



## ZONING BOARD OF APPEALS REGULAR MEETING

MONDAY, MARCH 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. Approval of January 14, 2019 meeting minutes.
4. **Case No. 19-10-V2: 1309 Trapp Lane:** An application submitted by Mark Gent and Jennifer Gonzalez seeking approval of a zoning variation to allow an in-ground pool at 1309 Trapp Lane. The requested zoning variation would permit the pool to provide less than the minimum required front yard setback from Holly Lane. The Village Council has final jurisdiction on this request.
5. Other Business.
6. Public Comment.
7. Adjournment

Note: Public comment is permitted on all agenda items.

### NOTICE

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**510 Green Bay Road, Winnetka, Illinois 60093**

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**WINNETKA ZONING BOARD OF APPEALS  
JANUARY 14, 2019**

**Zoning Board Members Present:** Joni Johnson, Chairperson  
Matthew Bradley  
E. Gene Greable  
Wally Greenough  
Mark Naumann

**Zoning Board Members Absent:** Sarah Balassa

**Village Staff:** David Schoon, Director of Community Development  
Ann Klaassen, Senior Planner

**Village Attorney:** Benjamin Schuster

**Agenda Items:**

**Minutes of the Zoning Board of Appeals  
January 14, 2018**

**Call to Order:**

Chairperson Johnson called the meeting to order at 7:00 p.m.

Ms. Klaassen took a roll call vote of the Board Members present and noted Ms. Balassa is absent.

**Community Development Report**

Mr. Schoon informed the Board that two subdivisions were previously reviewed by the board have been approved by the Council. He noted there are a couple of upcoming items including the Village Council considering a business called Boutique Bites which is looking to locate in the former Antique Emporium space which will need code amendments. Mr. Schoon stated it would include a zoning code amendment to allow a banquet facility since the applicant has three components to their business: a specialty food store with a café, a banquet facility seating up to 150 people and a catering kitchen. He stated in addition to the zoning code amendment, the applicant would need a liquor license amendment for the banquet hall and the third component related to the inclusion of valet parking. He identified the address as 915 Green Bay Road. Chairperson Johnson stated it has been vacant for a while.

Mr. Schoon then informed the Board the Village Council would hold another study session tomorrow evening with regard to the retail overlay district and potential changes. He stated the discussion would focus on boundaries and uses allowed in the retail overlay district.

**Approval of November 12, 2018 Meeting Minutes**

Chairperson Johnson stated she submitted her changes to Ms. Klaassen and asked if there were any other comments. No comments were made at this time. She then asked for a motion. Mr. Bradley moved to approve the November 12, 2018 meeting minutes, as amended. The motion was seconded by Mr. Greenough. A vote was taken and the motion unanimously passed.

**Case No. 18-14-V2: 720 Humboldt Avenue - *Continued from the October 8, 2018 meeting*: An amended application submitted by John Robert Hollender and Susan Hollender seeking approval of zoning**

1 **variations to allow additions to the existing residence at 720 Humboldt Avenue. The requested zoning**  
2 **variations would permit the existing residence (a) to exceed the maximum permitted building size, (b)**  
3 **to provide less than the minimum required front (corner) yard setback from Humboldt Avenue, and**  
4 **(c) to provide more than the maximum permitted width of 22 feet for a front-facing attached garage**  
5 **and more than maximum permitted width of front-facing garage doors. The Village Council has final**  
6 **jurisdiction on this request.**

7 Ms. Klaassen stated Case No. 18-14-V2, 720 Humboldt Avenue, which was continued from the October  
8 8, 2018 meeting, is an amended request filed by John Robert and Susan Hollender as the owners of the  
9 property, 720 Humboldt. She stated the applicants' current request requires the approval of the  
10 following variations from the zoning ordinance to allow additions to the existing residence. (i) gross floor  
11 area of 13,548 square feet whereas a maximum of 9,347 square feet is permitted, a variation of  
12 approximately 4,200 square feet or 44%, (ii) a corner yard setback of 24.42 feet whereas a minimum of  
13 35.9 feet is required, a variation of approximately 11.5 feet or 32% and (iii) a front facing attached  
14 garage width of 48.92 feet whereas a maximum of 22 feet is permitted, a variation of 26.92 feet and a  
15 total of four 9 foot wide garage doors whereas a maximum of two garage doors are permitted.

16  
17 Ms. Klaassen stated as the Board would remember, this case was first considered by the Board in  
18 September 2018 and the case was continued at the request of the applicants to provide them an  
19 opportunity to revise the request in response to concerns expressed by the Board. Ms. Klaassen stated  
20 the Board considered an amended request in October 2018 and the applicants revised the design of the  
21 proposed covered porch addition and reduced the size of the proposed garage addition by  
22 approximately 204 square feet. She stated at the October meeting, the Board reiterated concerns  
23 expressed at the September meeting regarding the overall size of the residence with the proposed  
24 additions, specifically with regard to the GFA which was attributed to the garages. Ms. Klaassen stated  
25 there was discussion in connection with the size of the existing three car garage as well as the pool  
26 equipment room and its location. She stated the request currently before the Board includes the  
27 removal of the westernmost bay of the three car garage which measured approximately 187 square feet  
28 as well as reducing the size of the pool equipment room by approximately 11 square feet. Ms. Klaassen  
29 also stated the amended request further reduces the GFA by 198 square feet which resulted in the total  
30 amount of the proposed GFA being reduced by approximately 402 square feet from approximately 760  
31 square feet to 360 square feet since the request was first considered in September.

32  
33 Chairperson Johnson stated the proposal is to remove the westernmost bay of the three car garage and  
34 asked if that portion would still need a variation for the corner yard setback. Ms. Klaassen responded it  
35 would not since that setback would be increasing with the closest point being to the pool equipment  
36 room. Mr. Bradley stated the point at which they are drawing the line for the setback variance request is  
37 to the current proposal's pool equipment room. Ms. Klaassen confirmed that is correct. Mr. Bradley  
38 stated that setback is currently existing nonconforming and is further complicated by where they are  
39 placing the pool equipment room. Ms. Klaassen confirmed that is correct.

40  
41 Chairperson Johnson asked if there were any other questions for Ms. Klaassen. No additional questions  
42 were raised by the Board. She then asked for the applicants to describe the changes made to the  
43 request and thanked the applicants for considering the Board's comments. Chairperson Johnson then  
44 swore in those speaking to this matter.

45  
46 Susan Hollender thanked the Board for the extension for them to reconsider the proposal. She then  
47 stated as much as they did not want to remove a portion of the three car garage, they understand why  
48 and the ultimate need to decrease the amount of GFA. Ms. Hollender then stated in September 2018,

1 they were at 763 and they are now at about half at 361. She stated as Ms. Klaassen mentioned, they  
2 would be loping off the north/west side of the garage which seemed to be the most vocal request by the  
3 Board at the last meeting in October. Ms. Hollender stated they got several more estimates and it would  
4 still be in the same cost range because of the topography. She also stated they planned to decrease the  
5 pool equipment room by several feet and they would still like to keep that in front due to several  
6 scenarios which Robert would explain. Ms. Hollender then stated because of the hill and landscaping in  
7 the back, she informed the Board they have had this problem before where different equipment folks  
8 did not care about landscaping the area and did not want to take a chance of running the whole thing  
9 around and wrapping through, etc. She also stated since it is a flat surface in the front, they would like  
10 to keep that in the front as much as possible and away from the backyard and separate and  
11 independent from the backyard entrance to the home.

12  
13 Chairperson Johnson asked if there were any questions from the Board. Mr. Greable stated he is  
14 confused on the one garage and stated it is a garage now but it is not going to be a garage. Chairperson  
15 Johnson stated they would be making it into a pool storage room. She stated for clarity, she assumed it  
16 would be used for outdoor furniture as well. Ms. Hollender responded they live between several  
17 beaches and their children would grow and they have lots of equipment. She stated they are looking at  
18 it in terms of long term growth and noted they also have lawn and patio equipment. Ms. Hollender then  
19 stated while it is a lot of square footage in the sense of pool storage, there is a lot of equipment which  
20 needed to be there to which accounts for the square footage. Chairperson Johnson stated it would  
21 be 320 square feet. Ms. Hollender confirmed the one car garage would not be a garage anymore.  
22 Chairperson Johnson stated they would be using part of it for a two car garage. Mr. Hollender confirmed  
23 it would be a two car garage and the back would be used for outdoor storage. He added they have no  
24 intention to park a vehicle there.

25  
26 Chairperson Johnson stated the applicants have reduced it although this is the third hearing on the  
27 request, she commented they could have reduced it more. She also stated they already reduced it 200  
28 square feet from September to October which was from reconfiguring the new and old garage space.  
29 Chairperson Johnson asked if there were any other questions. Mr. Greenough and Mr. Naumann had no  
30 questions.

