



ZONING BOARD OF APPEALS REGULAR VIRTUAL MEETING AGENDA

MONDAY, MARCH 8, 2021 - 7:00 PM

In accordance with social distancing requirements and Governor Pritzker's Executive Order 2021-04 and Senate Bill 2135, the Winnetka Zoning Board of Appeals meeting on Monday, March 8, 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 Executive Order 2021-04 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: 942 9311 9552 (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: 942 9311 9552; Webinar Passcode: ZBA030821

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, MARCH 8, 2021 - 7:00 PM**

AGENDA ITEMS

1. Call to Order & Roll Call.
2. Introductory Remarks Regarding Conduct of Virtual Meeting.
3. Approval of Minutes – February 8, 2021.
4. **Case No. 21-08-V2: 630 Sheridan Road:** An application submitted by Steve and Marie Sullivan seeking approval of zoning variations to allow the existing playhouse at 630 Sheridan Road. The requested zoning variations would permit the existing playhouse to (a) provide less than the minimum required rear yard setback from the north property line, and (b) exceed the maximum permitted height. The Village Council has final jurisdiction on this request.
5. **Case No. 21-09-V2: 651 Elm Street:** An application submitted by B. Bershert, LLC seeking approval of a zoning variation to allow construction of a single-family residence at 651 Elm Street. The requested zoning variation would permit the new residence to provide less than the minimum required front yard setback. The Village Council has final jurisdiction on this request.
6. Other Business.
 - a. Community Development Report
 - b. April 12, 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
FEBRUARY 8, 2021**

Zoning Board Members Present: Matt Bradley, Chairman
Kimberly Handler
Lynn Hanley
Mike Nielsen
Max Weigandt

Zoning Board Members Absent: E. Gene Greable

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

Village Attorney: Ben Schuster

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

Call to Order:

Chairman Bradley called the meeting to order at 7:00 p.m. and read the Oral Declaration into the record.

Roll Call:

Ms. Klaassen took roll call of the Board Members present.

Approval of Minutes – November 9, 2020:

Chairman Bradley asked for a motion to approve the November 9, 2020 meeting minutes. A motion was made by Ms. Hanley and seconded by Mr. Nielsen to approve the November 9, 2020 meeting minutes. A vote was taken, and the motion unanimously passed:

AYES: Bradley, Handler, Hanley, Nielsen, Weigandt

NAYS: None

Approval of Minutes – December 14, 2020:

Chairman Bradley asked for a motion to approve the December 14, 2020 meeting minutes. A motion was made by Ms. Hanley and seconded by Ms. Handler to approve the December 14, 2020 meeting minutes. A vote was taken, and the motion unanimously passed:

AYES: Bradley, Handler, Hanley, Nielsen, Weigandt

NAYS: None

Case No. 21-03-V2: 880 Willow Road: An application submitted by Julian Cazacu seeking approval of zoning variations to allow construction of a detached garage at 880 Willow Road. The requested zoning variations would permit the proposed detached garage to: (a) exceed the maximum permitted roofed lot coverage and (b) exceed the maximum permitted impermeable lot coverage. The Village Council has final jurisdiction on this request.

Ms. Klaassen described the extent of variations being requested to construct a one car detached garage and expand the driveway for its access. She then identified the property's location, size and zoning

1 classification and the manner in which the lot is nonconforming. Ms. Klaassen noted in September 2019,
2 the Board considered a request to allow construction of the existing residence and identified the
3 variations requested noting the Village Council approved the request. She stated the 2019 plans did not
4 include construction of a detached garage to replace a one car detached garage torn down as part of the
5 project. Ms. Klaassen then identified the size and location of the proposed garage noting the garage would
6 add to RLC. She also identified the driveway to access the garage and walk expansion and referred the
7 Board to an illustration of the floor plans. Ms. Klaassen noted no correspondence was received or no
8 members of the public are in attendance at Village Hall. She then stated a draft motion is provided on
9 page nos. 7 and 8 of the agenda report and asked if there were any questions.

10
11 Chairman Bradley also asked if there were any questions. Ms. Hanley asked if the applicant is the
12 homeowner or builder. Ms. Klaassen confirmed they are the owner. Mr. Weigandt asked if there is
13 currently no garage and Ms. Klaassen confirmed that is correct. Chairman Bradley asked why the GFA
14 credit for garages in the rear did not extend to RLC. Ms. Klaassen explained there are several allowances
15 which did not carry over to RLC with the GFA credit being given as an incentive to provide for garages in
16 the rear of properties. Chairman Bradley then asked if the reason for requesting demolition in 2019 is
17 during remodeling the discovery of a potential safety hazard, and Ms. Klaassen confirmed that is correct.
18 No additional questions were raised at this time.

19
20 Mr. Norkus allowed the applicants into the meeting. Chairman Bradley swore in those speaking to this
21 matter. Donya Tanzif and Julian Cazacu introduced themselves to the Board. Ms. Tanzif stated a garage
22 was not considered at the initial time of construction and plan submission and they subsequently
23 discovered a garage is necessary. Chairman Bradley asked the applicants who was advising them in terms
24 of their demolition plans and new construction and Mr. Cazacu responded they were initially advised by
25 a general contractor. He stated they initially considered demolishing the entire home and they were not
26 properly prepared. Mr. Cazacu then stated after they moved in, they discovered the driveway is 9 feet
27 wide which made it difficult in terms of access. Chairman Bradley asked the applicants if they planned to
28 utilize the existing garage when they first began their remodel project after which they decided to
29 completely demolish the home due to safety concerns. Mr. Cazacu confirmed that is correct and noted
30 the garage was part of the initial demolition since it was too close to the home after installing rear
31 additions.

32
33 Chairman Bradley then asked the applicants why plans for a garage were not included in the October 2020
34 approved plans. Ms. Tanzif responded they were not initially concerned about a lack of a garage and after
35 moving into the home, she referred to the difficulty due to the tight driveway. Chairman Bradley
36 commented the applicants are not being well advised by their contractors and asked the applicants to
37 address the standards. The applicants did not respond. Chairman Bradley then asked if there were any
38 questions from the Board.

39
40 Ms. Handler questioned the location of the new garage compared to the previous garage. Mr. Cazacu and
41 Mr. Schoon identified its location. Ms. Handler referred to the neighbors' limited amount of side yard and
42 with the garage addition, it would ruin the neighbors' entire yard visually. Mr. Cazacu responded with
43 their reasoning for the proposed garage's location. Ms. Hanley also questioned why a garage was not
44 included in the original request. Ms. Tanzif responded it is their first time building and they are not familiar
45 with variations and zoning. Ms. Hanley stated as a real estate agent, Ms. Tanzif should have had
46 knowledge of what is required. Ms. Tanzif reiterated they were not advised by their builder to get a garage
47 and they now realize the need for it. Mr. Nielsen asked the applicants why they could not locate the garage
48 behind the home near the driveway and walkway. The applicants responded there is a patio there.

1 Chairman Bradley suggested the Board consider the two variations separately and asked the applicants
2 which features constitute the impermeable lot surface variation. Ms. Klaassen identified the area
3 representing the 24 square feet of additional ILC, which provided a walkway from the garage to the
4 driveway. She also noted the garage is required to be 12 feet from the south property line since it is
5 adjacent to that property's side yard.

6
7 Chairman Bradley then called the matter in for discussion. Mr. Norkus confirmed there are no members
8 of the public to comment. Ms. Klaassen confirmed no materials needed to be read into the record.
9

10 Chairman Bradley stated the Board is to consider RLC and ILC and referred to the way the request and
11 project has taken place since its inception. He referred to the owners being ill advised by the architects
12 and contractors to abandon the remodel and demolish the property. Chairman Bradley stated the
13 resulting home was granted significant zoning relief and referred to a potential garage being placed on
14 the property which has significant overages. He stated the applicants have sought forgiveness rather than
15 permission and he cannot understand how the garage was not contemplated with the October plans
16 which would have reduced the amount of GFA they would have been allowed to build. Chairman Bradley
17 described the RLC and ILC overage requests and added plenty of Winnetka homes do not have garages
18 noting he is supportive of RLC but not ILC although they are connected and identified the standards which
19 were met.
20

21 Ms. Hanley stated she was not in favor of the request initially and is not in favor of granting a garage
22 variation. Ms. Handler, Mr. Nielsen and Mr. Weigandt agreed with the comments made and are not in
23 support of the request.
24

25 Chairman Bradley informed the applicants they can move forward to the Village Council with a negative
26 recommendation from the Board or withdraw their application to present a modified application. He
27 identified the Board's concerns as relating to additional variations being requested for the property when
28 significant variations were allowed and do not relate to the garage's size. The applicants asked for the
29 Board to proceed with a vote.
30

31 Chairman Bradley then asked for a motion to recommend against approval of the requested variations as
32 noted on pages 7 and 8. Ms. Hanley moved to recommend denial of the requested variations as noted on
33 pages 7 and 8 and Ms. Handler seconded the motion. A vote was taken, and the motion unanimously
34 passed:

35 AYES: Bradley, Handler, Hanley, Nielsen, Weigandt

36 NAYS: None
37

38 **Consideration of New Zoning Board of Appeals Rules of Procedure.**

39 Mr. Schuster referred the Board to the draft rules in the agenda packet and identified examples of rules
40 the Board is required to have such as time limits, procedures to follow during contentious meetings, etc.
41 Mr. Schoon noted the current set of rules date to 1996, and they began the current draft from scratch.
42 Mr. Schuster noted some new items such as the Open Meetings Act have been added to the rules. He
43 noted a similar set of rules was adopted for the Planned Development Commission.
44

45 Mr. Schuster referred to the Order of Business on page 2 and described the Public Comment agenda item
46 and imposing time limits. He confirmed it is better to define the time limit to ensure everyone has an
47 equal amount of time to speak. Chairman Bradley questioned the agenda positioning of the Community
48 Development Report.

1 Mr. Schuster then referred to specific language with regard to Rules Governing Public Comment and
2 forcing speakers to provide their addresses. Chairman Bradley referred to the requirement for speakers
3 providing their addresses. Mr. Schuster informed the Board they can limit the weight on the amount of
4 testimony from those who do not live in the Village. He then referred to questions raised from speakers
5 as well as heightened rules for due process in terms of swearing in those speaking. Mr. Schuster noted an
6 applicant has the opportunity to respond before the Board began deliberation and also explained the
7 process with regard to the right to cross-examine. He then explained the process of continuances and
8 when they can be granted as well as the voting process and asked if there were any questions.
9

10 Mr. Schoon referred the Board to item 3(a) on page 2 in terms of the number of applications on an agenda
11 for a meeting and the attempt to limit the total number of cases to five. He also stated they would discuss
12 with the Chair any contentious items in terms of limiting the number of agenda items. Mr. Schoon stated
13 they can also consider limiting the meeting duration to not extend beyond a certain time. Chairman
14 Bradley stated he would not agree with limiting the meeting to conclude at a specific time. Mr. Schuster
15 stated it is done differently in different communities and it is up to the Board to decide. Chairman Bradley
16 suggested they continue to leave it up to the Village staff to put together an achievable agenda. Mr.
17 Schuster suggested the Board could state in the event of an agenda item which would take a lot of time,
18 to inform everyone at the beginning of the meeting of the proposed conclusion time and advise everyone
19 they would be allowed an opportunity to speak at a future meeting. He then stated the Board could review
20 the draft rules and continue the rule adoption to the next meeting.
21

22 Several Board Members indicated they would be fine taking a vote now on the rule adoption. Mr. Schuster
23 then stated if there are any issues they discovered later; the rules could be amended at a future meeting.
24

25 Chairman Bradley asked for a motion to adopt the Rules of Procedure for the Winnetka Zoning Board of
26 Appeals, Cook County, Illinois, adopted on February 8, 2021. Ms. Hanley moved to adopt the Rules of
27 Procedure as stated by Chairman Bradley. Mr. Weigandt seconded the motion. A vote was taken, and the
28 motion unanimously passed:

29 AYES: Bradley, Handler, Hanley, Nielsen, Weigandt

30 NAYS: None
31

32 **Other Business:**

33 a. Community Development Report.

34 Mr. Schoon informed the Board the Village Council had a study session in January 2021 to consider
35 extending the demolition delay period and explained the current demolition request process to the Board.
36 He noted the Village Council directed the Village staff to prepare a draft ordinance to extend the delay
37 period to be measured from the application date for a period of 270 days. Mr. Schoon also stated the
38 Village Council asked the Board to provide a 20% GFA bonus for homes determined historic or
39 architecturally significant and referred to 1180 Oakley as an example of where the GFA variation request
40 would not have been necessary if the 20% GFA bonus existed. Mr. Schoon noted a public hearing is
41 scheduled for March 2, 2021 on the draft ordinance.
42

43 b. March 8, 2021 Meeting – Quorum Check.

44 The Board Members discussed their availability. Mr. Schuster suggested the Board keep in mind there
45 could be more people allowed to attend public meetings at the Village Hall of up to 50 people noting there
46 is no requirement to hold in-person meetings at this time. He added the Governor's Declaration may not
47 end anytime soon. Mr. Schoon stated to hold a meeting with up to 50 people would require us to

1 otherwise change venues from the Village Council due to in-person social distancing requirements. With
2 social distancing requirements, the Village Council chambers can only accommodate a total of 12 people.
3

4 **Public Comment.**

5 Mr. Norkus confirmed there are no members of the public remaining to comment.
6

7 **Adjournment:**

8 Chairman Bradley asked for a motion to adjourn. A motion to adjourn was made by Ms. Hanley and
9 seconded by Mr. Weigandt. A vote was taken, and the motion unanimously passed:

10 AYES: Bradley, Handler, Hanley, Nielsen, Weigandt

11 NAYS: None
12

13 The meeting adjourned at 8:42 p.m.
14

15 Respectfully submitted,
16

17 Antionette Johnson

18 Recording Secretary



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: MARCH 2, 2021
SUBJECT: 630 SHERIDAN ROAD – VARIATIONS (CASE NO. 21-08-V2)

INTRODUCTION

On March 8, 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 Steve and Marie Sullivan (the "Applicants") as the owners of the property located at 630 Sheridan Road (the "Subject Property"). The Applicants request approval of the following zoning variations to allow an existing playhouse on the Subject Property:

1. Rear yard setback of 2 feet from the north property line, whereas a minimum of 3 feet is required, a variation of 1-foot (33.33%) [Section 17.30.070 – Rear Yard Setback]; and
2. A playhouse that is 8.5 feet in height, whereas a maximum of 7 feet is permitted, a variation of 1.5 feet (21.43%) [Section 17.30.080 – Height of Buildings and Structures].

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 February 18, 2021. As of the date of this memo, staff has not received any written comment from the public regarding this application.

The Village Council has final jurisdiction on this request as only the Council has the authority to grant a variation to reduce a rear yard setback for an accessory structure other than a garage.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.5 acres in size, is located at the northwest corner of the intersection of Sheridan Road and Pine Street and contains an existing two-story residence (see Figure 1 on the following page). The property is zoned R-2 Single Family Residential, and it is bordered by R-2 Single Family Residential to the north, east and west, and R-4 Single Family Residential to the south (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 in that it is 21,820.5 square feet in lot area, while the minimum required lot area for a corner lot in the R-2 District is 25,200 square feet. Additionally, the required minimum lot depth is 200 feet, while the lot is only 162 feet deep.

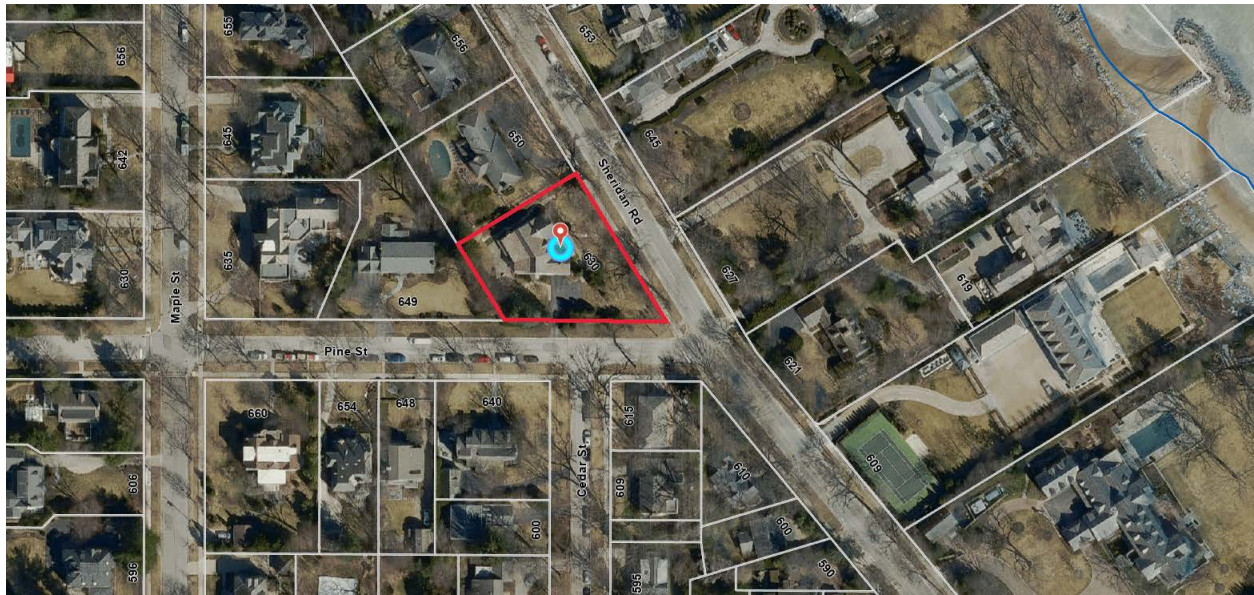


Figure 1 – Aerial Map



Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

The residence was built in 1972, with subsequent building permits issued in 2006 and 2018 for interior remodeling. Other minor permits were also issued over the last several years. There are no previous zoning cases on file for the Subject Property. The Applicants acquired the property in June 2012.

The Community Development Department received a complaint on December 2, 2019 regarding the playhouse that is the subject of this application. It was determined that the playhouse was constructed without a building permit. On December 5, 2019, the Village's Code Enforcement Officer met with property owners (the Applicants) and the property owner's brother ("Applicants' Representative"), who constructed the playhouse. Upon the onsite inspection, it was determined that the playhouse did not comply with the zoning regulations. Subsequently, staff had conversations with the Applicants' Representative in December 2019 and February 2020 regarding pursuing zoning relief to allow the

playhouse to remain. In March 2020, staff was informed that the Applicants were planning on moving and either removing the playhouse or bringing it into compliance. In November 2020, a building permit application was submitted and the Applicants' Representative indicated a zoning variation would be pursued. In December, after not receiving a variation application, the Applicants' Representative was given until January 6, 2021 to submit a variation application. The Applicants' Representative contacted staff and subsequently submitted the variation currently before the Board.

Figures 3 and 4 below identify the Subject Property.

