



Village of Winnetka

Zoning Board of Appeals Regular Meeting

December 12, 2022 at 7:00 PM
Village Hall - 510 Green Bay Road

AGENDA

1. **Call to Order & Roll Call**
2. **Approval of Minutes**
 - a. November 14, 2022, Regular Meeting Minutes
3. **Community Development Report**
4. **New Cases**
 - a. **Case No. 22-26-SD: 484 and 488 Elder Lane:** An application submitted by Tim and Kimberly Junker seeking approval of a Final Plat of Subdivision to consolidate the two existing lots into a single lot of record. As part of the Final Plat approval, the application includes a request of approval of a zoning variation to permit the existing residence at 484 Elder Lane to observe less than the minimum required side yard setback from the east 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.
 - b. **Case No. 22-30-V2: 232 Sheridan Road:** An application submitted by Amy and William Franzen seeking approval of zoning variations to allow construction of an addition to the existing residence at 232 Sheridan Road. The requested variations would permit the addition to (i) exceed the maximum permitted roofed lot coverage; (ii) exceed the maximum permitted gross floor area; (iii) provide less than the minimum required corner yard setback from the private road easement along the north property line; (iv) provide less than the minimum required rear yard setback from the west property line; (v) exceed the maximum permitted width for a front-facing attached garage; and (vi) exceed the maximum permitted width for a front-facing attached garage door. The Village Council has final jurisdiction on this request.
 - c. **Case No. 22-31-V: 740 Humboldt Avenue:** An application submitted by Rachel and Chris Kozina seeking approval of a zoning variation to allow construction of an addition to the existing residence at 740 Humboldt Avenue. The requested variation would permit the residence to provide less than the minimum required

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).

front yard setback from Humboldt Avenue. The Zoning Board of Appeals has final jurisdiction on this request.

5. New Business

- a. January 9, 2023, Meeting - Quorum Check

6. Public Comments

7. Adjournment

**WINNETKA ZONING BOARD OF APPEALS MEETING MINUTES
NOVEMBER 14, 2022**

Zoning Board Members Present:

Matt Bradley, Chairman
Kate Casale MacNally
Mark Haller
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 pm and welcomed Mark Haller to the Board.

Approval of Minutes:

a. September 12, 2022 Regular Meeting Minutes

Chairman Bradley asked for a motion to approve the September 12, 2022, meeting minutes. A motion was made by Ms. Hanley and seconded by Ms. Casale MacNally. A vote was taken and the motion unanimously passed, 7 to 0:

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

NAYS: None

Community Development Report:

Mr. Schoon provided updates to the variation requests for 1122 Gage and 644 Pine Lane, which was ultimately approved by the Village Council. He also stated they are working on a Comprehensive Plan draft with the consultant which would be presented to the PC at a special January 2023 meeting. Mr. Schoon then asked if there were any questions. No questions were raised at this time.

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.

Ms. Klaassen referred to the PowerPoint presentation and noted the request is driven by the proposed subdivision and the application did not include alterations to the existing home. She identified the properties' location, size and zoning classification. Ms. Klaassen referred to Sheet 4 which is an aerial view with the proposed subdivision noting the dividing line between the two properties would shift 20 feet to the east. She then identified the new lots' sizes and referred to Sheet 5 of the PowerPoint, which represented that the subdivision complied with zoning standards noting that the 1311 Scott lot is

1 currently nonconforming in terms of lot area and lot width. The subdivision would create two conforming
2 lots.

3
4 Ms. Klaassen then stated the subdivision would increase the lot width to 70 feet which required zoning
5 relief in connection with the west lot line for the remaining home since the minimum required setback
6 increases with the increase in lot width. She also noted nonconforming setbacks would be eliminated
7 which are illustrated on Sheet 7 of the PowerPoint. Ms. Klaassen then stated the remaining improvements
8 would comply with the zoning limitations. She informed the Board the LPC reviewed the 1303 Scott
9 demolition permit application and approved the demolition without delay. She also noted that the Plan
10 Commission also recommended approval of the proposed subdivision and related zoning relief. Ms.
11 Klaassen noted in the agenda materials, it stated there were two neighbors who spoke at the Plan
12 Commission meeting in opposition, and she wanted to correct that statement in that they spoke, but are
13 not in opposition to the request. She then referred to the draft motion on page nos. 16 and 17 and asked
14 if there were any questions.

15
16 Chairman Bradley then swore in those speaking to this matter. Kristen Goodfellow stated their family
17 have lived in their home at 1311 Scott for seven years and the lot next door was purchased by the prior
18 owners several years ago. She noted the home on that property is in extreme disrepair and the current
19 owner is working with them in an effort to expand their property. Ms. Goodfellow explained the close
20 proximity of the two homes and that it made sense to expand their yard. She then stated when the
21 developer placed the home on the market, they worked with them with regard to subdividing the lot
22 which would also end up working out to the developer's benefit. Ms. Goodfellow stated they do not know
23 if the plans for that property are finalized. She stated they have an easement to access their garage from
24 Randolph Street to the west and planned to expand their garden in the side yard. No questions were
25 raised at this time.

26
27 Chairman Bradley then swore in John Gurley. John Gurley introduced himself to the Board and stated he
28 and his wife have lived at 1293 Scott for 43 years which is adjacent to 1303 Scott. He confirmed they are
29 not in objection to the request and would like to know what would be built on the 1303 Scott lot. Mr.
30 Gurley then referred to the number of teardowns in the Village and the Comprehensive Plan and stated
31 they attended the Plan Commission meeting to address their concerns regarding the teardown and
32 replacement home at 1303 Scott. He read his concerns into the record relating to overbuilding homes
33 permitted by zoning regulations and not adhering to the Comprehensive Plan. No additional comments
34 were made at this time. Chairman Bradley then called the matter in for discussion.

35
36 Mr. Vender stated his initial concern related to an issue which was addressed by the applicant. He
37 described the request as an appropriate development between the parties and stated he is in favor of the
38 request. Mr. Weigandt stated he agreed with the Mr. Gurley's comments and referred to their inability to
39 control the new home built. He also stated he is in favor of the request. Ms. Hanley commented she loved
40 the Gurleys' home and agreed with Mr. Weigandt's comments relating to maximizing the amount of home
41 built. She also stated she appreciated the additional light and air the applicants would receive as well as
42 providing additional space between the homes. Ms. Hanley stated as long as the new home did not require
43 zoning variations, she did not object to the subdivision request.

44
45 Mr. Nielsen asked how the amounts in terms of the lot widths were determined. Ms. Klaassen responded
46 those amounts or dimensions were at the applicants' request. Mr. Gurley explained the rationale behind
47 the lot widths' determination. Mr. Nielsen then stated he appreciated the public comments and would
48 also be in favor of the request. Ms. Casale MacNally stated she is also in favor of the request which would

1 result in the lots being appropriately resized and the two lots would become conforming with additional
2 space created between the properties. Mr. Haller agreed with the comments made and stated he would
3 also like to see the community remain as it is. He then stated he is in favor of the request. Chairman
4 Bradley stated he is in support of the request and referred to the size of a home which could have been
5 built on a 100 foot wide lot if the subdivision did not occur. He then referred to the standards and the
6 former 100 foot wide lots. Chairman Bradley stated there is no requirement to present proposed plans
7 for any new property to any Board or Commission for review and referred to the new home meeting
8 buildable requirements. Chairman Bradley concluded he is in favor of the request.
9

10 Chairman Bradley then asked for a motion to recommend approval as noted on page no. 16. A motion to
11 recommend approval of the subdivision was made by Mr. Nielsen and seconded by Ms. Casale MacNally.
12 A vote was taken and the motion unanimously passed, 7 to 0:

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

14 NAYS: None
15

16 **New Business:**

17 a. December 12, 2022, Meeting - Quorum Check

18 The Board Members discussed their availability.
19

20 **Adjournment:**

21 Chairman Bradley asked for a motion to adjourn. A motion was made by Ms. Casale MacNally and
22 seconded by Ms. Hanley. A vote was taken and the motion unanimously passed, 7 to 0:

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

24 NAYS: None
25

26 The meeting adjourned at 7:45 p.m.

27 Respectfully submitted,
28

29 Antionette Johnson
30 Recording Secretary



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: ANN KLAASSEN, ASSISTANT DIRECTOR
DATE: DECEMBER 8, 2022
SUBJECT: 484 AND 488 ELDER LANE - FINAL PLAT APPROVAL - JUNKER'S SUBDIVISION (CASE NO. 22-26-SD)

INTRODUCTION

On December 12, 2022, the Zoning Board of Appeals is scheduled to hold a public hearing on an application submitted by Tim and Kimberly Junker (collectively, the "Applicant"), as the owners of the properties located at 484 Elder Lane and 488 Elder Lane, (collectively the "Subject Property"). The Applicant has filed an application seeking the following approvals as part of a Final Subdivision Plat approval to consolidate the two existing lots into a single lot of record, together with the following relief:

1. A variation to permit the existing residence at 484 Elder Lane to observe less than the minimum required side yard setback from the east 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
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 consolidation, including the requested zoning relief described above. The PC was scheduled to consider the request on November 16, 2022; however, the meeting was cancelled due to the lack of a quorum. The PC is now scheduled to consider the request on December 21, 2022. The ZBA is charged with making a recommendation to the Village Council regarding the zoning variation. The Applicant intends to demolish the existing residence at 488 Elder Lane. The Landmark Preservation Commission considered the demolition application on December 6, 2021, and by a vote of 4-0 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 November 24, 2022. As of the date of this memo, staff has received any one written comment from the public regarding this application. The comment is provided in Attachment C of this report.

PROPERTY DESCRIPTION

The Subject Property is located on the southeast corner of the intersection of Elder Lane and Myrtle Street, is zoned R-5 Single Family Residential and currently consists of two buildable lots. The area of each existing lot is as follows:

1. 484 Elder Lane: 8,264 square feet (lot width of 50 feet)
2. 488 Elder Lane: 9,917 square feet (lot width of 60 feet)

Each of the existing lots contains an existing two-story residence with detached garages, as well as a storage shed on the 488 Elder Lane parcel. 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.

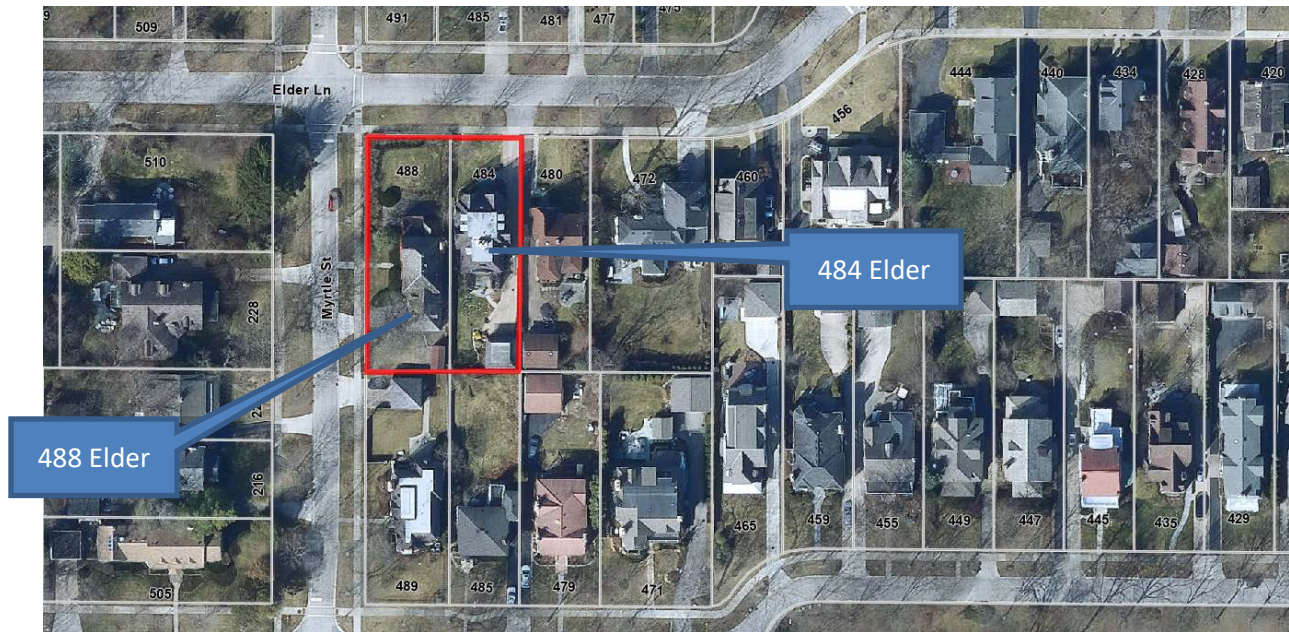


Figure 1 – Existing two lots

GENERAL DESCRIPTION OF PROPOSED PLAT OF CONSOLIDATION / RESUBDIVISION

The Applicant resides at 484 Elder Lane, which they acquired in 2006. Subsequently, the Applicant acquired the adjacent property at 488 Elder Lane in 2021. If approved, the Applicant will demolish the existing residence and shed at 488 Elder Lane and consolidate the two parcels into a single buildable lot measuring 18,181 square feet. The existing residence at 484 Elder Lane would remain. As represented in the attached application materials, the Applicant also intends to construct an addition on the west side of the existing residence at 484 Elder Lane, replace the existing detached garage with a new detached garage located closer to Myrtle Street, and install a pool. Additionally, the Applicant intends to remove the existing driveway accessing the 484 Elder Lane parcel and install a new circular driveway on Myrtle Street to access the proposed consolidated lot. The necessary permit applications for these proposed improvements have not been submitted to date, the Applicant is simply demonstrating what their intent for the proposed consolidated lot is at this time. However, a preliminary zoning review of the proposed improvements has been completed to verify that what is being presented to the Board complies with all zoning regulations.

The proposed subdivision is represented in Figure 2 on the following page. An excerpt of the proposed site plan is also provided on the following page in Figure 3 and an excerpt of the *Junker's Subdivision* plat is provided in Figure 4 on page 4 of this report.

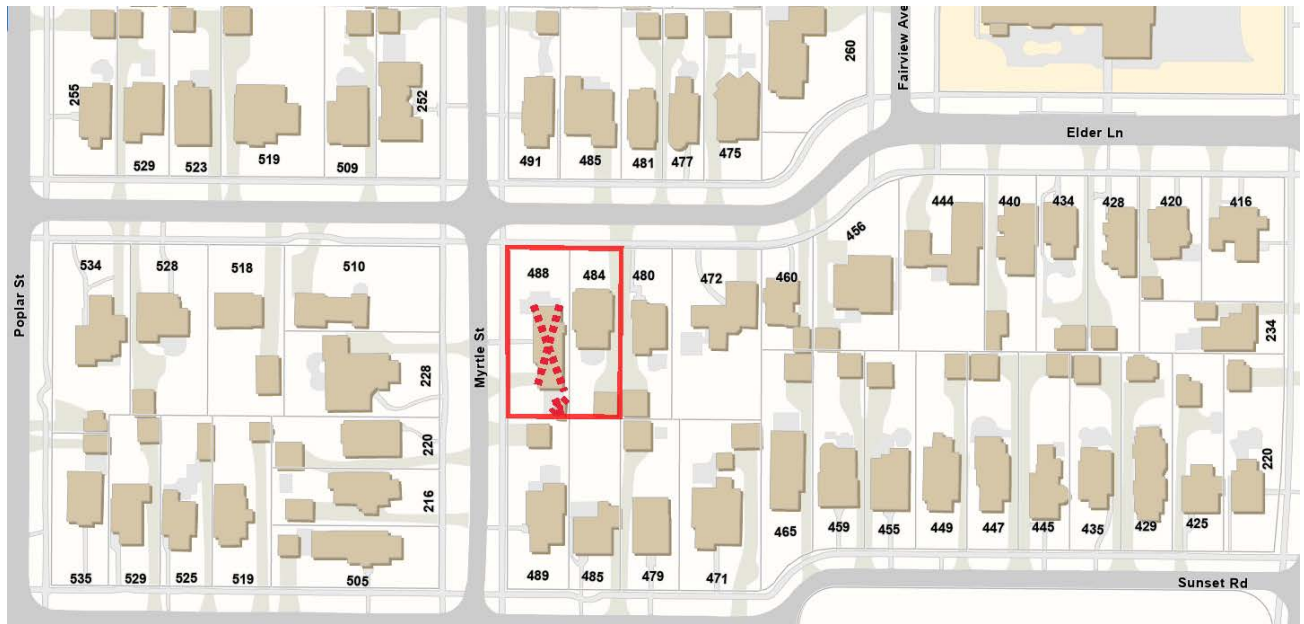


Figure 2 – Proposed subdivision (neighborhood map view)

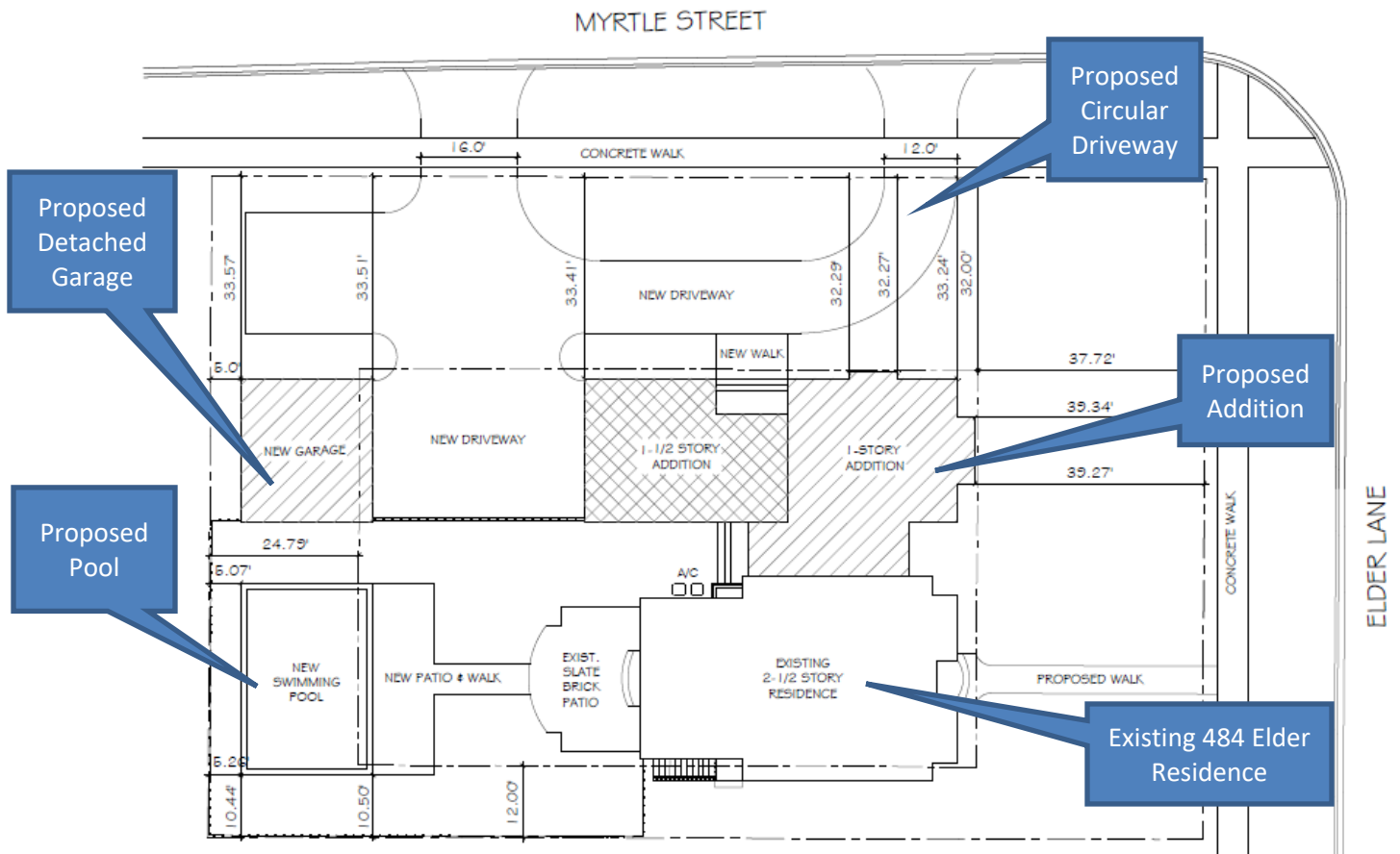


Figure 3 – Excerpt of Proposed Site Plan

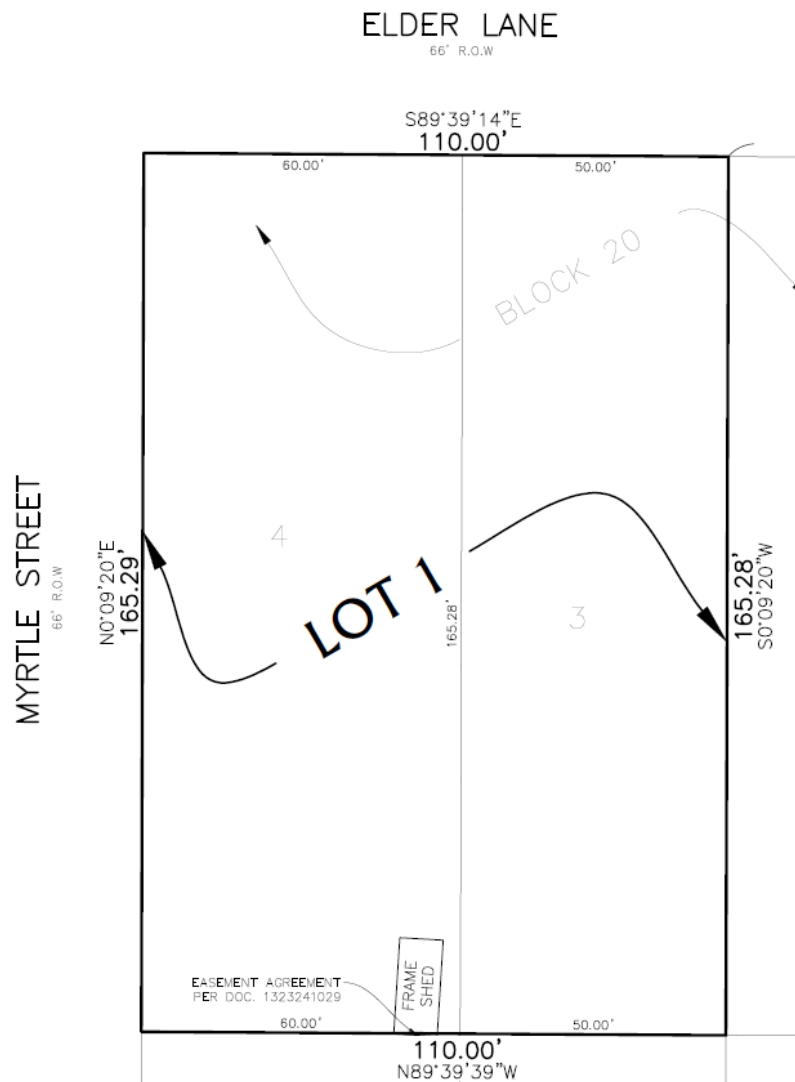


Figure 4 – Excerpt of Proposed Junker's Subdivision Plat

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

Surrounding Zoning

The Subject Property is surrounded 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 for interior lots and 8,900 square feet for corner lots), as depicted on the following page in Figure 5.

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 - corner lots	50,400 s.f.	25,200 s.f.	16,800 s.f.	13,300 s.f.	8,900 s.f.
Minimum Lot Width - corner lots	150 ft.	115 ft.	85 ft.	70 ft.	70 ft.
Minimum Front Setback	50 ft.	50 ft.	40 ft.	30 ft.	30 ft.
Minimum Rear Setback	50 ft.	25 ft.	25 ft.	25 ft.	25 ft.

Table 1 – Residential Zoning Hierarchy



Figure 5 – Area Zoning Map

COMPLIANCE WITH ZONING STANDARDS – LOT SIZE AND DIMENSIONS

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

The proposed *Junker's Subdivision* **fully complies** with minimum lot area, lot width and lot depth requirements as summarized in Table 2 on the following page. It should be noted that the existing 484 Elder Lane parcel is nonconforming in two respects: (1) minimum required lot area, with an existing lot area of 8,264 square feet; and (2) minimum required average lot width, with an existing average lot width of 50 feet. Additionally, the existing 488 Elder Lane parcel is nonconforming with respect to the minimum required average lot width for a corner lot, with an existing lot width of 60 feet. **The proposed subdivision would eliminate two nonconforming lots and create one conforming lot.**

Table 2 R-5 Zoning Standards		Proposed Lot	Existing Lot 484 Elder Lane	Existing Lot 488 Elder Lane
Minimum Lot Area (Corner lot)	8,900 sq. ft. (8,400 sq. ft. interior lot)	18,181 sq. ft. COMPLIES	8,264 sq. ft. DOES NOT COMPLY	9,917 sq. feet COMPLIES
Minimum Lot Width (average)	70 feet (60 ft interior lot)	110 feet COMPLIES	50 feet DOES NOT COMPLY	60 feet DOES NOT COMPLY
Minimum Lot Width (at front street line)	20 feet	110 feet COMPLIES	50 feet COMPLIES	60 feet COMPLIES
Minimum Lot Depth	120 ft.	165 feet COMPLIES	165 feet COMPLIES	165 feet 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 *Junker's Subdivision* is summarized in Tables 3 and 4 on pages 7 and 8 of this report, indicating the extent to which the proposed consolidated lot complies with (or falls short of) zoning standards. The item highlighted (in yellow) in Table 3 indicates the creation of a zoning nonconformity.

Description of minimum 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.
- 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.
- 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 consolidation has the effect of increasing the average lot width to 110 feet, resulting in an increase in the required minimum side yard setback to 12 feet. **As a result, the proposed larger lot renders the existing 484 Elder Lane residence (which is setback 8.05 feet from the east property line), nonconforming with the new minimum side yard requirement of 12 feet. The existing improvements providing a minimum side yard of 8.05 feet, are deficient with the new requirement by 3.95 feet or 32.92%.**

Table 3 below, and Table 4 on the following page, highlights (green) three existing zoning nonconformities that would be eliminated with the proposed subdivision. The existing residence at 488 Elder Lane currently provides an east side yard setback of 4.3 feet and has a shed that currently encroaches 0.5 feet onto the lot immediately south of 488 Elder Lane. Additionally, the existing improvements on the 484 Elder Lane parcel currently exceed the maximum permitted impermeable lot coverage. It is important to note that the existing improvements complied with all of the zoning regulations when the residence was constructed in 2004. At that time, dry-laid brick paver surfaces, such as the existing driveway at 484 Elder Lane, were permitted an allowance, with 80% of the area of such surfaces included in the total impermeable lot coverage calculation. **The proposed Junker's Subdivision would eliminate all three existing nonconformities.**

Table 3		<i>Proposed Consolidated Lot</i>	<i>Existing Lot 484 Elder</i>	<i>Existing Lot 488 Elder</i>
Zoning Setback Requirements				
SETBACK REQUIREMENTS	Minimum Required Front Yard Setback	37.72 feet	42 feet	37.72 feet
	Front yard provided existing structures	41.9 feet (39.27 ft. proposed addition)	41.9 feet	57.1 feet
	Minimum Corner Yard Setback	32 feet	N/A	18 feet
	Corner yard provided by existing structures	66.2 feet (32.27 ft. proposed addition)	N/A	25.8 feet
	Minimum Required Side Yard	12 feet	6 feet	6 feet
	Minimum side yard provided by existing structures	8.05 feet (east) VARIATION OF 3.95 FT (32.92%)	6.2 feet (west)	4.3 feet EXISTING NONCONFORMITY
	Minimum Required Rear Yard	24.79 feet	24.79 feet	24.79 feet
	Rear yard provided by existing structures	70.38 feet (62 ft. proposed addition)	70.38 feet	29.09 feet
	Minimum Rear and Side Setback for accessory structure in rear quarter	2 feet	2 feet	2 feet
	Setbacks provided by existing garage	3.7 feet (rear) 3.7 feet (side) 5.0 feet (rear) for proposed detached garage	3.7 feet (rear) 3.7 feet (side)	-0.5 feet (rear) 3.2 feet (side)

Table 3 – Zoning Setback Requirements

Table 4 – Zoning Building Size Requirements		Proposed Consolidated Lot	<i>Existing Lot 484 Elder Lane</i>	<i>Existing Lot 488 Elder Lane (to be torn down)</i>
ALLOWABLE BUILDING SIZE	Maximum Allowed Gross Floor Area (GFA)	5,649.46 sq. ft.	3,140.32 sq. ft.	3,798.4 sq. ft.
	GFA provided by existing structures or to be provided	5,502.12 sq. ft.	3,141.66 sq. ft.	3,295.12 sq. ft.
	Maximum Allowed Roofed Lot Coverage (RLC)	4,545.25 sq. ft.	2,066 sq. ft.	2,677.59 sq. ft.
	RLC provided by existing structures or to be provided	3,892.24 sq. ft.	2,057.25 sq. ft.	2,131.81 sq. ft.
	Maximum Allowed Impermeable Lot Coverage (ILC) (50% of lot area)	9,090.5 sq. ft.	4,132 sq. ft.	4,958.5 sq. ft.
	ILC provided by existing structures or to be provided	8,903.24 sq. ft.	4,478 sq. ft. EXISTING NONCONFORMITY	3,590.83 sq. ft.

Table 4 – Zoning Building Size Requirements

STORMWATER

The proposed subdivision consists of consolidating two lots into a single larger lot. As previously mentioned, the Applicant intends to demolish the existing residence and shed at 488 Elder Lane, as well as the existing detached garage at 484 Elder Lane, and construct an addition to the existing residence at 484 Elder Lane, along with a detached garage and a pool. These future improvements, 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.

REQUESTED ZONING CONSIDERATION

The Applicant is requesting approval of one variation from the Zoning Ordinance in order to allow the subdivision on the Subject Property, which would consolidate the two existing lots at 484 and 488 Elder Lane into a single lot of record.

Side Yard Setback (East Property Line). The existing residence at 484 Elder Lane currently provides an east side yard setback of 8.05 feet. As explained earlier in this report, the proposed subdivision increases the width of the lot to 110 feet and in turn increases the minimum required side yard setback to 12 feet, which the existing residence does not comply with. It is important to note that the proposed improvements comply with the side yard setback, as well as all other zoning regulations for the newly created lot. The zoning relief is being requested to permit the existing residence to provide a side yard setback of 8.05 feet

from the east property line, a variation of 3.95 feet (32.92%).

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 8.05 feet from the east property line, whereas a minimum of 12 feet is required, a variation of 3.95 feet (32.92%) [Section 17.30.060 – Side Yard Setback].

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 (Junker's Subdivision)

Attachment C: Public Correspondence

ATTACHMENT A

Village of Winnetka
ZONING VARIATION APPLICATION

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. 22-26-SD

Property Information

Site Address: 484 Elder Lane

Owner Information

Name: Tim Junker

Address: 484 Elder Lane

City, State, ZIP: Winnetka, IL 60093

Email: [REDACTED]

Primary Contact: Tim Junker

Phone No. [REDACTED]

Date property acquired by owner: _____

Architect Information

Name: R. Scott Javore & Assoc.

Primary Contact: Scott Javore

Address: 333 Park Ave. 3rd floor

City, State, ZIP: Glencoe, IL 60022

Phone No. 847 835-4442

Email: sjavore@javorearchitects.com

Attorney Information

Name: _____

Primary Contact: _____

Address: _____

City, State, Zip: _____

Phone No. _____

Email: _____

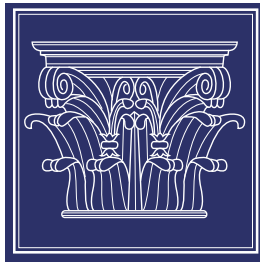
Nature of any restrictions on property: _____

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

see attached sheet

Property Owner Signature: [REDACTED]

Date: _____



October 5, 2022

Village of Winnetka
Department of Community Development
510 Green Bay Road
Winnetka, Illinois 60093

Re: Junker Residence
484/488 Elder Lane,
Winnetka, Illinois 60093

Practical Difficulty/Hardship for Zoning Variance

The variance being requested has become necessary due to the consolidation of the properties located at 484 Elder Lane and 488 Elder Lane.

