Village of
WINNETKA, IL

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ZONING BOARD OF APPEALS REGULAR MEETING

MONDAY, JULY 12, 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 – June 14, 2021.

3. **Case No. 21-16-V2: 1184 Tower Road *(Continued from the May 10, 2021, and June 14, 2021, meetings)*:** An amended application submitted by Ann Hewitt seeking approval of zoning variations to allow construction of additions at 1184 Tower Road. The requested zoning variations would permit the additions to (i) exceed the maximum permitted front yard lot coverage; (ii) exceed the maximum permitted building size; (iii) provide less than the minimum required front yard setback; and (iv) provide less than the minimum required total side yard setback. The Village Council has final jurisdiction on this request.

4. **Case No. 21-24-V: 1261 Ash Street:** An application submitted by Christian Raynal seeking approval of a zoning variation to allow a fence at 1261 Ash Street along 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.

5. **Case No. 21-23-V2: 582 Provident Avenue:** An application submitted by Brian and Katie Donohoe seeking approval of zoning variations to allow construction of an addition to the existing residence at 582 Provident Avenue. The requested zoning variations would permit the additions to (i) exceed the maximum permitted building size; (ii) provide less than the minimum required corner (front) yard setback from Spruce Street; (iii) provide less than the minimum required side yard setback; and (iv) provide less than the minimum required rear yard setback. The Village Council has final jurisdiction on this request.

6. Other Business.
    a. Community Development Report
    b. August 9, 2021 Meeting – Quorum check

7. Public Comment.

8. Adjournment.

Note: Public comment is permitted on all agenda items at that 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 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 all persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities contact the Village ADA Coordinator at 510 Green Bay Road, Winnetka, Illinois 60093, (Telephone (847) 716-3543; T.D.D. (847) 501-6041).

WINNETKA ZONING BOARD OF APPEALS MEETING MINUTES
JUNE 14, 2021

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

Minutes of the Zoning Board of Appeals
June 14, 2021

Call to Order:
Chairman Bradley called the meeting to order at 7:00 p.m. and read the Oral Declaration into the record. He then welcomed the new Board Members.

Introductory Remarks Regarding Conduct of Virtual Meeting.
Chairman Bradley outlined the agenda items and explained how the virtual meeting would take place. He also explained how public participation would take place and outlined the rules of procedure.

Approval of Minutes – May 10, 2021.
Chairman Bradley asked for a motion to approve the May 10, 2021 minutes. A motion was made by Ms. Hanley and seconded by Ms. Handler to approve the May 10, 2021 meeting minutes. A vote was taken and the motion unanimously passed:
AYES: Bradley, Casale MacNally, Handler, Hanley, Nielsen, Vender
NAYS: None

Case No. 21-16-V2: 1184 Tower Road (*Continued from the May 10, 2021 meeting*): An amended application submitted by Ann Hewitt seeking approval of zoning variations to allow construction of additions at 1184 Tower Road. The requested zoning variations would permit the additions to: (i) exceed the maximum permitted front yard lot coverage; (ii) exceed the maximum permitted building size; (iii) provide less than the minimum required front yard setback; and (iv) provide less than the minimum required total side yard setback. The plans have been amended to eliminate the previously requested zoning variation to exceed the maximum permitted width of a front facing attached garage and to reduce the requested variations for the front yard lot coverage and maximum building size. The Village Council has final jurisdiction on this request.
Ms. Klaassen described the variations being requested and identified the variations that are no longer required. She then referred to the Board's previous discussion relating to minimizing the requested variations and described the changes made to the application which resulted in the garage width reduction and driveway area reduction. Ms. Klaassen noted the front yard setback and total side yard setbacks remain unchanged and identified the revised first floor plan. She also referred to the second

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floor plan and the proposed front elevation. Ms. Klaassen then stated other than the one email included in the agenda materials, no additional correspondence has been received and there are no members of the public at the Village Hall to comment. She stated after public comment and Board discussion, the Board may make a recommendation to approve or deny the request with a draft motion included on page 6 of the agenda packet and asked if there were any questions.

Chairman Bradley also asked if there were any questions. No questions were raised at this time. Ms. Kazenas allowed Kevin Juneau, the architect, into the meeting. Chairman Bradley then swore in those speaking to this matter. Ann Hewitt stated following the Board's comments, they made substantial changes to the proposed plans. She then referred to page nos. 13 and 40 in the agenda materials which addressed their response to the standards.

Chairman Bradley asked if there were any questions. Ms. Handler asked the applicant to address why the garage could not be placed in the rear. Ms. Hewitt responded it is due to the side lot coverage conformance which did not allow for a driveway to be installed on either side of the home. Mr. Juneau referred the Board to the site plan on page 3, Figure 2 and stated in addition to requiring part of the home to be removed to allow for the driveway, he described the difficulty in accessing a garage in that location as well as requiring a large tree to be removed. Ms. Handler asked if they considered a tandem garage. Ms. Hewitt responded they did but it would not address the front yard lot coverage problem. Mr. Juneau stated a tandem garage would not be attractive to the marketplace and would affect the views from the rear of the home and require a large tree to be removed. Ms. Handler asked if they considered altering the circular drive to reduce the amount of impermeable lot coverage. Ms. Klaassen identified the area which impermeable lot coverage would still be affected. Ms. Hewitt referred to page nos. 17 and 18 and identified the circular driveway that they and their neighbors use due to Tower Road being a very busy street. Jonathan Gordon referred to the curb cut shared with the neighbors and described how their neighbors share the driveway.

Chairman Bradley asked if there were any other questions. Ms. Hanley suggested alternatives to reduce the amount of front yard lot coverage and commented that 69% of front yard lot coverage is too much. Mr. Juneau referred the Board to Exhibit B and explained how that area is needed and how reducing it further would not work. Ms. Hanley stated the neighbors' use of the applicants' driveway did not have any bearing on the request.

Chairman Bradley asked if the reductions to the requested front yard lot coverage and GFA are a by-product of the garage size reduction. Mr. Juneau confirmed that is correct noting the driveway was reconfigured. Chairman Bradley asked what the minimum amount of surface is required to turn around and exit the driveway and Mr. Juneau responded 24 feet is needed to back up and make a turn. Ms. Handler asked if the grade issue is not a factor accessing the west end and referred to Exhibit B. Ms. Hewitt confirmed that is correct. Ms. Handler then asked if they considered a port cochere. Mr. Gordon responded they did but there would still be an effect on accessing the garage. He then referred to how the average setback is calculated and they are only asking for an additional 5 feet noting the driveway is currently nonconforming. Mr. Gordon reiterated how the project was changed to address the Board's concerns which include a conforming garage.

Chairman Bradley then asked for public comment. Ms. Kazenas allowed members of the public into the meeting to comment. She confirmed no comments were made by the public. Chairman Bradley then called the matter in for discussion.

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Ms. Handler stated she is troubled by the 69% front yard lot coverage variance and the garage would be very prominent in the front yard. She stated there are alternatives to achieve a two car garage. Ms. Handler then stated she would not be in favor of recommending approval. Ms. Hanley agreed with Ms. Handler's comments and she would not be in favor of recommending approval. Mr. Nielsen agreed with the comments made and referred to the Board's previous discussion that reducing the garage's size would remedy the other issues. He then stated he would not be in favor of recommending approval. Chairman Bradley stated he did not have an issue with GFA which would help preserve homes of this type. He stated the property is unique in that the front yard setback issue is an issue considering the other homes on the block. Chairman Bradley then stated viable alternatives have been considered and for the driveway to be reconfigured would be too large of an ask. He stated while he understood Ms. Hanley's comments, he is leaning towards voting in favor of the request and identified the standards he felt were met. Ms. Casale MacNally stated the applicants considered the plan over a number of years and are trying to save the home. She referred to the curb cut situation and for the reasons Ms. Hanley stated, 69% represented a big variation and referred to the flood gate that could result. Ms. Casale MacNally then stated while she appreciated the applicants' changes, she could not support the request. Mr. Vender stated after reviewing the property and materials and while the coverage is a lot, he referred to the amount of traffic on Tower Road as well as the shared driveway which he described as unique, and he would be in favor of the request.

Mr. Schoon confirmed four votes are necessary to pass the motion. Chairman Bradley informed the applicants of their options to move forward with a negative recommendation to the Village Council or continue the matter to a date certain to allow the applicants to address the front yard lot coverage issue and consider any viable options. The applicants confirmed they would like to continue the matter to the next meeting. Mr. Gordon asked the Board to confirm what they would like to see as an alternative since the front yard lot coverage overage is existing nonconforming. Ms. Klaassen confirmed the garage did not contribute to the front yard lot coverage overage. Chairman Bradley informed the applicants there is not a specific figure that would need to be achieved to satisfy the Board.

Chairman Bradley then asked for a motion to continue Case No. 21-16-V2 to the July 12, 2021 meeting. Ms. Casale MacNally moved to continue the matter to the July 12, 201 meeting. Ms. Handler seconded the motion. A vote was taken and the motion passed, 6 to 0:

AYES: Bradley, Casale MacNally, Handler, Hanley, Nielsen, Vender
NAYS: None

Case No. 21-21-V2: 747 Walden Road: An application submitted by Joshua and Y. Grace Ha seeking approval of a zoning variation to allow construction of a new single family residence at 747 Walden Road. The requested zoning variation would permit the new residence to provide less than the minimum required front yard setback from Walden Road. The Village Council has final jurisdiction on this request.

Ms. Klaassen described the front yard setback variation being requested in connection with the construction of a new residence. She identified the property's location, lot shape and zoning classification which is legal nonconforming. Ms. Klaassen also referred to the site plan and explained the setback requirements. She then identified the proposed elevations and noted no correspondence was received and there are no members of the public at Village Hall to comment. Ms. Klaassen stated after public comment and Board discussion, a Board member may wish to make a motion to recommend approval or denial, with a draft motion provided on page 7 of the agenda materials. She then asked if there were any questions.

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Ms. Handler questioned the placement of the new garage over two setback lines and Ms. Klaassen explained the new garage's placement and that is complies with the required setbacks for a detached garage in the rear quarter of the lot. Ms. Handler then asked why the new home could not be attached to the garage which would place it in a conforming location. Ms. Klaassen responded if the garage is attached to the home, the garage is then required to provide the same setbacks the residence is required to provide. Chairman Bradley asked if there were any other questions. No additional questions were raised at this time.

Ms. Kazenas allowed the applicants into the meeting. Chairman Bradley swore in those speaking to this matter. Joshua Ha and Y. Grace Ha stated they purchased the home in 2016 and reside there with their parents. Ms. Ha stated the home is over 100 years old and informed the Board the home has foundation issues. She then stated they decided to rebuild the home which would face Walden. Ms. Ha added they did not know the home's total square footage was nonconforming as well as being nonconforming with regard to certain setbacks. She stated the home's proposed location would correct the Westmoor side setback nonconformity and they are asking to build the home in a non-angled position in the same footprint. Ms. Ha then described how the existing home is set back from the Westmoor and Walden neighbors and a conforming location would result in the new home being located significantly closer to them. Ms. Ha then referred to page 4, Figure 5 and the 100-200 year old trees which she described as irreplaceable. She also referred to a tall hedge on Walden which would have to be removed and which would improve pedestrian and vehicular visibility. Mr. Ha stated he took photos of the trees and the hedge and provided their proposed plans to the neighbors which would result in the neighborhood aesthetics remaining intact and allow the neighbors to retain their privacy. Ms. Ha informed the Board they received no objections from the neighbors after sharing their plans.

Chairman Bradley asked if there were any questions. Ms. Casale MacNally referred to photo no. 5 and questioned the property's orientation. Ms. Ha responded the photo showed how much of the hedge covered the view as well as the trees located on the property line. Mr. Ha noted there is 20-25 feet of parkway on Walden and it would result in the home having a 50 foot setback from the curb and would be in congruence with the neighborhood.

Chairman Bradley stated the Board would now hear public comment. Ms. Kazenas allowed members of the public into the meeting to comment. No comments were made at this time. Chairman Bradley then called the matter in for discussion.

Ms. Handler stated the current home is located too close to the sidewalk and the new home could be repositioned with no reasoning not to comply with the requirements. She also stated the trees would not be lost if the new home is located further east. Ms. Hanley agreed new construction should comply with requirements although the lot has a unique shape and is on a nonconforming corner lot. She then stated moving the home back would result in it being close to neighboring homes and she is undecided. Mr. Nielsen agreed with Ms. Hanley's comments and appreciated the applicants' attempts to save the trees. He then stated he would lean in favor of the request and described the plan as well thought out. Ms. Hanley added a 30 foot setback seemed onerous for the lot due to the lack of an average setback for the block. Chairman Bradley stated all of the other aspects of the request are in compliance except for a rotation of the lot line to Walden to make it work and stated this request represented what zoning relief is designed to do. He then stated standard nos. 1-3 have been met and requiring a 30 foot setback would result in the home's odd placement. Chairman Bradley then stated he would be in favor of the request. Ms. Casale MacNally stated she would also be in support of the request and the standards have been met while referring to the character of the property's uniqueness. She also referred to site lines

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and the safety issues which would be addressed and improved. Mr. Vender stated he is also in favor of the request noting the north and south setbacks would be improved. Ms. Hanley agreed with Chairman Bradley's comments and stated she would be in favor of the request. Ms. Handler then stated she would be in support of the request referring to the tiny and awkward lot referring to the difficulty of meeting zoning requirements for new construction on such a lot.

Chairman Bradley asked for a motion. Ms. Casale MacNally moved to recommend approval of the request as indicated on page 7 of the agenda packet. Mr. Nielsen seconded the motion. A vote was taken and the motion unanimously passed:
AYES: Bradley, Casale MacNally, Handler, Hanley, Nielsen, Vender
NAYS: None

Case No. 21-15-SU: 385 Winnetka Avenue – New Trier High School: An application submitted by the Board of Education of New Trier Township High School District 203 seeking approval of an amendment to an existing special use permit, which allowed the expansion of the school building and roadway improvements, and zoning variations to allow the replacement of the existing Gates Gym with the construction of an addition on the east side of the high school and the construction of parking lot improvements at 385 Winnetka Avenue. The requested zoning variations would permit the improvements: (i) exceed the maximum permitted building size; (ii) exceed the maximum permitted roofed lot coverage; (iii) exceed the maximum permitted impermeable lot coverage; (iv) provide less than the minimum permitted front yard setback from Essex Road; (v) to exceed the maximum permitted building height; and (vi) provide less than the minimum required area for a parking space. The Village Council has final jurisdiction on this request.
Ms. Klaassen described the request and background concerning the site improvements. She then described the various buildings on the campus, its zoning classification and zoning regulations which apply to the property. Ms. Klaassen identified the existing and proposed setbacks and parking which would be reconfigured. She noted KLOA provided a memo which concluded there would be limited if any increase in traffic and parking being generated by the school and no modifications to the current traffic and parking operations with the Village Engineer agreeing with the conclusions. She identified the temporary parking lot which would be constructed during construction of the improvements which would be in place until 2023.

Ms. Klaassen then referred to the proposed elevations and stated the DRB and Plan Commission would be considering the request at their June 2021 meetings. She stated one email was received and would be read into the record noting there is no one at the Village Hall to comment. Ms. Klaassen stated following public comment and Board discussion, a Board Member may make a motion as indicated on page nos. 9-11 and asked if there were any questions.

Ms. Hanley asked why the request is not a planned development. Ms. Klaassen responded it is due to the property being located in the single family residential zoning district. Chairman Bradley stated the Board is to focus on the special use standards as opposed to zoning variation standards since single family zoning regulations are being applied to an institutional use in this case.

Ms. Kazenas allowed the applicant into the meeting. Chairman Bradley swore in those speaking to this matter. Christopher Johnson, Associate Superintendent of New Trier, Dave Conway, Director of Physical Plant Services, Marty Platten of Pepper Construction, Kevin Camino of Ericksson Engineering, John Peacock, Wight & Co. Project Manager, Brandon Spoehr, Wight & Co. Project Architect, Steve Cashman

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of Wight & Co., Natalie Critchley, Architect with Cashman Staller Group and Kevin Havens, Wight & Co. Lead Design Director introduced themselves to the Board.

Mr. Johnson stated the project is part of the 2015 facility plan with the goal of improving the campus' east side. He referred to an overview of the site and identified the west side of the campus which was improved in 2015 with the same design team being used. Mr. Johnson also referred to the property's photos and stated the project would result in the appearance of a unified campus. He explained to the Board how the special use standards have been addressed.

Kevin Havens stated the east side addition would follow suit with their master plan and referred to a chart containing a detailed listing of the variations necessary. He noted the design was done with respect to the neighbors and stated the east side addition would be located in the center of the combined parcels and would not border the residential parcels. Mr. Havens then referred to photos of the existing building noting there would be a radical improvement for the provision of students while remaining respectful of the campus's historic nature. He identified the proposed elevation and described the materials to be used as well as a 3-D illustration view along Essex. Mr. Havens described how the addition would connect to the center building in the same manner as the west addition and identified different elements of the building's interior. He then referred to a rendering of the proposal, the north and east rendering elevations as well as the two entrances on Essex. Mr. Havens then asked if there were any questions.

Chairman Bradley referred to the email received with regard to the ambient light from the west project and asked the applicant to address the use of lighting in the new spaces. Mr. Johnson responded they are sensitive to light issues and have worked closely with neighbors in connection with the west side addition. He stated the campus is used many hours during the day and night and that they directed the team to focus on the types of light fixtures installed to reduce the amount of ambient light after hours as well as address window treatments. Mr. Johnson stated they worked carefully with their lighting engineers to make sure the LED lighting is controlled while keeping the campus safe. He added it would not be a glaring lighthouse and indirect lighting would be used.

Chairman Bradley referred to impermeable lot coverage and asked the applicant to speak to the portion of the new overage which is adding 10,665 square feet of impermeable lot coverage. Mr. Spoehr informed the Board that parking lot coverage would be reduced on the west parcel causing the east parcel to increase which would still be under the requirements. Mr. Havens noted the new gym would be accommodated in an underground facility on the north side in the mid parking area. He then stated the southeast lot area was accommodated during the 2015 addition with a surplus. Chairman Bradley stated in connection with the 2015 KLOA parking study, he asked if there was no need for review of it since there would be a net new 18 parking spaces without an increase in the amount of people coming to the campus. Mr. Johnson responded the campus use would not significantly change and the redesign would be to accommodate the current programs.

Ms. Hanley asked if there is no ADA accessibility in the existing gym and if the building is not sprinklered. Mr. Johnson stated ramps and elevators have been added and described it as very difficult to navigate. He added the existing building is not sprinklered or air conditioned. No additional questions were raised at this time.

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Chairman Bradley then asked for public comment. Ms. Klaassen read an email from Peter and Emily Rose, 333 Sunset, into the record which related to ambient lighting and construction traffic. Ms. Kazenas confirmed there are no members of the public to comment.

Mr. Johnson confirmed Pepper Construction has the ability to successfully deal with any construction issues. Mr. Platten agreed with Mr. Johnson's comments and added they would continue open communication with the neighbors.

Chairman Bradley then called the matter in for discussion. He began by stating the light issue did not arise to the level to be detrimental and would recommend approval of the special use standards and he felt the standards have been met. He stated in connection with the zoning standards, he described the exercise as not fair due to single family home's zoning calculations being applied to the institutional use. He concluded he would be in support of the request. Mr. Vender and Ms. Casale MacNally stated they are in favor of the request. Ms. Casale MacNally added she appreciated the ongoing conversations with the neighbors. Mr. Nielsen, Ms. Handler and Ms. Hanley stated they are also in favor of the request.

Chairman Bradley then asked for a motion to recommend approval of the special use permit approval and zoning variation relief as indicated on page 9. Ms. Hanley moved to recommend approval of the request as indicated on page 9. Ms. Casale MacNally seconded the motion. A vote was taken and the motion unanimously passed:
AYES: Bradley, Casale MacNally, Handler, Hanley, Nielsen, Vender
NAYS: None

Other Business.

a. Community Development Report.

Mr. Schoon stated in-person meetings at the Village Hall would resume in July 2021 noting the governor's Executive Order is currently set to expire on June 26, 2021.

b. July 12, 2021 Meeting – Quorum Check.

The Board Members confirmed their availability.

Public Comment.

No comments were made at this time.

Adjournment:

A motion to adjourn was made by Ms. Hanley and seconded by Ms. Casale MacNally. A vote was taken and the motion unanimously passed:
AYES: Bradley, Casale MacNally, Handler, Hanley, Nielsen, Vender
NAYS: None

The meeting adjourned at 10:17 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: JULY 6, 2021

SUBJECT: 1184 TOWER ROAD – VARIATIONS (AMENDED CASE NO. 21-16-V2)

At the request of the Applicant, this case was continued for a second time at the June 14, 2021, ZBA meeting. Since the June meeting, the proposed plans have not changed. Therefore, the requested zoning relief remains the same from what the Board considered at the June meeting. In the attached email from the Applicant (Attachment B2), the Applicant explains she has engaged the services of another architectural firm to assist in her presentation of the request.

For details on the requested zoning relief and the proposed plan, please see Attachment A2, the June 10, 2021, ZBA staff report and attachments.

Staff has not received any additional correspondence regarding this application.

Village Forester Andrew Lueck met with the Applicant and the owners of 1174 Tower Road, the property immediately east of 1184 Tower Road, on June 25, 2021, to discuss the potential impacts on trees related to garage and driveway construction. Mr. Lueck has provided an email summarizing the potential impacts, his email is provided in Attachment C2.

JUNE 14, 2021, ZBA PUBLIC HEARING

At its regular monthly meeting on June 14, the ZBA held a continued public hearing on the Applicant's requested zoning relief. At the June meeting, the Board focused its discussion on the variation requested for the amount of additional front yard lot coverage. Some Board members asked if a garage could be added in the rear of the property in order to minimize the relief necessary. A Board member also asked if a tandem garage was considered. The Board asked if the configuration of the existing driveway could be redesigned to eliminate the circle driveway but still have a turnaround area, to reduce the amount of additional driveway surface within the minimum required 30-foot front yard.

At the request of the Applicant, the Board voted unanimously to continue the request until the July meeting to provide the Applicant an opportunity to consider further reducing the amount of additional driveway surface within the minimum required 30-foot front yard. A copy of the draft June 14 minutes is included in the July 12 agenda packet for the ZBA's approval.

ATTACHMENTS

Attachment A2: June 10, 2021, ZBA Staff Report and Attachments
Attachment B2: July 2, 2021, Email from Applicant
Attachment C2: June 29, 2021, Email from Village Forester Lueck

MEMORANDUM
VILLAGE OF WINNETKA
COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS

FROM: ANN KLAASSEN, SENIOR PLANNER

DATE: JUNE 10, 2021

SUBJECT: 1184 TOWER ROAD – VARIATIONS (AMENDED CASE NO. 21-16-V2)

INTRODUCTION

On June 14, 2021, the Zoning Board of Appeals will continue a virtual public hearing, in accordance with social distancing requirements and Governor Pritzker's Executive Orders and Senate Bill 2135, on an amended application submitted by Ann Hewitt (the "Applicant"), as the owner of the property located at 1184 Tower Road (the "Subject Property"). The Applicant now requests approval of the following zoning variations to allow construction of additions to the existing residence on the Subject Property:

1. Front Yard Lot Coverage of 1,204 square feet, whereas a maximum of 711 square feet is permitted, a variation of 493 square feet (69.34%) [Section 17.30.030 – Intensity of Use of Lot] [Note: The site currently contains 825 square feet of FYLC. The proposed addition would add 379 square feet of FYLC];
2. Gross Floor Area (GFA) of 4,422.84 square feet, whereas a maximum of 4,202.8 square feet is permitted, a variation of 220.04 square feet (5.23%) [Section 17.30.040 – Maximum Building Size];
3. Front Yard Setback of 33.07 feet, whereas a minimum of 38.07 feet is required, a variation of 5 feet (13.13%) [Section 17.30.050 – Front and Corner Yard Setbacks]; and
4. Total Side Yard Setback of 15.5 feet, whereas a minimum of 19.9 feet is required, a variation of 4.4 feet (22.11%) [Section 17.30.060 – Side Yard Setback] [Note: The residence currently provides a total side yard setback of 15.5 feet].

The initial hearing on May 10, 2021, was properly noticed on April 22, 2021, in the *Winnetka Talk* and a mailed notice was sent to property owners within 250 feet of the Subject Property in compliance with the Zoning Ordinance. As of the date of this memo, staff has received one written comment from the public regarding this application. This comment was included in the May 4, 2021, staff report as Attachment D. For reference, the May 4 staff report and attachments is provided as Attachment C1 of this report. The neighbors immediately east of the Subject Property both spoke in support of the request at the May 10 ZBA meeting.

As will be discussed later in the report, ***the Applicant has eliminated the zoning relief requested for the front-facing attached garage width and reduced the extent of the zoning relief requested for front yard lot coverage and gross floor area.*** The Village Council still has final jurisdiction on this request as only the Council has the authority to grant a variation to exceed the permitted lot coverage by more than 20%.

MAY 10, 2021, ZBA PUBLIC HEARING

At its regular monthly meeting on May 10, the ZBA held a public hearing on the Applicant's requested zoning relief. At the May meeting, the Board focused its discussion on the variations requested regarding the width of the proposed garage addition and the amount of additional front yard lot coverage. The Board asked the Applicant if the width of the garage and the area of the driveway could be reduced to minimize the relief necessary. At the request of the Applicant, the Board voted unanimously to continue the request until the June meeting to provide the Applicant an opportunity to consider reducing the size of the proposed garage addition and the amount of additional driveway surface within the minimum required 30-foot front yard. A copy of the draft May 10 minutes is included in the June 14 agenda packet for the ZBA's approval.

AMENDED PROPOSED PLAN

In response to comments and questions at the May 10 ZBA meeting, the Applicant has provided the attached narrative and revised plans (Attachment B1). The plans have been revised to reduce the width the proposed garage addition, as well as the second-floor addition above, and the area of front yard lot coverage has also been reduced. The proposed garage would be 22 feet in width, rather than 24.4 feet as originally proposed. The overall size of the garage addition has been reduced to 537 square feet of gross floor area, a reduction of 59 square feet from the original plan. As a result of the reduction of the width of the proposed garage, the second-floor addition above has been reduced to 453 square feet of gross floor area, a reduction of 42 square feet. The proposed two-story addition at the rear of the home remains unchanged. In total, the proposed additions have been reduced to 1,807.67 square feet of gross floor area, a reduction of 101 square feet from the original plan.

The area of the driveway within the 30-foot front yard has been reduced to 1,204 square feet, a reduction of 137.56 square feet of impermeable lot coverage from the original plan.

Excerpts of the amended front building elevation, site plan, and first floor plan are provided below and on the following pages as Figures 1 through 3.

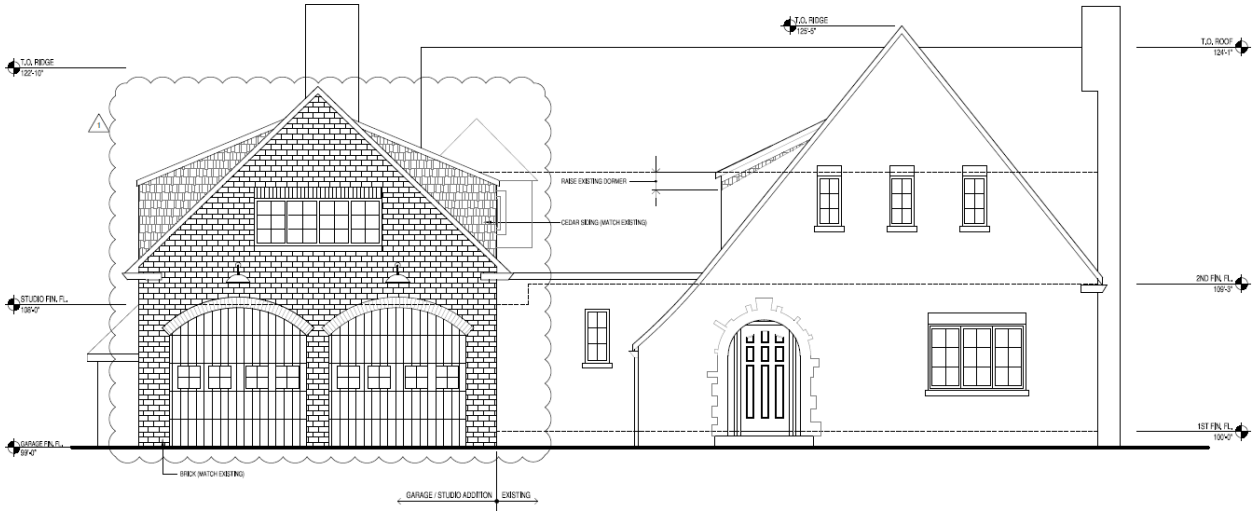


Figure 1 – Amended Front Building Elevation

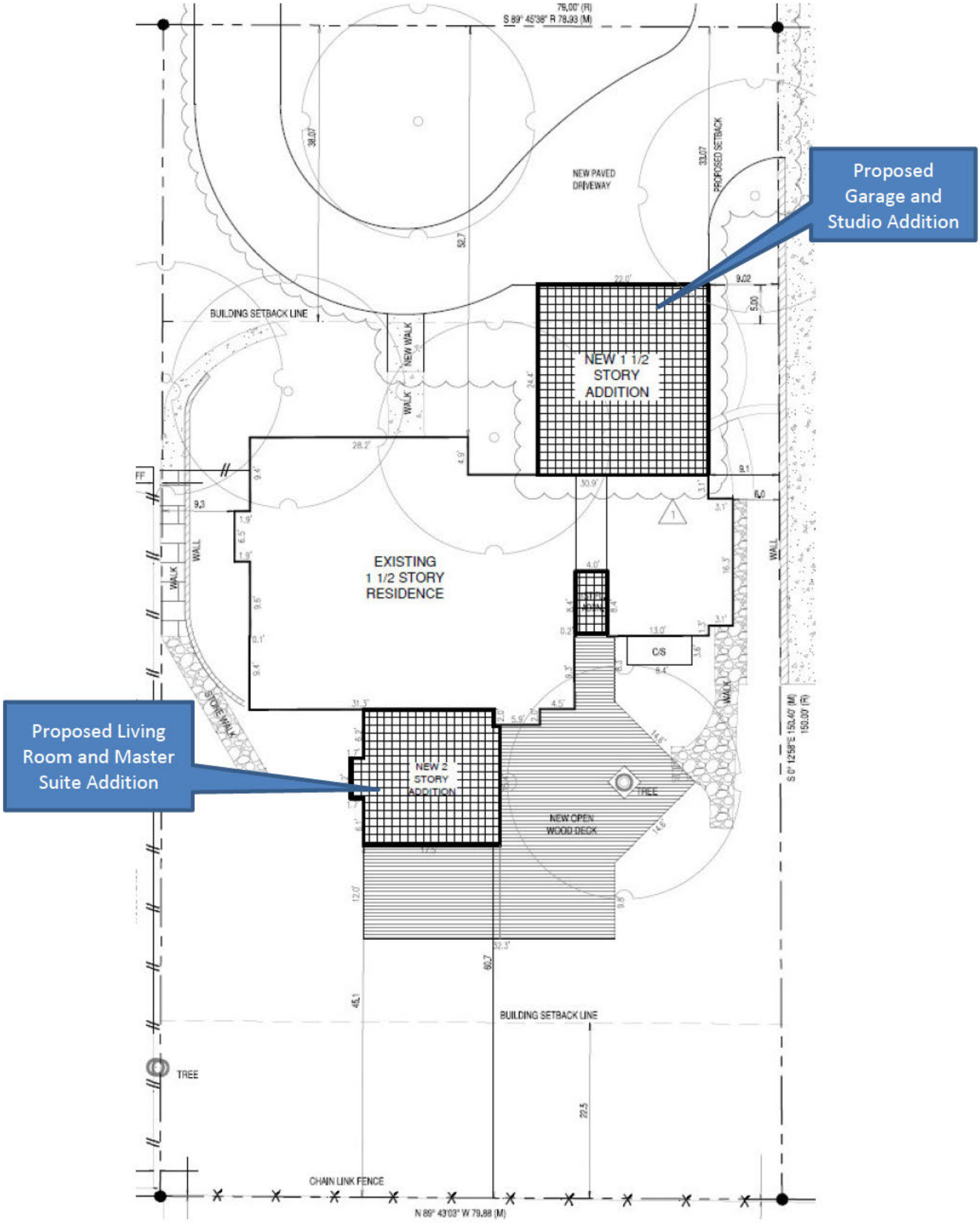


Figure 2 - Amended Site Plan

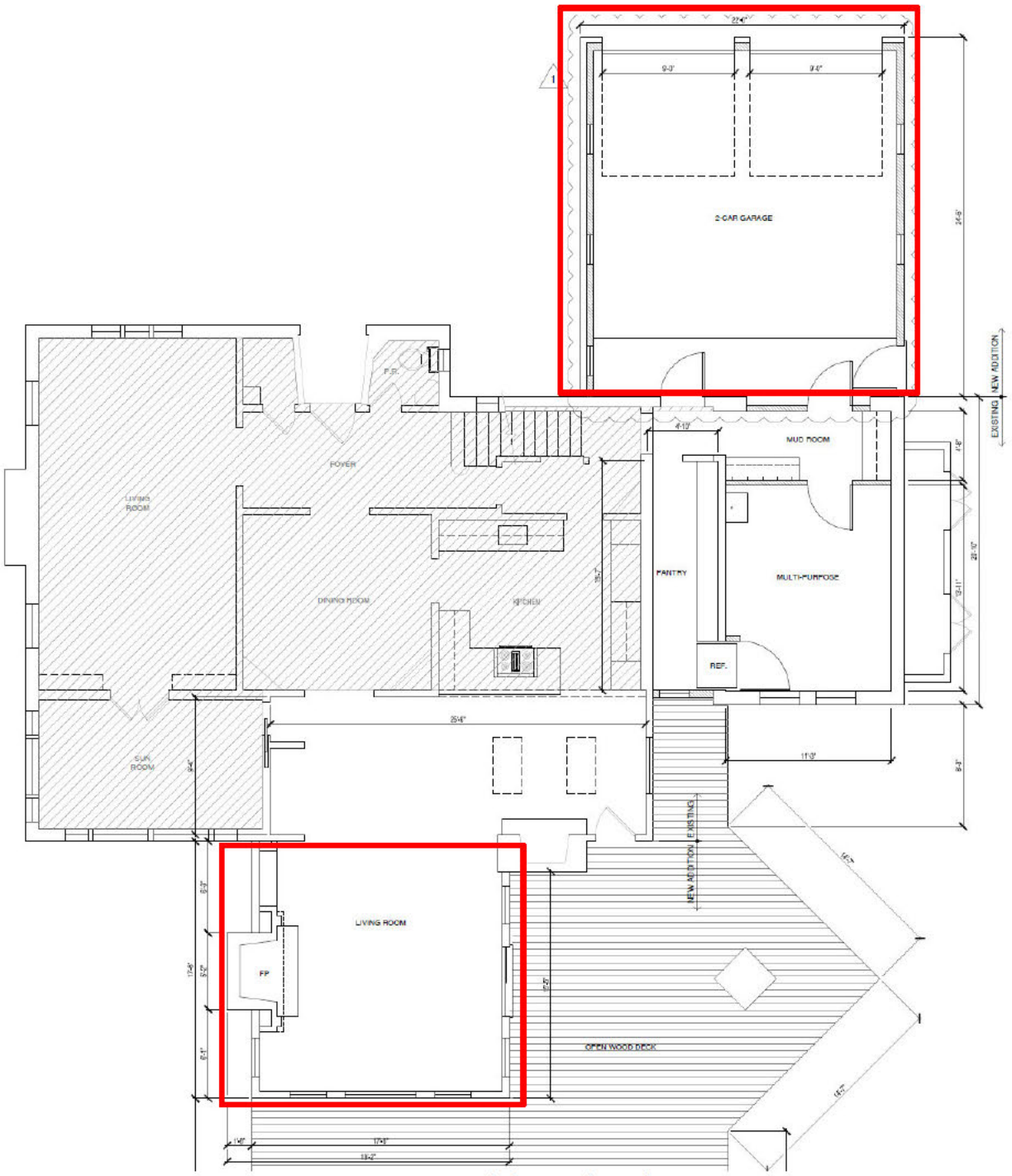


Figure 3 – Amended First Floor Plan

REQUESTED ZONING RELIEF

The attached <u>amended</u> zoning matrix highlights the existing lot and the proposed improvements' compliance with the R-4 zoning district (Attachment A1). Four variations are still being requested: (1) minimum front yard setback; (2) front yard lot coverage; (3) gross floor area; and (4) minimum total side yard setback. However, the amended plan represents a reduction in the proposed front yard lot coverage and gross floor area. As previously noted, relief from the maximum permitted width of a front-facing attached garage is no longer being requested as the proposed garage is 22 feet wide, which

complies with the permitted width of 22 feet. The requested variations for the front yard setback and total side yard setback remain unchanged.

Front Yard Setback. The existing residence currently provides a front yard setback of 52.7 feet. The proposed garage and studio addition would provide a front yard setback of 33.07 feet, whereas a minimum setback of 38.07 feet, the average of the block, is required. (Note: If it were not for the minimum average front yard setback requirement, the minimum front yard requirement for this lot, which is located in the R-4 District, would be 30 feet.