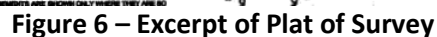


Figure 3 – Subject Property – (view from Pine Street looking northwest towards playhouse)



Figure 4 – Subject Property (view from Pine Street looking north towards playhouse)

The requested variations would allow the existing playhouse to remain on the Subject Property. The playhouse measures 9 feet by 6 feet (54 square feet) and 8.5 feet in height. The playhouse is identified in Figure 3 earlier in this report and in the photo provided by the Applicants in Figure 5 below. An excerpt of the plat of survey identifying the location of the existing playhouse is provided below as Figure 6.



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 7 below represents the Subject Property's proximity to the floodplain; the cyan represents the 100-year flood area.



Figure 7 - GIS Floodplain Map

REQUESTED ZONING RELIEF

The attached zoning matrix highlights the existing lot and the improvement's compliance with the R-2 zoning district (Attachment A). Two variations are being requested: (1) Rear Yard Setback; and (2) Height of Buildings and Structures.

Rear Yard Setback. A variation is being requested to allow the playhouse to provide less than the minimum required rear yard setback from the north property line. The rear yard setback from the north property line to the playhouse is 2 feet, whereas a minimum of 3 feet is required, a variation of 1-foot (33.33%). A reduced setback of 3 feet is permitted for accessory structures that are located in the rear quarter of the lot depth and adjoining the rear quarter of the neighboring lot(s).

Structure Height. A variation is also being requested to allow the playhouse, which measures 8.5 feet in height, to exceed the maximum permitted height of 7 feet, a variation of 1.5 feet (21.43%). The Zoning Ordinance allows storage sheds, playhouses, walled enclosures for refuse containers and swimming pool equipment, or any similar structure to be 7 feet in height.

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. Rear yard setback of 2 feet from the north property line, whereas a minimum of 3 feet is required, a variation of 1-foot (33.33%) [Section 17.30.070 – Rear Yard Setback]; and

2. A playhouse that is 8.5 feet in height, whereas a maximum of 7 feet is permitted, a variation of 1.5 feet (21.43%) [Section 17.30.080 – Height of Buildings and Structures].

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: 630 Sheridan Road

CASE NO: 21-08-V2

ZONING: R-2

ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (2)
Min. Lot Size	25,200 SF	21,820.5 SF	N/A	N/A	EXISTING NONCONFORMING
Min. Average Lot Width	115 FT	134.69 FT	N/A	N/A	OK
Min. Lot Depth	200 FT	162 FT	N/A	N/A	EXISTING NONCONFORMING
Max. Roofed Lot Coverage	5,455.12 SF (1)	3,167.01 SF	3,221.01 SF	54 SF	OK
Max. Gross Floor Area	6,814.13 SF (1)	N/A	0 FT	0 FT	OK
Max. Impermeable Lot Coverage	10,910.25 SF (1)	6,129.71 SF	6,183.71 SF	54 SF	OK
Min. Front Yard (Pine/South)	50 FT	51.15 FT	51.15 FT	0 FT	OK
Min. Corner (Front) Yard (Sheridan/East)	41.83 FT	49.68 FT	49.68 FT	0 FT	OK
Min. Side Yard (West)	12 FT	39.56 FT	16.83 (3) FT	(22.73) FT	OK
Min. Rear Yard (North)	24.3 FT	21.8 FT	21.8 FT	0 FT	EXISTING NONCONFORMING
Min. Rear Yard (North) for Accessory Building	3 FT	N/A	2 FT (3)	N/A	1 FT (33.33%) VARIATION

NOTES:

(1) Based on lot area of 21,820.5 s.f.

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

(3) Setback to existing playhouse.

(4) A variation is requested to allow a playhouse that is 8.5 ft. in height, whereas a maximum of 7 ft. is permitted.

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 630 Sheridan Road</i> <i>Based upon preliminary review of information to date, it appears that 630 Sheridan 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. 21-08-V2

Property Information

Site Address: 630 Sheridan Road, Winnetka, IL 60093

Owner Information

Name: Steve and Marie Sullivan

Address: 630 Sheridan Road

City, State, ZIP: Winnetka, IL 60093

Email:

Primary Contact: Marie

Phone No.

Date property acquired by owner: 06/12/2012

Architect Information

Name: N/A

Primary Contact:

Address:

City, State, ZIP:

Phone No.

Email:

Attorney Information

Name: Bryan R. Sullivan

Primary Contact: Bryan R. Sullivan

Address: 711 Shermer Road

City, State, Zip: Glenview, IL 60025

Phone No. (847) 724-1375

Email: bryan@brsullivanlaw.com

Nature of any restrictions on property: None

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

Variations to permit existing playhouse to (1) be located approximately 2'3" from north property line (vs. 3'0"), and (2) be approximately 8'6" high (vs. 7'0")

Property Owner Signature:

Date:

EXPLANATION FOR REQUESTED VARIANCES FOR PLAYHOUSE AT 630 SHERIDAN ROAD

First, I readily admit that I put my brother and sister-in-law in this difficult situation. They wanted to recreate their childhood experiences by providing a playhouse for their two young sons, fit to spark their imaginations. They searched high and low and found plans for a playhouse that had an almost fairy tale quality. It is now located in their backyard. I am a builder and lawyer, and should have recognized the need to check with the Village before sending carpenters to assemble the playhouse. Had I done so, my brother and sister-in-law may have dropped the project or nonetheless proceeded to ask for variances before construction.

Second, following our surprise to hear of the problem from one of the Village's employees, Village staff have been thoroughly considerate in helping us through this process, especially in streamlining the information to present in support of the application.

In order to bring the playhouse into compliance, we would need to move it about 9" south to provide the requisite 3'0" distance from the north line. More importantly, we would need to cut off the top of the playhouse, just above the door, reframe to a flat roof or a shed roof sloping to the back, and abandon a shake roof in favor of molded rubber roofing material required for a flat or nearly flat roof. Moving the playhouse, while difficult, would not produce any undue detriment. Changing the roof would rob the playhouse of its cottage-like appeal, converting a charming little "house" into something more fit to store excess contents from the garage.

You list 8 standards which govern the Board's evaluation of a zoning variance request. Enforcing the existing rules will not affect the property's value (standard 1). Our plight is not due to unique circumstances (standard 2). However, granting the requested variances will not create any of the problems set forth in the remaining 6 standards. The essential character of the locality will not be altered (standard 3). Adequate light and air to adjacent properties will not be impaired (standard 4). Hazard from fire and other damages will not be increased (standard 5). The taxable value of the land and buildings throughout the Village will not diminish (standard 6). Street congestion will not increase (standard 7). Finally, public health, safety, comfort, morals and welfare of the inhabitants of the Village will not be otherwise impaired (standard 8).

We ask the Board to consider whether the height of the playhouse poses the kind of problem sought to be avoided by the Village's height restrictions. We believe it does not. The playhouse is located in the northwest corner of the backyard, out of the public view except for that of an unnamed complainant peering through the foliage and evergreens bordering the property. It is diminutive in its setting, nestled in the shadow of a towering Norway Spruce, a majestic tree standing approximately 70' high. Nearby shrubs and evergreens conceal the playhouse from the views of adjacent neighbors. Photos presented with the application confirm the visual appeal of the playhouse, including its diminished height in relation to the neighboring Norway Spruce.

Based on the foregoing, we respectfully request that the Board grant the variances.

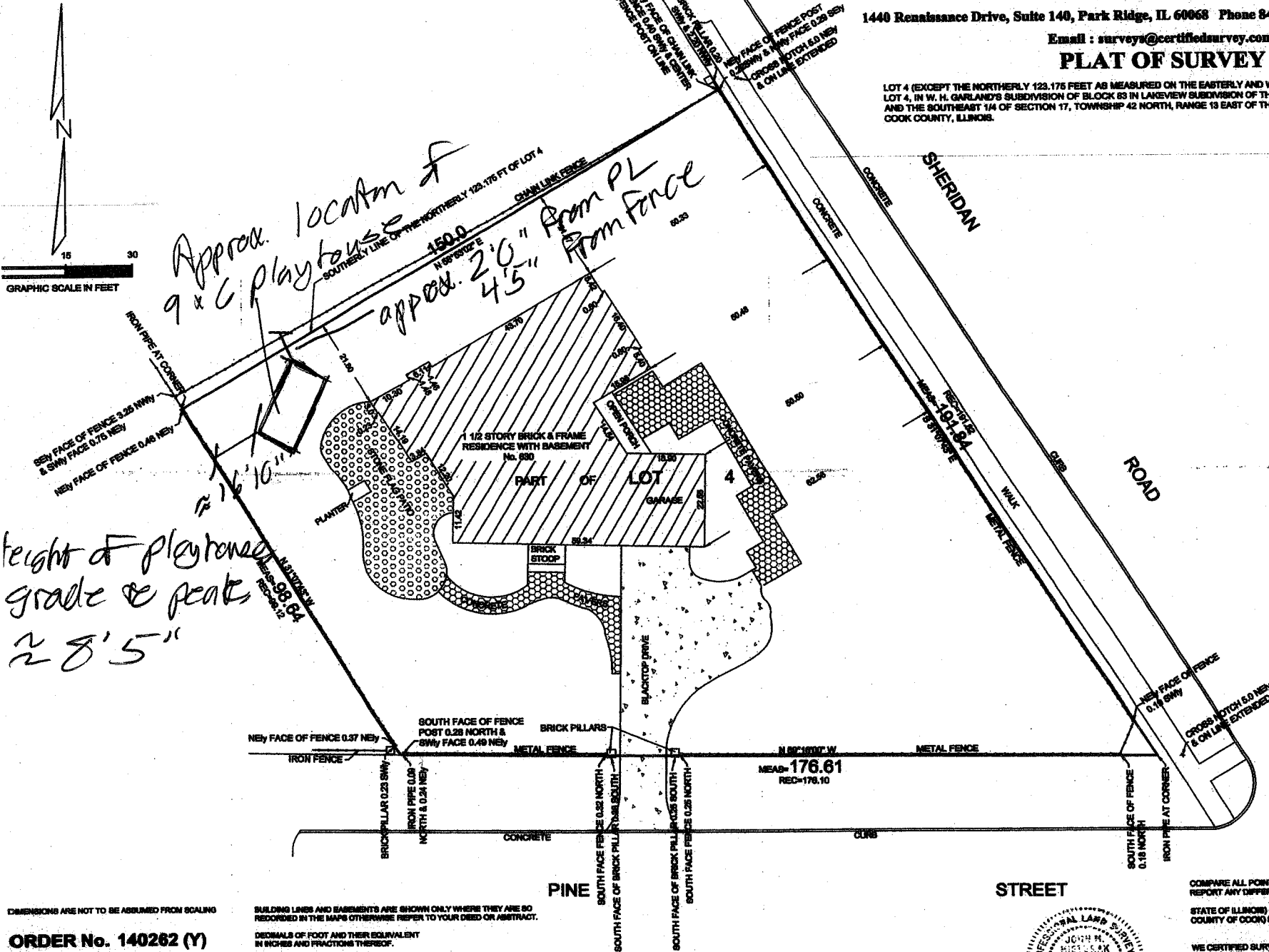
CERTIFIED SURVEY, INC.

1440 Renaissance Drive, Suite 140, Park Ridge, IL 60068 Phone 847-296-6900 Fax 847-296-6906

Email : surveys@certifiedsurvey.com

PLAT OF SURVEY

LOT 4 (EXCEPT THE NORTHERLY 123.175 FEET AS MEASURED ON THE EASTERLY AND WESTERLY LINES THEREOF OF LOT 4, IN W. H. GARLAND'S SUBDIVISION OF BLOCK 63 IN LAKEVIEW SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 16, AND THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE
REPORT ANY DIFFERENCE.

STATE OF ILLINOIS) THIS PROFESSIONAL SERVICE CONFORMS TO
COUNTY OF COOK) SS. THE CURRENT ILLINOIS MINIMUM STANDARDS
FOR A BOUNDARY SURVEY.

WE CERTIFIED SURVEY, INC DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

222
PROFESSIONAL ILLINOIS LAND SURVEYOR
LICENSE EXPIRES NOVEMBER 30, 2014

ZBA Agenda Packet - 630 Sheridan - Page 11

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING

ORDER No. 140262 (Y)

DATE: SEPTEMBER 26, 2014

ORDERED BY: BRYAN SULLIVAN

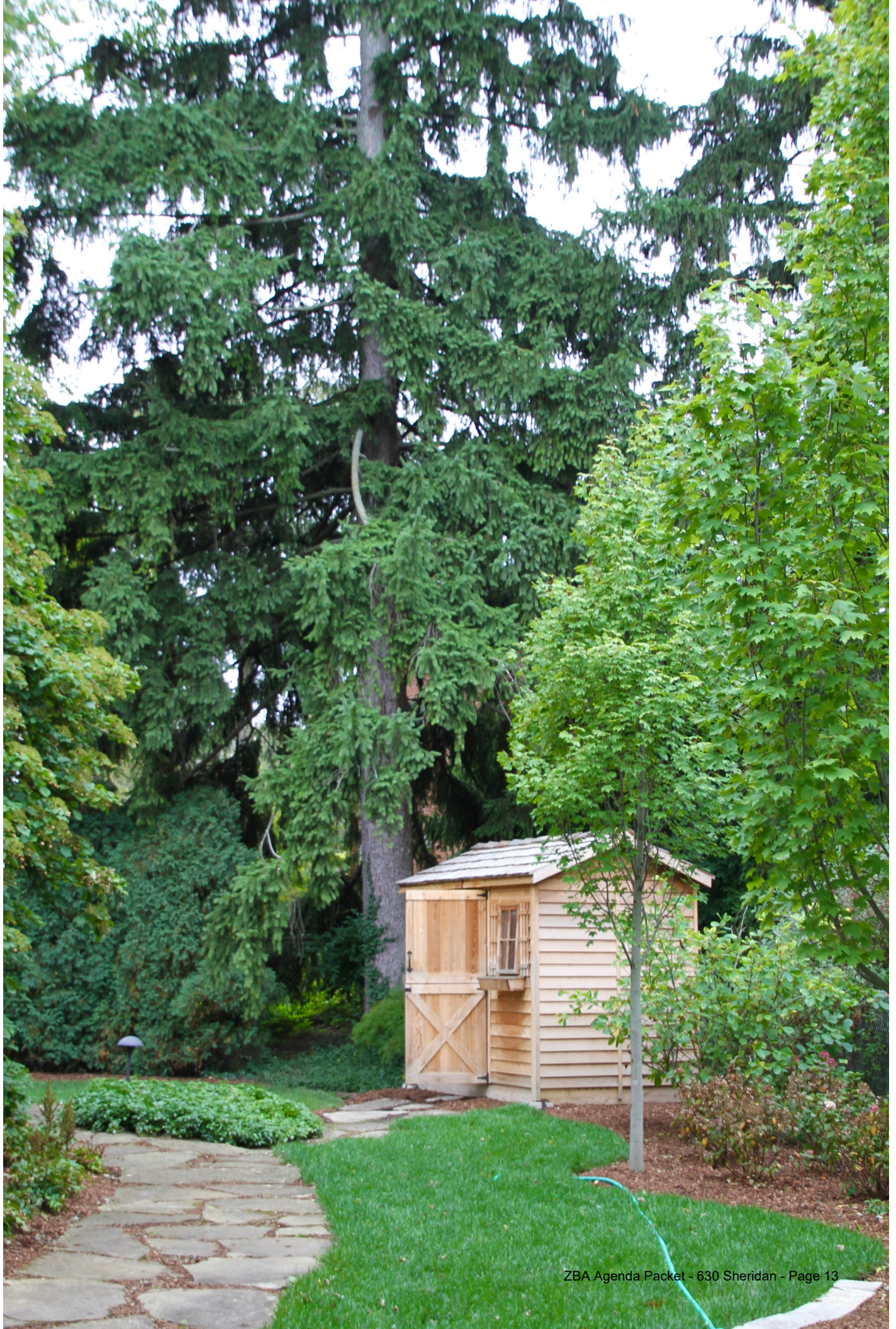
**BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO
RECORDED IN THE MAPS OTHERWISE REFER TO YOUR DEED OR ABSTRACT.**

**DECIMALS OF FOOT AND THEIR EQUIVALENT
IN INCHES AND FRACTIONS THEREOF.**

.01=.15"	.07=.75"	.50=5"
.02=.14"	.08=1"	.58=7"
.03=.38"	.17=2"	.57=8"
.04=.12"	.25=3"	.75=9"
.05=.65"	.33=4"	.83=10"
.06=.34"	.42=5"	.92=11"
		1.0=12"

A circular professional seal for a land surveyor. The outer ring contains the text "PROFESSIONAL LAND SURVEYOR" at the top and "STATE OF ILLINOIS" at the bottom. The center of the seal contains the name "JOHN M. HIGDON", the license number "005-005468", and the location "PARK RIDGE ILLINOIS".









MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: MARCH 2, 2021
SUBJECT: 651 ELM STREET – VARIATION (CASE NO. 21-09-V2)

INTRODUCTION

On March 8, 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 B. Bershert, LLC (the "Applicant") as the owner of the property located at 651 Elm Street (the "Subject Property"). The Applicant requests approval of the following zoning variation to allow construction of a single-family residence on the Subject Property:

1. Front yard setback of 40.43 feet, whereas a minimum of 60 feet is required, a variation of 19.57 feet (32.62%) [Section 17.30.050 – Front and Corner Yard Setbacks].

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 February 18, 2021. As of the date of this memo, staff has not received any written comment from the public regarding this application.

The Village Council has final jurisdiction on this request as only the Council has the authority to grant any variation for any new principal building.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.33 acres in size, is located on the north side of Elm Street, between Cedar Street and Maple Street, and is currently a vacant lot (see Figure 1 on the following page). The property is zoned R-4 Single Family Residential, and it is surrounded by R-4 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.

