



Village of Winnetka

Plan Commission Regular Meeting

October 26, 2022 at 7:00 PM
Village Hall - 510 Green Bay Road

AGENDA

1. Call to Order & Roll Call

2. Approval of Minutes

- a. Approval of May 23, 2022, Special Meeting Minutes
- b. Approval of May 25, 2022, Special Meeting Minutes
- c. Approval of June 6, 2022, Special Meeting Minutes

3. Public Comments

4. Community Development Report

5. New Applications

- a. **Case No. 22-23-SD: 195-209 Sheridan Road - Plat of Consolidation:** An application submitted by Peter Lee, as Trustee of the Orchard 2020 Revocable Trust, as the owner of the properties located at 195 Sheridan Road, 203 Sheridan Road, 205 Sheridan Road, and 209 Sheridan Road, seeking approval of a Final Plat of Subdivision to consolidate the four existing lots into a single lot of record. The Village Council has final jurisdiction on this request.
- b. **Case No. 22-24-SD: 1303 and 1311 Scott Avenue - Plat of Subdivision:** An application submitted by DSM Properties, Inc. and Kristen and James Goodfellow, Jr. seeking approval of a Final Plat of Subdivision to relocate the lot line dividing the two properties. As part of the Final Plat approval, the application includes the following requests of approval: (i) a variation to permit the existing residence at 1311 Scott Avenue to observe less than the minimum required side yard setback from the west property line, which is due to an increase in the minimum required side yard setback as a result of the proposed increase in total lot area and increase in average lot width; and ii) a finding of "No Material Increased Adverse Impact" for the existing residence at 1311 Scott Avenue, which does not provide the required building line articulation on the west side building walls. The Village Council has final jurisdiction on this request.

6. New Business

- a. Next Meeting Quorum Check - November 16, 2022.

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) 716-3543; T.D.D. (847) 501-6041).

- b. Potential Special Meetings Quorum Check - Wednesday, January 18 **and** Wednesday, February 15, 2023, Review of Draft Comprehensive Plan.

7. Adjournment

**WINNETKA PLAN COMMISSION
SPECIAL MEETING MINUTES
MAY 23, 2022**

Members Present:

Bridget Orsic, Chairperson
Matthew Bradley
Mamie Case
Layla Danley
Chris Foley
John Golan
Liz Kunkle

Non-Voting Members Present:

Kim Mancini

Members Absent:

Jonathan Alt

Village Staff:

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

Call to Order & Roll Call:

The meeting was called to order by Chairperson Orsic at 6:00 p.m. Ms. Klaassen took roll call of the Commission Members present.

Approval of March 21, 2022, Special Meeting Minutes.

Chairperson Orsic asked for a motion to approve the March 21, 2022, special meeting minutes. Ms. Danley moved to approve the March 21, 2022, special meeting minutes. Mr. Bradley seconded the motion. A vote was taken, and the motion unanimously passed, 7 to 0:

AYES: Bradley, Case, Danley, Foley, Golan, Kunkle, Orsic

NAYS: None

NON-VOTING: Mancini

Approval of April 25, 2022, Special Meeting Minutes

Chairperson Orsic asked for a motion to approve the April 25, 2022, special meeting minutes. Ms. Case moved to approve the April 25, 2022, special meeting minutes. The motion was not seconded. A vote was taken, and the motion unanimously passed, 7 to 0:

AYES: Bradley, Case, Danley, Foley, Golan, Kunkle, Orsic

NAYS: None

NON-VOTING: Mancini

Approval of April 27, 2022 Special Meeting Minutes

Chairperson Orsic asked for a motion to approve the April 27, 2022, special meeting minutes. Mr. Foley moved to approve the April 25, 2022, special meeting minutes. Mr. Golan seconded the motion. A vote was taken, and the motion unanimously passed, 7 to 0:

AYES: Bradley, Case, Danley, Foley, Golan, Kunkle, Orsic

NAYS: None

NON-VOTING: Mancini

Public Comment.

No comments were made at this time.

Community Development Report.

Mr. Schoon stated there is no Community Development Report.

Case No. 22-03-SU: 564 Green Bay Road – New Mixed-Use Building: An application submitted by 564 Green Bay, LLC as the owner of the property located at 564 Green Bay Road, seeking approval of a special use permit to allow off-street parking at street level along the alley for a new three-story mixed-use building with a roof top deck at 564 Green Bay Road.

Ms. Klaassen described the proposed three story commercial and residential building. She stated the DRB considered a Certificate of Appropriateness for the request and although in support of the general design, the applicant was asked to come back with additional details with the case continued to the June DRB meeting. Ms. Klaassen identified the property's location and zoning classification in the C-2 General Retail District and described surrounding uses with the proposed use being consistent with the Comprehensive Plan land use map. She then referred to the property's photos noting the LPC approved the demolition permit for the existing building at their April 4, 2022, meeting. She also identified the proposed site plan, access points and setbacks which require a zoning variation and special use request to be considered by the ZBA at their next meeting. Ms. Klaassen described the commercial space with Engel & Völkers to occupy the first floor and basement space. She also stated two parking spaces are proposed at the rear of the building, which would be accessed from the alley. Ms. Klaassen explained that the Commission is to consider the special use for the parking spaces located on the ground level. Ms. Klaassen then stated a car lift is proposed to provide parking for one additional vehicle for a total of three parking spaces.

Ms. Klaassen then described the 2-bedroom, 1,400 square foot residential units and parking requirement noting the Zoning Ordinance did not recognize the lift as a parking space. She noted that off-street parking is only required for the residential units and not the commercial space which measured less than 2,500 square feet as measured to determine the parking requirement. Ms. Klaassen stated a roof top deck and pergola are included for the residents' use. She stated the applicant addressed the standards and that KLOA provided a parking study which found the existing on and off-street parking would be adequate to accommodate the needs of the projected parking demand for the residential units and commercial use. Ms. Klaassen noted Jim Bernahl agreed with KLOA's findings and that it should be reinforced that full-time employees and advisors be required to secure Zone A Business Employee Parking Permits, she also noted that the parking permits are limited per individual user. She then stated the Commission is to consider whether the special use is consistent with the Comprehensive Plan and the six standards for granting the special use permit. Ms. Klaassen stated a draft recommendation is included on page nos. 10 and 11 and following Commission discussion and public comment, a Commission Member may wish to make a motion to approve or deny the request. She noted one email was received and included with the agenda report as well as an additional letter received today which has also been provided to the Commission. She then asked if there were any questions.

Chairperson Orsic referred to the letter relating to the basement and first floor space being counted toward the 2,500 square foot minimum. Ms. Klaassen referred to Sheet A-8.5 representing the first floor commercial and basement area confirming both areas, in total, are less than 2,500 square feet. She also stated there are several Zone A parking lots which she identified. Member Case questioned how The French Institute provided parking during their occupancy. Ms. Klaassen responded they had no off-street parking and used loading zones for drop-off and pickup. Member Danley referred to 556 and 558 Green Bay Road and asked if those buildings contained residential units. Ms. Klaassen responded there may be

1 at least one residential unit there with parking in the rear. Mr. Foley questioned whether the Commission
2 is to consider the residential parking location which is the issue. Mr. Schoon explained the reasoning
3 behind the special use permit requirement for parking on the ground level.
4

5 Ms. Danley stated if parking was located underground, there would be no need for a special use. Ms.
6 Klaassen confirmed that is correct and noted that zoning relief is also needed due to the setback. A
7 Commission Member questioned whether the existing building is nonconforming and granted zoning
8 relief and asked how much larger the new building would be. Ms. Klaassen responded an analysis was not
9 done to compare the existing and proposed buildings although the general location of the new building
10 would be similar to the existing although it would differentiate slightly at the rear from the west property
11 line and referred to the plat of survey on page 31 of the agenda packet, which represented the existing
12 building being closer to the rear property line than the proposed building. She then stated the setback
13 would be larger in certain locations and identified the new building's location from the lot line on the
14 north and south ends. No additional questions were raised at this time.
15

16 Chairperson Orsic then asked for the applicant's presentation and swore in those speaking to this matter.
17 Cal Bernstein introduced himself as the attorney representing the applicant and stated the main issue
18 related to allow parking at grade or require it to go underground. Mr. Bernstein stated they initially
19 investigated whether parking underground would work which resulted in the proposal for parking at
20 grade. He then discussed the alternative of having parking in the front which would have a significant
21 effect on Green Bay Road. Mr. Bernstein also discussed as of right alternatives for the property for entirely
22 commercial use. He then stated they agreed with the Village Engineer's comments in terms of access. Mr.
23 Bernstein then stated Paul Lazarre would speak to the real estate office tenant.
24

25 Paul Lazarre, member of 564 Green Bay LLC and licensed broker with Engel & Völkers, described the plan
26 to create residential and commercial space near the train which they hope would not require much
27 residential parking. He described their brand as a luxury real estate company with a limited number of
28 customers and that as a result of Covid, there would be a limited amount of in-person customers. Mr.
29 Bernstein then went through their response to the standards which he stated complied with the goals of
30 the Comprehensive Plan. He asked if there were any questions.
31

32 Mr. Bernstein stated trash would be located inside the garage for the residential and commercial users.
33 Mr. Bernstein also stated the encroachment would be less than the existing condition. He added the units
34 would be market driven, one year lease rentals. Ms. Mancini asked how the lift would work in terms of
35 length of time to operate and congestion which Mr. Lazarre described for the Commission. Mr. Bernstein
36 confirmed no real estate brokers or commercial space visitors would park in the rear of the building. Ms.
37 Danley asked if a lift was ever used in the Village before to meet a parking requirement. It was confirmed
38 it has not. Mr. Bernstein stated the area is considered transit-oriented development where the parking
39 issues, in terms of the number of spaces, would be addressed at the ZBA meeting.
40

41 Chairperson Orsic then asked if there were any comments front the audience. Al Stepan, a real estate
42 broker speaking on behalf of 574 Green Bay Road, stated he purchased Fred's Garage years ago and
43 described the current proposal as a terrible idea. He referred to the amount of congestion and impact on
44 the alley from trucks and real estate agents. He also stated the plan did not comply with the
45 Comprehensive Plan and would not provide a public benefit. In response to a question, Mr. Schoon
46 confirmed storage, mechanical, and common space areas in the building did not count toward the
47 requirement for parking. Mr. Stepan further described the alley use and added there would be life safety
48 issues in terms of fire truck access. He then referred to the easement for a lighting controller they granted

1 to the Village and referred to the existing property's age and the proposed height.

2
3 An office tenant at 560 Green Bay Road, asked if construction, noise, and traffic issues were considered.
4 He stated his wellness business would be affected by the amount of construction. He also stated with
5 regard to parking, there has always been a lot of traffic in the area, and he described the congestion which
6 would be created as a result of the lift and referred to the amount of existing traffic in the alley. No
7 additional comments were made at this time.

8
9 Chairperson Orsic then called the matter in for discussion. Mr. Golan commented the proposal was a win-
10 win situation in terms of beautification and residential needs until the two audience members spoke. He
11 stated a variation would need to be granted to require only two parking spaces for the residential units,
12 and he suggested the lift be eliminated. Mr. Golan also stated with regard to parking for real estate uses,
13 parking is not actively enforced by the Village and stated he would then be in favor of the request if a
14 couple of changes are made. Mr. Foley referred to the public comments made and stated the real issue
15 for the Commission to consider related to parking located at the ground level. He also referred to the
16 parking study conclusions which he agreed with. Ms. Case agreed with the comments made with these
17 issues such as 1.5 parking space requirement per residential unit, which is being discussed with the
18 preparation of the Comprehensive Plan. She agreed the lift would be a problematic feature of this location
19 and is in favor of recommending approval without the lift and the parking being for residential use only.
20 Ms. Danley agreed with the narrow scope of the Commission's purview and the issues relating to ground
21 floor parking. She then stated she is in favor of recommending approval. Mr. Bradley confirmed he would
22 not vote at this time since the request will be coming before the ZBA. Ms. Kunkle agreed with the
23 comments made and stated she understood the concerns raised which would not be sufficient enough to
24 be considered problematic. Chairperson Orsic also agreed with the comments made and asked if a strict
25 limit of two parking spaces could be done at the ZBA level. She also stated the Village has rules in terms
26 of construction noise, traffic, etc. and the commenter can contact the Community Development
27 Department if there are issues. Chairperson Orsic then asked for a motion.

28
29 Ms. Danley moved to recommend approval of the requested special use to allow off-street parking at
30 street level along the alley for the proposed three-story mixed-use building with a roof top deck on the
31 subject property based on findings of fact on page nos. 10-11 and that the request is consistent with the
32 special use standards. Ms. Case seconded the motion. A vote was taken and the motion unanimously
33 passed, 6 to 0:

34 AYES: Case, Danley, Golan, Foley, Kunkle, Orsic

35 NAYS: None

36 NON-VOTING: Bradley, Mancini

37
38 **Comprehensive Plan Visioning Work:** Discussion of goals and initiatives for the Sustainability and
39 Climate Action pillar, discussion of revisions to the following pillar goals and initiatives: (a) Quality
40 Livable Neighborhoods; (b) Vibrant Business Districts; (c) Healthy and Engaging Lifestyles; and (d) Civic
41 Engagement and Discussion of Opportunity Sites.

42 Mr. Schoon stated the Commission would review the items from the April 2022 discussion and then
43 discuss the sustainability pillar.

44
45 Scott Freres outlined the items to be discussed at this meeting along with the sustainability pillars. He
46 referred to the last two pillars to be discussed at their next meeting but stated he first wanted to ensure
47 all of the refinements to previously discussed pillars were adequately made. Chairperson Orsic suggested
48 the Commission discuss each pillar and goal separately and to address any edits. She referred to Pillar 1,

1 Goal 1 and Ms. Kunkle's comment was clarified with regard to the word "antiquated." Chairperson Orsic
2 then referred to the wording "Consider updating the Village's subdivision regulations to make the process
3 clearer" and to remove the word "outdated." Andy Cross explained the reasoning behind the change and
4 noted the changes are reflective of the discussion. The Commission Members agreed with the change.
5

6 Chairperson Orsic then referred to Goal 2 and asked if there were any questions. The Commission
7 Members made several grammatical corrections. Mr. Bradley stated when specific examples are included,
8 he asked if they are unintentionally signaling to the specific items as those being desired by the Village.
9 Mr. Freres explained the reasoning behind including a variety of examples and agreed with Mr. Bradley's
10 comment in removing the two prescriptive examples in Item A. The Commission Members discussed
11 whether additional residential duplex units may be appropriate in connection with single family housing
12 and whether it should only apply to the edges to the single-family residential areas and clarified the
13 wording to read: "... Evaluate existing residential zoning areas to identify areas where additional housing
14 units may be appropriate through rezoning certain areas...".
15

16 Mr. Golan stated they should confirm the wording to make clear the intent to have a lot of housing options
17 within the business community area and near the periphery. The Commission Members suggested the
18 use of "explore" instead of "expand" in Goal 2 and further clarified the language. Chairperson Orsic then
19 asked for comments on Goals 3, 4 and 5. Mr. Schoon explained the meaning of required front yard setback
20 and described instances where certain heights of fences in front yards may or may not be appropriate.
21 Ms. Kunkle referred to Goal 5, Initiative 5 and suggested the reference to "online" be removed. Mr.
22 Asfahani suggested the following wording: "...be provided through a variety of channels." Mr. Bradley
23 referred to the language in Goal 5, Initiative E relating to accessory structures and suggested a clearer
24 definition of permanent and temporary structures be included. Mr. Schoon confirmed the issue would be
25 addressed in the discussion of accessory structures. Mr. Freres noted illustrations would be included in
26 the final version and explained how the Plan would be reviewed and implemented in the future which
27 would include timelines, responsible parties, etc.
28

29 Chairperson Orsic referred to Goal 6. Ms. Danley referred to Goal 1, Initiative C relating to TOD principles
30 and the discussion of providing examples. Chairperson Orsic then referred to Goals 2, 3, 4, 5 and 6 and
31 asked if there were any comments. No comments were made at this time. She then referred to Pillar 6,
32 Goal 1 and suggested changing the word "continuously" to "regularly" and made other clerical
33 corrections. Chairperson Orsic referred to Goal 3 and the Commission Members changed the wording
34 relating to "coordinating with other governmental bodies" to "develop a program...". Mr. Bradley also
35 suggested changes to the language relating to appointing a cultural arts advisory board.
36

37 Chairperson Orsic then referred to Pillar 9, Goals 1 and 2 and suggested the word "view" be replaced with
38 "to engage in." Mr. Asfahani explained the reasoning behind the Pillar and agreed with Chairperson Orsic's
39 suggestion. The Commission Members discussed changes to the wording. Mr. Golan suggested the
40 inclusion of the caucus, and the Commission Members confirmed the caucus is its own political body and
41 the Village should include language about guiding the caucus, which is independent of the Village.
42

43 The Commission Members took a five-minute break at this time.
44

45 Chairperson Orsic then referred to Pillar 4 and Mr. Freres read the mission statement. Mr. Freres identified
46 two strategic goals which were refined and referred to Goal 1, Initiative 1.1. Ms. Kunkle referred to the
47 list of Greenest Region Compact (GRC) requirements. Mr. Freres stated when the issue of sustainable
48 communities was discussed, he referred to the amount of smaller initiatives which need to be included.