Front Yard Lot Coverage. The maximum permitted front yard lot coverage (FYLC) in the R-4 zoning district is 30% of the minimum required front yard, which means no more than 30% of the area measured 30 feet from the front property line may be covered with impermeable surfaces. The intent of this standard is twofold: (1) to limit the amount of hard surface area located within the required front yard and; (2) to discourage vehicles from parking within the required front yard. The existing improvements within the 30-foot front yard consist of 825 square feet of FYLC, exceeding the maximum permitted FYLC by 114 square feet. To provide access to the proposed garage, the driveway would be expanded by approximately 379 square feet; bringing the total FYLC to 1,204 square feet, whereas a maximum of 711 square feet is permitted. Again, this is 137.56 square feet less than what was originally proposed.

Maximum Building Size (Gross Floor Area). The site currently contains 2,615.17 square feet of gross floor (GFA). The increase in GFA with the proposed amended additions is 1,807.67 square feet; bringing the total GFA to 4,422.84 square feet, whereas a maximum of 4,202.8 square feet is permitted. Again, this is a reduction of 101 square feet from the original proposal.

Total Side Yard Setback. The existing residence currently provides a total side yard setback of 15.5 feet; 6 feet from the east property line and 9.5 feet (measured to the permitted chimney encroachment) from the west property line. The side yard setbacks would remain unchanged with the proposed additions, but it should be noted that the addition closest to either side lot line is the proposed garage, which would provide an east side yard setback of 9.02 feet. That being said, the existing total side yard setback of 15.5 feet will remain, whereas a minimum of 19.9 feet is required.

The following compares the Zoning Ordinance requirements, the existing conditions, as well as the difference between what the Applicant originally proposed and the amended plan currently before the Board.

	CODE REQUIREMENT	EXISTING CONDITION	ORIGINAL PLAN	AMENDED PLAN
MINIMUM FRONT YARD SETBACK	38.07 feet	52.7 feet	33.07 feet	33.07 feet
MAXIMUM FRONT YARD LOT COVERAGE	711 square feet	825 square feet	1,341.56 square feet	1,204 square feet
MAXIMUM GROSS FLOOR AREA	4,202.8 square feet	2,615.17 square feet	4,524.22 square feet	4,422.84 square feet
MINIMUM TOTAL SIDE YARD SETBACK	19.9 feet	15.5 feet	15.5 feet	15.5 feet

FINDINGS

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

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

1. Front Yard Lot Coverage of 1,204 square feet, whereas a maximum of 711 square feet is permitted, a variation of 493 square feet (69.34%) [Section 17.30.030 – Intensity of Use of Lot];
2. Gross Floor Area (GFA) of 4,422.84 square feet, whereas a maximum of 4,202.8 square feet is permitted, a variation of 220.04 square feet (5.23%) [Section 17.30.040 – Maximum Building Size];
3. Front Yard Setback of 33.07 feet, whereas a minimum of 38.07 feet is required, a variation of 5 feet (13.13%) [Section 17.30.050 – Front and Corner Yard Setbacks]; and
4. Total Side Yard Setback of 15.5 feet, whereas a minimum of 19.9 feet is required, a variation of 4.4 feet (22.11%) [Section 17.30.060 – Side Yard Setback].

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

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

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

ATTACHMENTS

Attachment A1: Amended Zoning Matrix
Attachment B1: Applicant's Narrative and Revised Plans
Attachment C1: May 4, 2021, ZBA Staff Report and Attachments

ATTACHMENT A1

ZONING MATRIX
(Amended 05.25.2021)
ADDRESS: 1184 Tower Road
CASE NO: 21-16-V2
ZONING: R-4

ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (2)
Min. Lot Size	12,600 SF	11,939 SF	N/A	N/A	EXISTING NONCONFORMING
Min. Average Lot Width	60 FT	79.59 FT	N/A	N/A	OK
Min. Lot Depth	120 FT	150 FT	N/A	N/A	OK
Max. Roofed Lot Coverage	3,223.53 SF (1)	1,784.24 SF	*2,669.96 SF*	*885.72 SF*	OK
Max. Gross Floor Area	4,202.8 SF (1)	2,615.17 SF	*4,422.84 SF*	*1,807.67 SF*	***220.04 SF (5.23%) VARIATION***
Max. Impermeable Lot Coverage	5,969.5 SF (1)	3,999.08 SF	*4,504.61 SF*	*505.53 SF*	OK
Max. Front Yard Lot Coverage	711 SF	825 SF	*1,204 SF*	*379 SF*	***493 SF (69.34%) VARIATION***
Min. Front Yard (Tower/North)	38.07 FT	52.7 FT	33.07 FT	(19.63) FT	**5 FT (13.13%) VARIATION**
Min. Side Yard (East)	7.96 FT	6 FT	6 FT (3)	0 FT	EXISTING NONCONFORMING
Min. Total Side Yards	19.9 FT	15.5 FT	15.5 FT	0 FT	**4.4 FT (22.11%) VARIATION**
Min. Rear Yard (South)	22.5 FT	60.7 FT	45.3 FT	(15.4) FT	OK

NOTES:
(1) Based on lot area of 11,939 s.f.
(2) Variation amount is the difference between proposed and requirement.
(3) Proposed addition would provide an east side yard setback of 9.02 feet, in complaince with the minimum required side yard setback of 7.96 ft.

ATTACHMENT B1

Ann Hewitt

1184 Tower Road Winnetka, IL 60093

May 26, 2021

Ms. Ann Klaassen
Senior Planner
Village of Winnetka Community Development
510 Green Bay Road
Winnetka, IL 60093

RE: Case No. 21-16-V2 1184 Tower Road
ZBA Hearing June 14, 2021

Dear Ann:

Please find our revised Application for the requested variances for the above referenced property attached. We have included a photo of the east curb cut profile showing the gradients of 7% for the Tower Road crown-to-gutter and 9-10% for the actual curb cut apron, all within about 10 linear feet.

In response to the direction provided by the ZBA during the May 7, 2021 hearing, we have made the following changes:

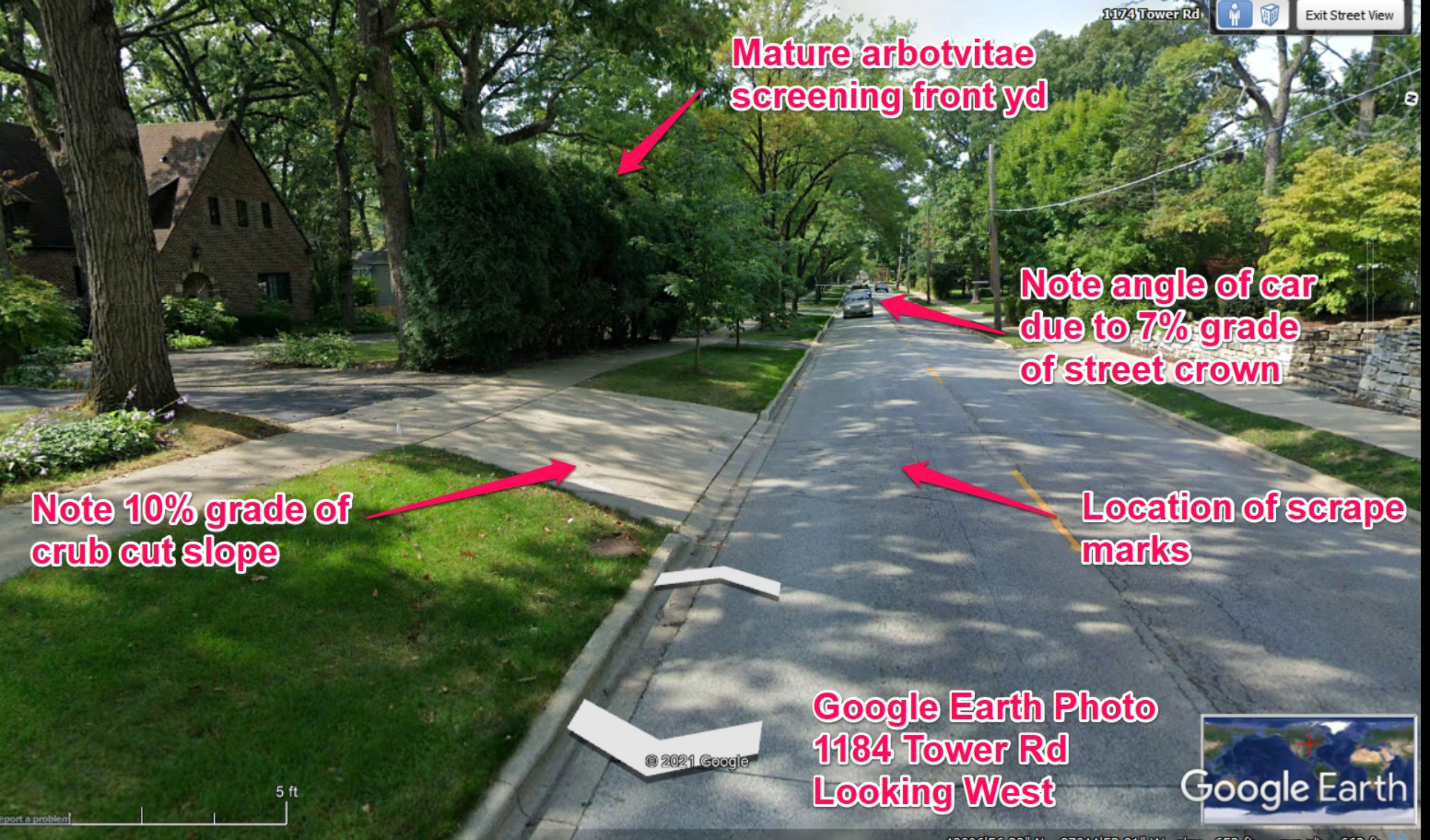
1. Front Yard Lot Coverage (FYLC): The proposed incremental increase of the FYLC has been reduced substantially, by approximate 138 sq ft, or about 27%.
2. Gross Lot Floor Area (GFA): The proposed incremental increase of GFA has been reduced by approximately 106 sq ft.
3. Front-facing attached garage: The proposed width has been changed from 24.42 feet to 22 feet in compliance with the zoning requirements.
4. Front Yard Setback: The proposed variation of 5 feet has not been changed.
5. Total Side Yard Setback has not been changed. This is a preexisting condition.

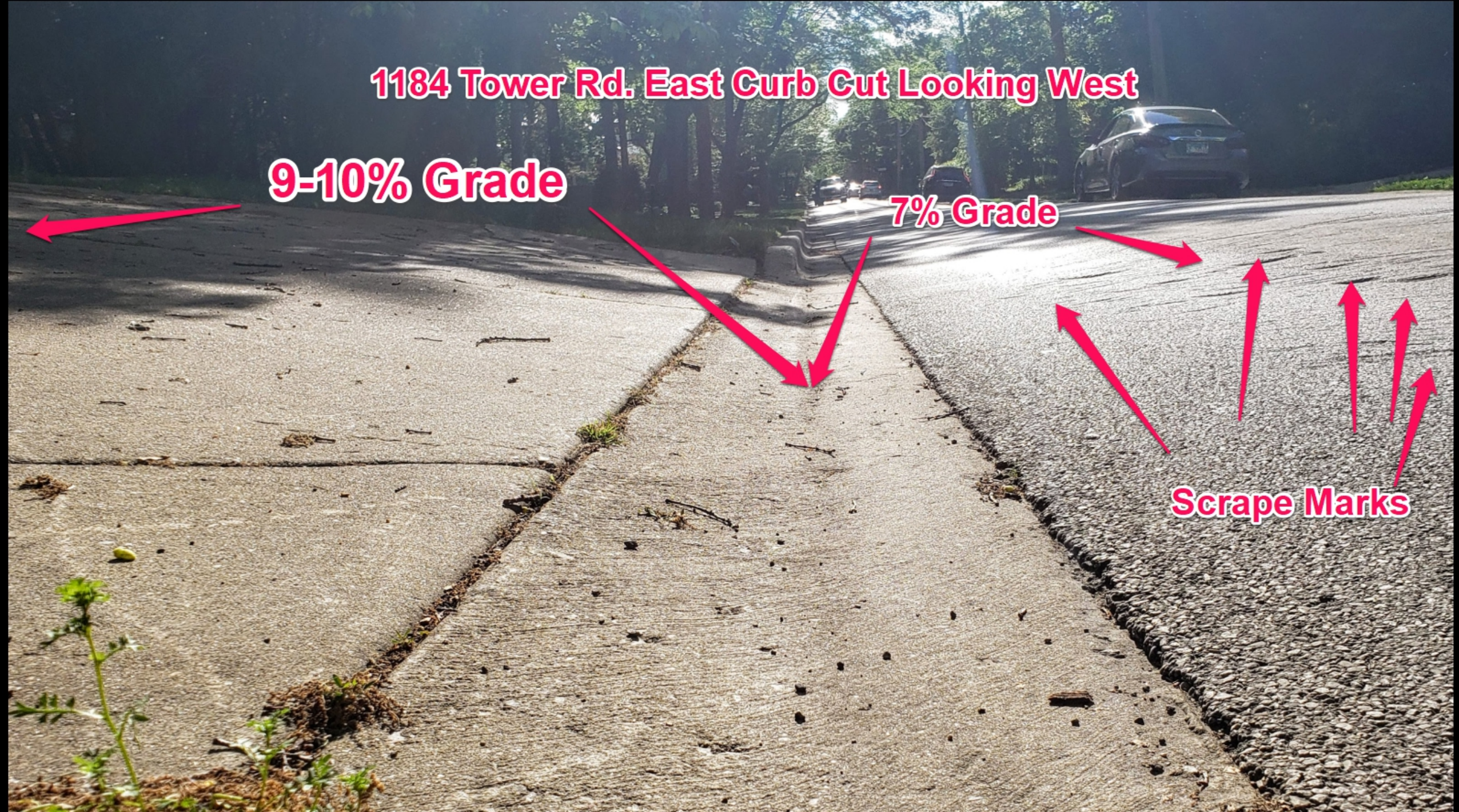
We intend for these changes to address the ZBA concerns expressed at the hearing, and trust they will be seen as a good faith effort to comply in a satisfactory way. We look forward to the next hearing on June 14. Thank you.

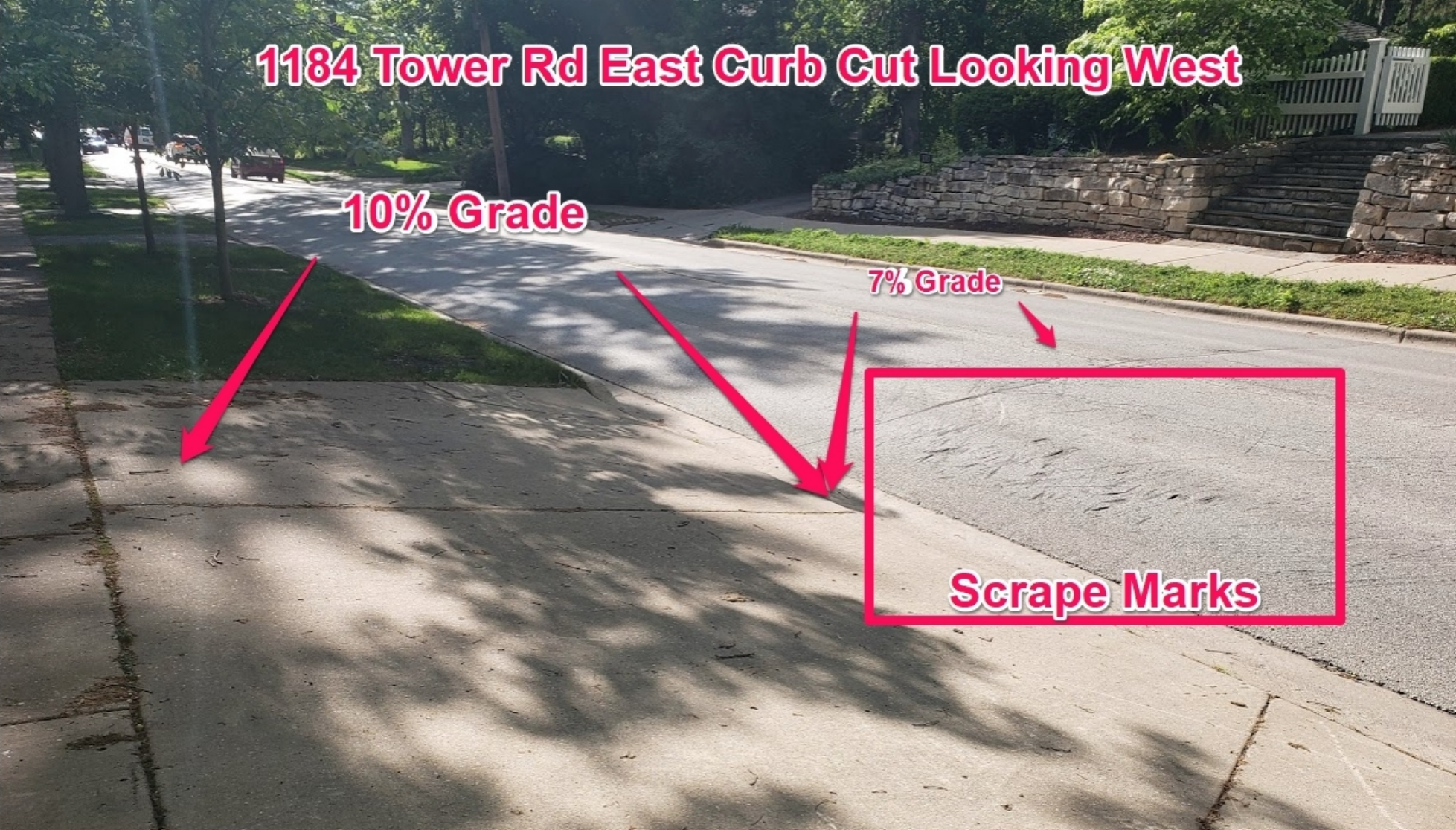
Sincerely,

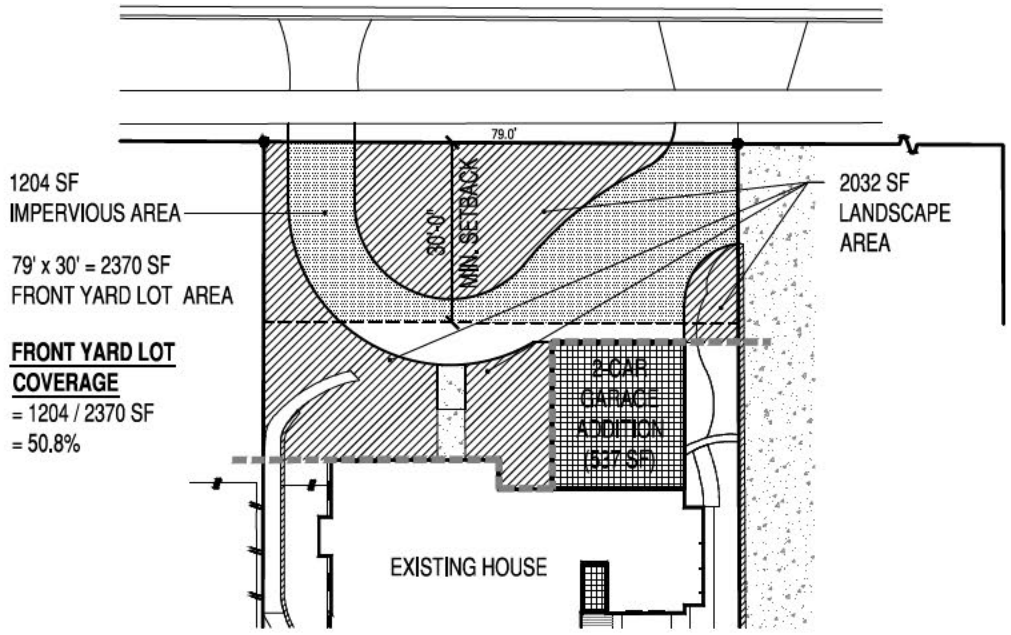


Ann Hewitt


1174 Tower Rd
Exit Street View
Mature arbotvitae screening front yd
Note angle of car due to 7% grade of street crown
Note 10% grade of crub cut slope
Location of scrape marks
© 2021 Google
5 ft
Google Earth Photo
1184 Tower Rd
Looking West
Google Earth


1184 Tower Rd. East Curb Cut Looking West
9-10% Grade
7% Grade
Scrape Marks


1184 Tower Rd East Curb Cut Looking West
10% Grade
7% Grade
Scrape Marks



FRONT YARD LOT COVERAGE

1/32"=1'-0"

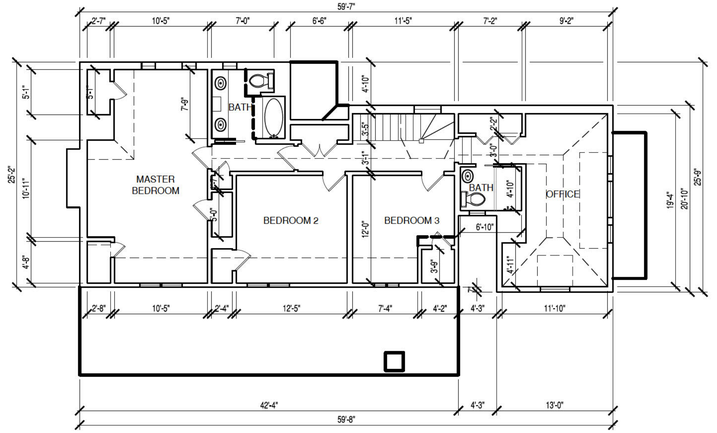
5/23/21

FRONT YARD LOT COVERAGE

HEWITT RESIDENCE

1184 TOWER ROAD WINNETKA, IL

EXH-B

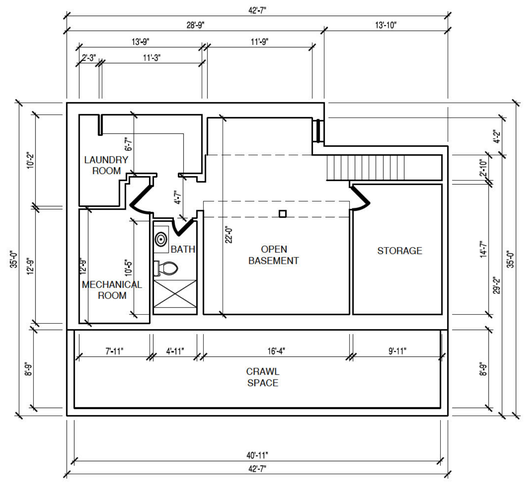


EXISTING 2ND FLOOR PLAN(2)

1/8" = 1'-0"

1

XA-101

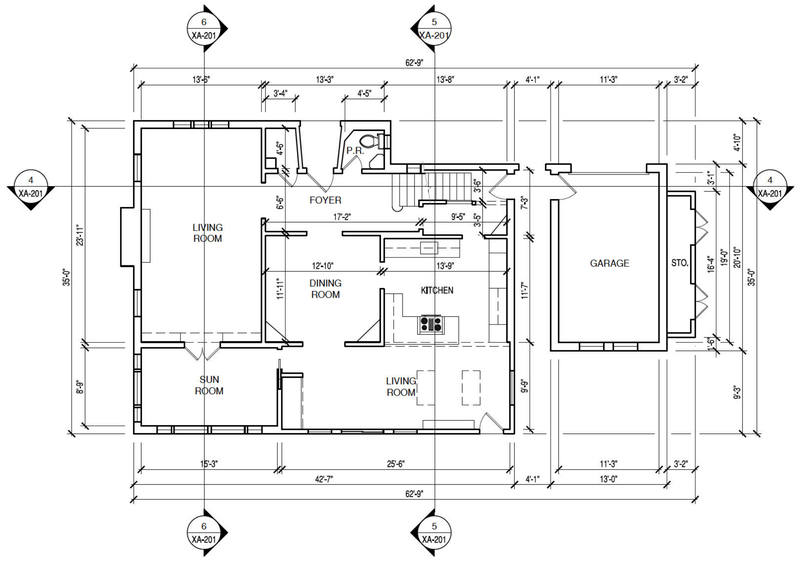


EXISTING BASEMENT FLOOR PLAN

1/8" = 1'-0"

3

XA-101



EXISTING 1ST FLOOR PLAN

1/8" = 1'-0"

2

XA-101

HEWITT RESIDENCE

ZONING COMPLIANCE DRAWINGS FOR THE VILLAGE OF WINNETKA DEPARTMENT OF COMMUNITY DEVELOPMENT

DRAWING INDEX

XA-101	EXISTING FLOOR PLANS
XA-201	EXISTING BUILDING ELEVATIONS & SECTIONS
AS-101	SURVEY AND PROPOSED SITE PLAN
A-101	PROPOSED 1ST FLOOR PLAN
A-102	PROPOSED 2ND FLOOR PLAN
A-201	PROPOSED BUILINDG ELEVATIONS
A-202	PROPOSED BUILDING ELEVATIONS

JUNO

DESIGNS

7925 Bosque ST. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505)890-1736

PROJECT:

HEWITT RESIDENCE

1184 TOWER ROAD

WINNETKA, IL

SHEET TITLE:

EXISTING FLOOR PLANS

NO.	REVISION	DATE

DATE:

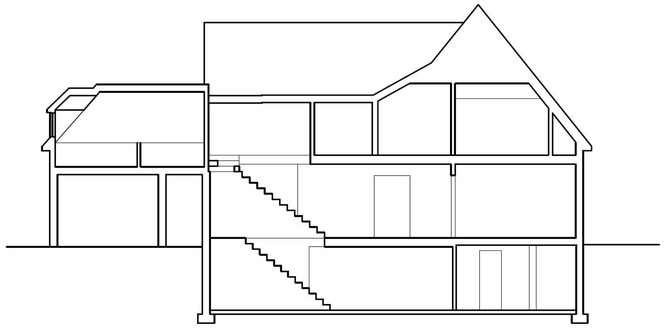
4/21/21

PROJECT NO.

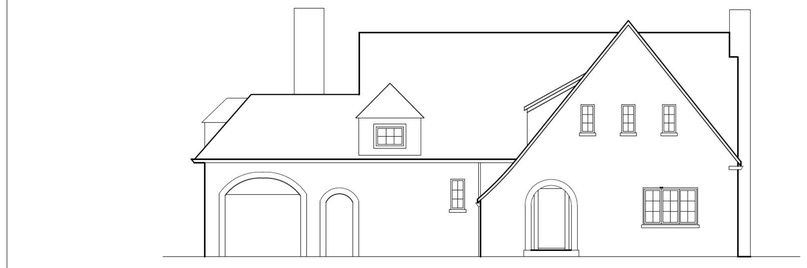
1916

SHEET NO.

XA-101



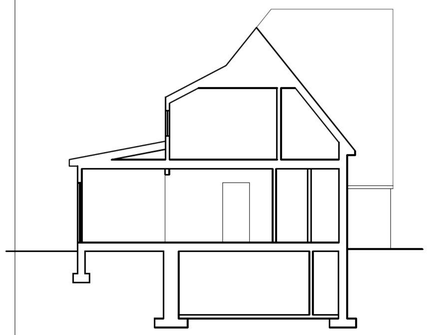
EXISTING LONGITUDINAL SECTION 4
1/8" = 1'-0" XA-201



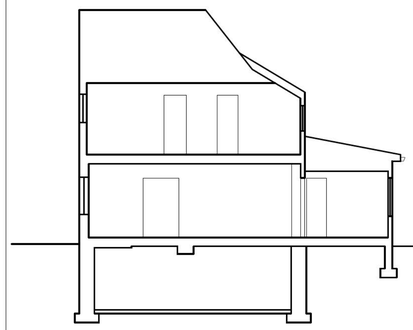
EXISTING NORTH ELEVATION 1
1/8" = 1'-0" XA-201



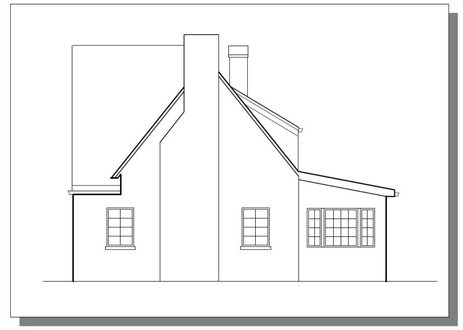
EXISTING SOUTH ELEVATION 2
1/8" = 1'-0" XA-201



SECTION THRU KITCHEN-BEDROOM 5
1/8" = 1'-0" XA-201



EXISTING WEST ELEVATION 3
1/8" = 1'-0" XA-201



EXISTING WEST ELEVATION 3
1/8" = 1'-0" XA-201

HEWITT RESIDENCE

ZONING COMPLIANCE DRAWINGS FOR THE VILLAGE OF WINNETKA DEPARTMENT OF COMMUNITY DEVELOPMENT

JUNO

DESIGNS

7925 Bosque ST. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505)890-1736

PROJECT:
HEWITT RESIDENCE
1184 TOWER ROAD
WINNETKA, IL

SHEET TITLE:
EXISTING BUILDING ELEVATIONS & SECTIONS

NO.	REVISION	DATE

DATE:
4/21/21
PROJECT NO.
1916
SHEET NO.
XA-201

HEWITT RESIDENCE

ZONING COMPLIANCE DRAWINGS
FOR
THE VILLAGE OF
WINNETKA DEPARTMENT OF COMMUNITY DEVELOPMENT

EXACTA
Land Surveyors, LLC

www.exactaland.com | office: 773.305.4011

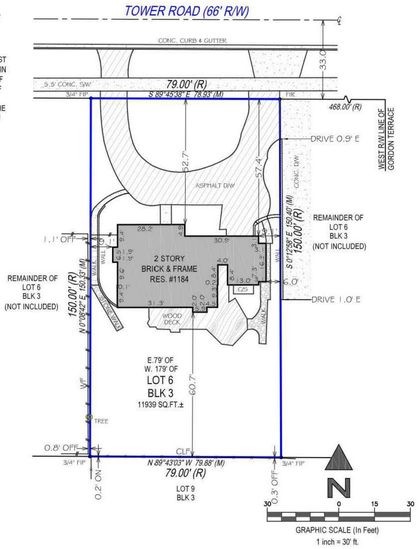




PROPERTY ADDRESS: 1184 TOWER ROAD, WINNETKA, ILLINOIS 60201 **SURVEY NUMBER:** 2103.2454

2103.2454
BOUNDARY SURVEY
COOK COUNTY

THE EAST 79 FEET OF THE WEST 179 FEET OF LOT 6 IN BLOCK 3 IN COUNTRY CLERK'S DIVISION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



STATE OF ILLINOIS }
COUNTY OF GRUNDY } SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

KENNETH A. KENNEDY
035-003402
PROFESSIONAL LAND SURVEYOR
MORRIS, IL
STATE OF ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2022
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

POINTS OF INTEREST:
NONE VISIBLE

EXACTA Land Surveyors, LLC
Exacta Land Surveyors, LLC
PLS# 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450

SurveySTARS

DATE OF SURVEY: 03/29/21
FIELD WORK DATE: 3/12/2021
REVISION DATE(S): (REV.2 3/30/2021) (REV.2 3/16/2021) (REV.1 3/15/2021)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

PROPERTY ADDRESS: 1184 TOWER ROAD, WINNETKA, ILLINOIS 60201 **SURVEY NUMBER:** 2103.2454

JOB SPECIFIC SURVEYOR NOTES:

LEGAL DESCRIPTION:
THE EAST 79 FEET OF THE WEST 179 FEET OF LOT 6 IN BLOCK 3 IN COUNTRY CLERK'S DIVISION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

GENERAL SURVEYOR NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
5. Alterations to this survey map and report by other than the signing surveyor are prohibited.
6. Dimensions are in feet and decimals thereof.
7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
8. Unless otherwise noted "SET" indicates a set iron rebar, 5/8 inch in diameter and eighteen inches long.
9. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
10. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
11. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
12. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
13. Due to varying construction standards, house dimensions are approximate and are not intended to be used for new construction or planning.
14. Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, item k.
15. THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE PHONE NUMBER SHOWN HEREON.

SURVEYOR'S LEGEND

LINETYPES
- Boundary Line
- Center Line
- Chain Link or Wire Fence
- Easement
- Edge of Water
- Iron Fence
- OHE — Overhead Lines
- Structure
- Survey Tie Line
- Vinyl Fence
- Wall or Party Wall
- Wood Fence

SURFACE TYPES
- Asphalt
- Brick or Tile
- Concrete
- Covered Area
- Water
- Wood

SYMBOLS
- Benchmark
- Center Line
- Central Angle or Delta
- Common Ownership
- Control Point
- Catch Basin
- Elevation
- Fire Hydrant
- Find or Set Monument
- Guywire or Anchor
- Manhole
- Tree
- Utility or Light Pole
- Well

ABBREVIATIONS
(C) - Calculated
(D) - Deed
(F) - Field
(M) - Measured
(P) - Plat
(S) - Survey
A/C - Air Conditioning
AE - Access Easement
ANE - Anchor Easement
ASBL - Accessory Setback Line
B/W - Bay/Box Window
BC - Block Corner
BFP - Backflow Preventer
BLDG - Building
BLK - Block
BM - Benchmark
BR - Bearing Reference
BRL - Building Restriction Line
BSMT - Basement
C - Curve
C/L - Center Line
C/P - Covered Porch
C/S - Concrete Slab
CATV - Cable TV Riser
CB - Concrete Block
CH - Chord Bearing
CHIM - Chimney
CLF - Chain Link Fence
CME - Canal Maintenance Easement
CO - Clean Out
CONC - Concrete
COR - Corner
CS/W - Concrete Sidewalk
CUE - Control Utility Easement
CVG - Concrete Valley Gutter
D/W - Driveway
DE - Drainage Easement
DF - Drain Field
DH - Drill Hole
DUE - Drainage & Utility Easement
ELEV - Elevation
EM - Electric Meter
ENCL - Enclosure
ENT - Entrance
EOP - Edge of Pavement
EOW - Edge of Water
ESMT - Easement
EUB - Electric Utility Box
F/DH - Found Drill Hole
FCM - Found Concrete Monument
FF - Finished Floor
FIP - Found Iron Pipe
FIPC - Found Iron Pipe & Cap
FIR - Found Iron Rod
FIRC - Found Iron Rod & Cap
FN - Found Nail
FN&D - Found Nail & Disc
FRRSPK - Found Rail Road Spike
GAR - Garage
GM - Gas Meter
ID - Identification
IE/EE - Ingress/Egress Easement
ILL - Illegible
INST - Instrument
INT - Intersection
IRRE - Irrigation Easement
L - Length
LAE - Limited Access Easement
LB# - License No. (Business)
LBE - Limited Buffer Easement
LE - Landscape Easement
LME - Lake/Landscape Maintenance Easement
LS# - License No. (Surveyor)
MB - Map Book
ME - Maintenance Easement
MES - Mitered End Section
MF - Metal Fence
MH - Manhole
NR - Non-Radial
NTS - Not to Scale
NAVD88 - North American Vertical Datum 1988
NGVD29 - National Geodetic Vertical Datum 1929
OG - On Ground
ORB - Official Records Book
ORV - Official Record Volume
O/A - Overall
O/S - Offset
OFF - Outside Subject Property
OH - Overhang
OHL - Overhead Utility Lines
ON - Inside Subject Property
P/E - Pool Equipment
PB - Plat Book
PC - Point of Curvature
PCC - Point of Compound Curvature
PCP - Permanent Control Point
PI - Point of Intersection
PLS - Professional Land Surveyor
PLT - Planter
POB - Point of Beginning
POC - Point of Commencement
PRC - Point of Reverse Curvature
PRM - Permanent Reference Monument
PSM - Professional Surveyor & Mapper
PT - Point of Tangency
PUE - Public Utility Easement
R - Radius or Radial
R/W - Right of Way
RES - Residential
RGE - Range
ROE - Roof Overhang Easement
RP - Radius Point
S/W - Sidewalk
SBL - Setback Line
SCL - Survey Closure Line
SCR - Screen
SEC - Section
SEP - Septic Tank
SEW - Sewer
SIRC - Set Iron Rod & Cap
SMWE - Storm Water Management Easement
SN&D - Set Nail and Disc
SQFT - Square Feet
STL - Survey Tie Line
STY - Story
SV - Sewer Valve
SWE - Sidewalk Easement
TBM - Temporary Bench Mark
TEL - Telephone Facilities
TOB - Top of Bank
TUE - Technological Utility Easement
TWP - Township
TX - Transformer
TYP - Typical
UE - Utility Easement
UG - Underground
UP - Utility Pole
UR - Utility Riser
VF - Vinyl Fence
W/C - Witness Corner
W/F - Water Filter
WF - Wood Fence
WM - Water Meter/Valve Box
WV - Water valve

CERTIFIED TO:
ANN E. HEWITT

FLOOD ZONE INFORMATION:

DATE OF SURVEY: 03/29/21

BUYER: ANN E. HEWITT

LENDER:

TITLE COMPANY:

TITLE COMMITMENT: **CLIENT FILE NO:**

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

EXACTA Land Surveyors, LLC
Exacta Land Surveyors, LLC
PLS# 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450

