



ZONING BOARD OF APPEALS REGULAR MEETING

MONDAY, NOVEMBER 11, 2019 - 7:00 p.m.

WINNETKA VILLAGE HALL COUNCIL CHAMBERS – 510 GREEN BAY ROAD

AGENDA

1. Call to Order & Roll Call.
2. Community Development Report.
3. ~~Case No. 19-29-SD: 419 and 429 Sheridan Road:~~ An application submitted by Muneer Satter seeking approval of zoning variations as part of a Final Plat of Subdivision to consolidate the existing two lots into a single lot of record and to construct a pergola. The requested zoning variations would permit (a) the existing residence at 419 Sheridan Road to observe less than the minimum required side yard setback from the south property line; and (b) the existing improvements on the consolidated lot as well as the construction of a pergola that would provide less than the minimum required total side yard setback. The Village Council has final jurisdiction on this request. *At the request of the applicant, this request has been continued to the December 9, 2019 meeting.*
4. **Case No. 19-31-V2: 377 Walnut Street:** An application submitted by Mark and Ashley Bransfield seeking approval of zoning variations to allow additions to the existing residence at 377 Walnut Street. The requested zoning variations would permit the residence (a) to exceed the maximum permitted building size; (b) to exceed the maximum permitted intensity of use of lot (roofed lot coverage); and (c) to provide less than the minimum required front yard setback. The Village Council has final jurisdiction on this request.
5. **Case No. 19-32-SU: 1255 Willow Road – Winnetka Presbyterian Church:** An application submitted by Winnetka Presbyterian Church seeking approval of an amendment to existing Special Use Permit, which allowed the expansion of the church building and reconfiguration of the parking lot, and a zoning variation to allow construction of a new plaza along Hibbard Road at 1255 Willow Road. The requested zoning variation would permit the improvements to exceed the maximum permitted intensity of use of lot (impermeable lot coverage). The Village Council has final jurisdiction on this request.

510 Green Bay Road, Winnetka, Illinois 60093

Administration and Finance (847) 501-6000 Fire (847) 501-6029 Police (847) 501-6034 Community
Development (847) 716-3520

Public Works (847) 716-3568 Water and Electric (847) 716-3558

6. **Comprehensive Plan Workshop Session:** The Zoning Board of Appeals will continue to discuss ideas for inclusion in a new comprehensive plan.
7. Other Business.
8. Next meeting – December 9, 2019 - Quorum check.
9. Public Comment.
10. Adjournment

Note: Public comment is permitted on all agenda items.

NOTICE

All agenda materials are available at villageofwinnetka.org (*Government > Boards & Commission > Agenda Packets*).

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).

510 Green Bay Road, Winnetka, Illinois 60093

Administration and Finance (847) 501-6000 Fire (847) 501-6029 Police (847) 501-6034 Community
Development (847) 716-3520
Public Works (847) 716-3568 Water and Electric (847) 716-3558



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: OCTOBER 30, 2019
SUBJECT: CASE NO. 19-31-V2: 377 WALNUT STREET -VARIATIONS

INTRODUCTION

On November 11, 2019, the Zoning Board of Appeals will conduct a public hearing on an application filed by Mark and Ashley Bransfield (the "Applicants") as the owners of the property at 377 Walnut Street (the "Subject Property"). The Applicants request approval of the following zoning variations to allow additions to the existing residence on the Subject Property:

1. Roofed Lot Coverage of 2,725.24 square feet, whereas a maximum of 2,525.85 square feet is permitted, a variation of 199.39 square feet (7.89%) [Section 17.30.030 – Intensity of Use of Lot];
2. Gross Floor Area of 5,213.16 square feet, whereas a maximum of 3,686 square feet is permitted, a variation of 1,527.16 square feet (41.43%) [Section 17.30.040 – Maximum Building Size] [Note: The site currently contains 3,770.26 square feet of gross floor area]; and
3. Front yard setback of 26.15 feet from Walnut Street, whereas a minimum of 30 feet is required, a variation of 3.85 feet (12.83%) [Section 17.30.050 – Front and Corner Yard Setbacks] [Note: The residence currently provides a front yard setback of 26.15 feet].

A mailed notice was sent to property owners within 250 feet of the Subject Property in compliance with the Zoning Ordinance. The hearing was properly noticed in the *Winnetka Current* on October 24, 2019. 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 allow a zoning lot with a pre-FAR building (constructed before 1989) to exceed the maximum permitted gross floor area by more than 10%.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.21 acres in size, is located on the east side of Walnut Street, between Willow Road and Ash Street, and contains an existing two-and-half-story residence with an attached one-car garage and a storage shed. Figures 1 and 2 on the following pages identify the Subject Property.

The property is zoned R-4 Single Family Residential, and it is bordered by R-4 Single Family Residential to the north, south and east, and R-5 Single Family Residential to the west (represented in Figure 3 later in this report). The Comprehensive Plan designates the Subject Property as appropriate for single

family residential development. The zoning of the property is consistent with the Comprehensive Plan.

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

The residence and attached garage were built in 1924. The following building permits were issued subsequent to the construction of the residence:

1. In 1942 to alter the interior of the residence and finish the attic;
2. In 1997 to remodel the kitchen and install air conditioning for the second floor;
3. In 1999 to remodel the master bathroom; and
4. In 2001 to alter the attic and add a dormer.

Other minor building permits have been issued over the years. There are no other zoning cases for this property. The Applicants acquired the property in November 2011.



Figure 1 – Subject Property



Figure 2 – Aerial Map



Figure 3 – Zoning Map

PROPOSED PLAN

The variations are being requested in order to allow additions to the existing residence on the Subject Property. The existing attached one-car garage and storage shed would be removed. The largest of the proposed additions consists of an attached garage and mudroom with a master suite above. The proposed additions are described as follows:

First Floor:

- Attached two-car garage measuring 22 feet by 29.46 feet (approximately 648 square feet);
- Mudroom, laundry room and powder room measuring 21.25 feet by 9.5 feet (approximately 202 square feet);
- Foyer addition measuring 8 feet by 2.5 feet (20 square feet);
- North entrance to kitchen measuring 12 feet by 4.5 feet (54 square feet);
- East entrance to kitchen measuring 6.67 feet by 3.75 feet (25 square feet);
- Two small additions on the east elevation of the residence to square off the existing sunroom totaling approximately 12 square feet.

Second Floor:

- Master suite addition measuring approximately 21 feet by 37 feet (approximately 769 square feet).

An excerpt of the proposed site plan is provided on the following page as Figure 5. The complete set of plans representing the existing conditions as well as the proposed additions is provided in Attachment C.

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 4 below represents the Subject Property's proximity to the floodplain. The grey represents the 100-flood area and the purple represents the 500-year flood area.



Figure 4 – GIS Floodplain Map

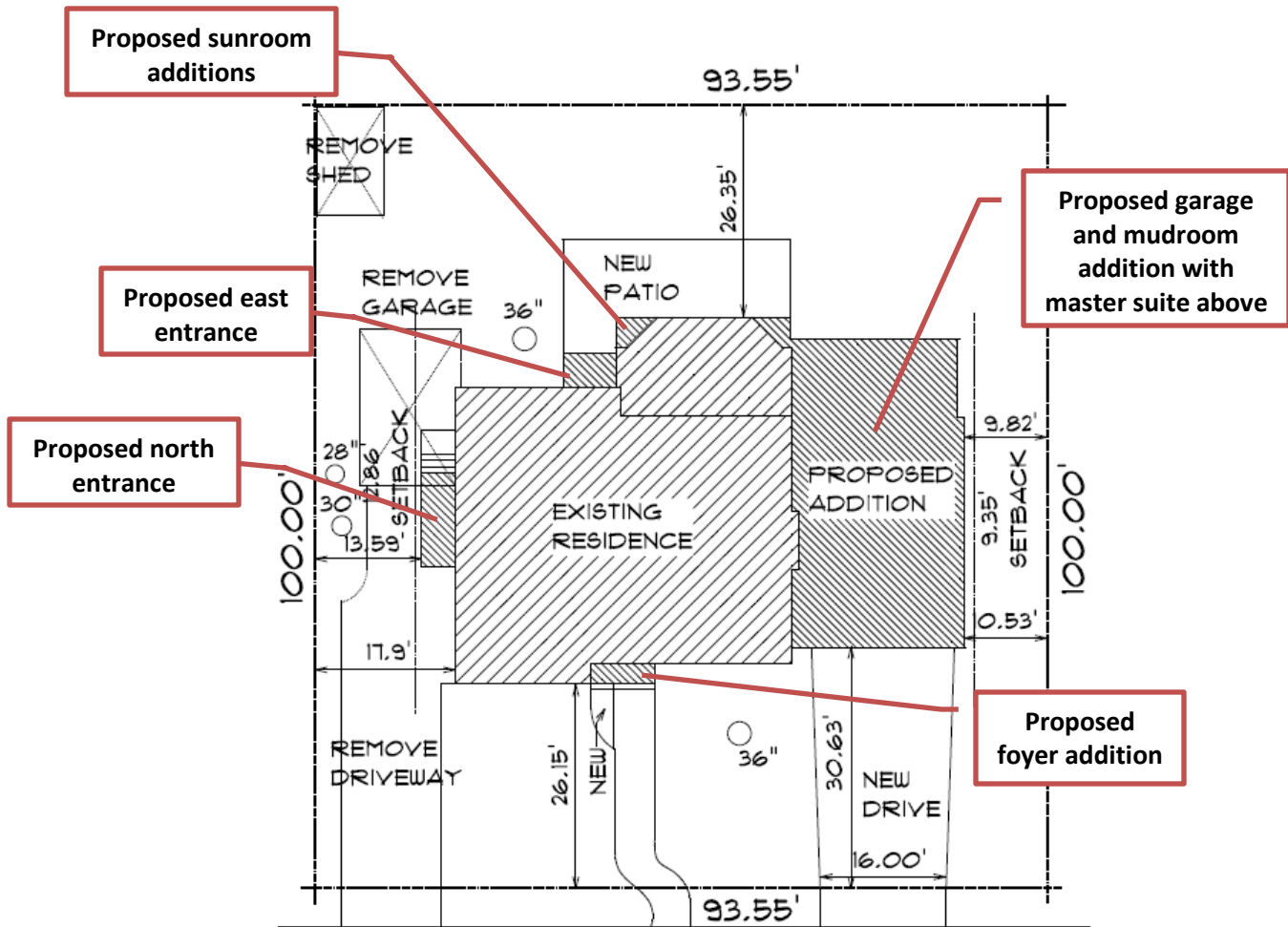


Figure 5 – Excerpt of Site Plan

REQUESTED ZONING RELIEF

The attached zoning matrix highlights the existing lot and the proposed improvements' compliance with the R-4 zoning district (Attachment A). Three variations are being requested: (1) Roofed Lot Coverage (RLC); (2) Gross Floor Area (GFA); and (3) Front Yard Setback.

Roofed Lot Coverage. The site currently contains approximately 2,132 square feet of roofed lot coverage. As previously noted, the existing attached one-car garage and shed would be removed, eliminating approximately 367 square feet of RLC. The proposed additions would add approximately 961 square feet of RLC. Therefore, the net increase in RLC is approximately 593 square feet, bringing the total RLC to 2,725.24 square feet, whereas a maximum of 2,525.85 square feet is permitted.

Gross Floor Area. The existing improvements on the site consist of approximately 3,770 square feet of GFA, exceeding the maximum permitted GFA by 84 square feet. The net increase in GFA with the proposed additions is approximately 1,443 square feet; bringing the total GFA to 5,213.16 square feet, whereas a maximum of 3,686 square feet is permitted.

Front Yard Setback. A variation is also being requested to allow the proposed foyer addition to provide less than the minimum required front yard setback from Walnut Street. The existing residence is also legally nonconforming with respect to the front yard setback as the residence provides a front yard

setback of 26.15 feet, whereas the minimum required setback is 30 feet. The proposed foyer addition would match up with the front of the existing residence and provide the same setback of 26.15 feet.

REQUESTED ZONING CONSIDERATION

The Applicants are requesting approval of the following zoning variations to allow additions to the existing residence on the Subject Property:

1. Roofed Lot Coverage of 2,725.24 square feet, whereas a maximum of 2,525.85 square feet is permitted, a variation of 199.39 square feet (7.89%) [Section 17.30.030 – Intensity of Use of Lot];
2. Gross Floor Area of 5,213.16 square feet, whereas a maximum of 3,686 square feet is permitted, a variation of 1,527.16 square feet (41.43%) [Section 17.30.040 – Maximum Building Size]; and
3. Front yard setback of 26.15 feet from Walnut Street, whereas a minimum of 30 feet is required, a variation of 3.85 feet (12.83%) [Section 17.30.050 – Front and Corner Yard Setbacks].

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. Roofed Lot Coverage of 2,725.24 square feet, whereas a maximum of 2,525.85 square feet is permitted, a variation of 199.39 square feet (7.89%) [Section 17.30.030 – Intensity of Use of Lot];
2. Gross Floor Area of 5,213.16 square feet, whereas a maximum of 3,686 square feet is permitted, a variation of 1,527.16 square feet (41.43%) [Section 17.30.040 – Maximum Building Size]; and
3. Front yard setback of 26.15 feet from Walnut Street, whereas a minimum of 30 feet is required, a variation of 3.85 feet (12.83%) [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 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: 377 Walnut Street

CASE NO: 19-31-V2

ZONING: R-4

ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (2)
Min. Lot Size	12,600 SF	9,355 SF	N/A	N/A	EXISTING NONCONFORMING
Min. Average Lot Width	60 FT	93.55 FT	N/A	N/A	OK
Max. Roofed Lot Coverage	2,525.85 SF (1)	2,131.78 SF	2,725.24 SF	593.46 SF	199.39 SF (7.89%) VARIATION
Max. Gross Floor Area	3,686 SF (1)	3,770.26 SF (3)	5,213.16 SF	1,442.9 SF	1,527.16 SF (41.43%) VARIATION
Max. Impermeable Lot Coverage	4,677.5 SF (1)	3,525.49 SF	3,840.7 SF	315.21 SF	OK
Min. Front Yard (Walnut/West)	30 FT	26.15 FT	26.15 FT	0 FT	3.85 FT (12.83%) VARIATION
Min. Side Yard (South)	9.35 FT	31.82 FT	9.82 FT	(-)22 FT	OK
Min. Total Side Yards	23.39 FT	37.7 FT	23.41 FT	(-)14.29 FT	OK
Min. Rear Yard (East)	15 FT	26.35 FT	26.35 FT	0 FT	OK

NOTES:

(1) Based on lot area of 9,355 s.f.

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

(3) Existing GFA is nonconforming, exceeding the maximum permitted by 84.26 s.f. (2.28%).

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 377 Walnut Street</i> <i>Based upon preliminary review of information to date, it appears that 377 Walnut Street <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. 19-31-V2

Property Information

Site Address: 377 Walnut Street, Winnetka, IL 60093

Owner Information

Name: Mark and Ashley Bransfield

Address: 377 Walnut Street

City, State, ZIP: Winnetka, IL 60093

Email: [REDACTED]

Primary Contact: Mark Bransfield

Phone No. [REDACTED]

Date property acquired by owner: 11/15/2011

Architect Information

Name: Chris Wichman

Primary Contact: Chris Wichman

Address: 135 Park Avenue

City, State, ZIP: Barrington, IL 60010

Phone No. 847-382-0200

Email: Meyer-Wichman@sbcglobal.net

Attorney Information

Name: _____

Primary Contact: _____

Address: _____

City, State, Zip: _____

Phone No. _____

Email: _____

Nature of any restrictions on property: 4 Large Oak trees - viewed as significant by Village.

Brief explanation of variation(s) requested (attach separate sheet providing additional details): We are requesting a variance to remove our existing 1 car garage and replace with a 2-car garage on the opposite side of our house. We are also requesting to build a master suite above the new garage and reinforce the back structure on our house. We will tear down the existing garage and add a small side entrance. The driveway will be shifted onto the other side as well.

Property Owner Signature: [REDACTED]

Date: 10/07/2019



377 Walnut Street – Variance Request Supporting Materials **Mark and Ashley Bransfield**

We, the Bransfields, as owners 377 Walnut Street are seeking a variance for an addition and remodel to our existing 2 1/2-story single family home. Our beautiful 'weeping mortar' brick, Tudor-mixed style house dates from the 1920's. It is older than the village zoning ordinance, as we understand it. We love our home dearly, but it is significantly lacking in certain modern amenities. The house currently does not have a master suite or mudroom and the existing garage cannot be expanded on the side it currently sits. In addition, our property has 4 large oak trees which we are trying to design around to avoid having to cut any of them down or negatively impact their root structure.

Currently, we have a small, one-car garage that does not even suitably fit our own vehicle. If we drove a 'Model T,' we might be in better luck! While the garage is attached it has no direct, connected and/or covered entry into our home. The garage ceiling is badly damaged and the concrete floor below and foundation are severely faulted and cracked due to age and ground shifts.

Secondly, our master bedroom has extremely small closet spaces and a very small adjoining master bathroom. The additional bathrooms in the home are also very small. The powder bath on the first floor, as one example, measures four feet by three and a half feet (4' X 3.5'). To put this in perspective, if you are over 5'7", when you sit on the toilet, your knees hit the wall in front of you.

The addition and remodel we are seeking includes building a new 2-car garage on the south side of the home with an attached mudroom and laundry room that will connect into the home. It also includes a 2nd story master suite that will connect with the 2nd story. The existing 1-car, single story attached (but not connected internally) garage will be torn down. We are also seeking to add on a connected side entrance and permission to remodel and slightly expand the front and back entrances. We are requesting variance for the Gross Area allowable square footage and for the roof coverage. The addition and remodel structures both fall within the setback lines.

Our current attached single car garage is very narrow and does not have an enclosed access into our home. We very much wanted to add an attached garage onto our home that would enter into our kitchen via a mudroom. However, after significant investigation, we have found that any attempt to expand the existing garage by placing it on the rear north side of the house or in the front would require cutting down 2 to 3 of the 4 oak trees and would be contingent upon placement within 2-3 feet of adjacent property lines.

Our proposed design avoids both of those issues by shifting the garage to the south side property. Because of the particular nature of our lot, we do not have enough space on the left/North (when facing the house from the street) side of the house— where the garage currently sits – to build a two-car garage. We have just seventeen feet nine inches (17'9") on this left side to our side lot line to the North. The right side of our lot has just over thirty-one feet (31') of space to the side lot line to the South.

Our proposed design aligns the new garage addition with the existing south wall of our home. Further, because we have a weeping mortar brick exterior, the new addition is situated to align with existing architectural openings on this side of the home. As such, it ensures that the structural integrity of the weeping mortar brickwork will not be overly impacted by connections to the new garage structure. Pathways between the new addition and the existing structure will be made where windows currently exist. The mudroom and laundry room will connect into the home via what is currently a large arched window. The second-floor connection will occur via a window in a bedroom that is being converted over to house mechanical equipment and storage areas.

With this proposed design, we are also seeking to reconfigure our existing front and back entrances to alleviate congestion in these areas and add a north side entrance that will connect into our kitchen. The entire North side will be converted over to yard and outdoor space. Our current pea gravel patio area will be shifted onto this side and the small shed removed. In addition, all garbage receptacles will be housed here and continue to be curbed on this side.

In its entirety, we believe this design complements both the architecture and character of our 1920's weeping-mortar home in a seamless manner, while also allowing us to update and expand the home's functionality and

efficiency to meet modern expectations and lifestyles. The proposed addition would exceed our current allowed square footage by 1333.47 square feet.

Importantly, as we mentioned earlier, we have four very large, old-growth oak trees on our property. These kinds of trees and beautiful green space are a big part of why we moved to Winnetka in the first place. Our variance request and construction plan is designed to protect these trees from being negatively impacted by the remodel and cut down. Consequently, three of the four sides of our home are not even able to be considered for the scope of this construction project, due to the placement of these four old growth oak trees.

Mark Bransfield recently met with Winnetka Village Forester Jim Stier to learn more about these beautiful old oak trees and how to proceed with any construction project. A couple of these trees may be as old as two hundred years. Mark discussed with Jim how to safely build around these trees, as well as received a list of referral sources from Jim of licensed arborists who can assist us during a construction process.

The key elements of our Variance request:

- The existing garage would be torn down and the driveway turned back over to yard space.
- A simple bump-out on the left (when facing house) side near current garage area would be built to allow for a side entrance into the home.
- The 2nd floor would still be composed of 4 bedrooms.
- A mudroom, laundry and powder room would be added onto the back of the garage, all preserving and aligning with a significant architectural detail of our home on that side – a large arched window.
- The new driveway would be mainly gravel, to allow for greater water permeability.

