



ZONING BOARD OF APPEALS REGULAR VIRTUAL MEETING AGENDA

MONDAY, MAY 10, 2021 - 7:00 PM

In accordance with social distancing requirements and Governor Pritzker's Executive Order 2021-06 and Senate Bill 2135, the Winnetka Zoning Board of Appeals meeting on Monday, May 10, 2021 **will be held virtually**. The meeting **will be livestreamed via the Zoom platform**. In accordance, with Public Act 101-0640, at least one representative from the Village will be present at Village Hall Council Chambers at 510 Green Bay Road, Winnetka, IL, and **the virtual meeting will be simulcast at Village Hall for members of the public who do not wish to view the virtual meeting from another location**. Pursuant to the Executive Order issued by the Governor, the number of people who may gather at Village Hall for the meeting is limited due to the mandated social distancing guidelines. **Accordingly, the opportunity to view the virtual meeting at Village Hall is available on a "first-come, first-served" basis.**

The public has the following two options **for virtually observing and participating during this virtual Zoning Board of Appeals meeting, including the ability to provide testimony or comments**. Persons wishing to participate are strongly encouraged (but not required) to complete the Sign-In form found at www.villageofwinnetka.org/meetingsignin.

- 1) **Telephone (audio only)**. Call: 312-626-6799; when prompted enter the Webinar ID: 956 4068 4966 (Please note there is no additional passcode or attendee ID required.)
- 2) **Livestream (both audio and video feed)**. Download the Zoom meetings app to your smart phone, tablet, or computer, and then join Webinar ID: 956 4068 4966; Webinar Passcode: ZBA051021

If you wish **to provide testimony or comments prior to the meeting**, you may provide them one of three ways:

- 1) By sending **an email** to planning@winnetka.org;
- 2) By sending **a letter** to Community Development Department, Village of Winnetka, 510 Green Bay Road, Winnetka, IL 60093; or
- 3) By leaving **a voice mail message** at the phone number 847-716-3524. All voicemail messages will be transcribed into a written format.

All comments received prior to the posting of the agenda packet will be included in the agenda packet. All comments received after the agenda packet has been posted and received by 6:00 PM the day of the meeting will be read at the meeting by staff. Such public comment is limited to 200 words or less and should identify both (1) the subject of the comment being offered (such as property address or case number of the agenda item) and (2) the full name of the individual providing the comments. In addition, you may wish to include your street address, phone number, and the name of the organization or agency you represent, if applicable.

General comments for matters not on the agenda will be read at the end of the meeting under Public Comment. Comments specific to a particular agenda item will be read during the discussion of that agenda item.

All emails received will be acknowledged either during or after the meeting, depending on when they are received.

Persons seeking additional information concerning any of the applications, accessing the virtual meetings, or requesting alternative means to provide testimony or public comment are directed to email inquiries to planning@winnetka.org or by calling 847-716-3525.

**ZONING BOARD OF APPEALS REGULAR VIRTUAL MEETING AGENDA
MONDAY, MAY 10, 2021 - 7:00 PM**

AGENDA ITEMS

1. Call to Order & Roll Call.
2. Introductory Remarks Regarding Conduct of Virtual Meeting.
3. Approval of Minutes – April 12, 2021.
4. **Case No. 21-11-V: 645 Hibbard Road (Continued from the April 12, 2021 meeting):** ~~An application submitted by Steffen and Brenda Jacobsen seeking approval of a zoning variation to allow a fence at 645 Hibbard Road along its Hibbard Road, Pine Street, and a portion of its east property lines. 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.~~ ***The Applicant has withdrawn their application. The Board will not be taking any further action on this item.***
5. **Case No. 21-16-V2: 1184 Tower Road:** An application submitted by Ann Hewitt seeking approval of a 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; (iv) provide less than the minimum required total side yard setback; and (v) exceed the maximum permitted front-facing attached garage width. The Village Council has final jurisdiction on this request.
6. Other Business.
 - a. Community Development Report
 - b. June 14, 2021 Meeting - Quorum check
7. Public Comment.
8. Adjournment

Note: Public comment is permitted on all agenda items.

NOTICE

All agenda materials are available at www.villageofwinnetka.org/agendacenter .

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
APRIL 12, 2021**

Zoning Board Members Present:

Lynn Hanley, Acting Chairperson
Kimberly Handler
Mike Nielsen
Max Weigandt

Zoning Board Members Absent:

Matthew Bradley
E. Gene Greable

Village Staff:

David Schoon, Director of Community Development
Brian Norkus, Assistant Director of Community
Development
Ann Klaassen, Senior Planner

**Minutes of the Zoning Board of Appeals
April 12, 2021**

Call to Order and Introductory Remarks Regarding Conduct of Virtual Meeting:

Chairperson Hanley called the meeting to order at 7:01 p.m. and read the Oral Declaration into the record.

Approval of March 8, 2021 meeting minutes.

Chairperson Hanley asked for a motion to approve the March 8, 2021 meeting minutes. A motion to approve the March 8, 2021 meeting minutes was made by Ms. Handler and seconded by Mr. Nielsen. A vote was taken and the motion unanimously passed:

AYES: Handler, Hanley, Nielsen, Weigandt

NAYS: None

Case No. 21-11-V: 645 Hibbard Road: An application submitted by Steffen Jacobson and Brenda Jacobsen seeking approval of a zoning variation to allow a fence at 645 Hibbard Road along its Hibbard Road, Pine Street and a portion of its east property lines. The requested zoning variation would permit the fence to exceed the maximum permitted height. The Zoning Board of Appeals has final jurisdiction on this request.

Ms. Klaassen described the request for an 8 foot fence requiring a zoning variation. She then identified the property's location, zoning classification and photos. Ms. Klaassen noted the request is for a replacement fence and identified the new fence's proposed location and photos of the existing fence. She noted one voice message was received and was included on the last page of the agenda materials noting no members of the public are at the Village Hall to comment. Ms. Klaassen stated draft approval/denial resolutions are included on page nos. 16 and 23 of the agenda materials and following Board discussion and public comment, a Board member may want to make a motion to approve either the resolution to approve or deny the request. She then asked if there were any questions.

Chairperson Hanley referred to fence heights being limited to 4.5 feet in front yards. Ms. Klaassen responded the Village did not restrict fence height in the front yard noting the permitted height is 6.5 feet. No additional questions were raised at this time.

1 Mr. Norkus allowed the applicants into the meeting. Chairperson Hanley swore in those speaking to this
2 matter. Steffen Jacobson stated the request is for an 8 foot fence noting it would be placed in a ditch and
3 would not appear as tall as 8 feet. He informed the Board he met with the objecting neighbor who did not
4 relent in his objection even after he saw the ditch. Mr. Jacobson referred to photos he submitted into
5 evidence and stated it would be a function of getting additional privacy and to reduce noise from Hibbard
6 Road. Ms. Handler asked if the existing fence is 6.5 feet and Mr. Jacobson confirmed that is correct. Mr.
7 Weigandt questioned the standard grade measurement. Mr. Jacobson stated he measured it with a laser
8 and approximated it to be 1-1.5 feet. He added the fence would be the same height on Hibbard and Pine
9 Street. Mr. Jacobson identified the area which would not require an 8 foot fence height on the east side
10 although they are requesting 8 feet all the way around.

11
12 Chairperson Hanley asked if there were any other questions. No additional questions were raised at this
13 time. Mr. Norkus then allowed members of the public into the meeting to comment. No comments were
14 made at this time. Chairperson Hanley then called the matter in for discussion.

15
16 Ms. Handler stated she is not in favor of the request since the fence would be too tall and out of character
17 with surrounding homes and added it also did not meet the criteria. Mr. Weigandt stated the Board has
18 made exceptions in cases for homes on busy roads and suggested the fence be allowed on Hibbard Road
19 but not on Pine Street. Mr. Nielsen agreed with Ms. Handler's comments and referred to the prominent
20 height of other 8 foot fences in the Village and stated he would not be in favor of the request. Ms. Handler
21 stated the cases Mr. Weigandt referred to were in different kinds of neighborhoods and stated there are
22 alternatives including locating the fence closer to the home and outside of the ditch. Chairperson Hanley
23 stated other 8 foot fence requests were previously approved in backyards and that other fences on
24 Hibbard Road are 6 foot fences. She agreed the request did not meet the standards. Chairperson Hanley
25 also stated there are other ways to provide property screening and she would not be in favor of the
26 request.

27
28 Chairperson Hanley informed the applicant the request may not be approved and he had the opportunity
29 to withdraw the request and amend the application. Mr. Schoon stated the Board can continue the
30 request to the next meeting giving the applicant the opportunity to reconsider. Mr. Jacobson agreed to a
31 continuation.

32
33 Chairperson Hanley then asked for a motion to continue the request to the May 10, 2021 meeting. A
34 motion was made by Mr. Weigandt to continue the request to the May 10, 2021 meeting and seconded
35 by Mr. Nielsen. A vote was taken and the motion unanimously passed:

36 AYES: Handler, Hanley, Nielsen, Weigandt

37 NAYS: None

38
39 **Case No. 21-12-V: 650 Hill Road: An application submitted by Renee Lanam seeking approval of a zoning**
40 **variation to allow construction of an addition at 650 Hill Road. The requested zoning variation would**
41 **permit the addition to provide less than the minimum required total side yard setback. The Zoning**
42 **Board of Appeals has final jurisdiction on this request.**

43 Ms. Klaassen stated the request for a new addition submitted by Renee Lanam is for a total side yard
44 setback variation. She then described the property's location, zoning classification, lot shape and photos.
45 Ms. Klaassen described the property's nonconforming nature and proposed family room addition on the
46 first floor and bedroom and bath addition for the second floor. She informed the Board two emails were
47 received which would be read into the record. Ms. Klaassen noted there are no members of the public at
48 the Village Hall to comment. She stated draft resolutions are included on page nos. 28 and 42 in the packet

1 and following Board discussion and public comment, a Board member may want to make a motion to
2 approve either the resolution to approve or deny the request and asked if there were any questions.

3
4 Ms. Handler asked if the proposed work was considered at the time of the 2015-2016 renovations. Ms.
5 Klaassen explained how the former property owner was given the opportunity at that time to declare the
6 west side yard as the minimum side yard with the area on the east side of the residence that encroached
7 the required total side yard setback being limited to repair and maintenance only without asking for a
8 zoning variation. She noted the 2015 declaration ran with the property and the proposed addition would
9 require a variation regardless. Chairperson Hanley asked if there were any other questions. No additional
10 questions were raised at this time.

11
12 Chairperson Hanley swore in those speaking to this matter. Renee Lanam confirmed they closed on the
13 property last Friday and they discussed the situation with the previous owners. She also stated they
14 discussed the proposed addition with several architects in connection with the lot shape and confirmed it
15 would be done on the existing impervious surface. Gary Frank, the architect for the proposed addition,
16 referred to the site plan on page 37 and identified the home's nonconforming triangular portion as well
17 as the proposed addition. He then referred to the plat of survey on page 14 showing how the property
18 and home is angled in different directions to provide context in terms of how the proposed addition
19 related to the home. Mr. Frank also referred to photos of the home. He identified the grade change on
20 the right side in photo 5.1 and the stone area on photo 6.2 which would come forward approximately 12
21 feet.

22
23 Mr. Frank then referred to the first floor plan which would be installed over existing patio space adding
24 279 square feet of RLC. He noted the amount of impervious area would not be increased. Mr. Frank
25 described the area as the natural location for the proposed addition. He then referred to the standards
26 noting the south neighbor wrote a letter indicating concern relating to water runoff with an increase in
27 impervious surface. Mr. Frank confirmed impervious surface would not be increased and added the
28 previous contractor created an extensive water management system for the site. He then asked if there
29 were any questions.

30
31 Ms. Handler referred to the fact the proposed addition would be installed over an existing patio and asked
32 if that played a role in how impervious surface is calculated. Mr. Frank then described how impervious
33 surface is calculated. Ms. Handler questioned water runoff since the water currently accumulated in the
34 area of the proposed addition. Mr. Frank responded engineering plans would have to be approved by the
35 Village requiring the water be transferred to an appropriate location. Ms. Handler then stated hardship
36 was not mentioned. Ms. Lanam responded they needed additional space noting the need is family related
37 which is not part of the standards, so it wasn't mentioned.