SEE 1/AS-102

1

JUNO

DESIGNS

7925 Bosque ST. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505)890-1736

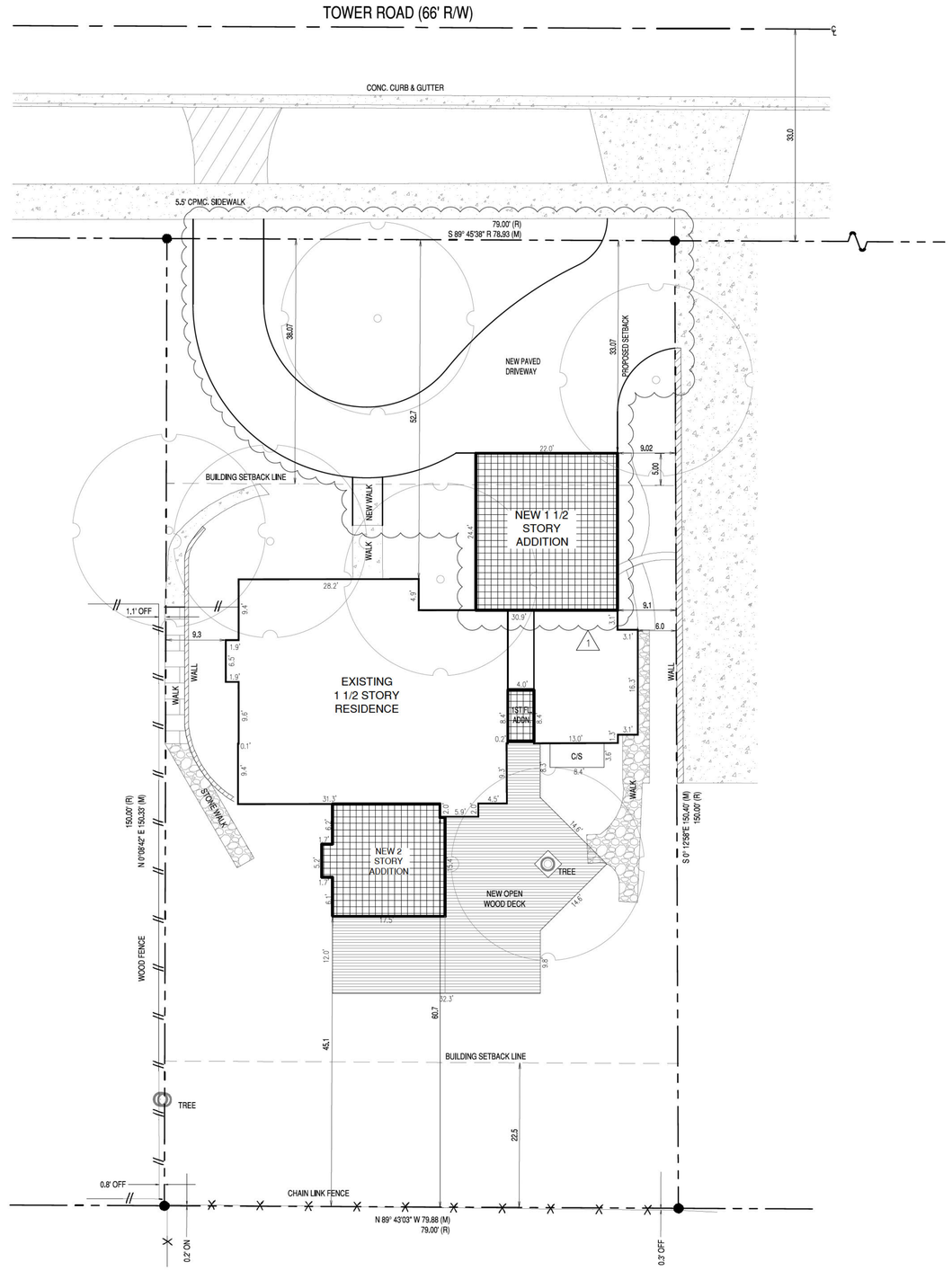
PROJECT:
HEWITT RESIDENCE
1184 TOWER ROAD
WINNETKA, IL

SHEET TITLE:

PROPOSED SITE PLAN & SURVEY

NO.	REVISION	DATE
1	**GEN. REVISION**	**5/23/21**

DATE:
4/21/21
PROJECT NO.
1916
SHEET NO.
AS-101



ENLARGED PROPOSED SITE PLAN

1" = 10'

0 5 10 20

1
AS-102

HEWITT RESIDENCE

ZONING COMPLIANCE DRAWINGS FOR THE VILLAGE OF WINNETKA DEPARTMENT OF COMMUNITY DEVELOPMENT

JUNO

DESIGNS

7925 Bosque ST. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505)890-1736

PROJECT:

HEWITT RESIDENCE

1184 TOWER ROAD

WINNETKA, IL

SHEET TITLE:

ENLARGED PROPOSED SITE PLAN

NO.	REVISION	DATE
1	GEN. REVISION	5/23/21

DATE:

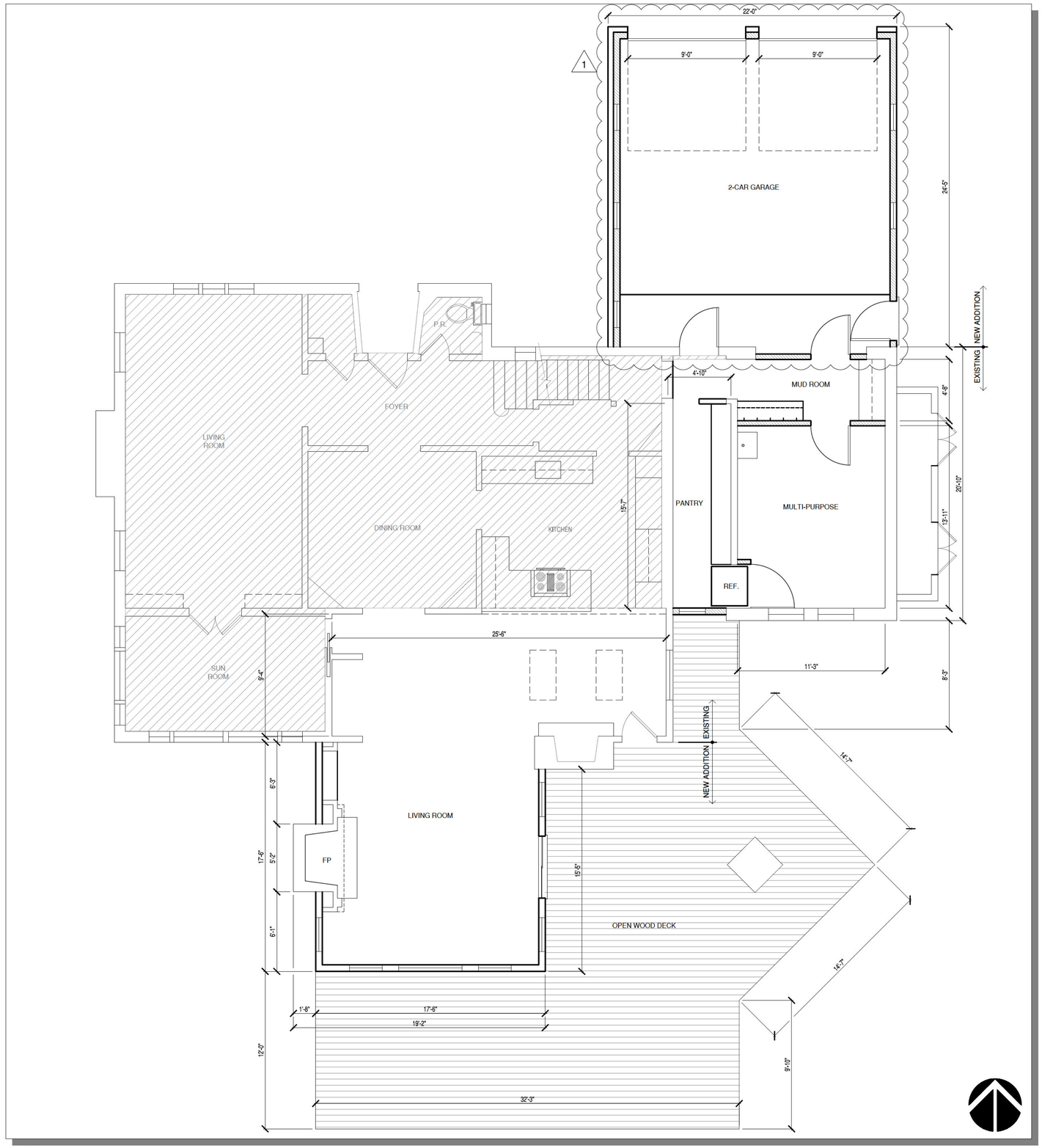
4/30/21

PROJECT NO.

1916

SHEET NO.

AS-102



PROPOSED 1ST FLOOR PLAN 1

1/4" = 1'-0" A-101

HEWITT RESIDENCE

ZONING COMPLIANCE DRAWINGS
FOR
THE VILLAGE OF
WINNETKA DEPARTMENT OF COMMUNITY DEVELOPMENT

JUNO

DESIGNS

7925 Bosque ST. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505)890-1736

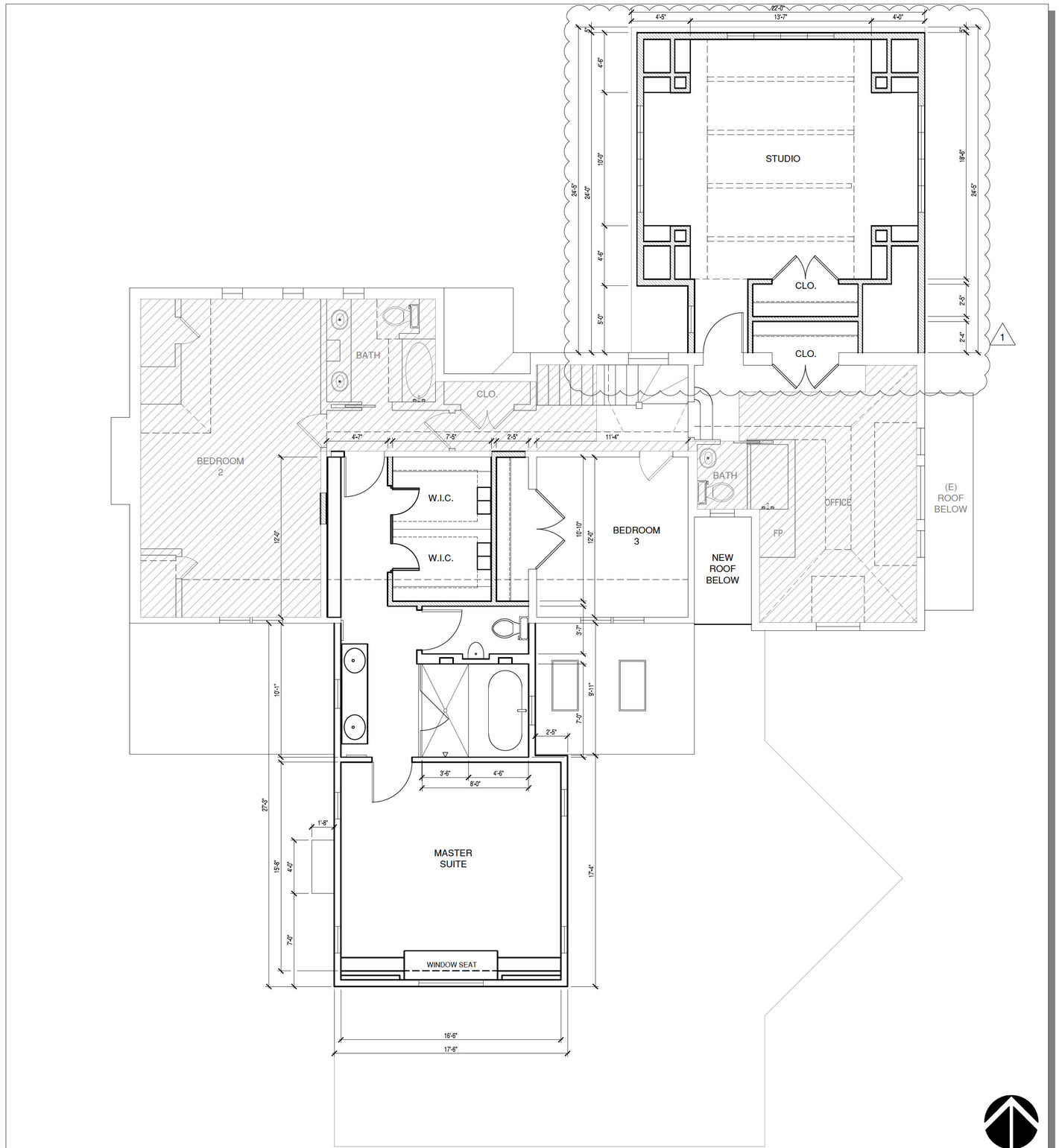
PROJECT:
HEWITT RESIDENCE
1184 TOWER ROAD
WINNETKA, IL

SHEET TITLE:

PROPOSED 1ST FLOOR PLAN

NO.	REVISION	DATE
1	GEN. REVISION	5/23/21

DATE:
4/21/21
PROJECT NO.
1916
SHEET NO.
A-101



PROPOSED 2ND FLOOR PLAN

1/4" = 1'-0"

1
A-102

HEWITT RESIDENCE

ZONING COMPLIANCE DRAWINGS FOR THE VILLAGE OF WINNETKA DEPARTMENT OF COMMUNITY DEVELOPMENT

JUNO

DESIGNS

7925 Bosque ST. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505)890-1736

PROJECT:

HEWITT RESIDENCE

1184 TOWER ROAD

WINNETKA, IL

SHEET TITLE:

PROPOSED 2ND FLOOR PLAN

NO.	REVISION	DATE
1	GEN. REVISION	5/23/21

DATE:

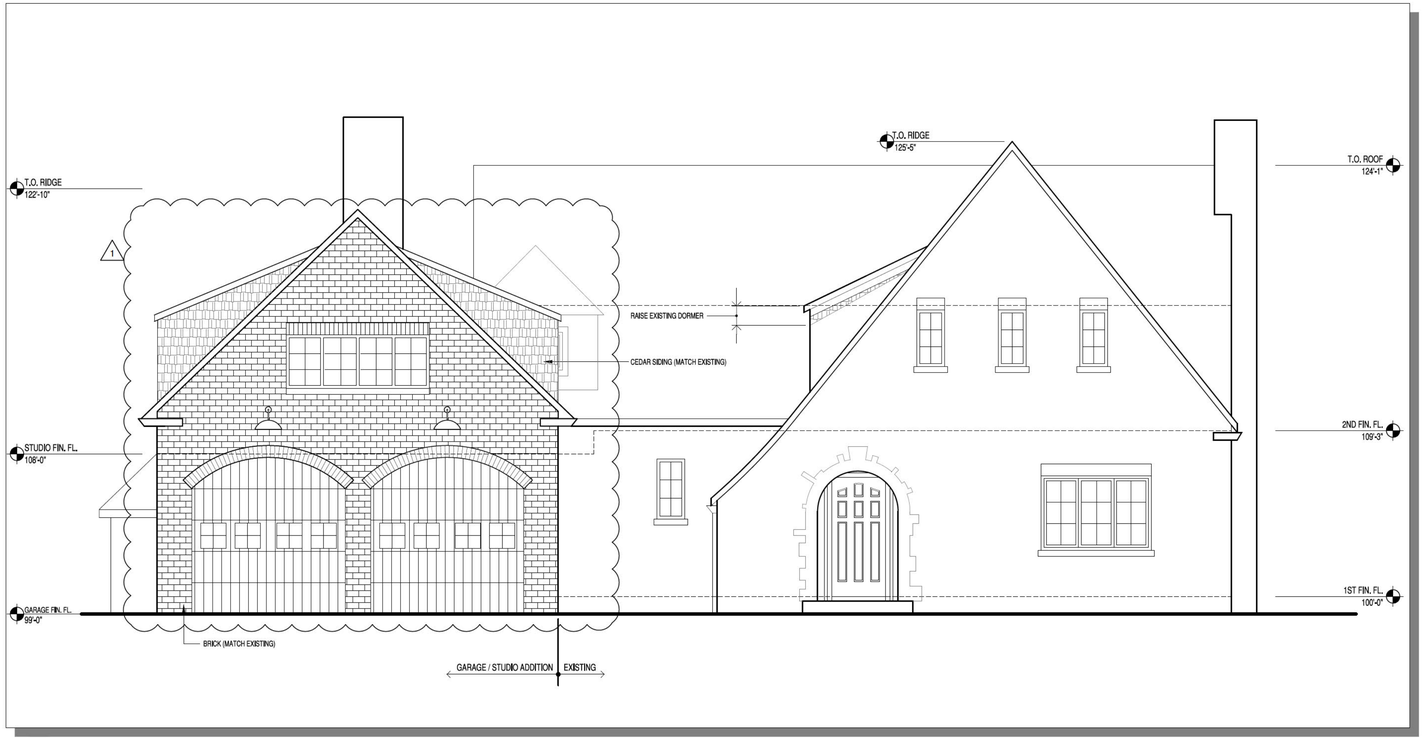
4/21/21

PROJECT NO.

1916

SHEET NO.

A-102



PROPOSED NORTH (FRONT) ELEVATION

1/4" = 1'-0"

1

A-201



PROPOSED SOUTH (REAR) ELEVATION

1/4" = 1'-0"

2

A-201

HEWITT RESIDENCE

ZONING COMPLIANCE DRAWINGS
FOR
THE VILLAGE OF
WINNETKA DEPARTMENT OF COMMUNITY DEVELOPMENT

JUNO

DESIGNS

7925 Bosque ST. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505)890-1736

PROJECT:

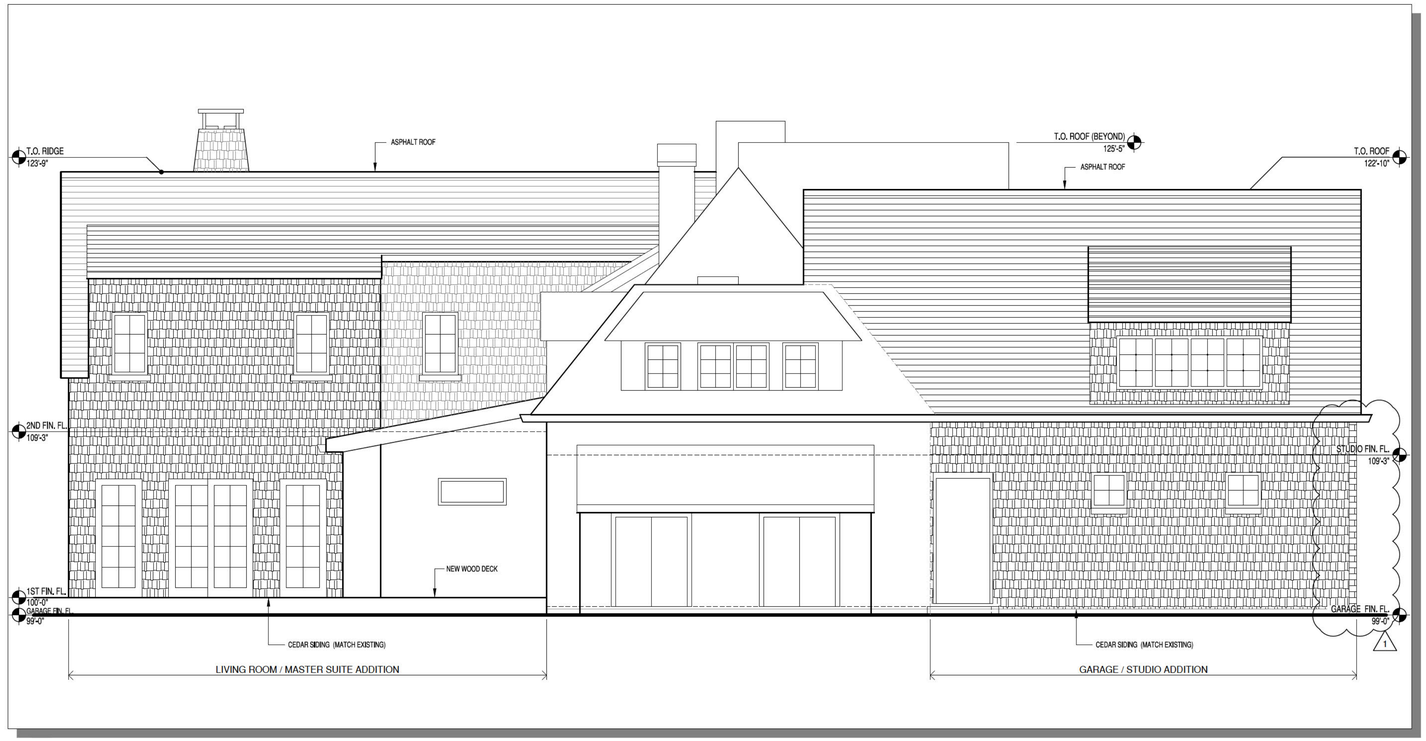
HEWITT RESIDENCE
1184 TOWER ROAD
WINNETKA, IL

SHEET TITLE:

PROPOSED BUILDING ELEVATIONS

NO.	REVISION	DATE
1	GEN. REVISION	5/23/21

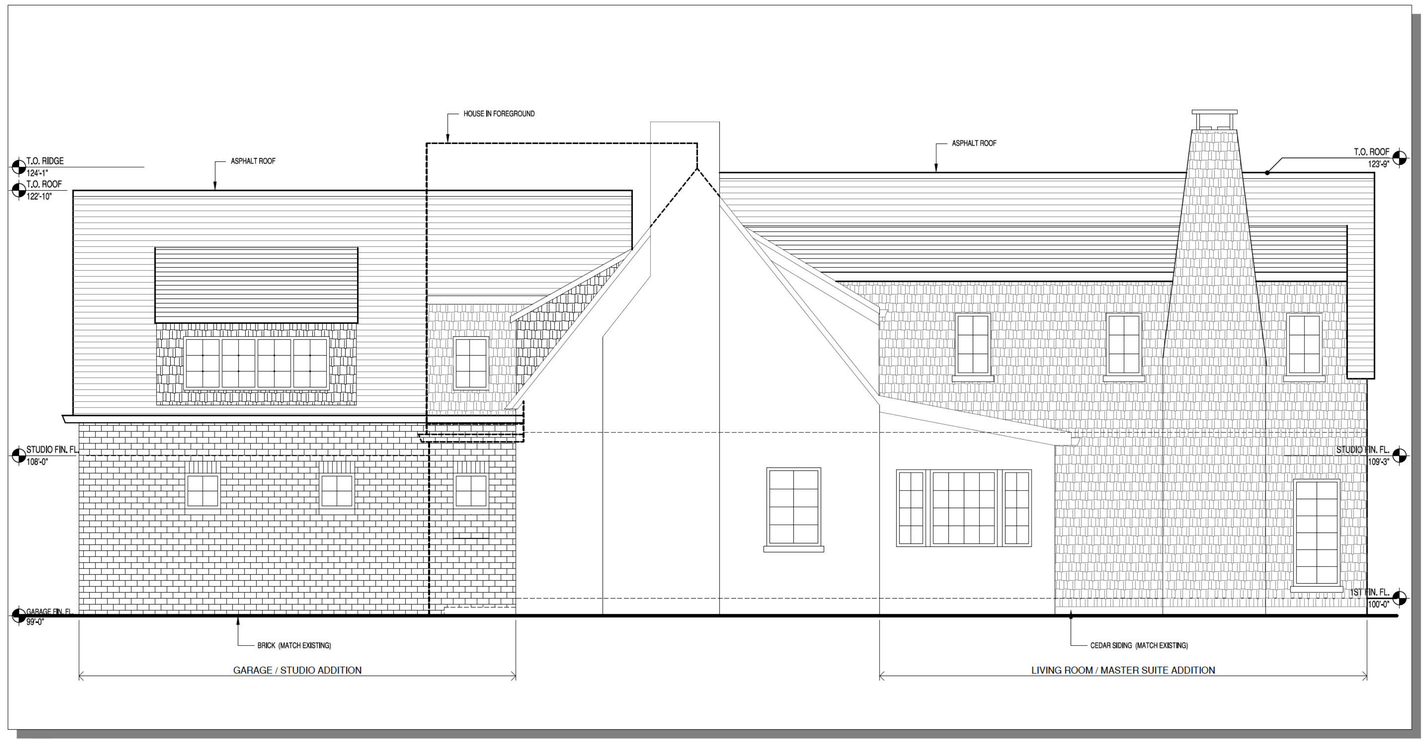
DATE:
4/21/21
PROJECT NO.
1916
SHEET NO.
A-201



PROPOSED EAST ELEVATION

1/4" = 1'-0"

1
A-202



PROPOSED WEST ELEVATION

1/4" = 1'-0"

2
A-202

HEWITT RESIDENCE

ZONING COMPLIANCE DRAWINGS
FOR
THE VILLAGE OF
WINNETKA DEPARTMENT OF COMMUNITY DEVELOPMENT

JUNO

DESIGNS

7925 Bosque ST. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505)890-1736

PROJECT:
HEWITT RESIDENCE
1184 TOWER ROAD
WINNETKA, IL

SHEET TITLE:

PROPOSED BUILDING ELEVATIONS

NO.	REVISION	DATE
1	GEN. REVISION	5/23/21

DATE:
4/21/21
PROJECT NO.
1916
SHEET NO.
A-202

MEMORANDUM
VILLAGE OF WINNETKA
COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS

FROM: ANN KLAASSEN, SENIOR PLANNER

DATE: MAY 4, 2021

SUBJECT: 1184 TOWER ROAD – VARIATIONS (CASE NO. 21-16-V2)

INTRODUCTION

On May 10, 2021, the Zoning Board of Appeals is scheduled to hold a virtual public hearing, in accordance with social distancing requirements and Governor Pritzker's Executive Orders and Senate Bill 2135, on an application submitted by Ann Hewitt (the "Applicant") as the owner of the property located at 1184 Tower Road (the "Subject Property"). The Applicant requests approval of the following zoning variations to allow construction of additions to the existing residence on the Subject Property:

1. Front Yard Lot Coverage (FYLC) of 1,341.56 square feet, whereas a maximum of 711 square feet is permitted, a variation of 630.56 square feet (88.69%) [Section 17.30.030 – Intensity of Use of Lot] [Note: The site currently contains 825 square feet of FYLC. The proposed improvements would add 516.56 square feet of FYLC];
2. Gross Floor Area (GFA) of 4,524.22 square feet, whereas a maximum of 4,202.8 square feet is permitted, a variation of 321.42 square feet (7.65%) [Section 17.30.040 – Maximum Building Size];
3. Front Yard Setback of 33.07 feet, whereas a minimum of 38.07 feet is required, a variation of 5 feet (13.13%) [Section 17.30.050 – Front and Corner Yard Setbacks];
4. Total Side Yard Setback of 15.5 feet, whereas a minimum of 19.9 feet is required, a variation of 4.4 feet (22.11%) [Section 17.30.060 – Side Yard Setback] [Note: The residence currently provides a total side yard setback of 19.9 feet.];
5. Front-facing attached garage width of 24.42 feet, whereas a maximum of 22 feet is permitted, a variation of 2.42 feet (11%) [Section 17.30.110 – Garages].

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 April 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 D of this report.

The Village Council has final jurisdiction on this request as only the Council has the authority to grant a variation to exceed the permitted lot coverage by more than 20%.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.27 acres in size, is located on the south side of Tower Road, between Gordon Terrace and Auburn Road, and contains an existing two-story residence (see

Figure 1). The property is zoned R-4 Single Family Residential, and it is bordered by R-4 Single Family Residential to the east, west, and south, and R-3 Single Family Residence to the north (see Figure 2). The Comprehensive Plan designates the Subject Property as appropriate for single family residential development. The zoning of the property is consistent with the Comprehensive Plan.

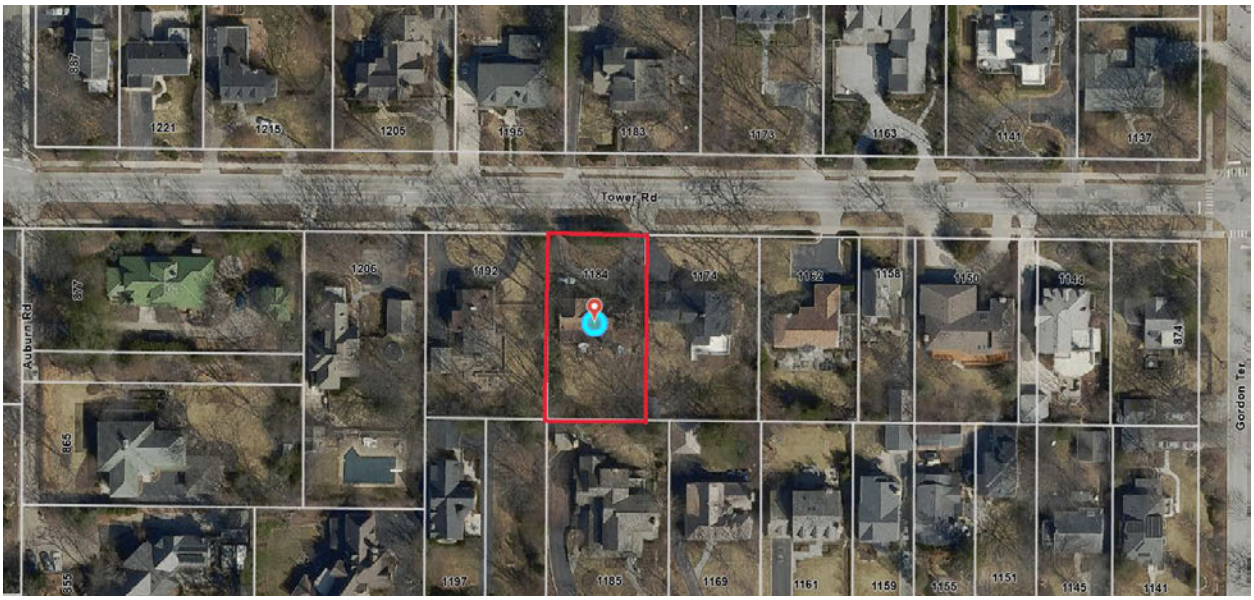


Figure 1 – Aerial Map



Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

The residence and garage were constructed in 1925. The following subsequent building permits were issued in:

1. 1977 to construct a room addition on the existing garage;
2. 1981 to construct an addition to the residence;
3. February 1985 to construct an attached frame shed on the east side of the residence;

4. September 1985 to construct an addition and remodel the kitchen;
5. 2011 to remodel the first floor and the basement.

Other minor permits were issued over the last several years. The Applicant acquired the property in 2000. There are no previous zoning cases on file for the Subject Property.

Figure 3 below is a current photo of the site.



Figure 3 – Subject Property (Front Elevation)

PROPOSED PLAN

The variations are being requested in order to construct an addition in front of the existing one-car garage as well as on the rear of the residence. The existing garage would be converted into a mudroom and a multi-purpose room. The increase in GFA is 1,909.05 square feet. The proposed additions are described as follows:

First Floor:

- Two-car attached garage measuring 24.42 feet by 24.42 feet (596 square feet);
- Pantry, which is an infill addition between the existing garage and the kitchen, measuring 8.5 feet by 4 feet (34 square feet); and
- Living room measuring 17.5 feet by 17.5 feet (306 square feet).

Second Floor:

- Studio measuring 495 square feet above the garage addition;
- Master bedroom measuring 17.5 feet by 17.33 feet (303 square feet); and
- Master bathroom measuring 15 feet by 11.6 feet (174 square feet).

Excerpts of the proposed site plan, floor plans, and front building elevation are provided below and on the following pages as Figures 4 through 7. The complete set of plans are provided in the application materials (Attachment C).

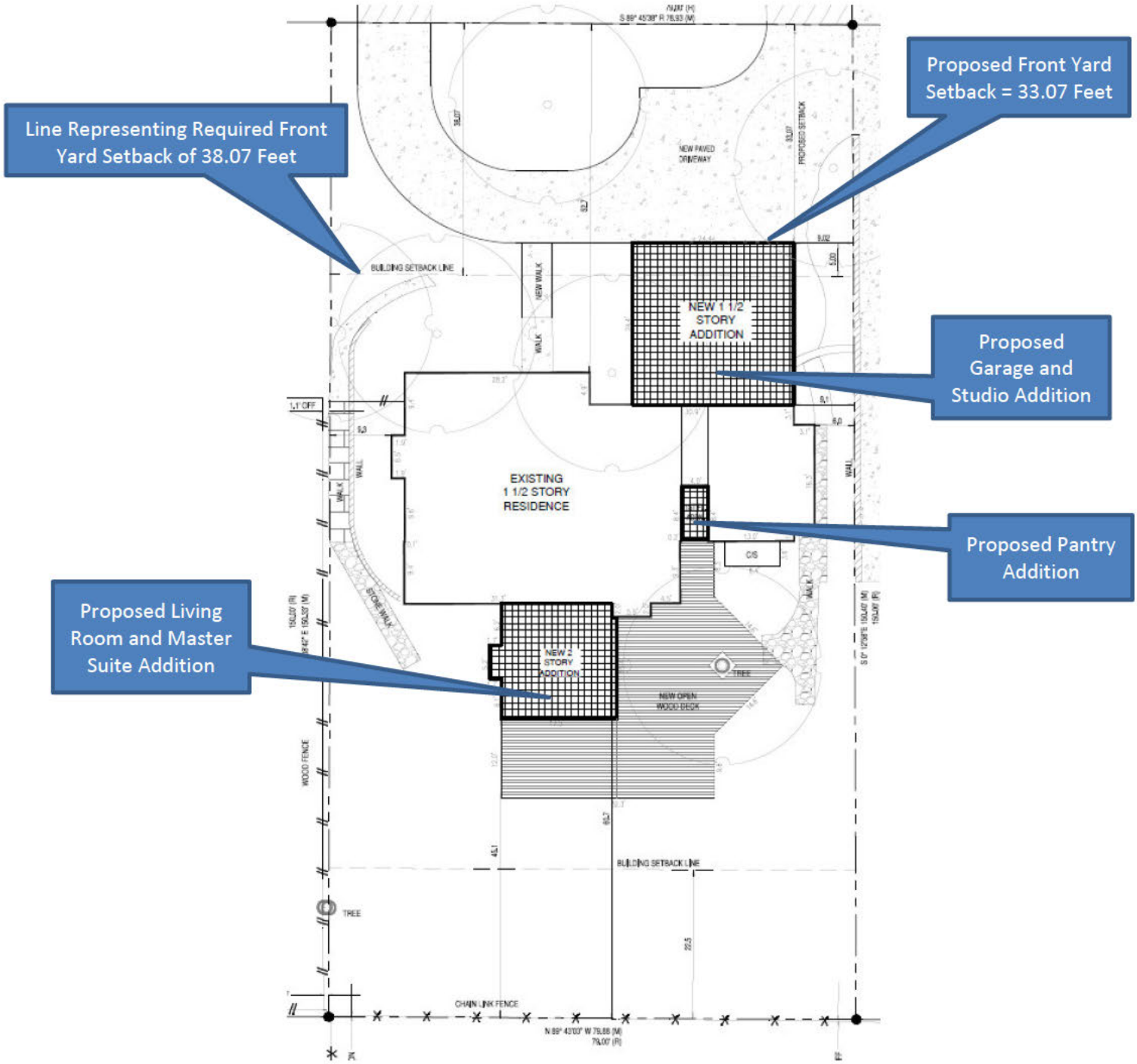


Figure 4 – Excerpt of Site Plan

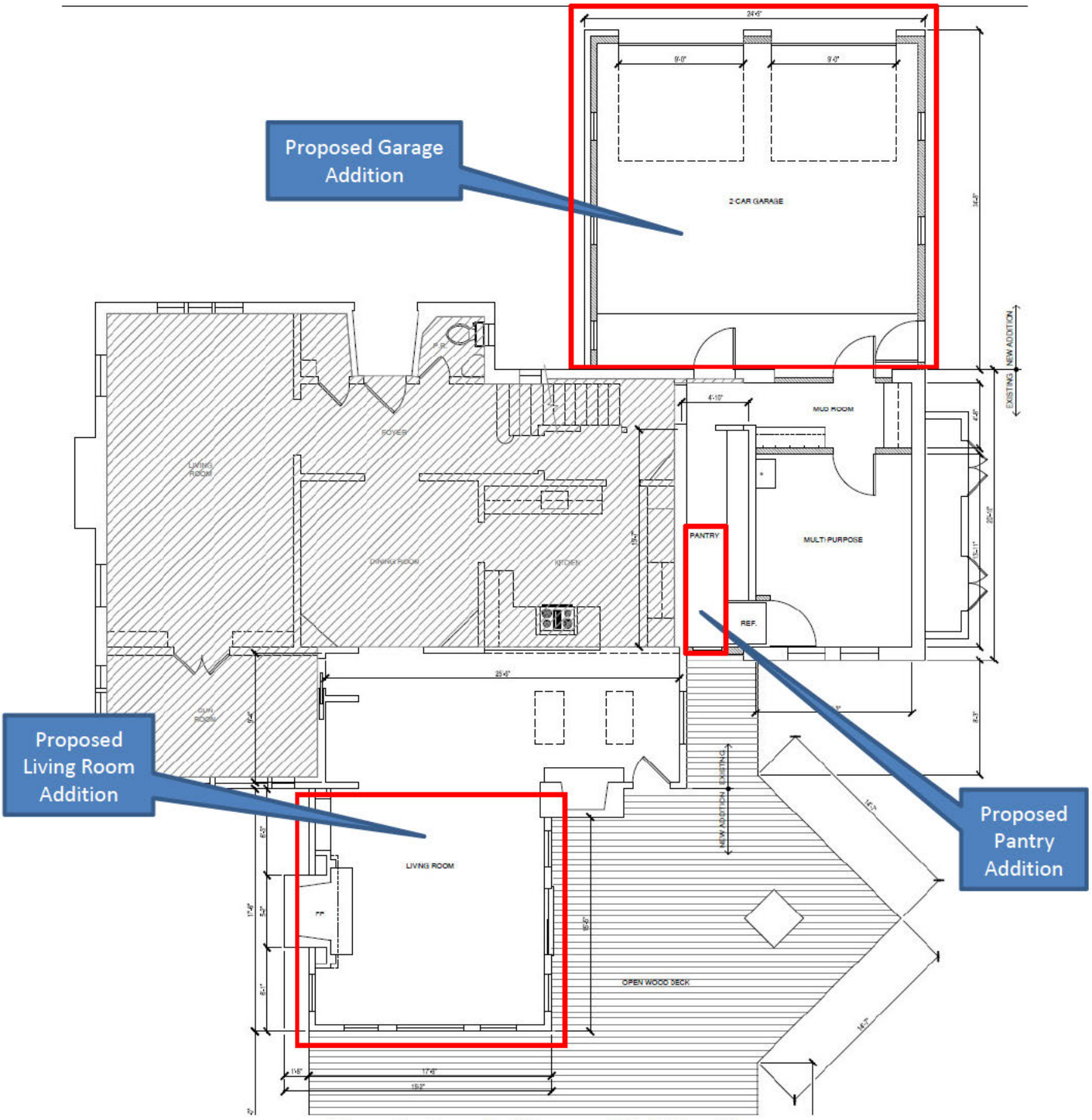


Figure 5 – Excerpt of Proposed First Floor Plan

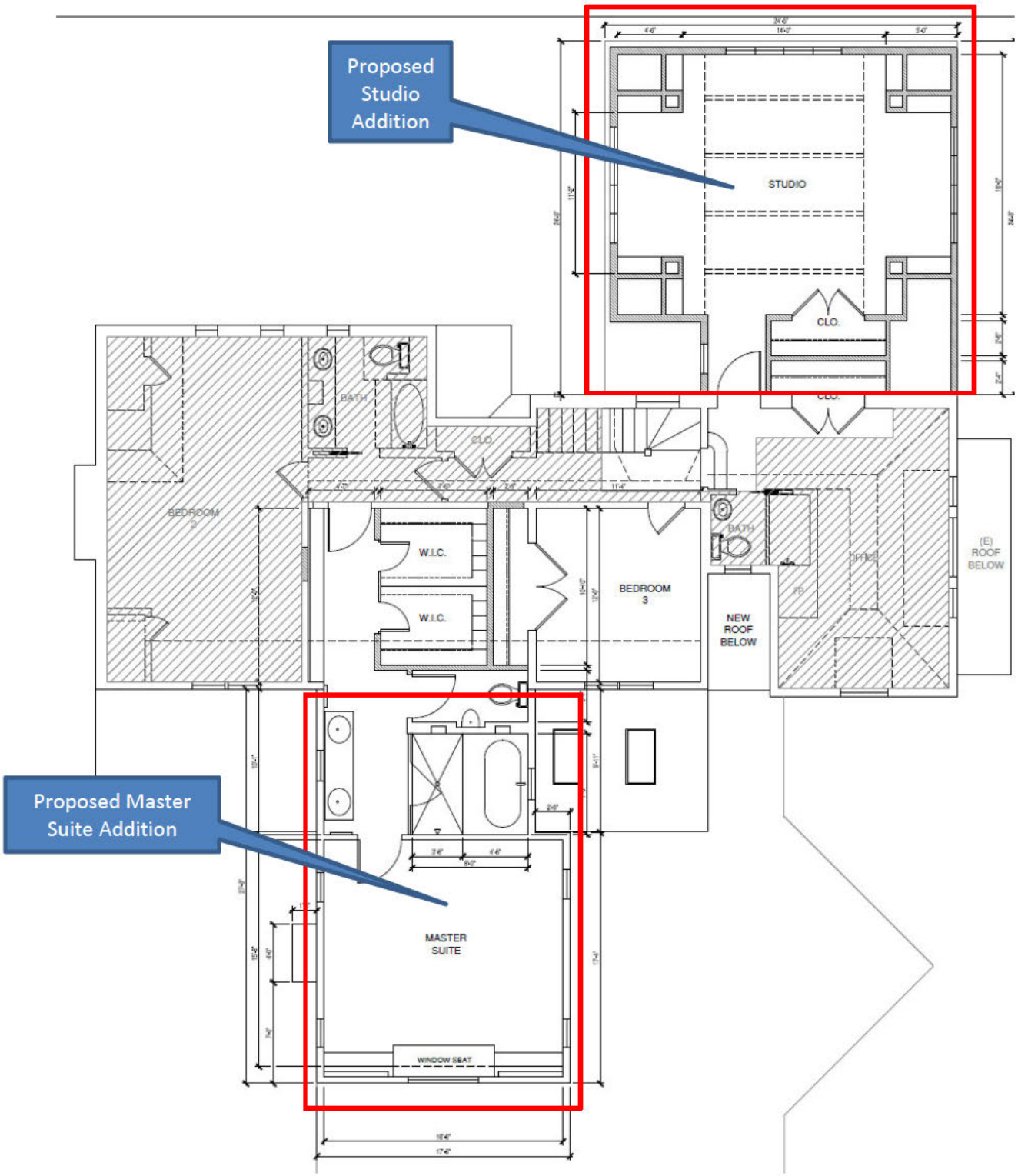


Figure 6 – Excerpt of Proposed Second Floor Plan



Figure 7 – Proposed Front Elevation

Given the ZBA often receives questions regarding the stormwater regulations applicable to a specific request being considered by the ZBA, attached is a Stormwater Matrix (Attachment B). Based on the proposed plan, it appears additional stormwater detention would not be required. However, a final determination will be made by Village Engineering staff. Additionally, Figure 8 below represents the Subject Property's proximity to the floodplain; the cyan represents the 100-year flood area.