1 He stated a separate Sustainability Action Plan can be used as a guide to help them the Community
2 forward with goals and initiatives. Mr. Asfahani clarified that some of the initiatives leaning toward
3 sustainability are provided in other pillars and are not solidly focused on sustainability itself and provided
4 several examples. Chairperson Orsic suggested the “green” icon item be revisited. Mr. Freres noted a draft
5 sustainability plan is being worked on by the EFC. Ms. Kunkle suggested defining sustainable communities
6 in the GRC2 vernacular and suggested Initiative 2.1 be phrased similarly to Initiative 1.1. Chairperson
7 Orsic and Mr. Bradley agreed they have to ensure the issues are being addressed by the Village locally as
8 opposed to attempting to become national leaders. Mr. Freres agreed that it should be dialed down and
9 done on their level in order to be realistically achievable. Mr. Golan suggested it be flushed out more with
10 understandable terms to be easily understood by readers. Ms. Kunkle then referred to the resolution
11 adopted by the Village Council as the regional goals of the Climate Action Plan. She commented it should
12 be included in the packet so that they can see this is the new sustainability framework they are working
13 within and described examples. Mr. Freres then suggested it be rewritten in a more understandable
14 manner. Ms. Kunkle further explained the reasoning for including the Climate Action Plan language in the
15 sustainability chapter as being the big picture goals they are to work toward. Mr. Asfahani suggested
16 adding a third goal to further reference and connect the sustainability items to other areas of the Plan.
17

18 Chairperson Orsic referred back to Goal 1 and clarified the suggested wording changes to Initiative 1.1 as
19 well as the inclusion of finding grants in the financial resources section. Mr. Asfahani stated the
20 implementation chapter would outline grants and funding sources, etc. Mr. Freres then referred to Goal
21 2. The Commission Members discussed adding wording to include “will continue to develop partnerships”
22 to Goal 2 and to include bullet point references. Mr. Bradley suggested GHG be defined as greenhouse
23 gas. Mr. Freres suggested including the wording “realistically achievable in the context of Winnetka.” Mr.
24 Bradley also suggested that terms be defined where appropriate. Mr. Asfahani noted hyperlinks may be
25 used in the Plan. The Commission Members discussed natural resources vs. manmade and whether or not
26 to contain green leaves and/or bullet points with regard to sustainability. Mr. Schoon confirmed there
27 would still be a discussion later in terms of what is listed or not in terms of individual initiatives.
28

29 Mr. Asfahani then referred to the opportunity development sites and the changes made to the concepts.
30 Chairperson Orsic suggested the discussion be held over to another meeting.
31

32 **Other Business.**

33 a. Next Meeting Quorum Check – May 25, 2022.

34 The Commission Members discussed their availability.
35

36 b. June Special Meeting Quorum Check – Monday, June 6 or Wednesday, June 8, 2022, 37 Comprehensive Plan Visioning Work: Review all Pillars and Prepare for Presentation to Village 38 Council.

39 The Commission Members discussed their availability and confirmed the special meeting would be held
40 on June 6, 2022.
41

42 c. Potential Special Joint Meeting with Village Council Quorum Check – June 21, 2022.

43 Mr. Schoon asked the Commission Members to keep the June 21st date available to present the vision
44 statements, goals and initiatives to the Village Council, to obtain their initial feedback. He stated the
45 consultants would then work on the actual document.
46

47 **Adjournment:**

48 A motion to adjourn was made by Mr. Bradley and the motion was seconded by Ms. Danley. A vote was

1 taken and the motion unanimously passed, 7 to 0:
2 AYES: Bradley, Case, Danley, Golan, Foley, Kunkle, Orsic
3 NAYS: None
4 NON-VOTING: Mancini
5 The meeting was adjourned at 9:05 p.m.
6
7 Respectfully submitted,
8
9 Antionette Johnson
10 Recording Secretary

DRAFT

**WINNETKA PLAN COMMISSION
SPECIAL MEETING MINUTES
MAY 25, 2022**

Members Present:

Bridget Orsic, Chairperson
Jonathan Alt
Matthew Bradley
Mamie Case
Layla Danley
Chris Foley
Liz Kunkle

Members Absent:

John Golan

Non-Voting Members Absent:

Kim Mancini

Village Staff:

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

Call to Order & Roll Call:

The meeting was called to order by Chairperson Orsic at 6:00 p.m. Mr. Schoon took roll call of the Commission Members present.

Public Comment.

No comments were made at this time.

Community Development Report.

Mr. Schoon stated there is no Community Development report but noted Ms. Mancini provided comments relating to the Comprehensive Plan discussion.

Comprehensive Plan Visioning Work: Discussion of goals and initiatives for the following pillars:

(a) Educational Excellence; and (b) Mobility and Accessibility.

Mr. Schoon noted Opportunity Sites would also be discussed at this meeting. Andy Cross stated the discussion would cover Pillar 5, Educational Excellence and Pillar 8, Mobility and Accessibility and identified the experts they consulted as well as a discussion of the opportunity sites.

Becky Hurley stated while it is not typical to include education in a Comprehensive Plan, the Village's history indicates education is one of the primary reasons people move to the Village and educational elements were included in the existing Comprehensive Plan. She added that a member of the District 36 School Board is also present to comment. Ms. Hurley then read the Pillar 5 mission statement and its three goals. Mr. Bradley commented on the emphasis on the pre-lead into the importance of education to the Village and questioned why such a distinction was not made regarding the other pillars. Chairperson Orsic asked for the Commission Members' comments. Ms. Case suggested removing "Recognizing that" from the beginning of the wording. Mr. Bradley stated there are several other reasons people move to the Village. Mr. Alt commented that education is a primary reason people move here and referred to the residents who remain in the Village and pay high taxes to maintain the schools' educational excellence.

1 Mr. Foley agreed with Mr. Bradley's suggestion and suggested that the "continuing educational
2 excellence" language be included. Ms. Kunkle agreed with the comments made in that it may be out of
3 context compared to the goals and referred to the Commission reviewing it in its entirety in the next draft.
4 Ms. Hurley explained the reasoning for including the language and the Commission Members agreed to
5 leave the language in for now.

6
7 Ms. Hurley referred to Goal 1 and referred to Ms. Mancini's comment to include wording relating to
8 supporting students' health and safety. She asked if there were any other comments. Ms. Kunkle
9 questioned whether the goal mirrored District 36's mission statement. Ms. Hurley responded the
10 language was representative of all the Village's educational bodies. She then referred to the initiatives of
11 zoning amendments to ensure roadblocks are not created for the educational districts, fostering a sense
12 of civic responsibility for students and communicating its importance. Mr. Bradley referred to zoning
13 concerns regarding zoning of institutional uses in residential districts. Ms. Hurley referred to the goal of
14 offering childcare services for example. Mr. Schoon noted commercial districts do not allow child day care
15 facilities and stated there may be a more comprehensive look at the Zoning Ordinance to possibly consider
16 it. Ms. Kunkle suggested corrections be made to consistently number the initiatives as well as other minor
17 clerical corrections suggested by the Commission Members and Siraj Asfahani. The Commission Members
18 discussed adding Ms. Mancini's comments. Chairperson Orsic suggested it be made into its own initiative
19 and the Commission Members discussed the initiative's language.

20
21 Ms. Hurley then referred to Goal 2 and its initiatives. Ms. Danley questioned whether the school district
22 has worked with the Village on grant writing. Ms. Hurley responded they have in the past and she could
23 find out more information. Mr. Bradley referred to Initiative 2.1(a) and questioned whether it should only
24 be limited to collaboration with public schools. Several Commission Members agreed that it should also
25 include private schools. Ms. Hurley stated the initiative was considered to reach across all bodies.
26 Chairperson Orsic suggested additional language to include collaboration with private schools as well. Ms.
27 Hurley clarified the suggested additional language and referred to the remaining two initiatives. Mr. Alt
28 asked for an explanation regarding Item B relating to zoning for institutional uses in single family
29 residential neighborhoods which Mr. Bradley and Mr. Schoon explained to the Commission.

30
31 Ms. Hurley referred to Goal 3 and the two initiatives and asked for the Commission's comments. Ms.
32 Kunkle suggested clerical revisions to the wording. Mr. Alt questioned the use of virtual tours, and a
33 consultant explained the reasoning for its inclusion. Ms. Hurley clarified the additional wording for Goal 2
34 to read: "Collaborate with other best in class school districts and villages for ways to partner together to
35 create strong, more cohesive communities." Mr. Bradley referred to Goal 3 relating to ways communities
36 are investing in making more visually aware signposts, etc. in school zones. Ms. Hurley confirmed all the
37 discussion would be flushed out in the narrative.

38
39 Chairperson Orsic then asked if there were any comments from the public. Kelly Tess, incoming Winnetka
40 Public Schools District 36 Superintendent, commented on the great work being done in working with the
41 schools and on the Comprehensive Plan.

42
43 Stacey Meekins, a Sam Schwartz traffic consultant, read the Pillar 8 mission statement which contained 6
44 goals. The Commission Members suggested clerical corrections. Mr. Bradley suggested alternative
45 wording be used instead of the use of "redefine" the Green Bay Road corridor as well as alternative
46 wording in place of using a specific location for example. The Commission Members discussed whether
47 the Village could work with other villages and municipalities in terms of addressing Green Bay Road
48 concerns. Mr. Schoon identified other communities in which Green Bay Road is no longer a state road.

1 Chairperson Orsic asked if there were any comments on the initiatives.

2
3 Chairperson Orsic then referred to Goal 5, Initiative C and whether there are currently bus stop amenities.
4 Ms. Meekins responded there are shelters in some locations. Chairperson Orsic questioned whether a
5 certain number of shelters are needed. Ms. Meekins referred to the Green Bay Road connection to the
6 train stations and the willingness to take the bus may increase with more shelters and notification signs.
7 She described the transit system as intimidating without sufficient information. Chairperson Orsic stated
8 New Trier students are aware of the system. Mr. Alt questioned whether they want to create a stronger
9 bus shelter and information infrastructure on Green Bay Road. Mr. Bradley stated Green Bay Road
10 represented a unique situation which should be dealt with separately. Mr. Cross referred to the trolley
11 suggestion to connect the business districts mentioned several meetings ago and which should be
12 addressed under this initiative. Mr. Schoon stated these ideas can be explored later instead of being
13 specifically mentioned in this section since such systems are expensive and are not very successful in low
14 density communities. Orsic suggested trolley service could be provided for events.

15
16 Chairperson Orsic then referred to Goal 2. Mr. Asfahani referred the Commission to the diagram which
17 represented an overview of Green Bay Road divided into different cross-sections. Ms. Meekins identified
18 the existing conditions on Green Bay Road in different areas including lanes of traffic, sidewalks, and
19 proposed lane reductions with planted medians. She noted the ADT report indicated there is not a need
20 for four lanes of traffic. The Commission Members commented on the impact on traffic with lane
21 reductions. Mr. Schoon informed the Commission these represent potential options for making Green Bay
22 Road more pedestrian friendly. Ms. Meekins stated it would be helpful in context for the Commission to
23 consider the amount of traffic Green Bay Road could handle. Mr. Schoon stated the main goal in the road
24 diet is to address traffic safety issues and increase pedestrian safety. Ms. Kunkle then suggested road diet
25 be defined. She also stated lane reductions have worked in other municipalities. Mr. Alt stated they have
26 to consider the lane reductions done in Evanston on Sheridan Road which had a major impact on other
27 thoroughfares. Ms. Meekins confirmed a study would be done and the points raised are for the
28 Commission to consider.

29
30 Chairperson Orsic asked if there were any comments on Goal 2 or the initiatives. Ms. Case suggested
31 wording "continue to improve" in terms of access. Ms. Danley stated the wording in Initiative C should be
32 changed to "continue to expand" in terms of bike parking. Mr. Alt questioned whether they should
33 consider finding an easier way of accessing the Green Bay trail from the west side and the Commission
34 Members discussed alternatives. Ms. Meekins informed the Commission that Goal 3 would address east-
35 west bike activity access. Mr. Bradley referred to non-motorized forms of transportation which includes
36 e-bikes. Chairperson Orsic suggested alternative wording. Ms. Meekins agreed the wording could be
37 altered to not exclude e-bikes. Mr. Bradley then referred to the lack of bike path lighting along the Green
38 Bay Trail and suggested lighting be added to the path to increase night-time visibility. Ms. Kunkle
39 suggested removing "north-south" from the Goal 2 wording so as not to be limiting. She also referred to
40 Initiative 2.1 and suggested the wording be condensed. Ms. Hurley provided suggested wording for the
41 Initiative. Mr. Bradley then stated in terms of environmental issues, he suggested the trail be beautified.
42 Ms. Kunkle agreed with Mr. Bradley's suggestion to add another initiative and confirmed the Village is
43 addressing it. The Commission Members discussed pop-up use options, special events, etc. along the
44 Green Bay trail.

45
46 Ms. Meekins then referred to Goal 3 and its initiatives. Chairperson Orsic referred to Initiative A and
47 questioned the inclusion of language relating to installing sidewalks at parks which border the road
48 surrounding parks. The Commission Members agreed with Chairperson Orsic's suggestion. Mr. Foley

1 mentioned traffic calming alternatives and referred to the lack of four-way stop signs. Chairperson Orsic
2 stated additional stop signs would require a study. Ms. Meekins confirmed there is an initiative to study
3 creating a traffic calming program. Ms. Danley referred to Initiative F and asked for an example. Ms.
4 Meekins responded it related to Hill Road as well as Wilson Street. She stated they are asking for
5 consideration to be made to increase bike traffic safety in that area. Several Commission Members
6 discussed the amount of traffic along Wilson Street which has a limited number of alternatives. Mr.
7 Schoon confirmed the sentence relating to sign removal would be removed. Mr. Bradley commented if
8 that area is made more biker friendly, it would create safety issues. Ms. Case agreed with Mr. Bradley's
9 comment. Ms. Meekins suggested people can be directed toward safer routes with sign direction.
10 Chairperson Orsic suggested adding a sentence relating to specifically to Hill Road and creating safety. Ms.
11 Kunkle referred to Initiative E and suggested neighboring communities be more generally referenced. Ms.
12 Meekins noted it was specifically included because of public comment.

13
14 Ms. Meekins then referred to Goal 4 and its initiatives. The Commission Members made clerical
15 corrections to the Goal wording. Mr. Alt stated community members did not use the Pace service but
16 would use a trolley and several Commission Members agreed. Ms. Meekins stated pavers can act as bus
17 stop pads which could serve to elevate public transit use noting most stops are located in residential front
18 yards. Chairperson Orsic identified several locations where bus stops with bus stop structures being added
19 to residents' front yards would have an adverse effect noting riders are aware of bus stop locations. Ms.
20 Hurley explained the reasoning behind its inclusion. The Commission Members suggested Initiative E
21 relating to the east-west corridor be stricken. Mr. Alt identified the existing route which he described as
22 sparsely used. Mr. Schoon noted Metra has plans to make improvements to the Hubbard Woods train
23 station and to make the space accessible. Mr. Norkus provided the Commission with updates and
24 additional information relating to the improvements.

25
26 Ms. Meekins referred to Goal 5 and its initiatives. Ms. Kunkle and Chairperson Orsic asked for explanations
27 of Initiative D relating to minimal bicycle parking requirements and maximum off-street vehicle parking
28 requirements, which Ms. Meekins then provided to the Commission. Mr. Bradley stated in terms of
29 zoning, parking requirements have been discussed at the ZBA as to whether changes should be made to
30 parking code requirements and suggested the use of "encourage" in place of "prioritizing" in terms of
31 pedestrian use. Ms. Hurley explained the reasoning for promoting pedestrian use which represented a
32 balance between vehicular vs. pedestrian use. Ms. Meekins suggested prioritizing walking and biking over
33 vehicular use. Mr. Schoon noted that some amounts of on-street parking were lost to make Elm Street
34 business district (downtown) more pedestrian friendly. He also stated that bike parking spaces would only
35 be required of new development. Ms. Meekins confirmed the wording can be changed to include new
36 development. Ms. Kunkle and Chairperson Orsic suggested the replacement of "distinguished" with
37 "distinctive."

38
39 Ms. Meekins referred to Goal 6. Mr. Foley referred to the scooter programs used on the west coast and
40 questioned whether it should be referred to in more generic terms as opposed to calling it out specifically.
41 Ms. Meekins explained the reasoning for its inclusion. The Commission Members discussed whether it can
42 be applicable in the Village. Mr. Alt referred to Initiative A and its use by those visiting the community.
43 Ms. Case referred to enforcement issues for non-electric vehicles parked in charging station spaces.

44
45 The Commission Members took a five-minute break at this time.

46
47 Chairperson Orsic stated the Commission would now discuss opportunity sites. Mr. Asfahani began by
48 describing the opportunity sites as part of the Quality Livable Neighborhoods and Vibrant Business

Districts pillars and they would discuss how the Village's policies, goals, codes, and requirements play a role in implementing potential redevelopment scenarios. Mr. Asfahani then referred to photos of multi-family and mixed-use developments that were favorably viewed during the community workshop. The Commission Members discussed their preferences of the images and noted which photos should be removed.

Mr. Asfahani then referred to Concept A which is an image for possible development on the former One Winnetka site. He then referred to Concept B which is like Concept A and described its features. Mr. Asfahani stated the next slide identified what is needed in terms of planned development, zoning requirements and variances necessary to implement both concepts. He noted both concepts would fall under the Quality Livable Neighborhoods and Vibrant Business Districts pillar. Mr. Schoon informed the Commission the point of the exercise is to think about the issues related to a proposed development from a zoning perspective. He stated it also related to items which need to be considered when code amendments are discussed in the future. Chairperson Orsic questioned whether a developer would consider these options which may not be financially feasible. Mr. Asfahani stated it would allow them to look forward in an attempt to make visions in terms of what they would like to have. He confirmed such an exercise is contained in every comprehensive plan. Mr. Bradley asked if the concepts take into the account the failures of the One Winnetka site. Mr. Asfahani stated Mr. Freres considered all the aspects in designing the concepts. Chairperson Orsic confirmed they should make it clear that the proposed concepts represent two examples out of many possibilities. Mr. Asfahani agreed with Chairperson Orsic's comments. He also stated the options would be presented at the community workshop in the next few months to obtain public input. Mr. Cross further described the reasoning for the exercise which is to create a concept to paint a picture of what could be created within the zoning code. The Commission Members provided their opinions on the concept exercise and on the One Winnetka concept site.

Mr. Asfahani then went through Concepts A and B for the next opportunity site at 746-750 Green Bay Road – Hlavacek Florist site. He identified the zoning classification and requirements as well as concept details for a proposed development on that site noting all the opportunity sites would be planned developments. Mr. Asfahani then identified the one concept proposal for the next opportunity site, 966-972 Green Bay Road (Former Boris Café site) and identified its details as well as the variations and zoning requirements for the site. He referred to the last opportunity site, the Village's Indian Hill Parking Lot, which contained Concepts A, B and C and identified its details along with the necessary variations and zoning requirements. The Commission Members discussed the effect on the amount of parking spaces with regard to the proposed concepts for this site.

Other Business.

- a. June Special Meeting Quorum Check – Monday, June 6 or Wednesday, June 8, 2022, Comprehensive Plan Visioning Work: Review all Pillars and Prepare for Presentation to Village Council.

The Commission Members discussed their availability.

- b. Potential Special Joint Meeting with Village Council Quorum Check – June 21, 2022.

Mr. Schoon informed the Commission their meeting with the Village Council has been canceled for June 21, 2022, and would be rescheduled.