The existing house, located at 484 Elder Lane, is currently conforming, however, the new setbacks that have been created by the lot consolidation will increase the required east side yard setback from 9.59' to 12.0'. That will then make the east 2.41' portion of the existing residence non-conforming.

The intent is to expand the existing residence to the west. With the new setbacks imposed, the side addition, that extend to the west, will remain east of where the existing house at 488 is located. It will also be south of the north end of the existing residence at 488. That will result in a more open space at the corner of the of Elder and Myrtle.

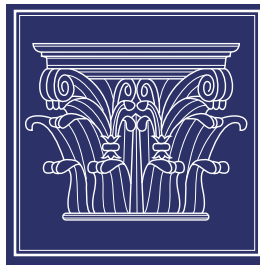
The addition will be seamless, maintaining the scale and detail of the existing house at 484 Elder Lane. There are not any practical alternatives once the consolidation takes place, since the non-conformity is a small portion of the existing residence.

Submitted by:
Scott Javore

R. SCOTT JAVORE & ASSOCIATES, LTD.

847 .835. 4442 // 333 PARK AVENUE, SUITE 300, GLENCOE 60022 // JAVOREARCHITECTS.COM

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October 5, 2022

Client: Junker Residence
484/488 Elder Lane,
Winnetka, Illinois 60093
RSJAL Project No. 21032

Re: Winnetka Standards for Granting of Zoning Variations (original in italics)

STANDARDS FOR GRANTING OF ZONING VARIATIONS

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

Once the property has been consolidated, to remain economically viable, expansion of the existing residence must be able to occur.

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

The existing residence located at 484 Elder Lane currently conforms to all zoning requirements. The lot consolidation will result in the establishment of new setbacks. The east setback will be increased from 9.59' to 12.0', thereby creating a 2.41' non-conformity of the East side of the existing residence.

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

The character of the neighborhood will be enhanced by the lot consolidation and approval of the variance requested. The corner of Elder and Myrtle will become more open than it currently is once the addition has been completed. The new addition will not extend as far to the west or north as the existing house at 488 Elder Lane currently exists.

4. *An adequate supply of light and air to the adjacent properties will not be impaired.*

Granting the variance would not alter the amount of light or air to the adjacent properties, since it is existing.

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

The proposed addition does not increase the hazard from fire and other damages to the property (no impact) since it is already existing.

R. SCOTT JAVORE & ASSOCIATES, LTD.

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

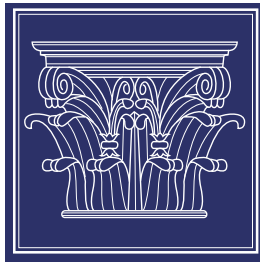
If approved, the variance would not diminish the taxable value of the land and buildings throughout the Village. The addition, and additional site work will, in fact, enhance the taxable value of the land.

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

The proposed addition will not increase the congestion in the public street (no impact).

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

The proposed addition will not otherwise impair the public health, safety, comfort, morals, and welfare of the inhabitants of the Village.



October 5, 2022

Village of Winnetka
Department of Community Development
510 Green Bay Road
Winnetka, Illinois 60093

Re: Junker Residence
484/488 Elder Lane,
Winnetka, Illinois 60093

Lot Consolidation Description

This Proposal is to consolidate the property located at 484 Elder Lane with the site located adjacent to it at 488 Elder Lane. When combined, the new site will be 110.0' by 165.28'. The front yard will face Elder Lane to the north.

The intent of the owner is to expand the existing residence, which is located at 484 Elder Lane, to the west. All setbacks and other zoning regulations will be adhered to with the addition.

The new setbacks created through the consolidation of the lot adjust the east setback from 9.59' to 12.0', thereby making the east 2.41' of the existing residence change from its current conformity to become non-conforming due to the size of the new site.

A side yard variance is being applied for to the Zoning Board of Appeals concurrently with the request for lot consolidation.

Submitted by:
Scott Javore

R. SCOTT JAVORE & ASSOCIATES, LTD.

847.835.4442 // 333 PARK AVENUE, SUITE 300, GLENCOE 60022 // JAVOREARCHITECTS.COM

Page 19 of 107

LEGEND

AOC = AMERITECH
BL = BUILDING LINE
BSL = BUILDING SETBACK LINE
CCS = COVERED CONCRETE STOOP
CE = COMMONWEALTH EDISON
CLF = CHAIN-LINK FENCE
CMP = CORRUGATED METAL PIPE
CN = CROSS NOTCH
CO = CLEANOUT
CONC = CONCRETE
CTV = CABLE/TV
DE = DRAINAGE EASEMENT
DU = DESTINATION UNKNOWN
DUE = DRAINAGE & UTILITY EASEMENT
EW = ESCAPE WINDOW WELL
FNC = FENCE
IP = IRON PIPE
IR = IRON ROD
OHW = OVERHEAD WIRE
PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT
PUE = PUBLIC UTILITY EASEMENT
(R) = RECORD
RCP = REINFORCED CONCRETE PIPE
R.O.W. = RIGHT OF WAY
SME = STORMWATER MANAGEMENT EASEMENT
ST = STORM
UDE = UTILITY AND DRAINAGE EASEMENT
UE = UTILITY EASEMENT
UP = UTILITY POLE
VE = VILLAGE EASEMENT
WF = WOOD FENCE

 = STONE PAVERS
 = CONCRETE
 = CONCRETE CURB

NO J.U.L.I.E. LOCATE FOR THIS SITE WAS REQUESTED.

UTILITY INFORMATION SHOWN IS BASED ONLY ON VISIBLE SURFACE EVIDENCE AND INFORMATION SUPPLIED BY OTHERS.

BUILDING MEASUREMENTS AND PROPERTY LINE TIES, AS SHOWN HEREON ARE REFERENCED TO OUTSIDE OF BUILDING.

EASEMENT AND SETBACK LINES SHOWN ARE FROM THE RECORDED PLAT OF SUBDIVISION.

NO DIMENSIONS TO BE ASSUMED FROM SCALING.

FENCE TIES ARE REFERENCED TO CENTER OF FENCE POST, UNLESS OTHERWISE NOTED.

COMPARE YOUR LEGAL DESCRIPTION AND BOUNDARY MONUMENTATION WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

NOTE:
TFW SURVEYING & MAPPING, INC., HAS BEEN COMMISSIONED TO PERFORM A BOUNDARY SURVEY OF ONLY THAT REAL ESTATE AS LEGALLY DESCRIBED ABOVE. ALL DATA AS SHOWN HEREON, BUT LYING BEYOND THE BOUNDARY LIMITS AS LEGALLY DESCRIBED ABOVE, INCLUDING (BUT NOT LIMITED TO) LOT LINES, EASEMENTS AND SETBACK LINES IS UNOFFICIAL AND INCOMPLETE AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. THIS SURVEY DOES NOT INTEND TO VERIFY OR SUBSTANTIATE EASEMENTS OR BUILDING LINES (OR THE VACATION OF SAME) ON ADJOINING PROPERTIES (UNLESS OTHERWISE SPECIFICALLY REFERENCED IN A TITLE COMMITMENT AS BEING BENEFICIAL TO OR AN ENCUMBRANCE ON THE PROPERTY AS LEGALLY DESCRIBED ABOVE). REFER TO A PLAT OF SURVEY BY OTHERS AND / OR SEE PUBLIC RECORD DOCUMENTS FOR COMPLETE DETAILS PERTINENT TO ALL ADJOINING PROPERTIES.

NOTE ON DATUM:
BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES AND DO NOT MATCH RECORDED BEARINGS.

TOTAL AREA OF TRACT SURVEYED = 8,264 SQ.FT.

DATE: OCTOBER 29, 2021
ORDER NO: 210851
PROJ. NO: 3324
FOR: TIM JUNKER
PROJ. FARWELL'S SUBDIVISION
Copyright © TFW Surveying & Mapping, Inc., 2021. All rights reserved.
Professional Design Firm Registration #184-002793.

DATE OF FIELD INSPECTION:
OCTOBER 26, 2021

ADDRESS:
484 ELDER LN.
WINNETKA, IL 60093
PIN: 05-21-318-002

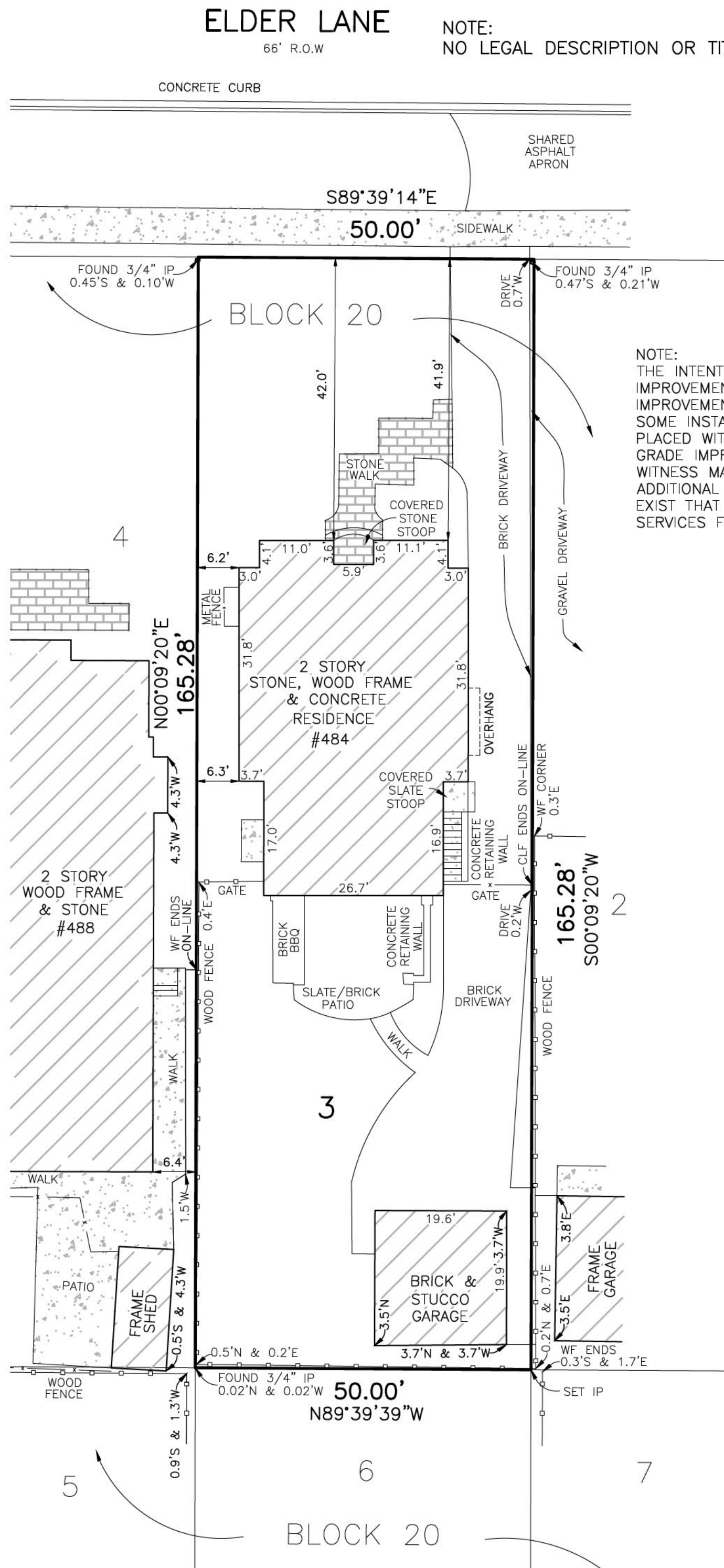


TFW SURVEYING & MAPPING
LAND SURVEYING • TOPOGRAPHIC MAPPING • CONSTRUCTION LAYOUT
1761 NORTH DILLES ROAD • SUITE 105 • GURNEE, ILLINOIS 60031
847-548-6600 FAX 548-6699
info@tfwsurvey.com www.tfwsurvey.com

PLAT OF SURVEY
OF

LOT 3 IN BLOCK 20 IN FARWELL'S SUBDIVISION OF BLOCKS 19 AND 20 IN J.C. GARLAND'S ADDITION TO WINNETKA, BEING A SUBDIVISION OF THE NORTH 120 ACRES OF THE SOUTH WEST 1/4 OF SECTION 21, TOWNSHIP 42, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NOTE:
NO LEGAL DESCRIPTION OR TITLE COMMITMENT PROVIDED BY CLIENT



NOTE:
THE INTENT OF THIS SURVEY IS TO SHOW AT OR ABOVE GRADE IMPROVEMENTS ONLY. IT IS POSSIBLE THAT BELOW GRADE IMPROVEMENTS EXIST THAT THIS SURVEYOR IS NOT AWARE OF. IN SOME INSTANCES THIRD PARTY UTILITY LOCATING SERVICES HAVE PLACED WITNESS MARKERS AT GRADE TO INDICATE SOME BELOW GRADE IMPROVEMENTS OR UTILITIES. IF MARKED IN FIELD, SAID WITNESS MARKS HAVE BEEN LOCATED AND ARE SHOWN HEREON. ADDITIONAL BELOW GRADE IMPROVEMENTS OR UTILITIES MAY ALSO EXIST THAT WERE NOT MARKED BY THIRD PARTY UTILITY LOCATING SERVICES FOR THE BENEFIT OF THIS SURVEY.

STATE OF ILLINOIS }SS
COUNTY OF LAKE

I, JAMES P. MEIER, ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS DESCRIBED ABOVE AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

CERTIFIED AT GURNEE, ILLINOIS THIS 29th DAY OF OCTOBER, 2021.



ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3295
LICENSE EXPIRES NOVEMBER 30, 2022

LEGEND

AOC = AMERITECH
BL = BUILDING LINE
BSL = BUILDING SETBACK LINE
CCS = COVERED CONCRETE STOOP
CE = COMMONWEALTH EDISON
CLF = CHAIN-LINK FENCE
CMP = CORRUGATED METAL PIPE
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EW = ESCAPE WINDOW WELL
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IP = IRON PIPE
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(R) = RECORD
RCP = REINFORCED CONCRETE PIPE
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SME = STORMWATER MANAGEMENT EASEMENT
ST = STORM
UDE = UTILITY AND DRAINAGE EASEMENT
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UP = UTILITY POLE
VE = VILLAGE EASEMENT
WF = WOOD FENCE

 = STONE PAVERS
 = CONCRETE
 = CONCRETE CURB

NO J.U.L.I.E. LOCATE FOR THIS SITE WAS REQUESTED.

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EASEMENT AND SETBACK LINES SHOWN ARE FROM THE RECORDED PLAT OF SUBDIVISION.

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FENCE TIES ARE REFERENCED TO CENTER OF FENCE POST, UNLESS OTHERWISE NOTED.

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ADDRESS:
488 ELDER LN.
WINNETKA, IL 60093
PIN: 05-21-318-001



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1761 NORTH DILLEYS ROAD • SUITE 105 • GURNEE, ILLINOIS 60031
847-548-6600 FAX 548-6699
info@tfwsurvey.com www.tfwsurvey.com

PLAT OF SURVEY
OF

LOT 4 IN BLOCK 20 IN FARWELL'S SUBDIVISION OF BLOCKS 19 AND 20 IN J.C. GARLAND'S ADDITION TO WINNETKA, BEING A SUBDIVISION OF NORTH 120 ACRES OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NOTE:
NO LEGAL DESCRIPTION OR TITLE COMMITMENT PROVIDED BY CLIENT

ELDER LANE

66' R.O.W. CONCRETE CURB

S89°39'14"E
60.00'

SIDEWALK

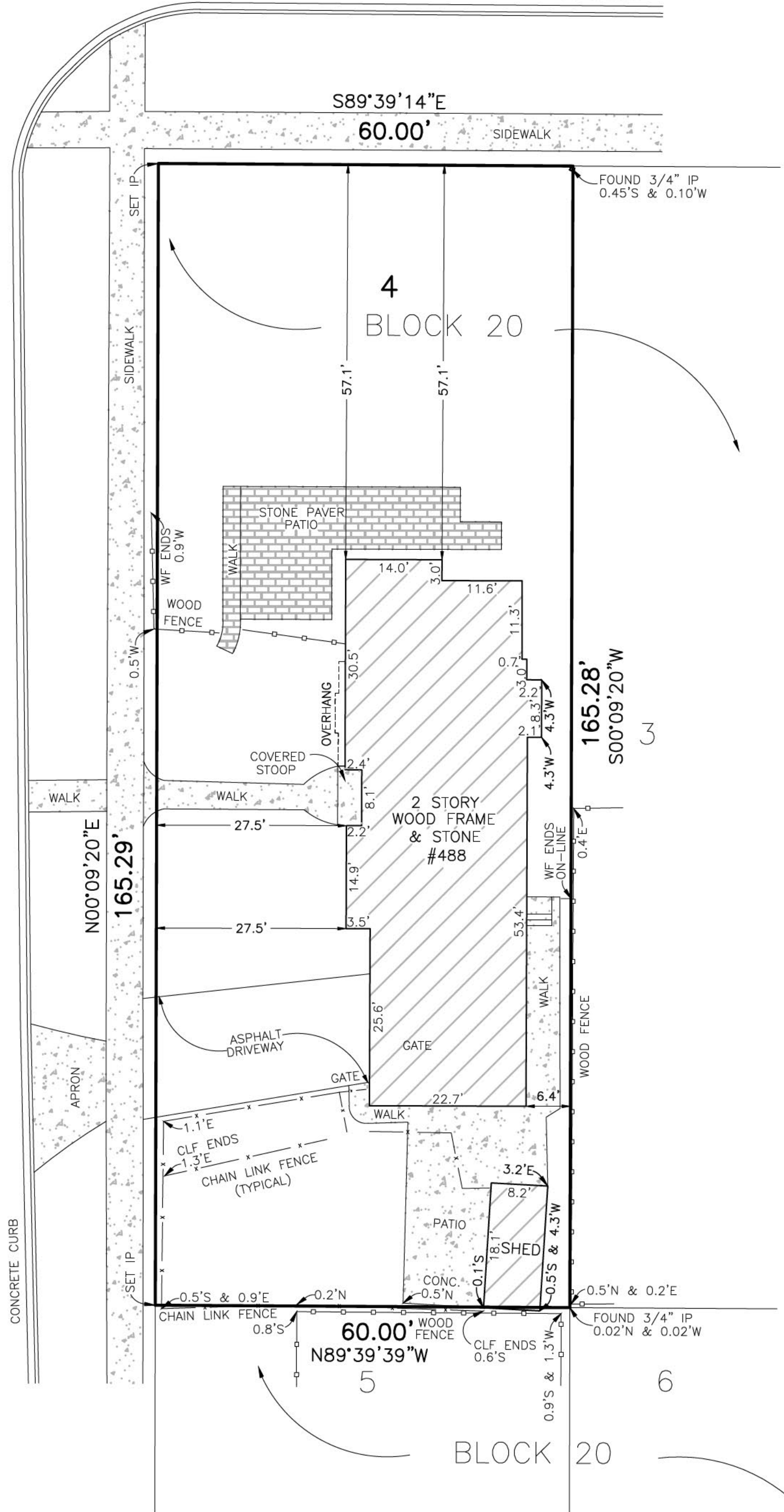
FOUND 3/4" IP
0.45'S & 0.10'W

4
BLOCK 20

NOTE:
THE INTENT OF THIS SURVEY IS TO SHOW AT OR ABOVE GRADE IMPROVEMENTS ONLY. IT IS POSSIBLE THAT BELOW GRADE IMPROVEMENTS EXIST THAT THIS SURVEYOR IS NOT AWARE OF. IN SOME INSTANCES THIRD PARTY UTILITY LOCATING SERVICES HAVE PLACED WITNESS MARKERS AT GRADE TO INDICATE SOME BELOW GRADE IMPROVEMENTS OR UTILITIES. IF MARKED IN FIELD, SAID WITNESS MARKS HAVE BEEN LOCATED AND ARE SHOWN HEREON. ADDITIONAL BELOW GRADE IMPROVEMENTS OR UTILITIES MAY ALSO EXIST THAT WERE NOT MARKED BY THIRD PARTY UTILITY LOCATING SERVICES FOR THE BENEFIT OF THIS SURVEY.

MYRTLE STREET

66' R.O.W.



NOTE ON DATUM:
BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES AND DO NOT MATCH RECORDED BEARINGS.

TOTAL AREA OF TRACT SURVEYED = 9,917 SQ.FT.

DATE: OCTOBER 29, 2021
ORDER NO: 210850
PROJ. NO: 3324.1
FOR: TIM JUNKER
PROJ. FARWELL'S SUBDIVISION
Copyright © TFW Surveying & Mapping, Inc., 2021. All rights reserved.
Professional Design Firm Registration #184-002793.

DATE OF FIELD INSPECTION:
OCTOBER 26, 2021

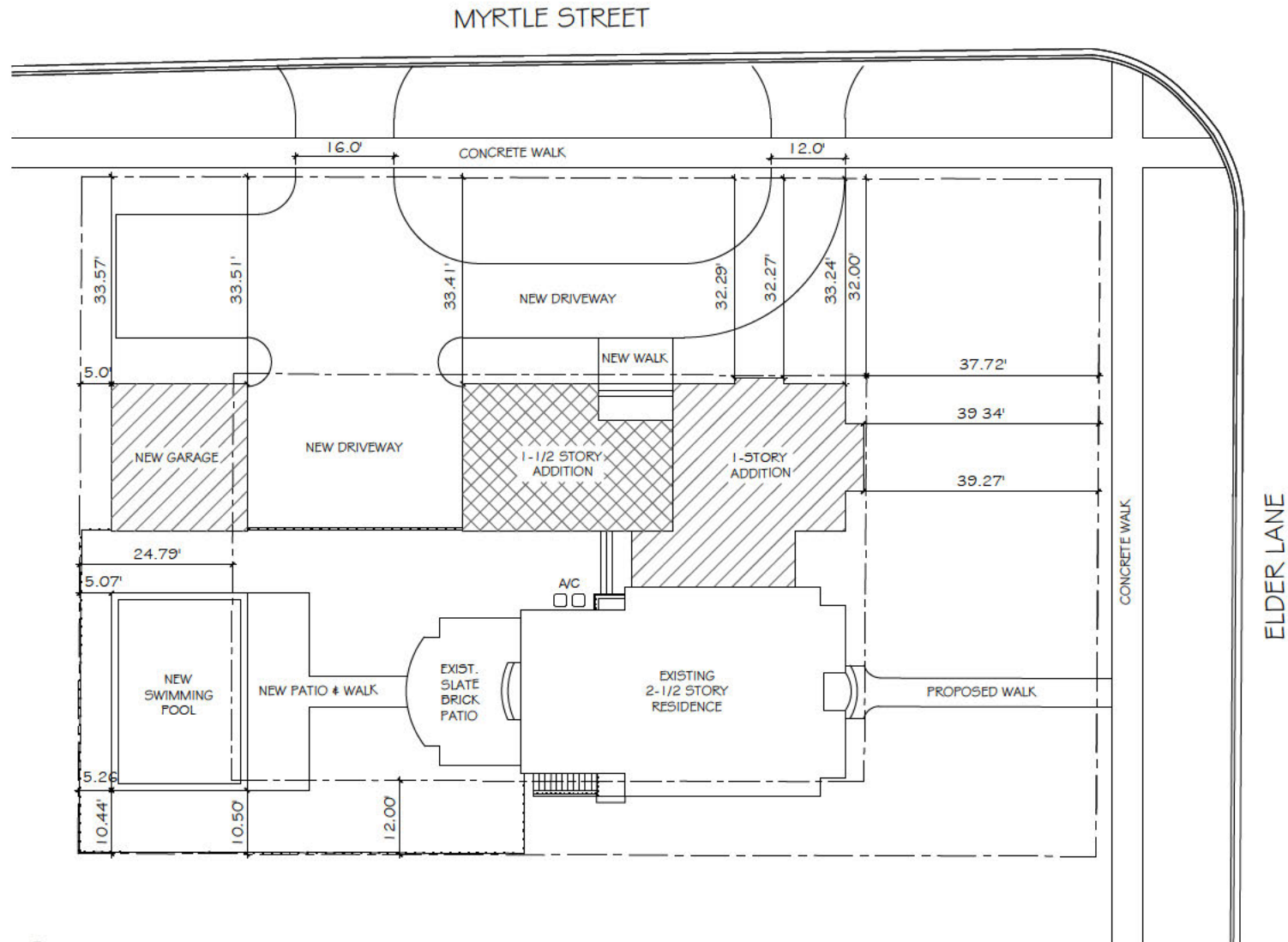


STATE OF ILLINOIS }SS
COUNTY OF LAKE

I, JAMES P. MEIER, ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS DESCRIBED ABOVE AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

CERTIFIED AT GURNEE, ILLINOIS THIS 29th DAY OF OCTOBER, 2021.

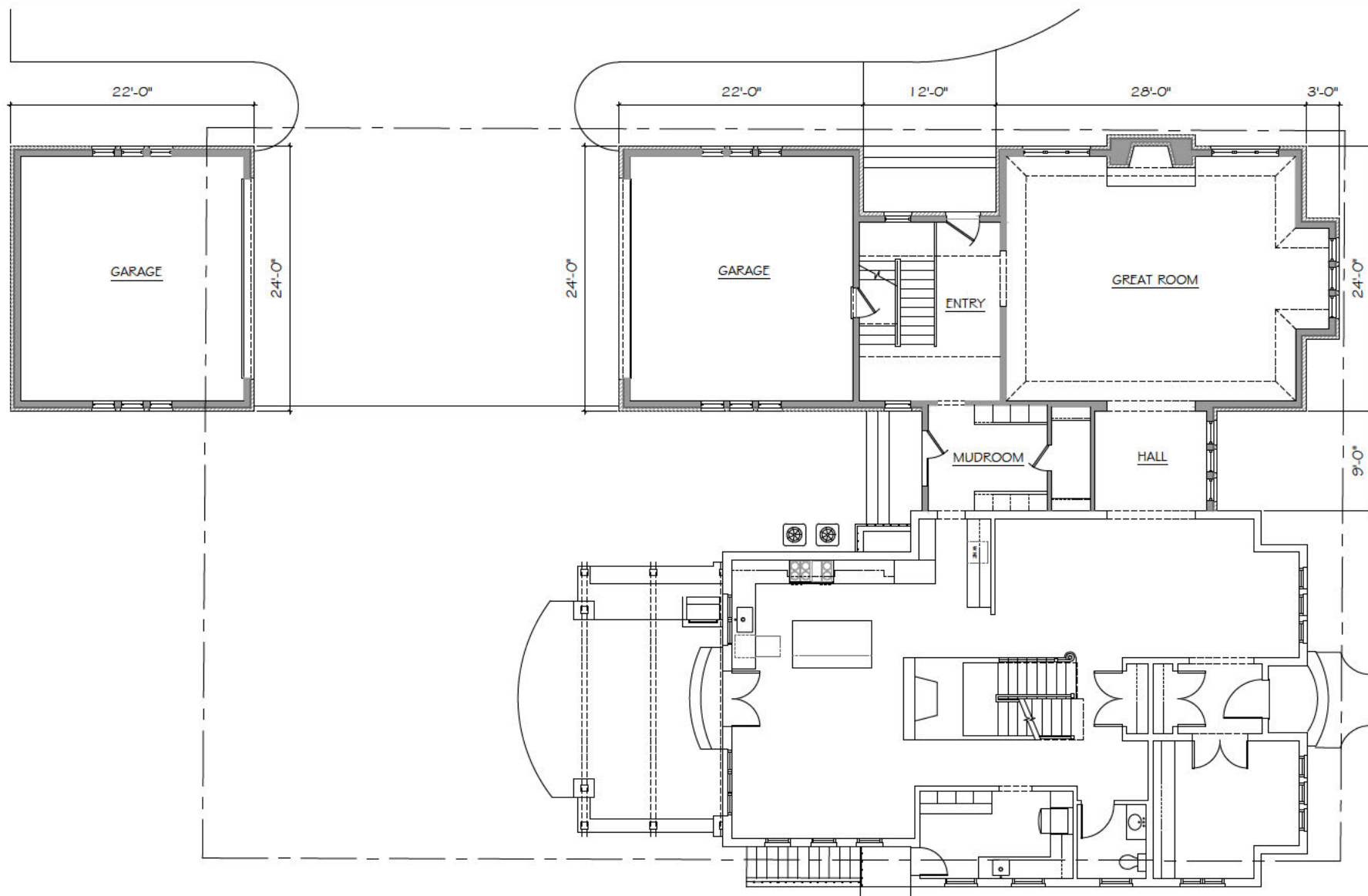
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3295
LICENSE EXPIRES NOVEMBER 30, 2022



1 SITE PLAN
1/8" = 1'-0"

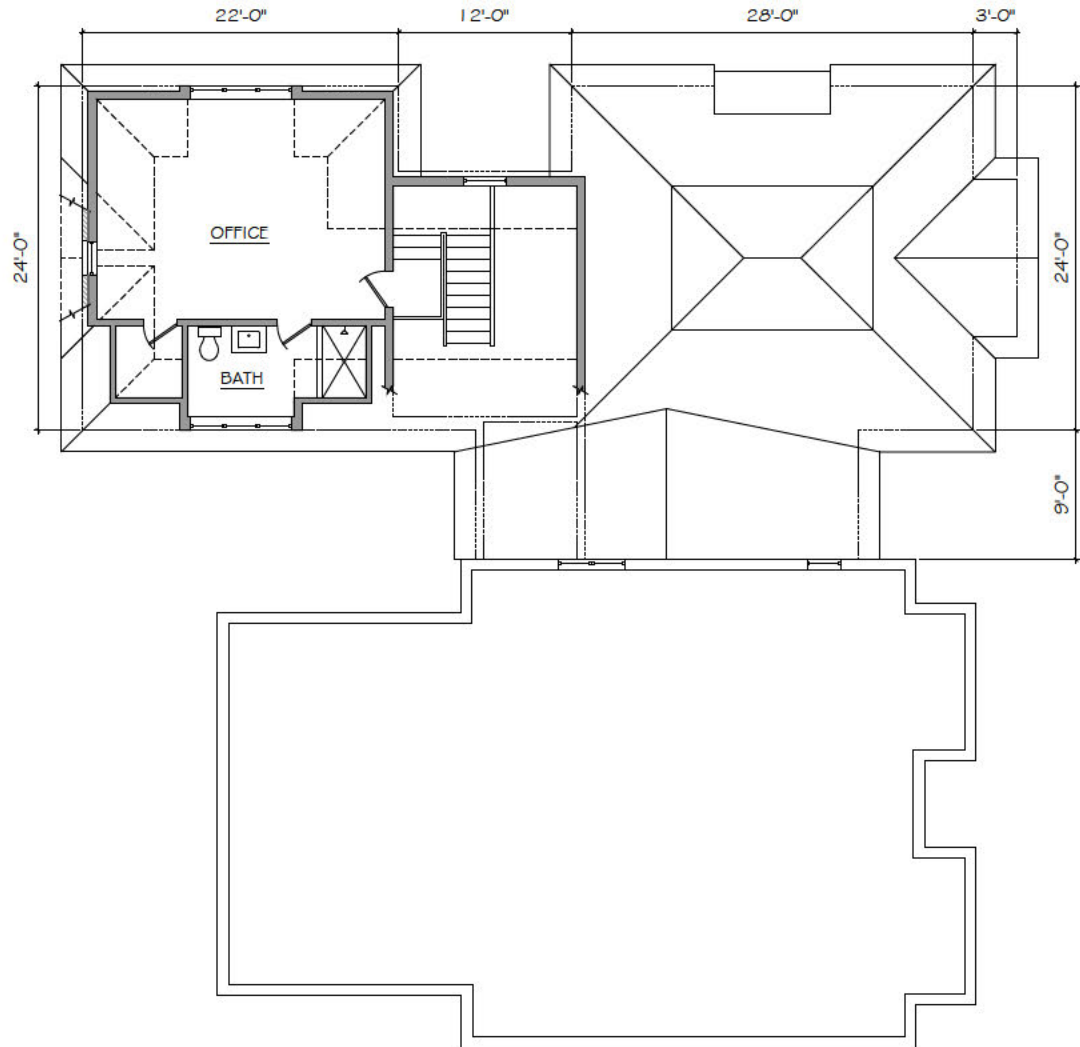
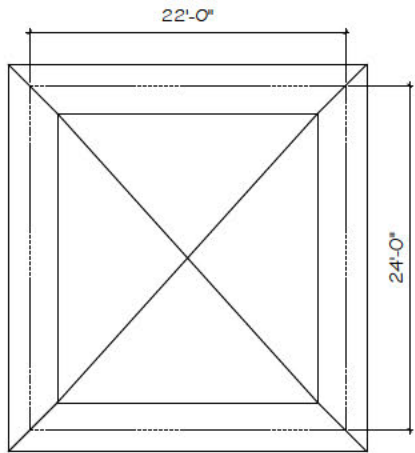