Figure 8 – 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). Five variations are being requested: (1) front yard lot coverage (FYLC); (2) gross floor area (GFA); (3) minimum front yard setback; (4) minimum total side yard setback; and (5) front-facing attached garage width.

Front Yard Setback. The existing residence currently provides a front yard setback of 52.7 feet. The proposed garage and studio addition would provide a front yard setback of 33.07 feet, whereas a minimum setback of 38.07 feet, the average of the block, is required. (Note: If it were not for the minimum average front yard setback requirement, the minimum front yard requirement for this lot, which is located in the R-4 District, would be 30 feet.

Front Yard Lot Coverage. The maximum permitted FYLC in the R-4 zoning district is 30% of the minimum required front yard, which means no more than 30% of the area measured 30 feet from the front property line may be covered with impermeable surfaces. The intent of this standard is twofold: (1) to limit the amount of hard surface area located within the required front yard and; (2) to discourage vehicles from parking within the required front yard. The existing improvements within the 30-foot front yard consist of 825 square feet of FYLC, exceeding the maximum permitted FYLC by 114 square feet. To provide access to the proposed garage, the driveway would be expanded by approximately 517 square feet; bringing the total FYLC to 1,341.56 square feet, whereas a maximum of 711 square feet is permitted.

Maximum Building Size. The site currently contains 2,615.17 square feet of GFA. The increase in GFA with the proposed additions is 1,909.05 square feet; bringing the total GFA to 4,524.22 square feet, whereas a maximum of 4,202.8 square feet is permitted.

Total Side Yard Setback. The existing residence currently provides a total side yard setback of 15.5 feet; 6 feet from the east property line and 9.5 feet (measured to the permitted chimney encroachment) from the west property line. The side yard setbacks would remain unchanged with the proposed additions, but it should be noted that the addition closest to either side lot line is the proposed garage, which would provide an east side yard setback of 9.02 feet. That being said, the existing total side yard setback of 15.5 feet will remain, whereas a minimum of 19.9 feet is required.

Front-Facing Attached Garage Width. The existing residence currently has a one-car front-facing attached garage, measuring approximately 13 feet in width. The proposed garage addition would be located in front of the existing garage and measure 24.42 feet in width, with garage doors that are part of the front elevation (i.e. front-facing). The maximum permitted width of an attached garage with garage doors that are part of the front elevation is 22 feet. Though the garage exceeds the maximum permitted width, the individual garage doors do not exceed the maximum permitted individual width of nine feet. The intent of both of these requirements is to prevent garage doors from dominating the front façade of the house.

FINDINGS

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

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

1. Front Yard Lot Coverage (FYLC) of 1,341.56 square feet, whereas a maximum of 711 square feet is permitted, a variation of 630.56 square feet (88.69%) [Section 17.30.030 – Intensity of Use of Lot];
2. Gross Floor Area (GFA) of 4,524.22 square feet, whereas a maximum of 4,202.8 square feet is permitted, a variation of 321.42 square feet (7.65%) [Section 17.30.040 – Maximum Building Size];
3. Front Yard Setback of 33.07 feet, whereas a minimum of 38.07 feet is required, a variation of 5 feet (13.13%) [Section 17.30.050 – Front and Corner Yard Setbacks];
4. Total Side Yard Setback of 15.5 feet, whereas a minimum of 19.9 feet is required, a variation of 4.4 feet (22.11%) [Section 17.30.060 – Side Yard Setbacks];
5. Front-facing attached garage width of 24.42 feet, whereas a maximum of 22 feet is permitted, a variation of 2.42 feet (11%) [Section 17.30.110 – Garages].

ATTACHMENTS

Attachment A: Zoning Matrix
Attachment B: Stormwater Matrix
Attachment C: Application Materials
Attachment D: Public Correspondence

ATTACHMENT A

ZONING MATRIX

ADDRESS: 1184 Tower Road
CASE NO: 21-16-V2
ZONING: R-4

ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (2)
Min. Lot Size	12,600 SF	11,939 SF	N/A	N/A	EXISTING NONCONFORMING
Min. Average Lot Width	60 FT	79.59 FT	N/A	N/A	OK
Min. Lot Depth	120 FT	150 FT	N/A	N/A	OK
Max. Roofed Lot Coverage	3,223.53 SF (1)	1,784.24 SF	2,729.06 SF	944.82 SF	OK
Max. Gross Floor Area	4,202.8 SF (1)	2,615.17 SF	4,524.22 SF	1,909.05 SF	**321.42 SF (7.65%) VARIATION**
Max. Impermeable Lot Coverage	5,969.5 SF (1)	3,999.08 SF	4,616.46 SF	617.38 SF	OK
Max. Front Yard Lot Coverage	711 SF	825 SF	1,341.56 SF	516.56 SF	**630.56 SF (88.69%) VARIATION**
Min. Front Yard (Tower/North)	38.07 FT	52.7 FT	33.07 FT	(19.63) FT	**5 FT (13.13%) VARIATION**
Min. Side Yard (East)	7.96 FT	6 FT	6 FT (3)	0 FT	EXISTING NONCONFORMING
Min. Total Side Yards	19.9 FT	15.5 FT	15.5 FT	0 FT	**4.4 FT (22.11%) VARIATION**
Min. Rear Yard (South)	22.5 FT	60.7 FT	45.3 FT	(15.4) FT	OK

NOTES:
(1) Based on lot area of 11,939 s.f.
(2) Variation amount is the difference between proposed and requirement.
(3) Proposed addition would provide an east side yard setback of 9.02 feet, in complaince with the minimum required side yard setback of 7.96 ft.

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 1184 Tower Road*** *Based upon preliminary review of information to date, it appears that 1184 Tower Road <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

ZONING VARIATION APPLICATION

Case No. 21-16-V2

Property Information

Site Address: 1184 Tower Rd. Winnetka, IL

Owner Information

Name: Ann Hewitt
Address: [redacted]
City, State, ZIP: Evanston, IL 60201
Email: [redacted]

Primary Contact: Jonathan Gordon
Phone No. [redacted]

Date property acquired by owner: 09/28/2000

Designer
~~Architect~~ **Information**

Name: Juno Designs
Primary Contact: Kevin Juno
Address: 7925 Bosque St. NW
City, State, ZIP: Los Ranchos, NM 87114
Phone No. 505-892-8453
Email: junoarchitects@aol.com

Attorney Information

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

Nature of any restrictions on property: See Attached.

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

Property Owner Signature:

Date: 04/22/2021

Ann Hewitt
1184 Tower Rd.
Winnetka, IL 60093

April 22, 2021

Village of Winnetka, Illinois
Department of Community Development
510 Green Bay Road
Winnetka, IL 60093

Re: **Gross Floor Area Increase – Zoning Variation**
1184 Tower Road
Winnetka, IL

To Whom It May Concern:

We are respectfully requesting the following variations:

- A Gross Floor Area Increase Zoning.
- A Front Yard Setback Encroachment Variation.
- A Variation for the Front Yard Lot Coverage.
- A Total Side Yard Setback Variation
- A Garage Width Variation

The existing three bedroom one car garage home was built in the 1920s. Its small rooms, sloping roof and one car garage make it functionally obsolete in today's real estate market. We are proposing the following additions as shown in the attached drawings:

- A Two Car Garage Addition with a second floor Studio to the front of the original existing 2 story One Car Garage (the original One Car Garage will become a Mud Room and Multipurpose Room).
- A rear addition with a first floor Family Room and a second floor Master Bedroom Suite.
- The enclosure of the grade level breezeway between the east side of the existing house and One Car Garage into a Pantry.

Together, these additions will require the above noted Variations.

STANDARDS FOR GRANTING OF ZONING VARIATIONS:

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

   The existing three bedroom one car garage home was built in 1926. Compared to a new house, its small bedrooms with limited closet space, lack of a proper master suite, small bathrooms, limited storage space, minimal above grade work/play areas, one car garage and lack of a family room make it functionally obsolete in today's real estate market.

   Currently, the house does not have a mud room or a first floor pantry, features sought after in the design of a new house.

   Additionally, due to the design of its sloping roofs a significant portion of the house has limited head room, especially on the second floor, proportionally reducing the utility and market appeal of these areas. These areas are shown in the attached drawings as dashed lines.

   New houses in the North Shore market have, at a minimum, attached two car garages with storage areas which are accessible directly from the house. They have family rooms adjacent to the kitchen areas and generously sized master suites with modern master

bathrooms. New houses also have adequate storage for a family of 4-5 along with bedrooms with modern sized closets, play areas, exercise areas and/or workrooms.

To bring 1184 up to current market standards, we want to create a modern two car garage and a second floor studio/bedroom to replace the current two story one car garage. We have proposed a new family room adjacent to the kitchen with access to the outside deck and a modern master suite on the second floor. A new master suite would have adequate closet space based on market standards, a bedroom properly sized for a king size bed with associated furniture and an attractive, modern bathroom. We have also proposed new, larger closets for existing bedrooms. All proposed improvements are designed without the clearance restrictions of the existing roof line which limits the utility of a significant portion of the house.

The proposed additions have been sized to meet today's minimal market design standards and to achieve the highest and best use of the land.

In our design choices, we have strived to minimize the scope of the variances being requested. Our proposal will modernize to meet current market standards for the stature, design, utility, and function expected of a house in the Winnetka market while they maintain and enhance the existing appearance and feel of the original house. This will bring the house up to the stature and appearance of surrounding properties and address the highest and best use of the land.

Garage

In addition to the market benefit of direct access from the garage to the house, our proposal allows for the conversion of the existing garage space into a mud room and multipurpose room, both elements typically found in new construction today. It also allows for the conversion of the current breezeway between the east side of the house and the existing garage into a pantry. The location of this new pantry will be easily accessible from the front garage (for quick unloading of groceries) and from the kitchen.

The proposed two story addition will enhance the appearance and stature of the north elevation and provide direct, safe, all weather access into the house, making the house much more attractive to the marketplace.

The proposed new driveway, landscaped areas at the front of the house and retention of the mature oak trees will also add to the appeal of the house.

For the reasons stated above, a modern garage design, with room for two cars and some minimal storage is consistent with the design of new homes North Shore and will also bring the house closer to its full potential value.

Presently the north elevation of the house looks dated and lacks stature, thereby detracting from its market appeal. To remedy this market deficiency, the roofline of the proposed garage is designed to screen the view of the smaller, dated existing garage from the street. This is important to achieve the proper appearance for the north elevation. As proposed, the enhanced north elevation will increase the stature of 1184, echoing the existing signature roof line, and make the property more attractive to the real estate market.

Family Room

The rear addition we are proposing will have a new family room adjacent to the kitchen area as is typical in new houses designed for this market. It will have abundant natural light with an open window line providing views to the rear garden and direct access to the rear deck. The family room will feature a wood burning fireplace.

There will be a clear line of sight from the front entry door, through the existing dining room and out past the new family room to the rear garden.

This desirable market feature will appeal to families as an entertainment center for children or a quiet place to read for adults.

Master Suite

To address the lack of an up to date master suite included in newly designed houses in the Winnetka market, we are proposing reworking one of the smaller second floor bedrooms by extending it with a second floor addition over the family room. This will allow for a new master suite that meets the expectations of the market. At the same time, this will allow us to reconfigure the closet for the other smaller bedroom, bringing it up to modern standards.

There will also be a new master bedroom, sized to accommodate a king size bed, bedside tables and dressers. This room will have great views of the rear garden, adding to its market appeal.

The existing master bathroom is functionally obsolete. As a result of the design of the current roofline of the house, the maximum headroom clearance over the bath/shower is just over 6 ft and the headroom clearance over the toilet is less than 6 feet, conditions which are negative market factors.

The proposed master suite bathroom will supply the market requirements of a bathtub and shower, a private toilet area and twin sinks, all with 8 feet or more of ceiling height and directly accessed from within the suite.

To complete the market requirements for the suite, there will be a walk-in closet.

We have strived to create these important market features in the most space efficient way to minimize the additional area needed.

Summary

As noted above, 1184 lacks many of the elements common in the design of new homes on the North Shore today. To close this gap, we are proposing the additions and the interior alterations detailed in the attached drawings.

We believe it is important to view all of these proposed improvements as a single package, as their design and placement are interconnected with each other and the current design of the house.

With the proposed closet alterations to the bedrooms, the bedrooms and the new studio will be able to serve as either bedrooms or work/play areas.

The proposed reworking of the existing garage with a mud room and multipurpose room will greatly improve the utility of the house for a larger family, an important benefit in the marketplace.

2. *The plight of the owner is due to unique circumstances. Such circumstances must be associated with the characteristics of the property in question, rather than being related to the occupants;*

The size, shape of the lot and the corresponding size, shape and configuration of the existing improvements establish unique circumstances for the proposed improvement of 1184 Tower Road as detailed below.

Curb Cuts and Driveway

The property has two existing curb cuts which are connected to a semi-circular driveway.

The semi-circular driveway requires more area than a single driveway.

The east curb cut is shared with the neighbor to the east and, therefore, restricts the possibilities for the design of an alternate driveway.

The existing design of the east curb cut is quite problematic. It is very steep and has a short apron.

The east curb cut is difficult to negotiate. It is also slippery when wet or icy. The current two curb cuts and semi-circular driveway configuration were designed to address the difficulty and safety issues that stemmed from the poor design and placement of the original single east curb cut.

This situation is best illustrated by the informal arrangement with the neighbor to the east. In order to avoid having to back out of their driveway onto Tower Road via the shared east curb cut, the neighbor to the east, with our permission, will frequently back up enough to gain access to the semi-circular drive at 1184 and then drive around to the west curb cut to exit on to Tower Road.

Tower Road is a relatively busy street. The sidewalk is several feet above the gutter at the east curb cut resulting in a steep driveway apron and somewhat restricted sight lines. These factors combine to make backing out of the east curb cut unacceptably challenging, especially during times of poor visibility, high traffic or when school children are waking along the sidewalk on Tower Road. The creation of the west curb cut with the circular driveway allows for a head out exit on to Tower Road, eliminating the problem of backing out of the east curb cut.

In order to use this configuration as intended, a provision for maneuvering vehicles into and out of the garage is required.

The combination of the above factors, which resulted in the existing configuration, requires more “driveway” area than a “straight” driveway.

As noted above, it is important to maintain a similar configuration for the proposed two car garage, which requires more “driveway area” than a straight driveway in the front yard.

The existing house and garage have been placed close to the minimum front yard setback, thereby restricting allowable options for additions to the front of the house.

The location of the front entrance door in the middle of the north elevation requires access from the street. When combined with the location of the living room windows on the west side of the north elevation, the only place where a front addition could be practically located is on the east side of the north elevation. This east side placement is enhanced by the existing setback of the north elevation on the east side of the entrance, helping to minimize the front yard setback variance required of the new garage.

There are numerous mature oak trees located in the front and side yards that we want to preserve, if possible. The placement of a new garage, as shown, would have minimal impact on these trees.

Our unique plight with regard to the Front Yard Lot Coverage ensues from the total of these factors: the high crown and low gutter of Tower Road which necessitated the steep shared east curb cut, with the resulting safety issues; the many mature oak trees to preserve; and the problematic sight lines these features create. These factors point to

a single solution for the correct placement of the proposed garage, and that is to locate it in front of the existing garage.

To compensate for this, we have provided for attractive landscape areas directly in front of the house. We also note that the front yard is screened year round by the mature arborvitae located along the north property line.

Garage

The size of the lot and the position of the existing improvements on the lot do not allow for the expansion of the existing one car garage to a two car garage required by the market today.

Therefore, the only option available is to construct a new two car garage in front of the existing garage.

By placing a new garage in front, the stature of north elevation can be enhanced by a more attractive facade that better matches the lines and design of the house. We have created a greater side yard setback for this new structure within the bounds allowed by the property line and existing structures.

Further, by placing the new garage where it is proposed, it will most effectively screen the view of the existing garage and roofline from Tower Road. This placement will allow the property to retain a semi-circular driveway that continues to utilize the two existing curb cuts on Tower Road.

The placement of the new semi-circular driveway will best achieve our goal of maintaining the existing design of the north elevation of the house, the appearance of the front yard and direct access to the front entry. It will also create attractive landscaped areas on the east and west sides of the front entry to the house. This will, in effect, become part of the front yard and will help to offset the reduced lawn area between the existing driveway and the front lot line.

Please note that the front yard, screened year round by mature 20 ft tall arborvitae trees along its entire frontage, is not readily visible from the street.

Rear Addition

To maintain the design concept of the north elevation and as much front yard landscaping as possible while complying with Winnetka zoning requirements for setbacks and FYLC, the only option for the location of a family room and master suite addition is as proposed, at the rear of the house. The choice of a rear location is reinforced by the limited design opportunities presented by the existing floor plan of the house.

We have worked to utilize as much of the existing structure as possible. Working within the demands of today's market on the North Shore while trying to minimize any excess over Winnetka GFA standards, we have submitted what we intend as a modest design to provide a family room and master suite that complies with the marketplace while, at the same time, honoring the current design and appearance of the house both from Tower Road and from the sides and rear of the property.

Due to the configuration of the lot and house, as noted above, the proposed location, design and size of the proposed improvements best minimizes any impact on neighboring properties.

When analyzed as a whole, our proposed design will achieve the best outcome within the unique restrictions that exist at 1184 Tower Road.

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

   The variation for Gross Floor Area Increase is a minor deviation from the Gross Floor Area requirement and the proposed additions will be on both the front and back sides of the existing house. The additions will reflect the original design of the house and will be in proportion to the house. Therefore the variation will not alter the essential character of the locality.

   A variation for a Front Yard Setback Encroachment is also a minor variation and will have minimal impact, if any, to the essential character of the locality.

   A variation of for the Front Yard Lot Coverage is a major variation. However, as detailed above, the need for this variation is the result of maintaining the essential character of the locality by preserving a semi-circular driveway with the west curb cut previously approved by the Village. The mature arborvitae along the north property line provide a year round screen of the direct view of the front yard and have been place for over 25 years. They will serve to maintain the essential character of the locality too.

   Further, as noted above, our proposal honors the character and design of the existing north elevation and the overall character and design of the house.

   We will be using the existing curb cuts and will be keeping the many mature trees and plantings.

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

   The proposed additions will be consistent with or less than the existing Total Side Yard and Back Yard Setbacks. Due to the existing mature oaks at the front and along the east property line and the additional side setback proposed for the new garage, the construction of the proposed garage will not impact or impair the light and air to the adjacent property.

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

   The proposed work will conform to all other Zoning Code and Building Code requirements and therefore will not increase the hazard from fire and other damages to the property.

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

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

7. *The congestion in the public street will not increase; and*

   The proposed designs requiring the variations requested will not increase the congestion in the public street.

   Further, as detailed under Question Number 2 above, the proposed semi-circular driveway with the garage in front will continue the existing design concept. It is the safest configuration for entering and exiting the property. By eliminating the need to back out onto Tower Road it will prevent congestion.

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

   The proposed additions will conform to all other Zoning Code and Building Code requirements and therefore will not impair the public health, safety, comfort, morals and welfare of the inhabitants of the Village.

I have owned this 95 year old house for over 20 years, and purchased it with the hope of gradually updating it to meet the standards of other well-maintained homes in Winnetka. I have made many improvements to it in those 20 years, including a major renovation of the basement and kitchen in 2011. With the final improvements we are proposing, the house will enter its second century as an enhancement to the neighborhood and a continued asset to the Village.

Sincerely,

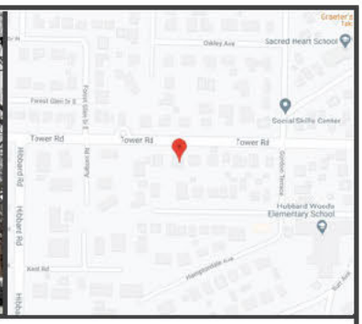
[redacted]

Ann Hewitt

EXACTA
Land Surveyors, LLC

www.exactaland.com | office: 773.305.4011



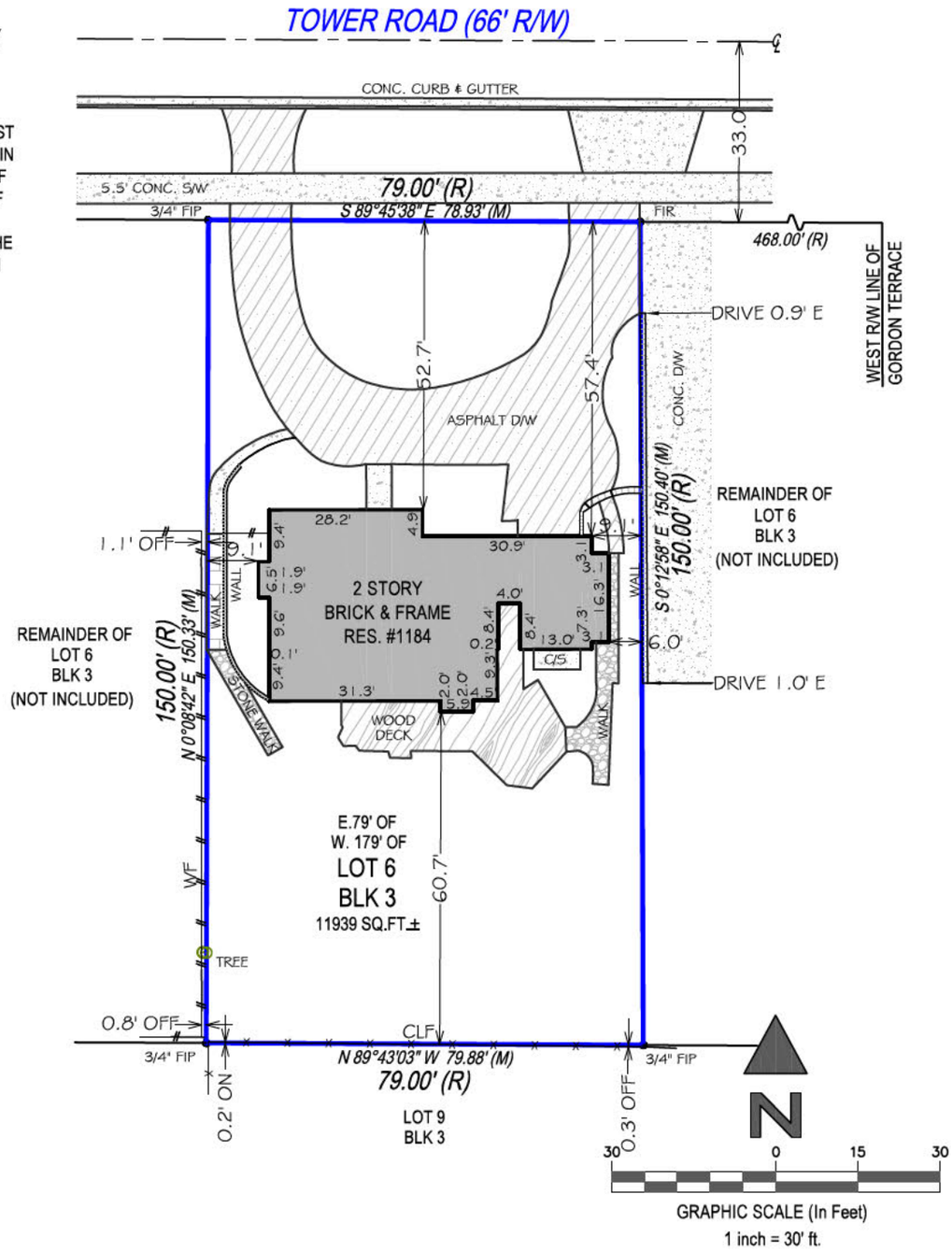


PROPERTY ADDRESS: 1184 TOWER ROAD, WINNETKA, ILLINOIS 60201

SURVEY NUMBER: 2103.2454

2103.2454
BOUNDARY SURVEY
COOK COUNTY

THE EAST 79 FEET OF THE WEST 179 FEET OF LOT 6 IN BLOCK 3 IN COUNTRY CLERK'S DIVISION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



STATE OF ILLINOIS } SS
COUNTY OF GRUNDY }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

Kenneth Kennedy

KENNETH A. KENNEDY
035-003403
PROFESSIONAL LAND SURVEYOR
MORRIS, IL
STATE OF ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2022
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

POINTS OF INTEREST:
NONE VISIBLE

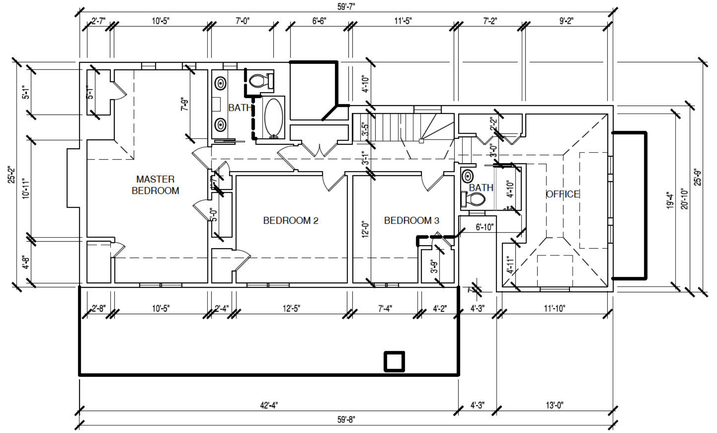
EXACTA
Land Surveyors, LLC

Exacta Land Surveyors, LLC
PLS# 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450

SurveySTARS

DATE OF SURVEY: 03/29/21
FIELD WORK DATE: 3/12/2021
REVISION DATE(S): (REV.2 3/30/2021) (REV.2 3/16/2021) (REV.1 3/15/2021)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

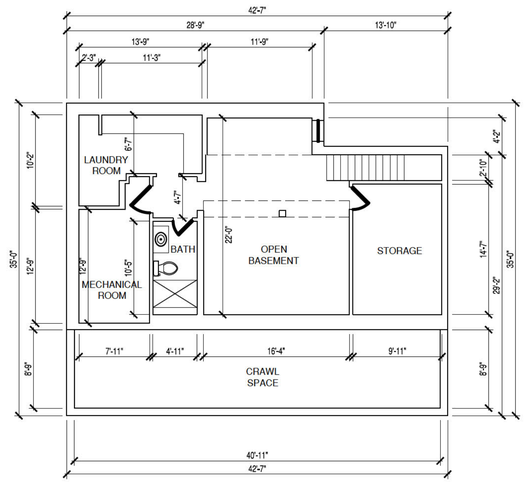


EXISTING 2ND FLOOR PLAN(2)

1/8" = 1'-0"

1

XA-101

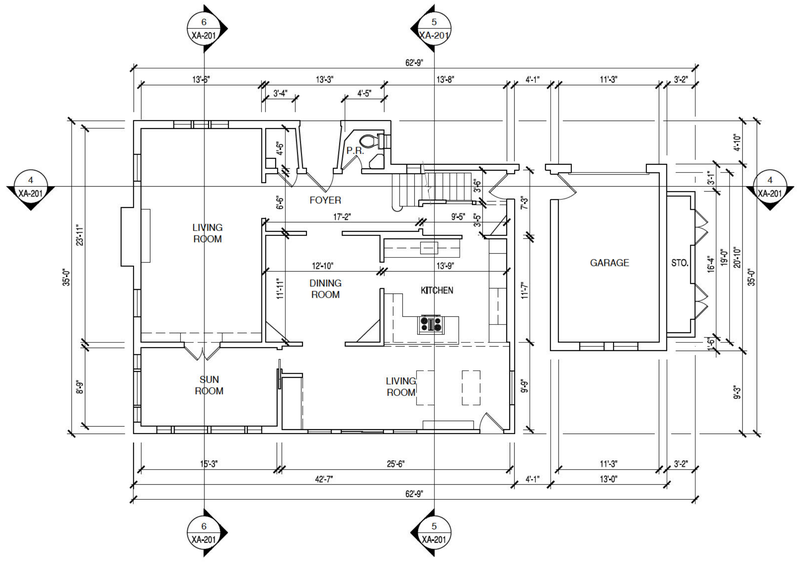


EXISTING BASEMENT FLOOR PLAN

1/8" = 1'-0"

3

XA-101



EXISTING 1ST FLOOR PLAN

1/8" = 1'-0"

2

XA-101

HEWITT RESIDENCE

ZONING COMPLIANCE DRAWINGS FOR THE VILLAGE OF WINNETKA DEPARTMENT OF COMMUNITY DEVELOPMENT

DRAWING INDEX

XA-101	EXISTING FLOOR PLANS
XA-201	EXISTING BUILDING ELEVATIONS & SECTIONS
AS-101	SURVEY AND PROPOSED SITE PLAN
A-101	PROPOSED 1ST FLOOR PLAN
A-102	PROPOSED 2ND FLOOR PLAN
A-201	PROPOSED BUILINDG ELEVATIONS
A-202	PROPOSED BUILDING ELEVATIONS

JUNO

DESIGNS

7925 Bosque ST. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505)890-1736

PROJECT:

HEWITT RESIDENCE

1184 TOWER ROAD

WINNETKA, IL

SHEET TITLE:

EXISTING FLOOR PLANS

NO.	REVISION	DATE

DATE:

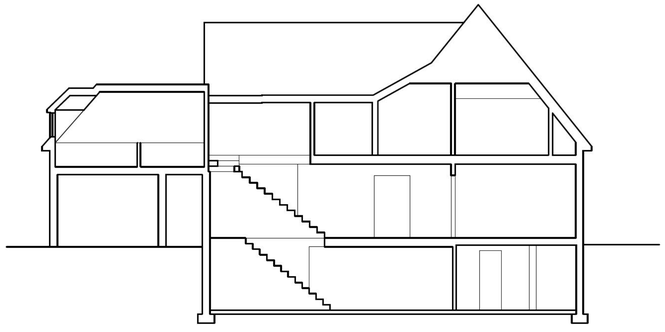
4/21/21

PROJECT NO.

1916

SHEET NO.