Adjournment:

A motion to adjourn was made by Mr. Bradley and seconded by several Commission Members. A vote was taken, and the motion unanimously passed:

1 AYES: Alt, Bradley, Case, Danley, Foley, Kunkle, Orsic
2 NAYS: None
3 The meeting was adjourned at 9:30 p.m.
4
5 Respectfully submitted,
6
7 Antionette Johnson
8 Recording Secretary

DRAFT

**WINNETKA PLAN COMMISSION
SPECIAL MEETING MINUTES
JUNE 6, 2022**

Members Present:

Bridget Orsic, Chairperson
Jonathan Alt
Matthew Bradley
Mamie Case
Layla Danley
Chris Foley
Liz Kunkle

Non-Voting Members Present:

Kim Mancini

Members Absent:

John Golan

Village Staff:

Brian Norkus, Assistant Director of Community
Development
Ann Klaassen, Senior Planner

Call to Order & Roll Call:

The meeting was called to order by Chairperson Orsic at 6:00 p.m. who noted Mr. Golan was the only member absent.

Public Comment

No comments were made at this time.

Community Development Report

Ms. Klaassen stated there is no Community Development report.

Comprehensive Plan Visioning Work

- (a) Review all Pillars and continue discussion of Opportunity Sites in preparation for presentation to the Village Council.

Mr. Freres outlined the work the Commission Members have done and the review of the pillars with the Commission Members to continue their discussion. The Commission Members made several initial clerical corrections and then began its discussion of the overall mission statement for the plan as well as the mission statement for each individual pillar. Ms. Danley stated it may be appropriate to rearrange the five bullet points under the overall mission statement, particularly in regard to "Primary and secondary educational excellence." She suggested the fifth bullet point be moved more toward the top. Mr. Bradley agreed and referred to Pillar 7: Community Infrastructure, Services, and Technology and questioned how it is included in the overall mission statement. He also stated he didn't see where Pillar 10: Operational Efficiencies and Regional Coordination lived in the overall mission statement. Mr. Bradley stated the fourth bullet point related more toward the Mobility pillar as opposed to Vibrant Business Districts. He stated that he's ok with not having Pillar 10: Operational Efficiencies and Regional Coordination called out but the Vibrant Business District pillar should be addressed in a manner similar to other pillars such as Pillar 1: Quality Livable Neighborhoods. Mr. Bradley stated the Vibrant Business Districts needs to be more up front. The Commission Members agreed with the suggested pillar reorder.

1 Ms. Mancini provided several grammatical corrections and suggested references to specific items be
2 consistent and referred to the community references as an example. She then referred to Pillar 9: Civic
3 Engagement on page 5 of the materials and suggested alternative wording to change the word "through"
4 to "and" which would lead to action. The Commission Members discussed the reference to the word
5 "community" in the title of several pillars. Ms. Kunkle also suggested the first sentence in Pillar 1: Quality
6 Livable Neighborhoods be consolidated into one sentence in terms of consistency and the Commission
7 Members discussed leaving it at two sentences.

8
9 The Commission then began discussing Pillar 1: Quality Livable Neighborhoods. Ms. Case referred to
10 Initiative 1.3 which appeared to be a run-on sentence and the Commission Members agreed with the
11 suggestion. Ms. Danley referred to Goal 2, Initiative 2.1 and referred to the numerous use of the word
12 "areas." Chairperson Orsic referred to Goal 5 and corrected the reference to "residents'." Ms. Mancini
13 then referred to Initiative 5.2 and the previous discussion with regard to the removal of the wording "in
14 place of lawns." The Commission Members discussed alternative language. Ms. Kunkle suggested
15 alternative wording to include "in addition to lawns." Ms. Case referred to Goal 4, Initiative 4.1 and the
16 numerous use of the word "such." Ms. Kunkle referred to Goal 1, Initiative 1.3 and the discussion to
17 encourage or incentivize as opposed to discourage in terms of renovation and demolition and suggested
18 alternative wording. Mr. Bradley referred to Goal 2, Initiative 2.4 and provided clerical corrections. He
19 then referred to Goal 1, Initiative 1.1 and commented there may be no through put to the initiative
20 although examples are provided. Mr. Freres referred to the report which identified the different
21 neighborhood characteristics in terms of guiding new development. Mr. Norkus provided further
22 clarification for the Commission and referred to sizes of allowable garages in different zoning districts as
23 an example which suggested that a one size fits all does not work in all instances. Mr. Freres referred to
24 Initiative 1.2, which suggests considering creating a document that provides guidance for the scale and
25 form of new development and stated it does not have to be specific guidelines but suggested guidelines,
26 the idea is to suggest taking into consideration elements which currently exist in a neighborhood and their
27 attempt to provide advice without codifying it. A Commission Member suggested wording be included to
28 indicate guidelines are being suggested. The Commission Members concluded that references to specific
29 streets be eliminated from the wording in Goal 1, Initiative 1.1. Mr. Bradley stated it should be noted the
30 initiatives for Goal 1 are not listed in order of prioritization and suggested they be reordered. Mr. Freres
31 agreed with Mr. Bradley's suggestion. Ms. Kunkle suggested Initiative 1.5 be listed first. Chairperson Orsic
32 asked if there were any other comments on Pillar 1. No additional comments were made at this time.

33
34 Chairperson Orsic then asked for comments on Pillar 2. Ms. Danley referred to the number of times the
35 word "allow" is used and suggested the alternative use of the word "provide." Ms. Mancini provided a
36 clerical correction for Initiative 6.5.

37
38 Chairperson Orsic asked for comments on Pillar 3. No comments were made at this time.

39
40 Chairperson Orsic then asked for comments on Pillar 4. Ms. Kunkle distributed material to the Commission
41 which contained her suggestions in terms of crafting this particular pillar. She then stated with regard to
42 the mission statement, she identified her suggested wording relating to natural resources and built
43 environment to provide consistency. Ms. Kunkle also suggested that the wording "climate action plans"
44 be used instead of "sustainability action plan" which the Commission Members discussed. Mr. Alt
45 described the entire document as passive so this language should match that tone. Mr. Freres explained
46 the rationale behind the terms used in the Plan which the Commission Members further discussed. Ms.
47 Kunkle then referred to Initiative 1.1 and suggested "continue the" be replaced with "develop a." She also
48 referred to incorporating the objectives which are part of the regional climate action plan resolution

1 adopted by the Village Council in February 2022 and the goals which were identified. Ms. Kunkle added
2 the Village Council would appreciate seeing those goals in the Plan. The Commission Members discussed
3 in detail as to whether the goals should be codified in the Plan. Mr. Freres explained the rationale behind
4 the manner in which these aspects of the Plan were reached with the reasoning being to educate.

5
6 Chairperson Orsic asked if the Commission Members wanted to change Pillar 4, Goal 3 language. Ms. Case
7 suggested the language referring to examples include the words "such as." The Commission Members
8 discussed the inclusion of the phrase "reduction of greenhouse gas emission" along with other
9 sustainability terms with regard to the SCAP plan the Commission Members discussed.

10
11 Chairperson Orsic then referred to Pillar 5. Ms. Mancini provided a clerical correction. Chairperson Orsic
12 referred to Initiative 2.4 and suggested alternative language. Mr. Bradley suggested alternative wording
13 instead of "honor the whole child" for the Pillar language. Mr. Alt explained the rationale behind the use
14 of the wording and the Commission Members further discussed alternative language for the Pillar.

15
16 Chairperson Orsic referred to Pillar 6 and asked if there were any comments. The Commission Members
17 asked for the consultants to read through the entire document to correct typographical errors.

18
19 The Commission took a five-minute break at this time.

20
21 Chairperson Orsic then referred to Pillar 7 and asked if there were any comments. Ms. Danley referred to
22 the repeated use of string wording throughout the Pillar. Mr. Alt asked in terms of consistency, why are
23 there nine goals for this Pillar. Mr. Freres responded there would be streamlining and explained how the
24 goals are a result of their discussions with staff. He also referred to the amount of information relating to
25 the Pillar. Chairperson Orsic questioned whether some of the goals could become initiatives and combined
26 with other initiatives. Mr. Freres explained the rationale for their separation. The Commission Members
27 agreed the goals and initiatives should be combined and/or simplified. Mr. Freres agreed they could pare
28 down the goals and initiatives after receiving the Commission Members' comments. Ms. Mancini
29 suggested Initiative 5.8 relating to lead prioritization definitely should be included. Chairperson Orsic
30 suggested the first five goals which relate to water issues be combined as one goal with initiatives. Mr.
31 Bradley suggested some of the initiatives be used as exemplars which was similarly done with the other
32 pillars.

33
34 Chairperson Orsic then referred to Pillar 8 and asked if there were any comments. She then referred to
35 Initiative 3.6 and suggested additional language relating to enhanced safety measures. The Commission
36 Members referred to their previous discussion relating to the issues on Hill Road.

37
38 Chairperson Orsic then referred to Pillar 9 and asked if there were any comments. Ms. Mancini questioned
39 the meaning behind Initiative 2.1 which was clarified by the consultants. The reference to the Community
40 House as rebranded was corrected.

41
42 Chairperson Orsic referred to Pillar 10 and asked if there were any comments. Ms. Kunkle referred to
43 Initiative 1.3 and Chairperson Orsic referred to their previous discussion relating to assigning people to
44 different committees. The Commission Members agreed to remove the initiative. Mr. Bradley referred to
45 Initiative 2.2 and alternative language was suggested. Mr. Bradley then referred to several initiatives such
46 as those relating to emissions which were addressed in other areas of the Plan which can be removed
47 from this Pillar. The Commission Members agreed to remove the duplicative references. The Commission
48 Members then discussed leaving in Goal 4 or whether it could be included in Goal 2 and removing the last

1 two initiatives of Goal 4.

2
3 Chairperson Orsic stated they would now continue the opportunity sites discussion. Mr. Foley commented
4 on whether they should be identifying particular parcels by name or address. Mr. Freres agreed with Mr.
5 Foley's comments and explained the reasoning behind the exercise which relates to long term land use
6 policy. He identified the Walden neighbors near Green Bay Road and the former Fell site as examples. Ms.
7 Case agreed with the comments made and suggested these property owners be notified ahead of time
8 that their properties would be included in the Comprehensive Plan or either remove the name and
9 address. Several Commission Members agreed. The Commission Members referred to the photos which
10 were changed. The consultants provided further clarification to the Commission Members as to what they
11 are required to do in terms of the study sites discussion. Mr. Alt suggested the vacant sites be identified
12 as such. Mr. Freres stated the sites which are susceptible should be identified. Mr. Bradley agreed that
13 going through the exercise allowed them to identify zoning changes for example which are necessary to
14 allow for future development. Mr. Alt agreed with Mr. Bradley's comments and suggested they provide
15 three opportunity sites including the Boris site, the One Winnetka site and the parking lot by New Trier
16 for presentation to the Village Council for consideration. Ms. Mancini referred to the discussion on the
17 One Winnetka site which was presented to the Village Council. Mr. Freres confirmed the July 12th meeting
18 with the Village Council is to provide them with the Commission Members' thoughts. Mr. Bradley stated
19 the three sites provided by the consultants for consideration in terms of property planning exercises
20 should be given to the Village Council. Mr. Freres further explained to the Commission the value and
21 benefits of identifying parcels in terms of future planning for the Village. The Commission Member, with
22 the exception of Mr. Alt, agreed that the One Winnetka site should be removed from the opportunity sites
23 exercise. The Commission Members also asked that the map identifying all the opportunity sites be
24 revised to make the sites more visible on the map.

25
26 Chairperson Orsic asked for the revisions to Pillar Nos. 7 be sent to the Commission. Mr. Norkus confirmed
27 the revised draft can be circulated to the Commission. He then identified the Commission Members'
28 options and role with regard to the July 12th Village Council meeting with the presentation to be made by
29 the consultants.

30
31 **Other Business.**

32 (a) Potential Special Joint Meeting with Village Council Quorum Check – Tuesday, July 12,
33 2022.

34 Mr. Norkus asked for the Commission Members to confirm who planned to attend the meeting.

35
36 **Adjournment:**

37 A motion to adjourn was made by Ms. Danley and seconded. A vote was taken and the motion
38 unanimously passed, 7 to 0:

39 AYES: Alt, Bradley, Case, Danley, Foley, Kunkle, Orsic

40 NAYS: None

41 NON-VOTING: Mancini

42 The meeting was adjourned at 8:47 p.m.

43
44 Respectfully submitted,

45
46 Antionette Johnson

47 Recording Secretary



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: OCTOBER 21, 2022
SUBJECT: 195-209 SHERIDAN ROAD - FINAL PLAT APPROVAL - 205 SHERIDAN
SUBDIVISION (CASE NO. 22-23-SD)

INTRODUCTION

On October 26, 2022, the Plan Commission is scheduled to hold a public hearing on an application submitted by Peter Lee (the "Applicant"), as Trustee of the Orchard 2020 Revocable Trust, the owner of the properties located at 195 Sheridan Road, 203 Sheridan Road, 205 Sheridan Road, and 209 Sheridan Road (a vacant lot) (collectively the "Subject Property"). The Applicant has filed an application seeking Final Subdivision Plat approval to consolidate the four existing lots into a single lot of record.

The Plan Commission is charged with making a recommendation to the Village Council regarding the consolidation. The Applicant has also submitted demolition applications for the existing residences at 195 Sheridan Road, 203 Sheridan Road, and 205 Sheridan Road. The Landmark Preservation Commission (LPC) is scheduled to consider the demolition application for 195 Sheridan Road on November 7, 2022. The LPC considered the demolition applications for 203 Sheridan Road and 205 Sheridan Road on September 21, 2020. More details regarding the LPC's review is discussed later in this report.

A mailed notice has been sent to property owners within 250 feet in compliance with the Subdivision Code. As of the date of this memo, staff has not received any written comments from the public regarding this application.

On December 16, 2020, the Plan Commission (PC), by a vote of 7-0, recommended approval of a Final Subdivision Plat to resubdivide 203-09 Sheridan Road and Centennial Park (225 Sheridan Road) into two lots of record. The Applicant had entered into an exchange agreement with the Winnetka Park District to acquire approximately the south 70 feet of Centennial Park in exchange for 261 Sheridan Road, which is approximately 70 feet in width. The owner of the residential lots had intended to demolish the residences at 203 Sheridan Road and 205 Sheridan Road and construct one new single-family residence. Prior to consideration by the Village Council, the subdivision application was withdrawn. The Applicant has since acquired 195 Sheridan Road and has submitted the proposed subdivision that is currently before the Commission. It is important to note that the request before the Commission does not include any portion of Centennial Park.

PROPERTY DESCRIPTION

The Subject Property is located at the east side of Sheridan Road, between Winnetka Avenue and Fuller Lane, is zoned R-2 Single Family Residential and currently consists of four buildable lots. The area of each existing lot is as follows:

1. 195 Sheridan Road: 48,000 square feet (1.1 acres)
2. 203 Sheridan Road: 47,617 square feet (1.09 acres)
3. 205 Sheridan Road: 43,913 square feet (1.01 acres)
4. 209 Sheridan Road: 21,787 square feet (0.5 acres)

Three of the existing lots, 195 Sheridan Road, 203 Sheridan Road, and 205 Sheridan Road, each contain an existing single-family residence, 209 Sheridan Road is a vacant lot. The existing parcels and improvements are depicted below in Figure 1.

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 four lots

GENERAL DESCRIPTION OF PROPOSED PLAT OF CONSOLIDATION / RESUBDIVISION

The Applicant desires to consolidate its four existing lots into one lot of record that would measure 161,321 square feet (3.7 acres). To date, plans for proposed improvements have not been submitted for the proposed lot. However, as described in the attached written explanation, the Applicant intends to demolish the three existing residences at 195 Sheridan Road, 203 Sheridan Road, and 205 Sheridan Road and construct one new single-family residence.

The proposed subdivision is represented in Figure 2 on the following page. An excerpt of the proposed *205 Sheridan Subdivision* plat is provided in Figure 3, which is also on the following page.



Figure 2 – Proposed subdivision (neighborhood map view)

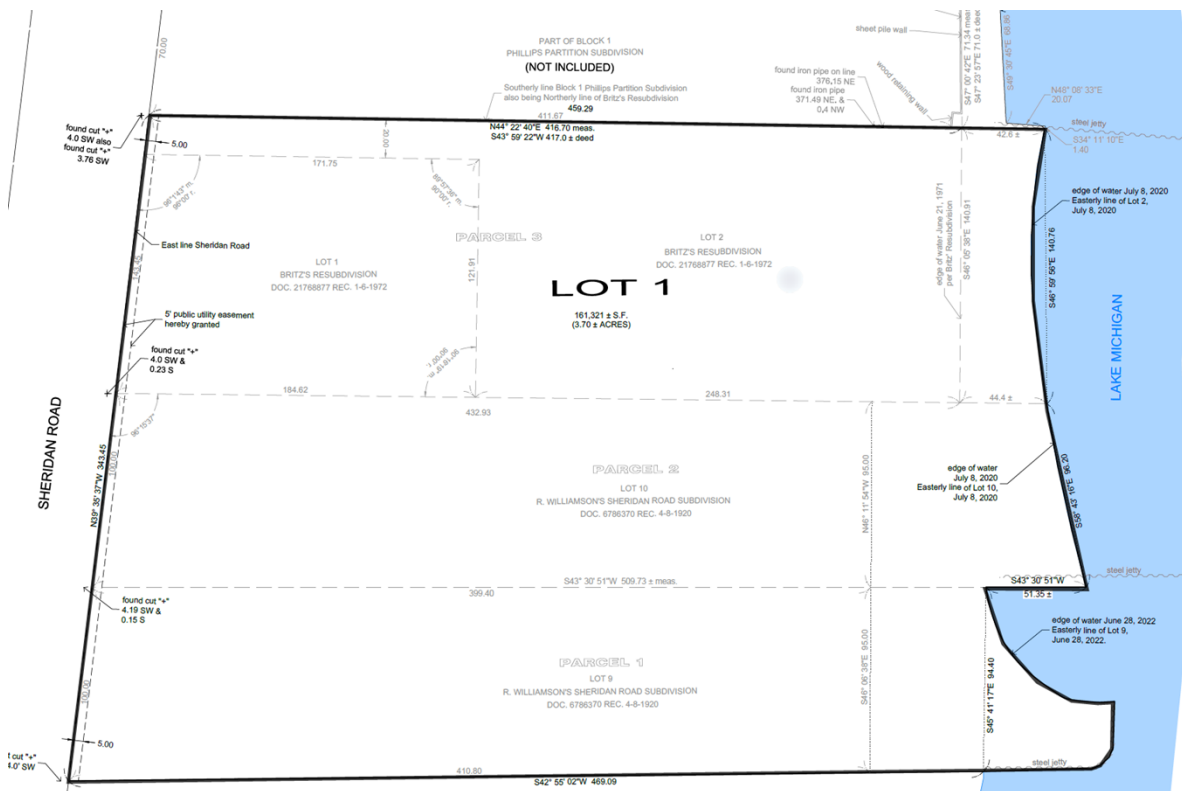


Figure 3 – Excerpt of Proposed 205 Sheridan Subdivision Plat

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 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 below) 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). The R-2 zoning designation extends along the lakefront on the east side of Sheridan Road from the Village's southern corporate limits to its northern corporate limits. 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 4 below.