38
39 Chairperson Hanley asked if the Village Engineer could require them to install a drainage system. Mr. Frank
40 confirmed an expensive and extensive storm water system was designed with the previous project. No
41 additional questions were raised at this time.

42
43 Ms. Klaassen read an email from Diana Wilde into the record. Mr. Norkus allowed Diana and Elijah Wilde,
44 the previous owners of 650 Hill Road, into the meeting. Chairperson Hanley swore in those speaking to
45 this matter. Mrs. Wilde informed the Board additional drains were also added to the property. Mr. Wilde
46 informed the Board the pit area is 20 feet wide and the applicant is only asking for 12 feet of that pit area
47 which was added in 2015 as part of that renovation. He then stated with regard to the neighbor's
48 comment, the flow of the yard would have zero impact to the south neighbor.

1 Chairperson Hanley asked if there were any questions. Mr. Norkus confirmed there are no members of
2 the public waiting to comment.

3
4 Chairperson Hanley then called the matter in for discussion. Mr. Weigandt stated he is in favor of the
5 request and the proposed addition would have no effect on water. Ms. Handler also stated she would be
6 in favor of the request noting her biggest concern related to the water's impact on the lower area of the
7 property. Mr. Nielsen stated he is in favor of the request. Chairperson Hanley stated in terms of the
8 standards, she referred to reasonable return and stated there would only be a minimal increase in the
9 nonconformity, she also referred to the odd property shape.

10
11 Chairperson Hanley then asked for a motion. Mr. Nielsen moved to approve the requested variation for
12 total side yard setback as indicated on Attachment E. Mr. Weigandt seconded the motion. A vote was
13 taken and the motion unanimously passed:

14 AYES: Handler, Hanley, Nielsen, Weigandt

15 NAYS: None

16
17 **Other Business.**

18 a. **Community Development Report**

19 Mr. Schoon stated the Village Council considered the variation request for 880 Willow with the applicant
20 requesting a continuance to the June 1 2021 meeting to address the Village Council's concerns. He also
21 stated the Village Council adopted the amendments to increase the demolition delay for historic and
22 significant homes to 270 days as well as a code amendment for such properties to qualify for a 20% GFA
23 bonus.

24
25 b. **May 10, 2021 – Quorum check**

26 The Board Members confirmed their availability.

27
28 **Public Comment**

29 Chairperson Hanley referred to spring clean-up dates. Mr. Schoon confirmed he would mention it at the
30 Village staff meeting. No public comments were made at this time.

31
32 **Adjournment:**

33 A motion to adjourn was made by Ms. Handler and seconded by Mr. Nielsen. A vote was taken and the
34 motion unanimously passed:

35 AYES: Handler, Hanley, Nielsen, Weigandt

36 NAYS: None

37
38 The meeting adjourned at 8:20 p.m.

39
40 Respectfully submitted,

41
42 Antionette Johnson

43 Recording Secretary



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.

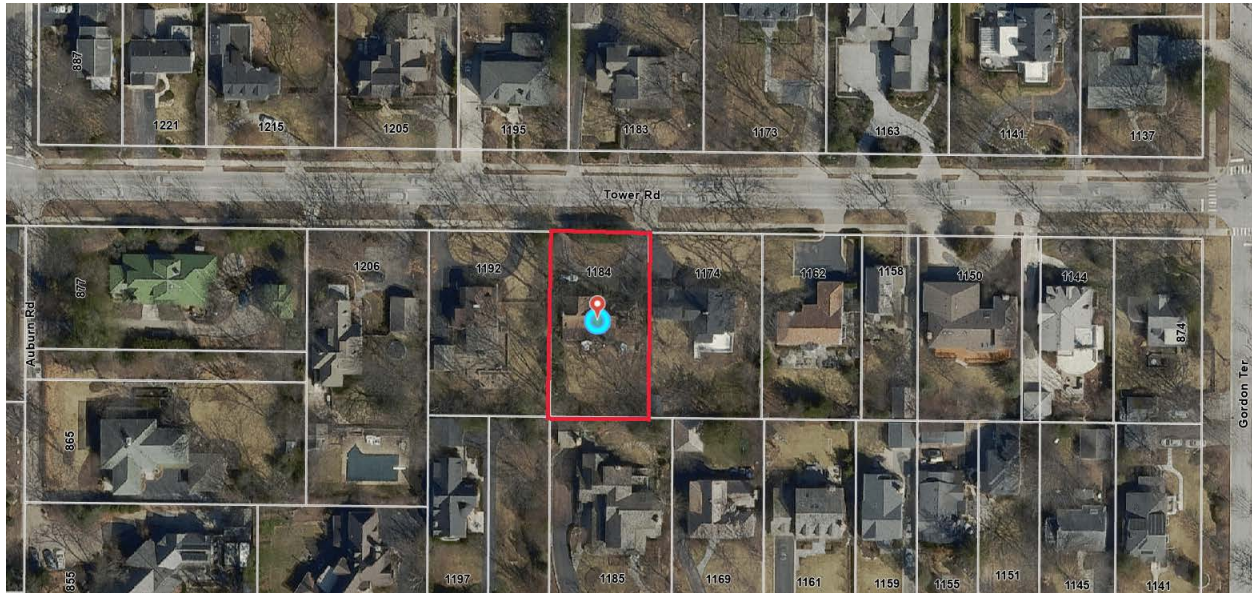


Figure 1 – Aerial Map

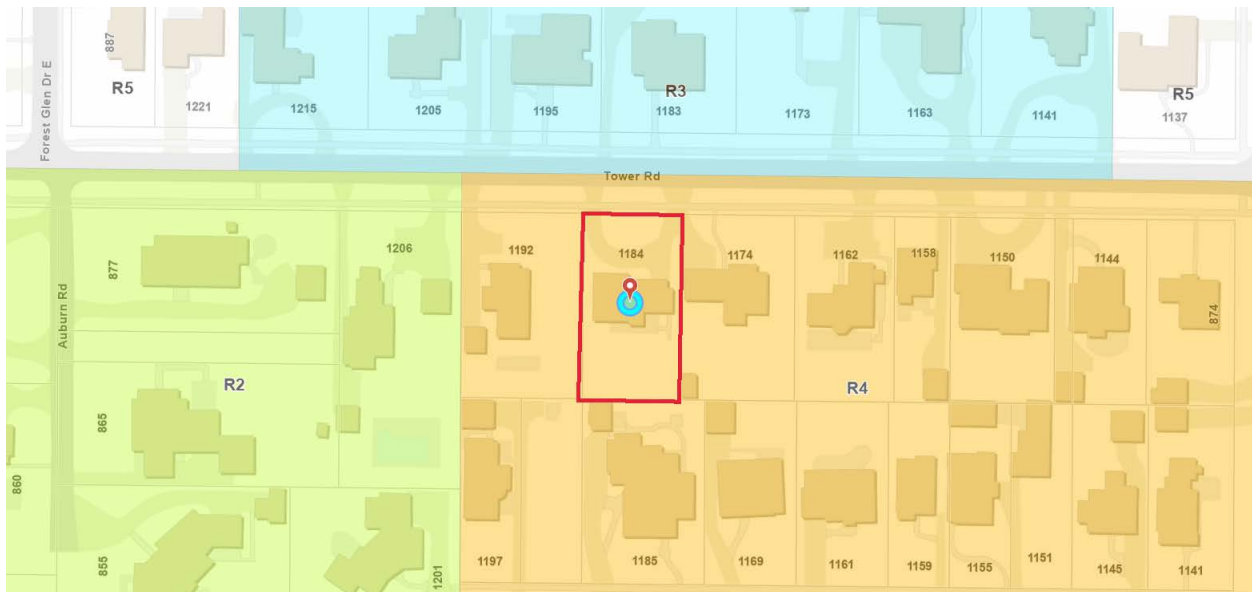


Figure 2 – Zoning Map

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).