XA-101



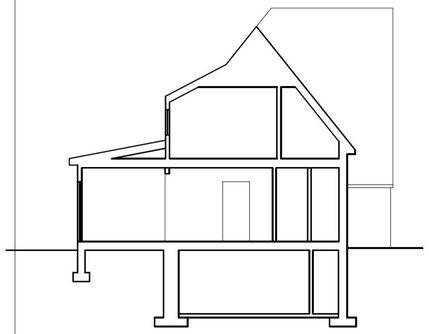
EXISTING LONGITUDINAL SECTION 4
1/8" = 1'-0" XA-201



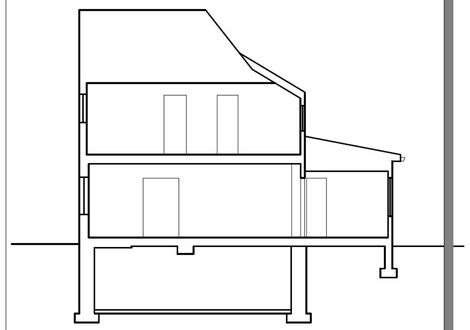
EXISTING NORTH ELEVATION 1
1/8" = 1'-0" XA-201



EXISTING SOUTH ELEVATION 2
1/8" = 1'-0" XA-201



SECTION THRU KITCHEN-BEDROOM 5
1/8" = 1'-0" XA-201



EXISTING WEST ELEVATION 3
1/8" = 1'-0" XA-201



EXISTING WEST ELEVATION 3
1/8" = 1'-0" XA-201

HEWITT RESIDENCE

ZONING COMPLIANCE DRAWINGS FOR THE VILLAGE OF WINNETKA DEPARTMENT OF COMMUNITY DEVELOPMENT

JUNO

DESIGNS

7925 Bosque ST. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505)890-1736

PROJECT:
HEWITT RESIDENCE
1184 TOWER ROAD
WINNETKA, IL

SHEET TITLE:
EXISTING BUILDING ELEVATIONS & SECTIONS

NO.	REVISION	DATE

DATE:
4/21/21
PROJECT NO.
1916
SHEET NO.
XA-201

EXACTA
Land Surveyors, LLC

www.exactaland.com | office: 773.305.4011

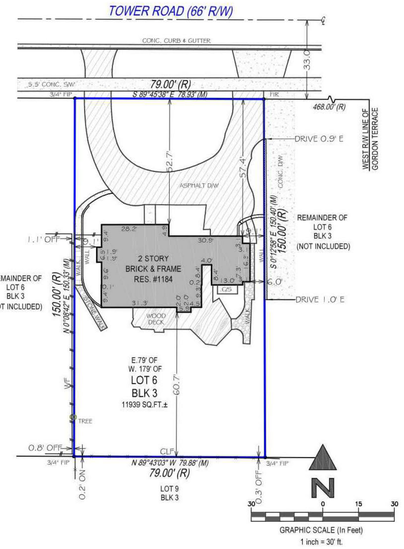


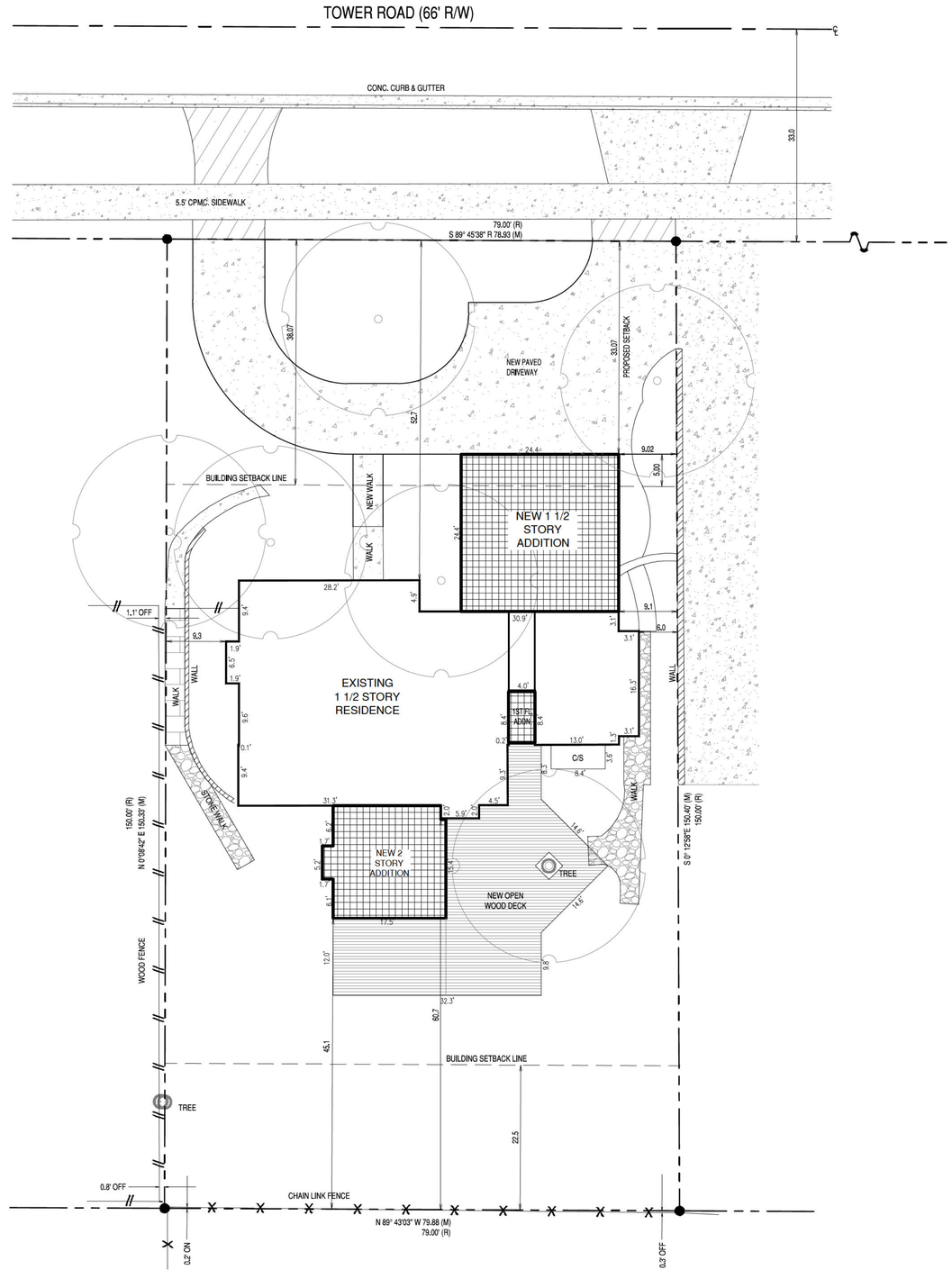


PROPERTY ADDRESS: 1184 TOWER ROAD, WINNETKA, ILLINOIS 60201 **SURVEY NUMBER:** 2103.2454

2103.2454
BOUNDARY SURVEY
COOK COUNTY

THE EAST 79 FEET OF THE WEST 179 FEET OF LOT 6 IN BLOCK 3 IN COUNTRY CLERK'S DIVISION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS


TOWER ROAD (66' R/W)
CONC. CURB & GUTTER
5.5' CONC. SW
3/4" I.P.
79.00' (R)
S 89° 45'38" E 78.93' (M)
I.P.
33.0'
468.00' (R)
WEST R/W LINE OF GORDON TERRACE
DRIVE 0.9' E
ASPHALT DW
CONC. DW
42.7'
97.4'
1.1' OFF
2 STORY
BRICK & FRAME
RES. #1184
26.2'
30.2'
4.0'
3.3'
6.0'
1.0'
1.0'
1



ENLARGED PROPOSED SITE PLAN

1" = 10'

0 5 10 20

1
AS-102

HEWITT RESIDENCE

**ZONING COMPLIANCE DRAWINGS
FOR
THE VILLAGE OF
WINNETKA DEPARTMENT OF COMMUNITY DEVELOPMENT**

JUNO

DESIGNS

7925 Bosque ST. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505)890-1736

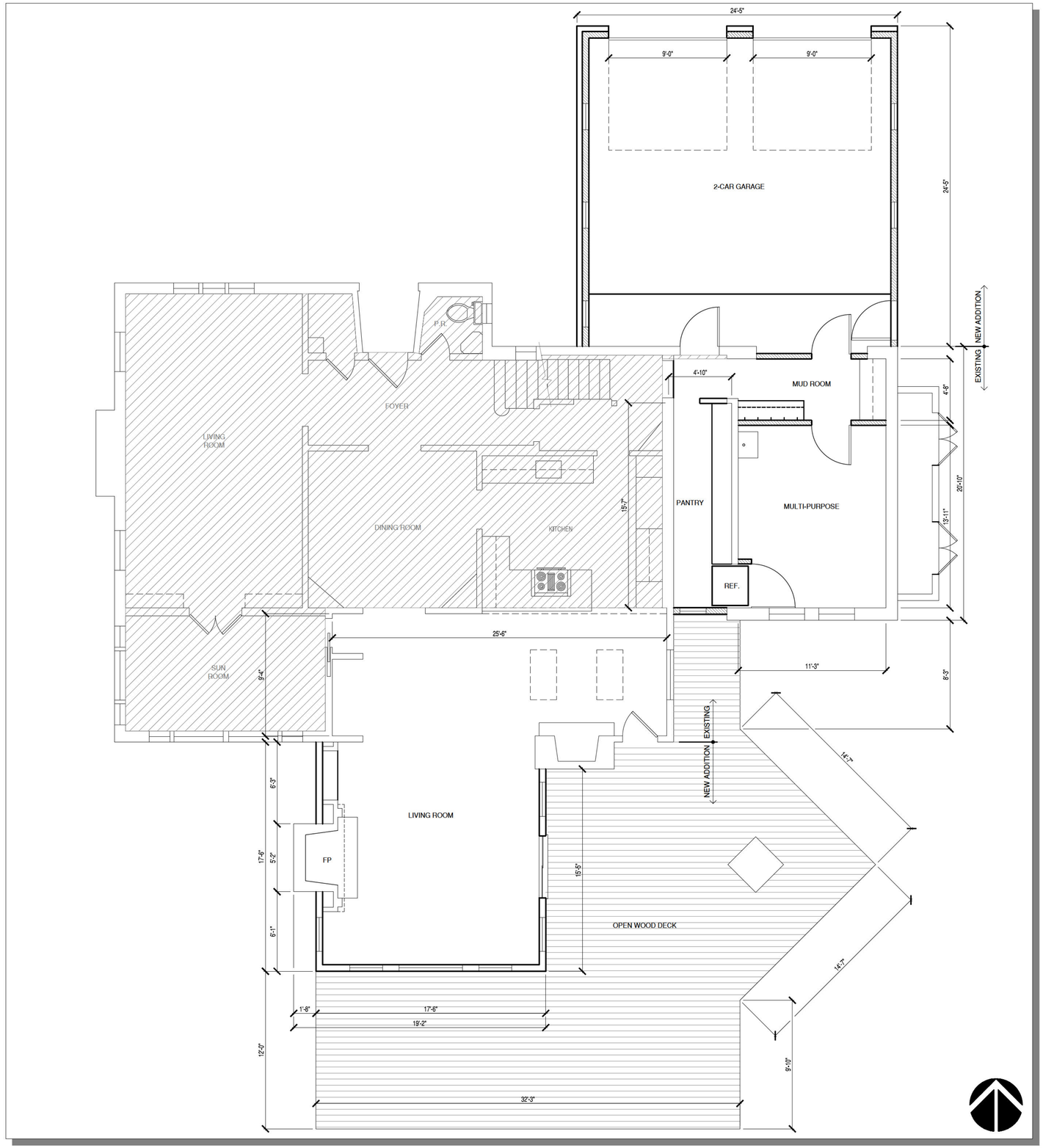
PROJECT:
HEWITT RESIDENCE
1184 TOWER ROAD
WINNETKA, IL

SHEET TITLE:

ENLARGED PROPOSED SITE PLAN

NO.	REVISION	DATE

DATE:
4/30/21
PROJECT NO.
1916
SHEET NO.
AS-102



PROPOSED 1ST FLOOR PLAN
1/4" = 1'-0"

1
A-101

HEWITT RESIDENCE

ZONING COMPLIANCE DRAWINGS
FOR
THE VILLAGE OF
WINNETKA DEPARTMENT OF COMMUNITY DEVELOPMENT

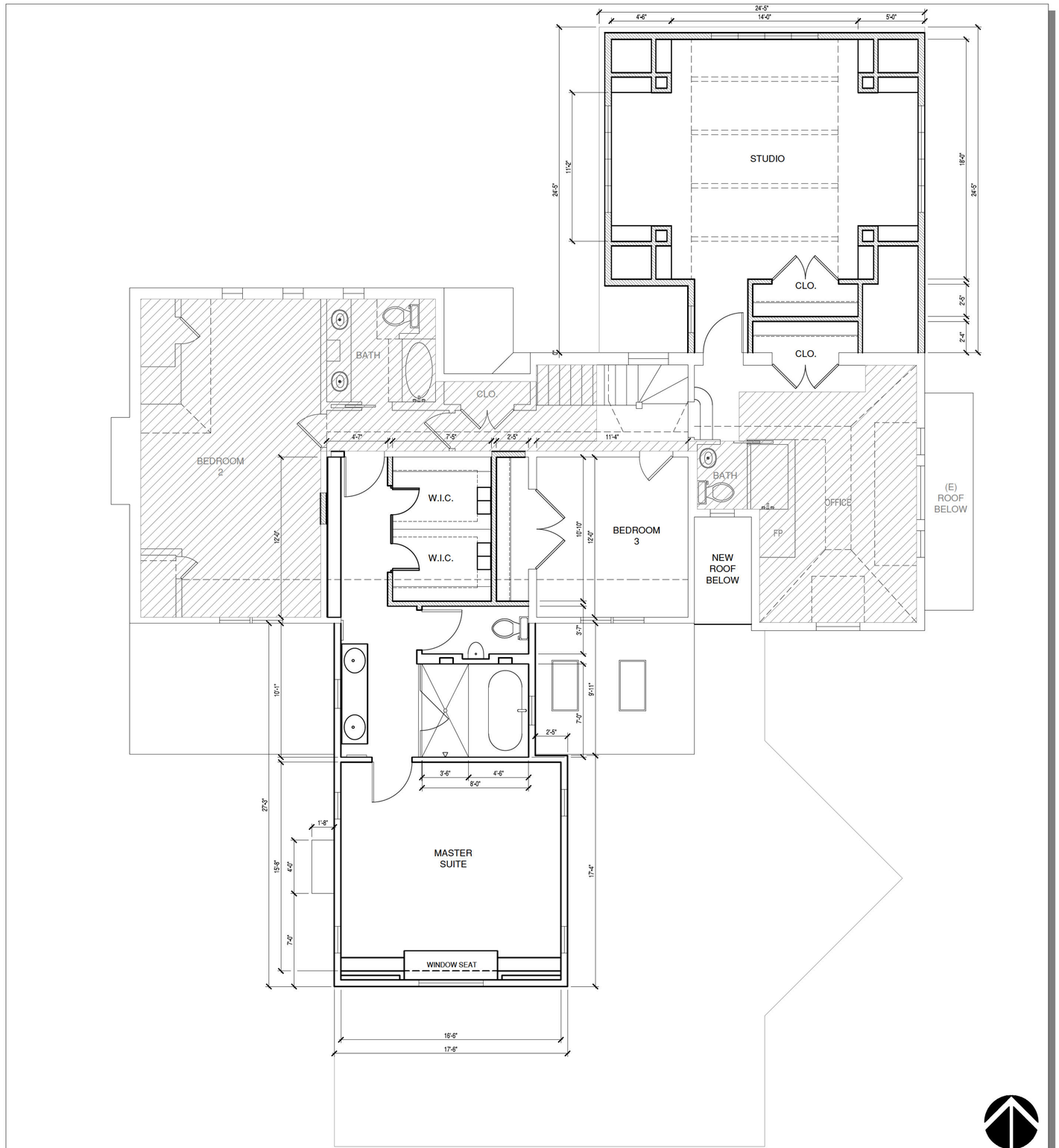
JUNO
DESIGNS
7925 Bosque ST. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505)890-1736

PROJECT:
HEWITT RESIDENCE
1184 TOWER ROAD
WINNETKA, IL

SHEET TITLE:
PROPOSED 1ST FLOOR PLAN

NO.	REVISION	DATE

DATE:
4/21/21
PROJECT NO.
1916
SHEET NO.
A-101



PROPOSED 2ND FLOOR PLAN

1/4" = 1'-0"

1
A-102

HEWITT RESIDENCE

**ZONING COMPLIANCE DRAWINGS
FOR
THE VILLAGE OF
WINNETKA DEPARTMENT OF COMMUNITY
DEVELOPMENT**

JUNO

DESIGNS

7925 Bosque ST. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505)890-1736

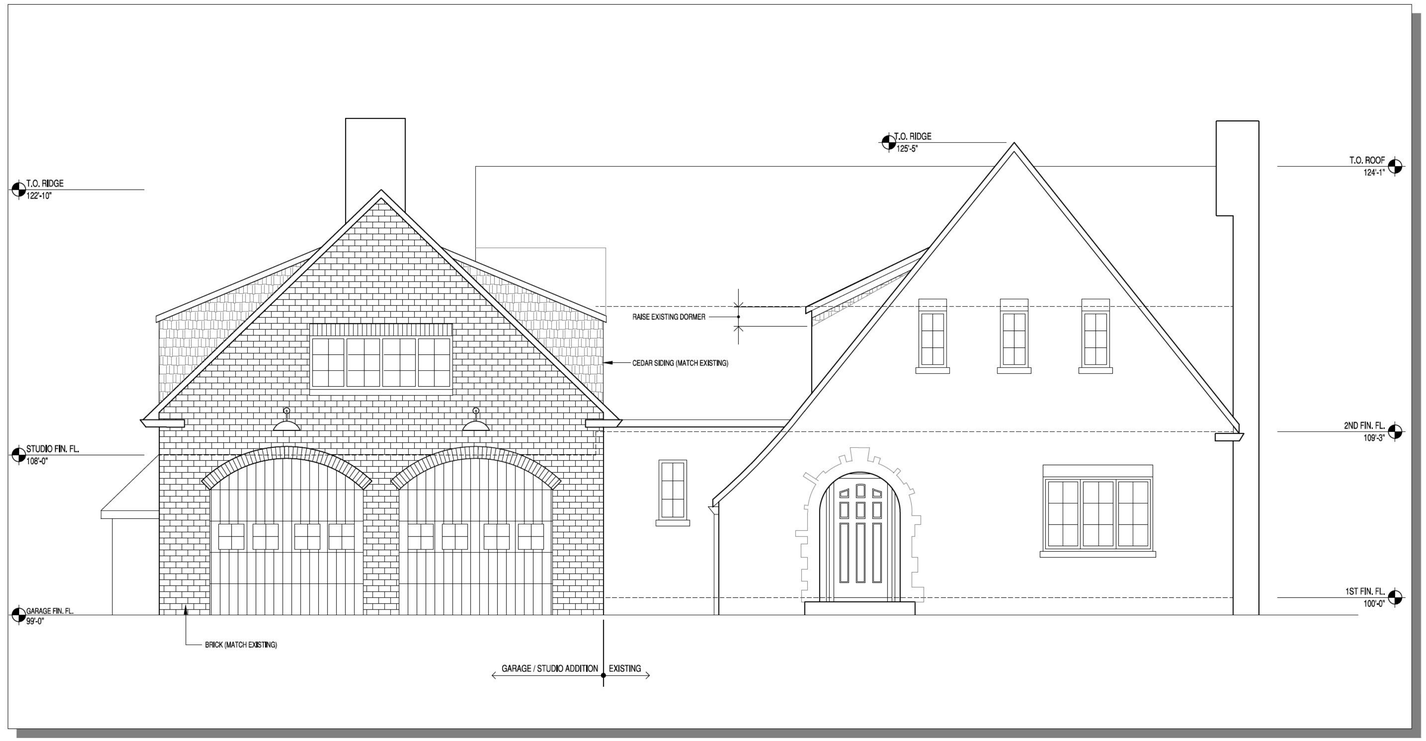
PROJECT:
HEWITT RESIDENCE
1184 TOWER ROAD
WINNETKA, IL

SHEET TITLE:

PROPOSED 2ND FLOOR PLAN

NO.	REVISION	DATE

DATE:
4/21/21
PROJECT NO.
1916
SHEET NO.
A-102



PROPOSED NORTH (FRONT) ELEVATION

1/4" = 1'-0"

1

A-201



PROPOSED SOUTH (REAR) ELEVATION

1/4" = 1'-0"

2

A-201

HEWITT RESIDENCE

ZONING COMPLIANCE DRAWINGS
FOR
THE VILLAGE OF
WINNETKA DEPARTMENT OF COMMUNITY DEVELOPMENT

JUNO

DESIGNS

7925 Bosque ST. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505)890-1736

PROJECT:

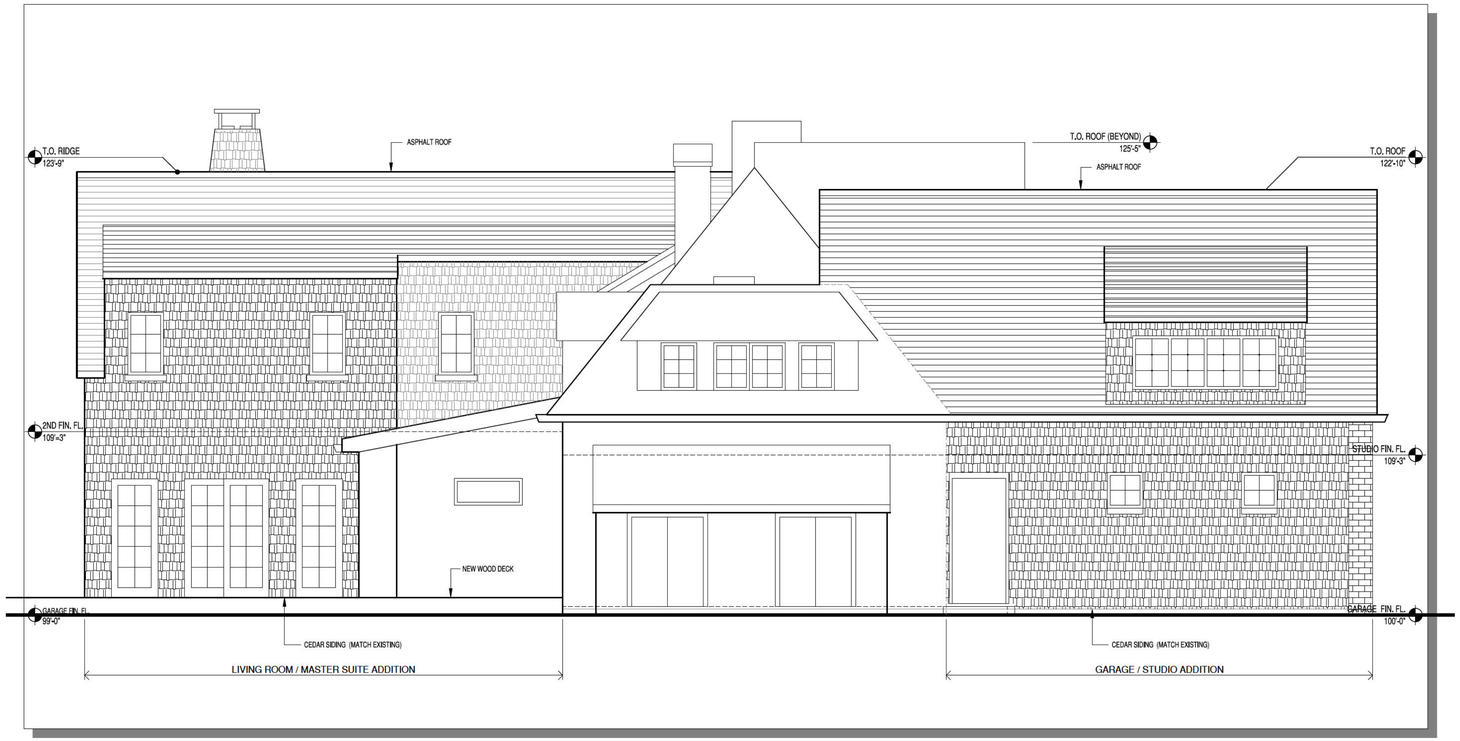
HEWITT RESIDENCE
1184 TOWER ROAD
WINNETKA, IL

SHEET TITLE:

PROPOSED BUILDING ELEVATIONS

NO.	REVISION	DATE

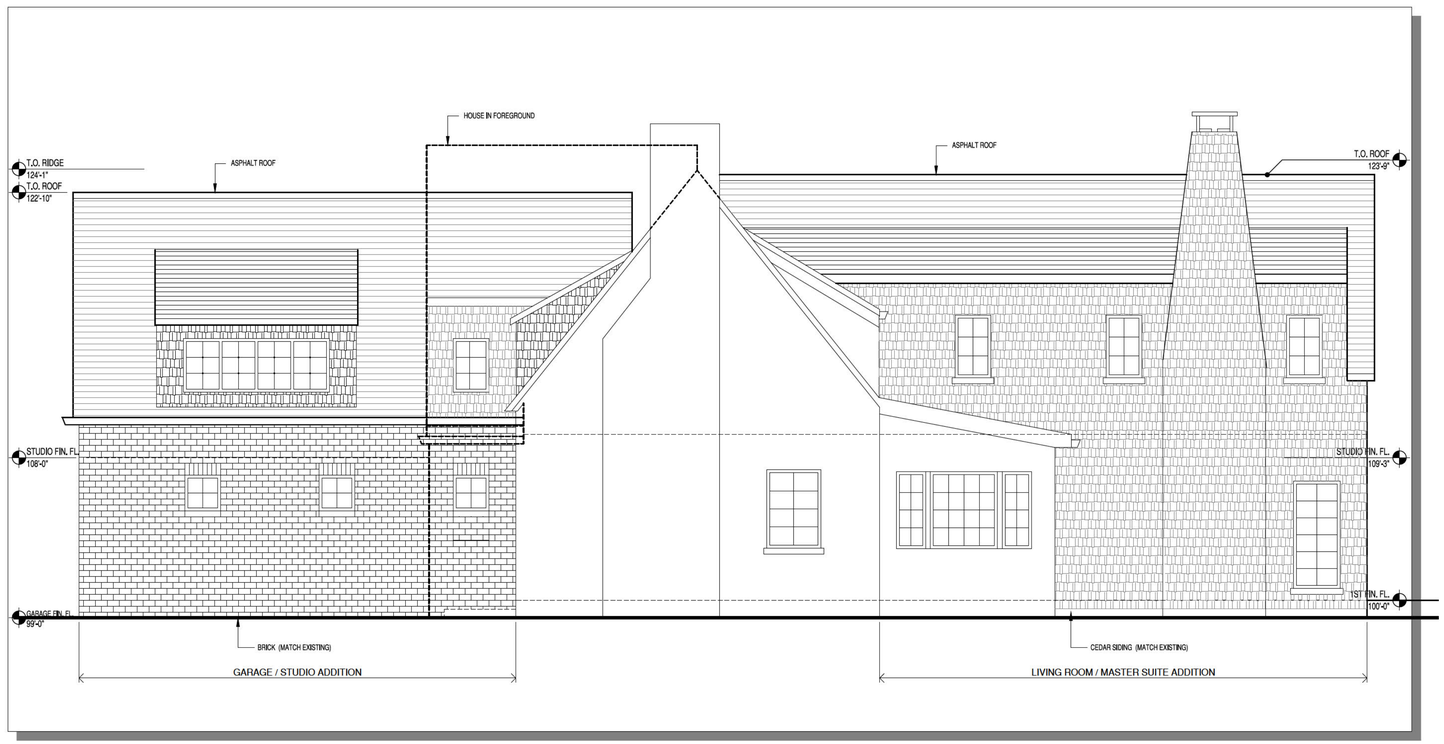
DATE:
4/21/21
PROJECT NO.
1916
SHEET NO.
A-201



PROPOSED EAST ELEVATION

1/4" = 1'-0"

1
A-202



PROPOSED WEST ELEVATION

1/4" = 1'-0"

2
A-202

HEWITT RESIDENCE

ZONING COMPLIANCE DRAWINGS
FOR
THE VILLAGE OF
WINNETKA DEPARTMENT OF COMMUNITY DEVELOPMENT

JUNO

DESIGNS

7925 Bosque ST. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505)890-1736

PROJECT:
HEWITT RESIDENCE
1184 TOWER ROAD
WINNETKA, IL

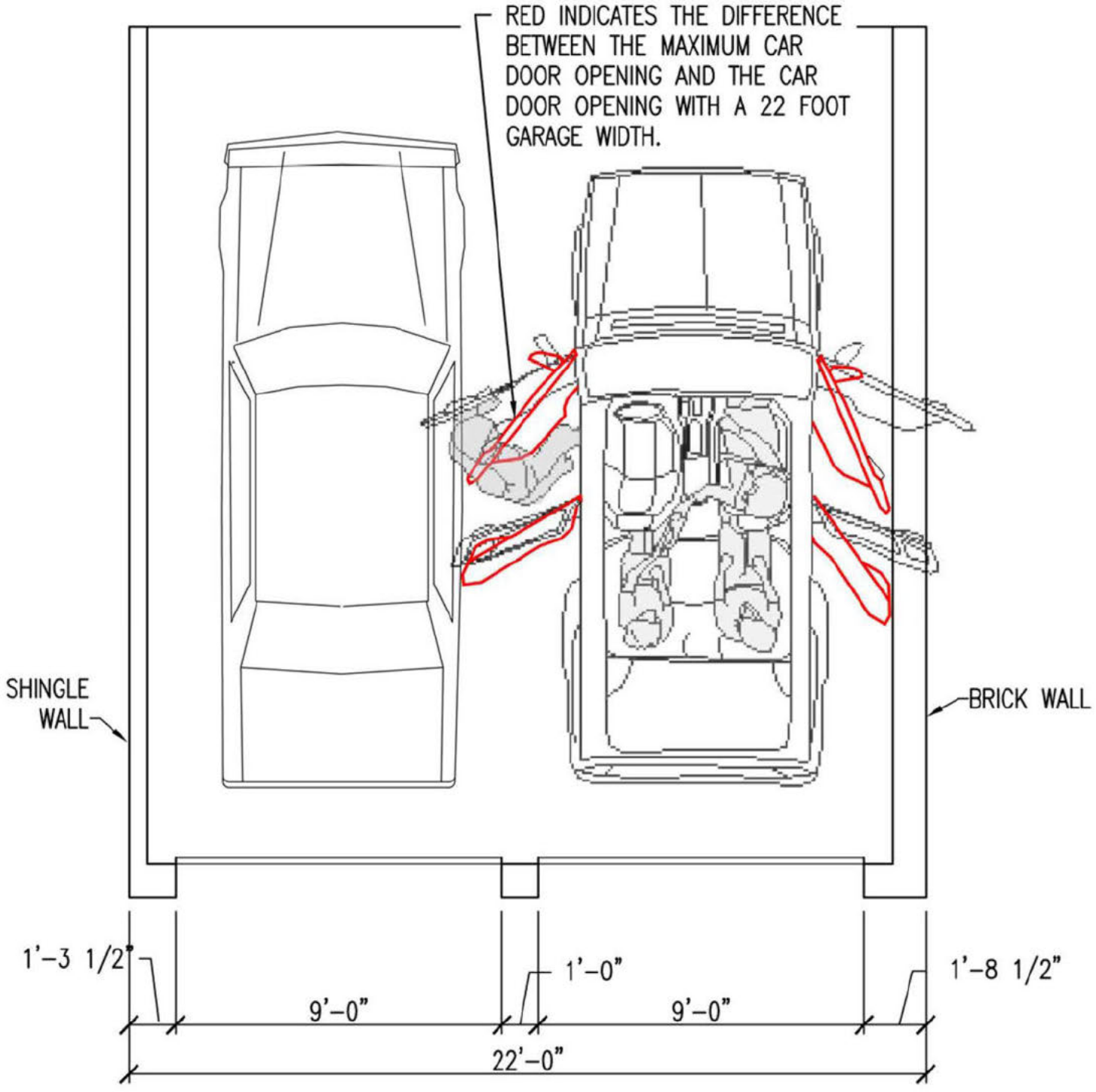
SHEET TITLE:

PROPOSED BUILDING ELEVATIONS

NO.	REVISION	DATE

DATE:
4/21/21
PROJECT NO.
1916
SHEET NO.
A-202

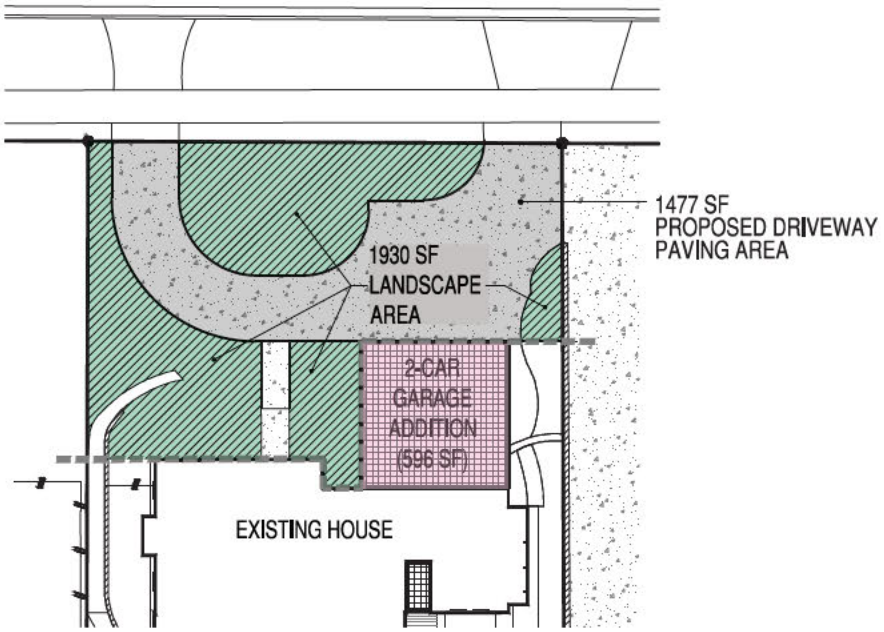
ANALYSIS OF CAR DOOR OPENING RESTRICTIONS WITH 22 FOOT GARAGE WIDTH



JUNO DESIGNS

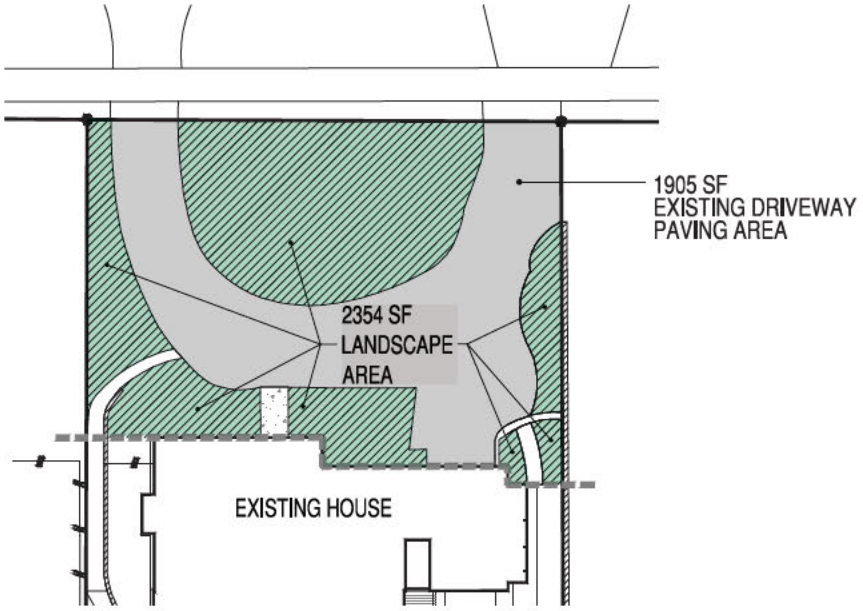
1184 TOWER RD. GARAGE WIDTH VARIANCE	SCALE: 1/4"=1' DATE: 4-22-21
CAR DOOR EXHIBIT	SK-1

7925 Bosque St. NW, Albuquerque, NM 87114 ▪ Ph. (505) 892-8453 ▪ Fax. (505)890-1736



PROPOSED LANDSCAPE AREA

1/32"=1'-0"



EXISTING LANDSCAPE AREA

1/32"=1'-0"

4/17/21

LANDSCAPE-DRIVEWAY AREA CALCULATION

HEWITT RESIDENCE

1184 TOWER ROAD WINNETKA, IL

EXH-A












11.17.2013 13:05


09.24.2014 11:27

09.24.2014 11:27






SCULPTEN

ATTACHMENT D

From: [redacted]
To: Planning
Subject: May 10 Zoning Board Meeting
Date: Thursday, April 29, 2021 10:30:13 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 Village Zoning Board,

We received a letter today requesting comments on the proposed additions to the home across the street from ours. We have lived across the street at 1195 Tower Road for 23 years. After a careful review, we strenuously object to the ridiculous amount of variances and additions being requested. It literally violates every rule that we have asked Village residents to adhere to and is precisely the reason such rules exist. The sight lines of all other residents would be blocked and there is no hardship that might warrant such an intrusive plan. Thanks for giving the opportunity for comment. 12 years ago when we pursued construction, it was made clear to us that the plans needed to fit the neighborhood and our Village rules. The Frankenstein addition being requested does neither. Respectfully, Raheela Gill Anwar

Sent from my iPhone

ATTACHMENT B2

From: [redacted]
To: Ann Klaassen
Cc: Dan Dlarchitectspc. Com; [redacted]
Subject: RE: 1184 Tower Rd Variance Hearing July 12, 2021
Date: Friday, July 2, 2021 2:40:19 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.

Ann,

I would like to update you on our preparations for the up coming hearing.

We have realized that our presentation to the Board has not been clear, sufficient or comprehensive enough for the board to grant our Application. We regret the shortfall.

To remedy this problem and to be able to provide a clear, coherent and comprehensive presentation of the scope and nature of the unique handicaps and site conditions limiting our design alternatives at 1184 Tower Road, we have engaged the services of Daniel Lesus of Daniel Lesus Architects, PC to represent us in our presentation on July 12, 2021.

Mr. Lesus as the architect for the last remodeling work at the property, is very familiar with the property. He is currently engaged in other projects in Winnetka and, therefore, is familiar with Winnetka's zoning and planning.

We are grateful for this opportunity to revise our presentation and appreciate the Board granting us this continued hearing.

Ann Hewitt

ATTACHMENT C2

From: Ann Klaassen
To: Ann Klaassen
Subject: FW: 1184/1174 Tower Tree Assessment
Date: Tuesday, July 6, 2021 12:34:49 PM
Attachments: ATP Scan In Progress.msg

From: Andrew Lueck <ALueck@winnetka.org>
Sent: Tuesday, June 29, 2021 10:04 AM
To: David Schoon <DSchoon@winnetka.org>; Ann Klaassen <AKlaassen@winnetka.org>
Subject: RE: 1184/1174 Tower Tree Assessment

David –

A rough map is attached. I've added corresponding letters to the description below.