Current Configuration (when facing house from street)

- Outer wall of current garage on left side of home is just six feet (6') from North lot line.

- Right side of home has just over thirty-one feet (31') of open space to South lot line.
- The current garage is twelve feet (12') wide with an interior space of about nine feet three inches (9'3"). Because the garage is lower in elevation however, there are steps on the inside of the garage of approximately 2' 6" that have to be taken into account when parking. Directly in front and to the left of the garage are two very large oak trees. They are separated from the driveway by a cement curb.

Other options reviewed, but found to not be viable include:

1) Build an Attached garage on back left side of house.

This approach would also be non-conforming due to East lot line distances in rear of house, and would result in removal of three significant old growth oak trees.

If the existing garage is demolished, there is only roughly eighteen feet (18') between the left/North lot line and the side of the house.

To keep the existing driveway placement as is, and put an attached garage on the backside of house would require building the garage so that the Garage door openings run perpendicular to the street (or face the left/North side lot line.)

- The oak tree on the backside of the house would have to be cut down.
- Placement would have to shift to the right to allow for needed backing out/ample turning radius space.
- The back of our house sits twenty-four (24') feet from the rear/East lot line. To build a two-car garage, the structure would be less than three (3') feet from the rear/East lot line.

2) Build a vertical, 'stacked' garage with widened back extension and 2nd story extension.

This approach would also be non-conforming and would result in removal of three significant, old growth oak trees.

While not preferable, we also examined the viability of extending our existing garage into a 'stacked' garage and requesting a permit to build a 2nd story addition above. However, because the existing garage is not currently wide enough, it would need to be widened on the far side, and then the foundation further buttressed to support the addition of a 2nd story. Then the garage would need to be widened in the extension into the back yard.

- The two, front left old growth oak trees prevent the garage from being brought forward. The extension would have to flow to the back.
- The roots of these two oak trees on the left side, as well as the old growth oak tree on the backside of the house would be negatively impacted by the foundational support needs of a 2nd story addition. It is unlikely they would survive.
- There is no way to connect a garage access to the house without cutting down a very large, old growth oak tree on the backside of the house.

3) Build a detached rear right-side garage.

This would also be a non-conforming location for a garage, and would require a variance request removal of three significant old growth oak trees to allow for master suite addition over existing garage.

Building a detached garage in the rear right (SE) corner of our lot would also require a variance. The back corner of our house is twenty-six feet (26') from the rear/East lot line and thirty-one feet (31') from the right/South lot line. A basic two car detached garage would be within three (3') feet of the corner of our house and two feet (2') distance to the rear lot line. There is currently no existing pathway into the house from this side.

To allow for a master bedroom suite addition in this scenario would require somehow adding a second story to the existing garage, and then extending the rear area of the garage and house where the current master bedroom is located.

- Foundation reinforcement or/and reconstruction to existing garage would do irreparable damage to the three garage-adjacent old growth oak trees' root systems.
- Overall permeable surface loss in this scenario is the highest of all options.
- The backyard would be significantly reduced. While the bulk of the entire right/South side would become a driveway.

To summarize, over the past two years, we have gone through many possible permutations of how to update our home in such a way as to not damage these trees and also keep the character of our home. An addition of these modern upgrades would not only greatly enhance the livability and efficiency of our home, but would be an investment to help us maintain the value of our home within the local real estate market. We don't want our home to one day fall into the "tear down" column because it lacks key expected components of modern living and because renovating would be as costly as building new. We are very much under the impression and hopeful that the village office of community development and the zoning board are sensitive to these sorts of issues for local homeowners.

We sincerely appreciate the time and consideration of the Board in reviewing our variance request.

With kind thanks,

Mark & Ashley Bransfield
Parents of Clem, Dash (2-legged,) Scout & Ryman (4-legged)
Homeowners since 2011
377 Walnut Street, Winnetka

377 Walnut: Responses to the requested Standards for Variations:

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

Response: The existing siting of the 1-car garage poses a design challenge to shift to a 2-car garage with a second story master suite addition that cannot be overcome by any reconfiguration on this side of the house. If the variance to relocate and expand the garage is not approved, it would require our requesting a variance to build a non-conforming detached garage construction while also requesting to remodel and add a 2-story to our existing garage to create a master suite and kitchen adjacent mudroom. This scenario would significantly reduce the overall yard space of the property. Our proposed design creates an integrated and seamless union between the addition and our existing home. It presents a home complete with old world charm yet also fully equipped with modern amenities. These two qualities, when done correctly, provide the greatest return on the property and in turn increase the return in the village.

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: Our home was designed for living in the 1920's. Our property currently has a small, one car garage, very small bathrooms and closets and no real master suite. Modern and new single-family homes today in our Village come standard with 2 car garages, larger bathrooms and closets, mudrooms and a master suite that includes a sizeable bathroom and closet space.

The various modifications that have been made to our home over the intervening 91 years have been well-intentioned but did not effectively address the lack of storage and bathroom space needs of the modern era. There are also structural issues with some of these remodels that need to be repaired. In addition, the placement of the oak trees so close to the exterior of the home has limited us in how we can remodel. We can only assume these trees weren't original plantings but seedlings that sprung up

from nearby trees and weren't removed in a timely manner.

Our property has 4 significant Oak trees which we are trying to keep from being cut down. Additionally, we cannot simply tear down our existing single car garage and replace it with a 2-car garage in the same location because there is not enough room on that side of our property. By building the garage on the right side of the house we can also connect into the house thru a large existing arched window. This protects the integrity of the weeping mortar brick exterior - a unique characteristic of our home - from being damaged by cutting in a new pathway.

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

Response: The requested variation will not alter the essential character of the locality. Rather, the proposed addition will enhance it by showing how an older home can be refreshed with careful consideration to reflect modern living. The design of the addition is to be made in a seamless manner and will complement the existing roof and eave lines, scale and proportions. While it would be almost impossible to replicate our existing weeping mortar, we will be using material(s) on the additions' exterior that will marry well and be highly complementary to the character and nature of the brick. The addition will thus feel harmonious and complementary to the aged character of our weeping mortar. It will be a positive reflection on how to celebrate the historic character of Winnetka's older homes as opposed to just doing a teardown and new build.

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

We do not believe we will be impairing the light and air supply to our neighbor's property. Currently, our neighbor's 6-foot fence separates the properties along with a line of fir trees on our side. Both will remain. Also, their house is of similar distance to the proposed placement of our addition. We are within the side yard setbacks with this addition and below the allowable height limits.

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

Response: Hazard from fire and other damages will not be increased by the proposed addition. All proposed work is to be built to the most current code requirements required by the Village of Winnetka.

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

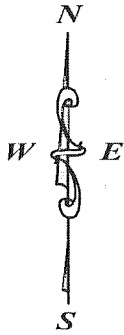
Response: The taxable value of land and buildings will not diminish. By maintaining and improving this property, the Owner's efforts are more likely to positively impact local property values.

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

Response: The use of the property will not be changing due to the proposed construction therefore no increase in street congestion will occur. The garage will accommodate our cars and reduce street congestion as a result. The number of bedrooms in the home will stay the same.

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

Response: The design and construction of this request should have no impact on the public's health, safety or welfare nor should it impair the Village in any way.



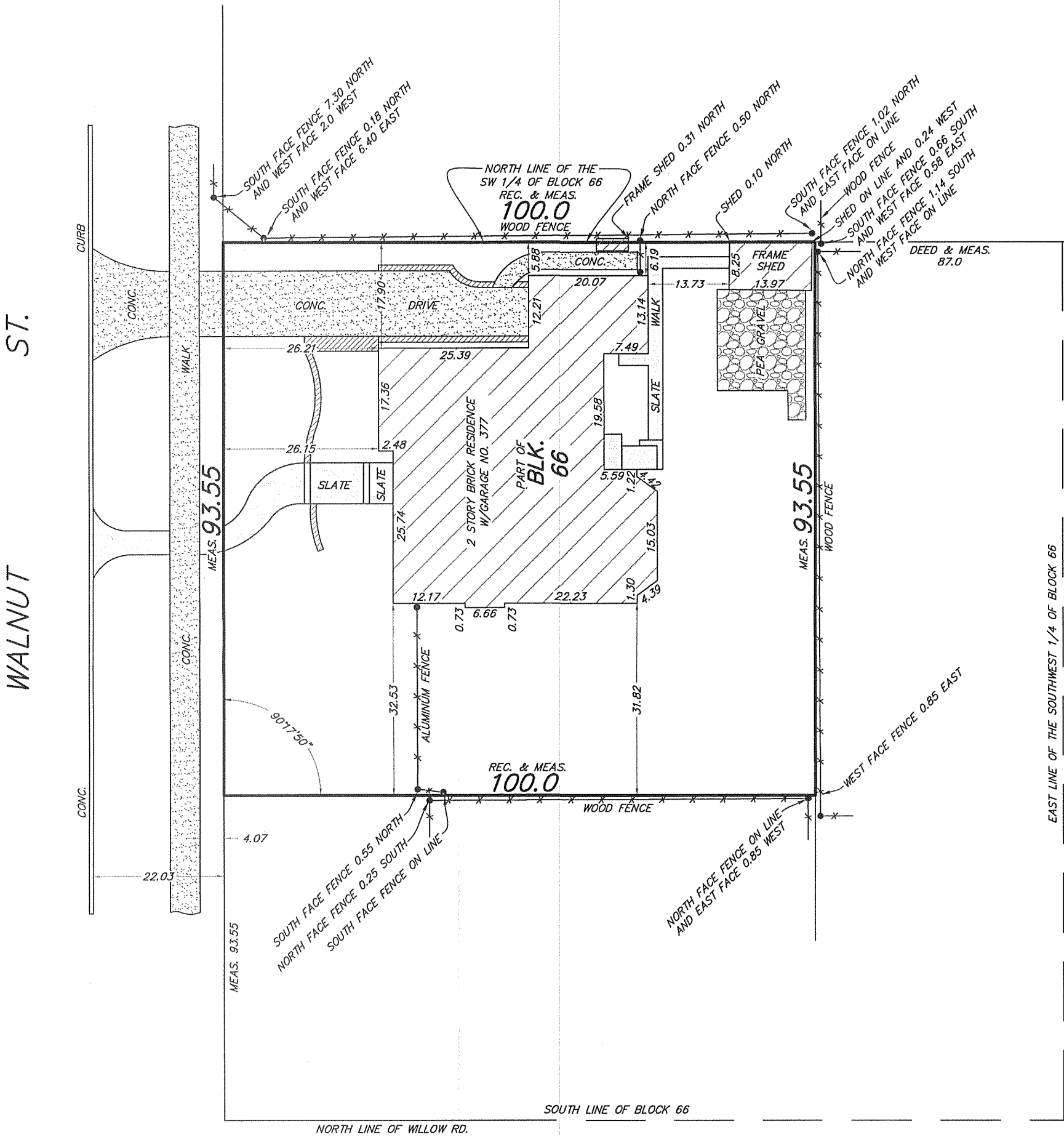
Scale - 1 inch = 20 feet

Jens K. Doe
Professional Land Surveyors, P.C.
PLAT OF SURVEY

ORDER NO.
19-0600

THE NORTH HALF OF THE SOUTHWEST QUARTER EXCLUDING STREET (EXCEPT THE EAST 87 FEET THEREOF) IN BLOCK 66 IN WINNETKA IN SECTIONS 20 AND 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 377 WALNUT ST., WINNETKA, ILLINOIS.



NOTE :
The legal description noted on this plat is a copy of the land survey order placed by the client and for accuracy **MUST** Be compared with the Deed.
For building restrictions refer to your Abstract, Deed or Contract.

Compare distances between points before building and report any discrepancy to this office immediately.

Dimensions shown hereon are not to be assumed or scaled.

Dimensions shown hereon are in feet and decimal parts thereof.

Property corners have been established to complete the plat of survey shown hereon but have not been staked or flagged per the land survey order in which it was placed by the client.

Field work completion date : October 10, 2019.

ORDERED BY:
MARK BRANSFIELD

State of Illinois)
County of Cook)

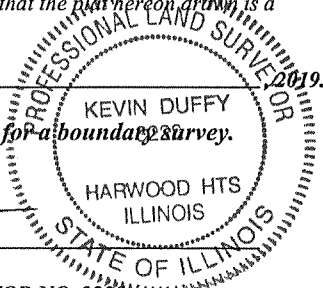
JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C., does hereby certify that a survey has been made under its direction, by an Illinois Professional Land Surveyor of the property described hereon and that the plat hereon **is** a correct representation of said survey.

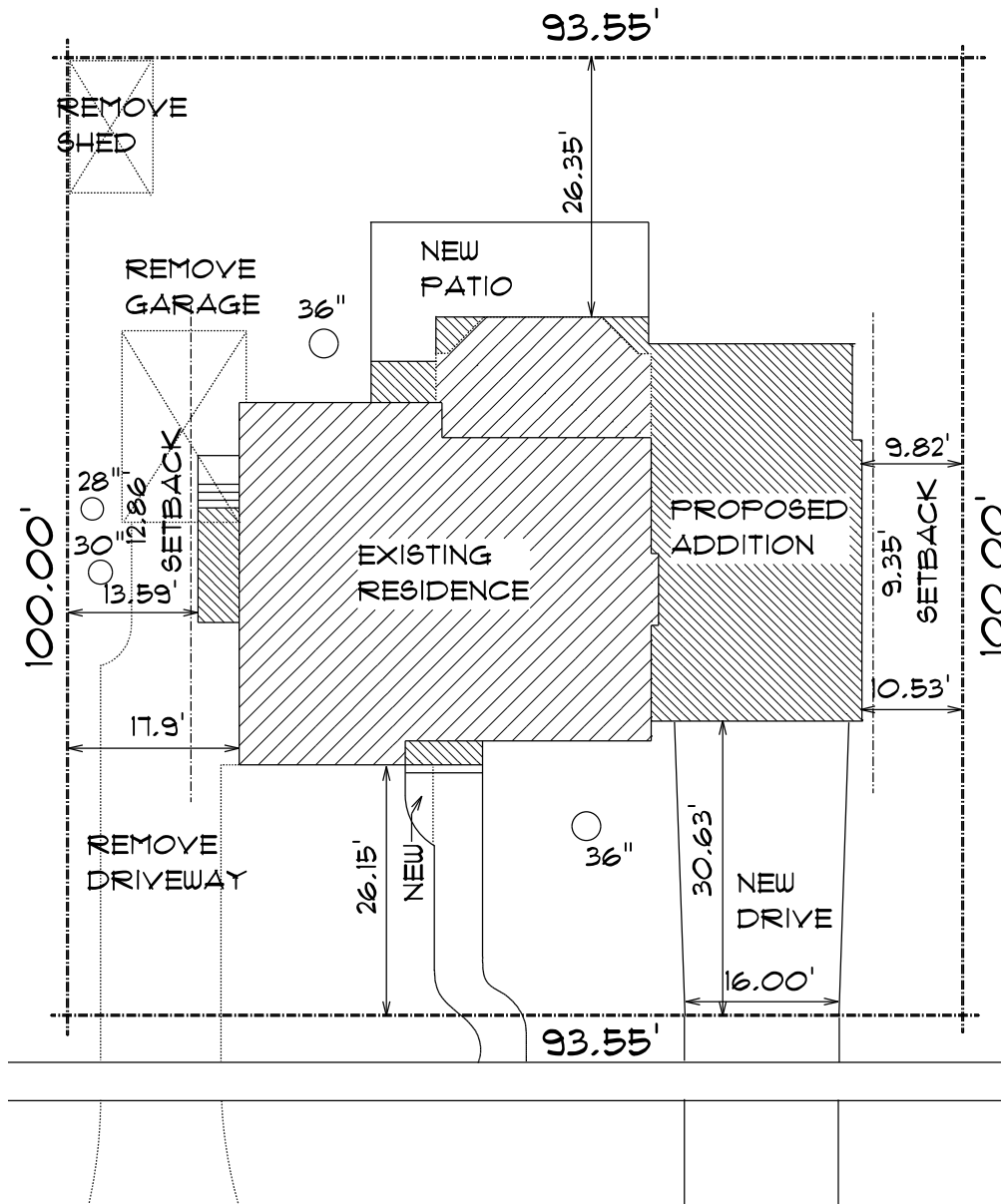
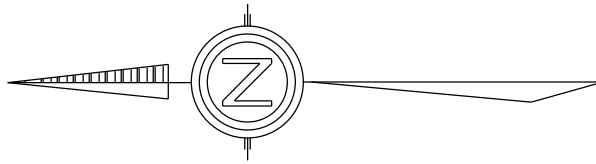
Chicago, Illinois, Dated this **11th** Day of **October**

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

JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C.

KEVIN DUFFY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3228
LICENSE EXPIRATION : 11 - 30 - 20

