



Village of Winnetka

Zoning Board of Appeals Regular Meeting

November 14, 2022 at 7:00 PM

Police Department Classroom

410 Green Bay Road

AGENDA

1. **Call to Order & Roll Call**
2. **Approval of Minutes**
 - a. September 12, 2022, Regular Meeting Minutes
3. **Community Development Report**
4. **New Cases**
 - a. **Case No. 22-24-SD 1303 and 1311 Scott Avenue** 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 a zoning 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. The Village Council has final jurisdiction on this request.
5. **New Business**
 - a. December 12, 2022, Meeting - Quorum Check
6. **Public Comments**
7. **Adjournment**

NOTICE

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

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities contact the Village ADA Coordinator at 510 Green Bay Road, Winnetka, Illinois 60093, (Telephone (847) 716-3543; T.D.D. (847) 501-6041).

**WINNETKA ZONING BOARD OF APPEALS MEETING MINUTES
SEPTEMBER 12, 2022**

Zoning Board Members Present: Matt Bradley, Chairman
Kate Casale MacNally
Lynn Hanley
Mike Nielsen
Todd Vender
Max Weigandt

Zoning Board Members Absent: None

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

Call to Order:

Chairman Bradley called the meeting to order at 7:00 p.m.

Approval of Minutes:

a. August 15, 2022 Special Meeting Minutes

Chairman Bradley asked for a motion to approve the August 15, 2022, meeting minutes. A motion was made by Ms. Hanley and seconded by Mr. Weigandt. A vote was taken and the motion unanimously passed, 6 to 0:

AYES: Bradley, Casale MacNally, Hanley, Nielsen, Weigandt, Vender

NAYS: None

Community Development Report:

a. Comprehensive Plan Open House - Thursday, September 22, 2022, from 6:00 to 8:00 pm.

Mr. Schoon informed the Board that on September 22, 2022, there will be an Open House with regard to the Comprehensive Plan to obtain input on the vision statements and goals which the Plan Commission worked on for several months and presented to the Village Council in July 2022. Board members were invited to attend.

New Cases:

a. Case No. 22-19-V2 - 644 Pine Lane: An application submitted by Doug Minahan seeking approval of a zoning variation to allow alterations to the existing coach house at 644 Pine Lane. The requested variation would permit garage space at 644 Pine Lane to exceed the maximum permitted garage capacity of four vehicles in the R-2 Single Family Residential District. The Village Council has final jurisdiction on this request.

Ms. Klaassen stated the requested variation is necessary in order to maintain the existing garage space in the coach house noting there is a new home currently under construction. She identified the property's location, zoning classification and photos. Ms. Klaassen also stated approved plans for the new house being constructed on the property included replacing the garage parking spaces with property maintenance storage space. She then referred to the existing site plan, proposed plans that include replacing the garage doors on the carriage house with 6'-wide non-motorized carriage doors on its front elevation.

1 Ms. Klaassen noted the Zoning Ordinance has a four vehicle capacity in terms of garage space, which
2 applied to all single family residential districts. She referred to the draft motion on page nos. 10 and 11
3 and asked if there were any questions.
4

5 Ms. Casale MacNally asked if the variation is granted and the motorized doors are allowed to remain, is
6 there anything which would prevent the applicant from parking vehicles in that space. Ms. Klaassen
7 responded the proposed door width prevented vehicular access. Ms. Hanley then asked what would
8 prevent the next owner from replacing the 6-foot doors with doors wide enough to allow vehicular access
9 and Ms. Klaassen responded a permit would be required which would require a zoning review. She also
10 stated zoning limited vehicle capacity in order to keep the structure as an accessory use. Ms. Klaassen
11 indicated there may not have been anything in particular which drove the ordinance adoption. Ms. Hanley
12 asked what is the zoning requirement which allowed carriage homes. Ms. Klaassen responded the coach
13 house was built in the 1920's; however, the Zoning Ordinance does not allow new accessory dwelling units
14 to be built today.
15

16 Ms. Casale MacNally asked if the two current doors were kept motorized with the current width, the four
17 parking spaces in the main home would not have been approved, and Ms. Klaassen confirmed that is
18 correct. A Board Member questioned the rationale behind changing the doors. Ms. Klaassen explained
19 the reasoning behind the applicant's door replacement request. Ms. Hanley asked if the variation is
20 allowed, the applicant would be able to park six vehicles and Ms. Klaassen confirmed that is correct. Mr.
21 Schoon further explained the reasoning behind the code limitation which is to limit the number of vehicles
22 within a structure on a lot. Chairman Bradley asked if there is any precedent, and Ms. Klaassen responded
23 that in the last 20 years she cannot recall such a request. No additional questions were raised at this time.
24

25 Chairman Bradley swore in those speaking at this time. Doug Minahan stated the property initially had six
26 garage spaces before the building permit was issued. Ms. Klaassen clarified that the approved building
27 permit for the new home included the alteration to the existing coach house to eliminate the garage in
28 the coach house so that the four spaces in the new home were permitted. Mr. Minahan stated the intent
29 is not to have six garage spaces. Since the building is currently there, the intent is for it to be used for a
30 golf cart and lawn equipment, and the design would have a courtyard effect. He informed the Board he
31 did not plans to have six vehicles and the unique circumstances standard related to the structure currently
32 being there. Mr. Minahan stated since it is a private road, the structure would not be visible from the
33 street noting a neighbor is in support of the request. He further addressed how the remaining standards
34 would not be affected. Ms. Hanley asked how many garage spaces the previous home had, and Mr.
35 Minahan responded the house itself had none; the carriage house had two.
36

37 Chairman Bradley stated when the initial plans were approved for the new house, the coach house was
38 to remain and the garage door change allowed the building permit to be approved. He asked Mr. Minahan
39 if there is a way to design the courtyard symmetry with motorized doors. Mr. Minahan responded the
40 doors can be non-motorized and explained the architect's plans to the Board. He added he would also like
41 for the doors on the carriage house to match the garage doors on the house. He identified the new side
42 lights to be installed on either side of the doors which did not have to be motorized. Mr. Minahan
43 reiterated it is not his intent to park vehicles in the coach house. Ms. Casale MacNally reiterated Ms.
44 Hanley's concern relating to a future owners' ability to park vehicles inside. Chairman Bradley stated his
45 concern related to precedent setting and suggested the applicant and their architect consider a different
46 alternative. No additional questions were raised at this time.
47

Chairman Bradley asked if there were any comments from the audience. No comments were made at this time. He then called the matter in for discussion and identified the standards which could not be met noting the unique circumstances standard has not been met. Chairman Bradley suggested the applicant either be allowed to go forward with a vote or hold the matter to a future meeting until the application has been modified. He stated he would vote against the request as currently presented.

Mr. Nielsen stated another reason for limiting the number of garage spaces is to prevent the building from being dominated by garage doors and the carriage house façade as approved as part of the building permit already looks like there are garage doors there. Mr. Vender stated the precedent issue did not matter to him as much since the applicant's concern related to appearance. He also referred to other homes with numerous vehicles on properties. Chairman Bradley then referred to the initial property's approval. Mr. Vender referred to the scope of the property and that the home is going to remain there. He also stated with regard to precedent, he referred to the specifics of this requires being taken into account. Mr. Weigandt and Mr. Vender then stated they would be in favor of the request. Ms. Hanley agreed the first standard cannot be met and commented making two garage doors not look like garage doors is silly. She then stated the ordinance would still limit the number of garage spaces to four. Chairman Bradley noted six foot doors were initially approved. Ms. Hanley then stated the plight of the owner is due to his own making.

