



Village of Winnetka

Plan Commission Regular Meeting

December 21, 2022 at 7:00 PM
Winnetka Village Hall - 510 Green Bay Road

AGENDA

1. **Call to Order & Roll Call**
2. **Approval of Minutes**
 - a. October 26, 2022, Regular Meeting Minutes
3. **Public Comments**
4. **Community Development Report**
5. **New Applications**
 - a. **Case No. 22-26-SD: 484 and 488 Elder Lane - Plat of Consolidation:** 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 for approval of 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. The Village Council has final jurisdiction on this request.
6. **New Business**
 - a. Special Meeting Quorum Check - January 18, 2023.
 - b. Next Regular Meeting Quorum Check - January 25, 2023.
7. **Adjournment**

NOTICE

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

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

**WINNETKA PLAN COMMISSION
MEETING MINUTES
OCTOBER 26, 2022**

Members Present:

John Golan, Acting Chairperson
Jonathan Alt
Matthew Bradley
Mamie Case
Layla Danley
Chris Foley

Members Absent:

Liz Kunkle
Bridget Orsic

Non-Voting Members Absent:

Tina Dalman

Village Staff:

David Schoon, Director of Community Development
Benjamin Schuster, Village Attorney
Ann Klaassen, Senior Planner

Call to Order & Roll Call:

The meeting was called to order by Chairman Golan at 7:00 p.m. Roll call was not taken.

Approval of Minutes:

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

Chairman Golan asked for a motion to approve the May 23, 2022, May 25, 2022, and June 6, 2022, special meeting minutes. A motion was made by Ms. Case and seconded by Mr. Foley to approve the May 23, 2022, May 25, 2022, and June 6, 2022, meeting minutes. A vote was taken, and the motion unanimously passed, 6 to 0:

AYES: Alt, Bradley, Case, Danley, Foley, Golan

NAYS: None

NON-VOTING: None

Public Comment:

No comments were made at this time.

Community Development Report:

Mr. Schoon stated the November 2022 meeting would be held in the Police Department classroom. He also informed the Commission that work continued on the Comprehensive Plan with the In-Person and On-Line Open House attracting approximately 120 people who participated. Mr. Schoon stated a draft prepared by the consultants would be presented to the Commission at special January and February 2023 meetings. He also stated revised concept plans for the One Winnetka site were presented to the Village Council and described the proposal. Mr. Schoon then stated the Village Council was appreciative of the plan's changes since the last concept plan preview in December 2021, and they remained open to potential financial service or medical uses which would require a special use permit. He stated the next step would be preliminary application preparation to be presented to the Planned Development

1 Commission and Design Review Board for review and recommendation before presentation to the Village
2 Council. Chairman Golan asked if there were any questions. Mr. Schoon confirmed the November meeting
3 would be held on November 16, 2022.
4

5 **New Applications:**

6 a. **Case No. 22-23-SD: 195-209 Sheridan Road - Plat of Consolidation:** An application
7 submitted by Peter Lee, as Trustee of the Orchard 2020 Revocable Trust, as the owner of the properties
8 located at 195 Sheridan Road, 203 Sheridan Road, 205 Sheridan Road and 209 Sheridan Road, seeking
9 approval of a Final Plat of Subdivision to consolidate the four existing lots into a single lot of record. The
10 Village Council has final jurisdiction on this request.

11 Chairman Golan outlined how the presentation would proceed. Ms. Klaassen identified the applicant and
12 request for the final plat of subdivision. She then identified the properties' location, size, improvements
13 and zoning classification. Ms. Klaassen stated the request is to consolidate the four lots into one lot and
14 noted that plans for the new home have not been submitted, nor is it required that an application submit
15 plans as part of a subdivision application. She referred to the utility easement on the west property line
16 and noted the consolidation complied with subdivision requirements and the zoning code. Ms. Klaassen
17 also noted the applicant is not requesting zoning relief and added the proposed consolidation complied
18 with the Comprehensive Plan. She identified the three existing lots which are nonconforming and referred
19 to the Tables on page nos. 25 and 26 which show no zoning nonconformities would be created and
20 identified the nonconforming setbacks which would be eliminated. Ms. Klaassen stated the Landmark
21 Preservation Commission previously considered the demolition requests for 203 and 205 Sheridan with
22 an HAIS being required for 203 Sheridan which concluded although the property is significant, no
23 demolition delay was issued with the demolition permit for 195 Sheridan to yet be considered at the LPC's
24 November meeting. Ms. Klaassen read Ms. Kunkle's comments into the record stating she would
25 recommend approval of the consolidation as it meets the standards and code requirements. She also
26 noted one correspondence from the public was received and provided to the Commission. She then stated
27 following public comment and Commission discussion, a draft motion is provided on page 28 and asked if
28 there were any questions. No questions were raised at this time.
29

30 Cal Bernstein, attorney for the applicant, referred to the application submitted two years ago noting the
31 property is under the applicant's control and which the Commission found to be compliant with
32 subdivision standards and the Comprehensive Plan adding the property is shifted further to the south. He
33 reiterated existing nonconformities would be removed and the plan is to construct one single family
34 residence on the newly created lot. Mr. Bernstein noted no variances would be necessary and asked if
35 there were any questions. Chairman Golan also asked if there were any questions. No questions were
36 raised at this time.
37

38 Chairman Golan then asked if there were any comments from the audience. Charles Hannon, 181
39 Sheridan, stated he is in support of the application. No additional comments were made at this time.
40 Chairman Golan then called the matter in for discussion.
41

42 Ms. Case described the request as straightforward which eliminated a lot of issues and stated that the
43 new home would be a beautiful home. She stated she had no problem with the request. Mr. Bradley
44 agreed nonconformities would be eliminated and referred to the new home to be built, but the
45 subdivision met zoning standards and the Comprehensive Plan. He then stated he is in support of the
46 application. Mr. Foley agreed with the comments made. Mr. Alt also agreed with the comments made
47 and referred to the Village Forester's application review in terms of trees being preserved which he
48 commented is important. Ms. Danley stated she is also in favor of the request and referred to Section

1 16.12.010 and the nonconformity eliminations. Chairman Golan read the correspondence received into
2 the record and stated he is also in favor of the request noting the request met the subdivision code
3 requirements and the Comprehensive Plan.

4
5 Chairman Golan then asked for a motion. Mr. Bradley moved to recommend approval of the plat of
6 consolidation as indicated on page 28. The motion was seconded by Ms. Danley. A vote was taken, and
7 the motion unanimously passed, 6 to 0:

8 AYES: Alt, Bradley, Case, Danley, Foley, Golan

9 NAYS: None

10 NON-VOTING: None

11
12 b. **Case No. 22-24-SD: 1303 and 1311 Scott Avenue - Plat of Subdivision:** An application
13 submitted by DSM Properties, Inc. and Kristen and James Goodfellow, Jr. seeking approval of a Final
14 Plat of Subdivision to relocate the lot line dividing the two properties. As part of the Final Plat approval,
15 the application includes the following requests of approval: (i) a variation to permit the existing
16 residence at 1311 Scott Avenue to observe less than the minimum required side yard setback from the
17 west property line, which is due to an increase in the minimum required side yard setback as a result of
18 the proposed increase in total lot area and increase in average lot width; and ii) a finding of "No Material
19 Increased Adverse Impact" for the existing residence at 1311 Scott Avenue, which does not provide the
20 required building line articulation on the west side building walls. The Village Council has final
21 jurisdiction on this request.

