



Village of Winnetka

Zoning Board of Appeals Special Meeting

August 15, 2022 at 7:00 PM
Winnetka Village Hall Council Chambers - 510
Green Bay Road

AGENDA

1. **Call to Order & Roll Call**
2. **Approval of Minutes**
 - a. June 13, 2022, Meeting Minutes
3. **Community Development Report**
4. **New Cases**
 - a. **Case No. 22-18-V - 480 Willow Road:** An application submitted by Mike Meiners seeking approval of zoning variations to allow construction of additions to the existing residence and a window well at 480 Willow Road. The requested zoning variations would permit the additions and window well to (i) provide less than the minimum required side yard setback; and (ii) provide less than the minimum required total side yard setbacks. The Zoning Board of Appeals has final jurisdiction on this request.
5. **New Business**
 - a. September 12, 2022, Meeting - Quorum Check
6. **Public Comments**
7. **Adjournment**

NOTICE

Public comment is permitted on all agenda items at the meeting. If you wish to provide testimony or comments prior to the meeting, you may provide them one of two ways: (1) by sending an email to planning@winnetka.org; or by sending a letter to Community Development, Village of Winnetka, 510 Green Bay Road, Winnetka, IL 60093. All agenda materials are available at www.villageofwinnetka.org/agendacenter.

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities contact the Village ADA Coordinator at 510 Green Bay Road, Winnetka, Illinois 60093, (Telephone (847) 769-5143; T.D.D. (847) 501-6041).

**WINNETKA ZONING BOARD OF APPEALS MEETING MINUTES
JUNE 13, 2022**

Zoning Board Members Present:

Matt Bradley, Chairman
Kate Casale MacNally
Kimberly Handler
Lynn Hanley
Max Weigandt

Zoning Board Members Absent:

Mike Nielsen
Todd Vender

Village Staff:

David Schoon, Director of Community Development

**Minutes of the Zoning Board of Appeals
June 13, 2022**

Call to Order & Roll Call:

Chairman Bradley called the meeting to order at 7:07 p.m.

Approval of Minutes – March 14, 2022.

Chairman Bradley asked for a motion to approve the March 14, 2022, meeting minutes. A motion was made by Ms. Case and seconded by Ms. Handler to approve the March 14, 2022, meeting minutes. A vote was taken, and the motion unanimously passed, 5 to 0:

AYES: Bradley, Casale MacNally, Handler, Hanley, Weigandt

NAYS: None

Community Development Report.

Mr. Schoon informed the Board that the Greeley and Hubbard Woods playground special use permits were approved by the Village Council. He also stated the Plan Commission is continuing their visioning work on the Comprehensive Plan and are scheduled to present it to the Village Council at the July 12, 2022, meeting. Mr. Schoon noted information is available on the website.

Case No. 22-03-SU: 564 Green Bay Road – New Mixed-Use Building: An application submitted by 564 Green Bay, LLC seeking approval of a special use permit to allow off-street parking at street level along the alley and zoning variations for a new three-story mixed-use building with a roof top deck at 564 Green Bay Road. The requested variations would permit the improvements to: (i) provide less than the minimum required off-street parking spaces for the two residential units on the second and third floors and (ii) provide less than the minimum required rear yard setback from the west property line. The Village Council has final jurisdiction on this request.

Mr. Schoon described the proposed commercial and residential unit building. He stated the Plan Commission considered the special use permit for off-street parking at street level and recommended approval of the request. Mr. Schoon then stated the Design Review Board reviewed the building's design and found the design generally in compliance with the design guidelines with additional information to be presented at the June 28, 2022, Board meeting. He identified the property's location, zoning classification and stated it is not located in the Commercial Overlay District. Mr. Schoon described surrounding business uses and that the request would be consistent with the Comprehensive Plan and commercial property zoning classification. He then referred to photographs and the existing building to

1 be demolished. He noted the demolition permit application was approved by the Landmark Preservation
2 Commission which found the building has no architectural or historical significance and would allow the
3 demolition to proceed without delay.
4

5 Mr. Schoon then referred to the proposed building's rendering and proximity toward the rear property
6 line. He also described the commercial space which would be occupied by Engel & Völkers, which as a real
7 estate office is allowed by right. Mr. Schoon also identified the proposed parking spaces as well as a
8 parking lift in the rear, and he noted a special use permit would not be required if parking was located
9 underground. He informed the Board that the Plan Commission suggested the lift be eliminated from the
10 proposal since it may contribute to alley congestion. Mr. Schoon then identified two 1,400 square foot
11 residential units on the second and third floors and the parking requirements. He also explained the
12 requirement for parking for commercial space on the first floor noting the proposed use did not require
13 parking since it would occupy less than 2,500 square feet as defined by the Zoning Ordinance for parking
14 requirement calculation purposes.
15

16 Mr. Schoon noted the proposed plan also included a rooftop deck for tenant use and identified the
17 proposed building height and front and rear elevations as well as the KLOA parking study. He stated the
18 Village Engineer agreed with the parking study's findings that there would be no parking impairment with
19 the employees and advisors required to obtain individual employee parking permits. Mr. Schoon
20 reiterated the special use permit related to the parking's location on the ground floor and added no
21 additional comments were received relating to the request. He stated following Board discussion, a Board
22 Member may move to recommend approval or denial as noted in the draft motion on page nos. 12-13
23 and asked if there were any questions.
24

25 Ms. Case referred to the zoning matrix and property history and questioned the existing 3-foot rear
26 setback. Mr. Schoon referred the Board to page 26 and plat of survey showing the setback at its closet
27 point. In response to a question Ms. Handler regarding the easement noted in Mr. Stepan's
28 correspondence, Mr. Schoon provided stated that easement related an easement the Village secured on
29 the Fred's Garage property for a streetscape lighting controller. Ms. Hanley asked for further explanation
30 as to why there is no commercial parking requirement, and Mr. Schoon responded it related to the
31 commercial space's size. Chairman Bradley asked how many buildings have been constructed in the
32 Commercial Overlay District over the last 5-10 years. Mr. Schoon responded the newest building in the
33 C-2 District is the Winnetka Galleria. He added the current setback in the C-2 District has been in existence
34 for at least 30 years.
35

36 Chairman Bradley then swore in those speaking to this matter. Bohdan Kaminski, the project architect,
37 and Cal Bernstein, attorney for the applicant, introduced themselves to the Board. Mr. Bernstein
38 confirmed the requested encroachment is less than the existing condition and referred to the parking
39 requirement while describing the proposed use as the best solution for the small property which is located
40 near the train station and transit-oriented district. He stated the proposed use would also decrease the
41 amount of vehicle use and would meet the Comprehensive Plan's vision while providing a variety of
42 housing which is in demand on the North Shore. Chairman Bradley asked why the applicant did not
43 propose a plan which did not include parking and necessary variation which would serve to reduce the
44 Village's traffic footprint. Mr. Bernstein responded they are not at a point where people did not need
45 vehicles yet and a plan without parking would directly affect the project's marketability. He described how
46 putting the parking in the rear would remove parking away from the Green Bay Road commercial corridor
47 and how it was impossible to have underground parking on the site. Mr. Bernstein also stated they would
48 be fine with eliminating the lift from the request.

1
2 Mr. Kaminski informed the Board he has worked exclusively on the North Shore and explained how the
3 proposal was developed for the site while describing the lot's limitations. Chairman Bradley asked Mr.
4 Kaminski if consideration was given for rear parallel parking along the alley. Mr. Kaminski explained to the
5 Board why it would not work and why the lift was included in the proposal. He then informed the Board
6 renovating the existing building was considered which would not have been viable and resulted in the
7 proposal for new construction resulting in an improvement for the area. Chairman Bradley referred to the
8 first-floor plan in Figure 9 and Mr. Kaminski explained how the parking spaces and building would be
9 accessed. Ms. Hanley asked if the access door would be locked. Mr. Kaminski explained how the tenant
10 and commercial space would be accessed as well as how packages would be delivered to the building. Mr.
11 Bernstein also explained how there would be less traffic in connection with the real estate use in terms of
12 how the business currently operated. He then stated the amount of traffic in the alley would be less than
13 that with the previous use.

14
15 Mr. Bernstein referred to the special use and zoning standards which were addressed in the application
16 and specifically relate to the lot's size. He added with regard to congestion, he referred to KLOA's parking
17 study which stated the use would not have a negative impact. Mr. Bernstein then referred to the existing
18 nonconforming structure to be removed and that the alternatives considered would have had a more
19 negative impact. He concluded by stating the proposal would result in the property's prudent and
20 judicious use and would meet the Comprehensive Plan goals and asked for the Board to provide a
21 favorable recommendation.

22
23 Chairman Bradley asked if there were any questions. Ms. Handler questioned which unit would be
24 assigned the lift. Mr. Kaminski responded the lift was a product of the parking requirement and explained
25 how it would work. No additional questions were raised at this time.

26
27 Chairman Bradley noted there are no members of the public present to comment and called the matter
28 in for discussion.

29
30 Ms. Hanley stated she had no issue with the setback portion of the request and agreed the lift should be
31 removed from the proposal. She noted she is concerned with regard to employee parking and a lack of a
32 parking requirement for a 2,500 square foot commercial use. Mr. Schoon provided the Board with options
33 concerning an approval recommendation with conditions. Mr. Weigandt agreed with the comments made
34 and commented on the amount of traffic with the previous and proposed use. Ms. Handler also agreed
35 with the comments made and stated she would not require removal of the lift from the proposal as a
36 condition. Chairman Bradley referred to special use standards (d) and (e) as well as the Engel & Völkers'
37 parking situation. Ms. Casale MacNally then referred to page 11 and the employees' and advisors' permit
38 parking requirements. Mr. Schoon provided clarification as to who would be required to obtain permits.
39 Ms. Casale MacNally then stated her concern related to street level parking that may have been intended
40 for those inside the building, to eliminate congestion on Green Bay Road. She also agreed with Ms.
41 Handler's comments relating to the applicant's preference for the lift. Chairman Bradley stated he is in
42 favor of the zoning variation request although the nonconformity would be extended with two rear
43 additional parking spaces. He also described the lift as an unnecessary liability and would encourage an
44 unnecessary amount of traffic.

45
46 Chairman Bradley then asked for a motion to recommend approval as indicated on page nos. 12 and 13.
47 Ms. Hanley moved to recommend approval of the request as indicated on page nos. 12 and 13. Ms. Casale
48 MacNally seconded the motion. A vote was taken, and the motion unanimously passed, 5 to 0:

1 AYES: Bradley, Casale MacNally, Handler, Hanley, Weigandt

2 NAYS: None

3
4 **New Business.**

5 a. July 11, 2022, Meeting – Quorum Check.

6 The Board Members discussed their availability.

7
8 **Public Comment.**

9 No comments were made at this time.

10
11 **Adjournment:**

12 A motion to adjourn was made by Ms. Hanley and the motion was seconded. A vote was taken, and the
13 motion unanimously passed, 5 to 0:

14 AYES: Bradley, Casale MacNally, Handler, Hanley, Weigandt

15 NAYS: None

16
17 The meeting adjourned at 8:20 p.m.

18
19 Respectfully submitted,

20
21 Antionette Johnson

22 Recording Secretary



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: AUGUST 9, 2022
SUBJECT: 480 WILLOW ROAD – VARIATIONS (CASE NO. 22-18-V)

INTRODUCTION

On August 15, 2022, the Zoning Board of Appeals is scheduled to hold a public hearing on an application submitted by Mike Meiners (the “Applicant”), as the owner of the property located at 480 Willow Road (the “Subject Property”). The Applicant requests approval of the following zoning variations to allow construction of additions to the existing residence on the Subject Property:

1. Side Yard Setback of 5.11 feet from the east property line and 6.01 feet from the west property line, whereas a minimum of 8 feet is required, variations of 2.89 feet (36.12%) and 1.99 feet (24.87%) respectively [Section 17.30.060 – Side Yard Setback] [Note: The existing residence currently provides an east side yard setback of 4.68 feet and a west side yard setback of 5.88 feet.]; and
2. Total Side Yard Setback of 10.56 feet, whereas a minimum of 20 feet is required, a variation of 9.44 feet (47.2%) [Section 17.30.060 – Side Yard Setback] [Note: The existing residence currently provides a total side yard setback of 10.56 feet.].

In compliance with the Zoning Ordinance, a mailed notice was sent to property owners within 250 feet of the Subject Property informing them of a public hearing on Monday, August 8, 2022. The hearing was properly noticed in the *Winnetka Talk* on July 14, 2022. Subsequent to the notice being mailed and published, Village staff learned that the Board would not have a quorum on August 8, and a special meeting was scheduled for the Board to consider this application on August 15. A notice was then mailed to the property owners within 250 feet informing them that the August 8 meeting was cancelled and the public hearing on this item would be held on August 15. In addition, a notice containing the same was posted on the Village’s website and on the doors of the Village Hall. As of the date of this memo, staff has not received any written comment from the public regarding this application.

The Zoning Board of Appeals has final jurisdiction on this request as the Board has the authority to grant variations to reduce side yard setbacks for any principal building by no more than 50%.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.33 acres in size, is located on the south side of Willow Road, between Fairview Avenue and Myrtle Street, and contains an existing two-and-a-half-story residence with an attached garage (see Figure 1). The property is zoned R-4 Single Family Residential, and it is bordered by R-4 Single Family Residential to the north, east, and west, and R-5 Single Family Residential to the south (see Figure 2). The Comprehensive Plan designates the Subject Property as

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

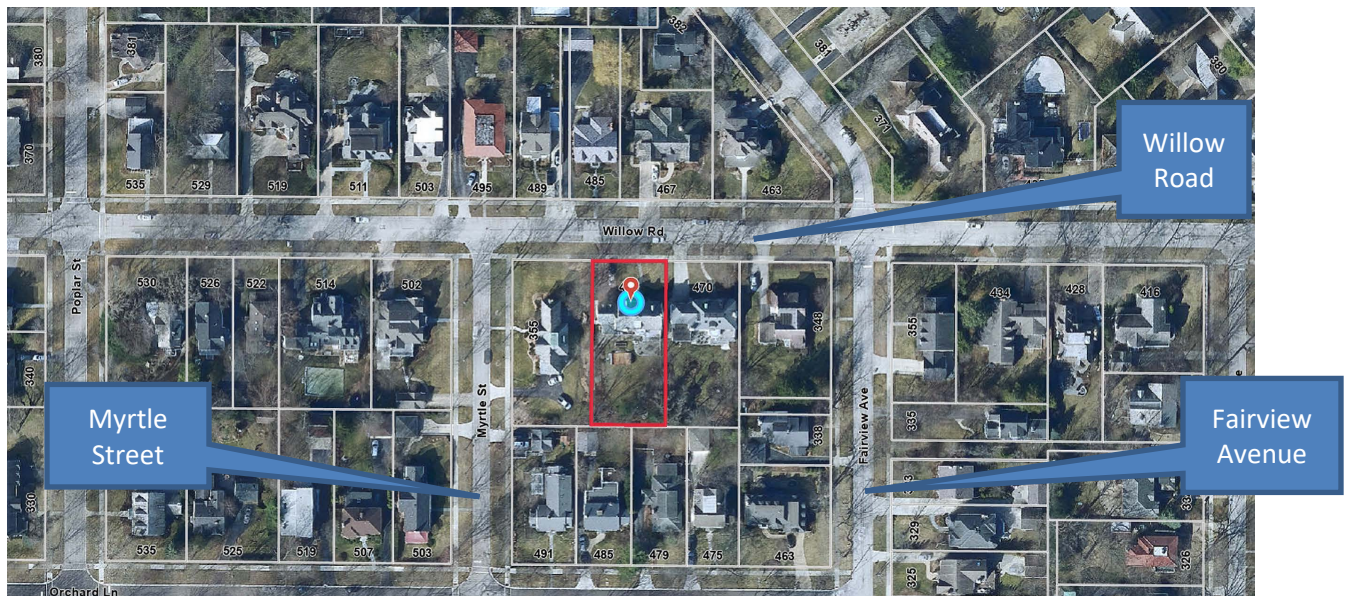


Figure 1 – Aerial Map

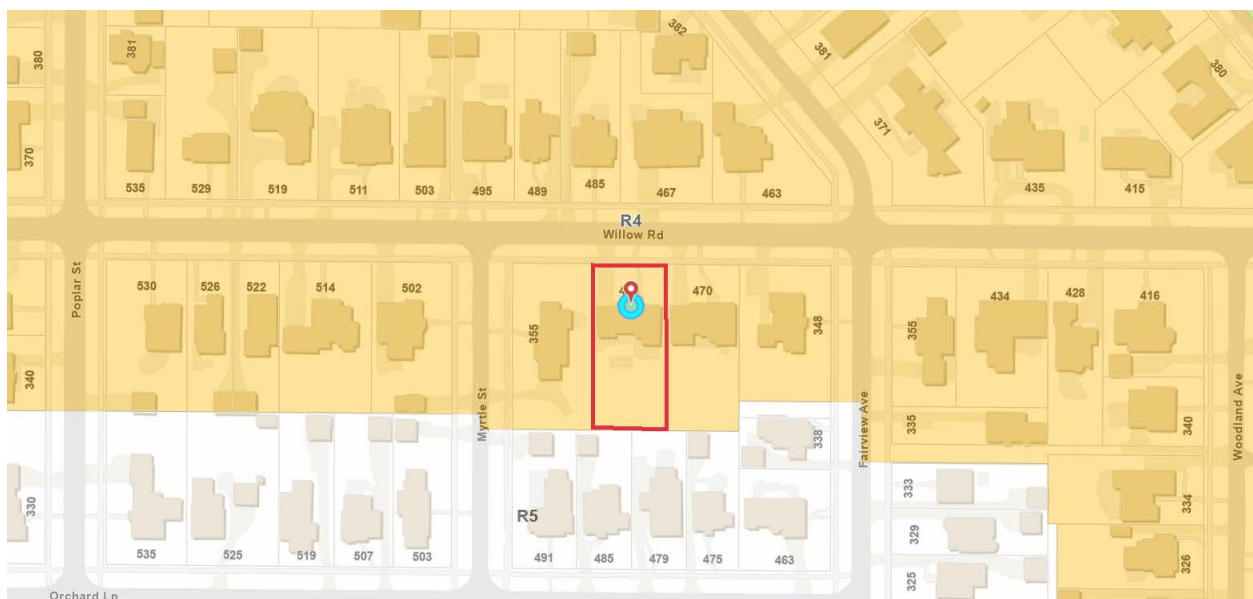


Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

The residence was constructed in 1935. The following subsequent building permits were issued in:

1. 1971 to enclose an existing screened frame porch;
2. 2002 to remodel existing finished basement; and
3. 2002 to construct a mudroom addition and remodel the kitchen and primary bathroom.