Ms. Casale MacNally referred to page 14 and the language relating to the variance approval language and that the modification proposal would not have otherwise been approved if these doors were proposed at 8 feet. She then stated while taking the applicant at his word, it appeared as though the system is being gamed. Ms. Casale MacNally agreed with Chairman Bradley's comments and stated she would vote against the request.

Chairman Bradley asked for a motion to recommend approval as noted on page 7. A motion was made by Ms. Hanley and seconded by Mr. Weigandt seconded the motion. A vote was taken and the motion passed, 4 to 2:

AYES: Hanley, Nielsen, Vender, Weigandt

NAYS: Bradley, Casale MacNally

Mr. Minahan responded to the Board member's comment regarding gaming the system, and he stated that was not his intent.

b. Case No. 22-21-V - 1550 Edgewood Lane - Nick Corwin Park: An application submitted by the Winnetka Park District seeking approval of a zoning variation to allow improvements to an existing playground located at 1550 Edgewood Lane. The requested variation would permit the playground equipment to exceed the maximum permitted height. The Zoning Board of Appeals has final jurisdiction on this request.

Ms. Klaassen stated the request related to proposed improvements to the park which was last updated in 1999 and described the proposed equipment. She identified the property's location, amenities and zoning classification. Ms. Klaassen noted the project would include tree removals and would include new landscaping and new surfacing. She then referred to the proposed rendering noting the Design Review Board considered a Certificate of Appropriateness in August 2022 and mentioned their concerns regarding the loss of trees. She also explained the Village Forester's response to the proposed tree removals with the proposal requiring replacement trees. Ms. Klaassen stated no written comments were received and noted the Board has final jurisdiction. She then referred to the draft motion in the agenda packet. Chairman Bradley asked if there were any questions.

1 Ms. Hanley questioned the amount of proposed tree replacements and Ms. Klaassen identified the
2 replacement trees on the site plan with the Village Forester making the final determination. Ms. Casale
3 MacNally referred to page 38 and questioned whether the ground material to be installed would comply
4 with ADA accessibility requirements. She also questioned how that material is feasible and Ms. Klaassen
5 stated the applicant can further explain the material's function. Ms. Casale MacNally then asked if there
6 would be any ADA accessible swings.

7
8 Chairman Bradley swore in those speaking to this matter. Costa Kutulus from the Park District began by
9 noting one swing would be changed out to be ADA accessible. He then explained how the use of the wood
10 fiber material is easier to install, maintain over the long term and would meet ADA accessibility
11 requirements. Mr. Kutulas also explained the rationale behind the need for the tree removals as well as
12 the caliper tree inches to be installed. He referred to similar equipment being used at other parks and
13 noted the reason for the variation is due to the equipment's height and the need to comply with fall zone
14 components and shade requirements. Mr. Kutulas then asked if there were any questions.

15
16 Chairman Bradley questioned the equipment height variances at other parks. Mr. Kutulas responded at
17 Hubbard Woods Park the equipment height is at 16 feet 7 inches with 15 feet 10-inch equipment heights
18 at Dwyer Park. Chairman Bradley questioned what is triggering the percentage overage in terms of height.
19 Mr. Kutulas explained the single story structure height limitation requirement which is maximized at 15
20 feet. Ms. Casale MacNally referred to the equipment's visibility and questioned whether there is room for
21 planting to the north and south due to the playfield locations. Mr. Kutulas referred to the visibility from
22 Grove Street and explained the location of some of the obscured views. He then stated the proposed
23 height would not be an issue and the canopy color would be similar to that of the trees. Mr. Nielsen
24 referred to Figure 7 of the proposed play equipment and asked if some of the higher elements can be
25 reduced in height. Mr. Kutulas explained it is based on the highest platform height element and the canopy
26 has to be 84 inches above that to meet the standard. No additional questions were raised at this time.

27
28 Chairman Bradley swore in those speaking to this matter. Dan Blau introduced himself and his wife, Jean,
29 to the Board and stated his concern related to the location of the play area and he was concerned that
30 the plan was changing the location of the playground. He informed the Board they own the property at
31 the northwest corner and questioned whether the illustration in the public notice they received accurately
32 depicted the location. No additional comments were made at this time. Chairman Bradley then called the
33 matter in for discussion.

34
35 Several Board Members stated they had no problem with the request noting approvals were given for
36 similar projects. Chairman Bradley agreed with the comments made and suggested more shade be
37 incorporated into the proposal. He then asked for a motion to approve the request as noted on page 63.
38 A motion was made by Ms. Hanley and seconded by Ms. Casale MacNally. A vote was taken and the
39 motion unanimously passed, 6 to 0:

40
41 AYES: Bradley, Casale MacNally, Hanley, Nielsen, Weigandt, Vender

42 NAYS: None

43
44 **c. Case No. 22-22-V2 - 1122 Gage Street: An application submitted by Iretta Brennan**
45 **seeking approval of zoning variations to allow construction of an addition to the existing residence at**
46 **1122 Gage Street. The requested variations would permit the addition to (i) provide less than the**
47 **minimum required front yard setback from Gage Street and (ii) provide less than the minimum required**
48 **rear yard setback from the south property line. The Village Council has final jurisdiction on this request.**

1 Ms. Klaassen first described the lot configuration for the Board as well as its location and zoning
2 classification. She referred to the site's photos and stated the variations are necessary to convert the
3 existing one-stall car garage into a family room and add an addition on the west side, which would include
4 a two-stall garage. Ms. Klaassen then identified the GFA and rear yard setback calculations along with the
5 proposed floor plan and front, rear and west elevations. She noted no written comments have been
6 received and asked if there were any questions.

7
8 Chairman Bradley asked if the proposed garage would be oversized and Ms. Klaassen responded it is a
9 little larger than what is typically being built. Ms. Hanley asked if two garage doors are required on a 20x20
10 square foot garage. Ms. Klaassen stated two 9-foot garage doors are required in this instance because the
11 garage is attached and facing the street. A Board Member asked if the existing garage is being removed
12 and Ms. Klaassen stated it is being converted to a family room. Ms. Hanley asked if there would not be a
13 side yard on the side with the triangle and Ms. Klaassen identified it as the rear yard. Ms. Casale MacNally
14 questioned how parking would be configured on the property due to the lot shape as well as
15 ingress/egress from the lot. Ms. Klaassen stated the applicant can respond to that question. The driveway
16 is represented on the site plan. No additional questions were raised at this time.

17
18 Chairman Bradley swore in those speaking to this matter. Iretta Brennan, the property owner, and Chip
19 Hackley, the architect, introduced themselves to the Board. Mr. Hackley stated in terms of the front
20 pavement, maneuverability is an issue with regard to the project. He noted there are no permeability
21 issues and vehicular safety would be taken into consideration. Mr. Hackley also stated they considered a
22 Winnetka size standard garage and provided a summary of the home's condition to the Board which drove
23 the request. He also described how any alteration is challenging on the lot and relief from the floor area,
24 roofed lot coverage or impermeable surface is not necessary with their request as it would be below the
25 maximum requirements. Mr. Hackley described the one story addition, mudroom and conversion of the
26 garage to a small family room. He then stated with regard to hardship, relief is necessary to make the
27 modifications due to the home's placement on the lot, the floor plan orientation, the lot's irregular shape
28 and the ordinance setback requirements for the R-5 district noting the existing home is legal
29 nonconforming.