31  
32 Mr. Bradley thanked the applicants for coming back for a third time and stated the proposal  
33 demonstrating the applicants' and the Board's vantage point of wanting to make sure the Board  
34 did their duty to hold them to the guidelines. He described the request as a game of whack a mole  
35 where all three variations are tethered together and all have an impact on one another. Mr. Bradley  
36 then stated he had great concerns and wanted clarity in order to get to where the other Board members  
37 are and asked the applicants to remind him again if the GFA overage of 135 square feet is for the  
38 covered porch. He then stated he saw in an earlier attachment letters which were sent which noted they  
39 would not be constructing a deck above the covered porch which eliminated 300 square feet from the  
40 proposal. Mr. Bradley also asked them to explain the 150 square feet of covered porch is to cover  
41 the front area of the home where the main entrance is and is not presently covered which contributing  
42 to rotting, etc. Mr. Bradley commented 135 square feet being part of the 300 square foot number is not  
43 a small amount.

44  
45 Mr. Hollender responded there is an existing front uncovered porch which has a crawl space underneath  
46 and was original to the home. He also stated it is comprised of steel I beams and with poured concrete  
47 over it and pavers/flooring on top. Mr. Hollender stated water is infiltrating through and rusting the old  
48 beams and they want to cover it to stop water infiltration as well as the fact it would look much better.

1 He noted it was covered at one time and was taken off with the plan being to put it back to the way it  
2 was.

3  
4 Mr. Bradley asked Mr. Hollender to explain with regard to where they positioned the pool storage room  
5 and not the maintenance equipment room; the applicants' original proposal completely contracted what  
6 they said in wanting it to be close to the driveway for access for pipes. He stated it was inside that room  
7 which required people to come around it to get into it and by moving it to where they have it now  
8 opened Pandora's Box in that 174 square feet of the overage and GFA and is the reason for the extreme  
9 setback variation request. Mr. Bradley stated they demonstrated to the Board in a prior proposal there  
10 is a viable alternative to where it can be which is now where it is and making it more difficult for him to  
11 understand its value. He asked Mr. Hollender to explain the importance of it being there to determine if  
12 there can be an offset for the two variations requested.

13  
14 Mr. Hollender responded they overlooked it in the first proposal and the architect put it there and he  
15 overlooked it. Mr. Bradley referred to Figure 5 in the plan which has it inside. Ms. Klaassen confirmed  
16 that is the existing location and then identified it in the proposed addition. Mr. Bradley asked if it was  
17 always meaning to go into the garage nook area and Mr. Hollender confirmed that is correct and  
18 they want to keep it in a similar location and apologized to the Board. He then stated it involves a big  
19 hose and a large sand filter which would require unreeling the hose down the driveway to change the  
20 filter with the water going down the driveway and into the gutter. He stated the other way would be in  
21 the back and require bringing the hose around which would interfere with their planting and they did  
22 not want a hose dragged through and destroying the landscaping. Mr. Hollender described this  
23 alternative as foolproof and it would be very convenient for them and to keep the landscaping safe.

24  
25 Mr. Bradley then referred to Figure 7 and the proposed addition now and they are looking at a 22x14  
26 foot pool storage room of 310 square feet of completely free space for pool equipment and furniture.  
27 He asked if it is their testimony that room cannot be reduced to reduce the variation on GFA and on the  
28 setback. Mr. Hollender stated it may be difficult and noted the home has been remodeled so many  
29 times and stated half of the kitchen was previously exterior space.

30  
31 Mr. Bradley stated for the garage, the variation is to allow four 9 foot garage doors where two doors are  
32 allowed. He then stated for the proposal for those two garages, they made the case it would be highly  
33 inefficient for families and for those two garages to remain as garages. Mr. Hollender confirmed that is  
34 correct. Mr. Bradley then asked Mr. Hollender if they would be willing to overlook one variation request  
35 since the GFA has been reduced. Mr. Hollender agreed and stated they thought four car garages were  
36 allowed. Chairperson Johnson stated four garage doors are allowed, but one cannot have four front-  
37 facing garage doors. She stated they already have them separate and are not proposing four contiguous  
38 garage door bays which are front-facing. Mr. Hollender stated they cannot change how it is. Chairperson  
39 Johnson confirmed they have never granted variations for four front-facing garage doors.

40  
41 Chairperson Johnson asked the applicants to explain in terms of safety the access to the pool and how  
42 they are trying to keep other people from accessing the pool. Mr. Hollender responded for the pool  
43 equipment room, they want to put a door on the back so only the pool equipment people can access it  
44 and eliminate the gate. He then described how the pool equipment service people would service the  
45 pool through that room.

46

1 Chairperson Johnson asked if there were any other questions. No additional questions were raised at  
2 this time. Chairperson Johnson then called the matter in for discussion and noted the Board is providing  
3 a recommendation to the Village Council for three different variations.  
4

5 Mr. Greenough stated Mr. Bradley made some good points and described the proposal as a decent  
6 compromise for a very unique piece of property. He described the topography as challenging and for the  
7 applicants to work with the old home, he is glad they are taking on the project. Mr. Greenough then  
8 stated he is in favor. Mr. Greable agreed with the comments made and stated he is also in favor. He  
9 referred to looking at the request from the standpoint of understanding of what is causing the GFA  
10 which mainly the two car garage is causing the increase. Mr. Greable referred to the 1890 historic home  
11 and the applicants being a new family with young children taking on the task of remodeling and  
12 maintaining the home. He then stated the fact that it would now be 13,548 square feet and the 362  
13 square feet for the additional variation is only 2.7%. Mr. Greable stated the importance of maintaining  
14 an historic home is worth the effort. Mr. Greable concluded the Board has looked at this request over  
15 three meetings and the applicants are making an effort to maintain an old home in Winnetka and  
16 reiterated he is in favor of the request.  
17

18 Mr. Bradley commended the applicants for taking on this project and the efforts to restore the home  
19 and keep it in the character and spirit of the community. He stated it is a situation where they have an  
20 obligation and responsibility as a Board to deliver on service. Mr. Bradley then stated while the  
21 applicants made concessions, he did not like the concept of three times being the charm. He indicated  
22 mitigating things can still be done and the code was meant to be applied. Mr. Bradley then stated  
23 overall, they have done a nice job and referred to the 200-300 square feet in consideration of what they  
24 are trying to do and they do not want to discourage others from doing the same thing. He then stated  
25 he is leaning toward being in favor of recommending approval.  
26

27 Mr. Naumann referred to the second wall and agreed with the comments made and thanked the  
28 applicants for their patience. He then stated while he felt they could find a little more, the Board should  
29 be more pragmatic and referred to the spirit of the code versus applying it to the exact letter. Mr.  
30 Naumann concluded in response to the efforts made by the homeowners, he would be supportive of the  
31 request.  
32

33 Chairperson Johnson stated she is also in support of the application and the topography represented  
34 unique circumstances. She referred to the reasonable return standard being met by needing a garage  
35 contiguous to the kitchen area which is expected in Winnetka for a modern home to have. Chairperson  
36 Johnson then stated with regard to the covered porch of the GFA variation, covering the porch would  
37 enhance the aesthetics and provide protection for the basement from water damage. She noted at the  
38 last meeting a conforming garage could be placed in the rear quadrant which would not require a  
39 variation but would not be pleasing for the neighborhood and impractical for the owners. Chairperson  
40 Johnson then stated in terms of the variation for four 9 foot garage doors, it is different than having  
41 them in a row and referred to the topography of the elevation and it being a corner lot. She stated  
42 because there would now be two garage bays on one level and two on the other level, there would be  
43 no issue.  
44

45 Chairperson Johnson then stated they cannot rationalize the cost issue and the need for a four car  
46 garage. She stated the applicants indicated it would be cost prohibitive to take it down and they are  
47 willing to take off part of it to make it a two car garage. Chairperson Johnson stated there is no

1 implication of there being a standard for a four car garage and if it was not cost prohibitive, they would  
2 be having a different discussion since the way it is built in the bluff made it difficult to remove it.

3  
4 Chairperson Johnson stated with regard to the pool and equipment storage room, the pool is already  
5 there and it made sense to have the reconfiguration for the equipment serving the area the way they  
6 have it. She referred to their privacy not being invaded by the service people coming into the garage  
7 during the summer. Chairperson Johnson noted they are also going to be significantly below RLC and  
8 they would be adding 588 square feet to that and they would only be at 5,700 square feet which is  
9 positive. She then stated she would be in favor of the request and the amount of GFA being added is  
10 infinitesimal. Chairperson Johnson then asked for a motion.

