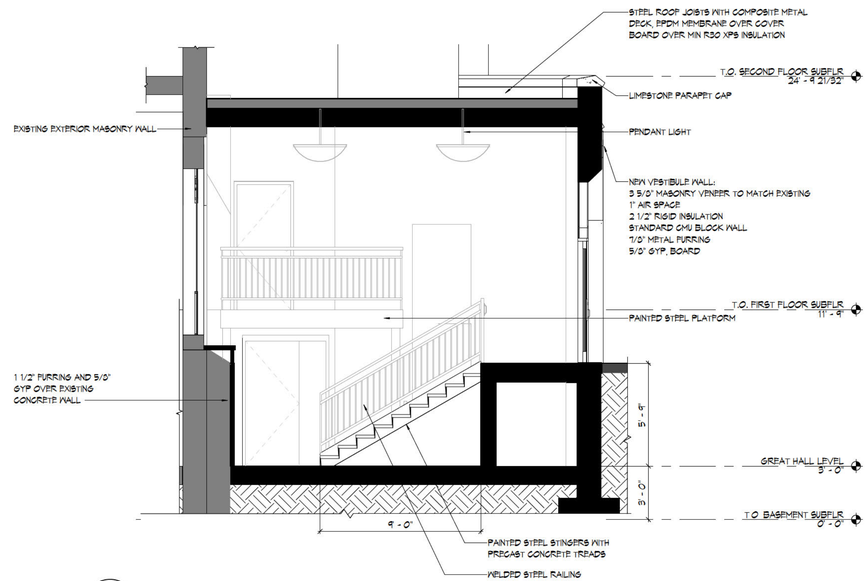
6 A106 HANDRAIL DETAIL
SCALE: 3" = 1'-0"



4 A106 CONCRETE STAIR TREAD AND RISER DETAIL
SCALE: 1 1/2" = 1'-0"



2 A106 TYPICAL EXTERIOR WALL SECTION
SCALE: 1/2" = 1'-0"



1 A106 PROPOSED ADDITION SECTION LOOKING NORTH - 1
SCALE: 1/4" = 1'-0"

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PROPOSED BUILDING SECTIONS AND ENLARGED DETAILS

A106

PLOT DATE: 8/26/2021

ORDINANCE NO. M-507-97

AN ORDINANCE GRANTING VARIATIONS AND A SPECIAL USE PERMIT TO ALLOW A PRE-SCHOOL AT 458-470 MAPLE AVENUE

WHEREAS, the Christ Church is the owner of the following described real estate:

Of all that part of Block 37 "Winnetka", being a Subdivision of the Northeast ¼ Section 20 and North ½ 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 West thereof, measured at right angles, beginning of the intersection of the South line of Oak Street with a line 150 ft. West of (as measured at right angles) Rerecorded September 9, 1873 in Book of plats 15 page 78 and parallel with the Westerly line of Maple Street; thence West along said South line of Oak Street 150.37 feet to a point 134.32 feet East of the easterly right of way line of the C.N.S. & M.R.R. (as measured along the South line of said Oak Street); thence South along a straight line at right angles to said South line of Oak Street, a distance of 187.02 feet more or less to a line 187.48 ft. South of and parallel with the South line of Oak Street (as measured along the East line of the parcel herein described;) thence East along said line (187.48 ft. South of a parallel with the South line of Oak Street, as measured parallel with the West line of Maple Street) 163.56 feet more or less to a line 150 feet West of (as measured at right angles) and parallel with the westerly line of Maple Street; thence North along said line (150 ft. West of as measured at right angles from the westerly line of Maple Street) 187.48 feet to the point of beginning, all in the Village of Winnetka, Cook County, Illinois.

which is commonly known as 458-470 Maple Avenue (PIN 05-21-115-006) and 700 Oak Street (PIN 05-21-115-012), Winnetka, Illinois, and which is located in the "A-5" (One-Fourth Acre) Single-Family Residential District provided in the Winnetka Zoning Ordinance, chapter 22, Winnetka Village Code; and

WHEREAS, the Subject Property is improved with a chapel and parish house building in the portion of the Subject Property located in the "A-5" (One-Fourth Acre) Single-Family Residential District, commonly known as 458-470 Maple Avenue (PIN 05-21-115-006), and a paved parking

area in the portion of the Subject Property located in the "B-1" Multi-Family Residential District, (commonly known as 700 Oak Street (PIN 05-21-115-012); and

WHEREAS, the chapel-parish house building is configured with various meeting and activity rooms, a great hall, stage, offices and classrooms; and

WHEREAS, church buildings are permitted as special uses in the "A-5" (One-Fourth Acre) Single-Family Zoning 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 operations of Christ Church on the Subject Property have included conducting Sunday School classes, which are scheduled to be relocated to Christ Church's other Winnetka location, on Sheridan Road, in early 1998; and

WHEREAS, the relocation of the Sunday School classes will leave classroom space on the second floor of the parish house building otherwise unoccupied; and

WHEREAS, Christ Church has submitted applications pursuant to Section 22.13 of the Winnetka Zoning Ordinance seeking to allow a pre-school facility as an additional special use in the parish house building, which is located in the A-5 Residential Zoning District, and to grant a special use permit allowing the parking lot in the B-1 Zoning District to be a primary use to serve the adjoining church property; and

WHEREAS, in conjunction with the applications for the additional use of the Subject Property as a pre-school facility with parking to be provided in the adjoining lot, Christ Church has also filed applications for the following variations from the provisions of Section 22.05A of the Winnetka Zoning Ordinance, Chapter 22 of the Winnetka Village Code: (a) from the intensity of use

of lot (roofed lot coverage) limitations of Section 22.05A(f), to allow the construction of a storage shed with an area of 144 square feet, requiring an increase in the existing non-conforming roofed lot coverage from 13,072 square feet to 15,216 square feet, requiring a variation of 1,060.25 square feet (7.49%) from the maximum allowable roofed lot coverage of 14,155.75 square feet; (b) from the maximum building size (gross floor area) limitations of Section 22.05A(g) of the Winnetka Zoning Ordinance, to allow the storage shed, requiring an increase in the legally existing non-conforming gross floor area by 144 square feet from 46,247 square feet to 46,391 square feet, requiring a variation of 33,367 square feet (256.21%) from the maximum allowable gross floor area of the 13,023.29 square feet; (c) from the front setback requirements of Section 22.05A(h) to allow a sandbox with an area of approximately 125 square feet to be placed at the north end of the play area with a north front setback of 19.285 feet, requiring a variation of 10.72 feet (35.7%) from the minimum front yard requirement of 30 feet; and (d) for a variation from the side yard setback requirements of Section 22.05A(i) to allow the proposed sandbox to be placed on the west side yard with a set-back of 2.17 feet, requiring a variation of 3.83 feet (63.8%) from the minimum required side yard setback of six feet; and,

WHEREAS, on August 21, 1997, the Design and Review Board, in its advisory capacity to the Zoning Board of Appeals and the Village Council, reviewed the plans and made unanimous comment that the proposed improvements are appropriate and that the Board would issue a Certificate of Appropriateness for the design proposed, subject to the height of the safety fence being restricted to the minimum height allowed by the Department of Children and Family Services; and

WHEREAS, on October 6, 1997, the Plan Commission and the Zoning Board of Appeals met in joint session to conduct a public hearing on said applications; and,

WHEREAS, upon consideration of the proposal of Christ Church, the Plan Commission, pursuant to the unanimous vote of the ten members then in attendance, recommended that the Village Council approve the requested special uses; and,

WHEREAS, upon conducting the public hearing, the Zoning Board of Appeals, by the unanimous vote of the six members then in attendance, recommended to the Village Council that the Special Use Permit be approved, subject to the council's approval of the requested zoning variations; and,

WHEREAS, upon conclusion of the hearing, the Zoning Board of Appeals, pursuant to the unanimous vote of the six members then in attendance, recommended that the Council approve all four requested variations; and,

WHEREAS, the parking lot proposed as a special use is consistent with Transportation Policy No. 4 of 1979 Statement of Community Objectives regarding off-street parking; and,

WHEREAS, the preschool proposed as a special use is consistent with Educational and Cultural Facilities Policy No. 8 of the 1979 Statement of Community Objectives regarding maintaining an atmosphere in which cultural, educational and religious organizations may flourish and in which special activities for use may be enhanced; and,

WHEREAS, the preschool and auxiliary parking proposed as a special use are consistent with the land use policies outlined in Chapter II of the Winnetka Comprehensive Plan regarding basic objectives for land use and zoning; and,

WHEREAS, the preschool and auxiliary parking proposed as special uses are consistent with the findings and guidelines of Chapter X of the Winnetka Comprehensive Plan pertaining to future needs for nursery and daycare facilities; and,

WHEREAS, the parking lot proposed as a special use is consistent with the policy outlined in Chapter XVI of the Winnetka Comprehensive Plan, regarding the need to provide additional parking facilities to make it easier to enforce parking regulations and to alleviate parking problems; and,

WHEREAS, the preschool and auxiliary parking lot proposed as special uses will not exacerbate identified weaknesses of the Elm Street District, as outlined in Chapter XIX of the Winnetka Comprehensive Plan; and,