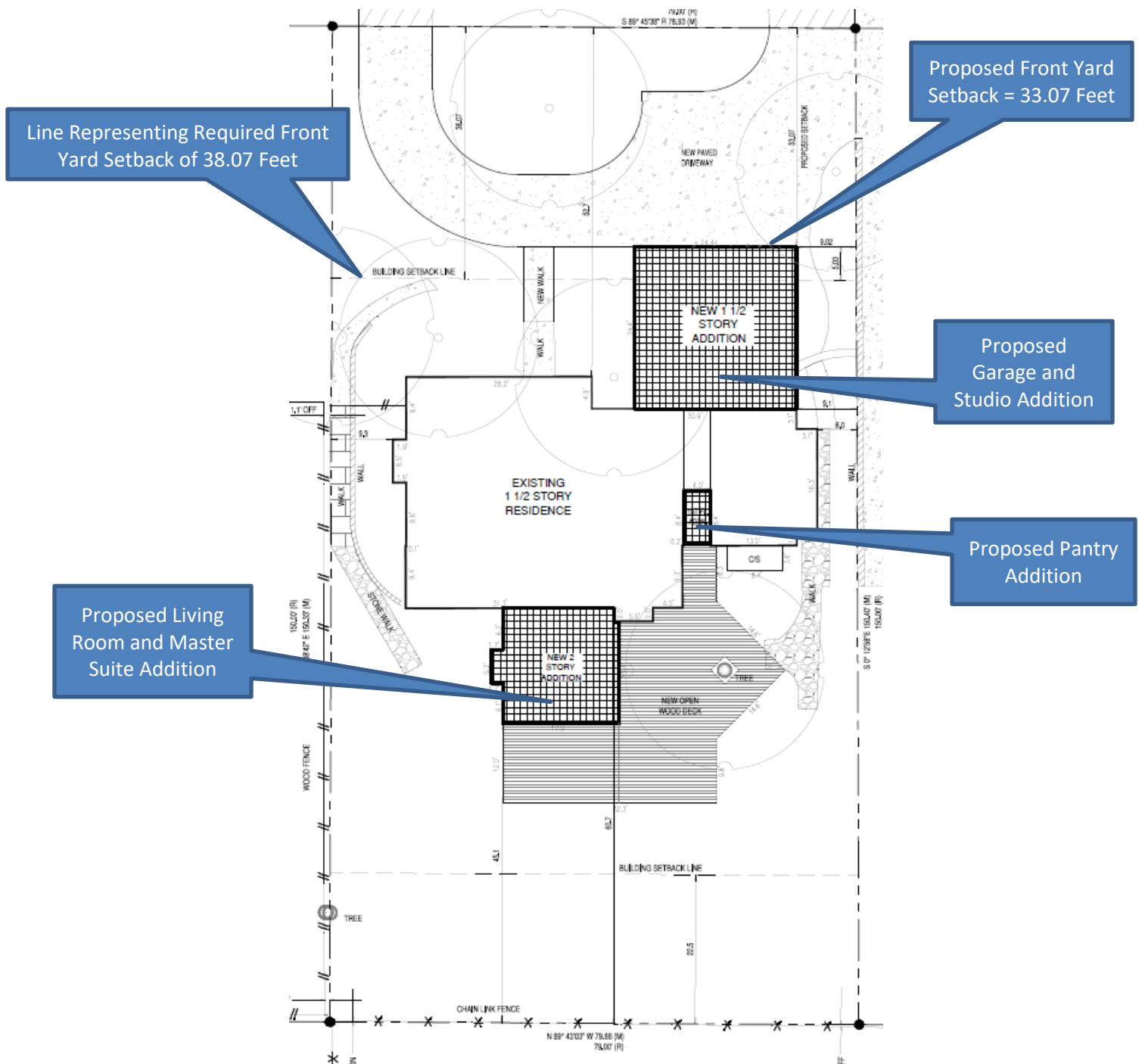


Figure 4 – Excerpt of Site Plan

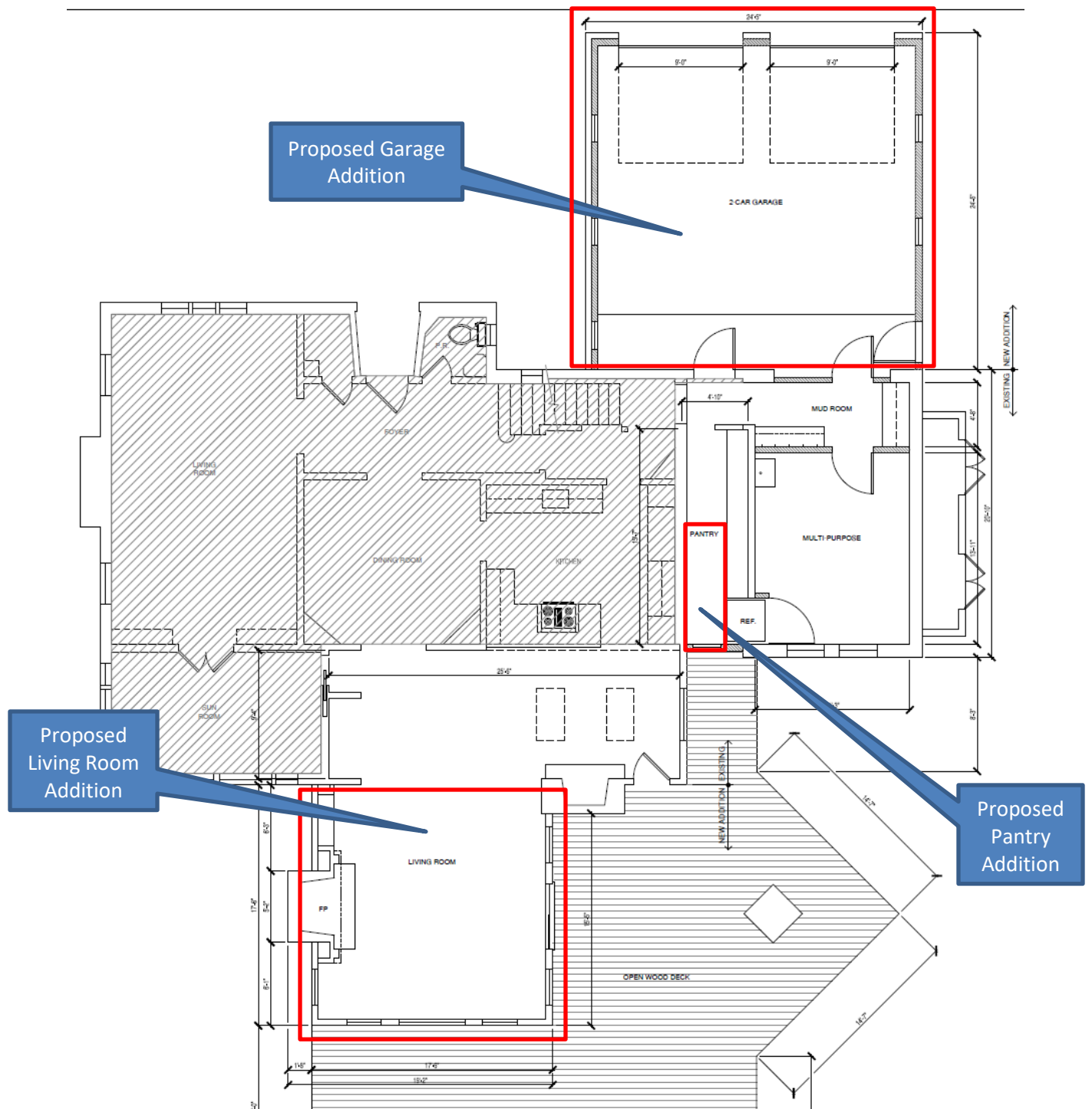


Figure 5 – Excerpt of Proposed First Floor Plan

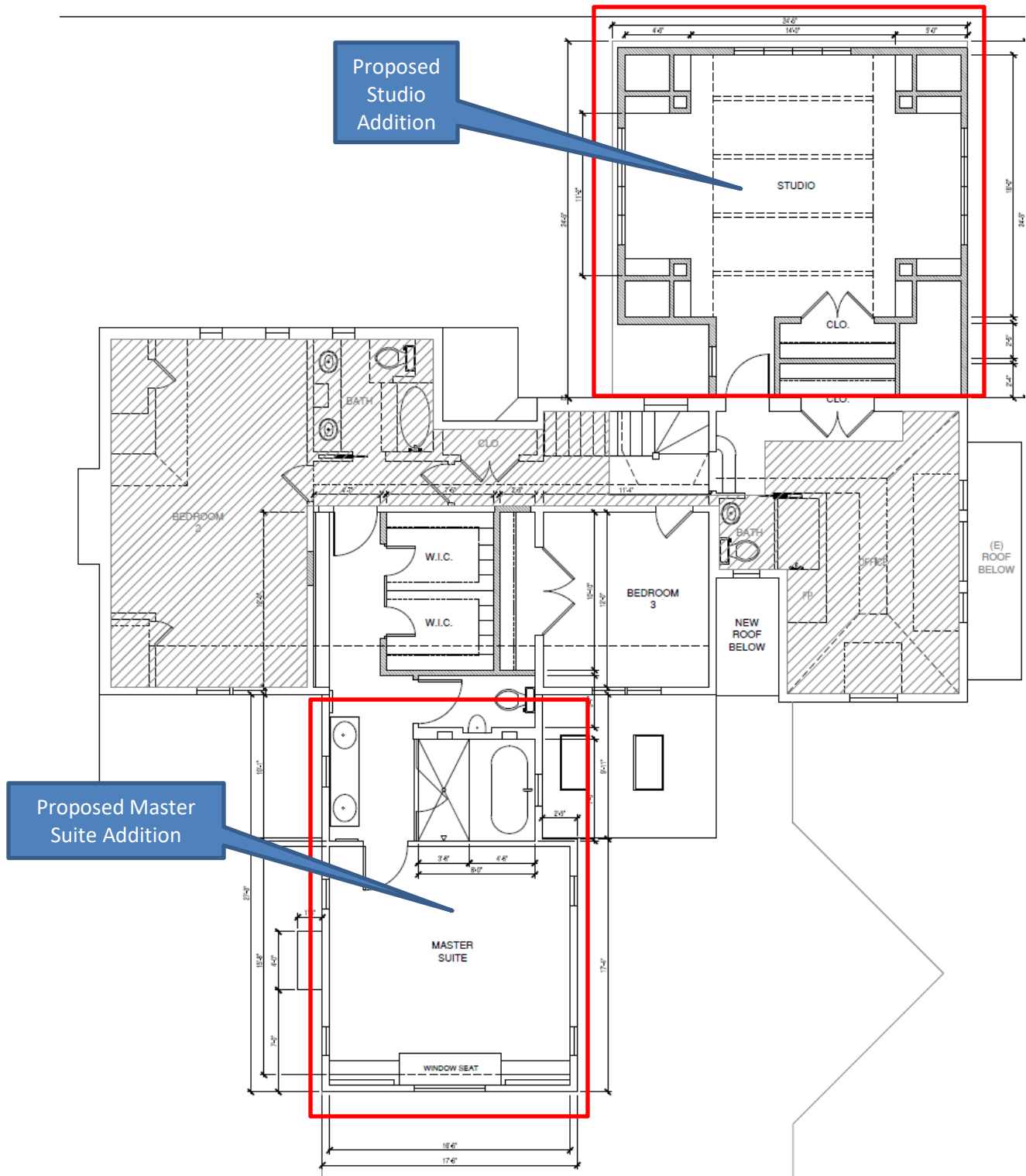


Figure 6 – Excerpt of Proposed Second Floor Plan

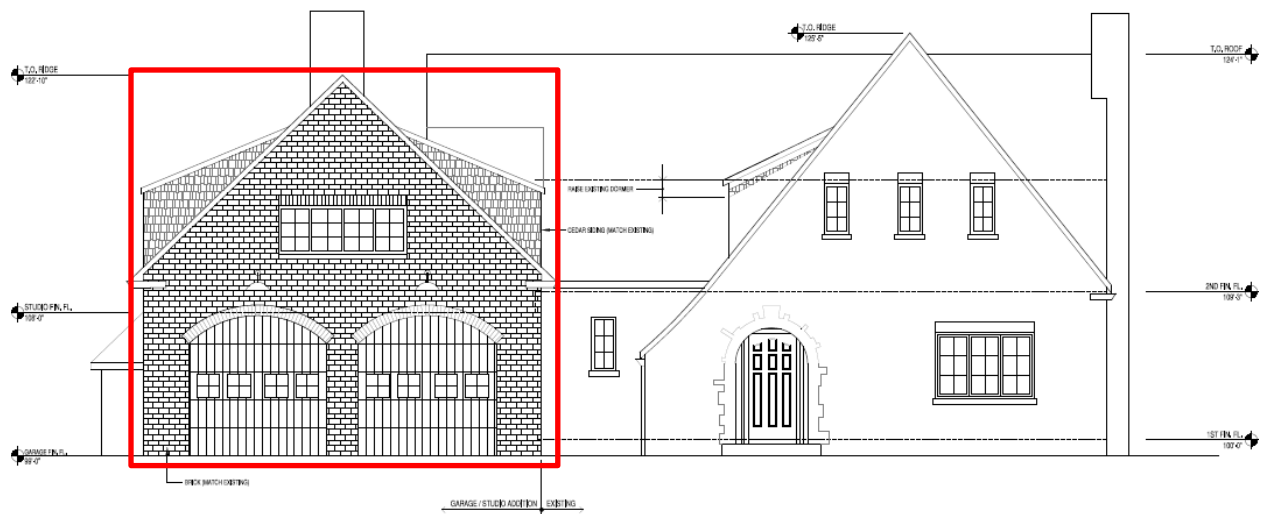


Figure 7 – Proposed Front Elevation

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 compliance 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.)	<i>Applies to 1184 Tower Road</i> <i>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.</i>

ATTACHMENT C

Village of Winnetka
ZONING VARIATION APPLICATION

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.

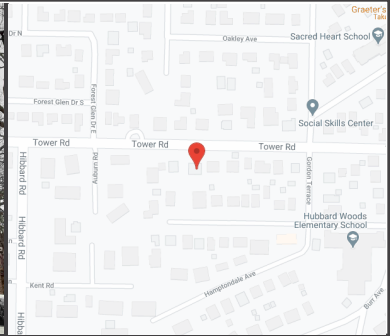
Sincerely,

A black rectangular redaction box covering the signature of Ann Hewitt.