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 4 – 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 *205 Sheridan Subdivision* **fully complies** with minimum lot area, lot width and lot depth requirements as summarized in Table 2 below. It should be noted that the existing 209 Sheridan Road parcel (the vacant lot) is nonconforming in two respects (1) minimum required lot area, with an existing lot area of 21,787 square feet; and (2) minimum required lot depth, with an existing lot depth of 184 feet. Additionally, the existing 195 Sheridan Road and 203 Sheridan Road parcels are nonconforming with respect to the minimum required lot width of 100 feet, with an existing lot width of 91 feet and 94 feet, respectively. **The proposed subdivision would eliminate three nonconforming lots and create one conforming lot.**

<i>Table 2</i> <i>R-2 Zoning Standards</i>		<i>Proposed Lot 1</i>
Minimum Lot Area (Interior lot)	24,000 square feet	161,321 sq. ft. COMPLIES
Minimum Lot Width (average)	100 feet	306.11 feet COMPLIES
Minimum Lot Width (at front street line)	20 feet	343.45 feet COMPLIES
Minimum Lot Depth	200 ft.	435 feet COMPLIES
Minimum Rectangular Area within Lot Boundaries	60' x 181.5'	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 *205 Sheridan Subdivision* is summarized in Tables 3 and 4 on the following pages, indicating the extent to which the proposed consolidated lot complies with zoning standards. Table 3 is intended to clarify that **no zoning nonconformities are created with respect to required setbacks or allowable building size. The proposed subdivision does not require any zoning relief.** Additionally, Table 3 highlights (green) two existing zoning nonconformities **that would be eliminated** with the proposed

subdivision. The existing residence at 203 Sheridan Road currently provides a north side yard setback of 5.95 feet. Also, the existing residence at 205 Sheridan Road provides a total side yard setback of 33.67 feet. **The proposed 205 Sheridan Subdivision would eliminate both of these existing nonconformities.**

Table 3 – Zoning Setback Requirements		<i>Proposed Consolidated Lot</i>	<i>Existing Lot 195 Sheridan</i>	<i>Existing Lot 203 Sheridan</i>	<i>Existing Lot 205 Sheridan</i>	<i>Existing Vacant Lot</i>
SETBACK REQUIREMENTS	Minimum Required Front Yard Setback (Sheridan Rd.)	50 feet	50 feet	50 feet	50 feet	50 feet
	Front yard provided by existing structures	N/A	165.85 feet	250.97 feet	51 feet	N/A
	Minimum Required Side Yard	12 feet	9.11 feet	9.43 feet	12 feet	12 feet
	Minimum side yard provided by existing structures	N/A	9.98 feet	5.95 feet EXISTING NONCONFORMITY	16.34 feet	N/A
	Minimum Total Required Side Yards	91.83 feet	22.77 feet	23.57 feet	41.4 feet	35.4 feet
	Total side yards provided by existing structures	N/A	26.01 feet	27.66 feet	33.67 feet EXISTING NONCONFORMING	N/A
	Minimum Required Front Yard (Lake)	50 feet	50 feet	50 feet	50 feet	50 feet
	Front yard provided by existing structures	N/A	+190 feet	+140 feet	+135 feet	N/A

Table 3 – Zoning Setback Requirements

Table 4 – Zoning Building Size Requirements		Proposed Consolidated Lot	<i>Existing Lot 195 Sheridan</i>	<i>Existing Lot 203 Sheridan</i>	<i>Existing Lot 205 Sheridan</i>	<i>Existing Vacant Lot</i>
ALLOWABLE BUILDING SIZE	Maximum Allowed Gross Floor Area (GFA)	38,918.8 sq. ft.	12,855 sq. ft.	12,766.91 sq. ft.	11,128 sq. ft.	6,802.81 sq. ft.
	GFA provided by existing structures	N/A	12,085 sq. ft.	+/-6,933 sq. ft.	+/-4,936 sq. ft.	N/A
	Maximum Allowed Roofed Lot Coverage (RLC) (25% of lot area)	40,330 sq. ft.	12,000 sq. ft.	11,904.25 sq. ft.	10,123.25 sq. ft.	5,446.75 sq. ft.
	RLC provided by existing structures	N/A	5,645.5 sq. ft.	3,466 sq. ft.	5,264 sq. ft.	N/A
	Maximum Allowed Impermeable Lot Coverage (ILC) (50% of lot area)	80,660.5 sq. ft.	24,000 sq. ft.	23,808.5 sq. ft.	20,246.5 sq. ft.	10,893.5 sq. ft.
	ILC provided by existing structures	N/A	17,614 sq. ft.	8,959.23 sq. ft.	12,404 sq. ft.	N/A

Table 4 – Zoning Building Size Requirements

COMPLIANCE WITH SUBDIVISION CODE STANDARDS

All changes to the configuration of parcels of land are classified as Land Subdivisions under the Village Code and are subject to review and approval by the Plan Commission and Village Council. As part of that review process, resubdivisions are subject to review for compliance with both the Village Subdivision Code as well as the Zoning Ordinance.

According to Section 16.12.010 Minimum land subdivision standards of the Subdivision Code, subdivisions shall conform with the Comprehensive Plan and with the minimum standards outlined in Section 16.12.010, such as the street system, street and alley widths, lot size, etc. The proposed subdivision complies with all requirements of Section 16.12.010. Additionally, the proposed subdivision conforms with the Comprehensive Plan as the Land Use Map designates the Subject Property as appropriate for single family residential development, which is the proposed use of the newly created lot of record.

STORMWATER

The proposed subdivision consists of consolidating four lots into a single larger lot. As previously mentioned, the Applicant intends to demolish the existing residences at 195 Sheridan Road, 203 Sheridan Road, and 205 Sheridan Road and construct one new single-family residence. This future improvement, along with any other impermeable lot coverage, will be evaluated by Village Engineering staff for compliance with the Village stormwater regulations upon submittal of the permits necessary for such improvements.

CONSIDERATION BY OTHER ADVISORY BOARDS/COMMISSIONS

The Landmark Preservation Commission (LPC) considered the demolition applications for the residence at 203 Sheridan Road and 205 Sheridan Road on December 7, 2020. After hearing from the Applicant's representative, and no members of the public, by a vote of 7-0, the LPC required the Applicant to submit a Historical Architectural Impact Study (HAIS) for 203 Sheridan Road. The LPC found based on the fact the French Revival home, built in 1925, was designed by Ralph D. Huszagh, a prominent local architect and resident of Winnetka best known as one of the architects of the Aragon Ballroom in Chicago, that the home has sufficient architectural merit to warrant an HAIS prior to issuance of the demolition permit. In regard to 205 Sheridan Road, the LPC asked the applicant to provide supplemental information in the HAIS for 203 Sheridan Road in order to verify the building appearance and materials of 205 Sheridan Road. Subsequently, on February 1, 2021, the LPC considered the HAIS submitted by the Applicant. After hearing from the Applicant's representative, and no members of the public, by a vote of 6-0, the LPC found, based on the findings in the HAIS, that the property is significant, however, the Commission approved demolition of the building without delay as it was apparent the home would be demolished after the delay period.

As noted earlier in this report, the LPC is scheduled to consider the demolition application for the residence at 195 Sheridan Road on November 7, 2022. The residence was constructed in 2013 and designed by SGE & Associates in Hinsdale.

CURRENT CONSIDERATION BY PLAN COMMISSION

The Village Code does not require an applicant to obtain preliminary plat approval as a precondition of final plat approval. In this case, the Applicant has chosen to directly proceed with the final plat review.

In addition to evaluating prescriptive standards of the zoning and subdivision code, consideration of Final Subdivision Plat approval also needs to consider the details of the final plat such as utility easements, final plat formatting and related matters. A 5-foot utility easement is provided along the entire west property line along Sheridan Road, as required by the Village Water and Electric Department. No additional easements are required.

The Village Engineering Department has also reviewed the proposed consolidation and does not have any comments on the subdivision itself but noted that work within the Sheridan Road right-of-way will require a permit from the Illinois Department of Transportation (IDOT).

The Village Forester has reviewed the proposed consolidation and has noted there are several mature trees in good condition throughout the property, as such any plans for the property should strive to preserve as many of those trees as possible.

PLAT FORMATTING – SIGNATURE BLOCKS

All the necessary signature blocks are provided on the plat of subdivision.

RECOMMENDATION

Following conclusion of public comment and Commission discussion, the Commission may choose to consider the following motion:

The Plan Commission **finds [does not find]**

1. That the proposed 205 Sheridan Subdivision Final Plat consolidating the four existing lots commonly known as 195 Sheridan Road, 203 Sheridan Road, 205 Sheridan Road, and 209 Sheridan Road into a single Lot of Record **meets [does not meet]** the Subdivision Code standards for approving such final plat; and
2. The proposed subdivision **is [is not]** consistent with the Comprehensive Plan's Land Use Map designation of the Subject Property as appropriate for "single family residential" development.

Based upon these findings, the Plan Commission **recommends [does not recommend]** that the proposed 205 Sheridan Subdivision be approved subject to final review and approval of the plat by the Village Attorney prior to recordation of the plat.

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Proposed Plat of Subdivision (205 Sheridan Subdivision)

ATTACHMENT A

Village of Winnetka
SUBDIVISION/CONSOLIDATION APPLICATION

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SUBDIVISION/CONSOLIDATION APPLICATION

Case No. 22-23-SD

Property Information

Site Address: 195, 203-209 Sheridan Road

Parcel Identification Number(s) (PIN): See attached

Property Owner Information

Name: See Attached

Primary Contact: _____

Address: _____

City, State, Zip: _____

Phone No. _____

Email: _____

Date owner acquired property: _____

Architect Information

Name: Ferguson, Shamamian Architects, LLP

Primary Contact: Luis Almeida

Address: 270 LaFayette Street

City, State, ZIP: New York, NY 10012

Phone No. (212) 947-8088

Email: LAlmedia@fergusonshamamianarchitect.com

Surveyor Information

Company Name: Bleck Engineering
Company, Inc.

Primary Contact: Michael G. Bleck

Address: 1375 N. Western

City, State, Zip: Lake Forest, IL 60045

Phone No. (847) 295-5200

Email: mbleck@bleckeng.com

Attorney Information

Name: Samuels & Bernstein

Primary Contact: Calvin Bernstein

Address: 484 Central Avenue, Suite 202

City, State, Zip: Highland Park, Illinois 60035

Phone No. (847) 433-1980

Email: cbernstein@sambernlaw.com

Property Owner Signature: X 

Date: 7/13/22



Amended Property Owners

Lot 1

203 Sheridan Road

PIN: 05-21-412-008-0000

Orchard 2020 Revocable Trust
Peter Lee, Trustee
353 N. Clark Street, 27th Floor
Chicago, Illinois 60654
(312) 660 1260
Peter.lee@summittrail.com

Date Acquired: October 12, 2020

205-209 Sheridan Road

PIN: 05-21-412-016-0000
05-21-412-017-0000

Orchard 2020 Revocable Trust
Peter Lee, Trustee
353 N. Clark Street, 27th Floor
Chicago, Illinois 60654
(312) 660 1260
Peter.lee@summittrail.com

Date Acquired: July 17, 2020

195 Sheridan Road

PIN: 05-21-412-009-0000

Orchard 2020 Revocable Trust
Peter Lee, Trustee
353 N. Clark Street, 27th Floor
Chicago, Illinois 60654
(312) 660 1260
Peter.lee@summittrail.com

Date Acquired: July 8, 2022

VILLAGE OF WINNETKA
Subdivision/Consolidation Application
Letter of Situation
September 30, 2022

RE: 195, 203-209 Sheridan Road

TO: President and Village Council Members of the Winnetka's Village Council
Members of the Plan Commission

The owner of 195-209 Sheridan Road (the "Owner") desires to consolidate their properties into one lot. The proposed consolidated lot, 195 and 203-209 Sheridan Road (the "Lot"), conforms with the Minimum land subdivision standards set forth in Section 16.12.010 of the Village of Winnetka Code and with the Comprehensive Master Plan. The Lot will also comply with the standards in the Village of Winnetka Zoning Ordinance. All of the side lines will be approximately perpendicular to street lines along Sheridan Road and the Lot will comply with the lot area and width requirement set forth in the Zoning Ordinance. It is the Owner's intent to demolish the existing homes on the newly consolidated Lot and construct one (1) new single-family home. In sum, there are many large lots in this neighborhood, and the Lot's orientation and lot size will be consistent with other lots in the neighborhood. As such, the Lot will comport well with the neighborhood and the consolidation will not alter the essential character of Sheridan Road or the neighborhood.

Thank you for considering this application and request.

PLAT OF SURVEY

PARCEL 1: LOT 9 IN R. WILLIAMSON'S SHERIDAN ROAD SUBDIVISION OF PART OF LOTS 2, 3 AND 4 OF SIMONS AND OTHERS' SUBDIVISION OF A PART OF THE FRACTIONAL SOUTHEAST QUARTER OF SECTION 21 AND PART OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 8, 1920 AS DOCUMENT 6786370, IN COOK COUNTY, ILLINOIS.

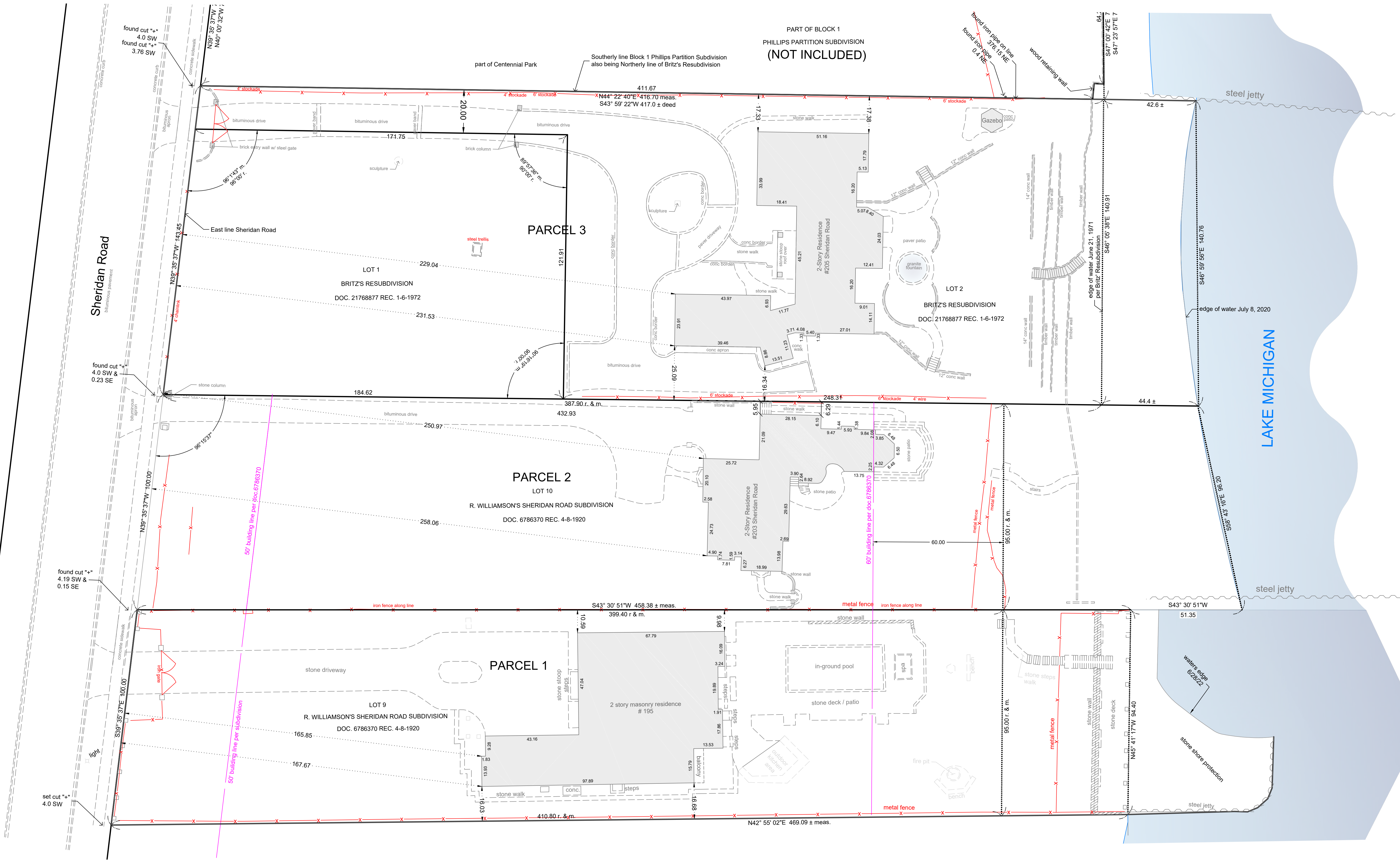
P.I.N. 05-21-412-009-0000
195 SHERIDAN ROAD
AREA = 48,000 ± S.F., ± 1.10 ± ACRES

PARCEL 2: LOT 10 IN R. WILLIAMSON'S SHERIDAN ROAD SUBDIVISION OF PARTS OF LOTS 2, 3 AND 4 OF SIMONS ET AL SUBDIVISION OF A PART OF THE FRACTIONAL SOUTHEAST QUARTER OF SECTION 21 AND PART OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 43 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SUBDIVISION PLAT OF SAID R. WILLIAMSON'S SHERIDAN ROAD SUBDIVISION RECORDED APRIL 6, 1920 AS DOCUMENT 6786370, ALL IN COOK COUNTY, ILLINOIS

P.I.N. 05-21-412-008-0000
203 SHERIDAN ROAD
AREA = 47,617 ± S.F., ± 1.09 ± ACRES

PARCEL 3: LOT 1 AND LOT 2 IN BRITZ' SUBDIVISION OF LOT 11 IN R. WILLIAMSON'S SHERIDAN ROAD SUBDIVISION OF PART OF LOTS 2, 3 AND 4 OF SIMONS AND OTHERS SUBDIVISION OF PART OF FRACTIONAL SOUTHEAST QUARTER SECTION 21, AND PART OF FRACTIONAL SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED JANUARY 6, 1972 AS DOCUMENT 21768877.