WHEREAS, the establishment, maintenance and operation of the proposed preschool will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare, and will enhance the general welfare by preserving the viability of the existing Christ Church chapel-parish house building and assuring the continued operation of the Willow Wood Preschool, in furtherance of the policy expressed in Chapter X of the Winnetka Comprehensive Plan, which encourages public service organizations such as churches to offer such programs in their facilities; and,

WHEREAS, the proposed preschool and auxiliary parking lot will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity, as the chapel-parish house building of Christ Church is well established in the neighborhood and the additional parking

to be provided will primarily be in the form of additional spaces derived from reconfiguring an existing parking lot; and,

WHEREAS, the chapel-parish house building of Christ Church is in an established residential area and provides a transition from the single-family residences in Village Green in the immediate vicinity to the north, east and south, and the commercial zoning district to the west; and,

WHEREAS, there is no evidence in the record that the proposed preschool and auxiliary parking will substantially diminish or impair property values in the immediate vicinity; 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, in that pedestrian access points to the Subject Property will not substantially change from their current locations and the Village Engineer has accepted the conclusions of the applicants' traffic study that there will be no significant parking or traffic impacts; and,

WHEREAS, adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the preschool and parking lot exist due to the presence of the existing facility, and to the extent they do not, they are provided for in the applicant's proposal and will meet applicable Village Code requirements; and,

WHEREAS, the proposed preschool and parking lot, when developed on the Subject Property 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; and,

WHEREAS, there are practical difficulties and particular hardships in carrying out the strict letter of the Winnetka Zoning Ordinance as it applies to the Subject Property in that: (1) the Subject

Property is bounded by Oak, Maple and Cherry Streets, as a result of which it has three front yards, one side yard on the west of the Subject Property and no rear yard for the placement of play equipment for the proposed preschool; and (2) the topography of the Subject Property is irregular and sloped on the south and west sides which further operates as a practical limitation for the placement of the play equipment; and

WHEREAS, unless the requested relief is granted, the property in question cannot yield a reasonable return, in that: (1) Christ Church has not been successful in obtaining other tenants for any of the uses permitted on the Subject property under the existing zoning; (2) tearing down the building and subdividing the Subject Property into single family residential lots is disproportionately expensive in relation to the value of the resulting lots; and (3) tearing down the building would result in the loss of a significant visual landmark; and,

WHEREAS, the plight of the Church is due to unique circumstances, because of the practical difficulties and particular hardships described above, and because of the Subject Property's proximity to the C-2 general retail zoning district, in which daycare centers are permitted uses, the only space between the Subject Property and the C-2 zoning district being a driveway that is zoned B-1; and

WHEREAS, the variations, if granted, will not alter the essential character of the locality, in that: (1) the chapel-parish house building is an established and recognized visual fixture in the immediate area, and its appearance will not be altered by the requested variations; (2) the additional floor area that will be added by the proposed shed is *de minimis*; (3) most of the proposed play area

will be out of view to the west of the building and the most visible portion will be a fenced grassy area which is compatible with the Subject Property and land use in the immediate vicinity; and

WHEREAS, an adequate supply of light and air to adjacent property will not be impaired, because the proposed storage shed and play equipment have a low profile in relation to the church-parish house building; and

WHEREAS, the hazard from fire and other damages to the property will not be increased; and

WHEREAS, the taxable value of land and buildings throughout the Village will not diminish as a result of the proposed variations, while the variations will allow the Willow Wood School to remain in the Village and to continue providing a service to residents, thereby maintaining the appeal of the Village as a desirable place for families to live; and

WHEREAS, there is no evidence that congestion in the public streets will increase, because the area streets are not operating at traffic capacity and any increase of traffic from the Church will be a relatively insignificant portion of the total; and

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

SECTION 1: That the Village Council hereby adopts the foregoing preambles to this ordinance as its findings.

SECTION 2: That, subject to the terms and conditions set forth in this ordinance, the following variations from the provisions of Section 22.05A of the Winnetka Zoning Ordinance, Chapter 22 of the Winnetka Village Code are hereby granted to Christ Church for that portion of the Subject Property commonly known as 458-470 Maple Avenue (PIN 05-21-115-006): (a) a variation

from the intensity of use of lot (roofed lot coverage) limitations of Section 22.05A(f), to allow the construction of a storage shed with an area of 144 square feet, requiring an increase in the existing non-conforming roofed lot coverage from 15,072 square feet to 15,216 square feet, requiring a variation of 1,060.25 square feet (7.49%) from the maximum allowable roofed lot coverage of 14,155.75 square feet; (b) a variation from the maximum building size (gross floor area) limitations of Section 22.05A(g) of the Winnetka Zoning Ordinance, to allow the storage shed, requiring an increase in the legally existing non-conforming gross floor area by 144 square feet from 46,247 square feet to 46,391 square feet, requiring a variation of 33,367 square feet (256.21%) from the maximum allowable gross floor area of the 13,023.29 square feet; (c) a variation from the front setback requirements of Section 22.05A(h) to allow a sandbox with an area of approximately 125 square feet to be placed at the north end of the play area with a north front setback of 19.285 feet, requiring a variation of 10.72 feet (35.7%) from the minimum front yard requirement of 30 feet; and (d) for a variation from the side yard setback requirements of Section 22.05A(i) to allow the proposed sandbox to be placed on the west side yard with a set-back of 2.17 feet, requiring a variation of 3.83 feet (63.8%) from the minimum required side yard setback of six feet.

SECTION 3: That, subject to the terms and conditions set forth in this ordinance, a special use permit is hereby granted under Sections 22.05A(b) and 22.13 of the Winnetka Zoning Ordinance to allow a pre-school as an additional special use in the Christ Church chapel-parish house building located on that portion of the Subject Property which is commonly known as 454-470 Maple Street (PIN 05-21-115-006) and is located in the A-5 (One-Fourth Acre) Single Family Residential Zoning District; and that a special use permit is hereby granted under Sections 22.13 and 22.08(b) of the

Winnetka Zoning Ordinance to that portion of the Subject Property which is commonly known as 700 Oak Street (PIN 05-21-115-012) and is located in the B-1 Multi-Family Residential Zoning District, to allow the applicant's parking lot at 700 Oak Street to be a primary use to serve the adjoining church property at 454-470 Maple Street.

SECTION 4: That the variations and special use permits hereby granted are conditioned upon the improvements to the Subject Property being made in accordance with the plans submitted with the application for said variations and special uses.

SECTION 5: That the variations and special use permits hereby granted are further conditioned upon the commencement of the proposed work described in the applications for said variations and special uses, within twelve (12) months after the effective date of this ordinance.

SECTION 6: In the event that any provision of this ordinance conflicts with any other ordinance of the Village, the provisions of this ordinance shall prevail.

SECTION 7: 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 November, 1997.

AYES: Trustees Lanphier, Lien, Derning, Duhl, and Hilton

NAYS: None

ABSENT: Trustee Meuer

Signed:

[redacted]

Village President

Countersigned:

[redacted]

Village Clerk

Introduced November 4, 1997

Posted November 5, 1997

Passed and Approved November 18, 1997

Posted November 19, 1997

F:\RMCJ\WINN\OrdM\M-507-97cc Pre-School.wpd

ATTACHMENT E

From: [redacted]
To: Planning
Subject: Case NO. 21-32-SU
Date: Saturday, September 25, 2021 1:18:00 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear ZBA,

My wife and I live across the street and we have no objection to the application.
Thank you for your work on behalf of our community.

Peter and Hilary Tyor
711 Oak Street, APT 308

MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS

FROM: DAVID SCHOON, DIRECTOR

DATE: OCTOBER 6, 2021

SUBJECT: COMPREHENSIVE PLAN DISCUSSION

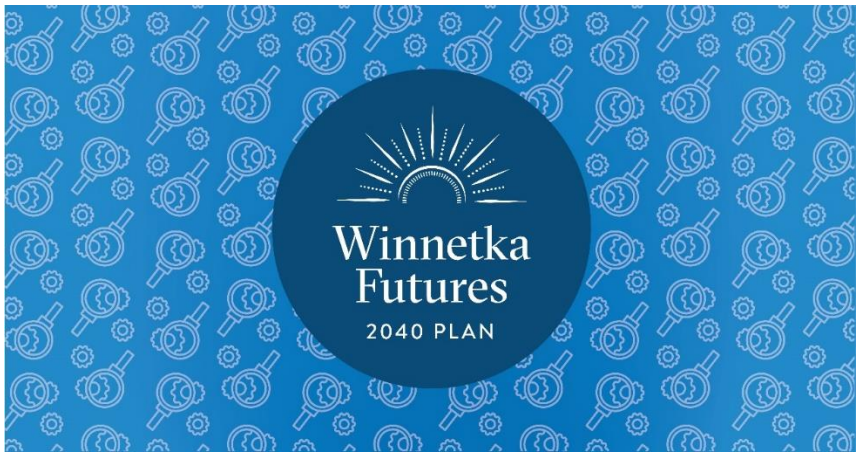
At the October 11, 2020, Zoning Board of Appeals meeting, the comprehensive plan consultant team, headed by The Lakota Group, will hold a discussion session with the Commission regarding zoning and development issues in the community. Since the consultant met with the Commission in February 2020, the work on the Comprehensive Plan had been placed on hold from March 20, 2020, to September 2021. Now that we have restarted work on the Comprehensive Plan, the consultant would like to touch base with the Board to learn if the Board has any new thoughts regarding zoning and development issues in in the community.