Other minor permits have been issued over the last several years. The Applicant acquired the property in 2008. There are no previous zoning cases on file for the Subject Property.

Figures 3 and 4 below are current photos of the site.



Figure 3 – Subject Property (Front Elevation – Willow Road)



Figure 4 – Subject Property

PROPOSED PLAN

The variations are being requested in order to construct a one-story addition on the front of the residence to expand the existing attached garage, and a two-story addition on the southeast corner of the residence. There is an existing one-story portion of the residence, in the location of the proposed two-story addition, that would be removed to accommodate the addition.

The proposed garage addition would measure 3.25 feet by 22 feet (72 square feet). The two-story addition, measuring approximately 17.5 feet by 11 feet, would consist of a den with a bay window on the first floor and a bedroom above. The net increase in gross floor area for the proposed improvements is approximately 354 square feet.

A window well, which would be below grade, is also proposed on the east side of the residence. The plans also call for a new covered front porch, however, zoning relief is not required for the proposed porch.

Excerpts of the proposed site plan, floor plans, and building elevations are provided on the following pages as Figures 5 through 11. The complete set of plans is provided in the application materials (Attachment C).

Proposed 1-Story
Garage Addition

Proposed
Window Well
(below grade)

Proposed 2-Story
Addition

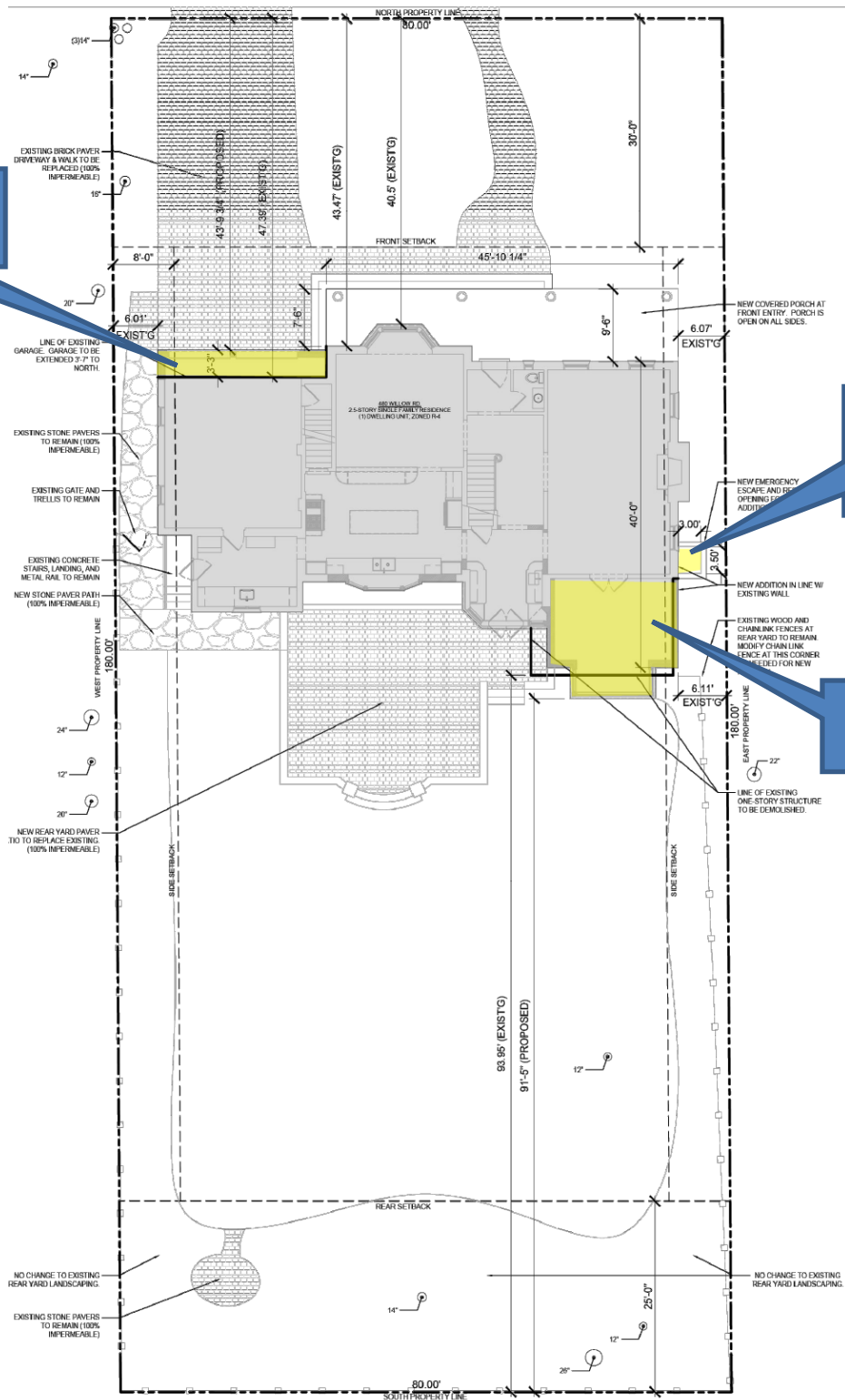


Figure 5 – Site Plan

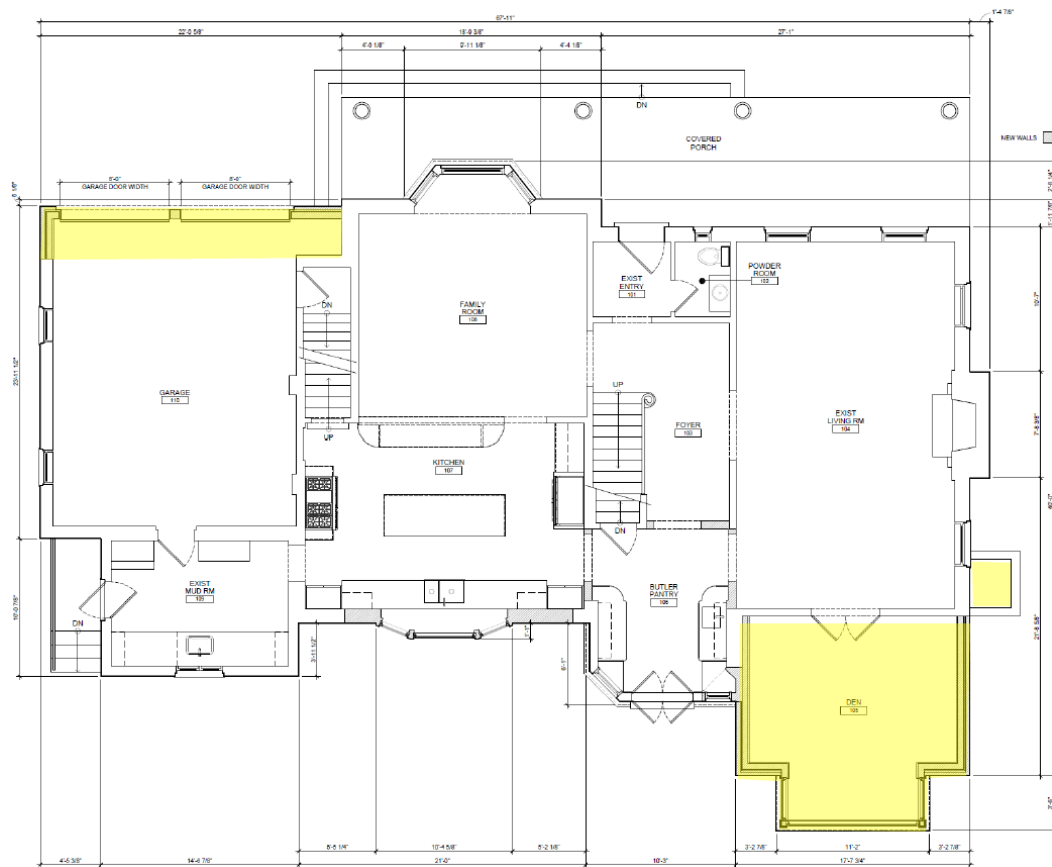


Figure 6 – Proposed First Floor Plan

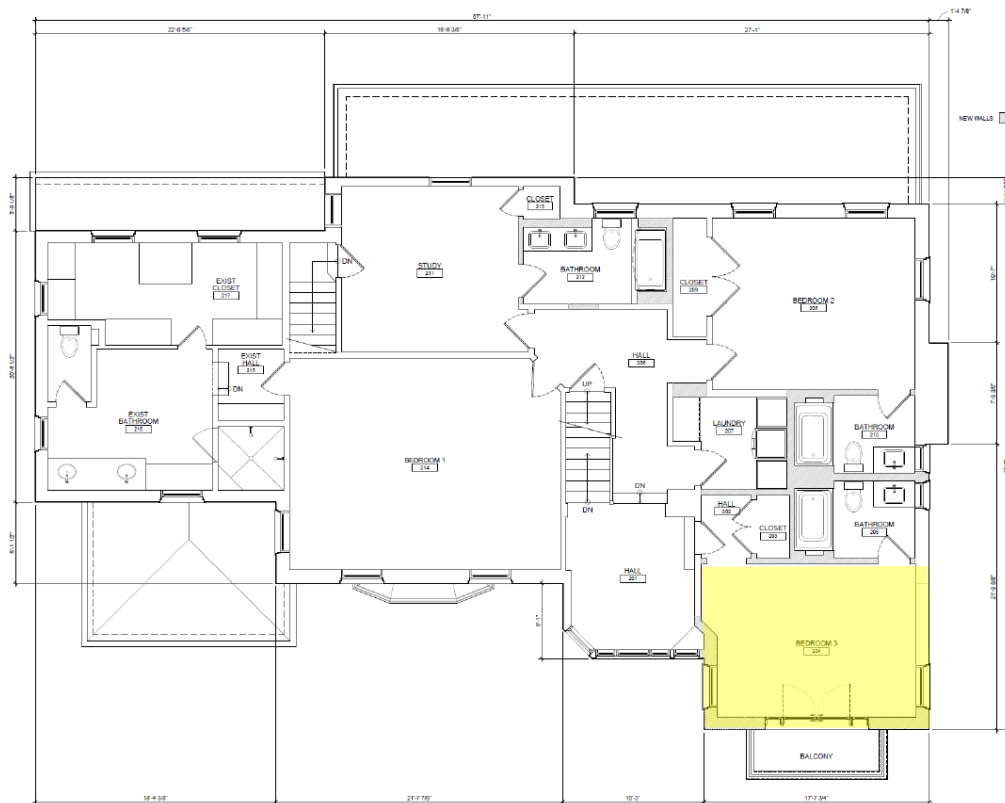


Figure 7 – Proposed Second Floor Plan

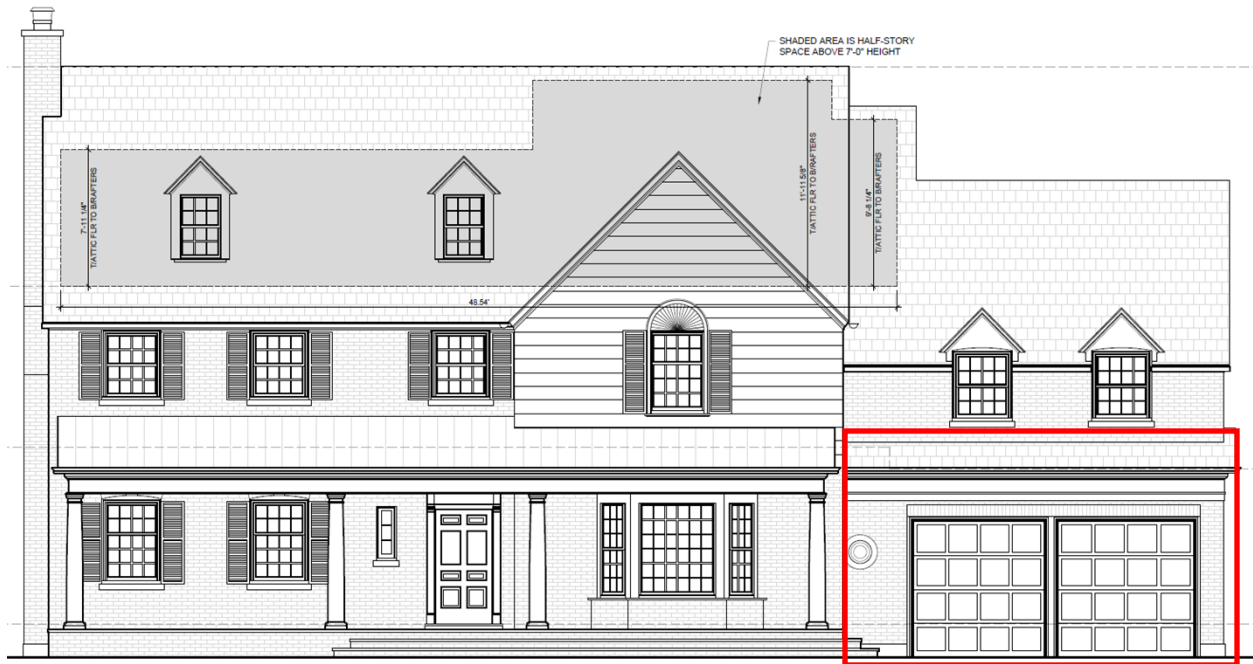


Figure 8 – Proposed Front Elevation (Willow Road)

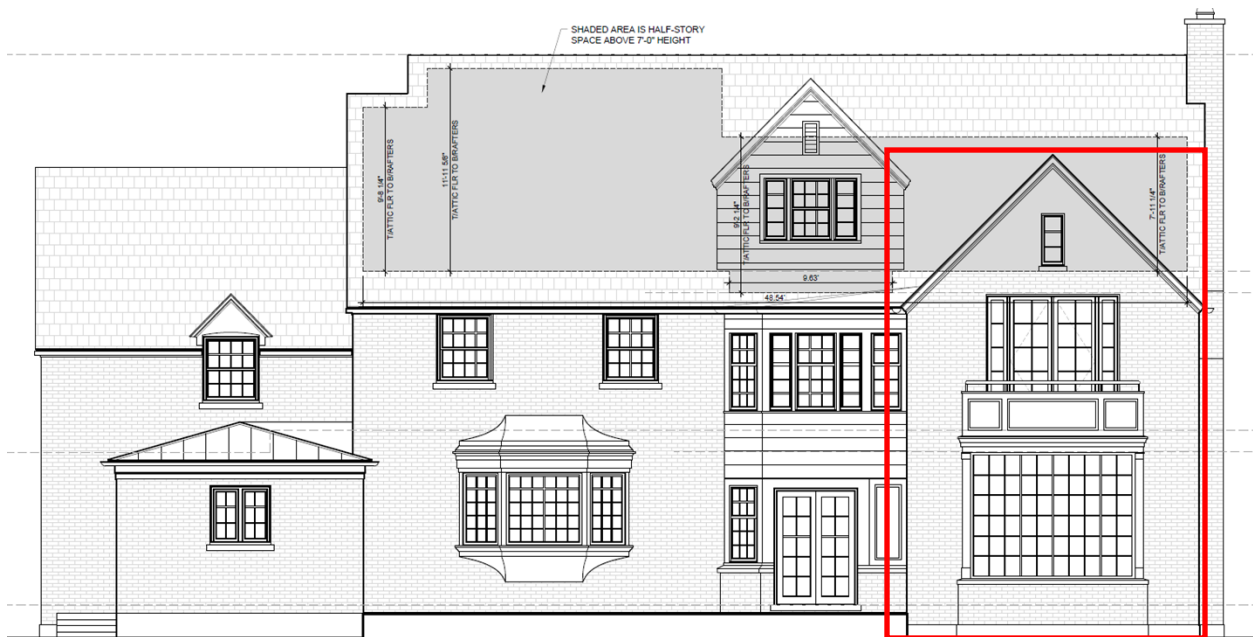


Figure 9 – Proposed Rear Elevation (South)



Figure 10 – Proposed West (Side) Elevation



Figure 11 – Proposed East (Side) Elevation

Given the ZBA often receives questions regarding the stormwater regulations applicable to a specific request being considered by the ZBA, attached is a Stormwater Matrix (Attachment B). Based on the proposed plan, it appears additional stormwater detention would not be required. However, a final determination will be made by Village Engineering staff. Figure 12 below represents the Subject Property's proximity to the floodplain; the cyan represents the 100-year flood area.

