



# VILLAGE · OF · WINNETKA

*Incorporated in 1869*

## WINNETKA ZONING ADMINISTRATOR

The Winnetka Zoning Administrator will convene a meeting on Friday, January 29, 2016 in the Council Chamber at the Winnetka Village Hall, 510 Green Bay Road, at 4:00 p.m.

### **January 29, 2016 Agenda Zoning Administrator Case**

1. Case No. 16-04-ZA: 811 Tower Rd.  
Tim and Lauryna Curl  
Variations by Zoning Administrator
  1. Front and Corner Yard Setbacks
  2. Garages

Note: Public comment is permitted on all agenda items.

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that all 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).

### **510 Green Bay Road, Winnetka, Illinois 60093**

Administration and Finance (847) 501-6000 Fire (847) 501-6029 Police (847) 501-6034

Community Development (847) 716-3520

Public Works (847) 716-3568 Water and Electric (847) 716-3558



# VILLAGE · OF · WINNETKA

*Incorporated in 1869*

**WINNETKA ZONING ADMINISTRATOR  
NOTICE OF PUBLIC HEARING  
January 29, 2016**

**811 Tower Rd.  
CASE NO. 16-04-ZA**

Notice is hereby given that a public hearing will be held Friday, January 29, 2016 at 4:00 p.m. in the Council Chamber of the Winnetka Village Hall at 510 Green Bay Road, Winnetka, Illinois. The purpose of this hearing is to hear testimony and receive public comment regarding a request by Tim and Lauryna Curl concerning variations by the Zoning Administrator from Sections 17.30.050 [Front and Corner Yard Setbacks] and 17.30.110 [Garages] of the Winnetka Zoning Ordinance to permit the construction of an addition that would provide a corner yard setback of 34.75 ft. from Tower Rd., whereas a minimum of 40.7 ft. is required, a variation of 5.95 ft. (14.62%), to permit an aggregate front-facing attached garage width of 43.77 ft., whereas a maximum of 22 ft. is required, a variation of 21.77 ft. (98.95%) and three 8 ft. front-facing garage doors, whereas a maximum single door width of 9 ft. is permitted.

For additional details or questions, please contact Planning Assistant Ann Klaassen at 847.716.3525 or [aklaassen@winnetka.org](mailto:aklaassen@winnetka.org).

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510 Green Bay Road, Winnetka, Illinois 60093

Administration and Finance (847) 501-6000 Fire (847) 501-6029 Police (847) 501-6034  
Public Works (847) 716-3568 Water and Electric (847) 716-3558 [www.villageofwinnetka.org](http://www.villageofwinnetka.org)

CASE NO. 16-04-2A

APPLICATION FOR VARIATION  
WINNETKA ZONING BOARD OF APPEALS



**Owner Information:**

Name: Tim and Lauryna Curl

Property Address: 811 Tower Rd, Winnetka IL, 60093

Home and Work Telephone Number: [REDACTED]

Fax and E-mail: [REDACTED]

**Architect Information:** Name, Address, Telephone, Fax & E-mail:

Michael Bazzell / Space Architects and Planners 2149 N Talman, Chicago, IL, 60647

312-829-6666

michael@spacearchplan.com

**Attorney Information:** Name, Address, Telephone, Fax & E-mail:

Donald A. Shindler

CLARK HILL PLC

312.985.5913 (direct) | 312.985.5584 (fax)

DShindler@ClarkHill.com

Date Property Acquired by Owner: 7/15/2015

Nature of Any Restrictions on Property: None

Explanation of Variation Requested:  
(Attach separate sheet if necessary) We are requesting a variance to build an attached 1.5 car garage to the rear of our home. Given the nature of our triangular lot, we have two front yard setbacks which provide limited building space on our lot. Please see attached arguments.

**OFFICE USE ONLY**

Variation Requested Under Ordinance Section(s): \_\_\_\_\_

Staff Contact: \_\_\_\_\_ Date: \_\_\_\_\_

## **Standards for granting of Zoning Variance Applications**

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

The existing garage attached to our home is not up to the standards expected for a home of this size or location. It has narrow doors and a low ceiling and does not adequately fit two modern vehicles while allowing any additional space for strollers, bicycles, lawn furniture and other items that typically require garage space. We currently have one young son, and as our family grows and we have additional drivers our existing two car garage will be even less adequate for us, particularly given the need to park cars and keep other items indoors during the winter.

In addition, an added garage space will allow us to keep our vehicles safely indoors, as opposed to in the driveway where they can be subject to vandalism and robbery, as seen recently when ours and several neighbors' vehicles parked in driveways had windows smashed and were broken into at night.

Many new construction and updated older homes have at least large three car garages, indicating this is becoming a standard in the area to accommodate modern life style. There are more than 40 relevant examples on streets in close proximity to our home including but not limited to Tower Rd., Bryant Ave., Lloyd Pl., Prospect Ave., Private Rd. and Sheridan Rd. Furthermore, many of the homes in the area with three car plus garages are on lots zoned R3, R4 or R5. While our home is on an R2 zoned lot, the current setbacks allow us less buildable area than many of these smaller properties have.