30
31 Mr. Hackley then stated the immediate neighborhood was evaluated in terms of designing the proposal
32 and determined that most homes have two car garages and provided an illustration demonstrating the
33 number of two car and one car garages in the neighborhood, to the Board for their review. He then
34 referred to the standards addressed in the application and asked if there were any questions. Ms. Brennan
35 described the limited amount of parking available for their family due to the school across the street and
36 stated they consulted the neighbors who have no issue with the request. She also stated it is very difficult
37 to get a vehicle in the existing one car garage. Chairman Bradley asked if there were any questions.

38
39 Ms. Hanley asked the applicant if they considered removing the mudroom from the request in an attempt
40 to minimize the amount of the variation. Ms. Brennan noted there is no basement. Mr. Hackley described
41 the home as very small and the variation would still be significant without the mudroom. Ms. Hanley asked
42 if any trees would be removed and Mr. Hackley and Ms. Brennan confirmed there would not. Chairman
43 Bradley asked the applicant if they were aware of the Board's duty to make recommendations to the
44 Village Council on variation requests larger than 50%, and Mr. Hackley responded he is aware. He stated
45 their attempt is to modernize the home for today's families. Chairman Bradley asked if there were any
46 other questions from the Board or the audience. No additional questions were raised at this time. He then
47 called the matter in for discussion.

Mr. Vender referred to the lack of sidewalk on that side of the street, the school's proximity and vehicular safety concerns. Mr. Weigandt stated the overage is similar to what exists and he would be in favor of the request. Ms. Hanley referred to the lot's small size and the ability to reduce the front yard although she is sympathetic to the side yard issue. Mr. Nielsen referred to the "small lot, small home" statement. Ms. Casale MacNally stated she would be in favor of the request and was swayed by the lot's size being a unique circumstance. She also stated the proposal made sense in the neighborhood's context although she is concerned with the number of vehicles in the driveway exiting the property near the school. Chairman Bradley commented the front yard setback is the most important of all setbacks and that he is concerned with front yard encroachments in terms of the ability to exit the property safely. He stated there are features for a home which are not a requirement such as a mudroom or two car garage, and he questioned whether the project could be revised to fall under the 50% threshold which would allow the ZBA to grant the variation.

The Board Members and the applicant discussed the front yard setback and those of surrounding homes as well as design alternatives to reduce the variation amount. Chairman Bradley identified several of the standards which have not been met. He referred to the Board Members' positions on the request and offered the applicant the option to come back with a revised proposal or move forward with a vote. Mr. Nielsen stated a compromise may be able to be reached and agreed with Chairman Bradley's comments. Mr. Hackley discussed with the applicant whether a 2 foot shorter garage to the south would be acceptable. The applicant agreed to reduce the depth of the garage to mitigate the front yard setback variation.

Chairman Bradley then asked for a motion to recommend approval as noted on page 7 with the condition that the garage be reduced to 22x20 square feet with the 2 feet reduction being on the front of the property to reduce the front yard encroachment. A motion was made by Ms. Casale MacNally and seconded by Mr. Nielsen. A vote was taken and the motion unanimously passed, 6 to 0:

AYES: Bradley, Casale MacNally, Hanley, Nielsen, Weigandt, Vender

NAYS: None

New Business:

a. October 10, 2022 Meeting - Quorum Check.

The Board Members discussed their availability.

Public Comments.

No comments were made at this time.

Adjournment:

Chairman Bradley asked for a motion to adjourn. A motion to adjourn was made by Ms. Casale MacNally and seconded by Mr. Nielsen. A vote was taken and the motion unanimously passed, 6 to 0:

AYES: Bradley, Casale MacNally, Hanley, Nielsen, Weigandt, Vender

NAYS: None

The meeting adjourned at 9:05 p.m.

Respectfully submitted,

Antionette Johnson

Recording Secretary



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: NOVEMBER 9, 2022
SUBJECT: 1303 AND 1311 SCOTT AVENUE - FINAL PLAT APPROVAL - SCOTT AVENUE SUBDIVISION (CASE NO. 22-24-SD)

INTRODUCTION

On November 14, 2022, the Zoning Board of Appeals (ZBA) 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 [Note: The existing residence is nonconforming with respect to the minimum required side yard setbacks]; and
2. Any other zoning relief necessary for the Final Plat approval.

Additionally, this application is subject to review by the Plan Commission (PC) regarding the subdivision, including the requested zoning relief described above. On October 26, 2022, the PC considered the application and recommended approval of the request. Details of the PC's review of the application are provided on page 9 of this report. The ZBA is charged with making a recommendation to the Village Council regarding the zoning variation. DSM Properties, Inc. has also submitted a demolition application for the existing residence at 1303 Scott Avenue. The Landmark Preservation Commission (LPC) considered the demolition application on November 7, 2022, and by a vote of 6-0 approved the demolition without delay.

A mailed notice was sent to property owners within 250 feet in compliance with the Zoning Ordinance. The hearing was properly noticed in the *Winnetka Talk* on October 27, 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.