11  
12 Mr. Greenough moved to recommend approval of the variations for the reasons articulated by  
13 Chairperson Johnson relating to light and air, unique circumstances and the topography of the property.  
14 Mr. Naumann seconded the motion. A vote was taken and the motion was unanimously passed.

15  
16 AYES: Bradley, Greable, Greenough, Johnson, Naumann

17 NAYS: None

- 18  
19 1. The property in question cannot yield a reasonable return if permitted to be used only  
20 under the conditions allowed by regulations in that zone.  
21  
22 2. The plight of the owner is due to unique circumstance. Such circumstances must be  
23 associated with the characteristics of the property in question, rather than being related to  
24 the occupants.  
25  
26 3. The variation, if granted, will not alter the essential character of the locality.  
27  
28 4. An adequate supply of light and air to the adjacent property will not be impaired.  
29  
30 5. The hazard from fire and other damages to the property will not be increased.  
31  
32 6. The taxable value of the land and buildings throughout the Village will not diminish.  
33  
34 7. The congestion in the public street will not increase.  
35  
36 8. The public health, safety, comfort, moral, and welfare of the inhabitants of the Village will  
37 not otherwise be impaired.  
38

39 **Planned development regulations: At the request of the Village Council, the Zoning Board of Appeals**  
40 **will discuss and provide comments regarding (i) draft revised standards used to evaluate**  
41 **proposed planned developments and (ii) the current review process for proposed planned**  
42 **developments.**

43 Mr. Schoon stated at the request of the Village Council, they were asked to gather input from the Board  
44 with regard to planned development regulations. He stated the Village staff was asked to approach the  
45 Plan Commission and DRB as well for their input in the area of the overall planned development process  
46 as well the standards used and considered for planned developments. Mr. Schoon then reviewed  
47 materials from the staff report regarding the Downtown Master Plan's recommendation to consider  
48 amendments to the planned development process, background and the purpose of a planned

1 development, the guiding principles, which the Village Council began to form, to consider using when  
2 amending the planned development standards and the process.

3  
4 Mr. Schoon reviewed the Village's planned development process, which includes three major steps: (i)  
5 pre-application with the Village staff, (ii) preliminary plan review to get approval of the preliminary plan;  
6 and (iii) final plan review. He also reviewed adding a "conceptual plan review" step.

7  
8 Mr. Bradley commented he liked the conceptual plan review. Mr. Schoon stated they want to make it  
9 more to educate the applicant and to facilitate a smoother process which would also help the applicant  
10 have an idea of what concerns the Village Council may have regarding the developer's proposed  
11 development. Mr. Schoon then stated they have this step in Northbrook for not only planned  
12 developments, but also for subdivisions and special uses. Based upon his experience in Northbrook he  
13 described the benefits and things to keep in mind using this process. In response to a question from  
14 Mr. Bradley, Mr. Schoon responded the Council meetings are open to the public. Mr. Bradley then asked  
15 if the meetings would be recorded and Mr. Schoon confirmed that is correct and they can provide  
16 minutes when they come to the advisory body for consideration of the application.

17  
18 Chris Rintz, Village President, informed the Board with regard to how the conversation evolved, he  
19 referred to a call received from a developer which worked on the North Shore. He referred to the length  
20 of the One Winnetka process. President Rintz referred to the developer's concern in terms of finances  
21 and resources expended during the process and ending up dry. He stated there was no way to get him in  
22 front of the Village Council to say the proposal would be an acceptable concept. President Rintz then  
23 stated sketches and renderings were shown to the Village Council and the Trustee gave their thoughts in  
24 order to realize whether it would be a hurdle and whether the project had a good chance of moving  
25 forward. He stated the Village Council comments are not binding on the Board and referred to notice  
26 that a project would be coming to the community.

27  
28 President Rintz stated in terms of process, 90% of communities have this informal show and tell which  
29 would save them and the Village time. He stated the Council talked about the concept of having a few  
30 members from each of Planning, Zoning, and the DRB to serve on a special planned development group  
31 as a single body to oversee and bring projects forth. President Rintz stated there can be a subset of a  
32 special planned development commission when planned development applications come in and the  
33 members would go back to their regular roles which would allow them to bring the expertise of all the  
34 Boards together to shorten the process and have a potentially different way of dealing with planned  
35 development than before. He referred to developers who are skeptical of doing business in the Village.  
36 He also stated they should think about how the outward business community receives the Village and if  
37 the Village has a comfortable process for good developers to get good development.

38 Mr. Greable stated it is important to adopt some type of commitment to address the planned  
39 development function and it is important from the standpoint of identifying what data and facts they  
40 see up front to help move it along. President Rintz described it as a sweet spot of transparency and the  
41 process includes the time people weigh in to make sure it is more navigable. He added they are the only  
42 community with 25 standards for approval which makes it more daunting.

43  
44 Mr. Schoon stated they would like to get the Board's thoughts on two issues, the first being since they  
45 recently went through the planned development process, they would like to hear from the Board their  
46 experience as a Board Member and how they felt about the process. He stated secondly they would like  
47 the Board's thoughts regarding adding a conceptual plan review step.

48

1 Chairperson Johnson stated she was the Plan Commission liaison during One Winnetka and commented  
2 it made sense to have a design commission for planned developments. She identified two other sites in  
3 Winnetka which qualify for planned development which are Grand Foods and the post office site.  
4 Chairperson Johnson then stated she did not think the DRB should be made part of the planned  
5 development commission since they are so specialized in terms of their expertise. She also stated there  
6 are design guidelines for them to see what they look at which is completely separate than what the Plan  
7 Commission and ZBA look at. Mr. Schoon noted a site measuring 10,000 square feet is not very large and  
8 a planned development applied to any site 10,000 square feet or more. He then identified the following  
9 sites as being larger than 10,000 square feet - former gas station site on Green Bay and Winnetka; the  
10 Maserati stored vehicle facility, the former Boris Café and vacant lot, as well as 694-688 Green Bay Road.

11  
12 Mr. Schuster stated that the planned development process is not only for the initial approval of a  
13 planned development, but also to consider amendments to an approved planned development. He  
14 stated for One Winnetka, there is a chance it may be back before the Village Council for amendments to  
15 the planned development. Mr. Schuster also stated since plans can change down the road where they  
16 are in five or 10 years into it, they can make changes and come back for approvals.

17  
18 Chairperson Johnson stated the sites mentioned by Mr. Schoon are not proposed planned  
19 developments. Mr. Schoon stated under the current regulations, any site over 10,000 square feet would  
20 have to go through the planned development process. Mr. Greenough mentioned the Winnetka Galleria  
21 site going through the planned development process. Ms. Klaassen noted the Winnetka Galleria was  
22 built before the planned development regulations were adopted in 2005.

23  
24 Chairperson Johnson suggested eliminating having advisory bodies weigh in on the final plan, and she  
25 would not be in favor of combining the preliminary and final plans for the reasons outlined in the report.  
26 She stated if the process stays as is, there is no need to see the final plan.

27  
28 Mr. Naumann stated in terms of their recent experience, he described the duration and turbulence as  
29 self-induced and going forward, the most important aspect would be the alignment of potential and  
30 challenging issues. He stated the conceptual issue would address a big part of that and would make the  
31 applicant aware when it gets to the Village Council and discussing the public deviating the issues on the  
32 back end. Mr. Naumann commented it is a great idea and agreed with Chairperson Johnson that  
33 preliminary and final review with the advisory bodies is not necessary unless there are material changes  
34 before the Village Council and it would save a significant amount of time to do it once. He then stated  
35 with regard to the hybrid planned development commission approach, they may lose the expertise they  
36 get in the various Boards, and the divergent opinions they provide could be a benefit to the Village  
37 Council. However, he was open to the creation of a planned development commission.

38  
39 Mr. Bradley stated with regard to One Winnetka, they were new to it and the Board did not appreciate  
40 all that was done until it was in front of them for approval. He agreed there should be streamlining in  
41 the process and there would be no downside to making it more efficient. Mr. Bradley then stated if  
42 developers know there is a more streamlined process, they could get a first take on the project which  
43 would save time and money. He commented it would be hard for him to say 10,000 square feet is the  
44 appropriate number regarding size of a property that must go through the process, and he referred to it  
45 being an arbitrary number and questioned whether 5,000 square feet would clog the system.  
46 Chairperson Johnson asked if they are thinking of changing the 10,000 square feet figure and Mr.  
47 Schoon responded the Village Council briefly discussed it but is currently not thinking of changing it.

48

1 Mr. Bradley then stated they should establish a process for a developer in terms of what they think  
2 about a property as a smell test as opposed to having a formal application. He questioned what steps  
3 trigger the envoy call for people to go hear it or bring it to Village Council. Mr. Bradley also questioned  
4 how to determine when the trigger event is for the developer to go to the Village Council. He then  
5 stated if the Village Staff determined if a project did not fit, he asked if there is any sort of validity test to  
6 apply to a developer before they are allowed to waste time the Council's time.