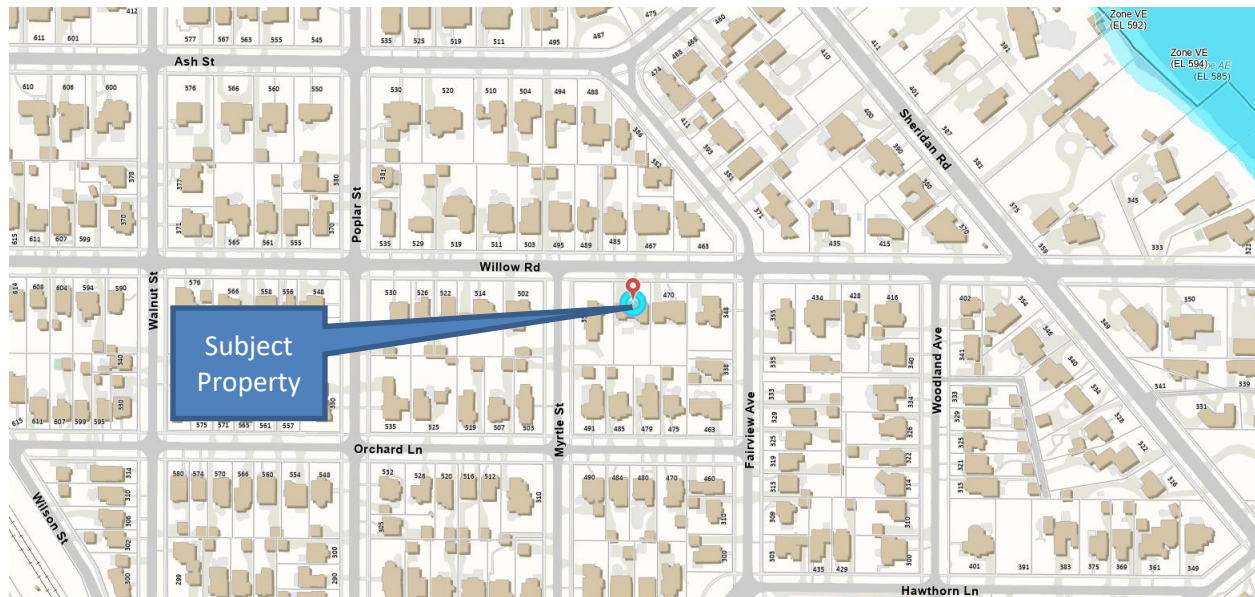


Figure 12 - GIS Floodplain Map

REQUESTED ZONING RELIEF

The attached zoning matrix highlights the existing lot and the proposed improvements' compliance with the R-4 zoning district (Attachment A). Two variations are being requested: (1) minimum side yard setback; and (2) total side yard setbacks.

Minimum Side Yard Setback. The existing residence is legally nonconforming with respect to the minimum required side yard setback as it currently provides an east side yard setback of 4.68 feet, encroaching the minimum required setback of 8 feet by 3.32 feet. Additionally, the existing residence currently provides a west side yard setback of 5.88 feet, encroaching the minimum required setback by 2.12 feet. The proposed below grade window well would provide a setback of 5.11 feet from the east property line, requiring a variation of 2.89 feet (36.12%). The proposed one-story garage addition would provide a setback of 6.01 feet from the west property line, requiring a variation of 1.99 feet (24.87%).

Total Side Yard Setback. The existing residence currently provides a total side yard setback of 10.56 feet; 4.68 from the east property line and 5.88 feet from the west property line. The side yard setbacks would remain unchanged with the proposed improvements. Therefore, the existing total side yard setback of 10.56 feet will remain, whereas a minimum of 20 feet is required, a variation of 9.44 feet (47.2%).

FINDINGS

In the attached application materials submitted by the Applicant, the Applicant has provided a statement of justification regarding how the requested variations meet the standards for granting the requested zoning variations. Does the ZBA find that the requested variations meet the standards for granting such variations; and if so, is the ZBA prepared to approve the requested variations?

Staff has prepared the attached draft resolutions for the Board's consideration (Attachment D). One resolution approves the request, while the other denies the request. A Board member may wish to make a motion to adopt either the resolution to approve the requested variations or the resolution to deny the requested variations.

ATTACHMENTS

Attachment A: Zoning Matrix

Attachment B: Stormwater Matrix

Attachment C: Application Materials

Attachment D: Draft Resolutions

ATTACHMENT A

ZONING MATRIX

ADDRESS: 480 Willow Road

CASE NO: 22-18-V

ZONING: R-4

ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (2)
Min. Lot Size	12,600 SF	14,400 SF	N/A	N/A	OK
Min. Average Lot Width	60 FT	80 FT	N/A	N/A	OK
Min. Lot Depth	120 FT	180 FT	N/A	N/A	OK
Max. Roofed Lot Coverage	3,888 SF (1)	2,312.76 SF	2,524.61 SF	211.85 SF	OK
Max. Gross Floor Area	4,695 SF (1)	4,236.35 SF	4,590.04 SF	353.69 SF	OK
Max. Impermeable Lot Coverage	7,200 SF (1)	4,491.72 SF	4,851.27 SF	359.55 FT	OK
Min. Front Yard (Willow/North)	30 FT	40.5 FT	35.51 FT	-4.99 FT	OK
Min. Side Yard (East)	8 FT	4.68 FT	5.11 FT (3)	0 FT	2.89 FT (36.12%) VARIATION
Min. Total Side Yards	20 FT	10.56 FT	10.56 FT	0 FT	9.44 FT (47.2%) VARIATION
Min. Rear Yard (South)	25 FT	93.86 FT	91.42 FT	-2.44 FT	OK

NOTES:

(1) Based on lot area of 14,400 s.f.

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

(3) Existing nonconforming setback of 4.68 feet will remain. Proposed window well would provide a setback of 5.11 feet from the east property line. Additionally, the proposed addition on the west side would provide a side yard setback of 6.01 feet from the west property line, a variation of 1.99 feet (24.87%).

ATTACHMENT B

Stormwater Volume Requirements for Development Sites

In addition to meeting the following storm water volume detention requirements, development sites must meet all other Village storm water management requirements such as drainage and grading, storm water release rates, storage system design requirements, etc.

	Storm Water Detention Volume Requirements	Applicable Requirement
A. New Home Construction - Previously Developed Lot	The amount of additional required storm water detention volume is based upon the difference between maximum impermeable lot coverage, per Zoning Code, and existing lot coverage, using the run-off coefficient for a 100-year storm event for both.	
B. New Home Construction - Previously <u>Undeveloped</u> Site	The amount of required storm water detention volume is based upon the maximum impermeable lot coverage, using the run-off coefficient for 100-year storm event.	
C. Redevelopment of Site for Different Use (e.g. single family to multi-family, or commercial)	The amount of required storm water detention volume is based upon the maximum impermeable lot coverage, using the run-off coefficient for 100-year storm event.	
D. Improvements to Existing Home and/or Lot, causing an increase in impermeable lot coverage <u>greater or equal to 25%</u>.	The amount of additional required storm water detention volume is based upon the difference between the proposed and existing impermeable lot coverage, using the run-off coefficient for 100 year storm event. (Note: If the increase in impermeable lot coverage is less than 25%, additional storm water detention volume is <u>not</u> required.)	<i>Applies to 480 Willow Road</i> <i>Based upon preliminary review of information to date, it appears that 480 Willow Road <u>would not</u> have to provide additional storm water detention volume. However, a final determination will be made by Village Engineering staff.</i>

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. 22-18-VProperty InformationSite Address: 480 Willow RoadOwner InformationName: Mike MeinersAddress: 480 Willow RoadCity, State, ZIP: Winnetka, IL 60093Email: [REDACTED]Primary Contact: Scott FortmanPhone No. 312.482.8040Date property acquired by owner: 07/17/2008Architect InformationName: Gibbons, Fortman & Assoc.Primary Contact: Scott FortmanAddress: 900 N. Franklin St., Suite 612City, State, ZIP: Chicago, IL 60610Phone No. 312.482.8040Email: sfortman@gibbonsfortman.comAttorney Information

Name: _____

Primary Contact: _____

Address: _____

City, State, Zip: _____

Phone No. _____

Email: _____

Nature of any restrictions on property: _____

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

See attached sheet for written narrative.

Property Owner Signature

Date: 05/25/2022

■

GIBBONS, FORTMAN & ASSOCIATES

A R C H I T E C T U R E ■ D E S I G N

■

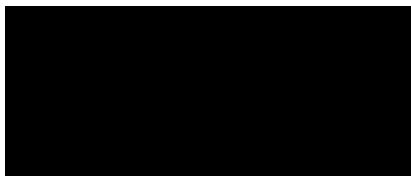
June 28th, 2022
Village of Winnetka
Department of Community Development
Zoning Board of Appeals
Re: 480 Willow Road Minor Variance Request

Board Members,

We are requesting reductions in the required side setbacks from 8'-0" to just over 6'-0", and the total required side setback from 20'-0" to just over 12'-0" in order to extend the existing garage to the north, build a 2-story addition to the south including an emergency escape and rescue opening from the basement, and to add a roofed porch on the front (north) elevation.

The existing garage depth is not sufficient to comfortably park a car and extends an existing legal nonconformity without increasing the degree of nonconformity. The proposed improvement will enhance the utility and value of the property within the context of the established neighborhood and the proposed improvements are within the GFA limitations of the property. This variation will have no negative impact on points 4-8 of the Standards for Granting Zoning Variations.

The new addition on the east side of the home also extends an existing legal nonconformity without increasing the degree of nonconformity. This addition also reduces the degree of nonconformity and fire hazard risk of the property by replacing an existing legal addition that does not meet current building codes. This variation will have no negative impact on points 4-8 of the Standards for Granting Zoning Variations.



Scott Fortman, AIA, LEED-AP

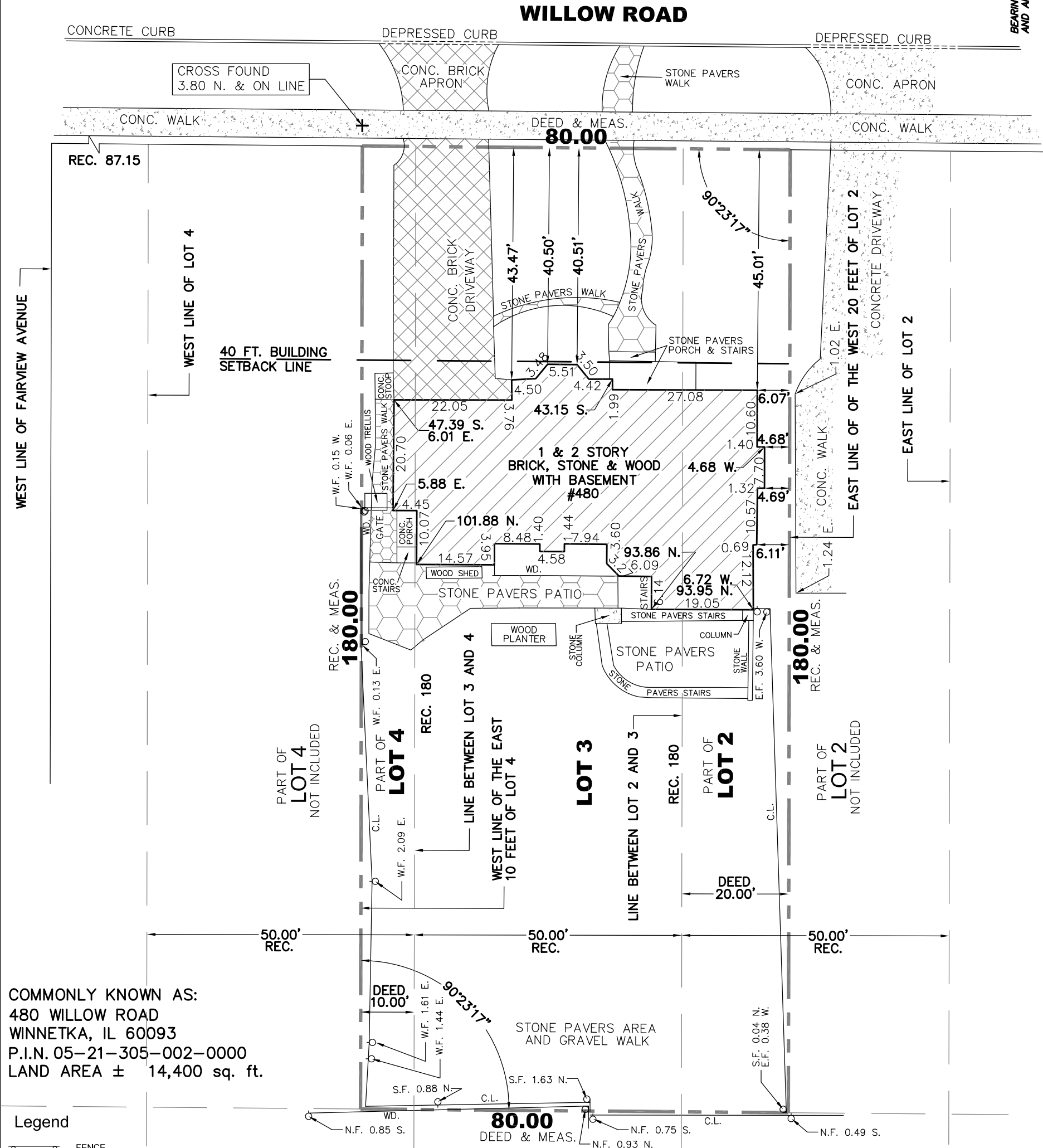
SPIEWAK CONSULTING

PROFESSIONAL DESIGN FIRM LICENSE
NO.:184.006518
1030 W. HIGGINS RD. SUITE 218
PARK RIDGE, IL 60068
phone: (773) 853-2672 phone: (630) 351-9489
www.landsurveyors.pro
andrew@landsurveyors.pro

PLAT OF SURVEY
by
ANDREW SPIEWAK LAND SURVEYOR, INC.
of

THE WEST 20 FEET OF LOT 2, ALL OF LOT 3 AND THE EAST 10 FEET OF LOT 4 IN THORNE'S SUBDIVISION OF BLOCK 12 IN JOHN C. GARLAND'S ADDITION TO WINNETKA, BEING A SUBDIVISION OF THE NORTH 120 ACRES OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BEARINGS ARE SHOWN FOR ANGULAR REFERENCE ONLY
AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH.



COMMONLY KNOWN AS:
480 WILLOW ROAD
WINNETKA, IL 60093
P.I.N. 05-21-305-002-0000
LAND AREA ± 14,400 sq. ft.

- Legend
- FENCE
 - WD.= WOOD FENCE C.L.= CHAIN LINK
 - N.F.= NORTH FACE S.F.= SOUTH FACE
 - W.F.= WEST FACE E.F.= EAST FACE
 - I.P.= IRON PIPE I.R.= IRON ROD
 - I.F.= IRON FENCE
 - MEAS.= MEASURED REC.= RECORD
 - IRON ROD FOUND ○ IRON ROD SET
 - IRON PIPE FOUND ○ IRON PIPE SET
 - + CROSS FOUND & SET ———— PROPERTY LINE

SCALE: 1 INCH EQUALS 20 FEET.
DISTANCES ARE MARKED IN FEET AND DECIMAL
PARTS THEREOF.

ORDERED BY: NICK PETERSON
COMPANY OR ORGANIZATION: _____
SURVEYED BY: BS
DRAWN BY: BS & AFS
CHECKED BY: AFS
PROJECT No: 433-21

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

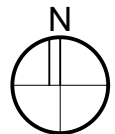
ANDREW SPIEWAK LAND SURVEYOR, INC., A PROFESSIONAL DESIGN FIRM,
LAND SURVEYING CORPORATION, LICENSE No.: 184.006518
HEREBY CERTIFIES THAT A SURVEY HAS BEEN MADE UNDER THE DIRECTION
AND SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE
ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT
REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE
CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

FIELD WORK WAS COMPLETED ON 24TH DAY OF SEPT. A.D. 2021 .
CHICAGO, ILLINOIS, DATE OF PLAT 27TH DAY OF SEPT. A.D. 2021 .