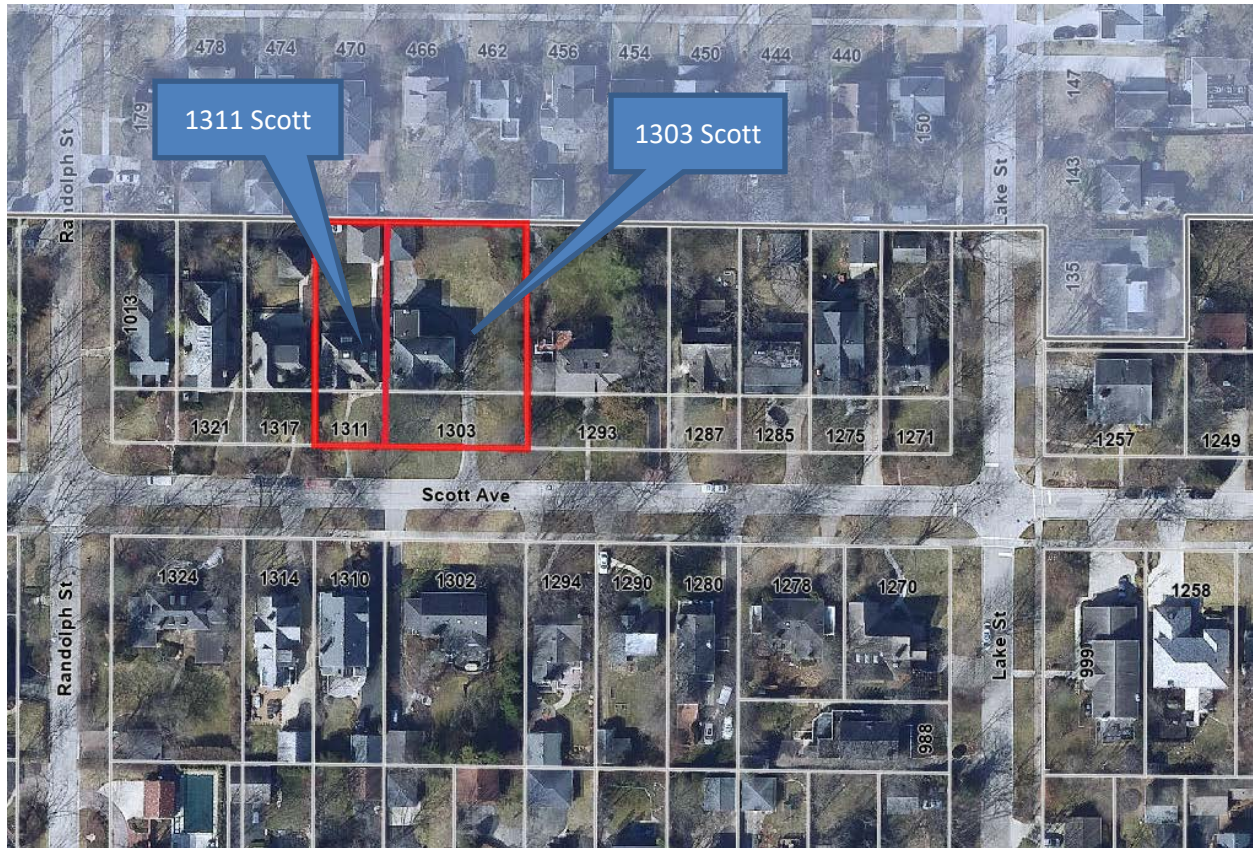


Figure 1 – Existing two lots

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)

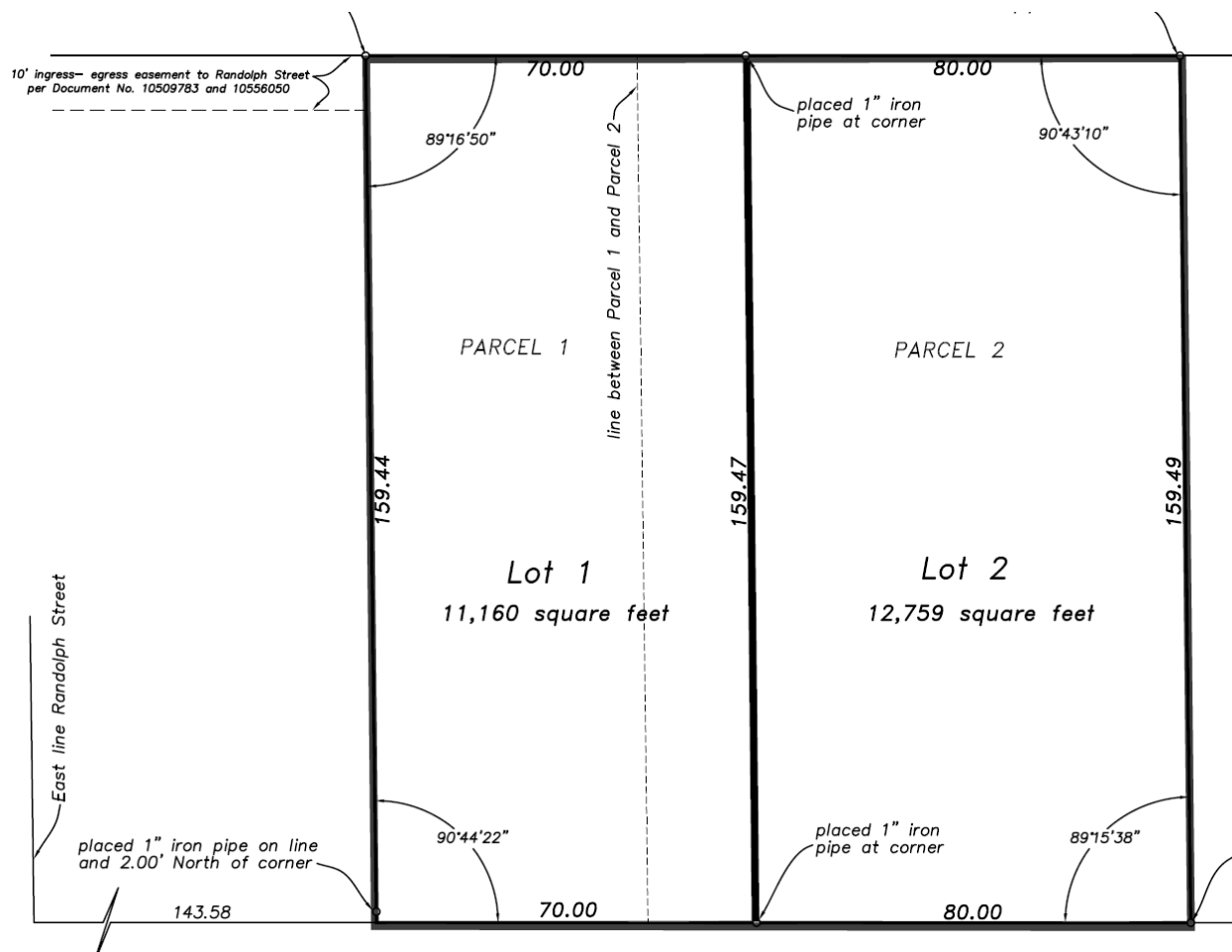


Figure 3 – Excerpt of Proposed Scott Avenue Subdivision Plat

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

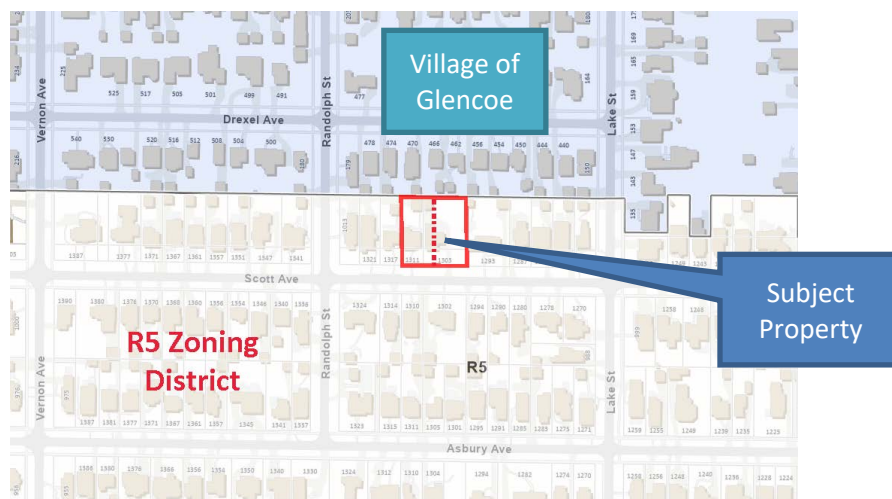


Figure 4 – Area Zoning Map

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 or increase in the degree 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 5.75 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 5.75 feet, are deficient with the new requirement by 1.25 feet or 17.86%.**

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	5.75 feet (west) VARIATION OF 1.25 FEET (17.86%)	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

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. Figure 5 on the following page represents the Subject Property's proximity to the 100-year flood plain. The cyan represents the 100-year flood area.



Figure 5 – GIS Floodplain Map

CONSIDERATION BY PLAN COMMISSION

On October 26, 2022, the PC held a public meeting and considered the Applicant's request. After hearing from the Applicant, and two neighbors opposed to the request, the PC recommended, by a vote of 5-0, approval of the final plat of subdivision and associated variation. The PC did not recommend any conditions. The neighbors' primary concerns related to what will ultimately be constructed on the newly created Lot 2 (1303 Scott Avenue), and the fact that plans were not made available to the PC prior to its consideration of the subdivision request.