P.I.N. 05-21-412-016-0000 = LOT 1
AREA = 21,787 S.F.
P.I.N. 05-21-412-017-0000 = LOT 2
205 SHERIDAN ROAD
AREA = 43,913 ± S.F.
TOTAL AREA LOTS 1 AND 2 = 1.51 ± ACRES



PLAT IS VOID IF IMPRESSED
SEAL DOES NOT APPEAR
STATE OF ILLINOIS } S.S.
COUNTY OF LAKE }

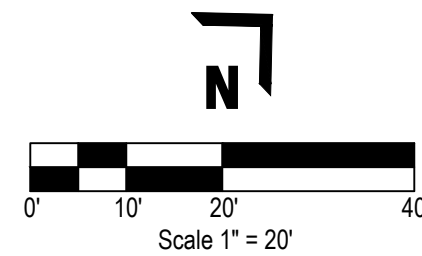
NOTE: ONLY THOSE BUILDING LINES OR EASEMENTS SHOWN ON THE
RECORDED SUBDIVISION PLAT ARE SHOWN HEREON. CHECK LOCAL
ORDINANCES BEFORE BUILDING. COMPARE YOUR DESCRIPTION AND
SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY
DISCREPANCIES WHICH YOU MAY FIND.

ON BEHALF OF BLECK ENGINEERING COMPANY, INC., I, JACK R.
BLECK, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED IN
THE ABOVE CAPTION WAS SURVEYED AND STAKED BY ME, OR UNDER
MY DIRECTION, AND THE PLAT DRAWN HEREON IS A TRUE AND
CORRECT REPRESENTATION OF SAID SURVEY. MEASUREMENTS ARE
GIVEN IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL
SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM
STANDARDS FOR A BOUNDARY SURVEY.

DATED AT LAKE FOREST, ILLINOIS, THIS 14TH DAY OF JULY A.D., 2022.

BY
REGISTERED ILLINOIS LAND SURVEYOR NO. 3591

ABBREVIATIONS:
m. or meas. = measured
r. or rec. = record
R = radius
CB = chord bearing
CH = chord length
L = arc length
N = North
S = South
E = East
W = West
S.F. = square feet



Project # 260-020

BLECK
engineers | surveyors

Bleck Engineering Company, Inc.
1375 North Western Avenue
Lake Forest, Illinois 60045
T 847.295.5200 F 847.295.7081
www.bleckeng.com

195-209 SHERIDAN ROAD, WINNETKA, ILLINOIS

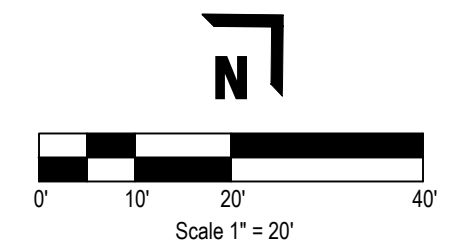
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Lake Forest, Illinois 60045
T 847.295.5200 W bleckeng.com

Private Residence

Winnetka, IL



BENCHMARK: ARROW NUT ON FIRE
HYDRANT AT NORTHWEST CORNER OF
SHERIDAN ROAD AND FULLER LANE
INTERSECTION
ELEVATION = 614.11 NAVD 88

ALL ELEVATIONS ON THESE PLANS ARE ON
USGS NAVD 88 DATUM
CONVERSION FACTOR:
NAVD88 + 4.53' = IGLD85

ISSUED DATE	ISSUED FOR
07.28.2022	UPDATED TOPO

PROFESSIONAL SEAL

"To the best of our knowledge and belief,
the drainage of the surface waters will
not be changed by the construction of this
project or any part thereof, or that if
such surface waters drainage will be
changed, reasonable provisions have
been made for the collection and
diversion of such surface waters into
public areas or drains which the
developer has a right to use, and that
such surface waters will be planned for
in accordance with generally accepted
engineering practices so as to reduce
the likelihood of the damage to the
adjoining property because of the
construction of the project."

Michael G. Bleck, PE 07.28.2022
License No. 002-048951 Expires 11/30/21
© 2022 Bleck Engineering Company, Inc. All Rights Reserved.
Illinois Professional Design Firm 184-000011

ORCHARD 2020
REVOCABLE TRUST
116 West Illinois Street #4N-W
Chicago, Illinois 60654

260-020	Project No.
MB	Drawn By
MGB	Checked By

Drawing No.

Drawing Name
Survey Exhibit

1

LEGEND

- Existing Property Line
- Found Iron Pipe
- Found Iron Rod
- Found Right of Way Marker
- Existing Curb and Gutter
- Existing Curb
- Edge of Existing Travelled Way
- Existing Wood Fence
- Existing Minor Contour
- Existing Major Contour
- Spot Elevation
- Existing Gas Main
- Existing Water Main
- Existing Communications Cable
- Existing Fiber Optic Cable
- Existing Underground Electric Cable
- Existing Overhead Electric Cable
- Existing Street Lighting Cable
- Existing Storm Sewer
- Existing Sanitary Sewer

Existing CleanoutExisting Yard DrainExisting InletExisting Catch BasinExisting ManholeExisting Flared End SectionExisting Gas MeterExisting Fire HydrantExisting Valve & BoxExisting Valve and VaultExisting Domestic Meter VaultExisting Curb Stop & BoxExisting Inflation Control ValveExisting HandholeExisting Traffic Control ManholeExisting Traffic LightExisting Electric HandholeExisting Telephone Handhole / PedestalExisting Power Pole w/ Guy WireExisting Street LightFound Utility Locate FlagExisting Flag PoleExisting SignExisting Deciduous Tree w/ diameterExisting Mulitstem / Ornamental TreeExisting Coniferous Tree w/ diameterExisting Edge of Brush

ABBREVIATIONS:
1" & 1/2" Measured and Recorded
conc. Concrete
VCP Vertical Clay Pipe
CSP Ductile Iron Pipe
RCCP Reinforced Cylindrical Concrete Pipe
PL Property Line

NOTE: FOR ADDITIONAL STANDARD SYMBOLS AND ABBREVIATIONS USED THROUGHOUT THESE PLANS,
SEE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD 000001.03



UNDERGROUND UTILITIES AND ASSOCIATED FACILITIES SHOWN ON THESE DRAWINGS
HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, FIELD OBSERVATIONS, AND CITY
RECORDS. THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE
ONLY. THERE MAY BE OTHER FACILITIES, THE EXISTENCE OF WHICH ARE NOT
PRESENTLY KNOWN.

PRIVATE
RESIDENCE
WINNETKA, IL

Michael G. Bleck, PE 07.27.2022
License No. 062.046893 Expires 11/30/23
© 2022 Bleck Engineering Company, Inc. All Rights Reserved
Illinois Professional Design Firm 184.000911

**ORCHARD 2020
REVOCABLE TRUST**
116 West Illinois Street
#4N-W Chicago, Illinois 60654

2

Drawing Name

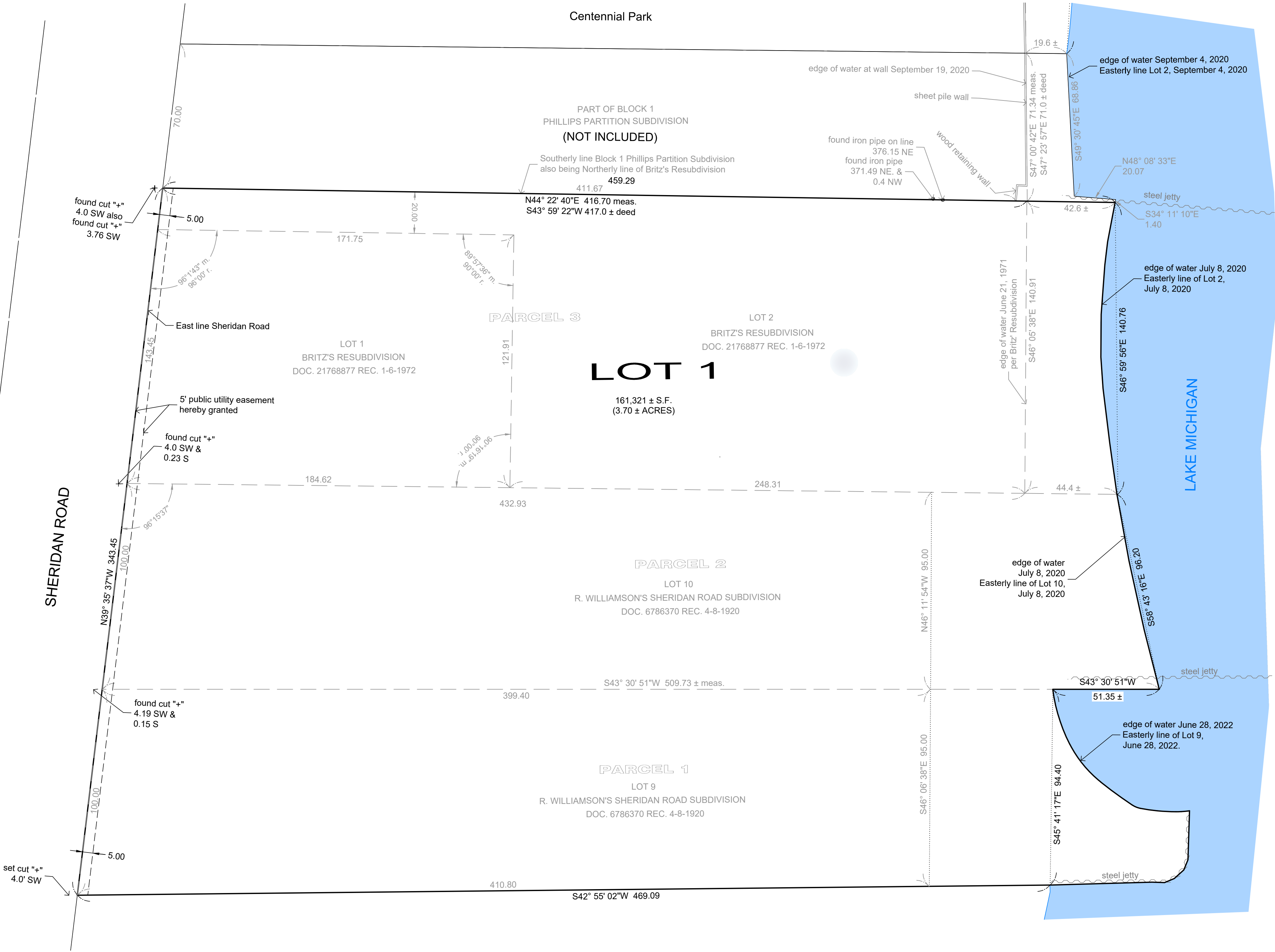
TREE INVENTORY

Page 34 of 58

5: \\Project Folders - Shared\\260 Winetoks\\020 Orchard 205 Sheridan\\265-020 Tree Inventory.dwg

PLAT OF CONSOLIDATION
205 SHERIDAN SUBDIVISION

BEING A SUBDIVISION OF PART THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 21, AND PART OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 22, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

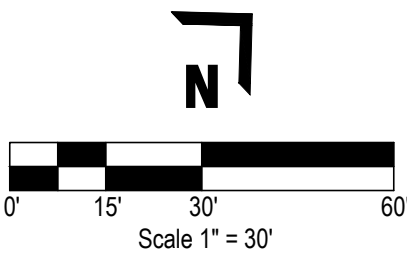


Revised September 8, 2022 per first review letter
Revised August 2, 2022
July 6, 2022
Project # 260-020

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N = North
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E = East
W = West
S.F. = square feet

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PLAT OF CONSOLIDATION
205 SHERIDAN SUBDIVISION

BEING A SUBDIVISION OF PART THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 21, AND PART OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 22, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

OWNER CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF)

THIS IS TO CERTIFY THAT ORCHARD 2020 REVOCABLE TRUST, 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 ALSO TO CERTIFY THAT, AS OWNER OF THE PROPERTY DESCRIBED AS "205 SHERIDAN SUBDIVISION" AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH THE FOLLOWING LOTS LIE.
LOT NUMBER 1.

SCHOOL DISTRICTS

ELEMENTARY SCHOOL DISTRICT 36 NEW TRIER TOWNSHIP HIGH SCHOOL DISTRICT 203

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D., 20 ____.
CITY DATE MONTH

ORCHARD 2020 REVOCABLE TRUST

BY: _____ ATTEST: _____
SIGNATURE: PETER LEE, TRUSTEE SIGNATURE

BY: _____ TITLE: _____
PRINT TITLE PRINT TITLE

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) S.S.

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY OF _____ IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE ADJACENT CERTIFICATE OF OWNERSHIP, APPEARED BEFORE ME THIS DAY IN PERSON AND INDIVIDUALLY ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THE OWNERSHIP CERTIFICATE AS HIS FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT FOR THE PURPOSE AND USE THEREIN SET FORTH.

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

NOTARY PUBLIC

MY NOTARIAL COMMISSION EXPIRES ON _____, 20 ____.

PUBLIC UTILITY EASEMENT

AN EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF WINNETKA FOR PUBLIC UTILITIES IN, UPON, ALONG, OVER AND UNDER THOSE PARTS OF THE LOTS INDICATED ON THIS PLAT AND MARKED "PUBLIC UTILITY EASEMENT," TO INSTALL, CONSTRUCT, LAY, MAINTAIN, OPERATE, RELOCATE, MAINTAIN, OPERATE, RELOCATE, RENEW, ABANDON IN PLACE, AND REMOVE NECESSARY EQUIPMENT FOR PUBLIC UTILITY PURPOSES, TOGETHER WITH THE RIGHTS OF INGRESS TO AND EGRESS FROM THE EASEMENT. THE EASEMENT MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, WOODEN FENCES, DRIVEWAYS, AND SIDEWALK SURFACES AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF THE EASEMENT, PROVIDED THAT NO PERMANENT BUILDINGS, STRUCTURES, OR IMPROVEMENTS BE PLACED ON THE EASEMENT WITHOUT THE VILLAGE'S PRIOR WRITTEN PERMISSION OTHER THAN DRIVEWAYS AND SIDEWALK SURFACES. THE RIGHTS GRANTED HEREIN ALSO INCLUDE THE RIGHT FOR THE VILLAGE TO TRIM, TEMPORARILY RELOCATE, AND REMOVE SUCH TREES, BUSHES, SHRUBS, LANDSCAPING, GARDENS, WOODEN FENCES, DRIVEWAYS, AND SIDEWALK SURFACES AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE INSTALLATION, CONSTRUCTION, LAYING, MAINTENANCE, OPERATION, RELOCATION, RENEWAL, AND REMOVAL OF UTILITY FACILITIES.

VILLAGE ENGINEER CERTIFICATE

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

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS THIS _____ DAY OF _____, 20 ____.

VILLAGE ENGINEER

VILLAGE COLLECTOR CERTIFICATE

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

I, _____, 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 ANY OF THE REAL ESTATE INCLUDED IN THE PLAT HEREON DRAWN.

DATED AT VILLAGE OF WINNETKA, COOK COUNTY ILLINOIS THIS _____ DAY OF _____, A.D. 20 ____.

VILLAGE COLLECTOR, WINNETKA, IL.

WATER AND ELECTRIC DEPARTMENT CERTIFICATE

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

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

DATED THIS _____ DAY OF _____, 20 ____.

BY: _____
PLAN COMMISSION CHAIRMAN

ATTEST: _____
CLERK

VILLAGE BOARD CERTIFICATE

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

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

DATED THIS _____ DAY OF _____, 20 ____.

BY: _____
VILLAGE PRESIDENT, WINNETKA, ILLINOIS

ATTEST: _____
CLERK

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

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

JOSE RIOS, P.E.
REGION ONE ENGINEER

DEPARTMENT OF NATURAL RESOURCES CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF SANGAMON)

APPROVED BY THE DEPARTMENT OF NATURAL RESOURCES OF THE STATE OF ILLINOIS INsofar AS THIS SUBDIVISION PLAT, SHOWING LANDS BORDERING UPON OR INCLUDING PUBLIC WATERS OF THE STATE OF ILLINOIS, RELATES TO THE PROVISIONS OF 615 I.C.S. 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 ____.

BY: _____ (DIRECTOR)

NAME: _____

PERMISSION TO RECORD CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF LAKE)

I, JACK R. BLECK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3591, DO HEREBY GRANT PERMISSION TO THE VILLAGE OF WINNETKA AND/OR ITS DESIGNATED AGENTS TO RECORD THIS PLAT WITH THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS.

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

ILLINOIS PROFESSIONAL LAND SURVEYOR

PLAT SUBMITTAL AND RETURN TO ADDRESS:

THIS PLAT SUBMITTED FOR RECORDING BY, AND RETURN TO:
VILLAGE OF WINNETKA
COMMUNITY DEVELOPMENT DEPARTMENT
510 GREEN BAY ROAD, WINNETKA, ILLINOIS 60093

Revised September 8, 2022 per first review letter
Revised August 2, 2022
July 6, 2022
Project # 260-020

BLECK
engineers | surveyors

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

T 847.295.5200 F 847.295.7081
www.bleckeng.com

SURVEYORS NOTES:

1. BASIS OF BEARINGS: ILLINOIS STATE PLANE - EAST ZONE.
2. EXISTING IMPROVEMENTS ARE NOT SHOWN.
3. THE EASTERLY PROPERTY LINE IS THE WATER'S EDGE

SEND SUBSEQUENT TAX BILLS TO:

ORCHARD 2020 REVOCABLE TRUST
C/O PETER LEE, TRUSTEE
353 N. CLARK STREET, 27TH FLOOR
CHICAGO, ILLINOIS, 60654

ABBREVIATIONS:
m. or meas. = measured
r. or rec. = record
R = radius
CB = chord bearing
CH = chord length
L = arc length
N = North
S = South
E = East
W = West
S.F. = square feet

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF LAKE)

I, JACK R. BLECK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1: LOT 9 IN R. WILLIAMSON'S SHERIDAN ROAD SUBDIVISION OF PARTS OF LOTS 2, 3 AND 4 OF SIMON'S AND OTHERS SUBDIVISION OF A PART OF THE FRACTIONAL SOUTHEAST ONE QUARTER OF SECTION 21 AND PART OF THE FRACTIONAL SOUTHWEST ONE QUARTER OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SUBDIVISION PLAT OF SAID R. WILLIAMSON'S SHERIDAN ROAD SUBDIVISION RECORDED APRIL 8, 1920 AS DOCUMENT 6786370, ALL IN COOK COUNTY, ILLINOIS

P.I.N. 05-21-412-009-0000
195 SHERIDAN ROAD
AREA = 48,000 ± S.F., = 1.10 ± ACRES

PARCEL 2: LOT 10 IN R. WILLIAMSON'S SHERIDAN ROAD SUBDIVISION OF PARTS OF LOTS 2, 3 AND 4 OF SIMON'S AND OTHERS SUBDIVISION OF A PART OF THE FRACTIONAL SOUTHEAST ONE QUARTER OF SECTION 21 AND PART OF THE FRACTIONAL SOUTHWEST ONE QUARTER OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SUBDIVISION PLAT OF SAID R. WILLIAMSON'S SHERIDAN ROAD SUBDIVISION RECORDED APRIL 8, 1920 AS DOCUMENT 6786370, ALL IN COOK COUNTY, ILLINOIS.