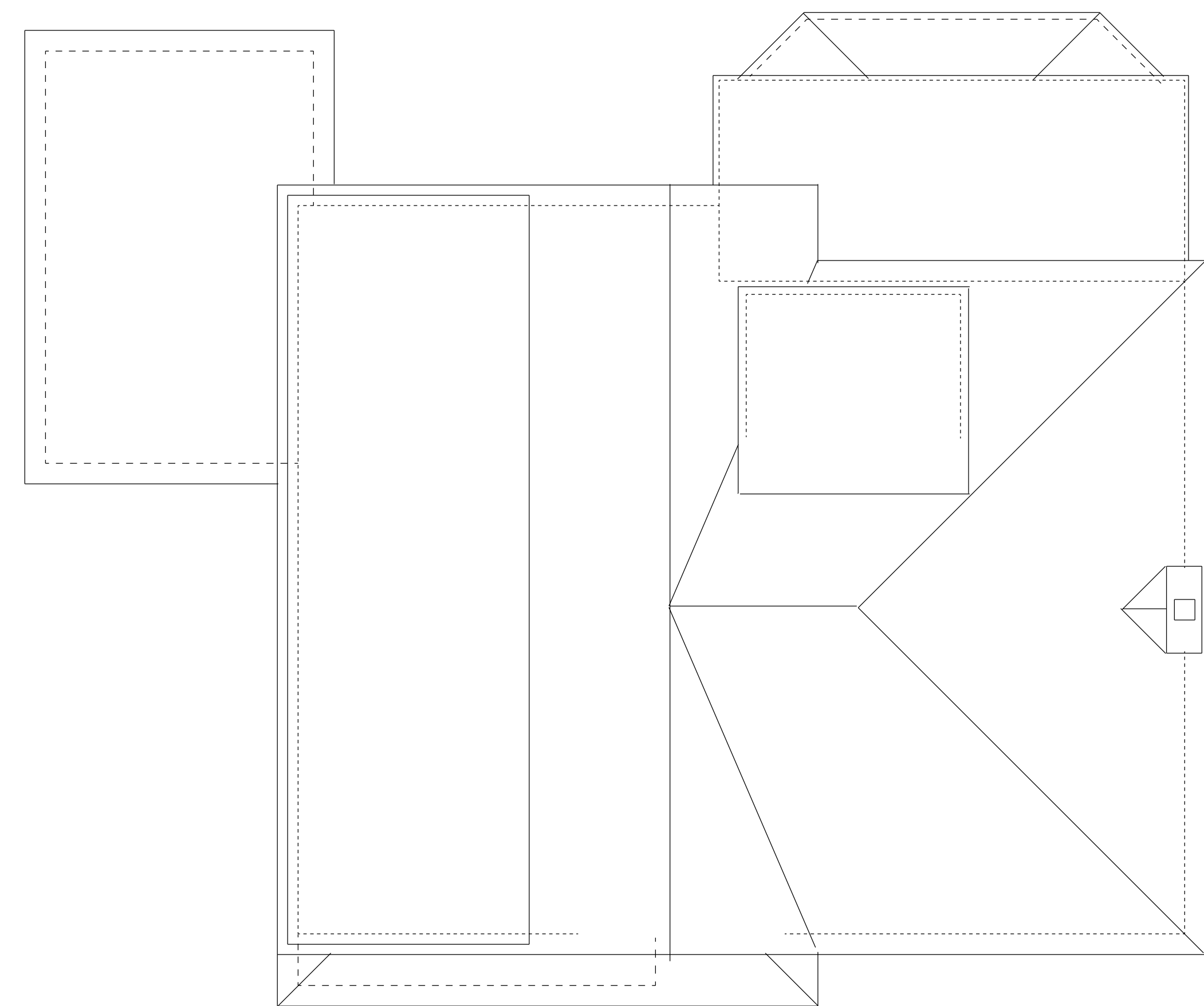
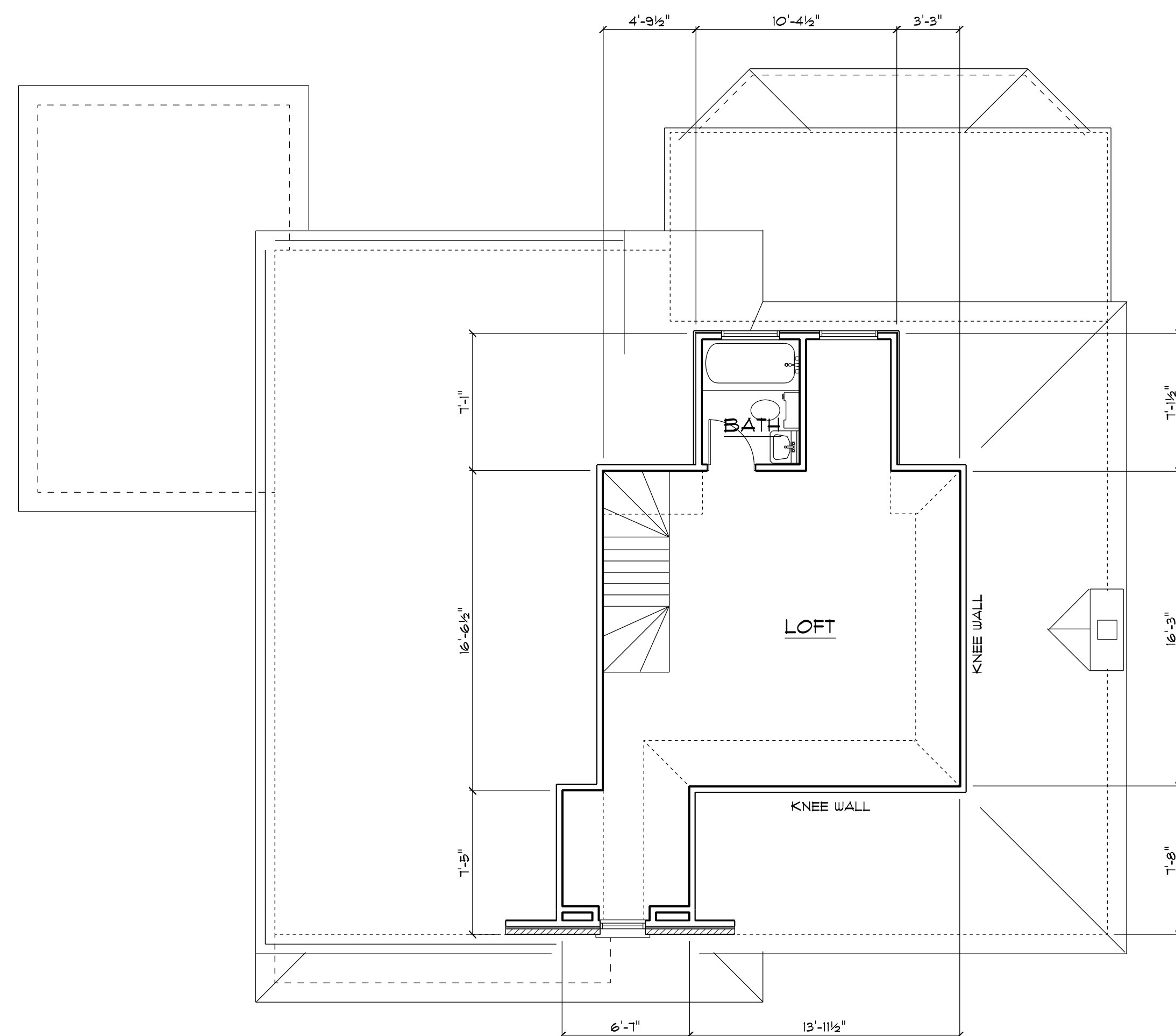
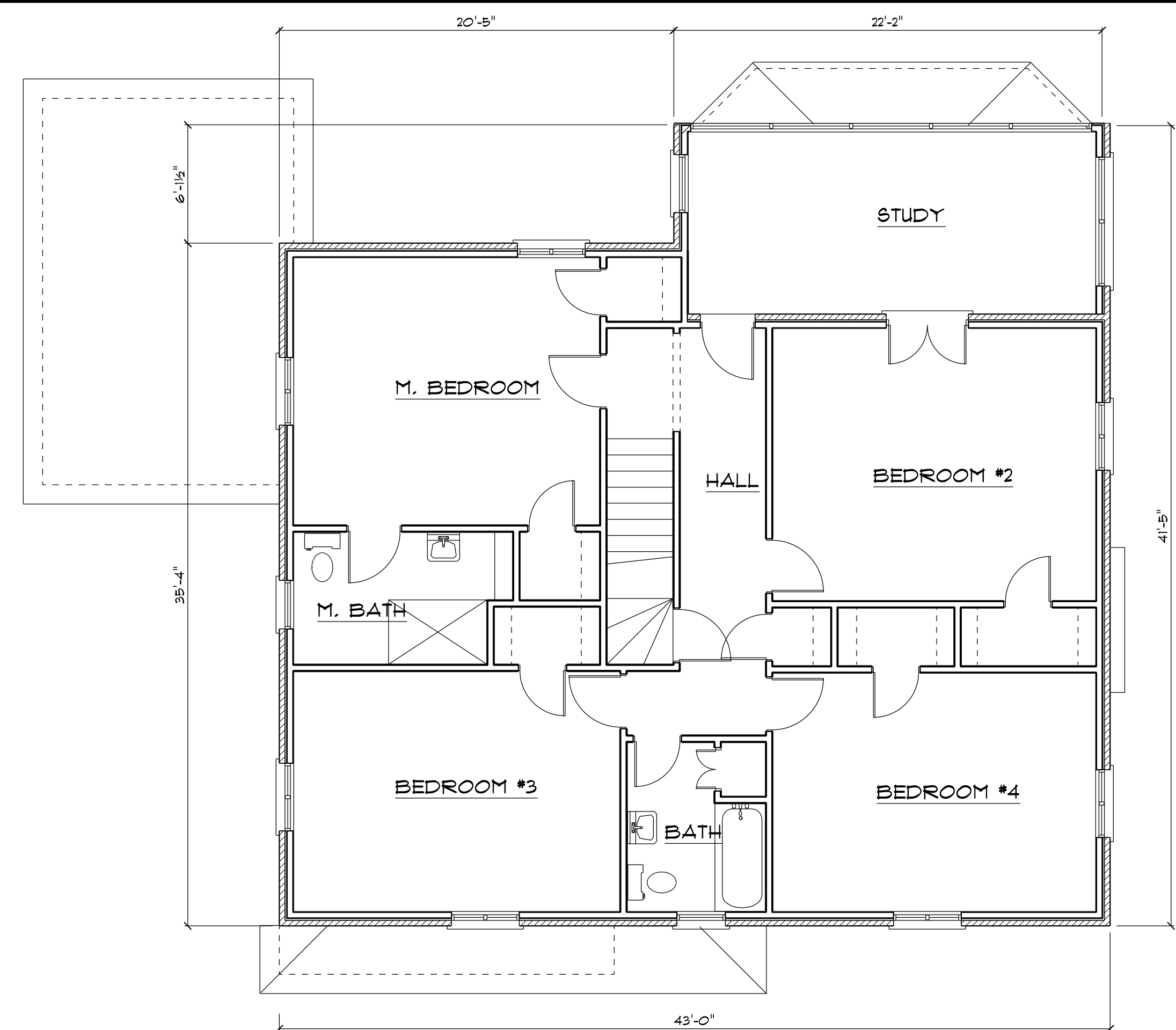




W A L N U T S T R E E T

S I T E P L A N

S C A L E 1" = 20' - 0"



JOSEPH A. MEYER
STRUCTURAL & PROFESSIONAL ENGINEER
135 PARK AVE. BARRINGTON, IL 60010 847-392-0200

TWO STORY RESIDENCE FOR:
MR. & MRS. BRANSFIELD
371 WALNUT STREET WINNETKA ILLINOIS 60093

DATE
SEPT 23, 2019
OCT 22, 2019

REVISION

JOB #

SHEET #

A0



LEFT ELEVATION SCALE 3/16" = 1'-0"



FRONT ELEVATION SCALE 3/16" = 1'-0"



REAR ELEVATION SCALE 3/16" = 1'-0"



See next page for revised Existing Right Elevation

RIGHT ELEVATION SCALE 3/16" = 1'-0"

JOSEPH A. MEYER
STRUCTURAL & PROFESSIONAL ENGINEER
135 PARK AVE. BARRINGTON IL 60010 847-382-0200

TWO STORY RESIDENCE FOR:
MR. & MRS. BRANSFIELD
371 WALNUT STREET WINNETKA ILLINOIS 60093

DATE
SEPT 23, 2019
OCT 22, 2019
REVISION

JOB #
SHEET #
A1



RIGHT ELEVATION

SCALE 3/16" = 1' - 0"



TWO STORY RESIDENCE FOR:
MR. & MRS. BRANSFIELD
377 WALNUT STREET WINNETKA ILLINOIS

DATE
SEPT 23, 2019
OCT 22, 2019

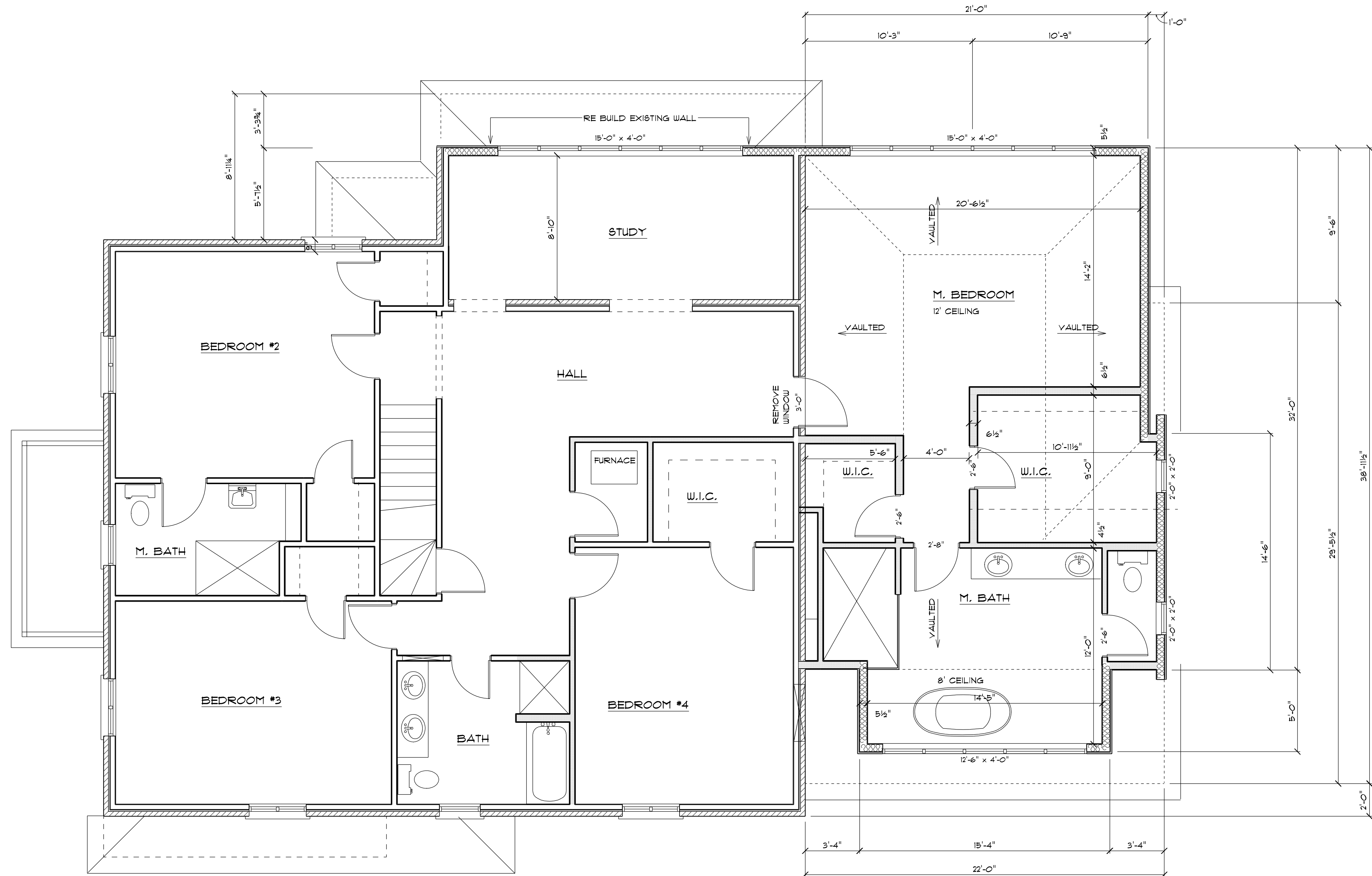
REVISION

JOB #

SHEET #

A1





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



JOSEPH A. MEYER
STRUCTURAL & PROFESSIONAL ENGINEER
135 PARK AVE. BARRINGTON, IL 60010 847-392-0200

TWO STORY RESIDENCE FOR:
MR. & MRS. BRANSFIELD
3711 WALNUT STREET WINNETKA ILLINOIS 60093

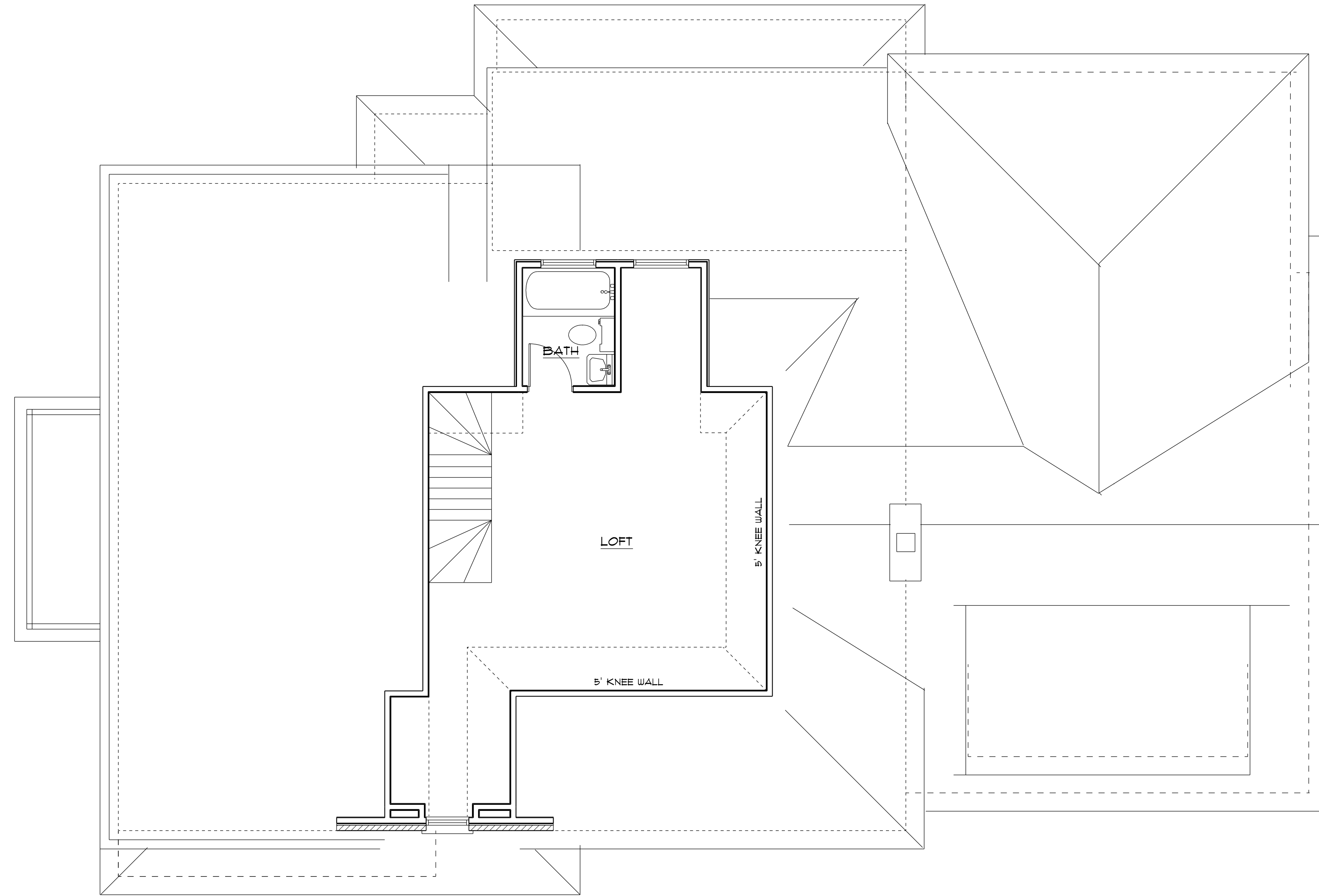
DATE
SEPT 23, 2019
OCT 22, 2019

REVISION

JOB #

SHEET #

A3



PROPOSED
THIRD FLOOR PLAN

SCALE 1/4" = 1' - 0"



JOSEPH A. MEYER
STRUCTURAL & PROFESSIONAL ENGINEER
135 PARK AVE. BARRINGTON IL. 60010 847-382-0200

TWO STORY RESIDENCE FOR:
MR. & MRS. BRANGFIELD
377 WALNUT STREET WINNETKA ILLINOIS 60093

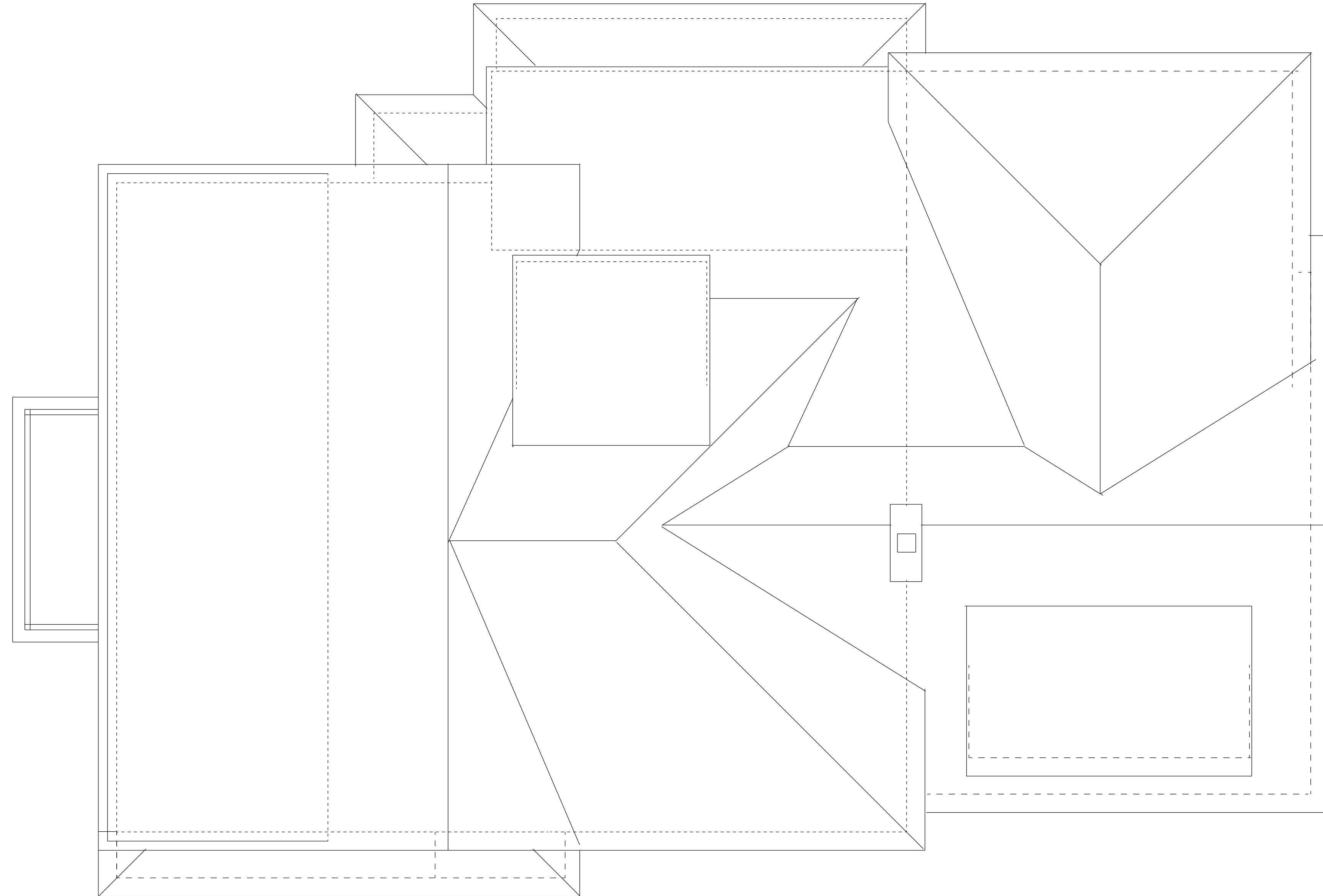
DATE
SEPT 23, 2019
OCT 22, 2019

REVISION

JOB #

SHEET #

A4



PROPOSED
ROOF PLAN

SCALE 1/4" = 1'-0"



TWO STORY RESIDENCE FOR:
MR. & MRS. BRANSFIELD
3711 WALNUT STREET WINNETKA ILLINOIS 60093

DATE
SEPT 23, 2019
OCT 22, 2019

REVISION

JOB #

SHEET #

A5

JOSEPH A. MEYER
STRUCTURAL & PROFESSIONAL ENGINEER
135 PARK AVE. BARRINGTON IL. 60010 847-382-0200



FRONT ELEVATION

SCALE 1/4" = 1'-0"



RIGHT ELEVATION

SCALE 1/4" = 1' - 0"



REAR ELEVATION

SCALE 1/4" = 1'-0"



LEFT ELEVATION

SCALE 1/4" = 1' - 0"



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: NOVEMBER 1, 2019
SUBJECT: CASE NO. 19-32-SU: 1255 WILLOW ROAD - WINNETKA PRESBYTERIAN CHURCH - SPECIAL USE PERMIT AND VARIATION

INTRODUCTION

On November 11, 2019, the Zoning Board of Appeals will conduct a public hearing on an application filed by Winnetka Presbyterian Church (the "Applicant") as the owner of the property at 1255 Willow Road (the "Subject Property"). The Applicant proposes the construction of a plaza on the Subject Property along Hibbard Road and requests the following relief:

1. Approval of an amendment to an existing **Special Use Permit** for a church located in the R-5 Single-Family Residential Zoning District; and
2. Approval of a **zoning variation** to allow impermeable lot coverage of 77,109.92 square feet, whereas a maximum of 41,998.5 feet is permitted, a variation of 35,111.42 feet (83.6%) [Section 17.30.030 – Intensity of Use of Lot] [Note: The site currently contains 76,566.92 square feet of impermeable lot coverage. The proposed plaza and crushed stone path would add 543 square feet of impermeable lot coverage.]