BY Andrzej F. Spiewak

ILLINOIS PROFESSIONAL LAND SURVEYOR
ANDRZEJ F. SPIEWAK LICENSE No.: 035.003178
LICENSE EXPIRES 11/30/2022
PROFESSIONAL DESIGN FIRM, LAND
SURVEYING CORPORATION, No.: 184.006518
LICENSE EXPIRES 04/30/2023
THIS SURVEY IS VALID ONLY WITH AN EMBOSSED SEAL

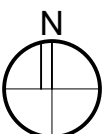
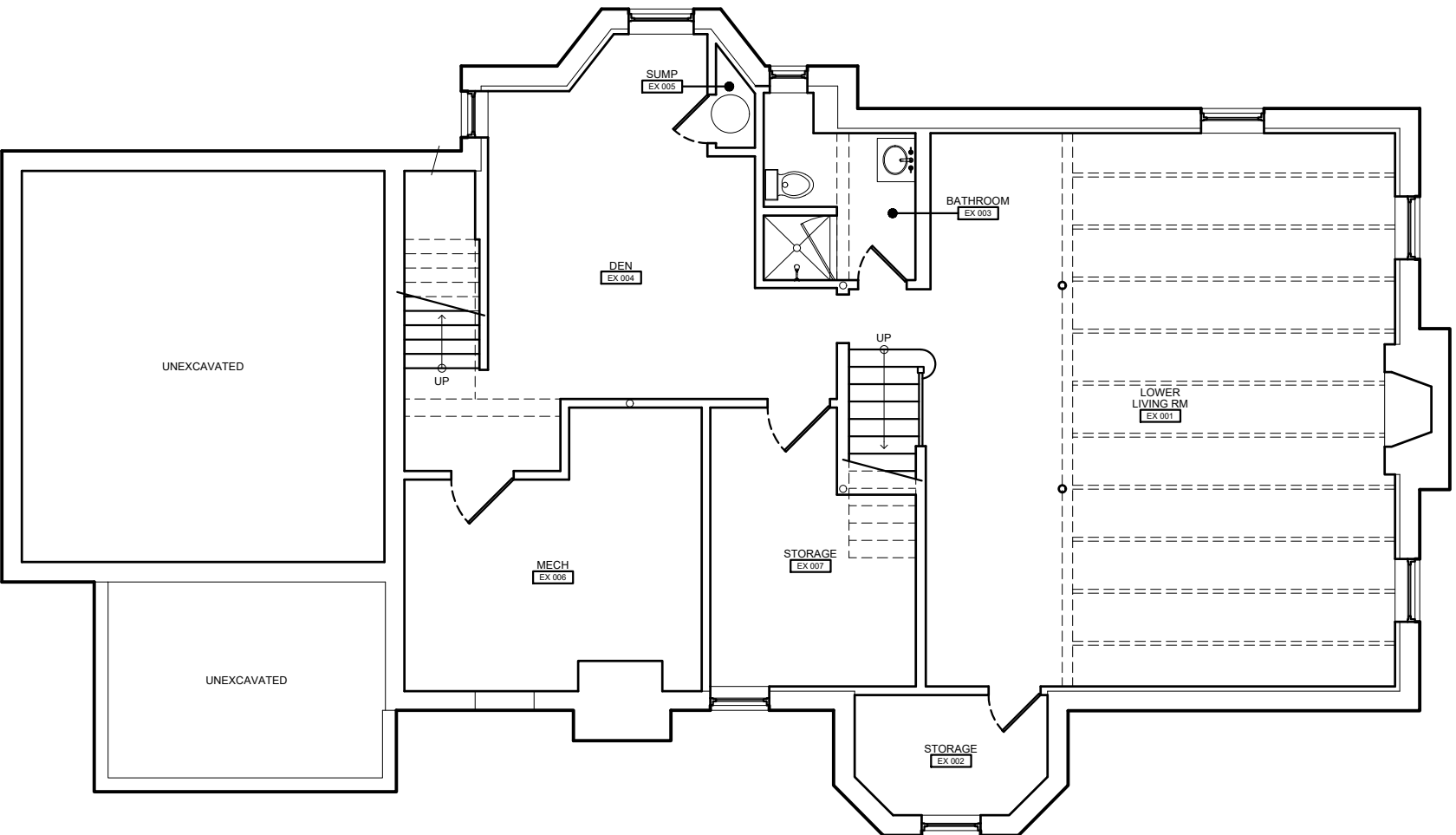




MEINERS RESIDENCE
480 WILLOW ROAD, WINNETKA, IL 60093
SITE PLAN

DRAWN BY	COMM NO.	DATE 06.28.22	SHEET NO. 1
----------	----------	------------------	----------------

Page 21 of 63

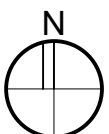
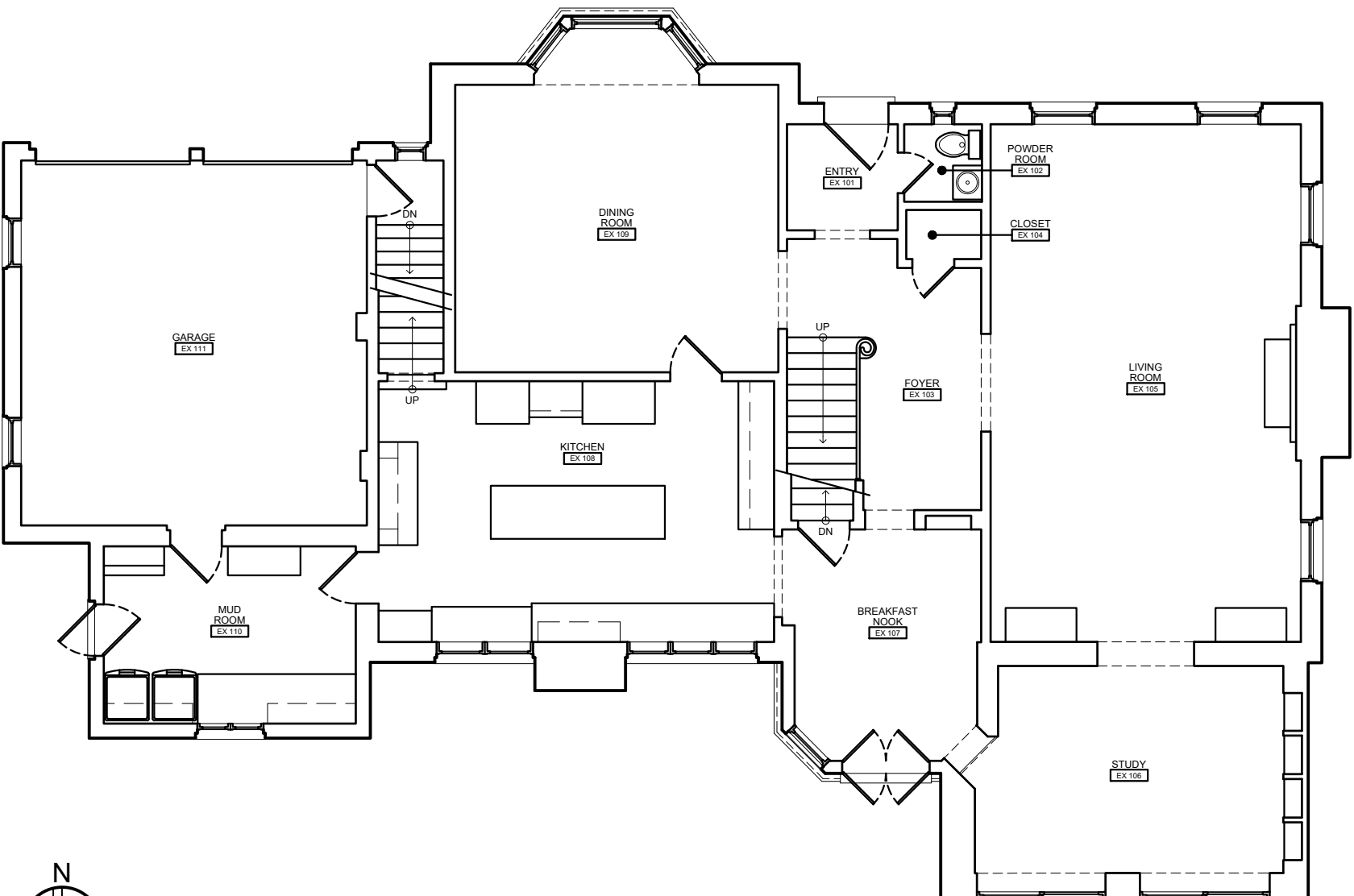


GIBBONS, FORTMAN & ASSOC.
 ARCHITECTURE • DESIGN
 900 NORTH FRANKLIN, SUITE 612
 CHICAGO, ILLINOIS 60610
 TEL. 312.482.8040
 FAX. 312.482.8043
 GIBBONSFORTMAN.COM

MEINERS RESIDENCE
 480 WILLOW ROAD, WINNETKA, IL 60093
 EXISTING LOWER LEVEL PLAN

DRAWN BY	COMM NO.	DATE	SHEET NO.
		06.28.22	3

© Gibbons, Fortman & Assoc.

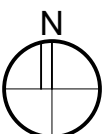
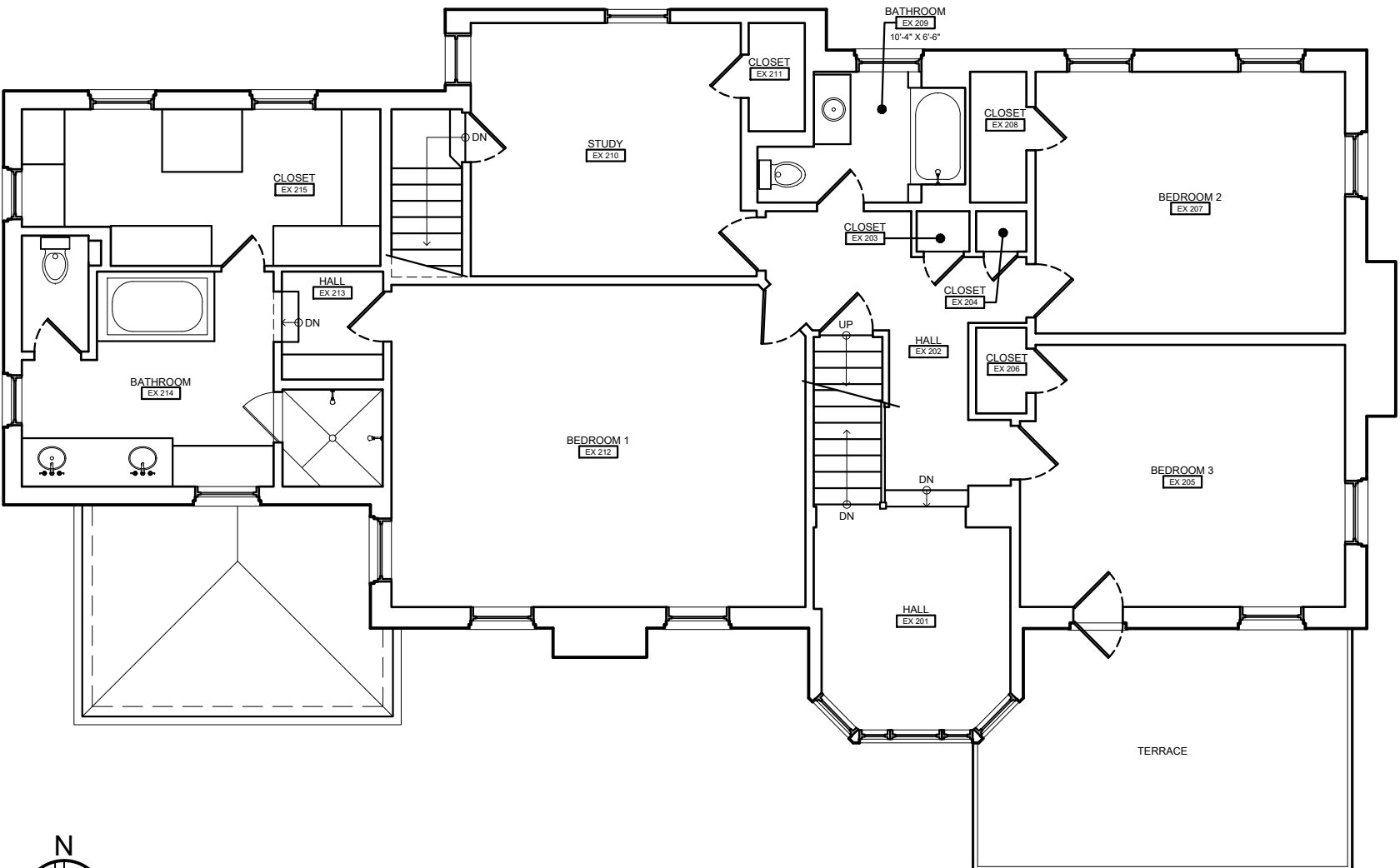


GIBBONS, FORTMAN & ASSOC.
 ARCHITECTURE • DESIGN
 900 NORTH FRANKLIN, SUITE 612
 CHICAGO, ILLINOIS 60610
 TEL. 312.482.8040
 FAX. 312.482.8043
 GIBBONSFORTMAN.COM

MEINERS RESIDENCE
 480 WILLOW ROAD, WINNETKA, IL 60093
 EXISTING FIRST FLOOR PLAN

DRAWN BY	COMM NO.	DATE	SHEET NO.
		06.28.22	4

© Gibbons, Fortman & Assoc.

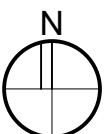
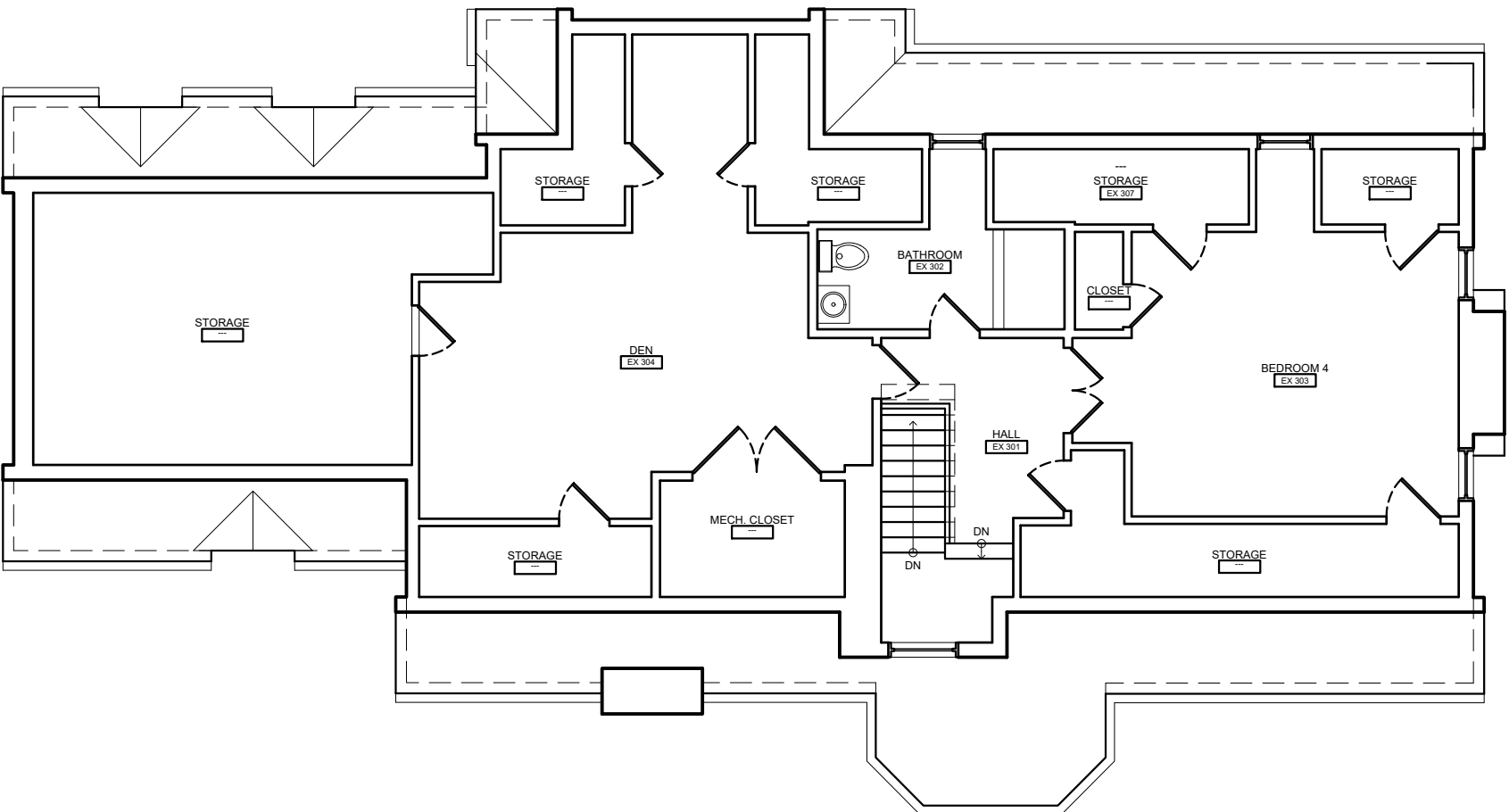


GIBBONS, FORTMAN & ASSOC.
 ARCHITECTURE • DESIGN
 900 NORTH FRANKLIN, SUITE 612
 CHICAGO, ILLINOIS 60610
 TEL. 312.482.8040
 FAX. 312.482.8043
 GIBBONSFORTMAN.COM

MEINERS RESIDENCE
 480 WILLOW ROAD, WINNETKA, IL 60093
 EXISTING SECOND FLOOR PLAN

DRAWN BY	COMM NO.	DATE	SHEET NO.
		06.28.22	5

© Gibbons, Fortman & Assoc.

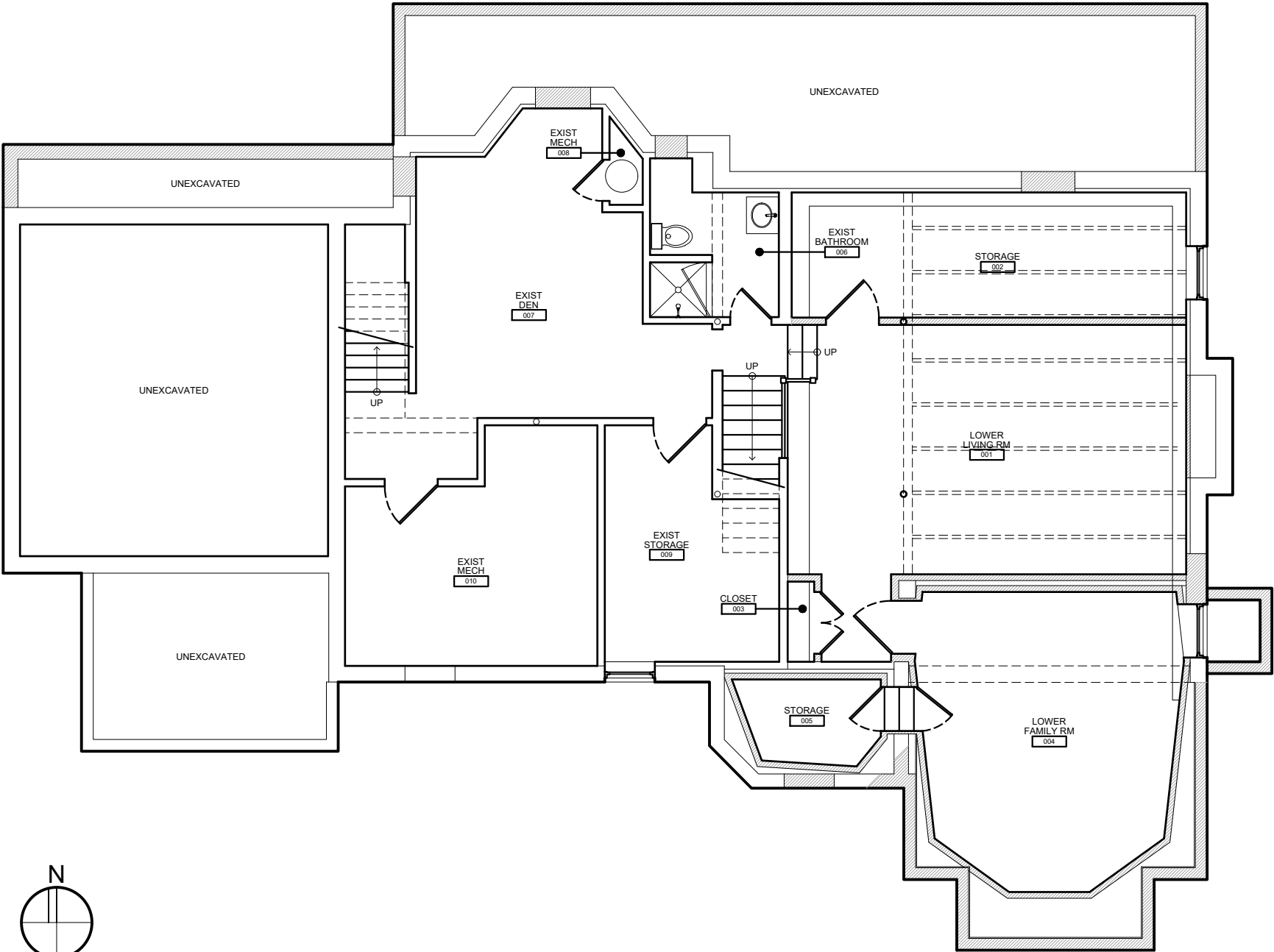


GIBBONS, FORTMAN & ASSOC.
ARCHITECTURE • DESIGN
900 NORTH FRANKLIN, SUITE 612
CHICAGO, ILLINOIS 60610
TEL. 312.482.8040
FAX. 312.482.8043
GIBBONSFORTMAN.COM

MEINERS RESIDENCE
480 WILLOW ROAD, WINNETKA, IL 60093
EXISTING THIRD FLOOR PLAN

DRAWN BY	COMM NO.	DATE	SHEET NO.
		06.28.22	6

© Gibbons, Fortman & Assoc.