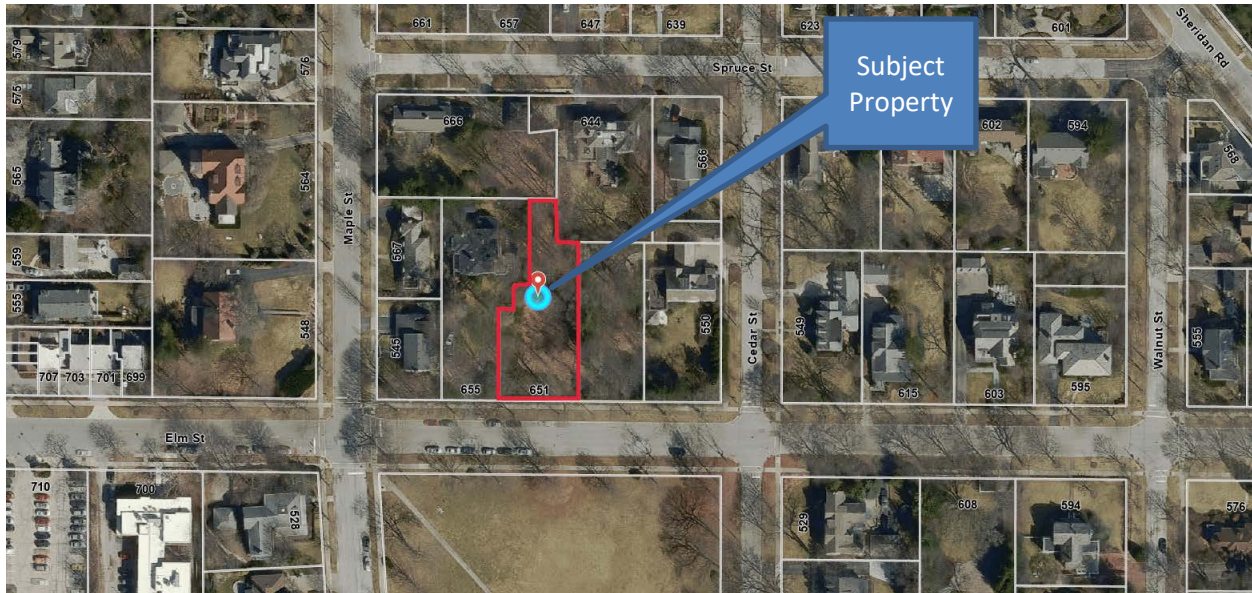


Figure 1 – Aerial Map

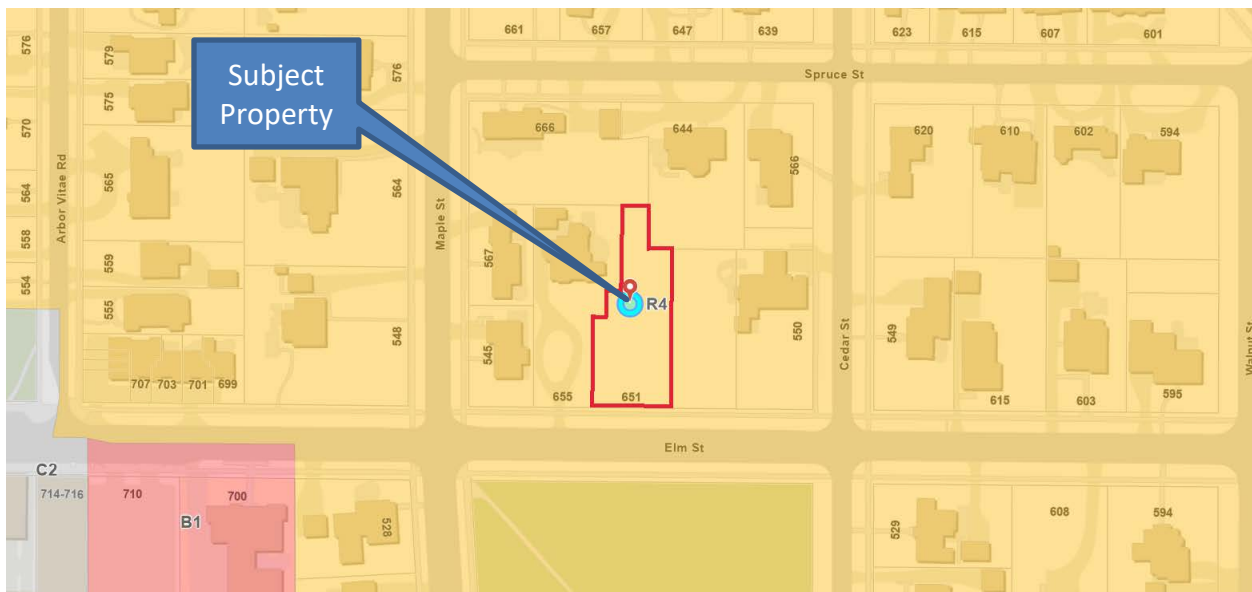


Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

As previously noted, the Subject Property is currently a vacant lot and has been since 2007 when the former single-family residence was torn down. There are no previous zoning cases on file for the Subject Property. The Applicant acquired the property in December 2020.

Figures 3 and 4 on the following page identify the Subject Property.



Figure 3 – Subject Property



Figure 4 – Subject Property (wider perspective)

PROPOSED PLAN

The variation is being requested in order to construct a new single-family residence on the vacant lot. With the exception of the required front yard setback, the proposed 2½-story residence would comply with the zoning regulations. Excerpts of the proposed site plan and front building elevation are provided below and on the following page as Figures 5 and 6. The complete set of plans is provided in the application materials, which are included in this report as Attachment C.

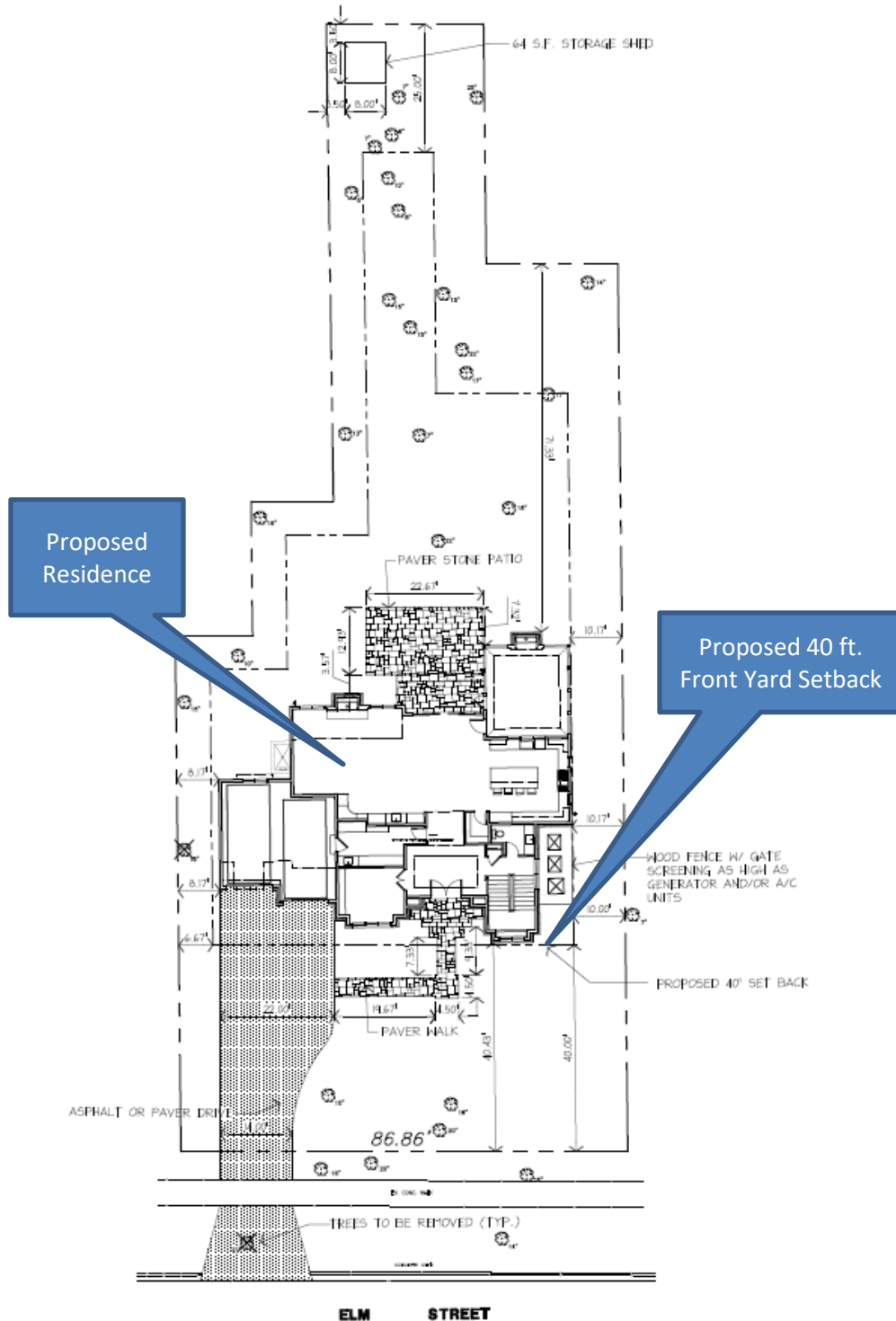


Figure 5 – Excerpt of Proposed Site Plan



Figure 6 – 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). Because the site is currently undeveloped, stormwater detention will likely be required. However, a final determination will be made by Village Engineering staff. Additionally, Figure 7 below represents the Subject Property's proximity to the floodplain; the cyan represents the 100-year flood area.

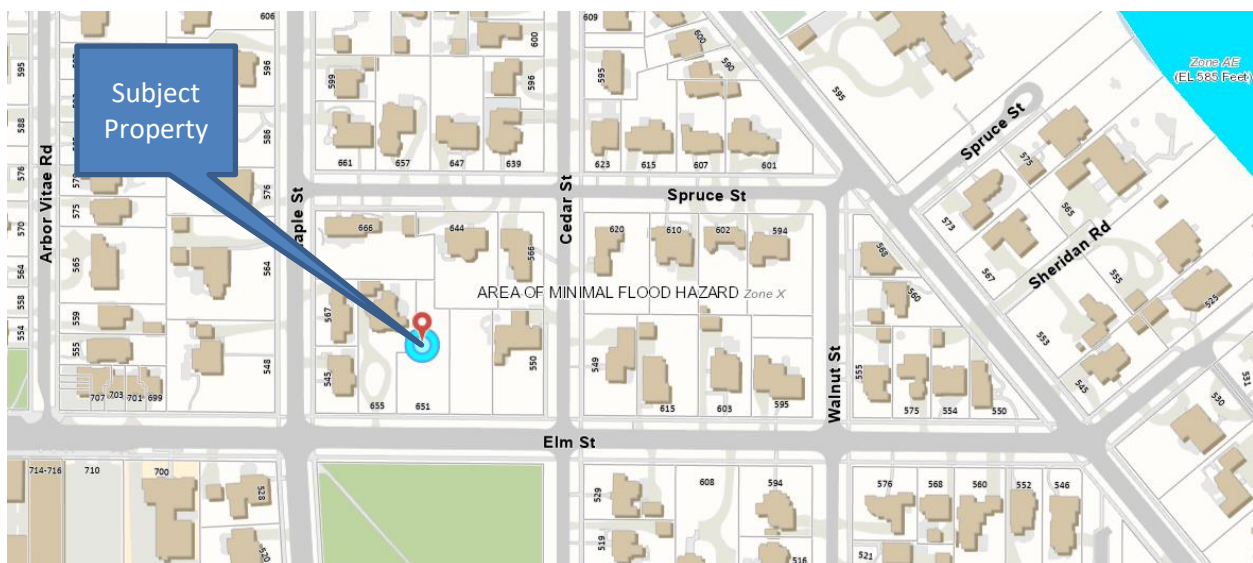


Figure 7 - GIS Floodplain Map

REQUESTED ZONING RELIEF

The attached zoning matrix highlights the existing lot and the proposed improvement's compliance with the R-4 zoning district (Attachment A). One variation is being requested to allow the proposed residence to provide a front yard setback of 40.43 feet, whereas a minimum of 60 feet is required.

The Zoning Ordinance requires a minimum front yard setback of 30 feet in the R-5 and R-4 zoning districts. However, there are exceptions and limitations to the district minimum front setback. The front setback of any new building shall be no less than the average of the other front setbacks on the block, provided

that there at least three principal buildings on the block and at least 50% of those principal buildings maintain a setback greater than the district minimum. Vacant lots and lots on which the principal building maintains a front setback of at least 150 feet shall be excluded when calculating the average front setback. The average front setback cannot be less than the required minimum setback established for the zoning district a property is located in. Additionally, the maximum average front setback shall be no more than 5 feet more than the front setback maintained by an existing principal building on an immediately adjoining lot; provided that in no case shall the average front setback exceed twice the minimum setback required for the zoning district.

In this particular case, there are three principal buildings on the block which the Subject Property is located, as shown on Figure 8. Those properties and their respective front setbacks are as follows:

- 545 Maple Street: 29.8 feet
- 655 Elm Street: 134.29 feet
- 550 Cedar Street: 99.21 feet

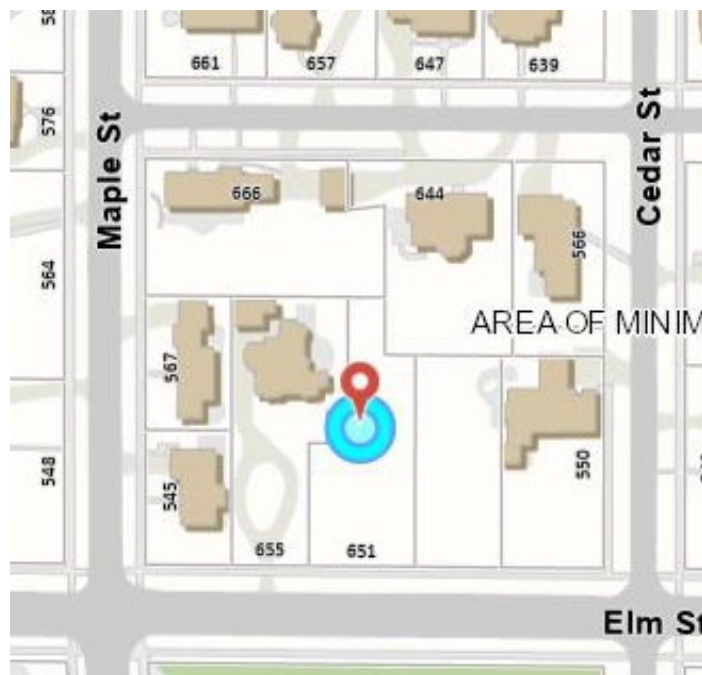


Figure 8 - Placement of Homes on 600 Block of Elm Street

The average of the block is 87.77 feet, however, based on the maximum front yard setback limit that states the average front setback shall not exceed twice the minimum setback required for the zoning district, which is 30 feet in this case, the required setback for the Subject Property is capped at 60 feet.

FINDINGS

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

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

1. Front yard setback of 40.43 feet, whereas a minimum of 60 feet is required, a variation of 19.57 feet (32.62%) [Section 17.30.050 – Front and Corner Yard Setbacks].

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

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

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

ATTACHMENTS

Attachment A: Zoning Matrix

Attachment B: Stormwater Matrix

Attachment C: Application Materials

ATTACHMENT A

ZONING MATRIX

ADDRESS: 651 Elm Street

CASE NO: 21-09-V2

ZONING: R-4

ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (2)
Min. Lot Size	12,600 SF	14,510 SF	N/A	N/A	OK
Min. Average Lot Width	60 FT	66.41 FT	N/A	N/A	OK
Min. Lot Depth	120 FT	218.5 FT	N/A	N/A	OK
Max. Roofed Lot Coverage	3,627.5 SF (1)	N/A	2,743.6 SF	N/A	OK
Max. Gross Floor Area	4,608.9 SF (1)	N/A	4,606.83 SF	N/A	OK
Max. Impermeable Lot Coverage	7,255 SF (1)	N/A	4,263.46 SF	N/A	OK
Min. Front Yard (Elm/South)	60 FT	N/A	40.43 FT	N/A	19.57 FT (32.62%) VARIATION
Min. Side Yard	6.64 FT	N/A	8.17 FT	N/A	OK
Min. Total Side Yards	16.6 FT	N/A	18.34 FT	N/A	OK
Min. Rear Yard (North)	25 FT	N/A	71.33 FT	N/A	OK

NOTES:

(1) Based on lot area of 14,510 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.	<i>Applies to 651 Elm Street Site is currently undeveloped; therefore, storm water detention will likely be required. However, a final determination will be made by Village Engineering staff.</i>
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.)	

ATTACHMENT C

Village of Winnetka
ZONING VARIATION APPLICATION

VILLAGE OF WINNETKA, ILLINOIS DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. **21-09-V2**

Property Information

Site Address: 651 Elm Street, Winnetka

Owner Information

Name: B. Beshert, LLC

Address: 651 Elm Street

City, State, ZIP: Winnetka, IL 60093

Email: [REDACTED]

Primary Contact: Matt Burdeen

Phone No. [REDACTED]

Date property acquired by owner: 12/18/2020

Architect Information

Name: Renken Architects & Builders, LLC

Primary Contact: Scott Renken

Address: 555 Oakwood Ave

City, State, ZIP: Lake Forest, IL 60045

Phone No. (847) 343-8162

Email: scottrenken1@comcast.net

Attorney Information

Name: Wiczer Sheldon & Jacobs, LLC

Primary Contact: Eliot Wiczer/Kyle Fonjemie

Address: 500 Skokie Blvd., Ste. 325

City, State, Zip: Northbrook, IL 60062

Phone No. (847) 849-4850

Email: ewiczer@wsjlawfirm.com or kfjonemie@wsjlawfirm.com

Nature of any restrictions on property: The subject property is in the R-4 zoning district.
The front yard setback has a minimum of 30 feet and a maximum of 60 feet.

Brief explanation of variation(s) requested (attach separate sheet providing additional details):
Applicant seeks relief from the front yard setback requirements contained in code section 17.30.30
by 20 feet to permit a structure to encroach in the established front yard set back for
a distance of 64 feet.

Property Owner Signature: [REDACTED]

Date: 02/03/2021

February 3, 2021

VIA HAND DELIVERY

Mr. Matthew Bradley
Chairman
Winnetka Zoning Board of Appeals
510 Greenbay Road
Winnetka, Illinois 60093

Re: 651 Elm Street, Winnetka, Illinois, owners/petitioners Matt and Rada Burdeen

Dear Chairman and the members of the Zoning Board of Appeals:

Our firm represents Matt and Rada Burdeen, owners of the property ("Petitioners") located at 651 Elm, Winnetka, Illinois. ("Property") On December 18, 2021 the Petitioners purchased the Property which is currently unimproved. The Petitioners intend on living on the Property and are looking forward to becoming part of the Winnetka community. The Petitioners are seeking a single variation to build on the Property. The Petitioners are seeking relief from the established front yard setback as defined in the Winnetka Zoning Code ("Code") to build up to 40 feet in the established front yard setback of 60 feet. Section 17.30.050 of the code provides a method by which the established front yard setback is calculated. For this Property, the established front yard setback in the R-4 zoning district is calculated at 88.5 feet. See the actual calculation of the established front yard setback attached hereto as Exhibit 1. However, pursuant to Sections 17.30.050 Code the maximum setback cannot exceed 60 feet. Thus, the established front yard setback for this Property is 60 feet.

The Property is a beautiful deep lot with large old heritage trees. The lot is oddly figured as demonstrated by the survey that is dated December 10, 2020. Exhibit 2. Prior to the purchase of the Property by the Petitioners, the current home on the Property was demolished. The survey showing the demised home is dated December 26, 2006 and is attached hereto as Exhibit 3. The demised home was setback in the front yard only 26.67 feet. The Petitioner's request for a setback of 40 feet is in line with the character of the neighborhood. Of import, a survey of the average of the front yard setbacks on Elm shows that a 40-foot front yard setback is far more in line with the character of the neighborhood than a 60-foot front yard setback. The average front

yard setback for the entirety of the street, Elm, is 38 feet and 48 feet. See Exhibit 4.¹ A 60-foot front yard setback is simply not in line with the overall average of front yard setbacks in the neighborhood. In fact, as will be demonstrated below, the 60-yard setback requirement for the Property, and thus the Petitioner, is unduly burdensome.