P.I.N. 05-21-412-008-0000
203 SHERIDAN ROAD
AREA = 47,617 ± S.F., = 1.09 ± ACRES

PARCEL 3: LOT 1 AND LOT 2 IN BRITZ'S RESUBDIVISION OF LOT 11 IN R. WILLIAMSON'S SHERIDAN ROAD SUBDIVISION OF PART OF LOTS 2, 3 AND 4 OF SIMON'S AND OTHERS SUBDIVISION OF PART OF FRACTIONAL SOUTHEAST ONE QUARTER SECTION 21, AND PART OF FRACTIONAL SOUTHWEST ONE QUARTER OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED JANUARY 6, 1972 AS DOCUMENT 21768877.

P.I.N. 05-21-412-016-0000 = LOT 1
AREA = 21,787 S.F.
P.I.N. 05-21-412-017-0000 = LOT 2
205 SHERIDAN ROAD
AREA = 43,913 ± S.F.
TOTAL AREA LOTS 1 & 2 = 1.51 ± ACRES

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

PER FLOOD INSURANCE RATE MAP, PANEL NUMBER 17031C0255J EFFECTIVE DATE AUGUST 19, 2008, A PORTION OF THE ABOVE-MENTIONED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (ZONE AE) LOCATED ALONG THE SHORES OF LAKE MICHIGAN.

I FURTHER CERTIFY THAT THIS SUBDIVISION IS LOCATED WITHIN THE CORPORATE LIMITS OF 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.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A "BOUNDARY SURVEY."

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

I.P.L.S. # 3591
LICENSE EXPIRATION DATE 11/30/2022



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: OCTOBER 21, 2022
SUBJECT: 1303 AND 1311 SCOTT AVENUE - FINAL PLAT APPROVAL - SCOTT AVENUE SUBDIVISION (CASE NO. 22-24-SD)

INTRODUCTION

On October 26, 2022, the Plan Commission is scheduled to hold a public hearing on an application submitted by DSM Properties, Inc., as the owner of the property located at 1303 Scott Avenue, and Kristen and James Goodfellow, Jr., as the owners of the property located at 1311 Scott Avenue, (collectively the "Subject Property"). DSM Properties, Inc. and the Goodfellows (collectively as the "Applicant") have filed an application seeking the following approvals as part of a Final Subdivision Plat approval to relocate the lot line dividing the two properties:

1. A variation to permit the existing residence at 1311 Scott Avenue (Proposed Lot 1) to observe less than the minimum required side yard setback from the west property line, which is due to an increase in the minimum required side yard setback as a result of the proposed increase in total lot area and increase in average lot width;
2. A finding of "No Material Increased Adverse Impact" for the existing residence at 1311 Scott Avenue (Proposed Lot 1), which does not provide the required building line articulation on the west side building walls; and
3. Any other subdivision relief necessary for the Final Plan approval.

This application is also subject to review by the Zoning Board of Appeals (ZBA) regarding the side yard setback variation described above. The ZBA is scheduled to consider the application on November 14, 2022. The Plan Commission is charged with making a recommendation to the Village Council regarding the subdivision, including the requested relief described above for the existing improvements. DSM Properties, Inc. has also submitted a demolition application for the existing residence at 1303 Scott Avenue. The Landmark Preservation Commission (LPC) is scheduled to consider the demolition application on November 7, 2022.

A mailed notice was sent to property owners within 250 feet in compliance with the Subdivision Code. The hearing was properly noticed in the *Winnetka Talk* on October 6, 2022. As of the date of this memo, staff has not received any written comments from the public regarding this application.

PROPERTY DESCRIPTION

The Subject Property is located at the north side of Scott Avenue, between Lake and Randolph Streets, is zoned R-5 Single Family Residential and currently consists of two buildable lots. The area of each existing lot is as follows:

1. 1303 Scott Avenue: 15,948 square feet (lot width of 100 feet)
2. 1311 Scott Avenue: 7,971 square feet (lot width of 50 feet)

Each of the existing lots contains an existing two-story residence with detached garages. The existing parcels and improvements are depicted below in Figure 1.

The Comprehensive Plan designates the Subject Property as appropriate for single family residential development. The current R-5 zoning is consistent with the Comprehensive Plan.

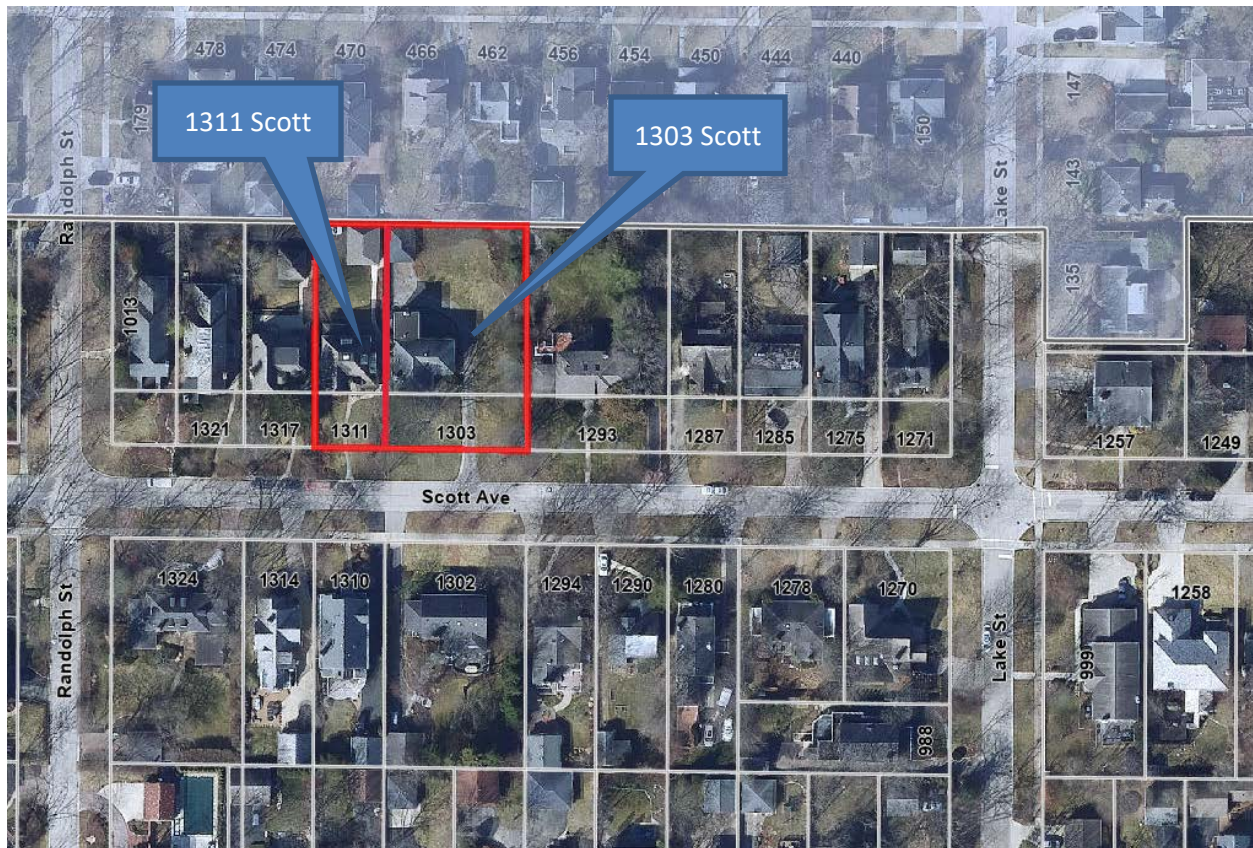


Figure 1 – Existing two lots

GENERAL DESCRIPTION OF PROPOSED PLAT OF CONSOLIDATION / RESUBDIVISION

The Goodfellows reside at 1311 Scott Avenue, which they acquired in 2015. DSM Properties, Inc. acquired 1303 Scott Avenue in August 2021. If approved, DSM Properties, Inc. will demolish the existing residence and detached garage at 1303 Scott Avenue and, along with the Goodfellows, resubdivide the two parcels by relocating the lot line dividing the two parcels 20 feet to the east. The existing improvements at 1311 Scott Avenue would remain. The new lots of record would measure 11,160 square feet (1311 Scott Avenue – proposed Lot 1) and 12,759 square feet (1303 Scott Avenue – proposed Lot 2). As of the date of this memo, plans for proposed improvements on proposed Lot 2 have not been submitted.

The proposed subdivision is represented in Figure 2 on the following page. An excerpt of the proposed *Scott Avenue Subdivision* plat is also provided in Figure 3 on the following page.



Figure 2 – Proposed subdivision (neighborhood map view)

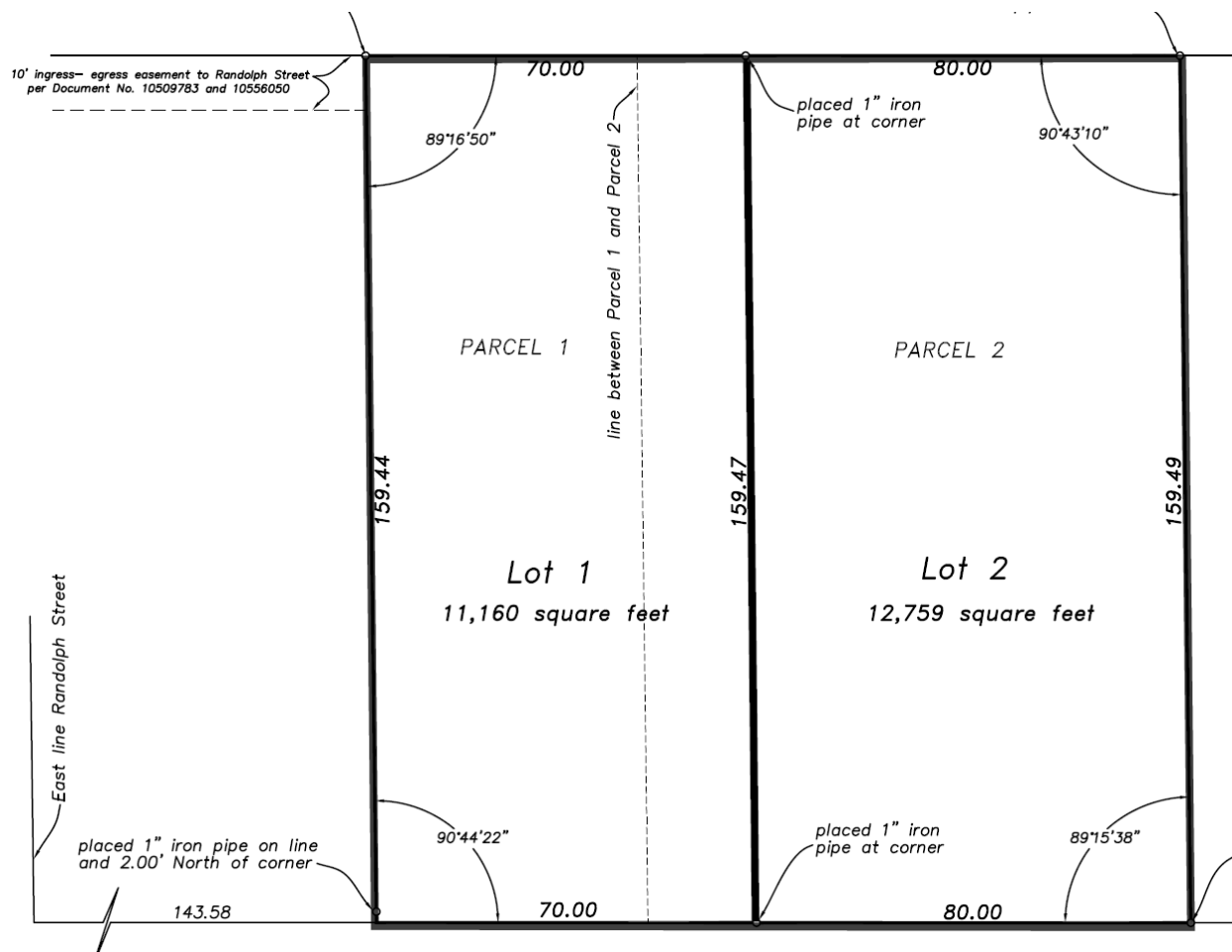


Figure 3 – Excerpt of Proposed Scott Avenue Subdivision Plat

DESCRIPTION OF ZONING STANDARDS

The Subject Property is located in the R-5 Single Family Residential zoning district, which is one of five different single family residential zoning classifications in the Village. The R-5 zoning district provides for the densest form of single-family development compared to most other residential zoning districts, with the R-5 zoning district's purpose statement describing the district as demonstrating a "an intense suburban" character.

Residential Zoning Hierarchy

A comparison of the Village's five different residential zoning classifications (Table 1 below) 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

The Subject Property is bordered to the east, west, and south by lots that are similarly zoned for smaller lot sizes called for in the R-5 zoning district (minimum lot area of 8,400 square feet), as depicted below in Figure 4. The lots to the north of the Subject Property are located in the Village of Glencoe.

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

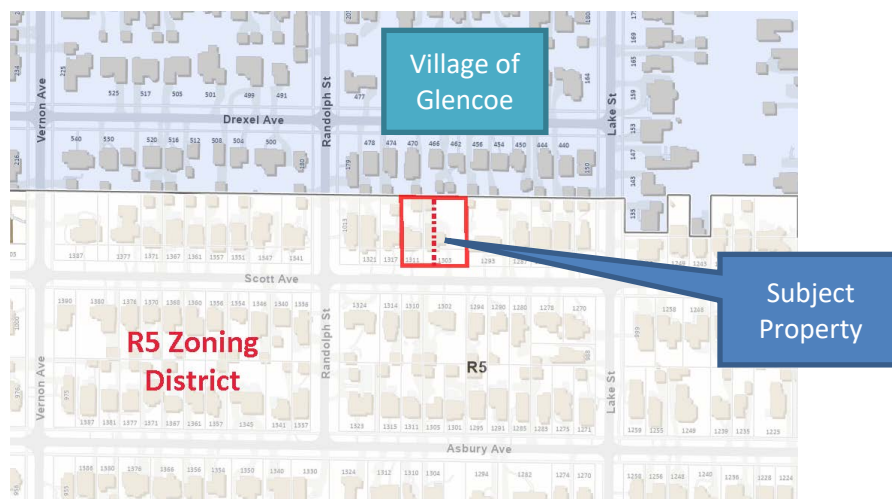


Figure 4 – Area Zoning Map

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 *Scott Avenue Subdivision* **fully complies** with minimum lot area, lot width and lot depth requirements as summarized in Table 2 below. It should be noted that the existing 1311 Scott Avenue parcel is nonconforming in two respects: (1) minimum required lot area, with an existing lot area of 7,971 square feet; and (2) minimum required average lot width, with an existing average lot width of 50 feet. **The proposed subdivision would eliminate one nonconforming lot and create two conforming lots.**

<i>Table 2</i> <i>R-5 Zoning Standards</i>	<i>Proposed Lot 1</i> <i>1311 Scott Avenue</i>	<i>Proposed Lot 2</i> <i>1303 Scott Avenue</i>
Minimum Lot Area (Interior lot) 8,400 square feet	11,160 sq. ft. COMPLIES	12,759 sq. ft. COMPLIES
Minimum Lot Width (average) 60 feet	70 feet COMPLIES	80 feet COMPLIES
Minimum Lot Width (at front street line) 20 feet	70 feet COMPLIES	80 feet COMPLIES
Minimum Lot Depth 120 ft.	159 feet COMPLIES	159 feet COMPLIES
Minimum Rectangular Area within Lot Boundaries	COMPLIES	COMPLIES

Table 2 – R-5 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 *Scott Avenue Subdivision* is summarized in Tables 3 and 4 on pages 7 and 8 of this report, indicating the extent to which the proposed resubdivided lots comply with (or fall short of) zoning standards. The item highlighted (in yellow) in Table 3 indicates the **creation of a zoning nonconformity**.

Description of side yard setback requirements – Side yard setback requirements are calculated based on a lot's width:

- Lots with an average lot width that is 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.

- 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.
- Lots with an average lot width of 60 feet or less: The minimum required side yard setback is 6 feet on one side and 8 feet on the other side.

Newly created zoning nonconformity (zoning variation required) – The proposed subdivision has the effect of increasing the average lot width of 1311 Scott Avenue (Lot 1) to 70 feet, resulting in an increase in the required minimum side yard setback to 7 feet. **As a result, the proposed larger lot renders the existing 1311 Scott Avenue residence (which is setback 6.12 feet from the west property line), nonconforming with the new minimum side yard requirement of 7 feet. The existing improvements providing a minimum side yard of 6.12 feet, are deficient with the new requirement by 0.88 feet or 12.57%.** The Subdivision standard for variations states “Whenever the land to be subdivided is of such unusual size or shape or is surrounded by such development or unusual conditions that the strict application of this section [of the Subdivision Code] would result in real difficulties and substantial hardships or injustices, the Plan Commission may vary or modify such requirements so that the owner is allowed to develop the land in a reasonable manner; provided that, public health, safety, welfare and convenience are protected.”