Ann Hewitt



www.exactaland.com | office: 773.305.4011

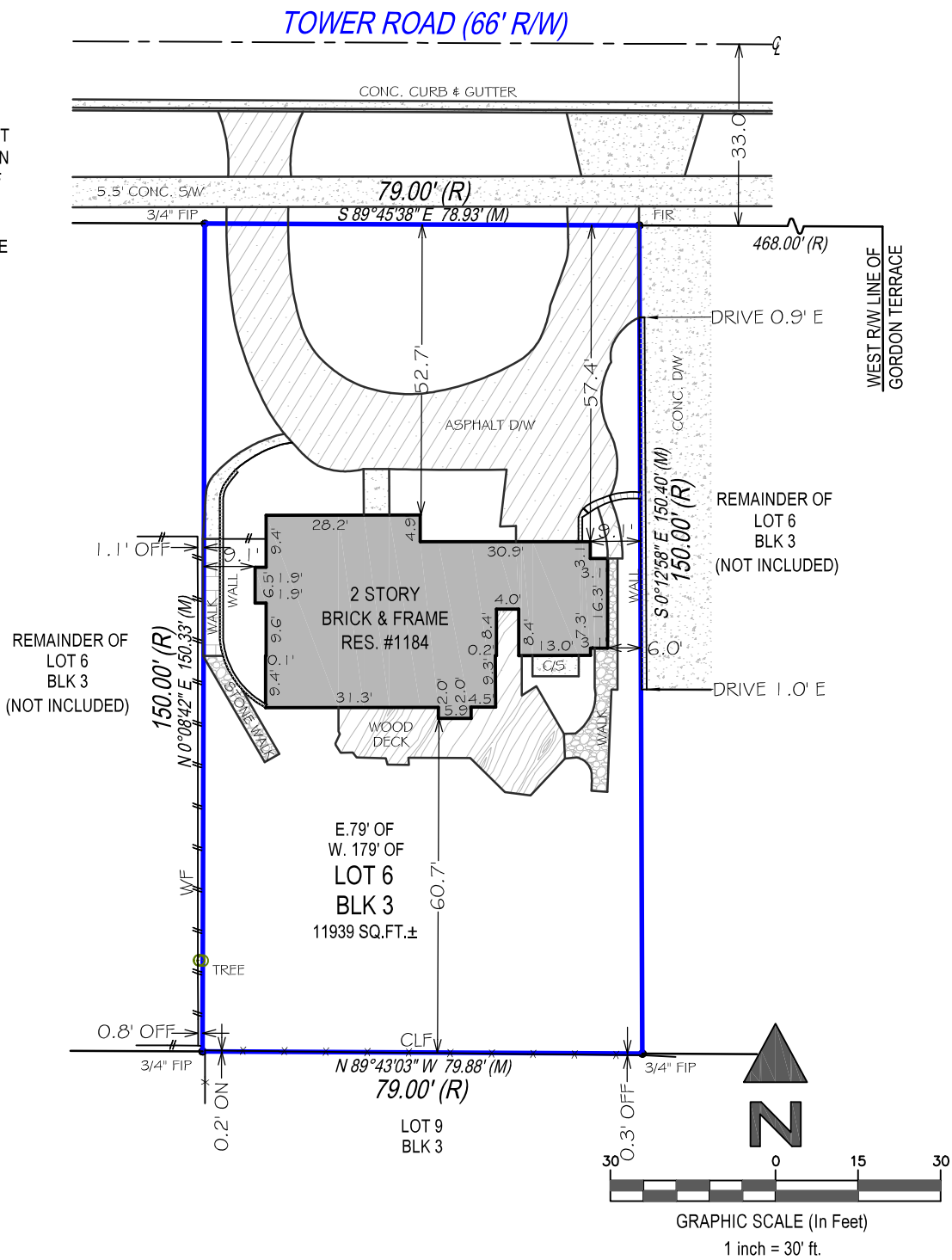


PROPERTY ADDRESS: 1184 TOWER ROAD, WINNETKA, ILLINOIS 60201

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



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
PLS# 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450



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)

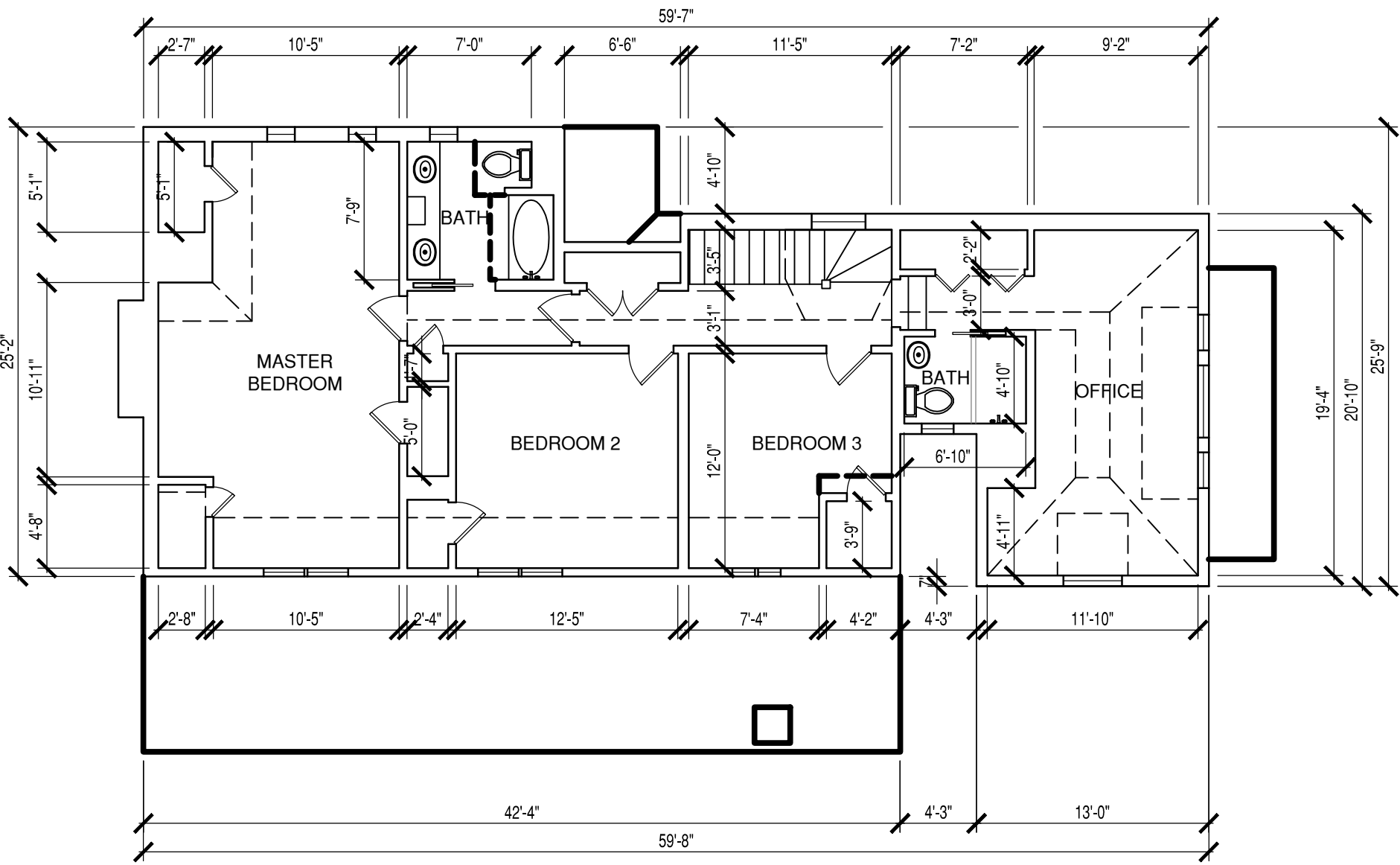
SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES
ZBA Agenda Packet - 1184 Tower - Page 20

HEWITT RESIDENCE

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

DRAWING INDEX

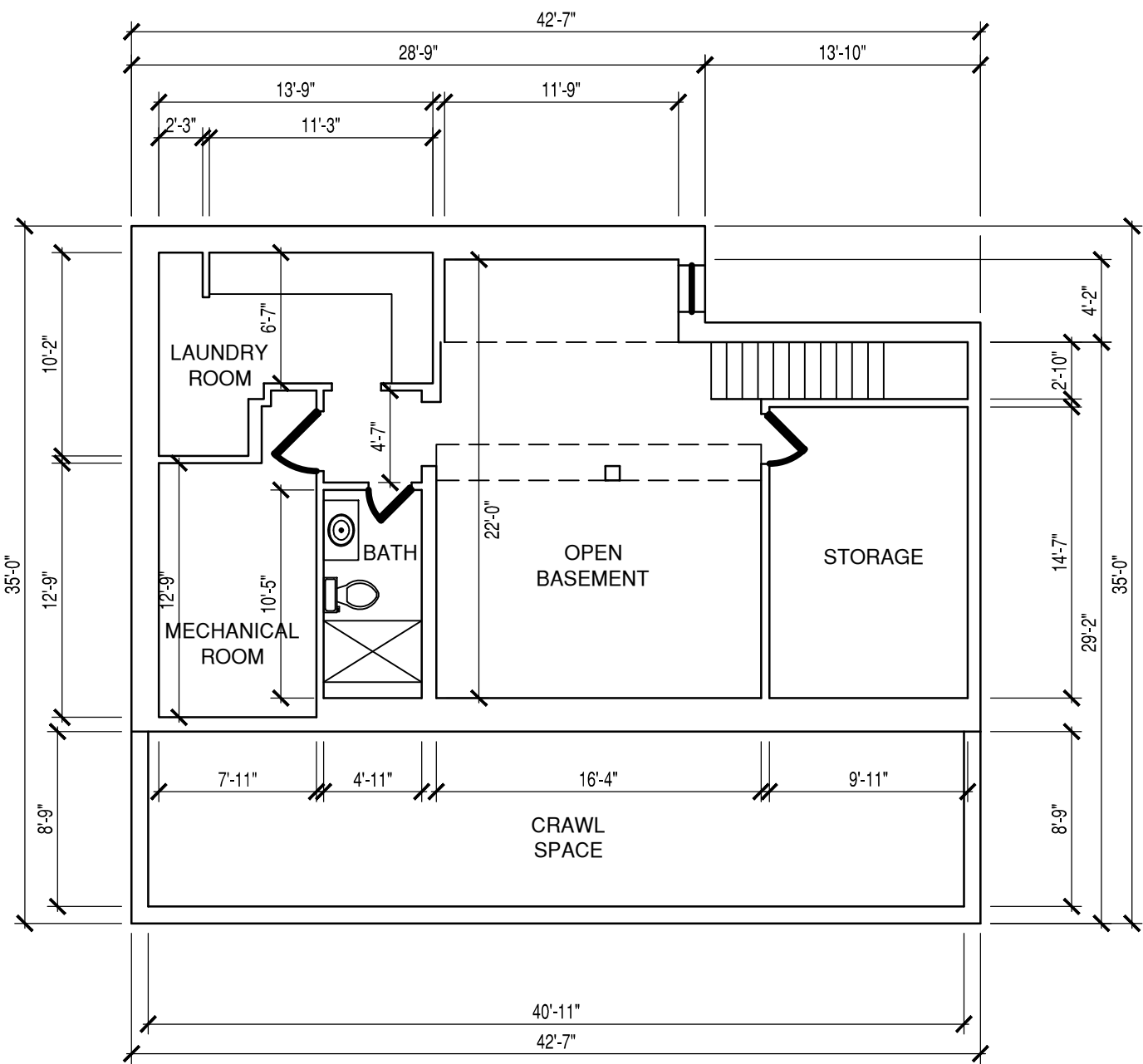
XA-101	EXISTING FLOOR PLANS
XA-201	EXISTING BUILDING ELEVATIONS & SECTIONS
AS-101	SURVEY AND PROPOSED SITE PLAN
A-101	PROPOSED 1ST FLOOR PLAN
A-102	PROPOSED 2ND FLOOR PLAN
A-201	PROPOSED BUILDNG ELEVATIONS
A-202	PROPOSED BUILDING ELEVATIONS



EXISTING 2ND FLOOR PLAN(2)

1/8" = 1'-0"