22 Ms. Klaassen identified the applicant and described the proposed final plat approval being requested. She
23 identified the properties' location, zoning classification, improvements and size. Ms. Klaassen identified
24 the structures that would be demolished, and the lot line relocated 20 feet to the east with the
25 improvements at 1311 Scott to remain. She then referred to the two new lots and their sizes noting the
26 details and formatting of the new plat were reviewed with no easements being requested or required and
27 that the proposed subdivision complied with minimum zoning standards with the one existing
28 nonconforming lot being eliminated and two conforming lots being created. She also stated the proposed
29 subdivision complied with the Comprehensive Plan and identified the increased minimum side yard
30 setback for 1311 Scott. Ms. Klaassen explained while the subdivision complied with the majority of the
31 minimum subdivision standards, the existing improvements which would remain require relief from the
32 subdivision standards. She then referred to Table 4 showing how the existing improvements at 1311 Scott
33 comply with GFA and lot coverage, while also noting the limitations on proposed Lot 2 for the new home.
34 Ms. Klaassen stated the Landmark Preservation Commission would consider the demolition permit for
35 1303 Scott at their November meeting with the Zoning Board of Appeals scheduled to consider the side
36 yard setback variation at their November 2022 meeting. She noted no public correspondence was
37 received and noted Ms. Kunkle recommended approval of the request. Ms. Klaassen stated a draft motion
38 is included on page nos. 45 and 46 and asked if there were any questions.

39
40 Chairman Golan asked if the lots were originally platted in their existing condition. Ms. Klaassen referred
41 to the aerial map and indicated the 50 foot lots may have been reconfigured over the years. A Commission
42 Member questioned the storm water requirements and referred to the 1311 Scott property. Ms. Klaassen
43 responded the subdivision request did not trigger the need to make any storm water improvements. She
44 noted that if improvements are proposed, the necessary permits would be reviewed by the Village
45 Engineering Department to determine whether storm water improvements are required. No additional
46 questions were raised at this time.

47
48 Chairman Golan asked for the applicant's presentation. Kristen Goodfellow introduced herself to the

1 Commission and stated they planned to live in the home at 1311 Scott for a long time, there would be no
2 harm created by the subdivision and asked the Commission to approve the application. Chairman Golan
3 asked the owner of 1303 Scott how long they have owned the neighboring property. Darin Marcus, DSM
4 Properties, Inc., responded one year. No additional questions were raised at this time. Chairman Golan
5 then asked if there was any public comment.
6

7 John Gurley, 1293 Scott, stated he lives to the east of 1303 Scott and stated he discussed a similar project
8 with the Village staff prior to COVID noting they did not plan to tear down their home. He stated he did
9 not object to the applicants' request, but his concern related to the new home on the 1303 Scott lot. Mr.
10 Gurley read Section 4.41 of the current Comprehensive Plan into the record relating to the replacement
11 home's construction. He also referred to the very large construction project taking place at 1290 Scott on
12 a 50-foot-wide lot and stated his concern related to the 1915 home to be torn down and maximizing return
13 by building a new home which would maximize the buildable amount of space on the lot. Mr. Gurley
14 stated while the Commission is to advise the Village Council in terms of the application, he stated they
15 should be required to see new construction plans before making any recommendation. He added
16 Winnetka has not done a good job of complying with the Comprehensive Plan and hoped the new
17 Comprehensive Plan is complied with.
18

19 Mr. Bradley noted 1290 Scott complied with zoning requirements and stated they are being challenged
20 with addressing this issue with regard to the new Comprehensive Plan. He then stated with regard to the
21 subdivision, there are strict rules to be addressed and while it would be nice to have the new plans, any
22 zoning relief requested would be presented to the Zoning Board of Appeals. Ms. Danley stated the
23 Landmark Preservation Commission will also review the demolition application and address one of the
24 issues Mr. Gurley raised. Mr. Foley referred to the application's nonconforming aspect and described the
25 request as an amicable arrangement between the parties. He also agreed with the comments made and
26 asked the Village staff to convey these points to the Village Council. Mr. Alt agreed it would be a stronger
27 argument if they had the full picture, but they are only to vote on the lots' subdivision. He questioned
28 whether they can look into getting the full picture or if they are required to vote now. Mr. Schuster
29 referred to the subdivision requirements being met and stated a subdivision request should be considered
30 as a blank slate with requirements in place in terms of what is allowed to be built. He explained that the
31 proposed construction will be required to comply with the Zoning Ordinance and the building code. Mr.
32 Schuster stated the Village specifies what can be built in the Zoning Ordinance and if the applicant does
33 not meet those requirements, they have to seek zoning relief.
34

35 Ms. Danley stated the request is in compliance and would allow the applicants to remain in the older
36 home for a long time. She then stated she agreed with the request and any potential construction would
37 have to comply with the requirements. Ms. Case also stated she is in agreement with the comments made.
38 Chairman Golan also agreed with the comments made and agreed while there are a number of overbuilt
39 homes in the Village, that is not within the Commission's purview when considering this current request.
40 No additional comments were made at this time.
41

42 Chairman Golan then referred to page 9 and stated the request met the three criteria and subdivision
43 code standards for approval, is appropriate for single family residential development and building line
44 articulation. He then asked for a motion.
45

46 Ms. Case made a motion that the Commission found the proposed subdivision and lot line relocation for
47 the proposed subdivision is consistent with the Comprehensive Plan and a finding of no material increased
48 adverse impact with regard to the zoning nonconformity, and the Commission recommends approval

1 subject to the final review and approval of the plat by the Village Attorney prior to plat recordation. The
2 motion was seconded by Ms. Danley. A vote was taken, and the motion unanimously passed, 5 to 0:

3 AYES: Alt, Case, Danley, Foley, Golan

4 NAYS: None

5 NON-VOTING: Bradley

6
7 **New Business.**

8 a. November 16, 2022, Meeting – Quorum check.

9 The Commission Members discussed their availability.

10
11 **Adjournment:**

12 A motion to adjourn was made by Mr. Bradley and seconded by Mr. Alt. A vote was taken, and the motion
13 unanimously passed, 6 to 0:

14 AYES: Alt, Bradley, Case, Danley, Foley, Golan, Mancini

15 NAYS: None

16 NON-VOTING: None

17 The meeting was adjourned at 7:50 p.m.

18
19 Respectfully submitted,

20
21 Antionette Johnson

22 Recording Secretary



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION
FROM: ANN KLAASSEN, ASSISTANT DIRECTOR
DATE: DECEMBER 14, 2022
SUBJECT: 484 AND 488 ELDER LANE – FINAL PLAT APPROVAL
– JUNKER’S SUBDIVISION (CASE NO. 22-26-SD)

INTRODUCTION

On December 21, 2022, the Plan Commission 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 subdivision relief necessary for the Final Plat approval.

The Plan Commission is charged with making a recommendation to the Village Council regarding the consolidation, including the requested zoning relief described above. Because the proposed subdivision incorporates a request for zoning relief, the application is subject to review by the Zoning Board of Appeals (ZBA) for the variation. On December 12, 2022, the ZBA considered the application and recommended approval. Details of the ZBA’s review of the application are provided on page 9 of this report. 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.