Attached is the agenda from the consultant for this part of your meeting. Also attached are materials from the ZBA's previous discussions regarding zoning and the Comprehensive Plan.

If you have more questions regarding the comprehensive plan and the process of developing the plan, please visit the project website at www.winnetkafutures.org.

ATTACHMENTS

Attachment A: Agenda Discussion Outline for October 11, 2021, Zoning Board of Appeals Meeting
Attachment B: Materials from ZBA's Previous Comprehensive Plan Discussion



Attachment A

THE LAKOTA GROUP. ALLIES IN PLACE

116 West Illinois Street
Floor 7
Chicago, Illinois 60654
p 312.467.5445
f 312.467.5484

thelakotagroup.com

WINNETKA COMPREHENSIVE PLAN

AGENDA: Zoning Board of Appeals Meeting

DATE: October 11, 2021

TIME: 7:00 pm

LOCATION: Winnetka Village Hall, Council Chambers

ITEMS TO BE DISCUSSED:

1. Introductions
2. Project Summary and Review
3. Review of Previous ZBA Comprehensive Plan Meetings from September 2019 and February 2020 and discussion of what has changed.
4. Review of Previous Policy Questions in light of last 18 months:
    - Zoning Variations; Review and Decision-Making Authority
        - Are the current thresholds for decision-making on zoning variations working?
        - Are there variations (or other zoning matters) now requiring higher-level decision-making that could be assigned to the zoning administrator or zoning board of appeals?
        - Are there types of zoning variation requests that have become routine, perhaps suggesting that the underlying regulation may be due for adjustment?
    - Special Uses
        - Are there matters now requiring special use approval that could be handled in different ways?
    - Review and Decision-Making (General)
        - Are the roles of the various zoning-related boards, commissions and committees clear? Are there obvious opportunities to consolidate and/or streamline review processes?

- Public Notice
    - Are the current notice requirements for rezonings, variations and other zoning matters effective--in terms of reaching affected persons and communicating what is being proposed?
- Infill
    - Are current zoning regulations/procedures effective in helping ensure that new infill projects fit the established character/context of the area in which they are located?
    - What are some of the typical concerns raised by neighbors when new residential infill occurs?
- Retail Overlay
    - Is the C2 Retail Overlay producing the intended results?
- Other
    - Other observations about how zoning regulations and procedures should be updated and modernized to meet the needs of the village?

5. Next Steps

Winnetka Futures

2040 PLAN

ABOUT THE PLAN

In November of 2019, the Village of Winnetka started a comprehensive planning process, asking residents what community means to them, among many other questions. The process was paused in March of 2020 and re-initiated in September of 2021. Winnetka Futures 2040 Plan will be re-engaging community members to better understand and address the changing times, including shifting retail environments, transportation innovation, environmental issues/sustainability, shifting population, housing preferences, and changing work and commuting habits. As a plural, "Winnetka Futures" communicates the many alternative possibilities available to Winnetka by the year 2040 and will inform high-level conversations about the future of the Village. How can we envision a future that meets the goals and aspirations of Winnetkans, regardless of their stage of life? That is what The Winnetka Futures 2040 Plan seeks to discover.

GET INVOLVED

Public input in the planning process is critical, as a successful plan must reflect the unique values and aspirations of the Winnetka community. On behalf of the Village, The Lakota Group will hear from community members through several public open houses, pop-up events, and online surveys. Additionally, the team will engage residents and business owners in thoughtful conversations about the future of the Village. Stakeholder interviews and focus groups were held in February 2020 and additional interviews will be held in October of 2021. The first Community Open House is planned for October 20th 2021. To stay up to date on project updates and upcoming events, sign up to receive emails via the project website—www.WinnetkaFutures.org. Any thoughts or ideas for The Winnetka Futures 2040 Plan can be sent to the planning team via the contact section of the website.

PROJECT TIMELINE

PHASE 1:

ANALYZE

SEPT 2021 - DEC 2021

paused Mar 2020 - Aug 2021

The first phase establishes a dynamic community planning process and creates a comprehensive information base through which to understand the existing conditions in Winnetka.

PHASE 2:

VISIONING

JAN 2022 - MAY 2022

During this phase, the vision and goals of the plan are outlined, and concepts and recommendations for future land use and development are crafted.

PHASE 3:

PLAN MAKING

JUNE 2022 - NOV 2022

In this phase, The Winnetka Futures 2040 Plan will be drafted, refined and adopted with feedback from Village staff, residents, Plan Commission, and the Village Council.

VISIT **WWW.WINNETKAFUTURES.ORG** TO LEARN MORE

THE LAKOTA GROUP.

VILLAGE OF WINNETKA, ILL. MARCH 10, 1869

KEY THEMES

VITAL COMMERCIAL AREAS

VARIETY OF HOUSING

HEALTHY & ENGAGING LIFESTYLES

SUSTAINABILITY AND CLIMATE ACTION

CULTURE AND COMMUNITY CHARACTER

EDUCATIONAL EXCELLENCE

PARKS AND OPEN SPACE

STORMWATER AND INFRASTRUCTURE

TECHNOLOGY

OPERATIONAL EFFICIENCIES

COMMUNITY INVOLVEMENT

REGIONAL COORDINATION

Attachment B

MEMORANDUM
VILLAGE OF WINNETKA
COMMUNITY DEVELOPMENT DEPARTMENT

Due to the late hour at the September meeting, the discussion was moved to the October Meeting

TO: ZONING BOARD OF APPEALS

FROM: DAVID SCHOON, DIRECTOR

DATE: SEPTEMBER 3, 2019

SUBJECT: COMPREHENSIVE PLAN – DISCUSS IDEAS TO INCORPORATE INTO THE PLAN

PREPARATION OF COMPREHENSIVE PLAN

The Village will soon begin the process of preparing and adopting a new comprehensive plan for the Village. With the assistance of staff and a consultant, the Plan Commission will lead the efforts preparing a draft comprehensive plan for the Village Council's consideration and approval. The plan would establish a vision for the future of the community and provide a roadmap as to how to achieve that vision over the next 15 to 20 years.

The success of a comprehensive planning process is dependent on community engagement, thus an important part of the process will involve seeking input from residents, property owners, business owners, community organizations as well as from other Village boards and commissions and other local government bodies.

The Village is currently going through the RFP process to select a consultant to assist us with our comprehensive planning efforts. The goal would be to select a consultant this fall and to begin the process of preparing a plan shortly thereafter.

DISCUSSING IDEAS TO INCORPORATE INTO THE COMPREHENSIVE PLAN

In preparing to work with a consultant to draft a comprehensive plan for the Village, the Village President has requested that Village board and commission members start to discuss ideas that they would like to see addressed/incorporated in the comprehensive plan.

As you think about ideas of what the Village may want to include in a comprehensive plan from ***a built environment design and zoning*** **perspective**, it is helpful to outline the components of a Comprehensive Plan. *A comprehensive plan is a* ***guiding document*** *that the Village government, residents, employers, developers and other stakeholders use to ensure that Winnetka evolves in line with our* ***collective vision*** *for the Village. The plan identifies* ***goals, objectives and actions*** *to implement that collective vision.*

A comprehensive plan would include major elements that may stand-alone, be combined, or become incorporated under concepts or themes that run throughout the plan. These elements could include:

- **Land Use** – existing and future land use, buildings, development, parking, and zoning.
- **Natural Resources** – parks, open space, environmental sustainability and sensitivities, and infrastructure.
- **Transportation** – roads, public transportation (rail and bus), and bicycle, and pedestrian connectivity.

- **Housing and Neighborhoods** – housing trends, preservation, and diversity.
- **Urban Design and Community Character** – architecture, community identity, place-making, and wayfinding.
- **Economic Health & Vitality** – commercial development, fiscal health and impacts.
- **Education and Community Institutions** – Public and private elementary and secondary schools, the public library, park district, the Community House, and other local social, educational, and community institutions.
- **Public Services, Facilities, and Infrastructure** – Public safety, public and private utilities (including a Village-owned electric power plant), and wired and wireless communication technologies.
- **Community Involvement and Governance** – improving ways community members can be involved in governance.
- **Subarea Plans** – detailed plans regarding land use, circulation, development alternatives, and plans for the Village's three business districts as well as Green Bay Road Corridor. (Discussed further below)
- **Plan Implementation** – a matrix detailing when and how goals under the various elements will be achieve.

Though Zoning Board of Appeals may have thoughts regarding all of these areas, the Board may be most interested in the areas of **Land Use, Urban Design and Community Character, and Housing and Neighborhoods.**

In preparation for the September 9 Board meeting, staff suggests that you give some thought to the following questions and keep in mind the elements identified above as well as your experiences with items that have appeared before the Board. **As you think of each of these questions, think of them from a land use, urban design and community character, or housing and neighborhoods perspective as well as in terms of how we may want to adjust/amend the tools the Zoning Board of Appeals uses (e.g. zoning regulations, etc.) to encourage a desirable built environment.**

1. What would you describe as Winnetka's strengths from the above perspectives that makes it an attractive place to live, work, or operate a business?

2. What would you describe as Winnetka's weaknesses from the above perspectives that may hold it back from being a better place to live, work or operate a business?