A sign has been posted on the Subject Property indicating the time and date of the ZBA public hearing. A mailed notice has been sent to property owners within 250 feet in compliance with the Zoning Ordinance. The hearing was properly noticed in the *Winnetka Current* on October 24, 2019. As of the date of this memo, staff has not received any written comment from the public regarding this application.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 1.93 acres in size, is located at the northeast corner of Willow Road and Hibbard Road and contains an existing church. Figures 1 through 3 on the following pages identify the Subject Property.

The Comprehensive Plan designates the Subject Property as appropriate for "Public/Semi-Public" uses. The property is zoned R-5 Single Family Residential, and it is bordered by R-5 Single Family Residential to the north and east, R-4 Single Family Residential to the south, and R-2 Single Family Residential to the west (represented in Figure 4 later in this report).

In addition to single-family residential uses, the R-5 District allows a limited range of additional uses by Special Use Permit. Allowed Special Uses in the R-5 District include (a) church or temple; (b) public school, elementary and high, or private school having a curriculum equivalent to a public elementary school, public high school or public institution of higher learning; and (c) library.

The Applicant's use of the Subject Property as a church is generally consistent with the Comprehensive Plan land use designation and the R-5 zoning district.

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

Construction of the church began in 1959. The following subsequent building permits were issued in:

1. 1963 to construct an addition;
2. 1965 to construct an addition for Sunday school rooms;
3. 1987 to construct a new entry way to the church; and
4. 2001 to construct an addition to the church and reconfigure the parking lot.

Other permits for interior alterations have also been issued over the years.

There is one previous zoning case on file for the Subject Property:

1. Ordinance M-1-2000 was adopted in February 2000 by the Village Council, granting a Special Use Permit and variations to allow the expansion of the church building. The approved variations were for (a) maximum building size (GFA); (b) intensity of use of lot (roofed lot coverage); (c) intensity of use of lot (impermeable lot coverage); and (d) front yard setback from Willow Road for parking spaces. Ordinance M-1-2000 is included in this report as Attachment C.



Figure 1 – Subject Property (west elevation along Hibbard Road)



Figure 2 – Subject Property (location of proposed plaza along Hibbard Road)



Figure 3 – Aerial Map

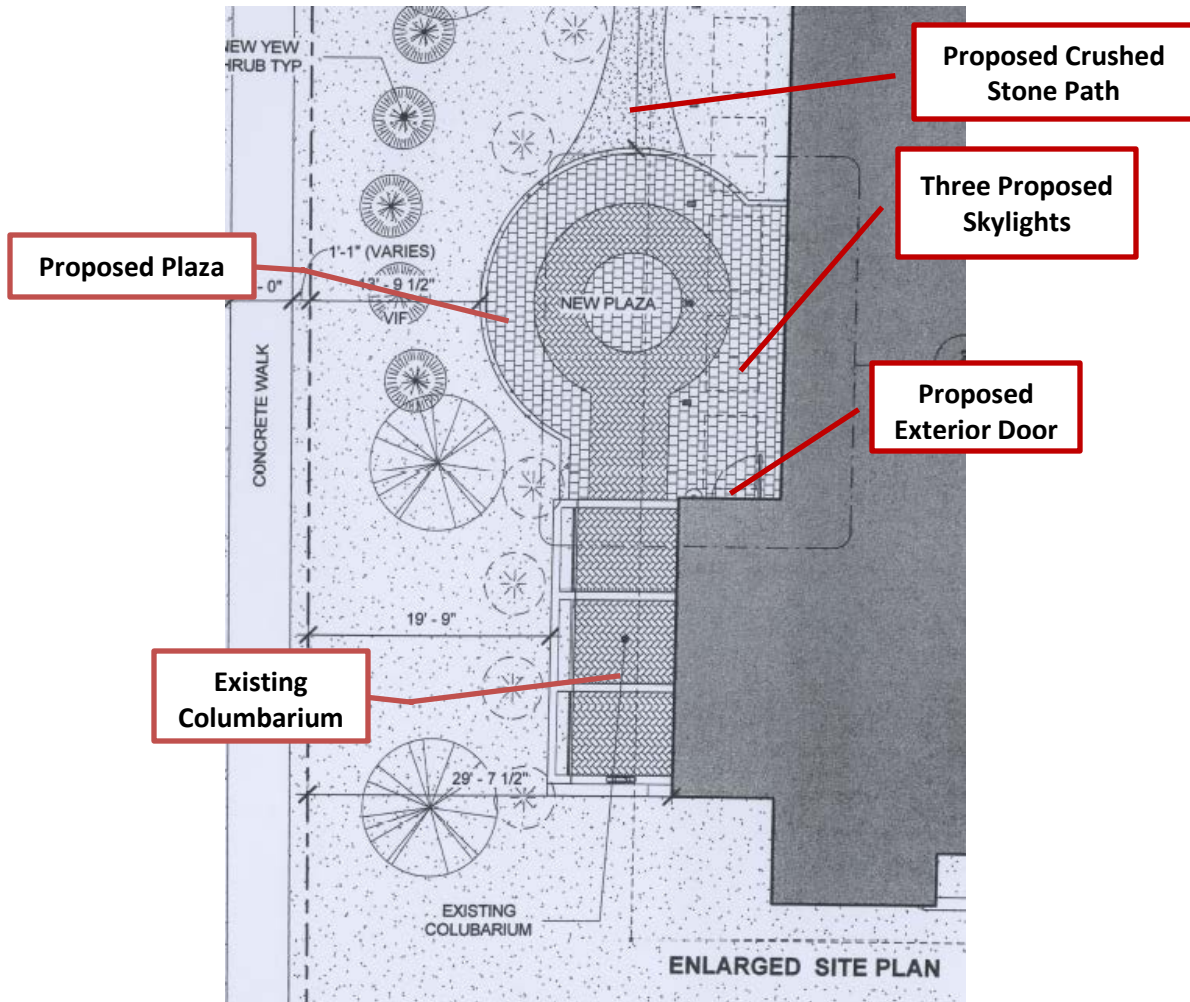


Figure 5 – Excerpt of Site Plan

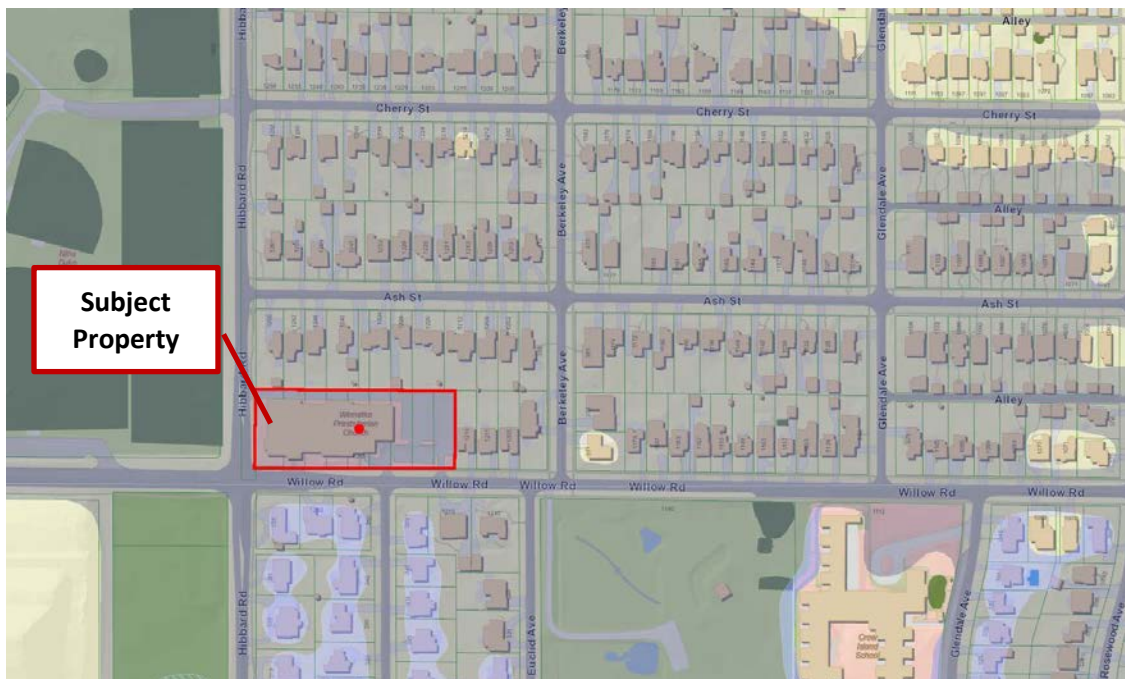


Figure 6 – GIS Flood Plain Map

ZONING RELIEF

The attached zoning matrix highlights the existing lot and the proposed improvements' compliance with the R-5 zoning district (Attachment A). One variation is being requested for impermeable lot coverage (ILC). The existing improvements on the site consist of approximately 76,567 square feet of ILC, exceeding the maximum permitted by approximately 34,568 square feet (82.31%). The net increase in ILC with the proposed improvements is 543 square feet, an increase of 0.71%. This brings the total ILC to 77,109.92 square feet, whereas a maximum of 41,998.5 square feet is permitted.

CONSIDERATION BY OTHER ADVISORY BOARDS/COMMISSIONS

The Plan Commission is scheduled to consider the Special Use Permit on November 20, 2019.

The Design Review Board is scheduled to consider a Certificate of Appropriateness for the proposed improvements on November 21, 2019.

The Special Use Permit and variation are subject to final approval by the Village Council.

REQUESTED ZONING CONSIDERATION

The Applicant is requesting approval of an amendment to an existing Special Use Permit and the following zoning variation to allow the construction of a plaza along Hibbard Road on the Subject Property:

1. Impermeable lot coverage of 77,109.92 square feet, whereas a maximum of 41,998.5 feet is permitted, a variation of 35,111.42 feet (83.6%) [Section 17.30.030 – Intensity of Use of Lot].

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

FINDINGS

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

Move to recommend **approval [denial]** of the requested amendment to the existing special use for a church on the Subject Property granted by Ordinance M-1-2000 and the impermeable lot coverage zoning variation to allow the construction of a new plaza along Hibbard Road for Winnetka Presbyterian Church, based on evidence in the record, or a public document, and upon the following findings of fact:

1. The proposed plaza and related improvements are consistent with the Standards for the granting of Special Use Permits, as follows:
 - a. That the establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare;

- b. That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity;
 - c. That the establishment of the special use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern;
 - d. That adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways;
 - e. That adequate parking, utilities, access roads, drainage and other facilities necessary to the operation of the special use exist or are to be provided; and
 - f. That the special use in all other respects conforms to the applicable regulations of this and other Village ordinances and codes.
2. The requested zoning variation to allow impermeable lot coverage of 77,109.92 square feet, whereas a maximum of 41,998.5 feet is permitted, a variation of 35,111.42 feet (83.6%) [Section 17.30.030 – Intensity of Use of Lot] 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]:**
- a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by regulations in that zone.
 - b. 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.
 - c. The variation, if granted, will not alter the essential character of the locality.
 - d. An adequate supply of light and air to the adjacent property will not be impaired.
 - e. The hazard from fire and other damages to the property will not be increased.
 - f. The taxable value of the land and buildings throughout the Village will not diminish.
 - g. The congestion in the public street will not increase.
 - h. The public health, safety, comfort, morals, and welfare of the inhabitants of the Village will not otherwise be impaired.

[The amendment to the special use for the church and the impermeable lot coverage variation should only be approved subject to the following conditions...]

ATTACHMENTS

Attachment A: Zoning Matrix

Attachment B: Application Materials

Attachment C: Ordinance M-1-2000, adopted February 15, 2000

ATTACHMENT A

ZONING MATRIX

ADDRESS: 1255 Willow Road - Winnetka Presbyterian Church

CASE NO: 19-32-V

ZONING: R-5

ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (2)
Min. Lot Size	8,900 SF	83,997 SF	N/A	N/A	OK
Min. Average Lot Width	70 FT	180.87 FT	N/A	N/A	OK
Max. Roofed Lot Coverage	20,999.25 SF (1)	33,725.92 SF	N/A	N/A	EXISTING NONCONFORMING
Max. Gross Floor Area	21,134.31 SF (1)	43,390.86 SF	N/A	N/A	EXISTING NONCONFORMING
Max. Impermeable Lot Coverage	41,998.5 SF (1)	76,566.92 SF	77,109.92 SF	543 FT	35,111.42 SF (83.6%) VARIATION
Min. Front Yard (Hibbard/West)	30 FT	29.05 FT	29.05 FT	0 FT	EXISTING NONCONFORMING
Min. Corner Front Yard (Willow/South)	30 FT	23.26 FT	23.26 FT	0 FT	EXISTING NONCONFORMING
Min. Side Yard (North)	12 FT	26.81 FT	26.81 FT	0 FT	OK
Min. Rear Yard (East)	25 FT	146.51 FT	146.51 FT	0 FT	OK

NOTES:

(1) Based on lot area of 83,997 s.f.

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



VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. 19-32-SUProperty InformationSite Address: 1255 Willow Rd.Owner InformationName: Winnetka Presbyterian ChurchPrimary Contact: Robert LewisAddress: 1255 Willow Rd.Phone No. [REDACTED]City, State, ZIP: Winnetka, IL 60093

Email: _____

Date property acquired by owner: _____

Architect InformationName: Jaeger Nicholas Kuhlman & Associates

Name: _____

Primary Contact: Fernando Alessandrini

Primary Contact: _____

Address: 250 S. Northwest Hwy Ste. 310

Address: _____

City, State, ZIP: Park Ridge, IL 60068

City, State, Zip: _____

Phone No. 847-692-6166

Phone No. _____

Email: falessandrini@jnka-architects.com

Email: _____

Nature of any restrictions on property: NONE

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

VARIATION relates to Special Use Ordinance M-1-2000 which
Establishes 76,566 sq.ft. as non-permeable surface on the lot.
We seek to correct a defect in usage by adding 536 sq.ft. of uni-lock
PAVERS AND A CRUSHED STONE path.

Property Owner Signature: [REDACTED] for the Church Date: Oct. 16, 2019

Zoning Variation Application by Winnetka Presbyterian Church

Case No. 19- 32- SU

**Contents List - Part 1 a second page Part 2 immediately follows
With items 17 - 20**

- 1. Three page Narrative**
- 2. Satellite Aerial View**
- 3. Yr 2000 Additions Help Contribute to the Community**
- 4. Photos of Access Path to the Columbarium**
- 5. View of Existing Columbarium – Shows Solutions**
- 6. Illustrations of New Improvements Requested**
- 7. Photos Landscaping Observation**
- 8. Inside View of Glass door Decoration**
- 9. Enlarged Site Plan**
- 10. Exterior Floor Plan**
- 11. Proposed Exterior Elevation 1**
- 12. Proposed Exterior Elevation 2**
- 13. Drainage Plan**
- 14. Pavers at Existing Wall/ Foundation**
- 15. Pavers and Under-drain Detail**
- 16. Calculation of Impermeable Surface**



Special Use Application

Contents List - Part 2

- 17. Existing Floor Plan**
- 18. Key Plan**
- 19. Site Plan**
- 20. Skylights Enlarged Plan**



Zoning Variation Application by Winnetka Presbyterian Church
Date of Application October 16, 2019

Representing the Applicant : Robert Lewis , Church Elder for Building and Grounds
assisted by Fernando Alessandrini, JNKA Architects

We are Winnetka Presbyterian Church established around 1950 and our original Church building was constructed in 1960 at the Northeast corner of Willow Rd and Hibbard Rd. We own the facility which expanded its footprint on the site by building additions enabled by the Village's approval of variations and a Special Use Permit under Ordinance No. M-1-2000.

Zoning Variation We are Requesting

Our year 2000 expansion included addition of a gathering area for meetings, and food service which we call the Christian Life Center. It is fully open space with floor to Ceiling height at its peak of 40 Ft. Other expansion spaces included an entry area, admin office, pastor's office, enclosed ceiling over a former interior garden area, second level classrooms and an exterior Columbarium structure.

Completion of the year 2000 expansion addressed a specification by the M-1-2000 ordinance of an impermeable surface for the lot of 76, 566 square feet. At this time October 2019 we are requesting a variation of adding 543 square feet of impermeable surface which in percentage terms is a change of 0.7 %. The implementation is planned for 2020.

The reason for this requested zoning variation is to address a defect in practical and safe usage of the columbarium which was added to the exterior at the original building's Northwest corner. The location is readily viewed in a satellite image included in this submission. The defect is one of original design in which there was no convenient provision for access from the church's interior direct to or at least close-by the columbarium. We believe we have an effective simple solution.

The effect of the current layout is that access for interment services necessitates a walk-about along Willow Rd, followed by a turn on Hibbard Rd and then a slanted walk up a grass berm on spaced blue stone pads. We have seen this unnecessarily challenging for people using walkers or wheelchairs and most certainly challenging when rain threatens a pre-planned interment by family members and friends.

We have selected a desirable solution in partnership with licensed architects and have processed detailed drawings and other requested materials through the Village's Development Department, which brings us to this point of seeking zoning variation and special use approval.

The brief description of our solution is as follows: We will cut through and open a door in a single level brick and stone wall which abuts the Columbarium. There will be an interior phase of our project which encompasses floor replacement and leveling of the gathering interior space which accommodates the door opening. The exterior phase we plan is relevant to the impervious material variation request. We propose to provide a stable surface within the columbarium and also outside and of sufficient size to accommodate a small group gathering for memorial services. This will be accomplished by a design which uses Unilock style pavers in a circular plaza like design and also a crushed stone pathway along the West side of our main sanctuary as far as our North driveway. This treatment shown in our drawings allows efficient access during hours when the church is not open.

Drawings and photos are included in this submission and footnotes or captions serve to describe where the door will be positioned and where the pavers will extend and stone pathway start. Three exterior skylights are added to cover three existing roof openings near the new door.

Immediately following this page is a page which addresses the eight standards for zoning variations. Following are supporting documents including photographs and relevant site plans.