In compliance with the Subdivision Code, a mailed notice was sent to property owners within 250 feet of the Subject Property informing them of a public hearing on November 16, 2022. The hearing was properly noticed in the *Winnetka Talk* on October 27, 2022. Subsequent to the notice being mailed and published, Village staff learned that the Commission would not have a quorum on November 16, therefore the case was scheduled for the next regular meeting of the Plan Commission (PC) on December 21, 2022. A notice informing the public that the November meeting was cancelled and the PC’s consideration of this item would be held on December 21 was posted on the Village’s website and on the doors of Village Hall and the Police Department, where the November meeting was to be held. As of the date of this memo, staff has received one written comment from the public regarding this application. The comment is provided in Attachment C.

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 Commission complies with all zoning regulations.

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



Figure 2 – Proposed subdivision (neighborhood map view)

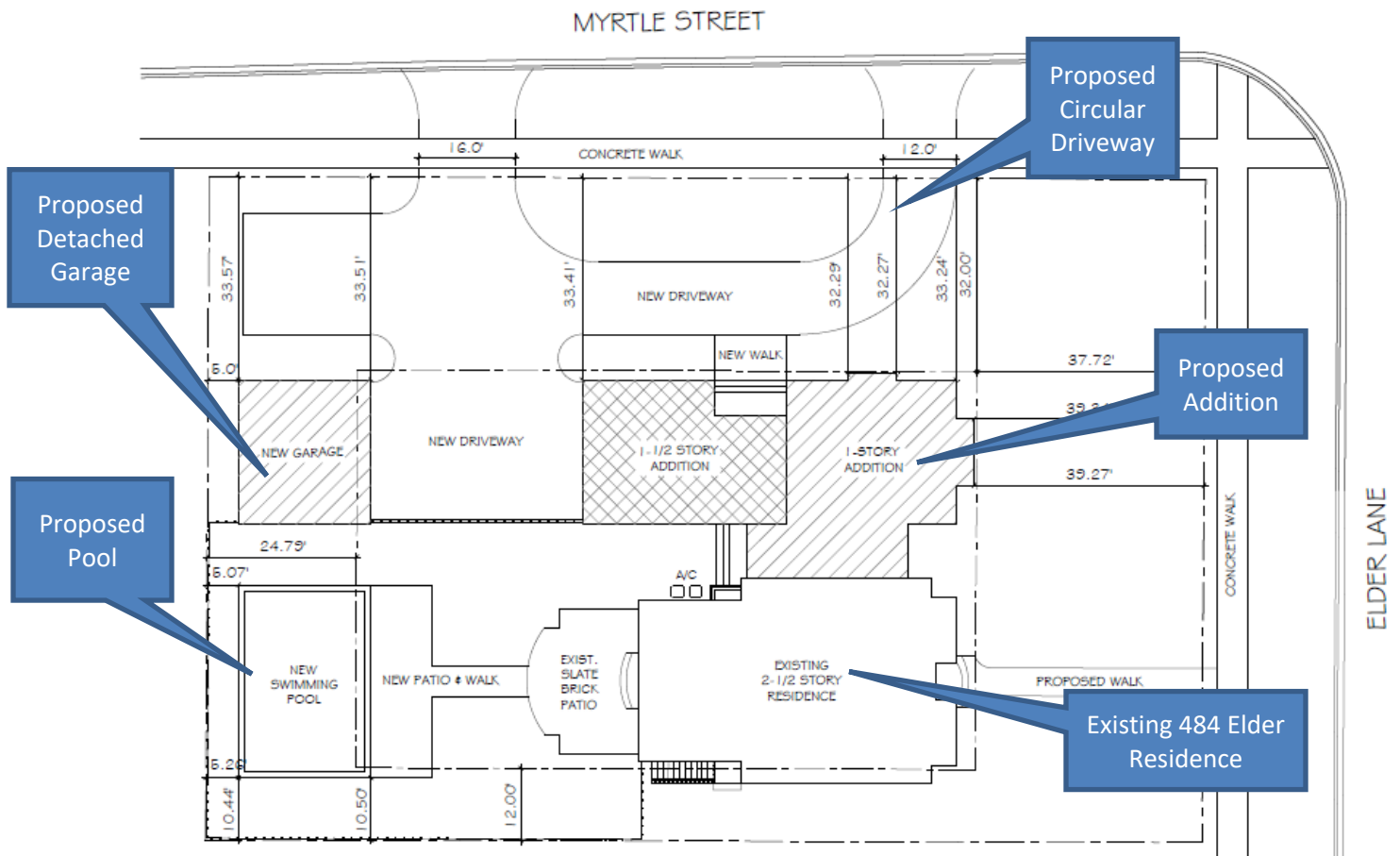


Figure 3 – Excerpt of Proposed Site Plan

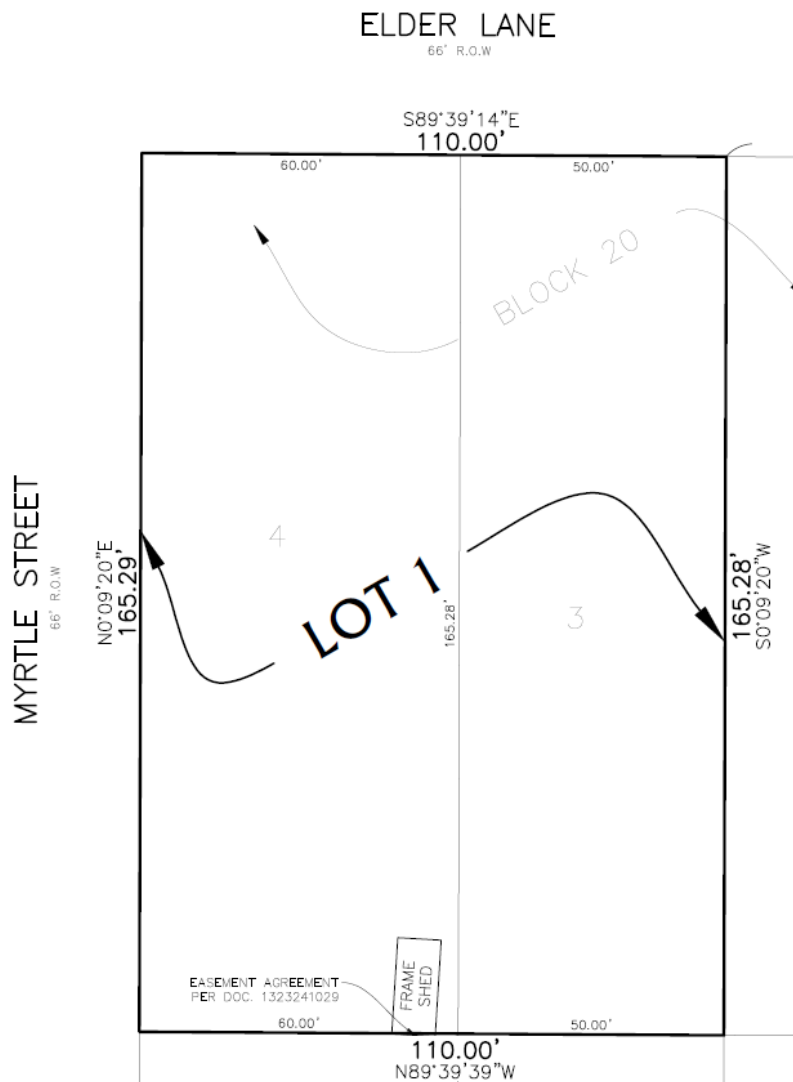


Figure 4 – Excerpt of Proposed Junker's Subdivision Plat

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

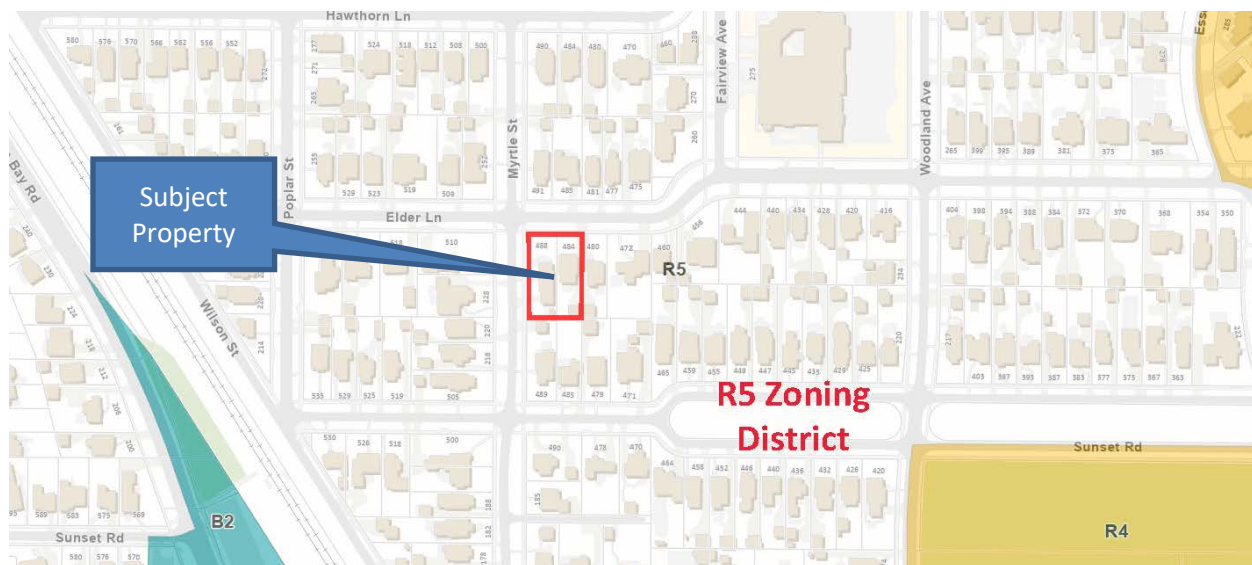


Figure 5 – Area Zoning Map

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%.** The Subdivision standard for variations states "Whenever the land to be subdivided is of such unusual size or shape or is surrounded by such development or unusual conditions that the strict application of this section [of the Subdivision Code] would result in real difficulties and substantial hardships or injustices, the Plan Commission may

vary or modify such requirements so that the owner is allowed to develop the land in a reasonable manner; provided that, public health, safety, welfare and convenience are protected.”

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				
Zoning Setback Requirements		<i>Proposed Consolidated Lot</i>	<i>Existing Lot 484 Elder</i>	<i>Existing Lot 488 Elder</i>
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

COMPLIANCE WITH SUBDIVISION CODE STANDARDS

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

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

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.

CONSIDERATION BY ZONING BOARD OF APPEALS

On December 12, 2022, the ZBA held a public hearing and considered the Applicant's request. After hearing from the Applicant, and one neighbor, who's written correspondence is provided in Attachment D, the ZBA recommended, by a vote of 4-0, approval of the side yard setback variation. The neighbor is concerned with two items: 1) what landscaping may be provided to screen the proposed circular driveway; and 2) parking on Myrtle Street impacting the ability to back out of her driveway across the street. In response to questions raised by the neighbor regarding the relationship between the proposed circular driveway on the Subject Property and the neighbor's driveway across the street, the Applicant provided illustrations to represent the relationship between the driveways at the ZBA meeting on December 12. The illustrations are provided in Attachment D of this report.