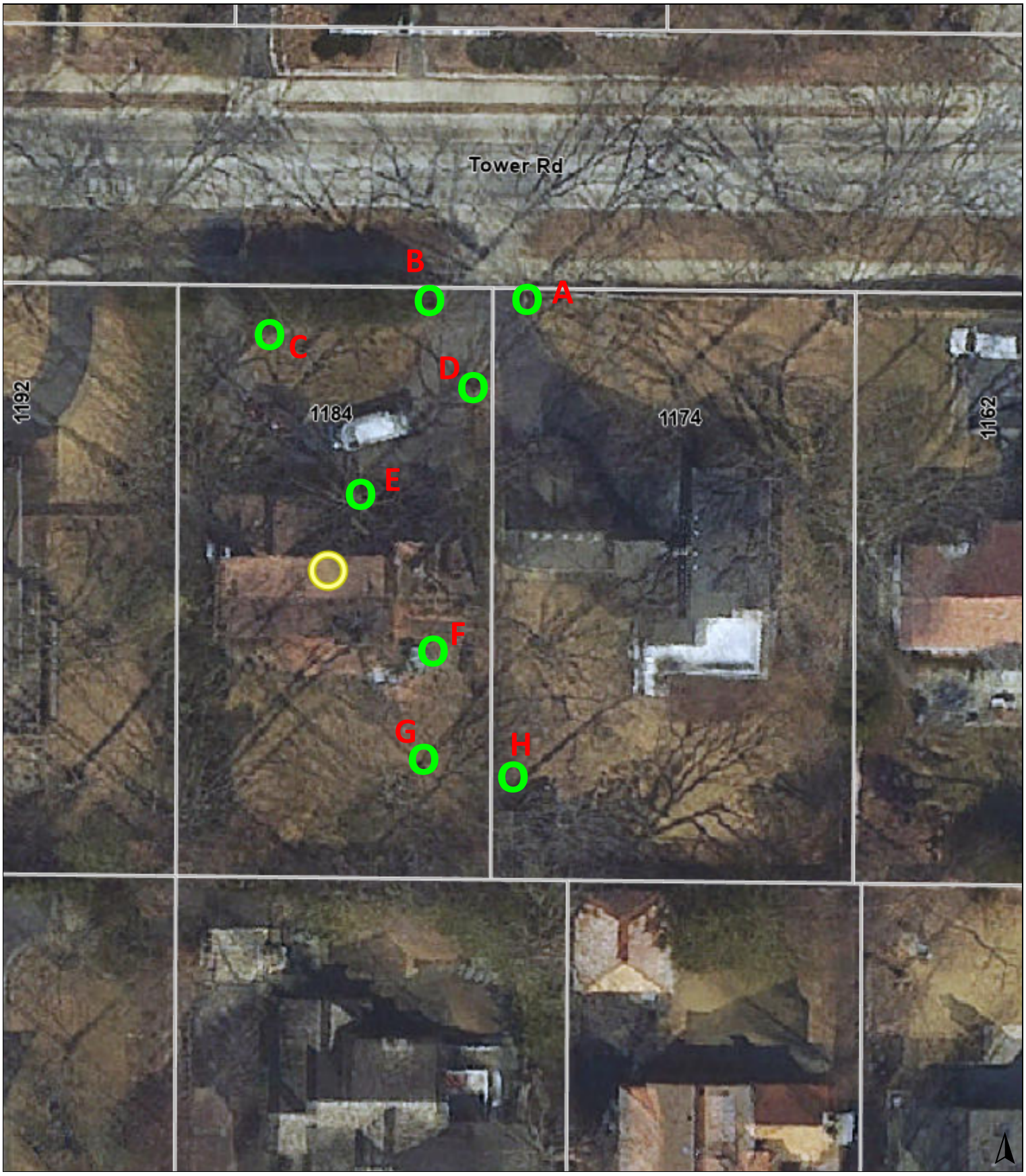
- 2 oaks flanking apron of shared driveway between 1174/1184. These 2 trees are mature and in good condition. If the driveway is expanded either east or west, the corresponding tree would have to be removed. If the driveway at 1174 were moved completely, it would have to be placed no closer than 10-12 feet from the tree to minimize impacts. (A&B)
- Large, mature oak (G) and mature hawthorn (F) in backyard of 1184 and mature tree near property line in backyard of 1184(H). These trees would be significantly impacted and would likely need to be removed if a detached garage were placed in the backyard of 1184.
- Large oak close to front of house at 1184 (E). This tree would need to be removed if the garage addition is placed in the front of the house due to root impacts.
- Large oak near northwest corner of 1184 property (C). This tree may be impacted if the driveway is shifted north a few feet, but should survive. Preservation treatments may be necessary.
- Medium-sized oak on west border of front yard of 1174 adjacent to current 1184 driveway (D). This tree may be impacted and experience decline if the driveway portion adjacent to it is removed, due to potential root cutting and equipment/compaction impacts.

Andrew Lueck
Village Forester
Village of Winnetka, Illinois

1390 Willow Road
Winnetka, IL 60093
Phone: (847) 716-3289
Cell: (224) 254-4747
Email: alueck@winnetka.org

GISConsortium

1184 Tower (& 1174 Tower)



0 45 90 ft

Print Date: 6/29/2021

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS

FROM: ANN KLAASSEN, SENIOR PLANNER

DATE: JULY 6, 2021

SUBJECT: 1261 ASH STREET –VARIATION (CASE NO. 21-24-V)

INTRODUCTION

On July 12, 2021, the Zoning Board of Appeals is scheduled to hold a public hearing on an application submitted by Christian Raynal (the "Applicant") as the owner of the property at 1261 Ash Street (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 Hibbard Road property line:

1. A fence that is 7 feet in height, whereas a maximum of 6.5 feet above natural grade is permitted, a variation of 0.5 feet (7.69%) [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 June 24, 2021. As of the date of this memo, staff has not received any written comments from the public regarding this application.

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 0.27 acres in size, is located on the northeast corner of the intersection of Ash Street and Hibbard Road and contains an existing one-and-half-story residence and a detached garage (see Figure 1). The Subject Property is a "corner lot" situated at the junction of two or more streets, Ash Street to the south and Hibbard Road 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 east, and Duke Childs Fields, which is zoned R-2 Single Family Residential to the west (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 residence and detached garage were built in 1951. Other minor permits have also been issued over the years; including a fence permit in 1997 to install a fence 6.5 feet in height. The Applicants acquired the property in 2016.

There are no previous zoning cases on file for the Subject Property.

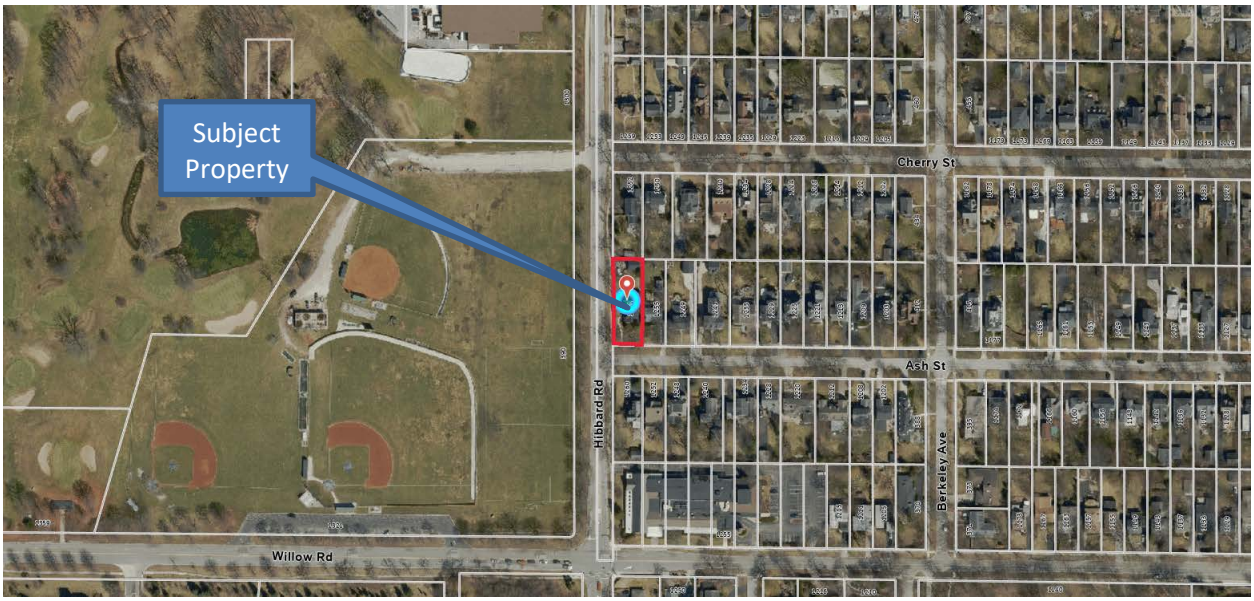


Figure 1 – Aerial Map

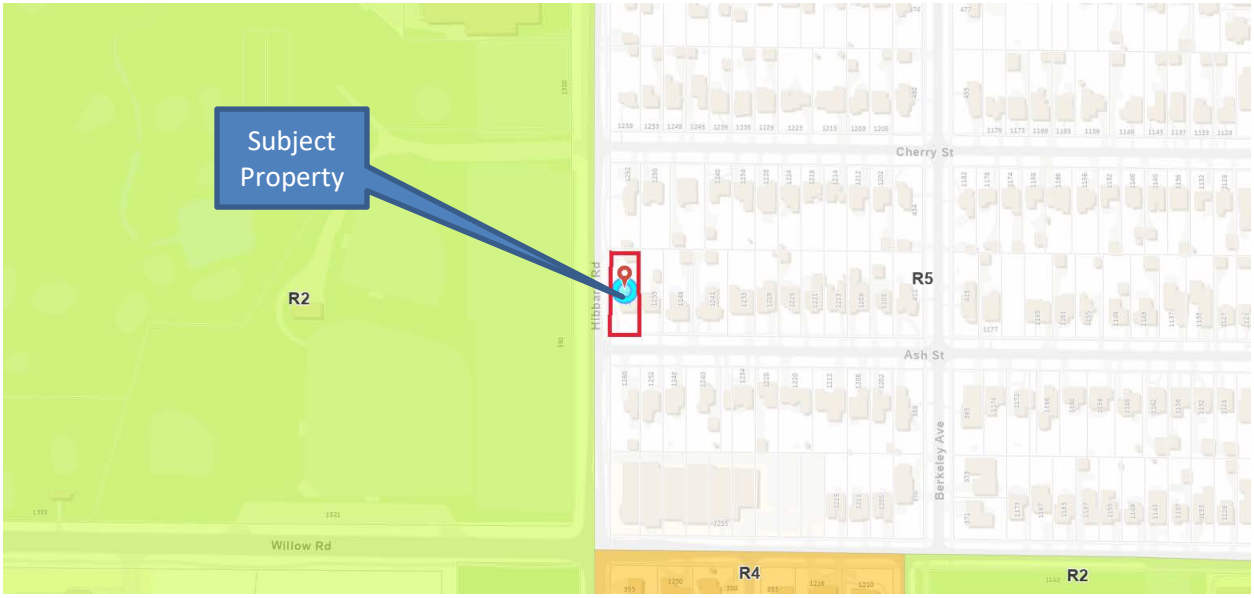


Figure 2 – Zoning Map



Figure 3 – Subject Property – South Elevation (Ash Street)



Figure 4 – Subject Property – West Elevation (Hibbard Road)

PROPOSED PLAN

The requested variation would allow the replacement of the existing fence along a portion of the west front lot line of the Subject Property (Figure 6). The existing fence is 6.5 feet in height, which is consistent with the previously approved fence permit. The proposed fence would be a solid fence constructed of cedar and measure 7 feet in height. Figure 5 below identifies the existing fence that would be replaced. The existing fence can also be seen in Figures 3 and 4 on the previous page. As described in the Applicant's written explanation, which is provided in Attachment A, the additional height in excess of the permitted 6.5 feet is to increase privacy and to reduce noise from Hibbard Road and Duke Childs Field.



Figure 5 – Existing Fence – North Elevation

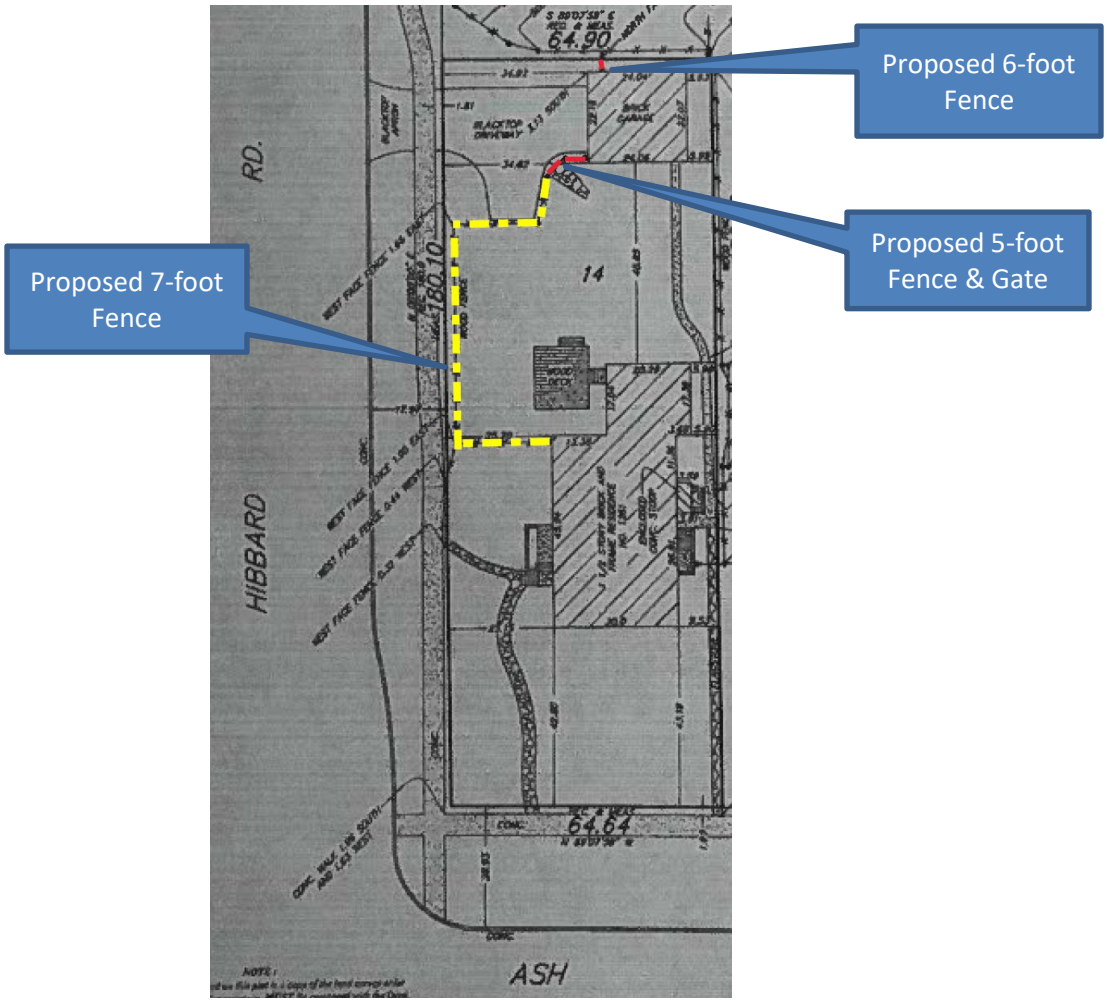


Figure 6 – Location of Proposed 7'-0" Tall Fence

REQUESTED ZONING RELIEF

One variation is being requested to allow a fence 7 feet in height along a portion of the west front lot line, whereas the maximum permitted height is 6.5 feet above natural grade, a variation of 0.5 feet (7.69%).

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 A

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

RECEIVED
JUN 09 2021
BY:

ZONING VARIATION APPLICATION

Case No 21-24-V
VA2021-583

Property Information

Site Address: 1261 ASH ST WINNETKA IL

Owner Information

Name: CHRISTIAN RAYNEL

Primary Contact: [redacted]

Address: 1261 ASH ST

Phone No.

City, State, ZIP: WINNETKA IL 60093

Email: [redacted]

Date property acquired by owner: 6/30/14

Architect Information

Name:

Primary Contact:

Address:

City, State, ZIP:

Phone No.

Email:

Attorney Information

Name:

Primary Contact:

Address:

City, State, Zip:

Phone No.

Email:

Nature of any restrictions on property: APPLYING FOR 7'(SEVEN) FENCE SURROUND OUR BACK YARD - MATERIALS TO BE CEDAR.

Brief explanation of variation(s) requested (attach separate sheet providing additional details): WOULD LIKE 7' FOOT DUE TO LIVING ON HIGH TRAFFIC ROAD AND PUBLIC PLAY FIELD ACROSS STREET. LOOKING FOR SOME PRIVACY AND LESSON NOISE AND HEADLIGHT GLARE/SHINING INTO OUR WINDOWS ASSIST WITH DAMPENING NOISE & POLLUTION OF INCREASING TRUCK TRAFFIC!

Property Owner Signature [redacted] Date: 6.9.21

STANDARDS FOR GRANTING OF ZONING VARIATIONS
1261 Ash Street - Variance for 7’ Cedar Fence
June 17, 2021

1. Under the current conditions of a 6’ 6” fence the property has little to no privacy and/or relief and protection from high levels of traffic noise, pollution and trash constantly tossed from vehicles. Additionally, at night, a 6’ 6” fence does not limit, reduce or protect property from constant headlight pollution from oversized trucks, SUV’s and cars constantly flashing through windows. Along with increased traffic on Hibbard, the events at Duke Childs Field, New Trier Baseball, Boy Scouts blowing off rockets, etc a 6’ 6” fence does not allow for any privacy or protection to the property.

2. Due to the location of the property on the high traffic area of Hibbard between Willow and Tower — oversized trucks, SUV’s, cars, pedestrians, events on Duke Childs Field, etc., a 6’ 6” fence does not offer adequate protection of the property. Traffic at this intersection and stretch of Hibbard Rd between Willow and Tower has increased exponentially over the past couple of years (especially oversized trucks using Hibbard as a pass through). A taller fence would provide the appropriate safety upgrade needed for this particular location. Property owner in similar location to south of 1261 Ash in favor of and agreeable to higher fence.

3. If granted, the variation from the current fence will be minimal (6 inch difference in total). This slight variation will not alter the essential character of the locality especially considering the 7’ and 8’ fencing already established and/or newly erected on Hibbard Rd. and the surrounding area.

4. The variation will not effect any adjacent property as it does not share a property line and is across from an open field.

5. Variation will not change placement of current fence and will have no bearing on potential damage to the property.

6. The variation will increase taxable value to property and make it more desirable considering it’s location in a high traffic/high noise and pollution area. The variation request allows for privacy, noise and pollution suppression from local street traffic, events and associated traffic, etc.

7. Not applicable as we are looking for a 6” variation of the height of current fence. Placement of current fencing will remain as it is currently stands.

8. There will be no impact on public health, safety, comfort, moral and welfare of the Village due to raising fence height 6”.

Village of Winnetka
Community Development
510 Green Bay Rd.
Winnetka IL 60093
(847) 716-3520

Building Permit Application

Permit #:_____

Permit Address 1261 ASH ST. **Winnetka, IL 60093**

Description of Work NEW FENCE

Estimated Construction Cost $ $8,800 **(required)**

CONSTRUCTION COST includes cost of material and labor; we may request submittal of a signed contract. The applicant hereby certifies that the total value of construction as stated above is an accurate and truthful estimate of the total value of all labor and materials for the new construction or improvement, including all finish work, painting, roofing, electrical, plumbing, HVAC, paving as well as any general contractor's fee. The general contractor's fee shall be included even if the owner and general contractor are the same.

Property Owner Information

Name CHRISTIAN RAINAL

Address 1261 ASH ST. **City** WINNETKA **State** IL

Daytime Phone [redacted] **Email** [redacted]

Primary Contact *(Note: all correspondence will be with the primary contact)*

Name SAME AS ABOVE Phone _____

Address _____ City _____ State _____ Zip _____

Email _____

Architect's Information ☒ Not Applicable

Name _____ Phone _____

Address _____ City _____ State _____ Zip _____

Email FENCE

General Contractor's Information

Name JEFF WINTON Phone _____

Address _____ City _____ State _____ Zip _____

Email _____

 Revised 7.1.2019

Village of Winnetka
Community Development
510 Green Bay Rd.
Winnetka IL 60093
(847) 716-3520

Submittal Requirements:

Please refer to the appropriate checklist for your particular type of permit work for application submittal requirements. All items identified on the checklist(s) must be submitted with this application form in order for the application to be deemed complete.

Disclosure & Signatures:

The information submitted in this Building Permit Application may be used by the Village of Winnetka and/or any of its contractors or consultants. By signing below you certify that:

- *the information and exhibits herewith are true and correct;*
- *you are the owner of record of the named property, the proposed work is authorized and that the registered professional or contractor submitting the application is authorized to do so;*
- *you agree to conform to all applicable laws, statutes, ordinances, and codes of this jurisdiction, including those adopted by reference; and*
- *if the permit sought is approved, the permit work will be completed in accordance with the Village Codes and within the scope of work described in the application and the approved construction documents*

Application for a permit shall constitute the owner's consent to all inspections of the permit work that may be required pursuant to the Village Codes and to the right of all building officers to enter onto the premises during reasonable hours to conduct such inspections.

Signature of Property Owner: [redacted] *Date:* 6.9.21

Print Name: CHRISTIAN KAJNAT

Signature of Owner's Authorized Designee: _____ *Date:* _____

(Must attach Designee Form)

Print Name: _____

Relationship to Property Owner: _____

Village of Winnetka
Community Development
510 Green Bay Rd.
Winnetka IL 60093

FENCE / WALL – RESIDENTIAL OR COMMERCIAL

Description of Property

- ☐ Multi-family, institutional or commercial use? Yes **No**
  (If YES, fence / wall must be reviewed and approved by the Winnetka Design Review Board)
- ☐ Corner Lot? **Yes** No
  (If YES, must provide 25-foot sight visibility triangle in front or corner yard at intersections)
- ☐ Property adjacent to alley? Yes **No**
  (If YES, must provide a 10-foot sight visibility triangle where alley crosses sidewalks)
- ☐ Proposed fence located in a front or corner yard? **Yes** No
  (If YES, must provide a 10-foot sight visibility triangle where driveways cross sidewalks; including driveways on adjacent properties)
- ☐ Swimming Pool located on property? Yes **No**
  *(If YES, fence must meet **enclosure requirements** of 15.08.110 of Winnetka Village Code to limit access to pool)*
- ☐ Trampoline located on property? Yes **No**
  *(If YES, fence must meet **enclosure requirements** of 15.44.150 of Winnetka Village Code to limit access to trampoline)*

Description of Fence

- ☐ Proposed fence/wall located in a public utility easement? Yes **No**
  (If YES, and if a wall, requires approval from Public Works and Water & Electric Departments)
- ☐ Type of fence PRIVACY
- ☐ Materials CEDAR
- ☐ Maximum height 7'
- ☐ Open or Solid SOLID

Aspen Fence Co.

Specializing in repairs and installation

PROPOSAL NO.: 21-0216
DATE: 5/19/21

TO: Sydney Raynal
1261 Ash St.
Winnetka, IL 60093

Cell: [redacted]
E-mail: [redacted]

PROJECT SCOPE : Tear down and haul away approximately 153' of existing stockade fence and posts. Furnish and install approximately 113' of either 1"x 6"x 6', 1"x 6"x 6-1/2' or 1"x 6"x 7' solid board and batten traditional red cedar fence using three (3) 2"x 4"x 8' rails, three (3) 1"x 4"x 8' face boards and one (1) 1"x 4"x 8' cap board with 4"x 4" posts with beveled caps and include one (1) 4' wide gate with 4"x 6" posts. Also furnish and install approximately 4' of 1"x 6"x 6' solid board and batten on north side of garage and approximately 12' of 1"x 6"x 5' solid board and batten fence next to garage and include one (1) new 4' wide gate. Fence will be #1 grade western red cedar. All new posts will be set in concrete 36".

ITEM	UNIT COST	NO. OF UNITS	EXTENDED
Replace fence as above in 6' and 5' high' red cedar board and batten traditional	$ 6,980.00	lump sum	$ 6,980.00
Replace fence as above in 6-1/2' and 5' high' red cedar board and batten traditional	$ 8,000.00	lump sum	$ 8,000.00
Replace fence as above in 7' and 5' high' red cedar board and batten traditional	$ 7,850.00	lump sum	$ 7,850.00
Upgrade 4"x 4" posts to 4"x 6" posts or steel Postmaster posts	$ 1,000.00	lump sum	$ 1,000.00

ASPEN FENCE CO. requires 48 hours for all utilities to be marked on the property following acceptance of this proposal. Owner is responsible for marking any underground structures **not** marked by **JULIE** (i.e. sprinkler systems, electric fencing, landscape lighting, gas grill lines, etc.). All proposals require a **50% deposit** prior to initiating work. All new fencing has a 5-year warranty on material and workmanship. Full payment is required upon completion of work.

We at ***ASPEN FENCE CO.*** look forward to providing quality and efficient services in support of your fence project.

Sincerely,

[redacted]
Jeffrey M. Winton
President

Accepted by:_____

Date:_____

Jens K. Doe

Professional Land Surveyors, P.C.

ORDER NO. 16-0331

PLAT OF SURVEY

of

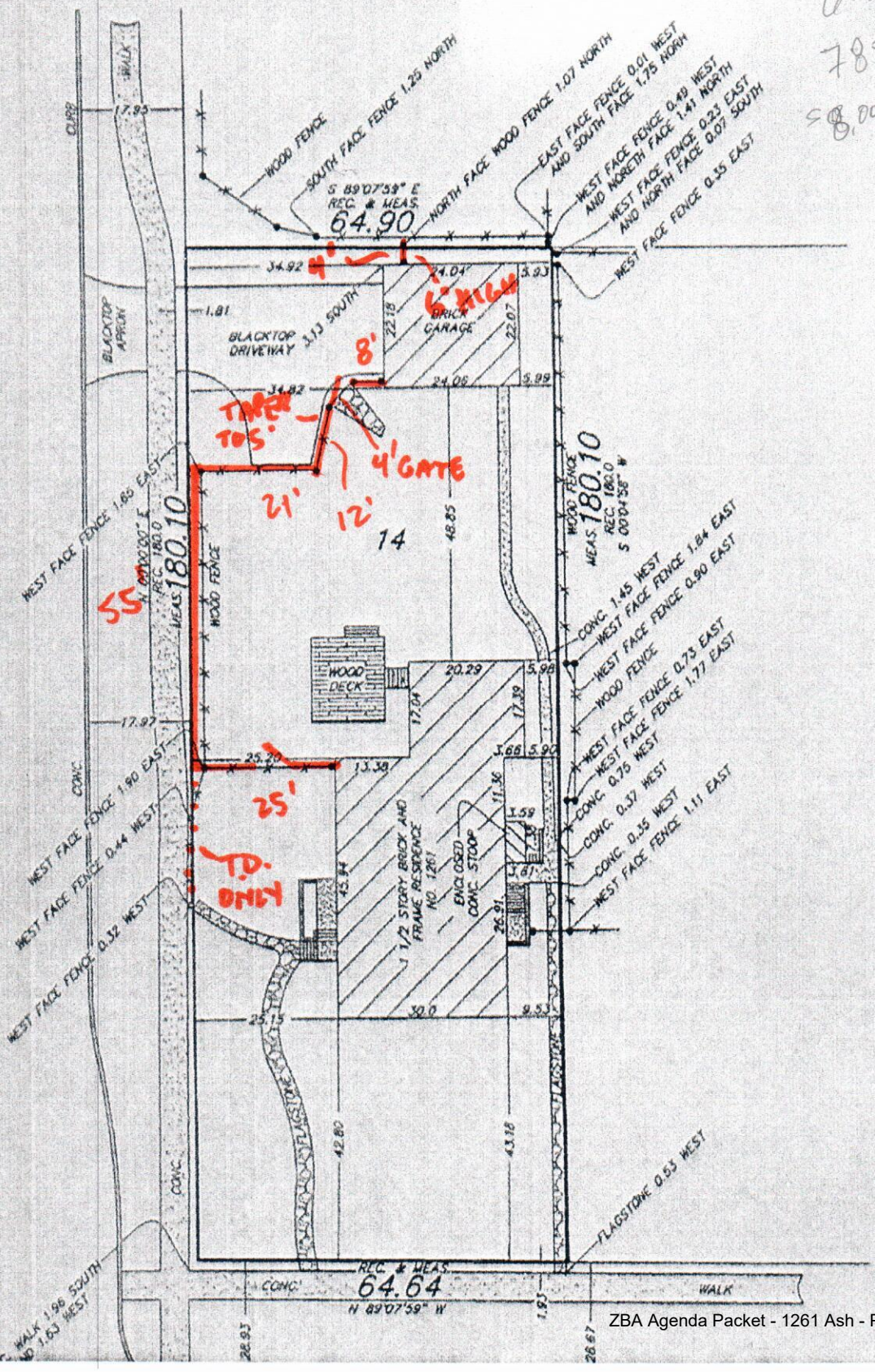
LOT 14 IN BLOCK 3 IN WINNETKA MANOR, A SUBDIVISION OF THE SOUTH 45 ACRES OF THE WEST 90 ACRES OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 1261 ASH ST., WINNETKA, IL.

N W E S

1 inch = 25 feet

6980 - 6'
7850 - 7'
8,000 - 6'6"



ATTACHMENT B
RESOLUTION NO. ZBA-3-2021
VILLAGE OF WINNETKA
ZONING BOARD OF APPEALS
APPROVAL OF ZBA CASE NO. 21-24-V – 1261 ASH STREET

WHEREAS, Christian Raynal (the "Applicant") is the owner of the property commonly known as 1261 Ash Street, 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

WHEREAS, the Subject Property is a corner lot located on the northeast corner of the intersection of Ash Street and Hibbard Road; and

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

WHEREAS, the Applicant desires to replace the existing fence along a portion of the west front 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 is 6.5 feet above natural grade; and

WHEREAS, the Applicant desires to replace the existing fence along a portion of the west front lot line along Hibbard Road with a new fence on the Subject Property measuring 7 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 7 feet above natural grade (***"Requested Variation"***); and

WHEREAS, a public notice for the Requested Variation was duly published on June 24, 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 July 12, 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 July 12, 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 June 9, 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 west front 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.

ADOPTED this 12th day of July, 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

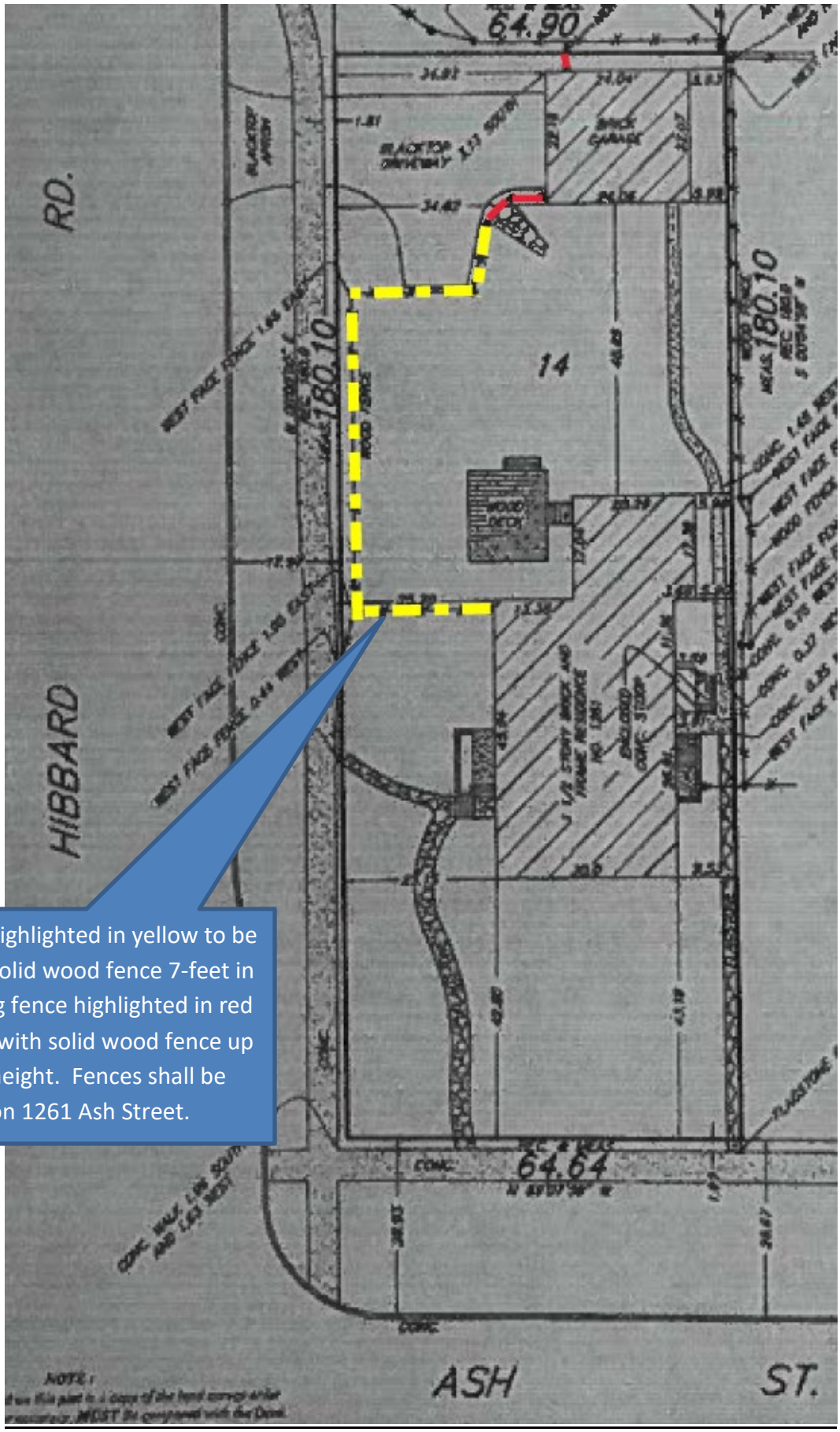
Lot 14 in Block 3 in Winnetka Manor, a subdivision of the South 45 Acres of the West 90 Acres of the Northwest Quarter of Section 20, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 1261 Ash Street, Winnetka, Illinois.

Parcel Index Number: 05-20-115-013-0000

EXHIBIT B

PLAN



Existing fence highlighted in yellow to be replaced with solid wood fence 7-feet in height. Existing fence highlighted in red to be replaced with solid wood fence up to 6 feet in height. Fences shall be located on 1261 Ash Street.

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, Christian Raynal (***"Owner"***) is the owner of record of that certain real property located at 1261 Ash Street, Winnetka, Illinois ("***Property***"); and

WHEREAS, Resolution No. ZBA-3-2021, adopted by the Winnetka Zoning Board of Appeals on July 12, 2021 (***"Resolution"***), grants a variation to allow a fence measuring 7 feet in height above natural grade along a portion of the west front lot line along Hibbard Road 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.

[SIGNATURES ON FOLLOWING PAGE]

Dated: _____, 2021.

ATTEST

By:_____

Name:_____

OWNER

By: _____
Christian Raynal

RESOLUTION NO. ZBA-3-2021
VILLAGE OF WINNETKA
ZONING BOARD OF APPEALS
DENIAL OF ZBA CASE NO. 21-24-V – 1261 ASH STREET

WHEREAS, Christian Raynal (the "Applicant") is the owner of the property commonly known as 1261 Ash Street, 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

WHEREAS, the Subject Property is a corner lot located on the northeast corner of the intersection of Ash Street and Hibbard Road; and

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

WHEREAS, the Applicant desires to replace the existing fence along a portion the west front 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 is 6.5 feet above natural grade; and

WHEREAS, the Applicant desires to replace the existing fence along a portion of the west front lot line along Hibbard Road with a new fence on the Subject Property measuring 7 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 7 feet above natural grade (***"Requested Variation"***); and

WHEREAS, a public notice for the Requested Variation was duly published on June 24, 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 July 12, 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 July 12, 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 June 9, 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.

ADOPTED this 12th day of July 12, 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 14 in Block 3 in Winnetka Manor, a subdivision of the South 45 Acres of the West 90 Acres of the Northwest Quarter of Section 20, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 1261 Ash Street, Winnetka, Illinois.

Parcel Index Number: 05-20-115-013-0000

MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS

FROM: ANN KLAASSEN, SENIOR PLANNER

DATE: JULY 6, 2021

SUBJECT: 582 PROVIDENT AVENUE – VARIATIONS (CASE NO. 21-23-V2)

INTRODUCTION

On July 12, 2021, the Zoning Board of Appeals is scheduled to hold a public hearing on an application submitted by Brian and Katie Donohoe (collectively, the "Applicant") as the owners of the property located at 582 Provident Avenue (the "Subject Property"). The Applicant requests approval of the following zoning variations to allow construction of additions to the existing residence on the Subject Property:

1. Gross Floor Area (GFA) of 3,744.66 square feet, whereas a maximum of 3,370.8 square feet is permitted, a variation of 373.86 square feet (11.09%) [Section 17.30.040 – Maximum Building Size];
2. Corner Yard Setback of 13.46 feet from Spruce Street, whereas a minimum of 21.42 feet is required, a variation of 7.96 feet (37.16%) [Section 17.30.050 – Front and Corner Yard Setbacks] [Note: The residence currently provides a corner yard setback of 17.87 feet.];
3. Side Yard Setback of 2.5 feet, whereas a minimum of 7.14 feet is required, a variation of 4.64 feet (64.98%) [Section 17.30.060 – Side Yard Setback]; and
4. Rear Yard Setback of 3.22 feet, whereas a minimum of 17.7 feet is required, a variation of 14.48 feet (81.81%) [Section 17.30.070 – Rear Yard Setback].

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 June 24, 2021. As of the date of this memo, staff has not received any written comments from the public regarding this application.

The Village Council has final jurisdiction on this request as only the Council has the authority to grant variations to (i) allow a zoning lot with a pre-FAR building (constructed prior to 1989) to exceed the maximum permitted gross floor area by more than 10% and (ii) reduce a rear yard setback for a principal building by more than 50% of the required setback.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.19 acres in size, is located on the northwest corner of the intersection of Provident Avenue and Spruce Street and contains an existing two-story residence and a detached garage (see Figure 1). The property is zoned R-5 Single Family Residential, and it is surrounded by R-5 Single Family Residential (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.