We have also noticed that often homes with two car garages have cars parked outside consistently, further illustrating the common need for more than a two car garage, whether other property owners choose to seek solutions for their shortage of space or not.

### **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.**

Our property is on a lot that is an unusual triangular shape with the vast majority of the open land being located in the front yard. The two longest sides of the property face Sheridan Rd. and Tower Rd, both of which have been designated front yards with 50ft setback, leaving only a small area in the middle of the triangle which can be built on. Current Winnetka Village zoning regulations require R2 zoned properties to have a rectangular buildable area of at least 16,335 square feet with no side less than 90 feet long. The current setbacks the Village has applied to our property leave us a maximum buildable area of 6,146 square foot, a fraction of what we should be allowed. The variance we are asking for is very minor in comparison to the nature of the property and the constraints the Village has placed on us with the setback requirements that were not in place when our home was originally built in 1946. We have taken great effort to request the least variance possible and put forward a reasonable plan to compromise between the rights of the Village to set community living constraints and our right to improve our home, which are somewhat at odds in this situation.

Other alternatives to expand the existing garage space would also require variances or would not result in a cost effective and functional finished property, including but not limited to:

- Detached garage in the middle of the lot in front of our home (conforming alternative)
- Detached garage behind our home and near Tower Rd (requires zoning variance and has been rejected by the Zoning Board of Appeals)
- Detached garage directly behind our home (insufficient space)

- Expanding existing garage (requires zoning variance and is more expensive than the current proposal to add a new attached garage next to it given the current construction of our home)
- Garage in the basement accessible by elevator (cost prohibitive and functionally deficient)
- Attached or detached garage at the north end of our home by Sheridan Rd (requires variance and a new curb cut on Sheridan Rd and access from Sheridan Rd is not as safe as from Tower Rd given traffic patterns)

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

As illustrated by the attached plans, we intend to construct the additional attached garage space to stylistically match the current garage and south facing elevation of our home.

The proposed approach of building an additional attached one and a half car garage allows us to build the additional space with the least possible variance required to the zoning rules.

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

There are not currently any structures on any of our neighbors' properties which are close to the location of the proposed garage. The garage will be closest to their rear property lines, and their houses are at the front of their lots. On the Tower Rd. side of the proposed garage, there are already evergreen trees which partially shield the location of the proposed garage from the view of neighbors across Tower Rd., and we expect to maintain the existing evergreens and add additional landscaping. Given the location of Chicago north of the equator, and the fact our property is north of Tower Rd, the new structure will not block the sun to Tower Rd. The garage will be attached to our home which could already be perceived by some to be blocking airflow, but the difference is not likely to be distinguishable, particularly given that airflow is more meaningful in an east/west direction off of the lake.

The conforming alternatives of building a garage in the middle of the lot in front of our home or building a new large home that is conforming would have a greater impact on the airflow and visibility of neighbors directly across Tower Rd from our property.

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

We do not believe the proposed attached garage will have a material impact on the hazard from fire or other damages to the property.

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

The improvements to our home will, if anything, increase the taxable value of buildings in our neighborhood. When we moved into our home in July of 2015, it had not been well taken care of for many years and had fallen into disrepair. Since moving in, we have already made many improvements to bring it up to a condition more consistent with that of other homes in the neighborhood, with the most visible changes being a new black metal fence around the property to replace the old chain-link fence, the removal of dead trees and ongoing improvement of landscaping and painting of our home. In addition to these improvements and our proposed attached garage increasing the taxable value of our residence, it will, if anything improve the value of our neighbors' property to be located next to a well-kept residence which is consistent with others in the area.