CURRENT CONSIDERATION BY PLAN COMMISSION

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

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

PLAT FORMATTING – SIGNATURE BLOCKS

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

RECOMMENDATION

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

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

1. That the proposed Junker's Subdivision Final Plat consolidating the two existing lots commonly known as 484 Elder Lane and 488 Elder Lane into a single Lot of Record, which requires a zoning variation for 484 Elder Lane to allow a minimum east side yard of 8.05 feet, whereas a minimum of 12 feet is required, **meets [does not meet]** the Subdivision Code standards for approving such final plat; and
2. The proposed subdivision **is [is not]** consistent with the Comprehensive Plan's Land Use Map designation of the Subject Property as appropriate for "single family residential" development.

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

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Proposed Plat of Subdivision (Junker's Subdivision)

Attachment C: Public Correspondence

Attachment D: Illustrations of proposed driveway compared to existing driveway at 228 Myrtle Street
provided by Applicant on December 12, 2022

ATTACHMENT A

Village of Winnetka
SUBDIVISION/CONSOLIDATION APPLICATION

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SUBDIVISION/CONSOLIDATION APPLICATION

Case No. 22-26-SD

Property Information

Site Address: 484-488 Elder Lane

Parcel Identification Number(s) (PIN): 484 Elder Lane: 05-21-318-002-0000

488 Elder Lane: 05-21-318-001-0000

Property Owner Information

Name: Tim Junker

Primary Contact: Tim Junker

Address: 484 Elder Lane

City, State, Zip: Winnetka, IL 60093

Phone No. [REDACTED]

Email: [REDACTED]

Date owner acquired property:

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

Surveyor Information

Company Name: TFW

Primary Contact: Tim O'Brien

Address: 1761 N Dilleys Road #105

City, State, Zip: Gurnee, IL 60031

Phone No. 847 548-6600 Ext: 203

Email: tob@tfwsurvey.com

Attorney Information

Name:

Primary Contact:

Address:

City, State, Zip:

Phone No.

Email:

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

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 18 of 31



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

Page 19 of 31

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
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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