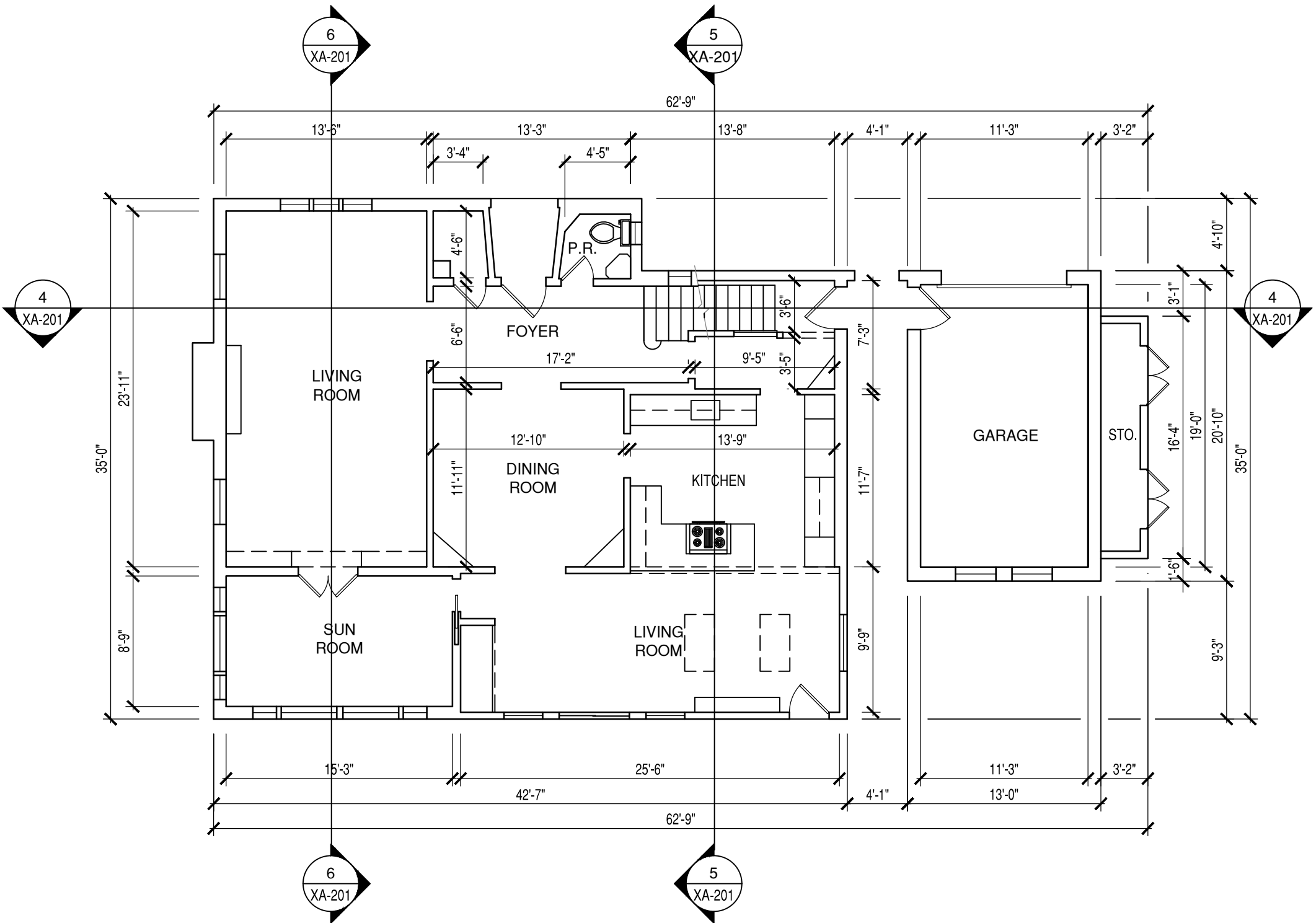
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XA-101



EXISTING BASEMENT FLOOR PLAN

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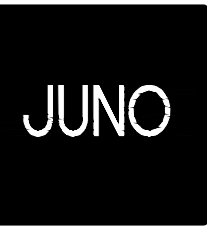
3
XA-101



EXISTING 1ST FLOOR PLAN

1/8" = 1'-0"

2
XA-101



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:

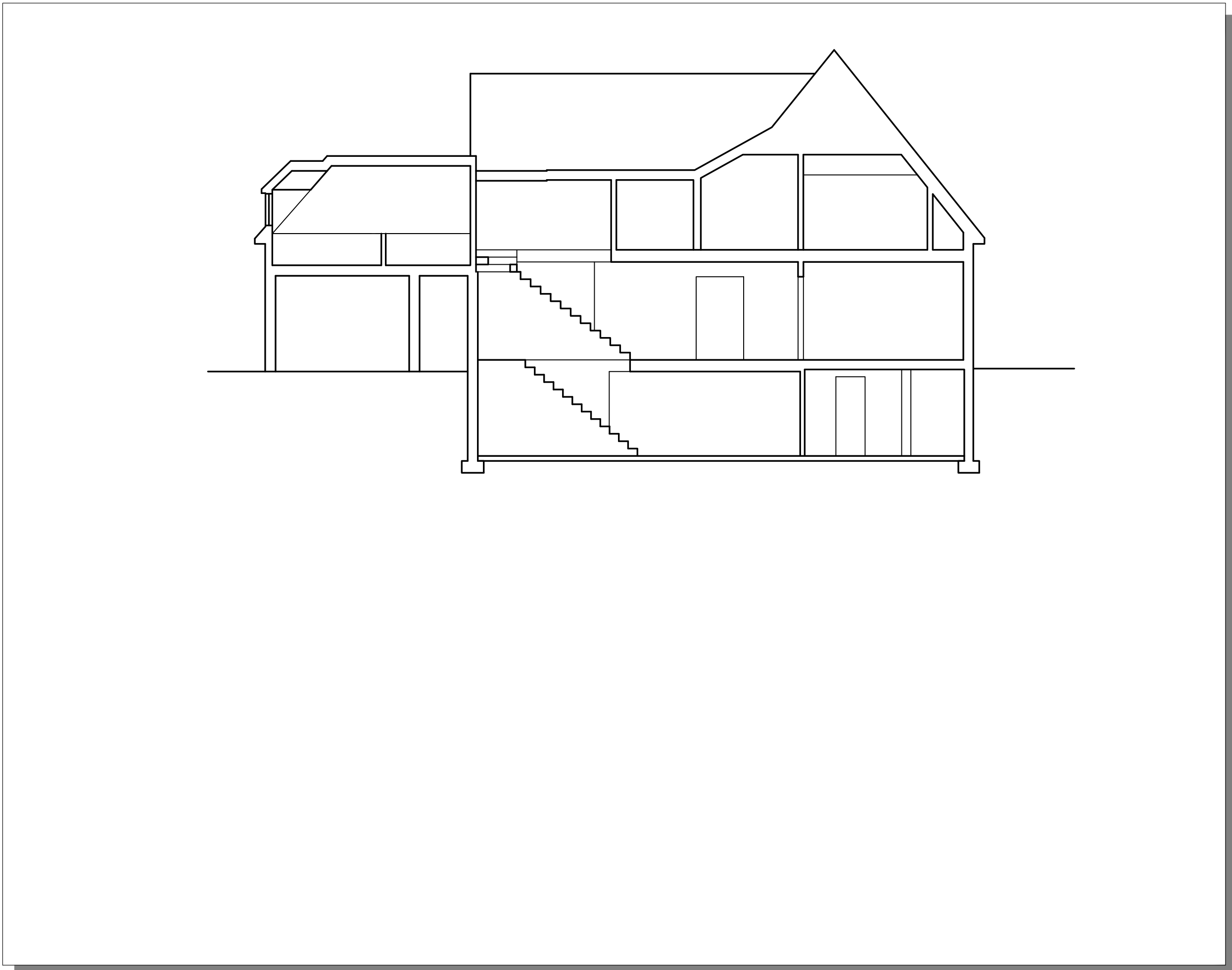
4/21/21

PROJECT NO.

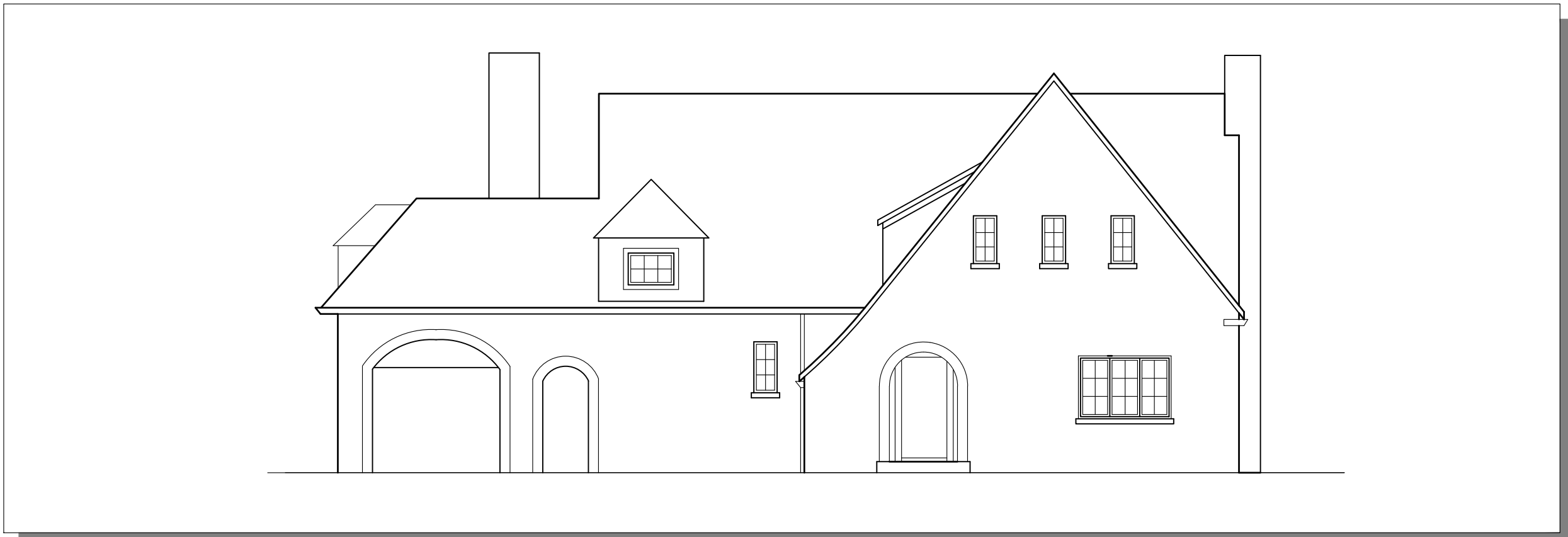
1916

SHEET NO.