DATE	
ISSUED FOR	
REVISION	
JUNKER RESIDENCE 444 ELDER LANE WINNETKA, IL 60093	
R. SCOTT JAVORE & ASSOCIATES, LTD. ARCHITECTURE • HISTORIC PRESERVATION • NEW CONSTRUCTION 303 PARK AVENUE GLENCOE, IL 60025 TEL. 878-7840 FAX 878-7850	
SITE PLAN	
DRAWN	RFS
CHECKED	RST
DATE	2022-10-12
PROJECT NO.	21032
SHEET NO.	A1



① FIRST FLOOR PLAN
1/4" = 1'-0"  N

DATE	
ISSUED FOR:	
REVISION	
JUNKER RESIDENCE 444 ELDER LANE WINNETKA, IL 60093	
R. SCOTT JAVORE & ASSOCIATES, LTD. ARCHITECTURE • HISTORIC PRESERVATION • NEW CONSTRUCTION 303 PARK AVENUE GLENCOE, IL 60025 TEL: 815-745-3345 FAX: 815-745-3346	
	
PROPOSED FIRST FLOOR PLAN	
DRAWN	RFS
CHECKED	RSJ
DATE	2022-10-12
PROJECT NO.	21032
SHEET NO.	A2



① SECOND FLOOR PLAN
1/4" = 1'-0" 

DATE	
ISSUED FOR:	
REVISION	
JUNKER RESIDENCE 444 ELDER LANE WINNETKA, IL 60093	
R. SCOTT JAVORE & ASSOCIATES, LTD. ARCHITECTURE • HISTORIC PRESERVATION • NEW CONSTRUCTION 303 PARK AVENUE GLENCOE, IL 60025 TEL: 815-745-3345 FAX: 815-745-3346	
	
PROPOSED SECOND FLOOR PLAN	
DRAWN	RFS
CHECKED	RST
DATE	2022-10-12
PROJECT NO.	21032
SHEET NO.	A3



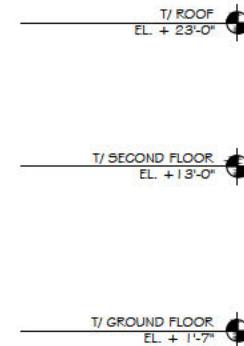
1 NORTH ELEVATION
1/4"=1'-0"



2 SOUTH ELEVATION
1/4"=1'-0"



3 WEST ELEVATION
1/4"=1'-0"



DATE	
ISSUED FOR	
REVISION	
JUNKER RESIDENCE 444 EIDER LANE WINNETKA, IL 60093	

R. SCOTT JAVORE & ASSOCIATES, LTD.
 ARCHITECTURE • HISTORIC PRESERVATION • NEW CONSTRUCTION
 303 PARK AVENUE GLENCOE, IL 60025 TEL. 815-251-7850 FAX 815-251-7851

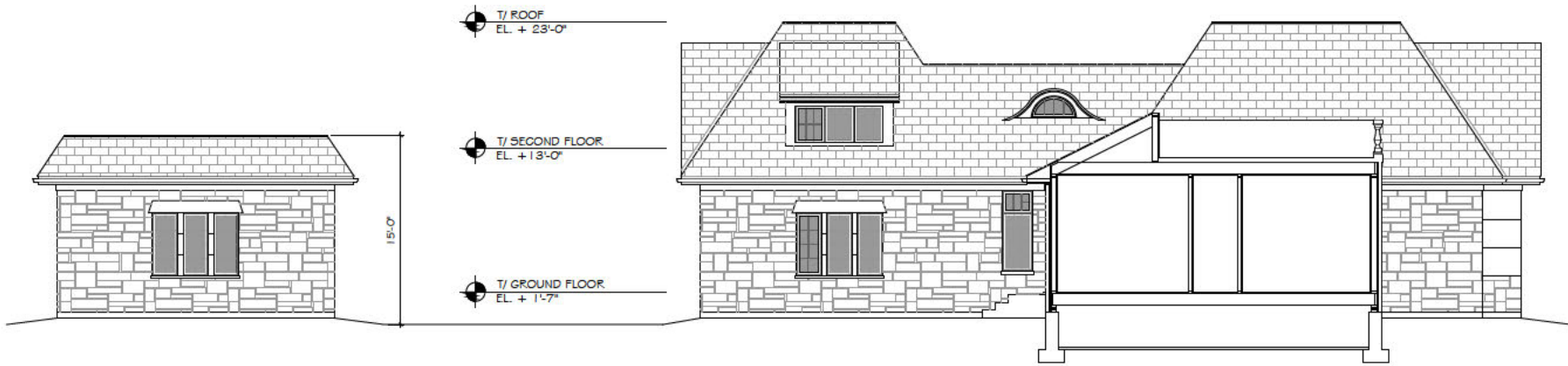


PROPOSED EXTERIOR ELEVATIONS

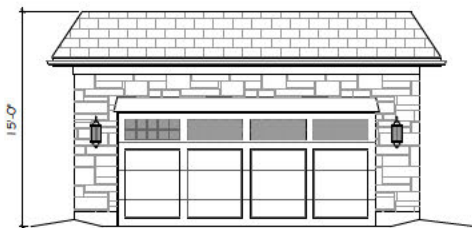
DRAWN: RFS
 CHECKED: RST
 DATE: 2022-10-12

PROJECT NO.
21032

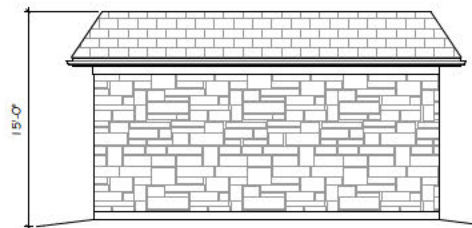
SHEET NO.
A4



1 EAST ELEVATION
1/4" = 1'-0"

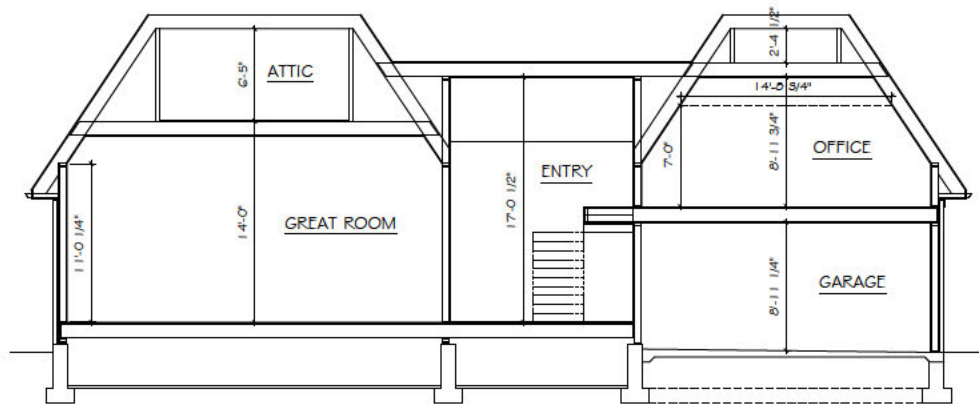


2 NORTH DETACHED GARAGE
1/4" = 1'-0"

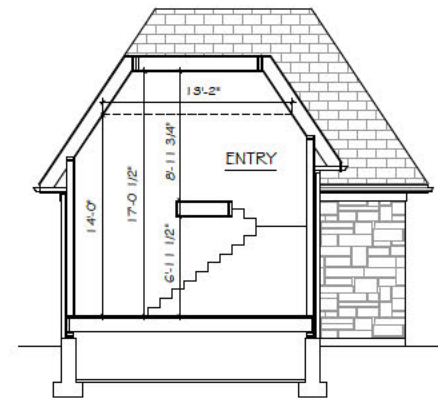


3 SOUTH DETACHED GARAGE
1/4" = 1'-0"

DATE	
ISSUED FOR:	
REVISION	
JUNKER RESIDENCE 444 ELDER LANE WINNETKA, IL 60093	
R. SCOTT JAVORE & ASSOCIATES, LTD. ARCHITECTURE • HISTORIC PRESERVATION • NEW CONSTRUCTION 303 PARK AVENUE GLENCOE, IL 60025 TEL: 815-745-3345 FAX: 815-745-3346	
PROPOSED EXTERIOR ELEVATIONS	
DRAWN	RFS
CHECKED	RSJ
DATE	2022-10-12
PROJECT NO.	21032
SHEET NO.	A5



1 BUILDING SECTION LOOKING EAST
1/4" = 1'-0"



2 BUILDING SECTION LOOKING SOUTH
1/4" = 1'-0"

DATE

ISSUED FOR:

REVISION

JUNKER
RESIDENCE
444 ELDER LANE
WINNETKA, IL 60093

R. SCOTT JAVORE & ASSOCIATES, LTD.
ARCHITECTURE • HISTORIC PRESERVATION • NEW CONSTRUCTION
303 PARK AVENUE GLENCOE, IL 60025 TEL: 815-745-3345 FAX: 815-745-3346



BUILDING SECTIONS

DRAWN
RFS

CHECKED
RST

DATE
2022-10-12

PROJECT NO.

21032

SHEET NO.

A6

VILLAGE BOARD OF TRUSTEES

STATE OF ILLINOIS) COUNTY OF COOK) SS.

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS, THIS ____ DAY OF _____, A.D. 20 ____.

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, THE ____ DAY OF _____, A.D. 20 ____.

BY: _____ ATTEST: _____
CHAIR SECRETARY

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 CONSOLIDATION

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

VILLAGE COLLECTOR

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS) COUNTY OF COOK) SS.

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

VILLAGE ENGINEER

WATER AND ELECTRIC DEPARTMENT CERTIFICATE

STATE OF ILLINOIS) COUNTY OF COOK) SS.

APPROVED THIS ____ DAY OF _____, A.D. 20__ BY THE DIRECTOR OF THE WATER AND ELECTRIC DEPARTMENT OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

WATER AND ELECTRIC DIRECTOR

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

STATE OF ILLINOIS) COUNTY OF COOK) SS.

APPROVED THIS ____ DAY OF _____, A.D. 20__ BY THE DIRECTOR OF THE COMMUNITY DEVELOPMENT DEPARTMENT OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

COMMUNITY DEVELOPMENT DIRECTOR

MORTGAGEE CERTIFICATE

STATE OF ILLINOIS) COUNTY OF _____) SS.

_____, AS MORTGAGEE, UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED JUNE 29, A.D. 2020, AND RECORDED IN THE RECORDER'S OF DEEDS OFFICE OF COOK, COUNTY, ILLINOIS ON THE 11th DAY OF AUGUST, A.D. 2020 AS DOCUMENT NO. 2022457006 HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF THE LAND AND THE GRANTING OF THE EASEMENT(S) DEPICTED HEREON.

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

PRINT MORTGAGEE NAME: _____

BY: _____ ATTEST: _____

ITS: _____ ITS: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS) COUNTY OF _____) SS.

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

(NAME) _____ (TITLE) _____

OF _____ AND (NAME) _____

(TITLE) _____ OF _____

WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH

(TITLE) _____ AND (TITLE) _____

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

GIVEN UNDER MY HAND AND SEAL

THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC

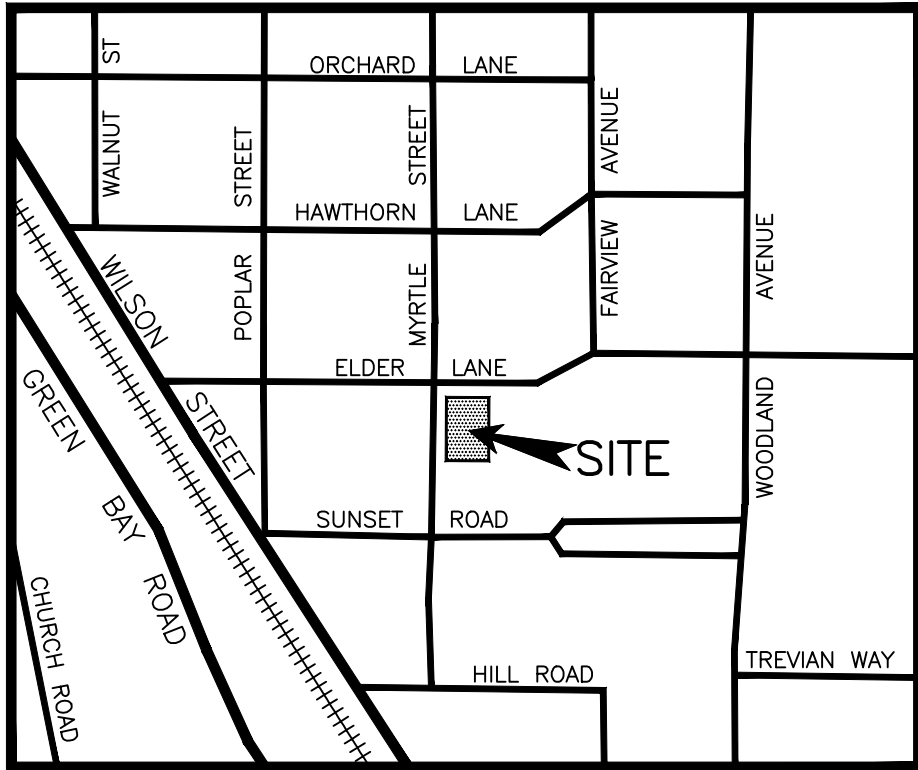
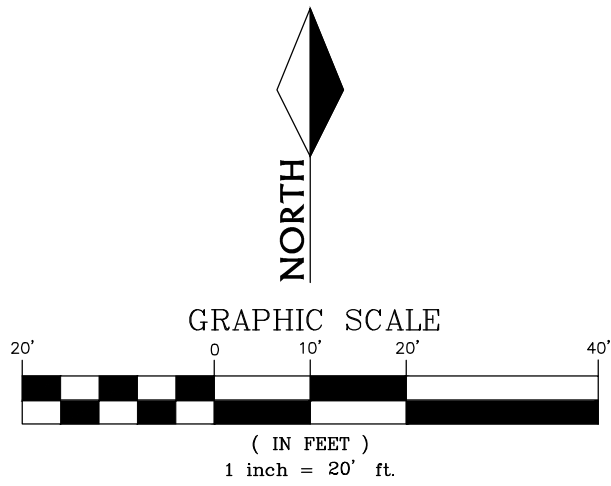
EASEMENT PROVISIONS

NO NEW EASEMENTS GRANTED HEREON.

NOTE: ADDITIONAL IMPROVEMENTS EXIST ON SITE BUT ARE NOT SHOWN AT REQUEST OF CLIENT.

NOTE: EASEMENT RECORDED AUGUST 20, 2013 AS DOCUMENT 132223241029 GRANTS RIGHTS FOR A SHED TO ENCROACH. DOCUMENT CONTAINS THE FOLLOWING PROVISION: 3. THE PARTIES AGREE THAT AT SUCH TIME AS THE FRAME SHED IS TORN DOWN FOR ANY REASON, THE EASEMENT GRANTED HEREINUNDER SHALL CEASE AND BE OF NO FURTHER FORCE AND EFFECT.

AREA OF LOT 3 = 8,264 SQ.FT.
AREA OF LOT 4 = 9,917 SQ.FT.
AREA OF NEW LOT 1 = 18,181 SQ.FT.



VICINITY MAP
(NOT TO SCALE)

ADDRESS:
488 & 484 ELDER LANE
WINNETKA, IL 60093
PIN: 05-21-318-001-0000
05-21-318-002-0000

JUNKER'S SUBDIVISION

BEING A RESUBDIVISION OF LOTS 3 AND 4 IN BLOCK 20 IN FARWELL'S SUBDIVISION OF BLOCK 19 AND 20 IN J.C. GARLAND'S ADDITION TO WINNETKA, BEING A SUBDIVISION OF NORTH 120 ACRES OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS) COUNTY OF _____) SS.

THIS IS TO CERTIFY THAT THE KIMBERLY JUNKER REVOCABLE TRUST, AN ILLINOIS CORPORATION, AS TRUSTEE UNDER A TRUST AGREEMENT DATED AUGUST 11, 2009 AND KNOWN AS TRUST NO. _____ IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE 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.

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

CITY DATE MONTH

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

BY: _____ ATTEST: _____

SIGNATURE SIGNATURE

PRINT TITLE PRINT TITLE

NOTARY CERTIFICATE

STATE OF ILLINOIS) COUNTY OF _____) SS.

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____, _____, AND _____, _____, OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH _____ AND _____ RESPECTFULLY, APPEARED BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID OWNER FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC SIGNATURE PRINT NAME

MY COMMISSION EXPIRES ON _____, 20____.

SURVEYOR'S NOTES

IRON PIPES OR SURVEYOR'S NAILS ARE SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE PUBLIC UTILITIES UNLESS OTHERWISE NOTED. BEARINGS SHOWN HEREON ARE BASED ON AN STATE PLAIN COORDINATES SYSTEM AND ARE INTENDED ONLY TO SHOW THE ANGULAR RELATIONSHIP BETWEEN LINES.

SURVEYOR'S DESIGNATION OF RECORDING

STATE OF ILLINOIS) COUNTY OF LAKE) SS.

I, JAMES P. MEIER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY DESIGNATE TO RECORD THIS SUBDIVISION PLAT WITH THE COOK COUNTY CLERK RECORDING DIVISION. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS REVISED STATUTES. AS A CONDITION OF THIS GRANT, SAID DESIGNEE IS HEREBY REQUIRED TO PROVIDE TO THIS SURVEYOR, A CERTIFIED COPY OF SAID PLAT, IMMEDIATELY UPON RECORDING OF SAME. RECEIPT OF SAID CERTIFIED COPY WILL SERVE AS NOTICE TO THE SURVEYOR THAT THE PLAT HEREON DRAWN HAS BEEN RECORDED.

DATED THIS 4th DAY OF OCTOBER, A.D. 2022.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3295

SURVEYOR CERTIFICATE

STATE OF ILLINOIS) COUNTY OF LAKE)

I, JAMES P. MEIER, ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY TO-WIT:

LOTS 3 AND 4 IN BLOCK 20 IN FARWELL'S SUBDIVISION OF BLOCK 19 AND 20 IN J.C. GARLAND'S ADDITION TO WINNETKA, BEING A SUBDIVISION OF NORTH 120 ACRES OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY AND SUBDIVISION. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. I FURTHER CERTIFY THAT THE LAND INCLUDED BY SAID SURVEY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF WINNETKA, ILLINOIS.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON FALLS WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS PER FIRM, MAP NUMBER 17031C0251K, DATED SEPTEMBER 10, 2021.

CERTIFIED AT GURNEE, ILLINOIS THIS 31st DAY OF OCTOBER, A.D. 2022.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3295
LICENSE EXPIRES NOVEMBER 30, 2022



REVISED DATE: NOVEMBER 3, 2022 (VILLAGE COMMENTS-AREA SUMMARY)
REVISED DATE: OCTOBER 31, 2022 (VILLAGE COMMENTS)
DATE: OCTOBER 4, 2022
ORDER NO: 221000
PROJ. NO: 3324.1
FOR: TJAM, LLC
PROJ. NAME: FARWELL'S SUBDIVISION
Copyright © TFW Surveying & Mapping, Inc., 2022. All rights reserved.
Professional Design Firm Registration #184-002793.

SEND FUTURE TAX BILLS TO:

JUNKER
488 ELDER LANE
WINNETKA, IL 60093

SUBMITTED BY AND RETURN PLAT TO:

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

TFW SURVEYING & MAPPING
LAND SURVEYING • TOPOGRAPHIC MAPPING • CONSTRUCTION LAYOUT
1761 NORTH DILLEYS ROAD • SUITE 105 • GURNEE, ILLINOIS 60031
847-548-6600 FAX 548-6699
info@tfwsurvey.com www.tfwsurvey.com

ATTACHMENT C

From: [REDACTED]
To: [Planning](#)
Subject: Comment on Case # 22-26-SD 484 and 484 Elder Lane
Date: Tuesday, November 15, 2022 8:52:45 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I will most likely be unable to attend the Plan Commission Public Hearing on 11/16 as I'm a member of the D36 Committee for the Winnetka Caucus and must attend the Town Hall. If the timing works out and I am able to attend the Plan Commission meeting I will.

I live at 228 Myrtle St., directly across from the proposed circular driveway. I have two specific concerns:

1) After reviewing the plans available on the commission website, I'm left with the impression that I will be looking out my front windows onto a lot of concrete – both a circular driveway and an extension of the driveway back to the new garage. What are the plans for landscaping? Can we agree that this should be a priority to provide as much visual relief as possible from the concrete expanse?

2) I consistently have issues with cars parking directly behind my driveway, making it very difficult for me to pull out without turning sharply and running over my tree lawn to avoid hitting a parked car. This gets to be really a tough situation in the winter when snow is mounded up. I can't tell from the plans how the location of the two entrances to the proposed driveway and the space in between line up with my driveway. I'm concerned that the space in between the two entrances to the driveway will be a prime parking spot and will cause me no end of frustration as I try to back out of my driveway. I would like to clarify the relationship between the circular driveway, the space in between and my driveway. Depending on the answer to that question, I would like to understand how my concerns will be addressed.

Thank you for your attention to my concerns and your help,

Betsy Owens
228 Myrtle St
Winnetka



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: ANN KLAASSEN, ASSISTANT DIRECTOR
DATE: DECEMBER 8, 2022
SUBJECT: 232 SHERIDAN ROAD – VARIATIONS (CASE NO. 22-30-V2)

INTRODUCTION

On December 12, 2022, the Zoning Board of Appeals (ZBA) is scheduled to hold a public hearing on an application submitted by Amy and William Franzen (collectively the “Applicant”) as the owners of the property located at 232 Sheridan Road (the “Subject Property”). The Applicant requests approval of the following zoning variations to allow construction of an addition to the existing residence on the Subject Property:

1. **Roofed Lot Coverage** of 2,226.02 square feet, whereas a maximum of 2,114.59 square feet is permitted, a variation of 111.43 square feet (5.27%) [Section 17.30.030 – Intensity of Use of Lot];
2. **Gross Floor Area (GFA)** of 3,932.27 square feet, whereas a maximum of 3,132.72 square feet is permitted, a variation of 799.55 square feet (25.52%) [Section 17.30.040 – Maximum Building Size] [Note: The existing residence currently consists of 3,631.88 square feet. The proposed addition would add 300.39 square feet of GFA];
3. **Corner Yard Setback** of 8.3 feet from the private road easement along the north property line, whereas a minimum of 22.82 feet is required, a variation of 14.52 feet (63.63%) [Section 17.30.050 – Front and Corner Yard Setbacks] [Note: The residence currently provides a corner yard setback of 5.65 feet];
4. **Rear Yard Setback** of 5.1 feet from the west property line, whereas a minimum of 15.45 feet is required, a variation of 10.35 feet (66.99%) [Section 17.30.070 – Rear Yard Setback] [Note: The residence currently provides a rear yard setback of 14 feet];
5. **Front-facing attached garage width** of 24.94 feet, whereas a maximum width of 22 feet is permitted, a variation of 2.94 feet (13.36%) [Section 17.30.110 – Garages]; and
6. **Front-facing attached garage door width** of 18 feet, whereas a maximum width of 9 feet is permitted for an individual door, a variation of 9 feet (100%) [Section 17.30.110 – Garages].

A mailed notice was sent to property **owners** within 250 feet of the Subject Property in compliance with the Zoning Ordinance. The hearing was properly noticed in the *Winnetka Talk* on November 24, 2022. As of the date of this memo, staff has not received any written comment from the public regarding this application.

The Village Council has final jurisdiction on this request as only the Council has the authority to grant variations to (i) allow a zoning lot with a pre-FAR building (constructed prior to 1989) to exceed the maximum permitted GFA by more than 10%; and (ii) reduce a corner yard setback or a rear yard setback

for a principal building by more than 50% of the required setback. Typically, the ZBA has final jurisdiction on requests to exceed the maximum permitted roofed lot coverage by no more than 20%. Additionally, the Zoning Administrator typically has final jurisdiction on requests to exceed the permitted width for front-facing attached garages and garage doors; however, since this request includes additional zoning relief for which the ZBA and the Zoning Administrator do not have jurisdiction, the Village Council also has final jurisdiction on the requests to exceed the permitted roofed lot coverage and width for a front-facing attached garage and garage door.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.18 acres in size, is located on the west side of Sheridan Road, between Fuller and Elder Lanes, and contains an existing two-story residence with an attached garage (see Figure 1). The Subject Property is not a rectangular shape. It is a trapezoid shape with a front lot line, which runs along Sheridan Road, that is narrower than the rear lot line, which is the west property line. Also, the corner lot line, along the private road, is not perpendicular to the front lot line (see Figure 2). The property is zoned R-4 Single Family Residential, and it is bordered by R-4 Single Family Residential to the north, south, and west, and R-2 Single Family Residential to the east (see Figure 3). The Comprehensive Plan designates the Subject Property as appropriate for single family residential development. The zoning of the property is consistent with the Comprehensive Plan.

The existing lot is a legal nonconforming corner lot that is 7,831.8 square feet in net lot area (the area of the private road easement is excluded from the lot area for zoning purposes), while the minimum required lot area for a corner lot in the R-4 District is 13,300 square feet. Also, the lot is 103 feet in depth, while the minimum required lot depth for a lot in the R-4 District is 120 feet.

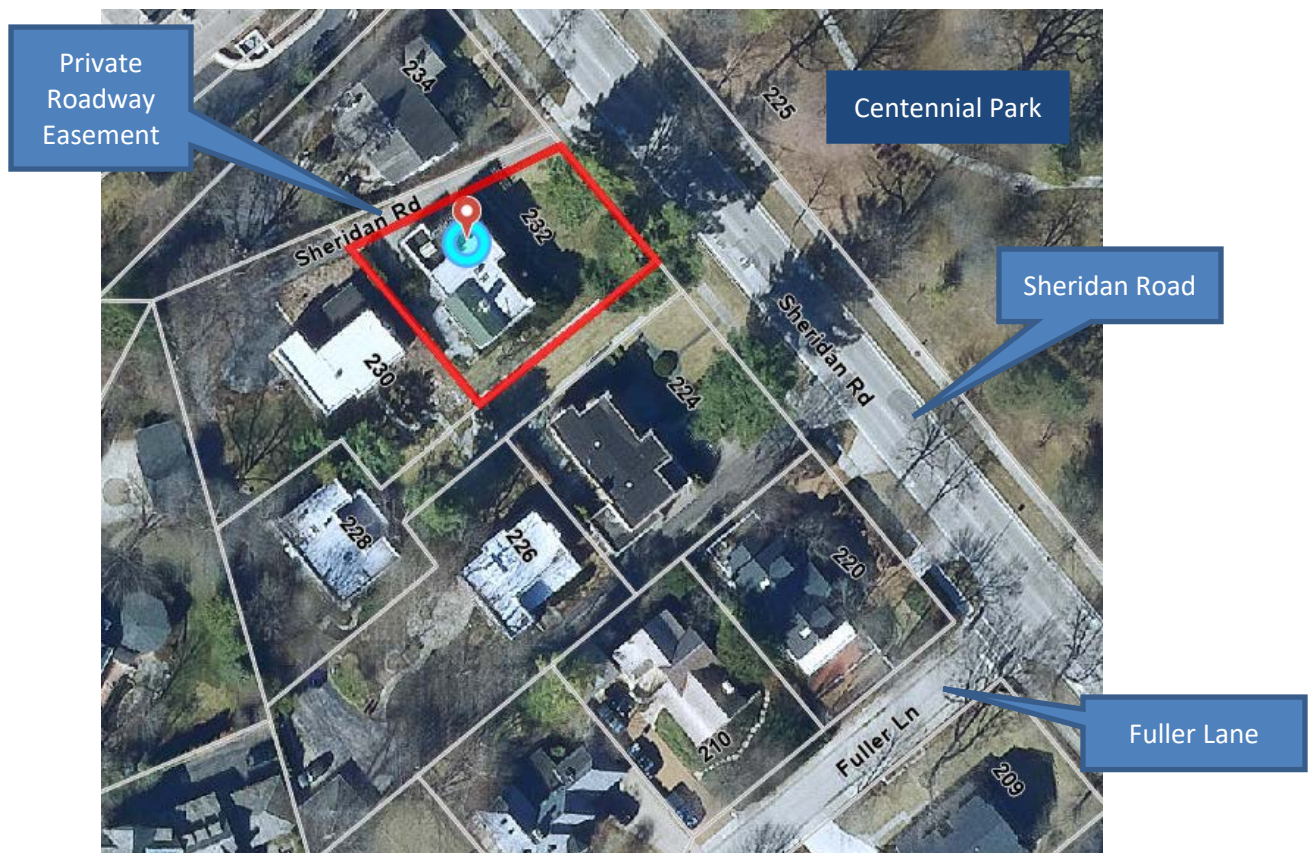


Figure 1 – Aerial Map

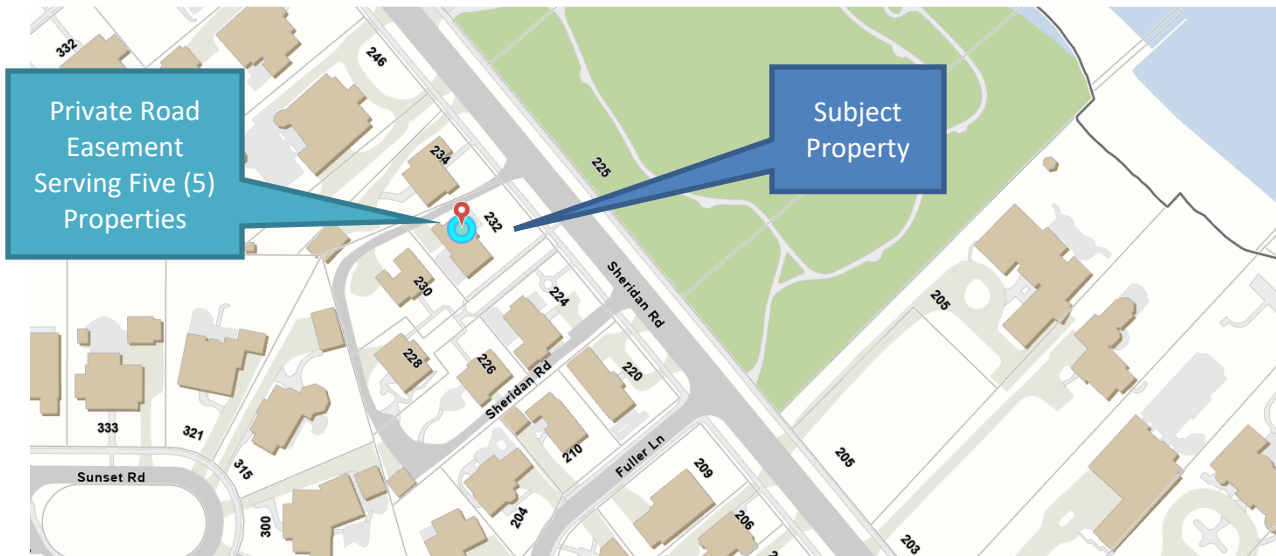


Figure 2 – GIS Map View



Figure 3 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

The residence was built in 1926. The following subsequent building permits were issued in:

1. 1991 to construct an addition and remodel the residence; and
2. 1999 to construct a trellis over the existing second floor deck.