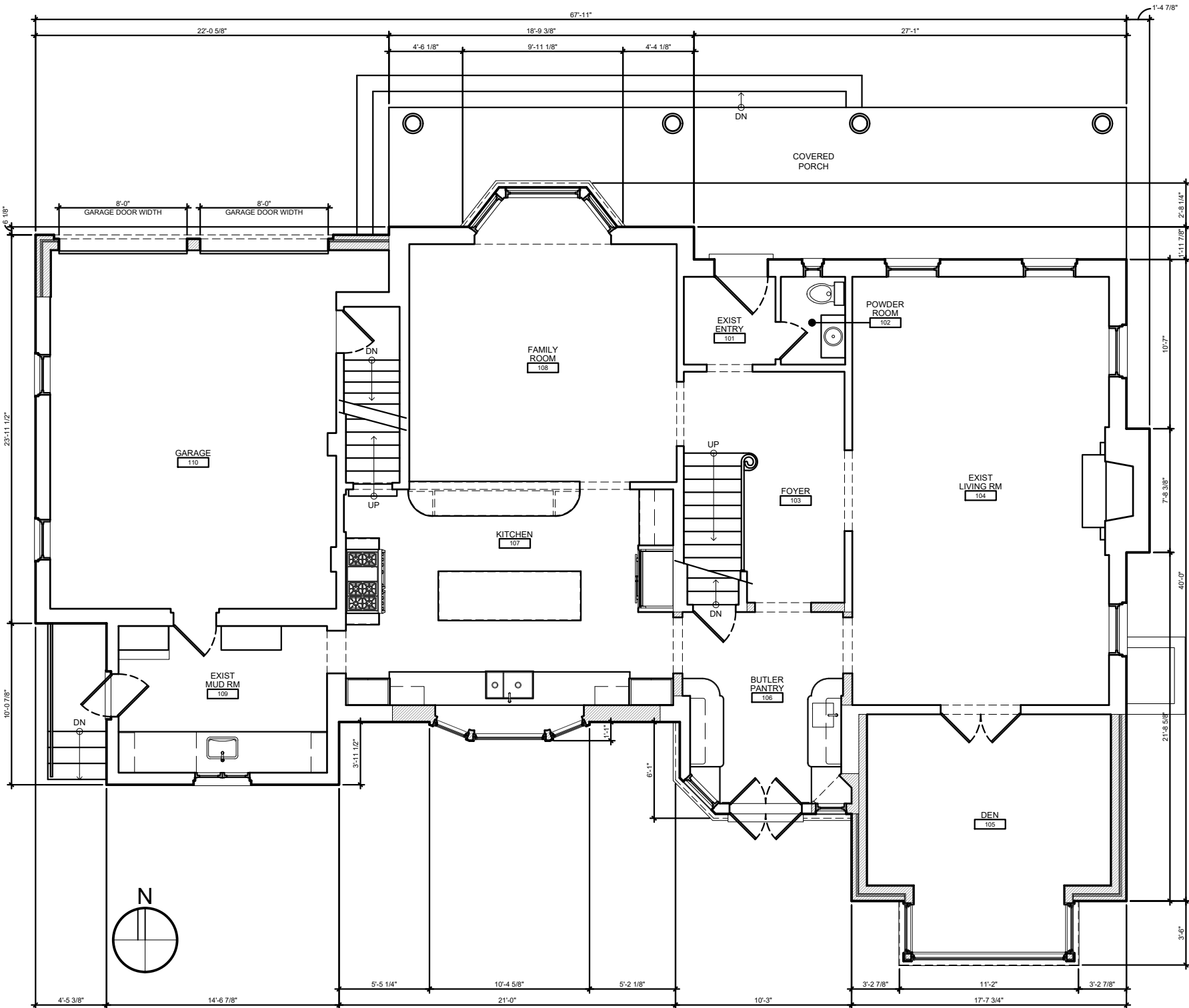


GIBBONS, FORTMAN & ASSOC.
 ARCHITECTURE • DESIGN
 900 NORTH FRANKLIN, SUITE 612
 CHICAGO, ILLINOIS 60610
 TEL. 312.482.8040
 FAX. 312.482.8043
 GIBBONSFORTMAN.COM

MEINERS RESIDENCE
 480 WILLOW ROAD, WINNETKA, IL 60093
 PROPOSED LOWER LEVEL PLAN

DRAWN BY	COMM NO.	DATE	SHEET NO.
		06.28.22	7

© Gibbons, Fortman & Assoc.

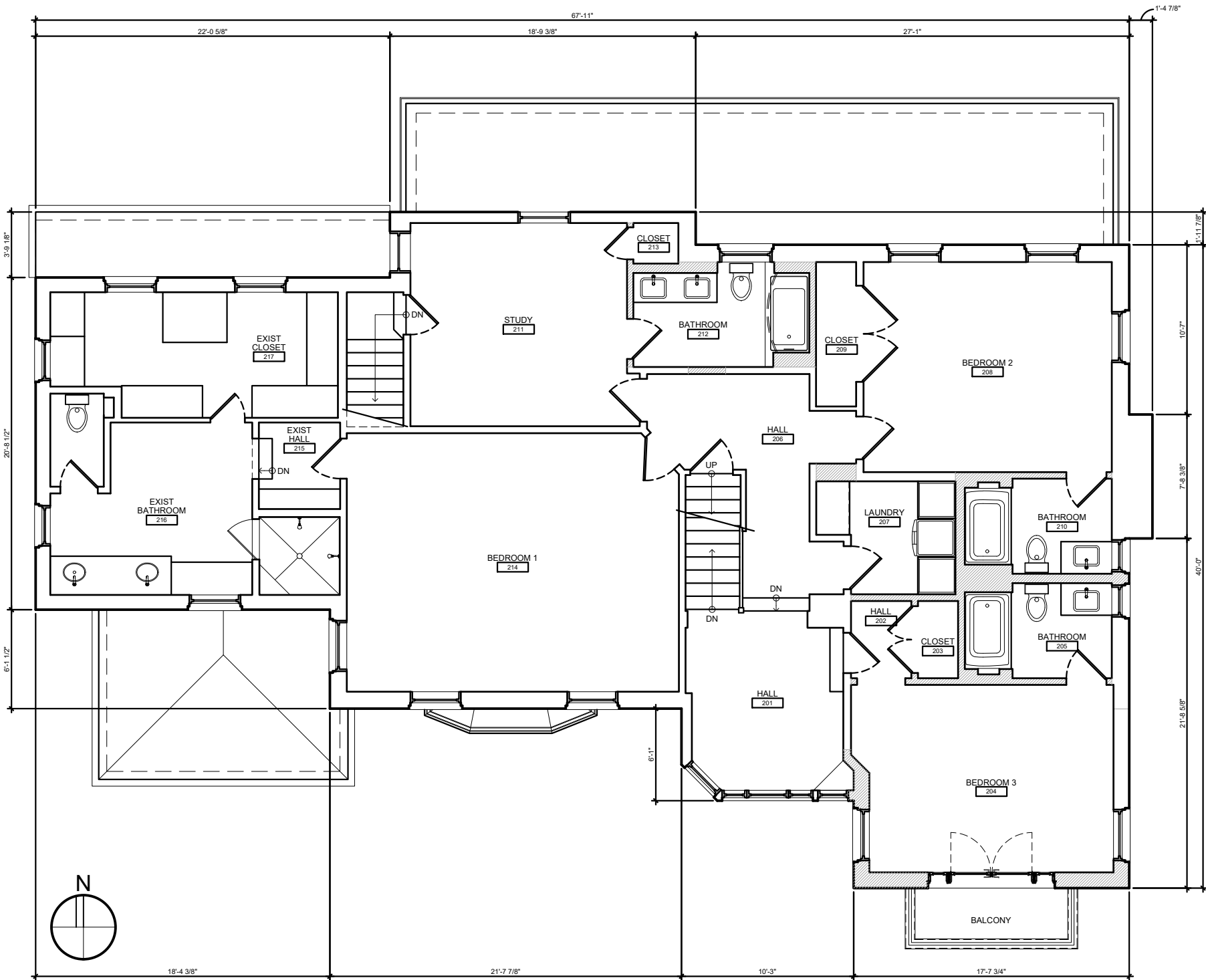


GIBBONS, FORTMAN & ASSOC.
 ARCHITECTURE • DESIGN
 900 NORTH FRANKLIN, SUITE 612
 CHICAGO, ILLINOIS 60610
 TEL. 312.482.8040
 FAX. 312.482.8043
 GIBBONSFORTMAN.COM

MEINERS RESIDENCE
 480 WILLOW ROAD, WINNETKA, IL 60093
 PROPOSED FIRST FLOOR PLAN

DRAWN BY	COMM NO.	DATE	SHEET NO.
		06.28.22	8

© Gibbons, Fortman & Assoc.

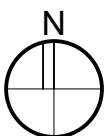
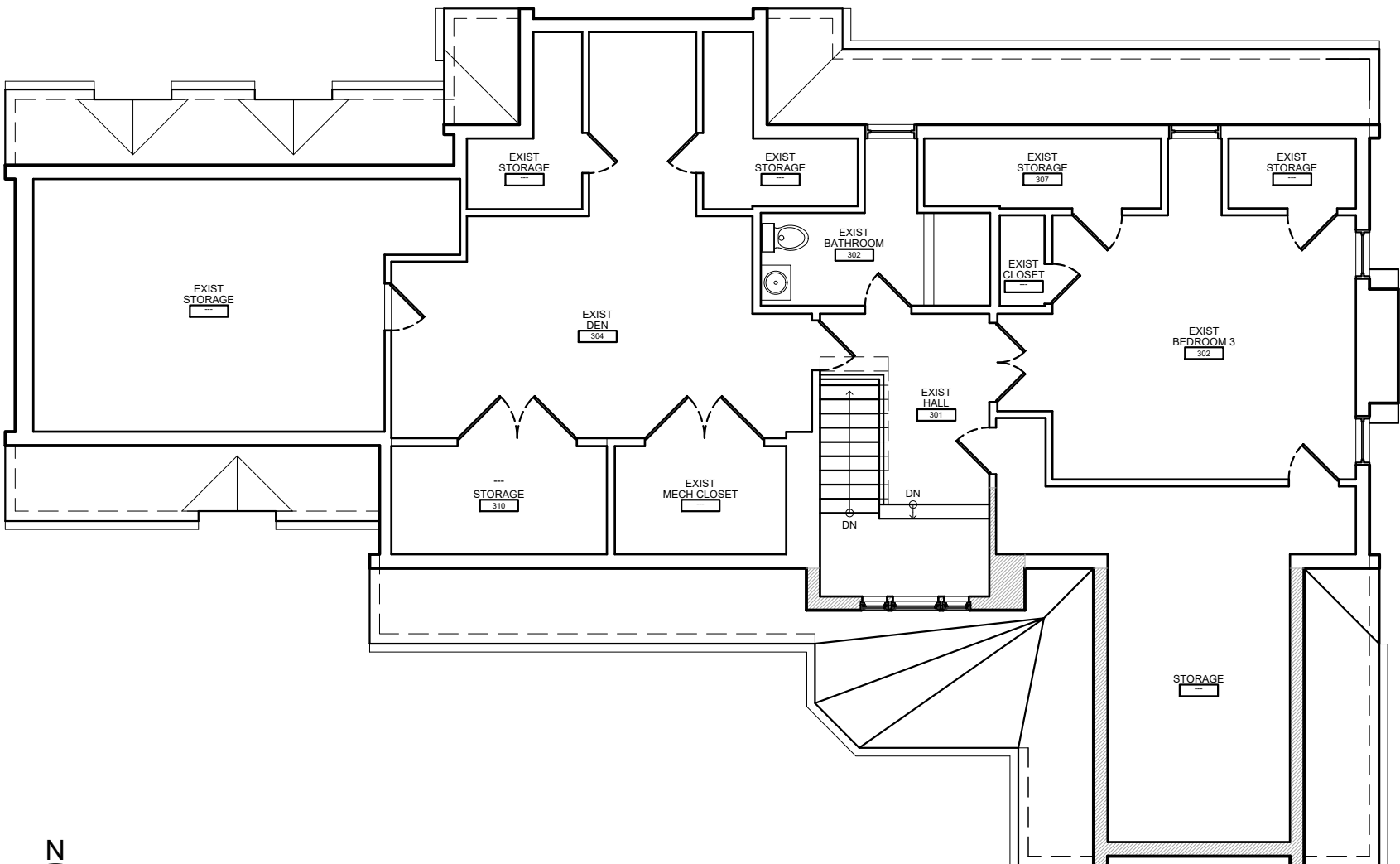


GIBBONS, FORTMAN & ASSOC.
 ARCHITECTURE • DESIGN
 900 NORTH FRANKLIN, SUITE 612
 CHICAGO, ILLINOIS 60610
 TEL. 312.482.8040
 FAX. 312.482.8043
 GIBBONSFORTMAN.COM

MEINERS RESIDENCE
 480 WILLOW ROAD, WINNETKA, IL 60093
 PROPOSED SECOND FLOOR PLAN

DRAWN BY	COMM NO.	DATE	SHEET NO.
		06.28.22	9

© Gibbons, Fortman & Assoc.



GIBBONS, FORTMAN & ASSOC.
ARCHITECTURE • DESIGN
900 NORTH FRANKLIN, SUITE 612
CHICAGO, ILLINOIS 60610
TEL. 312.482.8040
FAX. 312.482.8043
GIBBONSFORTMAN.COM

MEINERS RESIDENCE
480 WILLOW ROAD, WINNETKA, IL 60093
PROPOSED THIRD FLOOR PLAN

DRAWN BY	COMM NO.	DATE	SHEET NO.
		06.28.22	10

© Gibbons, Fortman & Assoc.

GIBBONS, FORTMAN & ASSOC.
 ARCHITECTURE • DESIGN
 900 NORTH FRANKLIN, SUITE 612
 CHICAGO, ILLINOIS 60610
 TEL. 312.482.8040
 FAX. 312.482.8043
 GIBBONSFORTMAN.COM

MEINERS RESIDENCE
 480 WILLOW ROAD, WINNETKA, IL 60093
 EXISTING NORTH ELEVATION

DRAWN BY	COMM NO.	DATE	SHEET NO.
		06.28.22	11



GIBBONS, FORTMAN & ASSOC.
 ARCHITECTURE • DESIGN
 900 NORTH FRANKLIN, SUITE 612
 CHICAGO, ILLINOIS 60610
 TEL. 312.482.8040
 FAX. 312.482.8043
 GIBBONSFORTMAN.COM

MEINERS RESIDENCE
 480 WILLOW ROAD, WINNETKA, IL 60093
 EXISTING SOUTH ELEVATION

DRAWN BY	COMM NO.	DATE	SHEET NO.
		06.28.22	12



GIBBONS, FORTMAN & ASSOC.
 ARCHITECTURE • DESIGN
 900 NORTH FRANKLIN, SUITE 612
 CHICAGO, ILLINOIS 60610
 TEL. 312.482.8040
 FAX. 312.482.8043
 GIBBONSFORTMAN.COM

MEINERS RESIDENCE
 480 WILLOW ROAD, WINNETKA, IL 60093
 EXISTING EAST ELEVATION

DRAWN BY	COMM NO.	DATE	SHEET NO.
		06.28.22	13



GIBBONS, FORTMAN & ASSOC.
 ARCHITECTURE • DESIGN
 900 NORTH FRANKLIN, SUITE 612
 CHICAGO, ILLINOIS 60610
 TEL. 312.482.8040
 FAX. 312.482.8043
 GIBBONSFORTMAN.COM

MEINERS RESIDENCE
 480 WILLOW ROAD, WINNETKA, IL 60093
 PROPOSED NORTH ELEVATION

© Gibbons, Fortman & Assoc.