7  
8 Chairperson Johnson asked if they would be saying they are only in favor of a concept review by the  
9 Village Council if there is some sort of minimum standard. Mr. Bradley asked if there would be some  
10 way to ferret out otherwise wasteful projects by the Village staff. Mr. Schoon responded he did not  
11 remember that being an issue using this process in Northbrook but understood Mr. Bradley's comment.  
12 In response to a comment from Mr. Bradley regarding the makeup of a planned development  
13 commission, Chairperson Johnson suggested a proposal to have the most senior members of each  
14 advisory group serve on the planned development commission.

15  
16 Mr. Bradley then questioned why the need for both preliminary plan review and final plan review. Mr.  
17 Schoon stated it would all be determined based upon what we would accept in terms of the level of  
18 detail at the preliminary application stage. He stated for planned developments in growing areas for  
19 large tracts of land, an applicant comes in for preliminary approval for townhomes, single family  
20 residences, etc. Then 3 years into it, a developer may determine that multi-family units are not selling  
21 and then wants to change that portion of the planned development. That way the developer has not  
22 gone to the expense of the engineering costs associated with a final plan. Given we are talking about  
23 much smaller parcels, Mr. Schoon talked about whether a developer would have the level of details  
24 needed early on for formal plan approval. He said that is why the Village attorney has suggested  
25 allowing a combined preliminary and final plan approval.

26  
27 Mr. Greable stated he was surprised in a well done document, there was no section dealing with lessons  
28 learned and suggested they dissect from a factual standpoint the lessons learned with One Winnetka.  
29 Mr. Greable then referred to the procedures which were rushed out in 2005 and described it as garbage  
30 in, garbage out. He stated not taking lessons learned from One Winnetka would be a disservice to the  
31 community and the Boards. Mr. Greable also stated the time errors were immense problems which  
32 should be addressed. He also commented having 25 meetings was absurd. Chairperson Johnson asked  
33 Mr. Greable for his comments on the 25 standards. Mr. Greable referred to the overkill in the amount of  
34 meetings and the ill will created with all of that and they want to make it a positive process. He  
35 commented the proposal here of having a planned development commission is an excellent idea and  
36 would cut down on all of the information spewed and attendees. Mr. Greable also stated the group  
37 would be helpful and bringing in individuals from the Plan Commission and ZBA or another group is an  
38 excellent idea. He added that while they do not have tons of planned developments to come, they will  
39 be ready when they do come.

40  
41 Chairperson Johnson stated she would be in favor of a combined process but not an overworked model.

42  
43 Mr. Bradley agreed with Mr. Greable and stated the problem is they need to do a dissection of One  
44 Winnetka if they apply those. He suggested they improve the process and look at it impartially and  
45 objectively. Mr. Bradley described One Winnetka as a once in a generation project in terms of planned  
46 development for Winnetka and there would not be another one coming in a year. He stated it cannot  
47 become a model going forward and more planned developments on sites should be much less  
48 complicated. Mr. Bradley then stated given the earlier comments, if they streamline the process and

1 incentivize developers to bring projects to Winnetka, they should consider the development of a  
2 planned development board to deal with a larger volume of applicants and if developers flock here  
3 because of the Village's efficiency, there would be too much stress on the current Boards and the  
4 creation of a planned development board to address that volume would make more sense.

5  
6 Mr. Greenough stated he is not as convinced it is as big of a problem as others think and stated bad facts  
7 made bad law with One Winnetka having bad facts. He stated most of it was due to the developer and  
8 not the Boards and a lot of the meetings were because the proposal changed a lot. Mr. Greenough  
9 described it as an overall solution in search of a problem. He referred to the post office site being a big  
10 deal and there are not so many developers out there that they need to streamline the process. Mr.  
11 Greenough referred to President Rintz' comment on potential developers and they need more facts that  
12 they are losing developers beforehand. He then stated if a developer complies with the rules, there  
13 would be no problem whatsoever. Chairperson Johnson stated the planned development process is for  
14 flexibility. Mr. Greenough then stated one of the listed guiding principles is that the standards should be  
15 clear and reasonable; however, flexibility by definition is not clear.

16  
17 Chairperson Johnson stated it is more toward the section to reduce the 25 standards to something  
18 manageable and coherent. Mr. Greenough then stated he would be leery of putting three people from  
19 bodies on a super committee since they will lose perspective and that each Board does its job.

20  
21 Mr. Bradley questioned if in Northbrook whether any comments by Council members during the  
22 conceptual review created bias or influenced the village advisory boards' decisions if the Council gave it  
23 the thumbs up. Mr. Schoon stated it was never thought of as them giving the thumbs up. He stated that  
24 the comments were more if the Council was open to considering the request and if a Council member  
25 had any specific issues regarding the proposed development, such as needing a bigger setback for  
26 instance, ensuring there is adequate parking, etc. He then stated until final approval is given by the  
27 Village Council, staff reminds the developer that they have nothing approved.

28  
29 Mr. Schuster stated he has seen the process in several communities and he has never seen it to bias the  
30 other bodies or warp the debate. He stated the presentation is only conceptual in nature and when it  
31 comes to the advisory bodies, the applicant would have to have a full set of plans and see the details  
32 which were not considered initially at the preliminary meeting. Mr. Schuster stated before an applicant  
33 spent money on plans and concepts, the Council can make their concerns known and the developer can  
34 determine if it would not be a good fit and walk away. He stated at the same time, without putting  
35 together all of the plans, it would allow a developer and team to get general ideas. He concluded that  
36 bias is never perceived as affecting the decision of the advisory bodies nor the Village Council being  
37 locked in from the beginning and being stuck with it.

38  
39 Chairperson Johnson stated with regard to Village Council terms of two years, opinions can change. She  
40 stated the alternative to a combined board is to take the ZBA out of the process entirely and have it  
41 come before the Plan Commission. Mr. Greenough stated each Board has its own roles and they all  
42 should be heard. Mr. Greable stated he would be in favor of a planned development Board from the ZBA  
43 and Plan Commission.

44  
45 Chairperson Johnson asked if there were any other questions regarding process. No additional questions  
46 were raised at this time.  
47

1 Mr. Schoon then stated with regard to the standards, there are currently a number of different  
2 standards for the different bodies to consider at the preliminary stage and at the final stage. He stated  
3 staff has worked with the Village attorney and drafted planned development standards to frame the  
4 discussion. Mr. Schoon then stated there are four major components, including: (i) general  
5 requirements; (ii) planned development standards; (iii) additional standards for exceptions from district  
6 regulations; and (iv) design guidelines. He noted under the ordinance, planned development is a special  
7 use and an applicant can ask for exceptions or variations as well as relief from zoning requirements if the  
8 exceptions are met.

9  
10 Mr. Schoon stated the general regulations include: (i) approval required by the Village Council; (ii)  
11 permitted locations in the B-1, B-2, C-1 and C-2 districts; (iii) minimum development area of 10,000  
12 square feet; (iv) planned development required for properties over 10,000 square feet; (v) ownership  
13 and control of land (unified ownership); (vi) individual special uses which require separate approval; and  
14 (vii) an exception can be granted from the maximum number of residential units allowed in the B-1 and  
15 B-2 districts if affordable housing being provided.

16  
17 Mr. Greenough referred to Attachment A, paragraph (f) with regard to compliance with the Village code  
18 requirement and complying with all applicable Village ordinances. Mr. Schuster stated it included all of it  
19 with the exception asking for an exception. He stated it is one of the things generally speaking complied  
20 with all of the Village codes and an applicant can ask for an exception or variation.

21  
22 Mr. Schoon then stated with regard to the planned development standards, they looked at other  
23 communities and they use generally the same standards as our special use standards. He stated they  
24 took the Village special use standards and added what needs to be consistent with the Comprehensive  
25 Plan.

26  
27 Chairperson Johnson stated the current planned development standards area substantially similar to the  
28 regular special use standards for the ZBA. She then stated in (b)(6) and item no. 3, there is a general  
29 discussion of the purpose of planned development and refers to the preservation of open space to serve  
30 open environment, etc. and for the planned development to intend to encourage certain common  
31 elements. Chairperson Johnson stated she did not see that in the current standards. Mr. Schuster  
32 responded that is the purpose of planned development and whether they want to formulate a standard  
33 that encompassed that. Mr. Schoon stated that is the typical language when developing vacant land and  
34 refers to plazas, green space preservation, etc. and they can incorporate that into the exceptions.