The Applicant acquired the property in August 2022. There are no previous zoning cases on file for the Subject Property.

Figures 4 and 5 on the following page are current photos of the site.



Figure 4 – Subject Property (Front Elevation – Sheridan Road)



Figure 5 – Subject Property (Southerly Front Elevation)

PROPOSED PLAN

The variations are being requested in order to construct a two-story addition on the west side of the existing residence. The proposed addition on the first floor includes expansion of the existing one-car attached garage into a two-car garage as well as expansion of the kitchen. The second-floor addition immediately above the first floor addition would consist of a home gym and a primary bathroom.

The existing parapet walls on the north side of the second floor are 3.58 feet in height, requiring the existing roof deck (515 square feet) to be included in the calculation of existing GFA. According to the definition of GFA in the Zoning Ordinance, “all areas of a building or structure that have exterior walls that extend more than 3.5 feet above the floor on two or more sides of such area” are included in the calculation of GFA. The proposed plans include removal of the existing trellis and reducing the height of the parapet walls to less than 3.5 feet so that the roof deck would no longer be included in the calculation of GFA. Therefore, the net increase in GFA is approximately 300 square feet. The proposed increase in roofed lot coverage is approximately 389 square feet. The proposed addition is described as follows:

First Floor:

- One additional garage bay measuring 19.25 feet by 12 feet (231 square feet); and
- Kitchen addition measuring approximately 164 square feet.

Second Floor:

- Primary bathroom addition measuring approximately 180 square feet; and
- Home gym addition measuring approximately 246 square feet.

Excerpts of the proposed site plan, floor plans, and proposed building elevations are provided on the following pages as Figures 6 through 12. The complete set of plans are provided in the application materials (Attachment C).

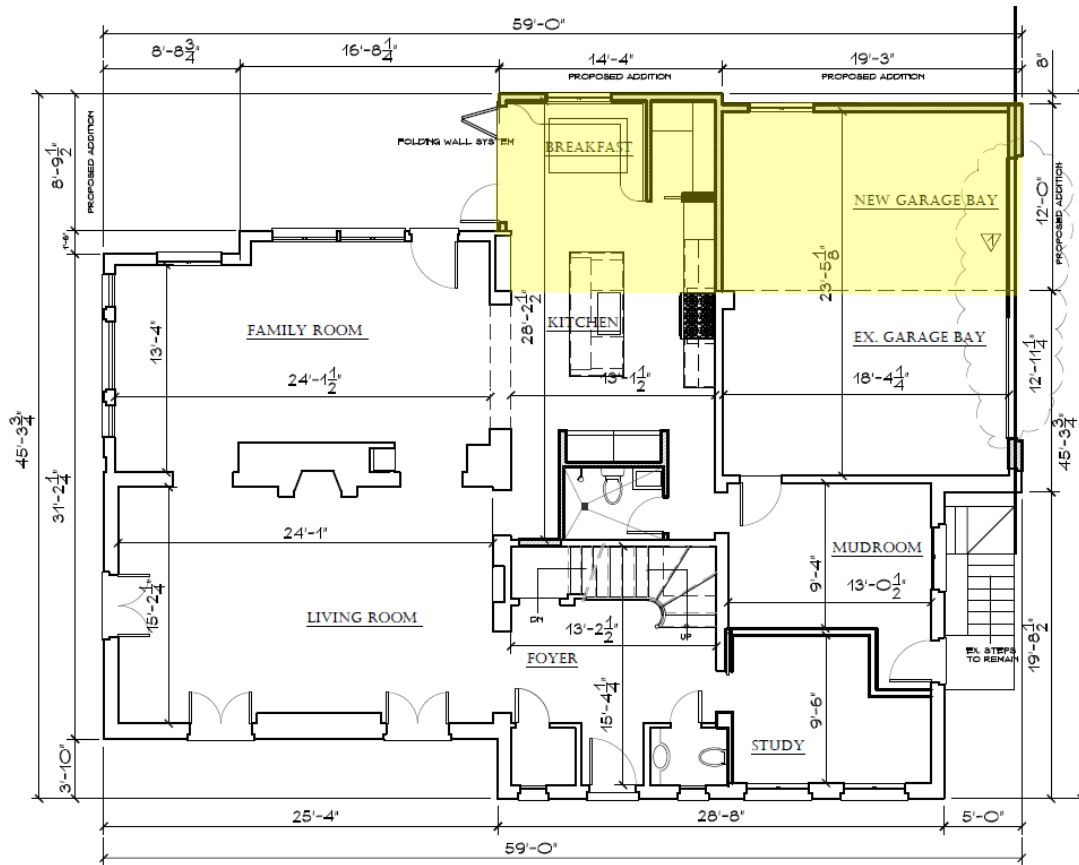


Figure 7 – Proposed First Floor Plan

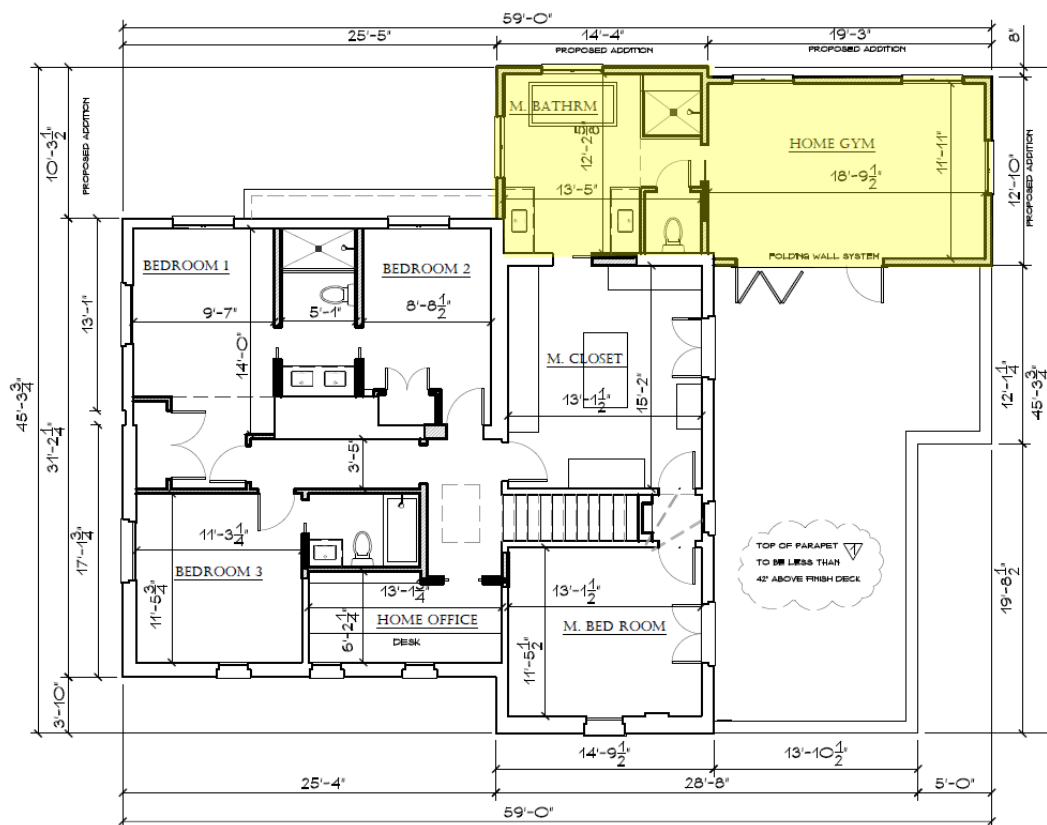


Figure 8 – Proposed Second Floor Plan



Figure 9 – Proposed Front Elevation (Sheridan Road)



Figure 10 – Proposed Rear Elevation (West)

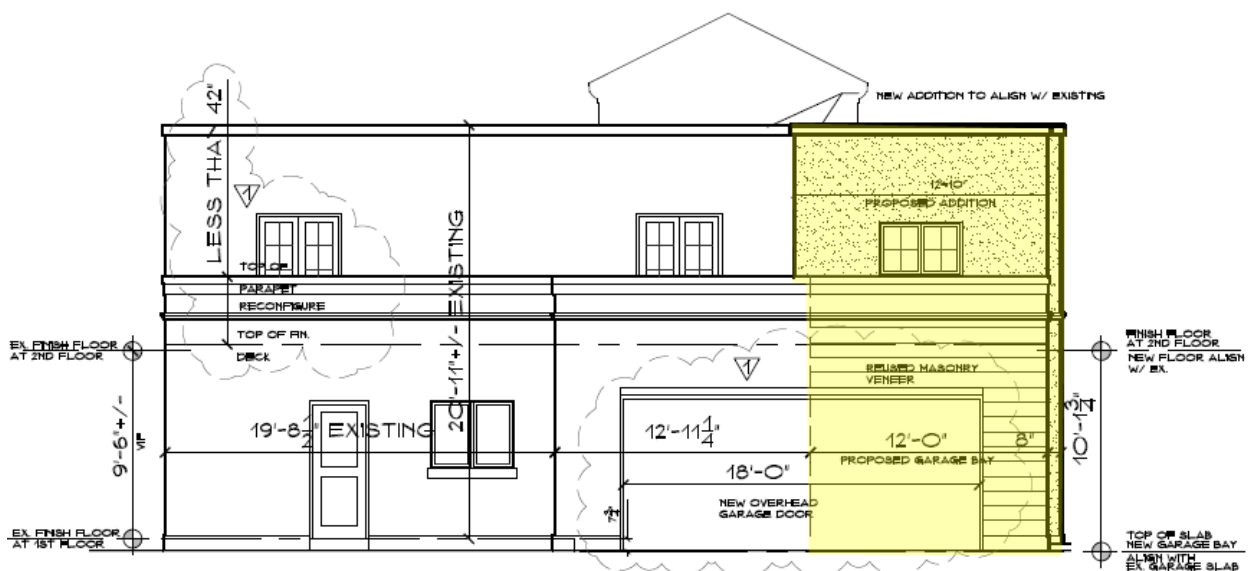


Figure 11 – Proposed Corner Elevation (North)



Figure 12 – Proposed Side Elevation (South)

Given the ZBA often receives questions regarding the stormwater regulations applicable to a specific request being considered by the ZBA, attached is a Stormwater Matrix (Attachment B). Based on the proposed plan, which represents a reduction in impermeable lot coverage, it appears additional stormwater detention would not be required. However, a final determination will be made by Village Engineering staff. Figure 13 below represents the Subject Property's proximity to the floodplain; the cyan represents the 100-year flood area.



Figure 13 – GIS Floodplain Map

REQUESTED ZONING RELIEF

The attached Zoning Matrix highlights the existing lot and the proposed improvement's compliance with the R-4 zoning district (Attachment A). Six variations are being requested: (1) roofed lot coverage; (2)

gross floor area; (3) minimum corner yard setback; (4) minimum rear yard setback; (5) maximum front-facing attached garage width; and (6) maximum front-facing attached garage door width.

Maximum Roofed Lot Coverage (RLC). The site currently contains 1,837.24 square feet of RLC. The increase in RLC with the proposed addition is 388.78 square feet, bringing the total RLC to 2,226.02 square feet, whereas a maximum of 2,114.59 square feet is permitted, a variation of 111.43 square feet (5.27%).

Maximum Building Size (GFA). The site currently contains 3,631.88 square feet of GFA, exceeding the maximum permitted GFA by 499.16 square feet. The net increase in GFA with the proposed addition is 300.39 square feet, bringing the total GFA to 3,932.27 square feet, whereas a maximum of 3,132.72 square feet is permitted, a variation of 799.55 square feet (25.52%).

Corner Yard Setback (Private Road Easement). The existing residence is legally nonconforming with respect to the required corner yard setback as it currently provides a corner yard setback of 5.65 feet from the outer limits of the private road easement along the north property line of the Subject Property, encroaching the minimum required setback of 22.82 feet by 17.17 feet. The proposed addition would provide a corner yard setback of 8.3 feet, requiring a variation of 14.52 feet (63.63%).

Rear Yard Setback (West Property Line). The existing residence is also legally nonconforming with respect to the minimum required rear yard setback as it currently provides a rear yard setback of 14 feet from the west property line, encroaching the minimum required setback of 15.45 feet by 1.45 feet. The proposed addition would provide a rear yard setback of 5.1 feet, requiring a variation of 10.35 feet (66.99%).

Front-Facing Attached Garage Width. The existing attached garage is 12.94 feet in width. The proposed additional garage bay, which would measure 12 feet in width, would bring the total width of the garage to 24.94 feet. The Zoning Ordinance allows a maximum width of 22 feet when an attached garage is part of the front elevation of the building.

Front-Facing Attached Garage Door Width. The proposed garage door would be 18 feet in width. The Zoning Ordinance allows a maximum of two individual 9-foot wide garage doors on a front-facing attached garage.

FINDINGS

Section 17.60.040 of the Zoning Ordinance lists eight variation standards that the Board must find a variation application meets. The Applicant has supplied as part of their application materials a narrative addressing how this proposal meets these standards.

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

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

1. Roofed Lot Coverage of 2,226.02 square feet, whereas a maximum of 2,114.59 square feet is permitted, a variation of 111.43 square feet (5.27%) [Section 17.30.030 – Intensity of Use of Lot];

2. Gross Floor Area (GFA) of 3,932.27 square feet, whereas a maximum of 3,132.72 square feet is permitted, a variation of 799.55 square feet (25.52%) [Section 17.30.040 – Maximum Building Size];
3. Corner Yard Setback of 8.3 feet from the private road easement along the north property line, whereas a minimum of 22.82 feet is required, a variation of 14.52 feet (63.63%) [Section 17.30.050 – Front and Corner Yard Setbacks];
4. Rear Yard Setback of 5.1 feet from the west property line, whereas a minimum of 15.45 feet is required, a variation of 10.35 feet (66.99%) [Section 17.30.070 – Rear Yard Setback];
5. Front-facing attached garage width of 24.94 feet, whereas a maximum width of 22 feet is permitted, a variation of 2.94 feet (13.36%) [Section 17.30.110 – Garages]; and
6. Front-facing attached garage door width of 18 feet, whereas a maximum width of 9 feet is permitted for an individual door, a variation of 9 feet (100%) [Section 17.30.110 – Garages].

The Zoning Board of Appeals finds, based on evidence in the record or a public document, that the variations requested are **in harmony [not in harmony]** with the general purpose and intent of the Zoning Ordinance and that each of the following eight standards on which evidence is required pursuant to Section 17.60.050 of this Code **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:

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

ATTACHMENTS

Attachment A: Zoning Matrix

Attachment B: Stormwater Matrix

Attachment C: Application Materials

ATTACHMENT A

ZONING MATRIX

ADDRESS: 232 Sheridan Road

CASE NO: 22-30-V2

ZONING: R-4

ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (2)
Min. Lot Size	13,300 SF	7,831.8 SF	N/A	N/A	EXISTING NONCONFORMING
Min. Average Lot Width	70 FT	76.04 FT	N/A	N/A	OK
Min. Lot Depth	120 FT	103 FT	N/A	N/A	EXISTING NONCONFORMING
Max. Roofed Lot Coverage	2,114.59 SF (1)	1,837.24 SF	2,226.02 SF	388.78 SF	111.43 SF (5.27%) VARIATION
Max. Gross Floor Area	3,132.72 SF (1)	3,631.88 SF	3,932.27 SF	300.39 SF	799.55 SF (25.52%) VARIATION
Max. Impermeable Lot Coverage	3,915.9 SF (1)	3,196.24 SF	3,188.83 SF	-7.41 FT	OK
Max. Front Yard Lot Coverage	575 SF	0 FT	0 FT	0 FT	OK
Min. Front Yard (Sheridan/East)	30 FT	52.7 FT	52.7 FT	0 FT	OK
Min. Corner Yard (Private Easement/North)	22.82 FT	5.65 FT	8.3 FT (3)	0 FT	14.52 FT (63.63%) VARIATION
Min. Side Yard (South)	7.6 FT	15.5 FT	15.5 FT	0 FT	OK
Min. Rear Yard (West)	15.45 FT	14 FT	5.1 FT	-8.9 FT	10.35 FT (66.99%) VARIATION

NOTES:

- (1) Based on net lot area of 7,831.8 s.f. Gross lot area is 8,894 s.f. Area private road easement (1,062.2 s.f.) is excluded from the lot area for zoning purposes).
- (2) Variation amount is the difference between proposed and requirement.
- (3) Existing nonconforming setback of 5.65 feet will remain. Proposed addition would provide a setback of 8.3 feet from the outer limits of the private road easement.

ATTACHMENT B

Stormwater Volume Requirements for Development Sites

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

	Storm Water Detention Volume Requirements	Applicable Requirement
A. New Home Construction - Previously Developed Lot	The amount of additional required storm water detention volume is based upon the difference between maximum impermeable lot coverage, per Zoning Code, and existing lot coverage, using the run-off coefficient for a 100-year storm event for both.	
B. New Home Construction - Previously <u>Undeveloped</u> Site	The amount of required storm water detention volume is based upon the maximum impermeable lot coverage, using the run-off coefficient for 100-year storm event.	
C. Redevelopment of Site for Different Use (e.g. single family to multi-family, or commercial)	The amount of required storm water detention volume is based upon the maximum impermeable lot coverage, using the run-off coefficient for 100-year storm event.	
D. Improvements to Existing Home and/or Lot, causing an increase in impermeable lot coverage <u>greater or equal to 25%</u>.	The amount of additional required storm water detention volume is based upon the difference between the proposed and existing impermeable lot coverage, using the run-off coefficient for 100 year storm event. (Note: If the increase in impermeable lot coverage is less than 25%, additional storm water detention volume is <u>not</u> required.)	<i>Applies to 232 Sheridan Road</i> <i>Based upon preliminary review of information to date, it appears that 232 Sheridan Road <u>would not</u> have to provide additional storm water detention volume. However, a final determination will be made by Village Engineering staff.</i>

ATTACHMENT C

Village of Winnetka
ZONING VARIATION APPLICATION

VILLAGE OF WINNETKA, ILLINOIS DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. 22-30-V2

Property Information

Site Address: 232 Sheridan Rd. Winnetka, IL 60093

Owner Information

Name: Amy and Willy Franzen
Address: [REDACTED] Sheridan Rd.
Winnetka, IL 60093
City, State, ZIP: [REDACTED]
Email: [REDACTED]

Primary Contact: Willy Franzen
Phone No. [REDACTED]
Date property acquired by owner: 8-15-2022

Architect Information

Name: J P Franzen Assoc.
Primary Contact: Jack Franzen
Address: 95 Harbor Rd.
Southport, CT 06890
City, State, ZIP: 203-259-0529
Phone No. jpfranzen@mac.com
Email:

Attorney Information

Name: N.A.
Primary Contact:
Address:
City, State, Zip:
Phone No.
Email:

Nature of any restrictions on property: 10' Easement on North side of property

Brief explanation of variation(s) requested (attach separate sheet providing additional details):
Variation to increase GFA and Building Roofed Coverage beyond that which is allowed and to
decrease rear and side setbacks to less than what is allowed. Permission to install over-sized
garage door. See attached narrative.

Property Owner Signature: [REDACTED]

Date: 11/9/2022

232 Sheridan Rd. Description of Work and Hardship

We are proposing to expand the existing single family residence at 232 Sheridan Rd. by means of an addition to the rear of the existing structure. The additional roofed area as a result of the proposed addition would be 398.6 SF. The addition is composed of two masses. The Northerly volume is a proposed Garage addition with living space above. The adjacent Southerly volume is a proposed Kitchen addition with living space above. The resulting Roofed Building Coverage and GFA will be 2228 SF and 3945 GFA respectively.

The Roofed Building Coverage of 2228 SF will exceed the allowable (2115.3 SF) by 112.7 SF or 5.3%. The GFA will exceed the allowable (3133.8 SF) by 811.2 SF or 25.9%.

The Northerly volume of the addition would be set back from the Westerly (rear) property line by 6' as opposed to the required 15.45' and from the Northerly easement by 8.3' versus the required 22.81'.

The Southerly volume of the addition would be set back from the Westerly (rear) property line by 5.2' as opposed to the required 15.45'.

The addition of a double-wide garage door on the Northerly side also requires a variance.

We believe the strict application of the provisions of the zoning regulations would result in a clearly demonstrated practical difficulty or hardship and that such difficulty and hardship would justify our request. Specifically, addressing the Standards for Granting of Zoning Variations:

1. We believe the existing property is deficient in off-street covered parking.
2. The property is part of a five-lot subdivision that was developed in 1926 on the West side of Sheridan Rd. Because there is an encircling private road created by means of a 10' easement, the corner front yard setback 22.81' is measured from the easement- not the property line. Because of this, both the pre-existing nonconforming setback of 5.6' and the proposed setback to the Garage addition are deficient. Due to the angle of the Northerly property line, the proposed setback of 8.3' will be greater by about 2.7'. There is no other possible location to expand the Garage. The GFA of the existing structure is already in excess of the maximum (3620.4 SF existing versus 3133.8 SF allowed). Currently the 3620.4 SF of existing GFA includes 501 SF of deck space on the Second Floor due to the 43" parapets. The proposal is to raise the deck by several inches to improve drainage. Because of this, the parapet areas will no longer count towards GFA. We will be increasing the GFA by a net amount of 324.6 SF. The lot and structure were created prior to existing zoning regulations. The fact that the base lot area is further reduced for the purpose of calculations by the easement magnifies the non-conformity. Without the easement, this lot could support 3557.6 SF of GFA.

We are also requesting a variation for the installation of an 18' wide oversized garage door. The situation of the existing house parallel to Sheridan Rd. in combination with the angle of the Northerly property line and easement make the approach to the existing single bay garage extremely precarious. It is virtually impossible to access the existing bay with anything larger than a full sized sedan. The proposed door faces the side of the property so as to be largely out of view.

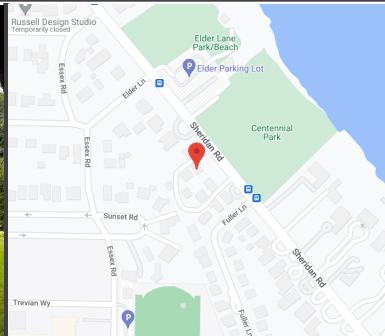
3. The variation if granted will not alter the essential character of the locality since the neighboring structure to the immediate South (a mirror image in the original development) has already undergone similar modifications that were granted by this board in 2004. The

proposed work will be carried out in the sea style using reclaimed materials as much as possible. Increased coverage is proposed to be built largely over already existing impermeable areas- so resulting impermeable areas will still be in conformance with the regulations. Much of the proposed work is to the side and rear of the property and thereby subordinate to the architecture facing Sheridan Rd. and largely out of view.

4. Adequate light and air will be supplied to the adjacent property. The existing privacy hedge on the Westerly property line will be maintained.
5. Fire hazard will not be increased as existing and proposed material to be used (block and stucco) are non combustible.
6. The tax value will in all likelihood be increased due to the improved parking and additional living space.
7. The congestion in the public street will not increase for the reasons stated above.
8. The comfort, safety, morals and welfare of the inhabitants of the Village will not be otherwise impaired. The improvements intended to expand and modernize the structure will be carried out in such a way as to recognize the cultural resource and architectural significance of the Leah White subdivision and development.



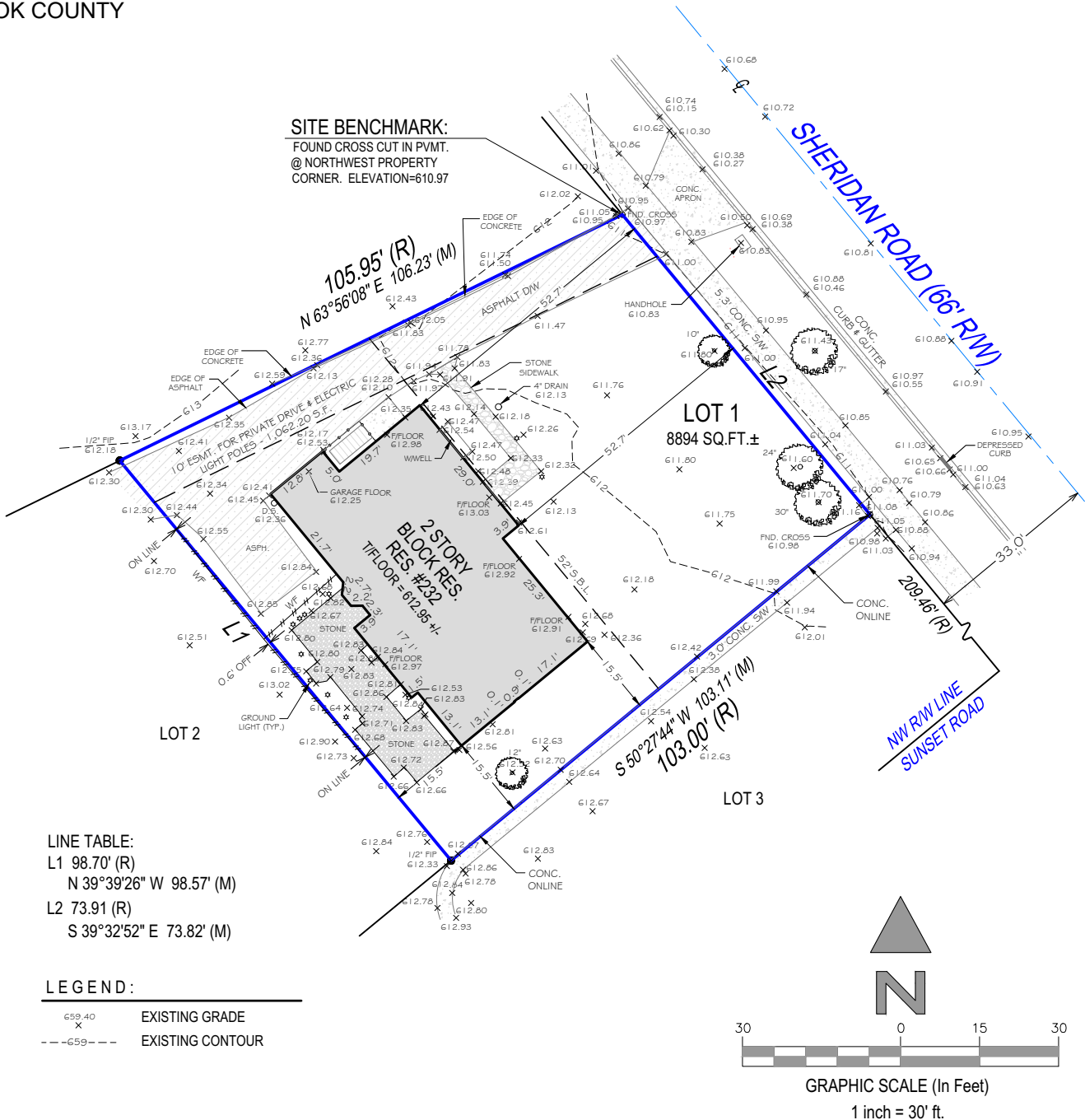
www.exactaland.com | office: 773.305.4011



PROPERTY ADDRESS: 232 SHERIDAN ROAD, WINNETKA, ILLINOIS 60093

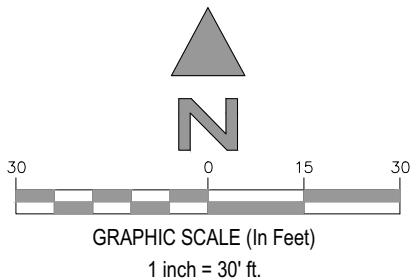
SURVEY NUMBER: 2207.2860-02

2207.2860
BOUNDARY & TOPOGRAPHY SURVEY
COOK COUNTY



LINE TABLE:
L1 98.70' (R)
N 39°39'26" W 98.57' (M)
L2 73.91' (R)
S 39°32'52" E 73.82' (M)

LEGEND:
---659.40--- EXISTING GRADE
---659--- EXISTING CONTOUR



STATE OF ILLINOIS } SS
COUNTY OF LASALLE

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2022
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

POINTS OF INTEREST:
1. CONCRETE OVER PROPERTY LINE 2. ASPHALT OVER PROPERTY LINE



Exacta Land Surveyors, LLC
PLS# 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60460



DATE OF SURVEY: 11/04/22
FIELD WORK DATE: 11/3/2022
REVISION DATE(S): (REV.1 11/4/2022)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

JOB SPECIFIC SURVEYOR NOTES:

LEGAL DESCRIPTION:
LOT 1 IN WHITE S RESUBDIVISION OF WINNETKA VILLAGE BEING A SUBDIVISION OF BLOCK 2 IN PHILLIPS PARTITION OF SUBDIVISION IN FRACTIONAL SOUTH EAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

- GENERAL SURVEYOR NOTES:
1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.

2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.

3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.

4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.

5. Alterations to this survey map and report by other than the signing surveyor are prohibited.

6. Dimensions are in feet and decimals thereof.

7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.

8. Unless otherwise noted "SIR" indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long.

9. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.

10. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.

11. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.

12. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.

13. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

14. Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, Item k.

15. THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE PHONE NUMBER SHOWN HEREON.

SURVEYOR'S LEGEND

<table><tr><th colspan="2">LINETYPES</th></tr><tr><td></td><td>Boundary Line</td></tr><tr><td></td><td>Center Line</td></tr><tr><td></td><td>Chain Link or Wire Fence</td></tr><tr><td></td><td>Easement</td></tr><tr><td></td><td>Edge of Water</td></tr><tr><td></td><td>Iron Fence</td></tr><tr><td></td><td>Overhead Lines</td></tr><tr><td></td><td>Structure</td></tr><tr><td></td><td>Survey Tie Line</td></tr><tr><td></td><td>Vinyl Fence</td></tr><tr><td></td><td>Wall or Party Wall</td></tr><tr><td></td><td>Wood Fence</td></tr><tr><th colspan="2">SURFACE TYPES</th></tr><tr><td></td><td>Asphalt</td></tr><tr><td></td><td>Brick or Tile</td></tr><tr><td></td><td>Concrete</td></tr><tr><td></td><td>Covered Area</td></tr><tr><td></td><td>Water</td></tr><tr><td></td><td>Wood</td></tr><tr><th colspan="2">SYMBOLS</th></tr><tr><td></td><td>Benchmark</td></tr><tr><td></td><td>Center Line</td></tr><tr><td></td><td>Central Angle or Delta</td></tr><tr><td></td><td>Common 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Measured</td></tr><tr><td>(P)</td><td>- Plat</td></tr><tr><td>(R)</td><td>- Record</td></tr><tr><td>(S)</td><td>- Survey</td></tr><tr><td>A/C</td><td>- Air Conditioning</td></tr><tr><td>AE</td><td>- Access Easement</td></tr><tr><td>ANE</td><td>- Anchor Easement</td></tr><tr><td>ASBL</td><td>- Accessory Setback Line</td></tr><tr><td>B/W</td><td>- Bay/Box Window</td></tr><tr><td>BC</td><td>- Block Corner</td></tr><tr><td>BFP</td><td>- Backflow Preventer</td></tr><tr><td>BLDG</td><td>- Building</td></tr><tr><td>BLK</td><td>- Block</td></tr><tr><td>BM</td><td>- Benchmark</td></tr><tr><td>BR</td><td>- Bearing Reference</td></tr><tr><td>BRL</td><td>- Building Restriction Line</td></tr><tr><td>BSMT</td><td>- Basement</td></tr><tr><td>C</td><td>- Curve</td></tr><tr><td>C/L</td><td>- Center Line</td></tr><tr><td>C/P</td><td>- Covered Porch</td></tr><tr><td>C/S</td><td>- Concrete Slab</td></tr><tr><td>CATV</td><td>- Cable TV Riser</td></tr><tr><td>CB</td><td>- Concrete Block</td></tr><tr><td>CH</td><td>- Chord Bearing</td></tr><tr><td>CHIM</td><td>- Chimney</td></tr><tr><td>CLF</td><td>- Chain Link Fence</td></tr><tr><td>CME</td><td>- Canal Maintenance Easement</td></tr><tr><td>CO</td><td>- Clean Out</td></tr><tr><td>CONC</td><td>- Concrete</td></tr><tr><td>COR</td><td>- Corner</td></tr><tr><td>CS/W</td><td>- Concrete Sidewalk</td></tr><tr><td>CUE</td><td>- Control Utility Easement</td></tr><tr><td>CVG</td><td>- Concrete Valley Gutter</td></tr><tr><td>D/W</td><td>- Driveway</td></tr><tr><td>DE</td><td>- Drainage Easement</td></tr><tr><td>DF</td><td>- Drain Field</td></tr><tr><td>DH</td><td>- Drill Hole</td></tr><tr><td>DUE</td><td>- Drainage & Utility Easement</td></tr><tr><td>ELEV</td><td>- Elevation</td></tr><tr><td>EM</td><td>- Electric Meter</td></tr><tr><td>ENCL</td><td>- Enclosure</td></tr><tr><td>ENT</td><td>- Entrance</td></tr><tr><td>EOP</td><td>- Edge of Pavement</td></tr><tr><td>EOW</td><td>- Edge of Water</td></tr><tr><td>ESMT</td><td>- 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Easement</td></tr><tr><td>LB#</td><td>- License No. (Business)</td></tr><tr><td>LBE</td><td>- Limited Buffer Easement</td></tr><tr><td>LE</td><td>- Landscape Easement</td></tr><tr><td>LME</td><td>- Lake/Landscape Maintenance Easement</td></tr><tr><td>LS#</td><td>- License No. (Surveyor)</td></tr><tr><td>MB</td><td>- Map Book</td></tr><tr><td>ME</td><td>- Maintenance Easement</td></tr><tr><td>MES</td><td>- Mitered End Section</td></tr><tr><td>MF</td><td>- Metal Fence</td></tr><tr><td>MH</td><td>- Manhole</td></tr><tr><td>MHWL</td><td>- Mean High Water Line</td></tr><tr><td>NR</td><td>- Non-Radial</td></tr><tr><td>NTS</td><td>- Not to Scale</td></tr><tr><td>NAVD88</td><td>- North American Vertical Datum 1988</td></tr><tr><td>NGVD29</td><td>- National Geodetic Vertical Datum 1929</td></tr><tr><td>OG</td><td>- On Ground</td></tr><tr><td>ORB</td><td>- Official Records Book</td></tr><tr><td>ORV</td><td>- Official Record Volume</td></tr><tr><td>O/A</td><td>- Overall</td></tr><tr><td>O/S</td><td>- Offset</td></tr><tr><td>OFF</td><td>- Outside Subject Property</td></tr><tr><td>OH</td><td>- Overhang</td></tr><tr><td>OHL</td><td>- Overhead Utility Lines</td></tr><tr><td>OHWL</td><td>- Ordinary High Water Line</td></tr><tr><td>ON</td><td>- Inside Subject Property</td></tr><tr><td>P/E</td><td>- Pool Equipment</td></tr><tr><td>PB</td><td>- Plat Book</td></tr><tr><td>PC</td><td>- Point of Curvature</td></tr><tr><td>PCC</td><td>- Point of Compound Curvature</td></tr><tr><td>PCP</td><td>- Permanent Control Point</td></tr><tr><td>PI</td><td>- Point of Intersection</td></tr><tr><td>PLS</td><td>- Professional Land Surveyor</td></tr><tr><td>PLT</td><td>- Planter</td></tr><tr><td>POB</td><td>- Point of Beginning</td></tr><tr><td>POC</td><td>- Point of Commencement</td></tr><tr><td>PRC</td><td>- Point of Reverse Curvature</td></tr><tr><td>PRM</td><td>- Permanent Reference Monument</td></tr><tr><td>PSM</td><td>- Professional Surveyor & 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STY	- Story																																																																																																																																																																																																																																																																																																																																																																																
SV	- Sewer Valve																																																																																																																																																																																																																																																																																																																																																																																
SWE	- Sidewalk Easement																																																																																																																																																																																																																																																																																																																																																																																
PI	- Point of Intersection																																																																																																																																																																																																																																																																																																																																																																																
TBM	- Temporary Bench Mark																																																																																																																																																																																																																																																																																																																																																																																
TEL	- Telephone Facilities																																																																																																																																																																																																																																																																																																																																																																																
TOB	- Top of Bank																																																																																																																																																																																																																																																																																																																																																																																
TUE	- Technological Utility Easement																																																																																																																																																																																																																																																																																																																																																																																
TWP	- Township																																																																																																																																																																																																																																																																																																																																																																																
TX	- Transformer																																																																																																																																																																																																																																																																																																																																																																																
TYP	- Typical																																																																																																																																																																																																																																																																																																																																																																																
UE	- Utility Easement																																																																																																																																																																																																																																																																																																																																																																																
UG	- Underground																																																																																																																																																																																																																																																																																																																																																																																
UP	- Utility Pole																																																																																																																																																																																																																																																																																																																																																																																
UR	- Utility Riser																																																																																																																																																																																																																																																																																																																																																																																
VF	- Vinyl Fence																																																																																																																																																																																																																																																																																																																																																																																
W/C	- Witness Corner																																																																																																																																																																																																																																																																																																																																																																																
W/F	- Water Filter																																																																																																																																																																																																																																																																																																																																																																																
WF	- Wood Fence																																																																																																																																																																																																																																																																																																																																																																																
WM	- Water Meter/Valve Box																																																																																																																																																																																																																																																																																																																																																																																
WV	- Water valve																																																																																																																																																																																																																																																																																																																																																																																

CERTIFIED TO:
WILLIAM FRANZEN AND AMY FRANZEN .

DATE SIGNED: 11/04/22

BUYER: WILLIAM FRANZEN AND AMY FRANZEN

LENDER:

TITLE COMPANY:

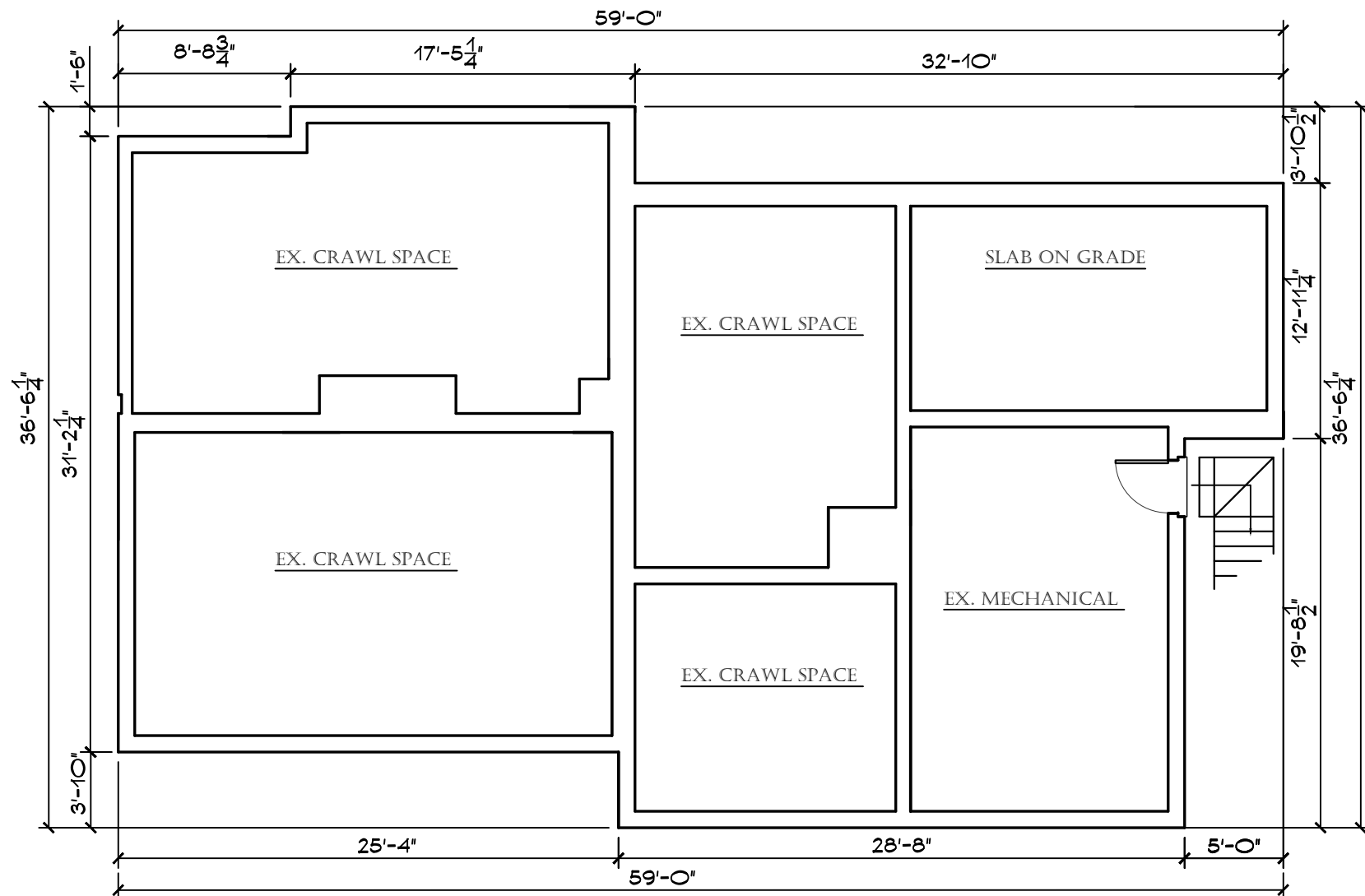
COMMITMENT DATE: NOT REVIEWED

CLIENT FILE NO:

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

FLOOD ZONE INFORMATION:

Exacta Land Surveyors, LLC
PLS# 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450



FOUNDATION-BASEMENT - EXISTING
SCALE 1/8"=1'-0"

**J.P. FRANZEN
ASSOCIATES
ARCHITECTS, P.C.**

TIDE MILL BUILDING
95 HARBOR ROAD
SOUTHFORD, CT 06480
(203) 239-0329

ALTERATIONS AND ADDITIONS
TO THE RESIDENCE
MR. AND MRS. FRANZEN
232 SHERIDAN ROAD
WINNETKA IL

EXISTING PLANS
AND ELEVATIONS

DATE
OCT. 31, 2022

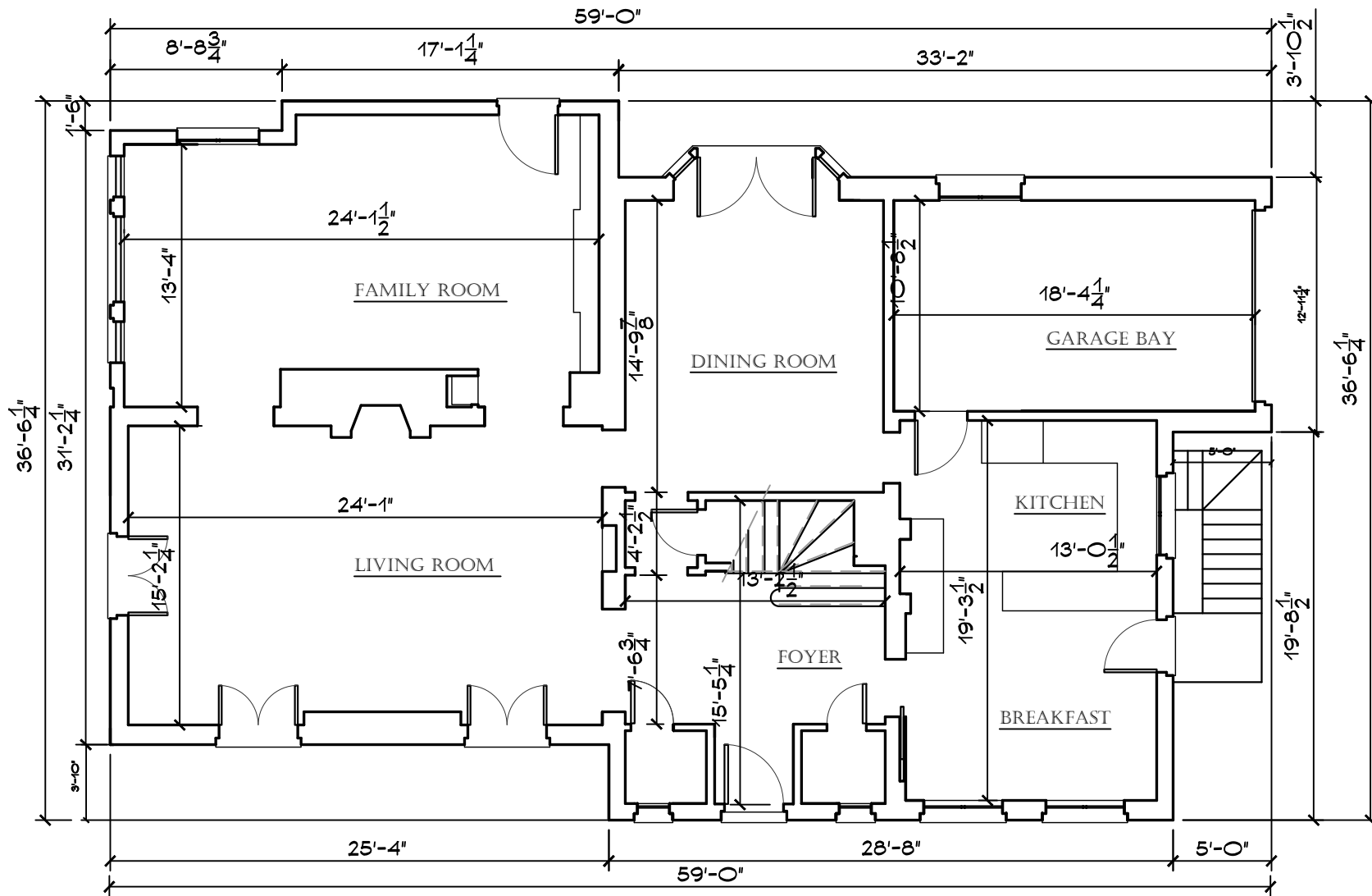
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AS NOTED

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JTS

JOB NO
093022

DRAWING NO

EX-0



FIRST FLOOR -EXISTING

SCALE

1/8"=1'-0"

**J.P.FRANZEN
ASSOCIATES
ARCHITECTS, P.C.**

TIDE MILL BUILDING
95 HARBOR ROAD
SOUTHPORT, CT 06490
(203) 239-0329

ALTERATIONS AND ADDITIONS
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MR. AND MRS. FRANZEN
232 SHERIDAN ROAD
WINNETKA IL

EXISTING PLANS
AND ELEVATIONS

DATE
OCT. 31, 2022

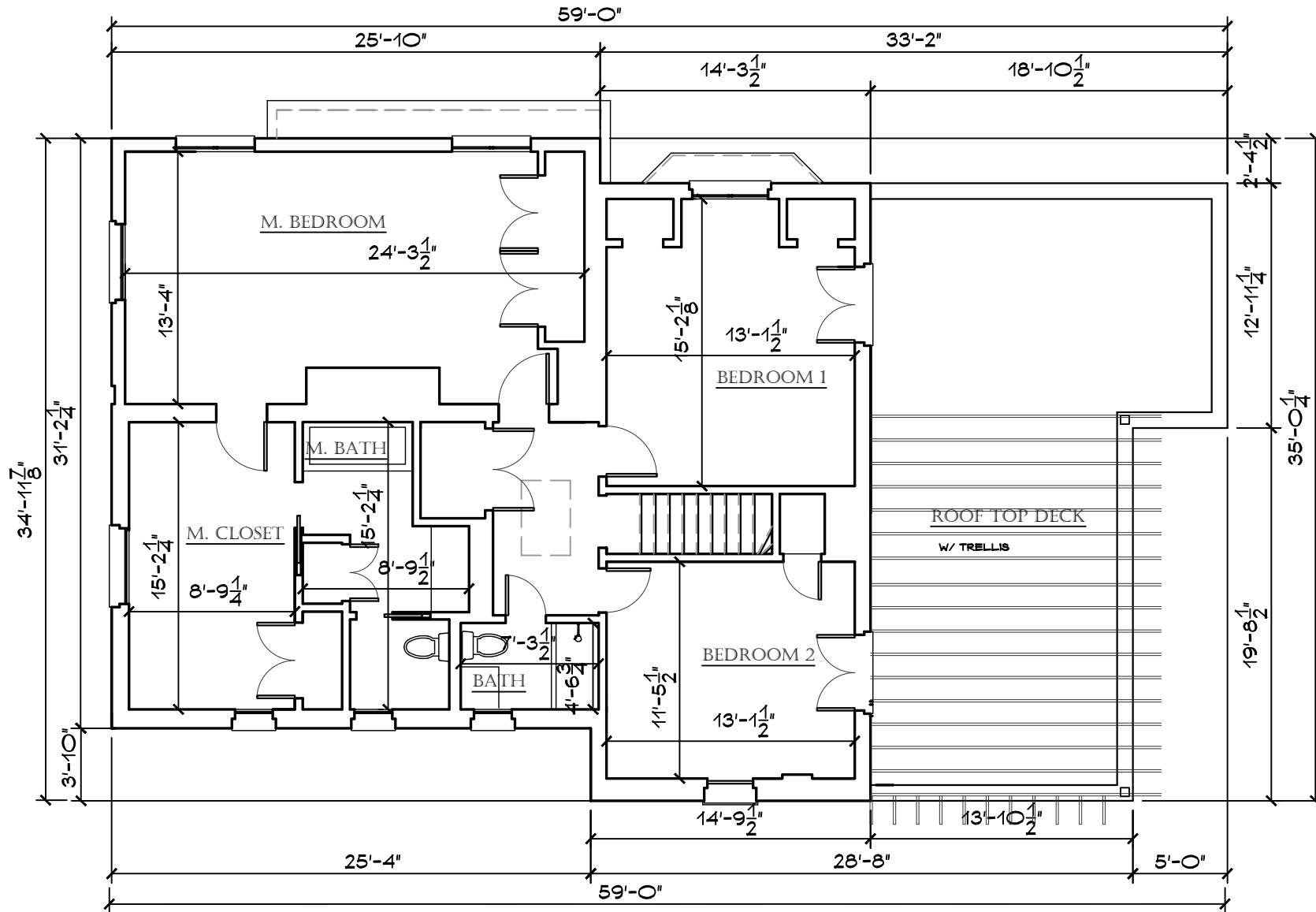
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AS NOTED

DRAWN BY
JTS

JOB NO
093022

DRAWING NO

EX-1



SECOND FLOOR - EXISTING

SCALE

1/8"=1'-0"

**J.P. FRANZEN
ASSOCIATES
ARCHITECTS, P.C.**

TIDE MILL BUILDING
95 HARBOR ROAD
SOUTHPORT, CT 06490
(203) 239-0529

ALTERATIONS AND ADDITIONS
TO THE RESIDENCE
MR. AND MRS. FRANZEN
232 SHERIDAN ROAD
WINNETKA IL

EXISTING PLANS
AND ELEVATIONS

DATE
OCT. 31, 2022

SCALE
AS NOTED

DRAWN BY
JTS

JOB NO
093022

DRAWING NO

EX-2



FRONT (EAST-STREET SIDE) ELEVATION-EXISTING

SCALE

1/8"=1'-0"

**J.P. FRANZEN
ASSOCIATES
ARCHITECTS. PC.**

TIDE MILL BUILDING
95 HARBOR ROAD
SOUTHPORT, CT 06480
(203) 239-0329

ALTERATIONS AND ADDITIONS
TO THE RESIDENCE
MR. AND MRS. FRANZEN
232 SHERIDAN ROAD
WINNETKA IL

EXISTING PLANS
AND ELEVATIONS

DATE
OCT. 31, 2022
NOV. 15, 2022

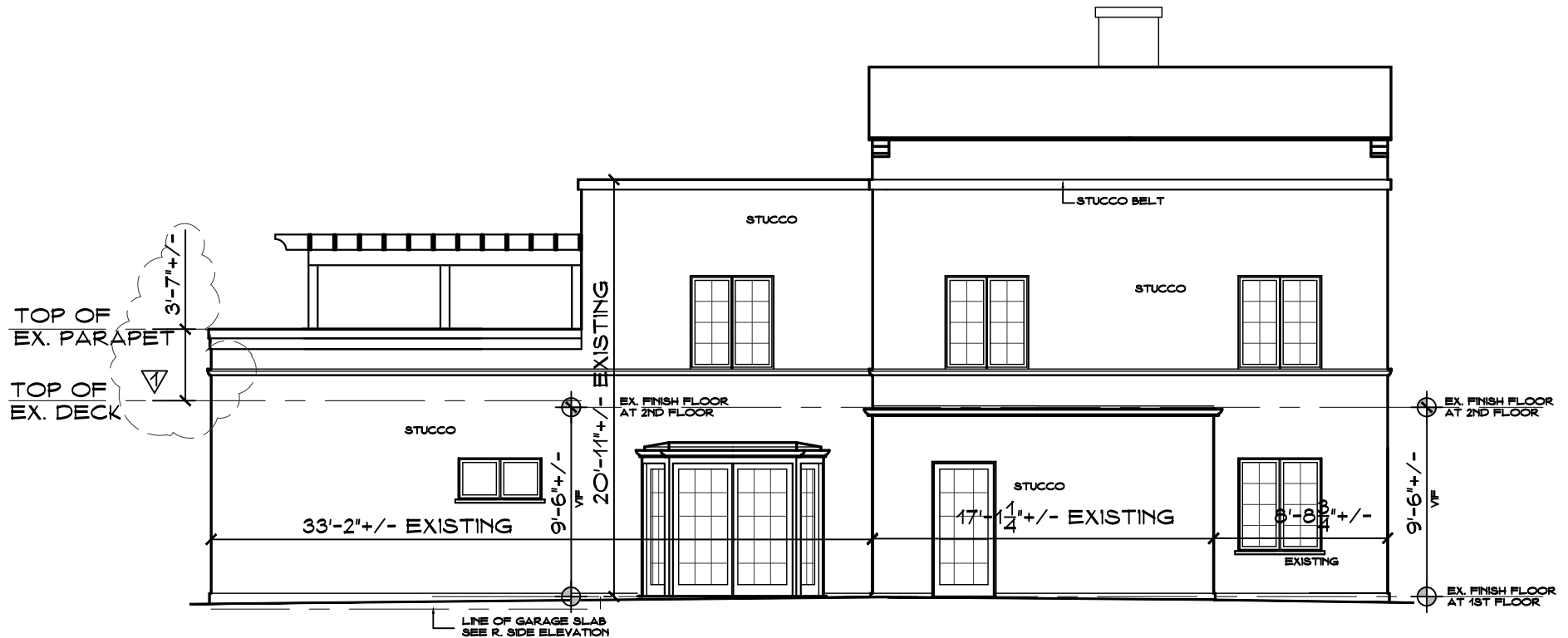
SCALE
AS NOTED

DRAWN BY
JTS

JOB NO
093022

DRAWING NO

EX-3



REAR (WEST) ELEVATION -EXISTING

SCALE

1/8"=1'-0"

**J.P.FRANZEN
ASSOCIATES
ARCHITECTS. PC.**

TIDE MILL BUILDING
95 HARBOR ROAD
SOUTHPORT, CT 06490
(203) 239-0329

ALTERATIONS AND ADDITIONS
TO THE RESIDENCE
MR. AND MRS. FRANZEN
232 SHERIDAN ROAD
WINNETKA IL

EXISTING PLANS
AND ELEVATIONS

DATE
OCT. 31, 2022
NOV. 15, 2022

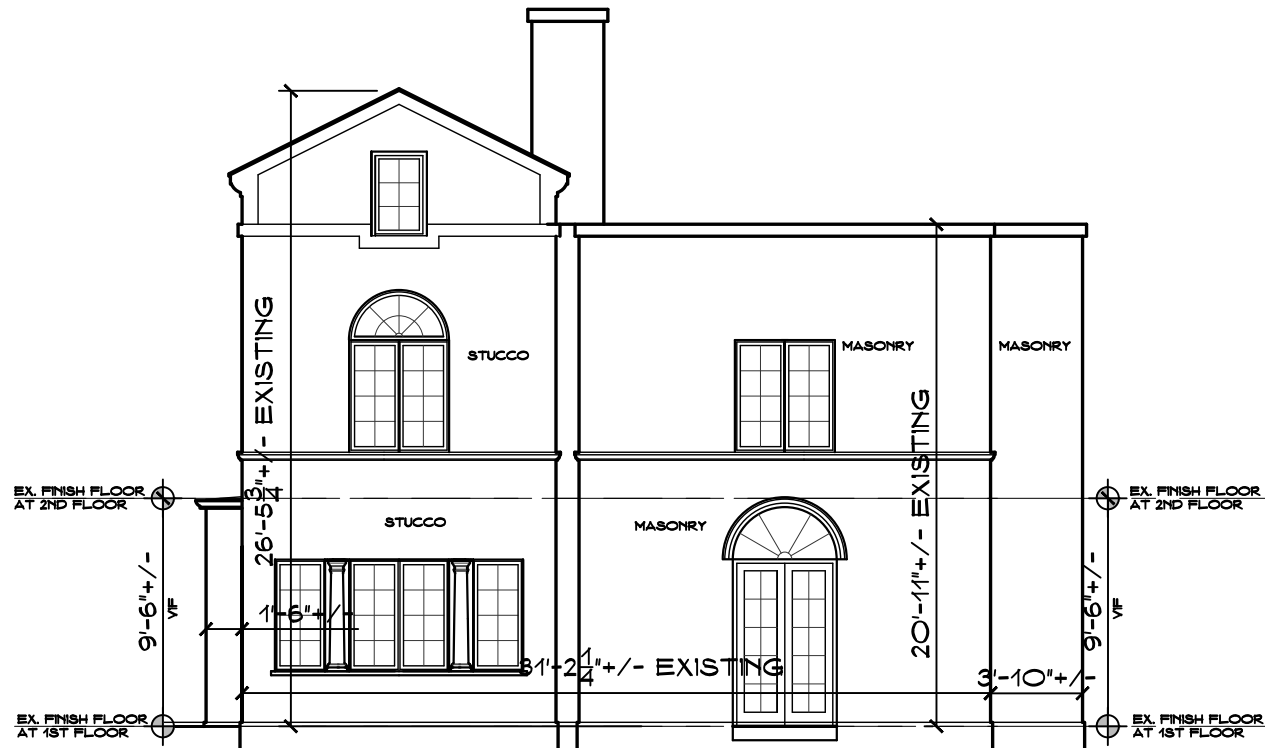
SCALE
AS NOTED

DRAWN BY
JTS

JOB NO
093022

DRAWING NO

EX-4



L. SIDE (SOUTH) ELEVATION-EXISTING

SCALE

1/8"=1'-0"

**J.P. FRANZEN
ASSOCIATES
ARCHITECTS. P.C.**

TIDE MILL BUILDING
95 HARBOR ROAD
SOUTHPORT, CT 06480
(203) 239-0329

ALTERATIONS AND ADDITIONS
TO THE RESIDENCE
MR. AND MRS. FRANZEN
232 SHERIDAN ROAD
WINNETKA IL

EXISTING PLANS
AND ELEVATIONS

DATE
OCT. 31, 2022

SCALE
AS NOTED

DRAWN BY
JTS

JOB NO
093022

DRAWING NO

EX-5



R. SIDE (NORTH) ELEVATION-EXISTING

SCALE

1/8"=1'-0"

**J.P. FRANZEN
ASSOCIATES
ARCHITECTS, P.C.**

TIDE MILL BUILDING
95 HARBOR ROAD
SOUTHPORT, CT 06490
(203) 239-0329

ALTERATIONS AND ADDITIONS
TO THE RESIDENCE
MR. AND MRS. FRANZEN
232 SHERIDAN ROAD
WINNETKA IL

EXISTING PLANS
AND ELEVATIONS

DATE
OCT. 31, 2022
NOV. 15, 2022

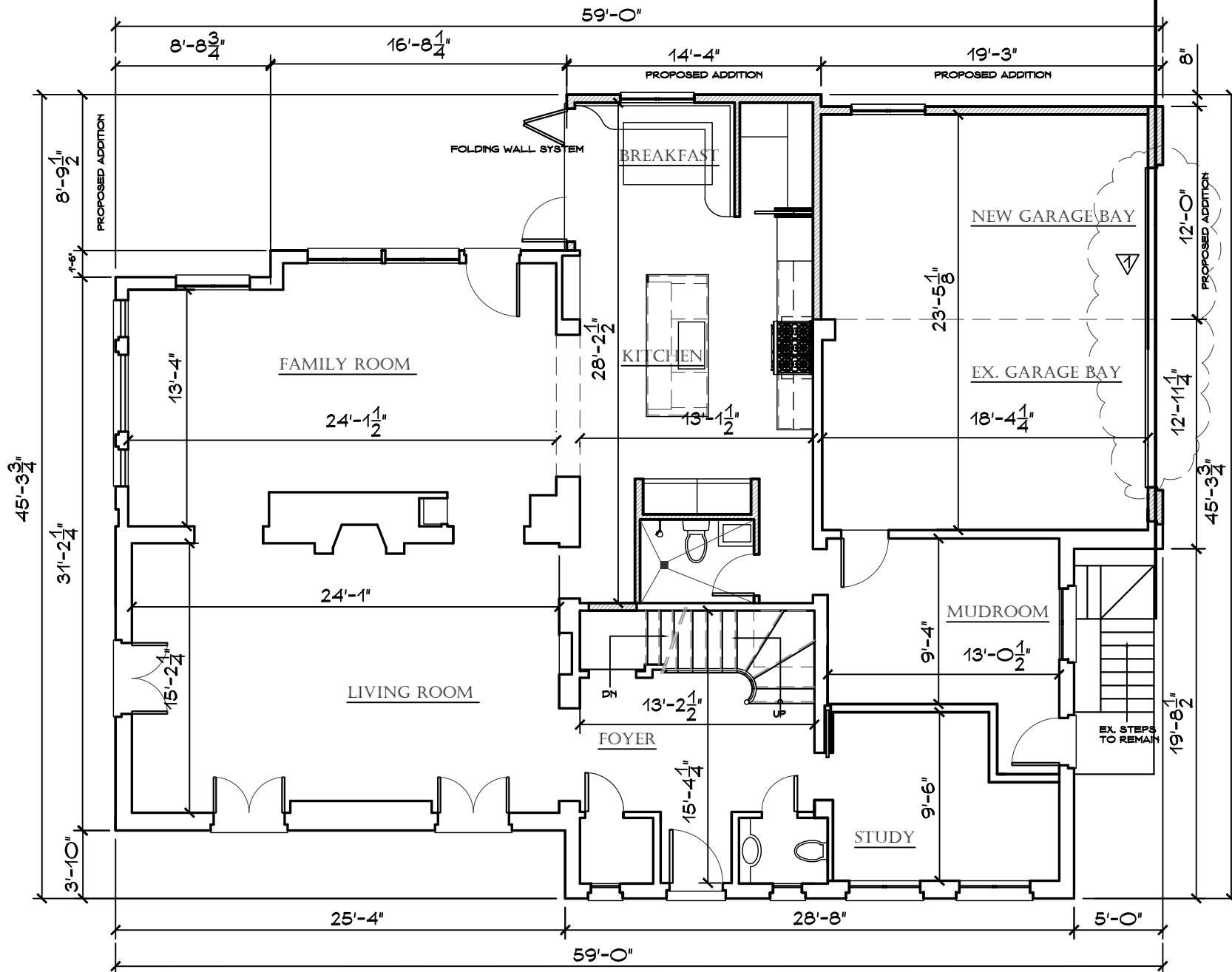
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JTS

JOB NO
093022

DRAWING NO

EX-6



FIRST FLOOR -PROPOSED

SCALE

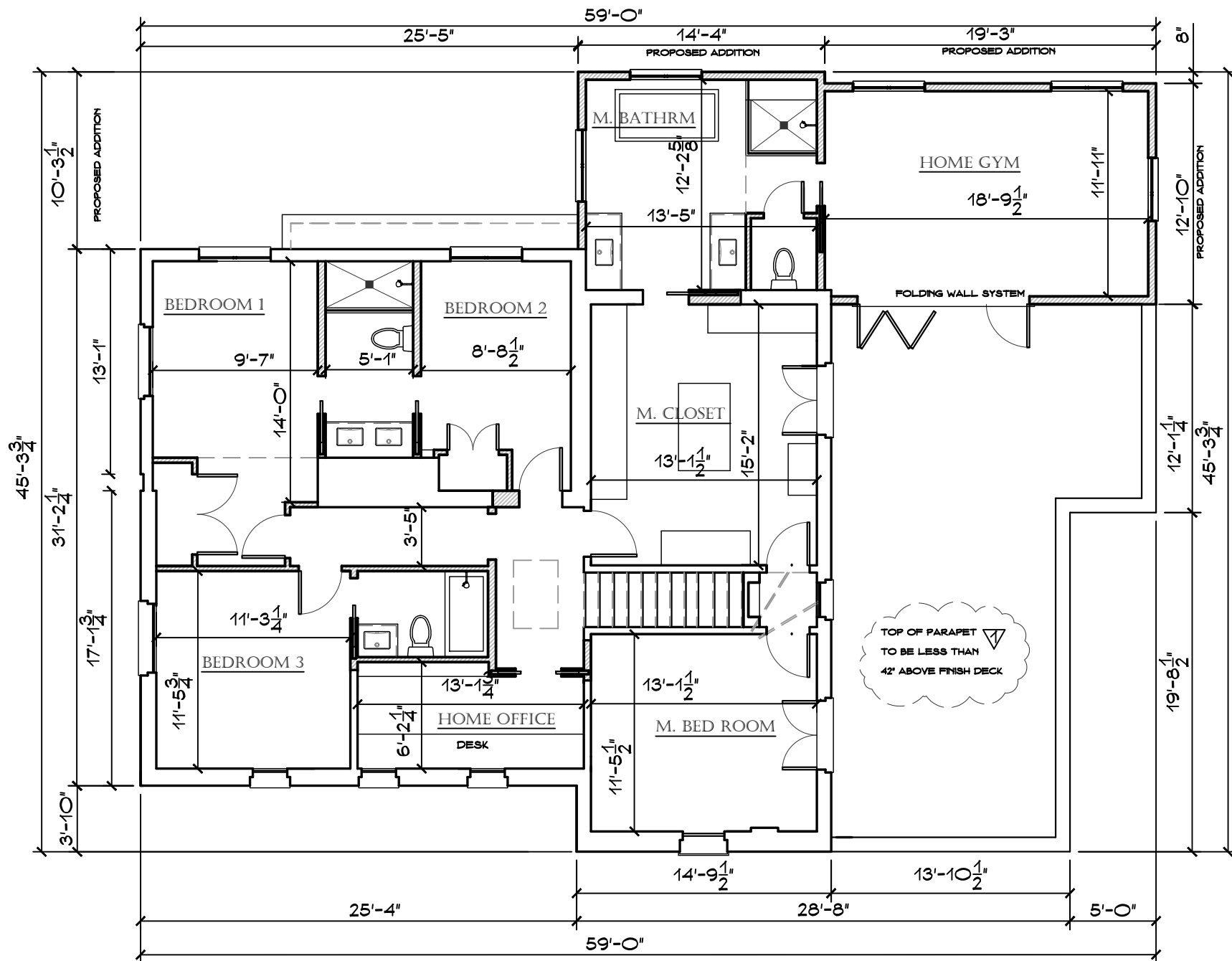
1/8"=1'-0"

ALTERATIONS AND ADDITIONS TO THE RESIDENCE MR. AND MRS. FRANZEN 232 SHERIDAN ROAD WINNETKA IL		DATE OCT. 31, 2022 NOV. 15, 2022
SCALE AS NOTED	DRAWN BY JTS	JOB NO 093022
PROPOSED PLANS AND ELEVATIONS		DRAWING NO A-1

J.P. FRANZEN
ASSOCIATES
ARCHITECTS, P.C.