What is driving the excessive established front yard setback requirement is that pursuant to the Code, only three properties can be used to calculate the established front yard setback for this particular property. Often there are several properties used in the calculation of the average but here the code dictates only three can be used. Two of the three necessary properties used in the calculation to average the front yard setbacks are skewing the average setback in an absurd manner. Specifically, the front yard setback for two of the three properties is at 99.21 feet; and the other at 138 feet.² See Exhibit 1 for the Elm street established front yard setback calculations. However, because of the interpretation of the Code, as well as the application of the Code, the Petitioner is required to use only the three properties on Exhibit 1 to calculate the average even though two of the three properties bear no close resemblance to the character of the neighborhood conceding the front yard setback. Using almost all of the homes located on 4 blocks of Elm, the front yard setback average is between 38 feet and 45 feet. Surprisingly, the calculation of the maximum average of 45 feet even includes the properties that are heavily skewing the setback average. These properties are located at 550 Cedar at 99.21 feet and 655 Elm at 138 feet. If you remove just one of the two offending properties (for example 550 Cedar at 99.21 feet) from the average of front yard setbacks on Elm, the average of the setbacks on the street can be described as 40 feet. Exhibit 5.

Thus, the properties necessary to calculate the established front yard setback for the Property at issue here unfairly prejudice the Petitioner when compared to all other property in the neighborhood. A simple review of Exhibit 4, page 1, shows that 7 of 12 of the properties on Elm have a front yard setback of less than 30 feet with 4 properties between 32 feet and 43 feet with 655 Elm at 138 feet. Finally, given the unusual shape of the lot and the large trees in the back yard, the placement of the house at 40 feet as opposed to the required 60 feet would simply, for lack of a better description look better and have a larger, more functional backyard better protecting the heritage tree.

The Petitioners submit that they have met the requirements for zoning relief and the grant of a variation because:

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

RESPONSE: Pushing the home to 60 feet in this zoning district will waste beautiful open backyard space given the oddly shaped lot. By requiring the home to be at 60 feet means the useful backyard space will be pushed up against the property line. In

¹ This calculation is only meant to provide evidence of what the front yard setback of each home on Elm to show that the request for variation here is in line with the character of the neighborhood. It is not the calculation used to establish the front yard setback pursuant to the Code.

² The two properties located at 550 Cedar and 655 Elm are legally non-conforming in that they far exceed the maximum setback of 60 feet.

addition, as a whole, the home will simply not comport with the many other homes that have front yard setbacks averaging between 41.5 feet and 37.63 feet. In addition, it is possible that by moving the home back some of the heritage trees could be affected.

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

RESPONSE: As noted above, the driving factor of Petitioner's application is that the characteristic of this Property is being unduly burdened by the required averaging of the front yard setbacks using only 3 properties that do not remotely resemble the true character of the front yards in the neighborhood. If the Petitioners were on Elm but 5 houses to the east or west, they could build a home with a front yard setback of less than 40 feet.

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

RESPONSE: Exhibit 3 clearly shows that the homes on Elm have setbacks, in almost all cases, of less than 40 feet. If granted, the 40-foot setback is perfectly in line with the characteristics of the neighborhood.

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

RESPONSE: This home, as proposed, will not impact the air and light supply to the adjacent properties any more or less than any other single-family home in the zoning district.

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

RESPONSE: There is no evidence that this home as proposed, in any way create any hazard from fire or create any other damage.

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

RESPONSE: There is no evidence that the building of this home on this Property will diminish the taxable value of the land and buildings in the Village.

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

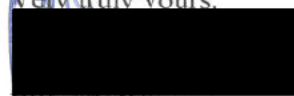
RESPONSE: The Property was being used as a single-family home before its demise. There is no evidence that the proposed new home and use of the same will impact this R-4 zoning district in a negative way.

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

RESPONSE: There is no evidence that the grant of the Petitioners' request for zoning relief will impact the public health, safety, comfort, morals and welfare of the inhabitants of the Village. By allowing this variance, the Village will be allowing homes on this block face to be constructed more in-line with the intent of the Code and in line with the true character of the neighborhood.

Petitioner's request that the Zoning Board of Appeals review the Petitioner's application and grant the relief requested. Thank you.

Very truly yours,


Elliot S. Wiczer

Cc: Matt and Rada Burdeen

ESW:mss

EXHIBIT 1

MAXIMUM HEIGHT:	Principle structure	31 Feet, measured from first floor to <u>highest point of building</u> AND No more than 2½ Stories		
	Accessory – garage (height may be increased to 18 feet to match the roof pitch of an existing principal structure)	15 Feet, measured from existing natural grade to <u>highest point of building</u> AND No more than 1 Story		
	Accessory – shed, playhouse, etc.	8 ½ feet, measured from existing natural grade to <u>highest point of building</u> AND No more than 1 Story		
MAXIMUM UPPER (ATTIC) FLOOR HEIGHT (USED FOR CALCULATION OF ATTIC GFA)		20 feet above finished first floor (or actual attic floor level, whichever is lower)		
MAXIMUM HEIGHT OF FINISHED FIRST FLOOR ABOVE EXISTING NATURAL GRADE FOR BASEMENT TO BE EXCLUDED FROM GFA		Pre FAR Structure: 4 feet Post FAR Structure: 2 ½ feet		

AVERAGE FRONT SETBACK CALCULATION (IF APPLICABLE):

ADDRESS	DATE OF CONSTRUCTION	SETBACK (Survey Date)
550 Cedar		99.21 1-26-89
651 Elm		Subject
655		138 11-28-83
545 Maple		28.29 8-9-91
	$265.5 \div 3 = 88.5$	
	Avg. N/A	



EXHIBIT 2

LEGEND

N. = North
S. = South
E. = East
W. = West
N.W. = Northwest
N.E. = Northeast
S.E. = Southeast
S.W. = Southwest
P.O.B. = Point of Beginning
S.O.F.T. = Salsire Feet
R.O.W. = Right of Way
D.C. = Document
R.C. = Recorded as
M.S. = Measured
T.F. = Top of Foundation
M.V. = Minimum
M.A. = Maximum

R.E. DECKER
(1933-1999)

R.G. PAVLETIC
P.L.S. 035-3261

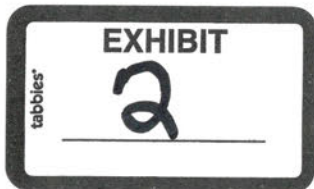
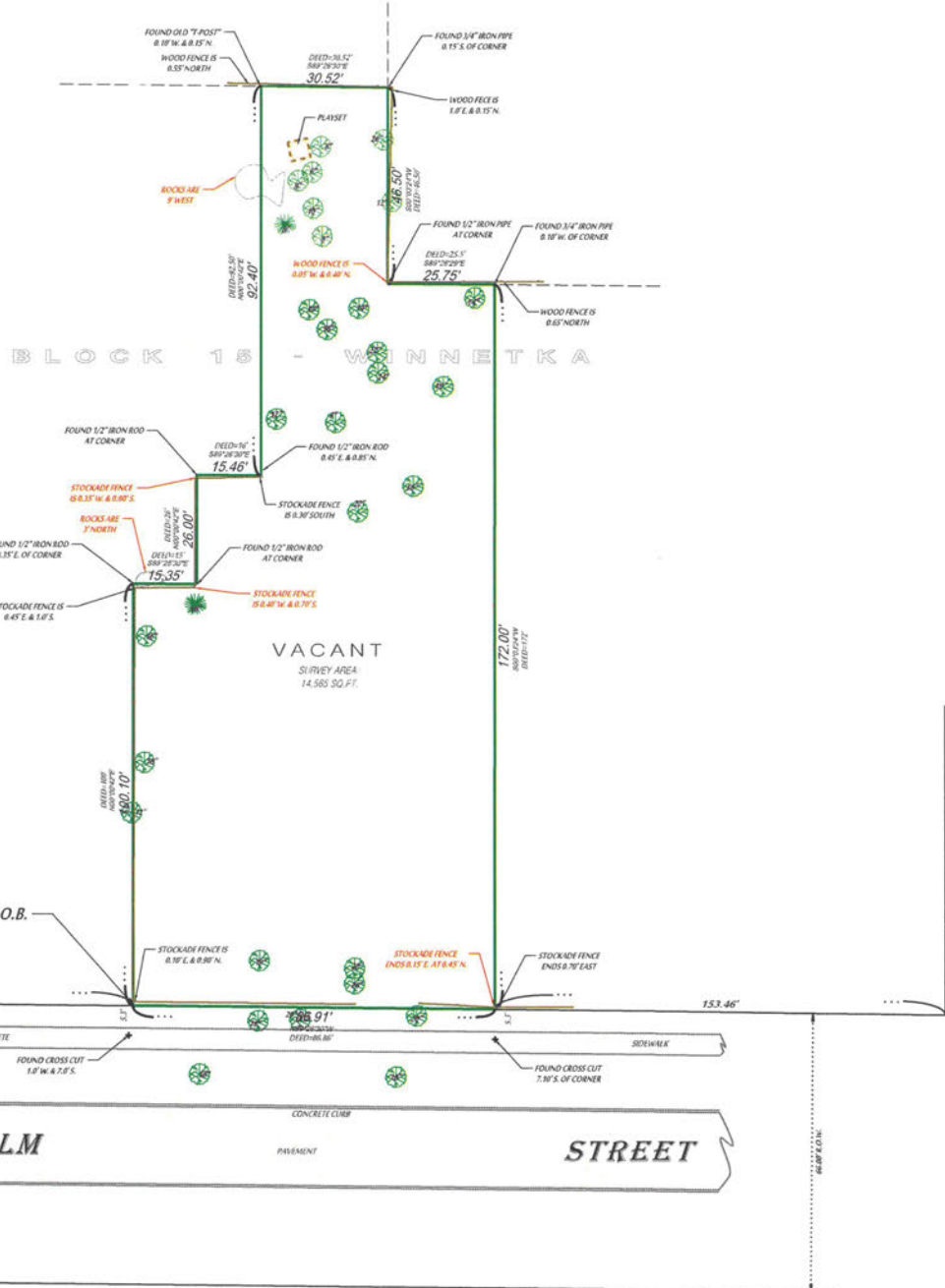
Plat of Survey

That part of Block 15 in Winnetka, a Subdivision of the Northeast Quarter of Section 20 and the North Half of fractional Section 21, Township 42 North, Range 13 East of the Third Principal Meridian, described as follows: Beginning at a point on the North line of Elm Street 133.5 feet East of the East line of Maple Street; thence East along said North line of Elm Street 86.96 feet; running thence North parallel with the West line of Cedar Street 172 feet; thence West parallel with the North line of Elm Street 25.5 feet; thence North parallel with the West line of Cedar Street 46.50 feet; thence West parallel with the North line of Elm Street 30.52 feet; thence South parallel with the East line of Maple Street 92.50 feet; thence West parallel to aforesaid North line of Elm Street 16 feet; thence South parallel to the East line aforesaid to Maple Street 26 feet; thence West parallel to the North line of Elm Street 15 feet; thence South parallel with said East line of Maple Street 100 feet to the place of beginning, in Cook County, Illinois.

Commonly known as: 651 ELM STREET, WINNETKA, ILLINOIS.



LEGEND	
Existing Deciduous Tree with Trunk Diameter	Light Pole
Existing Conifer with Trunk Diameter	Light on Concrete
Remove Tree	Traffic Light
Downspout Connected	Hand Hole
Downspout Unconnected	Traffic Yacht
Fire Hydrant	Underground Utility Marker
Water Shut-Off	
Overhead Utility Line	Overhead Utility Pole
Cable Telephone	Communications Pole
Gas	Water
Electric	Transformer
Sanitary	Manhole
Storm	Manhole
Water	Water Yacht



ORDER NUMBER 20-1202
ORDERED BY: WICZER, SHELDON & JACOBS, LLC
FOR: BURDEEN
REVISIONS: _____



R E DECKER
PROFESSIONAL LAND SURVEYORS PC
333 W. PETERSON RD SUITE B
LIBERTYVILLE, IL 60048
TEL. 847-362-0091
DeckerSurvey@gmail.com
Website: DeckerSurvey.com



Field Work Completed on: 12-8-20
STATE OF ILLINOIS
COUNTY OF LAKE
This Professional service conforms to the current Illinois minimum standards for a "Boundary Survey."
R. E. DECKER, P.C.
By: [Signature] 12-10-20
Professional Land Surveyor

Compare the Description on this Plat with your Deed and Title also compare all stakes to this Plat before building by them, and report any differences at once. Dimensions are shown in feet and decimal parts thereof. Refer to Title, Covenants or Building Department for additional Easements, Setbacks or Restrictions which may exist.

EXHIBIT 3

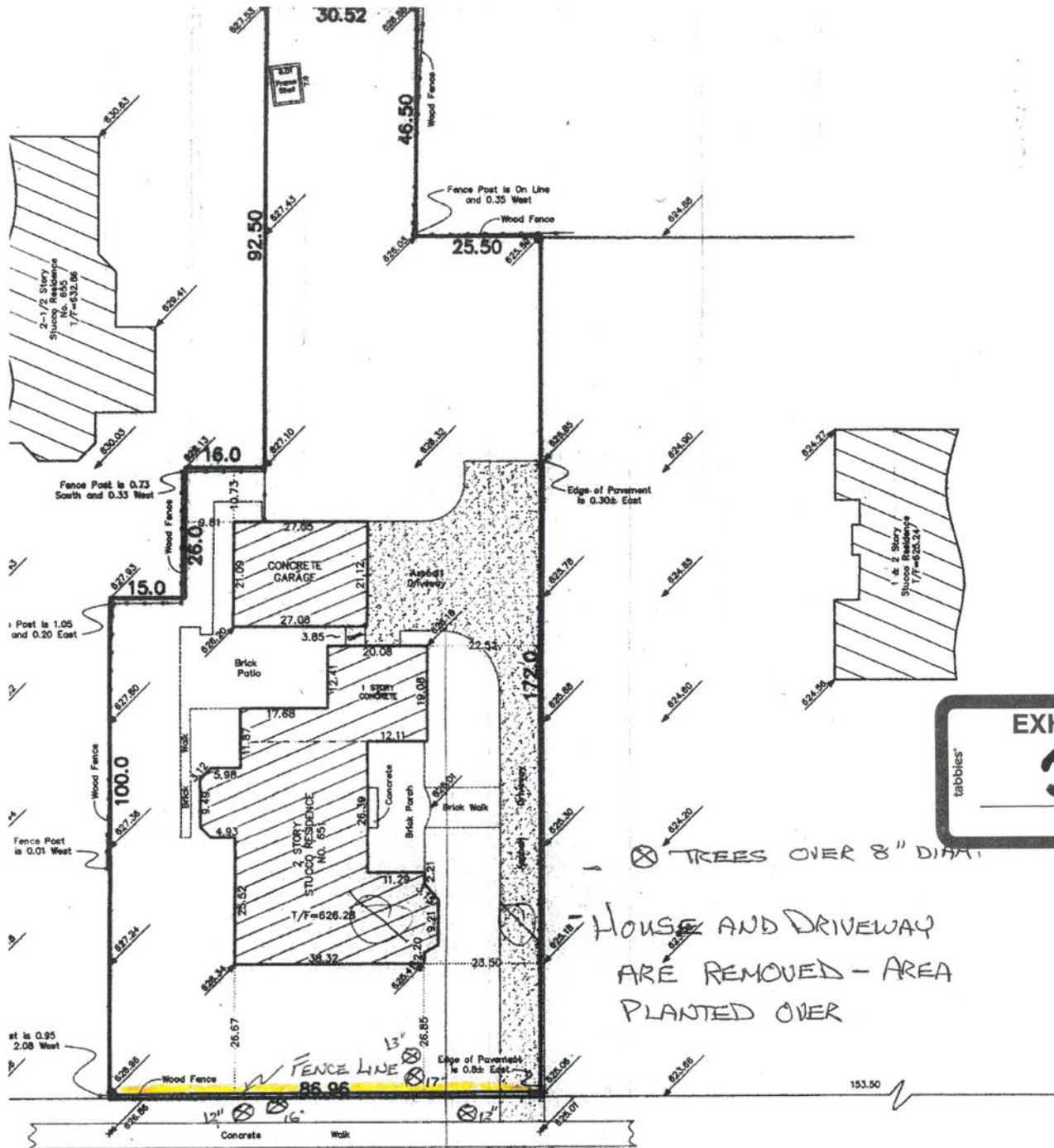
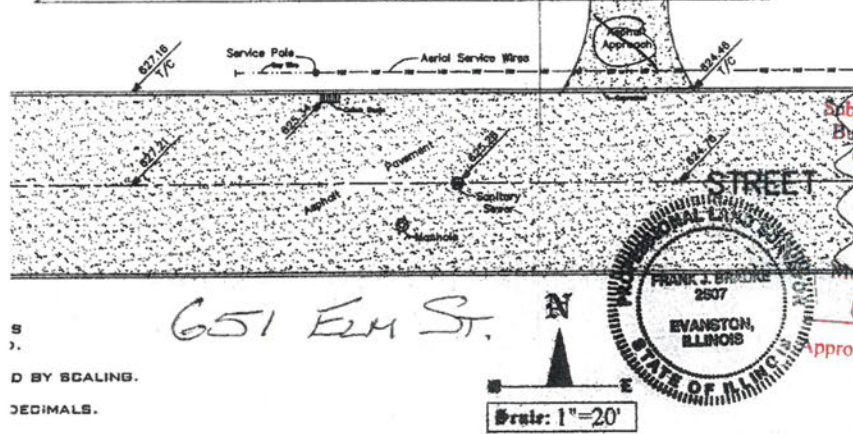


EXHIBIT
3



FENCE PERMIT APPROVED
Subject to Compliance with Village of Evanston Building Code, Section 15.44.000 and Cedar Street Ordinance, Section 17.68.010, 17.68.012, and Free Enhancement and Preservation Section 15.28.010.
FLOOD CERTIFICATION:
Michael D'Onofrio, Flood Hazard Surveyor No. 17, State of Illinois, County of Cook, does hereby certify that we are located entirely on the property at 651 Elm St., Evanston, Illinois 60203.
WE, North Shore Survey, Ltd., do hereby certify that we are located in the above caption in accordance with official records and that the plat hereon drawn is a correct representation of the same.
Frank J. Brucke
PROFESSIONAL ILLINOIS LAND SURVEYOR

BY SCALING.
DECIMALS.
F PROVIDED.
AS TO THE CURRENT SURVEY.

