



ZONING BOARD OF APPEALS STUDY SESSION

MONDAY, DECEMBER 9, 2019 - 6:00 p.m.

WINNETKA VILLAGE HALL COUNCIL CHAMBERS – 510 GREEN BAY ROAD

AGENDA

1. Call to Order & Roll Call.
2. **Comprehensive Plan Workshop Session:** The Zoning Board of Appeals will continue to discuss ideas for inclusion in a new comprehensive plan.
3. Public Comment.
4. Adjournment.

ZONING BOARD OF APPEALS REGULAR MEETING

MONDAY, DECEMBER 9, 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 October 14, 2019 meeting minutes.
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. *The applicants have requested that this application be continued to the January 13, 2020 meeting.*
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

510 Green Bay Road, Winnetka, Illinois 60093

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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. *The applicant has requested that this application be continued to the January 13, 2020 meeting.*

6. **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.
7. **Case No. 19-35-SU: 1015 Tower Court – Sole + Luna:** An application submitted by Sole + Luna seeking a Special Use Permit to allow a wellness center measuring approximately 3,400 square feet in the C-2 General Retail Commercial Zoning District at 1015 Tower Court.
8. Other Business.
 - a. Comprehensive Plan Status Update.
9. Next meeting – January 13, 2020 - Quorum check.
10. Public Comment.
11. Adjournment

Note: Public comment is permitted on all agenda items.

NOTICE

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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.



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

Zoning Board Members Present:

Matt Bradley, Chairman
Sarah Balassa
E. Gene Greable
Wally Greenough
Lynn Hanley

Zoning Board Members Absent:

Kim Handler

Village Staff:

David Schoon, Director of Community Development
Ann Klaassen, Senior Planner

**Minutes of the Zoning Board of Appeals
October 14, 2019**

Call to Order & Roll Call

Chairman Bradley called the study session to order at 6pm. Ms. Handler and Ms. Balassa were confirmed absent.

Comprehensive Plan Workshop Session:

Mr. Schoon informed the Board the Village is in the process of preparing a Comprehensive Plan for the community and noted the 2020 Comprehensive Plan is approaching the end of its usefulness. He stated the Village would be hiring a consultant to assist with the process. Mr. Schoon stated the outline included a way to gather public information as gathering background information, market data to inventory what the community has and to use the information in making their decisions. He stated the Village President asked the advisory bodies to give them their thinking about what they would like to see in the Comprehensive Plan. Mr. Schoon stated as they hire a consultant, gather background information and share that information with the Board, they would keep them informed of various public outreach activities.

Mr. Schoon stated they would now go through a SWOT analysis as a way to have a discussion which looks at strengths, weaknesses, opportunities and threats. He stated the Comprehensive Plan could have a variety of elements and identified typical elements of it. Mr. Schoon then stated in terms of the Board, he selected a few elements which relate to their area of expertise, such as land use, variations, special uses and development and its impact on neighbors, housing, urban design and community character. He indicated a number of zoning elements have a design aspect to them and asked the Board to keep that in mind in terms of their comments.

Mr. Schoon stated the Board should also keep in mind the work the Board has done in reviewing variations, subdivisions or special uses with the Board being charged with reviewing variations and either approving or recommending approval of others and if there is a variation relating to a subdivision request, the Board is to make a recommendation to the Village Council. He also stated with regard to special uses outside of the overlay district, they typically relate to commercial uses outside of the overlay district as well as institutional and park facilities located in residential zoning districts. Mr. Schoon then stated if the Village Council wanted to get input in connection with zoning amendments, they can refer that to the Board for its recommendation as well as appeals of the zoning administrator's

1 decision which do not happen often. He informed the Board when someone has an appeal of the
2 building officials' decisions with regard to building codes; those also come before the Board and are also
3 infrequent.

4
5 Mr. Schoon then stated in walking through strengths, weaknesses, opportunities and threats, with
6 regard to Winnetka as a place to live, work or run a business, he asked the Board Members what did
7 they see as the community's strengths from a land use, urban design and community character and
8 housing and neighborhoods perspective. Mr. Greenough responded proximity to Lake Michigan and the
9 number of parks. Ms. Hanley responded walkability. A Board Member responded education. Mr.
10 Greable stated there is a challenge in connection with education and when you lose 66%, there is a
11 message there. He then stated people are not happy with the school situation and the impact on
12 Winnetka and the number of homes for sale with the school situation being a big driver for that. Mr.
13 Schoon asked for additional comments. Chairman Bradley stated downtown districts are compact and
14 multiple tasks can be achieved on foot in the commercial area. Mr. Greenough added transportation to
15 downtown. Chairman Bradley responded the zones in place and the character of those areas with the
16 right stock in those areas such as not having mansions next to small homes. Mr. Greenough described it
17 as homogeneous neighborhoods. Ms. Hanley suggested well organized is a good way to describe it. Mr.
18 Greenough referred to it as consistent housing stock. Mr. Greable stated infill is a threat and what
19 needed to be addressed in the new plan is how to fill in these areas with some type of new housing.

20
21 Mr. Greenough referred to the fact there are no strip malls downtown or a lot of offensive glaring
22 signage. Ms. Hanley responded there are no big box stores or large commercial areas which draw traffic.
23 Mr. Greable referred to the number of nail salons in the Village and whether they have the right mix of
24 commercial businesses. Chairman Bradley stated from diversity of commercial experiences, there is little
25 you need to leave Winnetka to get. Mr. Greenough referred to the lack of hardware stores. Mr. Schoon
26 asked if there were any other comments. Chairman Bradley stated they have a vibrant, vocal community
27 and the residents are not passive. Ms. Hanley stated the Village is family friendly and has family friendly
28 commercial areas and restaurants. Mr. Greenough also stated the Park District has lots of activities.
29 Chairman Bradley added they have fairly good trails and bike paths. Mr. Greenough identified safety as a
30 strength. Ms. Hanley stated crime is benign. Chairman Bradley referred to their independence with
31 regard to their utilities. Mr. Schoon asked if there were any other comments.

32
33 Mr. Schoon then referred to weaknesses. Mr. Greenough responded the school system is falling apart.
34 Mr. Greable referred to whether the school system is addressing the needs of parents and children.
35 Chairman Bradley responded modernizing schools. Mr. Greenough referred to property taxes. Ms.
36 Hanley stated taxes are high state wide. Mr. Greable indicated the schools account for 65% of it and
37 referred to the number of people who left Winnetka due to the high property taxes. Chairman Bradley
38 stated other communities are less expensive. He then stated given their size, there are limited areas for
39 development beyond infill for the core areas. Chairman Bradley added the character of the residents is
40 an aging population and identified the average age as 54. Mr. Greable described it as older
41 demographics and they cannot only focus on younger families. Mr. Greenough stated the lack of
42 affordable housing related to older and younger residents. Chairman Bradley stated the older residents
43 who have lived in their homes for 40 or 50 years and whether there is a place for them to go in their
44 older years. Ms. Hanley stated Winnetka has become a more transient neighborhood and transient
45 culture overall which is why there are more houses on the market due to the affluence of the North
46 Shore. Mr. Greenough added lack of engagement by too many in the community and millennials are not
47 participating as much. He described funding non-profits as a subset of the lack of engagement.
48 Chairman Bradley stated they are built for retail with retail being under attack and the commercial

1 districts as vacant since they need to address what the commercial districts need to look like going
2 forward. Ms. Hanley stated all of their retail business districts are centered around train stations and
3 they have good transit oriented development and it should be enhanced with more shared parking
4 facilities, lighting, better pathways to the transit and business districts which would help highlight and
5 encourage business in those areas.

6
7 Chairman Bradley stated these comments come into the Board's lane as it relates to proposed changes
8 to things they want to do to the zoning code to allow for these sorts of changes. Ms. Hanley questioned
9 what can be done to help zoning to build up their business districts and identified vacancies in the
10 business districts as one of their biggest weaknesses. Mr. Greable suggested there needed to be a
11 complete re-write of the zoning code and referred to the number of complaints made over the years.

12
13 Chairman Bradley stated the opportunity to review the 2040 Plan gave them a chance to look into these
14 concerns in connection with zoning. Ms. Hanley described the zoning structure in the Village as very
15 complicated. Chairman Bradley commented there is a lack of transparency to the common citizen as to
16 what they can and cannot do as it related to a variety of things which is normal everywhere. Ms. Hanley
17 also stated it discouraged businesses from coming to the Village and they are hesitant to do so because
18 of the many layers of approvals needed. Mr. Greenough mentioned a lack of entertainment options as a
19 weakness. Ms. Hanley indicated the market has to prevail on that kind of thing.

20
21 Mr. Schoon went on to ask the Board Members what is occurring in the state, world, etc. that has the
22 potential to be an opportunity. Ms. Hanley responded environmental sustainability. Mr. Greable stated
23 the storm water issue needs to be addressed. Chairman Bradley suggested more creative uses of the
24 business areas such as with pop-up stores and indicated experiential retail is upon them. He stated the
25 downtown business district needed to be flexible enough to keep up with current trends which would
26 result in the need for fewer parking spaces with the use of Uber. Chairman Bradley stated they should
27 make it easier for people to move about via alternative means. He also stated more people are in work
28 from home situations and how they should address space in the community which may be available for
29 use for shared office environments. Ms. Hanley stated with regard to affordable housing, there are a lot
30 of opportunities to provide creative affordable housing allowing accessory dwellings in coach homes and
31 apartments above garages and to encourage their use with tax credits. Mr. Greable stated it is
32 important to understand the assets and referred to the post office site which has remained the same
33 since 1973 which should be addressed in terms of what its potential uses could be. He also referred to
34 the One Winnetka site which should be addressed in terms of its impact on the Village.

35
36 Ms. Hanley indicated another strength would be the amount of trees and doing more to preserve the
37 suburban forest of the Village. Chairman Bradley then referred to PPP or public-private partnerships
38 where they take stock of their valued assets and there are certain private entities who have taken up
39 large swaths of Village property. Ms. Hanley then suggested public-public partnerships as another
40 opportunity. Mr. Greable indicated the prior plan lacked short and long term financial requirements of
41 the Village. Ms. Hanley stated they should also encourage more environmentally friendly construction
42 such as the use of solar panels for example which could be used as an incentive for people to come to
43 the Village.

44
45 Mr. Schoon asked the Board Members what they felt to be threats to the Village. Mr. Greenough
46 referred to Amazon and Ms. Hanley agreed online shopping is hurting retail. Chairman Bradley stated
47 the lack of diversity of their housing stock and the need to provide options for long term residents who
48 want to stay in the Village after selling their homes as well as being the entry point for new families who

1 want to come to the Village. Ms. Hanley referred to infill development and making it more responsible,
2 thoughtful and the encouragement of renovation as opposed to making teardowns too easy. Mr.
3 Greable stated they need to increase the Village's population. Chairman Bradley stated living in the State
4 of Illinois is a threat. He also stated the shoreline is also a threat in that they are seeing constant erosion
5 of the shoreline and take back of land with complex projects. Mr. Greenough stated in terms of benefits,
6 they have an abundant supply of fresh water. Chairman Bradley referred to Mr. Greable's comment in
7 connection with the educational system and to focus on modernizing schools.
8

9 Mr. Schoon asked the Board Members if there was anything on the list that surprised them or if they
10 expected to see a theme. Chairman Bradley responded they have benefited from being a town where
11 they know who they are which can also present challenges due to a lack of creativity or ability to
12 change. Ms. Hanley stated the theme she picked up on is that they need to be more progressive and
13 forward thinking in the way they approach their community. Mr. Greable stated in reading the 2020
14 Plan, referred to the lack of action and he would like to see steps to be taken in the new plan.
15

16 Mr. Schoon stated they would take these strengths, weaknesses, opportunities and threats and the
17 items they want to maintain or the desirable features they want to enhance, change or address. He also
18 stated in looking at the Board's particular area of focusing on zoning regulations, to identify those things
19 in the Comprehensive Plan, they need to take a serious look at it in terms of the zoning code with either
20 a full rewrite or restructuring it so it is more easily understood which would be done at the next
21 meeting.
22

23 The Board adjourned the study session at 6:54 p.m.
24

25 **Call to Order and Roll Call**

26 Ms. Klaassen took roll call of the Board Members present. Ms. Balassa joined the meeting at this time.
27

28 **Community Development Report**

29 Mr. Schoon stated at the last meeting, the Board made a recommendation regarding 880 Willow Road
30 and the variations for that project. He noted at the Village Council meeting, they did approve the
31 variations as presented with one condition being given that the applicant made the argument for the
32 variations based upon retaining the foundation, they have to reuse the foundation and if they had to
33 rebuild the foundation, it would have to be code compliant or they would have to come back with
34 another application. Mr. Schoon also informed the Board the Village Council voted to prohibit cannabis
35 businesses from operating in the Village and it would be on tomorrow's consent agenda. He stated they
36 anticipate two or three items for the Board's November meeting and there would be a training session
37 on the conduct of meetings at either the November or December meeting provided by the Village
38 Attorney. He then stated members of the Board who are on the Planned Development Commission met
39 last week as an orientation session and went through that training session.
40

41 **Approval of September 9, 2019 Meeting Minutes**

42 Chairman Bradley asked if there were any comments or changes to be made to the September 9, 2019
43 meeting minutes or a motion to approve. Mr. Greenough moved to approve the September 9, 2019
44 meeting minutes and Mr. Greable seconded the motion. A vote was taken and the motion was passed
45 by unanimous voice vote.
46

47 Chairman Bradley then swore in those speaking to items on the agenda.
48

Case No. 19-25-V: 680 Green Bay Road: An application submitted by 680 Green Bay Road Condominium Association seeking approval of a zoning variation to allow the expansion of the existing north driveway at 680 Green Bay Road. The requested zoning variation would permit the improvements at 680 Green Bay Road to exceed the maximum permitted impermeable lot coverage. The Zoning Board of Appeals has final jurisdiction on this request.

Ms. Klaassen stated the condominium association at 680 Green Bay Road has filed an application seeking approval of a variation to expand the existing north driveway. She stated the variation is for intensity of use of lot in the B-2 zoning district also known as impermeable lot coverage. Ms. Klaassen stated the improvements would bring the total lot coverage on the subject property to 21,664 square feet, whereas a maximum of 20,113 square feet is permitted, a variation of 1,551 square feet (7.71%). Ms. Klaassen stated it should be noted the site currently contains 21,583 square feet of impermeable lot coverage.

Ms. Klaassen stated the subject property is located on the west side of Green Bay Road between Pine Street and Westmoor Road. She stated the 27 unit condominium building was built in 1973 and the site currently consists of a circular driveway on Green Bay Road with two access points. She stated the proposed driveway expansion would be located along the north side of the existing north driveway and would consist of brick pavers and would measure 3 feet in width and 27 feet in length, adding 81 square feet of impermeable lot coverage. Ms. Klaassen stated the applicant explains that the additional surface would allow a vehicle to park in such a manner as to not block access to and from the existing north garage of the building. She summarized the one variation being requested is for intensity of use of lot.

Ms. Klaassen stated the Board is to consider whether or not the requested variation meets the standards for granting such variation and the Village staff has prepared draft resolutions for the Board's consideration and have been provided this evening. She noted one resolution approves the request while the other denies the request. Ms. Klaassen stated following public comment and Board discussion, a Board Member may make a motion to either adopt the resolution to approve the variation or approve the resolution to deny the requested variation.

John Madden introduced himself to the Board along with Christopher O'Donnell, both of 680 Green Bay Road and who is their board's treasurer. Mr. Madden stated they are seeking a variation to construct a border along the north driveway of 81 square feet. He then stated with regard to background, the condo association has required contractors to enter the building through the north garage due to the fact the elevator and staircase are in that location. Mr. Madden stated contractors can park on Green Bay Road and they have allowed contractors to park one vehicle on the edge of the north driveway which had worked. He stated in the instances where the contractors do not park well, due to the narrowness of the entrance and exit of the driveway, he described it as an accident waiting to happen. Mr. Madden stated adding the border strip should minimize the problem and asked if there were any questions.

Mr. Greenough stated with regard to concern over the lack of permeable space, he referred to a previous variation for the patio and asked if they could reduce the patio to make up for the additional amount of impervious surface to be added. Ms. Klaassen responded zoning relief would still be needed. Mr. Greenough stated he sees vehicles parked in front of their building and The Mews all the time and asked why that parking is not sufficient. Mr. Madden responded The Mews has undergone a sizeable amount of work over the last 5 years which also complicated the situation. He informed the Board they encourage their unit owners to keep their units up to date and for contractor's vans and materials, it is easier for them to get it in the building as opposed to carrying it up from the street. He agreed contractors do park on Green Bay Road which worked reasonable well for years but they want to

1 eliminate a potential hazard. Mr. Greenough then asked how often they have contractor's trucks vie for
2 space at the same time. Mr. Madden responded only one vehicle can park at one time.

3
4 Ms. Hanley asked Mr. Madden if they considered any permeable surfaces instead of using impermeable
5 pavers. Mr. Madden stated they looked at that alternative and their contractor did not think it would be
6 practical. Ms. Klaassen informed the Board even if it was a gravel surface, it would still be counted the
7 same and would have to meet certain standards to receive a 25% allowance.

8
9 Chairman Bradley stated there are three garages and asked if they are internally connected. Mr.
10 Madden responded the north garage is separate with the other two garages being accessible either way.
11 Chairman Bradley asked if the north garage is independently accessible and cannot otherwise be
12 directed in or out and Mr. Madden confirmed that is correct. He then asked if there was space inside the
13 garage for overnight guests and referred to the 5 minute limited delivery zone in front of the building.
14 Mr. Madden stated there is one spot for guests and there are occasionally open spaces which are not
15 being used. He also stated the overhead doors are relatively low and some of construction vehicles may
16 not be able to get inside. Chairman Bradley asked if there were any documented instances where a
17 construction vehicle parked on the north spot or a blind spot or accident. Mr. Madden confirmed there
18 have been a lot of complaints but no accidents in the 6 years he has lived there. Chairman Bradley asked
19 Ms. Klaassen to clarify the structure is legally nonconforming in terms of its overage now and Ms.
20 Klaassen confirmed that is correct. Chairman Bradley then asked Mr. Madden how he came up with the
21 dimensions. Mr. Madden stated it was part of the former Village Public Works spot and they decided to
22 run the border from the existing north pillar up to the building. He added they did not want to go further
23 over the limit and the 3 foot amount would minimize the problem.

24
25 Ms. Hanley asked how wide is the garage opening and Mr. Madden estimated it to be 25 feet or a two
26 car garage door width. Ms. Hanley asked if they could require no parking on the north side so there
27 would not be blocking of the entire garage door. Mr. Madden stated they want to make sure it is clear
28 for the owners whose contractors are working inside the building to not block the door. Ms. Hanley
29 suggested striping the easternmost 15 feet of the 27 feet to not allow parking up to the door and not on
30 the left side. Mr. Madden referred to a situation if a vehicle is parked facing Green Bay Road and the
31 alignment of its left wheel along the border. Ms. Hanley asked how many parking spaces are in the
32 garage and Mr. Madden estimated 16 or 17 spaces.

33
34 Chairman Bradley asked if there were any other questions. No additional questions were raised at this
35 time. He then called the matter in for discussion.

36
37 Mr. Greable stated he would be in favor of the request and the safety aspect of the request is
38 important. Ms. Hanley stated she did not see where the request met the standards and the property can
39 still yield a reasonable return and there is nothing unique about the property which required the
40 additional overage of impermeable surface. She also stated while she is sympathetic, there are
41 alternative work-arounds which would not impact impermeable surface. Mr. Greenough agreed with
42 Ms. Hanley's comments and stated the applicant already received one variation for impermeable
43 surface. He also stated there are other available options and referred to Green Bay Road and while it
44 would be more convenient for the applicant to have the variation, that is true for anyone requesting a
45 variation and he is not persuaded by it. Ms. Balassa stated she appreciated the issues being laid out
46 clearly by the applicant and while she understood them, she referred to other mitigating circumstances
47 such as snow removal. She stated her hesitation is similar to that of Mr. Greenough's and she would lean
48 against being in favor. Chairman Bradley stated he initially considered the hazard situation and they

1 would not want to hold true to a standard which would otherwise jeopardize safety. He also stated he
2 did not agree with the testimony that The Mews' traffic made their situation more difficult. Chairman
3 Bradley also stated he did not like the idea of trucks parking on Green Bay Road since it increased the
4 propensity for accidents. He stated in being able to help the condo residents to get work done on their
5 property, he did not believe the residents would not move forward with improvements since
6 construction traffic may have to park on Green Bay Road. Chairman Bradley also stated there are
7 alternatives and given the frequency of which trucks would be making these sorts of visits to the
8 building, he is unconvinced the standards have been met. He then asked for a motion to approve the
9 resolution denying the request on page nos. 18 and 19.

10
11 A motion was made by Mr. Greenough and seconded by Ms. Hanley. A vote was taken and the motion
12 passed, 4 to 1.

13
14 AYES: Balassa, Bradley, Hanley, Greenough

15 NAYS: Greable
16

17 **Case No. 19-25-SU: 454-462 Winnetka Avenue: An application submitted by Sabovic Properties LLC**
18 **seeking approval of an amendment to an existing special use permit which allows a parking lot but**
19 **prohibits the leasing or use of the parking spaces to any person who is not a resident of the building, a**
20 **commercial tenant of the building, or an employee of a commercial tenant of the building at 454-462**
21 **Winnetka Avenue. The requested zoning relief would allow the leasing of existing parking spaces to**
22 **non-tenants and tenant affiliates. The Village Council has final jurisdiction on this request.**

23 Ms. Klaassen stated Sabovic Properties LLC is the owner of the property at 454-462 Winnetka Avenue
24 and has filed an application of approval seeking amendment to an existing special use permit to allow
25 the leasing of 16 spaces to non-tenants and tenant affiliates of the subject property. She stated the
26 subject property is located on the south side of Winnetka Avenue and Temple Court and the UP railroad
27 tracks. Ms. Klaassen stated the site contains an existing 3 story mixed use building.
28

29 Ms. Klaassen then stated in October 2001, the Village Council adopted Ordinance M-27-2001 for a
30 special use and a variation to allow the renovation and redevelopment of the subject property which
31 included replacing and expanding a gravel parking lot with a paved surface but without requiring the
32 required 5 foot landscape buffer. She noted the ordinance strictly stated that none of the parking spaces
33 shall be used by or rented to any person who is not either a resident of the building, a commercial
34 tenant of the building or an employee of a commercial tenant of the building. Ms. Klaassen stated in
35 April, Village staff received a complaint from a commercial tenant of the subject property regarding
36 parking spaces being rented to New Trier students in violation of the approved special use. She stated
37 subsequently, a violation notice was sent to the owner and in July, Village staff met with the applicant to
38 discuss the violation and special use process. Ms. Klaassen stated the applicant was informed to either
39 cease leasing parking spaces to non-tenants or tenant affiliates or to request an amendment to the
40 existing special use permit. She stated the applicant decided to proceed with the request to amend the
41 special use permit and commission a parking study. Ms. Klaassen noted the proposed plan does not
42 include any changes to the existing building or any other existing improvements on the site and rather,
43 the applicant is requesting the ability to lease 16 existing parking spaces to non-tenant and tenant
44 affiliates.
45

46 Ms. Klaassen stated the applicant provided a site plan locating the 16 parking spaces in question which
47 are designated in red. She stated the existing parking lot consists of 39 parking spaces and the building
48 itself contains approximately 5,600 square feet of office space and 25 apartments. Ms. Klaassen then

1 stated according to the KLOA parking study on July 25, 2019, approximately 2,100 square feet or 37% of
2 the office space and two of the apartments (8%) were vacant at the time of the study. She stated the
3 parking study points out that the number of spaces available for leasing to non-tenants is a function of
4 having vacancies in the building. Ms. Klaassen stated for increased or full occupancy, the parking study
5 indicates a minimum number of available vacant spaces are 7.