REQUESTED ZONING CONSIDERATION

The Applicant is requesting approval of one variation of the Zoning Ordinance in order to allow the subdivision of the Subject Property, which would relocate the lot line dividing the two properties 20 feet to the east.

Side Yard Setback (West Property Line). The existing residence at 1311 Scott Avenue is legally nonconforming with respect to the minimum required side yard setback as it currently provides a side yard setback of 5.75 feet from the west property line and 5.98 feet from the east property line. As the lot currently exists, the minimum required side yard setbacks are 6 feet on one side and 8 feet on the other side. As explained earlier in this report, the proposed subdivision increases the width of the lot to 70 feet and in turn increases the minimum required side yard setback to 7 feet, which the existing residence does not comply with. Therefore, zoning relief is being requested to permit the existing residence to provide a side yard setback of 5.75 feet from the west property line, a variation of 1.25 feet (17.86%).

FINDINGS

Does the ZBA find that the requested variation meets the standards for granting such variation; and if so, is the ZBA prepared to make a recommendation to the Village Council regarding the requested relief? If so, a ZBA member may wish to make a motion recommending approval or recommending denial based upon the following:

Move to recommend **approval [denial]** of the following variation granting:

1. Side Yard Setback of 5.75 feet from the west property line, whereas a minimum of 7 feet is required, a variation of 1.25 feet (17.86%) [Section 17.30.050 – Front and Corner Yard Setbacks].

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

The eight standards to consider when granting a variation are as follows:

- a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by regulations in that zone.
- b. The plight of the owner is due to unique circumstances. Such circumstances must be associated with the characteristics of the property in question, rather than being related to the occupants.
- c. The variation, if granted, will not alter the essential character of the locality.
- d. An adequate supply of light and air to the adjacent property will not be impaired.
- e. The hazard from fire and other damages to the property will not be increased.
- f. The taxable value of the land and buildings throughout the Village will not diminish.
- g. The congestion in the public street will not increase.
- h. The public health, safety, comfort, morals, and welfare of the inhabitants of the Village will not otherwise be impaired.

ATTACHMENTS

Attachment A: Application Materials

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

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SEP 23 2022

ZONING VARIATION APPLICATION

Case No. 22-24-SD

Property Information

Site Address: 1311 Scott Avenue, Winnetka

VA 2022-1003

Owner Information

Name: Kristen & James Goodfellow

Primary Contact: Kristen Goodfellow

Address: 1311 Scott Avenue

Phone No. [REDACTED]

City, State, ZIP: Winnetka, IL 60093

Email: [REDACTED]

Date property acquired by owner: 08/17/2015

Architect Information

Name: _____

Attorney Information

Name: _____

Primary Contact: _____

Primary Contact: _____

Address: _____

Address: _____

City, State, ZIP: _____

City, State, Zip: _____

Phone No. _____

Phone No. _____

Email: _____

Email: _____

Nature of any restrictions on property: None

Brief explanation of variation(s) requested (attach separate sheet providing additional details): We request the Zoning Board of Appeals and the Village Council find that a practical hardship exists under Standard #2 and grant 1311 Scott Avenue a zoning variation of approx. 1-1.5 ft for its west side yard setback in connection with the the enlargement of its lot from 50 ft to 70 ft wide.

Property Owner Signatu [REDACTED]

Date: 9/23/2022

Zoning Variation 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 and the granting of a zoning variation for 1311 Scott. 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.

Zoning Variation

1311 Scott will require a zoning variation in connection with the consolidation contemplated above because the side setbacks will no longer conform to Section 17.30.060 of the Village Code. 1311’s west side yard setback is 5 feet 10 inches at the front of the house and 5 feet 5 inches at the back of the house. Following consolidation, the Code requires at least a 7 foot side yard setback. This approximately 1 to 1.5 foot variation would ordinarily be considered a minor variation that may be approved by the Zoning Administrator in accordance with Section 17.60.015 of the Code. However, because this request is in the context of a subdivision and consolidation, it falls into the category of a major variation and requires approval by the Zoning Board of Appeals and the Village Council. As

discussed further below, 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.

A Practical Difficulty Exists Under the Standards for Granting Zoning Variations

Set forth below is a detailed discussion of how each of the standards for granting zoning variations applies in this case. The Village Council may find that a practical difficulty exists under Standard #2.

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

This standard is not applicable in this case. The property is currently a residential dwelling in a residential district and the contemplated subdivision and consolidation will not change this use.

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

1311 Scott Avenue was constructed in approximately 1928, before the applicable zoning standards were enacted. The current distance between the western boundary line and the western side of the house is approximately 5 feet 10 inches at the front of the house, and approximately 5 feet 5 inches at the back of the house. The current zoning requirements of Section 17.30.060 of the Zoning Ordinance state that a lot 60 feet wide or less shall have at least 6 feet of side yard setback on one side and at least 8 feet on the other side. Currently, 1311 Scott is approximately 2 to 7 inches short of this requirement on its west side. If the yard is increased to a width of 70 feet as contemplated by the subdivision and consolidation, Section 17.30.060 requires that the minimum setback be the sum of 6 feet plus 10% of the width greater than 60 feet. In this case, the new minimum side yard setback would be 7 feet, approximately 1 foot to 1.5 feet wider than currently exists. There are no plans to change the existing footprint of the structure on 1311 Scott. The only way to remedy these deficiencies is to demolish the house on 1311 Scott Avenue and rebuild to conform to the current requirements. This practical difficulty currently exists at the property, regardless of whether the lot size is increased by the consolidation. As discussed below, the increase in lot size does not have any detrimental effects on the surrounding properties or any negative impacts on the Village as a whole.

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

No changes are being made to 1311 Scott except to enlarge the yard. As discussed above, there are many lots on Scott Avenue that are larger than 50 feet wide and many of them have 1920s era homes that are significantly closer to the lot line on one side than the other. The approximately 1 to 1.5 foot variance in side yard setback that is being requested for 1311 Scott will not alter the essential character of the locality at all.

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

There is currently an adequate supply of light and air to 1317 Scott (1311 Scott's western neighbor) and the proposed variation does not change this in any way, as the structure on 1311

Scott will not be changing. Expanding the yard at 1311 Scott will increase the light and air supply to adjacent properties by expanding the un-developed space between 1311 Scott and 1303 Scott.

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

There will be no changes to the existing structures. As such there will be no increase in the potential damage from fire, etc.

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

There will be no impacts on the taxable value of the land and buildings in the Village by granting this variation.

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

Granting this variation will not impact the congestion in the public streets.

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

There will be no impact to the health, safety, comfort, morals or welfare of the inhabitants of the Village by granting the approximately 1 to 1.5 foot variance in side yard setbacks requested by this application.

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 zoning variation of 1 -1.5 feet of side setback will be needed in connection with the consolidation of 1311 Scott, but this variation is permissible under the Standards for Granting Zoning Variations. Therefore, we request that the Zoning Board of Appeals and the Village Council find that a practical difficulty exists for 1311 Scott and grant a zoning variation to its west side yard setback to allow the increase in lot size contemplated by the subdivision and consolidation.

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.