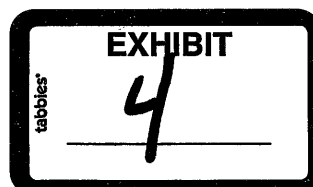
North Shore Survey, Ltd.
81 Williamsburg Road, Evanston, Illinois 60203
(847) 676-9505

DATED: December 26, 2006
REVISED:

EXHIBIT 4

Elm Street Homes (4B)		
Address	Front Set Back	Corner Lot?
707 Elm	23.44	Y
703 Elm	23.65	
701 Elm	23.44	
615 Elm	24.09	
699 Elm	23.66	
655 Elm	138	
603 Elm	42.97	
595 Elm	32.34	Y
555 Elm	29.3	Y
575 Elm	34.08	
554 Elm	40.36	
550 Elm	20.18	Y

Total	455.51
Average	37.9591667



Elm Front Setback Homes (3B)		
Address	Front Setback	Corner Lot?
707 Elm	23.44	Y
703 Elm	23.65	
701 Elm	23.44	
615 Elm	24.09	
699 Elm (Eastern)	23.66	
545 Maple	28.29	Y
655 Elm	138	
550 Cedar	99.21	Y
549 Cedar	56.64	
615 Elm	24.09	
603 Elm	42.97	
595 Elm	32.34	Y

Total	539.82
Average	44.985

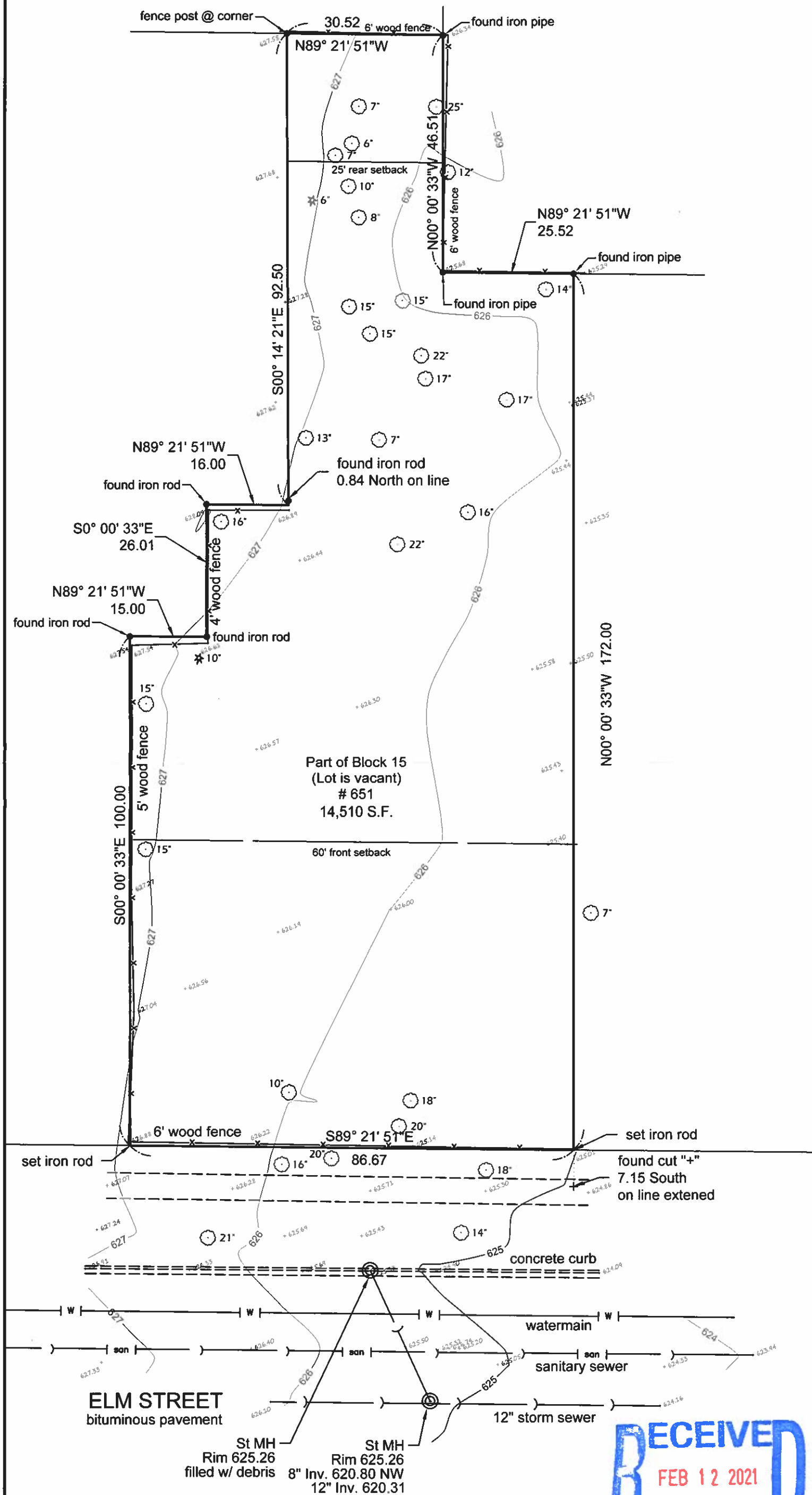
EXHIBIT 5

Elm Front Setback Homes 550 Cedar Removed		
Address	Front Setback	Corner Lot?
707 Elm	23.44	Y
703 Elm	23.65	
701 Elm	23.44	
615 Elm	24.09	
699 Elm (Eastern)	23.66	
545 Maple	28.29	Y
655 Elm	138	
550 Cedar		Y
549 Cedar	56.64	
615 Elm	24.09	
603 Elm	42.97	
595 Elm	32.34	Y

Total	440.61
Average	40.0554545



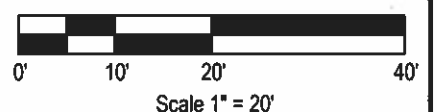
Topography - 651 Elm Street, Winnetka



Impervious Areas

Pre-Existing 5614 SF
Existing 0 SF

Benchmark:
Arrow Nut on Hydrant
North ROW of Elm Street
East of Site
Elevation = 624.31



Project No.

BLECK

engineers | surveyors

Bleck Engineering Company, Inc.
1375 North Western Avenue
Lake Forest, Illinois 60045

T 847.295.5200 F 847.295.7081
www.bleckeng.com

ZBA Agenda Packet - 651 Elm - Page 26

GENERAL NOTES

ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE TO ALL APPLICABLE VILLAGE OF WINNETKA LOCAL AMENDMENTS AND ORDINANCES

ALL CONTRACTORS SHALL COORDINATE WITH ALL OTHER CONTRACTORS PRIOR TO AND DURING CONSTRUCTION
DO NOT SCALE DRAWINGS. USE DIMENSIONS SHOWN ON DRAWINGS OR ASK THE ARCHITECT FOR CLARIFICATION

ALL MATERIALS, EQUIPMENT, STRUCTURAL ELEMENTS, FINISHES, WINDOWS, DOORS, ETC., WHETHER PRE-MANUFACTURED OR SITE BUILT SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS

THE ARCHITECT

SHOULD ANY DISCREPANCIES, ERRORS, OMISSIONS OR CONFLICT OF ITEMS NEEDING CLARIFICATION BE DISCOVERED IN THE PLANS AND/OR SPECIFICATIONS, THE ARCHITECT SHALL BE PROMPTLY NOTIFIED IN WRITING BEFORE SUBMITTING BID AND/OR PROCEEDING WITH WORK SO THAT HE MAY HAVE THE OPPORTUNITY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ARCHITECT OF SUCH CONDITIONS SHALL ABSOLVE THE ARCHITECT FROM ANY RESPONSIBILITY OF SUCH FAILURE

SITE WORK

THE FOOTINGS AND FOUNDATIONS HAVE BEEN DESIGNED TO BEAR ON UNDISTURBED SOIL OR APPROVED COMPACTED FILL WITH A MINIMUM BEARING CAPACITY OF 2500 p.s.f.

ALL FOOTINGS SHALL BE PLACED A MINIMUM OF 3'-6" BELOW THE FINISHED FINAL GRADE

VERIFY FOOTING STEPS WITH FINAL FINISH GRADE

PORCH AND STOOP FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL

FOOTINGS ADJACENT TO THE BASEMENT FOUNDATION ON OVER-EXCAVATED AREA SHALL BE INSTALLED ON EITHER COMPACTED ENGINEERED FILL OR STEPPED FOOTING SHALL BE PROVIDED

MATERIALS & INSTALLATION

ALL WORK TO CONFORM TO LOCAL MUNICIPALITY CODES AND ALL OTHER PERTINENT SAFETY CODES AND RULES OF OTHER APPLICABLE GOVERNING BODIES. IF AN INSPECTION AUTHORITY FINDS FAULT WITH ANY SUBCONTRACTOR WORK, THAT SUBCONTRACTOR SHALL CORRECT SUCH WORK TO THE SATISFACTION OF THE INSPECTING AUTHORITY AT NO EXPENSE TO THE OWNER OR ARCHITECT. THE SUBCONTRACTORS, IN USING THESE DOCUMENTS, SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND ARCHITECT FROM ANY AND ALL LIABILITY CLAIMS AND COSTS AS A RESULT OF WORK PERFORMED UNDER THIS PROJECT

ALL SUBCONTRACTORS TO EXAMINE SITE & EXISTING CONDITIONS AS A BASIS FOR BIDDING. FAILURE TO DETERMINE EXISTING CONDITIONS OR NATURE OF DEMOLITION AND/OR CONSTRUCTION WILL NOT BE CONSIDERED AS A BASIS FOR ADDITIONAL COMPENSATION

SUBCONTRACTORS SHALL FURNISH ALL MATERIAL & EQUIPMENT NECESSARY FOR A COMPLETE AND READY TO OPERATE SYSTEM. ANY MATERIALS OR EQUIPMENT NOT SHOWN ON DRAWINGS BUT REQUIRED FOR A SATISFACTORY OPERATION SYSTEM SHALL BE FURNISHED & INSTALLED AS THOUGH COMPLETELY SPECIFIED. INSTALLATION TO BE DONE IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS

CONCRETE WORK

ALL CONCRETE WORK SHALL CONFORM TO ACI 318 OF THE AMERICAN CONCRETE INSTITUTE FOR UNREINFORCED CONCRETE

ALL CONCRETE WORK SHALL DEVELOP A COMPRESSIVE STRENGTH OF 3000 psi IN 28 DAYS

ALL CONCRETE WORK SHALL COMPLY TO THE ACI STANDARDS FOR HOT AND COLD WEATHER CONCRETING

ALL CONCRETE PIERS SHALL EXTEND A MINIMUM OF 2" ABOVE AND 3'-6" BELOW GRADE

METALS

ALL DETAILING, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM WITH THE APPROPRIATE ASTM SPECIFICATIONS AND STANDARDS AS FOLLOWS: ASTM A992, ASTM A53, ASTM A501, ASTM A307

ALL STEEL BEAMS AND COLUMNS SHALL BE SHOP PRIMED

LINTELS SHALL BE PROVIDED FOR ALL OPENINGS AS INDICATED ON THE DRAWINGS. IN ADDITION, LINTELS ARE REQUIRED FOR MECHANICAL, ELECTRICAL OR PLUMBING OPENINGS IN A MASONRY WALL WITH A WIDTH GREATER THAN 12"

LINTELS SHALL HAVE A MINIMUM BEARING OF 8 INCHES FOR SPANS UP TO 8'-0" AND 16" FOR SPANS GREATER THAN 8'-0" UNLESS NOTED. LINTELS IN NON-LOAD BEARING WALLS SHALL BE OF THE SIZED LISTED BELOW

STEEL LINTELS SHALL BE USED FOR ALL MASONRY OPENINGS. CMU OPENINGS IN NON-LOAD BEARING WALLS MAY BE SPANNED WITH EITHER A STEEL LINTEL OR MASONRY LINTEL BLOCK AT THE CONTRACTOR'S OPTION. MASONRY LINTEL INFORMATION LEFT BLANK INDICATES THAT A STEEL LINTEL IS REQUIRED. FOR OPENINGS 2'-0" OR LESS, PROVIDE 3/8" PLATE X WALL THICKNESS LESS 1", BEAR 8" EACH END

WALL SPAN	STEEL LINTEL
2'-0" - 4'-0"	L 3 1/2" x 3 1/2" x 5/16"
4'-0" - 6'-0"	L 5" x 3 1/2" x 3/8" (LLV)
6'-0" - 8'-0"	L 6" x 3 1/2" x 3/8" (LLV)

CARPENTRY NOTES

ALL INTERIOR PARTITIONS ARE BASED ON 2x4 WOOD STUDS @ 16" O.C. UNLESS OTHERWISE NOTED

ALL UNSUPPORTED FRAME WALLS 12'-0" OR TALLER SHALL BE FRAMED WITH 2 X 6 STUDS AT 16" ON CENTER UNLESS NOTED OTHERWISE

PROVIDE 2x6 STUDS IN LIEU OF 2x4 FOR FOR FRAME WALLS DRILLED FOR PLUMBING PIPES

ALL CANTILEVERS TO BE A MINIMUM 2:1 RATIO PER THE CURRENT CODE

PROVIDE CROSS BRIDGING FOR ALL FLOOR JOISTS SPANNING 15' OR GREATER. MINIMUM 8'-0" ON CENTER

ALL LOAD BEARING HEADERS SHALL BE MIN. (2) 2 X 12 WITH 1/2" PLYWOOD SPACER UNLESS OTHER WISE NOTED. INSTALL DOUBLE CRIPPLES EACH SIDE FOR ALL SPANS OVER 6'-0"

PROVIDE APPROVED FIRE STOPPING AT ALL FURRING, PARTITIONS, EXTERIOR WALLS AT EACH FLOOR AND CEILING LEVEL, AND AT THE JUNCTURE OF THE ROOF RAFTERS AND WALL

PROVIDE CONCEALED GALVANIZED OR ALUMINUM SHEET METAL FLASHING AT ALL WALL/ROOF JUNCTIONS AND AS REQUIRED FOR WATERPROOF CONSTRUCTION

STAIR RAILING AND BALUSTERS TO CONFORM TO CODE. GRASPABLE PORTION OF RAILING NOT TO EXCEED 2 5/8" IN CROSS SECTIONAL DIMENSION

ALL INTERIOR WOOD TRIM SHALL BE POPLAR OR FINGER-JOINTED PINE. ALL CROWN SHALL BE MDF

GYPSUM DRYWALL

PROVIDE FOR GYPSUM DRYWALL AT AREAS OF NEW CONSTRUCTION. PROVIDE FOR SCREENED AND GLUED TAPERED EDGE GYPSUM DRYWALL SYSTEM COMPLETE WITH REQUIRED CORNER BEADS AND TAPE - (3) COAT FINISHING SYSTEM AS RECOMMENDED BY U.S. GYPSUM. PROVIDE DUROCK® OR APPROVED EQUAL AT ALL HIGH MOISTURE AREAS UP TO AND INCLUDING CEILING @ SHOWERS

DOORS AND WINDOWS

ALL SAFETY GLAZING SHALL BE IN ACCORDANCE WITH THE CODE

ALL WINDOWS SHALL COMPLY WITH THE AIR INFILTRATION REQUIREMENTS PER CODE

A MINIMUM OF ONE WINDOW PER SLEEPING AREA SHALL COMPLY WITH THE FOLLOWING MINIMUM EGRESS REQUIREMENTS:

MINIMUM OPENING AREA	5.7 SQ. FT. (5.0 SQ. FT.. FOR WINDOWS AT GRADE LEVEL)
MINIMUM OPENING WIDTH	20" CLEAR
MINIMUM OPENING HEIGHT	24" CLEAR

ALL EXTERIOR GLASS DOORS AND WINDOWS SHALL BE IN COMPLIANCE WITH SECTION R 613 FOR TESTING, LABELING AND PERFORMANCE

MAXIMUM GLAZING U FACTOR FOR ALL EXTERIOR DOORS AND WINDOWS SHALL NOT BE GREATER THAN 0.32 IN COMPLIANCE WITH TABLE N102.1.

AT FINAL INSPECTION LABELS ON ALL WINDOWS AND DOORS SHALL DEMONSTRATE COMPLIANCE WITH SECTION 601.3.2.2

MECHANICAL

THE MECHANICAL CONTRACTOR IS TO VERIFY ALL EQUIPMENT LOCATIONS AND DUCTWORK LAYOUT WITH THE GENERAL CONTRACTOR PRIOR TO START OF INSTALLATION

VERIFY EQUIPMENT CAPACITY TO CONDITION THE HOME RENOV AS REQUIRED

VENT ALL BATHROOM EXHAUST FANS, KITCHEN RANGE HOOD EXHAUST FAN, AND DRYER VENTS TO THE EXTERIOR WITH A DAMPER. OUTLETS PLACED IN ROOF SOFFITS SHALL BE PLACED A MINIMUM 6'-0" FROM ATTIC SOFFIT VENTS

ALL CRAWL SPACES SHALL BE PROVIDED WITH HEATED SUPPLY AND RETURN AIR

SUBCONTRACTOR SHALL DESIGN SYSTEM AND CERTIFY THAT IT WILL MAINTAIN +72 DEGREES F INDOORS & -10 DEGREES F OUTDOOR TEMPERATURE AND COOL TO +75 DEGREES INDOORS @ +95 DEGREES OUTDOOR TEMPERATURE @ 50% RELATIVE HUMIDITY. SUBMIT SHOP DRAWINGS FOR APPROVAL BY ARCHITECT PRIOR TO STARTING WORK

GENERAL NOTES

PLUMBING

ALL UNDERGROUND WATER PIPING SHALL BE TYPE 'K' COPPER

ALL INTERIOR ABOVE GROUND WATER PIPING SHALL BE TYPE 'L' COPPER

PROVIDE 12" AIR CHAMBERS AT ALL FIXTURES

PROVIDE 24" AIR CHAMBERS AT ALL RISERS

ALL INTERIOR WASTE SHALL BE PVC. PITCH MINIMUM 1/4" PER FOOT

ALL SHOWER VALVES SHALL BE NON SCALD TYPE

ALL HOSE BIBS SHALL BE FROST PROOF WITH VACUUM BREAKERS

PROVIDE A SEWER CLEAN OUT WITHIN 5'-0" OF THE EXTERIOR OF THE FOUNDATION WALL

ALL UNDERGROUND WASTE AND VENT PIPING SHALL BE PVC

PROVIDE BACKUP SUMP PUMP SYSTEM WITH DEDICATED ELECTRICAL OUTLET AND BATTERY BACKUP PER PLANS

ELECTRICAL

ALL POWER WIRING SHALL BE IN METAL CONDUIT UNLESS OTHERWISE NOTED

THE ELECTRICAL CIRCUITS AND PANEL LAYOUT ARE TO BE DESIGNED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE CODES

PROVIDE A SMOKE DETECTOR ON EACH FLOOR LEVEL AND IN EACH SLEEPING ROOM AS WELL AS WITHIN 15' OUTSIDE OF A SLEEPING ROOM. SMOKE DETECTORS SHALL BE 10V WITH BATTERY BACK-UP AND WIRED IN SERIES SO THAT ALL DETECTORS CHIME WHEN ONE OR MORE ARE ACTIVATED BY SMOKE