STANDARDS FOR GRANTING OF ZONING VARIATIONS - RESPONSES BELOW

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
 2. The plight of the owner is due to unique circumstances. Such circumstances must be Associated with the characteristics of the property in question, not 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 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 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
-

RESPONSES

1. This question of return is difficult to answer for a church. Though allow me to try. The return on safety and accessibility and an enhanced use of the Columbarium area will be great and will reflect a return in the minds of family members and close friends which is great and immeasurable.
2. Unique circumstance is the overlooked importance of safe and easy accessibility when the columbarium was first built in 2000. Experience has shown these as problems. Unique, too, is the simple structural solution which we have at hand.
3. The variation will not alter the character of the locality
4. There are no adjacent properties. Light and air are not factors
5. Hazards from fire and other unexpected damages are not affected.
6. This is a minimal change which does not affect surrounding values.
7. Willow and Hibbard are already high traffic streets. No impact here
8. The public at large will be unaffected by this improvement.

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SPECIAL USE PERMIT APPLICATION

Case No. 19-32-SU

Property Information

Site Address: 1255 WILLOW RD.

Applicant Information

Name: WINNETKA PRESBYTERIAN Church

Primary Contact: Robert LEWIS

Address: [REDACTED]

City, State, ZIP: Northfield, IL, 60093

Phone No. [REDACTED]

Email: [REDACTED]

Owner Information

Name: WINNETKA PRESBYTERIAN Church

Primary Contact: Robert LEWIS

Address: [REDACTED]

City, State, ZIP: Northfield, IL, 60093

Phone No. [REDACTED]

Email: [REDACTED]

Architect Information

Name: Jaeger Nickola Kunlman & Associates

Primary Contact: Fernando Alessandrini

Address: 250 S. Northwest Hwy Suite 310

City, State, ZIP: Park Ridge, IL, 60068

Phone No. 847-692-6166

Email: falessandrini@jnk-a-architects.com

Attorney Information

Name: _____

Primary Contact: _____

Address: _____

City, State, Zip: _____

Phone No. _____

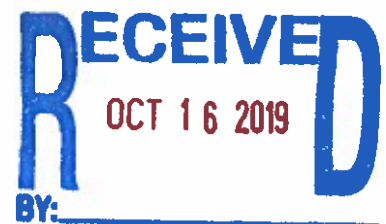
Email: _____

Applicant Signature: [REDACTED]

Property Owner Signature: [REDACTED]
for the church

Date: October 16, 2019

Date: October 16, 2019



Special Use Application by Winnetka Presbyterian Church
Date of Application October 16, 2019

Representing the Applicant : Robert Lewis , Church Elder for Building and Grounds
assisted by Fernando Alessandrini, JNKA Architects

We are Winnetka Presbyterian Church established around 1950 and our original Church building was constructed in 1960 at the Northeast corner of Willow Rd and Hibbard Rd. We own the facility which expanded its footprint on the site by building additions enabled by the Village's approval of variations and a Special Use Permit under Ordinance No. M-1-2000.

As will be noted in the following narrative our application is for a minor amount of additional impermeable surface and two other building modifications. One is addition of a door in an existing exterior wall and addition of 3 skylight covers in existing openings in a roof overhang. Descriptions and reasoning are addressed below. These changes relate to accessibility to a Columbarium structure added to the exterior of the church in 2000.

Special Use Approval We are Requesting

Our year 2000 expansion included addition of a gathering area for meetings, and food service which we call the Christian Life Center. It is fully open space with floor to Ceiling height at its peak of 40 Ft. Other expansion spaces included an entry area, admin office, enclosed ceiling over a former interior garden area, second level classrooms and an exterior Columbarium structure. A satellite view of our lot and building structures is included in our documentation.

Completion of the year 2000 expansion addressed a specification by the M-1-2000 ordinance of an impermeable surface for the lot of 76, 566 square feet. At this time October 2019 we are requesting a variation of adding 543 square feet of impermeable surface which in percentage terms is a change of 0.7 %. The implementation is planned for 2020.

The reason for this requested zoning variation is to address a defect in practical and safe usage of the columbarium which was added to the exterior at the original building's Northwest corner. The location is readily viewed in a satellite image included in this submission. The defect is one of original design in which there was no convenient provision for access from the church's interior direct to or at least close-by the columbarium.

The effect of the current layout is that access for interment services necessitates a walk-about along Willow Rd, followed by a turn on Hibbard Rd and then a slanted walk up a grass berm on spaced blue stone pads. We have seen this unnecessarily challenging for people using walkers or wheelchairs and most certainly challenging when rain threatens a pre-planned interment by family members and friends. This problem is a hardship which was overlooked in the year 2000 design. We believe we now have an effective solution and one which is compliant with Village zoning and special use requirements.

We have selected a desirable solution in partnership with licensed architects and have processed detailed drawings and other requested materials through the Village's Development Department, which brings us to this point of seeking zoning variation and special use approval.

The brief description of our solution is as follows: We will cut through and open a door in a single level brick and stone wall which abuts the Columbarium. There will be an interior phase of our project which encompasses floor replacement and leveling of the gathering interior space which accommodates the door opening. The exterior phase we plan is relevant to the impervious material variation request. We propose to provide a stable surface within the columbarium and also outside and of sufficient size to accommodate a small group gathering for memorial services. This will be accomplished by a design which uses Unilock style pavers in a circular plaza like design and also a crushed stone pathway along the West side of our main sanctuary as far as our North driveway. This treatment shown in our drawings allows efficient access during hours when the church is not open.

Drawings and photos are included in this submission and footnotes or captions serve to describe where the door will be positioned and where the pavers will extend and stone pathway start. Three exterior skylights are added to cover three existing roof openings near the new door.

Immediately following this page is a page which addresses the six standards for special use. Following are supporting documents including photographs and relevant site plans or tabular information.

STANDARDS FOR GRANTING SPECIAL USE PERMITS - RESPONSES BELOW

1. The establishment, maintenance, and operation of the special use will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare.
2. The special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the District, nor substantially diminish property values in the immediate vicinity.
3. The establishment of the special use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern
4. That adequate measures have or will be taken to provide ingress and egress in a manner Which minimizes pedestrian and vehicular congestion in the public ways
5. That adequate parking, utilities, access roads, drainage and other facilities necessary to The operation of the special use exists or are to be provided ; and
6. That the special use in all other respects conforms to the applicable regulations of this and other Village ordinances and codes

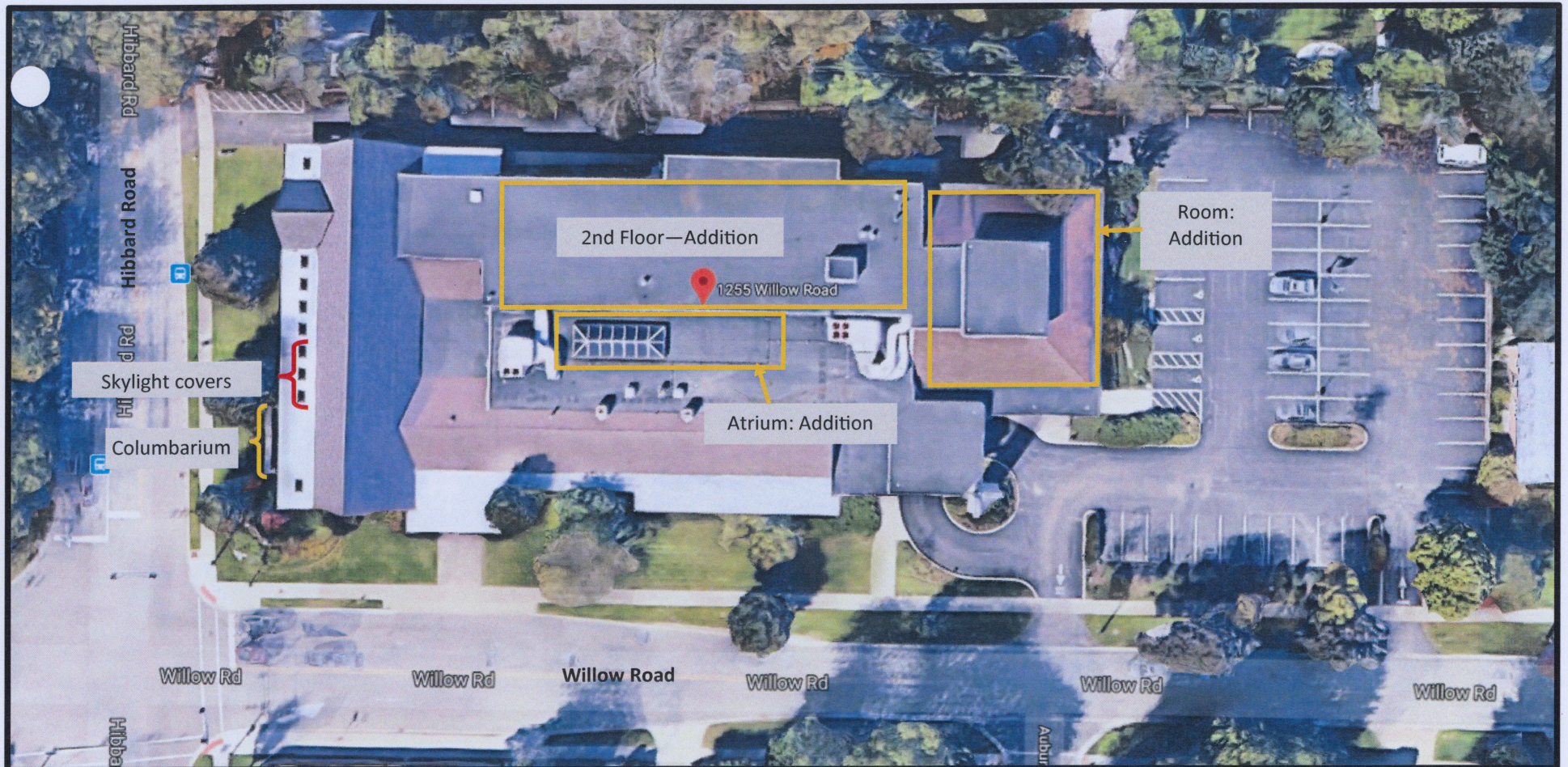
RESPONSES

1. The requested special use change is minor in scope and will only enhance the function of the church. It will not in any manner threaten or present a hazard to the public good
2. The changes requested are almost invisible to and far removed in distance from nearby properties. Neighbors can feel assured of no diminishment in property values.
3. There are no aspects of our changes which impede development of any neighboring or nearby property
4. Ingress and egress to our property already function smoothly and will not change; we intend to maintain that situation properly.
5. Drainage of the additional impervious surface has been addressed intensively from the beginning through hiring a civil engineer consultant who along with our architect consulted extensively with the Village Civil engineer. An agreed design involving sub-surface stone material and piping connections to the Village storm sewer system has been adopted.
6. We take seriously our commitment to adhere to all Village codes, regulations and ordinances

Winnetka Presbyterian Church

1255 Willow Road · Winnetka · Illinois 60093

Aerial View



Key:

— 3 Skylight covers over existing roof openings 2020.

— Represents 2000 additions.

2



Examples of how our Year 2000 building expansion better enables serving this community

- Space is provided for Two AA meetings weekly
- Space is provided for 3 days per week meetings of Al-Anon a support group for people affected by a friend or relative with alcohol addiction
- Our year 2000 constructed meeting hall has served as a voting precinct for the Village when and as needed since 2000
- In 2019 we collaborated with Washburne Middle School by hosting and participating in one of their World's religions classes; we look forward to continuing this cooperation in years to come
- The Samaritan Institute, which has a Winnetka based counseling office along with other Chicago area locations, in 2019 hosted an organization wide gathering and dinner in our meeting hall
- We are connected to Family Promise, a consortium of churches and other family assistance organizations. We host one week every quarter housing and meals – typically for single mothers with one to 3 or 4 children who are otherwise homeless. The aim served is off-site job training and eventually sustainable housing for these families.

Access Path to Reach the Columbarium

- 1) Top photo – left – Church South façade and original main entrance
- 2) Top photo – right – Entrance/Exit accesses Willow Rd
- 3) Bottom – left – shows West side of sanctuary which faces Hibbard Rd
- 4) Bottom Right – shows Southwest face of sanctuary and bluestone pads trailing up and around on the grass berm to reach the Columbarium



Existing Columbarium

5



We can Visualize Improved Access in this Picture

1. A 42 inch door opening can be cut in the North facing stone wall for close-by access
2. Ample ground surface exists to cover the area to the right of the Columbarium entrance and next to the Sanctuary windows with a stone Paver plaza which provides for stable surface where small groups may gather. Matching paver material may replace the existing blue stone inside the Columbarium.
3. Existing roof openings exist which allow right-sized skylight covers to provide weather protection over the door area and part of the plaza

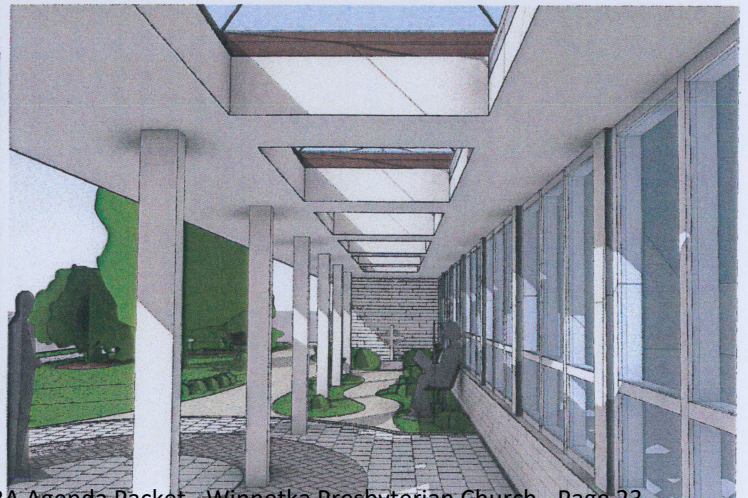
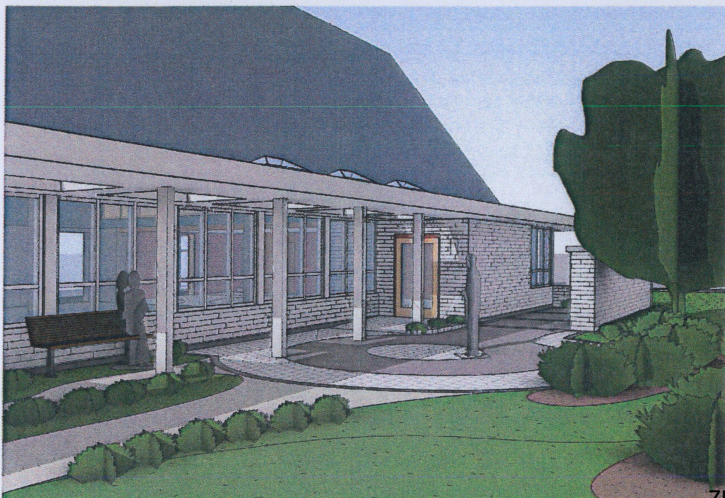
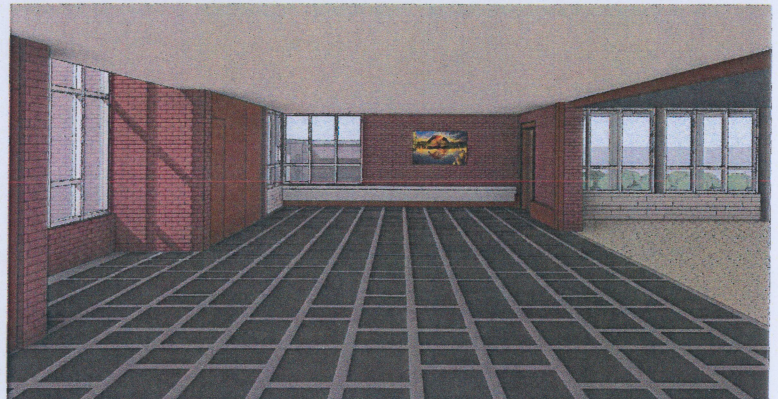
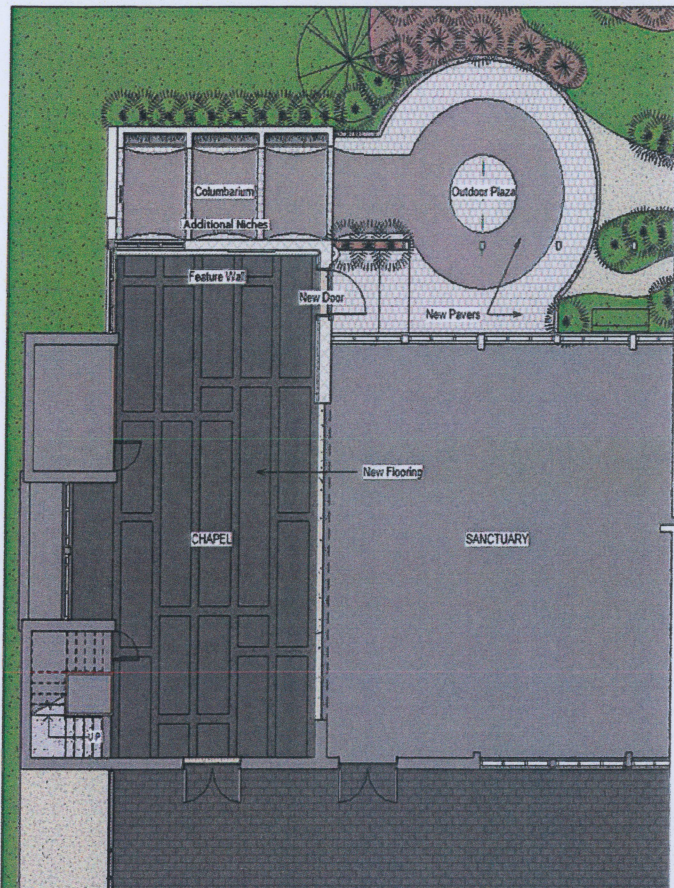
Columbarium Project 6

Committee Members

Bob Lewis-Chair, Susan Bertram, Liz Crowe, Jan Hubbard, Rebeca Massey,
Tom Miller, Barbara Plochman, Karen Tokmakoff, John Weber

*In life and in death we belong to God...with believers in every time and place,
we rejoice that nothing in life or in death can separate us from the love of God in Christ Jesus our Lord.*

- A Brief Statement of Faith, Presbyterian Church (U.S.A.)