DRAWN BY	COMM NO.	DATE	SHEET NO.
		06.28.22	15



GIBBONS, FORTMAN & ASSOC.
 ARCHITECTURE • DESIGN
 900 NORTH FRANKLIN, SUITE 612
 CHICAGO, ILLINOIS 60610
 TEL. 312.482.8040
 FAX. 312.482.8043
 GIBBONSFORTMAN.COM

MEINERS RESIDENCE
 480 WILLOW ROAD, WINNETKA, IL 60093
 PROPOSED SOUTH ELEVATION

© Gibbons, Fortman & Assoc.	DRAWN BY	COMM NO.	DATE	SHEET NO.
			06.28.22	16



GIBBONS, FORTMAN & ASSOC.
 ARCHITECTURE • DESIGN
 900 NORTH FRANKLIN, SUITE 612
 CHICAGO, ILLINOIS 60610
 TEL. 312.482.8040
 FAX. 312.482.8043
 GIBBONSFORTMAN.COM

MEINERS RESIDENCE
 480 WILLOW ROAD, WINNETKA, IL 60093
 PROPOSED EAST ELEVATION

DRAWN BY	COMM NO.	DATE	SHEET NO.
		06.28.22	17

© Gibbons, Fortman & Assoc.



GIBBONS, FORTMAN & ASSOC.
 ARCHITECTURE • DESIGN
 900 NORTH FRANKLIN, SUITE 612
 CHICAGO, ILLINOIS 60610
 TEL. 312.482.8040
 FAX. 312.482.8043
 GIBBONSFORTMAN.COM

MEINERS RESIDENCE
 480 WILLOW ROAD, WINNETKA, IL 60093
 PROPOSED WEST ELEVATION

DRAWN BY	COMM NO.	DATE	SHEET NO.
		06.28.22	18

© Gibbons, Fortman & Assoc.



ATTACHMENT D
RESOLUTION NO. ZBA-04-2022
VILLAGE OF WINNETKA
ZONING BOARD OF APPEALS
APPROVAL OF ZBA CASE NO. 22-18-V – 480 WILLOW ROAD

WHEREAS, Michael Meiners (the “Applicant”) is the owner of the property commonly known as 480 Willow Road, Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made part of this Resolution (**“Subject Property”**); and

WHEREAS, the Subject Property is located in the R-4 Single Family Residential District; and

WHEREAS, the Subject Property is improved with a single family residence with an attached garage that is nonconforming with respect to (i) the minimum required side yard setback from both the east and west property lines; and (ii) the required total side yard setback (**“Building”**); and

WHEREAS, the Applicant desires to construct additions to the Building and a below grade window well on the Subject Property that would (i) provide less than the minimum required side yard setback from both the east and west property lines; and (ii) provide less than the required total side yard setback (**“Proposed Improvement”**); and

WHEREAS, pursuant to Section 17.30.060 of the Winnetka Zoning Ordinance (**“Zoning Ordinance”**), the Subject Property is required to provide a minimum side yard setback of at least 8 feet; and

WHEREAS, pursuant to Section 17.30.060 of the Zoning Ordinance, the Subject Property is required to provide a total side yard setback of at least 20 feet; and

WHEREAS, the Applicant desires to construct the Proposed Improvement on the Subject Property with (i) side yard setbacks that are less than the required 8 feet, a violation of Section 17.30.060 of the Zoning Ordinance; and (ii) a total side yard setback that is less than the required 20 feet, a violation of Section 17.30.060 of the Zoning Ordinance; and

WHEREAS, the Applicant filed an application for variations from Section 17.30.060 of the Zoning Ordinance to permit the Proposed Improvement on the Subject Property with (i) an east side yard setback of 5.11 feet; (ii) a west side yard setback of 6.01 feet; and (iii) a total side yard setback of 10.56 feet; (**“Requested Variations”**); and

WHEREAS, a public notice for the Requested Variations was duly published on July 14, 2022, in the “Winnetka Talk” and notice was mailed to the owners of record of all properties within 250 feet of the Subject Property as required by the Zoning Ordinance; and

WHEREAS, a public hearing was held by the Winnetka Zoning Board of Appeals during a special meeting held on August 15, 2022, for the purpose of considering the Requested Variations with the final decision being rendered at the Zoning Board of Appeal’s Special Meeting on August 15, 2022; and

WHEREAS, the Zoning Board of Appeals has considered the evidence presented, as follows:

1. Application for the Requested Variations submitted by the Applicant, dated May 25, 2022, including all attachments as well as all subsequent additions and revisions to these application materials and attachments; and
2. All written and oral testimony concerning the Requested Variations.

WHEREAS, the Zoning Board of Appeals has determined that the Requested Variations do satisfy the standards for a variation provided in Sections 17.60.040 and 17.60.050 of the Winnetka Zoning Ordinance; and

WHEREAS, the Zoning Board of Appeals has determined that it will serve and be in the best interest of the Village and its residents to grant the application for (i) the minimum side yard variation; and (ii) the total side yard setback variation in accordance with, and subject to, the conditions, restrictions, and provisions of this Resolution.

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of Appeals of the Village of Winnetka, Cook County, Illinois, that:

SECTION 1. RECITALS. The foregoing recitals are incorporated into, and made part of, this Resolution as the findings of the Zoning Board of Appeals.

SECTION 2. APPROVAL OF VARIATIONS. Subject to and contingent upon the conditions, restrictions, and provisions set forth in Section Three of this Resolution, the requested (i) minimum side yard setback variation from Section 17.30.060 of the Zoning Ordinance; and (ii) total side yard setback variation from Section 17.30.060 of the Zoning Ordinance to permit the Proposed Improvement on the Subject Property is hereby granted, in accordance with and pursuant to Chapter 17.60 of the Zoning Ordinance and the home rule powers of the Village.

SECTION 3. CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Winnetka Zoning Ordinance or any other rights the Applicant may have, the approval granted in Section Two of this Resolution is hereby expressly subject to and contingent upon compliance with each and all of the following conditions:

- A. Compliance with Plans. Except for minor changes and site work approved by the Director of Community Development in accordance with all applicable Village standards, the development, use, operation, and maintenance of the Subject Property, shall comply with those certain plans attached hereto as **Exhibit B**.
- B. Compliance with Regulations. The construction, development, use, operation, and maintenance of the Proposed Improvement and the Subject Property must comply with all applicable Village codes and ordinances, as the same may be amended from time to time, except to the extent specifically provided otherwise in this Resolution.

SECTION 4. RECORDING; BINDING EFFECT. A copy of this Resolution will be recorded in the office of the Cook County Recorder of Deeds. This Resolution and the privileges, obligations, and provisions contained herein will inure solely to the benefit of, and be binding upon, the Applicant and its respective heirs, personal representatives, successors and assigns.

SECTION 5. FAILURE TO COMPLY WITH CONDITIONS. Upon the failure or refusal of the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Resolution, the

approval granted in Section Two of this Resolution will, at the sole discretion of the Zoning Board of Appeals, by Resolution duly adopted, be revoked and become null and void; provided, however, that the Zoning Board of Appeals may not so revoke the approval granted in Section Two of this Resolution unless it first provides the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Zoning Board of Appeals. In the event of revocation, the development and use of the Subject Property will be governed solely by the applicable regulations of the Winnetka Zoning Ordinance, including, without limitation, (i) the minimum side yard setback requirement set forth in Section 17.30.060 of the Winnetka Zoning Ordinance; and (ii) the total side yard setback requirement set forth in Section 17.30.060 of the Winnetka Zoning Ordinance. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

SECTION 6. AMENDMENTS. Any amendments to the Requested Variations granted in Section Two of this Resolution may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Winnetka Zoning Ordinance.

SECTION 7. EFFECTIVE DATE.

- A. This Resolution will be effective only upon the occurrence of all of the following events:
- B. Passage by the Zoning Board of Appeals in the manner required by law; and
- C. The filing by the Applicant with the Village Clerk of an Unconditional Agreement and Consent, in the form of **Exhibit C** attached to and, by this reference, made a part of this Resolution, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Resolution and to indemnify the Village for any claims that may arise in connection with the approval of this Resolution.
- D. In the event that the Applicant does not file fully executed copies of the Unconditional Agreement and Consent, as required by Section 7.C of this Resolution, within 60 days after the date of final passage of this Resolution by the Zoning Board of Appeals, the Zoning Board of Appeals will have the right, in its sole discretion, to declare this Resolution null and void and of no force or effect.

[SIGNATURES ON FOLLOWING PAGE]

ADOPTED this 15th day of August, 2022, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Signed:

Matthew Bradley, Chairperson

Countersigned:

Village Clerk

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

The West 20 Feet of Lot 2, all of Lot 3 and the East 10 Feet of Lot 4 in Thorne's Subdivision of Block 12 in John C. Garland's Addition to Winnetka, being a subdivision of the North 120 Acres of the Southwest Quarter of Section 21, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 480 Willow Road, Winnetka, Illinois.

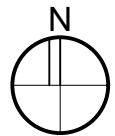
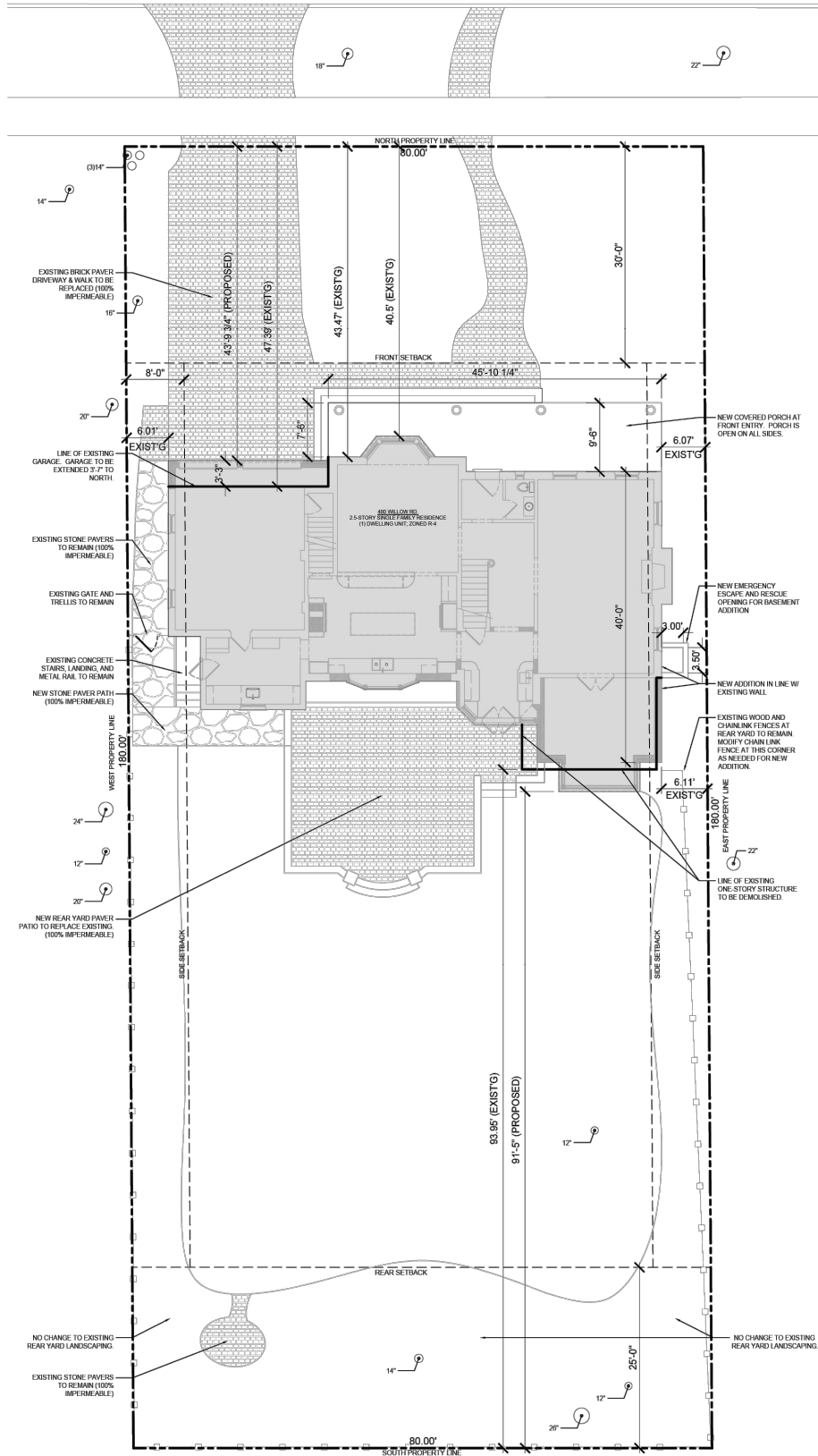
Parcel Index Number: 05-21-305-002-0000

EXHIBIT B
PLANS

(SEE ATTACHED EXHIBIT B)

EXHIBIT B

WILLOW ROAD

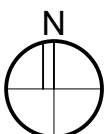
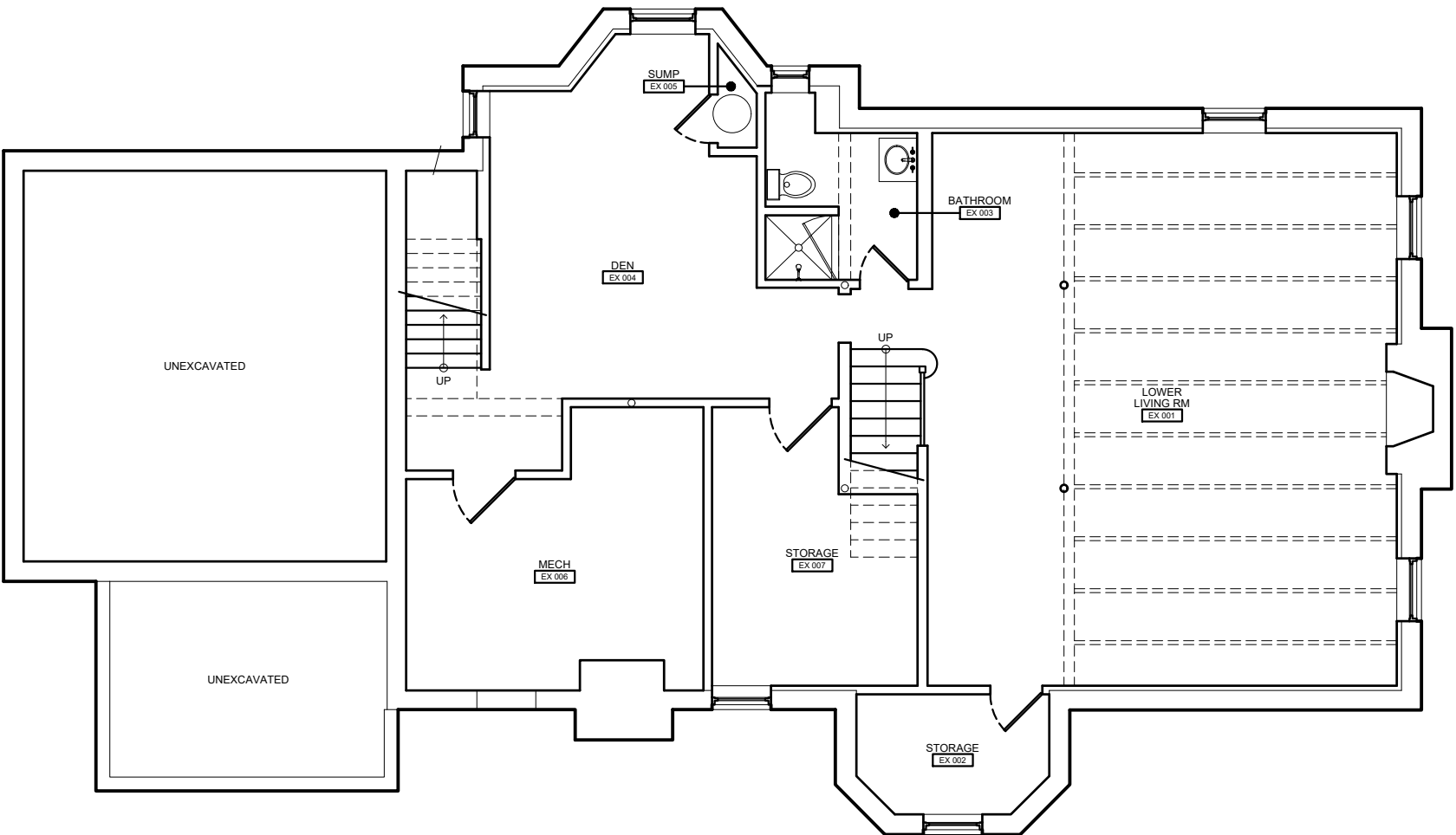


GIBBONS, FORTMAN & ASSOC.
ARCHITECTURE ° DESIGN
900 NORTH FRANKLIN, SUITE 612
CHICAGO, ILLINOIS 60610
TEL. 312.482.8040
FAX. 312.482.8043
GIBBONSFORTMAN.COM

MEINERS RESIDENCE 480 WILLOW ROAD, WINNETKA, IL 60093 SITE PLAN

DRAWN BY	COMM NO.	DATE	SHEET NO.
		06.28.22	1

© Gibbons, Fortman & Assoc.