ALL CONVENIENCE ELECTRICAL OUTLETS IN HABITABLE AREAS SHALL BE PLACED 12" ABOVE THE FINISHED FLOOR (UNLESS NOTED OTHERWISE) AND BE SPACED PER THE 6/2 RULE

ALL BATHROOM, GARAGE, UNFINISHED BASEMENTS AND EXTERIOR ELECTRICAL OUTLETS SHALL BE GFCI PROTECTED

ALL OUTLETS, LIGHT FIXTURES, AND SWITCHES WITHIN 5'-0" OF A SHOWER OR BATHTUB SHALL BE GFCI PROTECTED

ALL LIGHT FIXTURES WITHIN A 24" OR SMALLER CLOSET SHALL BE RECESSED FLUORESCENT WITH SOLID LENS DISHWASHER, RANGE HOOD, AND GARBAGE DISPOSAL SHALL BE HARDWIRED

VERIFY LOW VOLTAGE REQUIREMENTS WITH LOW VOLTAGE SYSTEM SELECTED BY OWNER

PROVIDE A HOME SECURITY SYSTEM PER OWNER SELECTION. MINIMUM COMPONENTS SHALL BE: WINDOW CONTACTS ON ALL BASEMENT & 1ST FLOOR WINDOWS & EXTERIOR DOORS, 2 MOTION DETECTORS ON 1ST FLOOR, 3 GLASS BREAK SENSORS IN BASEMENT, 2 KEY PADS (1 @ MUDROOM, 1 @ MASTER BEDROOM), 2 SIRENS, 2 HEAT DETECTORS (1 @ GARAGE, 1 @ KITCHEN) AND SMOKE DETECTORS PER CODE AND AS SHOWN

STRUCTURAL DESIGN CRITERIA

DESIGN LOADS			
FLOOR	40 psf LL	10 psf. DL	LIVING SPACE
ATTIC	20 psf LL	10 psf. DL	ATTIC STORAGE
ROOF	30 psf LL	10 psf. DL	
CATHEDRAL CEILING	30 psf LL	15 psf. DL	
SNOW	30 psf LL		
DECKS	40 psf LL	10 psf. DL	EXTERIOR
GUARD & HANDRAILS	200 psf LL		
WIND	15 psf		

ALL FLOOR AND CEILING JOIST, ROOF RAFTERS, BEAMS AND HEADERS SHALL BE DOMESTIC HEM FIR #2 UNLESS OTHERWISE NOTED. MINIMUM E = 1,300,000 PSI AND MINIMUM BASE Fb = 850 OR BETTER

ALL STRUCTURAL WOOD POSTS SHALL BE S-P-F STRUCTURAL GRADE OR BETTER

TYP. HEADER CONFIGURATION UNLESS NOTED OTHERWISE: (2) 2x12 W/ (3) 2x4 OR (3) 2x6 POSTS EACH SIDE

PROVIDE DOUBLE JOISTS BELOW ALL PARALLEL PARTITIONS, BATHTUBS, WASHER, DRYER, AND OTHER STATIONARY APPLIANCES

MINIMUM IN-GRADE BASE VALUES FOR STUDS:

FIRST FLOOR EXT. LOAD BEARING WALLS	E = 1,400,000	Fc = 825
FIRST FLOOR INT. LOAD BEARING WALLS	E = 1,200,000	Fc = 800
SECOND FLOOR EXT. LOAD BEARING WALLS	E = 1,200,000	Fc = 800
SECOND FLOOR INT. LOAD BEARING WALLS	E = 1,000,000	Fc = 600
ALL NON-LOAD BEARING WALLS	E = 1,000,000	Fc = 600

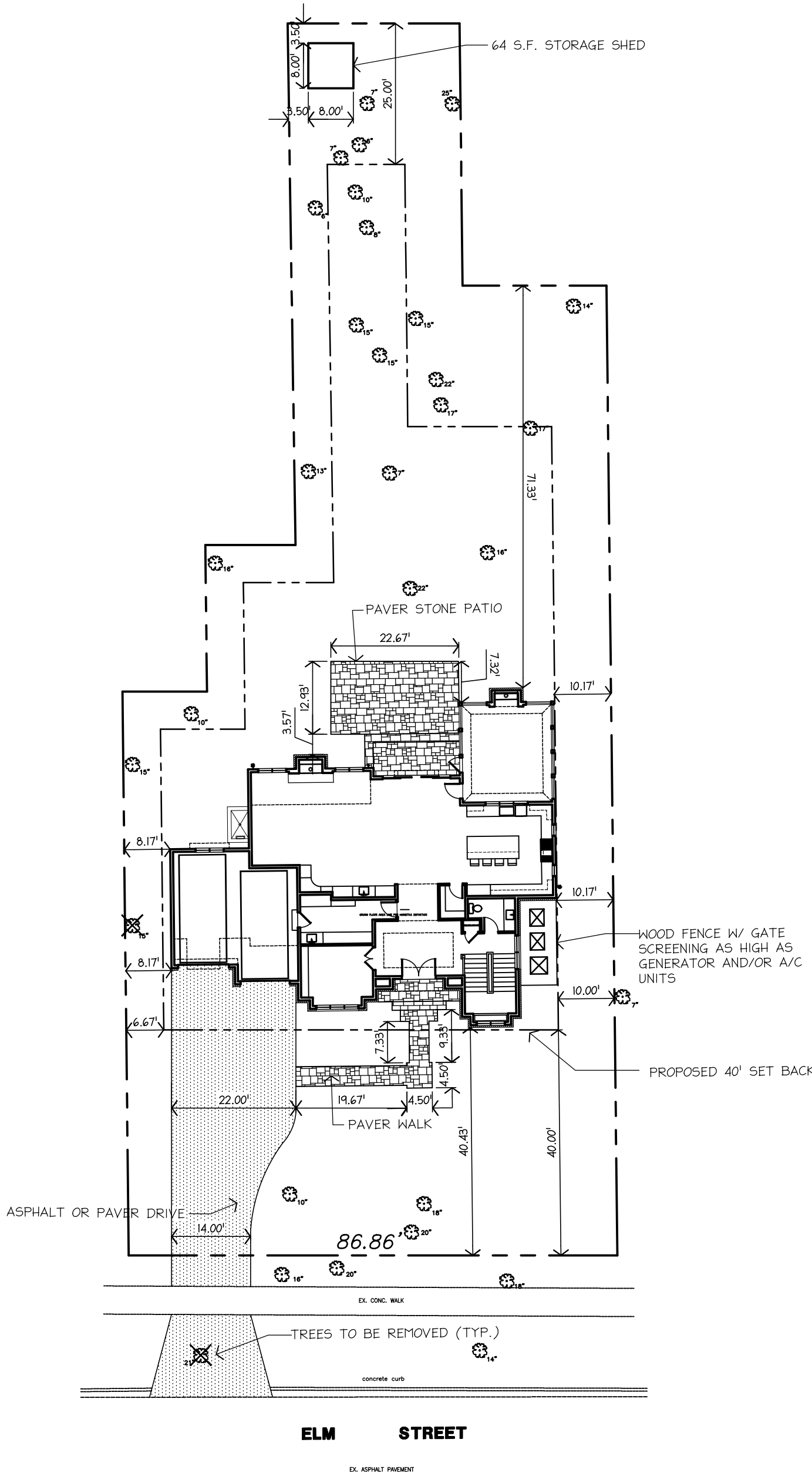
EXTERIOR DECK STRUCTURAL FRAMING LUMBER:

ALL DECK STRUCTURAL FRAMING HAS BEEN DESIGNED BASED UPON #2 SOUTHERN YELLOW PINE OF U.S. ORIGIN AS CLASSIFIED BY THE SOUTHERN PINE MARKETING COUNCIL.
Fb: 2x8 = 1,380 PSI / 2x10 = 1,210 PSI / 2x12 = 1,120 PSI - E = 1,600,000

ENGINEERED WOOD PRODUCTS:

MANUFACTURED STRUCTURAL WOOD PRODUCTS SUCH AS HEADERS AND BEAMS HAVE BEEN DESIGNED BASED UPON MICROLLAMs AND PARALLAMs AS MANUFACTURED BY TRUS-JOIST.

1.9 MICROLLAMs	Fb = 2,600 PSI	E = 1,900,000 PSI
2.0 PARALLAMs	Fb = 2,900 PSI	E = 2,000,000 PSI
1.5 TIMBERSTRAND	Fb = 2,250 PSI	E = 1,500,000 PSI



INDEX	
SHEET NAME	DESCRIPTION
A-1	GENERAL NOTES, SITE PLAN
A-2	FOUNDATION PLAN
A-3	FINISHED BASEMENT PLAN
A-4	FIRST FLOOR PLAN
A-5	SECOND FLOOR PLAN
A-6	THIRD FLOOR PLAN
A-7	ROOF PLAN
A-8	EXTERIOR ELEVATIONS
A-9	EXTERIOR ELEVATIONS
A-10	BUILDING SECTIONS
A-11	DETAILS & TYP. WALL SECTIONS
E-1	FIRST FLOOR ELECTRIC PLAN
E-2	SECOND FLOOR & THIRD FLOOR ELECTRIC PLAN
E-3	BASEMENT ELECTRIC PLAN

Scott K. Renken



BURDEEN RESIDENCE
651 ELM ST.
WINNETKA, IL 60093

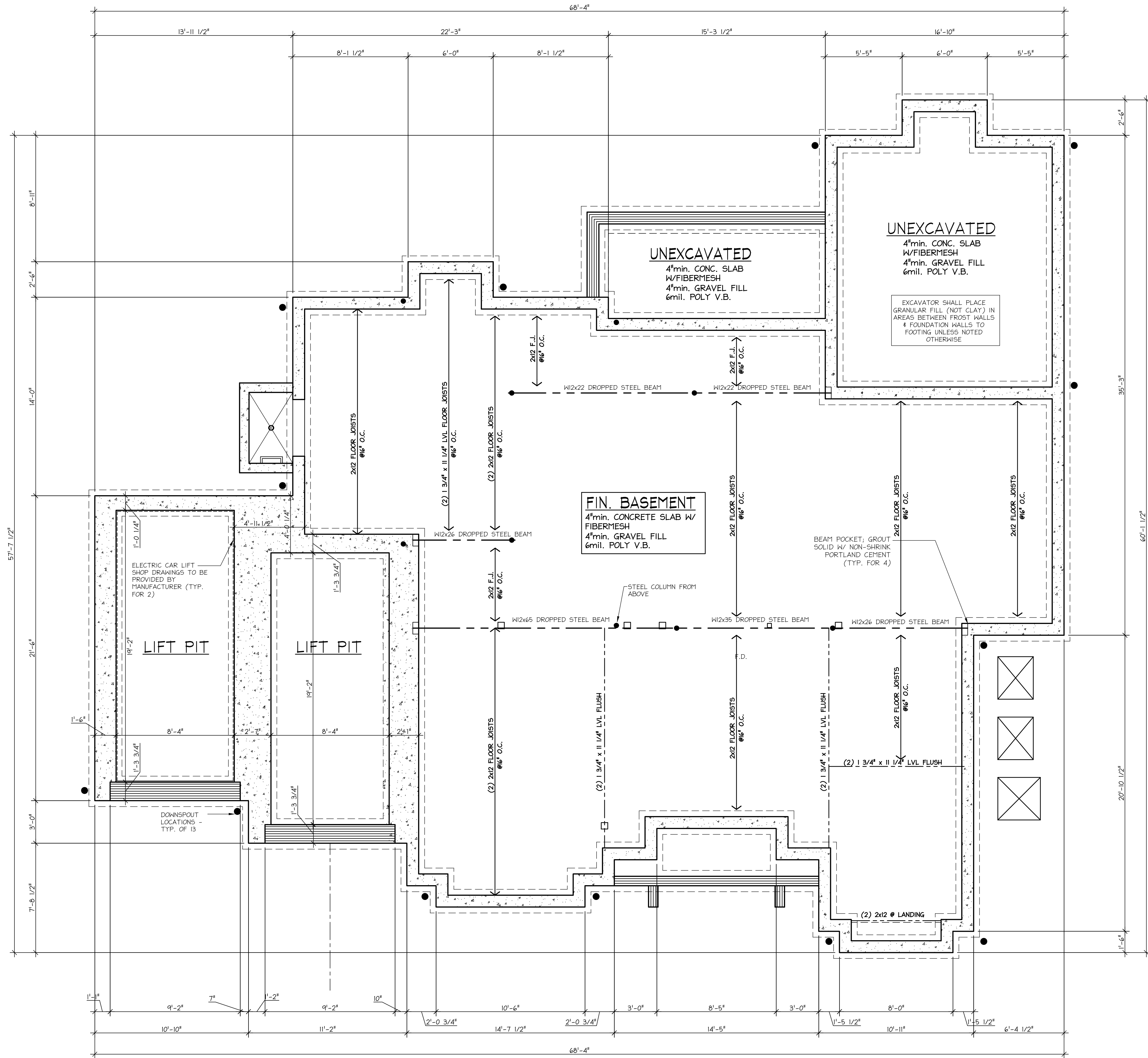
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VARIANCE SUBMITTAL REV 2 08-01-2021

RENKEN ARCHITECTS & BUILDERS LLC
555 OAKWOOD AVE.
LAKE FOREST, ILLINOIS 60045
PH: 847-343-8162

PROJECT #	651-20
DRAWN BY:	SKR
SITE PLAN	
A=1	
# 1 OF 14 TOTAL SHEETS	

SITE PLAN
SCALE: 1" = 20'-0"



1 FOUNDATION PLAN
A2 SCALE: 1/4" = 1'-0"

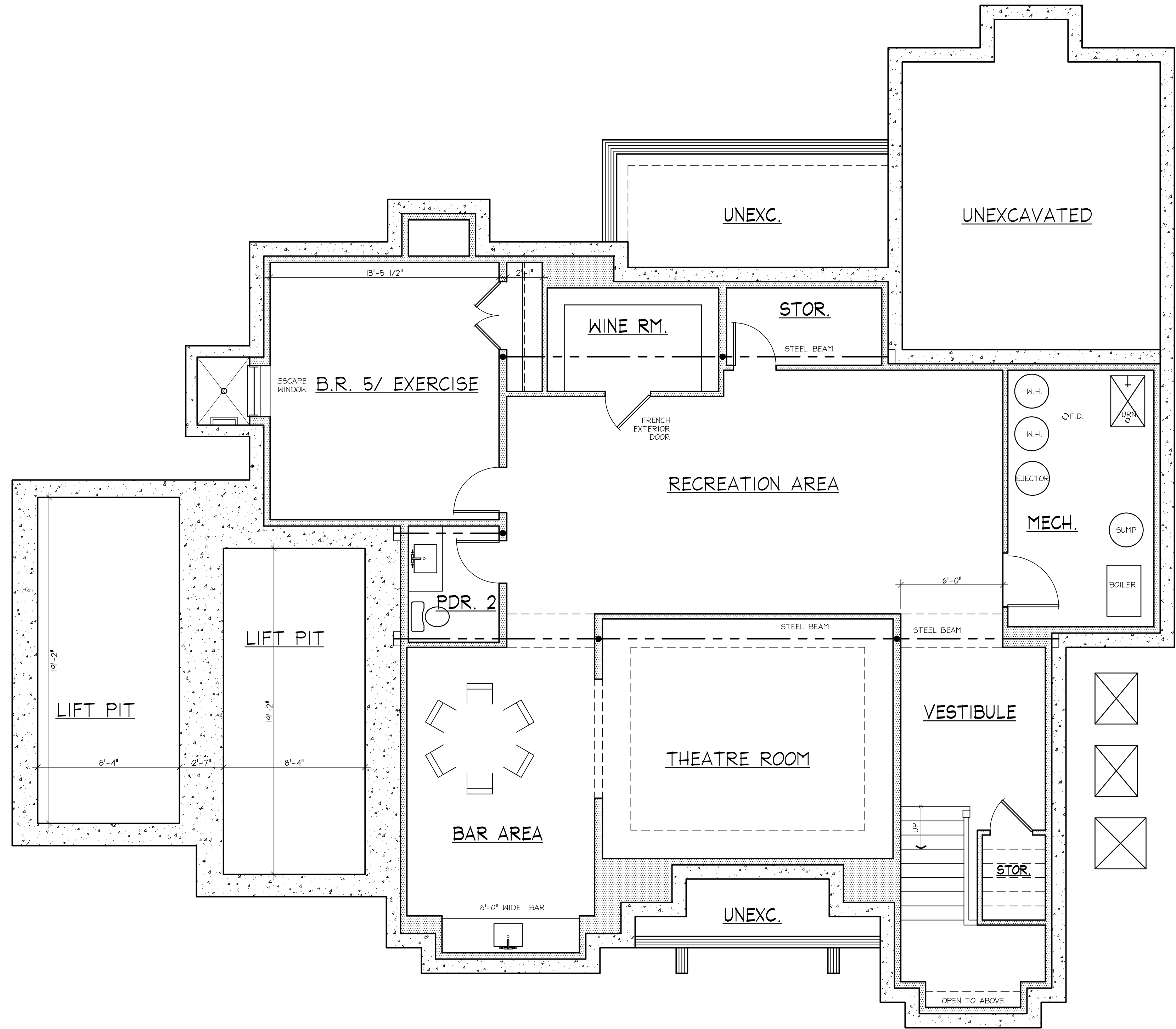
RENKEN ARCHITECTS & BUILDERS LLC
555 OAKWOOD AVE.
LAKE FOREST, ILLINOIS 60045
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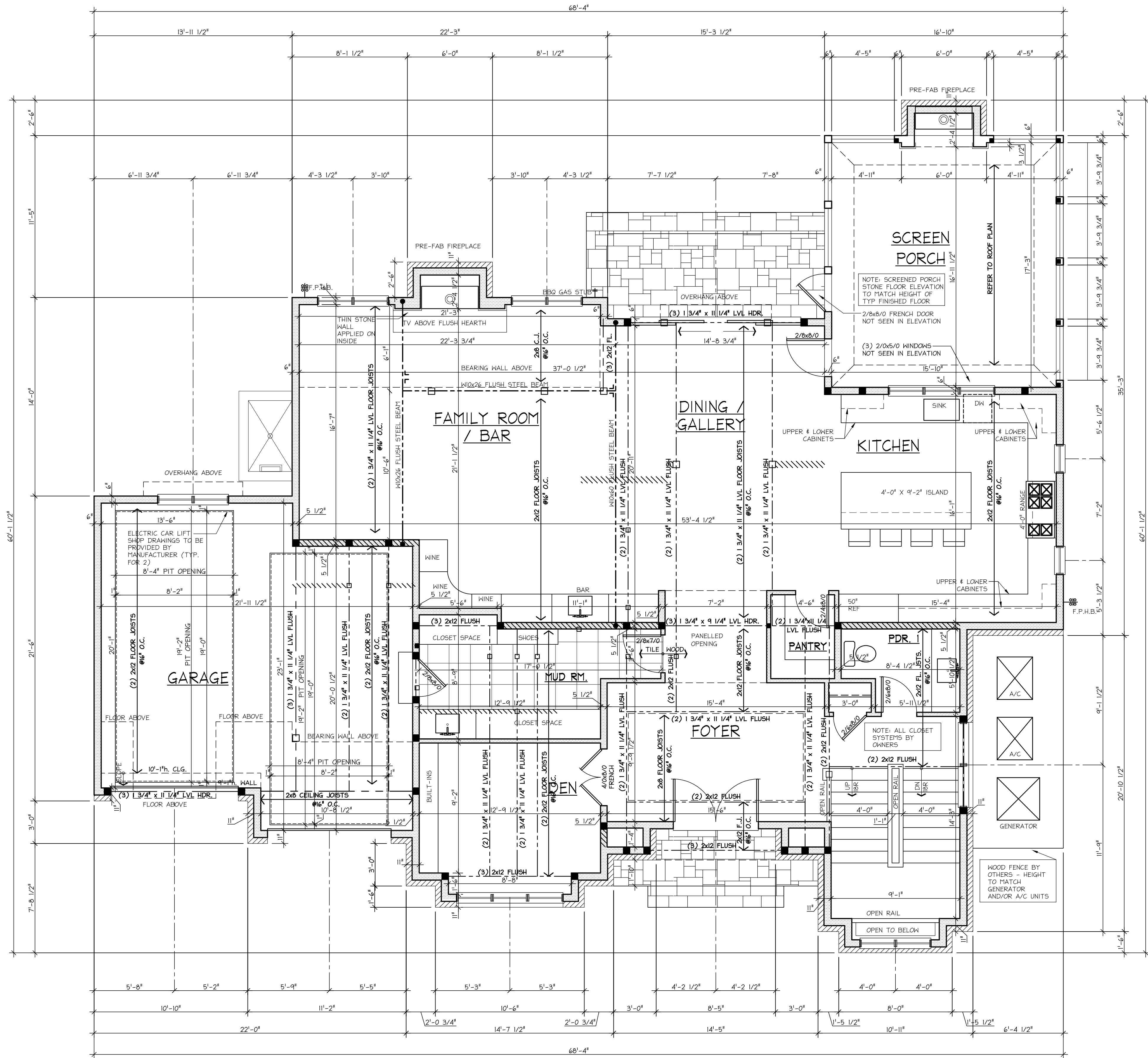
BURDEEN RESIDENCE
651 ELM ST.
WINNETKA, IL 60093