XA-101



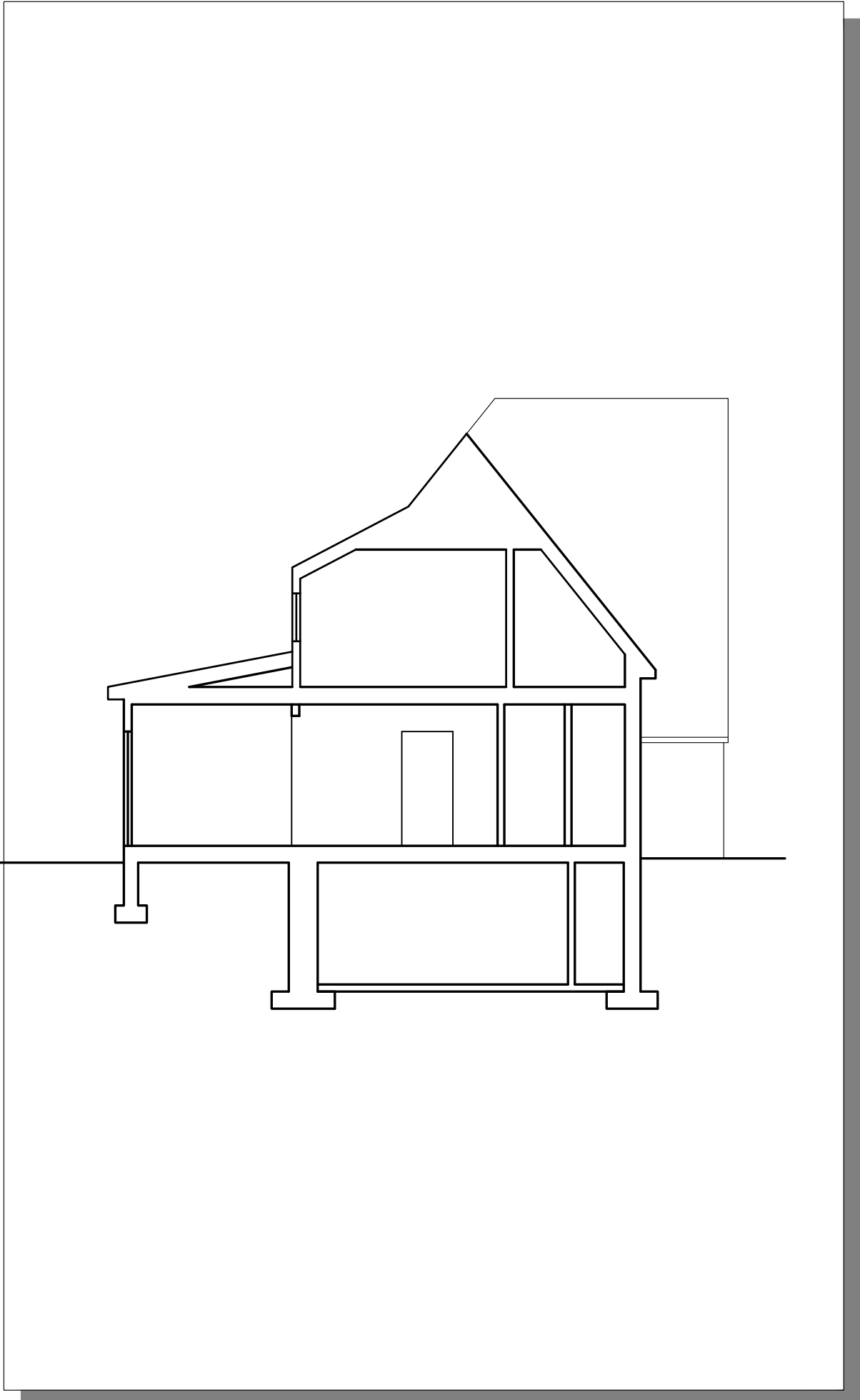
EXISTING LONGITUDINAL SECTION **4**
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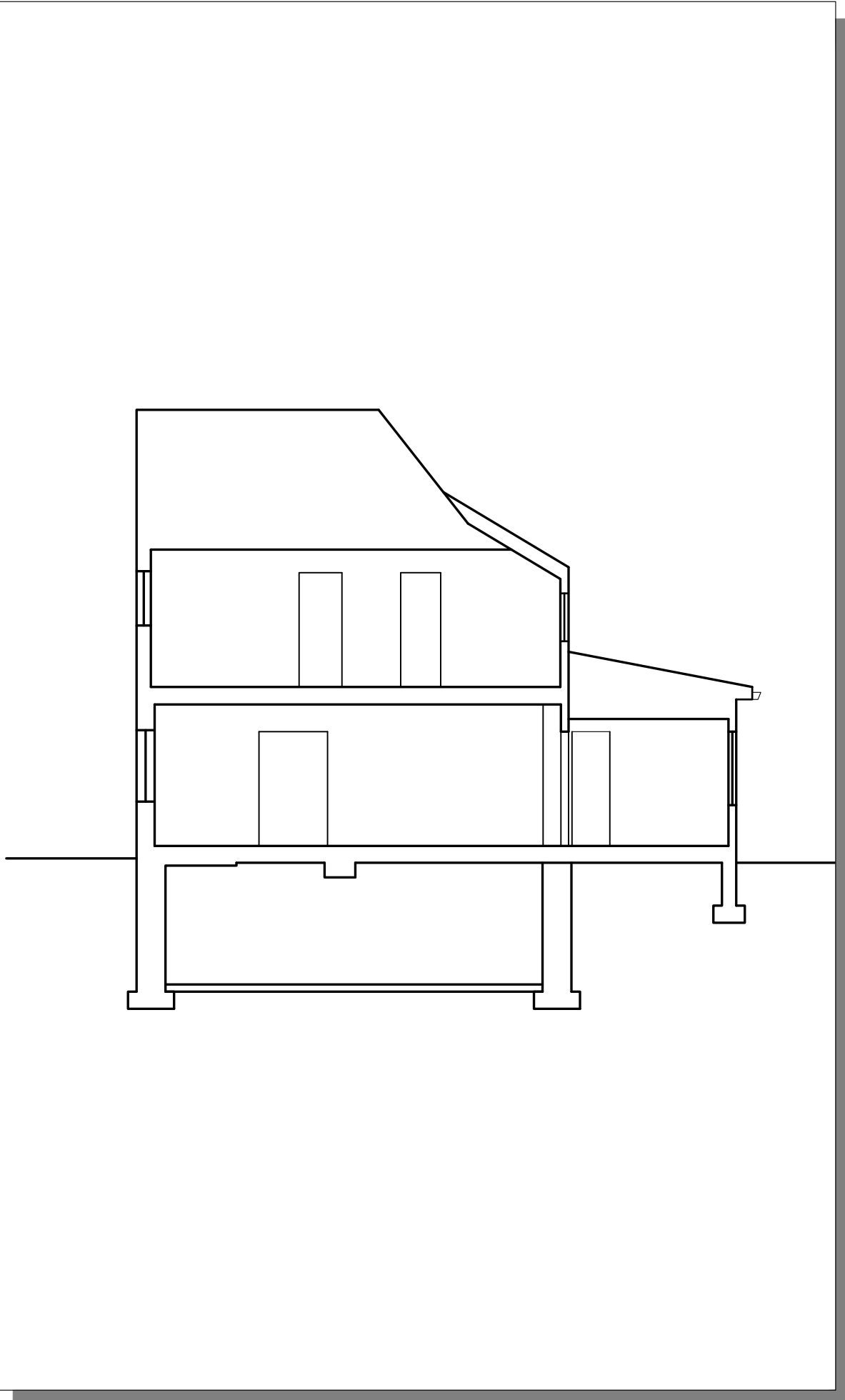
EXISTING NORTH ELEVATION **1**
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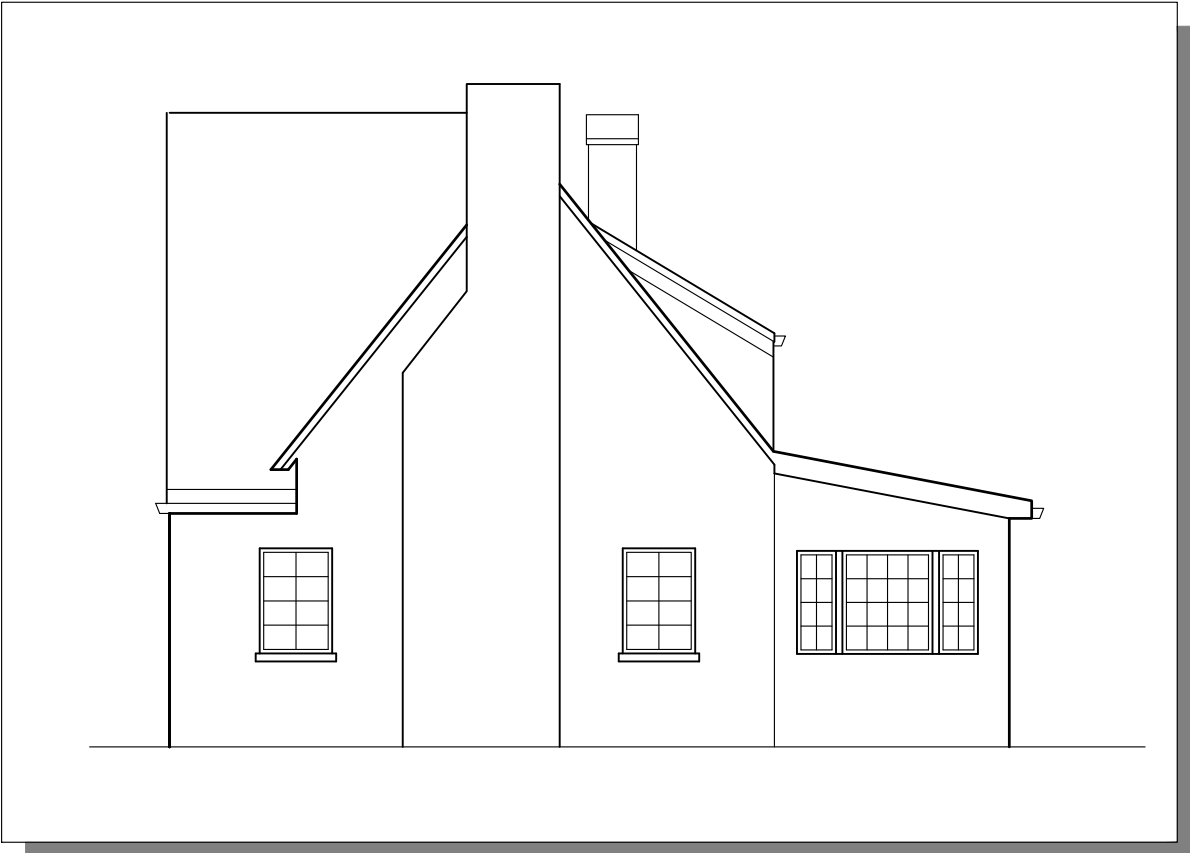
EXISTING SOUTH ELEVATION **2**
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SECTION THRU KITCHEN-BEDROOM **5**
1/8" = 1'-0" **XA-201**



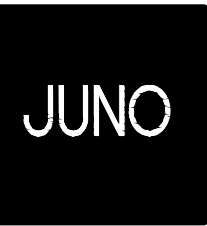
EXISTING WEST ELEVATION **3**
1/8" = 1'-0" **XA-201**



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

HEWITT RESIDENCE

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



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

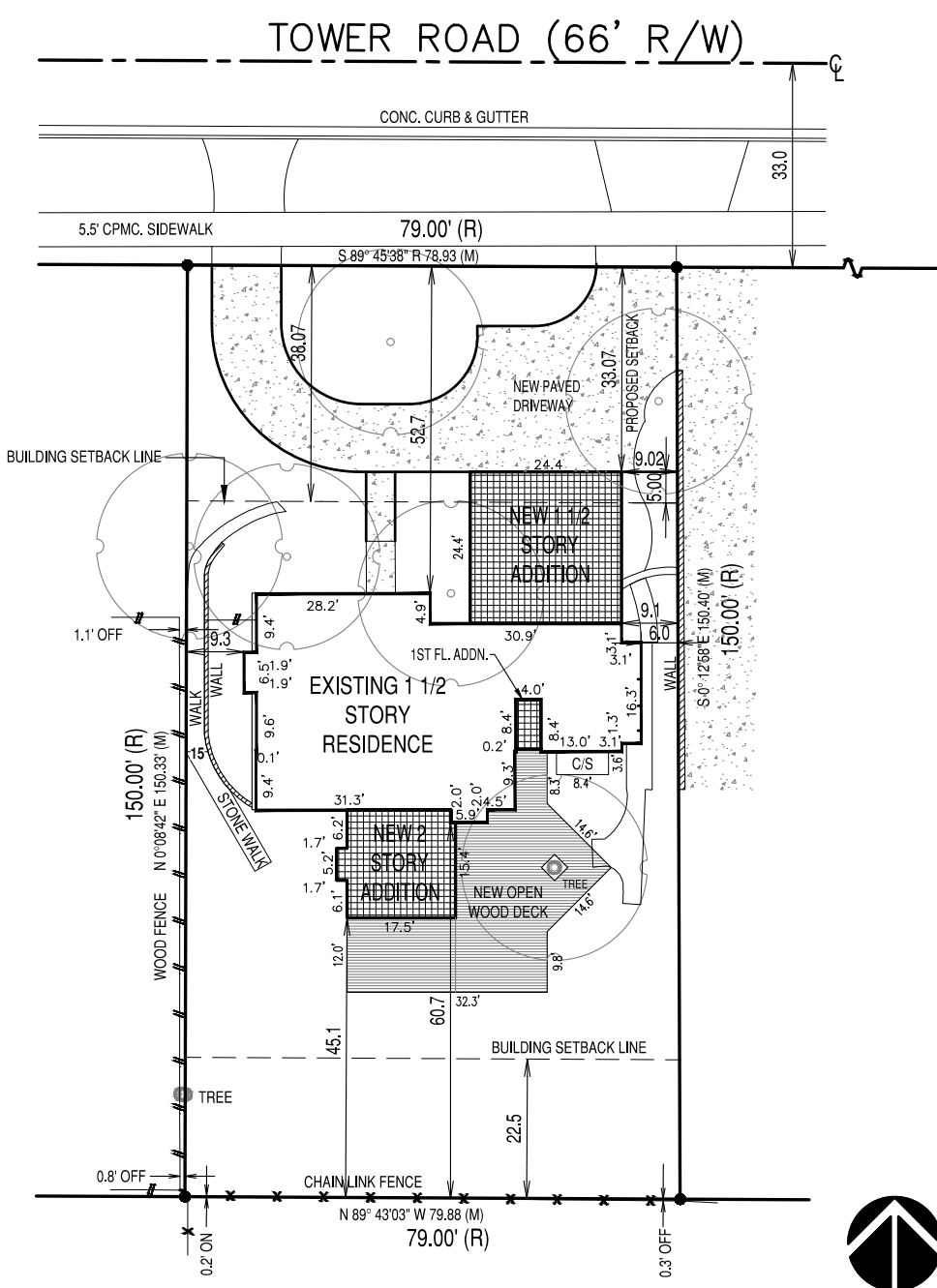
PROJECT NO.