TIDE MILL BUILDING
95 HARBOR ROAD
SOUTHPORT, CT 06490
(203) 239-0029





**J.P. FRANZEN
ASSOCIATES
ARCHITECTS, P.C.**

TIDE MILL BUILDING
55 HARBOR ROAD
SOUTHPORT, CT 06490
(203) 259-0029

ALTERATIONS AND ADDITIONS
TO THE RESIDENCE
MR. AND MRS. FRANZEN
232 SHERIDAN ROAD
WINNETKA IL

PROPOSED PLANS
AND ELEVATIONS

DATE: OCT. 31, 2022
NOV. 15, 2022

SCALE
AS NOTED

DRAWN BY
JTS

JOB NO
093022

DRAWING NO
A-2



REAR (WEST) ELEVATION -PROPOSED

SCALE

1/8"=1'-0"

**J.P. FRANZEN
ASSOCIATES
ARCHITECTS, P.C.**

TIDE MILL BUILDING
95 HARBOR ROAD
SOUTHPORT, CT 06490
(203) 239-0329

ALTERATIONS AND ADDITIONS
TO THE RESIDENCE
MR. AND MRS. FRANZEN
232 SHERIDAN ROAD
WINNETKA IL

PROPOSED PLANS
AND ELEVATIONS

DATE
OCT. 31, 2022

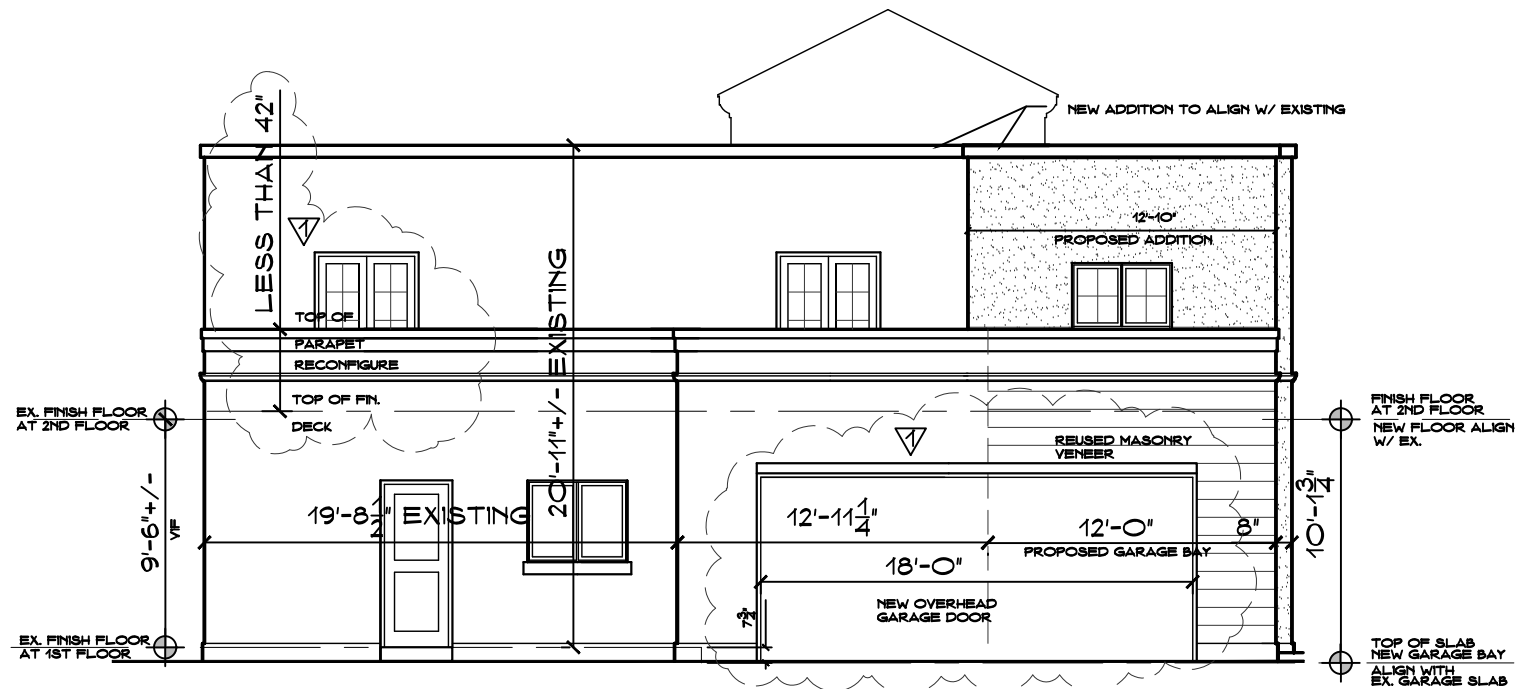
SCALE
AS NOTED

DRAWN BY
JTS

JOB NO
093022

DRAWING NO

A-4



R. SIDE (NORTH) ELEVATION-PROPOSED

SCALE

1/8"=1'-0"

**J.P. FRANZEN
ASSOCIATES
ARCHITECTS. PC.**

TIDE MILL BUILDING
95 HARBOR ROAD
SOUTHPORT, CT 06480
(203) 239-0329

ALTERATIONS AND ADDITIONS
TO THE RESIDENCE
MR. AND MRS. FRANZEN
232 SHERIDAN ROAD
WINNETKA IL

PROPOSED PLANS
AND ELEVATIONS

DATE
OCT. 31, 2022
NOV. 15, 2022

SCALE
AS NOTED

DRAWN BY
JTS

JOB NO
093022

DRAWING NO

A-5



L. SIDE (SOUTH) ELEVATION-PROPOSED

SCALE

1/8"=1'-0"

**J.P. FRANZEN
ASSOCIATES
ARCHITECTS, P.C.**

TIDE MILL BUILDING
95 HARBOR ROAD
SOUTHPORT, CT 06490
(203) 239-0829

ALTERATIONS AND ADDITIONS
TO THE RESIDENCE
MR. AND MRS. FRANZEN
232 SHERIDAN ROAD
WINNETKA IL

PROPOSED PLANS
AND ELEVATIONS

DATE
OCT. 31, 2022

SCALE
AS NOTED

DRAWN BY
JTS

JOB NO
093022

DRAWING NO

A-6



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: ANN KLAASSEN, ASSISTANT DIRECTOR
DATE: DECEMBER 8, 2022
SUBJECT: 740 HUMBOLDT AVENUE - VARIATION (CASE NO. 22-31-V)

INTRODUCTION

On December 12, 2022, the Zoning Board of Appeals is scheduled to hold a public hearing on an application submitted by Rachel and Chris Kozina (collectively the "Applicant"), as the contract purchaser of the property located at 740 Humboldt Avenue (the "Subject Property"), on behalf of the Benjamin Lenhardt, the current owner of the Subject Property. The Applicant requests approval of the following zoning variation to allow construction of a two-story addition to the existing residence on the Subject Property:

1. Front Yard Setback of 30.13 feet from Humboldt Avenue, whereas a minimum of 50 feet is required, a variation of 19.87 feet (39.74%) [Section 17.30.050 – Front and Corner Yard Setbacks] [Note: The existing residence currently provides a front yard setback of 7.78 feet].

A mailed notice was sent to property owners within 250 feet of the Subject Property in compliance with the Zoning Ordinance. The hearing was properly noticed in the *Winnetka Talk* on November 24, 2022. As of the date of this memo, staff has not received any written comment from the public regarding this application.

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

PROPERTY DESCRIPTION

The Subject Property, which is approximately a half-acre in size, is located on the south side of Humboldt Avenue, between Sheridan Road and Bryant Avenue, and contains an existing two-story residence with an attached garage (see Figure 1). The Subject Property is not a rectangular shape. It is an irregular polygon with a front lot line, which runs along Humboldt Avenue, that is significantly wider than the rear lot line, which is the east property line. Also, the side lot lines are not perpendicular to the front lot line. The property is zoned R-2 Single Family Residential, and it is bordered by R-2 Single Family Residential to the east, west, and south, and R-3 Single Family Residential to the north (see Figure 2). The Comprehensive Plan designates the Subject Property as appropriate for single family residential development. The zoning of the property is consistent with the Comprehensive Plan.

The existing lot is a legally nonconforming lot that is 21,753.72 square feet in lot area, while the minimum required lot area for an interior lot in the R-2 District is 24,000 square feet.

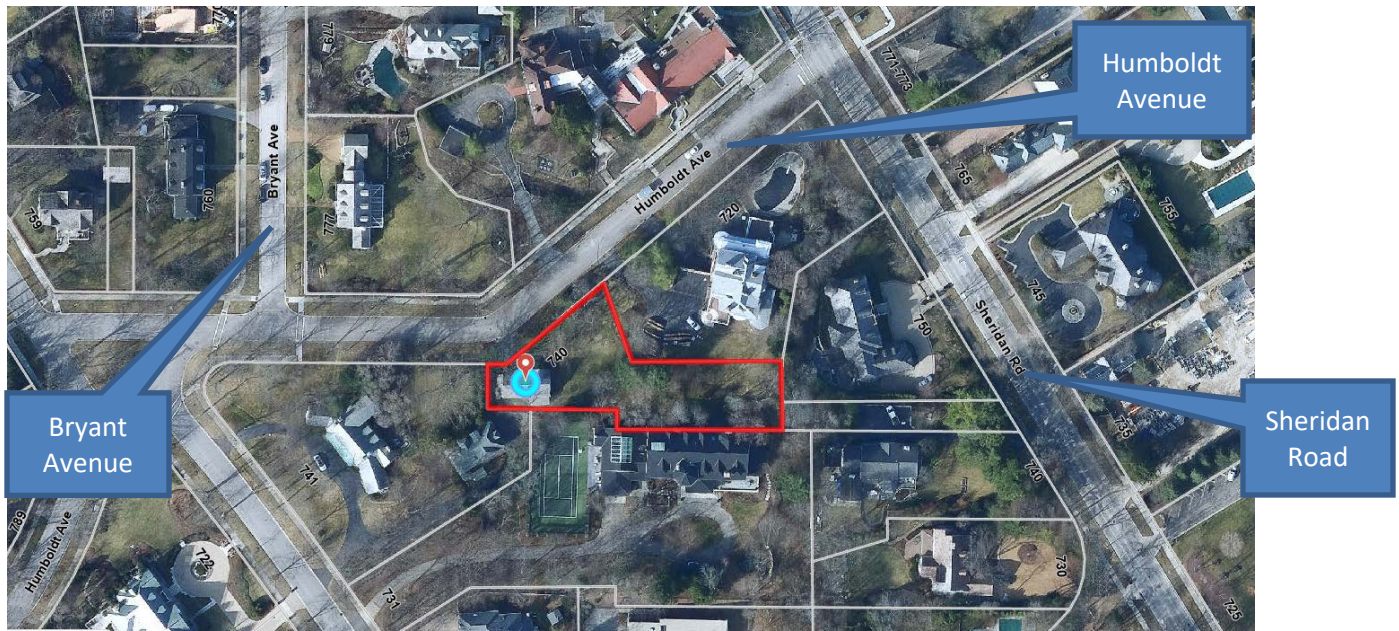


Figure 1 – Aerial Map

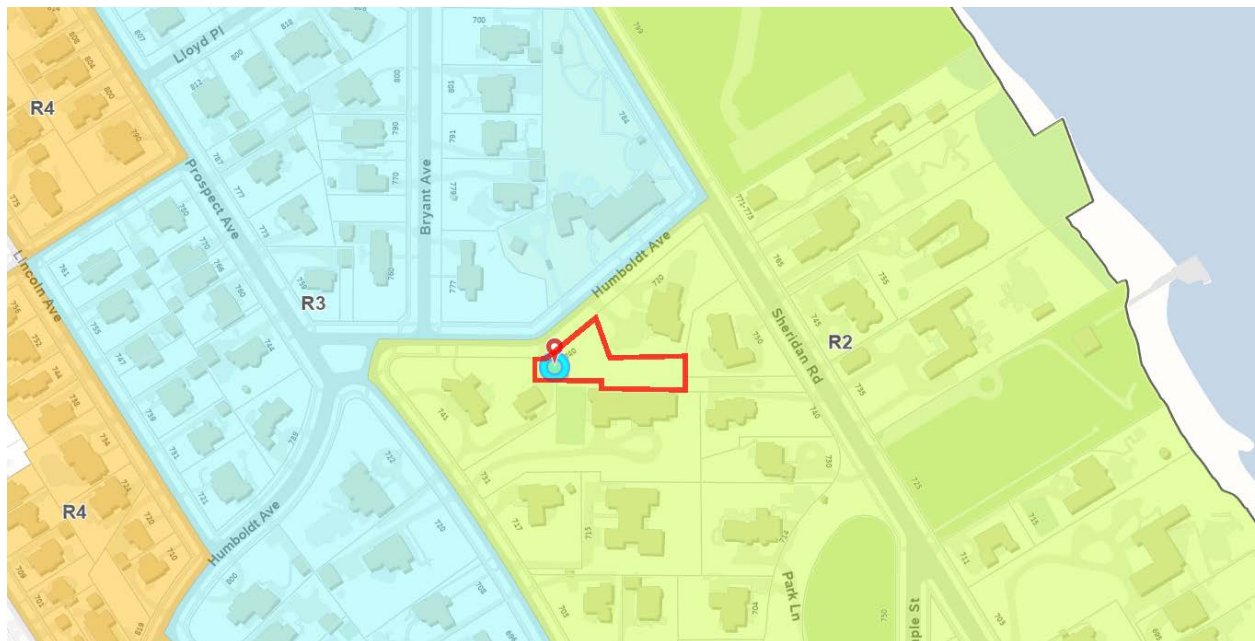


Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

The original date of construction of the residence is not able to be determined from Village records. In 1949 a building permit was issued to alter a two-story accessory building into a single-family dwelling. Prior to 1949 the building was an accessory building serving the residence at 720 Humboldt Avenue. Other minor permits have been issued over the last several years. The Applicant is currently under contract to purchase the property. There are no previous zoning cases on file for the Subject Property.

Figures 3 and 4 on the following page are current photos of the site.



Figure 3 – Subject Property (Front Elevation – Humboldt Avenue)



Figure 4 – Subject Property (West and Front Elevations)

The variation is being requested in order to construct a two-story addition on the east of the existing residence. The existing residence would be altered to provide additional garage space and the kitchen, which is currently located on the second floor, would be converted to an office. With the exception of the front yard setback, the proposed improvements comply with the zoning regulations.

The site plan illustrates the proposed development at 29180 Humboldt Avenue. The property is bounded by Humboldt Avenue to the north and a chain-link fence to the south. The plan shows an existing 2-story brick and frame residence and two proposed 2-story additions. A red line delineates the buildable area, accounting for required setbacks. Key dimensions include a 43.50' front setback, a 19.00' side setback, and a 147.00' rear setback. The proposed additions are shown in yellow, and the buildable area is outlined in red. The plan also indicates various setbacks for existing and proposed structures, including a 13.50' front setback for the existing residence and a 16.44' front setback for the proposed additions. The plan is dated 2017 and includes a north arrow.

Architectural floor plan of a residential building, showing a detached garage and a main house. The plan includes numerous dimensions and zoning labels.

Detached Garage (Left):

- Overall dimensions: 22.66' (ZONING) x 21.31' (ZONING)
- Carport: 20' x 5 1/2'
- Storage: 11' x 10 1/2'
- Bathroom: 5' x 9 1/2'
- Garage: 18' x 10'
- Walkway: 6' x 0'
- Driveway: 16' x 4 1/2'
- Side Porch: 9' x 0'
- Deck: 21' x 4'
- Back Yard: 17.19' (ZONING)
- Front Yard: 5.74' (ZONING)
- Other dimensions: 4.93' (ZONING), 23.62' (ZONING), 54.07' (ZONING), 25.53' (ZONING), 22.00' (ZONING), 9.00' DOOR (ZONING), 8.00' DOOR (ZONING), 21' x 5', 8.08' (ZONING), 48.55' (ZONING), 25.63' (ZONING), 17.19' (ZONING), 5.74' (ZONING)

Main House (Right):

- Overall dimensions: 72.39' (ZONING) x 55.00' (ZONING)
- Living Area: 17' x 1'
- Dining: 13' x 6'
- Kitchen: 11' x 10'
- Three-Season: 11' x 9'
- Family: 20' x 11'
- Bedroom: 11' x 10'
- Bathroom: 5' x 9'
- Side Porch: 9' x 0'
- Deck: 24' x 6'
- Rear Porch: 18' x 0'
- Walkway: 6' x 0'
- Driveway: 16' x 2 1/2'
- Other dimensions: 9.50' (ZONING), 54.50' (ZONING), 25.83' (ZONING), 24' x 6', 18' x 0', 5' x 10', 17' x 1', 10' x 0', 19.00' (ZONING), 6.50' (ZONING), 8.96' (ZONING), 8.21', 16' x 8', 6' x 0', 8' x 10', 4' x 4', 11' x 10', 9' x 0', 13' x 5 1/2', 9' x 4 1/2', 4.00' (ZONING), 6.42' (ZONING), 15.21' (ZONING), 15.75' (ZONING), 17.21' (ZONING), 19.13' (ZONING), 12.75' (ZONING), 28.75' (ZONING), 55.00' (ZONING), 19.00' (ZONING), 6.50' (ZONING)

Page 4

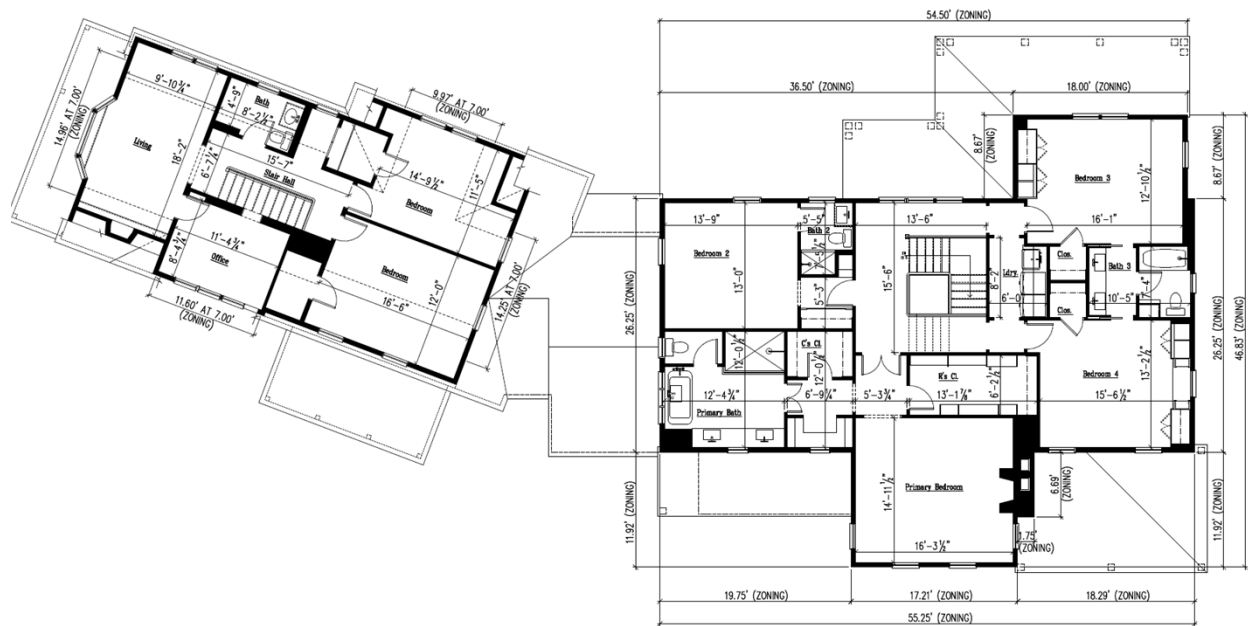


Figure 7 – Proposed Second Floor Plan



Figure 8 – Proposed Front Elevation (Humboldt Avenue)



Figure 9 – Proposed West Elevation



Figure 10 – Proposed South (Side) Elevation



Figure 11 – Proposed East (Side) Elevation

Given the ZBA often receives questions regarding the stormwater regulations applicable to a specific request being considered by the ZBA, attached is a Stormwater Matrix (Attachment B). Based on the proposed plan, it appears additional stormwater detention would be required. However, a final determination will be made by Village Engineering staff upon submittal of the permits necessary for the proposed improvements, which are required to comply with the Village stormwater regulations. Figure 12 below represents the Subject Property's proximity to the floodplain; the cyan represents the 100-year flood area.

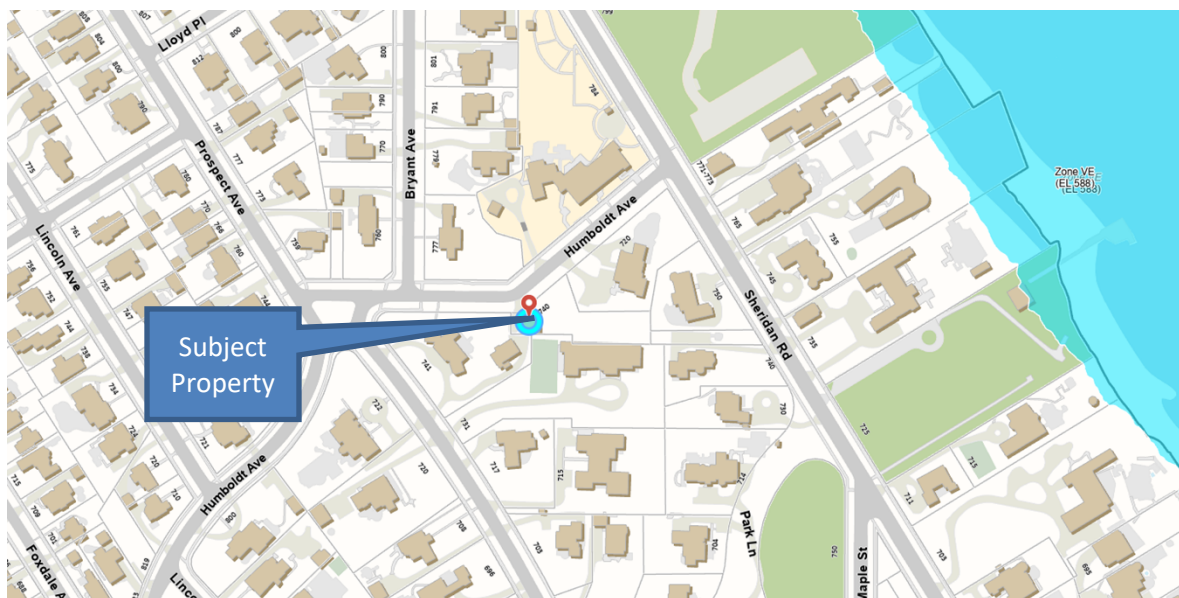


Figure 12 - GIS Floodplain Map

REQUESTED ZONING RELIEF

The attached zoning matrix highlights the existing lot and the proposed improvement's compliance with the R-2 zoning district (Attachment A). One variation is being requested to allow the proposed addition to provide a front yard setback of 30.13 feet from Humboldt Avenue, whereas a minimum of 50 feet is required, a variation of 19.87 feet (39.74%). The existing residence is legally nonconforming with respect to the front yard setback as it currently provides a front yard setback of 7.78 feet, encroaching the minimum required setback of 50 feet by 42.22 feet. Also, as you will note on the Excerpt of the Site Plan (Figure 5), the entirety of the existing residence is located in the required front yard setback.

FINDINGS

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

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

ATTACHMENTS

Attachment A: Zoning Matrix

Attachment B: Stormwater Matrix

Attachment C: Application Materials

Attachment D: Draft Resolutions

ATTACHMENT A

ZONING MATRIX

ADDRESS: 740 Humboldt Avenue

CASE NO: 22-31-V

ZONING: R-2

ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (2)
Min. Lot Size	24,000 SF	21,753.72 SF	N/A	N/A	EXISTING NONCONFORMING
Min. Average Lot Width	100 FT	103.1 FT	N/A	N/A	OK
Min. Lot Depth	200 FT	211 FT	N/A	N/A	OK
Max. Roofed Lot Coverage	5,438.43 SF (1)	1,292.39 SF	4,257.56 SF	2,965.17 SF	OK
Max. Gross Floor Area	6,791.57 SF (1)	2,082.27 SF	6,589.83 SF	4,507.56 SF	OK
Max. Impermeable Lot Coverage	10,876.86 SF (1)	2,354.43 SF	6,780.07 SF	4,425.64 FT	OK
Min. Front Yard (Humboldt/North)	50 FT	7.78 FT	30.13 FT (3)	0 FT	19.87 FT (39.74%) VARIATION
Min. Side Yard (South)	12 FT	6 FT	12 FT (3)	0 FT	EXISTING NONCONFORMING
Min. Total Side Yards	30.93 FT	91 FT	30.93 FT	-60.07 FT	OK
Min. Rear Yard (East)	25 FT	228.5 FT	150 FT	-78.5 FT	OK

NOTES:

(1) Based on lot area of 21,753.72 s.f.

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

(3) Existing nonconforming setback will remain.

ATTACHMENT B

Stormwater Volume Requirements for Development Sites

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

	Storm Water Detention Volume Requirements	Applicable Requirement
A. New Home Construction - Previously Developed Lot	The amount of additional required storm water detention volume is based upon the difference between maximum impermeable lot coverage, per Zoning Code, and existing lot coverage, using the run-off coefficient for a 100-year storm event for both.	
B. New Home Construction - Previously <u>Undeveloped</u> Site	The amount of required storm water detention volume is based upon the maximum impermeable lot coverage, using the run-off coefficient for 100-year storm event.	
C. Redevelopment of Site for Different Use (e.g. single family to multi-family, or commercial)	The amount of required storm water detention volume is based upon the maximum impermeable lot coverage, using the run-off coefficient for 100-year storm event.	
D. Improvements to Existing Home and/or Lot, causing an increase in impermeable lot coverage <u>greater or equal to 25%</u>.	The amount of additional required storm water detention volume is based upon the difference between the proposed and existing impermeable lot coverage, using the run-off coefficient for 100 year storm event. (Note: If the increase in impermeable lot coverage is less than 25%, additional storm water detention volume is <u>not</u> required.)	<i>Applies to 740 Humboldt Avenue</i> <i>Based upon preliminary review of information to date, it appears that 740 Humboldt Avenue <u>would</u> have to provide additional storm water detention volume. However, a final determination will be made by Village Engineering staff.</i>

ATTACHMENT C

Village of Winnetka
ZONING VARIATION APPLICATION

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. 22-31-V

Property Information

Site Address: 740 Humboldt Avenue

Owner Information

Name: Rachel & Chris Kozina

Address: [REDACTED]

City, State, ZIP: Winnetka, IL 60093

Email: [REDACTED]

Primary Contact: Chris Kozina

Phone No. [REDACTED]

Date property acquired by owner: 08/09/2022

Architect Information

Name: Hackley & Associates Architects, Inc.

Primary Contact: Chip Hackley

Address: 440 Greenbay Rd

City, State, ZIP: Kenilworth, IL 60043

Phone No. (847) 853-8258

Email: chip@hackleyarchitects.com

Attorney Information

Name: Law Offices of Robin S. King

Primary Contact: Robin King

Address: 265 Eaton St

City, State, Zip: Northfield, IL 60093

Phone No. (847) 446-3972

Email: robin@robinkinglaw.com

Nature of any restrictions on property: See Attached

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

See Attached

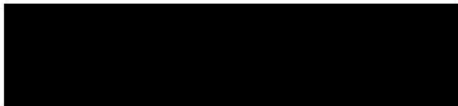
Property Owner Signature

Date: 11/09/2022

To whom it may concern at the Village of Winnetka,

October 10, 2022

As current owner of 740 Humboldt, I, Benjamin Lenhardt, authorize Chris Kozina (purchaser, see attached sales contract) and his architect Chip Hackley, to present plans for variation proceedings relevant to 740 Humboldt and for the Village to review such plans.