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

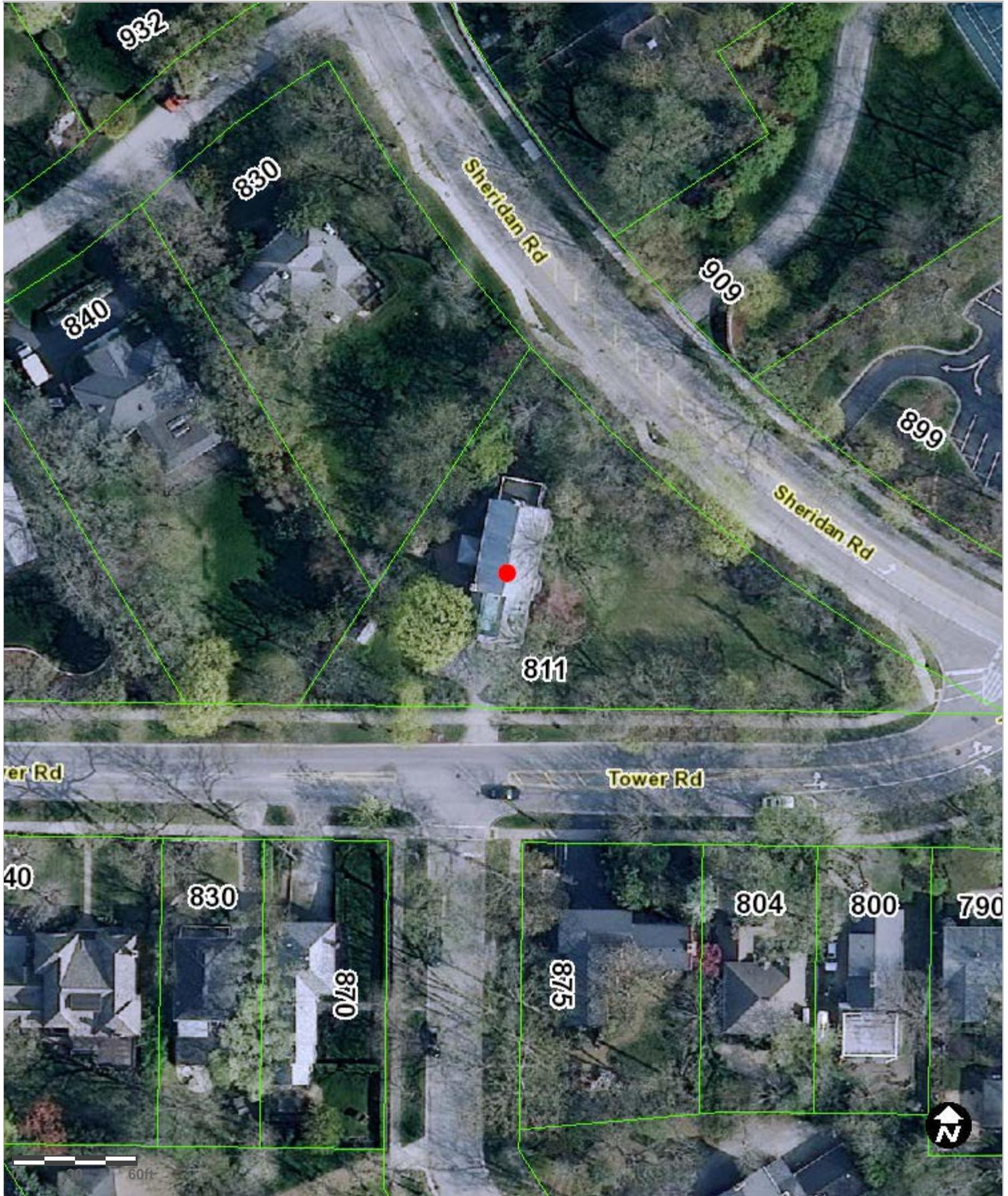
Under our proposed approach, the congestion in the public street will not increase. The additional garage space will not influence the number of vehicles we own and drive or the number of guests we have, but

because the new garage will not overlap the existing driveway, it will result in additional off-street paved surface, increasing the ability to turn around and drive into the street forward rather than having to back into the street, which we currently only do when we have visitors parked in our driveway and no room to turn around there.

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

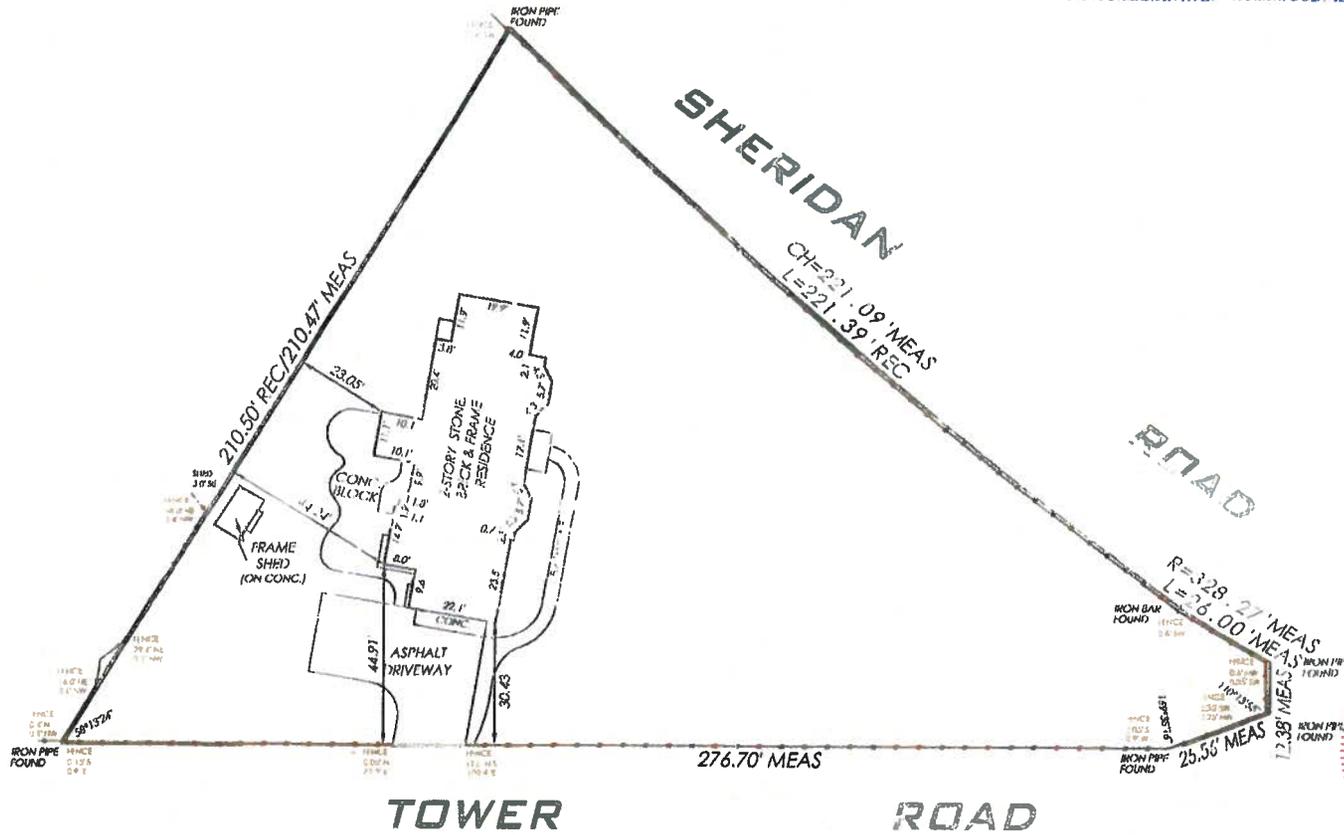
We do not believe our proposed approach significantly impacts the public health, safety, comfort, morals, or welfare of the inhabitants of the Village. Our request fully aligns with the spirit of the Zoning Ordinance's purpose to control the development and use of land in a way which promotes community welfare and protects the health and safety of residents, while insuring compatibility with existing development.