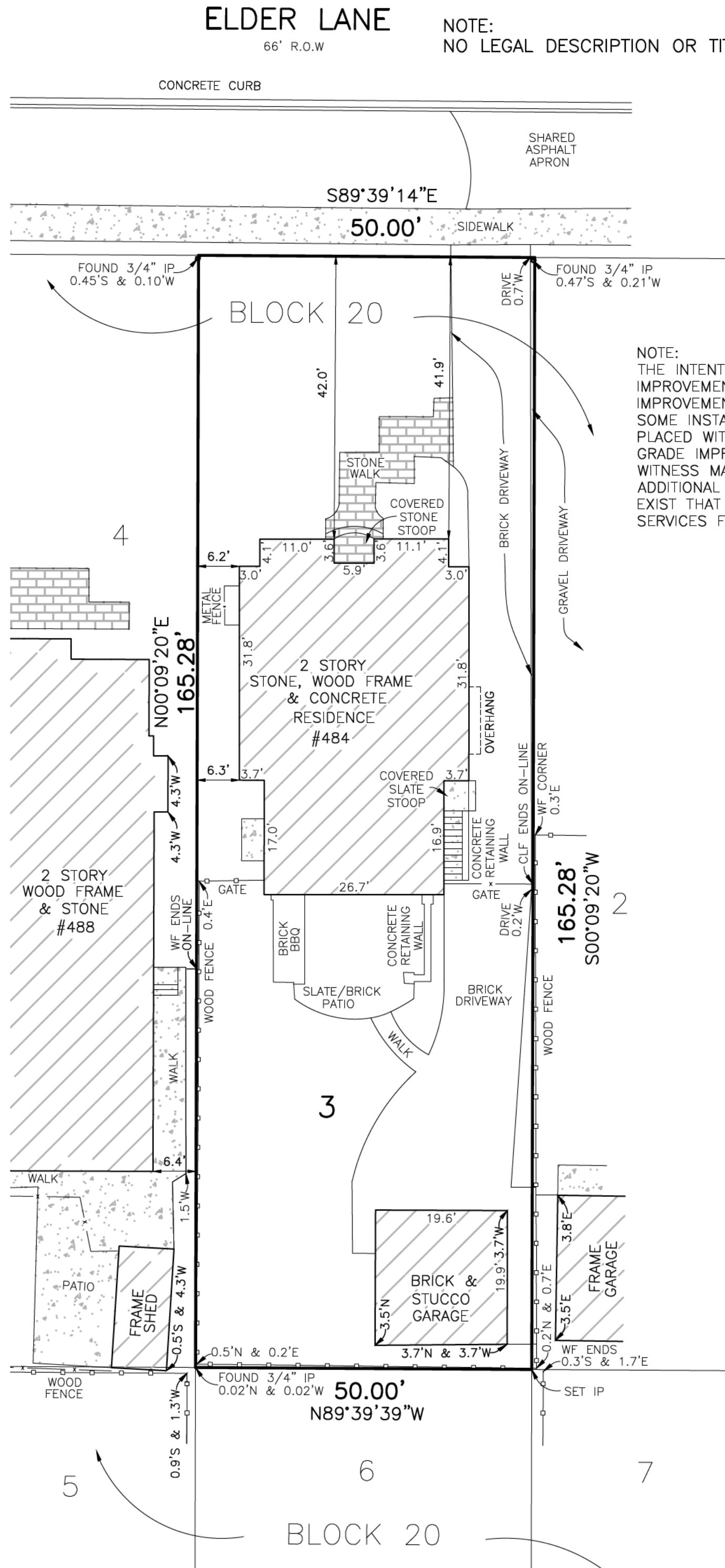


TFW SURVEYING & MAPPING **U N I T**
LAND SURVEYING • TOPOGRAPHIC MAPPING • CONSTRUCTION LAYOUT
1761 NORTH DILLEY'S ROAD • SUITE 105 • GURNEE, ILLINOIS 60031
847-548-6600 FAX 548-6699
info@tfwsurvey.com www.tfwsurvey.com

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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WF = WOOD FENCE

 = STONE PAVERS
 = CONCRETE
 = CONCRETE CURB

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

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

NORTH
1" = 15'

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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

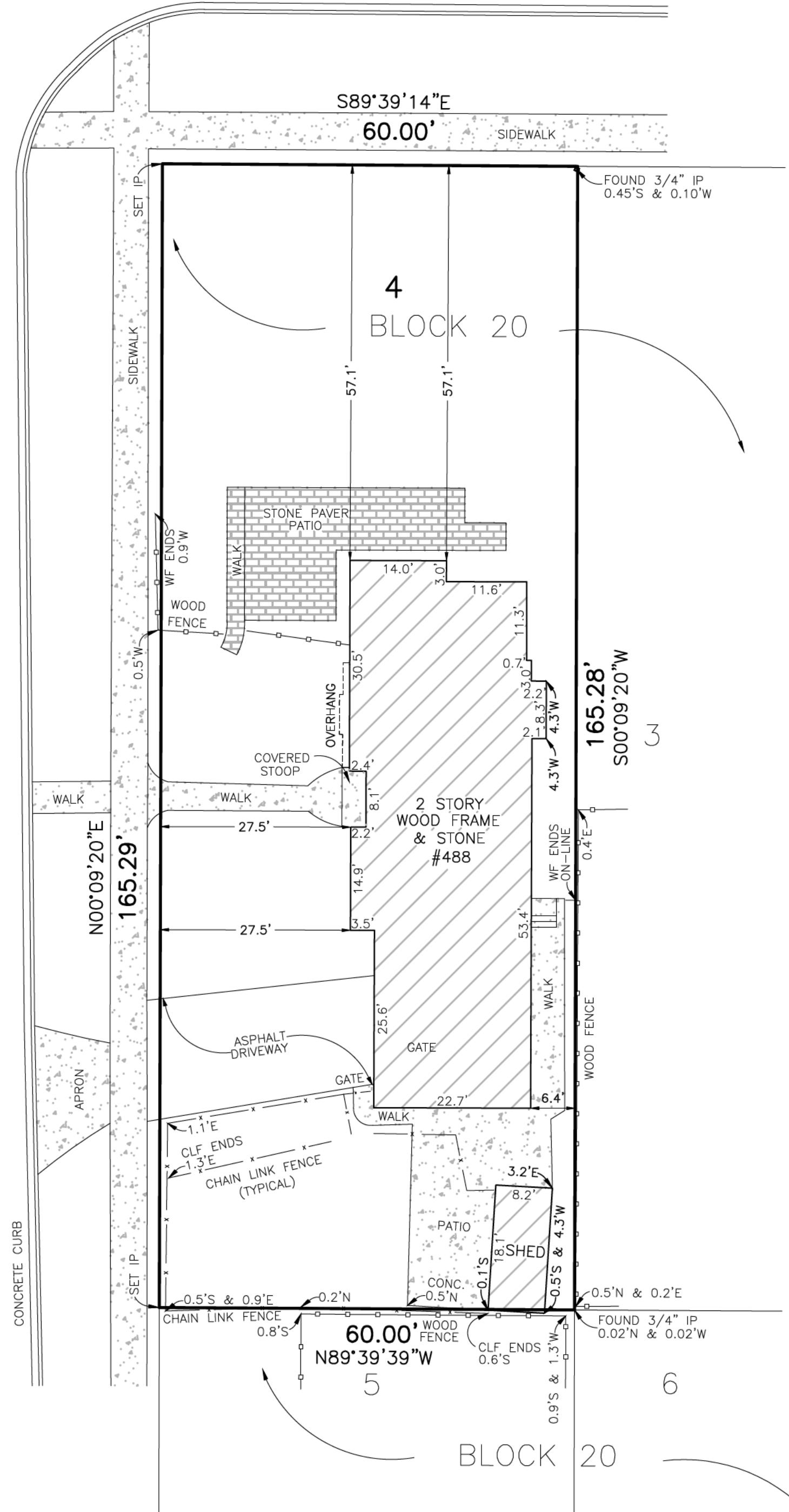
S89°39'14"E
60.00'

4
BLOCK 20

NOTE:
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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
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Professional Design Firm Registration #184-002793.