Benjamin Lenhardt

10/10/22
Date

740 Humboldt

November 9, 2022

SUMMARY:

Chris and Rachel Kozina, currently residing at 1228 Westmoor Road, are under contract to purchase 740 Humboldt Avenue. The purpose of their purchase of 740 Humboldt is so they may build a new family home for themselves and their children. This request is for relief of the Zoning Ordinance imposed 50.00' front yard setback to be reduced to a 30.00' front yard setback. The contract to purchase this lot is contingent upon relief of the 50.00' front yard setback being granted.

740 Humboldt is a highly irregular-shaped lot in the R2 zoning district and is comprised of 21,753.72 square feet. The easternmost 5,265 square feet of the lot is rendered unbuildable by way of an 81.00 ft. x 65.00 ft. "Recreational Easement". By Ordinance, the lot is slightly less than the minimum R2 lot area of 24,000 sq. ft. Currently a small coach house sits upon the westernmost portion of the lot as a legal non-conformity, nearly entirely outside of the buildable area defined by the ordinance. The general belief is the coach house was built in the 1940's but our inspection of the house revealed remnants of now-defunct knob & tube wiring. Although knob & tube is occasionally found in buildings into the late 1930's, in the North Shore it was generally not installed beyond the 1920's. My guess based upon the wiring and heavy timber floor framing dates the coach house sometime before 1910. Based upon the general style of the coach house I believe it once served either 720 Humboldt or 731 Prospect prior to re-subdivision of the lot. The coach house, regardless if it is to remain detached or attached to any house built upon the property, will remain non-conforming requiring significant variations. Our intention is to retain the original coach house, incorporating it into the design of a new house for Chris & Rachel. We prefer to attach a new house to the existing coach house without significant modifications other than a slight re-shape of the front-facing roof line for design continuity. In general, we wish to gently modify the coach house so it may serve as the garage with guest, office and storage spaces above.

The lot provides significant challenges relative to the irregular shape, significant easement, 50.00' front yard setback and its location between 720 Humboldt & 731 Prospect...two extremely large and tall houses. 731 Prospect is particularly close to the south property line of 740 Humboldt. Requiring a 50.00' front yard setback would force a house to be built directly along the back of 731, wedged between 720 and 731.



A 50.00' front yard setback would also eliminate the ability to attach the coach house to a main house, likely realizing demolition as the fate of the coach house. A 50.00' front yard setback would also provide an interrupted rhythm along Humboldt with a new massing larger than the coach house and the adjacent neighboring houses, pushed significantly back from the street-scape. This would also interrupt potential continuity of massing between the larger scaled buildings of Christ Church, 777 Bryant, 720 Humboldt and 731 Prospect. Interestingly, if a line is drawn between the northernmost point of 720 from Humboldt to the east and the northernmost point of 741 Prospect to the west, the line falls nearly directly upon a line drawn 30 feet from the front property line. In many surrounding municipalities this remains as a logical manner in determining front yard setbacks within established neighborhoods.

The particular challenge of building a house upon this large lot is to do so without demolishing the coach house. As stated earlier, this is not the desire of the hopeful owners as they prefer to foster the original character of the area. This is also preferred as a way to not be wasteful by taking down a relatively sound and well-detailed older structure.

The hardship for this property, and the reason for this request for relief, is a result of the combination of the placement of the existing coach house, the irregular shape of the lot and the severe front yard setback the ordinance calls for within the R2 District. In the case of this lot, imposing a 50.00' front yard setback is contrary to the preferred continuity the ordinance itself strives to uphold. This is a clear case in which the mitigating circumstances of this particular lot in this particular location warrant consideration. Furthermore, the proposed plan requires no requests for relief for maximum floor area, maximum roofed lot coverage or maximum impermeable surfaces are required. In fact, the proposed is below the maximum allowed for all three categories.

Chip Hackley, AIA
Founding Principal
Hackley & Associates Architects, Inc.



740 Humboldt
November 9, 2022

Standards for Granting of Zoning Variations

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allow by regulations in that district.
 - a. *The current 50.00' front yard setback severely impacts the ability to reasonably and contextually build upon the lot by imposing difficulties in not only placement of a contextually appropriate family house upon the lot but also in building size relative to the immediately surrounding neighboring houses. The contract to purchase this lot is contingent upon relief of the 50.00' front yard setback being granted. If such relief is not granted, reasonable return for this ½ acre lot in a prime location in East Winnetka will likely be diminished for the current owner (seller).*
2. The plight of the owner (current & future) 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.
 - a. *The unique circumstances of the Owner's plight are directly associated with the characteristics of the property in question and in no way are related to the current or future occupants. The current nor the future owner have made any improvements to the property. This request is regarding the potential of the lot relative to the irregular lot shape and orientation of building area between two large three-story buildings (740 Humboldt at 13,548 sf. and 731 Prospect at well over 15,000 sf.) if the 50.00' front yard setback is required. The shape and configuration of the lot is the result of a prior subdivision.*
3. The variation, if granted, will not alter the essential character of the locality.
 - a. *The essential character of the locality will not be altered. In fact, the essential character of the locality will be upheld since requiring a 50.00' front yard setback will interrupt the existing visual setback established by drawing a line between the furthest forward portion of 720 Humboldt (24.42') and 741 Prospect (29.30' estimate from GIS Consortium). With a 50.00' setback required any significant building placed upon 740 Humboldt will seem uncharacteristically "recessed" from the streetscape.*



4. An adequate supply of light and air to adjacent property will not be impaired.
 - a. *If this request for variation is granted, the supply of light and air to adjacent property will not be impaired. In fact, if the 50.00' front yard setback is required, light and air could be impaired or at least impacted by way of the buildable area of the lot being located between the two significantly larger and taller three-story houses located at 720 Humboldt and 731 Prospect.*
5. The hazard from fire and other damages to the property will not be increased.
 - a. *If this request for variation is granted, the hazard from fire and other damages will not be increased. In fact, if the 50.00' front yard setback is required, the hazard from fire and other damages could be increased or at least impacted by way of the house being required to be built between the two significantly larger and taller three-story houses located at 720 Humboldt and 731 Prospect.*
6. The taxable value of the land and buildings throughout the Village will not diminish.
 - a. *The taxable value of the land and buildings throughout the Village will not be diminished. In fact, the taxable value of the land and buildings throughout the Village will theoretically increase with improvements such as the proposed upon a property within the Village.*
7. The congestion in the public street will not increase.
 - a. *The congestion in the public street will not increase. The use of the property is not to change from the current use as a single-family residential property.*
8. The public health, safety, comfort, morals and welfare of the inhabitants of the Village will not be otherwise impaired.
 - a. *The public health, safety, comfort, morals and welfare of the inhabitants of the Village will not be otherwise impaired.*



11614 ALGONQUIN RD.
HUNTLEY, IL. 60142

TOPOGRAPHICAL-ALTA/ACSM-BOUNDARY-SUBDIVISIONS-MORTGAGE-CONDOMINIUM

PHONE: (847) 458-1710
FAX: (847) 458-1712

ORDER NO.
21-1085

Jens K. Doe
Professional Land Surveyors, P.C.
PLAT OF SURVEY

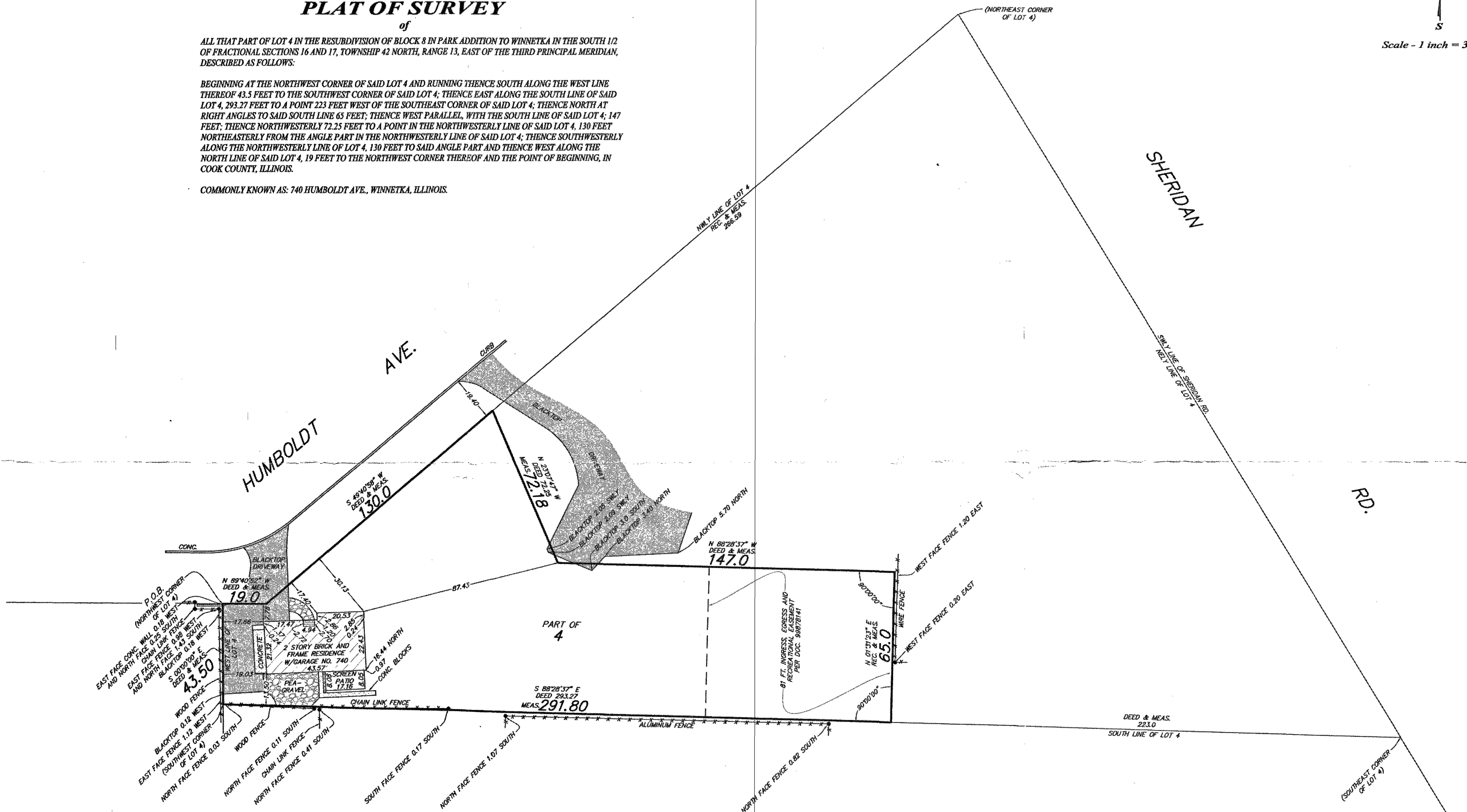
ALL THAT PART OF LOT 4 IN THE RESUBDIVISION OF BLOCK 8 IN PARK ADDITION TO WINNETKA IN THE SOUTH 1/2 OF FRACTIONAL SECTIONS 16 AND 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4 AND RUNNING THENCE SOUTH ALONG THE WEST LINE THEREOF 43.5 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 4, 293.27 FEET TO A POINT 223 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 4; THENCE NORTH AT RIGHT ANGLES TO SAID SOUTH LINE 65 FEET; THENCE WEST PARALLEL, WITH THE SOUTH LINE OF SAID LOT 4, 147 FEET; THENCE NORTHWESTERLY 72.25 FEET TO A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 4, 130 FEET NORTHEASTERLY FROM THE ANGLE PART IN THE NORTHWESTERLY LINE OF SAID LOT 4; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF LOT 4, 130 FEET TO SAID ANGLE PART AND THENCE WEST ALONG THE NORTH LINE OF SAID LOT 4, 19 FEET TO THE NORTHWEST CORNER THEREOF AND THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 740 HUMBOLDT AVE., WINNETKA, ILLINOIS.



Scale - 1 inch = 30 feet



NOTE:
The legal description noted on this plat is a copy of the land survey order placed by the client and for accuracy MUST be compared with the Deed. For building restrictions refer to your Abstract, Deed or Contract.

Compare distances between points before building and report any discrepancy to this office immediately.

Dimensions shown hereon are not to be assumed or scaled.

Dimensions shown hereon are in feet and decimal parts thereof.

Property corners have been established to complete the plat of survey shown hereon but have not been staked or flagged per the land survey order in which it was placed by the client.

Field work completion date: December 3, 2021.

ORDERED BY:
OLSON, GRABILL & FLITCRAFT

"AREA OF PROPERTY"
SHOWN HEREON
21,753.72 SQ. FT.
OR 0.50 ACRES

LAND AREA ADDED: DECEMBER 13, 2021.

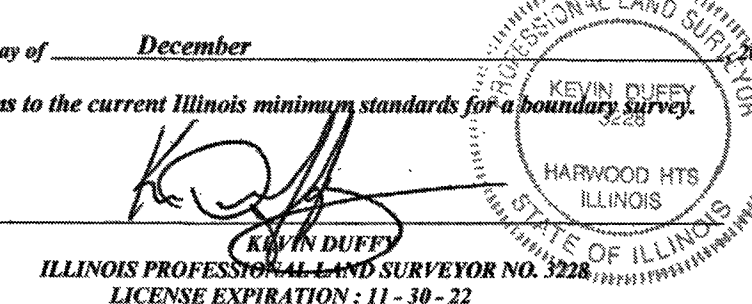
State of Illinois)
County of Cook)

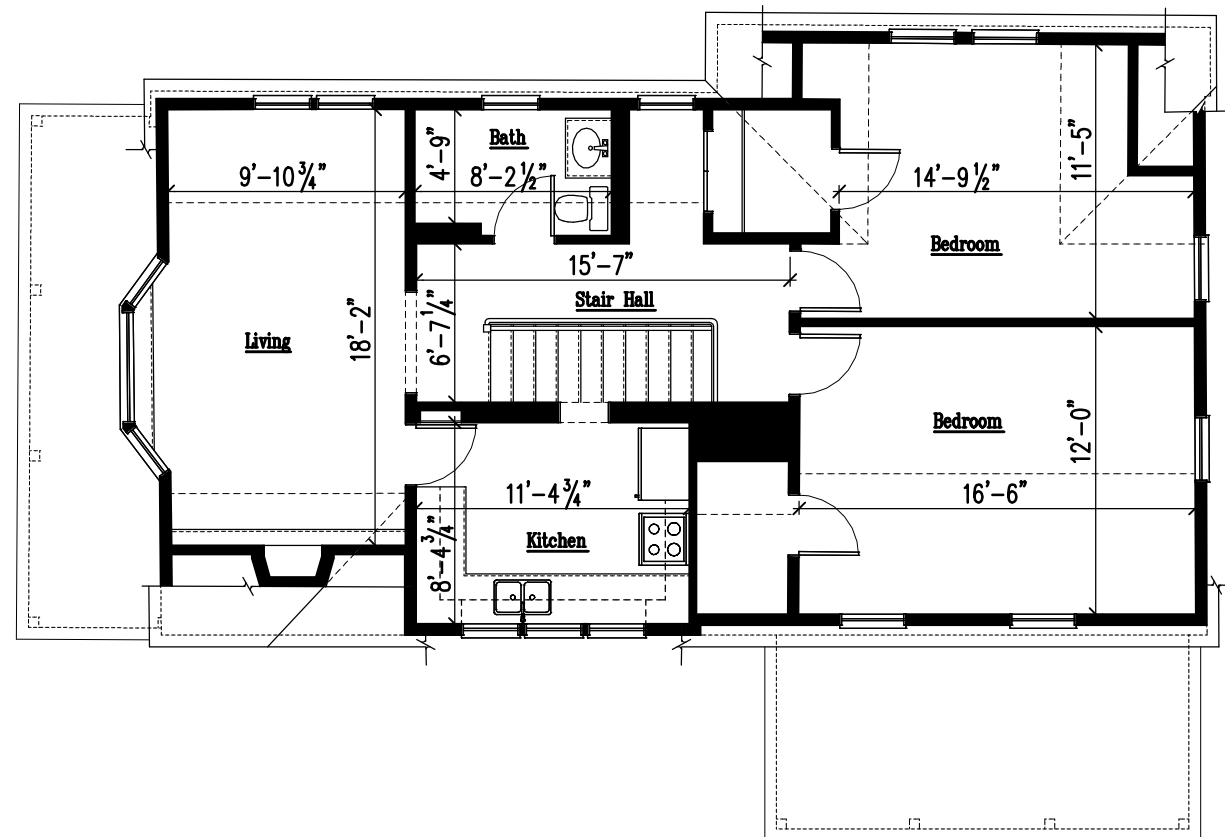
JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C., does hereby certify that a survey has been made under its direction, by an Illinois Professional Land Surveyor of the property described hereon and that the plat hereon drawn is a correct representation of said survey.

Chicago, Illinois, Dated this 6th Day of December

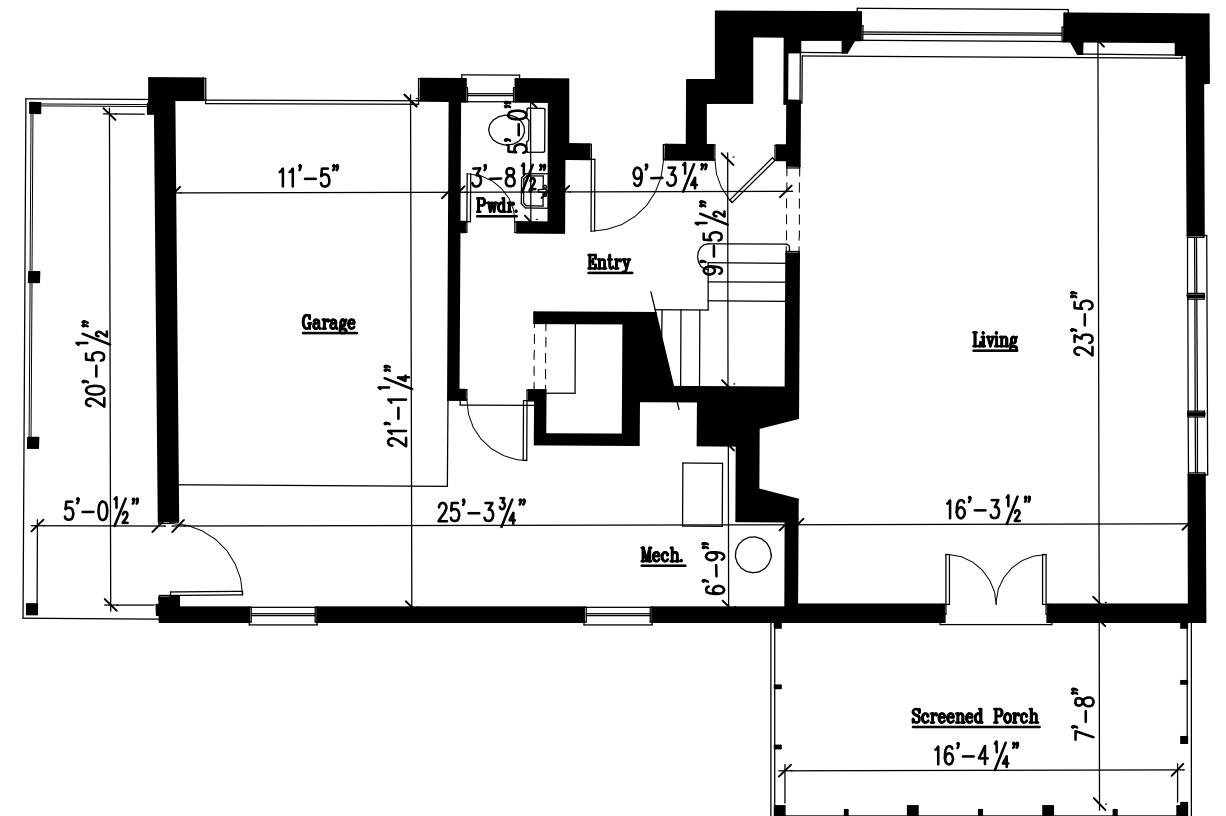
This professional service conforms to the current Illinois minimum standards for a boundary survey.

JENS K. DOE PROFESSIONAL
LAND SURVEYORS, P.C.

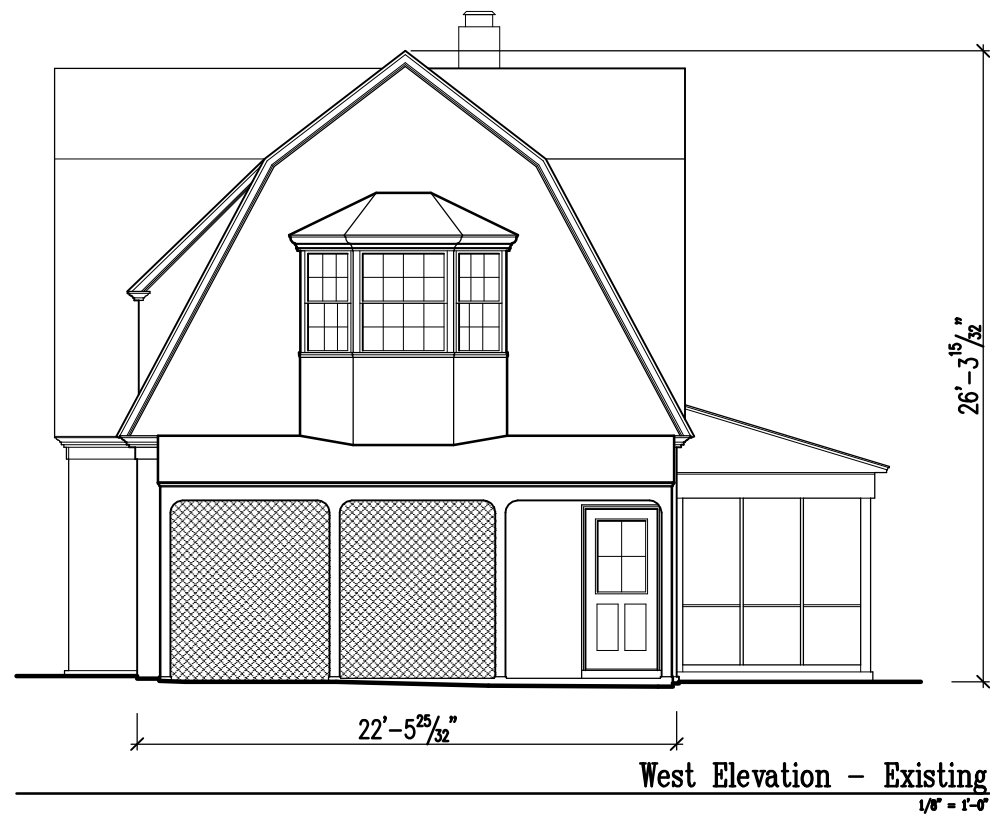
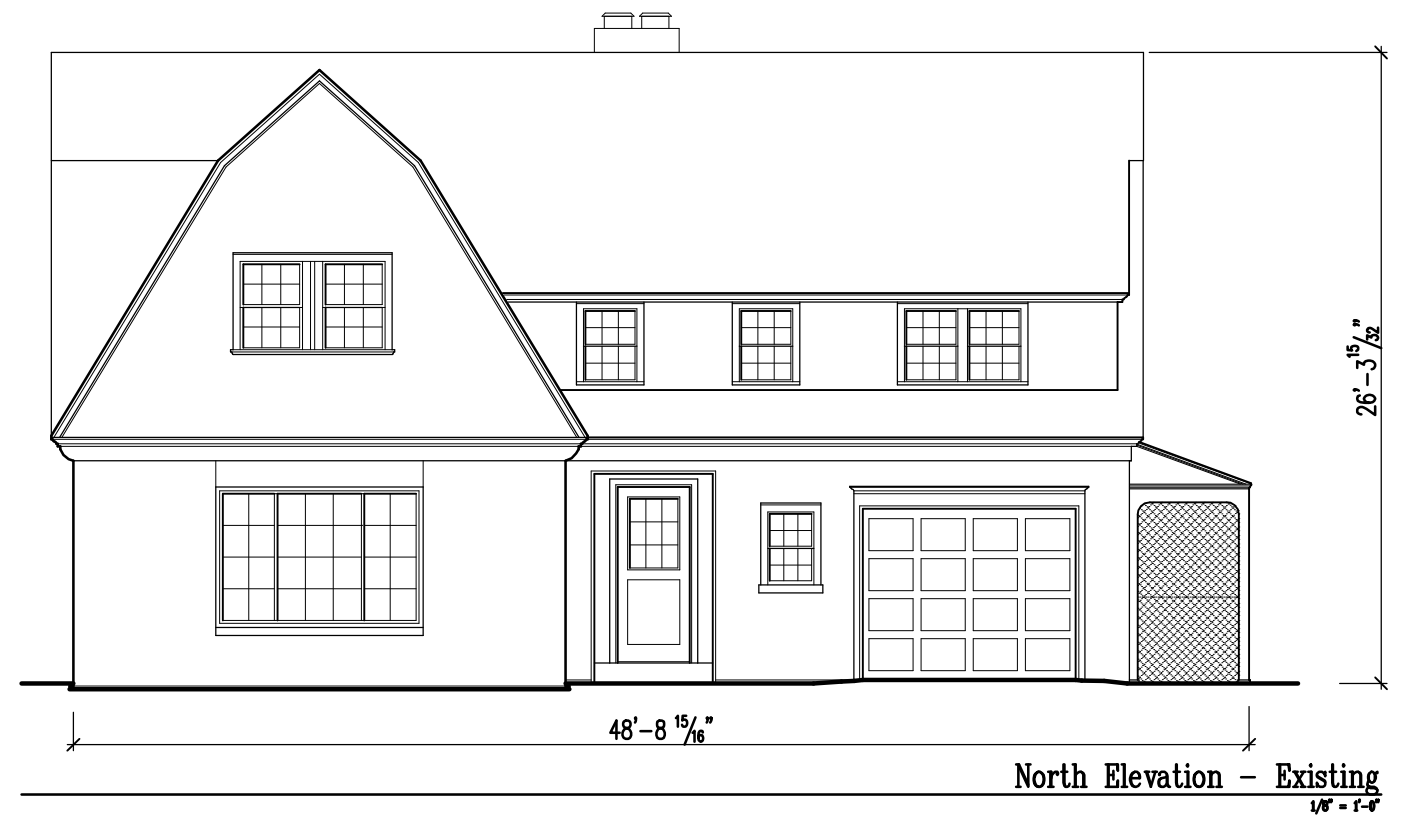


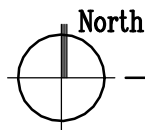
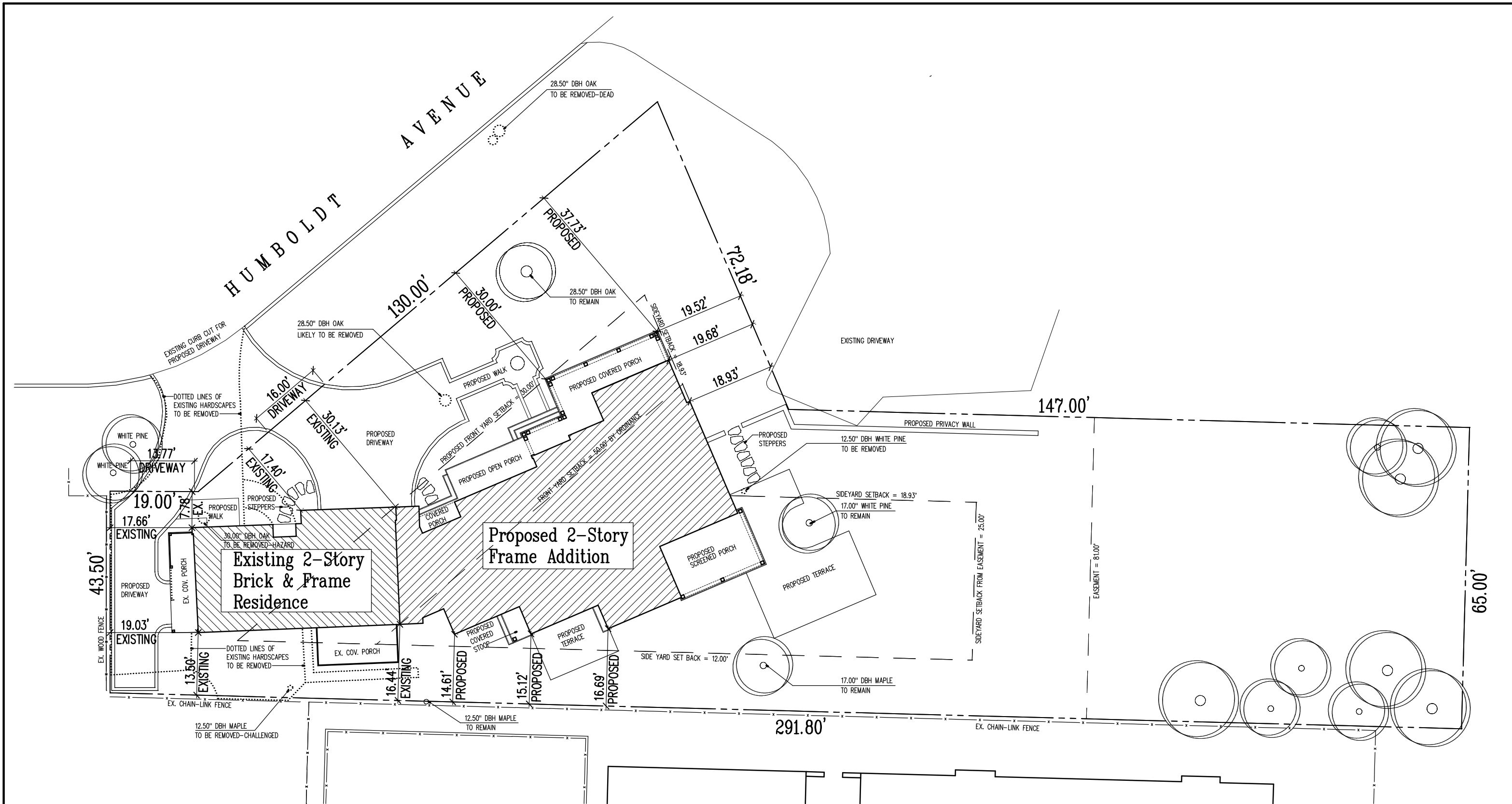


Second Floor Plan - Existing
1/8" = 1'-0"



First Floor Plan - Existing
1/8" = 1'-0"



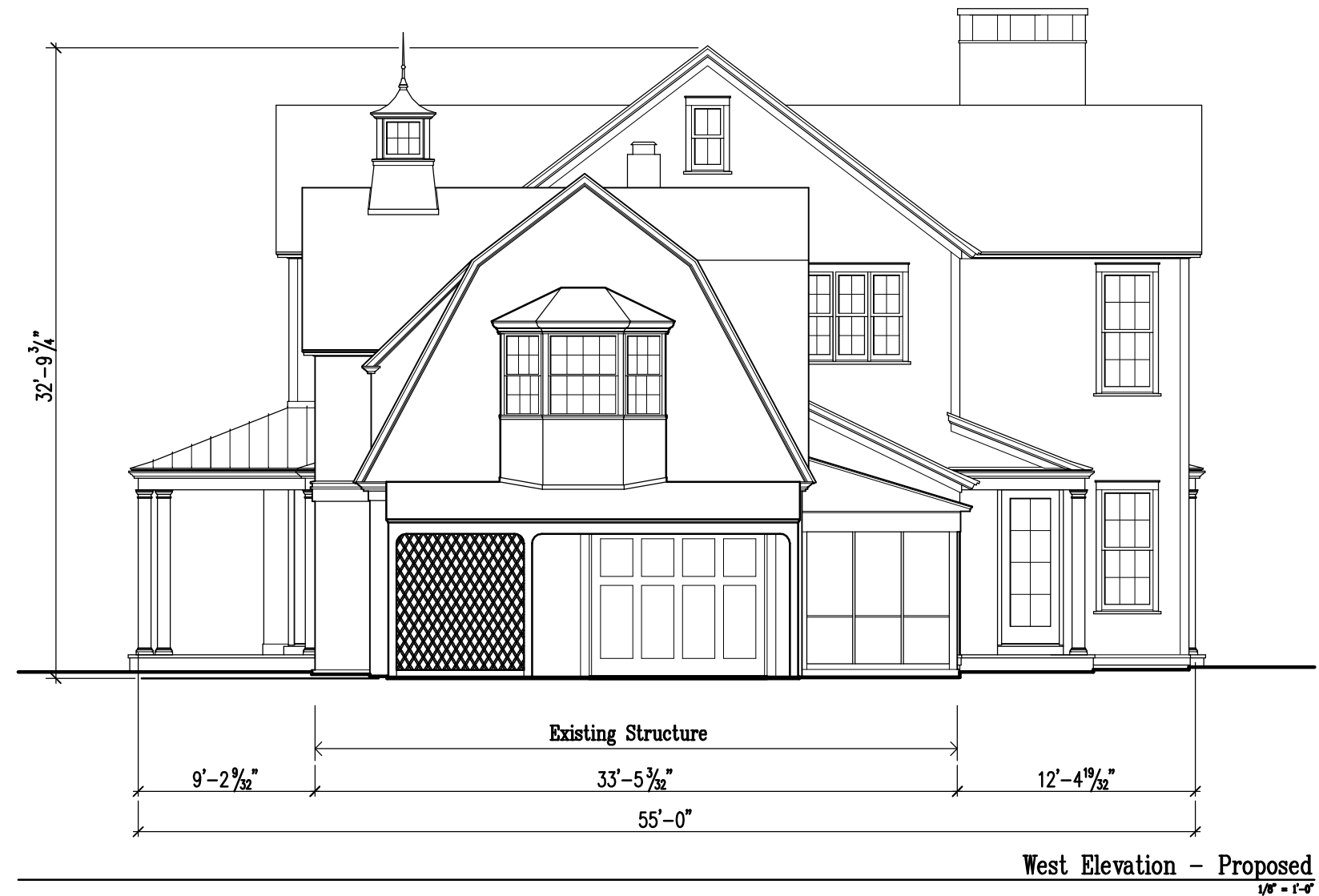


Site Plan

Scale = 1:20



North Elevation – Proposed
1/8" = 1'-0"





South Elevation - Proposed
1/8" = 1'-0"



East Elevation - Proposed
1/8" = 1'-0"

ATTACHMENT D
RESOLUTION NO. ZBA-06-2022
VILLAGE OF WINNETKA
ZONING BOARD OF APPEALS
APPROVAL OF ZBA CASE NO. 22-31-V – 740 HUMBOLDT AVENUE

WHEREAS, Rachel and Chris Kozina (collectively, the “Applicant”) are the contractor purchasers of the property commonly known as 740 Humboldt Avenue, Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made part of this Resolution (**“Subject Property”**); and

WHEREAS, Benjamin Lenhardt, as the current owner of the Subject Property, has provided written consent of the application submitted by the Applicant; and

WHEREAS, the Subject Property is located in the R-2 Single Family Residential District; and

WHEREAS, the Subject Property is improved with a single family residence with an attached garage that is nonconforming with respect to (i) the minimum required front yard setback from Humboldt Avenue; and (ii) the minimum required side yard setback from the south property line (**“Building”**); and

WHEREAS, the Applicant desires to construct an addition to the Building on the Subject Property that would provide less than the minimum required front yard setback (**“Proposed Improvement”**); and

WHEREAS, pursuant to Section 17.30.050 of the Winnetka Zoning Ordinance (**“Zoning Ordinance”**), the Subject Property is required to provide a minimum front yard setback of at least 50 feet; and

WHEREAS, the Applicant desires to construct the Proposed Improvement on the Subject Property with a front yard setback that is less than the required 50 feet, a violation of Section 17.30.050 of the Zoning Ordinance; and

WHEREAS, the Applicant filed an application for a variation from Section 17.30.050 of the Zoning Ordinance to permit the Proposed Improvement on the Subject Property with a front yard setback of 30.13 feet (**“Requested Variation”**); and

WHEREAS, a public notice for the Requested Variation was duly published on November 24, 2022, in the “Winnetka Talk” and notice was mailed to the owners of record of all properties within 250 feet of the Subject Property as required by the Zoning Ordinance; and

WHEREAS, a public hearing was held by the Winnetka Zoning Board of Appeals during a meeting held on December 12, 2022, for the purpose of considering the Requested Variation with the final decision being rendered at the Zoning Board of Appeal’s Regular Meeting on December 12, 2022; and

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

1. Application for the Requested Variation submitted by the Applicant, dated November 9, 2022, including all attachments as well as all subsequent additions and revisions to these application materials and attachments; and
2. All written and oral testimony concerning the Requested Variation.