In conclusion, we recognize that asking for a variance from the Board to update our home creates a balancing act given that our home was constructed in 1946 with different modes of living in effect and different expectations as to what the zoning allowed, especially considering the lot size and shape. We seek minimal appearance and traffic changes in undertaking updates to the functionality of our home and lot without plunking a garage in the middle of the triangular front yard which is allowed of right. Also, the impact on our neighbors is neutral or benign and those immediately adjacent to our home and thus those the most likely to be affected by this request have not opposed our plans. The proposed appearance will harmonize with the existing home and neighborhood and enable us to deal with needed interior modifications, while also requiring a much smaller variance than our initial variance request in December 2015. This variance should not set a precedent either, given the unique shape of the property and location of the home on it. Accordingly, we respectfully request that this variance be allowed.



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 NOV 02 2015  
 BY: **PLAT OF SURVEY**

18148 S. MARTIN AVE. HOMewood, IL 60430 708-1-SURVEY (478-7839) 708-478-4076 Fax



STEVEN G. MORASAN  
 035-003433  
 PROFESSIONAL  
 LAND SURVEYOR  
 STATE OF  
 ILLINOIS  
 HOMewood, ILLINOIS

LOT AREA:  
 27,732.8 SQ. FT.  
 0.64 ACRES

LOT 1 (EXCEPT THAT PART CONVEYED TO THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY DEED RECORDED AS DOCUMENT NO. 27438874) IN LAMSON MANOR, BEING A SUBDIVISION OF BLOCK 14 IN HUBBARD ESTATE SUBDIVISION OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AS PER CLIENT/AGENT, MONUMENTS NOT RECOVERED AT THE TIME OF THIS SURVEY WERE NOT RESET.

STATE OF ILLINOIS) S.S. STATE OF ILLINOIS REG. # 184-008703  
 COUNTY OF COOK)  
 ON BEHALF OF STREAMLINE SURVEY, INC., I HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.  
 STREAMLINE SURVEY, INC.  
 BY: *[Signature]* DATED: 06.30.15  
 REGISTERED ILLINOIS LAND SURVEYOR

DATE OF LICENSE EXPIRATION: NOVEMBER 30, 2016 DATE OF FIELD WORK COMPLETION: JUNE 30, 2015  
 REVIEW YOUR DESCRIPTION AND PHYSICAL EVIDENCE WITH THIS PLAT AND REPORT ANY DIFFERENCES YOU MAY FIND.  
 VISIT US AT [STREAMLINESURVEY.COM](http://STREAMLINESURVEY.COM)