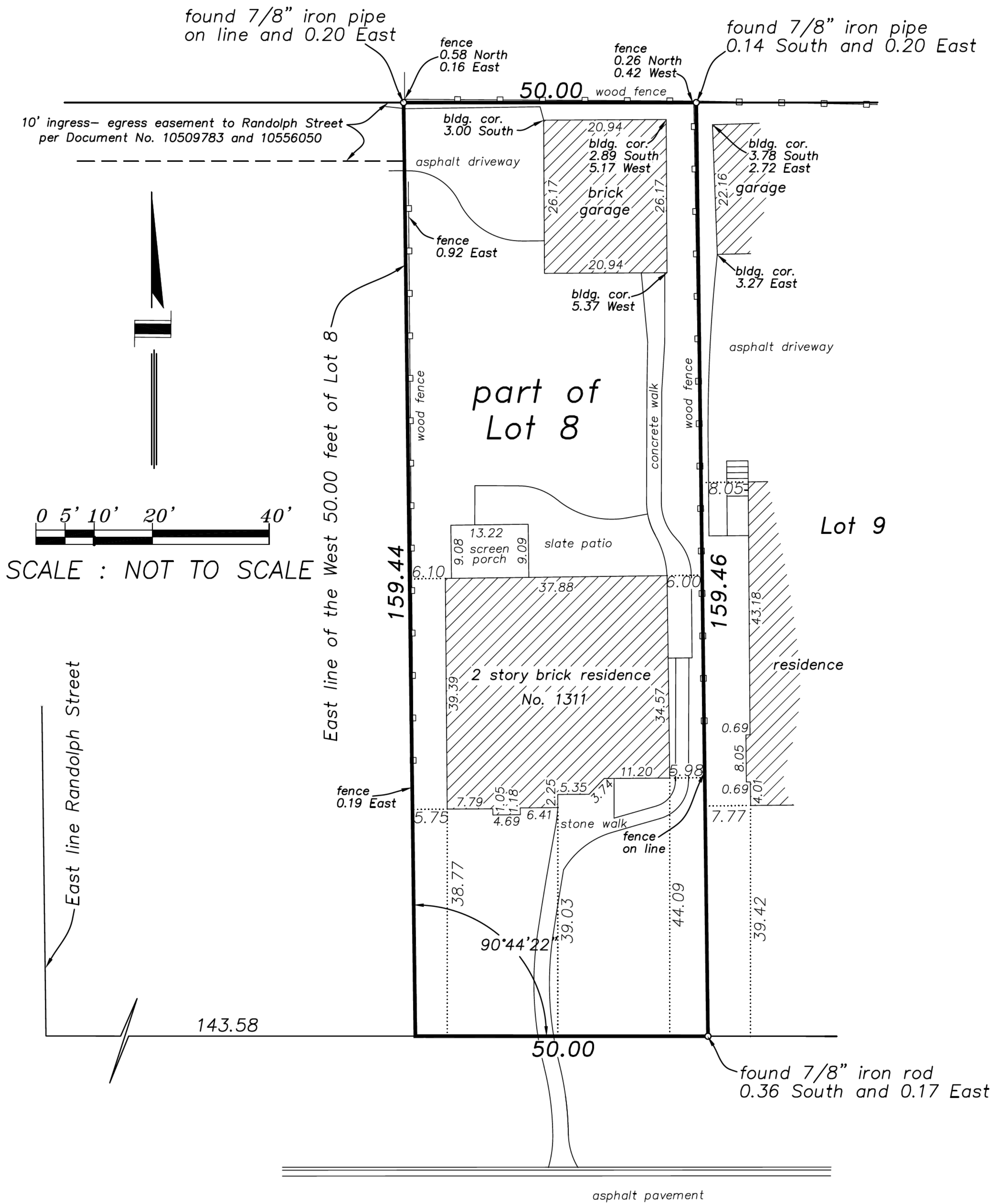
I, David Bycroft, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the property described in the caption of this plat and that this plat is a correct representation of said survey.

by OK. ST
as Illinois Professional Land Surveyor No. 2846

The area of the property surveyed equals 7,971 square feet.

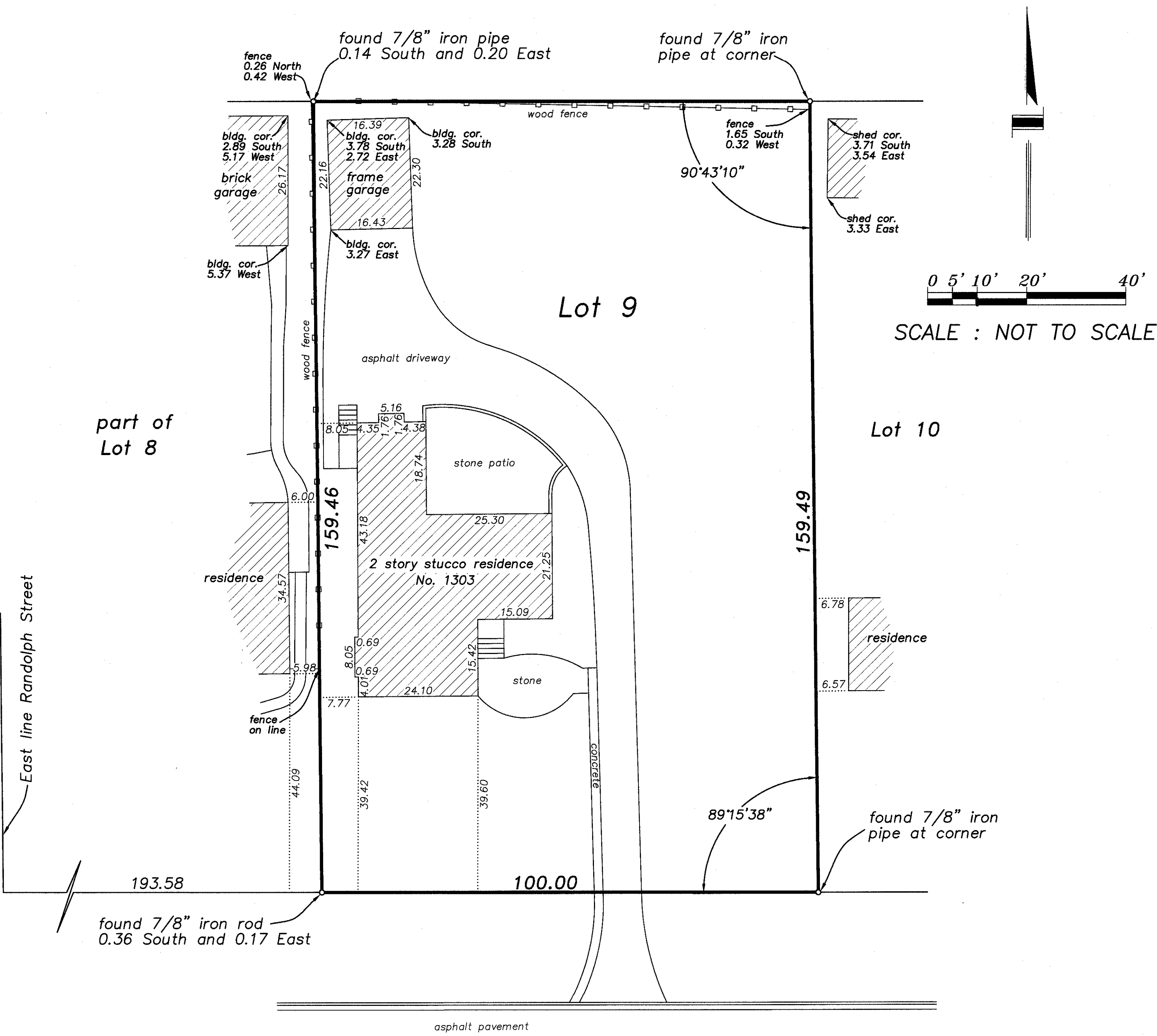
35-2846
DAVID R. BYCROFT
ARLINGTON
HEIGHTS
EXPIRES
11-30-2024

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



Plat of Survey
of

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 1/4 OF SECTION 17 AND PART OF THE NORTHEAST 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.