6
7 Ms. Klaassen stated the PC is scheduled to consider this request on October 23, 2019 and the special use
8 permit is subject to final approval of the Village Council. She stated the Board is charged with evaluating
9 special uses for consistency with the standards for granting special uses. Ms. Klaassen then stated
10 following public comment and Board discussion, the Board may make a motion to recommend to the
11 Village Council regarding the requested relief. She stated a draft motion is provided on page 6 of the
12 agenda report. Ms. Klaassen then asked if there were any questions.

13
14 Chairman Bradley asked Ms. Klaassen to speak to the specific requirements that were put upon the
15 applicant at the time the ordinance was passed that the spaces be limited to the parkers in question at
16 the time. Ms. Klaassen stated there was concern the spaces were being rented to people residing on site
17 that were possibly a conflict if they had the same medical use in there or there may not be enough
18 parking for the building's residents. She stated this discussion came up at the Village Council level in
19 2001. Chairman Bradley stated that with regard to guidance from the Village staff that they either cease
20 violating the ordinance or apply for a special use to allow it, he asked if that was after Village staff
21 became aware from tenant complaints. Ms. Klaassen confirmed that is correct.

22
23 Mr. Greable asked what did tenant affiliates mean. Ms. Klaassen stated the applicant wanted the ability
24 to rent them to whoever signed a lease rather than someone currently residing in one of the residential
25 units, someone renting one of the office spaces, or someone working for one of the commercial tenants.
26 Mr. Greenough asked for specifics in connection with the tenant complaints received. Ms. Klaassen
27 stated there was concern there was not convenient parking for the commercial tenant or no parking at
28 all since they were being rented to New Trier students as opposed to the ability of being able to park
29 onsite. Mr. Greenough stated he spoke to one of the trustees as to the rationale for the decision which
30 was they did not want to push tenant parking onto the street. Ms. Hanley stated when it comes to the
31 commercial tenants, she asked if there are specified parking spots. Ms. Klaassen responded the
32 applicant can answer that question. Ms. Hanley asked if the spaces ceased being rented after the
33 applicant received notice of the violation. Ms. Klaassen stated they are not supposed to be renting the
34 spaces.

35
36 Chairman Bradley then swore in the applicants. Dako Sabovic introduced himself as the property owner.
37 Amro Shamialeh introduced himself as counsel for the applicant. Mr. Sabovic stated he focused the
38 application on framing why it would be in the best interest of the Village to allow parking in the unused
39 spaces. He then clarified the parking study was incorrect in that there are 41 spots as opposed to 39
40 indicated in the report. Mr. Sabovic also stated the projection provided by KLOA says they are using the
41 worst case scenario in taking the medical office and its traffic and applying it to every unit which he
42 commented is not reasonable. He noted at maximum capacity, less than half of the parking spots are
43 used. He stated with 52 units in the building, at maximum capacity, 20 spots are being used.

44
45 Mr. Sabovic stated even with a 52 unit building, it would be unreasonable to expect 100% occupancy at
46 any point in time and they would be clearly above the 16 figure they requested in the special use
47 application. He then stated they are open to having a conversation as to whether 16 spots is the right
48 number. Chairman Bradley asked how many spaces did they rent to New Trier students and Mr. Sabovic

1 responded 16. He noted a former tenant may have been the one who made the complaint. It was asked
2 if the complaint was not because there were no spots available but the complainant did not get the spot
3 he wanted. Mr. Sabovic confirmed that is correct. He also stated of the commercial tenant units, they
4 have 12 tenants and there are 8 or 9 empty office spaces. Mr. Greenough asked who did the parking for
5 Temple Court belong to. Mr. Sabovic stated that parking is for the town houses located to the east of
6 the Subject Property.

7
8 Chairman Bradley then asked if there is no time restriction on parking and Mr. Sabovic responded by
9 stating that the New Trier students have to be out of the parking space by 5pm with the exception of
10 those who have sports activities. He also stated weekend parking is not allowed. Chairman Bradley
11 asked how the restrictions are specified to the students. Mr. Sabovic responded there is a one page
12 lease with the students. Chairman Bradley then asked if there would ever be a situation where the
13 deeded spaces are unavailable to New Trier students in the event of full occupancy. Mr. Sabovic
14 responded never. Mr. Shamialeh stated for his law practice office, he only went to the office when he
15 had a meeting.

16
17 Ms. Hanley asked if their 16 figure did not include the leased spaces in the summer. Mr. Sabovic
18 confirmed that is correct. Ms. Hanley stated the best case scenario for parking did not leave them 16+
19 spaces except between 12:30 pm and 1pm. Mr. Sabovic stated it would not make sense for them to
20 assume the other 10 units are going to be occupied. Ms. Hanley stated the Board has to assume they
21 will have maximum occupancy. Mr. Sabovic stated they are not stating they are not trying to get to
22 maximum capacity, but the building would never be 100% occupied at one time. He also stated the
23 tenants they normally get are not medical offices and for that to be taken into account in terms of the
24 occupied spaces. Ms. Hanley asked if the Board can recommend the amount be amended for less spaces
25 and Chairman Bradley confirmed that is correct. Mr. Sabovic reminded the Board it would be a benefit
26 to the Village and provide a service to Winnetka if the excess parking spaces are leased to New Trier
27 students .

28
29 Chairman Bradley stated that would be weighed during the Board's discussion and the applicant did
30 provide a mitigating benefit to the noise and chaos of New Trier parking and if there is a public benefit
31 provided by making the spaces available to them since they would otherwise be sitting vacant. He asked
32 if the allowed 16 leased spots to non-tenants intended to codify the 16 existing leaseholds they would
33 have. Mr. Sabovic confirmed there are 15 spaces being rented and he would not intentionally cause
34 chaos with tenants being unavailable to find parking.

35
36 Ms. Hanley asked if the site plan is not accurate in that it indicated there are 41 spaces and she counted
37 39. Mr. Shamialeh identified the two other spaces, one near the fence and another in a blind spot. Mr.
38 Greenough referred to his concern with regard to traffic studies and stated he drove by the area today
39 when there are no students and asked if the New Trier students are parking in those spaces or not. He
40 noted most of the 16 spaces were filled. Mr. Sabovic stated he was there this morning and there is
41 nothing to specify they cannot park there on a holiday.

42
43 Chairman Bradley asked if there were any other questions.

44
45 Mr. Greenough stated if the Board recommended approval for only 7 or 8 spaces, he asked what would
46 the applicant's reaction be. Mr. Sabovic stated with vacancies in commercial spaces, he did not see why
47 they cannot be rented and he would prefer to rent 16 spaces as opposed to 8 and the room is available.
48

1 Mike Pollard, 82 Temple Court, stated he lived there for 4 years and has not experienced any problem
2 parking. He stated he understood the request to rent the spaces and referred to increased taxes on the
3 property. He stated his rent has increased substantially over the last 4 years and he would be in favor of
4 the request. He added there is always parking there and students are always able to find parking. He
5 then stated there are people who live in the building who do not have vehicles.

6
7 Chairman Bradley asked if there were any other questions. Mr. Greable asked Mr. Sabovic how he
8 identified the New Trier students. Mr. Sabovic confirmed they have a special sticker. Ms. Balassa asked if
9 there have been any issues with students and accidents with other vehicles parked there. Mr. Sabovic
10 responded never. Chairman Bradley then called the matter in for discussion.

11
12 Chairman Bradley referred to the standards on page 6 as to whether the applicant has sufficiently met
13 the standards. Mr. Greenough stated he is leaning toward recommending approval only for 9 spaces on
14 the east side of the lot which has the closest access to New Trier. He then stated while the building is
15 not fully occupied, the standards are to assume it would be full and adequate space is needed for
16 tenants and residents. Mr. Greenough then stated the students would have to either find somewhere
17 else to park or have parents drive them with the residents and tenants of the building not having that
18 same flexibility which would make the situation worse.

19
20 Ms. Balassa stated in a lease with the students, she asked how long the term could be and assumed it is
21 for the entire school year. She then stated if they were to limit it to 9 spaces, for the remaining spaces,
22 they could make them subject to a future tenant coming in and the space would revert back to the
23 tenant of the building. Chairman Bradley stated that suggestion might complicate matters. Ms. Hanley
24 stated tying the number of spaces to occupancy would put the onus on the owner or Village to verify the
25 percentage occupancy.

26
27 Chairman Bradley indicated it appeared there are two Board Members in support of recommending
28 approval with a reduction in the number of spaces. Ms. Hanley then suggested a figure higher than 9.
29 She also stated given the intensity of use of the building and offices not having a lot of customer traffic
30 and proximity to the train station, she would be more comfortable in they did not hit the max and it
31 should be closer to the 16 figure.

32
33 Mr. Schoon informed the Board with regard to the two additional spaces, the applicant's special use
34 only approved 39 spaces which is not in compliance and was just discovered at this meeting. Chairman
35 Bradley asked Mr. Schoon if it made sense to continue further deliberations until the situation is
36 clarified. Mr. Schoon stated if the Board is making a recommendation based on there being 41 spaces
37 then they may want to continue until that number of spaces is clarified. Chairman Bradley suggested
38 they move the matter to the November meeting. Mr. Greenough stated the PC has to review the
39 request before it is sent to the Village Council and asked if the applicant should be held up by the Board?
40 Ms. Hanley stated the Board cannot approve the resolution for 39 spaces if there are 41 spaces. Mr.
41 Greenough stated the approval can be based on 39 spaces. Ms. Balassa stated the approval should be
42 based on what the special use allowed at the time it was issued for 39 spaces. Mr. Schoon confirmed the
43 Board can make a recommendation based on 39 spaces. Chairman Bradley stated the clerical record
44 needed to be corrected. Mr. Greenough added he would like to see a traffic study for an additional day
45 of parking.

46
47 Chairman Bradley asked if the Board should ask the applicant to withdraw the current application and
48 resubmit to the Board in November with the corrected special use permit. Mr. Schoon stated the Board

1 can ask that they want to know how many parking spaces there are and the applicant would need to
2 amend their request for 41 spaces and if there is a majority of the Board which wanted an additional
3 parking study, the results of that parking study would need to be made at a future meeting. Mr. Greable
4 stated it should be done for a day during the school year. Chairman Bradley stated he did not want to
5 put the burden on the applicant to perform another parking study and referred to the defined number
6 of spaces to be allocated to students. He stated either way, it would be a benefit in that they would be
7 adding spaces as opposed to losing them. Mr. Sabovic stated he would be ready to move forward with
8 this petition. Ms. Hanley confirmed it would be for 39 spaces. Mr. Schoon stated staff cannot determine
9 whether the 2 spaces are code compliant and referred to whether the Board is making a
10 recommendation based on 39 spaces. Ms. Hanley stated she would be less inclined to approve 16
11 spaces if there are only 39 spaces total. Mr. Greable stated the Village Engineer recommended 8 spaces
12 and KLOA recommended 7 and he would prefer the figure be either one of those.

13
14 Chairman Bradley stated with regard to the information the Board was provided in the application for 39
15 spaces of which 16 they are asking to be leasable to non-tenants, there is support from the Board for a
16 motion recommending approval of the special use on the condition that the number be less than 16
17 unless the application is modified with new information which recently came to light. He stated
18 otherwise, the next step would be to withdraw the application since they do not have an accurate
19 petition before the Board and to rectify the number of spaces. Mr. Sabovic stated they are confident
20 with the 16 figure and reiterated the benefit to the Village. He asked if 12 spaces can be approved for
21 now with the potential for a request for additional spaces at a later date. Chairman Bradley agreed no
22 one is in favor of space sitting vacant and there is a need for students to park there safely and
23 affordably. He then stated with regard to the 2 spaces coming into play after the fact, he presumed they
24 would be held for tenant parking as opposed to leasehold parking. Mr. Sabovic stated that would be
25 fine. Chairman Bradley confirmed the Village would have to codify the spaces are code compliant. He
26 also stated in going up to 41 spaces, the 2 additional spaces would have to be reserved for tenants or
27 leaseholds. Chairman Bradley informed the applicant they can move forward with a recommendation of
28 approval from this Board which states the special use permit would be approved on the condition the
29 leases available to non-tenants and tenant affiliates is maxed at 12. Mr. Greenough stated he would be
30 in favor of 9 spaces on the east side of the lot for New Trier students.

31
32 Chairman Bradley stated it would be to the applicant's benefit to be able to move forward. The Board
33 Members discussed the different numbers they would be comfortable with. Chairman Bradley
34 confirmed the Board is ready to move forward with a recommendation for approval of the special use
35 permit on the condition that only 12 spaces be leased to non-tenants or tenant affiliates noting the
36 Board is not the final decision maker and the request would go on to the Village Council. Mr. Sabovic
37 agreed that would be fine.

38
39 Chairman Bradley then asked for a motion. Ms. Hanley moved to recommend approval of the special
40 use permit with the condition that the request for 16 spaces be reduced to 12 spaces. The motion was
41 seconded by Mr. Greenough. A vote was taken and the motion unanimously passed.

42 AYES: Balassa, Bradley, Greable, Greenough, Hanley

43 NAYS: None

44
45 **Case No. 19-27-V: 551 Meadow Road: An application submitted by Ann and Daniel Carroll seeking**
46 **approval of zoning variations to allow a second floor addition above the existing attached garage at**
47 **551 Meadow Road. The requested zoning variations would permit the residence (a) to exceed the**

1 **maximum permitted building size; and (b) to have an unarticulated north building wall more than 40**
2 **feet in length. The Zoning Board of Appeals has final jurisdiction on this request.**

3 Ms. Klaassen stated the application submitted by Ann and Daniel Carroll, the owners of 551 Meadow
4 Road is an application seeking approval of the following variations to allow an addition over an existing
5 attached garage. She stated the first variation is for GFA of 2,291 square feet whereas a maximum of
6 approximately 2,082 square feet is permitted, a variation of 208 square feet or 10%. Ms. Klaassen also
7 stated the request is for an unarticulated north side building wall of 47 feet in length whereas
8 articulation of 18 inches is required for any building additions if any of the side building walls is at least
9 40 feet length for a variation of 7.88 feet or 19.7%.

10
11 Ms. Klaassen stated the subject property is located at the northwest corner of Meadow Road and High
12 Street and contains an existing two story residence. She stated there was one previous zoning case for
13 the property in September 2014 where the Board approved a variation to allow the addition of a one
14 story bay window within the minimum required 6 feet north side yard. Ms. Klaassen then stated the
15 proposed addition would measure approximately 10x15 feet and provide additional space on the second
16 floor to accommodate the master bedroom suite which the residence does not currently have. She also
17 stated the existing second floor currently consists of a master bedroom, two additional bedrooms and
18 one bathroom. Ms. Klaassen noted a portion of the existing master bedroom would be converted to
19 provide for a master bathroom. She also stated it is important to note the existing residence is
20 nonconforming with regard to the maximum permitted GFA and the proposed addition would add
21 approximately 148 square feet to the nonconforming GFA.

22
23 Ms. Klaassen then stated with regard to building line articulation, 47.88 feet of the north side building
24 walls are unarticulated by at least 18 inches. She also stated given there is an existing bay window on
25 the north side building wall, it is worth noting that bay windows and chimneys are not considered
26 articulation. Ms. Klaassen stated the zoning ordinance requires all exterior building walls on any pre-FAR
27 building that face the smaller side yard in the R-5 or R-4 zoning district be articulated by at least 18
28 inches if the side walls are at least 40 feet long. She also stated the existing residence is also considered
29 legal nonconforming with regard to the building line articulation requirement, which was adopted in
30 1999 and since the residence was built in 1928, it predated the articulation requirement.

31
32 Ms. Klaassen stated the Board is required to consider whether or not the proposed request meets the
33 standards for granting variations. She then stated the Village staff prepared draft resolutions for the
34 Board's consideration, one of which approves the request and the other which denies the request. Ms.
35 Klaassen stated following the Board's discussion, a Board Member may wish to make a motion to either
36 approve the resolution granting the variations or the resolution to deny the requested variations.

37
38 Chairman Bradley asked if both variations go hand in glove and referred to whether the first variation
39 would solve the second variation requested. He also asked if there is a scenario where they would have
40 to deal with unarticulated wall variation separately before approving the GFA variation. Ms. Klaassen
41 responded if the wall was brought in further south in order to provide the required articulation, they
42 would still need the GFA variation.

43
44 Chairman Bradley swore in those who would be speaking to this matter.

45
46 Michael Muenchow of R. Scott Javore & Associates introduced himself to the Board as the architect in
47 the place of Scott Javore, principal of the firm, who could not attend the meeting. He stated with regard
48 to a brief overview, the goals for the project were to expand and renovate the existing master bedroom

1 suite in a manner consistent with the original residence. Mr. Muenchow stated there is not enough
2 room for an adequate bathroom and closets. He also stated they wanted to maintain the character of
3 the residence in proportion and detailing by recreating a compact and thoughtful expansion as well as to
4 maintain the economic viability of the home.

5
6 Mr. Muenchow then stated the proposed addition is for the master bedroom over the existing garage
7 below and the remaining existing space was reconfigured to fit a master bath and walk in closets. He
8 also stated the exterior was detailed with pilaster columns and wood panels to provide a less obtrusive
9 extension of the home and similar masonry walls and large gable roof. Mr. Muenchow then stated it
10 would also match the north bay of the kitchen and wood paneling for the north addition wall and
11 referred to its setback which would not be set back the full 18 inches of articulation. He then stated for
12 the main column pilasters to be flush with that wall, if the main part of the wall with the wood panel
13 was set back an additional 6 inches, it would still be short 7 inches and while there is articulation in that
14 area, it is not the full amount required. Mr. Muenchow stated to keep the interior wall regular in shape;
15 they wanted the inside of the room to read as one room.

16
17 Mr. Muenchow stated the new master bedroom would be proportionally appropriate at 13 feet by 18
18 feet which measured approximately the same area as the existing master bedroom. He then stated a
19 majority of the windows for the new master bedroom would have views to the backyard to the west and
20 the master bath location is ideal for short plumbing distances and to keep plumbing pipes away from the
21 unheated garage spaces. Mr. Muenchow also stated the new balcony would be located to the south
22 which lessened the overall GFA overage and would have railings which mirror those on the east portion
23 of the home. He then informed the Board there would be no footprint expansion and the existing
24 foundation of the garage was found suitable to build on.

25
26 Mr. Muenchow then stated with regard to practical difficulty and hardship, the current master bedroom
27 is without adequate closets and there is no master bathroom, which is not viable in today's real estate
28 market. He also stated there is no way to expand for the full master suite except to the west with the
29 existing hall bath being located to the east. He stated with regard to unique circumstances, the home is
30 on an undersized lot for the zoning district and was built in 1928 with the zoning code established later
31 which made the home over on GFA. Mr. Muenchow also stated the zoning district has a minimum for
32 corner lots of 8,900 square feet where this lot measured approximately 5,200 square feet as well as the
33 fact that the minimum lot width for corner lots is 70 feet where this lot measured 42 feet wide. He
34 stated based on the existing limitations, they believe the request is reasonable to modernize the home.

35
36 Mrs. Carroll stated the request is not only practical but emotional for them and stated they have been
37 living with one bathroom in a three bedroom home. She stated they are looking to increase the size of
38 the master bedroom and bath since it is smaller than the average Winnetka home. Mrs. Carroll also
39 noted the existing bathroom is small with one sink and they need a second bathroom for them and
40 aging parents for privacy concerns. She also stated it would benefit overnight guests. Mrs. Carroll
41 described their home as a small home which they would like to keep up and modernize for the 21st
42 century for them and future residents. She also described the existing closet as small by Winnetka
43 standards as well as the small bathroom.

44
45 Mrs. Carroll then stated with regard to the unarticulated wall, the full footprint and accepting the
46 kitchen bay is articulated but only is small and they would only be going above that space and keeping
47 with the line and bring the windows in to give it more texture so that the back wall would not be a
48 straight line north to south.

Chairman Bradley asked if there were any questions. Mr. Greable referred to page 23 of the packet and asked if there is not a straight line on that wall. Mrs. Carroll confirmed there is articulation but it is not enough to meet code requirements and was the way the home was built in 1928. She stated the addition would be built above it and would not hang over and noted the windows are recessed further. Mrs. Carroll indicated it did not make sense to go in further since it would shift the room and to bring wall in on the north side would result in the loss of 8 inches which would result in the room not being square. Chairman Bradley asked if there were any other questions.

Ms. Hanley asked how long have they lived in the home. Mr. Muenchow responded 18 years.

Chairman Bradley stated the matter would now be brought in for discussion and asked for clarification that the 148 square feet overage in GFA is or is not counting the balcony. Ms. Klaassen confirmed the balcony is not included. Chairman Bradley asked for the Board's comments.

Mr. Greenough stated he had no problem with the request and it is a reasonable alternative and putting in a larger master bedroom and second bathroom is what is expected for Winnetka. Ms. Balassa agreed with Mr. Greenough's comments and stated the standards have been met and it is a perfect example of why they are here to grant these types of variations. She also described it is as necessary. Mr. Greable also agreed and stated in taking the 148 square feet against the total amount amounted to 7%. He then referred to the articulation and stated he is also in favor of the request. Ms. Hanley stated she is not bothered with the articulation and has a hard time with it meeting all of the standards in terms of the GFA variation. She stated although it is an undersized home, she referred to the GFA ratio based on the lot size and stated having a small lot did not make the situation unique. Ms. Hanley stated while she understood and appreciated having a master bathroom as well as the applicants' needs and wants, she stated the application did not meet the reasonable return standard and added she is on the fence.