35  
36 Mr. Schoon then referred to the general planned development standards and standards for exceptions.  
37 He stated they can identify what they can ask for in terms of an exception, such as allowing a land use  
38 which is not allowed in the district. Mr. Schoon also stated in granting exceptions, they are looking for  
39 some public benefit gain which contained two parts: (i) compensating benefit of the public good; and (ii)  
40 Village improvements.

41  
42 Mr. Bradley asked if the intention of the link of examples is 1:1. Mr. Schuster stated that is not an  
43 exception and they are not trying to maximize a taking. He stated the developer should recognize that  
44 by asking for an exception which is imposing a burden on the public, the burden should be offset with a  
45 benefit which should usually be in the general vicinity of the project. Mr. Schuster also noted it is case  
46 specific and depends on what is being proposed which sometimes it being included on the property and  
47 sometimes not.

48

1 Chairperson Johnson stated at the time of the New Trier Partners request, she asked why the zoning  
2 exceptions issue goes to the Plan Commission and the ZBA never looked at exceptions. Mr. Schoon and  
3 Mr. Schuster stated they did not recall that. Mr. Schuster stated under the current code, the Plan  
4 Commission recommends to the Village Council exceptions. Mr. Schoon stated it is their hope to address  
5 this with having one set of standards.  
6

7 Mr. Schoon stated with regard to the standards, he asked for the Board to identify their thoughts on the  
8 proposed standards and compensating benefits. Mr. Schoon also asked for the Board's general thoughts  
9 about the standards and how they are structured.  
10

11 Chairperson Johnson asked if the current standards did not refer to exceptions for zoning district use.  
12 Mr. Schoon confirmed they cannot request a variation to allow for different uses. He then stated if they  
13 decide not to allow an exception for a type of land use, a developer can request a code amendment to  
14 allow the use in that district. Chairperson Johnson stated it makes sense to allow an exception as  
15 opposed to a code amendment.  
16

17 Chairperson Johnson asked if there were any others comments. Mr. Bradley asked with regard to the  
18 design guidelines, how is that not captured in 2(g). Mr. Schoon stated there are 30 some pages of design  
19 guidelines and they would talk about that at the DRB meeting.  
20

21 Chairperson Johnson again asked if there were any other questions. Mr. Schoon stated the Plan  
22 Commission would discuss the matter next week and the DRB would discuss it on Thursday.  
23

#### 24 **New Business**

25 Chairperson Johnson thanked Carl Lane for his great service on the Board and identified the proposed  
26 new Board Member in the audience Kim Handler. She asked if there were any other comments. No  
27 additional comments were made at this time.  
28

#### 29 **Adjournment:**

30 The meeting adjourned at 9:29 p.m.  
31

32 Respectfully submitted,  
33

34 Antionette Johnson  
35 Recording Secretary



# MEMORANDUM VILLAGE OF WINNETKA

## COMMUNITY DEVELOPMENT DEPARTMENT

**TO: ZONING BOARD OF APPEALS**  
**FROM: ANN KLAASSEN, SENIOR PLANNER**  
**DATE: MARCH 6, 2019**  
**SUBJECT: CASE NO. 19-10-V2: 1309 TRAPP LANE - VARIATION**

---

### INTRODUCTION

On March 11, 2019 the Zoning Board of Appeals (ZBA) will conduct a public hearing on an application filed by Mark Gent and Jennifer Gonzalez (the "Applicants") as the owners of the property commonly known as 1309 Trapp Lane (the "Subject Property"). The Applicants' request approval of the following variation from the Zoning Ordinance to allow an in-ground pool on the Subject Property:

1. Front yard setback of 51.33 feet from Holly Lane, whereas a minimum of 88.59 feet is required, a variation of 37.26 feet (42.06%) [Section 17.30.050 – Front and Corner Yard Setbacks].

A mailed notice was sent to property owners within 250 feet of the Subject Property in compliance with the Zoning Ordinance. The hearing was properly noticed on February 21, 2019 in the *Winnetka Current*. As of the date of this memo, staff has not received any written comment from the public regarding this application.

The Village Council has final jurisdiction on this request as only the Council has the authority to grant a variation to reduce a front yard setback for an accessory structure such as a pool.

### PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.58 acres in size, is located on the north side of Trapp Lane, west of Hibbard Road and contains a single family residence (see Attachment B – Site Aerial). The property is zoned R-2 Single Family Residential, and it is surrounded by R-2 Single Family Residential (represented in Figure 1 on the following page).

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 RELIEF APPLICATIONS

The residence was constructed in 2012. A subsequent building permit was issued on July 5, 2018 to construct a two-story addition to the residence. There are no other zoning cases for this property. The Applicants acquired the property in April 2012.



**Figure 1 – Zoning Map**

## **PROPOSED PLAN**

The variation is being requested in order to construct an in-ground pool on the Subject Property. An excerpt of the site plan is on the next page as Figure 2. The proposed pool would be located on the north side of the existing residence and be oriented in a north/south direction. The pool would be approximately 20 feet in width and 50 feet in length with pool deck paving surrounding the pool. Together the pool and pool deck would add approximately 2,907 square feet of impermeable lot coverage.

## **REQUESTED ZONING RELIEF**

The attached zoning matrix highlights the existing lot and the proposed improvement's compliance with the R-2 zoning district (Attachment A). One variation is being requested for the front yard setback from Holly Lane, a private street. The Subject Property is a "through lot" with two lot lines along two more or less parallel streets; Trapp Lane to the south and Holly Lane to the north. The proposed front yard setback from Holly Lane to the pool is 51.33 feet, whereas a minimum of 88.59 feet is required. The proposed pool deck is a permitted encroachment into the required front yard setback. Similar to the required front yard setback from Trapp Lane, the average of the block is also required for the front yard setback from Holly Lane. The average of the block is the average of the distances from the front lot line to the existing principal building on each lot on the block face. In this case, the block face consists of three other properties along Holly Lane: 812 Hibbard Road, 1299 Trapp Lane and 1319 Trapp Lane.

Given the ZBA often receives questions regarding stormwater regulations applicable to a specific request being considered by the ZBA, it is worth noting that the proposed plan has been approved by the Village Engineering staff.

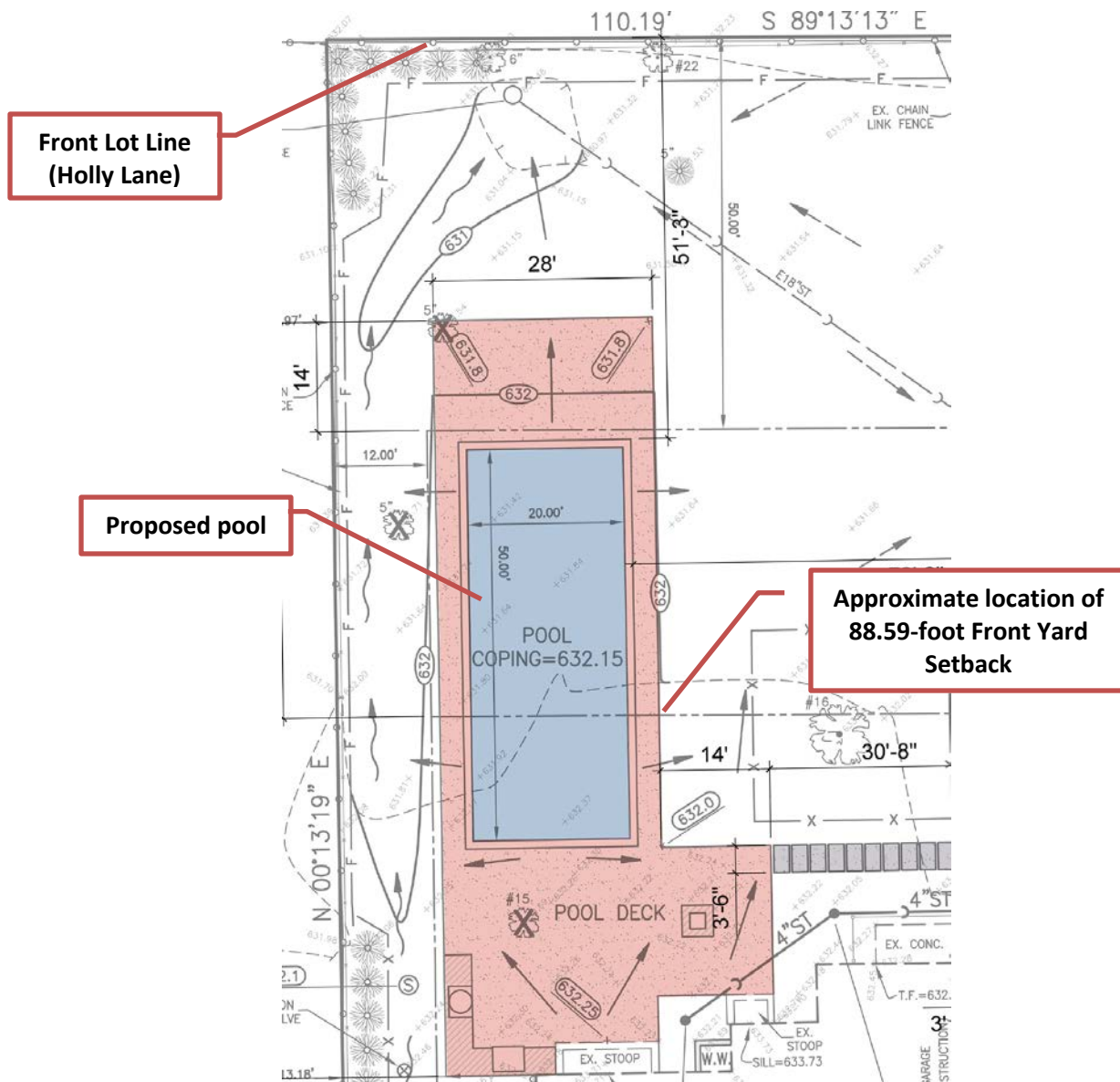


Figure 2 - Excerpt of Site Plan

The Applicants are requesting approval of a variation to permit construction of an in-ground pool on the Subject Property with a front yard setback of 51.33 feet from Holly Lane.