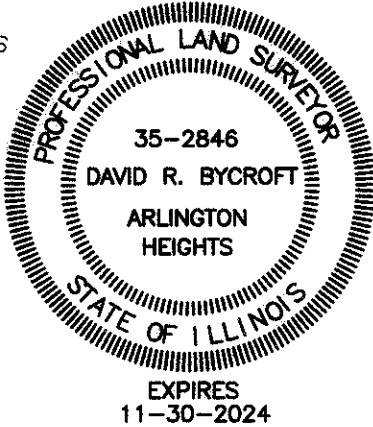


State of Illinois } ss.
County of Cook }

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 22nd day of September, 2022

by David R. Bycroft
as Illinois Professional Land Surveyor No. 2846



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

The area of the property surveyed equals 15,948 square feet.

Design Firm #184-005910
Expires April 30, 2023

SHEET NO. 1 OF 2

FILE NO. 22-7412

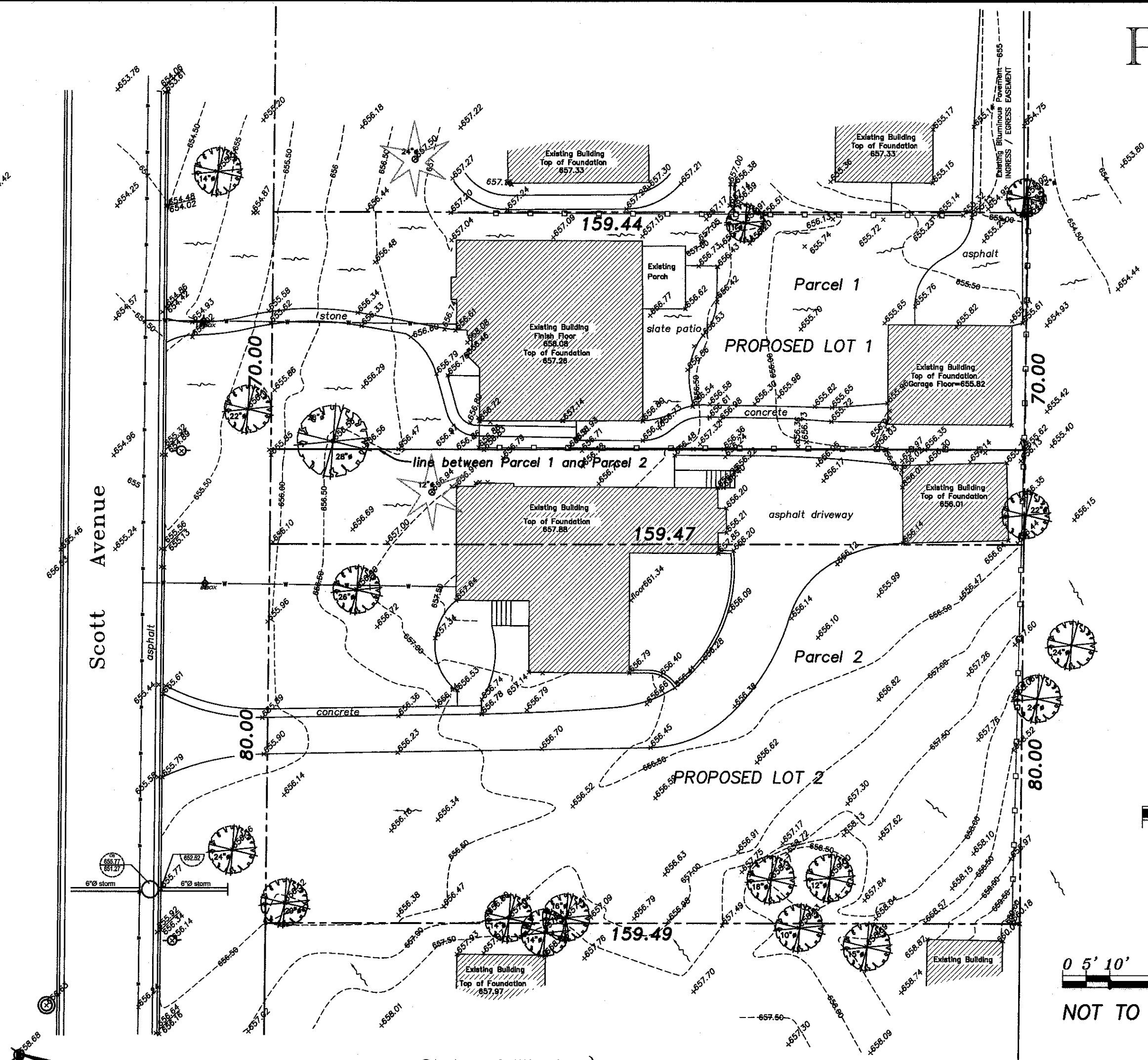
for:

DSM Properties
2225 Greenvue Road
Northbrook, Illinois

from the office of:

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

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

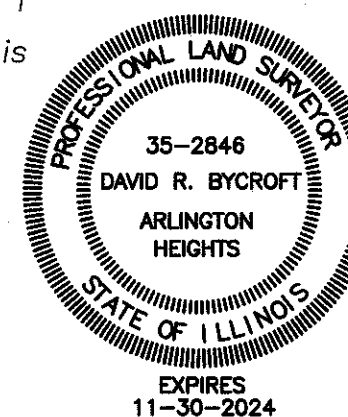
PROJECT BENCH MARK ELEV. 658.68
SE FLANGE BOLT OF FIRE HYDRANT

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 DAVID R. BYCROFT
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