Chairman Bradley stated he is of the belief there is in Winnetka an expectation that a master suite would include a private master bathroom. He then referred to the applicant's testimony with regard to guests and parents which cannot be weighed by the Board. Chairman Bradley then referred to a master bedroom in a home and the expectation of at least a second bathroom in a home is reasonable and the property is unique in its position and ability to find creative alternatives. He also stated he thought highly of the architect's testimony in terms of what could be done practically as an alternative to accomplish what they have which is a small space which limited potential options. Chairman Bradley then questioned whether there is an alternative which can fit inside the home without a GFA variation and there is no way to mitigate the overage expectation and noted the balcony is not counted toward the GFA overage. He stated the presentation satisfied the standards the Board needed to look at as well as the lack of testimony by affected neighbors and he would be in support of the variation as submitted. Chairman Bradley then asked for a motion to approve the request.

A motion was made by Mr. Greenough and seconded by Mr. Greable to approve the requested variations. A vote was taken and the motion passed, 4 to 1.

AYES: Balassa, Bradley, Greable, Greenough

NAYS: Hanley

Case No. 19-28-V2: 306 Walnut Street: An application submitted by Terry Savage seeking approval of zoning variations to allow the existing storage shed at 306 Walnut Street. The requested zoning variations would permit the existing improvements at 306 Walnut Street (a) to exceed the maximum permitted building size, (b) to provide less than the minimum required front yard setback from

1 **Walnut Street; (c) to provide less than the minimum required north side yard setback; and (d) to**
2 **exceed the maximum permitted height for a storage shed. The Village Council has final jurisdiction on**
3 **this request.**

4 Ms. Klaassen stated the property owner, Terry Savage, has submitted an application requesting approval
5 of the following zoning variations for GFA of 4,240 square feet whereas a maximum of approximately
6 2,857 square feet is permitted, a variation of approximately 1,383 square feet or 48.39%. She stated the
7 property without the shed currently contains 4,187 square feet of GFA with the shed adding an
8 additional 53 square feet to that nonconformity. Ms. Klaassen then stated the second variation is for a
9 front yard setback of 10 feet from Wilson Street whereas a minimum of 30 feet is required, a variation
10 of 20 feet or 66.67%. She stated the third variation is for a side yard setback of 4 feet from the north
11 property line whereas a minimum of 6 feet is required, a variation of 2 feet or 33.33% with the final
12 variation being for a shed which is 8.58 feet in height whereas a maximum of 7 feet is permitted, a
13 variation of 1.58 feet or 22.57%.

14
15 Ms. Klaassen stated the subject property is located between Walnut Street and Wilson Street, north of
16 Hawthorn Lane and south of Orchard Lane and contains an existing two story residence with an
17 attached garage and storage shed. She informed the Board at the end of May, it was brought to the
18 Village's attention that a concrete pad for a storage shed had been installed without a building permit.
19 Ms. Klaassen stated the Village Code Enforcement Officer sent a violation notice to the property owner.
20 She stated after the Village staff met with the owner, they worked on coordinating an effort to address
21 and correct the violation. Ms. Klaassen stated a second notice was sent to the applicant in July as the
22 applicant had yet to take any action. She then stated due to the lack of addressing the violation in a
23 timely manner, a third violation notice was sent on August 30, 2019.

24
25 Ms. Klaassen then stated rather than removing the shed, the applicant submitted an application which is
26 currently before the Board. She stated the shed measures 7.33 feet x 7.25 feet which is approximately
27 153 square feet and is 8.58 feet in height. Ms. Klaassen informed the Board the two-car attached garage
28 is accessed by Wilson Street and the shed is intended to provide storage for bicycles.

29
30 Ms. Klaassen stated when the home was built in 1997, the basement was not included in GFA and at
31 that time, the maximum for GFA was 3,008 square feet and the site had 3,003 square feet excluding the
32 basement. She then stated in 2001, the Village Council adopted an amendment to the zoning ordinance
33 that now required the basement area of approximately 1,177 square feet be included in GFA. Ms.
34 Klaassen stated the site including the basement without the shed measures approximately 4,187 square
35 feet. She stated given the amendment to the zoning ordinance, the amount of GFA allowed on the site is
36 now only 2,857 square feet and the existing improvements on the site without the shed are a legal
37 nonconformity as the site contains approximately 1,330 square feet of GFA more than allowed under
38 the current zoning regulations. Ms. Klaassen noted the shed would increase the nonconforming GFA by
39 approximately 53 square feet. She then stated given the applicant is requesting an increase in GFA to an
40 existing nonconformity, the variation is for the total amount of GFA that exceeds the amount allowed.

41
42 Ms. Klaassen stated a variation is also requested to allow the shed to provide less than the minimum
43 required front yard setback from Wilson Street. She noted the subject property is a through lot with two
44 lot lines along two more or less parallel streets with Walnut Street to the east and Wilson Street to the
45 west. Ms. Klaassen then stated the minimum front yard setback from both Walnut and Wilson is 30 feet
46 and the front yard setback from Wilson to the shed is 10 feet whereas a minimum of 30 feet is required.
47 She stated the third variation requested is to allow the shed to provide less than the minimum required
48 side yard setback from the north property line. Ms. Klaassen stated the applicant noted on the site plan

1 that the side yard setback to the north property line is 4 feet, whereas a minimum of 6 feet is required.
2 She stated lastly, a variation is being requested to allow the shed to exceed the permitted height of 7
3 feet, which the zoning ordinance allows for storage sheds, play houses, walled enclosures for trash
4 enclosures or swimming pool equipment or any similar structure.

5
6 Ms. Klaassen then stated the Board is to consider whether or not the requested variations meet the
7 standards for granting such variations. She stated following public comment and Board discussion, a
8 Board Member may wish to make a recommendation to the Village Council regarding the requested
9 relief noting a draft motion is on page 6 of the packet of materials.

10
11 Chairman Bradley asked to what extent is the GFA being established by the shed for the concrete pad.
12 Ms. Klaassen responded the concrete pad did not contribute to GFA, just the shed itself. Chairman
13 Bradley asked if there were any other questions.

14
15 Mr. Greenough asked if the two garages on either side of the property were grandfathered in. Ms.
16 Klaassen stated those properties had zoning variations approved and for homes along Walnut and
17 Wilson, at least 3 of the 4 homes on that block have had variations approved for detached garages. Ms.
18 Hanley asked if the shed pad is part of the side yard setback and whether they counted the setback from
19 where the shed or pad is located. Ms. Klaassen confirmed it is counted from where the shed is located.

20
21 Terry Savage began with an apology to the Board and provided photos to the Board for their review. She
22 identified the first photo as the home to the north which has a huge garage requiring a variation. Ms.
23 Savage then stated the home to the south on the second page has a huge garage on the street. She then
24 referred to the home on the third page and the impact of the shed and its fit within the context of the
25 neighborhood.

26
27 Ms. Savage then stated before the shed was installed, she described it as a mess. She stated they bought
28 the home not knowing it was oversized for the lot and the existing foundation was used similar to the
29 prior home on the lot. Ms. Savage noted she purchased the home in May 2017. She stated it appeared
30 concrete was poured in the back of the property which may have been there for at least 20 years.

31
32 Ms. Savage then stated in addressing the 8 standards for a variation, she described it as a unique
33 property and the front yard is on Walnut with the rear facing Wilson. She stated the two car garage
34 barely fits two vehicles with no room for bicycles. Ms. Savage then stated the unique circumstances are
35 the characteristics of the property with no side yard or a place to put a bicycle in the garage. She stated
36 it would not alter the essential character of the neighborhood and referred to the neighboring homes
37 with large 2 car garages with the request being for a shed which barely peeked over the fence and is
38 completely in character with the neighborhood and garages and driveways which are accessible from
39 the street.

40
41 Ms. Savage also stated the request would not impair the light and air to adjacent properties since the
42 shed does not extend far over the fence. She stated there would be no hazard from fire or other
43 damages to the property and would serve to minimize the hazard. Ms. Savage stated there would be no
44 congestion to the street and the taxable value of the land would not diminish. She then stated the public
45 health, comfort, morals, safety and welfare would not be impaired and would be improved. Ms. Savage
46 then stated they were appalled by the situation and requested the Board grant the variations and
47 referred to the situation in connection with the neighbors on both sides.
48

1 Chairman Bradley asked if there were any questions. Mr. Greenough stated the variations for the
2 neighbors were for different considerations than the variance for the shed. He then asked Ms. Savage
3 why did she did not respond to the Village's violation notices. Ms. Savage stated she was under deadline
4 for completing a book. Mr. Greenough asked when the shed was installed and where were the bicycles
5 stored before then. Ms. Savage responded they came from the city and they were on the driveway until
6 the idea of the shed came up. Mr. Greenough stated in terms of a reasonable alternative to what she
7 has, the shed is much more than what is needed for bicycles. He also referred to a strip of land to the
8 north where bicycles can be placed and other places for them to be stored. Ms. Savage stated the side
9 yard is very narrow. She also stated there is no other place on the property to store the bicycles.

10
11 Chairman Bradley asked if there were any other questions. Mr. Greable stated there is a specific
12 ordinance as it relates to sheds which read: "Maximum height for buildings and structures in Section
13 17.30.080 (g) for buildings other than a single family residence: (ii) storage sheds, play houses, walled
14 enclosures for refuse containers or swimming pool equipment or any similar structures is 7 feet." He
15 stated this issue has been a topic of much discussion in the Village to the point where people have had
16 to adjust the height of play houses and sheds down to 7 feet. Mr. Greable stated the height has an
17 impact on the overall Village. Chairman Bradley stated the applicant is clearly noncompliant with regard
18 to the height variation and asked if there were any other questions.

19
20 Chairman Bradley asked if there were any comments from the audience. He then swore in those
21 speaking to this matter.

22
23 Bryan Eldring, 310 Walnut, stated he went through the process in 2012 to build their home. He stated
24 the large garage Ms. Savage referred to several times is a standard two car garage which was downsized
25 to meet GFA and impermeable lot coverage. Mr. Eldring stated they met all of the Village requirements
26 and aligned their garage with the garage to the north and received a variance for the setback. He then
27 commented the Village and their builder did a great job and they have 400 square feet of water
28 retention and have never had any flooding issues. Mr. Eldring then stated on May 1, 2019, he was
29 headed out of town and saw there was a lot of water in the yard where there has never been any water
30 before and the water is in close proximity to where the shed is located. He also stated the location of
31 the shed is approximately 2 feet from his fence. Mr. Eldring wanted to ensure these facts are on record
32 and if they want to move ahead after they receive a variance, to make sure they are all operating
33 similarly.

34
35 Mr. Eldring also stated on May 1st, he attempted to communicate with Ms. Savage's son and had a text
36 conversation with the Savages on the 10th to discuss the matter which did not happen. He then stated
37 the Village's engineering team should definitely be involved. Ms. Savage stated they resolved the source
38 of the water problem and corrected it with drain tile and river rock this past summer.

39
40 Chairman Bradley asked if there were any other comments. No additional comments were made at this
41 time. He then asked Ms. Savage if there was a concrete pad in the area of the current shed when she
42 purchased the property and Ms. Savage confirmed there was poured concrete and cement. She stated
43 in addition to that, there was a dangerous fence which was replaced with a new fence. Ms. Savage also
44 stated there was a cistern which was taller than the fence which had been there for years and filled with
45 water. She then stated they squared the area off and put in river rock as well as took down two fence
46 posts. Chairman Bradley asked if there were any other questions.

47

1 Ms. Savage stated she did not mean for the shed to be that tall and it was what was available from
2 Home Depot. Chairman Bradley then brought the matter in for discussion.

3
4 Chairman Bradley stated there are four variations to be considered with the first relating to the GFA
5 overage of 53 square feet based on the testimony. He also stated but for this being a through lot and
6 otherwise, a shed structure placed in the rear 25% of the property of less than 64 square feet would not
7 count toward the overall GFA. Ms. Klaassen confirmed that is correct.

8
9 Ms. Balassa referred to it as being a similar scenario in needing storage and except for the height, she
10 cannot wrap her head around the fact there are alternatives especially coming after a very contentious
11 play equipment situation. She stated they have the standards in place with a variation being requested
12 for anything with an overwhelming need in terms of alternatives. Ms. Balassa stated there are
13 alternatives for bicycle storage especially when the neighbors have gone through the process. She then
14 stated in situations where the Board has been cautious in granting any overages, she did not see how
15 the request met the standards in terms of height and GFA as well as being troubled in connection with
16 the manner in which it came to the Village's attention.

17
18 Mr. Greenough stated he is struggling to come up with a philosophy on how to approach whether there
19 is a reasonable return aspect to the request. He agreed there are plenty of alternatives in terms of
20 bicycle storage other than a shed which violated the ordinance. Ms. Hanley stated with regard to the
21 GFA and front yard setback, the property is unique in that it is a through lot and the GFA would not be
22 counted if it was a backyard. She also stated the setback would not be the same if it were a backyard
23 which met that standard. Ms. Hanley then stated the request did not meet standard nos. 3 and 4 for the
24 setback and there is no other unique characteristic to the property that would require a side yard
25 setback or for it to be anything more than 7 feet.

26
27 Chairman Bradley stated although the applicant conceded it was a Home Depot purchase. Ms. Hanley
28 then stated as long as they are not counting the pad, she did not see why they could not move it up and
29 forward with there being room for it to be located within the side yard setback. Chairman Bradley stated
30 while he appreciated the other neighbors had to go through similar challenges, you cannot concede the
31 fact that if it were not a through lot, 25% of the rear of the property could contain a shed and no one
32 would otherwise expect a reasonable return. Ms. Balassa stated there are a number of through lots in
33 the Village which are not unique and they have had similar cases which did not involve bicycle storage
34 and the Board was very strict in its interpretation.

35
36 Chairman Bradley agreed that although through lots are atypical in terms of how the Village was
37 organized, the residents of Walnut and Wilson are aware of that. Ms. Hanley confirmed she would agree
38 standard nos. 1 and 2 have been met but not standard nos. 3 and 4 and if there was a way for the shed
39 to be moved into the side yard and for it to be shorter than 7 feet, she would be willing to allow it.

40
41 Mr. Greable stated the rules are the rules and this rule is sensitive in the community. He stated there
42 were playhouses which were a concern in this area and this code is very specific in terms of the 7 foot
43 rule and it needed to be addressed. Mr. Greable then referred to GFA and if it was reduced. Chairman
44 Bradley stated there would still be a GFA overage. Mr. Greable stated his main concern related to the 7
45 foot rule. Mr. Greenough stated he is not concerned with regard to the front yard setback and if the
46 shed was moved, it would satisfy nos. 3 and 4 which meant the purchase of a new shed which he would
47 support.

48

Chairman Bradley stated he understood the predicament and the simple solution for the shed in comparison to what the neighbors have which went through similar situations and may have resulted in a compromise, the variations were for a specific need for a garage which is a necessity which support the standards of reasonable return and unique circumstances. He stated there is a big difference between having a garage which is a necessity in terms of return on investment versus having a shed. Chairman Bradley stated the applicant has a two car garage and he cannot wrap his head around the enclosure needing to be granted a variation since there are other places for bicycle storage which obviate the need for a GFA overage. He described it as a slippery slope and granting this type of variance does not match the standards and he would not be in support of recommending approval.

Ms. Savage stated Home Depot has storage units which are less than 5 feet in height and asked what would they allow that would not require a variation. She reiterated the two car garage was built to the minimum standards. Ms. Balassa stated going back to the standards, they have made decisions in the past and they have to have some way to make decisions. She then stated there are many homes in Winnetka with one car garages and a few with no garage. Ms. Balassa stated they have standards in place to make these decisions and they cannot be arbitrary. Ms. Savage again asked what would be allowed in terms of a shed. Ms. Balassa referred to the use of a movable toy shed.

Chairman Bradley suggested the applicant speak to the Village in terms of what is code compliant. He then asked for a motion to recommend denial of the application as submitted.

A motion was made by Mr. Greenough and seconded by Mr. Greable to recommend denial of the requested variations. A vote was taken and the motion unanimously passed.

AYES: Balassa, Bradley, Greable, Greenough, Hanley

NAYS: None

Other Business

Chairman Bradley asked if there was any other business. No additional business was raised at this time. He noted the next meeting is on November 11, 2019.

Public Comment

Chairman Bradley confirmed there is no one in the audience to provide public comment.

Adjournment:

The meeting adjourned at 9:23 p.m.

Respectfully submitted,

Antionette Johnson
Recording Secretary



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: DECEMBER 3, 2019
SUBJECT: CASE NO. 19-29-SD: 419 & 429 SHERIDAN ROAD - FINAL PLAT APPROVAL - 419 & 429 SHERIDAN CONSOLIDATION

INTRODUCTION

On December 9, 2019, the Zoning Board of Appeals is scheduled to hold a public hearing on an application submitted by Muneer Satter (the "Applicant"), as the owner of the properties located at 419 Sheridan Road and 429 Sheridan Road (the "Subject Property"). The Applicant has filed an application seeking Final Subdivision Plat approval to consolidate the existing two lots into a single lot of record, together with the following relief:

1. A zoning variation to permit the existing residence at 419 Sheridan Road to observe less than the minimum required side yard setback from the south property line [Note: The existing residence is nonconforming with respect to the minimum required side yard setback];
2. A zoning variation to permit the existing boathouse at 419 Sheridan Road to observe less than the minimum required front yard setback from the water's edge [Note: The existing boathouse is nonconforming with respect to the minimum required front yard setback from Lake Michigan due to the increase in the level of Lake Michigan];
3. A zoning variation to permit the existing improvements on the Subject Property as well as the construction of a pergola on the Subject Property to provide less than the minimum required total side yard setback, which is due to an increase in required total side yards as a result of the proposed increase in total lot area and increase in average lot width; and
4. Any other zoning relief necessary for the Final Plat approval.

Additionally, this application is subject to review by the Plan Commission (PC) regarding the subdivision, including the requested zoning relief described above. On November 20, 2019, the PC considered the application. Details regarding the PC's review of the application are provided on pages 8 and 9 of this report. Also, if the consolidation is approved, the Applicant will be required to submit a demolition application for the existing residence at 429 Sheridan Road. The Landmark Preservation Commission will consider the demolition application once that application submitted.

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 October 24, 2019 *Winnetka Current*. This petition was originally scheduled for November 11, but at the request of the Applicant was continued to December 9. As of the date of this memo, staff has received one written comment from the public regarding this application. The comment is provided in Attachment E of this report.

PROPERTY DESCRIPTION

The Subject Property is located on the east side of Sheridan Road between Willow Road and Ash Street, is zoned R-2 Single Family Residential, and currently consists of two buildable lots measuring 64,716 square feet (419 Sheridan Road) and 33,433 square feet (429 Sheridan Road). Each lot is improved with a single family residence and various accessory buildings, with existing parcels and improvements depicted in Figure 1 below. It is important to note that 419 Sheridan Road, built in 1928 and designed by Ernst and Peter Mayo, was designated as a local landmark by the Village Council in 2004.

The Comprehensive Plan designates the Subject Property as appropriate for single family residential development. The current R-2 zoning is consistent with the Comprehensive Plan.



Figure 1 – Existing two lots

GENERAL DESCRIPTION OF PROPOSED PLAT OF CONSOLIDATION / RESUBDIVISION

The Applicant resides at 419 Sheridan Road, which he acquired in 2002. Subsequently, the Applicant acquired the adjacent home at 429 Sheridan Road in 2012. If approved, the Applicant will demolish the residence at 429 Sheridan Road and consolidate the two parcels into a single buildable lot measuring 98,149 square feet (2.25 acres). All existing improvements at 419 Sheridan Road would remain, and the existing pool and pool storage building at 429 Sheridan Road would also remain. As represented in the attached application materials, the Applicant intends to install extensive landscaping, which includes an open pergola and a shed to house the boiler for the snow melt system for the driveway.

The Applicant intends to maintain the three existing driveway entrances on the proposed consolidated lot. Currently, 419 Sheridan Road has a circular driveway with two entrances on Sheridan Road and 429 Sheridan Road has one driveway entrance on Sheridan Road. Village Code allows a maximum of two driveway access points on a lot; therefore, the Village Council will consider the Applicants request to maintain the three existing driveway entrances at the time the consolidation request is considered.

An excerpt of the proposed site plan is provided below in Figure 2 and an excerpt of the proposed 419 & 429 Sheridan Consolidation plat is provided in Figure 4 on page 4.