PROJECT # 651-20
DRAWN BY: SKR
FOUNDATION &
FIRST FLOOR PLAN
A-2
2 OF 14 TOTAL SHEETS



1
A3
FINISHED BASEMENT PLAN
SCALE: 1/4" = 1'-0"

PROJECT # DRAWN BY: 651-20 SKR	BASEMENT PLAN A-3 # 3 OF 14 TOTAL SHEETS	RENKEN ARCHITECTS & BUILDERS LLC 555 OAKWOOD AVE. LAKE FOREST, ILLINOIS 60045 PH: 847-343-8162	VARIANCE SUBMITTAL REV 2 09-01-2021	COPYRIGHT THESE DRAWINGS CONTAIN PROPRIETARY INFORMATION. ANY REPRODUCTION OR REUSE MUST BE BY CONSENT OF RENKEN ARCHITECTS & BUILDERS LLC © 2021 - RENKEN ARCHITECTS & BUILDERS LLC	BURDEEN RESIDENCE 651 ELM ST. WINNETKA, IL 60093
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1 FIRST FLOOR PLAN
A4 SCALE: 1/4" = 1'-0"

RENKEN ARCHITECTS & BUILDERS LLC
555 OAKWOOD AVE.
LAKE FOREST, ILLINOIS 60045
PH: 847-343-8162

PROJECT # 651-20
DRAWN BY: SKR

FIRST FLOOR PLAN

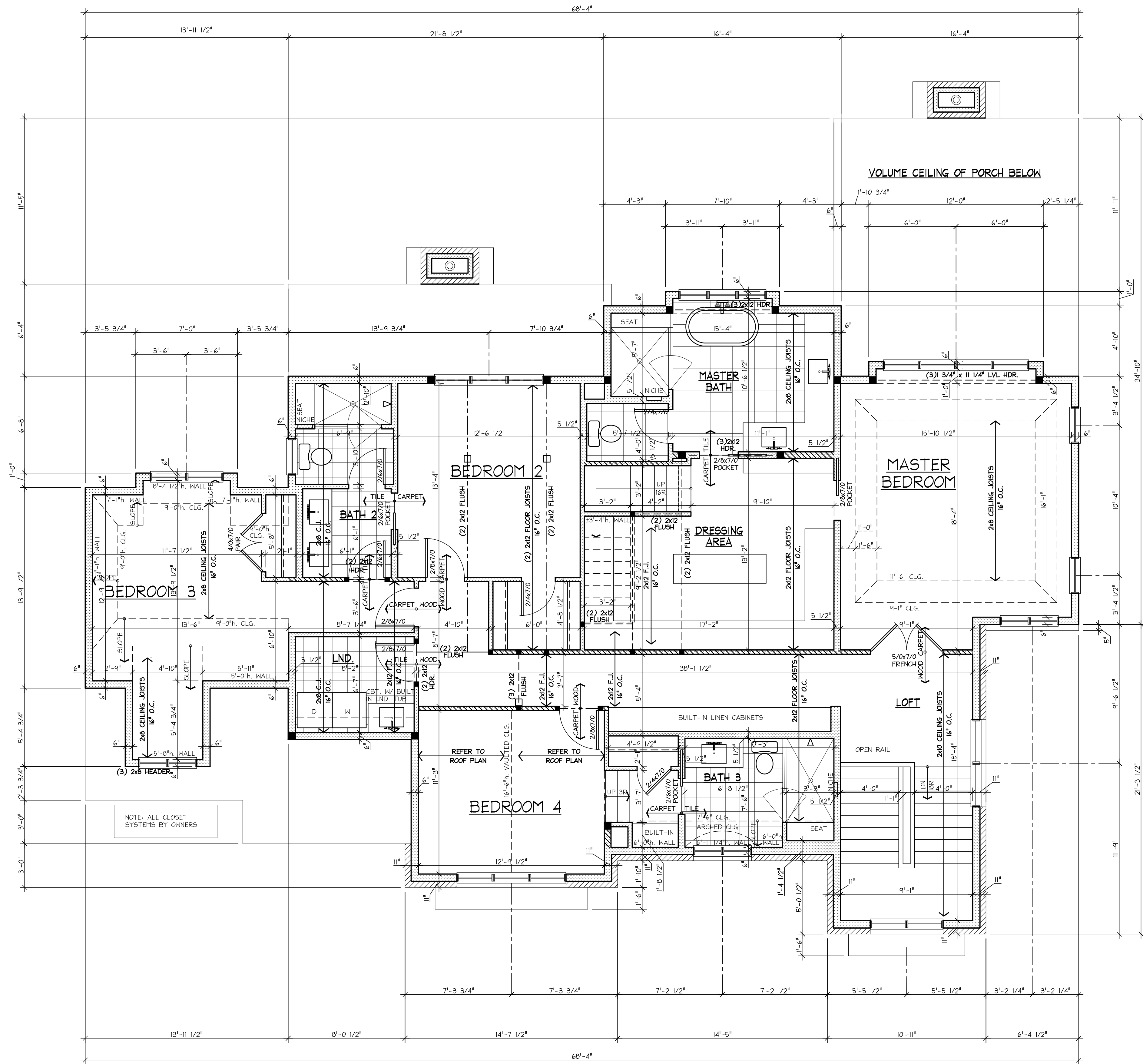
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4 OF 14 TOTAL SHEETS

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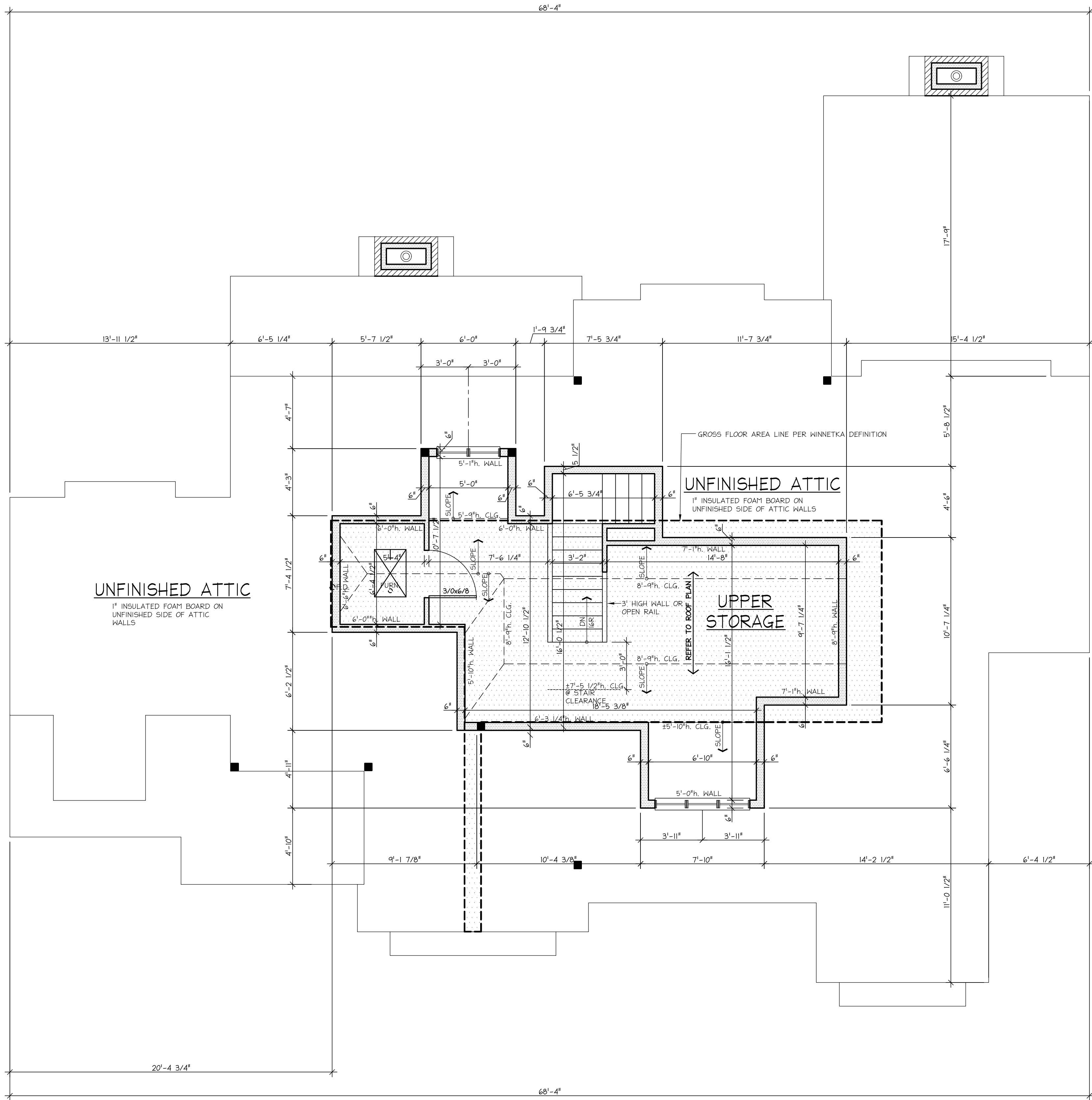
1 SECOND FLOOR PLAN
A5 SCALE: 1/4" = 1'-0"

RENKEN ARCHITECTS & BUILDERS LLC
555 OAKWOOD AVE.
LAKE FOREST, ILLINOIS 60045
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BURDEEN RESIDENCE
651 ELM ST.
WINNETKA, IL 60093



1
A6 THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

RENKEN ARCHITECTS & BUILDERS LLC
555 OAKWOOD AVE.
LAKE FOREST, ILLINOIS 60045
PH: 847-343-8162

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WINNETKA, IL 60093

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03-01-2021

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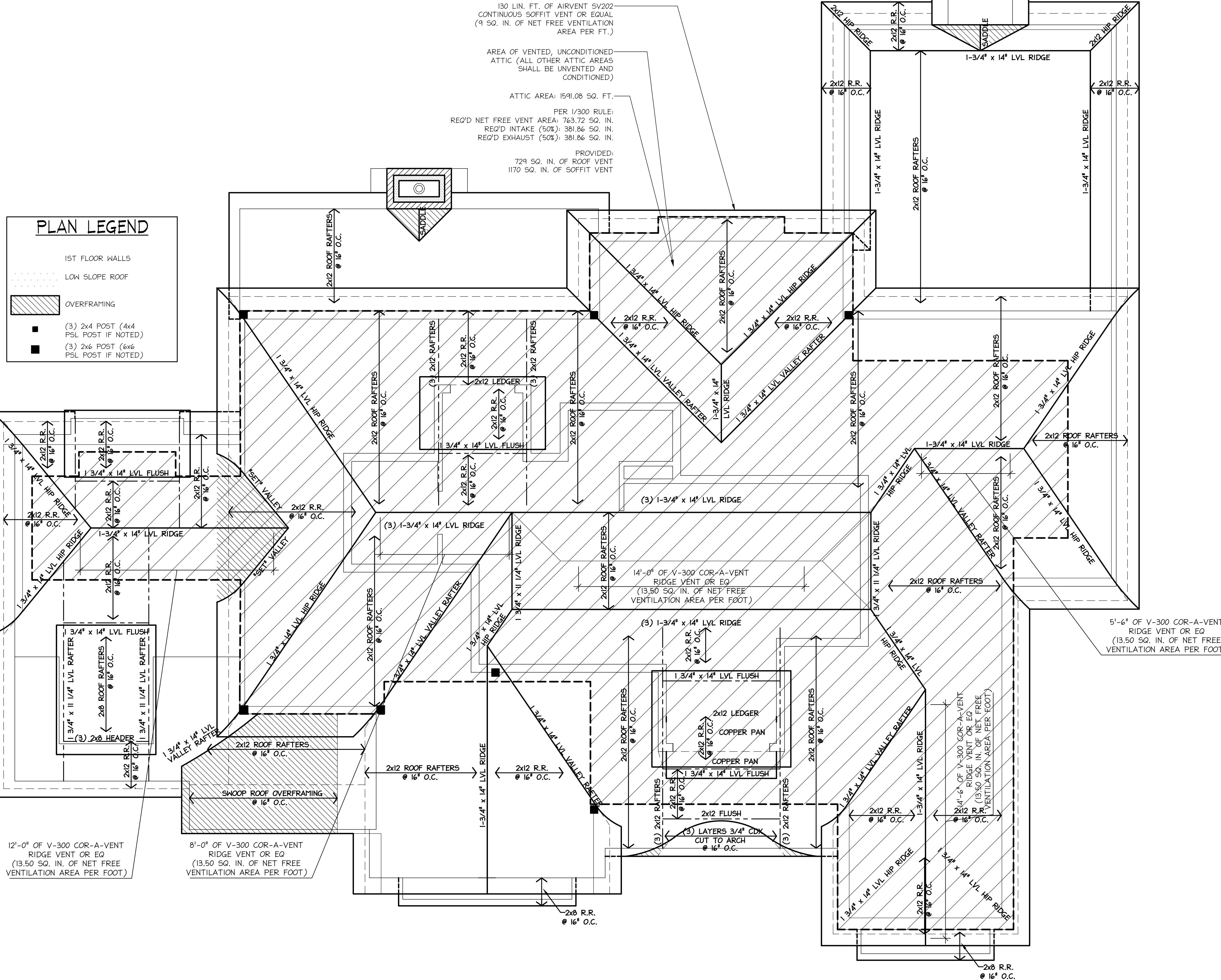
355 OAKWOOD AVE.
LAKE FOREST, ILLINOIS 60045