The existing lot is a legal non-conforming lot that is only 8,427 square feet in lot area, while the minimum required lot area for a corner lot in the R-5 District is 8,900 square feet. Also, the required minimum lot depth is 120 feet, while the existing lot, which is measured from Provident Avenue to the west property line, is only 118 feet.

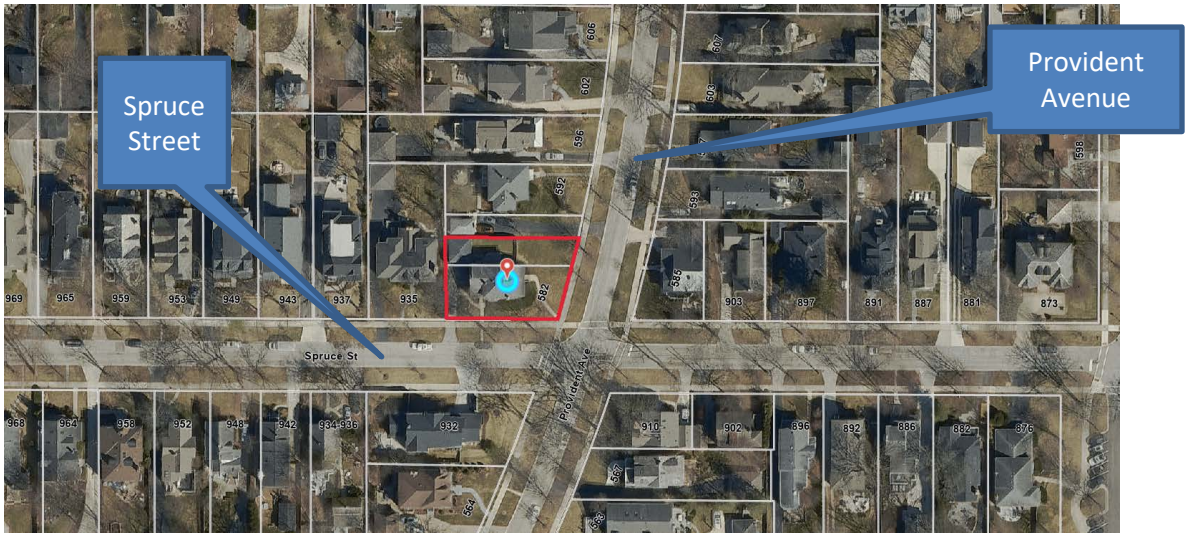


Figure 1 – Aerial Map

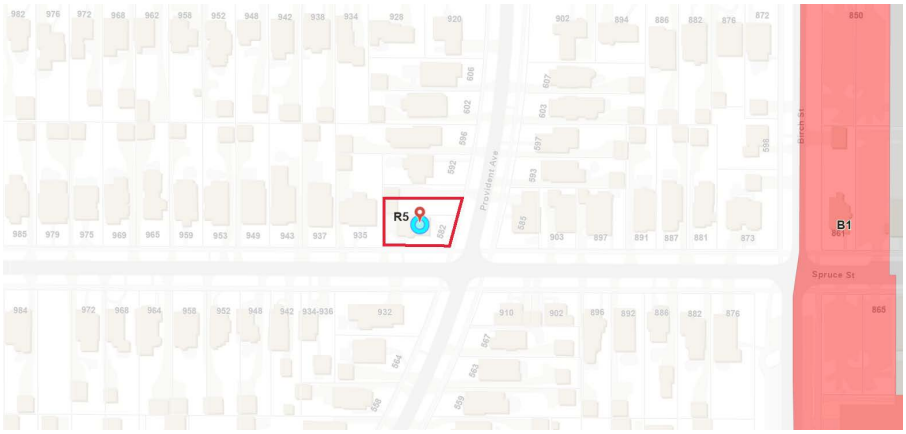


Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

The residence is circa 1907. The following subsequent building permits were issued in:

1. 1928 to construct a detached garage;
2. 1978 to construct a fireplace addition to the residence;
3. 1995 to add a dormer to the existing residence; and
4. 2016 to remodel the kitchen.

Other minor permits have been issued over the last several years. The Applicant acquired the property in 2016.

There is one previous zoning case on file for the Subject Property, Case No. 1191. On February 21, 1978, the Village Council adopted Ordinance M-71, an ordinance granting a variation from the corner yard setback regulation to allow construction of a chimney on the south side of the residence.

Figures 3 and 4 below are current photos of the site.



Figure 3 – Subject Property (Front Elevation – Provident Avenue)



Figure 4 – Subject Property (Corner – Front Elevation – Spruce Street)

PROPOSED PLAN

The variations are being requested in order to construct a two-story addition on the north side of the existing residence and an open front porch on the south side of the residence along Spruce Street. The proposed plan includes replacing the existing detached garage with an attached garage in nearly the same location as the existing garage. The front porch addition would create a wrap-around front porch as it would be a continuation of the existing front porch on the front elevation of the residence along Provident Avenue. The proposed increase in GFA is 1,348.57 square feet. The proposed additions are described as follows:

First Floor:

- Two-car attached garage measuring 21 feet by 20.5 feet (430.5 square feet);
- Mudroom and work area measuring 9 feet by 18.11 feet (163 square feet); and
- Family room measuring 18.11 feet by 15.34 feet (277 square feet).

Second Floor:

- Master suite measuring 18.11 feet by 24.93 feet (451 square feet).

Excerpts of the proposed site plan, floor plans, and front building elevations are provided below and on the following pages as Figures 5 through 9. The complete set of plans are provided in the application materials (Attachment C).

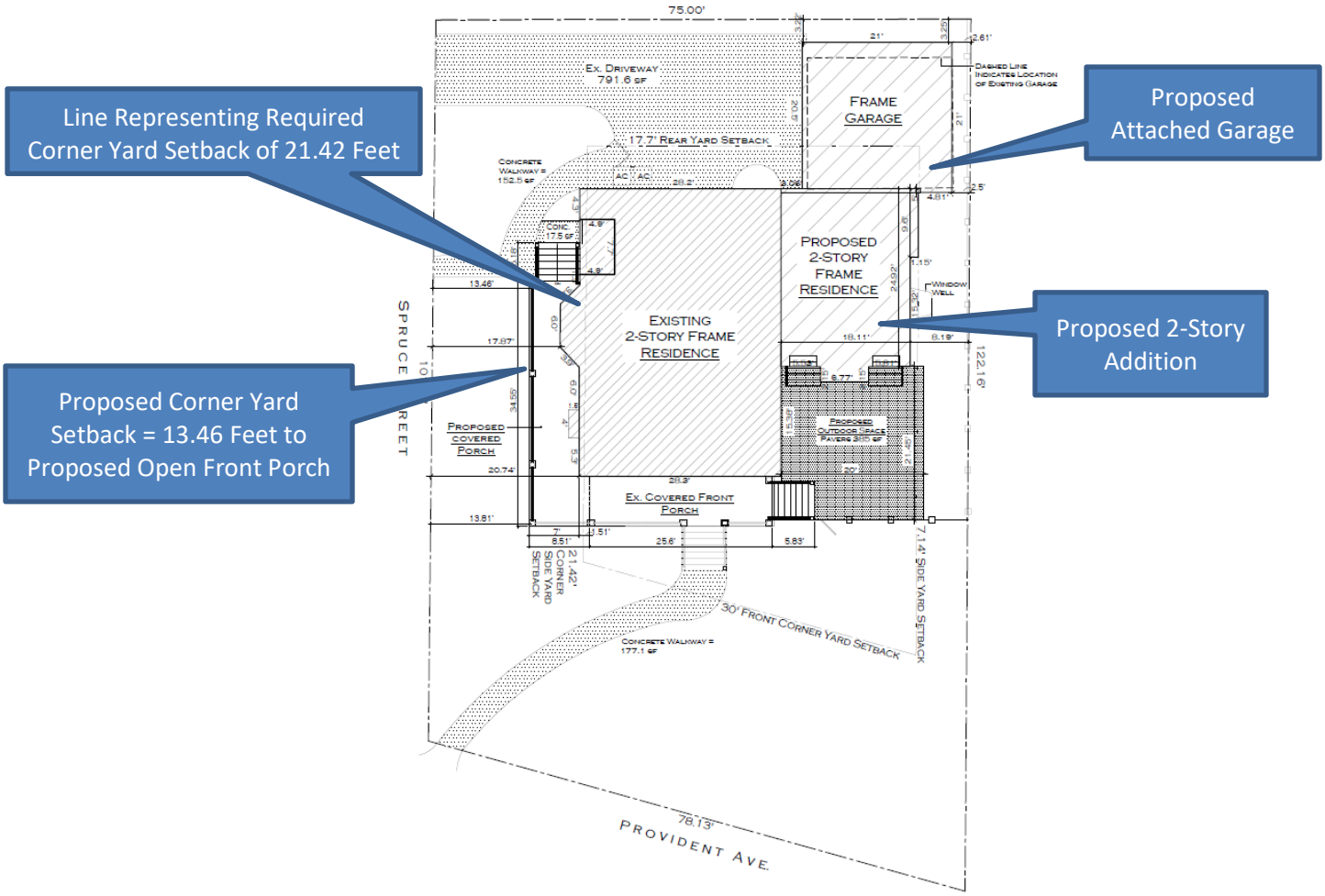


Figure 5 – Excerpt of Site Plan

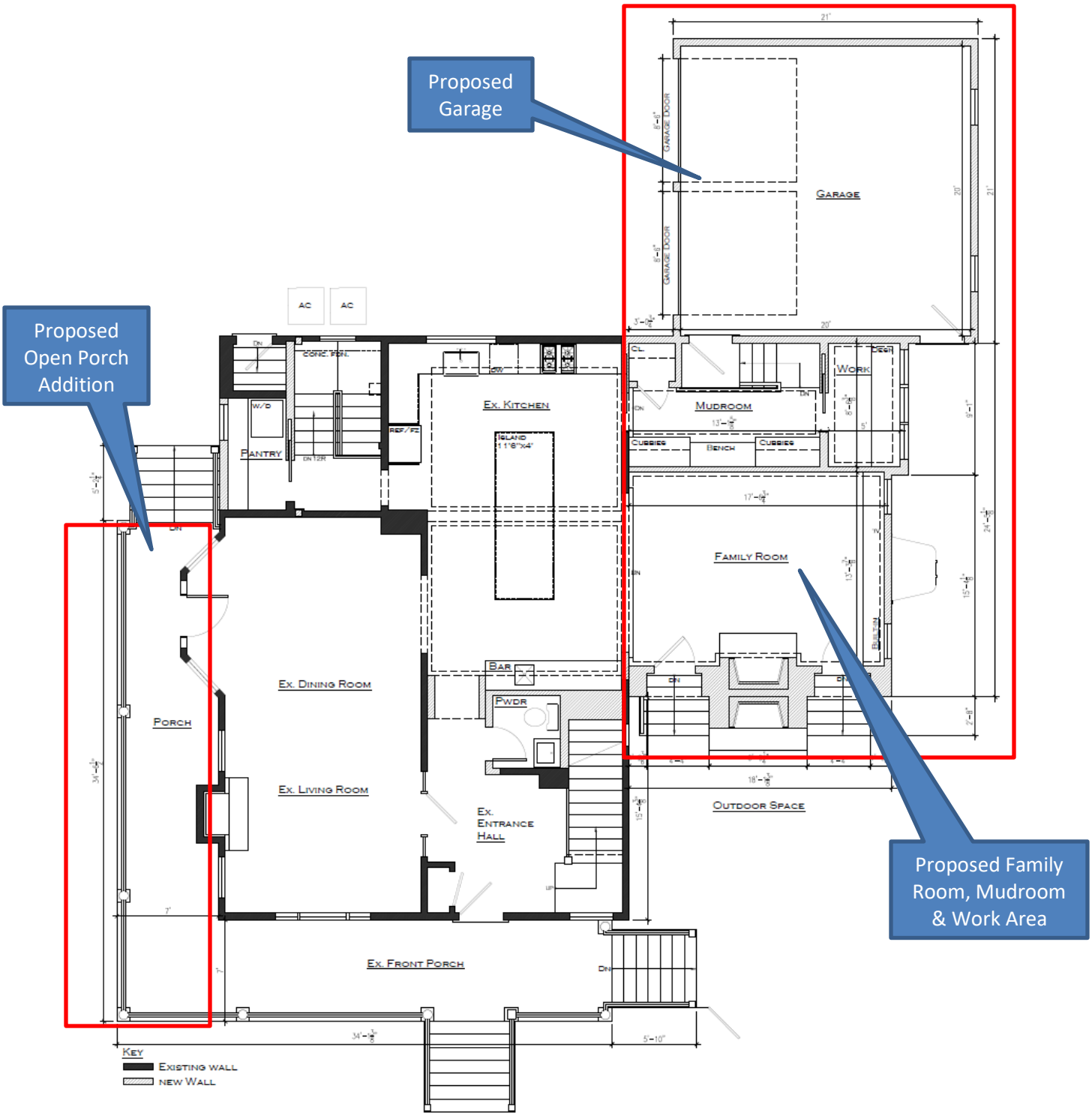


Figure 6 – Excerpt of Proposed First Floor Plan

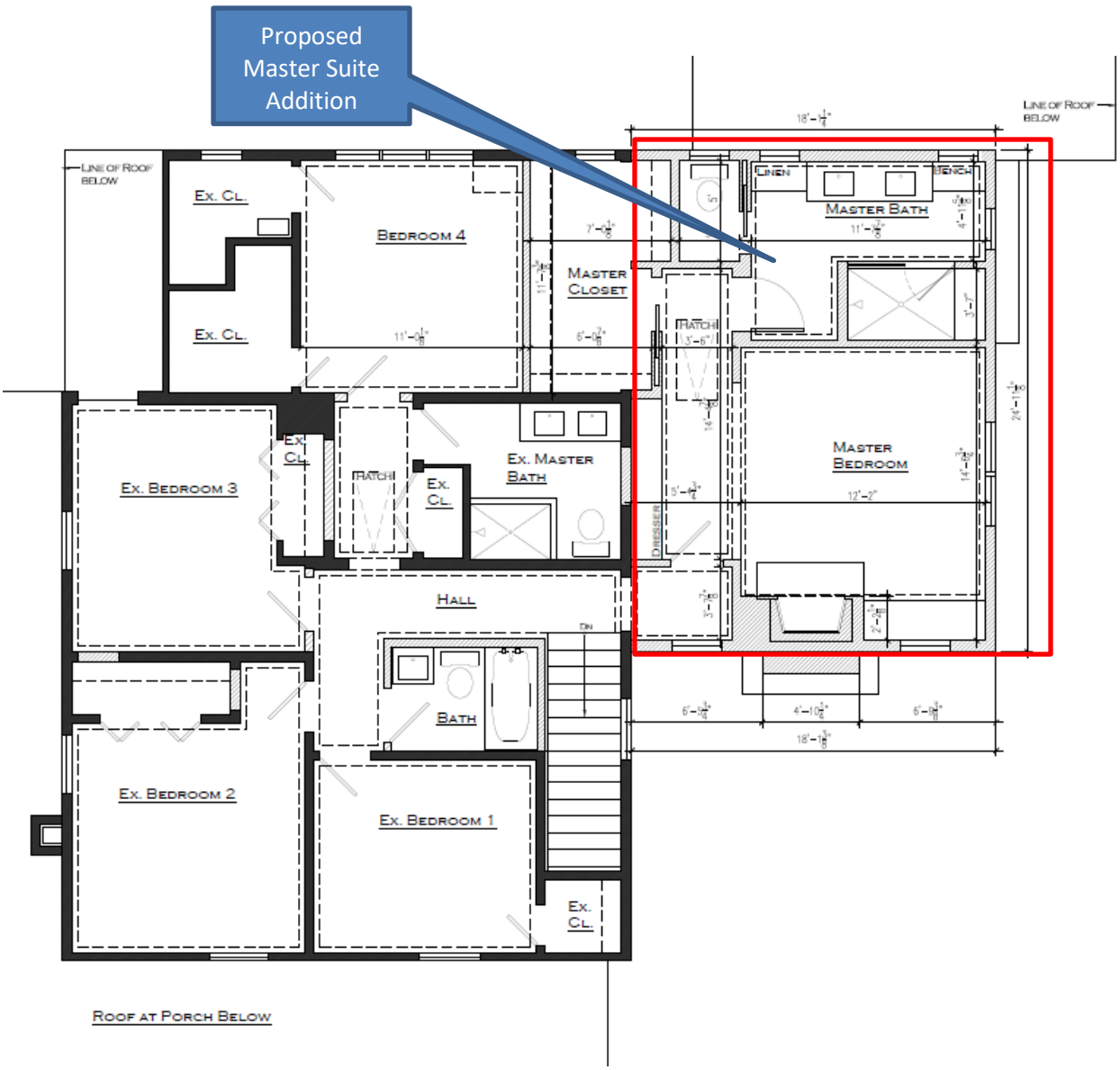


Figure 7 – Excerpt of Proposed Second Floor Plan



Figure 8 – Proposed Front Elevation – Provident Avenue

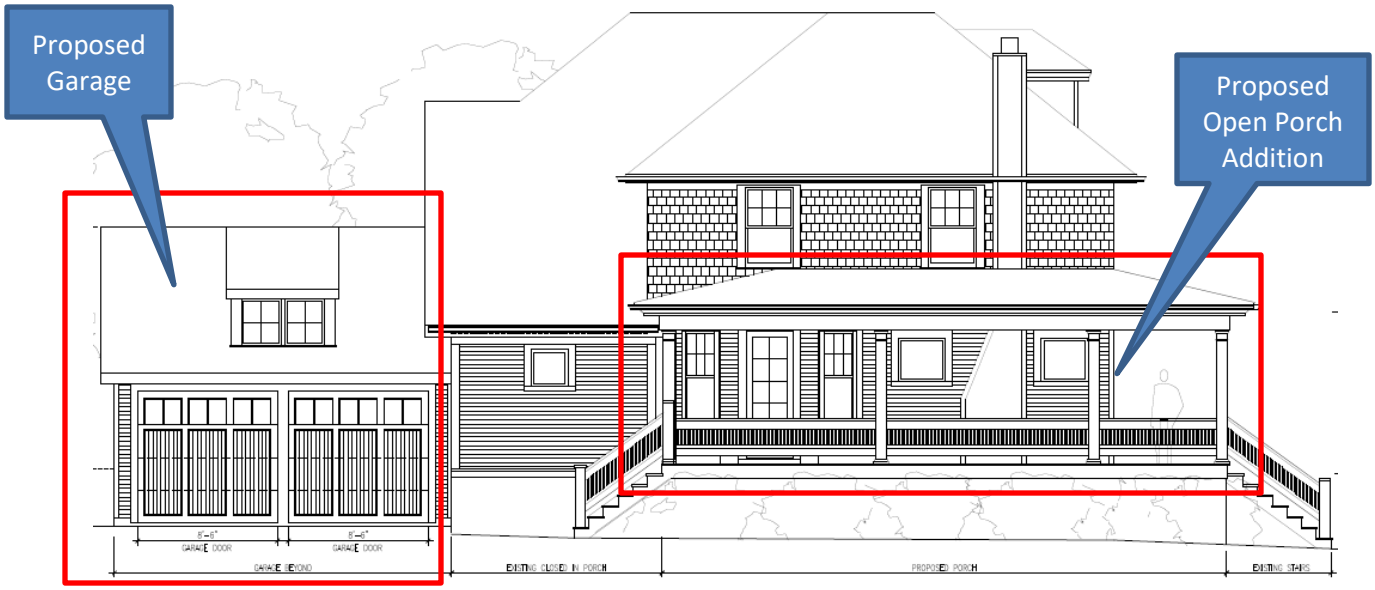


Figure 9 – Proposed Corner Elevation – Spruce Street

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 upon the Village's current stormwater regulations, a property owner is required to provide stormwater detention for improvements to a lot that cause an increase in impermeable lot coverage greater or equal to 25%. Based on the proposed plan, the impermeable lot coverage on the lot would increase by 925.07 square feet or 33%. The proposed addition will be required to comply with all Village stormwater regulations, including providing stormwater detention for the additional impermeable lot coverage using the run-off coefficient for a 100-year stormwater event. The Applicant will be required to submit the necessary civil

engineering plans if, or when, a building permit application is submitted for the proposed additions. Figure 10 represents the Subject Property's proximity to the floodplain; the cyan represents the 100-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-5 zoning district (Attachment A). Four variations are being requested: (1) gross floor area (GFA); (2) minimum corner yard setback; (3) minimum side yard setback; and (4) minimum rear yard setback.

Maximum Building Size. The site currently contains 2,396.09 square feet of GFA. The increase in GFA with the proposed additions is 1,348.57 square feet; bringing the total GFA to 3,744.66 square feet, whereas a maximum of 3,370.8 square feet is permitted, a variation of 373.86 square feet (11.09%). Because the existing basement walls are exposed vertically more than four feet above the adjacent grade, 232.6 square feet of the existing basement contributes to the GFA.

Corner Yard Setback (Spruce Street). The existing residence is legally nonconforming with respect to the required corner yard setback as it currently provides a corner yard setback of 17.87 feet, encroaching the minimum required setback of 21.42 feet by 3.55 feet. The proposed open front porch addition would provide a corner yard setback of 13.46 feet, requiring a variation of 7.96 feet (37.16%).

Side Yard Setback. The existing residence currently provides a side yard setback of 25.96 feet, measured to the north wall of the residence, and the deck on the north side of residence is setback approximately 15 feet. The existing detached garage provides a side yard setback of 2.31 feet. The proposed garage addition would provide a side yard setback of 2.5 feet, whereas a minimum side yard setback of 7.14 feet is required, a variation of 4.64 feet (64.98%).

Rear Yard Setback. The existing residence currently provides a rear yard setback of approximately 24 feet from the west property line and the existing detached garage provides a rear yard setback of 5.33 feet. The proposed garage addition would provide a rear yard setback of 3.22 feet, whereas a minimum rear yard setback of 17.7 feet is required. For reference, an attached garage is required to comply with the same setbacks required for the residence. Detached garages are allowed reduced setbacks when located in the rear quarter of the lot depth. In this particular case, a minimum rear yard setback of 6 feet is required for a detached garage because the Subject Property is abutting the side yard of the adjacent property to the west. Additionally, if a detached garage is located in the rear quarter of the lot, a side yard setback of 2 feet from the north property line would be allowed.

FINDINGS

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

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

1. Gross Floor Area (GFA) of 3,744.66 square feet, whereas a maximum of 3,370.8 square feet is permitted, a variation of 373.86 square feet (11.09%) [Section 17.30.040 – Maximum Building Size];
2. Corner Yard Setback of 13.46 feet from Spruce Street, whereas a minimum of 21.42 feet is required, a variation of 7.96 feet (37.16%) [Section 17.30.050 – Front and Corner Yard Setbacks];
3. Side Yard Setback of 2.5 feet, whereas a minimum of 7.14 feet is required, a variation of 4.64 feet (64.98%) [Section 17.30.060 – Side Yard Setback]; and
4. Rear Yard Setback of 3.22 feet, whereas a minimum of 17.7 feet is required, a variation of 14.48 feet (81.81%) [Section 17.30.070 – Rear Yard Setback].

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

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

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

ATTACHMENTS

Attachment A: Zoning Matrix
Attachment B: Stormwater Matrix
Attachment C: Application Materials

ATTACHMENT A

ZONING MATRIX

ADDRESS: 582 Provident Avenue
CASE NO: 21-23-V2
ZONING: R-5

ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (2)
Min. Lot Size	8,900 SF	8,427 SF	N/A	N/A	EXISTING NONCONFORMING
Min. Average Lot Width	70 FT	71.41 FT	N/A	N/A	OK
Min. Lot Depth	120 FT	118 FT	N/A	N/A	EXISTING NONCONFORMING
Max. Roofed Lot Coverage	2,275.29 SF (1)	1,340.69 SF	2,205.04 SF	864.35 SF	OK
Max. Gross Floor Area	3,370.8 SF (1)	2,396.09 SF	3,744.66 SF	1,348.57 SF	**373.86 SF (11.09%) VARIATION**
Max. Impermeable Lot Coverage	4,213.5 SF (1)	2,788.2 SF	3,713.27 SF	925.07 SF	OK
Min. Front Yard (Provident/East)	30 FT	34.5 FT	33.07 FT	0 FT	OK
Min. Corner Yard (Spruce/South)	21.42 FT	17.87 FT	13.46	(4.41) FT	**7.96 FT (37.16%) VARIATION**
Min. Side Yard (North)	7.14 FT	25.96 FT	2.5 FT	(23.46) FT	**4.64 FT (64.98%) VARIATION**
Min. Rear Yard (West)	17.7 FT	24 FT	3.22 FT	(20.78) FT	**14.48 FT (81.81%) VARIATION**

NOTES:
(1) Based on lot area of 8,427 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 582 Provident Avenue*** *Based upon preliminary review of information to date, it appears that 582 Provident Avenue <u>would</u> have to provide additional storm water detention volume.* ***However, a final determination will be made by Village Engineering staff****.*

V I L L A G E O F W I N N E T K A, I L L I N O I S

DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. 21-23-V2

Property Information

Site Address: 582 Provident Ave.

Owner Information

Name: Brian and Katie Donohoe

Primary Contact: Katie or Brian Donohoe

Address: 582 Provident Ave.

Phone No. [redacted]

City, State, ZIP: Winnetka, IL

Email: [redacted]

Date property acquired by owner: 11/01/2016

Architect Information

Name: Hackley & Assoc. Architects

Primary Contact: Chip Hackley or Linda Nicholls

Address: 440 Green Bay Rd.

City, State, ZIP: Kenilworth, IL

Phone No. 847-853-8258

Email: linda@hackleyarchitects.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):

Replace a non-conforming garage with a new garage.

Add a street facing side yard porch, in the side yard setback

Property Owner Signature: [redacted] Date: 06.09.21

agent to owner, Hackley and Associates Architects

HACKLEY & ASSOCIATES ARCHITECTS, INC.

440 GREEN BAY ROAD | KENILWORTH . ILLINOIS 60043 | P. 847.853.8258 | F. 847.853.8351

June 18, 2021

Village of Winnetka
Community Development Department
510 Green Bay Road
Winnetka, IL 60093

Re: Variation Request for the Donohoe Residence
582 Provident Ave
Letter and Response to Standards for Granting Zoning Variations

The existing residence at 582 Provident Ave. was built in 1923 and is sited on the corner of Provident Avenue and Spruce Street. We are requesting a variance to replace an existing detached 1 ½ -car garage with a new attached 2-car garage and a variance to add a continuation of the existing front porch on Provident Ave. wrapping around along Spruce Street.

The following describes the location selected for the proposed garage and the addition of the porch continuation.

Current conditions of the home:

- The current detached garage, located in the rear corner yard is non-conforming. There is no conforming location to build a detached or attached garage that would provide the 21' x 21' footprint needed for a minimum standard garage.
- As a corner lot, the setback restrictions for any side yards abutting streets call for specific placement of building to relieve the imposition upon the corner of the lot at the intersections of the street. What is considered the rear yard, acts more like a side yard, as the entrance to the garage is off Spruce Street abutting the side yard of the neighboring house. Setback restrictions are also unique for a garage on a corner lot, which does not allow a garage to be built outside of the buildable setback box. The rear and side yard setbacks for a detached garage on a non-corner lot are 2'. We're requesting a variance to keep the non-conforming garage in its current location, rebuilt to a minimum standard garage with rear and side yard setbacks similar to a non-corner lot. The setback change at the rear yard lot line is reduced from 5.33' to 3.22', a difference of 2.08'. The setback at the side yard would not change. These setbacks conform to a detached garage on a non-corner lot. An additional consequence of the above-mentioned conditions is the inability to receive the GFA allowance of 200 sf for an attached or 400 sf for a detached garage.
- For the GFA, the Zoning Ordinance includes any portion of a basement 4' from grade to the bottom of the basement ceiling joists. There is 232.51 sf of basement included in the GFA, which is a result of a 100-year-old home built long before the current basement GFA regulations were adopted.
- The original siting of the property as 2 lots, forced placement of the house in its existing location which limits the amount of reasonably usable outdoor space.

HACKLEY & ASSOCIATES ARCHITECTS, INC.

440 GREEN BAY ROAD | KENILWORTH . ILLINOIS 60043 | P. 847.853.8258 | F. 847.853.8351

The Proposed Location improvements:

- Maintaining the garage in its existing rear yard location preserves the streetscape and is in keeping with the original 'old town' character of the locale. The proposed side porch would provide additional outdoor space for the homeowner's for a property which exhibits a lack of typical outdoor space due to the placement of the house relative to the setbacks. Continuation of the porch along Spruce Street also offers a vital streetscape connection promoting neighborly interaction and fostering a sense of community.
- The essential character of the house, as a classic farmhouse, is in keeping and enhanced with the proposed design and use of proper roof pitches, materiality, scale and proportion. Continuation of the porch around to the Spruce side will also provide a lower-scale presence toward Spruce. This will be an improvement over the tall broad side which now looms over Spruce.

Design-Pragmatic

- Although the intent for the garage is to appear detached, it also provides for a direct connection to a modest mudroom which is commensurate with today's standards for family homes in the North Shore.
- The proposed location of the garage and porch addition will likely ensure the continued usefulness of this property into the future.

Our goal is to provide a proper garage and porch connection to a house we believe is worth keeping as part of the essential character of the Village fabric for many years to come. We believe our design is the best option for preserving this essential character while elegantly altering an old house to provide improvements necessary for today's family needs.

For the reasons stated above, we request that the Zoning Board recommend approval for the requested variations. The variations will not only permit the homeowner to make reasonable use of his home against the practical hardships, but likely ensure the continued usefulness of this property into the future.

Sincerely,

Charles Hackley, Jr.
Principal

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;

- The property currently has limited garage and useable outdoor space commensurate with today's standards for family homes in the North Shore.

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2. The plight of the owner is due to unique circumstances. Such circumstances must be associated with the characteristics of the property in question, rather than being related to the occupants;

- The current detached garage, located in the rear corner yard is non-conforming. There is no conforming location to build a detached or attached garage that would provide the 21' x 21' footprint needed for a minimum standard garage.
- As a corner lot, the setback restrictions for any side yards abutting streets call for specific placement of building to relieve the imposition upon the corner of the lot at the intersections of the street. What is considered the rear yard, acts more like a side yard, as the entrance to the garage is off Spruce Street abutting the side yard of the neighboring house. Setback restrictions are also unique for a garage on a corner lot, which does not allow a garage to be built outside of the buildable setback box. The rear and side yard setbacks for a detached garage on a non-corner lot are 2'. We're requesting a variance to keep the non-conforming garage in its current location, rebuilt to a minimum standard garage with rear and side yard setbacks similar to a non-corner lot. The setback change at the rear yard lot line is reduced from 5.33' to 3.22', a difference of 2.08'. The setback at the side yard would not change. These setbacks conform to a detached garage on a non-corner lot. An additional consequence of the above-mentioned conditions is the inability to receive the GFA allowance of 200 sf for an attached or 400 sf for a detached garage.
- For the GFA, the Zoning Ordinance includes any portion of a basement 4' from grade to the bottom of the basement ceiling joists. There is 232.51 sf of basement included in the GFA, which is a result of a 100-year-old home built long before the current basement GFA regulations were adopted.
- The original siting of the property as 2 lots, forced placement of the house in its existing location which limits the amount of outdoor space. The addition of the porch on the side yard, which also acts as a 'front yard' facing the street, increases the useable outdoor space and community connectivity.

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

- If granted, the variation is in keeping with the original 'old town' character of the locale and would enhance the streetscape with its inherit quality of promoting neighborly interaction and fostering a sense of community.

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

- The one-story garage and one-story open front porch do not impair the supply of light and air to adjacent properties.

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

- There is no increase to fire hazard or property damage and will be in keeping with residential building codes.

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

- The taxable value will not diminish, as the essential character has not changed, but enhanced.

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

- The proposed variation request would not affect congestion in the public street.

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

- The public health, safety, comfort, morals, and welfare of the inhabitants of the Village will not be impaired or altered.

Respectfully,
Hackley and Associates Architects

PLAT OF SURVEY

OF

LOT 33 (EXCEPT THE WEST 70 FEET THEREOF) ALSO LOT 32 (EXCEPT THE WEST 70 FEET THEREOF AND EXCEPT THE NORTH 21 FEET THEREOF) IN BLOCK 2 IN PROVIDENT MUTUAL LAND ASSOCIATION SUBDIVISION OF BLOCKS 7 TO 12, 28 TO 33, 54 TO 59, ALL INCLUSIVE, IN THE VILLAGE OF WINNETKA, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

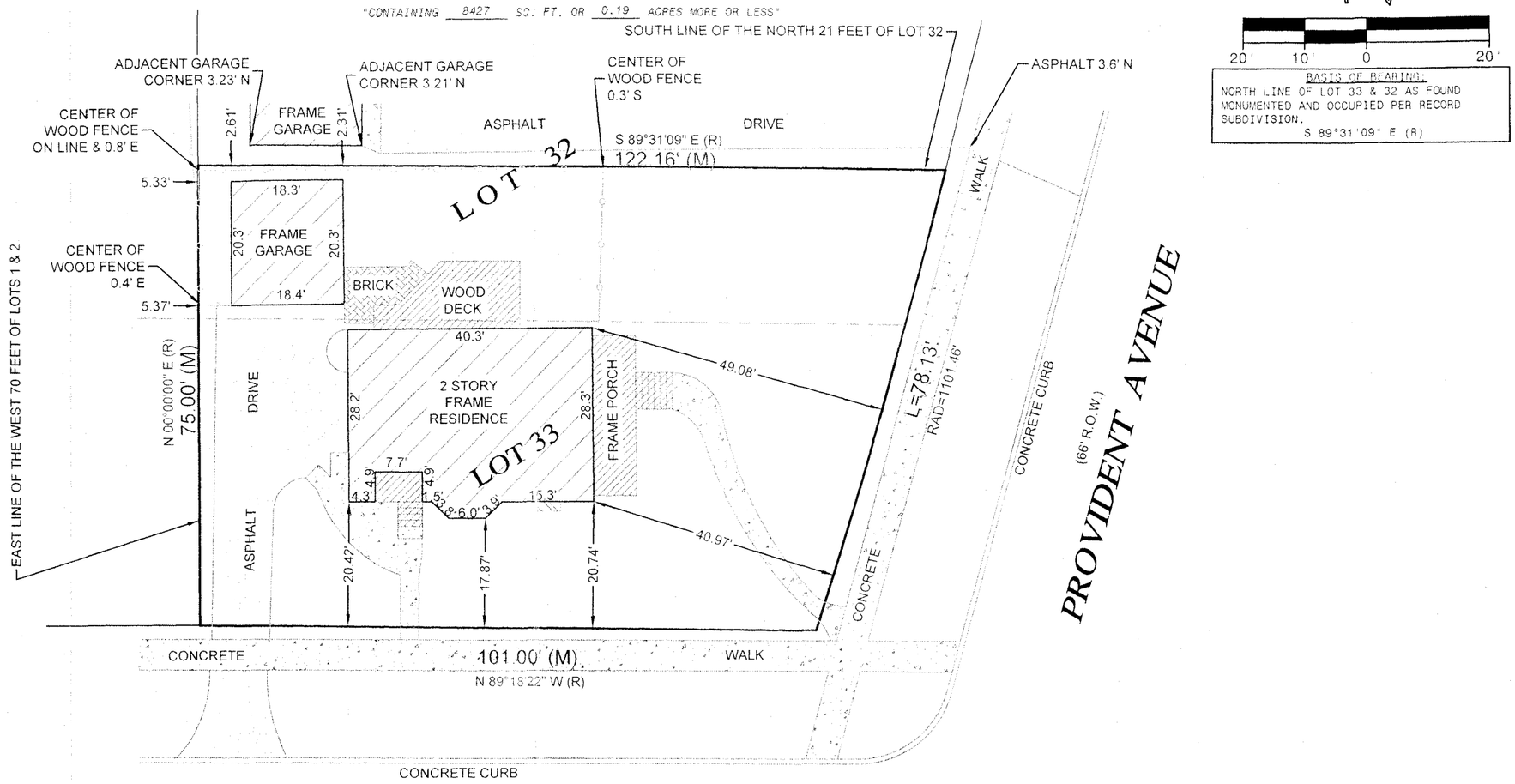
LEGEND

A = ASSUMED	NW = NORTHWEST
C = CALCULATED	P.O.B. = POINT OF BEGINNING
CH = CHORD	P.O.C. = POINT OF COMMENCEMENT
CL = CENTERLINE	R = RECORD
D = DEED	RAD = RADIUS
E = EAST	R.O.W. = RIGHT OF WAY
F.I.P. = FOUND IRON PIPE	S = SOUTH
F.I.R. = FOUND IRON ROD	S.I.P.= SET IRON PIPE
FT. = FEET/FOOT	S.I.R.= SET IRON ROD
L = ARC LENGTH	SE = SOUTHEAST
M = MEASURED	SW = SOUTHWEST
N = NORTH	W = WEST
NE = NORTHEAST	

= CHAIN LINK FENCE
= WOOD FENCE
= METAL FENCE
= VINYL FENCE
= EASEMENT LINE
= SETBACK LINE
= INTERIOR LOT LINE

AREA OF SURVEY:

"CONTAINING 8427 SQ. FT. OR 0.19 ACRES MORE OR LESS"



20' 10' 0 20'

BASIS OF BEARING:
NORTH LINE OF LOT 33 & 32 AS FOUND MONUMENTED AND OCCUPIED PER RECORD SUBDIVISION.
S 89°31'09" E (R)

MEI
BETTER INFRASTRUCTURE BETTER ENVIRONMENTS BETTER LIFE!

Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS }SS
COUNTY OF DUPAGE

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 20TH DAY OF OCTOBER, A.D., 2016, AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3253
LICENSE EXPIRATION DATE NOVEMBER 30, 2016
ILLINOIS BUSINESS REGISTRATION NO. 184-001245

JOSEPH P. MAIKISCH
3253
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
LISLE, ILLINOIS

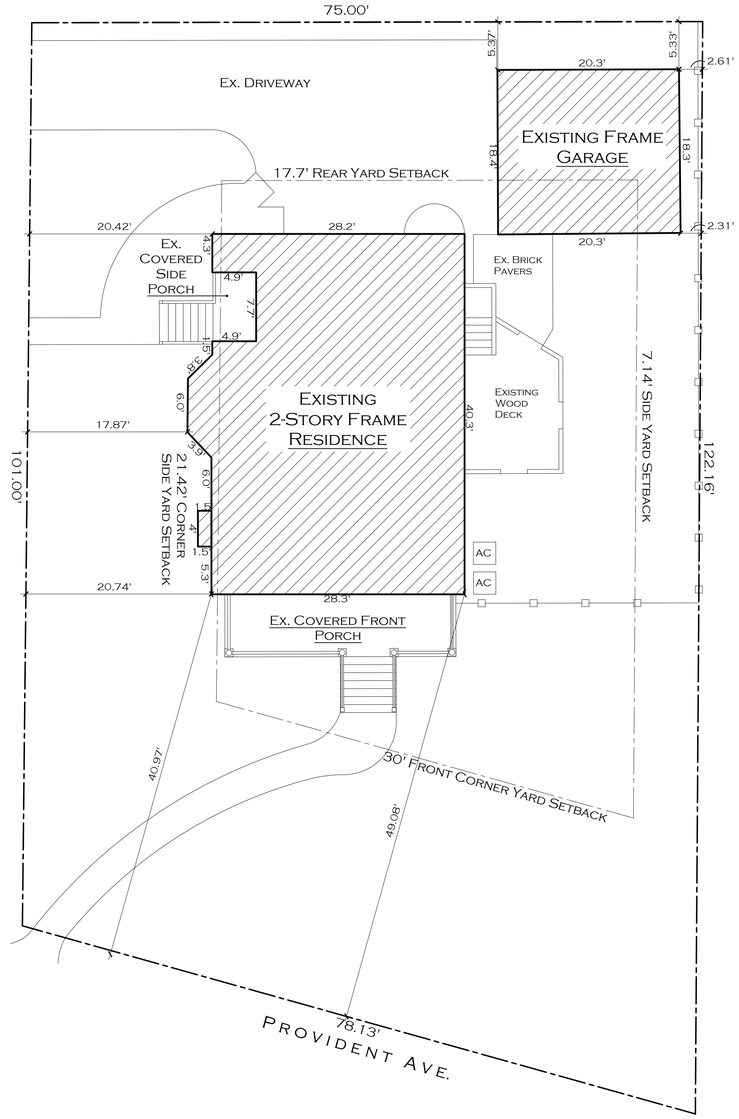
NOTE:
1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 582 PROVIDENT AVENUE
WINNETKA, ILLINOIS
CLIENT LAW OFFICES OF ROBIN KING
FIELDWORK DATE (CREW) 10-19-16 (MD/WM)
DRAWN BY: R.S. REVISED: JOB NO. 16-09-0460

Zoning Information

Zoning of Lot - R5
Lot Area - 8427 SF

Front Yard Provident Setback:	30'
Rear Yard Setback:	17.7'
Side Yard Spruce Setback:	21.42'
Side Yard Setback:	7.14'



Existing Site Plan
North
SCALE: 1/8" = 1'-0"

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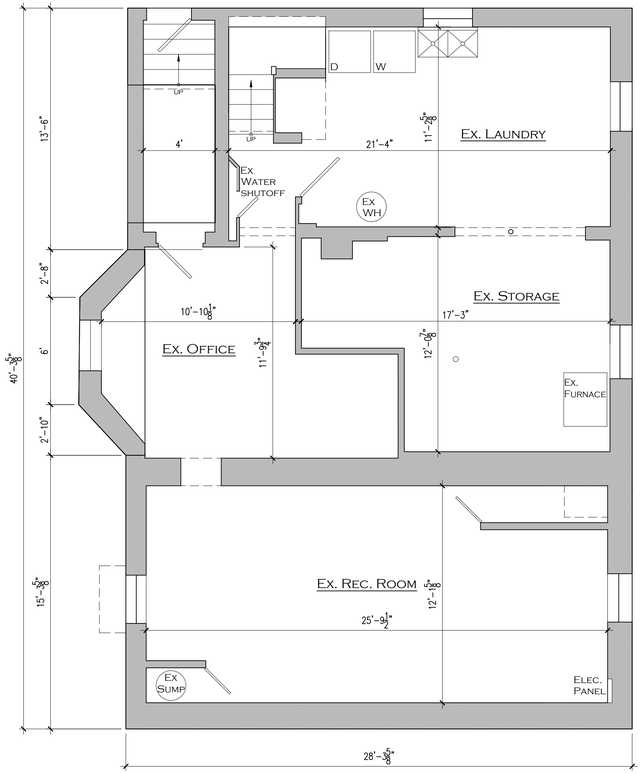
DONOHOE RESIDENCE

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ZONING VARIAITON (R)
JULY 12, 2021

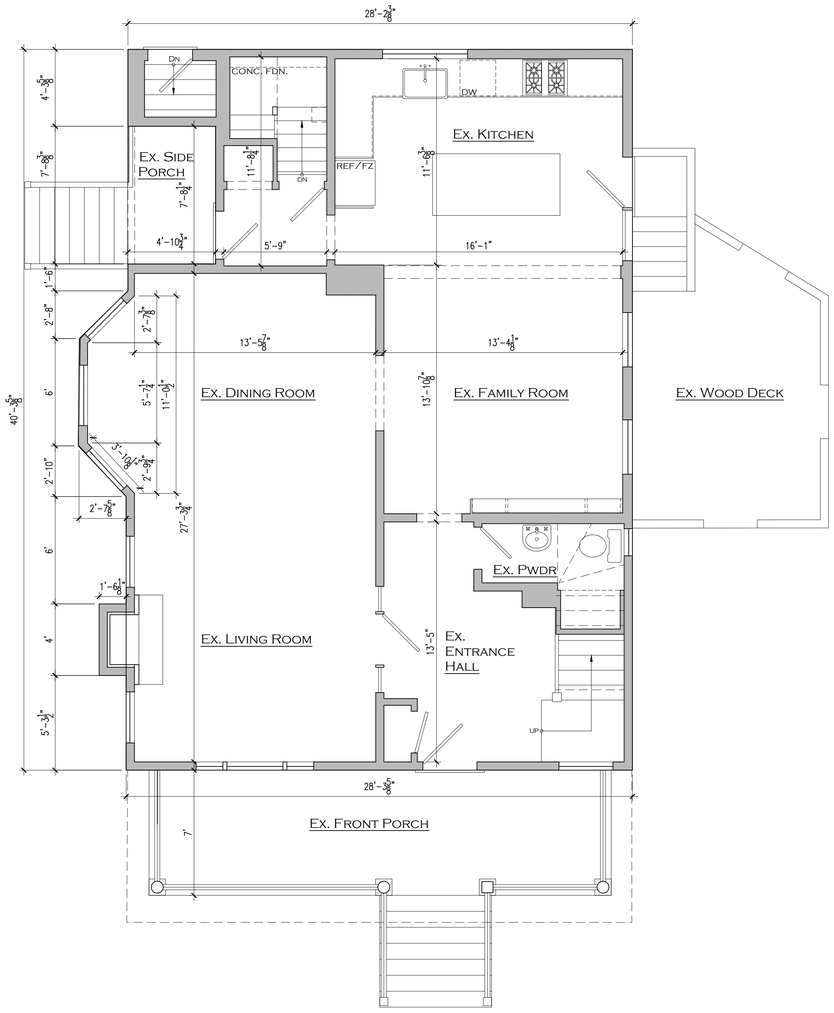
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ARCHITECTS, INC.
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AB-1
2105



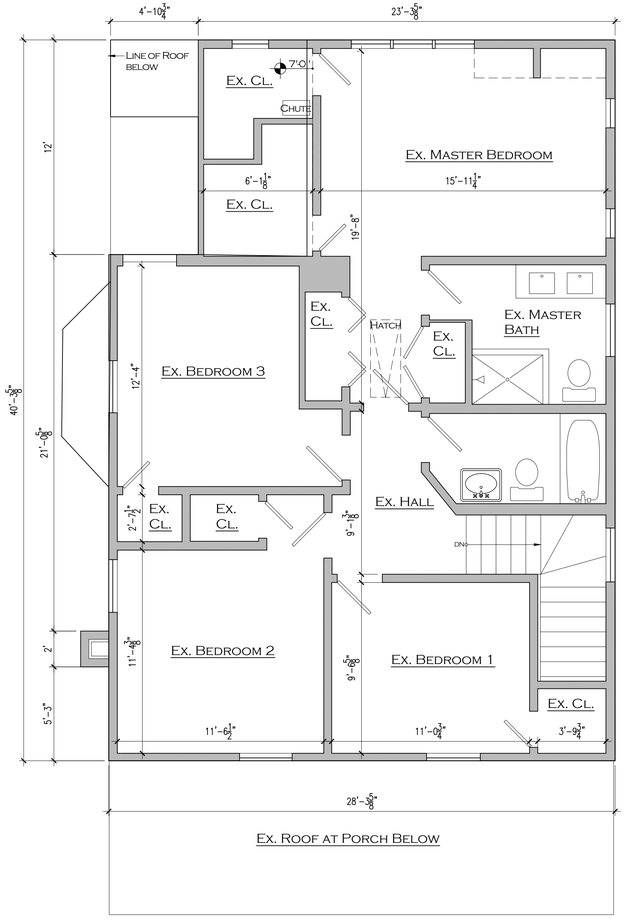
1 Existing Basement Plan

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



2 Existing First Floor Plan

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



3 Existing Second Floor Plan

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

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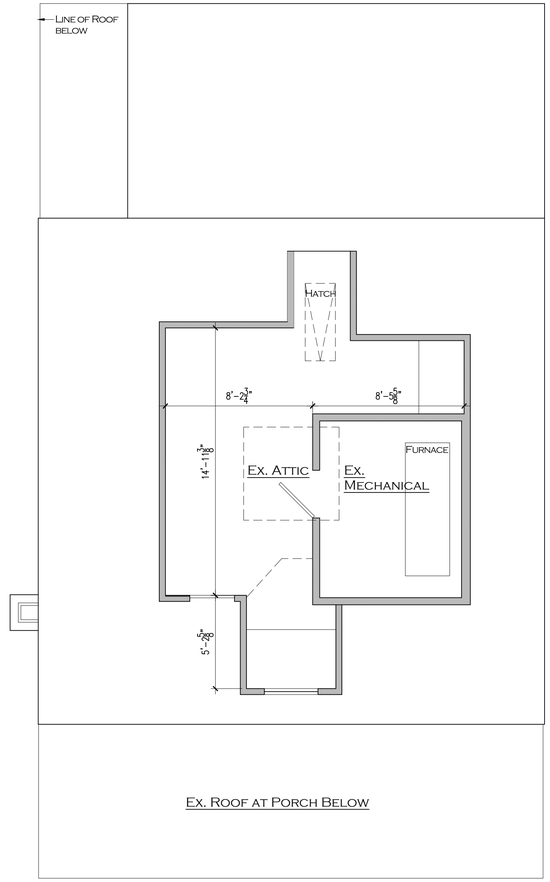
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1 Existing Attic Plan
SCALE: 1/4" = 1'-0"

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2105



1 Existing Front Elevation
East

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



2 Existing Side Elevation
South

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

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AB-4

2105



1 Existing Side Elevation
North

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



2 Existing Rear Elevation
West

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

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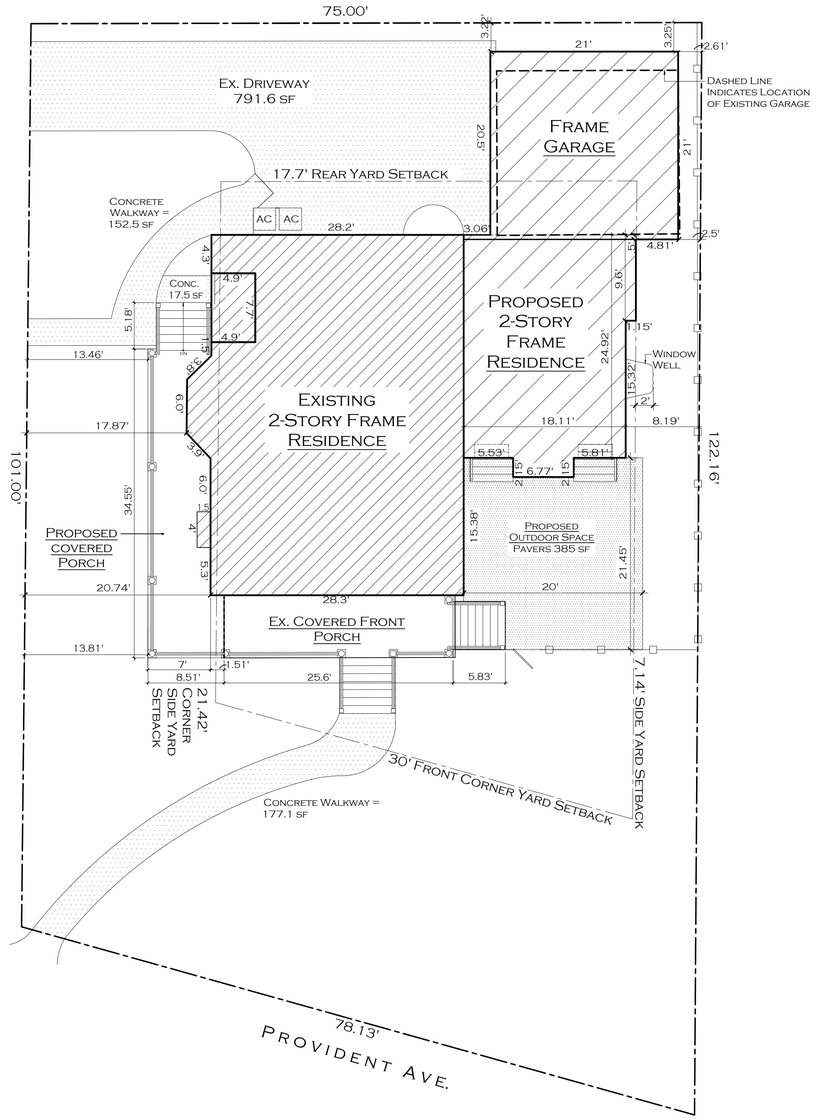
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AB-5
2105

Zoning Information

Zoning of Lot - R5
Lot Area - 8427 SF

Front Yard Provident Setback:	30'
Rear Yard Setback:	17.7'
Side Yard Spruce Setback:	21.42'
Side Yard Setback:	7.14'



Proposed Site Plan
North
SCALE: 1/8" = 1'-0"

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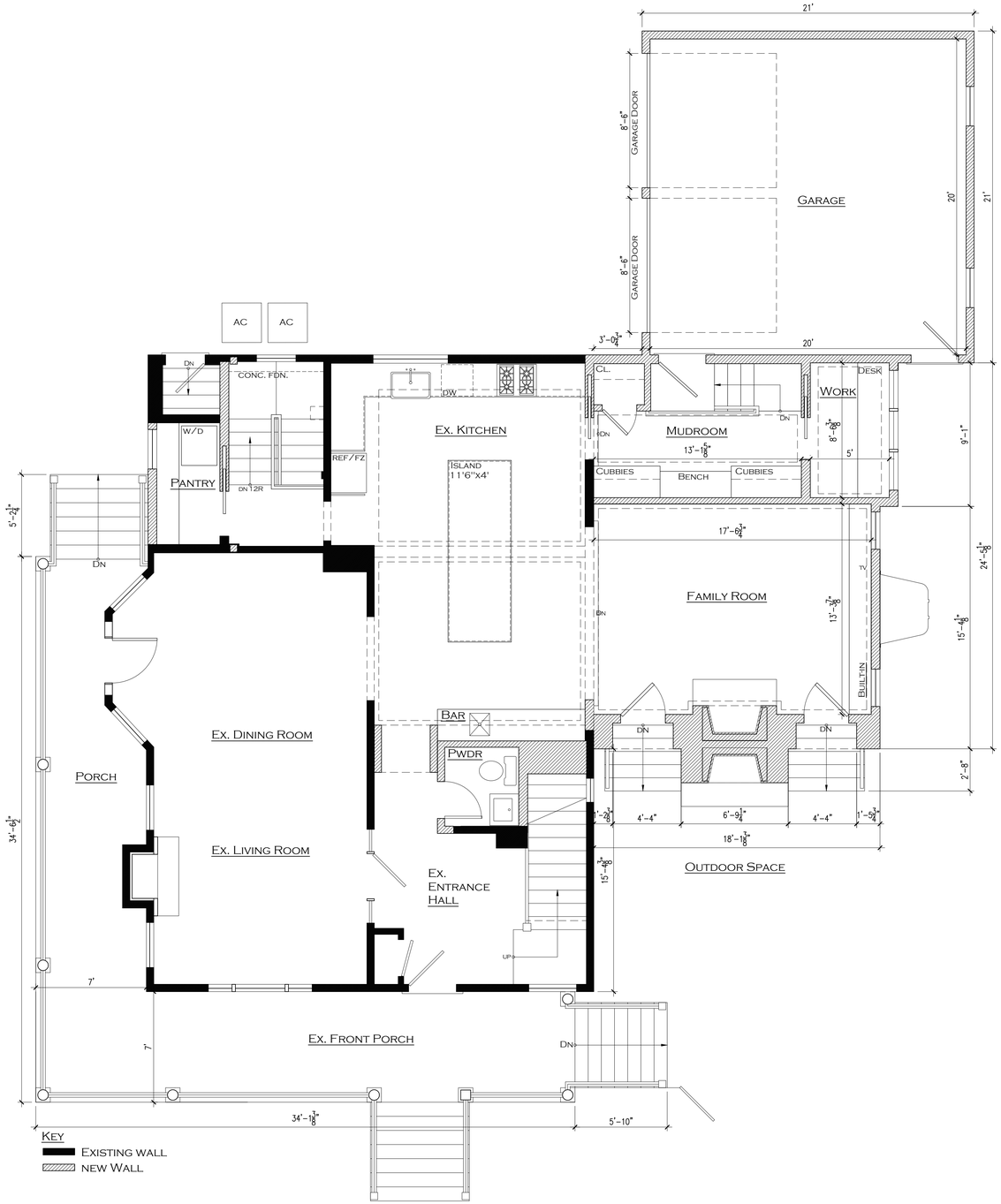
Donohoe Residence

582 Provident Ave - Winnetka, Illinois

Zoning Variaiton (R)
July 12, 2021

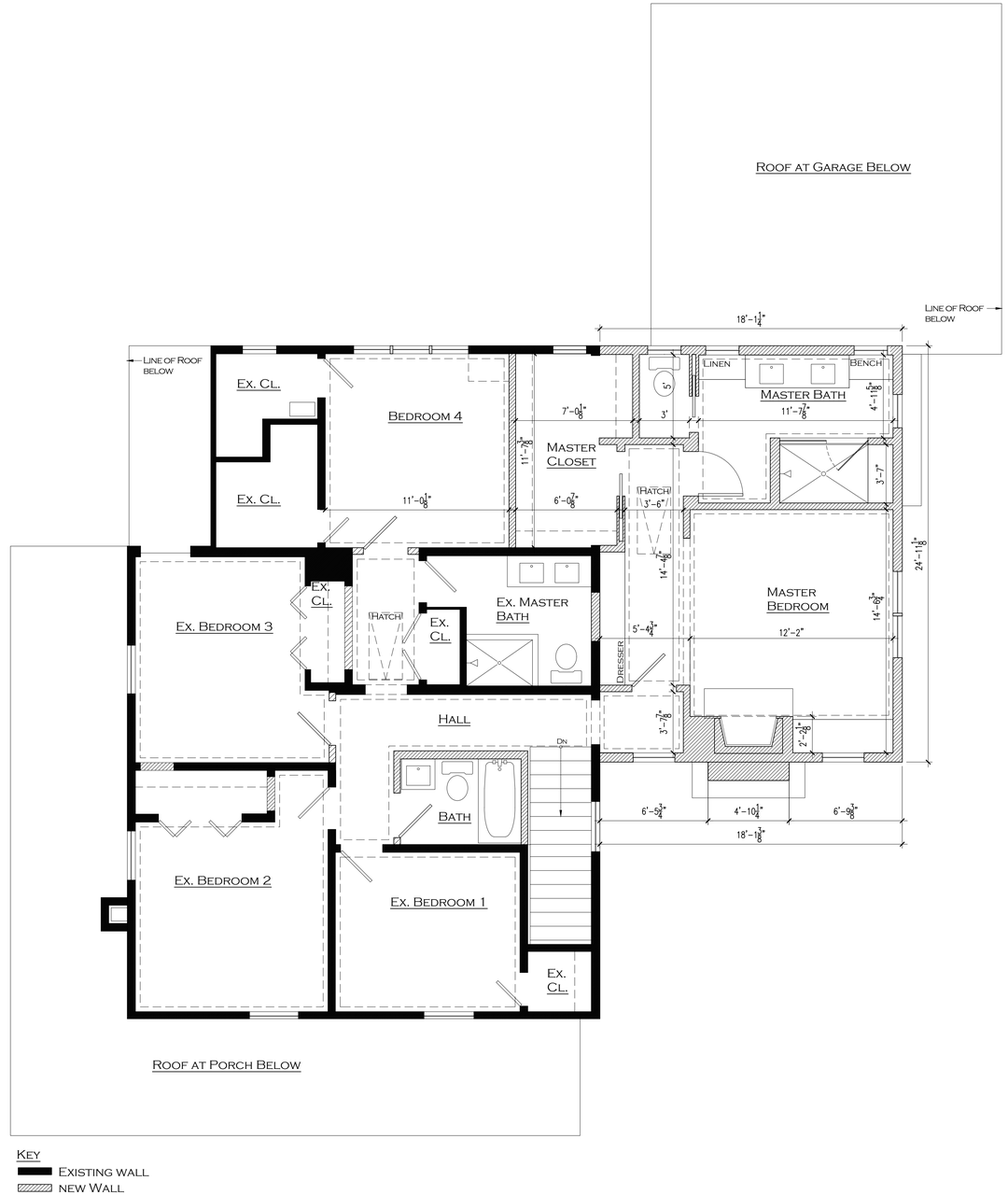
Hackley & Associates
Architects, Inc.
440 Green Bay Road Kenilworth IL 60043
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DD-1
2105



1 Proposed First Floor Plan

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



2 Proposed Second Floor Plan

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

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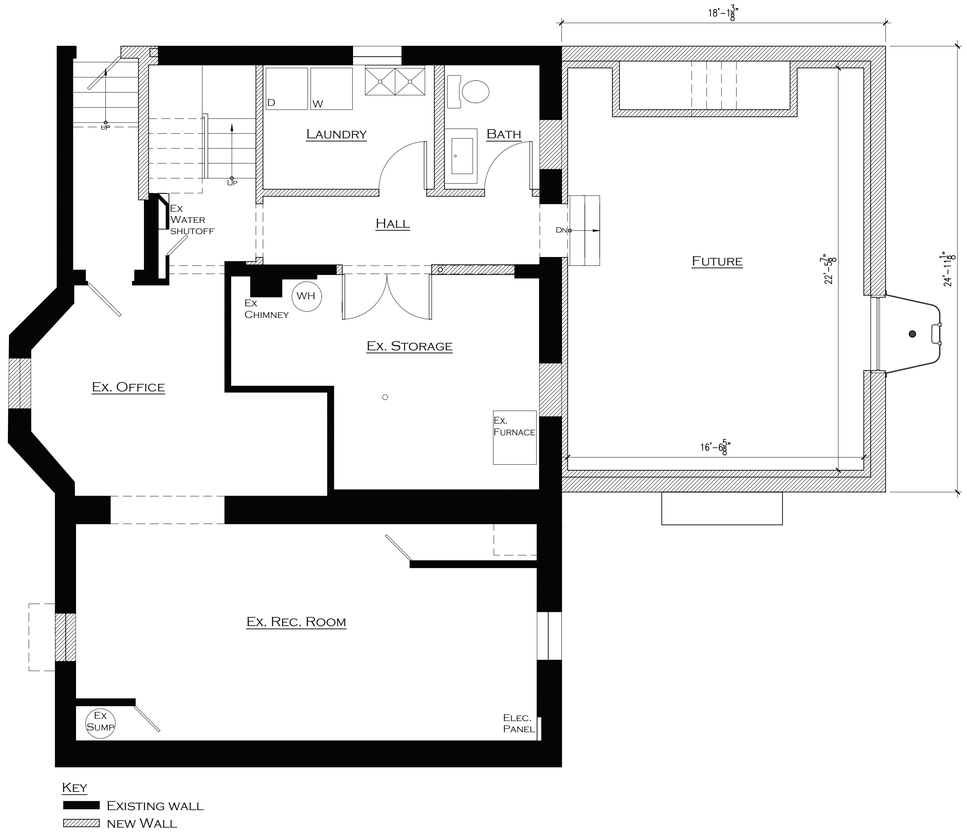
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ZONING VARIAITON (R)
JULY 12, 2021

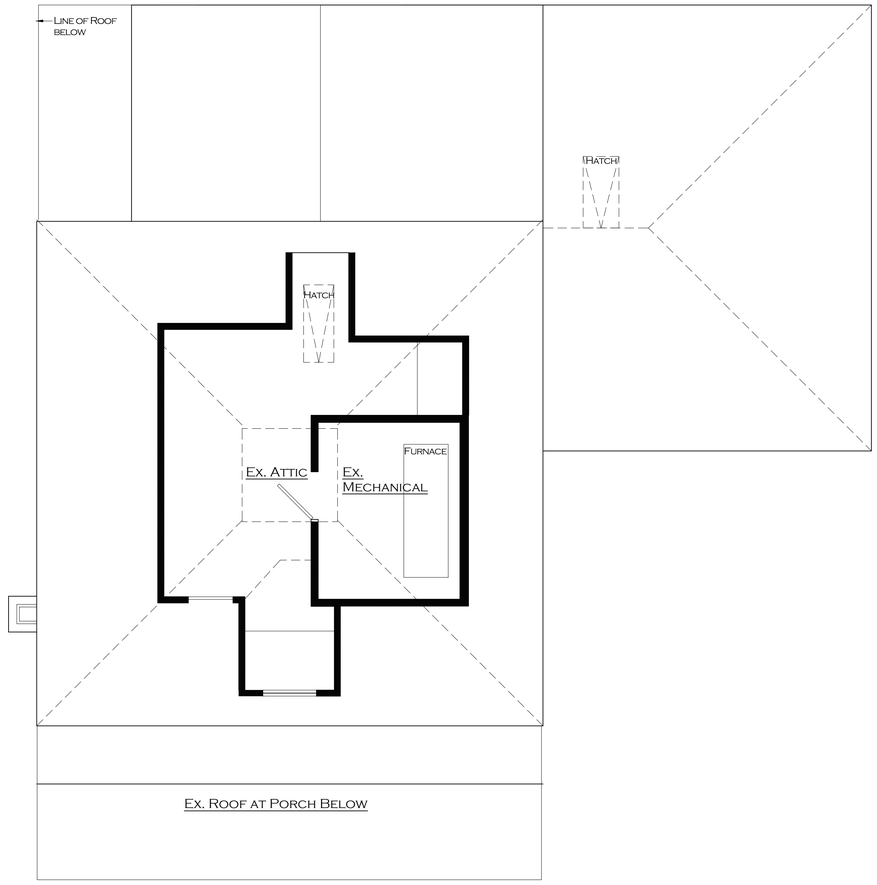
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1 Proposed Basement Plan
SCALE: 1/4" = 1'-0"



2 Proposed Attic Plan
SCALE: 1/4" = 1'-0"

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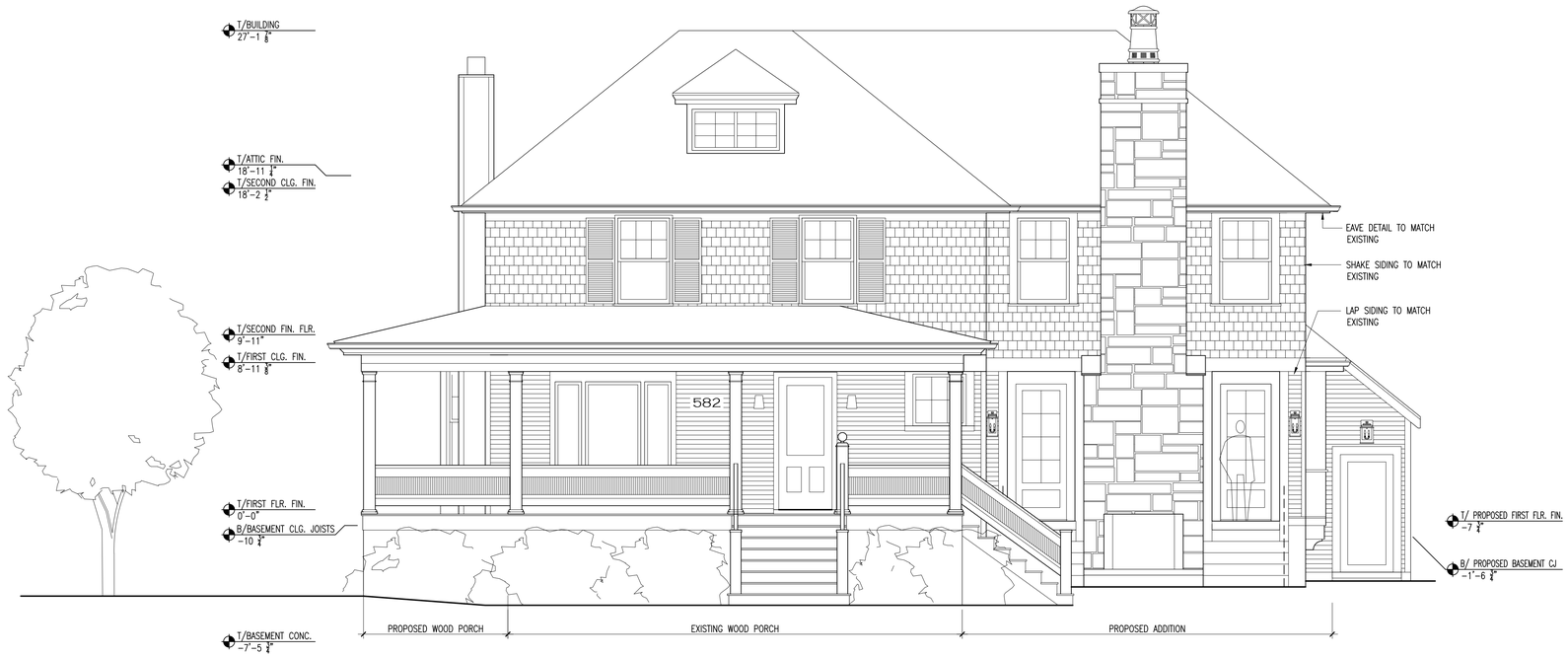
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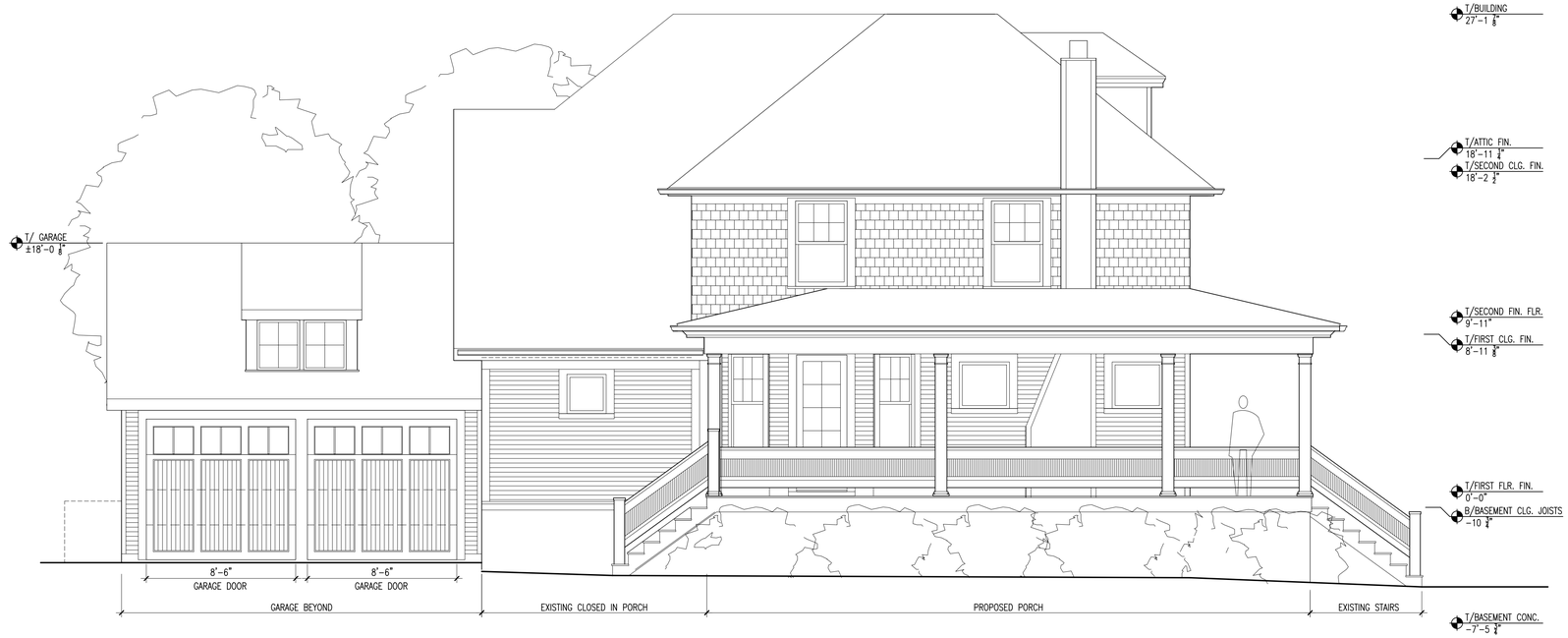
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1 Proposed Front Elevation
East

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



2 Proposed Side Elevation
South

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

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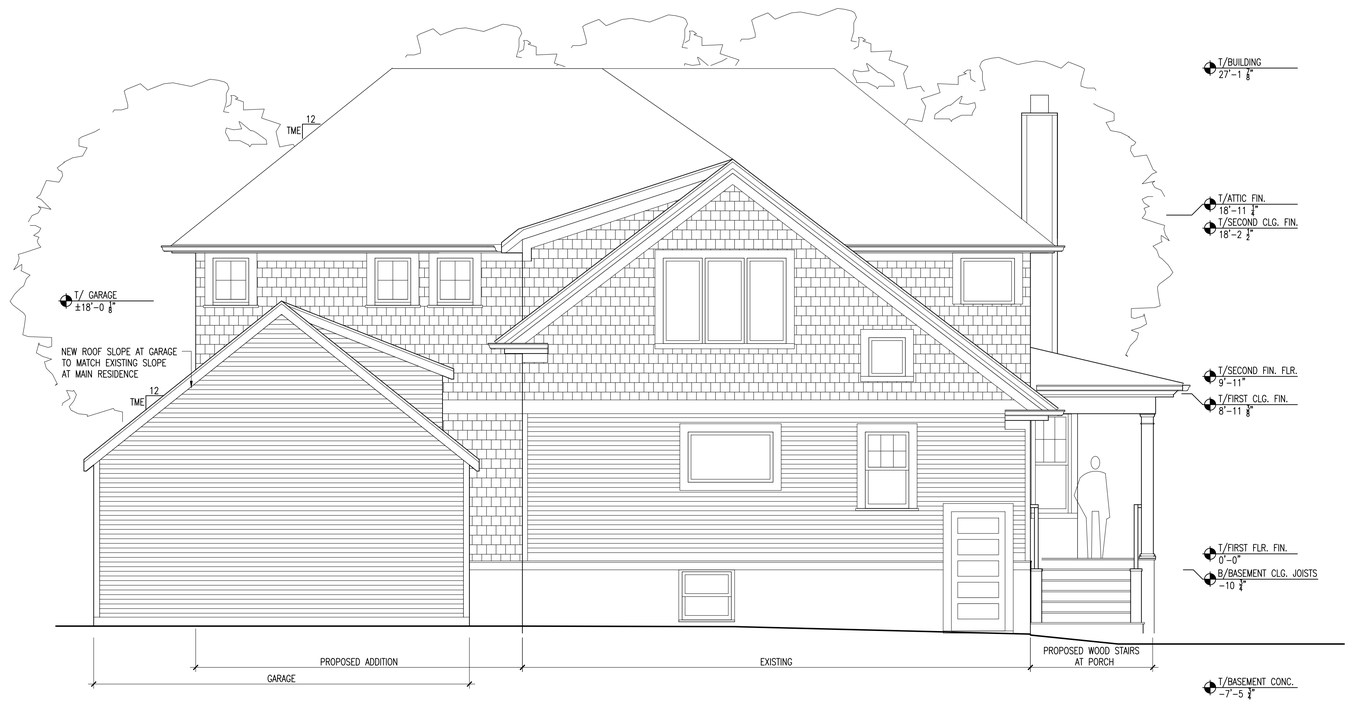
DD-4

2105



1 Proposed Side Elevation
North

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



2 Proposed Rear Elevation
West

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

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