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SHEET NO.

XA-201

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



PROPOSED SITE PLAN **1**
1" = 30' **AS-101**



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

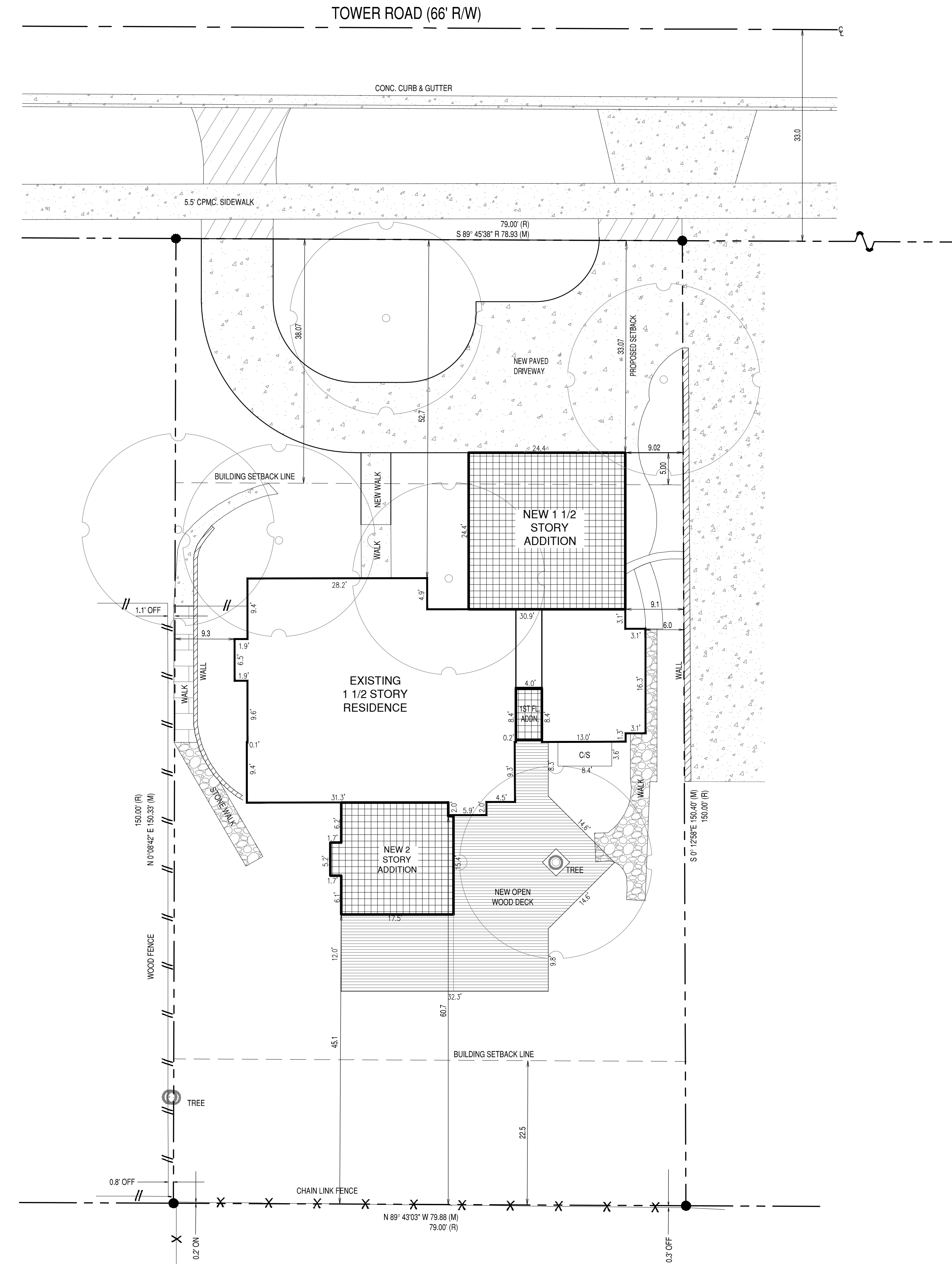
NO.	REVISION	DATE

DATE:
4/21/21
PROJECT I
1916
SHEET NO

AS-101

HEWITT RESIDENCE

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



ENLARGED PROPOSED SITE PLAN
1" = 10'

0 5 10 20
AS-102

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

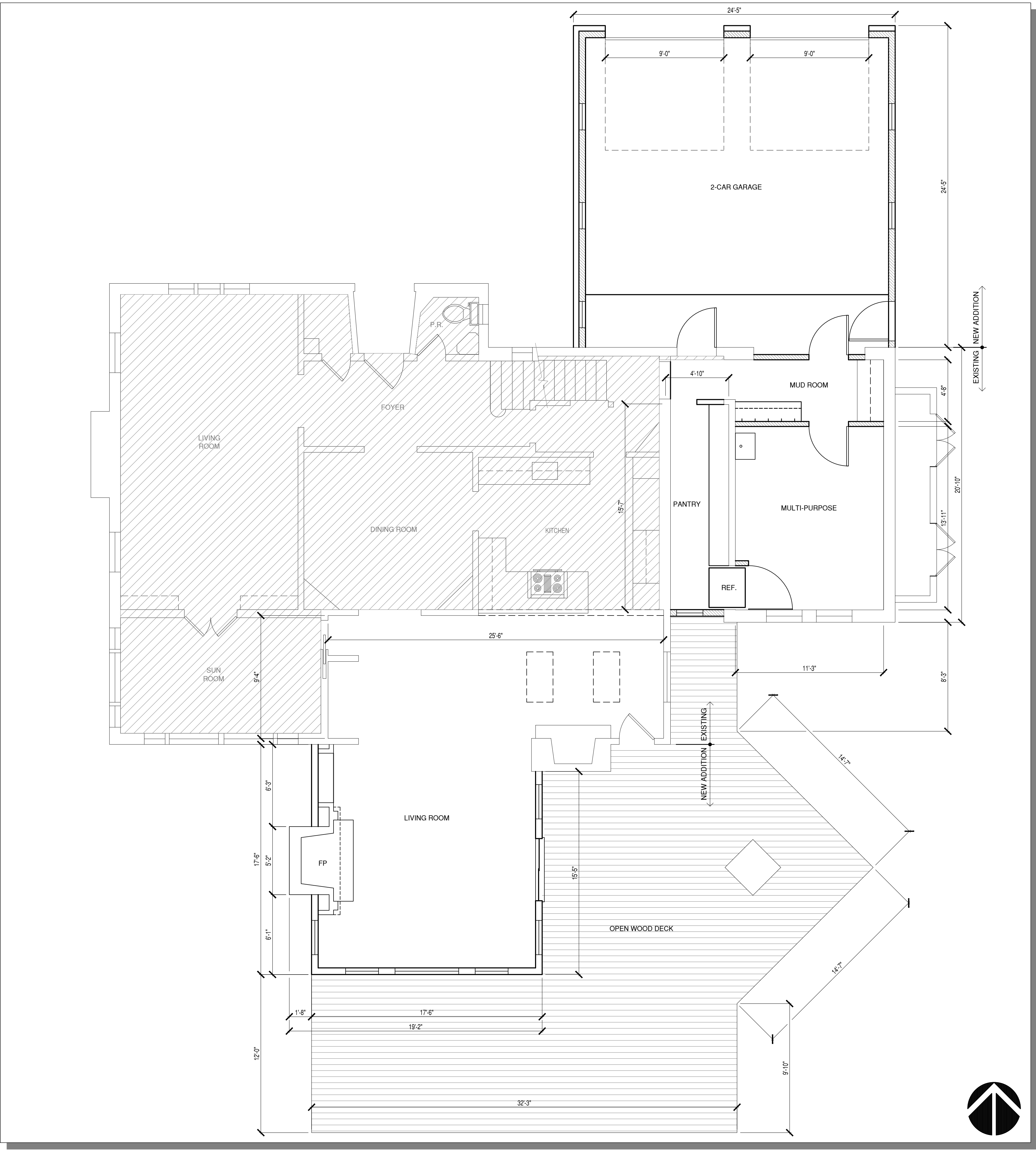
NO.	REVISION	DATE

DATE:
4/30/21
PROJECT NO.
1916
SHEET NO.

AS-102

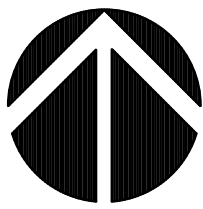
HEWITT RESIDENCE

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

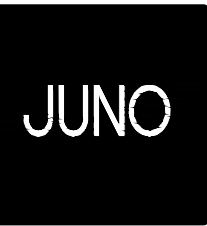


PROPOSED 1ST FLOOR PLAN

1/4" = 1'-0"



1
A-101



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

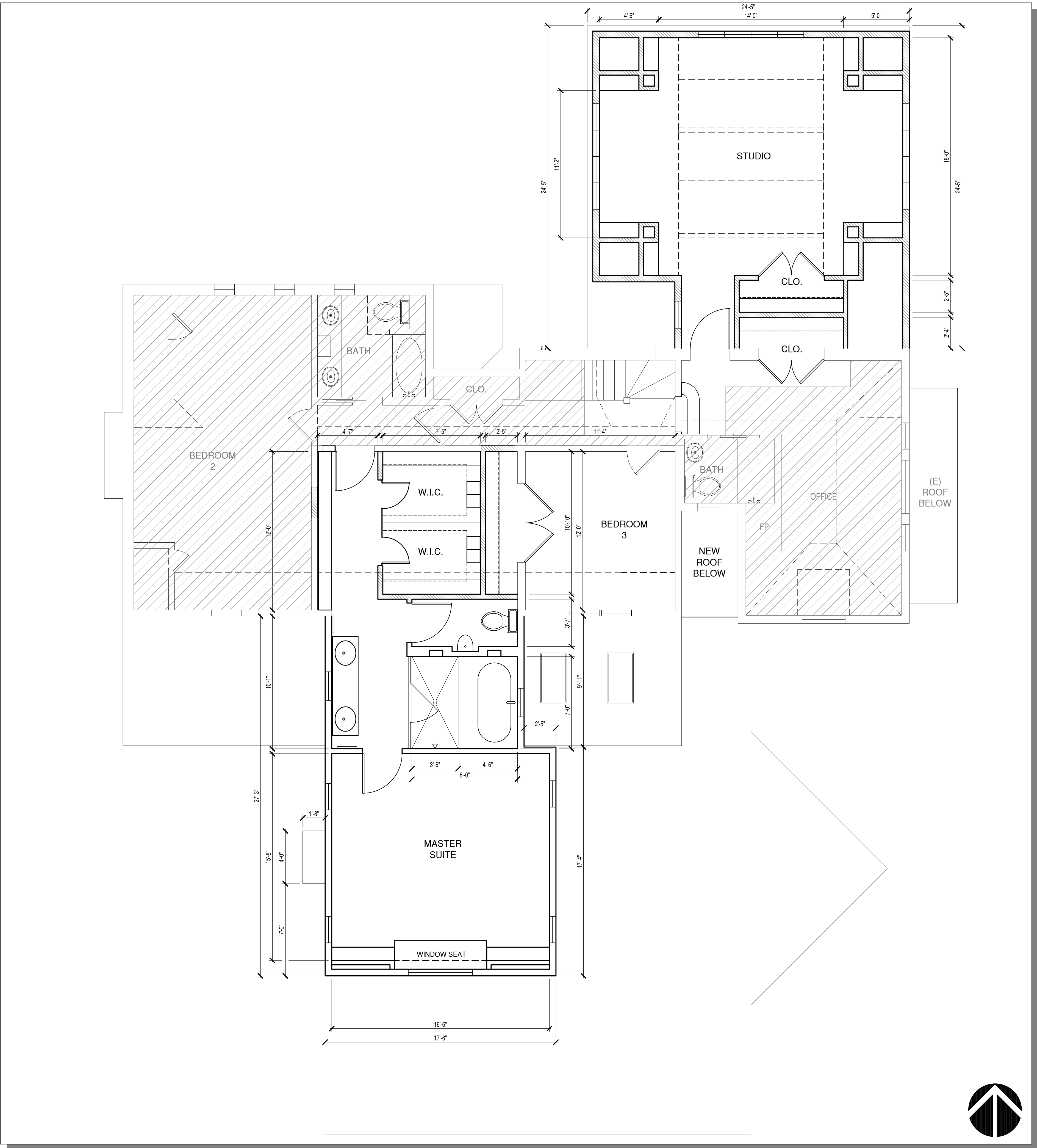
NO.	REVISION	DATE

DATE:
4/21/21
PROJECT NO.
1916
SHEET NO.