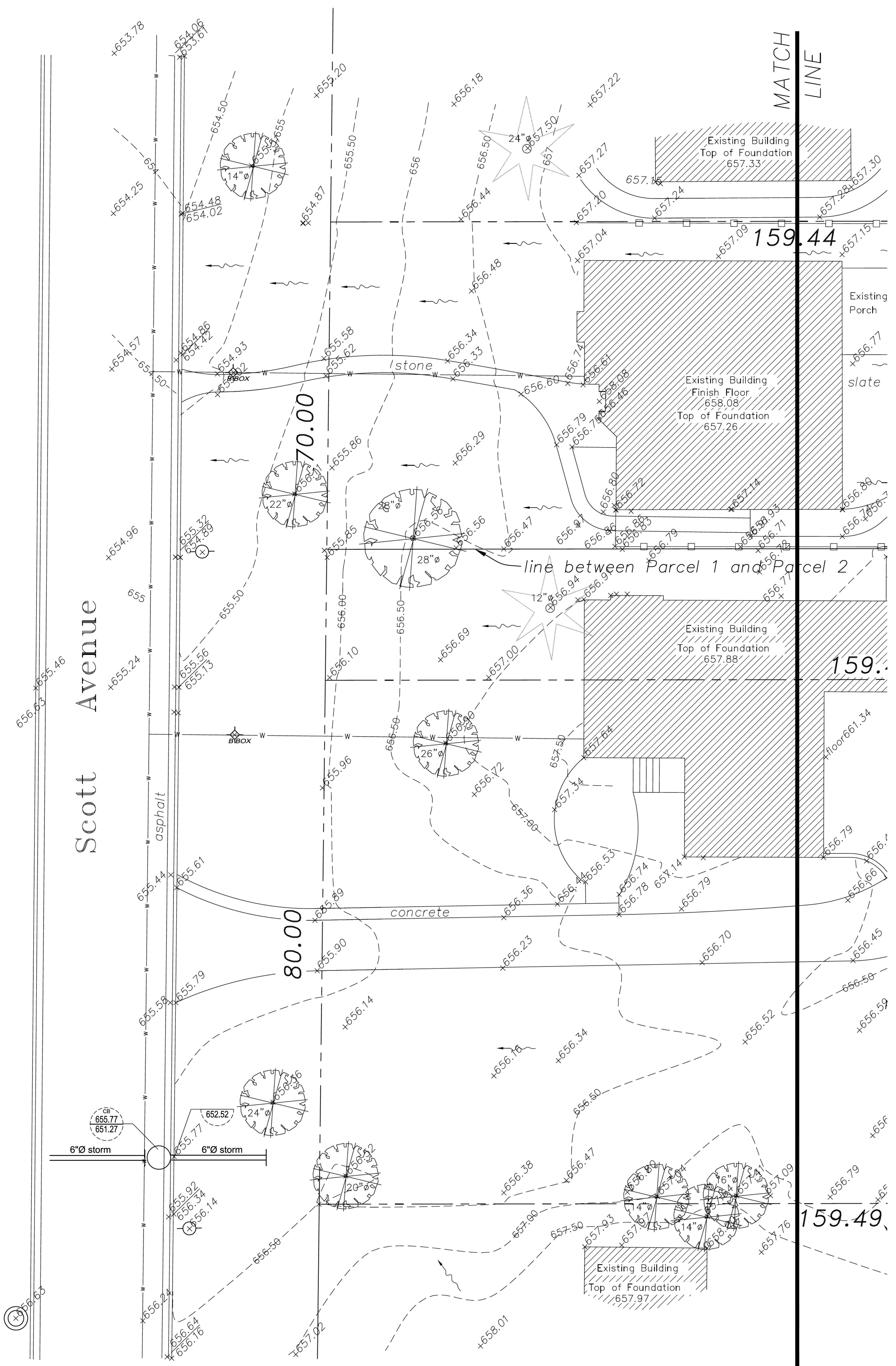
2225 Greenview Road
Northbrook, Illinois

from the office of:

Norman J. Toberman and Associates

115 South Wilke Road
Suite 301

Arlington Heights, Illinois
847-439-8225

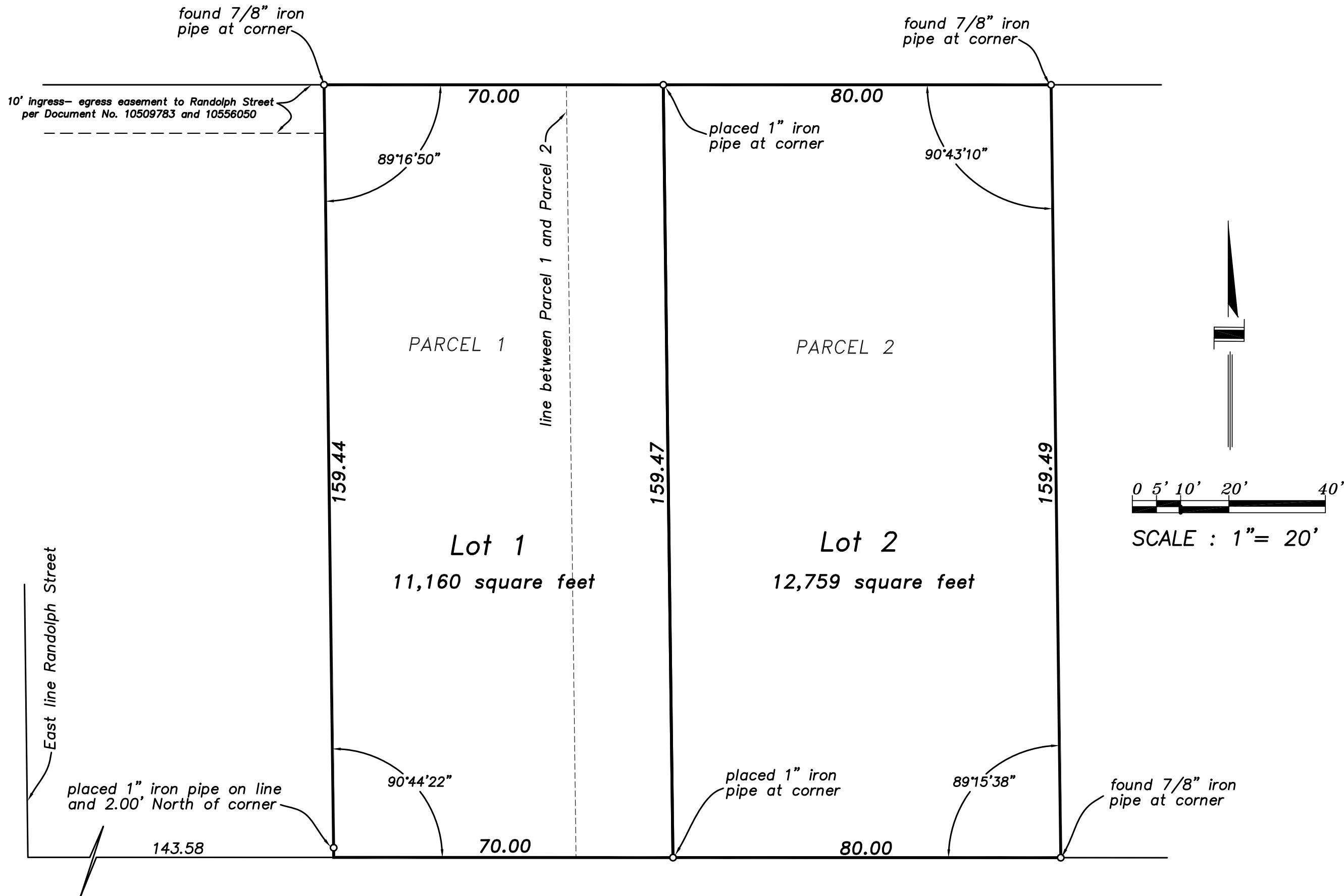


SHEET NO. 2 OF 3



SCOTT AVENUE SUBDIVISION
of

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

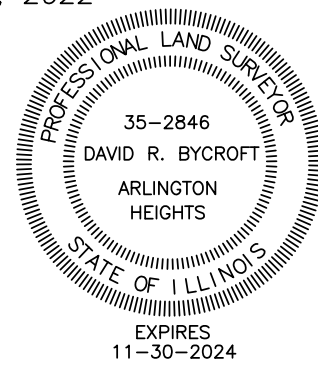
Further, I hereby certify that the subject property is situated in Zone X, which is an area determined to be outside the 0.2% annual chance floodplain per Map No. 17031C0232J, revised August 19, 2008.

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
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.