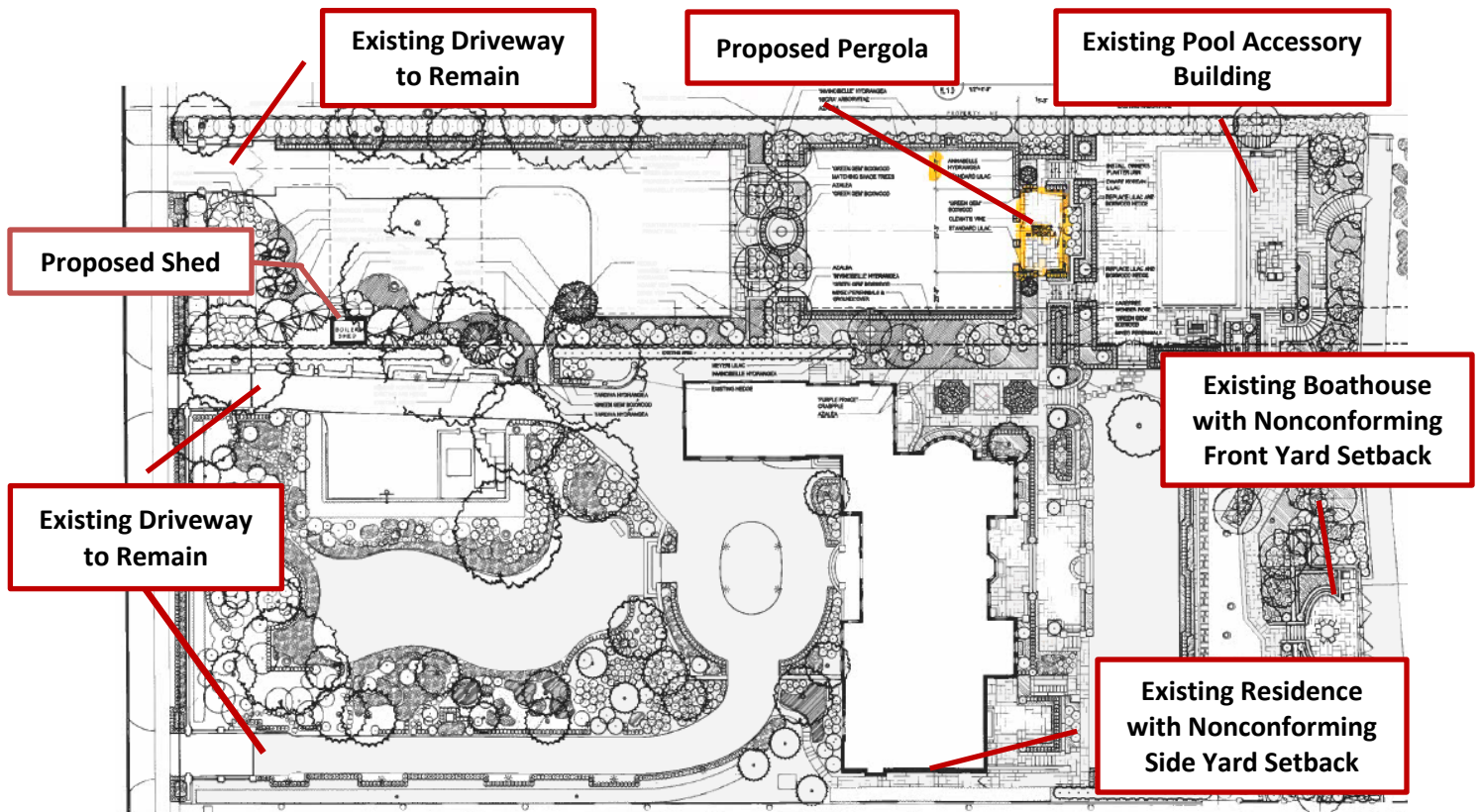


Figure 2 – Excerpt of Site Plan



Figure 3 – Proposed subdivision (map view)

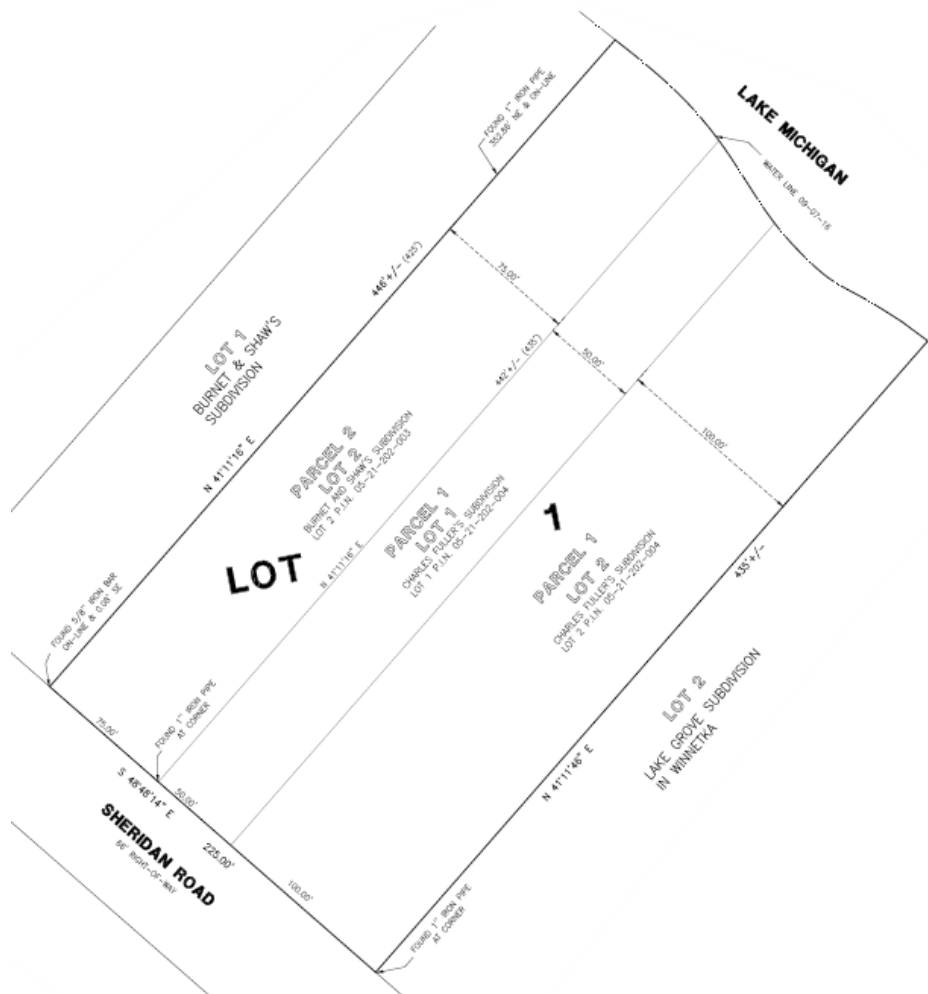


Figure 4 – Excerpt of Proposed 419 & 429 Sheridan Consolidation Plat

DESCRIPTION OF ZONING STANDARDS

The Subject Property is located in the R-2 Single Family Residential zoning district, which is one of five different single family residential zoning classifications in the Village. The R-2 zoning district provides for larger, wider lots compared to most other residential zoning districts, with the R-2 zoning district's purpose statement describing the district as demonstrating a "small estate" character.

Residential Zoning Hierarchy

A comparison of the Village's five different residential zoning classifications (Table 1 on the following page) shows the hierarchy of zoning standards throughout the Village's residential neighborhoods, ranging from larger "estate" character lots in portions of the Village, to smaller, more intensive developed areas.

Surrounding Zoning

Neighboring lots on the east side of Sheridan Road are similarly zoned for larger lot sizes called for in the R-2 zoning district (minimum lot area of 24,000 square feet). Lots on the west side of Sheridan Road have been laid out at a smaller size, and are zoned R-4 Single Family Residential allowing for smaller lot sizes (minimum lot area of 12,600 square feet), as depicted in Figure 5 on the following page.

Table 1 Residential Zoning Hierarchy	R-1 ("estate" character)	R-2 ("small estate" character)	R-3 ("moderately intense" suburban character)	R-4 ("relatively intense" suburban character)	R-5 ("relatively intense" suburban character)
Minimum Lot Area	48,000 s.f.	24,000 s.f.	16,000 s.f.	12,600 s.f.	8,400 s.f.
Minimum Lot Width	150 ft.	100 ft.	75 ft.	60 ft.	60 ft.
Minimum Front Setback	50 ft.	50 ft.	40 ft.	30 ft.	30 ft.
Minimum Rear Setback	50 ft.	25 ft.	25 ft.	25 ft.	25 ft.

Table 1 – Residential Zoning Hierarchy

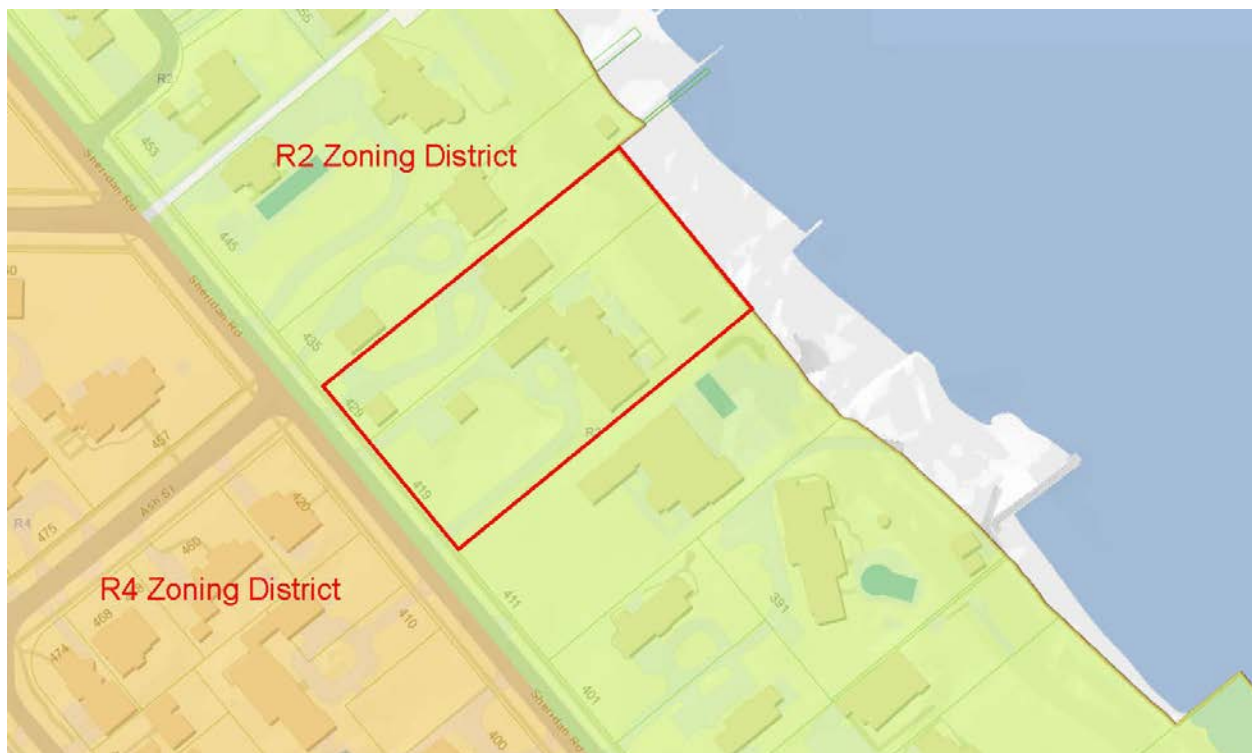


Figure 5 – Area Zoning Map

COMPLIANCE WITH ZONING STANDARDS – LOT SIZE AND DIMENSIONS

All subdivisions are evaluated by staff at the time of application to assure compliance with basic minimum quantitative measures including, but not limited to (a) minimum lot area, (b) minimum lot width, and (c) minimum lot depth.

The proposed 419 & 429 Sheridan Consolidation **fully complies** with minimum lot area, lot width and lot depth requirements as summarized in Table 2 on the following page. Items highlighted in **RED** are items of zoning noncompliance with the existing lots. The proposed 419 & 429 Sheridan Consolidation would eliminate the existing zoning nonconformity (minimum lot width).

<i>Table 2. R-2 Zoning Standards</i>	<i>Proposed Consolidated lot</i>	<i>Existing 419 Sheridan Lot</i>	<i>Existing 421 Sheridan Lot</i>
Minimum Lot Area (Interior lot) 24,000 square feet	98,149 sq. ft. COMPLIES	64,716 sq. ft. COMPLIES	33,433 sq. ft. COMPLIES
Minimum Lot Width (average) 100 feet	220 feet COMPLIES	146 feet COMPLIES	77 feet NONCOMPLIANT (23% variation)
Minimum Lot Width (at front street line) 20 feet	225 feet	150 feet COMPLIES	75 feet COMPLIES
Minimum Lot Depth 200 ft.	435 feet COMPLIES	435 feet COMPLIES	442 feet COMPLIES
Minimum Rectangular Area within Lot Boundaries 60' x 181.5'	COMPLIES	COMPLIES	COMPLIES

Table 2 – R-2 Zoning Standards

COMPLIANCE WITH ZONING STANDARDS – REQUIRED SETBACKS AND BUILDING SIZE

The allowable size of buildings on a residential lot and the required amount of open space around the buildings is dictated by the Village Zoning Ordinance. As a general rule, the allowable size of buildings and the setback requirements for those buildings change with any modifications to lot dimensions. As a result, staff conducts analyses of proposed lots and the improvements on those lots to determine (a) whether any new zoning nonconformities would be created by the resubdivision and (b) whether there are any existing zoning nonconformities which will remain. In the event of a zoning nonconformity arising out of a proposed subdivision, relief must be granted by both the Plan Commission and Zoning Board of Appeals.

Staff evaluation of the proposed 419 & 429 Sheridan Consolidation is summarized in Table 3 on page 8, indicating the extent to which the proposed consolidated lot complies with (or falls short of) zoning standards. Items highlighted (in yellow) in Table 3 indicate the creation of a zoning nonconformity.

Description of side yard setback requirements – Side yard setback requirements are calculated based on a lot's width. For lots with an average lot width that is more than 60 feet, but less than 100 feet, the minimum required side yard setback is 10% of the average lot width and the total of the two side yards must be at least 25% of the average lot width. For lots with an average lot width of 100 feet or more the minimum required side yard setback is 12 feet and the total of the two side yards must be at least 30% of the average lot width.

Newly created zoning nonconformity (zoning variation required) – The proposed consolidation has the effect of increasing the average lot width to 220.06 feet, resulting in an increase in the required total side yard setbacks to 66.02 feet. **As a result, the proposed consolidated lot renders the existing 419 Sheridan Road residence (which is setback 10.32 feet from the south property line) along with the existing pool accessory building on the 429 Sheridan Road parcel (which is setback 13.1 feet from the north property line), nonconforming with the new total side yard requirement of 66.02 feet. The existing improvements providing total side yards of 23.42 feet, is deficient with the new requirement**

by 42.6 feet or 64.52%. Additionally, the Applicant is proposing a pergola that would provide a north side yard setback of 24.08 feet. As previously described, given the existing nonconforming south side yard setback of 10.32 feet provided by the existing improvements on the 419 Sheridan Road parcel, the proposed pergola does not comply with the total side yard requirement of 66.02 feet. **To comply, the pergola would need to provide a minimum setback of 54.02 feet from the north property line.**

COMPLIANCE WITH SUBDIVISION CODE STANDARDS

Pre-existing zoning nonconformity – Table 3 also highlights (blue) two existing zoning nonconformities **that will remain** on the consolidated lot. The existing residence at 419 Sheridan Road has a nonconforming south side yard setback and the existing boat house at 419 Sheridan Road has a nonconforming front yard setback from the water's edge, due to the increase in the water level since the boathouse was built in 2013. Pursuant to Section 16.12.010(D) of the Subdivision Code, in the instance of such nonconformities, the Plan Commission must consider the existence of such nonconformities, and *"shall determine whether such nonconformity, in the context of the proposed subdivision, would result in a material increased adverse impact upon the public health, safety or welfare."* This is provided as information only, as the ZBA is not charged with considering relief from the Subdivision Code.

Additionally, Table 3 highlights (green) two existing zoning nonconformities **that would be eliminated** with the proposed consolidation. The existing improvements at 419 Sheridan Road currently exceed the maximum permitted gross floor area. This nonconformity has been created by the change in the level of Lake Michigan since the last construction project in 2013. Lot area for lakefront properties is measured to the water's edge; therefore, the lot area can change over the course of a few years rendering improvements that once complied with the zoning regulations nonconforming. That is the case with 419 Sheridan Road. Similarly, the existing impermeable lot coverage at 429 Sheridan exceeds the maximum permitted impermeable lot coverage (ILC). When the pool and pool accessory building were constructed in 2014, the improvements complied with all zoning requirements. However, since the lot area has decreased due to the rise in the level of Lake Michigan, the permitted ILC has decreased rendering the existing improvements nonconforming with respect to the permitted ILC. **The proposed 419 & 429 Sheridan Consolidation would eliminate both of these existing nonconformities.**

STORMWATER

The proposed subdivision consists of consolidating two lots into a single larger lot. As previously mentioned, plans call for the demolition of the existing residence at 429 Sheridan Road, as well as the construction of an open pergola, a shed, measuring approximately 105 square feet, and landscaping, which includes stone paving. These future improvements, along with any other pavements, will be evaluated by Village Engineering staff for compliance with the Village stormwater regulations upon submittal of the permits necessary for such improvements.

Table 3 – Zoning setback requirements and building size limitations		<i>Proposed Consolidated Lot</i>	<i>Existing Lot (419 Sheridan Rd) (applicant's primary residence –to remain)</i>	<i>Existing Lot (429 Sheridan Rd) (residence to be torn down)</i>
SETBACK REQUIREMENTS	Minimum Required Front Yard Setback	50 feet	50 feet	50 feet
	Minimum front yard provided by existing structures	Complies	166.52 feet	198.68 feet
	Minimum Required Lake Front Setback	50 feet	50 feet	50 feet
	Minimum lake front setback provided by existing structures	37 feet EXISTING NONCONFORMITY	37 feet EXISTING NONCONFORMITY	Complies
	Minimum Required Side Yard	12 feet	12 feet	7.7 feet
	Minimum side yard provided by existing structures	10.32 feet EXISTING NONCONFORMITY	10.32 feet EXISTING NONCONFORMITY	7.99 feet
	Minimum Total Required Side Yards	66.02 feet	43.8 feet	19.25 feet
	Total side yards provided by existing structures	23.42 feet VARIATION OF 42.6 FEET (64.52%)	22.33 feet EXISTING NONCONFORMITY	20.13 feet
ALLOWABLE BUILDING SIZE	Maximum Allowed Gross Floor Area (GFA)	24,389 sq. ft.	16,699 sq. ft.	9,504 sq. ft.
	GFA provided by existing structures	18,716.58 sq. ft.	17,775.45 sq.ft. EXISTING NONCONFORMING	5,955.88 sq. ft.
	Maximum Allowed Roofed Lot Coverage (RLC) (25% of lot area)	24,537.25 sq. ft.	16,179 sq. ft.	8,358 sq. ft.
	RLC provided by existing structures	9,192.85 sq. ft.	8,187.73 sq. ft.	3,586.86 sq. ft.
	Maximum Allowed Impermeable Lot Coverage (ILC) (50% of lot area)	49,074.5 sq. ft.	32,358 sq. ft.	16,716.5 sq. ft.
	ILC provided by existing structures	38,108.85 sq. ft.	24,851.06 sq. ft.	16,789.53 sq. ft. EXISTING NONCONFORMING

CONSIDERATION BY PLAN COMMISSION

On November 20, 2019, the Plan Commission (PC) held a public meeting and considered the Applicant's request. After hearing from the Applicant, and no members of the public, the PC recommended, by a vote of 5-0 to recommend approval of the final plat of subdivision request and associated variations

with the following conditions:

1. All necessary signature blocks be provided in a format acceptable to the Village Attorney;
2. Village Council approval of the Applicant's request to allow three driveways on the newly created lot; and
3. The Final Plat of consolidation be approved by both the Illinois Department of Transportation and Illinois Department of Natural Resources prior to recording of the Final Plat.

Subsequent to the PC meeting, the Applicant submitted a revised final plat on December 3. The revised plat addresses the minor issues related to the signature blocks.

REQUESTED ZONING CONSIDERATION

The Applicant is requesting approval of the following standards of the Zoning Ordinance in order to allow the subdivision of the Subject Property, which would consolidate the existing two lots at 419 Sheridan Road and 429 Sheridan Road into a single lot of record, and construction of a pergola on the Subject Property:

1. Side yard setback of 10.32 feet from the south property line to the existing residence at 419 Sheridan Road, whereas a minimum of 12 feet is required, a variation of 1.68 feet (14%) [Section 17.30.060 - Side Yard Setback];
2. Total side yard setback of 23.42 feet for the existing improvements as well as the proposed pergola, whereas a minimum of 66.02 feet is required, a variation of 42.6 feet (64.52%) [Section 17.30.060 – Side Yard Setback]; and
3. Front yard setback of 37 feet from the water's edge to the existing boathouse at 419 Sheridan Road, whereas a minimum of 50 feet is required, a variation of 13 feet (26%).

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. Side yard setback of 10.32 feet from the south property line to the existing residence at 419 Sheridan Road, whereas a minimum of 12 feet is required, a variation of 1.68 feet (14%) [Section 17.30.060 - Side Yard Setback]
2. Total side yard setback of 23.42 feet for the existing improvements as well as the proposed pergola, whereas a minimum of 66.02 feet is required, a variation of 42.6 feet (64.52%) [Section 17.30.060 – Side Yard Setback]; and
3. Front yard setback of 37 feet from the water's edge to the existing boathouse at 419 Sheridan Road, whereas a minimum of 50 feet is required, a variation of 13 feet (26%).

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:

- 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.

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Proposed Plat of Consolidation (419 & 429 Sheridan Consolidation)

Attachment C: Plat of Survey of existing improvements (419 Sheridan Road)

Attachment D: Plat of Survey of existing improvements (429 Sheridan Road)

Attachment E: Public Correspondence

KZ-2019-809 \$935⁰⁰Village of Winnetka
SUBDIVISION/CONSOLIDATION APPLICATION

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

SUBDIVISION APPLICATION

Case No. 19-29-SDProperty InformationSite Address: 419, 429 SHERIDAN ROAD WINNETKA IL 60093
Parcel Identification Number(s) (PIN): 05-21-202-004-0000Property Owner InformationName: MUNGER SATTERPrimary Contact: DEANNA/CORTNEYAddress: SHERIDAN ROADCity, State, Zip: WINNETKA IL 60093Phone No. 847 680 8800Email: DBINEK@BOLINI.COMDate owner acquired property: 4/11/02Architect Information

Name: _____

Primary Contact: _____

Address: _____

City, State, ZIP: _____

Phone No. _____

Email: _____

Surveyor InformationCompany Name: GREENGARD INCPrimary Contact: DEANNA/CORTNEYAddress: 111 BARCLAY BLVD SUITE 310City, State, Zip: LINCOLNSHIRE IL 60069Phone No. 847 680 8800Email: DBINEK@BOLINI.COMAttorney Information

Name: _____

Primary Contact: _____

Address: _____

City, State, Zip: _____

Phone No. _____

Email: _____

Property Owner Signature: _____

Date: 8/30/19

RECEIVED
AUG 20 2019
BY: _____



**Village of Winnetka
Department of Community Development**

RE: Proposed Consolidation for 419 and 429 Sheridan Road

At the request of the property owner, we are proposing the consolidation of 419 and 429 Sheridan rd. Winnetka for the following reasons:

- Remove the house on 429 Sheridan,
- Add extensive landscape to the lot and install several garden elements including a garden wall and fountain that meets the existing zoning for the new lot.

The new lot will be 225' wide by (on average) 435'. The owner would like to add an open trellis structure that would encroach on the new setback for the north side lot (24' FROM NORTH PROPERTY LINE). The current drive would be retained in the same shape with a granite paver added to match the drive at 419 Sheridan with a snow melt system. The boiler for the snow melt would be housed in a shed (12'2" x 8'8") at least 50' from the front lot line and meet any new side yard setback.

Existing pool and bathrooms to remain on new lot. Front wall and gate structure to remain that match the Historical design on 429 Sheridan.