3. What land use, design, and housing and neighborhood trends are occurring in the region, state, nation or the world that are potential opportunities for Winnetka to take advantage of to enhance the community as a place to live, work, or operate a business?

4. What land use, design, and housing and neighborhood trends are occurring in the region, state, nation, or the world that are potential threats to Winnetka as a place to live, work, or operate a business?

5. If today you were to describe the community character "essence" of Winnetka to someone who knows nothing about Winnetka, how would you describe it?

6. How would you like to be able to describe the community character "essence" of Winnetka? Or how differently would like to describe that "essence"?

7. What is your vision of what Winnetka would be like in 15 or 20 years?

WINNETKA ZONING BOARD OF APPEALS
OCTOBER 14, 2019

Zoning Board Members Present:	Matt Bradley, Chairman
	Sarah Balassa
	E. Gene Greable
	Wally Greenough
	Lynn Hanley
Zoning Board Members Absent:	Kim Handler
Village Staff:	David Schoon, Director of Community Development
	Ann Klaassen, Senior Planner

Minutes of the Zoning Board of Appeals
October 14, 2019

Call to Order & Roll Call

Chairman Bradley called the study session to order at 6pm. Ms. Handler and Ms. Balassa were confirmed absent.

Comprehensive Plan Workshop Session:

Mr. Schoon informed the Board the Village is in the process of preparing a Comprehensive Plan for the community and noted the 2020 Comprehensive Plan is approaching the end of its usefulness. He stated the Village would be hiring a consultant to assist with the process. Mr. Schoon stated the outline included a way to gather public information as gathering background information, market data to inventory what the community has and to use the information in making their decisions. He stated the Village President asked the advisory bodies to give them their thinking about what they would like to see in the Comprehensive Plan. Mr. Schoon stated as they hire a consultant, gather background information and share that information with the Board, they would keep them informed of various public outreach activities.

Mr. Schoon stated they would now go through a SWOT analysis as a way to have a discussion which looks at strengths, weaknesses, opportunities and threats. He stated the Comprehensive Plan could have a variety of elements and identified typical elements of it. Mr. Schoon then stated in terms of the Board, he selected a few elements which relate to their area of expertise, such as land use, variations, special uses and development and its impact on neighbors, housing, urban design and community character. He indicated a number of zoning elements have a design aspect to them and asked the Board to keep that in mind in terms of their comments.

Mr. Schoon stated the Board should also keep in mind the work the Board has done in reviewing variations, subdivisions or special uses with the Board being charged with reviewing variations and either approving or recommending approval of others and if there is a variation relating to a subdivision request, the Board is to make a recommendation to the Village Council. He also stated with regard to special uses outside of the overlay district, they typically relate to commercial uses outside of the overlay district as well as institutional and park facilities located in residential zoning districts. Mr. Schoon then stated if the Village Council wanted to get input in connection with zoning amendments, they can refer that to the Board for its recommendation as well as appeals of the zoning administrator's

decision which do not happen often. He informed the Board when someone has an appeal of the building officials' decisions with regard to building codes; those also come before the Board and are also infrequent.

Mr. Schoon then stated in walking through strengths, weaknesses, opportunities and threats, with regard to Winnetka as a place to live, work or run a business, he asked the Board Members what did they see as the community's strengths from a land use, urban design and community character and housing and neighborhoods perspective. Mr. Greenough responded proximity to Lake Michigan and the number of parks. Ms. Hanley responded walkability. A Board Member responded education. Mr. Greable stated there is a challenge in connection with education and when you lose 66%, there is a message there. He then stated people are not happy with the school situation and the impact on Winnetka and the number of homes for sale with the school situation being a big driver for that. Mr. Schoon asked for additional comments. Chairman Bradley stated downtown districts are compact and multiple tasks can be achieved on foot in the commercial area. Mr. Greenough added transportation to downtown. Chairman Bradley responded the zones in place and the character of those areas with the right stock in those areas such as not having mansions next to small homes. Mr. Greenough described it as homogeneous neighborhoods. Ms. Hanley suggested well organized is a good way to describe it. Mr. Greenough referred to it as consistent housing stock. Mr. Greable stated infill is a threat and what needed to be addressed in the new plan is how to fill in these areas with some type of new housing.

Mr. Greenough referred to the fact there are no strip malls downtown or a lot of offensive glaring signage. Ms. Hanley responded there are no big box stores or large commercial areas which draw traffic. Mr. Greable referred to the number of nail salons in the Village and whether they have the right mix of commercial businesses. Chairman Bradley stated from diversity of commercial experiences, there is little you need to leave Winnetka to get. Mr. Greenough referred to the lack of hardware stores. Mr. Schoon asked if there were any other comments. Chairman Bradley stated they have a vibrant, vocal community and the residents are not passive. Ms. Hanley stated the Village is family friendly and has family friendly commercial areas and restaurants. Mr. Greenough also stated the Park District has lots of activities. Chairman Bradley added they have fairly good trails and bike paths. Mr. Greenough identified safety as a strength. Ms. Hanley stated crime is benign. Chairman Bradley referred to their independence with regard to their utilities. Mr. Schoon asked if there were any other comments.

Mr. Schoon then referred to weaknesses. Mr. Greenough responded the school system is falling apart. Mr. Greable referred to whether the school system is addressing the needs of parents and children. Chairman Bradley responded modernizing schools. Mr. Greenough referred to property taxes. Ms. Hanley stated taxes are high state wide. Mr. Greable indicated the schools account for 65% of it and referred to the number of people who left Winnetka due to the high property taxes. Chairman Bradley stated other communities are less expensive. He then stated given their size, there are limited areas for development beyond infill for the core areas. Chairman Bradley added the character of the residents is an aging population and identified the average age as 54. Mr. Greable described it as older demographics and they cannot only focus on younger families. Mr. Greenough stated the lack of affordable housing related to older and younger residents. Chairman Bradley stated the older residents who have lived in their homes for 40 or 50 years and whether there is a place for them to go in their older years. Ms. Hanley stated Winnetka has become a more transient neighborhood and transient culture overall which is why there are more houses on the market due to the affluence of the North Shore. Mr. Greenough added lack of engagement by too many in the community and millennials are not participating as much. He described funding non-profits as a subset of the lack of engagement. Chairman Bradley stated they are built for retail with retail being under attack and the commercial

districts as vacant since they need to address what the commercial districts need to look like going forward. Ms. Hanley stated all of their retail business districts are centered around train stations and they have good transit oriented development and it should be enhanced with more shared parking facilities, lighting, better pathways to the transit and business districts which would help highlight and encourage business in those areas.

Chairman Bradley stated these comments come into the Board's lane as it relates to proposed changes to things they want to do to the zoning code to allow for these sorts of changes. Ms. Hanley questioned what can be done to help zoning to build up their business districts and identified vacancies in the business districts as one of their biggest weaknesses. Mr. Greable suggested there needed to be a complete re-write of the zoning code and referred to the number of complaints made over the years.

Chairman Bradley stated the opportunity to review the 2040 Plan gave them a chance to look into these concerns in connection with zoning. Ms. Hanley described the zoning structure in the Village as very complicated. Chairman Bradley commented there is a lack of transparency to the common citizen as to what they can and cannot do as it related to a variety of things which is normal everywhere. Ms. Hanley also stated it discouraged businesses from coming to the Village and they are hesitant to do so because of the many layers of approvals needed. Mr. Greenough mentioned a lack of entertainment options as a weakness. Ms. Hanley indicated the market has to prevail on that kind of thing.

Mr. Schoon went on to ask the Board Members what is occurring in the state, world, etc. that has the potential to be an opportunity. Ms. Hanley responded environmental sustainability. Mr. Greable stated the storm water issue needs to be addressed. Chairman Bradley suggested more creative uses of the business areas such as with pop-up stores and indicated experiential retail is upon them. He stated the downtown business district needed to be flexible enough to keep up with current trends which would result in the need for fewer parking spaces with the use of Uber. Chairman Bradley stated they should make it easier for people to move about via alternative means. He also stated more people are in work from home situations and how they should address space in the community which may be available for use for shared office environments. Ms. Hanley stated with regard to affordable housing, there are a lot of opportunities to provide creative affordable housing allowing accessory dwellings in coach homes and apartments above garages and to encourage their use with tax credits. Mr. Greable stated it is important to understand the assets and referred to the post office site which has remained the same since 1973 which should be addressed in terms of what its potential uses could be. He also referred to the One Winnetka site which should be addressed in terms of its impact on the Village.

Ms. Hanley indicated another strength would be the amount of trees and doing more to preserve the suburban forest of the Village. Chairman Bradley then referred to PPP or public-private partnerships where they take stock of their valued assets and there are certain private entities who have taken up large swaths of Village property. Ms. Hanley then suggested public-public partnerships as another opportunity. Mr. Greable indicated the prior plan lacked short and long term financial requirements of the Village. Ms. Hanley stated they should also encourage more environmentally friendly construction such as the use of solar panels for example which could be used as an incentive for people to come to the Village.