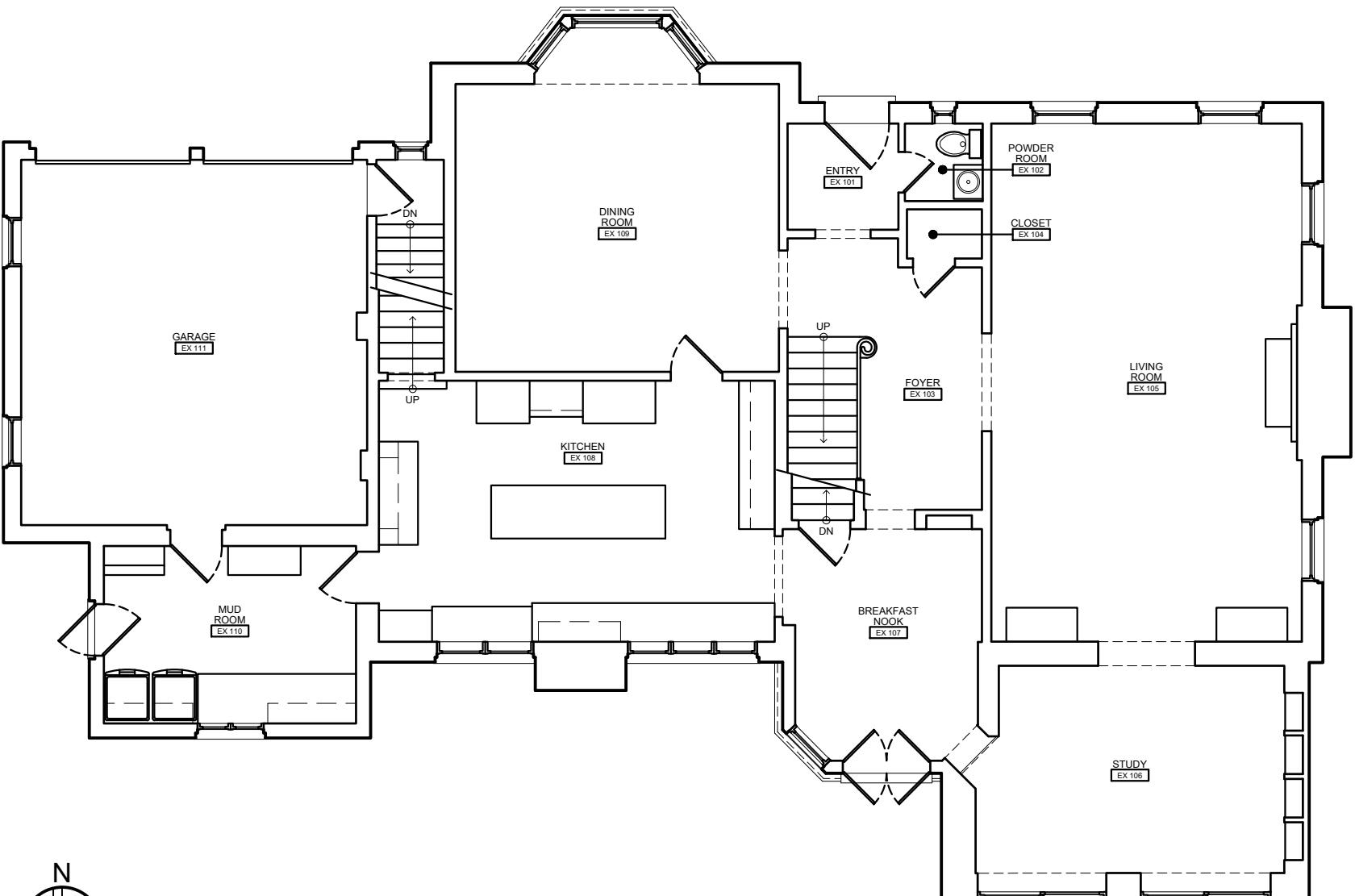


GIBBONS, FORTMAN & ASSOC.
 ARCHITECTURE • DESIGN
 900 NORTH FRANKLIN, SUITE 612
 CHICAGO, ILLINOIS 60610
 TEL. 312.482.8040
 FAX. 312.482.8043
 GIBBONSFORTMAN.COM

MEINERS RESIDENCE
 480 WILLOW ROAD, WINNETKA, IL 60093
 EXISTING LOWER LEVEL PLAN

DRAWN BY	COMM NO.	DATE	SHEET NO.
		06.28.22	3

© Gibbons, Fortman & Assoc.

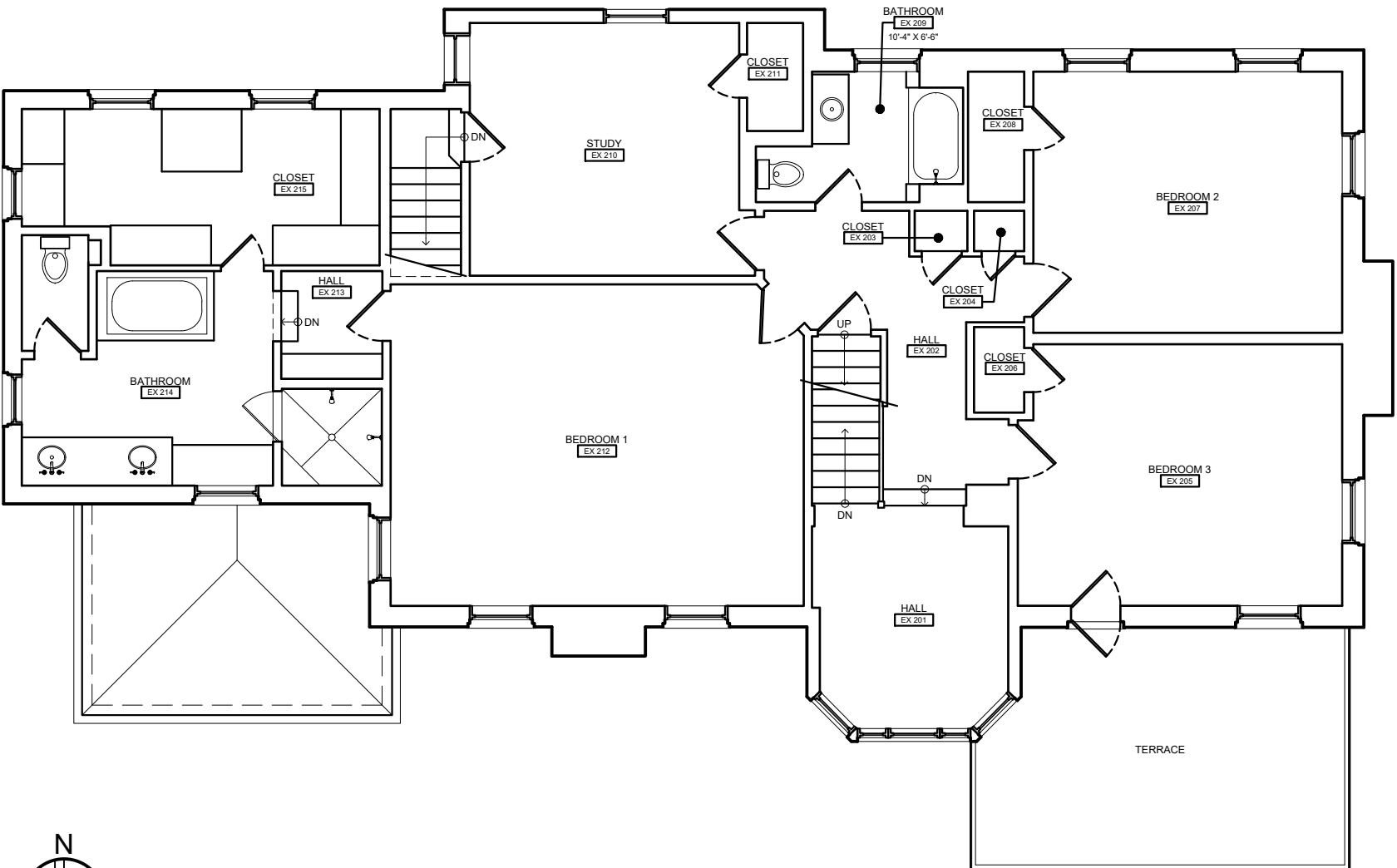


GIBBONS, FORTMAN & ASSOC.
 ARCHITECTURE • DESIGN
 900 NORTH FRANKLIN, SUITE 612
 CHICAGO, ILLINOIS 60610
 TEL. 312.482.8040
 FAX. 312.482.8043
 GIBBONSFORTMAN.COM

MEINERS RESIDENCE
 480 WILLOW ROAD, WINNETKA, IL 60093
 EXISTING FIRST FLOOR PLAN

DRAWN BY	COMM NO.	DATE	SHEET NO.
		06.28.22	4

© Gibbons, Fortman & Assoc.

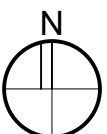
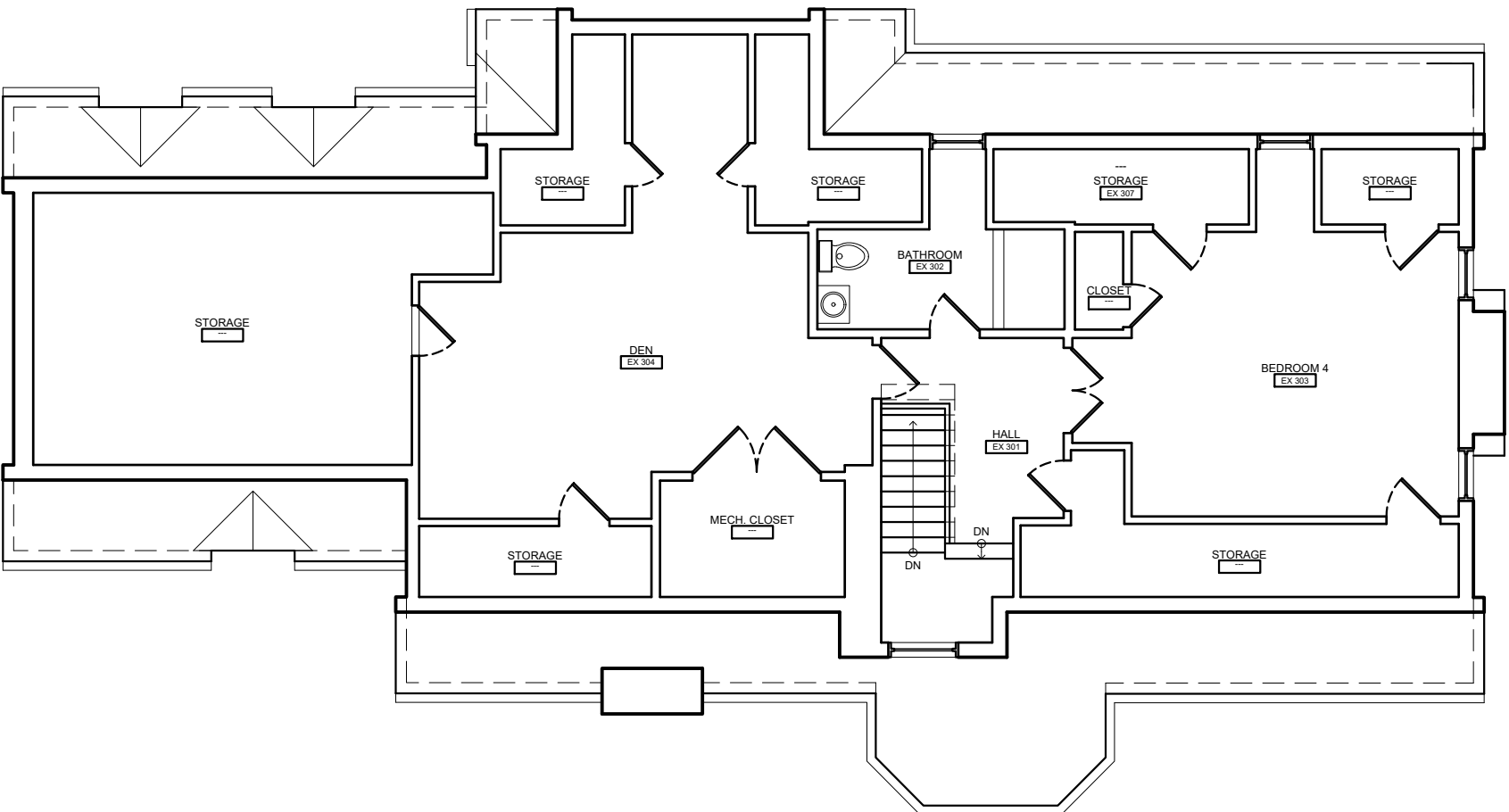


GIBBONS, FORTMAN & ASSOC.
 ARCHITECTURE • DESIGN
 900 NORTH FRANKLIN, SUITE 612
 CHICAGO, ILLINOIS 60610
 TEL. 312.482.8040
 FAX. 312.482.8043
 GIBBONSFORTMAN.COM

MEINERS RESIDENCE
 480 WILLOW ROAD, WINNETKA, IL 60093
 EXISTING SECOND FLOOR PLAN

DRAWN BY	COMM NO.	DATE	SHEET NO.
		06.28.22	5

© Gibbons, Fortman & Assoc.

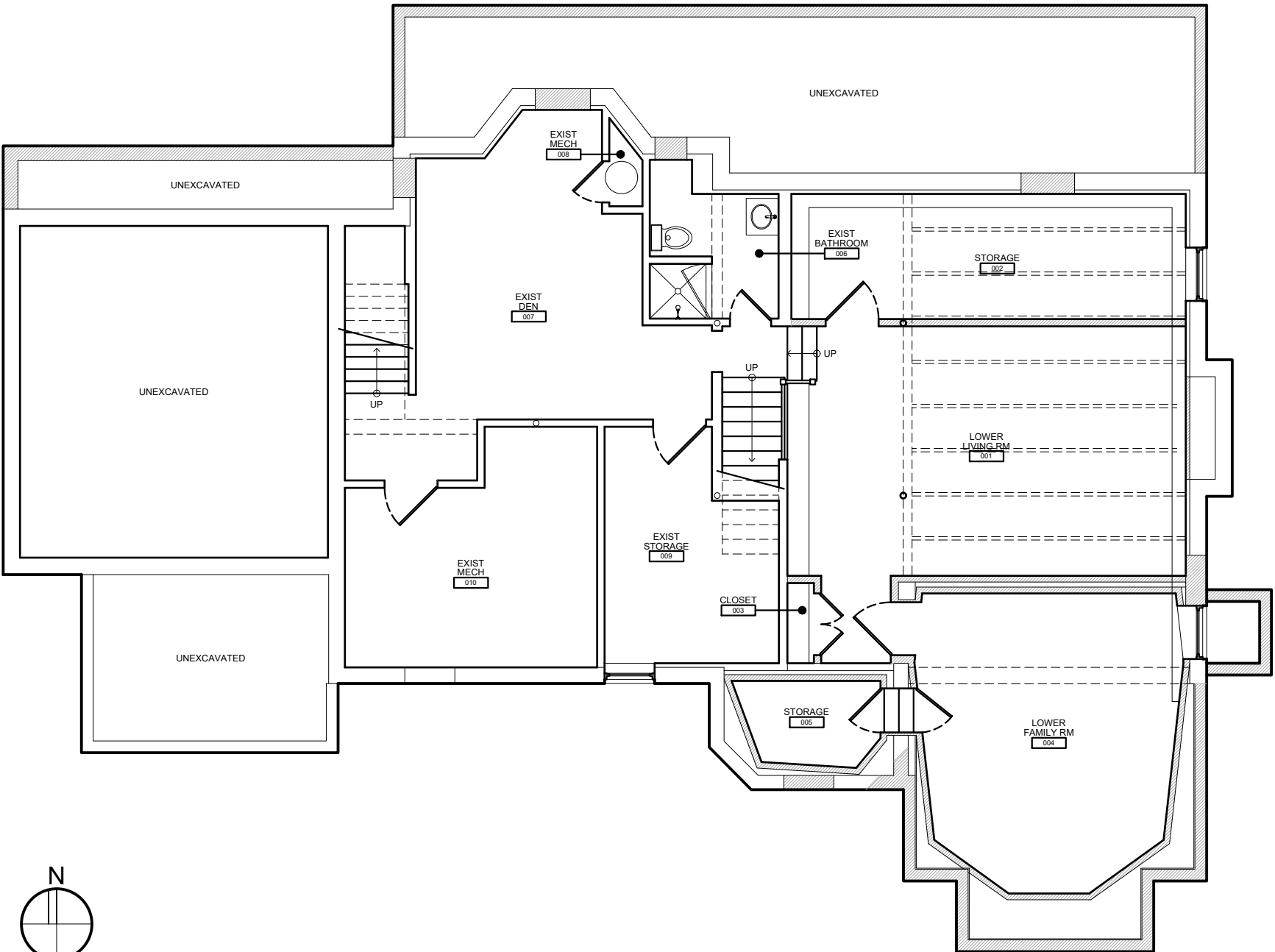


GIBBONS, FORTMAN & ASSOC.
ARCHITECTURE • DESIGN
900 NORTH FRANKLIN, SUITE 612
CHICAGO, ILLINOIS 60610
TEL. 312.482.8040
FAX. 312.482.8043
GIBBONSFORTMAN.COM

MEINERS RESIDENCE
480 WILLOW ROAD, WINNETKA, IL 60093
EXISTING THIRD FLOOR PLAN

DRAWN BY	COMM NO.	DATE	SHEET NO.
		06.28.22	6

© Gibbons, Fortman & Assoc.