DATE OF FIELD INSPECTION:
OCTOBER 26, 2021

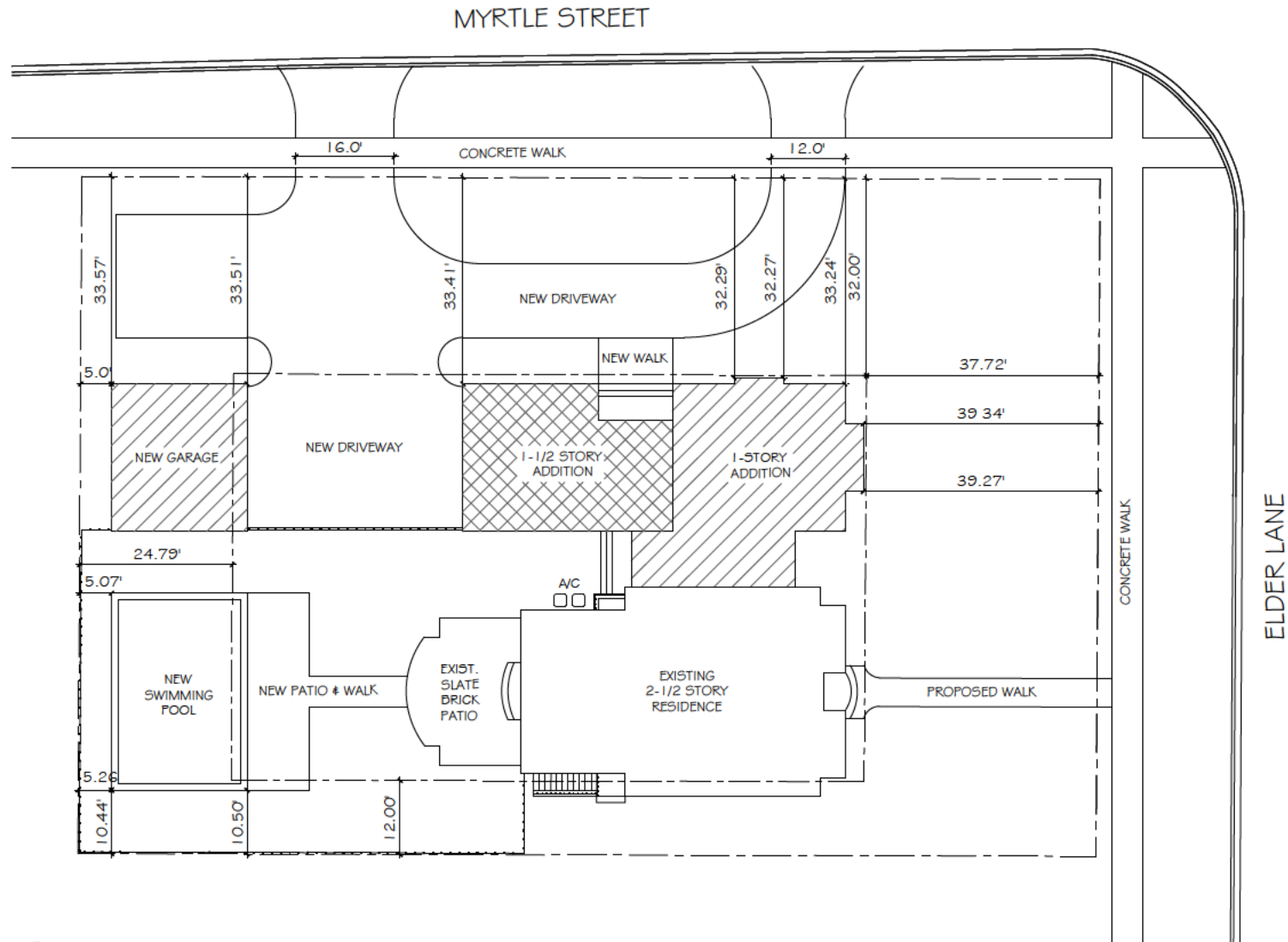


STATE OF ILLINOIS }SS
COUNTY OF LAKE

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.