Landscaping Observations

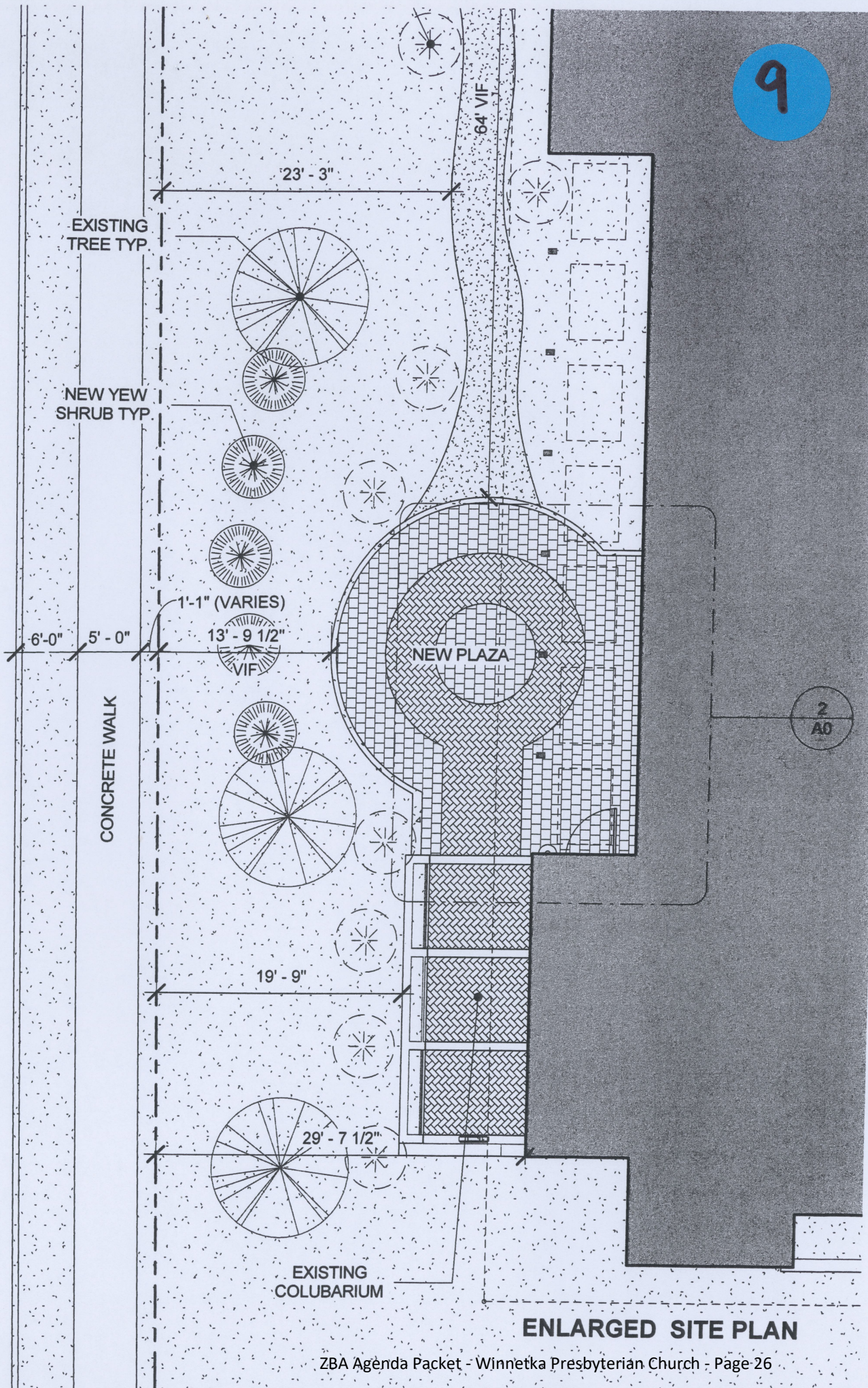
1. Photos show West side of the church lot and view from Hibbard Rd.
2. Large evergreen tree in the photo to the right screens the Columbarium and new door; addition of a planned five yew evergreen shrubs will further add screening. We hope a benefit will include reduction of noise from traffic during Sunday services or Memorial services inside the church.
3. Photo to the left helps show the existing width and height of the berm





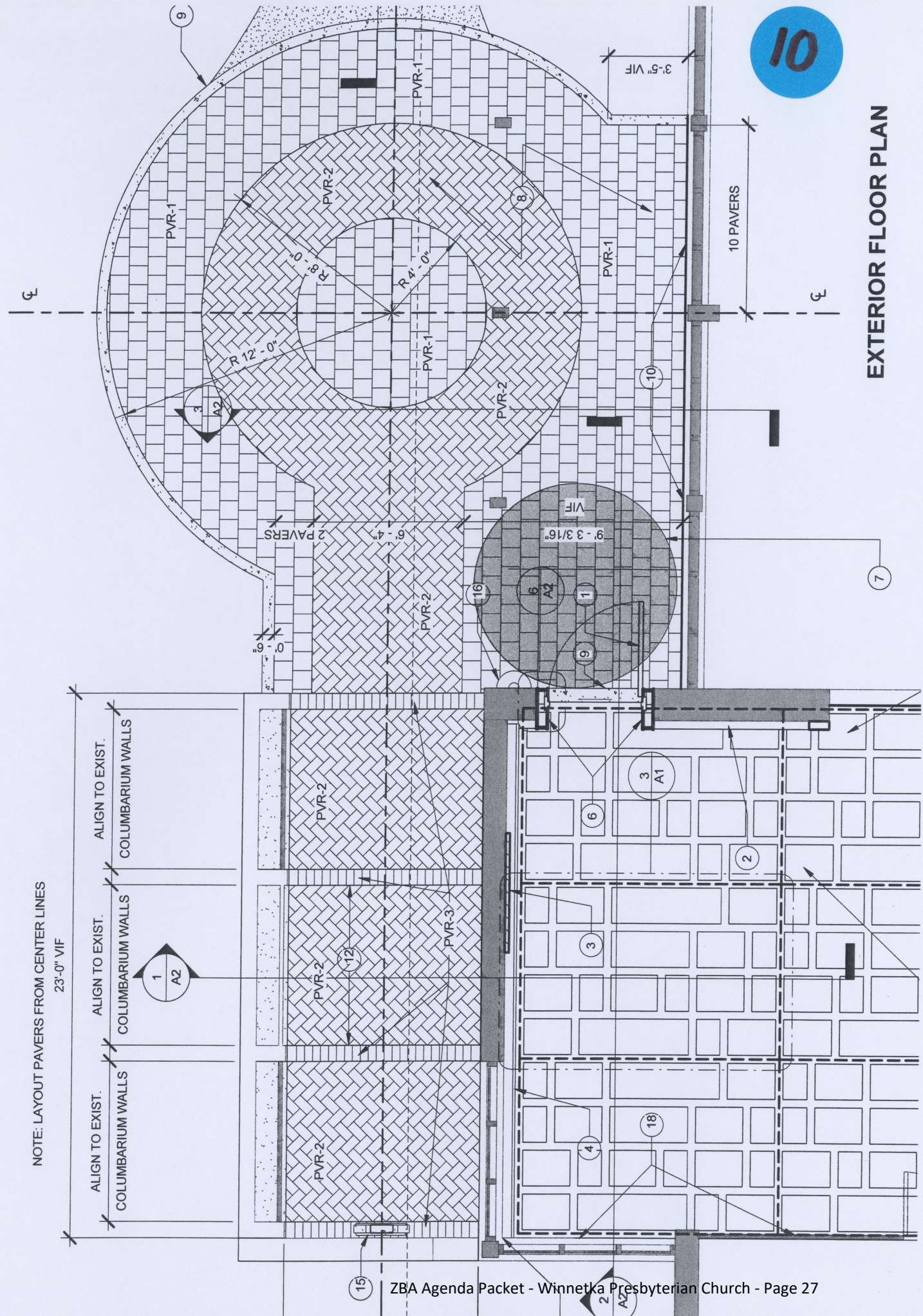
9

HIBBARD RD.



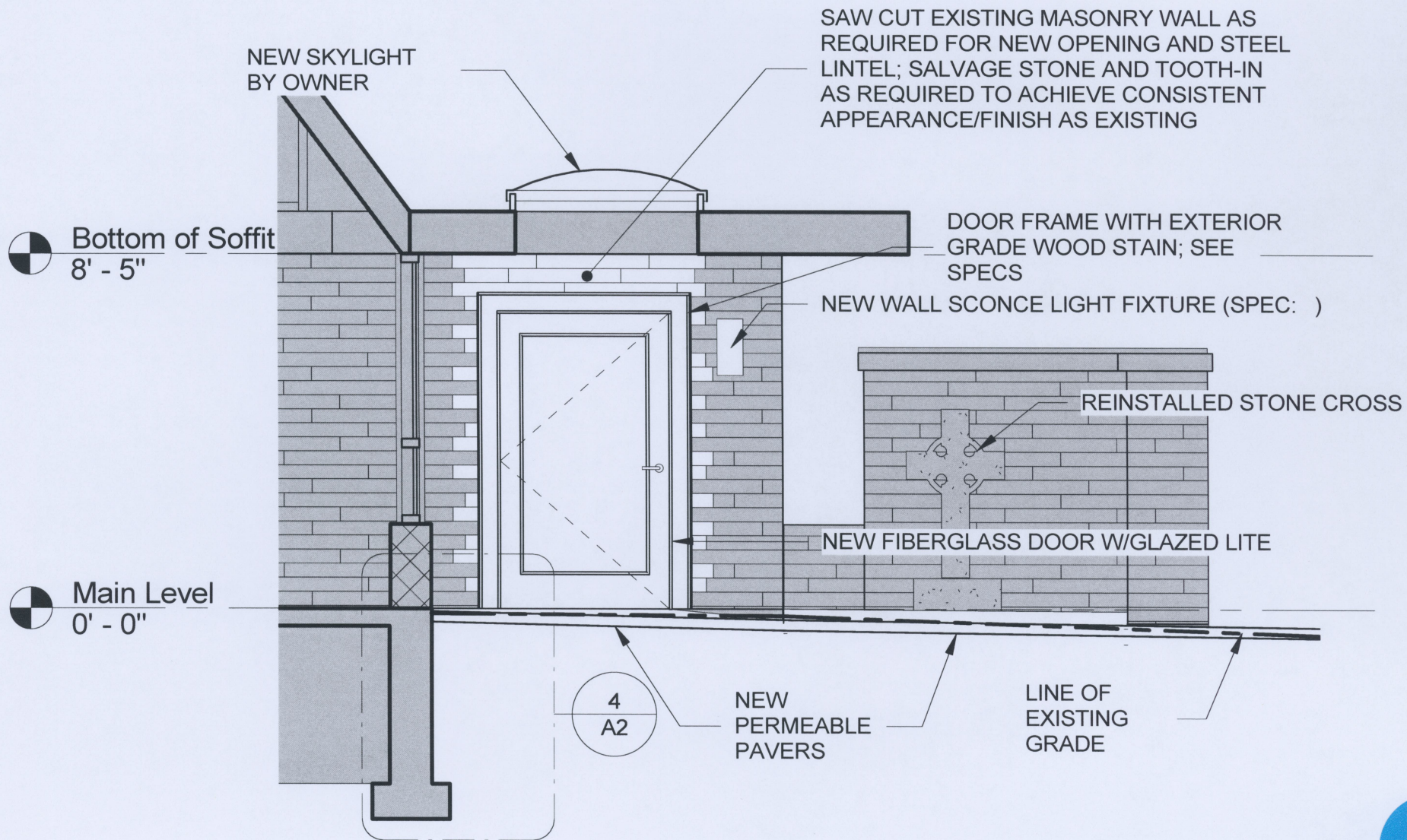
ENLARGED SITE PLAN

NOTE: LAYOUT PAVERS FROM CENTER LINES
23'-0" VIF

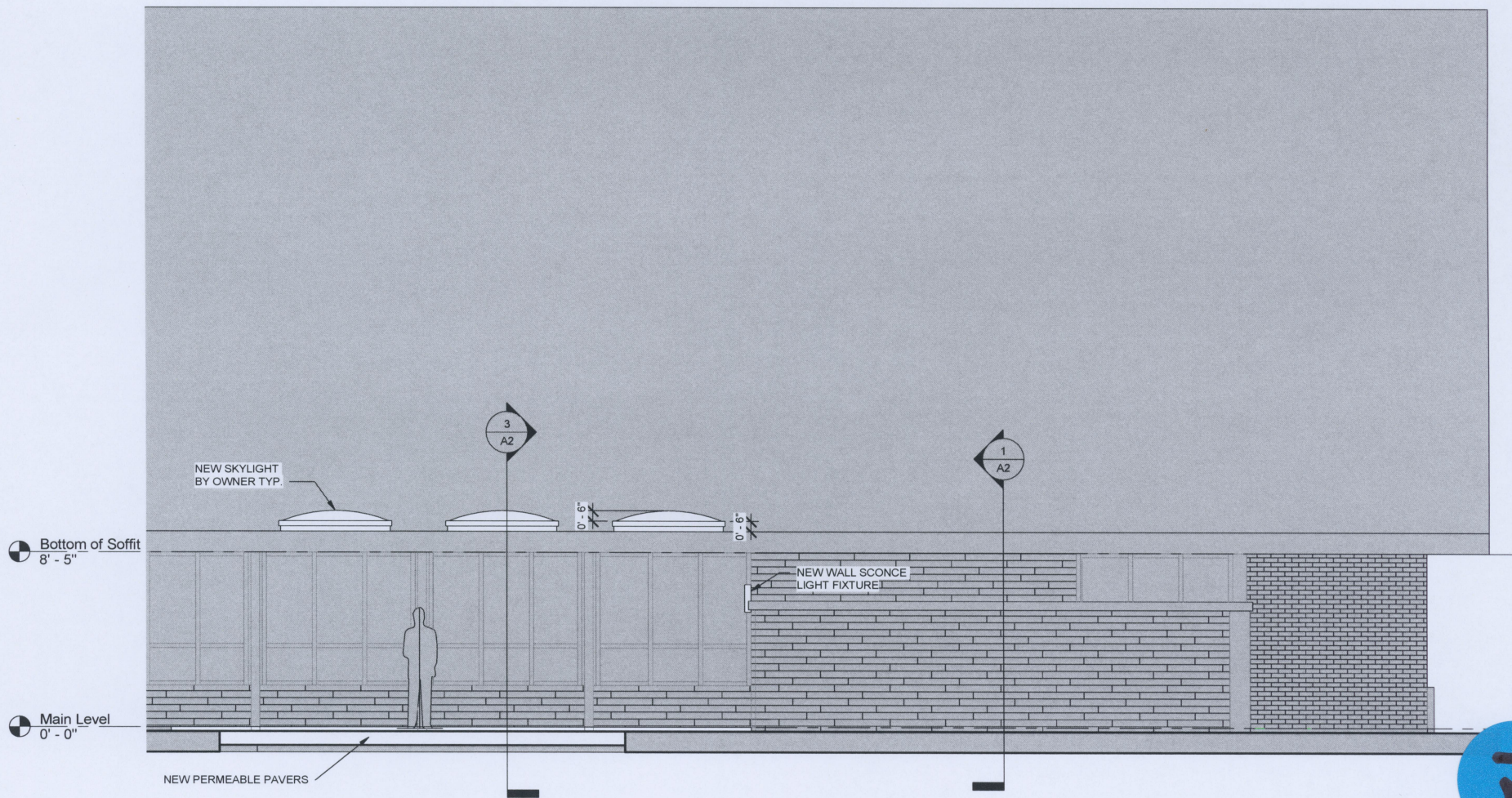


10

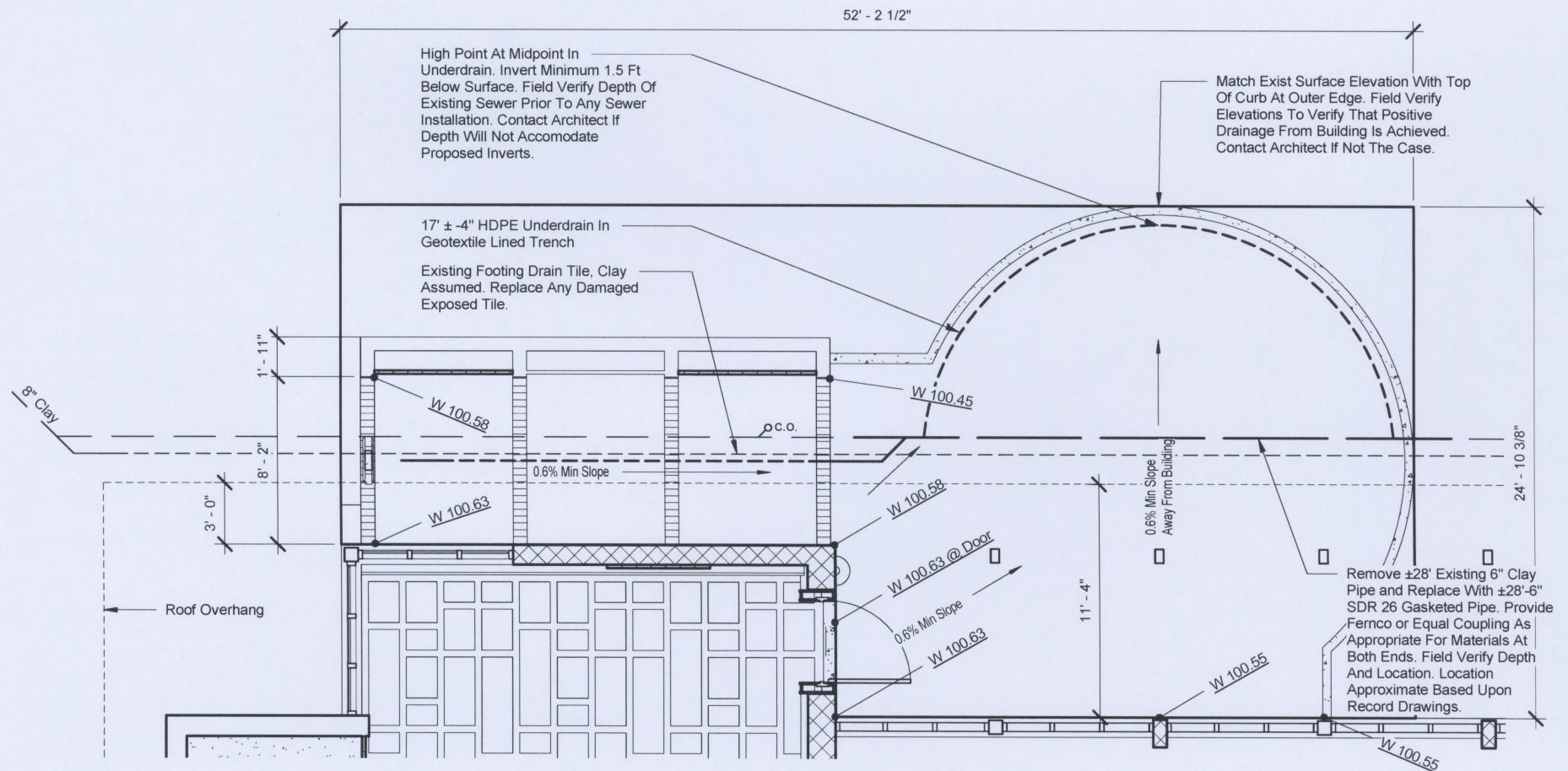
EXTERIOR FLOOR PLAN



PROPOSED EXTERIOR ELEVATION 1



PROPOSED EXTERIOR ELEVATION 2



PROJECT OUTDOOR AREA: 1,099 SFT:

EXISTING IMPERVIOUS AREAS: 560 SFT
 AREA COVERED BY OVERHANG: 390 SFT
 COLUMBARIUM WALLS: 55 SFT
 STONE PAVERS PATH (2/3): 22 SFT
 COLUMBARIUM PAVERS: 93 SFT

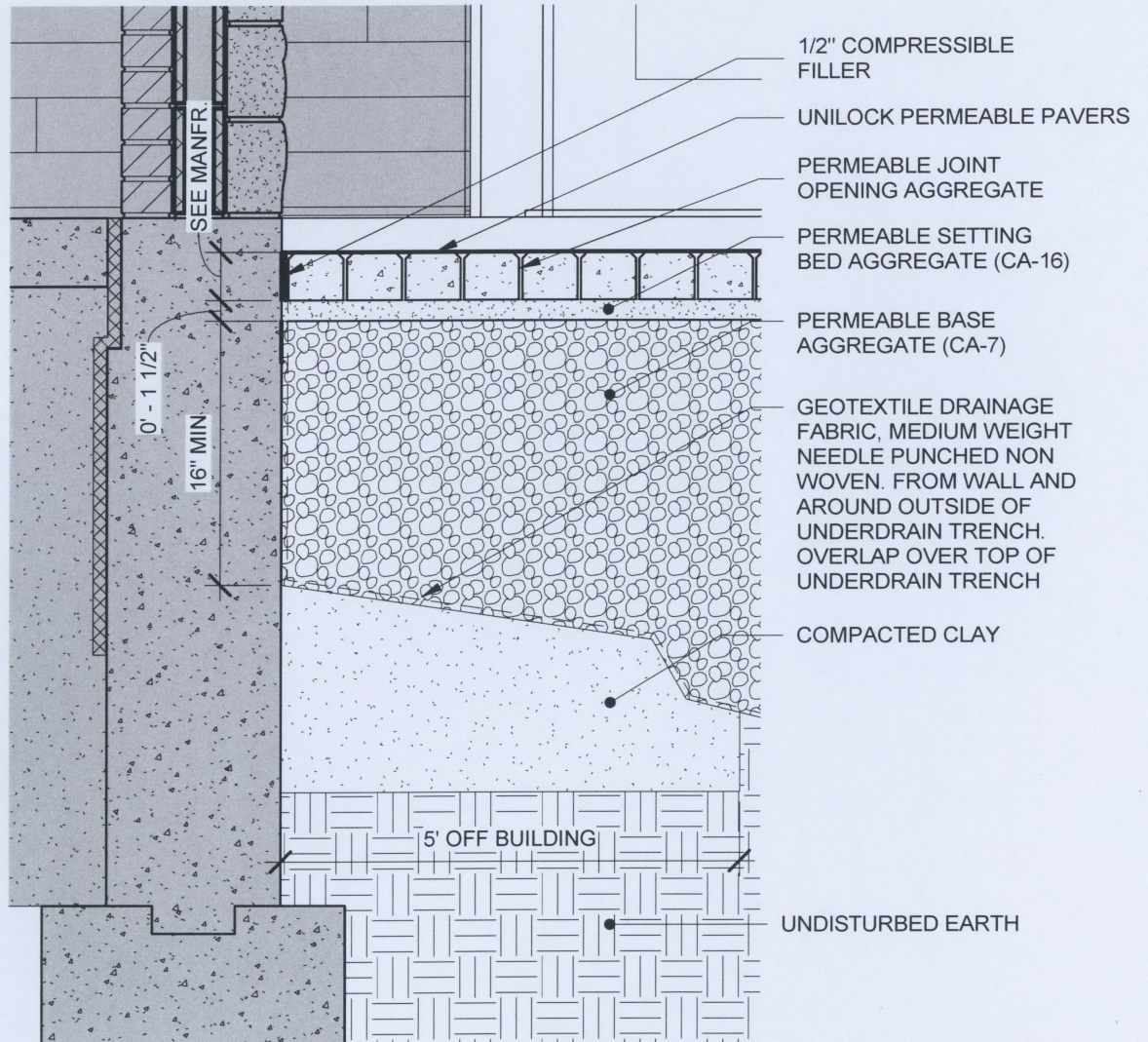
EXISTING PERVIOUS AREAS: 539 SFT
 STONE PAVERS PATH (1/3): 11 SFT
 LANDSCAPE (DIRT OR GRASS): 528 SFT