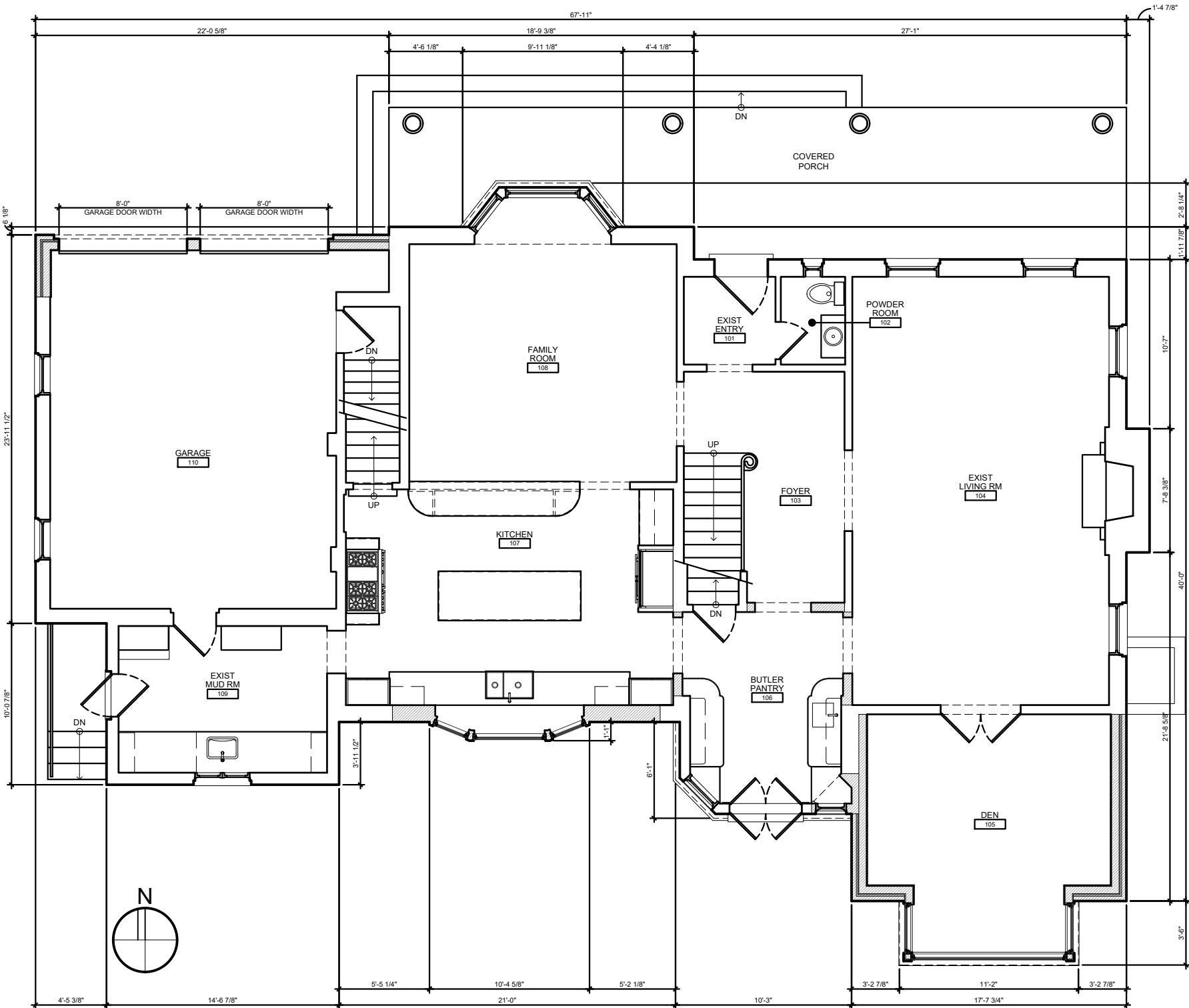


GIBBONS, FORTMAN & ASSOC.
 ARCHITECTURE • DESIGN
 900 NORTH FRANKLIN, SUITE 612
 CHICAGO, ILLINOIS 60610
 TEL. 312.482.8040
 FAX. 312.482.8043
 GIBBONSFORTMAN.COM

MEINERS RESIDENCE
 480 WILLOW ROAD, WINNETKA, IL 60093
 PROPOSED LOWER LEVEL PLAN

DRAWN BY	COMM NO.	DATE	SHEET NO.
		06.28.22	7

© Gibbons, Fortman & Assoc.



GIBBONS, FORTMAN & ASSOC.
 ARCHITECTURE • DESIGN
 900 NORTH FRANKLIN, SUITE 612
 CHICAGO, ILLINOIS 60610
 TEL. 312.482.8040
 FAX. 312.482.8043
 GIBBONSFORTMAN.COM

MEINERS RESIDENCE
 480 WILLOW ROAD, WINNETKA, IL 60093
 PROPOSED FIRST FLOOR PLAN

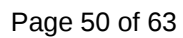
DRAWN BY	COMM NO.	DATE	SHEET NO.
		06.28.22	8

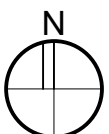
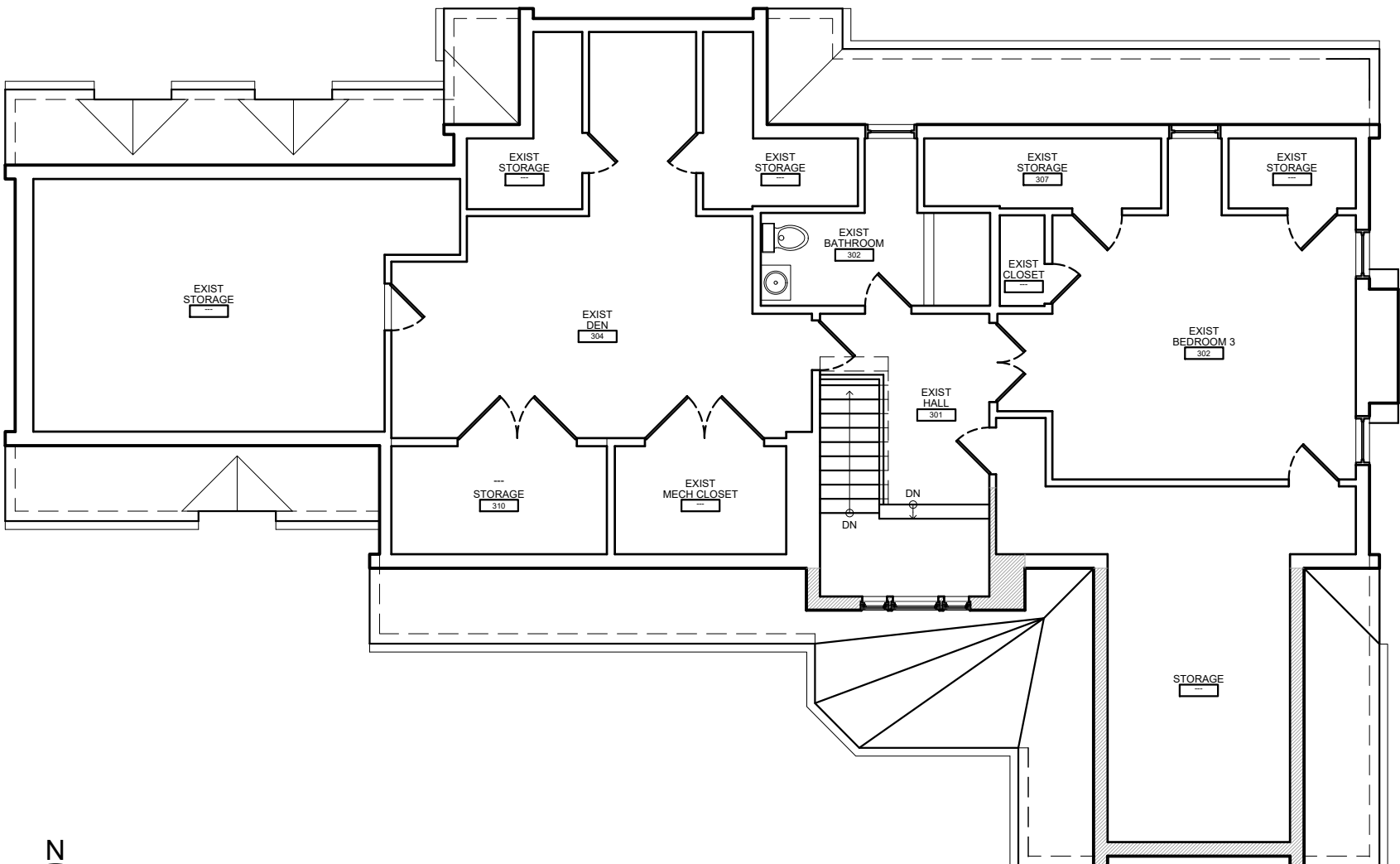
© Gibbons, Fortman & Assoc.

MEINERS RESIDENCE
480 WILLOW ROAD, WINNETKA, IL 60093
PROPOSED SECOND FLOOR PLAN

DRAWN BY	COMM NO.	DATE	SHEET NO.
		06.28.22	9

© Glibbons, Fortman & Assoc.





GIBBONS, FORTMAN & ASSOC.
ARCHITECTURE • DESIGN
900 NORTH FRANKLIN, SUITE 612
CHICAGO, ILLINOIS 60610
TEL. 312.482.8040
FAX. 312.482.8043
GIBBONSFORTMAN.COM

MEINERS RESIDENCE
480 WILLOW ROAD, WINNETKA, IL 60093
PROPOSED THIRD FLOOR PLAN

DRAWN BY	COMM NO.	DATE	SHEET NO.
		06.28.22	10

© Gibbons, Fortman & Assoc.

GIBBONS, FORTMAN & ASSOC.
 ARCHITECTURE • DESIGN
 900 NORTH FRANKLIN, SUITE 612
 CHICAGO, ILLINOIS 60610
 TEL. 312.482.8040
 FAX. 312.482.8043
 GIBBONSFORTMAN.COM

MEINERS RESIDENCE
 480 WILLOW ROAD, WINNETKA, IL 60093
 EXISTING NORTH ELEVATION

DRAWN BY	COMM NO.	DATE	SHEET NO.
		06.28.22	11



GIBBONS, FORTMAN & ASSOC.
 ARCHITECTURE • DESIGN
 900 NORTH FRANKLIN, SUITE 612
 CHICAGO, ILLINOIS 60610
 TEL. 312.482.8040
 FAX. 312.482.8043
 GIBBONSFORTMAN.COM

MEINERS RESIDENCE
 480 WILLOW ROAD, WINNETKA, IL 60093
 EXISTING SOUTH ELEVATION

DRAWN BY	COMM NO.	DATE	SHEET NO.
		06.28.22	12



GIBBONS, FORTMAN & ASSOC.
 ARCHITECTURE • DESIGN
 900 NORTH FRANKLIN, SUITE 612
 CHICAGO, ILLINOIS 60610
 TEL. 312.482.8040
 FAX. 312.482.8043
 GIBBONSFORTMAN.COM

MEINERS RESIDENCE
 480 WILLOW ROAD, WINNETKA, IL 60093
 EXISTING EAST ELEVATION

DRAWN BY	COMM NO.	DATE	SHEET NO.
		06.28.22	13



GIBBONS, FORTMAN & ASSOC.
 ARCHITECTURE • DESIGN
 900 NORTH FRANKLIN, SUITE 612
 CHICAGO, ILLINOIS 60610
 TEL. 312.482.8040
 FAX. 312.482.8043
 GIBBONSFORTMAN.COM

MEINERS RESIDENCE
 480 WILLOW ROAD, WINNETKA, IL 60093
 PROPOSED NORTH ELEVATION

© Gibbons, Fortman & Assoc.

DRAWN BY	COMM NO.	DATE	SHEET NO.
		06.28.22	15



GIBBONS, FORTMAN & ASSOC.
 ARCHITECTURE • DESIGN
 900 NORTH FRANKLIN, SUITE 612
 CHICAGO, ILLINOIS 60610
 TEL. 312.482.8040
 FAX. 312.482.8043
 GIBBONSFORTMAN.COM

MEINERS RESIDENCE
 480 WILLOW ROAD, WINNETKA, IL 60093
 PROPOSED SOUTH ELEVATION

© Gibbons, Fortman & Assoc.	DRAWN BY	COMM NO.	DATE	SHEET NO.
			06.28.22	16



GIBBONS, FORTMAN & ASSOC.
 ARCHITECTURE • DESIGN
 900 NORTH FRANKLIN, SUITE 612
 CHICAGO, ILLINOIS 60610
 TEL. 312.482.8040
 FAX. 312.482.8043
 GIBBONSFORTMAN.COM

MEINERS RESIDENCE
 480 WILLOW ROAD, WINNETKA, IL 60093
 PROPOSED EAST ELEVATION

DRAWN BY	COMM NO.	DATE	SHEET NO.
		06.28.22	17

© Gibbons, Fortman & Assoc.



GIBBONS, FORTMAN & ASSOC.
 ARCHITECTURE • DESIGN
 900 NORTH FRANKLIN, SUITE 612
 CHICAGO, ILLINOIS 60610
 TEL. 312.482.8040
 FAX. 312.482.8043
 GIBBONSFORTMAN.COM

MEINERS RESIDENCE
 480 WILLOW ROAD, WINNETKA, IL 60093
 PROPOSED WEST ELEVATION

DRAWN BY	COMM NO.	DATE	SHEET NO.
		06.28.22	18



EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Winnetka, Illinois ("**Village**");

WHEREAS, Michael Meiners (the "**Owner**") is the owner of record of that certain real property located at 480 Willow Road, Winnetka, Illinois ("**Property**"); and

WHEREAS, Resolution No. ZBA-04-2022, adopted by the Winnetka Zoning Board of Appeals on August 15, 2022 ("**Resolution**"), grants variations to construct additions to the existing single family residence and a below grade window well on the Subject Property; and

WHEREAS, Section 7.A.2 of the Resolution provides, among other things, that the Resolution will be of no force or effect unless and until the Owner has filed, within 60 days following the passage of the Resolution, its unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Resolution;

NOW, THEREFORE, the Owner does hereby agree and covenant as follows:

1. The Owner hereby unconditionally agrees to accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Resolution.
2. The Owner acknowledges that public notices and virtual public hearings have been properly given and held with respect to the adoption of the Resolution, have considered the possibility of the revocation provided for in the Resolution, and agree not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.
3. The Owner acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's granting of the variations, and that the Village's approval of the variations does not, and will not, in any way, be deemed to insure the Owner against damage or injury of any kind and at any time.
4. The Owner hereby agrees to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Resolution granting the variations for the Property.

[SIGNATURES ON FOLLOWING PAGE]

Dated: _____, 2022.

ATTEST

OWNER

By: _____

By: _____

Michael Meiners

Name: _____

RESOLUTION NO. ZBA-04-2022
VILLAGE OF WINNETKA
ZONING BOARD OF APPEALS
DENIAL OF ZBA CASE NO. 22-18-V – 480 WILLOW ROAD

WHEREAS, Michael Meiners (the “Applicant”) is the owner of the property commonly known as 480 Willow Road, Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made part of this Resolution (**“Subject Property”**); and

WHEREAS, the Subject Property is located in the R-4 Single Family Residential District; and

WHEREAS, the Subject Property is improved with a single family residence with an attached garage that is nonconforming with respect to (i) the minimum required side yard setback from both the east and west property lines; and (ii) the required total side yard setback (**“Building”**); and

WHEREAS, the Applicant desires to construct additions to the Building and a below grade window well on the Subject Property that would (i) provide less than the minimum required side yard setback from both the east and west property lines; and (ii) provide less than the required total side yard setback (**“Proposed Improvement”**); and

WHEREAS, pursuant to Section 17.30.060 of the Winnetka Zoning Ordinance (**“Zoning Ordinance”**), the Subject Property is required to provide a minimum side yard setback of at least 8 feet; and

WHEREAS, pursuant to Section 17.30.060 of the Zoning Ordinance, the Subject Property is required to provide a total side yard setback of at least 20 feet; and

WHEREAS, the Applicant desires to construct the Proposed Improvement on the Subject Property with (i) side yard setbacks that are less than the required 8 feet, a violation of Section 17.30.060 of the Zoning Ordinance; and (ii) a total side yard setback that is less than the required 20 feet, a violation of Section 17.30.060 Zoning Ordinance; and

WHEREAS, the Applicant filed an application for variations from Section 17.30.060 of the Zoning Ordinance to permit the Proposed Improvement on the Subject Property with (i) an east side yard setback of 5.11 feet; (ii) a west side yard setback of 6.01 feet; and (iii) a total side yard setback of 10.56 feet (**“Requested Variations”**); and

WHEREAS, a public notice for the Requested Variations was duly published on July 14, 2022, in the “Winnetka Talk” and notice was mailed to the owners of record of all properties within 250 feet of the Subject Property as required by the Zoning Ordinance; and

WHEREAS, a public hearing was held by the Winnetka Zoning Board of Appeals during a special meeting held on August 15, 2022, for the purpose of considering the Requested Variations with the final decision being rendered at the Zoning Board of Appeal’s Special Meeting on August 15, 2022; and

WHEREAS, the Zoning Board of Appeals has considered the evidence presented, as follows:

1. Application for the Requested Variations submitted by the Applicant, dated May 25, 2022, including all attachments as well as all subsequent additions and revisions to these application materials and attachments; and
2. All written and oral testimony concerning the Requested Variations.

WHEREAS, the Zoning Board of Appeals has determined that the Requested Variations **do not** satisfy the standards for a variation provided in Sections 17.60.040 and 17.60.050 of the Winnetka Zoning Ordinance because (i) the Requested Variations are not in harmony with the general purpose and intent of the Winnetka Zoning Ordinance; (ii) the Subject Property can yield a reasonable return if it is permitted to be used only under the conditions allowed for the R-4 Single Family Residential District; and (iii) the plight of the Applicant is not due to unique circumstances; and

WHEREAS, the Zoning Board of Appeals has determined that it will not serve and be in the best interest of the Village and its residents to approve the Requested Variations.

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of Appeals of the Village of Winnetka, Cook County, Illinois, that:

SECTION 1. RECITALS. The foregoing recitals are incorporated into, and made part of, this Resolution as the findings of the Zoning Board of Appeals.

SECTION 2. DENIAL OF VARIATIONS. In accordance with and pursuant to Chapter 17.60 of the Winnetka Zoning Ordinance and the home rule powers of the Village, the Zoning Board of Appeals denies the Requested Variations for the Subject Property.

SECTION 3. EFFECTIVE DATE. This Resolution will be effective upon passage by the Zoning Board of Appeals in the manner required by law.

ADOPTED this 15th day of August 2022, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Signed:

Matthew Bradley, Chairperson

Countersigned:

Village Clerk

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

The West 20 Feet of Lot 2, all of Lot 3 and the East 10 Feet of Lot 4 in Thorne's Subdivision of Block 12 in John C. Garland's Addition to Winnetka, being a subdivision of the North 120 Acres of the Southwest Quarter of Section 21, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 480 Willow Road, Winnetka, Illinois.

Parcel Index Number: 05-21-305-002-0000