Mr. Schoon asked the Board Members what they felt to be threats to the Village. Mr. Greenough referred to Amazon and Ms. Hanley agreed online shopping is hurting retail. Chairman Bradley stated the lack of diversity of their housing stock and the need to provide options for long term residents who want to stay in the Village after selling their homes as well as being the entry point for new families who

want to come to the Village. Ms. Hanley referred to infill development and making it more responsible, thoughtful and the encouragement of renovation as opposed to making teardowns too easy. Mr. Greable stated they need to increase the Village's population. Chairman Bradley stated living in the State of Illinois is a threat. He also stated the shoreline is also a threat in that they are seeing constant erosion of the shoreline and take back of land with complex projects. Mr. Greenough stated in terms of benefits, they have an abundant supply of fresh water. Chairman Bradley referred to Mr. Greable's comment in connection with the educational system and to focus on modernizing schools.

Mr. Schoon asked the Board Members if there was anything on the list that surprised them or if they expected to see a theme. Chairman Bradley responded they have benefited from being a town where they know who they are which can also present challenges due to a lack of creativity or ability to change. Ms. Hanley stated the theme she picked up on is that they need to be more progressive and forward thinking in the way they approach their community. Mr. Greable stated in reading the 2020 Plan, referred to the lack of action and he would like to see steps to be taken in the new plan.

Mr. Schoon stated they would take these strengths, weaknesses, opportunities and threats and the items they want to maintain or the desirable features they want to enhance, change or address. He also stated in looking at the Board's particular area of focusing on zoning regulations, to identify those things in the Comprehensive Plan, they need to take a serious look at it in terms of the zoning code with either a full rewrite or restructuring it so it is more easily understood which would be done at the next meeting.

The Board adjourned the study session at 6:54 p.m.

MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS

FROM: DAVID SCHOON, DIRECTOR

DATE: DECEMBER 9, 2019

SUBJECT: COMPREHENSIVE PLAN – SUMMARY OF IDEAS TO INCORPORATE INTO THE COMPREHENSIVE PLAN

At the December 9, 2019, Zoning Board of Appeals meeting, the Board continued its discussion of ideas that it would like to see addressed in the new comprehensive plan.

The Board reviewed staff's attempt to synthesize and summarize Board member's ideas from the SWOT analysis from a previous meeting. The ideas were organized into two categories (1) community characteristics and features that **should be maintained and/or enhanced** and (2) community characteristics and features that **should be improved.** The Board revised these items as follows (**Bold & double underlined** – additions; ~~strikethrough~~ – deletions):

Based upon the ideas shared, the following are **community characteristics and features that should be maintained and/or enhanced**:

A. The high quality public and private primary and secondary educational systems.

B. A great area for families to raise children evidenced by family-friendly businesses and other activities for families.

C. **A number of areas within the community that provide a space for community interaction (e.g. Community House, etc.)**

D. Access to a large number of parks within the community.

E. A walkable and bike-friendly community with access to a good trail system.

F. The availability of good mass transit, in particular the Metra train service and its three train stops in the community **as well as PACE bus service**.

G. **Easy access to the expressway which provides a direct link by automobile to Chicago.**

H. A low crime, safe community.

I. Zoning that is well organized by consistent housing stock within neighborhoods.

J. The community's unique environmental factors such as its location along Lake Michigan and its suburban forest.

K. **Compact** commercial districts ~~that are compact~~ (not large scale, big box) **connected by one arterial street and which** ~~and~~ contain quality design and ~~that~~ provide access to convenience goods and services.

L. **Within 15 minutes of the community have easy access to regional retail centers.**

M. Village-owned water and electric services.

N. Active and engaged residents.

O. **Easy access to religious facilities of a variety of faiths.**

P. **Recreational opportunities provided by the Skokie Lagoons and the Cook County Forest Preserve District.**

Based upon the ideas shared, the following are **community characteristics and features that should be improved**:

A. Address the high property tax burden on residents.

~~B.~~ **Continue to provide a variety of housing options beyond single family homes.** ~~Provide opportunities for a variety of housing options for those who wish to downsize as well as for the poor, young and elderly who find the community lacks affordable housing (e.g. coach houses, units above garages, etc.).~~

C. Address changing retail environment, such as the rise of on-line shopping and its impact on the Village's commercial districts, that has led to vacancies by (a) increasing entertainment and experiential retail options, (b) facilitating redevelopment/reuse of the former One Winnetka site and the post office site ~~through public/private partnerships~~, and (c) providing shared services for individuals working from home.

D. Improve pedestrian access within ~~to~~ the community cores and their transit hubs (e.g. improved lighting, **pedestrian-friendly street crossings, etc.**).

E. While the **District 36** elementary school district **considers** ~~responds to~~ the need to modernize the educational system, it needs to be responsive to the needs and concerns of all residents.

F. Need to financially plan for improvements to aging public infrastructure.

G. **Improve pedestrian and bike connectivity to the regional trail network, including the Green Bay Trail.**

H. The community's population is becoming less diverse as the population ages, which at the same time also requires the community to address needs of older residents.

I. The Village's zoning and development ordinances should be improved to make the regulations and processes more clear and transparent to residents, property owners, and businesses.

J. Encourage engagement by many in the community, including the more transient portions of the community, in order to further enhance a sense of community and to support local social services.

K. Given limited redevelopment options exist in core areas, infill development should be responsive to concerns of surrounding homeowners.

L. Encourage environmentally sustainable development through (a) the use of **modern** ~~green~~ stormwater infrastructure, (b) shoreline erosion control methods, and (c) other environmentally sensitive construction.

M. The Village must prepare for the impact of changing technology, such as 5G wireless technology, on how we work and shared vehicles on the need for commercial parking.

Also at the December 9 meeting, Board members discussed **what changes should we consider making to the zoning tools that the Zoning Board of Appeals has at its disposal** to use to maintain and enhance the desirable community characteristics or to improve those community characteristics that need improvement. The Board identified the following items:

1. The Village should perform a comprehensive review of the Village's zoning and subdivision regulations.
2. The Village should also consider amendments to zoning regulations that may minimize the need for requesting zoning variations (e.g. the location of swimming pools on through lots, etc.)
3. The Village should consider how to streamline the planning and zoning processes to minimize overlap between the Zoning Board of Appeals and the Plan Commission.
4. Given the changing nature of outdoor residential living spaces (outdoor kitchens, installation of TVs outdoor, etc.), need to look at how to regulate these items.
5. Often a zoning variation application will include variations for existing non-conformities, could those be handled administratively by staff.

WINNETKA ZONING BOARD OF APPEALS
STUDY SESSION AND REGULAR MEETING
DECEMBER 9, 2019

Zoning Board Members Present:	Matt Bradley, Chairman Sarah Balassa (present for regular meeting, absent for study session) E. Gene Greable Wally Greenough Kimberly Handler
Zoning Board Members Absent:	Lynn Hanley
Village Staff:	David Schoon, Director of Community Development Ann Klaassen, Senior Planner

Minutes of the Zoning Board of Appeals
Study Session
December 9, 2019

Call to Order & Roll Call:
Chairman Bradley called the study session to order at 6:00 p.m.

Ms. Klaassen took roll call vote of the Board Members present noting Ms. Balassa and Ms. Hanley were absent.

Comprehensive Plan Workshop Session: The ZBA will continue to discuss ideas for inclusion in a new Comprehensive Plan.
Mr. Schoon stated at a previous meeting, the Board went through a SWOT analysis with regard to the community focusing mainly on land use, housing and neighborhood and urban design and community character items which are the items the Board worked most directly with. He stated the Board also provided comment on other items relating to the Comprehensive Plan. Mr. Schoon stated the Village staff summarized the ideas generated by the Board and grouped them into two main categories which are the community characteristics and features they would like to maintain and those they think need to be improved or changed. He stated the things they want to maintain are the quality of the educational system, a great place to raise a family and the number of quality parks, walkable and bike friendly community, as well as mass transit access particularly with regard to the three train stations. Mr. Schoon also noted it is a safe community and zoning is well organized in terms of having consistent housing stock, unique features such as access to Lake Michigan and the suburban forest created and maintained, as well as the walkable commercial districts and quality design and providing access to convenience goods. He stated they also discussed the fact the Village has its own water collection services and active and engaged residents. He stated they identified these are the items/categories as those they want to maintain and asked if there were any comments from the Board.

Chairman Bradley noted the items listed are in no particular order. Ms. Handler stated although she was not part of the last discussion, she stated while Metra was mentioned, they also have Pace buses which is a positive feature. She stated in terms of how they fit into the larger North Shore community, one of the strengths of the community is that they have 15 minute access to things they may not want in the

community such as car dealerships, Costco, Westfield Mall, etc. Ms. Handler stated when they develop their retail district, it is important to recognize they complement and can be different from things which are needs for the community. She also stated there is easy access to the expressway which she commented is a huge plus.

Chairman Bradley stated in terms of access to the large number of parks, that is a strong point and suggested adding the fact there are a number of locations for community interaction although they do not have pools or similar other types of centers for community engagement. He referred to the items which are able to foster places for community engagement and are part of the Village character in terms of its size which is not large. Chairman Bradley also stated they have access to several different religious churches of different faiths. Ms. Handler stated with regard to Village forests, she asked if they are referring to maintaining a forest or specifically referring to Skokie Lagoon. Mr. Schoon responded they are calling it a suburban forest canopy. Chairman Bradley stated the buffer provided by the forest preserve creates a wall from a sound perspective. Ms. Handler also described it as an amenity in terms of the trails and lagoon. Chairman Bradley also stated with regard to the three unique commercial districts, they are all connected through one center thoroughfare and the Green Bay corridor is an artery for all three. Ms. Handler stated with regard to the walkable and bike-able statement, it is also an opportunity for improvement and a strength.