## FINDINGS

In the attached application materials submitted by the Applicants, the Applicants have provided a statement of justification regarding how the requested variation meets the standards for granting the requested zoning variation. Does the ZBA find that the requested variation meets the standards for granting such variation; and if so, is the ZBA prepared to make a recommendation to the Village Council regarding the requested variation? 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 a variation granting a front yard setback of 51.33 feet from Holly Lane, whereas a minimum of 88.59 feet is required, a variation of 37.26 feet (42.06%) [Section 17.30.050 – Front and Corner Yard Setbacks] as the Zoning Board of Appeals finds,

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

The eight standards are as follows:

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

#### **ATTACHMENTS**

Attachment A: Zoning Matrix

Attachment B: GIS Aerial Map

Attachment C: Application Materials

# ATTACHMENT A

## ZONING MATRIX

**ADDRESS: 1309 Trapp Lane**

**CASE NO: 19-10-V2**

**ZONING: R-2**

| ITEM                          | MIN/MAX<br>REQUIREMENT | EXISTING    | PROPOSED     | DIFFERENCE BETWEEN<br>PROPOSED & EXISTING | ZONING CODE COMPLIANCE (2)         |
|-------------------------------|------------------------|-------------|--------------|-------------------------------------------|------------------------------------|
| Min. Lot Size                 | 24,000 SF              | 25,476 SF   | N/A          | N/A                                       | OK                                 |
| Min. Average Lot Width        | 100 FT                 | 110.31 FT   | N/A          | N/A                                       | OK                                 |
| Max. Roofed Lot Coverage      | 6,369 SF (1)           | 3,076.78 SF | N/A          | N/A                                       | OK                                 |
| Max. Gross Floor Area         | 7,674.48 SF (1)        | 5,714.26 SF | N/A          | N/A                                       | OK                                 |
| Max. Impermeable Lot Coverage | 12,738 SF (1)          | 7,266.78    | 10,162.78 SF | 2,896 SF                                  | OK                                 |
| Min. Front Yard (Trapp/South) | 52.12 FT               | 52.68 FT    | N/A          | N/A                                       | OK                                 |
| Min. Front Yard (Holly/North) | 88.59 FT               | 125.9 FT    | 51.33 FT     | -74.57                                    | <b>37.26 FT (42.06%) VARIATION</b> |
| Min. Side Yard (West)         | 12 FT                  | 16.06 FT    | 13.31 FT (3) | -2.75                                     | OK                                 |
| Min. Total Side Yards         | 33.09 FT               | 44.07 FT    | 44.07 FT     | N/A                                       | OK                                 |

### NOTES:

(1) Based on lot area of 25,476 s.f.

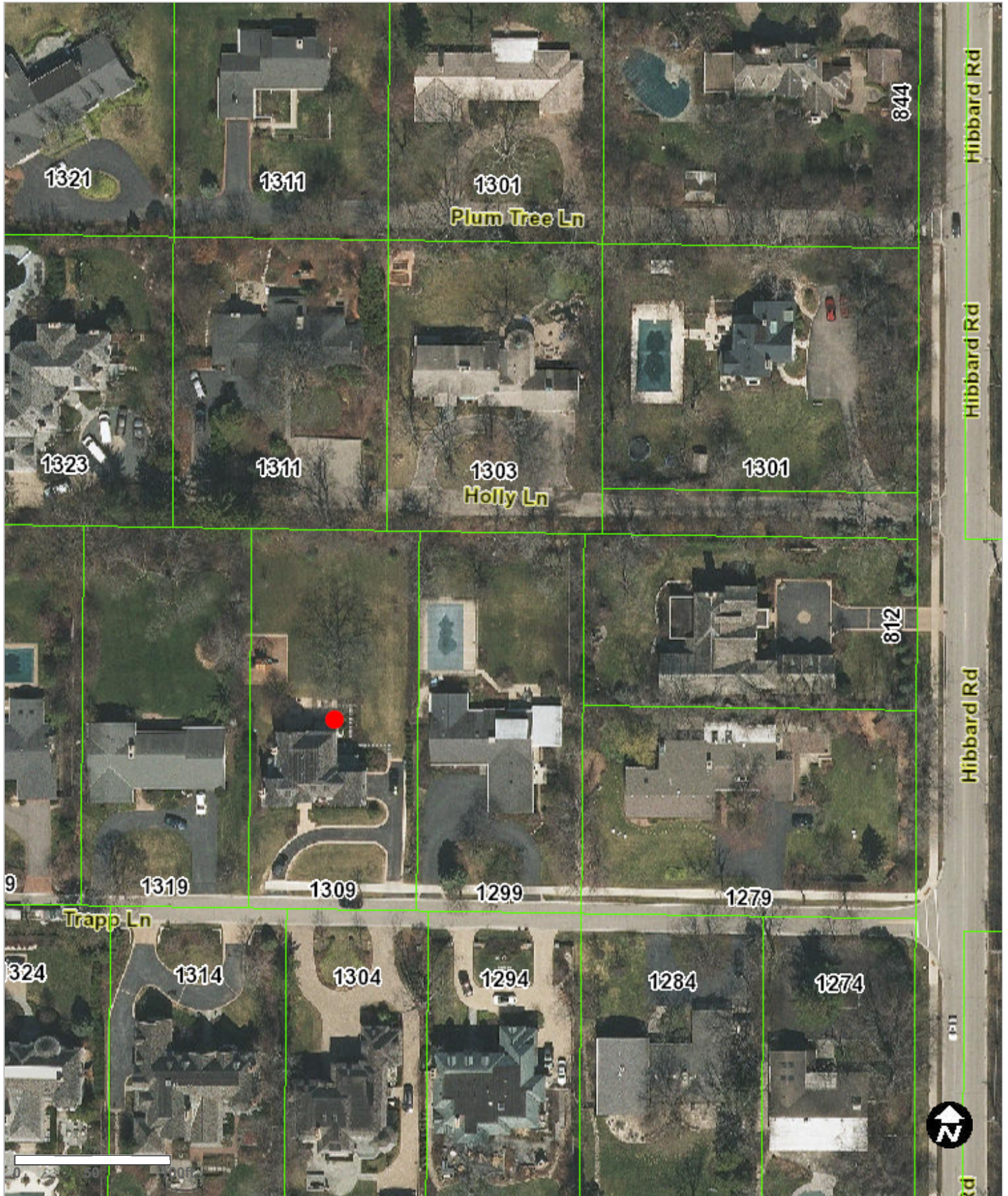
(2) Variation amount is the difference between proposed and requirement.

(3) Setback to pool equipment. Pool itself would be setback 17 feet.



MapOffice™

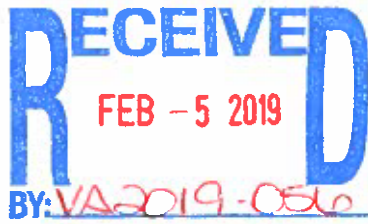
1309 Trapp Lane



Map created on March 4, 2019.