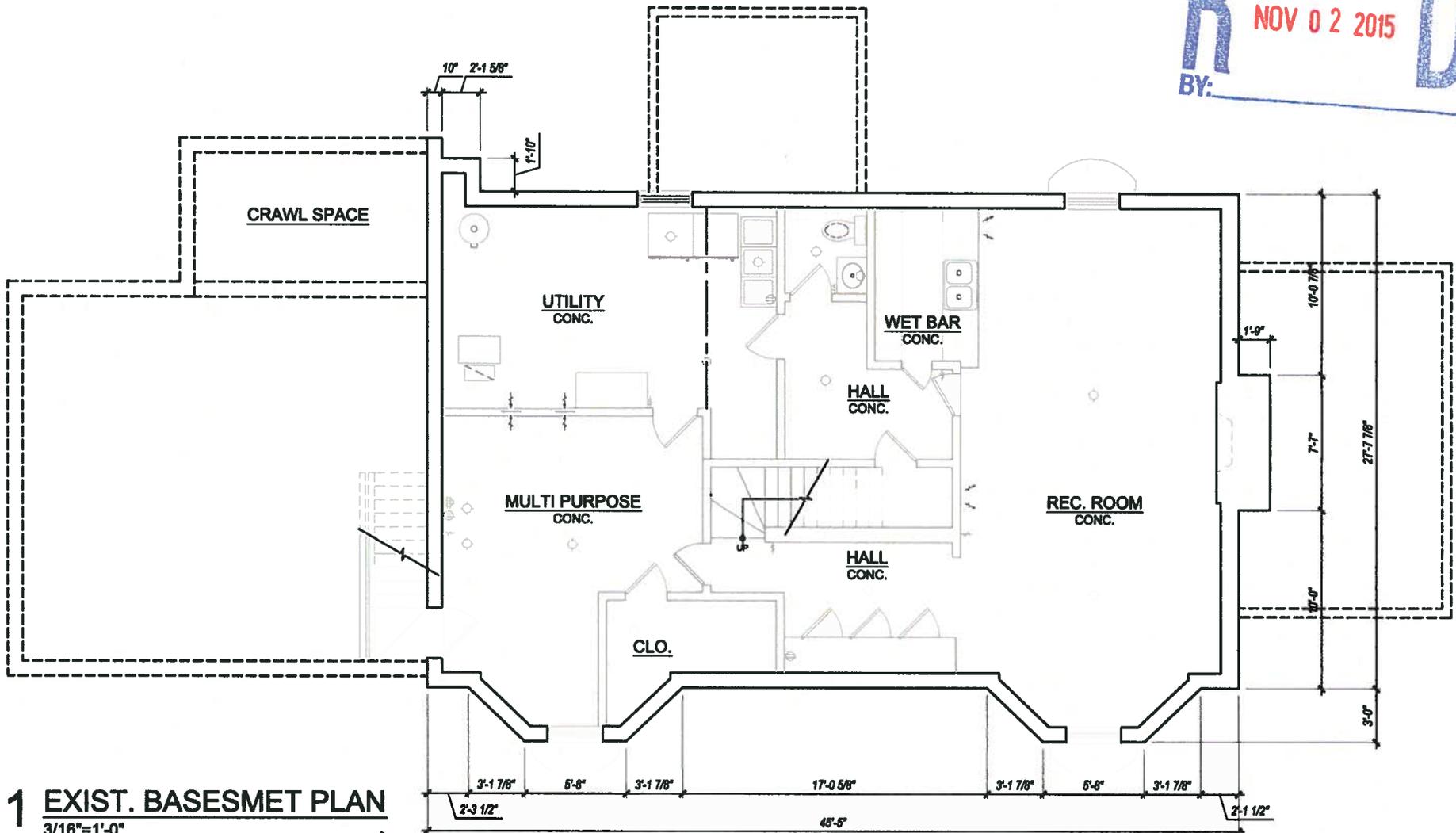
ALL DISTANCES AS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF, NO ANGLES OR DISTANCES ARE TO BE DETERMINED BY BEALING.  
 SCALE: 1"=30'  
 JOB NO.: 15-0892  
 ADDRESS: 811 TOWER RD, WINNETKA, IL  
 P.L.M.: 05-17-802-033  
 TOWNSHIP: NEW TRICER  
 ORDERED BY: TIM J. EMMITT

# 1 SITE PLAN

1/30"=1'-0"