NEW IMPERVIOUS AREAS: 858 SFT
 AREA COVERED BY OVERHANG: 390 SFT
 COLUMBARIUM WALLS: 55 SFT
 CONCRETE CURB: 20 SFT
 PERMEABLE PAVERS: 393 SFT

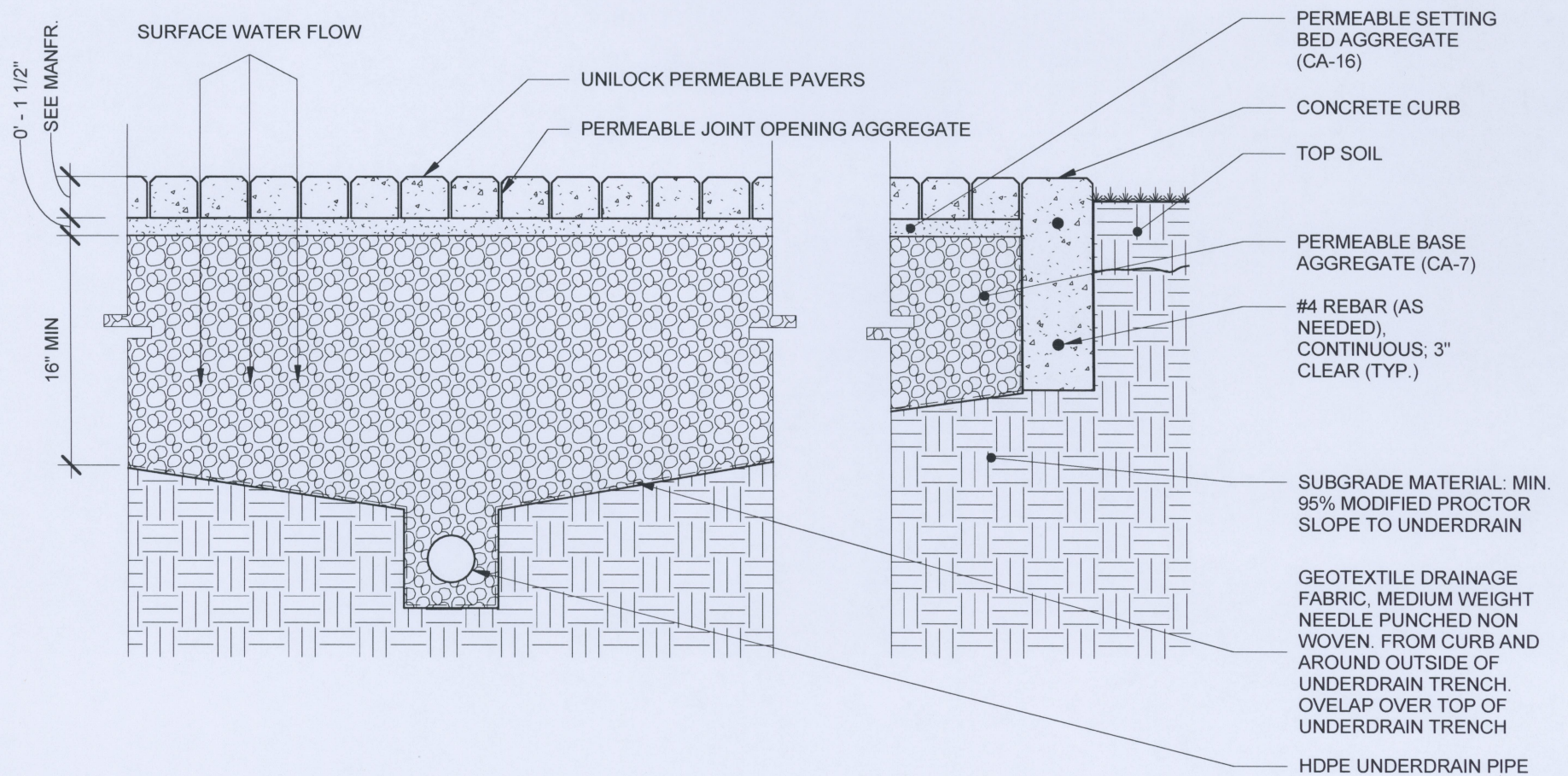
NEW PERVIOUS AREAS: 241 SFT
 LANDSCAPE (DIRT OR GRASS): 241 SFT

13

DRAINAGE PLAN



PAVERS AT EXISTING WALL/FOUNDATION



PERMEABLE PAVERS AND UNDERDRAIN DETAIL

ZONING AREA CALCULATIONS

Winnetka Presbyterian Church
1255 Willow Rd.

Areas per Variation and Special Use Permit Ordinance M-1-2000

Lot Area	84,000 sq. ft.
Permitted Roofed Lot Coverage	21,000 sq. ft.
Roofed Lot Coverage (RLC)	33,725.92 sq. ft.
Permitted Impermeable Lot Area	42,000 sq. ft.
Impermeable Lot Coverage (ILC)	76,566.92 sq. ft.

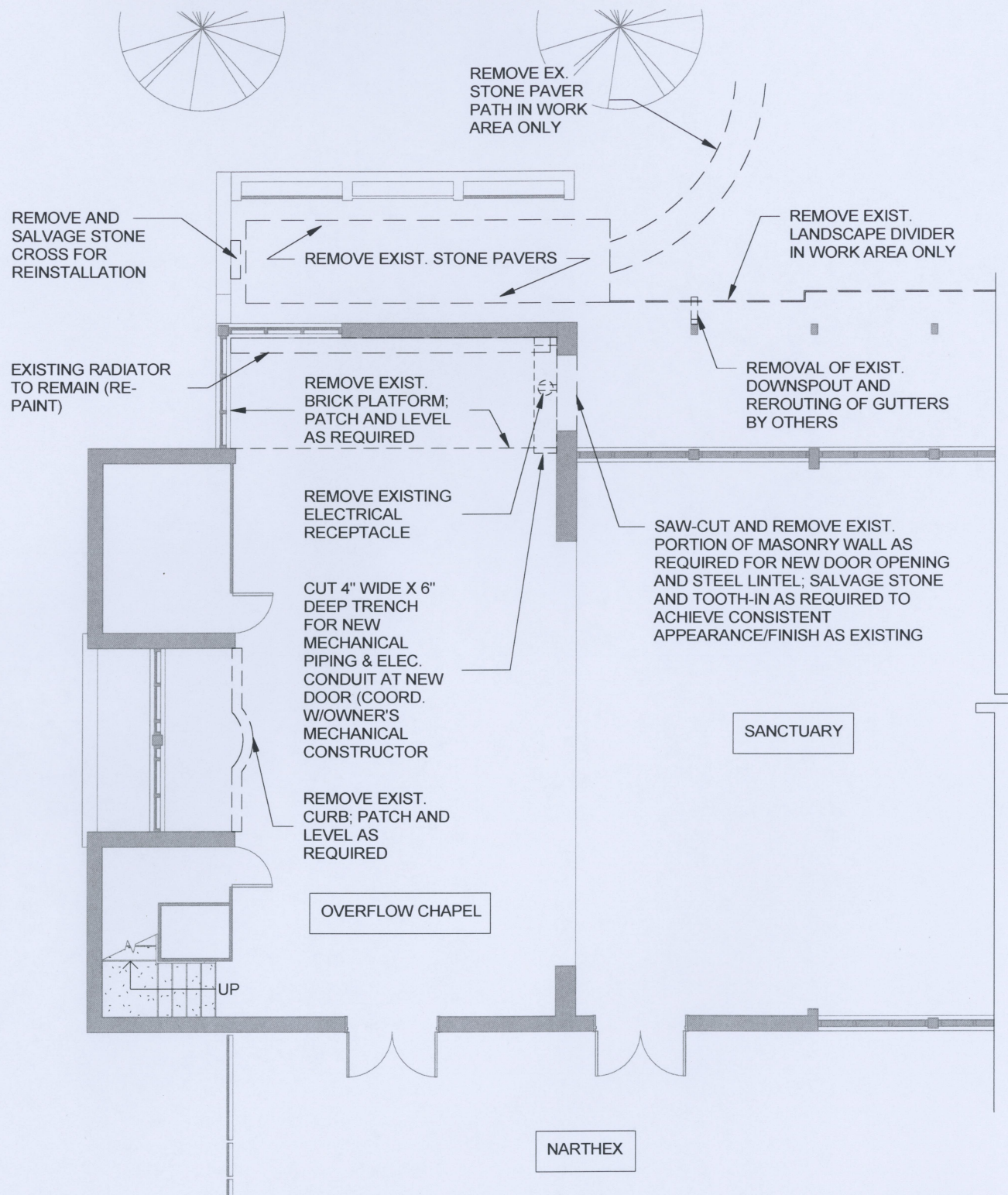
Proposed ILC

Concrete curb around pavers	20 sq. ft.
Permeable Pavers	393 sq. ft.
Crushed Stone Path	256 sq. ft.
Removal of stone pavers path	- 33 sq. ft.
Removal of columbarium pavers	- 93 sq. ft.
TOTAL	543 sq. ft.

Total ILC = 76,566.92 + 543 = 77,109.92 sq. ft. (a 0.71 % increase)

Corner Yard Coverage

Columbarium Walls	55 sq. ft.
Concrete Curb	20 sq. ft.
Permeable Pavers	393 sq. ft.
Crushed stone path	256 sq. ft.
TOTAL	724 sq. ft.



EXISTING FLOOR PLAN

HIBBARD RD.

Asphalt Driveway

EXISTING COLUBARIUM

NEW PLAZA

SANCTUARY

NARTHEX

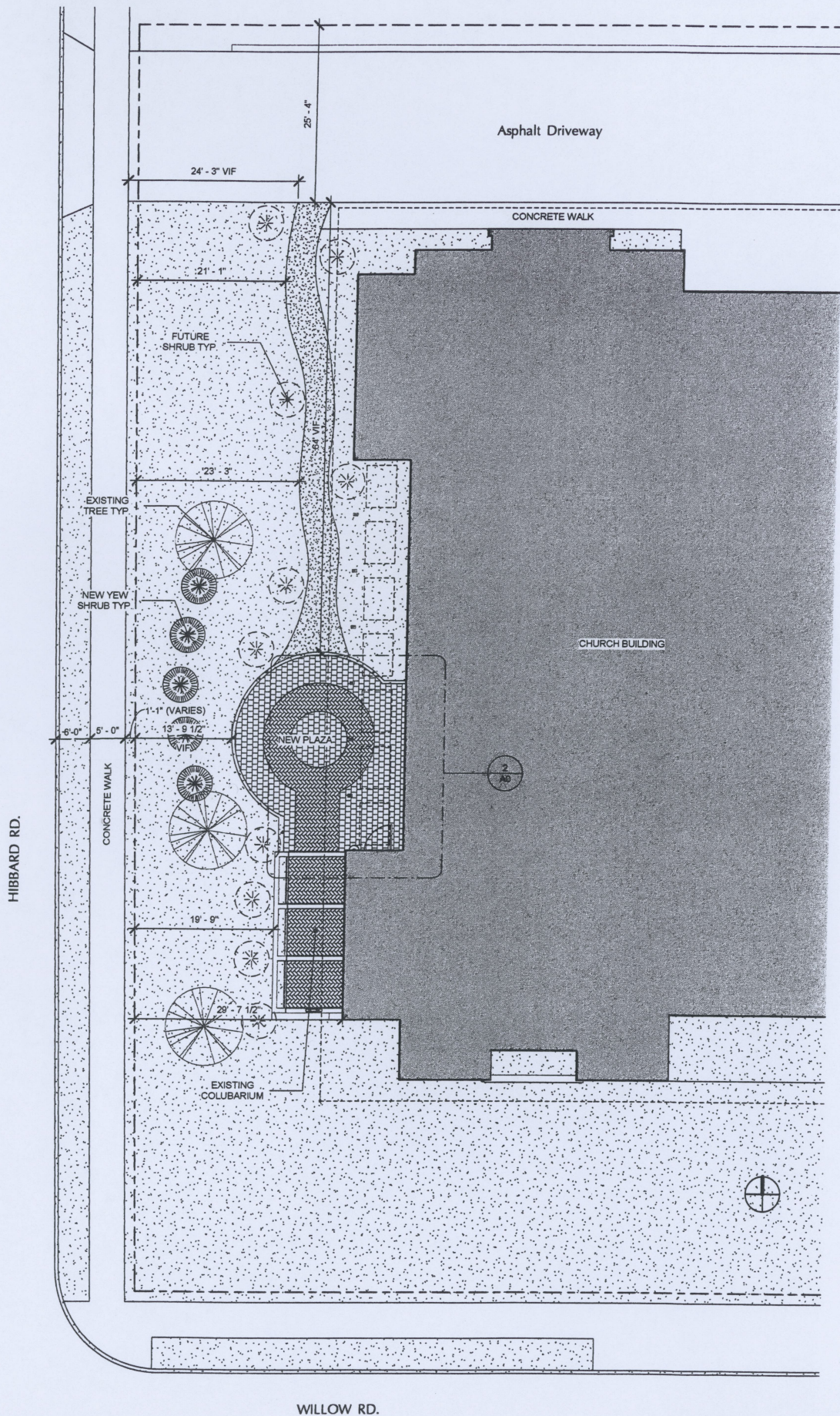
REMODELED OVERFLOW CHAPEL

UP

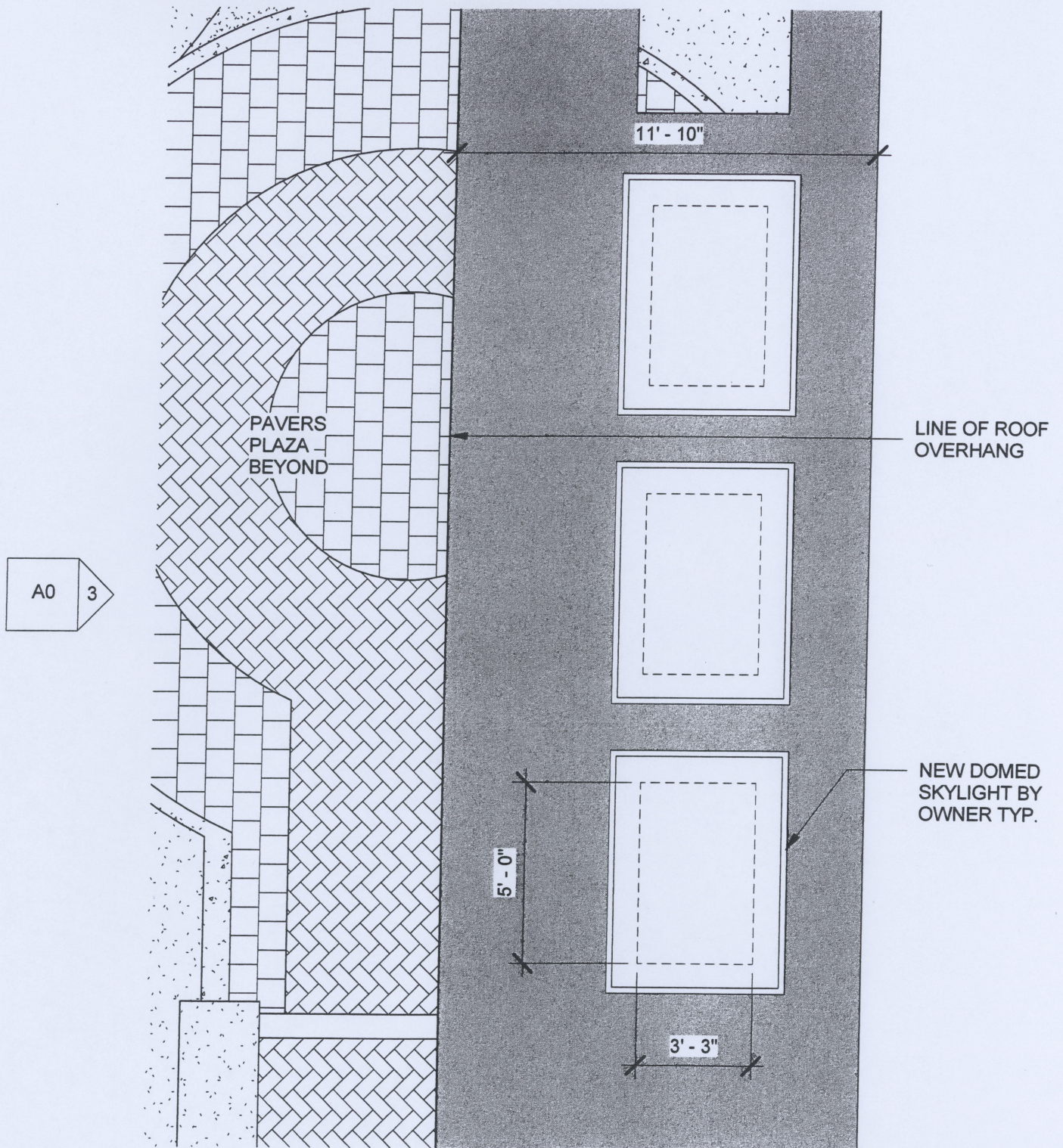


WILLOW RD.