Additionally, Table 3 on the next page highlights (green) two existing zoning nonconformities **that would be eliminated** with the proposed subdivision. The existing residence at 1303 Scott Avenue currently provides a west side yard setback of 7.08 feet. Also, the existing residence at 1311 Scott Avenue provides an east side yard setback of 5.98 feet. **The proposed Scott Avenue Subdivision would eliminate both of these existing nonconformities.**

Table 3 – Zoning Setback Requirements		<i>Proposed Lot 1 1311 Scott</i>	<i>Proposed Lot 2 1303 Scott</i>	<i>Existing Lot 1311 Scott</i>	<i>Existing Lot 1303 Scott</i>
SETBACK REQUIREMENTS	Minimum Required Front Yard Setback	30 feet	40.78 feet (average of the block)	30 feet	30 feet
	Front yard provided by existing structures	38.77 feet	N/A	38.77 feet	39.42 feet
	Minimum Required Side Yard	7 feet	8 feet	6 feet	12 feet
	Minimum side yard provided by existing structures	6.12 feet (west) VARIATION OF 0.88 FEET (12.57%)	N/A	5.98 feet (east) EXISTING NONCONFORMITY	7.08 feet EXISTING NONCONFORMITY
	Minimum Total Required Side Yards	17.5 feet	20 feet	8 feet (remaining side yard)	30 feet
	Total side yards provided by existing structures	32.1 feet	N/A	12.1 feet	59.84 feet
	Minimum Required Rear Yard	23.92 feet	23.92 feet	23.92 feet	23.92 feet
	Rear yard provided by existing structures	71.72 feet	N/A	71.72 feet	62.72 feet
	Minimum Rear & Side Setback for accessory structure in rear quarter	2 feet	2 feet	2 feet	2 feet
	Setbacks provided by existing garage	2.89 feet (rear) 5.17 feet (side)	N/A	2.89 feet (rear) 5.17 feet (side)	3.28 feet (rear) 2.72 feet (side)

Table 3 – Zoning Setback Requirements

Table 4 – Zoning Building Size Requirements		<i>Proposed Lot 1 1311 Scott</i>	<i>Proposed Lot 2 1303 Scott</i>	<i>Existing Lot 1311 Scott</i>	<i>Existing Lot 1303 Scott</i>
ALLOWABLE BUILDING SIZE	Maximum Allowed Gross Floor Area (GFA)	4,047 sq. ft.	4,160.04 sq. ft.	3,188.4 sq. ft.	5,004.6 sq. ft.
	GFA provided by existing structures	2,924.8 sq. ft.	N/A	2,924.8 sq. ft.	2,929.42 sq. ft.
	Maximum Allowed Roofed Lot Coverage (RLC)	3,013.2 sq. ft.	3,189.75 sq. ft.	2,152.17 sq. ft.	4,305.96 sq. ft.
	RLC provided by existing structures	1,890.68 sq. ft.	N/A	1,890.68 sq. ft.	1,644.08 sq. ft.
	Maximum Allowed Impermeable Lot Coverage (ILC) (50% of lot area)	5,580 sq. ft.	6,379.5 sq. ft.	3,985.5 sq. ft.	7,974 sq. ft.
	ILC provided by existing structures	3,397.94 sq. ft.	N/A	3,397.94 sq. ft.	4,585 sq. ft.

Table 4 – Zoning Building Size Requirements

COMPLIANCE WITH SUBDIVISION CODE STANDARDS

All changes to the configuration of parcels of land are classified as Land Subdivisions under the Village Code and are subject to review by the Plan Commission and approval by the Village Council. As part of that review process, resubdivisions are subject to review for compliance with both the Village Subdivision Code as well as the Zoning Ordinance. According to Section 16.12.010 Minimum land subdivision standards of the Subdivision Code, subdivisions shall conform with the Comprehensive Plan and with the minimum standards outlined in Section 16.12.010, such as the street system, street and alley widths, lot size, etc. The proposed subdivision complies with the vast majority of the minimum subdivision standards, however, as described below, there are existing improvements that will remain that require relief from the subdivision standards.

Pre-existing zoning nonconformity (finding of No Material Increased Adverse Impact required) – One existing nonconformity **will remain** on the 1311 Scott Avenue parcel (Lot 1). The west side building walls of the existing residence do not provide the required building line articulation. Constructed in 1929, the residence predates the current Zoning Ordinance, which now requires the side building walls that face the smaller side yard, on a residence constructed prior to April 1999, be articulated by at least 18 inches when the residence is more than 40 feet long. 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.”*

In terms of conformance with the Comprehensive Plan, the proposed subdivision conforms with the Comprehensive Plan as the Land Use Map designates the Subject Property as appropriate for single family residential development, which is the proposed use of the resubdivided lots.

STORMWATER

The proposed subdivision consists of relocating the lot line dividing two properties. As previously mentioned, the Applicant intends to demolish the existing residence at 1303 Scott Avenue (Lot 2) and construct a new single-family residence. This future improvement, along with any other impermeable lot coverage, will be evaluated by the Village Engineering staff for compliance with the Village stormwater regulations upon submittal of the permits necessary for such improvements.

CURRENT CONSIDERATION BY PLAN COMMISSION

The Village Code does not require an applicant to obtain preliminary plat approval as a precondition of final plat approval. In this case, the Applicant has chosen to directly proceed with the final plat review.

In addition to evaluating prescriptive standards of the zoning and subdivision code, consideration of Final Subdivision Plat approval also needs to consider the details of the final plat such as utility easements, final plat formatting and related matters. The Village Water and Electric and Engineering Departments have reviewed the proposed subdivision and are not requiring any utility easements.

PLAT FORMATTING – SIGNATURE BLOCKS

All the necessary signature blocks are provided on the plat of subdivision.

RECOMMENDATION

Following conclusion of public comment and Commission discussion, the Commission may choose to consider the following motion:

The Plan Commission **finds [does not find]**

1. That the proposed Scott Avenue Subdivision Final Plat relocating the lot line dividing 1303 Scott Avenue and 1311 Scott Avenue, which requires a zoning variation for 1311 Scott Avenue (Lot 1) to allow a minimum west side yard of 6.12 feet, whereas a minimum of 7 feet is required, **meets [does not meet]** the Subdivision Code standards for approving such final plat;
2. The proposed subdivision **is [is not]** consistent with the Comprehensive Plan’s Land Use Map designation of the Subject Property as appropriate for “single family residential” development; and
3. A *“Finding of No Material Increased Adverse Impact upon the public health, safety, or welfare”* with respect to the existing zoning nonconformity for the existing residence on the 1311 Scott Avenue parcel (Lot 1) which consists of west side building walls that do not provide the required building line articulation of 18 inches.

Based upon these findings, the Plan Commission **recommends** [**does not recommend**] that the proposed Scott Avenue Subdivision be approved subject to final review and approval of the plat by the Village Attorney prior to recordation of the plat.

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Proposed Plat of Subdivision (Scott Avenue Subdivision)

ATTACHMENT A

Village of Winnetka
SUBDIVISION/CONSOLIDATION APPLICATIONVILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SUBDIVISION/CONSOLIDATION APPLICATION

Case No. 22-24-SD

Property Information

Site Address: 1303 Scott Avenue & 1311 Scott Avenue, Winnetka

Parcel Identification Number(s) (PIN): 1303: 05-18-215-027-0000; 05-18-017-0000 1311: 05-18-215-026-0000; 05-18-215-016-0000

Property Owner Information

Name: 1303: DSM Properties, Inc.

1311: Kristen & James Goodfellow Jr.

Primary Contact: Kristen Goodfellow

Address: 1311 Scott Avenue

City, State, Zip: Winnetka, IL 60093

Phone No. [REDACTED]

Email: [REDACTED]

Date owner acquired property: _____

Architect Information

Name: _____

Primary Contact: _____

Address: _____

City, State, ZIP: _____

Phone No. _____

Email: _____

Surveyor Information

Company Name: Norman J.

Toberman & Associates

Primary Contact: _____

Address: 115 S. Wilke Rd #301

City, State, Zip: Arlington Heights, IL 60005

Phone No. (847) 439-8225

Email: mail@toberman.us

Attorney Information

Name: _____

Primary Contact: _____

Address: _____

City, State, Zip: _____

Phone No. _____

Email: _____

Property Owner Signature

DocuSigned by:

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DocuSigned by:

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DocuSigned by:

15655A2F425A4CE...

Date: 8/25/2022

Subdivision/Consolidation Application for 1303 and 1311 Scott Avenue, Winnetka

Narrative Description

Background and Proposed Plan

Kristen and James Goodfellow (the "Goodfellows") purchased 1311 Scott Avenue, Winnetka in August 2015. The lot is currently 50 feet wide by 159 feet deep and is improved with a single-family home with detached garage. The home was built in 1928, the garage was rebuilt in 2019.

1303 Scott Avenue is a lot directly east of 1311 Scott Avenue that is currently 100 feet wide by 159 feet deep. In August 2021, 1303 Scott was purchased by DSM Properties, Inc. ("DSM"). DSM is a developer who intends to demolish the existing single-family home and detached garage on 1303 Scott and construct a new single-family home.

DSM has agreed to sell the western 20 feet by the survey depth of 1303 Scott to the Goodfellows, pending approval by the Village of Winnetka of the subdivision of 1303 and the subsequent consolidation of 1311. The purpose of the purchase is to create a larger yard for 1311. Post consolidation, 1311 Scott would be approximately 70 feet wide by 159 feet deep, and 1303 Scott would be approximately 80 feet wide by 159 feet deep.

Subdivision Design Standards

The proposed subdivision conforms with the subdivision design standards set forth in Section 16.12 of the Village Code. The lots currently conform to the requirements of the Village Code, and the proposed subdivision and consolidation only moves the boundary separating the lots 20 feet east of its current location. The boundary line will remain perpendicular to the street and there will be no adjustments to any driveways or easements. The proposed new lot sizes are in keeping with the surrounding neighborhood. Lots on Scott Avenue generally fall within the range of 50 to 100 feet wide. In particular, on Scott Avenue, out of the 109 homes located between Green Bay Road and Grove Street, there are 13 houses with approximately 100 foot wide lots, 20 homes with 70-80 foot wide lots, and 2 homes with 64 foot wide lots, with the remaining lots being approximately 50 feet wide (please see attached Addendum A). The new lot sizes for 1303 and 1311 Scott will fall in the range of the majority of lots on Scott Avenue that are larger than 50 feet wide but less than 100 feet wide. Additionally, the wider lots are mixed in with the 50 foot lots on each block, rather than being congregated together in blocks or on one end of the street. Therefore, creating 70 foot and 80 foot wide lots where 100 foot and 50 foot lots were located will not stand out from the other lots on the block or the street.

Minor Zoning Variation

1311 Scott will require a minor zoning variation in connection with the consolidation contemplated by this application because the side setbacks will no longer conform to Section 17.30.060 of the Village Code. Following consolidation, 1311's west side yard setback will be approximately 6 feet, which is 1 foot narrower than the minimum side yard setback required by the Code. This one foot variation is a minor variation that may be approved by the Zoning Administrator in accordance with Section 17.60.015 of the Code. There will be no other zoning impacts to 1311 Scott, as the newly acquired land will simply enlarge the yard and will not impact the type or intensity of land use for this parcel.

The zoning requirements for 1303 Scott will not be impacted by this plan. DSM will work with the Village to approve building plans for the new construction in a parallel process.

Conclusions

The proposed subdivision and consolidation of 1303 and 1311 Scott are permissible under the subdivision and zoning sections of the Village Code. The proposed new lot sizes make sense within the context of the surrounding neighborhood and there are a compelling number of similarly sized lots on Scott Avenue. A minor zoning variation of 1 foot of side setback will be needed in connection with the consolidation of 1311 Scott, but this minor variation will not impact the surrounding lots and will not change the character of the neighborhood. Given that the proposed subdivision and consolidation meet the requirements set forth in the Village Code, we ask that the Plan Commission, the Zoning Board of Appeals and the Village Council approve our application.

Addendum A

Lot Widths on Scott Avenue by Address based on Publicly Available Real Estate Records

Lot Width (feet)	Address on Scott Avenue
129	1205
100	1162, 1179, 1183, 1229, 1238, 1293, 1302, 1380, 1387
95	1193, 1204
93	1324
80	1174, 1525
75	1139 1149, 1155, 1163, 1278, 1347, 1377, 1405, 1409, 1412, 1495, 1503, 1000 Vernon
72	1214
70	1180, 1341, 1515, 999 Lake
64	1248, 1258
50	1133, 1138, 1140, 1148, 1152, 1169, 1173, 1192, 1215, 1169, 1173, 1192, 1215, 1216, 1228, 1235, 1239, 1243, 1249, 1271, 1275, 1280, 1285, 1287, 1290, 1294, 1310, 1314, 1317, 1321, 1336, 1340, 1346, 1351, 1354, 1356, 1360, 1361, 1367, 1368, 1370, 1371, 1376, 1390, 1417, 1418, 1422, 1423, 1427, 1428, 1432, 1433, 1436, 1442, 1446, 1449, 1452, 1453, 1456, 1468, 1469, 1472, 1475, 1476, 1477, 1484, 1485, 1487, 1492, 1496, 1502, 1508, 1509, 1013 Randolph, 1005 Greenwood

of

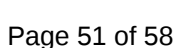
LOT 8 (EXCEPT THE WEST 50 FEET THEREOF) IN BLOCK 8 IN LLOYD'S SUBDIVISION OF BLOCKS 1 TO 5 OF TAYLOR'S SECOND ADDITION TO TAYLORSPORT, BEING A PART OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 17 AND PART OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT RECORDED OCTOBER 18, 1929 AS DOCUMENT 10509783 AND GRANT RECORDED DECEMBER 17, 1929 AS DOCUMENT 10556050 FOR INGRESS AND EGRESS OVER THE NORTH 10 FEET OF LOT 7 AND THE NORTH 10 FEET OF THE WEST 50 FEET OF LOT 8.

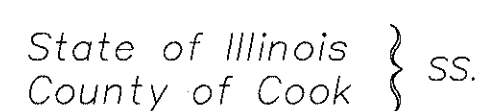


Norman J. Toberman and Associates
115 South Wilke Road
Suite 301
Arlington Heights, Illinois
847-439-8225



LOT 9 IN BLOCK 8 IN LLOYD'S SUBDIVISION OF BLOCKS 1 TO 5 OF TAYLOR'S SECOND ADDITION TO TAYLORSPOBT, BEING A PART OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 17 AND PART OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

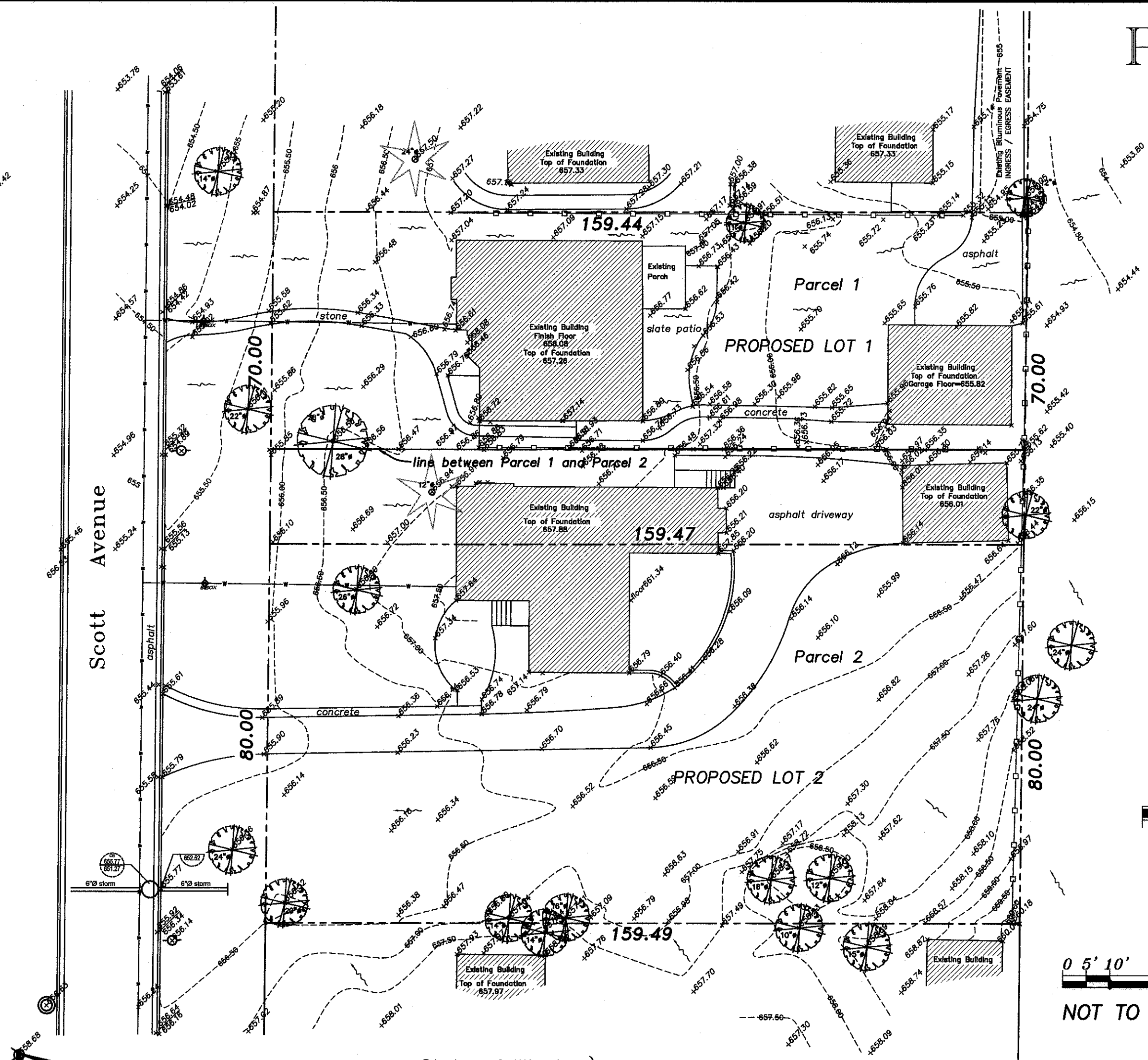
COMMONLY KNOWN AS: 1303 SCOTT AVENUE, WINNETKA, ILLINOIS.