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

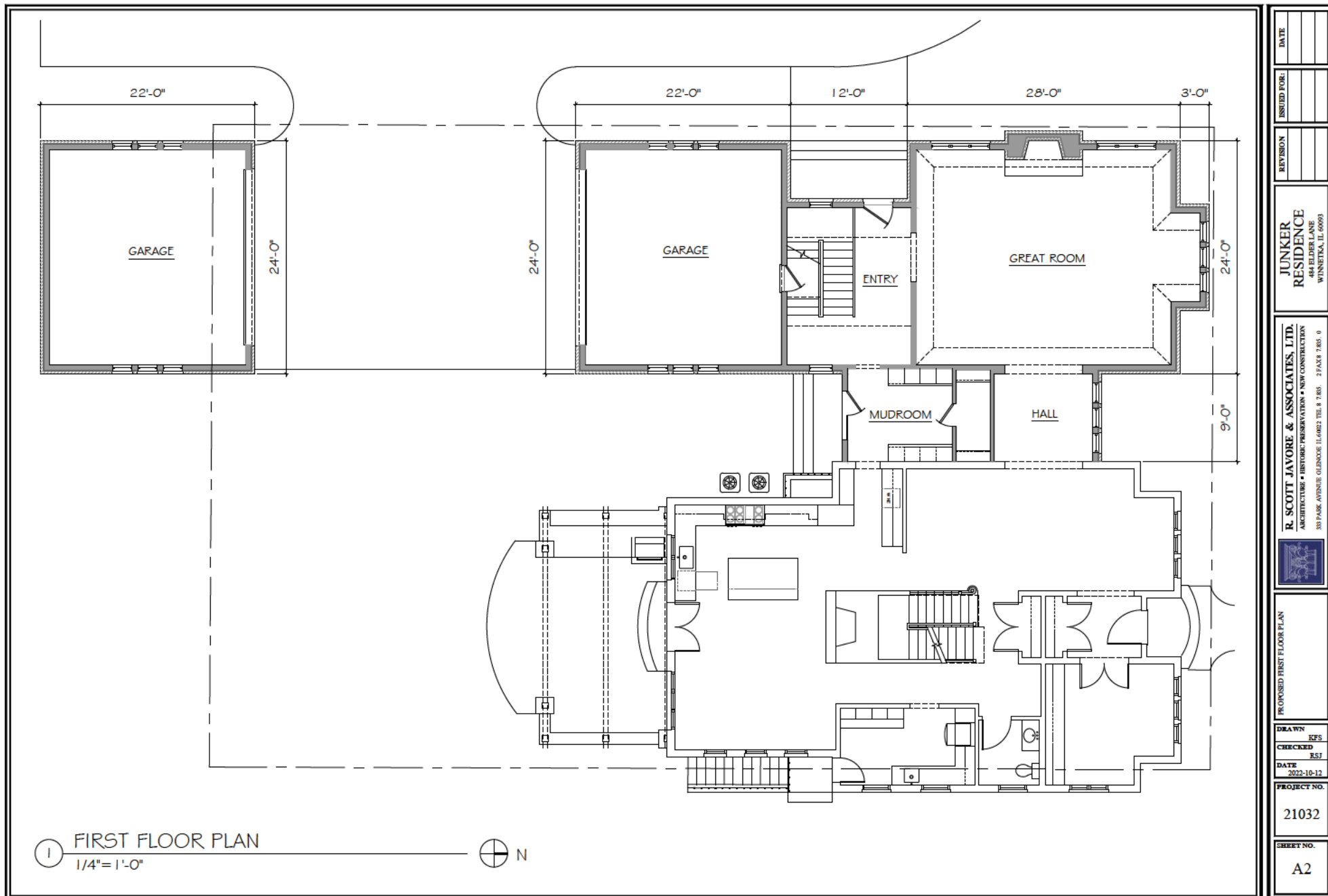


SITE PLAN

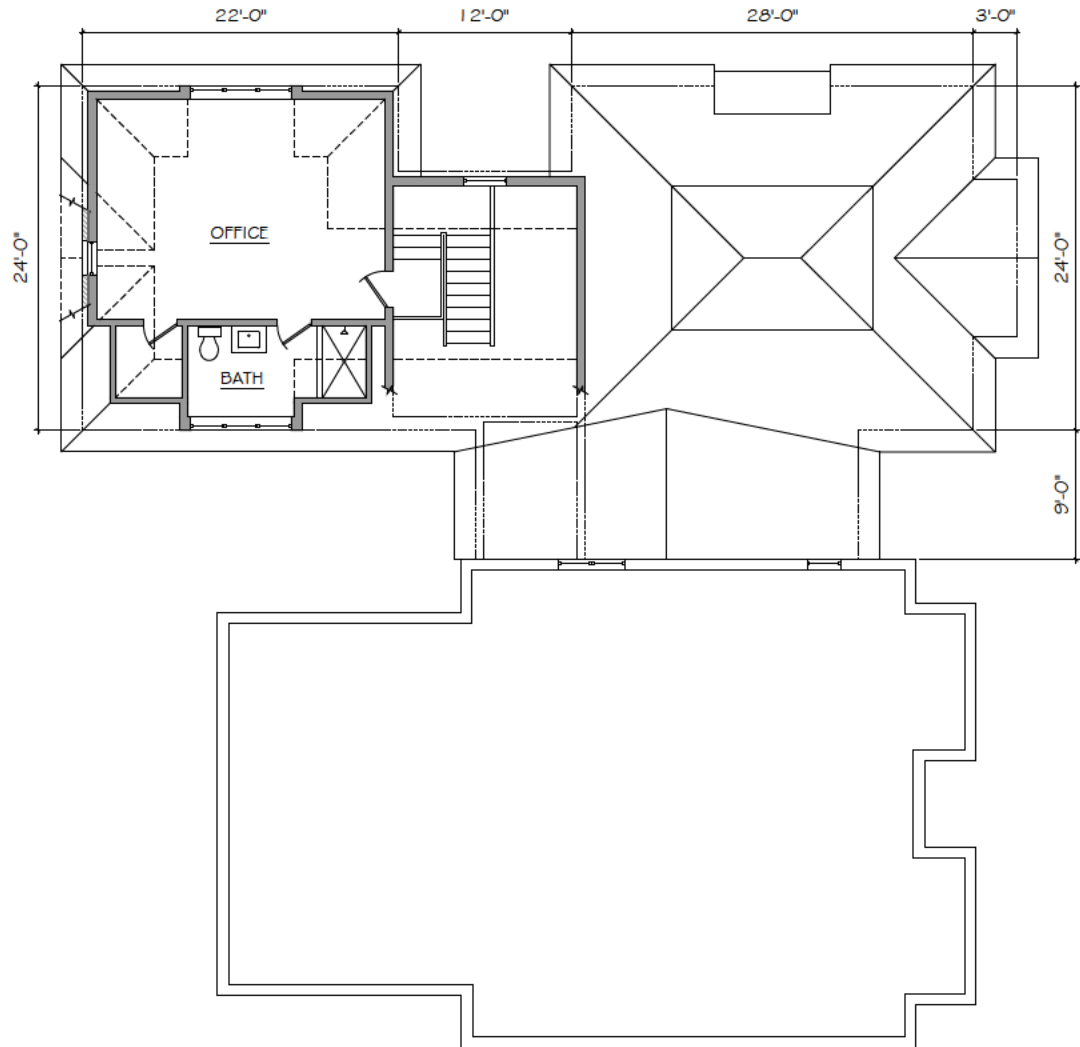
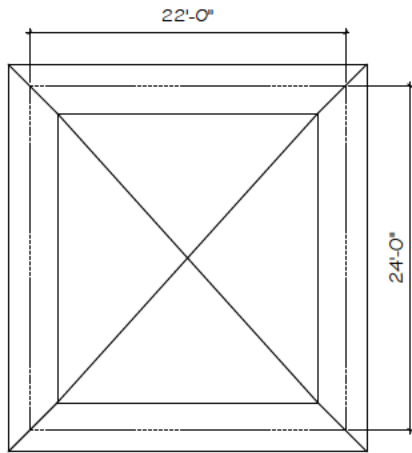
1/8" = 1'-0"



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



DATE	
ISSUED FOR:	
REVISION	
JUNKER RESIDENCE 444 ELDER LANE WINNETKA, IL 60093	
R. SCOTT JAVORE & ASSOCIATES, LTD. ARCHITECTURE • HISTORIC PRESERVATION • NEW CONSTRUCTION 303 PEARL AVENUE GLENCOE, IL 60025 TEL: 815-745-3343 FAX: 815-745-3344	
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"  N

DATE	
ISSUED FOR:	
REVISION	
JUNKER RESIDENCE 444 ELDER LANE WINNETKA, IL 60093	
R. SCOTT JAVORE & ASSOCIATES, LTD. ARCHITECTURE • HISTORIC PRESERVATION • NEW CONSTRUCTION 103 PARK AVENUE GLENCOE, IL 60025 TEL: 815-745-1100 FAX: 815-745-1101	
	
PROPOSED SECOND FLOOR PLAN	
DRAWN	RFS
CHECKED	RST
DATE	2022-10-12
PROJECT NO.	21032
SHEET NO.	A3



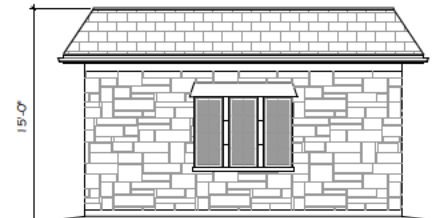
1 NORTH ELEVATION
1/4" = 1'-0"



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



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



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

R. SCOTT JAVORE & ASSOCIATES, LTD.
ARCHITECTURE • HISTORIC PRESERVATION • NEW CONSTRUCTION
303 PARK AVENUE GLENCOE, IL 60025 TEL. 815-255-7800 FAX 815-255-7801

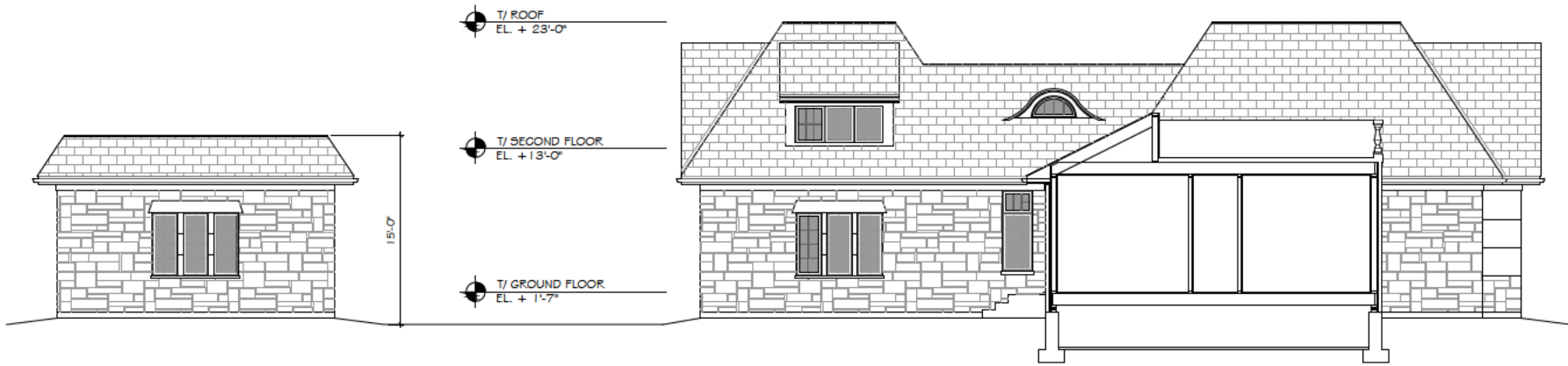


PROPOSED EXTERIOR ELEVATIONS

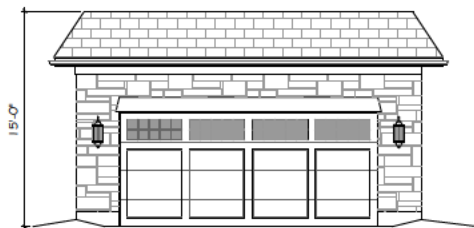
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CHECKED RST
DATE 2022-10-12