KEY PLAN



SITE PLAN



SKYLIGHTS ENLARGED PLAN

ATTACHMENT C

2000

ORDINANCE NO. M-1-2000

AN ORDINANCE GRANTING VARIATIONS AND A SPECIAL USE PERMIT TO ALLOW EXPANSION OF A CHURCH BUILDING AT 1255 WILLOW ROAD

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

Lot 14 to 22, both inclusive, in Block 6 in Winnetka Manor, being a Subdivision of the South 45 acres of the West 90 acres of the Northwest ¼ of Section 20, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

which is commonly known as 1255 Willow Road, Winnetka, Illinois, and which is located in the R-5 Single-Family Residential District provided in the Winnetka Zoning Ordinance, Title 17, Winnetka Village Code; and,

WHEREAS, the Winnetka Presbyterian Church (hereinafter the "Church"), which was founded in the 1950's is located on the Subject Property, which is improved with a church building that was built in 1960 and a parking lot; and

WHEREAS, church buildings are permitted as special uses in the R-5 Single-Family Residential District, subject to the conditions and requirements pertaining to special uses, as set forth in Chapter 17.12 of the Winnetka Zoning Ordinance; and,

WHEREAS, the Church has filed applications for a special use permit under Section 17.12.010.B.2.a of the Winnetka Zoning Ordinance, and for the following variations, all to allow the expansion of the existing church building and reconfiguration of the parking lot, as described in the plans accompanying the applications for special use permit and variations: (a) a variation from the maximum building size (gross floor area) limitations of Section 17.12.010.G, to allow the existing, legally nonconforming gross floor area to be increased by 16, 876.19 square feet, from 26,514.67 square feet to a total of 43,390.86 square feet, whereas the maximum permitted gross floor area is 21, 135.00 square feet, resulting in a variation of 22,255.86 (105.30%); (b) a variation from the intensity of use of lot limitations of Section 17.12.010.F, to allow the existing legally nonconforming roofed lot coverage of 21,921.09 square feet to be increased by 11,804.83 square feet to a total of 33,725.92 square feet, whereas the maximum permitted roofed lot coverage is 21,000.00 square feet, resulting in a variation of 12, 725.92 square feet (60.60%); and (c) a variation from the intensity of use of lot limitations of Section 17.12.010.F to allow the existing legally nonconforming impermeable lot coverage of 60,490.09 square feet to be increased by 16, 076.83 square feet to a total of 76,566.92 square feet, whereas the maximum permitted impermeable lot coverage is 42,000.00 square feet, resulting in a variation of 34,566.92 square feet (82.30%); and (d) a variation from the requirements of Section 17.12.010.M3 to permit eleven (11) parking spaces to be located in a required front yard within 12.0 feet of the south property line, whereas a setback of 30.0 feet is required; and

WHEREAS, on December 16, 1999, the Design Review Board issued favorable comment on the proposed building expansion and parking lot reconfiguration, subject to receiving a final exterior site plan, including landscaping and lighting, and to receiving further detail on materials and finishes, particularly for windows and related wood "bulkhead" panels; and

WHEREAS, the Plan Commission considered the Church's proposal at its meeting on December 8, 1999, and by the unanimous vote of the nine members then present, found the proposal to be consistent with the Comprehensive Plan, but expressed a concern about storm drainage from the Subject Property; and,

WHEREAS, pursuant to due notice thereof, the Zoning Board of Appeals conducted a public hearings on said applications for special use permit and variations, December 13, 1999, and January 10, 2000; and,

WHEREAS, following the public hearing on December 13, 1999, which covered the request for special use and the variations from maximum building size, roofed lot coverage and impermeable lot coverage, by the favorable vote of four of the five members then in attendance, the Zoning Board of Appeals voted to recommend to the Village Council that the special use permit and the maximum building size, roofed lot coverage and impermeable lot coverage variations be granted; and

WHEREAS, following the public hearing on the front setback variation on January 10, 2000, the Zoning Board of Appeals unanimously recommended that the variations be granted; and

WHEREAS, a parish hall that was included in a long range plan prepared by the Church in the 1950's was not completed and the Church does not have a parish hall and modern kitchen, which are standard practices in churches in the area; and

WHEREAS, the Church has submitted evidence that its school enrollment has more than doubled since 1996 and that there are approximately 150 children in the school program, including 35 in senior high and approximately 20 in junior high, but that there is no interior space in the church building that can accommodate more than 25 children at one time and that it must use other facilities to gather more than 20 children at a time; and

WHEREAS, the Church has submitted evidence that it needs to have the ability to gather large groups of children at the same time and that the proposed classrooms, plus the proposed multi-purpose space that can be used for other purposes as well, will meet that need; and

WHEREAS, the Church projects that it will grow at the rate of 7% per year for the next five years; and

WHEREAS, the Church has submitted evidence of a need to provide expanded facilities, including expanded gathering space, additional classrooms and offices, kitchen facilities and a reconfigured entrance, in order to provide fully accessible, adequately sized facilities to allow all church activities to take place on the Subject Property; and

WHEREAS, there are no other locations within the immediate proximity of the Church that would allow it to conveniently, safely and economically hold its educational and social functions off the Subject Property; and

WHEREAS, the proposed expansion of the church facilities will provide gathering space, classrooms and multi-purpose areas, all of which will allow the Church to conduct all of the activities of its ministry in a single location; and

WHEREAS, the Church has established that continuing to conduct its activities in a single location is necessary to meet its program needs and to assure the long-term viability of the Church, which has been a significant part of the Winnetka community for over 40 years; and

WHEREAS, there are practical difficulties and particular hardships in carrying out the strict letter of the Winnetka Zoning Ordinance as it applies to the Subject Property in that: (1) the 1.92 acre Subject Property cannot be expanded, because it is landlocked, being located at the northeast corner of Hibbard and Willow Roads, with single family residences abutting it to the north and east; (2) the Village of Winnetka is a mature community and no alternative sites of sufficient size are available for the Church's facilities; (3) the Subject Property is located on a corner, which requires additional front setbacks, further restricting the amount of buildable area for any church expansion; and (5) the church's ministry, such as worship, religious education, funerals, weddings, meetings and social activities, will be substantially burdened without the proposed addition; and

WHEREAS, unless the requested relief is granted, the property in question cannot yield a reasonable return to the Church, in that the area for the proposed addition would be rendered useless to the Church for its ministry, as it would effectively be limited to the parking that presently exists there; and

WHEREAS, the plight of the Church is due to unique circumstances, because of the practical difficulties and particular hardships described above, and because the Church's use of the Subject Property is for the furtherance of its religious ministry rather than the private comfort, convenience or monetary benefits that typically attach to residential and commercial uses of property; and

WHEREAS, the variations, if granted, will not alter the essential character of the locality, in that: (1) the proposed addition has been designed to be sensitive to its surroundings and compatible with the architecture of the existing church, which is a recognized visual fixture at the northeast corner of Hibbard and Willow Roads; and (2) the expanded facilities being proposed will continue to provide the same type of service at the same location; and

WHEREAS, an adequate supply of light and air to adjacent property will not be impaired, because the Subject Property is bounded on its west and south sides by public streets, no changes will be made to the north side of the building and the east side of the Subject Property will continue to be used for parking; and

WHEREAS, the hazard from fire and other damages to the property will not be increased, since the addition will be constructed in accordance with all applicable building codes, making it no more hazardous than any other construction built according to those codes; and

WHEREAS, the proposed addition to the church building is generally an improvement to the Subject Property and there is no credible evidence that the taxable value of land and buildings throughout the Village will diminish as a result of the proposed addition; and

WHEREAS, there is no evidence that congestion in the public streets will increase, because the area streets are not operating at traffic capacity and the plan to go from a single Sunday service to two services will reduce traffic volumes by spreading the traffic over a larger period of time; and

WHEREAS, there is no evidence that the public health, safety, comfort, morals and welfare of the inhabitants of the Village will be impaired by the proposed addition, if it is constructed subject to the conditions specified in this ordinance; and

WHEREAS, there is no evidence that the proposed addition, if constructed in accordance with the conditions set forth in this ordinance, will substantially diminish or impair property values in the immediate vicinity; and

WHEREAS, there is no evidence that the proposed addition, if constructed in accordance with the conditions set forth in this ordinance, will be substantially injurious to the use and enjoyment of other property in the immediate vicinity; and

WHEREAS, the Church is an established use located at the edge of an established single-family residential area, and there is no evidence that construction of the proposed addition subject to the terms and conditions of this ordinance will impede the normal and orderly development or improvement of other property in the immediate vicinity; and

WHEREAS, adequate measures have been taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways, in that the proposed addition continues to provide off-street parking, provides an on-site passenger drop-off, provides for access by persons with disabilities, and enables the Church to continue to hold all of its activities in a single location; and

WHEREAS, adequate utilities, access roads, drainage and other facilities necessary for the operation of the special use on the Subject Property exist due to the presence of the existing facility and, to the extent that they do not, they will be provided when the proposed addition is constructed in compliance with applicable Village Code requirements; and

WHEREAS, it is not practicable to require the Church to provide additional on-site parking, which either would require changing the footprint, height or location of the building addition, creating a greater impact on adjacent residences, or would reduce the amount of space available to the Church for its program needs, and the effect of the proposed reduction in on-site parking spaces is ameliorated by the change to two services on Sunday and by the availability of on-street parking in the immediate vicinity; and

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

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

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

SECTION 2: That, subject to the terms and conditions hereinafter set forth, the following variations are hereby granted to the Subject Property, which is commonly known as 1255 Willow Road, is the site of the Winnetka Presbyterian Church and is located in the R-5 Single-Family Residential zoning district, all to allow the expansion of the existing church building and reconfiguration of the parking lot, as described in the plans dated November 11, 1999: (a) a variation from the maximum building size (gross floor area) limitations of Section 17.12.010.G, to allow the existing, legally nonconforming gross floor area to be increased by 16, 876.19 square feet, from 26,514.67 square feet to a total of 43,390.86 square feet, whereas the maximum permitted gross floor area is 21, 135.00 square feet, resulting in a variation of 22,255.86 (105.30%); (b) a variation from the intensity of use of lot limitations of Section 17.12.010.F, to allow the existing legally nonconforming roofed lot coverage of 21,921.09 square feet to be increased by 11,804.83 square feet to a total of 33,725.92 square feet, whereas the maximum permitted roofed lot coverage is 21,000.00 square feet, resulting in a variation of 12, 725.92 square feet (60.60%); and (c) a variation from the intensity of use of lot limitations of Section 17.12.010.F to allow the existing legally nonconforming impermeable lot coverage of 60,490.09 square feet to be increased by 16, 076.83 square feet to a total of 76,566.92 square feet, whereas the maximum permitted impermeable lot coverage is 42,000.00 square feet, resulting in a variation of 34,566.92 square feet (82.30%); and (d) a variation from the requirements of Section 17.12.010.M.3 to permit eleven (11) parking spaces to be located in the front yard setback within 12.0 feet of the south property line, whereas a setback of 30.0 feet is required.

SECTION 3: That, subject to the terms and conditions hereinafter set forth, a special use permit under Section 17.12.010.B.2.a of the Winnetka Zoning Ordinance is hereby granted with respect to the Subject Property, which is commonly known as the 1255 Willow Road, is located in the R-5 Single-Family Residential district, and is the location of the Winnetka Presbyterian Church, 1255 Willow Road, to allow expansion of the existing special use of a church facility on the Subject Property by constructing an addition and reconfiguring the parking lot, to create new areas for social gatherings, kitchen facilities, classrooms and offices, in accordance with the plans dated November 11, 1999.

SECTION 4: That the variations and special use permit hereby granted are subject to all of the following conditions:

A. The Church shall commence the proposed construction within twelve (12) months after the effective date of this ordinance.

B. The Church shall prepare and submit a drainage and grading plan for review and approval by the Village Engineer. In addition to meeting all applicable requirements imposed by statute or Village ordinance, the drainage and grading plan shall include the following elements:

1. The modification of stormwater drainage at the west end of the north driveway in a manner acceptable to the Village Engineer, which shall include one or more of the following: extending the retaining wall, re-grading the driveway, installing an additional drain and taking such other or additional steps as the Village Engineer determines is necessary.

2. Calculations necessary to demonstrate the existing run-off rate and the proposed run-off rate, along with a plan that shows, to the Village Engineer's satisfaction, (i) appropriate restrictions to the stormwater outlet to equalize the two rates, (ii) a detention plan and (iii) appropriately designated overflow routes.

3. Calculations necessary to demonstrate the amount of floodplain water storage that will be lost as a result of grade changes or areas of fill, along with a plan that shows, to the Village Engineer's satisfaction, that an equivalent amount of compensatory stormwater storage is provided.

C. The Church shall assume all costs and responsibility for the operation and maintenance of all exterior lighting, which shall include either the removal and replacement, or the purchase and modification, of the existing lights along the north property line, which are currently owned, operated and maintained by the Village. The Water and Electric Department shall bill the Church for electric service provided for exterior lighting at the same rate and in the same manner as it bills for similar use by similar customers in the Village.

D. The Church shall obtain the Village Council's approval of a final lighting plan, which shall be submitted to the Council after receiving review and comment from the Design Review Board. The final lighting plan shall meet the following requirements:

1. It shall be consistent with the disposition of the lights along the north property line, as required in paragraph C of this Section;

2. It shall provide lighting to safely illuminate the exterior of the Subject Property while minimizing the spillage of light to adjoining properties; and

3. It shall include a detailed description of all exterior lighting fixtures, including the height of the fixtures and the intensity of light they generate, and a description of all steps taken to mitigate the impact of lighting on adjoining properties, including proposed hours of operation, direction of light and any light filtering or baffling devices to be used.

E. The Church shall obtain the Village Council's approval of a final landscaping plan, which shall be submitted to the Council after receiving review and comment from the Design Review Board. The final landscaping plan shall meet the following requirements:

1. It shall use landscaping materials approved by the Village Forester;

2. It shall provide a buffer between the Church building and the single-family residential properties located at 1228 Ash and 1234 Ash.

3. The landscape plan shall not reduce the number of parking spaces depicted on sheet A-21 of the plans submitted with the variation and special use application, dated November 11, 1999.

4. The landscape plan shall be mutually agreeable to the Church and the owners of the properties at 1228 Ash and 1234 Ash, provided that, if the Church and said owners are unable to reach an agreement after making a reasonable, good faith effort to do so, the Church may submit a proposed landscape plan for review and comment; and

5. The Church shall be bound by the Council's final determination on the landscape plan.

F. The lighting plan and the landscape plan required by this ordinance may be consolidated into a single plan.

G. The Church shall provide a solid enclosure for refuse containers, in the location indicated on the site plan depicted on sheet A-21 of the plans submitted with the variation and special use application, dated November 11, 1999, with final approval of the materials for the enclosure to be subject to review and approval of the Design Review Board.

H. The air conditioning units for the Church building and addition shall meet all standards of the Village Code and shall be placed in such a location and equipped with such sound attenuation devices as necessary to comply with those standards. The Church shall provide all necessary technical documentation, prepared and signed by a qualified professional, necessary to demonstrate compliance with said standards. Unless otherwise approved by the Village Council, the Church shall provide a solid enclosure for the air conditioning units, in the location indicated on the site plan depicted on sheet A-21 of the plans submitted with the variation and special

use application, dated November 11, 1999, with final approval of the materials for such enclosure at that location to be subject to review and approval of the Design Review Board. Materials used for such enclosure at any other location on the Subject Property shall be subject to the approval of the Village Council.

SECTION 5: In the event that any provision of this ordinance conflicts with any other ordinance of the Village, the provisions of this ordinance shall prevail.

SECTION 6: That this Ordinance shall be in full force and effect from and after its passage, approval, and posting.

ADOPTED this 15th day of February, 2000, pursuant to the following roll call vote:

AYES: Trustees Aquilino, Dering, Duhl, Hilton, Lien and Powell

NAYS: None

ABSENT: None

APPROVED this 15th day of February, 2000.

Signed:

/ss/Louise A. Holland

Village President

Countersigned:

/ss/Douglas G. Williams

Village Clerk

Introduced: January 4, 2000

Posted: January 5, 2000

Passed and Approved: February 15, 2000

Posted: February 16, 2000



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: DAVID SCHOON, DIRECTOR
DATE: NOVEMBER 5, 2019
**SUBJECT: COMPREHENSIVE PLAN – CONTINUED DISCUSSION OF IDEAS TO
INCORPORATE INTO THE COMPREHENSIVE PLAN**

At the November 11, 2019, Zoning Board of Appeals meeting, the Board is scheduled to continue its discussion of ideas that it would like to see addressed in the new comprehensive plan. At the October 14 meeting, the Board began the process of identifying ideas to incorporate into the plan. The Board went through the process of identifying the community's strengths, weaknesses, opportunities and threats as they relate to the community as a place to live, work, or operate a business. Attachment A contains a list of the items Board members identified.

The following is staff's attempt to synthesize and summarize Board member's ideas. We organized the ideas into two categories (1) community characteristics and features that **should be maintained and/or enhanced** and (2) community characteristics and features that **should be improved**:

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

- A. The high quality public and private primary and secondary educational systems.
- B. A great area for families to raise children evidenced by family-friendly businesses and other activities for families.
- C. Access to a large number of parks within the community.
- D. A walkable and bike-friendly community with access to a good trail system.
- E. The availability of good mass transit, in particular the Metra train service and its three train stops in the community.
- F. A low crime, safe community.
- G. Zoning that is well organized by consistent housing stock within neighborhoods.
- H. The community's unique environmental factors such as its location along Lake Michigan and its suburban forest.
- I. Commercial districts that are compact (not large scale, big box) and contain quality design and that provide access to convenience goods and services
- J. Village-owned water and electric services.
- K. Active and engaged residents.

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

- A. Address the high property tax burden on residents.
- B. Provide opportunities for a variety of housing options for those who wish to downsize as well as for the poor, young and elderly who find the community lacks affordable housing (e.g. coach houses, units above garages, etc.).
- C. Address changing retail environment, such as the rise of on-line shopping and its impact on the Village's commercial districts, that has led to vacancies by (a) increasing entertainment and experiential retail options, (b) facilitating redevelopment/reuse of the former One Winnetka site and the post office site through public/private partnerships, and (c) providing shared services for individuals working from home.
- D. Improve pedestrian access to the community cores and their transit hubs (e.g. improved lighting).
- E. While the elementary school district responds to the need to modernize the educational system, it needs to be responsive to the needs and concerns of all residents.
- F. Need to financially plan for improvements to aging public infrastructure.
- G. The community's population is becoming less diverse as the population ages, which at the same time also requires the community to address needs of older residents.
- H. The Village's zoning and development ordinances should be improved to make the regulations and processes more clear and transparent to residents, property owners, and businesses.
- I. Encourage engagement by many in the community, including the more transient portions of the community, in order to further enhance a sense of community and to support local social services.
- J. Given limited redevelopment options exist in core areas, infill development should be responsive to concerns of surrounding homeowners.
- K. Encourage environmentally sustainable development through (a) the use of green stormwater infrastructure, (b) shoreline erosion control methods, and (c) other environmentally sensitive construction.
- L. The Village must prepare for the impact of changing technology, such as 5G wireless technology, on how we work and shared vehicles on the need for commercial parking.

At the November 11 meeting, we would like the Board to review this summary and to provide comments/edits/additions to it.

We would also like to have a discussion with Board members regarding what changes we may need to make to the following zoning and other tools that the Zoning Board of Appeals has at its disposal to use to maintain and enhance the desirable community characteristics or to improve those community characteristics that need improvement:

- **Variations (including those as part of subdivision process)**
 - Minor Variations – Zoning Administrator
 - Standard Variations – ZBA Only
 - Major Variations – ZBA & Council
- **Special Uses Outside of Overlay District**

- Commercial uses
- Institutional uses & park facilities
- **Amendments to Zoning Code**
- **Appeals**
 - Zoning Administrator decisions
 - Building Official decisions

ATTACHMENTS

Attachment A: October 14, 2019, Zoning Board of Appeals Discussion – List of Ideas to Include in Comprehensive Plan



VILLAGE OF WINNETKA

WINNETKA 2040

October 14, 2019, Zoning Board of Appeals





STRENGTHS – AS A PLACE TO LIVE, WORK, & RUN A BUSINESS

–WINNETKA'S STRENGTHS FROM A LAND USE, NEIGHBORHOOD, COMMUNITY CHARACTER PERSPECTIVE?

- Proximity to Lake Michigan
- # of parks
- Walkability
- Primary and secondary education
- Compact commercial districts
- Availability of good mass transit
- Cleanliness of zoning – Clean divisions between residential zoning districts, well organized, consistent housing stock within neighborhoods
- Community's trees, suburban forest
- No large commercial areas
- Quality design for commercial areas.
- Convenience goods and services are available.
- Vibrant, vocal residents
- Family friendly (commercial businesses and activities for families)
- Good trails/Bike-friendly
- Feel safe, low crime
- Village-owned water and electric services.
- Access to fresh water





WEAKNESSES – AS A PLACE TO LIVE, WORK, & RUN A BUSINESS

– WINNETKA'S WEAKNESS FROM A LAND USE, NEIGHBORHOOD, COMMUNITY CHARACTER PERSPECTIVE?

- Is school system addressing needs of residents?
- High property taxes
- Lack of affordable housing for poor, young, and elderly
- Limited areas for development other than redevelopment in core areas
- Aging population in terms of diversity of population
- Lacking to address needs of older residents.
- Zoning structure is confusing in terms of commission/boards involved.
- Lack of entertainment options.
- Lack of housing opportunities for downsizing
- Transient community
- Lack of engagement by many in the community, impacting social services.
- Commercial districts impacted by changing retail leading to vacancies, need to address zoning
- Could improve access (e.g. lighting, etc) to transit districts
- Zoning code deficiencies, needs a rewrite.
- Lack of transparency in terms of what is allowed. Could be more clear.
- The status of the One Winnetka site
- Aging infrastructure and financially planning for improvements





OPPORTUNITIES – AS A PLACE TO LIVE, WORK, & RUN A BUSINESS

WHAT REGIONAL, STATE, NATIONAL, WORLD TRENDS ARE POTENTIAL OPPORTUNITIES FOR WINNETKA?

- Environmental sustainability (e.g. addressing stormwater through green infrastructure)
- More creative uses of commercial areas (experiential retail)
- Shared vehicles will impact need for commercial parking
- More individuals working from home. – Provision of shared services for these individuals
- Creative affordable housing – accessible dwellings (e.g. coach houses, units above garages)
- Changing technology – 5G
- Communities taking advantage of assets (e.g. post office redevelopment)
- Public/private partnerships.
- Public/public partnerships
- Support of environmentally sensitive construction.





THREATS – AS A PLACE TO LIVE, WORK, & RUN A BUSINESS

WHAT REGIONAL, STATE, NATIONAL, WORLD TRENDS ARE THREATS TO WINNETKA?

- Internet shopping
- Homebuyers looking for residential options we do not have.
- Infill developments need to be more responsive to surrounding homes.
- Decreasing state population
- Erosion of shoreline
- Impacts on educational systems; need to continue to modernize.