Mr. Schoon then stated in terms of things they would like to improve, they discussed high property taxes and the burden it placed on residents, providing a variety of housing options, for those who want to downsize and younger families, the changing retail environment and the need to be active and responsive to it, ideas for entertainment options and experiential retail, redeveloping sites to further enhance retail areas, changing workforce in terms of more individuals wanting access to shared services, improving pedestrian access to community cores and transit hubs, modernizing elementary schools while responding to the needs of all residents, planning for public infrastructure improvements and the financial need for them, aging population becoming less diverse and the community impact keeping in mind older resident needs and the ability to address those needs and the zoning and development ordinances and improve them by looking at the regulation requirements and processes to make them clearer and more transparent. He also stated they discussed defining a way to encourage engagement from community members and getting the more transient community members involved to create and provide support for local social services, infill development needs to be responsive to the needs of nearby property owners and encouraging environmentally sustainable development. Mr. Schoon then stated they discussed storm water infrastructure as well as looking at shoreline erosion control and the need to prepare for the impact of changing technology on how they work and use vehicles. Mr. Schoon stated the Village staff summarized these items as things the Village needed to work on and asked if there were any questions.

Mr. Greenough referred to the slide presentation and noted flooding continued to be a problem for many residents and the need to continue working on that problem. Ms. Handler referred to mandating or incorporating something so specific such as the use of a green storm water infrastructure system seemed too specific of an execution as opposed to a general guideline to incorporate thoughtful and effective techniques to design storm water systems. Mr. Schoon stated the idea was as they deal with storm water, to look at ways to restore as well as filter it before it gets to lakes and rivers and responsibly manage it. Chairman Bradley suggested the use of the word “modern” as opposed to “green” with regard to storm water management solutions. He then stated with regard to the need to invest in schools, schools are also on the other side of the ledger identified as being a positive to Winnetka. Mr. Schoon stated their intent was to identify things which they would want to further

improve which are not necessarily a negative. Mr. Greenough stated from the caucus perspective, people are pleased with the school quality, there is a lot of community angst in terms of where the money is going and there is room for improvement.

Ms. Handler commented there are too many thoughts included in item (e) and referred to the phrase "modernize the educational system" which did not mean to overhaul the entire system. Chairman Bradley agreed item (e) could be misinterpreted if left to the reader's interpretation. Ms. Handler commented that phrase should be eliminated from the Comprehensive Plan. Mr. Greable stated it should be included. Chairman Bradley stated it seemed to be interpreted as a threat. Mr. Greable stated the residents' interpretation of children not learning like they used to 50 years ago is what blew the referendum by 66% and described the key point as them not educating the children and that the philosophy of the educational system has changed. Ms. Handler stated Mr. Greenough is referring to the facilities and the phrase should eliminate "modernize the educational system" and refer to maintaining, improving and keeping safe the school's facilities. Chairman Bradley stated when they say as part of the community's characteristics and features they should maintain and enhance, high quality public, private primary and secondary educational systems it is meant to say the children are learning what they should be and they are keeping up with trends in terms of how students are learning, etc.

Mr. Schoon recalled the discussion on this item was they are working on improving the educational system with the thing needing improvement on communicating with the residents. Mr. Greable also stated they are not listening to the community as far as what programs should be which he commented is a big problem. Chairman Bradley stated the Board's charter is not to solve the problem of the school system and the Board is to identify only there is a problem. Mr. Schoon stated they want to make sure it is clear and referred to the referendum being significantly defeated with the thought being while there is a need to modernize the facilities, there needs to be an improvement in that message about the need so that the community can respond accordingly. Mr. Greenough suggested they identify there is a need to better communicate. Ms. Handler stated she read there is a need to be responsive to the needs and concerns of all residents which means the need to keep the tax burden on the residents and the referendum was not acknowledging that.

Chairman Bradley stated item (e) is saying from this body the thought to be dealt with by others, it needs to say there is a need to better align the communications between the schools and its residents as to how to modernize the educational system which can include both what is happening in the classroom as well as infrastructure. He stated they can state the reason the referendum failed was due to a lack of communication of the real message and rational reason this investment is being put forward. Chairman Bradley commented if the referendum had been more clearly stated, it would not have been as big of a failure as it was. Mr. Greable described the confusion with regard to the reserves in connection the referendum. Chairman Bradley suggested they modify the wording to state: "A feature for improvement is modernizing the educational system and ensure responsiveness to the needs and concerns of all residents." Ms. Handler did not agree with the word "modernize". Mr. Greenough suggested the use of the phrase "consider change." He also suggested wording which would suggest that middle schools are also part of the issue as well. Chairman Bradley stated the phrase should read: "Considers the need to modernize the educational system..." Mr. Schoon confirmed the word "responds" would be replaced with "considers."

Ms. Handler questioned item (d) and improved lighting and Mr. Schoon responded that meant to improve the lighting within the communities. Mr. Greenough asked what improvements did they mean in terms of pedestrian access to the community cores and transit hubs and if that meant additional

sidewalks for example. Mr. Schoon stated the statement meant improving pedestrian access within the community cores and examples would be streetlights and narrowing crosswalks. Mr. Greenough suggested changing the word "to" to "within." Chairman Bradley stated the discussion came out of people scattering once exiting the train station and to improve pedestrian access in that regard.

Mr. Greable stated the Board should mention the responsibilities of the Board and Plan Commission; there is no need for duplication in terms of their reviews. He suggested the Village Council should separate and identify more clearly what planning and zoning should do and for zoning to consider any items outside of the overlay district. Chairman Bradley stated item (h) addressed that concern in a broad sense for the Board to consider streamlining the processes.

Ms. Handler referred to item (c) regarding facilitating the redevelopment through public/private partnerships and described it as narrow and whether it predicated keeping it public or private. Chairman Bradley stated the broader point was to address the change in the retail environment with examples noted. Mr. Greenough suggested removing the words "through public/private partnerships." Ms. Handler then referred to item (b) and whether they wanted such charged language as housing options for the poor, young and elderly and asked how would that be measured. She suggested the language should refer to those who want to live in the community starting when they are young throughout their entire lives. Mr. Greenough agreed with Ms. Handler's comments. Chairman Bradley suggested striking the wording after "options." Mr. Greenough agreed downsizing for the elderly is a real issue and guidance in that regard should be included. Chairman Bradley stated the Board is in agreement with the need to have a variety of housing stock for those who wish to stay in the community in the atypical fashion. He then referred to the use of coach houses for example which led to the zoning discussion. Mr. Greenough suggested the following language for item (b): Provide opportunities for a variety of housing options for those who find the community lacks affordable housing (e.g., coach houses, units above garages, etc.), including elderly who wish to downsize or young families." Chairman Bradley did not agree with the inclusion of identifying elderly or young families. Mr. Greenough asked why condominiums were left out the wording. Ms. Handler stated creative solutions such as coach houses and units above garages address some of the issues relating to condominium ownership which are the cost and additional assessments. Chairman Bradley confirmed the Board is in agreement of giving them a rollout of what the Board discussed with the area of focus being to continue to provide a variety of housing options beyond single family homes. He then commented the threats are fairly well worded.

Mr. Schoon stated the next step related to those areas in which the Board worked and asked if there were any changes in order to maintain or improve those desired community characteristics or features. He reviewed the ZBA's involvement with zoning variations, special uses, subdivisions with variations, and potentially zoning amendments. The Board is also responsible for appeals related the Zoning Administrator's decisions or building official's decisions. The Board identified the following: (1) the Village should perform a comprehensive review of the Village's zoning and subdivision regulations; (2) the Village should also consider amendments to zoning regulations that may minimize the need for requesting zoning variations (e.g. the location of swimming pools on through lots, etc.); (3) The Village should consider how to streamline the planning and zoning processes to minimize overlap between the Zoning Board of Appeals and the Plan Commission; (4) Given the changing nature of outdoor residential living spaces (outdoor kitchens, installation of TVs outdoor, etc.), need to look at how to regulate these items; and (5) Often a zoning variation application will include variations for existing non-conformities, could those be handled administratively by staff.

Public Comment

Chair Bradley asked if there was any public comment. No comments were made at this time.

Adjournment:
The study session adjourned at 7:00 p.m.

MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS

FROM: DAVID SCHOON, DIRECTOR

DATE: FEBRUARY 5, 2020

SUBJECT: COMPREHENSIVE PLAN DISCUSSION

At the February 10, 2020, Zoning Board of Appeals meeting, the comprehensive plan consultant team, headed by The Lakota Group, will hold a discussion session with the Board regarding zoning-related issues in the community. Attached is a sheet of questions that the consultant will guide you through at the meeting. We are providing it to you now so you can start thinking about the questions. Staff has shared the Board's ideas from the recent SWOT analysis with the consultant team.

Attached is a flyer providing an overview of the comprehensive plan process. If you have more questions regarding the comprehensive plan and the process of developing the plan, please visit the project website at www.winnetkafutures.org.