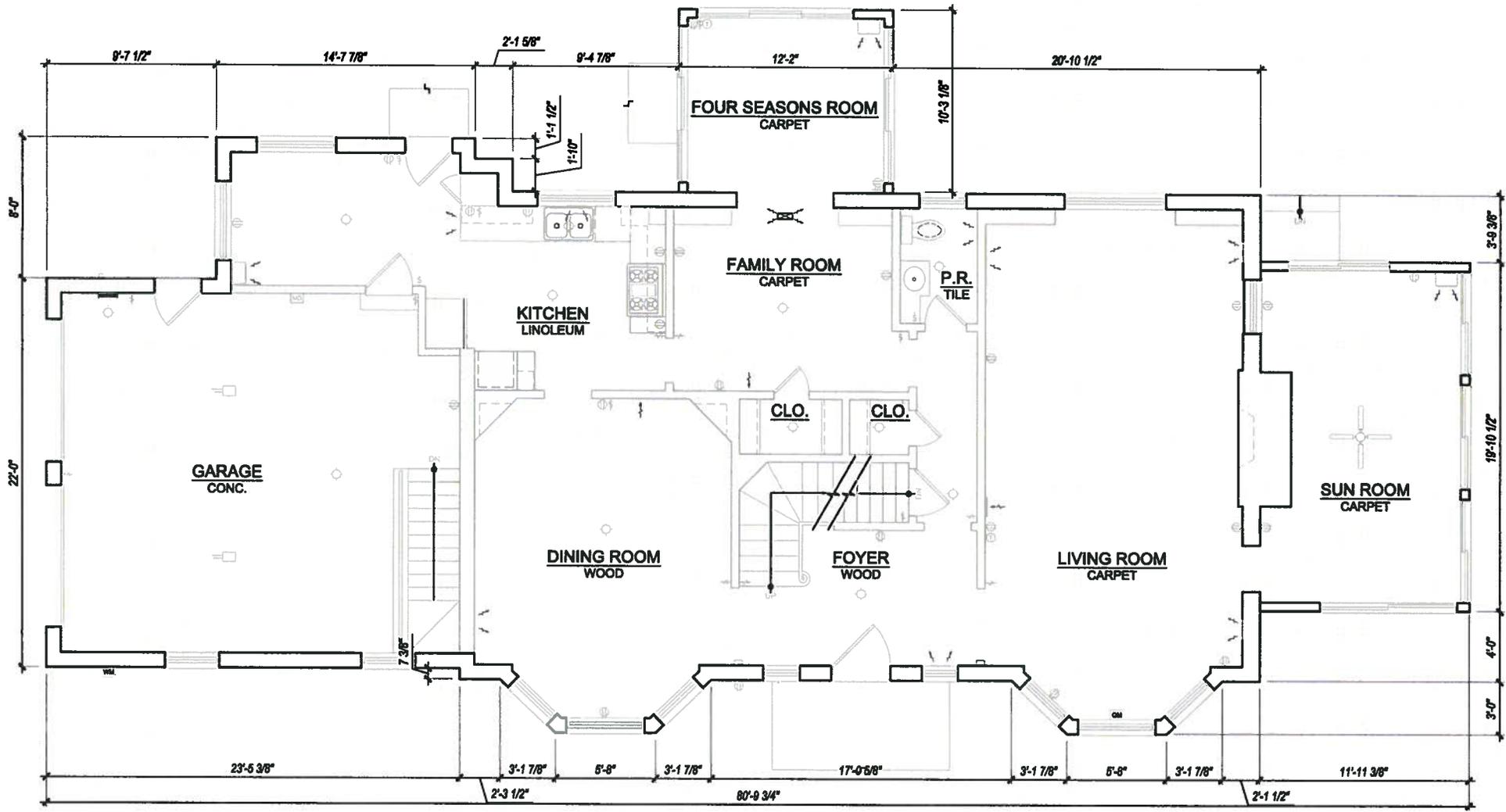
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 BY: \_\_\_\_\_



**1 EXIST. BASESMET PLAN**

3/16" = 1'-0"





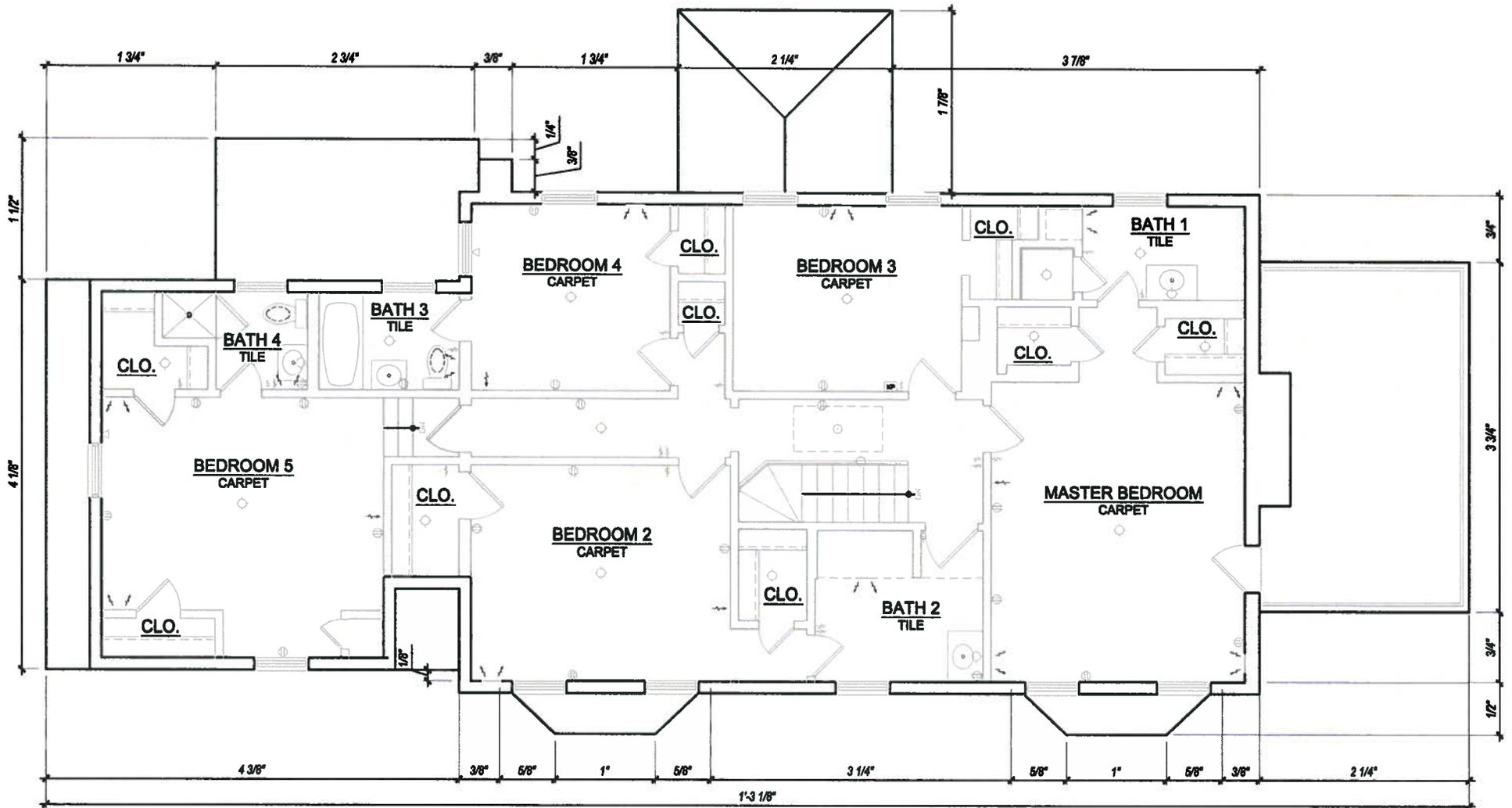
**1 EXIST. FIRST FLOOR PLAN**  
 3/16"=1'-0"