Sincerely,

Patrick Boilini
Boilini Company

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. 19-29-SD

Property Information

Site Address: SHERIDAN ROAD WINNETKA IL 60093

Owner Information

Name: MUNEER SATTER

Primary Contract: DEANNA/CORTNEY

Address: SHERIDAN ROAD

Phone No. 847-680-8800

City, State, ZIP: WINNETKA IL 60093

Email: DBINEK@BOILINI.COM

Date property acquired by owner: 4/11/02

Architect Information

Attorney Information

Name: _____

Name: _____

Primary Contact: _____

Primary Contact: _____

Address: _____

Address: _____

City, State, ZIP: _____

City, State, Zip: _____

Phone No. _____

Phone No. _____

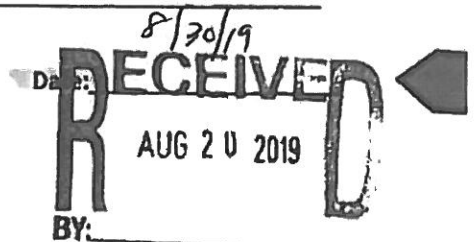
Email: _____

Email: _____

Nature of any restrictions on property: _____

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

Property Owner Signature: _____



October 2, 2019

Village of Winnetka, Ill.
Department of Community Development
Zoning Variation Application

STANDARDS FOR GRANTING OF ZONING VARIATION

Property Address Requesting Variance: 429 Sheridan Road

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.

The current condition of the existing residence would require it to be removed and a new structure added which would lead to an estimate value over the appraised value of this size property.

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

The property is adjacent to an architectural historic site, 419 Sheridan Road. The Improvements at 429 Sheridan compliment the existing historic aesthetic.

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

The property is enclosed by landscape vegetation and will not alter the character of the locality. Rather improve upon existing conditions.

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

The garden pergola is located away from the north property line by 24 feet and the open structure design of the pergola will not impair natural elements of the adjacent properties.

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

The removal of the house and the increased access to the primary residence at 419 Sheridan will lower the risk of fire.

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

The garden design will enhance the look of and value of the property.

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

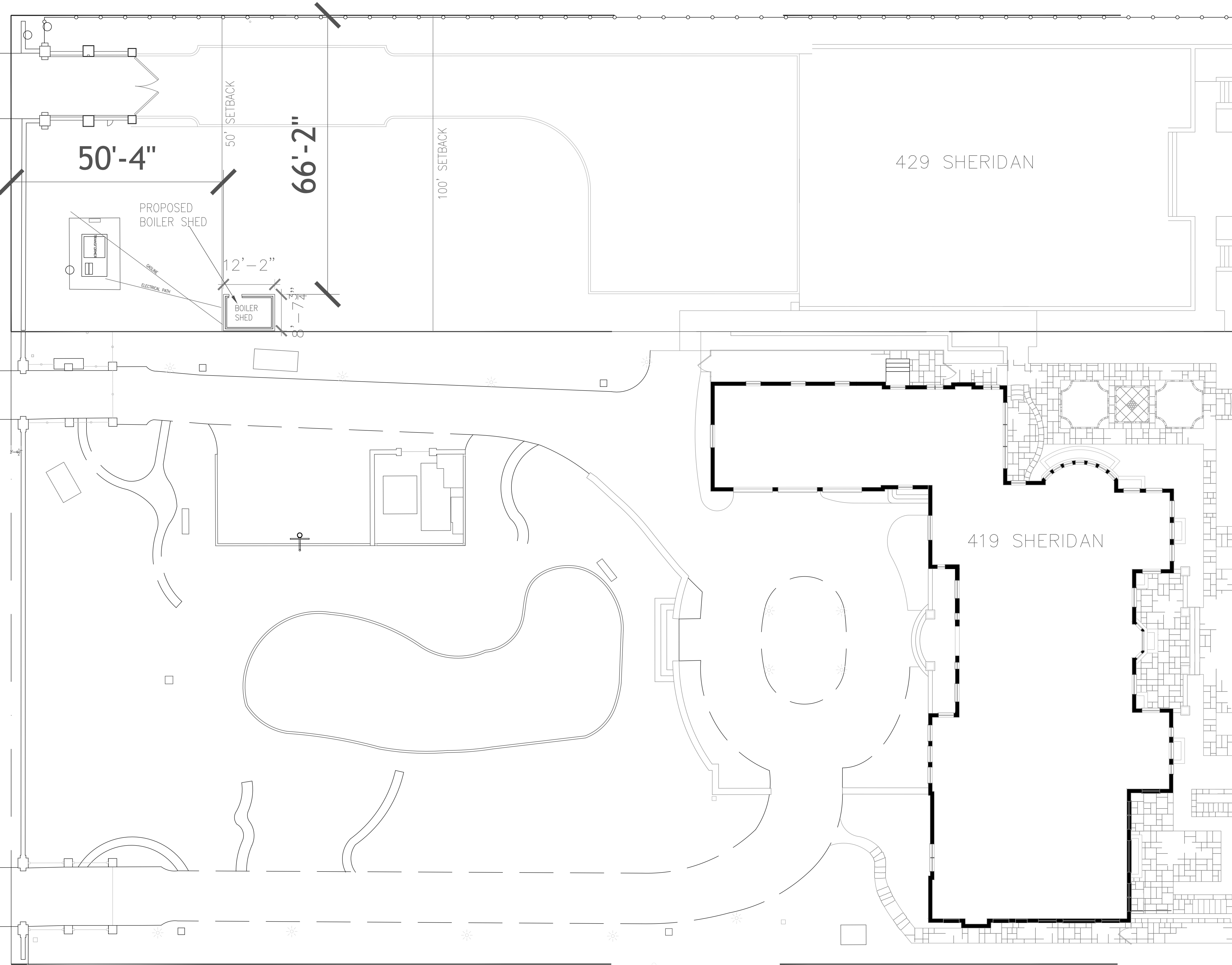
There should not be any congestion with regards to the public street. The garden pergola will be screened from view by landscape vegetation. The ability to park service vehicles on site vs. on the street will benefit the whole neighborhood.

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

This garden pergola is a structure for private and personal use by the homeowner. With no use of the garden by the public the points of concern mentioned will not be impaired.

SHERIDAN

ROAD



1 SITE PLAN
SCALE: 3/32"=1'



BOILINI COMPANY, INC.

Pool & Spa Construction

342 N. Fourth Street
Libertyville, Illinois 60048

847.680.8800
Fax: 847.680.8898

www.boilini.com

PROJECT NAME:

SATTER

DESCRIPTION:

SNOW MELT BOILER SHED

ADDRESS:

429 SHERIDAN
WINNETKA IL

CLIENT:

THIS SEAL APPLIES TO THE FOLLOWING DOCUMENTS

SHEET NUMBER: **C-1** THRU **C-3**
ALL DOCUMENTS UNDER THIS STAMP BEAR THE SAME
ISSUE DATE AS THE SEALED COPY.

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED
UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE
AND BELIEF, CONFORM TO THE APPLICABLE CODES AND
ORDINANCES OF CHICAGO, ILLINOIS.

CHRISTOPHER C. COSS

DATE

LICENSE EXPIRES

11-30-14

THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A
SCALE DIFFERENT THAN ORIGINALLY DRAWN. OWNER AND
ARCHITECT ASSUME NO RESPONSIBILITY FOR USE OF
INCORRECT SCALE.

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS
PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY
ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR
CONFLICTS. DO NOT SCALE DRAWINGS.

Previous Issues Date

Date 09/26-19

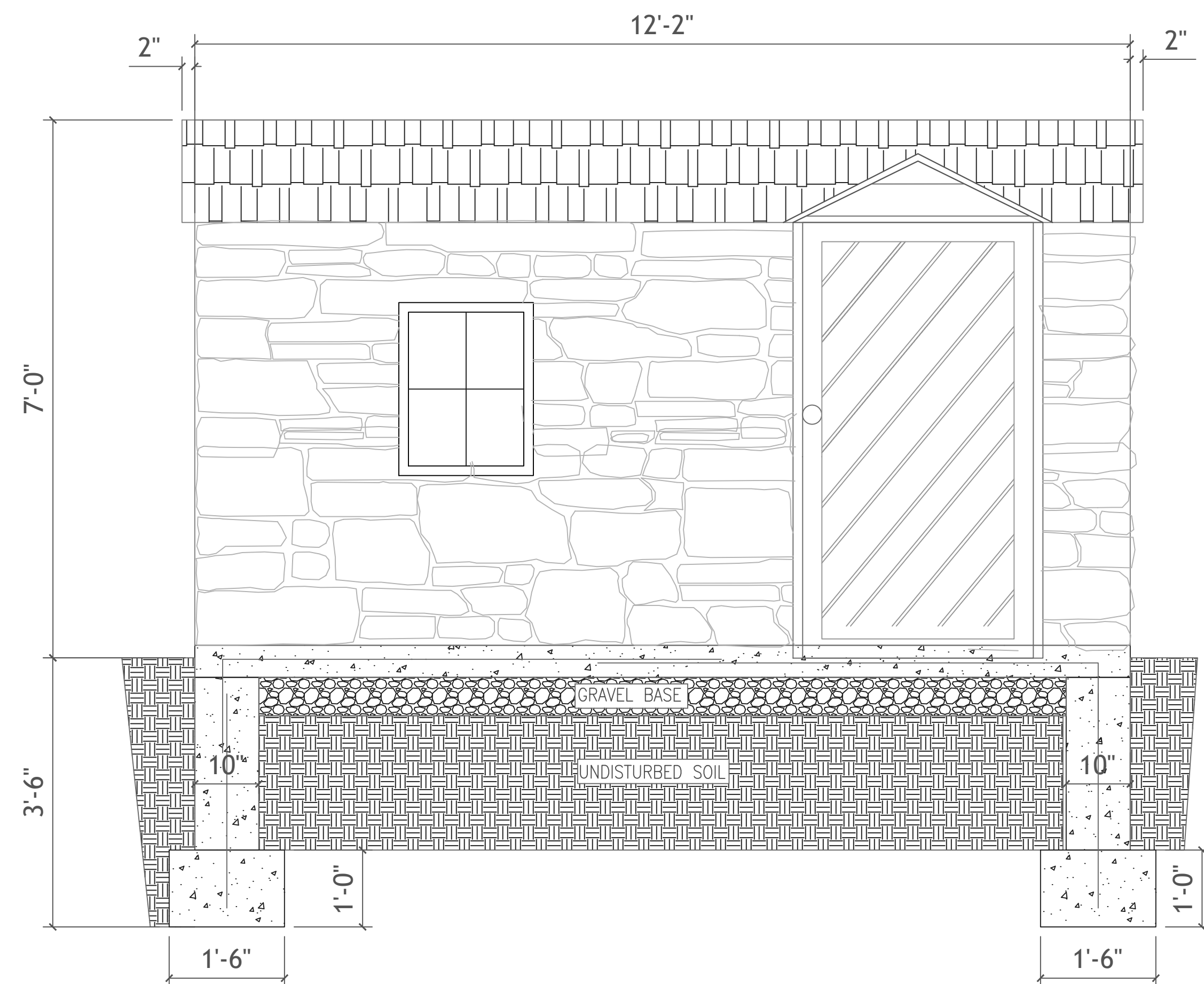
Drawn By XX

Checked By XX

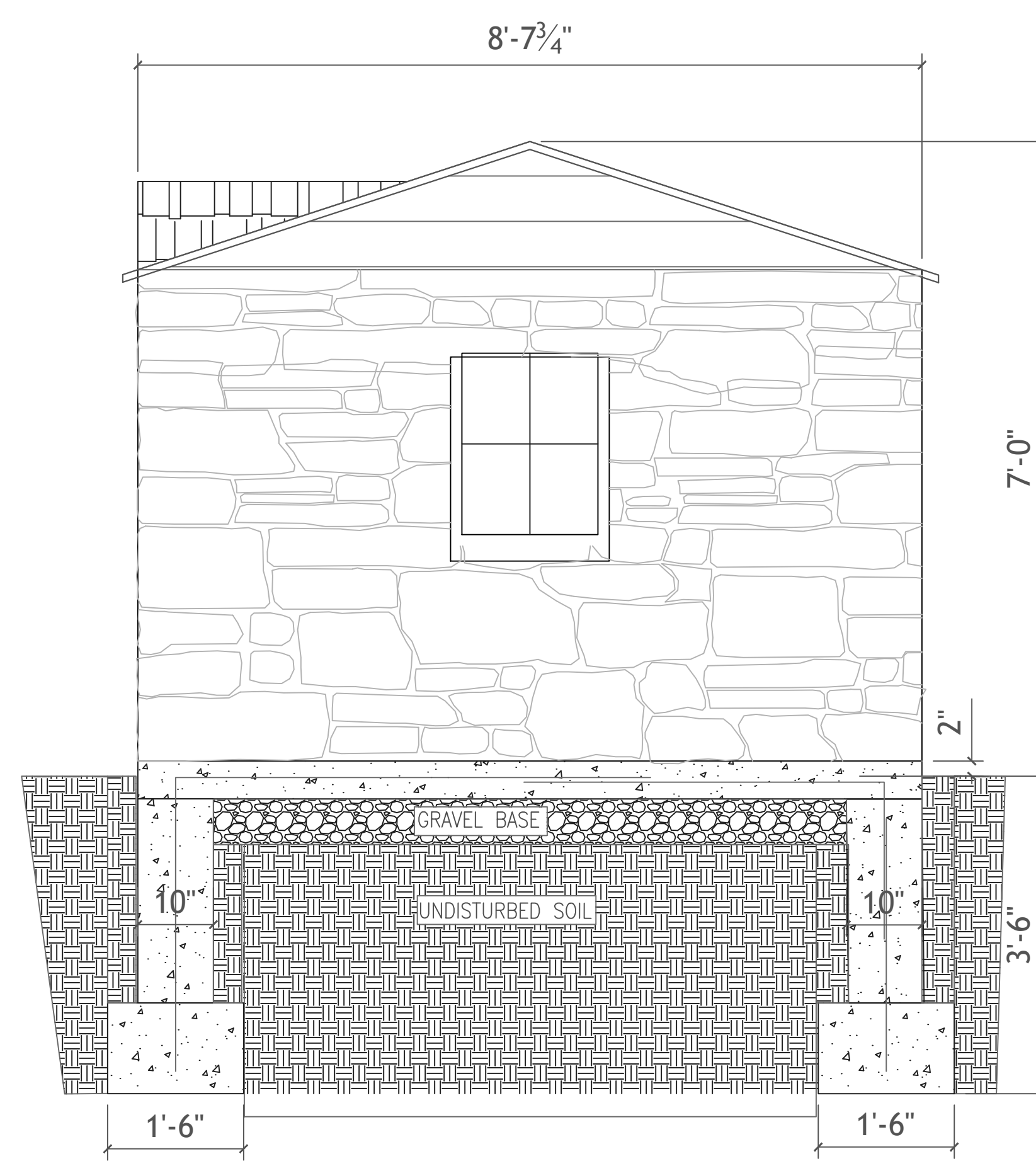
Sheet:

C-1

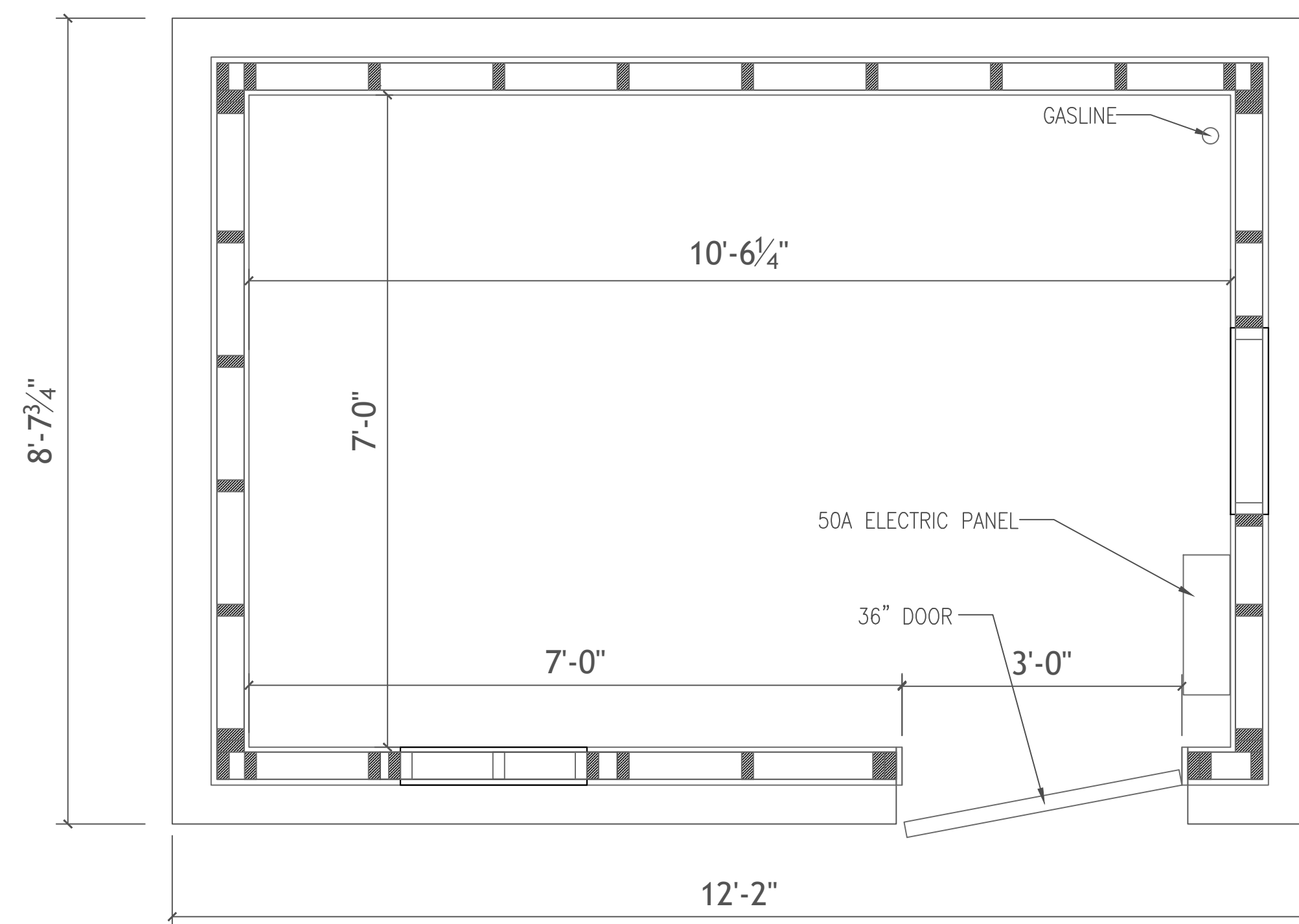
01 of 01



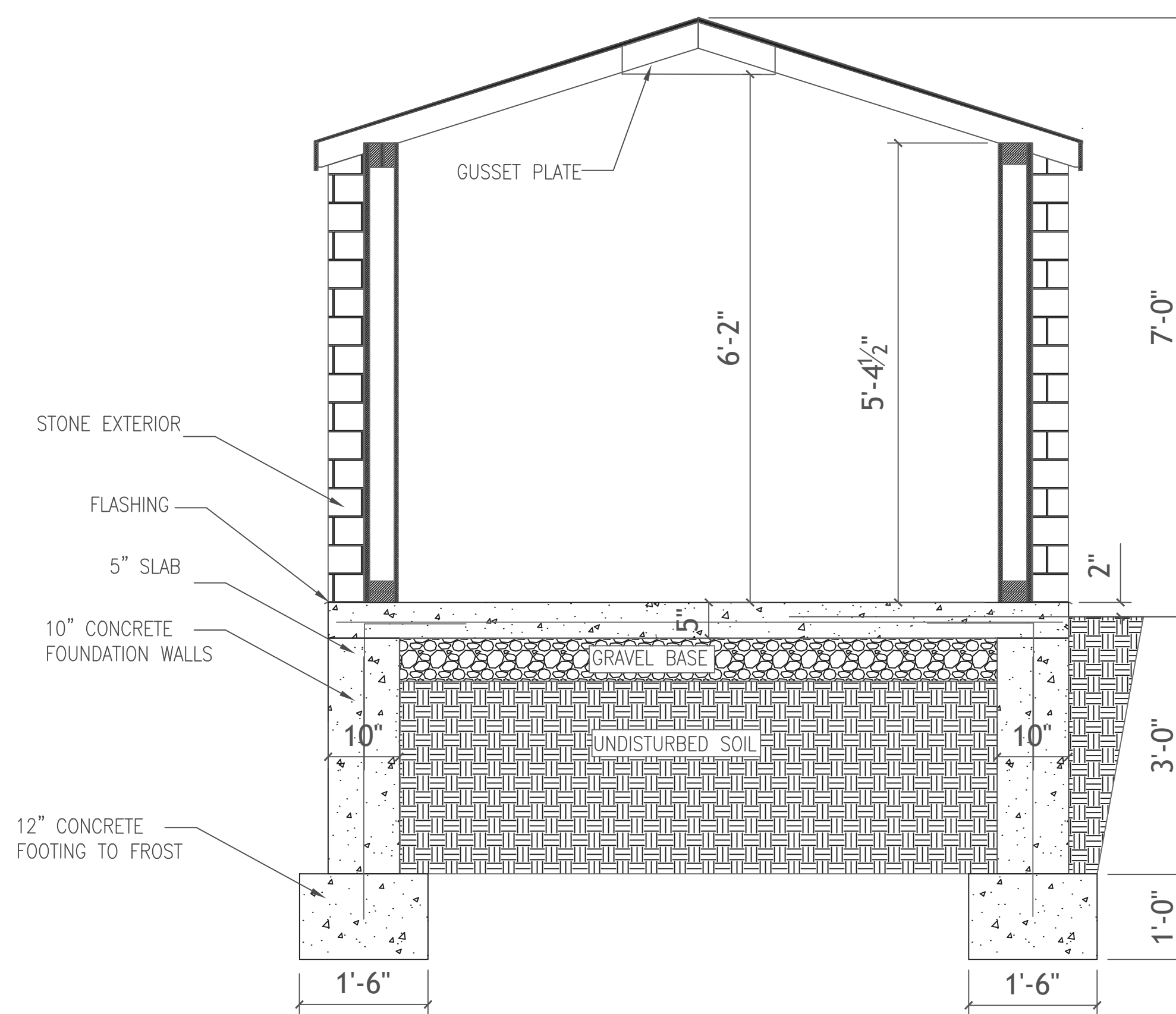
1 SECTION
SCALE: 3/4" = 1'-0"



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



3 PLAN
SCALE: 3/4" = 1'-0"



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

NOTES:

FLAT CEILING STRUCTURE W/
SIMPLE TRUSS ROOF STRUCTURE

PROVIDE PROPER VENTILATION
FOR SNOW MELT BOILER

PROVIDE DOOR / WINDOW
SIZED AND LOCATED PER PLAN

2X4 WOOD FRAMING @ 16" O.C.
W/ 3/4" OSB SHEATHING @ ALL
EXTERIOR WALLS & WATER
RESISTANT GYPSUM BOARD AT
INTERIOR. STONE SIDING EXP.
TO MATCH FINISH ON EXIST.
RES.

5" THICK SLAB/w
3500 PSI & #10 MESH 6"x 6"

10" THICK FOUNDATION &
12" THICK FOOTING 3500 PSI
& #5 BAR 18" O.C.E.W.