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

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

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

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

SECTION 2. APPROVAL OF VARIATION. Subject to and contingent upon the conditions, restrictions, and provisions set forth in Section Three of this Resolution, the requested minimum front yard setback variation from Section 17.30.050 of the Zoning Ordinance to permit the Proposed Improvement on the Subject Property is hereby granted, in accordance with and pursuant to Chapter 17.60 of the Zoning Ordinance and the home rule powers of the Village.

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

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

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

SECTION 5. FAILURE TO COMPLY WITH CONDITIONS. Upon the failure or refusal of the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Resolution, the approval granted in Section Two of this Resolution will, at the sole discretion of the Zoning Board of

Appeals, by Resolution duly adopted, be revoked and become null and void; provided, however, that the Zoning Board of Appeals may not so revoke the approval granted in Section Two of this Resolution unless it first provides the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Zoning Board of Appeals. In the event of revocation, the development and use of the Subject Property will be governed solely by the applicable regulations of the Winnetka Zoning Ordinance, including, without limitation, the minimum front yard setback requirement set forth in Section 17.30.050 of the Winnetka Zoning Ordinance. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

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

SECTION 7. EFFECTIVE DATE.

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

ADOPTED this 12th day of December, 2022, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Signed:

Matthew Bradley, Chairperson

Countersigned:

Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

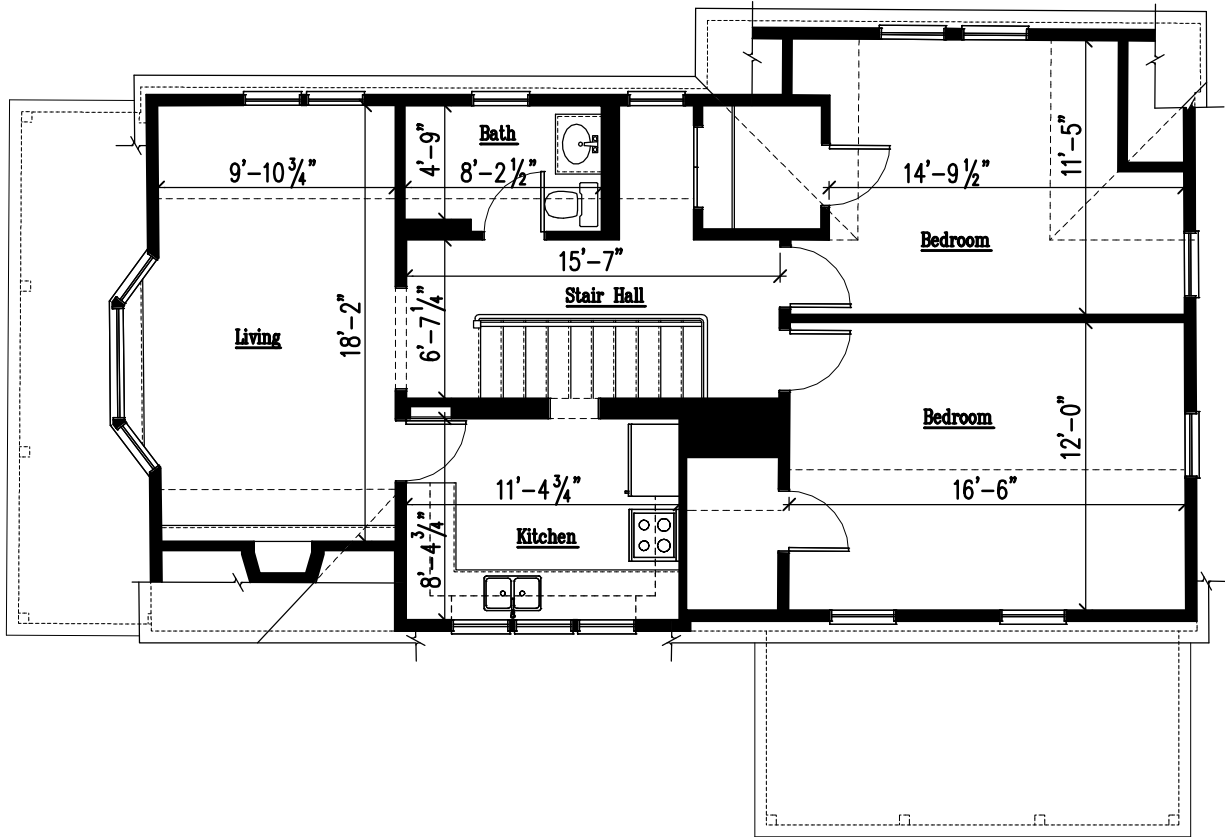
All that part of Lot 4 in the Resubdivision of Block 8 in Park Addition to Winnetka in the South ½ of Fractional Sections 16 and 17, Township 42 North, Range 13, East of the Third Principal Meridian, Described as follows: Beginning at the Northwest corner of said Lot 4 and running thence South along the West line thereof 43.5 Feet to the Southwest corner of said Lot 4; Thence East along the south line of said Lot 4, 293.27 Feet to a point 223 Feet West of the Southeast corner of said Lot 4; Thence North at right angles to said South line 65 Feet; Thence West parallel, with the South line of said Lot 4; 147 Feet; Thence Northwesterly 72.25 Feet to a point in the Northwesterly line of said Lot 4, 130 Feet Northeasterly from the angle part in the Northwesterly line of said Lot 4; Thence Southwesterly along the Northwesterly line of Lot 4, 130 Feet to said angle part and Thence West along the North line of said Lot 4, 19 Feet to the Northwest corner thereof and the point of beginning, in Cook County, Illinois.

Commonly known as 740 Humboldt Avenue, Winnetka, Illinois.

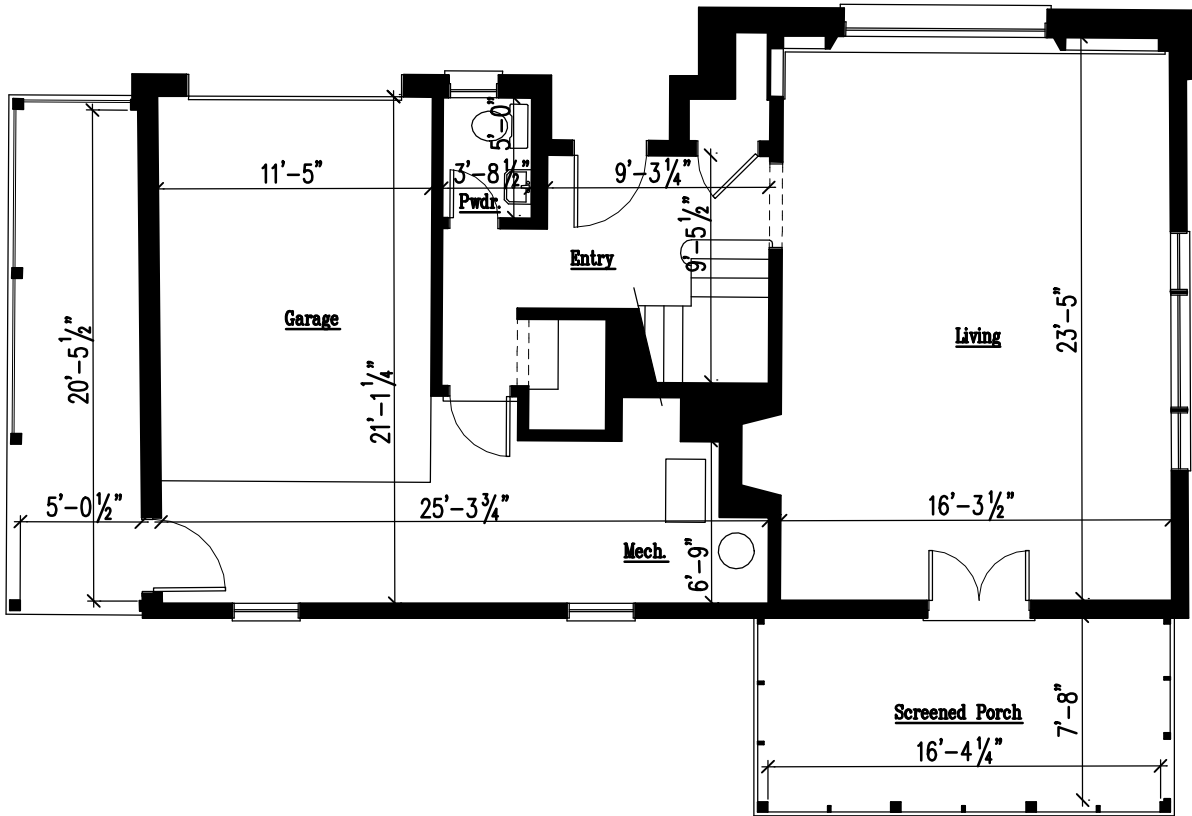
Parcel Index Number: 05-16-101-015-0000

EXHIBIT B
PLANS

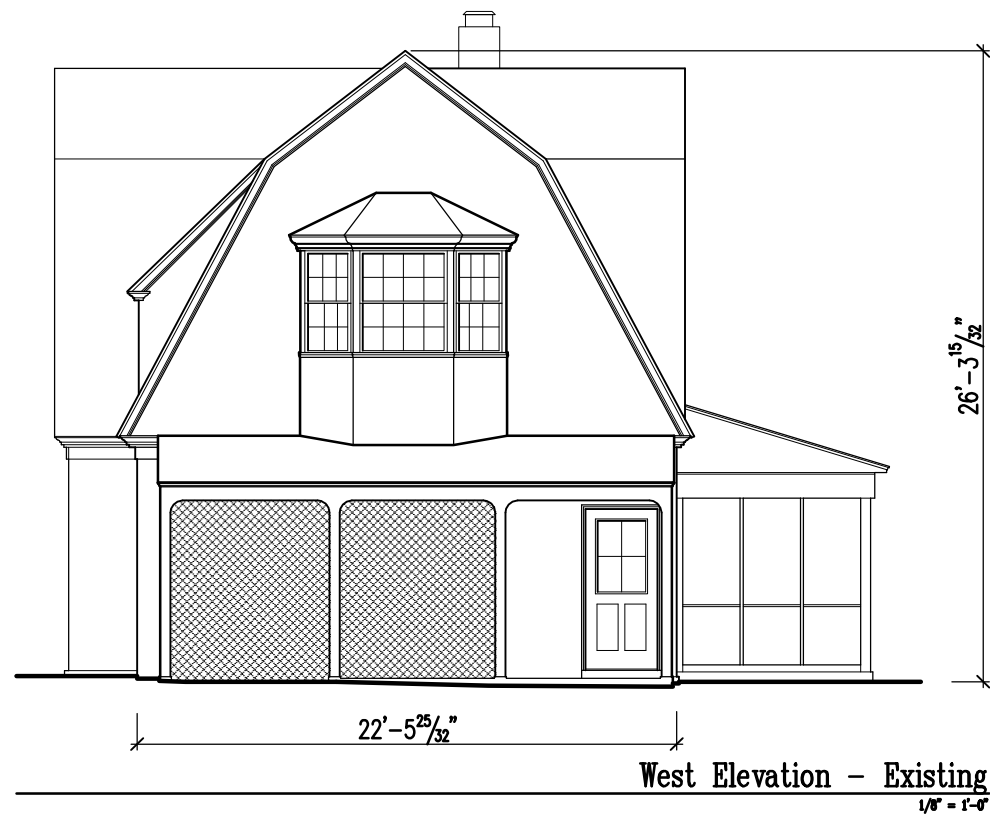
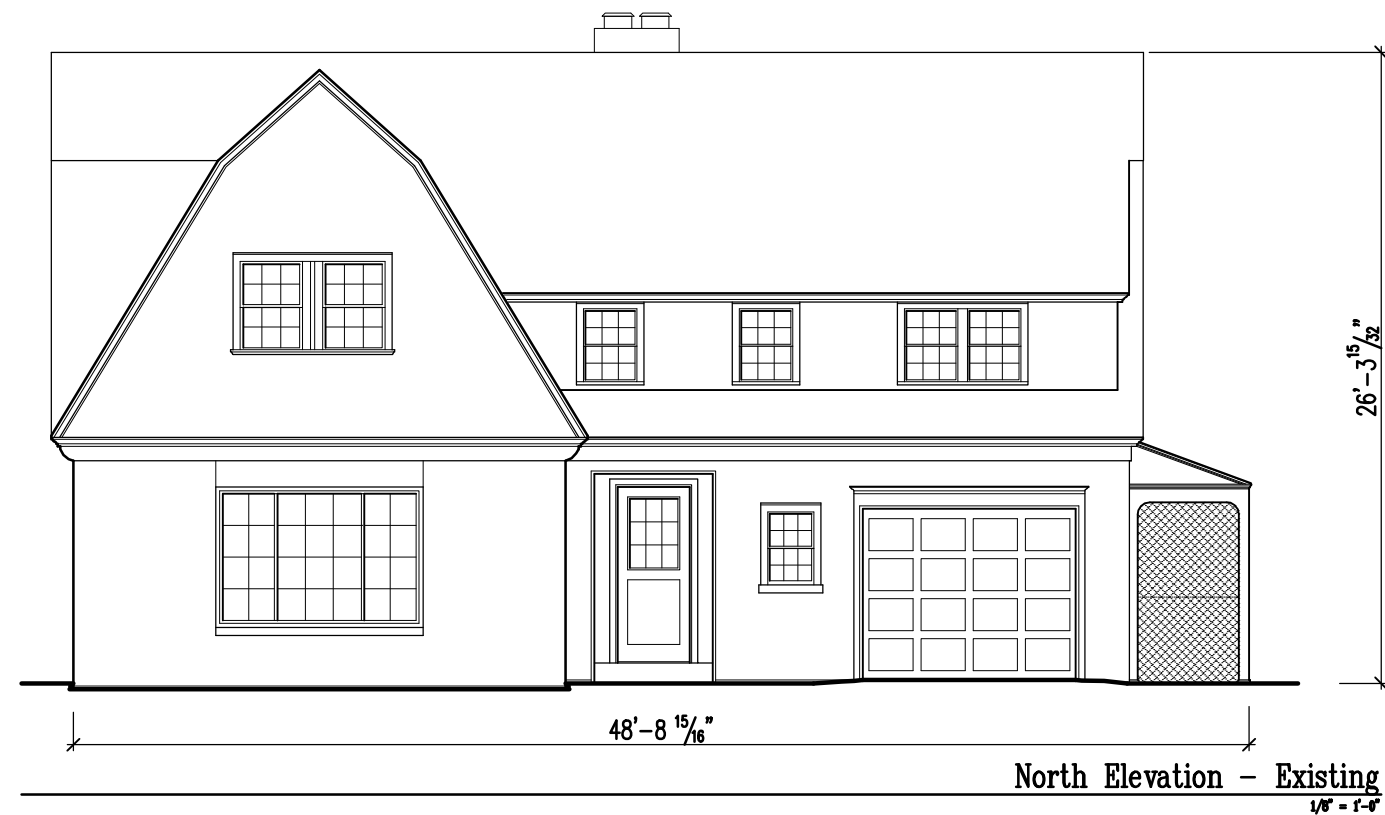
(SEE ATTACHED EXHIBIT B)

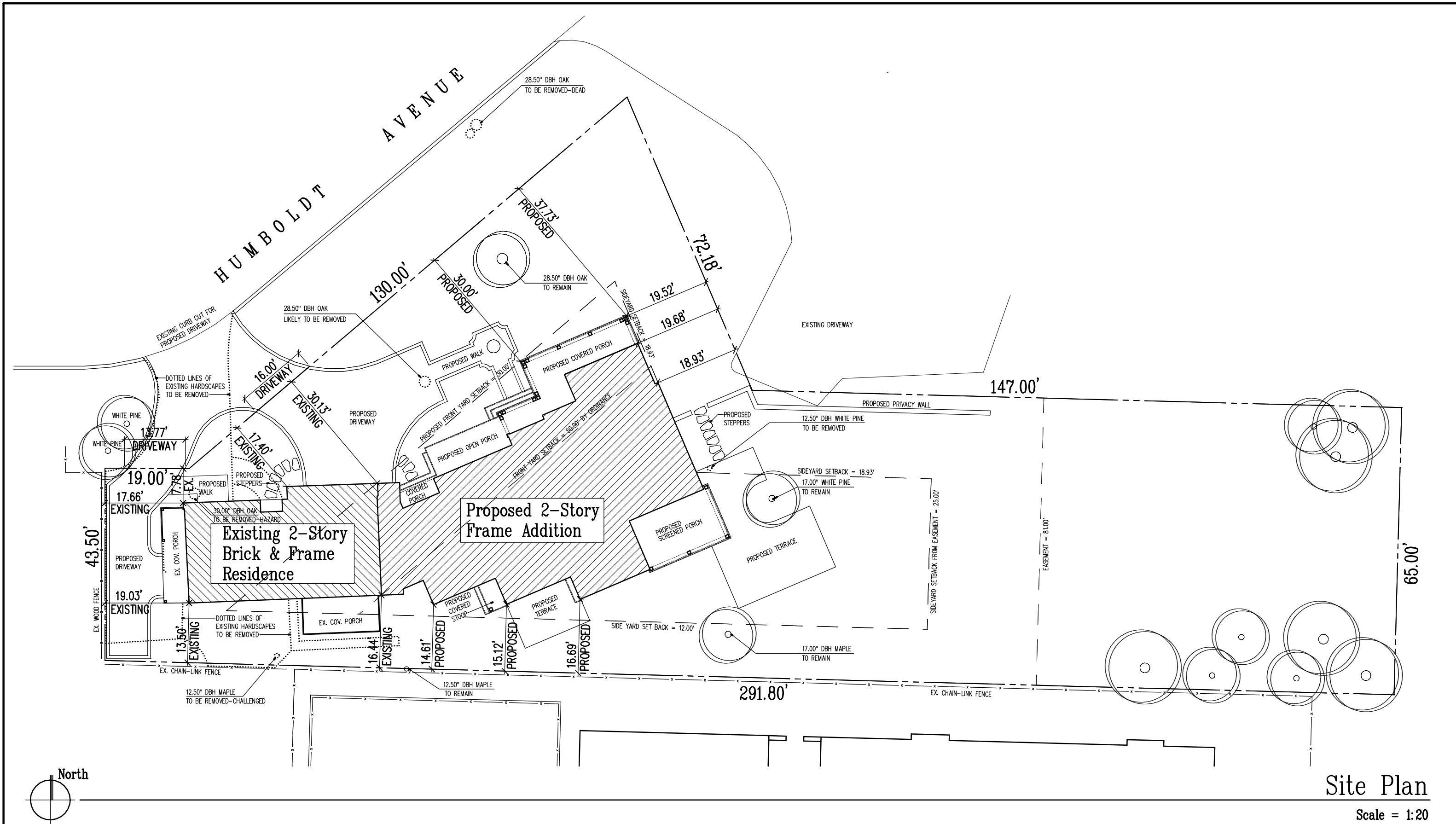


Second Floor Plan - Existing
1/8" = 1'-0"



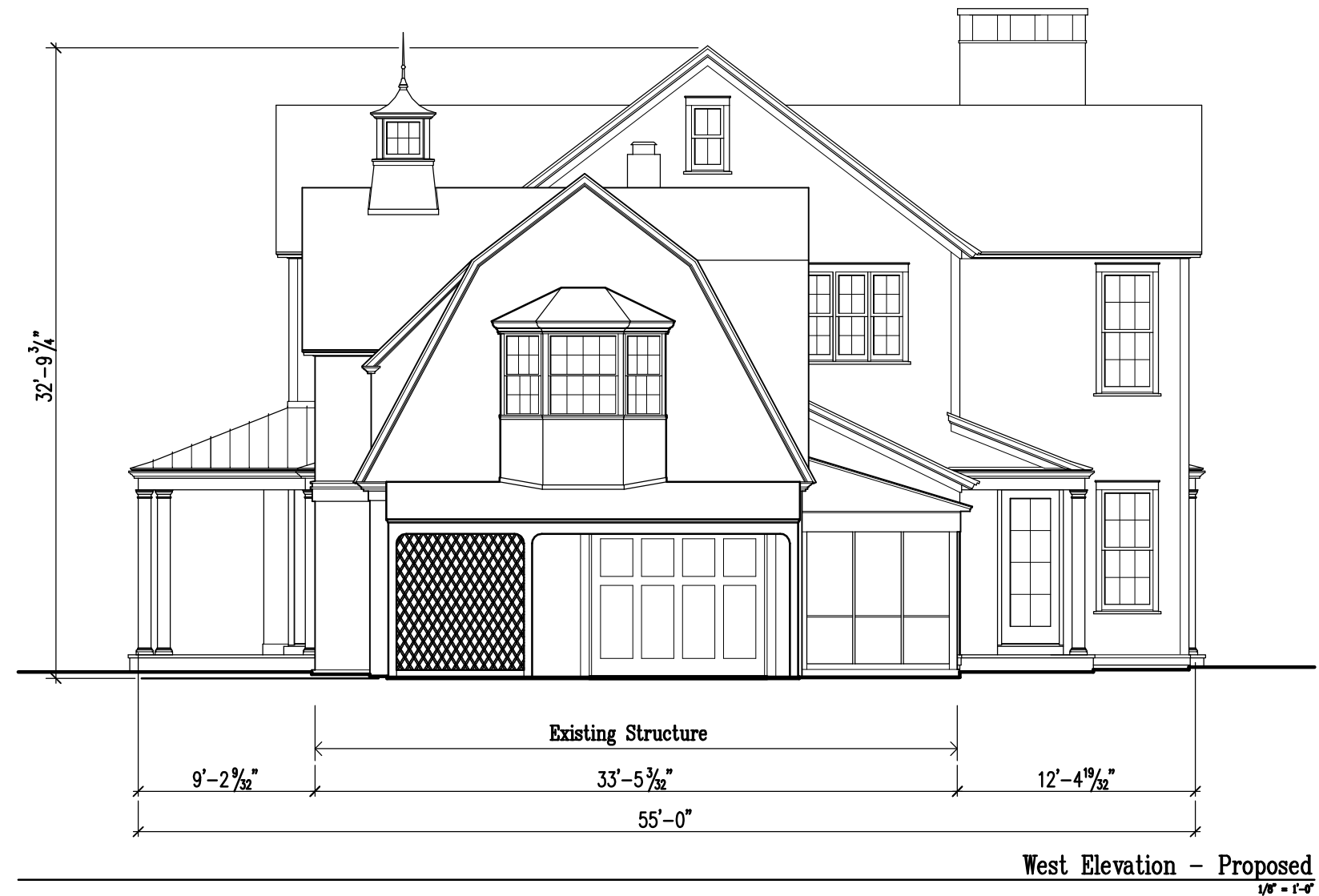
First Floor Plan - Existing
1/8" = 1'-0"







North Elevation – Proposed
1/8" = 1'-0"





South Elevation - Proposed
1/8" = 1'-0"



East Elevation - Proposed
1/8" = 1'-0"

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, Rachel and Chris Kozina (collectively, the "**Owner**") is the owner of record of that certain real property located at 740 Humboldt Avenue, Winnetka, Illinois ("**Property**"); and

WHEREAS, Resolution No. ZBA-06-2022, adopted by the Winnetka Zoning Board of Appeals on December 12, 2022 ("**Resolution**"), grants a variation to construct an addition to the existing single family residence on the Subject Property; and

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

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

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

[SIGNATURES ON FOLLOWING PAGE]

Dated: _____, 2022.

ATTEST

OWNER

By: _____

By: _____

Rachel Kozina

Name: _____

By: _____

Chris Kozina

RESOLUTION NO. ZBA-06-2022
VILLAGE OF WINNETKA
ZONING BOARD OF APPEALS
DENIAL OF ZBA CASE NO. 22-31-V – 740 HUMBOLDT AVENUE

WHEREAS, Rachel and Chris Kozina (collectively, the “Applicant”) are the contractor purchasers of the property commonly known as 740 Humboldt Avenue, Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made part of this Resolution (***“Subject Property”***); and

WHEREAS, Benjamin Lenhardt, as the current owner of the Subject Property, has provided written consent of the application submitted by the Applicant; and

WHEREAS, the Subject Property is located in the R-2 Single Family Residential District; and

WHEREAS, the Subject Property is improved with a single family residence with an attached garage that is nonconforming with respect to (i) the minimum required front yard setback from Humboldt Avenue; and (ii) the minimum required side yard setback from the south property line (***“Building”***); and

WHEREAS, the Applicant desires to construct an addition to the Building on the Subject Property that would provide less than the minimum required front yard setback (***“Proposed Improvement”***); and

WHEREAS, pursuant to Section 17.30.050 of the Winnetka Zoning Ordinance (***“Zoning Ordinance”***), the Subject Property is required to provide a minimum front yard setback of at least 50 feet; and

WHEREAS, the Applicant desires to construct the Proposed Improvement on the Subject Property with a front yard setback that is less than the required 50 feet, a violation of Section 17.30.050 of the Zoning Ordinance; and

WHEREAS, the Applicant filed an application for a variation from Section 17.30.050 of the Zoning Ordinance to permit the Proposed Improvement on the Subject Property with a front yard setback of 30.13 feet (***“Requested Variation”***); and

WHEREAS, a public notice for the Requested Variation was duly published on November 24, 2022, in the “Winnetka Talk” and notice was mailed to the owners of record of all properties within 250 feet of the Subject Property as required by the Zoning Ordinance; and

WHEREAS, a public hearing was held by the Winnetka Zoning Board of Appeals during a meeting held on December 12, 2022, for the purpose of considering the Requested Variation with the final decision being rendered at the Zoning Board of Appeal’s Regular Meeting on December 12, 2022; and

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

1. Application for the Requested Variation submitted by the Applicant, dated November 9, 2022, including all attachments as well as all subsequent additions and revisions to these application materials and attachments; and
2. All written and oral testimony concerning the Requested Variation.

WHEREAS, the Zoning Board of Appeals has determined that the Requested Variation **does not** satisfy the standards for a variation provided in Sections 17.60.040 and 17.60.050 of the Winnetka Zoning Ordinance because (i) the Requested Variation is not in harmony with the general purpose and intent of the Winnetka Zoning Ordinance; (ii) the Subject Property can yield a reasonable return if it is permitted to be used only under the conditions allowed for the R-2 Single Family Residential District; and (iii) the plight of the Applicant is not due to unique circumstances; and

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

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

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

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

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

ADOPTED this 12th day of December 2022, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Signed:

Matthew Bradley, Chairperson

Countersigned:

Village Clerk

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

All that part of Lot 4 in the Resubdivision of Block 8 in Park Addition to Winnetka in the South ½ of Fractional Sections 16 and 17, Township 42 North, Range 13, East of the Third Principal Meridian, Described as follows: Beginning at the Northwest corner of said Lot 4 and running thence South along the West line thereof 43.5 Feet to the Southwest corner of said Lot 4; Thence East along the south line of said Lot 4, 293.27 Feet to a point 223 Feet West of the Southeast corner of said Lot 4; Thence North at right angles to said South line 65 Feet; Thence West parallel, with the South line of said Lot 4; 147 Feet; Thence Northwesterly 72.25 Feet to a point in the Northwesterly line of said Lot 4, 130 Feet Northeasterly from the angle part in the Northwesterly line of said Lot 4; Thence Southwesterly along the Northwesterly line of Lot 4, 130 Feet to said angle part and Thence West along the North line of said Lot 4, 19 Feet to the Northwest corner thereof and the point of beginning, in Cook County, Illinois.

Commonly known as 740 Humboldt Avenue, Winnetka, Illinois.

Parcel Index Number: 05-16-101-015-0000