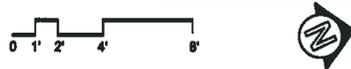
**CURL RESIDENCE**  
 811 TOWER ROAD  
 WINNETKA, IL. 60093

**SPACE** ARCHITECTS - PLANNERS  
 207 S. TAUNTON AVENUE, SUITE 100  
 CHICAGO, IL 60605  
 TEL: 773.334.1111  
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**VERSION EX1.0**



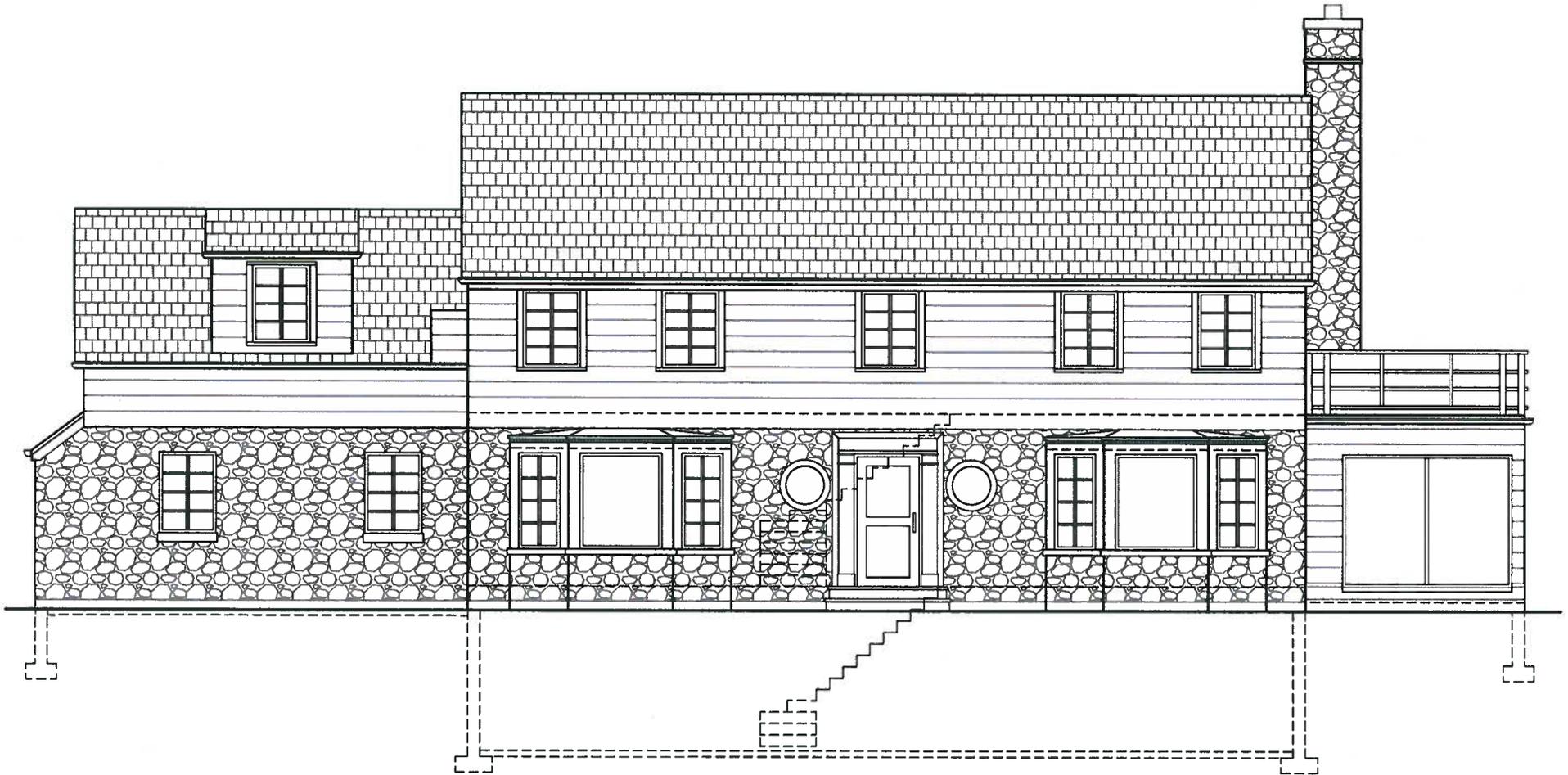
**1 EXIST. SECOND FLOOR PLAN**  
 3/16"=1'-0"