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ATTACHMENT C



CASE NO. 19-10-V2

APPLICATION FOR VARIATION  
WINNETKA ZONING BOARD OF APPEALS

**Owner Information:**

**Name:** Mark W. Gent and Jennifer L. Gonzalez

**Property Address:** 1309 Trapp Ln, Winnetka, IL 60093

**Home and Work Telephone Number:** [REDACTED]

**E-mail:** [REDACTED]

**Architect Information: Name, Address, Telephone, E-mail:**

Rick Lamble, Rocco Fiore & Sons – Landscape Contractor, 28270 N. Bradley Road-Libertyville, IL 60048, 847-514-8443, [rlamble@roccofiore.com](mailto:rlamble@roccofiore.com)

Dan Hartman, Rocco Fiore & Sons – Landscape Contractor, 28270 N. Bradley Road-Libertyville, IL 60048, 847-514-8319, [dhartman@roccofiore.com](mailto:dhartman@roccofiore.com)

Antonio Catella, Greengard, Inc. – Engineering, 111 Barclay Boulevard, Suite 310, Lincolnshire, IL 60069-2906, 847-634-3883, [acatella@greengardinc.com](mailto:acatella@greengardinc.com)

Deanna Lund, Boilini Company – Pool Contractor, 342 N. Fourth Street, Libertyville, IL 60048, 847-680-8800, [dbinek@boilini.com](mailto:dbinek@boilini.com)

**Attorney Information: Name, Address, Telephone, E-mail:**

**Date Property Acquired by Owner:** April 11, 2012

**Nature of Any Restrictions on Property:** Based on the property being considered a “through Lot” which is defined as a lot that has frontage on two streets, and where the lot frontages do not meet. This has set some extreme setbacks limiting the development on this property. In this case, the property is known as 1309 Trapp Lane, with the north or rear property line abutted up to dead end of Holly Lane.

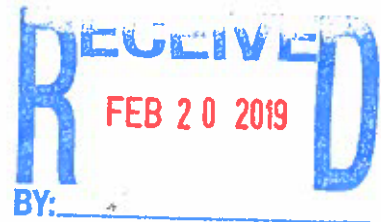
**Explanation of Variation Requested:** The owners of 1309 Trapp Lane are requesting a zoning variation in order to develop an entertainment yard for their young children and friends. They are requesting to install a concrete inground pool, outdoor barbecue unit, terraces and walks as shown on the landscape plan. We are requesting based on the following items:

- 1) A north-south orientation of the pool layout was selected and designed to protect the large existing Honeylocust tree. The owners want to protect the trees critical root zone.
- 2) Based on the site being a through street, we feel that the 88'-6" setback is excessive. It is being determined by the average existing setback of the street to the north. This is not typical and limits the owner's options with the only way to stay within the required setback would be to request the removal of the large Honeylocust tree, which is not desired by the owners.
- 3) Based on pre-existing conditions and previous approval, we are requesting this approval. In 2015, 693 Sheridan, Winnetka, IL was allowed by the City of Winnetka to place a pool to encroach into the front yard setback.

OFFICE USE ONLY

Variation Requested Under Ordinance Section(s): \_\_\_\_\_

Staff Contact: \_\_\_\_\_ Date: \_\_\_\_\_



### STANDARDS FOR GRANTING OF ZONING VARIATIONS

Applications must provide evidence and explain in detail the manner wherein the strict application of the provisions of the zoning regulations would result in a clearly demonstrated practical difficulty or particular hardship. In demonstrating the existence of a particular difficulty or a particular hardship, please direct your comments and evidence to each of the following items:

1. The property in question can not yield a reasonable return if permitted to be used only under the conditions allowed by regulations in that zone. See below.
2. The plight of the owner is due to unique circumstance. Such circumstances must be associated with the characteristics of the property in question, rather than being related to the occupants. See below.
3. The variation, if granted, will not alter the essential character of the locality. No.
4. An adequate supply of light and air to the adjacent property will not be impaired. No.
5. The hazard from fire and other damages to the property will not be increased. No.
6. The taxable value of the land and buildings throughout the Village will not diminish. No.
7. The congestion in the public street will not increase. No.
8. The public health, safety, comfort, morals, and welfare of the inhabitants of the Village will not otherwise be impaired. No.

For your convenience, you will find attached examples of general findings, for and against the granting of a variation, which have been made by the Zoning Board of Appeals and Village Council in prior cases.

NOTE: The Zoning Board of Appeals or the Village Council, depending on which body has final jurisdiction, must make a finding that a practical difficulty or a particular hardship exists in order to grant a variation request.

Property Owner's Signature  Date \_\_\_\_\_

(Proof of Ownership is required)

Variations, if granted, require initiation of construction activity within 12 months of final approval. Consider your ability to commence construction within this 12 month time period to avoid lapse of approvals.

- 1) While we have determined that the owners could develop a pool area within the setback guidelines, it would directly and fatally impact the existing 26" Honey locust tree. Our goal would be to save the tree and protect during construction.
- 2) We are asking for this variance since this property is unique in status, based on technically having two front yards. The lot is classified as a through lot, creating unique and over exaggerated setbacks that limits development in the rear lawn area.

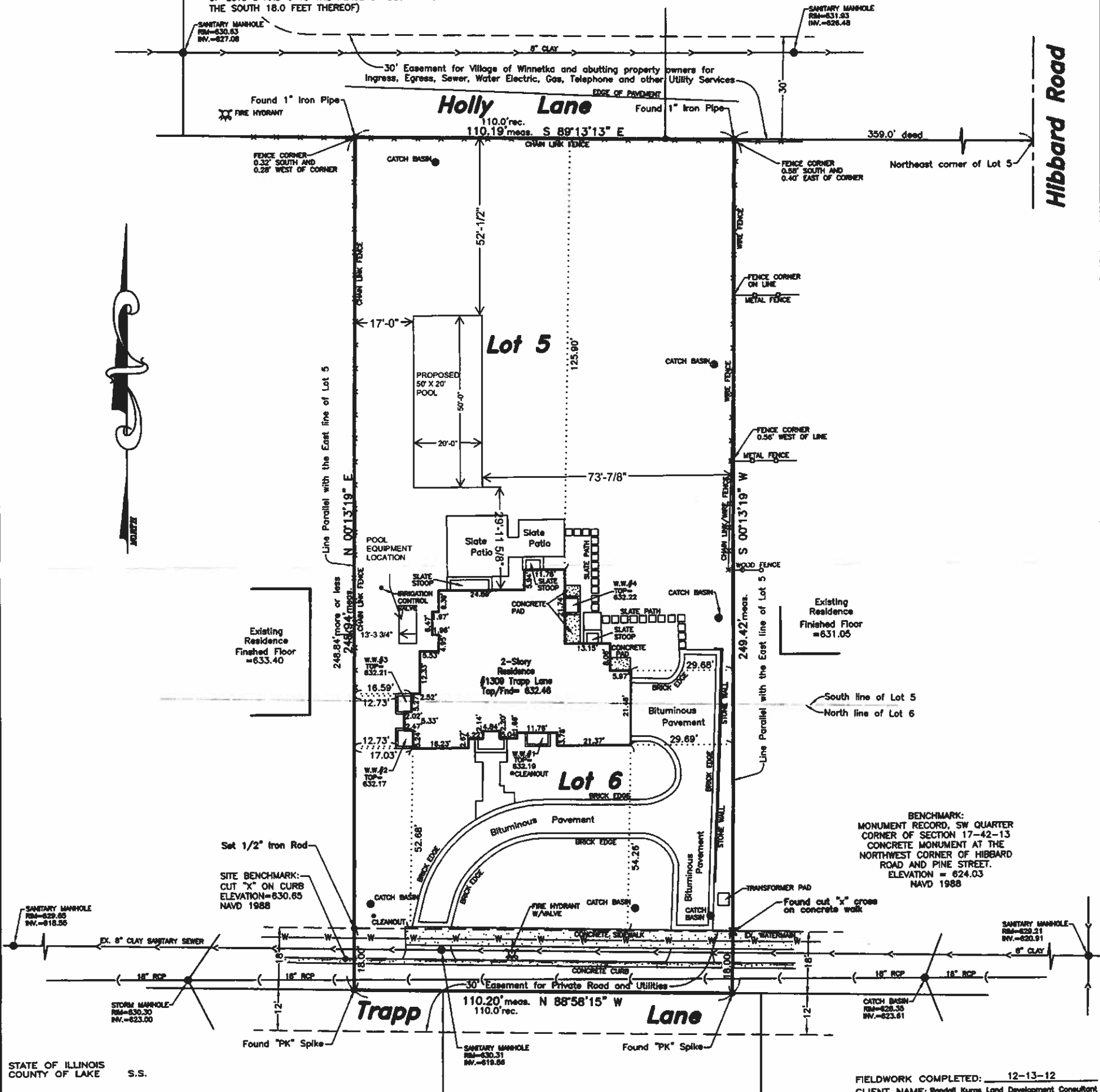
## Standards for Granting of Zoning Variations