Norman J. Toberman and Associates
115 South Wilke Road
Suite 301
Arlington Heights, Illinois
847-439-8225

Design Firm #184-005910
Expires April 30, 2023

Plat of Topographic Survey of



PARCEL 1:

LOT 8 (EXCEPT THE WEST 50 FEET THEREOF) IN BLOCK 8 IN LLOYD'S SUBDIVISION OF BLOCKS 1 TO 5 OF TAYLOR'S SECOND ADDITION TO TAYLORSPOUT, BEING A PART OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 17 AND PART OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1311 SCOTT AVENUE, WINNETKA, ILLINOIS

P.I.N 05-18-215-016-0000 AND 05-18-215-026-0000

PARCEL 2:

LOT 9 IN BLOCK 8 IN LLOYD'S SUBDIVISION OF BLOCKS 1 TO 5 OF TAYLOR'S SECOND ADDITION TO TAYLORSPOUT, BEING A PART OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 17 AND PART OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1303 SCOTT AVENUE, WINNETKA, ILLINOIS

P.I.N 05-18-215-017-0000 AND 05-18-215-027-0000

PROJECT BENCH MARK ELEV. 658.68
SE FLANGE BOLT OF FIRE HYDRANT

State of Illinois } ss.
County of Cook }

I, David Bycroft, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the property described in the caption of this plat and that this plat is a correct representation of said survey.

dated at Arlington Heights, Illinois, this 11th day of October, 2022

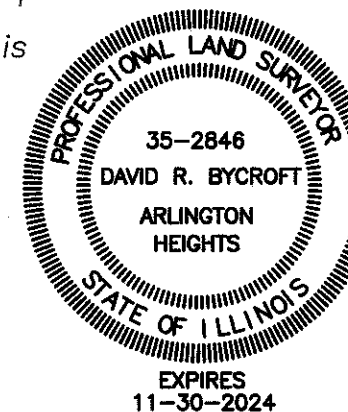
by DR. BT
as Illinois Professional Land Surveyor No. 2846

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

For easements, building lines and other restrictions not shown hereon, refer to your abstract of title, deed, title policy and local zoning ordinance.

Field work was completed August 16, 2022.

Design Firm #184-005910
Expires April 30, 2023



SHEET NO. 1 OF 3

FILE NO. 22-7412

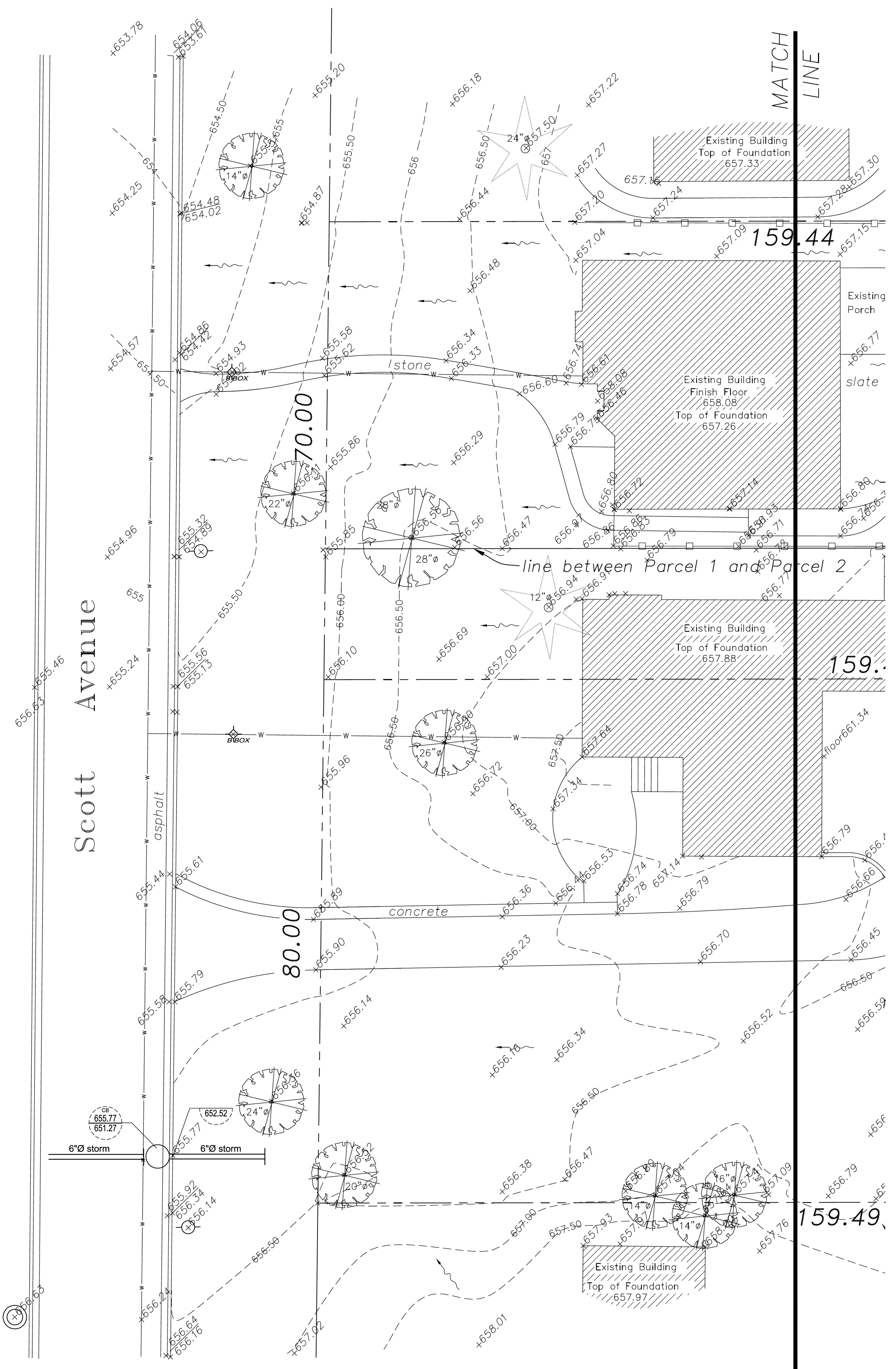
for:

DSM Properties

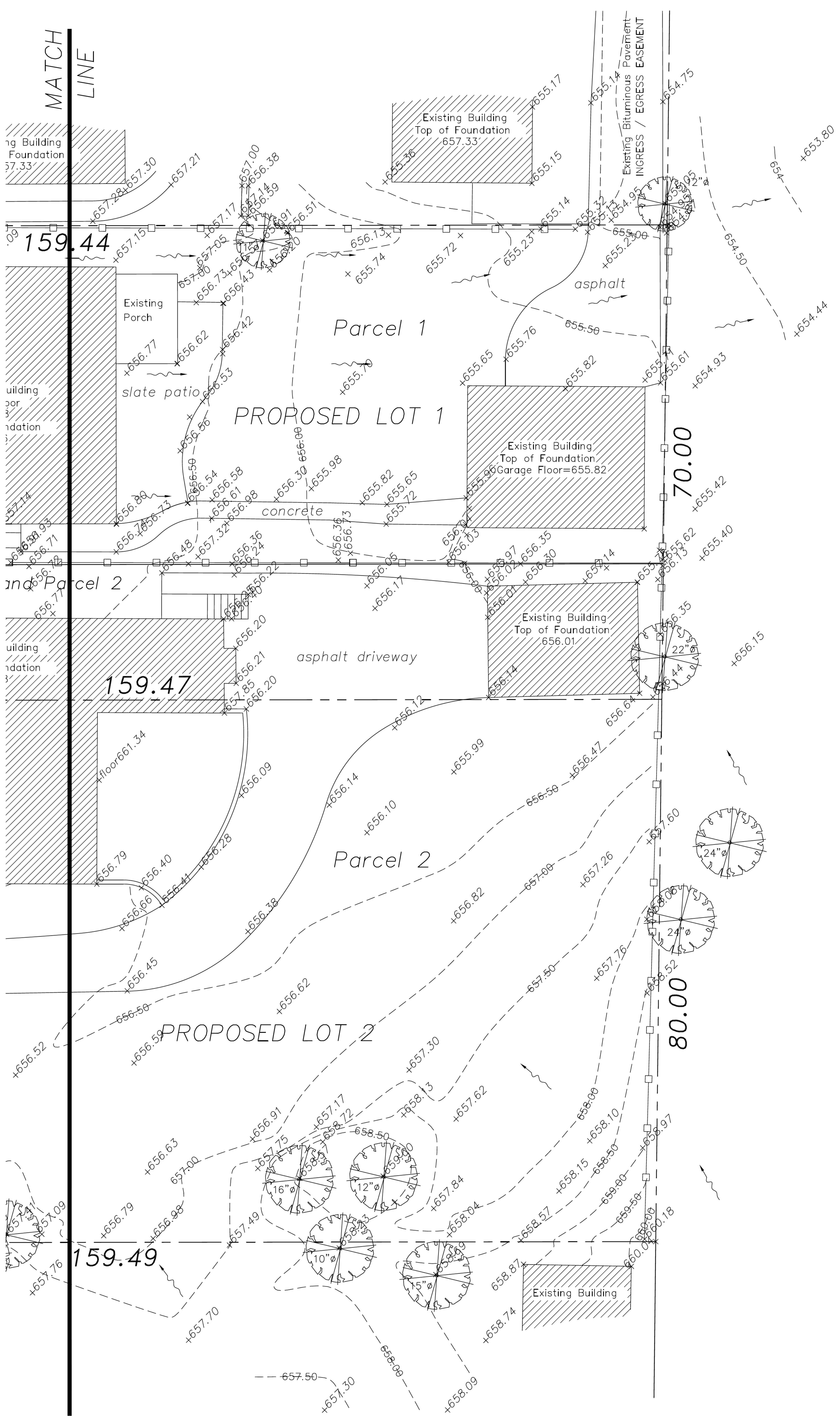
2225 Greenview Road
Northbrook, Illinois

from the office of:

Norman J. Toberman and Associates
115 South Wilke Road
Suite 301
Arlington Heights, Illinois
847-439-8225



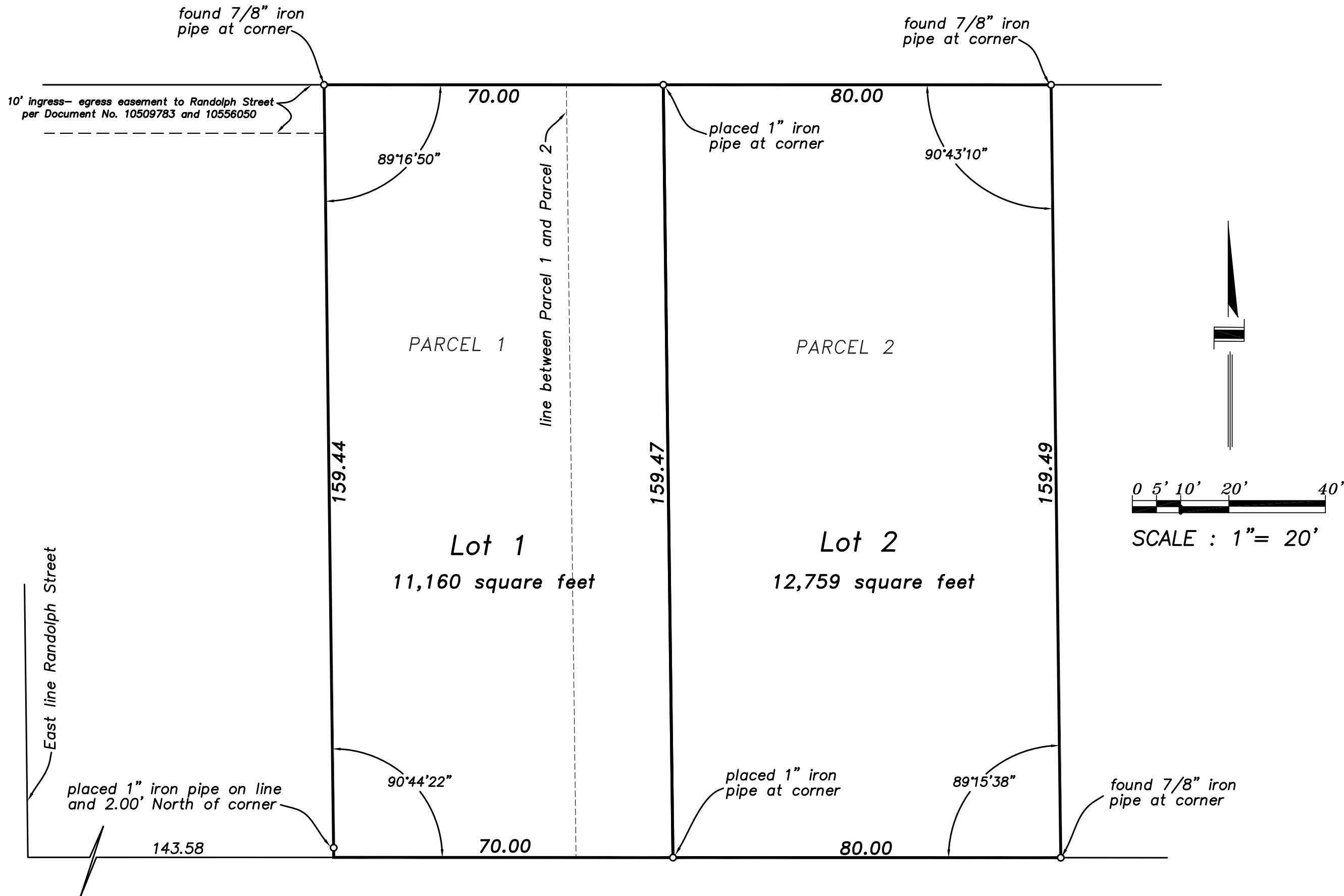
SHEET NO. 2 OF 3



SHEET NO. 3 OF 3

SCOTT AVENUE SUBDIVISION

PART OF THE NORTHWEST ¼ OF SECTION 17 AND PART OF THE NORTHEAST ¼ OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Scott Avenue
(66' R.O.W.)

MORTGAGEE CERTIFICATE (1311 Scott Avenue)

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

Chase Bank, as Mortgagee of the property (Mortgage Loan No. 1399040350) commonly known as 1311 Scott Avenue, Winnetka, Illinois, does hereby consent to the Scott Avenue Subdivision of the property described hereon.

Dated this _____ day of _____, AD. 2022

Bank Officer

NOTARY CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

I, _____, a Notary Public in and for said County, in the state aforesaid do hereby certify that _____ personally known to me to be the same persons whose name is subscribed to the foregoing instrument as such Mortgagee, appeared before me this day in person and acknowledged that he/she signed and delivered the annexed plat as his/her own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of _____ AD. 2022

Notary Public

OWNERS CERTIFICATE (1311 Scott Avenue)

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

This is to certify that the undersigned are the legal owners of the land described on the annexed plat, and that they have caused the same to be platted as indicated thereon, for the uses and purposes therein set forth, and do hereby acknowledge and adopt the same under the style and title thereon indicated.

Dated this _____ day of _____, AD. 2022

Kristen Goodfellow

James Goodfellow

NOTARY CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

I, _____, a Notary Public in and for said County, in the state aforesaid do hereby certify that James Goodfellow and Kristen Goodfellow personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners, appeared before me this day in person and acknowledged that they signed and delivered the annexed plat as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of _____ AD. 2022

Notary Public

SURVEYOR CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

I, David Bycroft, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the following described property for the purpose of re-subdividing it into two lots as shown hereon:

PARCEL 1:

LOT 8 (EXCEPT THE WEST 50 FEET THEREOF) IN BLOCK 8 IN LLOYD'S SUBDIVISION OF BLOCKS 1 TO 5 OF TAYLOR'S SECOND ADDITION TO TAYLORSPOINT, BEING A PART OF THE NORTHWEST ¼ OF SECTION 17 AND PART OF THE NORTHEAST ¼ OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1311 SCOTT AVENUE, WINNETKA, ILLINOIS

P.I.N 05-18-215-016-0000 AND 05-18-215-026-0000

PARCEL 2:

LOT 9 IN BLOCK 8 IN LLOYD'S SUBDIVISION OF BLOCKS 1 TO 5 OF TAYLOR'S SECOND ADDITION TO TAYLORSPOINT, BEING A PART OF THE NORTHWEST ¼ OF SECTION 17 AND PART OF THE NORTHEAST ¼ OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1303 SCOTT AVENUE, WINNETKA, ILLINOIS

P.I.N 05-18-215-017-0000 AND 05-18-215-027-0000

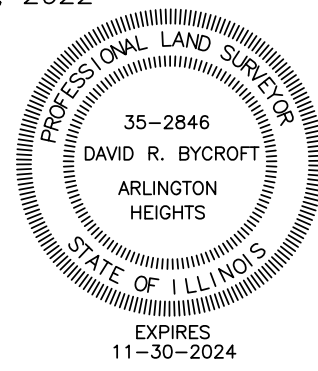
Further, I hereby certify that the subject property is situated in Zone X, which is an area determined to be outside the 0.2% annual chance floodplain per Map No. 17031C0232J, revised August 19, 2008.

Further, I hereby certify that the subject property is within the Village of Winnetka, which has adopted a Village Plan.

Further, I hereby authorize the Village of Winnetka to record this plat.

dated at Arlington Heights, Illinois, this _____ day of _____, 2022

by _____
as Illinois Professional Land Surveyor No. 2846



VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

I, _____, Village Collector of the Village of Winnetka, 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 Subdivision.

dated this _____ day of _____ 2022.

By: _____
Village Collector

OWNERS CERTIFICATE (1303 Scott Avenue)

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

This is to certify that the undersigned is the legal owner of the land described on the annexed plat, and that he has caused the same to be platted as indicated thereon, for the uses and purposes therein set forth, and does hereby acknowledge and adopt the same under the style and title thereon indicated.

Dated this _____ day of _____, AD. 2022

DSM Properties, Inc.
Darin Marcus, Owner

NOTARY CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

I, _____, a Notary Public in and for said County, in the state aforesaid do hereby certify that Darin Marcus, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such owner, appeared before me this day in person and acknowledged that he signed and delivered the annexed plat as his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of _____ AD. 2022

Notary Public

VILLAGE BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

Approved by the Village Board of Trustees at a meeting held this _____ day of _____ 2022.

By: _____ Attest: _____
Village President, Winnetka, IL Village Clerk

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

Approved by the Village of Winnetka Plan Commission at a meeting held this _____ day of _____ 2022.

By: _____ Attest: _____
Village President, Winnetka, IL Village Clerk

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

Approved by the Village Engineer of the Village of Winnetka, Illinois this _____ day of _____ 2022.

By: _____
Village Engineer

WATER AND ELECTRIC DEPARTMENT CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

Approved by the Director of the Water and Electric Department of the Village of Winnetka, Illinois this _____ day of _____ 2022.

By: _____
Water and Electric Director

Lot 1: Send tax bill to:
James Goodfellow
1311 Scott Avenue
Winnetka, Illinois 60093

Lot 2: Send tax bill to:
DSM Properties, Inc.
2225 Greenview Road
Northbrook, Illinois 60062

Submitted by and return Plat to:
Village of Winnetka
Department of Community Development
510 Green Bay Road
Winnetka, Illinois 60093

Revised September 28, 2022, per Village comments.
Revised October 11, 2022, per Village comments.