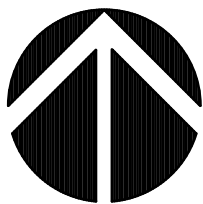
A-101

HEWITT RESIDENCE

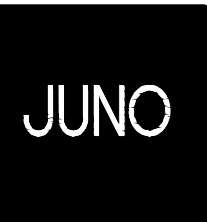
ZONING COMPLIANCE DRAWINGS
FOR
THE VILLAGE OF
WINNETKA DEPARTMENT OF COMMUNITY
DEVELOPMENT



PROPOSED 2ND FLOOR PLAN
1/4" = 1'-0"



1
A-102



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

HEWITT RESIDENCE

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



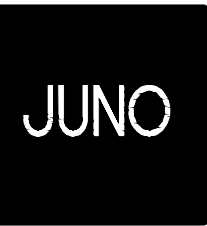
PROPOSED NORTH (FRONT) ELEVATION
1/4" = 1'-0"

1
A-201



PROPOSED SOUTH (REAR) ELEVATION
1/4" = 1'-0"

2
A-201



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

HEWITT RESIDENCE

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



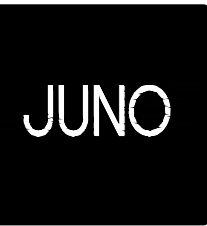
PROPOSED EAST ELEVATION
1/4" = 1'-0"

1
A-202



PROPOSED WEST ELEVATION
1/4" = 1'-0"

2
A-202



DESIGNS

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

PROJECT:
HEWITT RESIDENCE
1184 TOWER ROAD
WINNETKA, IL

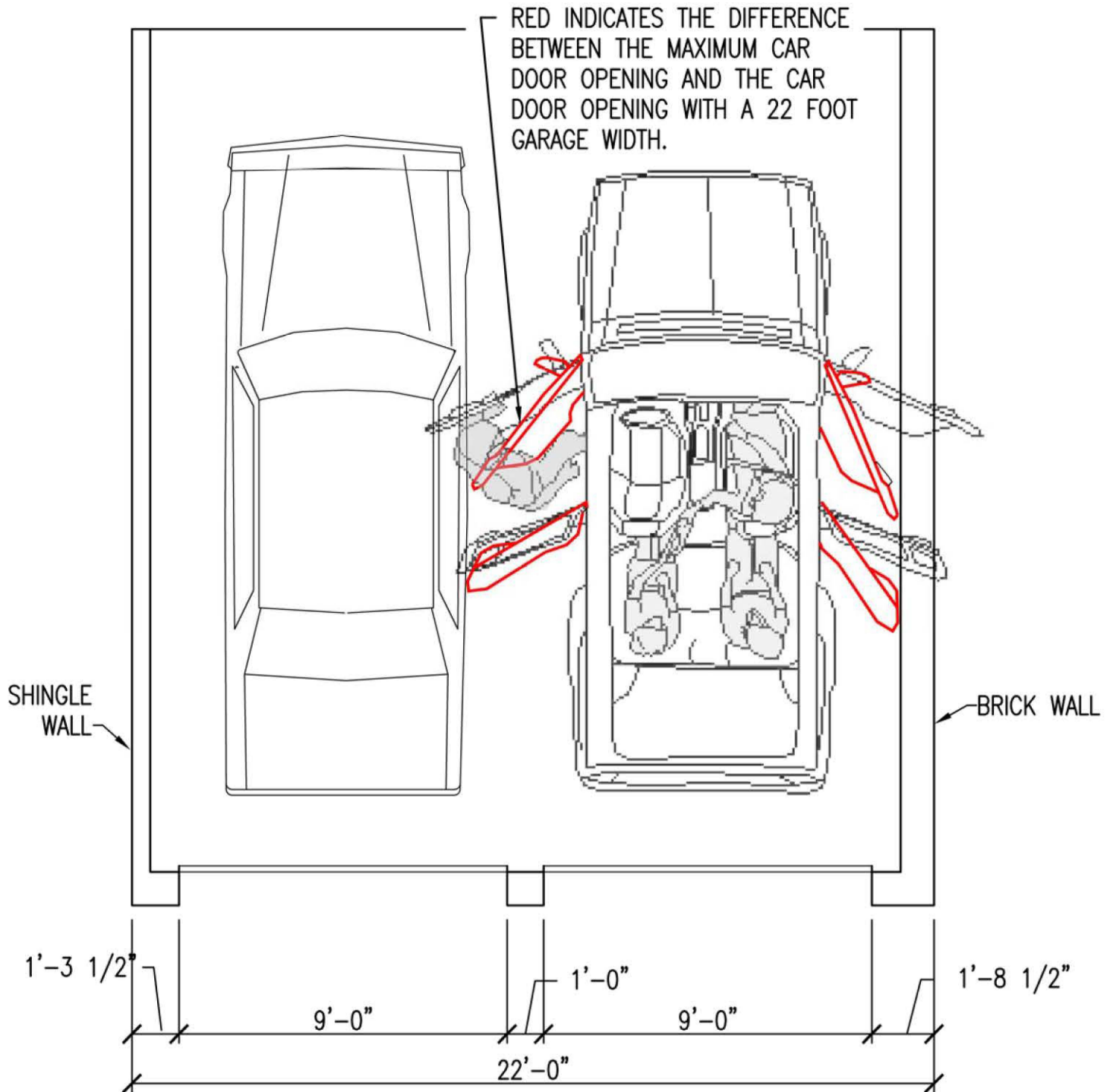
SHEET TITLE:
PROPOSED BUILDING ELEVATIONS

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**

CAR DOOR EXHIBIT

SCALE: 1/4"=1'

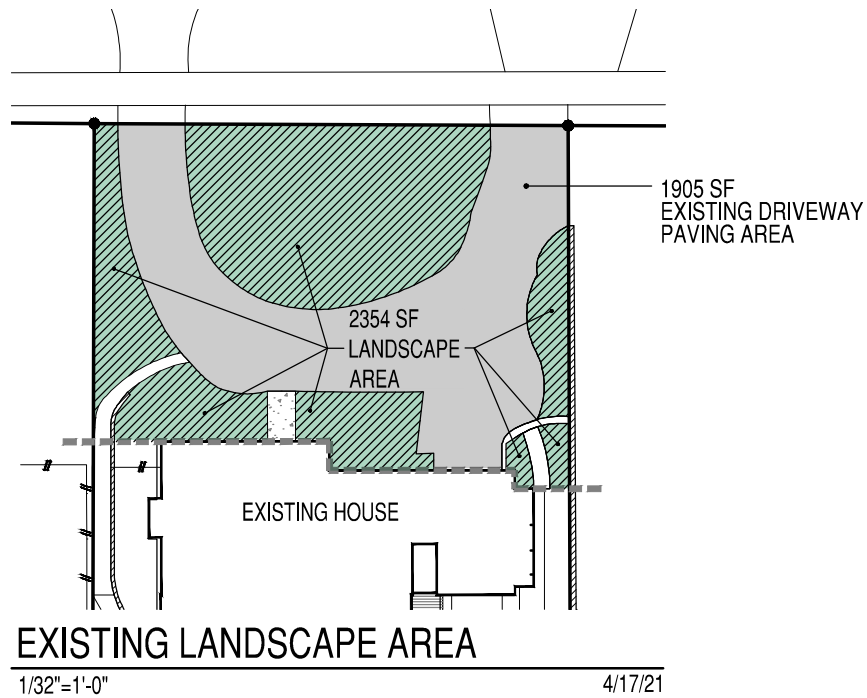
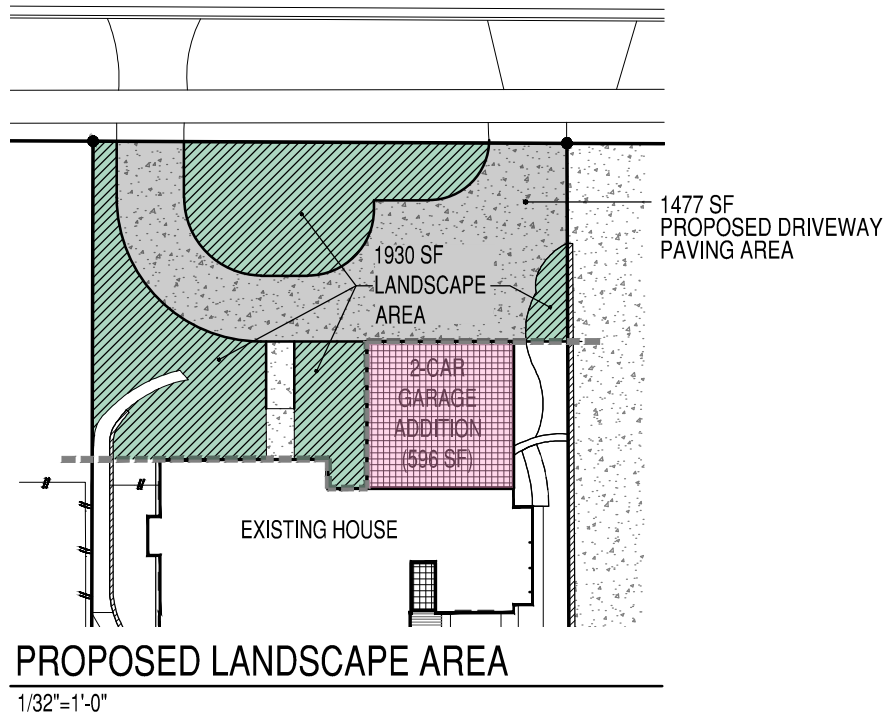
DATE: 4-22-21

SK-1

7925 Bosque St. NW, Albuquerque, NM 87114

Ph. (505) 892-8453

Fax. (505) 890-1736



LANDSCAPE-DRIVEWAY AREA CALCULATION
HEWITT RESIDENCE
 1184 TOWER ROAD WINNETKA, IL
EXH-A

Photo 1 - Master bed NW
wall with closed closet door



Photo 2 - Master bed NW wall with open closet door





Photo 3 - Master bed SW wall closet



Photo 4 - Master bed SW closet interior



Photo 5 - Master bath toilet - steeply
sloped ceiling



11.17.2013 13:05

Photo 6 - 6' man in master bathroom



09.24.2014 11:27

Photo 7 - Room above existing garage

09.24.2014 11:27



Photo 8 - Upstairs hall facing east



Photo 9 - Upstairs hall facing west



Photo 10 - Upstairs hall linen closet
doors closed



Photo 11 - Upstairs hall
linen closet doors opened

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