ATTACHMENTS

Attachment A: Zoning Board of Appeals Focus Group Questions
Attachment B: Comprehensive Plan Project Overview

Winnetka Futures
2040 PLAN

Winnetka Futures
2040 PLAN

WINNETKA COMPREHENSIVE PLAN

Zoning Board of Appeals

Focus Group Discussion

QUESTIONS:

- Zoning Variations; Review and Decision-Making Authority
    - Are the current thresholds for decision-making on zoning variations working?
    - Are there variations (or other zoning matters) now requiring higher-level decision-making that could be assigned to the zoning administrator or zoning board of appeals?
    - Are there types of zoning variation requests that have become routine, perhaps suggesting that the underlying regulation may be due for adjustment?
- Special Uses
    - Are there matters now requiring special use approval that could be handled in different ways?
- Review and Decision-Making (General)
    - Are the roles of the various zoning-related boards, commissions and committees clear? Are there obvious opportunities to consolidate and/or streamline review processes?
- Public Notice
    - Are the current notice requirements for rezonings, variations and other zoning matters effective--in terms of reaching affected persons and communicating what is being proposed?
- Infill
    - Are current zoning regulations/procedures effective in helping ensure that new infill projects fit the established character/context of the area in which they are located?
    - What are some of the typical concerns raised by neighbors when new residential infill occurs?
- Retail Overlay
    - Is the C2 Retail Overlay producing the intended results?
- Other
    - Other observations about how zoning regulations and procedures should be updated and modernized to meet the needs of the village?

WINNETKA ZONING BOARD OF APPEALS
FEBRUARY 10, 2020

Zoning Board Members Present:	Matt Bradley, Chairman
	Sarah Balassa
	E. Gene Greable
	Wally Greenough
	Lynn Hanley
	Kimberly Handler
	Mike Nielsen
Zoning Board Members Absent:	None
Village Staff:	David Schoon, Director of Community Development
	Ann Klaassen, Senior Planner

Minutes of the Zoning Board of Appeals
February 10, 2020

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

Call to Order & Roll Call
Ms. Klaassen took roll call of the Board Members present.

Chairman Bradley welcomed new Board Member Mike Nielsen to the Board.

Comprehensive Plan discussion starts on the next page.

Winnetka Futures 2040 Plan Discussion

Mr. Schoon introduced Scott Freres of The Lakota Group and Kirk Bishop of Duncan Associates who would get direct input from the Board on issues they regularly address. He noted they shared the SWOT analysis the Board did with The Lakota Group.

Scott Freres introduced his team of Rachel Smith, Siraj Asfahani and Kirk Bishop, with Duncan Associates. He also refered to other members of the team Sam Schwartz & Associates for transportation issues, SB Friedman for market and economic development opportunities, and Strand for stormwater and other infrastructure issues.

Mr. Freres distributed a handout to the Board and explained what a Comprehensive Plan is and is not. He stated in terms of what they want to get out of the process is the question of how do they make it different than the 1999 Comprehensive Plan and the same process and the same outcomes, how to deliver the message which is different in today's world in terms of how people take in information, how they use and interpret it as well as to make it clearer and more legible, more direct and for it to be as holistic as possible. He then stated the Comprehensive Plan is a guide for the community moving forward on a 20 year timeline. Mr. Freres also stated over the last 20 years, none of them could have predicted technology and how they live their lives has changed. He stated a 20 year plan would have increments of 5 years in terms of revisiting it.

Mr. Freres stated they have all seen the changes over the last 20 years and they want to be ahead of those changes and to have a clear and concise community voice with regard to how they want to tackle them. He then stated while there would be different sides to the equation, they want for the Winnetka Futures plan to have a positive dialog and make sure they educate people on the topics and bring factual data to the table. Mr. Freres also stated they want to make sure the plan is built in community voice and

informed the Board they have a lot of people to talk to and listen to in this process. He stated they are not here to present ideas, solve anything or present findings of fact, but rather to listen to what has worked and what did not and how to move the community forward as well as to identify the hallmarks of the community. He also stated with regard to dialog of the community, they would be engaging persona of the community from young to old as well as all types of different profiles such as those retiring, those who want to stay and long term residents.

Mr. Freres then stated in terms of how they evaluate the community and the best way to do that is to bench mark the community against communities across the country with demographics He stated he has heard from the community that they are not Glencoe or Highland Park, etc. but they do look at other communities' profiles and mirrors of them around the country such as Scarsdale, New York, Greenwich, Connecticut, etc. and benchmarking the community against others to see how they are dealing with change and how their Comprehensive Plans have changed. Mr. Freres also noted they are using Hinsdale as a comparable.

Mr. Freres stated as they go through the conversation, Mr. Bishop has ideas on codes and development from other communities around the country to see what is working and what is not. He informed the Board they are here to listen and that the conversation would not end tonight noting there is an online presence and open houses which would be held.

Ms. Balassa asked if they are working with people who are specializing in commercial or residential areas. Mr. Freres responded yes. He described their group as the community engagement group and as part of The Lakota Group; they also have an historic preservation group in their office, as well as pure planners, commercial space and conductivity, etc. Mr. Freres then stated for all of those pieces, they need to understand the underlying fundamentals such as housing and what is needed to accomplish it. He then stated if they had the appropriate materials 10 years ago, they would have been better prepared to handle the One Winnetka plan and stated they want to tackle those types of proposals and to benchmark them against these pillars. Mr. Freres stated these projects should have been benchmarked against the Comprehensive Plan components such as whether it addressed open space, provided housing, whether it is economically viable, etc.

Ms. Balassa asked specifically in terms of a mix of business, Mr. Freres referred to SP Friedman which would handle the exact mix of business which would work in the Village. Ms. Balassa stated there is a big concern with regard to the mix of businesses and they need storefronts filled but with a mix of businesses. Mr. Freres stated there are a lot of answers to solving the dilemma and they need to understand the economics behind that. He also referred to the overlay district as an issue and stated those are the questions they would delve into and understand what they mean. Mr. Freres also stated the codes encourage knockdowns and there may be more options and flexibility which is needed to make those decisions. He added there is another group trying to save teardowns.

Ms. Balassa stated as an observation, during demolition, there are trees and water issues, etc. which have a ripple effect throughout Winnetka which she described as frustrating. Mr. Freres stated that is a topic for the Environmental and Forestry Commission. Ms. Handler commented she would love to see for those people who did a certain size of renovation, for them to be required to meet tree solutions and referred to wooded lots.

Chairman Bradley stated all of the issues are comingled and tonight's meeting represented a good example of the constraints of the Board and their duty which creates a problem they can get over but

procedurally, they cannot. He stated a home should be preserved and built into code and referred to the cantilever situation discussed earlier that evening by the Board which contributed to GFA, which seemed like an easy fix. Chairman Bradley suggested they create some flexibility within the application and code to provide an incentive to not tear down and referred to the veiled threat in all applications to tear down the home. He reiterated they want to incentivize people to preserve homes and character which is what makes Winnetka as nice as it is. Chairman Bradley stated there should be incentives for people to build or maintain a home rather than tear it down. He also stated they should look for developments such as One Winnetka, the Green Bay Road corridor and the huge planned developments and while they are waiting for proposals, there is a missed opportunity to take advantage of incentivizing homeowners to retrofit garages into suites. Chairman Bradley then stated there are not many options and in connection with the code and whether there is a way to incentivize developers to build ranch homes for the older population. He described it as an easy way to kick up the housing stock and add value to the home and property.

Mr. Greenough asked if the role of the Board is to jump start ranch homes or the job of developers to decide what will work. Mr. Freres stated part of their job in the Comprehensive Plan is to say what type of housing product is needed, what would be successful and what the impacts are and then they would come back to the Board to say how to change zoning to allow regulations to allow that. Mr. Greenough asked if other communities have catchall provisions since an unusual situation negates zoning variations which would otherwise be required. He added he is concerned that the last request did not meet the standards.

Mr. Bishop stated they are trying figure out how to use variation procedures based on hardships, etc. to do what is right. He then stated most communities do not have it on the books or a one size fits all solution and they have to think creatively how to do it. Mr. Bishop then stated there are rules for existing buildings which are legal nonconforming and the need for them to be crafted differently than new construction as a starting point. He also stated there are opportunities to modernize the ordinance and give the Board the tools to look at requests as design exceptions as opposed to variations. Mr. Bishop added the ordinance does not capture the Village as it is built out and indicated there is a way to get there.

Mr. Greable commented infill is an open ended term and asked if it they should explain how it should be applied. Mr. Bishop agreed the term is overly broad and described everything in Winnetka as infill or as reusing or redeveloping a site. He indicated a more accurate term would be rehab and reuse as opposed to new construction and infill meant infilling underdeveloped spots. Ms. Hanley stated they should make the distinction of infill as new construction or teardown versus adaption, reconstruction or renovation. Mr. Freres stated infill implies residential neighborhoods and to clarify, all of the other sites beside residential properties are infill since they are opportunity sites. He referred to Green Bay Road as a prime example and stated most of those sites in the commercial business districts are opportunity sites. Mr. Freres then referred to where can they evaluate what could be visualized here as the highest or best use.

Mr. Greenough stated for zoning purposes, he indicated he is not savvy enough to say where the code needed tweaking and the Village staff can say where they keep having the same problem. Chairman Bradley stated some of it is specific such as cantilevers while there are others like the procedural process and they have to consider the way an application moves the through various advisory bodies.