PROJECT NO. 21032

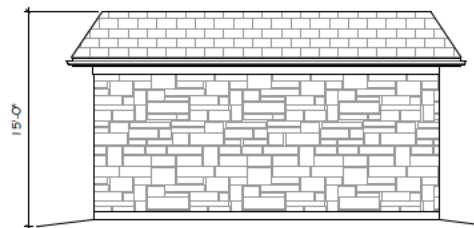
SHEET NO. A4



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

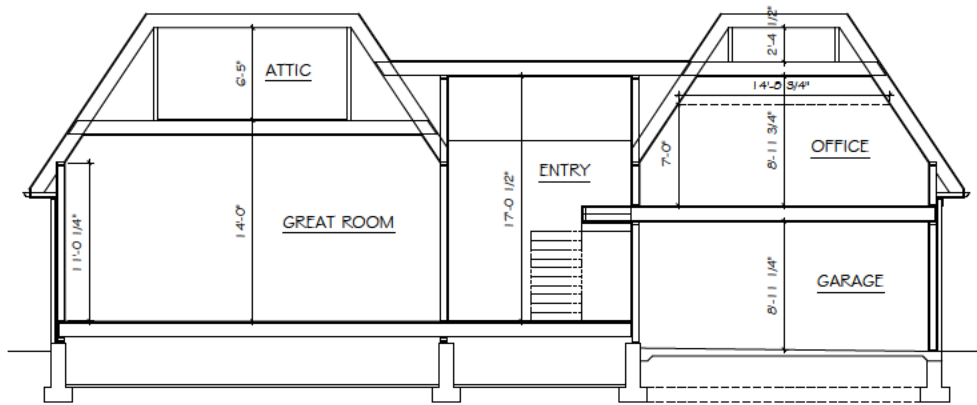


2 NORTH DETACHED GARAGE
1/4" = 1'-0"

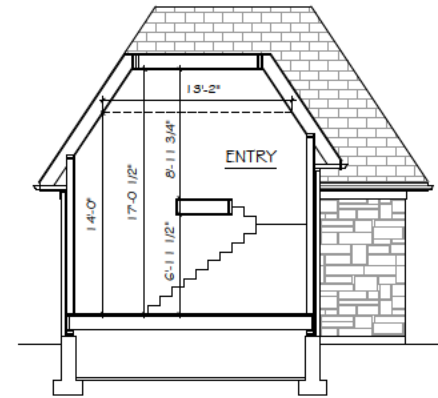


3 SOUTH DETACHED GARAGE
1/4" = 1'-0"

DATE	
ISSUED FOR:	
REVISION	
JUNKER RESIDENCE 444 ELDER LANE WINNETKA, IL 60093	
R. SCOTT JAVORE & ASSOCIATES, LTD. ARCHITECTURE • HISTORIC PRESERVATION • NEW CONSTRUCTION 103 PARK AVENUE GLENCOE, IL 60025 TEL. 815.745.1300 FAX 815.745.1301	
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: 815-485-3343 FAX: 815-485-3344



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

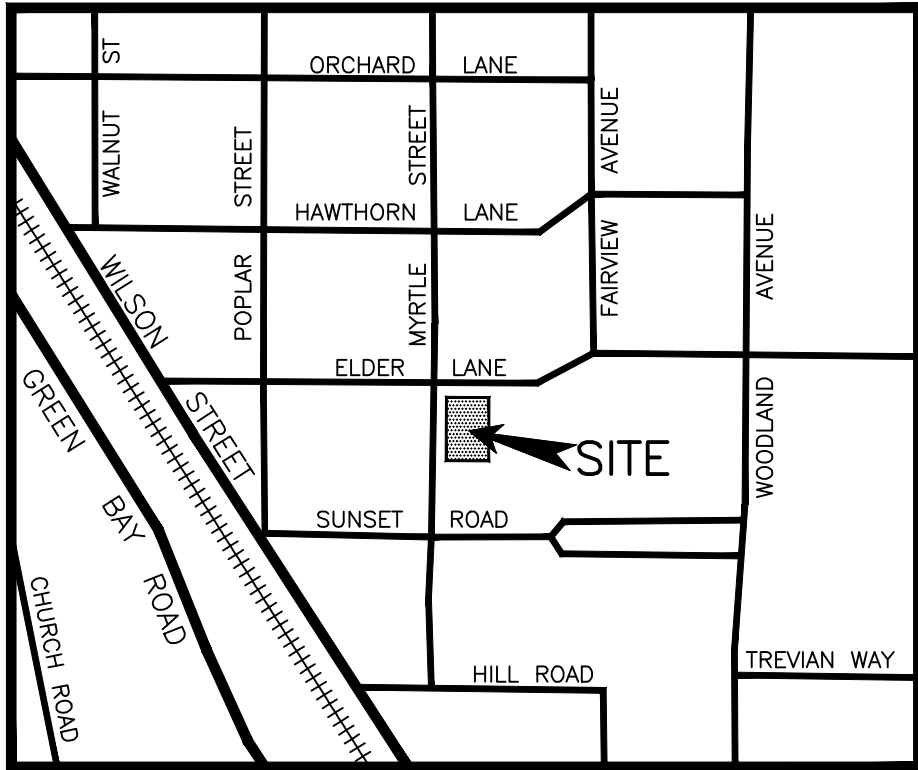
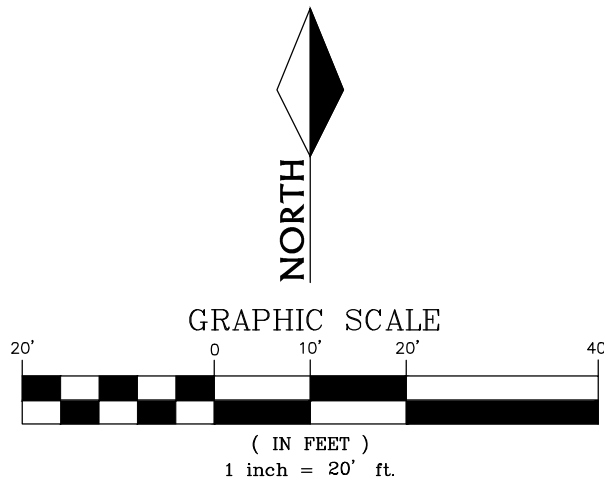
EASEMENT PROVISIONS

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.



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

RECEIVED
DEC 12 2022