- 1) While we have determined that the owners could develop a pool area within the setback guidelines, it would directly and fatally impact the existing 26" Honey locust tree. Our goal would be to save the tree and protect during construction.
- 2) We are asking for this variance since this property is unique in status, based on technically having two front yards. The lot is classified as a through lot, creating unique and over exaggerated setbacks that limits development in the rear lawn area.
- 3) No
- 4) No
- 5) No
- 6) No
- 7) No
- 8) No

THE PREMISES COMMONLY KNOWN AS:  
1309 TRAPP LANE, WINNETKA, IL 60093  
PARCEL AREA = 27,456 S.F.  
PIN NO. 05-18-402-053

PLAT OF SURVEY  
OF

THAT PART OF LOTS 5 AND 6 (TAKEN AS A TRACT) IN HIGGINS ESTATE SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN AS PER THE PLAT THEREOF RECORDED MARCH 4, 1875 IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS, IN BOOK 9 OF PLATS, PAGE 61 AS DOCUMENT 16404, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 5, 359.0 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 5; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 5, 110.0 FEET; THENCE SOUTH ON A LINE PARALLEL WITH THE EAST LINES OF SAID LOTS 5 AND 6, 248.84 FEET, MORE OR LESS, TO ITS POINT OF INTERSECTION WITH A STRAIGHT LINE (DRAWN FROM A POINT 319.0 FEET WEST OF THE WEST LINE OF HIBBARD ROAD AND 247.50 FEET NORTH OF THE SOUTH LINE OF LOT 7 IN SAID HIGGINS ESTATE SUBDIVISION, AFORESAID, TO A POINT 247.50 FEET SOUTH OF THE NORTH LINE OF SAID LOT 5 AND 528.0 FEET EAST OF THE WEST LINE OF SAID LOT 6); THENCE EASTERLY ALONG SAID STRAIGHT LINE, AFORESAID, 110.0 FEET MORE OR LESS TO A POINT THEREIN FORMED BY THE INTERSECTION OF SAID STRAIGHT LINE, AFORESAID, WITH A LINE DRAWN PARALLEL TO AND 359.0 FEET DISTANT WEST FROM THE EAST LINES OF SAID LOTS 5 AND 6; THENCE NORTH ALONG SAID LINE PARALLEL TO THE EAST LINES OF LOTS 5 AND 6 TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS. \*\*SAID PREMISES BEING SUBJECT TO A PERPETUAL EASEMENT OVER THE SOUTH 18.0 FEET THEREOF



STATE OF ILLINOIS  
COUNTY OF LAKE S.S.

I, BRYAN J. LEE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND STAKED THE LAND AS DESCRIBED IN THE ABOVE CAPTION. ANY STRUCTURES SHOWN HEREON WERE LOCATED BY ME OR UNDER MY DIRECTION AND THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT GRAYSLAKE, ILLINOIS THIS 8TH DAY OF MARCH, A.D. 2012.

ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616  
MY LICENSE EXPIRES 11-30-14  
PROFESSIONAL DESIGN FIRM NO. 184-002732

SURVEY UPDATED 12-18-12 B.J.L.  
SET CORNERS/LOCATE PAD 11-08-12 B.J.L.  
FOUNDATION LOCATED 08-02-12 B.J.L.

Scale: 1" = 20'  
FILE NO. 17-12  
F1712.DWG

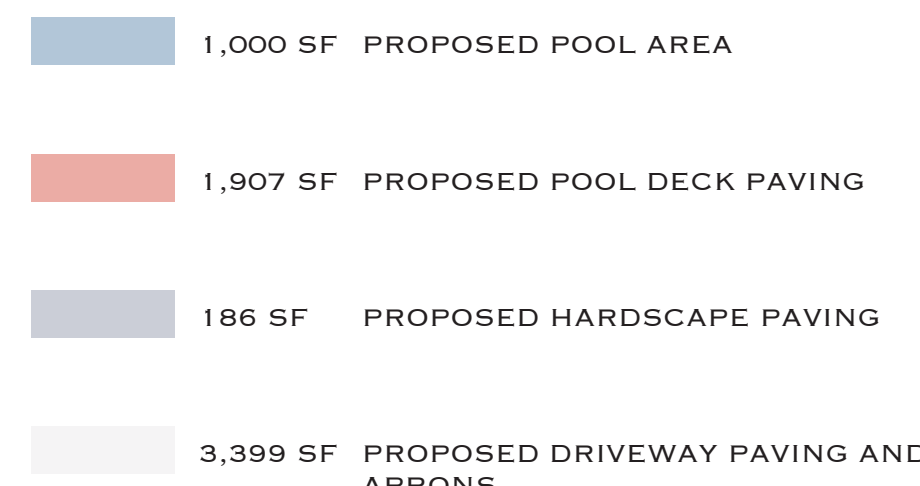
FIELDWORK COMPLETED: 12-13-12  
CLIENT NAME: Randall Kuros Land Development Consultant  
ADDRESS: 36068 Trorr Terrace Gurnee, IL 60031-1346

NOTES:  
PLAT IS VOID if the Impressed Surveyors Seal does not appear.  
Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon; check local ordinances before building.  
Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

R.E. ALLEN AND ASSOCIATES, LTD.  
PROFESSIONAL LAND SURVEYORS  
31 S. SLUSSER STREET, GRAYSLAKE, ILLINOIS 60030  
GRAYSLAKE 847-223-0914 ILLINOIS

1 3 0 9   T R A P P   L A N E   +   W I N N E T K A ,   I L L I N O I S

|                                         |               |
|-----------------------------------------|---------------|
| (NOT INCLUDING FRONT 18' EASEMENT AREA) |               |
| <u>IMPERVIOUS LOT COVERAGE AREA</u>     |               |
| EXISTING                                | = 6,266 S.F.  |
| TOTAL PROPOSED                          | = 9,939 S.F.  |
| MAX. ALLOWABLE IMPERVIOUS (50%)         | = 12,736 S.F. |



| EXISTING                                                                                                                                               |                            | PROPOSED                                                                                       |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|------------------------------------------------------------------------------------------------|--|
| — 104 —                                                                                                                                                | CONTOUR                    |  102      |  |
| x 105.00                                                                                                                                               | SPOT ELEVATION             | x  104.00 |  |
|  10"                                                              | DECIDUOUS TREE W/DIA.      |                                                                                                |  |
|  12"                                                              | CONIFEROUS TREE W/DIA.     |                                                                                                |  |
|                                                                   | SANITARY MANHOLE           |           |  |
|                                                                   | STORM MANHOLE              |           |  |
|                                                                   | INLET                      |           |  |
|                                                                   | WATER SERVICE BOX          |           |  |
|                                                                   | VALVE & VAULT              |           |  |
|                                                                   | FIRE HYDRANT               |           |  |
|                                                                   | UTILITY POLE               |                                                                                                |  |
|                                                                   | LIGHT STANDARD             |                                                                                                |  |
|                                                                   | STORM CULVERT              |           |  |
| —E8'SA— <                                                                                                                                              | SANITARY SEWER             | —E8'SA— <                                                                                      |  |
| —E12'ST— <                                                                                                                                             | STORM SEWER                | —E12'ST— <                                                                                     |  |
| —E6'W— <                                                                                                                                               | WATER MAIN                 | —E6'W— <                                                                                       |  |
|                                                                   | DITCH                      |           |  |
|                                                                   | SWALE                      |           |  |
|                                                                   | DIRECTION SURFACE DRAINAGE |           |  |
|                                                                   | SUMMIT                     |           |  |
| o—p or o                                                                                                                                               | DOWNSPOUT                  |           |  |
|  | 6" PROTECTION FENCE        | x—x—x—x—x                                                                                      |  |
|  | 12" PROTECTION FENCE       | F—F—F—F—F                                                                                      |  |
|                                                                   | 6' HIGH CHAIN LINK FENCE   | C—C—C—C—C                                                                                      |  |

| SITE | TREE INVENTORY     |
|------|--------------------|
| #3   | 4" RED MAPLE       |
| #4   | 4" RED MAPLE       |
| #15  | 9" BEECH           |
| #16  | 28" LOCUST         |
| #22  | 6" NORWAY MAPLE    |
| #36  | 4" COLORADO SPRUCE |
| #45  | 4" RED MAPLE       |

THE PROPOSED GRADE CHANGES WILL NOT CAUSE SURFACE WATER RUNOFF TO BE DIVERTED ONTO OR DETAINED ON ABUTTING OR NEARBY PROPERTY, WILL NOT SIGNIFICANTLY ALTER EXISTING DRAINAGE PATTERNS, AND WILL NOT INCREASE OR CONCENTRATE STORM WATER RUNOFF ONTO ABUTTING OR NEARBY PROPERTY.

1-21-19  
DATE

*Don R. Fielding P.E.*  
DON R. FIELDING, P.E./PRESIDENT

## EAST ENTRY DRIVE RE-ALIGNMENT AND POOL ADDITION