BOILINI COMPANY, INC.
Pool & Spa Construction
342 N. Fourth Street
Libertyville, Illinois 60048
847.680.8800
Fax: 847.680.8898
www.boilini.com

PROJECT NAME:

SATTER

DESCRIPTION:

SNOW MELT BOILER SHED

ADDRESS:

429 SHERIDAN
WINNETKA IL

CLIENT:

THIS SEAL APPLIES TO THE FOLLOWING DOCUMENTS
SHEET NUMBER: C-1 THRU C-3
ALL DOCUMENTS UNDER THIS STAMP BEAR THE SAME
ISSUE DATE AS THE SEALED COPY.

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED
UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE
AND BELIEF, CONFORM TO THE APPLICABLE CODES AND
ORDINANCES OF CHICAGO, ILLINOIS.

CHRISTOPHER C. COSS DATE
LICENSE EXPIRES 11-30-14

THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A
SCALE DIFFERENT THAN ORIGINALLY DRAWN. OWNER AND
ARCHITECT ASSUME NO RESPONSIBILITY FOR USE OF
INCORRECT SCALE.

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS
PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY
ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR
CONFLICTS. DO NOT SCALE DRAWINGS.

Date REV A 10/01/19
Previous Issues Date

Date 09/26/19

Drawn By XX

Checked By XX

Sheet:

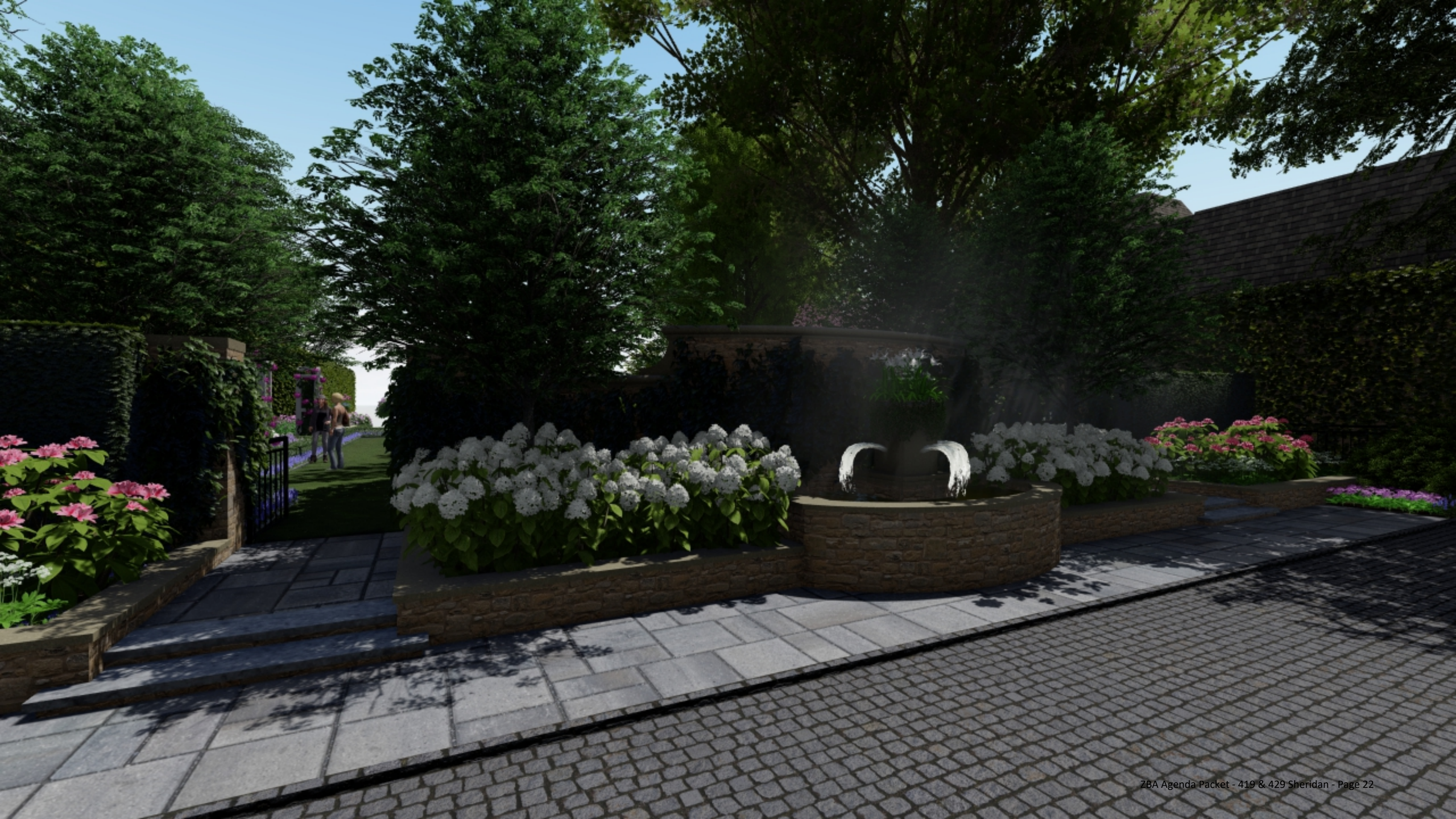
C-2

01 of 03







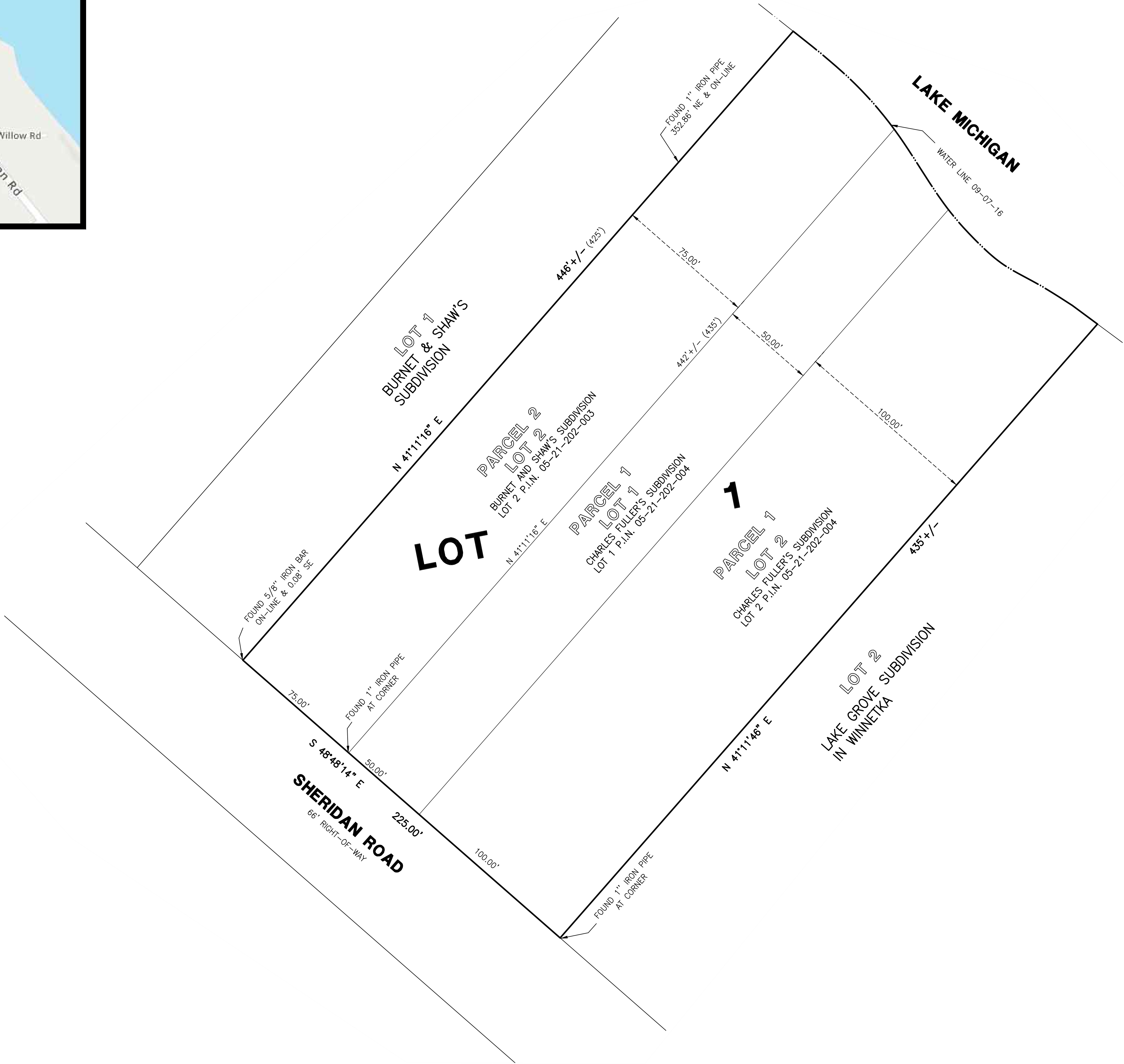
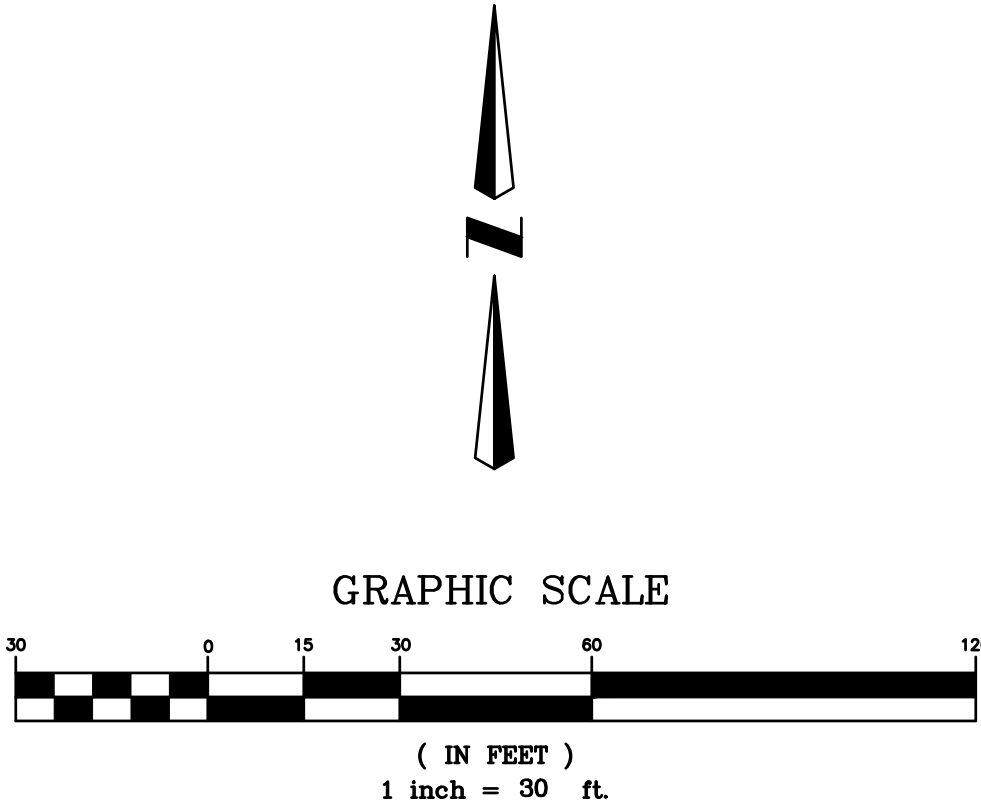


FINAL PLAT
419 & 429 SHERIDAN CONSOLIDATION

BEING A CONSOLIDATION OF LOTS 1 AND 2 IN CHARLES FULLER'S SUBDIVISION AND LOT 2 IN BURNET AND SHAW'S SUBDIVISION BOTH IN THE NORTHEAST FRACTIONAL QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LOCATION MAP
NOT TO SCALE



- SURVEYORS' NOTES:**
1. THE BEARINGS SHOWN ON THIS PLAT ARE ON AN ASSUMED BASIS.
 2. THIS PLAT OF RESUBDIVISION IS BASED UPON A BOUNDARY SURVEY SIGNED BY GREENGARD INC. ON SEPTEMBER 29, 2016.
 3. EXISTING IMPROVEMENTS NOT SHOWN.
 4. THERE ARE ADDITIONAL EXISTING EASEMENTS ON THE PROPERTY THAT ARE NOT SHOWN HEREON. COPIES OF SAID EASEMENTS COULD NOT BE FURNISHED.

GENERAL NOTES:

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.

DESIGNED BY: AN DATE: 08-07-19		CHECKED BY: JRS DATE: 08-07-19		APPROVED BY: DATE:	
JS	12-03-19	REVISOR	REVISION	DATE	REVISION
JS	11-21-19	REVISOR	REVISION	DATE	REVISION
JS	08-14-19	REVISOR	REVISION	DATE	REVISION



GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3615
PHONE: 847-634-3883 FAX: 847-634-0687
E-MAIL: 231@GREENGARDINC.COM ILL. REGISTRATION NO. 184-000995

SCALE:	1"=30'
DRAWING No.	59048
SHEET	1 of 2

CURRENT P.I.N. NUMBERS
PARCEL 1-P.I.N. 05-21-202-004-0000
PARCEL 2-P.I.N. 05-21-202-005-0000

SEND FUTURE TAX BILL TO:

SUBMITTED BY AND RETURN PLAT TO:

VILLAGE OF WINNETKA
COMMUNITY DEVELOPMENT DEPARTMENT
510 GREEN BAY ROAD, WINNETKA, ILLINOIS 60093

SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTIONS,
CERTIFICATES AND PROVISIONS

419 & 429 SHERIDAN ROAD – WINNETKA, IL.

PLAT OF CONSOLIDATION

Drawing File: J:\194046-5\Map\Drawing\4946-50-22.dwg Plt: 02/2019 - 02/20m

FINAL PLAT
419 & 429 SHERIDAN CONSOLIDATION

BEING A CONSOLIDATION OF LOTS 1 AND 2 IN CHARLES FULLER'S
SUBDIVISION AND LOT 2 IN BURNET AND SHAW'S SUBDIVISION BOTH IN THE
NORTHEAST FRACTIONAL QUARTER OF SECTION 21, TOWNSHIP 42 NORTH,
RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

OWNER'S CERTIFICATE - 419 SHERIDAN

STATE OF ILLINOIS } SS
COUNTY OF _____

THIS IS TO CERTIFY THAT THE _____, AN ILLINOIS
CORPORATION, AS TRUSTEE UNDER A TRUST AGREEMENT

DATED _____ AND KNOWN AS TRUST NO. _____
IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND NOT INDIVIDUALLY
BUT AS SUCH TRUSTEE HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED
AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND
AS ALLOWED AND PROVIDED BY STATUTES, AND THE SAID CORPORATION, NOT
INDIVIDUALLY BUT AS TRUSTEE, DOES HEREBY ACKNOWLEDGE AND ADOPT THE
SAME UNDER THE STYLE AND TITLE AFORESAID.

THIS IS TO ALSO CERTIFY THAT AS OWNER OF THE PROPERTY DESCRIBED AS 419 &
429 SHERIDAN CONSOLIDATION AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME
NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICTS IN
WHICH EACH OF THE FOLLOWING LOTS LIE.

SCHOOL DISTRICTS LOT NUMBERS

ELEMENTARY SCHOOL }
DISTRICT NO. 36 } ALL LOTS
NEW TRIER TOWNSHIP HIGH SCHOOL }
DISTRICT NO. 203 }

DATED AT _____, ILLINOIS
CITY

DATED THIS _____ DAY OF _____, A.D. 20_____.

_____, AS TRUSTEE UNDER TRUST NO. AND NOT
INDIVIDUALLY.

BY: _____ ATTEST: _____
SIGNED SIGNED

TITLE: _____ TITLE: _____
PRINT TITLE PRINT TITLE

NOTARY CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF _____

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
AFORESAID, DO HEREBY CERTIFY, THAT _____
PRINT NAME

_____, AND _____, TITLE
PRINT NAME PRINT NAME
OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME
PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS
SUCH _____ AND _____, RESPECTFULLY,

_____, TITLE
APPEARED BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY
ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS
THEIR OWN FREE AND VOLUNTARY ACT AND THE FREE AND VOLUNTARY ACT OF
SAID TRUST, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL
THIS _____ DAY OF _____, A.D. 20_____.

NOTARY PUBLIC

PRINT NAME

MY COMMISSION EXPIRES ON _____, _____, 20_____.

OWNER'S CERTIFICATE - 429 SHERIDAN

STATE OF ILLINOIS } SS
COUNTY OF _____

THIS IS TO CERTIFY THAT THE _____, AN ILLINOIS
CORPORATION, AS TRUSTEE UNDER A TRUST AGREEMENT

DATED _____ AND KNOWN AS TRUST NO. _____
IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND NOT INDIVIDUALLY
BUT AS SUCH TRUSTEE HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED
AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND
AS ALLOWED AND PROVIDED BY STATUTES, AND THE SAID CORPORATION, NOT
INDIVIDUALLY BUT AS TRUSTEE, DOES HEREBY ACKNOWLEDGE AND ADOPT THE
SAME UNDER THE STYLE AND TITLE AFORESAID.

THIS IS TO ALSO CERTIFY THAT AS OWNER OF THE PROPERTY DESCRIBED AS 419 &
429 SHERIDAN CONSOLIDATION AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME
NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICTS IN
WHICH EACH OF THE FOLLOWING LOTS LIE.

SCHOOL DISTRICTS LOT NUMBERS

ELEMENTARY SCHOOL }
DISTRICT NO. 36 } ALL LOTS
NEW TRIER TOWNSHIP HIGH SCHOOL }
DISTRICT NO. 203 }

DATED AT _____, ILLINOIS
CITY

DATED THIS _____ DAY OF _____, A.D. 20_____.

_____, AS TRUSTEE UNDER TRUST NO. AND NOT
INDIVIDUALLY.

BY: _____ ATTEST: _____
SIGNED SIGNED

TITLE: _____ TITLE: _____
PRINT TITLE PRINT TITLE

NOTARY CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF _____

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
AFORESAID, DO HEREBY CERTIFY, THAT _____
PRINT NAME

_____, AND _____, TITLE
PRINT NAME PRINT NAME
OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME
PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS
SUCH _____ AND _____, RESPECTFULLY,

_____, TITLE
APPEARED BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY
ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS
THEIR OWN FREE AND VOLUNTARY ACT AND THE FREE AND VOLUNTARY ACT OF
SAID TRUST, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL
THIS _____ DAY OF _____, A.D. 20_____.

NOTARY PUBLIC

PRINT NAME

MY COMMISSION EXPIRES ON _____, _____, 20_____.

MORTGAGEE CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF _____

THIS IS TO CERTIFY _____ AS
MORTGAGE HOLDER OF THE PROPERTY DESCRIBED HEREON DOES HEREBY
CONSENT TO THE SUBDIVISION OF SAID PROPERTY AS SHOWN ON THE PLAT
HEREON DRAWN.

_____ AS MORTGAGE HOLDER.

BY: _____

ATTEST: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF _____

I, _____ A NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE, DO HEREBY CERTIFY THAT
OF THE _____ DID PERSONALLY APPEAR BEFORE ME
THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN THE HEREON
DRAWN PLAT AS THEIR FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D. 20_____.

NOTARY PUBLIC

IDOT DISTRICT ENGINEER CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF
TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF SECTION
2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS", AS AMENDED. A
PLAN THAT MEETS REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY
ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED
BY THE DEPARTMENT.

DATED THIS _____ DAY OF _____, A.D. 20_____.

BY: _____
ANTHONY J. QUIGLEY, P.E.
REGION ONE ENGINEER

ILLINOIS DEPARTMENT OF NATURAL RESOURCES CERTIFICATE OF STATE OF ILLINOIS

APPROVED BY THE DEPARTMENT OF NATURAL RESOURCES OF THE STATE OF
ILLINOIS INsofar AS THIS CONSOLIDATION PLAT, SHOWING LANDS BORDERING
UPON OR INCLUDING PUBLIC WATERS OF THE STATE OF ILLINOIS, RELATES TO
THE PROVISIONS OF 615 ICLS 5/7, "AN ACT IN RELATION TO THE
REGULATION OF RIVERS, LAKES, AND STREAMS OF THE STATE OF ILLINOIS"
APPROVED JUNE 10, 1911, AS AMENDED, REQUIRING REVIEW AND APPROVAL
BY SAID DEPARTMENT AS TO THE BOUNDARY LINE BETWEEN PRIVATE
INTERESTS AND PUBLIC INTERESTS.

DATED AT SPRINGFIELD, ILLINOIS THIS _____ DAY OF
_____, A.D. 20_____.

APPROVED: _____
DIRECTOR

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF WINNETKA, COOK
COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____, A.D. 20_____.

BY: _____
VILLAGE ENGINEER

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

I, _____, VILLAGE COLLECTOR OF
THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT
THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL
ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS THEREON THAT HAVE BEEN
APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT OF
CONSOLIDATION.

DATED THIS _____ DAY OF _____, A.D. 20_____.

BY: _____
VILLAGE COLLECTOR

WATER AND ELECTRIC DEPARTMENT CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

APPROVED BY THE DIRECTOR OF WATER AND ELECTRIC DEPARTMENT OF THE
VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____, A.D. 20_____.

BY: _____
WATER AND ELECTRIC DIRECTOR

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

APPROVED BY THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS
PLAN COMMISSION

DATED THIS _____ DAY OF _____, 20_____.

BY: _____
PLAN COMMISSION CHAIRMAN

ATTEST: _____
SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

APPROVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE
OF WINNETKA, COOK COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____, A.D. 20_____.

BY: _____
VILLAGE PRESIDENT, WINNETKA, ILLINOIS

ATTEST: _____
CLERK

SURVEYORS CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF LAKE }

THIS IS TO STATE THAT WE GREENGARD, INC., UNDER THE SUPERVISION OF
AN ILLINOIS PROFESSIONAL LAND SURVEYOR HAVE SURVEYED AND
CONSOLIDATED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:
LOTS 1 AND 2 IN CHARLES FULLERS SUBDIVISION IN THE NORTHEAST FRACTIONAL
QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD
PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 18, 1906 AS
DOCUMENT 3896450 TOGETHER WITH ALL THE RIPARIAN AND SHORE RIGHTS,
THEREUNTO BELONGING OR IN ANY WISE APPERTAINING, IN COOK COUNTY, ILLINOIS.