Ms. Balassa referred to the example of the zoning code which allows certain lot sizes and new homes where they are very flood prone which are massive with engineering being done around it. She asked if it is possible to say for certain areas where there is flooding, to address the zoning concerns they currently have. Ms. Balassa also referred to sustainability and climate action which are topics on the sheet and considering storm water and infrastructure where it is already allowed. She then referred to homes built over the last several years knowing they had the discussion of storm water issues for a long time. Ms. Hanley stated since it is allowed under the ordinance; they do not come to the Board.

Mr. Freres stated they want to hear what is working from a procedural standpoint and would have discussions with the Village staff with regard to the host of things which do and do not work. He also referred to the consumer end user comments and for them to bring back solutions to the Village to make changes or say things are operating well. He then stated the Board cannot see the inefficiencies in the process that can be solved and there is an opportunity as a group to fix things in terms of the Board, the Village staff and end user. Mr. Freres referred to the sentiment of the difficulty of doing business in Winnetka in that it is too burdensome, inefficient and there is no consistency. The Board Members agreed with Mr. Freres. Mr. Freres then stated there is no one doing anything wrong and it is the way it is set up. He then stated it is their job to find a pathway to cure that ill and come up new things. Mr. Greable commented One Winnetka went through hell for five years and they learned something from that and the concept itself should be thought about and get objective viewpoints. Mr. Bishop stated they recognize it is difficult to talk about abstract zoning and the idea is to get the conversation flowing.

Ms. Handler stated in terms of process, they have eight standards with some they never touch on like congestion. She then stated in connection with the reasonable return standard, it can be argued that no one would have bought a home if they cannot do anything to improve it and that standard meant different things to different people. Ms. Handler stated it needs to be better defined to apply the standards more consistently.

Ms. Hanley added the uniqueness of the property also fell into that category. Ms. Handler then stated people come forward with heartwrneching stories including storage and building a private pool which are not unique to the property. She referred to one couple who made the situation worse by talking about family circumstances and stated residents should better understand the standards.

Mr. Freres agreed people should talk to the Community Development Department. Ms. Handler then stated people rely on real estate agents. Ms. Hanley stated there are people who have lived in the Village for 13 years who then say they cannot get reasonable return without an additional bathroom. Chairman Bradley agreed they are constantly seeing applicants who are trying to write a response to the standards and they are always off the mark. He stated they have to fight the conception of what an average home in Winnetka deserved or not and people are taking the reasonable return standard to mean things like a master bath, mudroom and two car garage as being the standard in a Winnetka home and used that as their basis. Chairman Bradley stated no one is owed a two car garage, mudroom, etc. and if it can be done within the home's footprint that is fine. He also stated he would rather put additions on the back and say things are expected in the Winnetka market. Chairman Bradley then stated it relates to education, how the zoning laws work, which is why they have different housing stock.

Ms. Handler stated part of the process is what do they want the housing stock to be over the next 20 years, to preserve what they have or do they envision having the housing look different. Mr. Freres stated that is the foremost question. Chairman Bradley stated the answer is not emphatically no as people might think and there are a lot of properties in town priced effectively for entry. He stated the

problem is that people benefit from that market value then they say they cannot raise a family and plead to the Board to allow them to take the fair market value of the home and turn it into something they did not pay for. Chairman Bradley then stated the Village drew out zones of what the homes should look like. Ms. Hanley stated when a home is torn down and a new home is not built within the confines, it destroyed the character.

Ms. Balassa referred to the situation where someone bought a home who did not know it had two front yards. Ms. Hanley stated it is unusual to count two front yards and the owner should get to pick the front yard. Ms. Klaassen indicated it depends on the width of the corner lot and the setback may be reduced. Mr. Greable stated in trying to look to the future, things have changed over the last 20 years and they have to make an effort to come up with something meaningful, positive and which would last for years. He suggested there be a completely new look at the zoning code and for it to be updated. Ms. Handler stated they need an outlet for substance over form and the right thing to do is approve certain things.

Chairman Bradley stated he agreed with Mr. Greable that they should look at the code but should not make changes to it before this process is done. Ms. Hanley asked if that is part of the Comprehensive Plan to rework the ordinance and Mr. Freres responded it is not. Ms. Handler asked if there are other places where they have one standard for new construction. Mr. Bishop responded yes and stated as the world changes, they are developing where there is existing context and character. He then stated as he read the ordinance, there are a lot of complex and unusual features in it such as FAR calculations, etc. and well-meaning standards which can get them what they want in a perfect world. Mr. Bishop then stated it did not account for the cantilever issue for instance. He agreed building to the maximum changes the character but when applied to tonight's case, logic is important and it would still only be an 85-90% solution.

Mr. Greenough asked if they can borrow other communities' solutions. Mr. Bishop agreed they could and they need to take a comprehensive look at the ordinance and establish policy and framework going forward to use it as a benchmark. He also stated to accommodate the broadening housing type range, the ordinance is coming up short and they need to identify those.

Mr. Greenough then stated for starter homes, he questioned whether they have enough. Ms. Handler stated the market has dropped and taxes are high. Mr. Greenough then stated the question is whether they need to change the housing stock. Ms. Hanley commented it needs to be more diverse and they should not allow McMansions on small lots where they would have small houses. Ms. Handler agreed they are missing homes for those who want to remain in the community. Ms. Hanley referred to a starter home for a family coming from the city with children. Ms. Balassa stated there are situations where Winnetka cannot be everything and while they want a whole range of homes, they cannot micromanage. Ms. Hanley questioned if those homes exist, should we keep them. Ms. Handler referred to the second bullet point of whether they feel the level of where decisions being made is working.

Mr. Schoon stated for Minor Variations, the Zoning Administrator may approve those during a public hearing and then there are Standard Variations the Board reviews and approves, and Major Variations where the Board provided recommendations to the Village Council, who then approves. Ms. Handler stated there are some which are required to go to the Village Council which can be covered by the Board and in depth and asked how Major is defined. She asked if that alternative would be better for residents. Mr. Schoon responded all new homes come to the Board which is a recommending body. Ms. Klaassen

stated the thought is that the applicant is working with a blank slate and the threshold is higher. She also referred to the thought to discourage people from applying for variations.

Chairman Bradley asked if there are matters which come to the Board which can be handled by the Zoning Administrator and stated 90% are an existing nonconformity. Ms. Handler referred to the Sheridan Road case. Mr. Schoon stated that case related to a plat of consolidation with variations associated with the plat. Chairman Bradley referred to recent cases where the Board is perfunctory and the cases are nonconforming and suggested doing something which required an active show of the Board's review. Mr. Schoon stated there may be one new variation and clean-up of granting nonconformities. Chairman Bradley stated the betterment would be to not waste residents' time. He then stated he is the Board's representative on the Plan Commission and referred to the redundancy of both the ZBA and the Plan Commission reviewing the same special use requests or subdivisions with variations requests. Ms. Hanley agreed that is the biggest observation and there are two tracks of review for special use requests. Mr. Schoon stated those are for locations outside of the Overlay District which go to the Board and the Plan Commission. Ms. Hanley stated the Planned Development Commission is a mixture of the Board and Plan Commission and she is on it. Chairman Bradley stated it was meant to streamline applicants such as One Winnetka so it would not have to go through all of the Boards and the Plan Commission. Ms. Balassa indicated some of the most divisive cases related to playground equipment exceeding maximum height and shed heights and some of them took way too much time.

Mr. Schoon stated there are communities where they allow a list of only certain things for which a variation can be requested and here in the Village, anyone can request a variation for anything. Chairman Bradley stated a lot of it relates to education and a lot of residents have bad information or are miseducated. He questioned how do they inform the community and make people understand what they are about before there is a need for something.

Chairman Bradley then stated in connection with the public notice, there are requirements and referred to the church's request for example where there was public outcry. He then stated while it was on par, they did not have much in the way of public comment on many applications and the comment is usually favorable. Chairman Bradley stated the Board is doing its job of providing adequate notice and people are unhappy with noticed things. He asked if there is an adaptive step into the modern world to hear from different voices. Ms. Hanley stated they meet all of the legal standards with signs, letters, newspaper and a posted agenda.

Mr. Schoon stated when he first came to the Village he needed staff to prepare a table in order to understand all of the different notice requirements, there is 15 days' notice for certain things and 10 days' notice for others, some have a sign or not, etc. and from a community communication perspective, they can clear that up. Ms. Handler questioned what are they hearing as concerns raised by the neighbors and stated she has heard comments about bad architectural design.

Ms. Balassa stated in connection with public notice, the Village did not provide homeowners notice when doing something on her parkway and they should change that policy. Mr. Schoon indicated they generally do provide notice with regard to infrastructure.

Mr. Asfahani stated that represented the end of the session and the Board has provided a lot of great insight. Mr. Bishop stated the discussion during the SWOT provided good information and informed the Board if it is any consolation, the themes they heard tonight are very common. He stated they can

broadly frame tools as to what can be done. Mr. Asfahani stated they can answer the questions provided to them more deeply and provide the responses to Mr. Schoon to share with the Board.

Ms. Handler asked why the project is entitled Winnetka Futures. Ms. Smith responded that is because there are many different futures to Winnetka. Mr. Schoon also stated as they are interviewing different persona groups, different futures, it depended on where you are in your stage of life, etc.

Adjournment:
The meeting adjourned a 9:36 p.m.

Respectfully submitted,

Antionette Johnson
Recording Secretary