PH: 847-343-8162

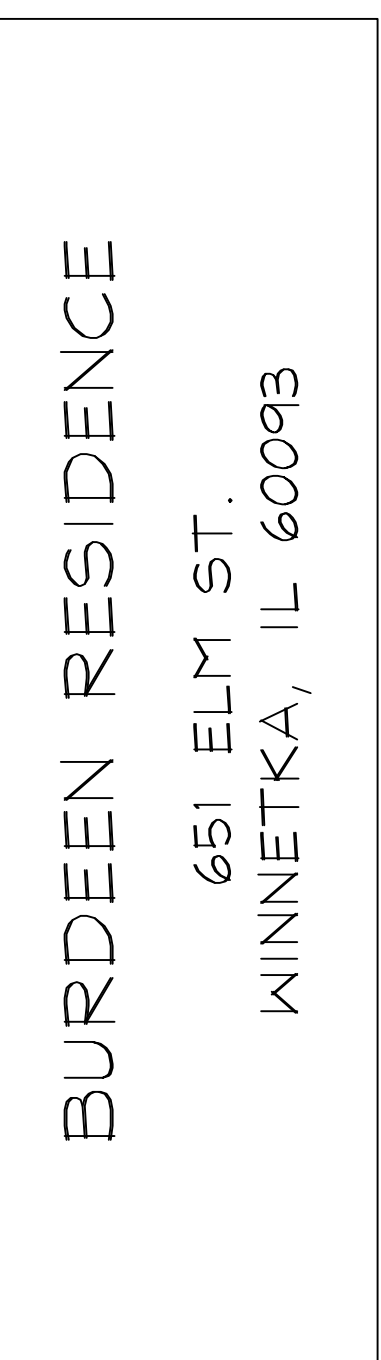
PROJECT #	651-20
DRAWN BY:	SKR

ROOF
PLAN

7 OF 14 TOTAL SHEETS

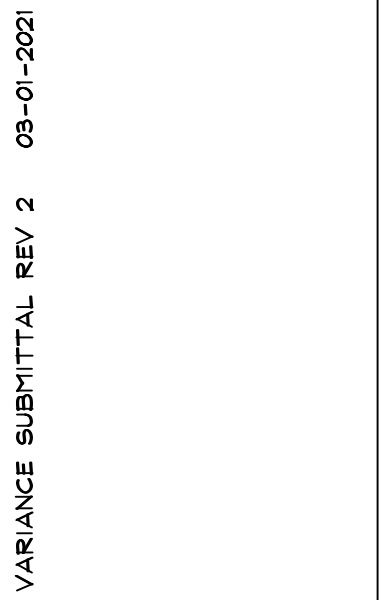


1 ROOF PLAN
A7 SCALE: 1/4" = 1'-0"



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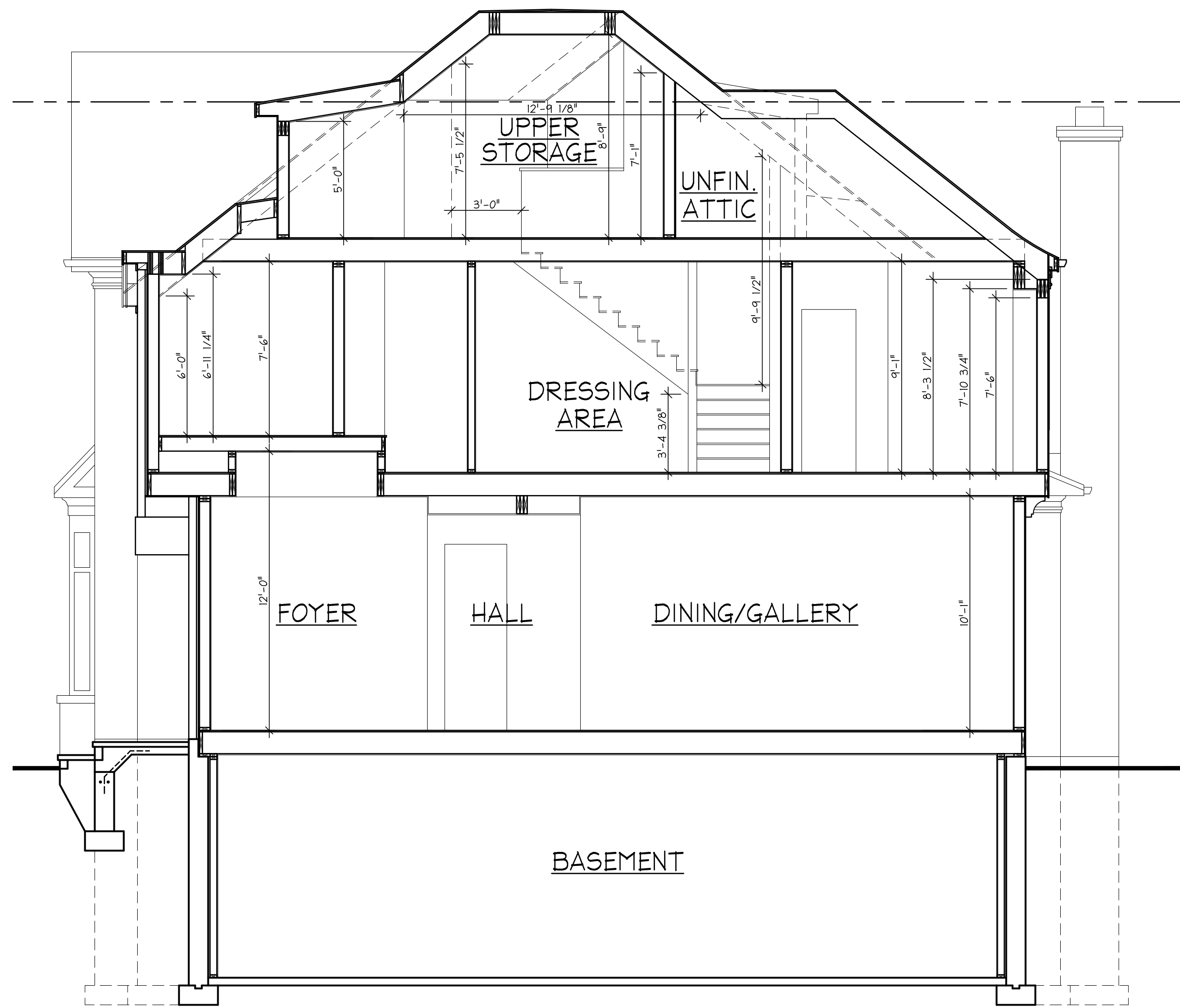
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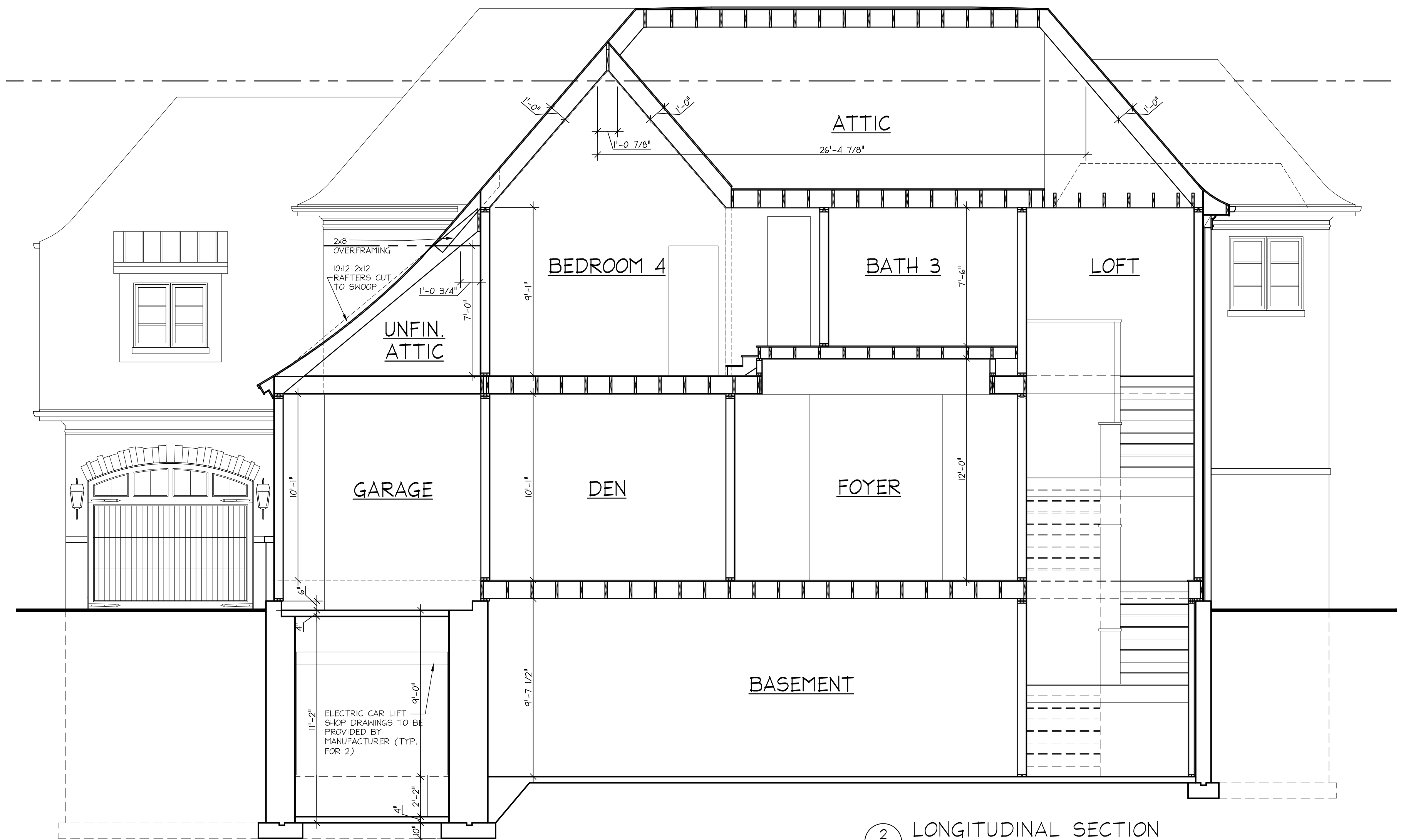
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LAKE FOREST, ILLINOIS 60045
PH: 847-343-8162

PROJECT #	651-20
DRAWN BY:	SKR
ELEVATIONS 	
# 9 OF 14 TOTAL SHEETS	

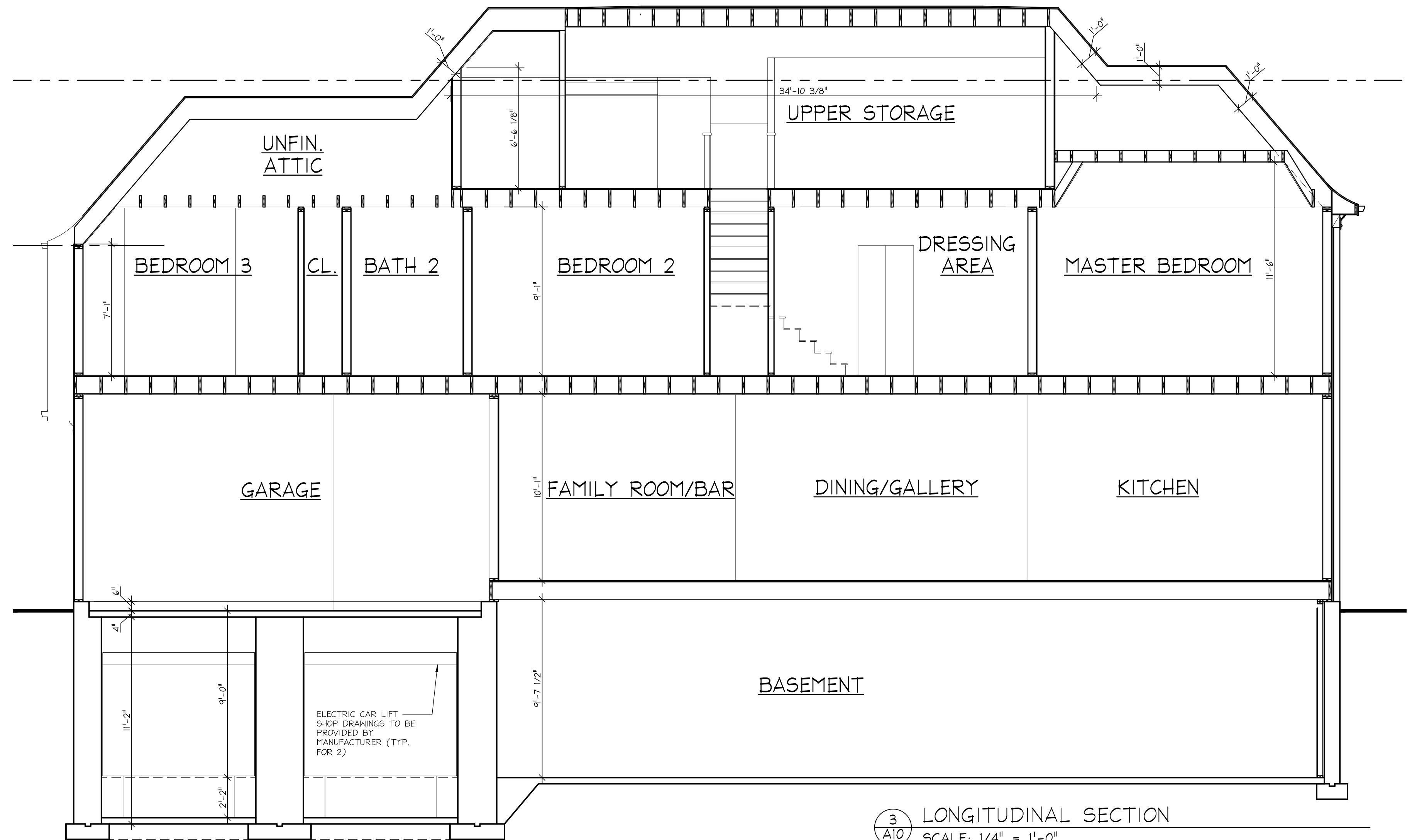
Agenda Packet - 651 Elm - Page 35



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



2 LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"



3 LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"

BURDEEN RESIDENCE

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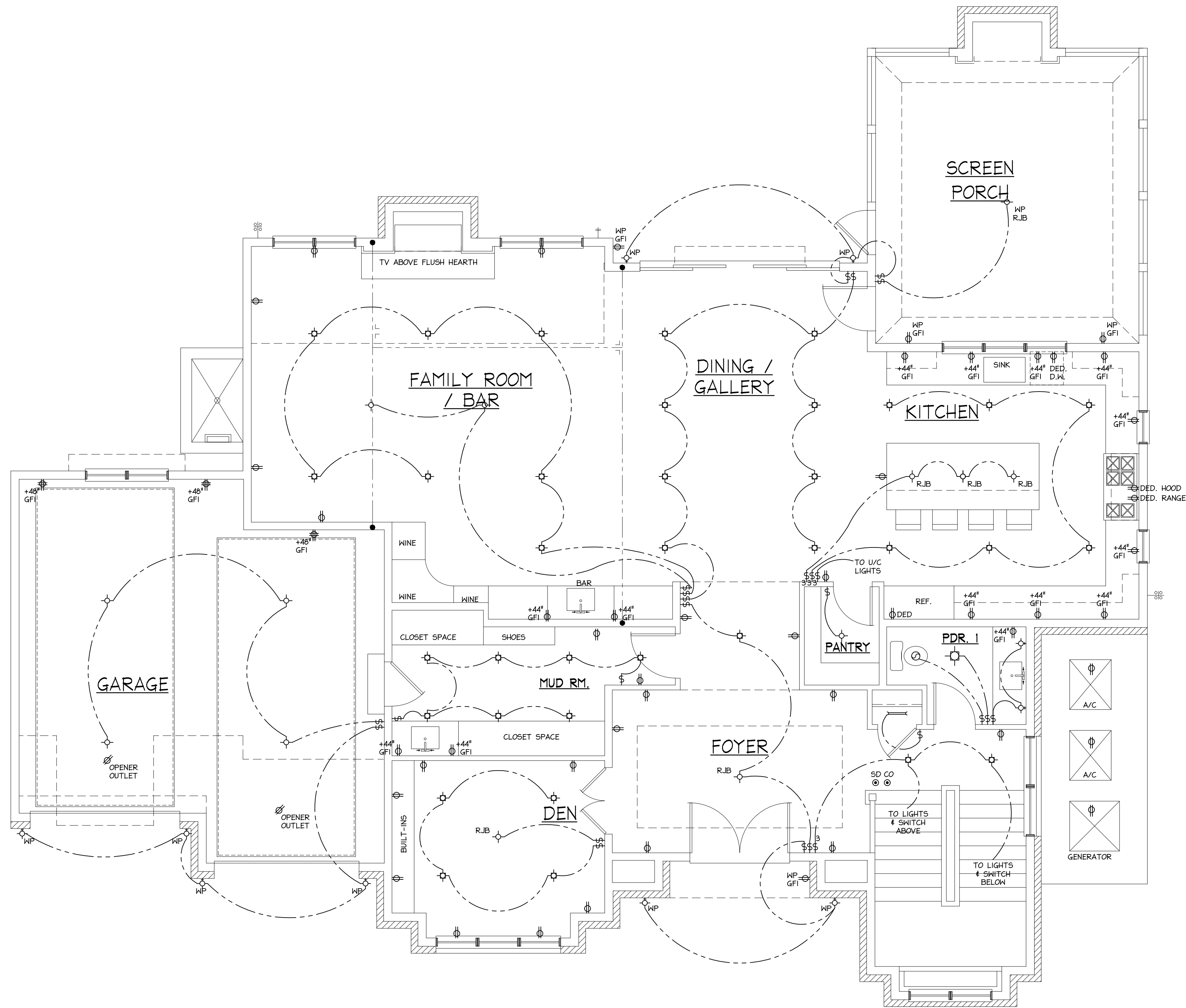
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BUILDING SECTIONS

A-10

10 OF 14 TOTAL SHEETS



1
E1 FIRST FLOOR ELECTRIC PLAN
SCALE: 1/4" = 1'-0"

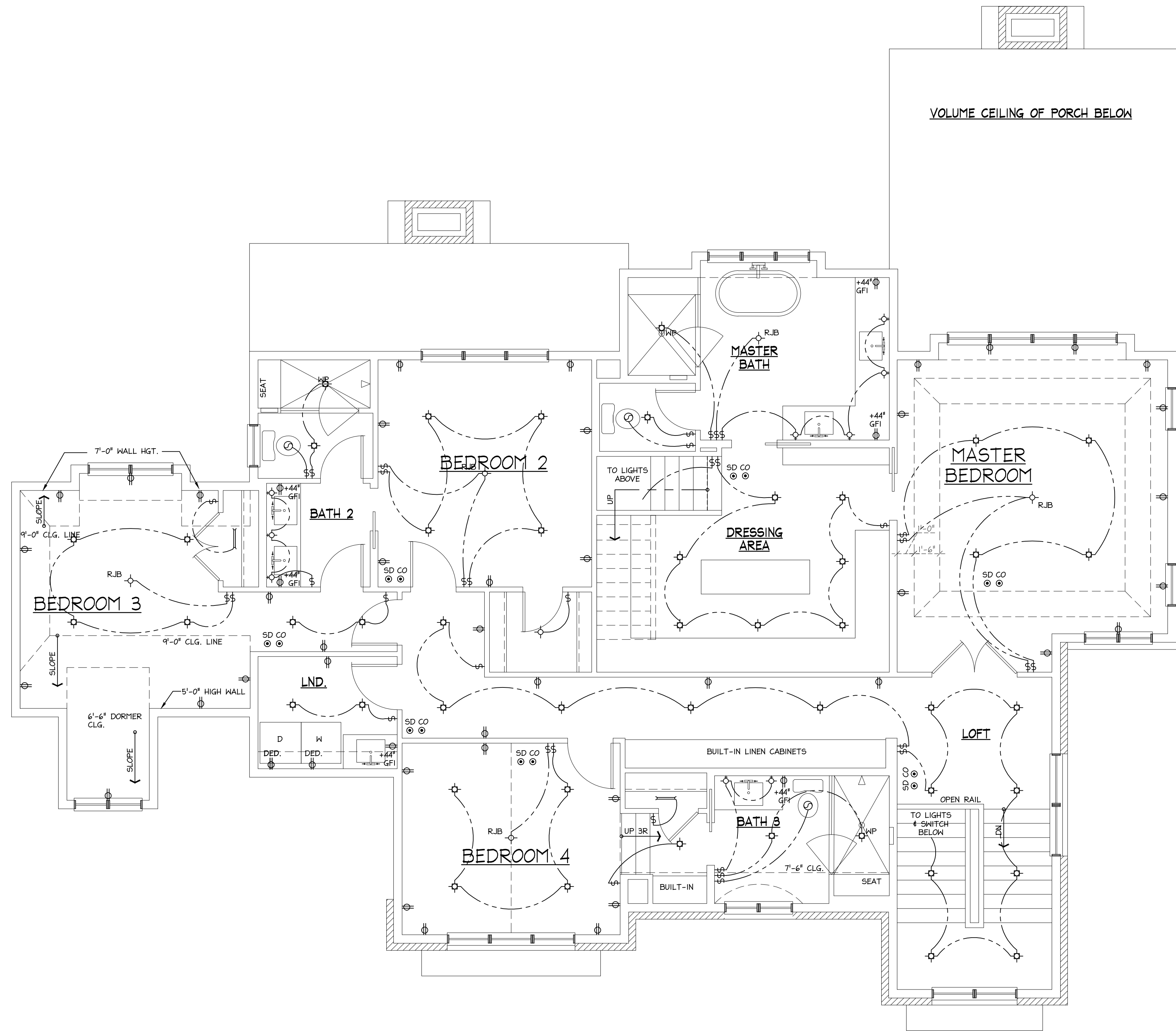
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FIRST FLOOR ELECTRIC PLAN	
1	
# 12 OF 14 TOTAL SHEETS	



1 SECOND FLOOR ELECTRIC PLAN
E2 SCALE: 1/4" = 1'-0"

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PROJECT #	651-20
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SECOND FLOOR ELECTRIC PLAN	
E-2	
# 13 OF 14 TOTAL SHEETS	