THE PREMISES COMMONLY KNOWN AS:
419 SHERIDAN ROAD, WINNETKA, ILLINOIS 60093
PARCEL AREA = 64,716 SQ.FT. +/- BASED ON WATERLINE
LOCATED ON SEPTEMBER 7, 2016
P.I.N. 05-21-202-004-0000

PARCEL 2:
LOT 2, TOGETHER WITH RIPARIAN RIGHTS AND ACCRETIONS, IN BURNETT AND SHAW'S
SUBDIVISION OF PART OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 21,
TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK
COUNTY, ILLINOIS.

THE PREMISES COMMONLY KNOWN AS:
429 SHERIDAN ROAD, WINNETKA, ILLINOIS 60093
PARCEL AREA = 33,433 SQ.FT. +/- BASED ON WATERLINE
LOCATED ON SEPTEMBER 7, 2016
P.I.N. 05-21-202-003-0000

ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

THE ABOVE DESCRIBED TRACT IS LOCATED WITHIN ZONE X, AREA OF MINIMAL
FLOOD HAZARD AND ZONE AE, WITH A BASE FLOOD ELEVATION OF 585 FEET
(BEACH AREA) AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY
PANEL NUMBER 17031C0251J, WITH A MAP REVISED DATE OF AUGUST 19,
2008 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS WITHIN THE VILLAGE
OF WINNETKA, ILLINOIS, WHICH HAS ADOPTED A VILLAGE PLAN AND IS
EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11
OF THE MUNICIPAL CODE, AS HERETOFORE AND HEREAFTER AMENDED.

DATED THIS _____ DAY OF _____, A.D. 20_____.

GREENGARD, INC.
111 BARCLAY BLVD., SUITE 310
LINCOLNSHIRE, ILLINOIS 60069-2906
JOSEPH R. SADOSKI
ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES 11/30/20.



PERMISSION TO RECORD

THE UNDERSIGNED HEREBY AUTHORIZES THE VILLAGE OF WINNETKA AND/OR ITS
DESIGNATED AGENTS TO RECORD SAID RESUBDIVISION PLAT WITH THE OFFICE
OF THE COOK COUNTY RECORDER OF DEEDS ON BEHALF OF THE UNDERSIGNED.

THIS _____ DAY OF _____, A.D. _____.
GREENGARD, INC.
111 BARCLAY BLVD., SUITE 310
LINCOLNSHIRE, ILLINOIS 60069-2906
JOSEPH R. SADOSKI
ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES 11/30/20.



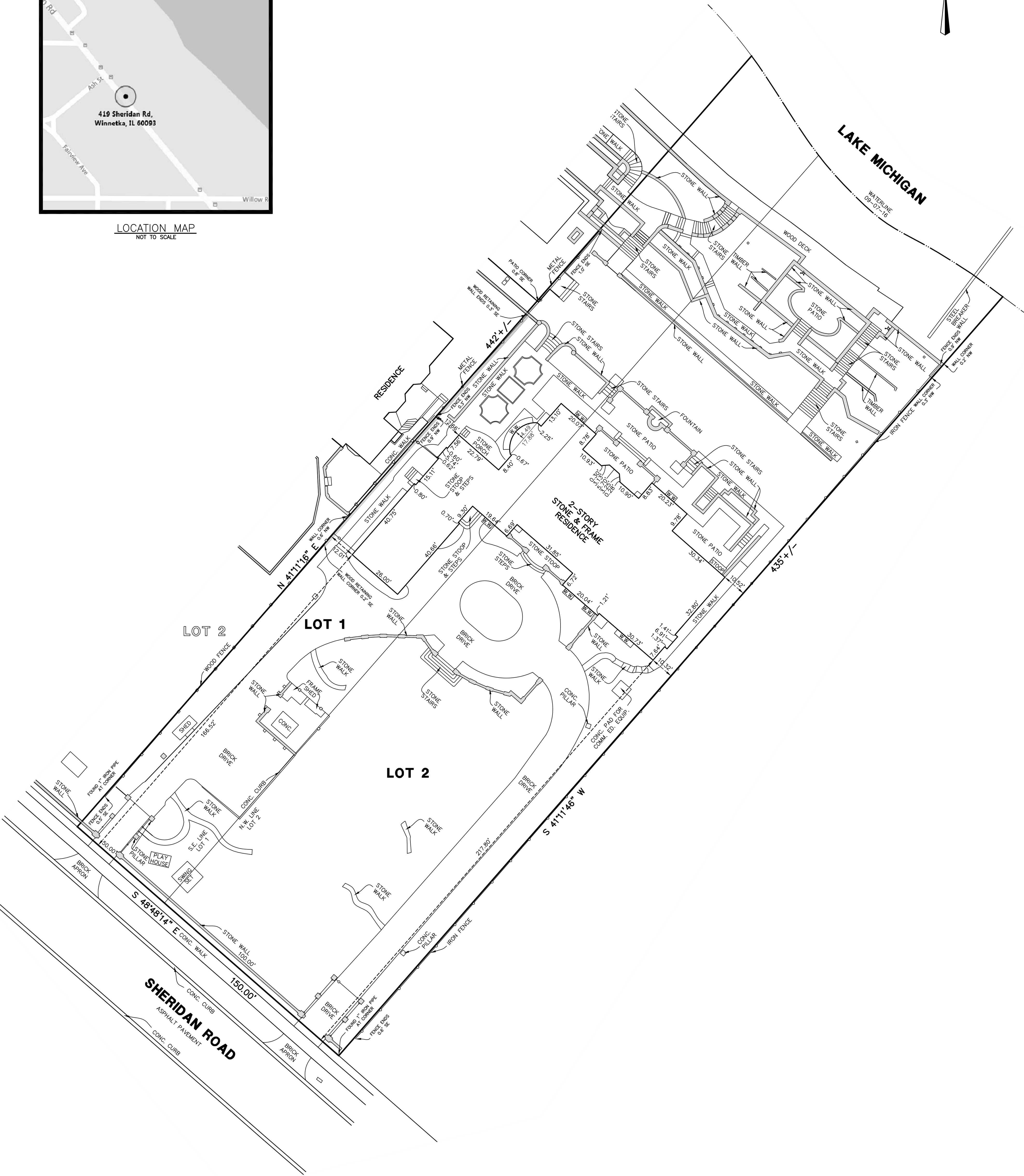
				DESIGNED BY: AN DATE: 08-07-19	 GREENGARD, INC. <i>Engineers • Surveyors • Planners</i> 111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3615 PHONE: 847-634-3883 FAX: 847-634-0687 E-MAIL: 231@GREENGARDINC.COM ILL. REGISTRATION NO. 184-000995	SCALE: N.A.	419 & 429 SHERIDAN ROAD – WINNETKA, IL.
JS 12-03-19	REVISED PER CLIENT REVIEW		CHECKED BY: JRS DATE: 08-07-19	DRAWING No. 59048		PLAT OF CONSOLIDATION	
JS 11-21-19	REVISED PER VILLAGE REVIEW		APPROVED BY: DATE:	SHEET 2 OF 2			
JS 08-14-19	ADDED MORTGAGE CERTIFICATE	DRAWN BY: DATE:	REVISIONS				

PLAT OF SURVEY

LOTS 1 AND 2 IN CHARLES FULLERS SUBDIVISION IN THE NORTHEAST
FRACTIONAL QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13,
EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF
RECORDED JULY 18, 1906 AS DOCUMENT 3896450 TOGETHER WITH ALL
THE RIPARIAN AND SHORE RIGHTS, THEREUNTO BELONGING OR IN ANY WISE
APPERTAINING, IN COOK COUNTY, ILLINOIS.



LOCATION MAP
NOT TO SCALE



SURVEYORS NOTES:

1. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
2. () DENOTES RECORD DIMENSION.
3. BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS.
4. ORIGINAL CLIENT- SEILER CONSULTING, LTD.
5. ORIGINAL FIELD WORK COMPLETED- 08-14-14

GENERAL NOTES:

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
3. ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE SHOWN HEREON. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
4. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

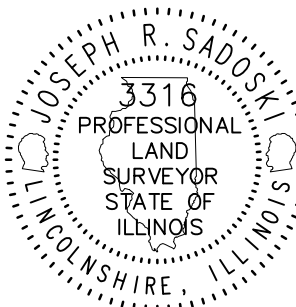
STATE OF ILLINOIS } SS
COUNTY OF LAKE }

WE, GREENGARD INC., DO HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

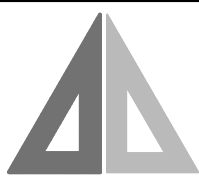
DATED THIS 29TH. DAY OF SEPTEMBER, A.D., 2016.

GREENGARD, INC.
111 BARCLAY BOULEVARD, SUITE 310
LINCOLNSHIRE, ILLINOIS 60069

JOSEPH R. SADOSKI
ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES 11/30/16.



DESIGNED BY:	MS	DATE:	09-19-16
CHECKED BY:	JRS	DATE:	09-29-16
APPROVED BY:		DATE:	



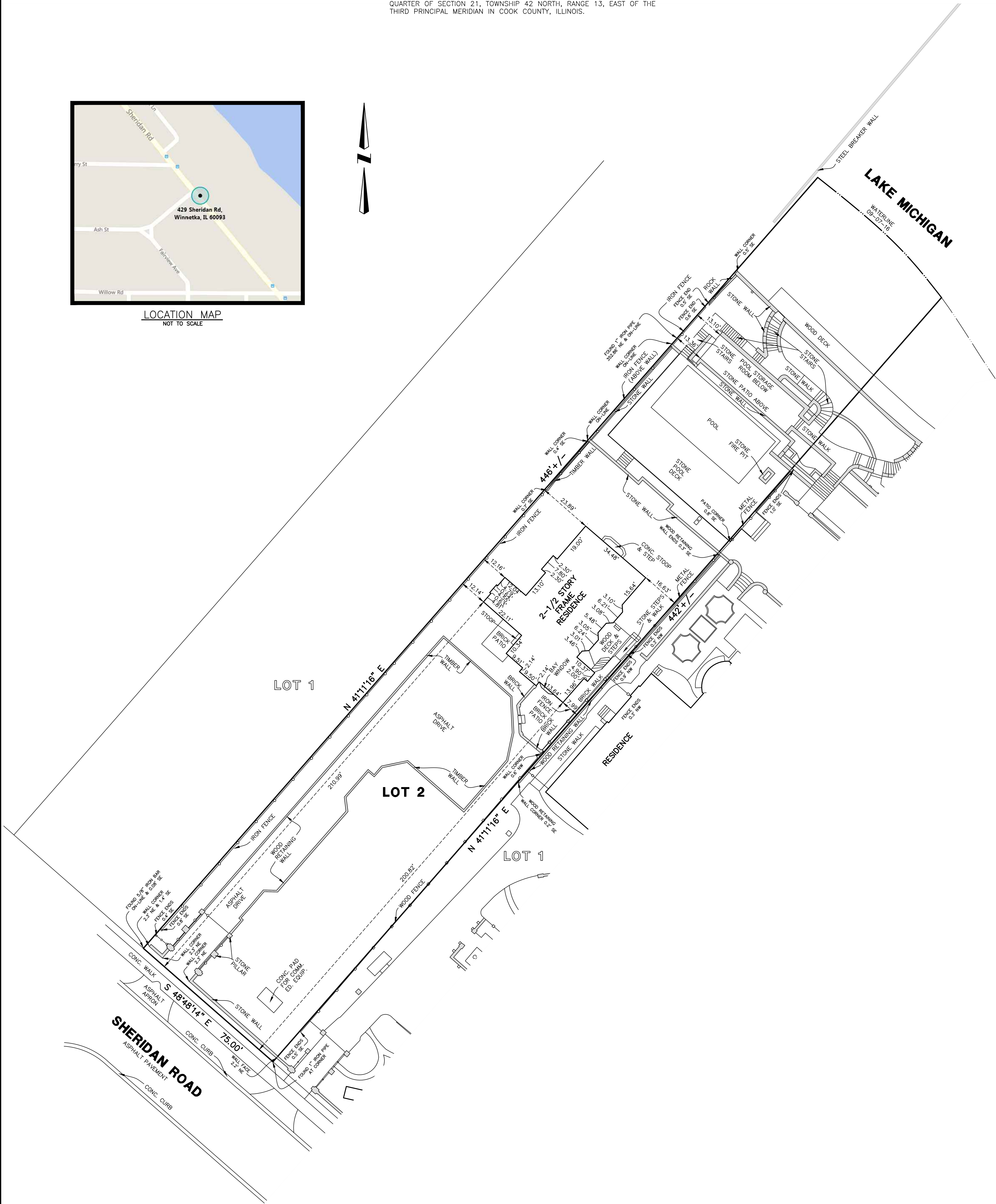
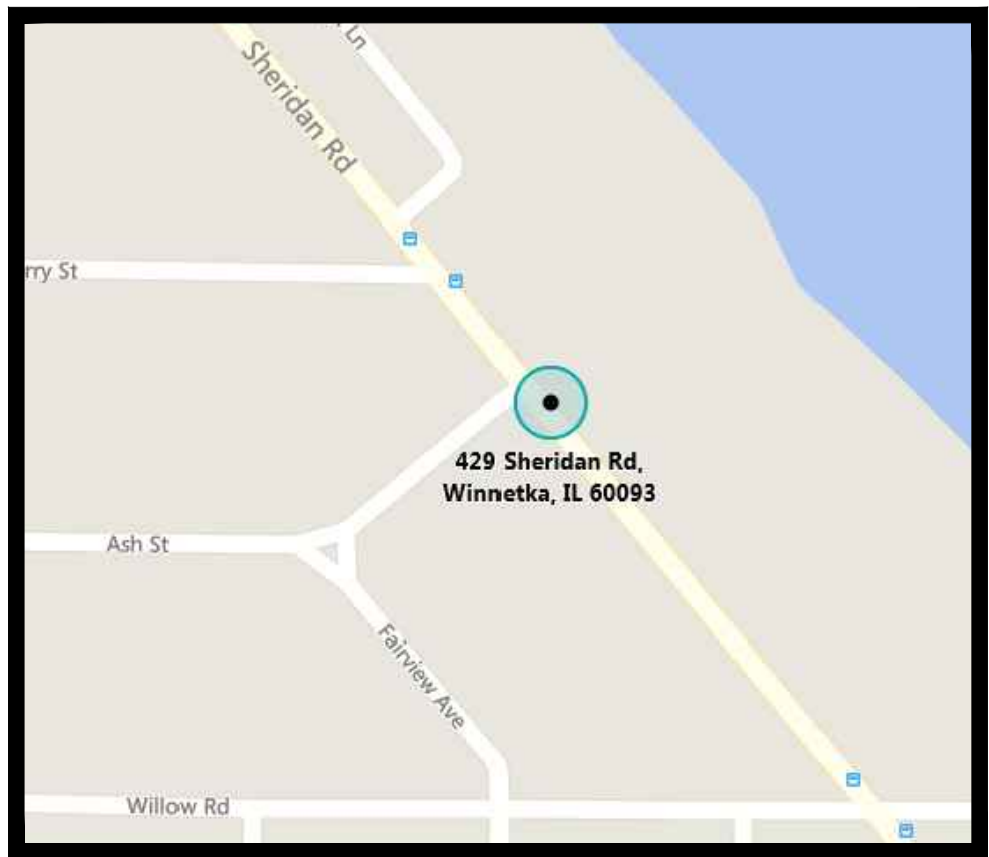
GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3615
PHONE: 847-634-3883 FAX: 847-634-0687
E-MAIL: 231@GREENGARDINC.COM
ILL. REGISTRATION NO. 184-000995

SCALE: 1"=20'
DRAWING No.: 59048
SHEET 1 OF 1

419 SHERIDAN ROAD - WINNETKA, ILLINOIS
PLAT OF SURVEY

PLAT OF SURVEY

LOT 2, TOGETHER WITH RIPARIAN RIGHTS AND ACCRETIONS, IN BURNETT AND SHAW'S SUBDIVISION OF PART OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.



SURVEYORS NOTES:

1. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
2. () DENOTES RECORD DIMENSION.
3. BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS.
4. ORIGINAL CLIENT—SEILER CONSULTING, LTD.
5. ORIGINAL FIELD WORK COMPLETED—08-14-14

GENERAL NOTES:

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4. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

STATE OF ILLINOIS } SS
COUNTY OF LAKE }

WE, GREENGARD INC., DO HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 29TH. DAY OF SEPTEMBER, A.D., 2016.

GREENGARD, INC.
111 BARCLAY BOULEVARD, SUITE 310
LINCOLNSHIRE, ILLINOIS 60069

JOSEPH R. SADOSKI
3316
PROFESSIONAL
LAND
SURVEYOR
STATE OF
ILLINOIS
LINCOLNSHIRE, ILLINOIS

JOSEPH R. SADOSKI
PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES 11/30/16.

DESIGNED BY: MS	DATE: 09-19-16
CHECKED BY: JRS	DATE: 09-29-16
APPROVED BY:	DATE:
DRAWN BY: JS	DATE: 09-27-19
DATE: 09-29-16	



GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3615
PHONE: 847-634-3883 FAX: 847-634-0687
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ILL. REGISTRATION NO. 184-000995

SCALE: 1"=20'
DRAWING NO.: 59048
SHEET 1 OF 1

429 SHERIDAN ROAD — WINNETKA, ILLINOIS
PLAT OF SURVEY

Guthrie Residence

██████████ Sheridan ♦ Winnetka, IL 60093

To: The Village of Winnetka

Date: November 20, 2019

Dear Board Members,

I am writing today in support of Mr. Muneer Satter's request of the Village of Winnetka to seek a variance for his property at 429 Sheridan Road Winnetka IL. This variance will have an enormous positive impact on my property value, and will allow significantly more light and air between the properties at 429 Sheridan Road and my property at ██████████ Sheridan Road. In addition, the Satter's plans to replace a large solid house with a small structure and well-manicured landscaping will benefit me as the Satter's neighbor. From an aesthetic point of view Mr. Satter's plans to replace the house with a green space will add visual satisfaction for the entire neighborhood. I am very much supportive of his request for a variance.

Regards,

██
██
██

Bill Guthrie
██████████ Sheridan Road
Winnetka IL 60093



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: DECEMBER 3, 2019
SUBJECT: CASE NO. 19-35-SU: 1015 TOWER COURT - SOLE + LUNA - SPECIAL USE PERMIT

INTRODUCTION

On December 9, 2019, the Zoning Board of Appeals is scheduled to hold a public hearing on an application filed by Sole + Luna (the "Applicant"), concerning a Special Use Permit in accordance with Chapter 17.44 [C-2 General Retail Commercial District] and Chapter 17.56 [Special Uses] of the Winnetka Zoning Ordinance to allow a wellness center measuring approximately 3,400 square feet at 1015 Tower Court (the "Subject Property"). The Applicant is the lessee of the Subject Property, which is owned by the Lucy Mazzetta Declaration Trust dated May 31, 1990 (the "Owner").

Additionally, this application is subject to review by the Plan Commission (PC). The PC is scheduled to consider the request on December 18, 2019. The Special Use Permit is subject to final approval by the Village Council.

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 November 21, 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 is one of the commercial spaces located in the one-story commercial building at 1015 Tower Court, located on the west side of Tower Court between Tower Road and Gage Street. The space at 1015 Tower Court is currently unoccupied and was most recently occupied by *Sawbridge Studios* until earlier this year. *Strength Time*, a personal training facility, is located north of the Subject Property, and *BP*, a gas station, is located south of the Subject Property. The Applicant is not proposing to occupy the former *Sawbridge Studios* space on Green Bay Road. Figures 1 through 4 later in this report identify the Subject Property.

The Subject Property is located in the Village's C-2 General Retail Commercial District, but it is located outside of the Commercial Overlay District.

RECENT CHANGES TO COMMERCIAL ZONING REGULATIONS

On April 4 2019, the Village Council adopted Ordinance MC-01-2019, amending the Zoning Ordinance regarding uses and regulations in the three commercial zoning districts. The amendments went into

effect on July 4, 2019. The amendments included new definitions for allowed land uses, as well as newly listed land uses that are now allowed in the Commercial Districts. The amendments were intended to increase the number and types of businesses permitted in the various commercial zoning districts. As part of that effort, a new land use titled "Personal Fitness Studio" was established to differentiate such uses from the already listed "Health Club" in the Zoning Ordinance. Prior to the changes adopted earlier this year, all personal fitness related uses such as yoga and Pilates studios were classified as a "Health Club," which required that all such uses be evaluated as a special use, regardless of whether the use would be located within or outside the Commercial Overlay District. With the recent amendment, a personal fitness studio measuring less than 2,500 square feet is a permitted use if it is located in the C-2 General Retail District and outside of the Commercial Overlay District. The following are the new definitions of "Health Club" and "Personal Fitness Studio:"

Health Club. "A commercial establishment: (i) where physical activity for personal wellness is taught, practiced or studied, including, without limitation, racquet sports, swimming, yoga studios, exercise studios, and dance studios; and (ii) which measures 2,500 square feet or greater of gross floor area."

Personal Fitness Studio. "A commercial establishment: (i) where physical activity for personal wellness is taught, practiced or studied, including, without limitation, yoga studios, exercise studios, and dance studios; and (ii) which measures less than 2,500 square feet of gross floor area."

Health Clubs are still allowed as a special use in the C-2 General Retail District as well as the Commercial Overlay District. Personal fitness studios are a permitted use in the C-2 General Retail District and are allowed as a special use in the C-1 Neighborhood Commercial District and the Commercial Overlay District.

The application currently before the Board is subject to review as a special use as the proposed use is classified as a "health club" because the occupancy of the proposed use would measure approximately 3,400 square feet.

HUBBARD WOODS BUSINESS DISTRICT

A map depicting the zoning classifications of the Hubbard Woods Business District is included as Figure 1 on the following page. The Subject Property is highlighted yellow. **Gray** areas indicate the underlying C-2 General Retail Commercial zoning, which permits by right a relatively broad array of uses, including various retail uses, along with a number of non-retail uses such as professional offices, financial service firms, medical offices and the like.

Red crosshatch areas represent those areas subject to the restrictions of the Commercial Overlay District. The boundaries of the Overlay District are established along certain public streets and extend for a depth of 50 feet from the front property line.

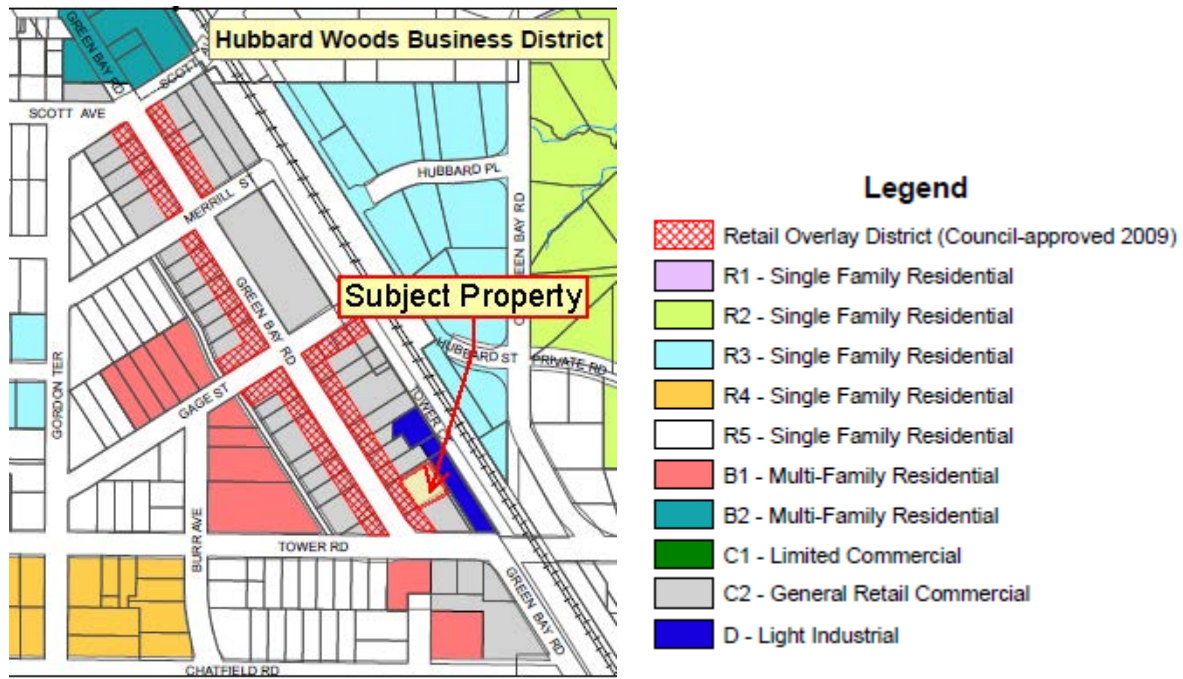


Figure 1 – Hubbard Woods Business District Zoning Map



Figure 1A – Location Map – 1015 Tower Court

DESCRIPTION OF REQUEST

The Applicant is proposing to operate Sole + Luna, a wellness studio, in the approximately 3,400 square foot space at 1015 Tower Court. As previously noted, the space was previously occupied by *Sawbridge Studios* and has building street frontage on Tower Court. According to the Applicant's responses to the special use permit standards, which are provided in Attachment A of this report, Sole + Luna will

provide services to improve mind, body, and soul and will also provide a variety of unique retail products that are not currently offered in the area. The Applicant explains that the operation would be a “by appointment” based business, open 5 to 6 days a week. Through a combination of monthly memberships, packages and single session pricing, Sole + Luna would offer a variety of daily self-care and wellness services. The space would provide room for 5-7 customers to receive wellness services or treatments that last from 8 minutes to 60 minutes. The Applicant also intends to hold classes and workshops that would take place sporadically and would accommodate a maximum of 20 guests. In terms of employees, the Applicant expects to have no more than 2-3 employees between the hours of 9:30am and 6pm.

In lieu of a professional parking study prepared for Sole + Luna, the Applicant has submitted a narrative description of parking spaces in the area and the anticipated parking usage of their clients and employees. The Applicant’s analysis is included in the attached application materials (Attachment A). Director of Public Works Steve Saunders has evaluated the analysis and issued favorable comments to the ZBA and Plan Commission in a memorandum dated November 26, 2019. Mr. Saunders’ memo is included in this report as Attachment B.



Figure 2 – Subject Property



Figure 3 – Subject Property and *BP* (south neighbor)



Figure 4 – Subject Property (*BP* to south and *Strength Time* to north)

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 meets the standards for granting the requested Special Use Permit. Does the ZBA find that the requested Special Use Permit meets the standards for granting such special use; 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 special use **to allow a wellness center measuring approximately 3,400 square feet on the Subject Property**, based on evidence in the record, or a public document, and upon the following findings of fact:

1. "The proposed wellness center is 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."

In addition, the Board may also wish to consider if there are any conditions it may want to recommend placing on the proposed use. If the Board chooses to place conditions as part of its recommendation, it will want to include the conditions at the end of the findings of fact.

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Saunders Memo dated November 26, 2019

ATTACHMENT A

Village of Winnetka
SPECIAL USE PERMIT APPLICATION

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SPECIAL USE PERMIT APPLICATION

Case No. 19-35-SU

Property Information

Site Address: 1015 TOWER CT.

Applicant Information

Name: SOLE + LUNA
Primary Contact: Amy Bradley, Jessica Dietrich
Address: [REDACTED]
City, State, ZIP: WINNETKA, IL 60093
Phone No: [REDACTED]
Email: sole.luna.wellness@gmail.com

Architect Information

Name: Euro Craftsmen
Primary Contact: Vidas Butkus
Address: _____
City, State, ZIP: _____
Phone No. 773-251-3857
Email: vidas@euro-craftsmen.com

Owner Information

Name: LDNA MANAGEMENT GROUP, LLC
Primary Contact: GREGORY HUGHES - MANAGING AGENT
Address: 2737 CENTRAL STREET
City, State, ZIP: EVANSTON, IL 60201
Phone No. 847-869-4200
Email: GREG@SCHERNERHORN-REAL ESTATE.COM

Attorney Information

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

Applicant Signature

Property Owner Signature

Date: 11/6/2019

Date: 11/6/2019

SOLE + LUNA

WELLNESS STUDIO

Founders Amy Bradley & Jessica Dietrich

WHERE IT ALL BEGAN:

Between a Hong Kong relocation assignment and a courageous battle with Breast Cancer, the exposure to the importance of self care, wellness and health was born. Amy and Jessica have come together to curate a unique offering of services that encourage clients to escape the daily race and do something important for their health and vitality in a relaxed setting.

MISSION:

SOLE + LUNA is a sanctuary where clients can create a self care and wellness rituals with modern technology and research.

PLAN:

Through a combination of monthly memberships, packages and single session pricing, SOLE + LUNA will offer the following **daily** services:

- LOCAL CRYO THERAPY/FACIALS
 - Reduces inflammation
 - Alleviate aches and pains
 - Reduces swelling
 - Produces surge of collagen in facial
 - Reduces fine lines and wrinkles in facials
 - Reduces acne in facials
- INFRARED SAUNA
 - Boosts metabolism
 - Detoxification
 - Helps seasonal effective disorder
 - Immune system boost
 - Stress and fatigue reduction
- HALO SALT THERAPY
 - Promotes better breathing
 - Good for asthma suffers (safe for children)
 - Healthier skin
 - Alleviates seasonal allergy symptoms
 - Improves sleep
- BEMER Matt
 - Improves sleep
 - Combats fatigue
 - Reduces inflammation
 - Helps aid in surgery recovery
- LIGHTSTIM PANEL
 - FDA approved Red Light therapy
 - Helps produce collagen
 - Reduces wrinkles
 - Helps with joint pain/inflammation
- IONIC FOOT DETOX
 - Purging heavy metals
 - Reducing inflammation
 - Detoxing the liver
 - Enhances immune system

SOLE + LUNA will offer rotating services at various prices:

- Reiki
- Cranial Sacral Energy Healing
- Lymphatic Massage
- Nutrition Counseling
- Aromatherapy/Acupressure
- Gua Sha
- Cupping

CLASSES/WORKSHOPS

- Guided meditation with Gongs and Crystal bowls
- Floating meditation in silks
- Women's circles
- Working Women Workshops
- Nutrition Series
- Guide to Ayurveda
- Living Clean
- Seasonal Cleanses
- Teen focused classes
- Kids focused classes
- Art/Music expressions/therapy

SOLE + LUNA will offer retail to bring the relaxing experience home

- Clean/Green small brand cosmetics and household products
- Reusable Goods
- Yoga/athlete fashion
- Essential Oils (unique hard to find brands out of Australia)
- Jewelry
- Small amount of take and go food service (partner with Kitchen Fix, Bread and Buddha, etc)
- Crystals and home goods
- CBD Oil products by local woman owned business, Equilibria
- LightStim Facial Tools & SkinCare
- Healthy/Infused waters and drinks

Sole + Luna Wellness Studio-Special Use Permit Standards

- 1. 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;**

Sole + Luna will provide modern, cutting-edge modalities of wellness/self care to the Winnetka Community. Between FDA-approved and extensively-researched services, Sole Luna will positively impact physical and mental health by making self-care treatments and education more accessible, convenient and affordable. Not only will we provide services in-house to improve mind, body, and soul, Sole + Luna will provide a variety of unique retail products that are not currently offered in the area.

- 2. 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 value in the immediate vicinity;**

Sole + Luna will serve as a much-needed oasis from the hustle and bustle. It is our intention that the studio will be additive to the overall use and enjoyment of other properties in the area. No awkward smells, no loud music. All wellness services will take place within the space. There will be no change the footprint of the current building. The buildout is internal and will increase property value to the current building and surrounding properties. Our goal is to provide an “experience” for our customers from the moment they step inside.

- 3. 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;**

Our vision is to help support and complement the current business offerings in the immediate Hubbard Woods business district. There are plenty of partnership opportunities across many of the current businesses in the district.

- 4. That adequate measures have been or will be taken to provide ingress and egress in a manner which minimize pedestrian and vehicular traffic congestion in the public ways;**

Given Sole + Luna will be located off Green Bay road in the Tower Court area, we do not anticipate an increase in pedestrian or traffic in the public way. Most of our clients will take advantage of available parking in front of the building (thus freeing up spaces on Green Bay road). Additionally, those folks who do park on Green Bay for other businesses, can make use of the pedestrian sidewalks to get access to Sole + Luna.

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;

Sole + Luna is a "by appointment" based business. We expect to be open 5-6 days of the week, but at any given time of open operation, there is room for 5-7 customers total for services that last from 8 minutes to 60 minutes. Classes and workshops would take place sporadically and would max out at 20 guests. We expect no more than 2-3 employees during business hours, and have no plans to increase this number at this time. While we are not an existing business, we predict that this model will not have major impacts on parking or traffic. The expected occupancy is similar, if not exactly the same as the previous business- Sawbridge Studio. With that, the vehicle and pedestrian traffic will not create a significant change to previous traffic patterns.

6. That the special use in all other respects conforms to the applicable regulations of this and other village ordinances and codes;

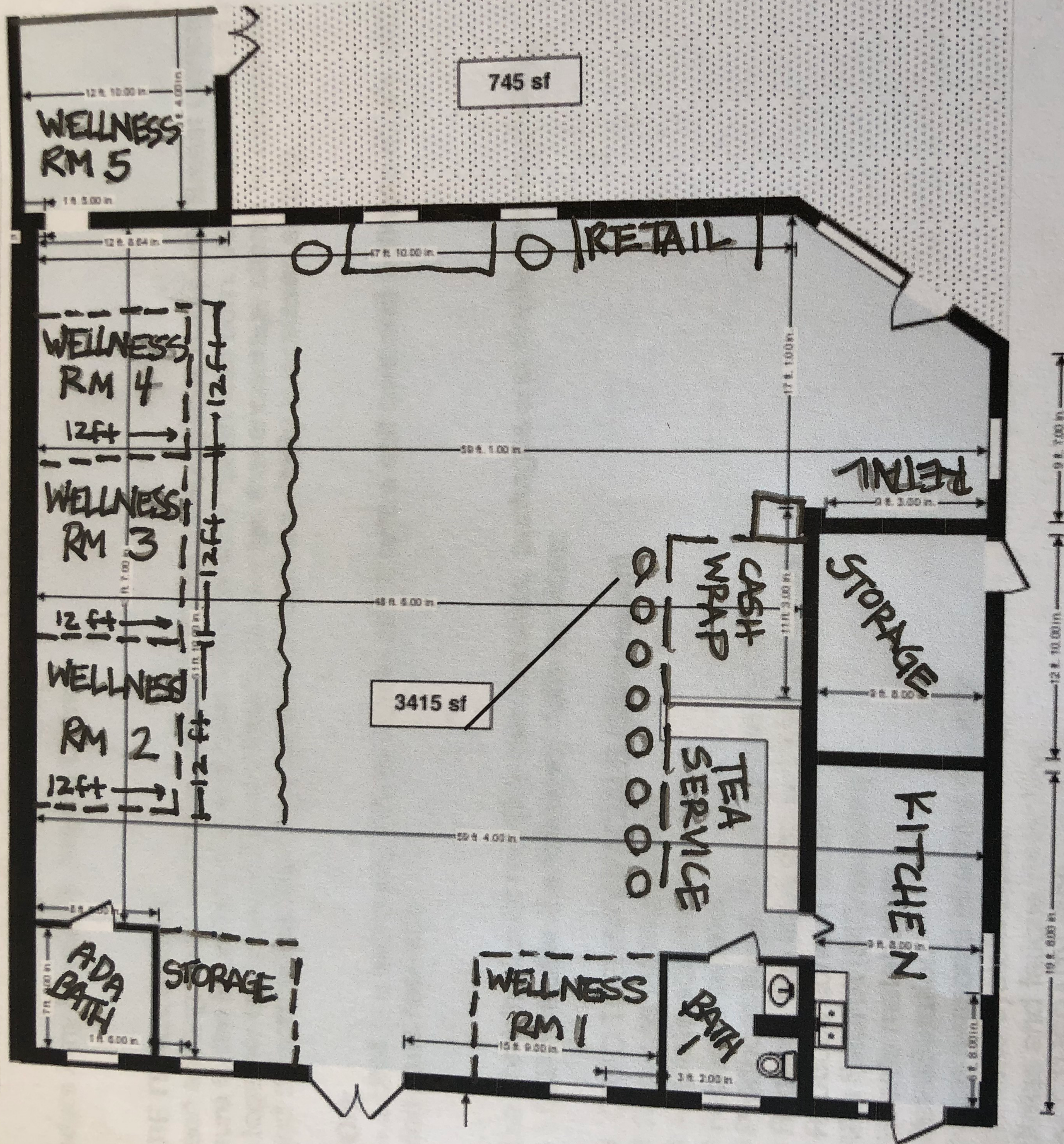
Sole + Luna otherwise adheres to the current ordinances and codes in place. We will bring a wellness business that is a growing movement on both US coasts and is starting to grow in the Midwest. In our market research, we have learned that a good number of Winnetka residences go outside of the village to seek these treatments in neighboring towns. We are excited to bring a new level of accessible self care and convenience to our community in the hopes that they will build it into their daily routine.

Amy Bradley Bio

Amy was born on the north shore of Chicago and has always had a deep connection to her roots. After meeting her future husband Matt at college in Connecticut, the two decided to return to the suburbs of Chicago to start and raise their family. They are active members in the Winnetka community as well as Sacred Heart school and parish. In 2016, with four kids aged 9 and under, Amy was diagnosed with stage 2b Breast Cancer. After going through multiple rounds of chemotherapy, radiation and three surgeries, Amy found herself questioning her health and how to best heal after a grueling 2 years. Thankfully, this experience opened her eyes to the importance of self care and wellness. She has spent the last year taking courses online to become a health and wellness coach at the Integrative Institute of Nutrition, but more than that has thrown herself into researching many of the various modalities to achieve wellness and is passionate about sharing that knowledge and resources with the larger community. She also hopes to be of service to any who find themselves facing a health crisis and would like to pay forward the love and knowledge she attained on her journey. Amy is thrilled that the fruition of Sole + Luna will allow her to not only realize her dream to help others, but will serve to help support and grow the local business community.

Jessica Dietrich Bio

Jessica Dietrich has a special place in her heart for the entrepreneurial spirit. That love has lead her from corporate network television sales to a gourmet chocolate company and now to WINKdesign. With an undergraduate degree in Broadcast Journalism and a masters in Integrated Marketing Communications, she basically loves to get a brand's story and find creative ways to showcase their spirit. In 2016, Jessica and her husband Pete, picked up their family and moved to Hong Kong for a business opportunity. While she was looking for adventure and culture, she was surprised by the Eastern style of self care. Foot Spa's, Lymphatic Massage, cupping and the overall wellness that was practiced daily by all ages and genders. It became a way of life for two and a half years. When she returned to Winnetka in December of 2018, she was made very aware of the lack of wellness options available, especially for busy moms and dads who were racing through their daily schedules but not taking time for their health. Based on her previous experiences, Jessica is ready to take her entrepreneurial experience and pair it with her love of wellness to create Sole + Luna, a space that will make self care accessible daily to the local community.



Sole + Luna Wellness Studio
1015 Tower Court Parking Study

As promised, we have conducted a parking study to better understand the parking needs and flow of traffic that will be affected by the opening of Sole + Luna Wellness Studio. The purpose of this study was to determine the availability of existing parking in the area and evaluate the adequacy to accommodate the parking needs of Sole + Luna's business model.

The space in question is 1015 Tower Court. As it currently stands, there is Strength Time to the north and the gas station to the South. There are 18 (plus 2 additional Handicap spots) parking spots for 90 minute parking 8am-6pm. There are 20+ spots in the vicinity that are designated to Zone A Permit parking only from 8am-5pm M-F. These spots are available on weekends. There are ample spots available on GreenBay Rd from Gage to Tower. Clients could park here and walk through to Sole + Luna Wellness Studio as well.

As for employees, at any given time, there will be 2-3 employees at Sole + Luna between the hours of 9:30-6pm M-F. To accommodate employees, there is parking lots available South of the Tower/Greenbay Rd. intersection (near McDonalds.) There is also parking along Hubbard Woods Park (4 hour limit.) Lastly, there is employee parking in the lot next to the Train stop just South of Scott Ave and East of Greenbay Rd. (East of Mino's restaurant.) We do not anticipate problems for employee parking outside of the parking spots available for clients.

To determine the availability of parking, spots were counted and monitored Saturday November 9, 2019-Wednesday, November 13, 2019. The summary of results can be found in Table 1. The numbers in the chart represent the available parking spots at the times we reviewed.

DATE	TIME	90 Minute. (18 spots available)	GreenBay Rd. (20 spots available)	Zone A Permit (20+ spots available)	HW Park/GAGE, 4 hour parking (20+ spots available)
SAT-11/9	10:00 AM	14	7	OPEN	5
	12:00 PM	13	5	OPEN	6
	2:00 PM	12	5	OPEN	8
SUN-11/10	10:00 AM	16	6	OPEN	4
	12:00 PM	12	4	OPEN	6
	2:00 PM	15	7	OPEN	5
MON-11/11	9:30 AM	13	5	3	8
	12:00 AM	12	4	2	5
	3:30 PM	14	5	4	8
TUE-11/12	9:00 AM	13	5	2	4
	11:30 AM	10	6	3	4
	2:00 PM	14	8	3	10
	4:00 PM	10	10	4	16
WE-11/13	9:30 AM	9	11	2	8
	11:00 AM	8	4	2	6
	12:30 PM	9	5	3	5
	3:30 PM	12	6	3	7

From the results in Table 1 you can conclude that in any given time of the day there is adequate parking for Sole + Luna Wellness Customers. There will be meditations and workshops at sporadic times in the day with a maximum of 10 clients. One of these sessions will be from 9:30-10am before other services and retail are available in the studio. There are 5 different services available during 10-6pm that can last 8-60 minutes which would result in 5-8 clients at any one time during the day . There will be limited workshops on evening hours that could extend to 20 clients- but at this time, there is ample parking as zone A permit spots expire and open up. We plan to have limited weekend hours (9am-12pm), Mondays we will be closed except for meditations 9-10am, and Tuesday-Friday we plan to host meditations 9:30-10am and then open from 10am-6pm for services. We are currently deciding to have one weekday evening with extended hours for working clients to enjoy the retail and services.

Memorandum

To: Winnetka Plan Commission, Winnetka Zoning Board of Appeals
CC: Brian Norkus
From: Steven M. Saunders, Director of Public Works/Village Engineer
Date: November 26, 2019
Re: Special Use Permit Application – Tower Court: Sole & Luna Wellness Studio

I have reviewed the Special Use permit application to allow a wellness center at 1015 Tower Court, in the former Sawbridge Studios location. The site is located along the west side of Tower Court, north of Tower Road and east of Green Bay Road. A wellness center over 2,500 square feet requires a Special Use permit from the Village. Among the conditions to be satisfied for a Special Use to be granted is the following:

“That adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the Special Use exists or are to be provided;”

Currently, parking in the vicinity of the proposed Special Use is located on Green Bay Road, and in the Village-owned Tower Court and Tower/Locust parking lots. Parking is also available on Gage Street near Hubbard Woods Park, although this is somewhat remote from the site. The application materials indicate that the proposed space will be approximately 3,400 square feet. The applicant has self-performed a parking evaluation to determine the number of available spaces in the vicinity of the proposed Special Use, and has compared that with expected employee and client parking demand at key times.

The applicant anticipates two to three employees on average during business hours (10:00 am to 6:00 pm). Client numbers are described as follows:

“There will be meditations and workshops at sporadic times in the day with a maximum of 10 clients. One of these sessions will be from 9:30-10am before other services and retail are available in the studio. There are 5 different services available during 10-6pm that can last 8-60 minutes which would result in 5-8 clients at any one time during the day. There will be limited workshops on evening hours that could extend to 20 clients- but at this time, there is ample parking as zone A permit spots expire and open up. We plan to have limited weekend hours (9am-

12pm), Mondays we will be closed except for meditations 9-10am, and Tuesday-Friday we plan to host meditations 9:30-10am and then open from 10am-6pm for services. We are currently deciding to have one weekday evening with extended hours for working clients to enjoy the retail and services.”

This section can be summarized to say that during and immediately before business hours, a maximum of 13 spaces would be needed (3 employees and 10 clients), and that during some evenings as many as 23 spaces would be needed. The following table represents the number of available parking spaces in the vicinity of the proposed Special Use during the counting period November 9 through November 13:

DATE	TIME	90 Minute. (18 spots available)	GreenBay Rd. (20 spots available)	Zone A Permit (20+ spots available)	HW Park/GAGE, 4 hour parking (20+ spots available)
SAT-11/9	10:00 AM	14	7	OPEN	5
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	4:00 PM	10	10	4	16
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	11:00 AM	8	4	2	6
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	3:30 PM	12	6	3	7

It is clear that the number of adjacent 90-minute spots, plus the availability of parking on Green Bay Road, is sufficient to support the anticipated client parking demand. Based on Village parking permit regulations, the employees would be required to park in the A permit zones. With an anticipated demand of 2 to 3 spaces, the nearby A zone spaces should be sufficient most of the time. Overflow A zone spaces are available for the Hubbard Woods employees in the Hubbard Woods Parking Structure.

Based on the foregoing, it is my opinion that these anticipated staffing and customer levels should create no adverse impact on parking or traffic, and sufficient parking exists for this proposed special use.