**CURL RESIDENCE**  
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 ARCHITECTS + PLANNERS  
2014, 2015-16, 2016-17, 2018, 2019  
 1. 07/17/2019-08/01/2019

VERSION  
**EX1.0**



**1 EXISTING FRONT ELEVATION**

3/16" = 1'-0"

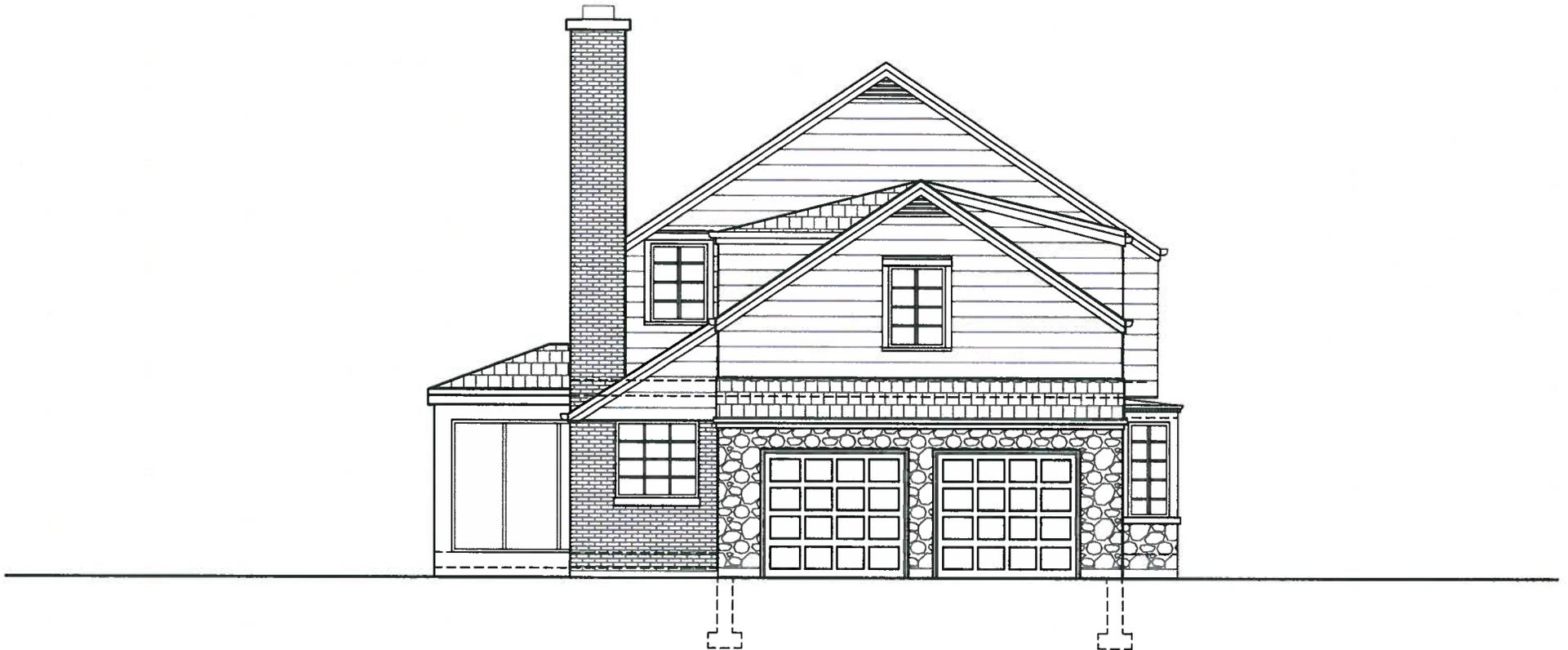


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HIGHLANDS, IL. 60155  
P. 630.333.3333  
E. SPACE@SPACEPLANNERS.COM

**VERSION**  
**SK1.1**



**1 EXISTING SOUTH ELEVATION**

3/16"=1'-0"

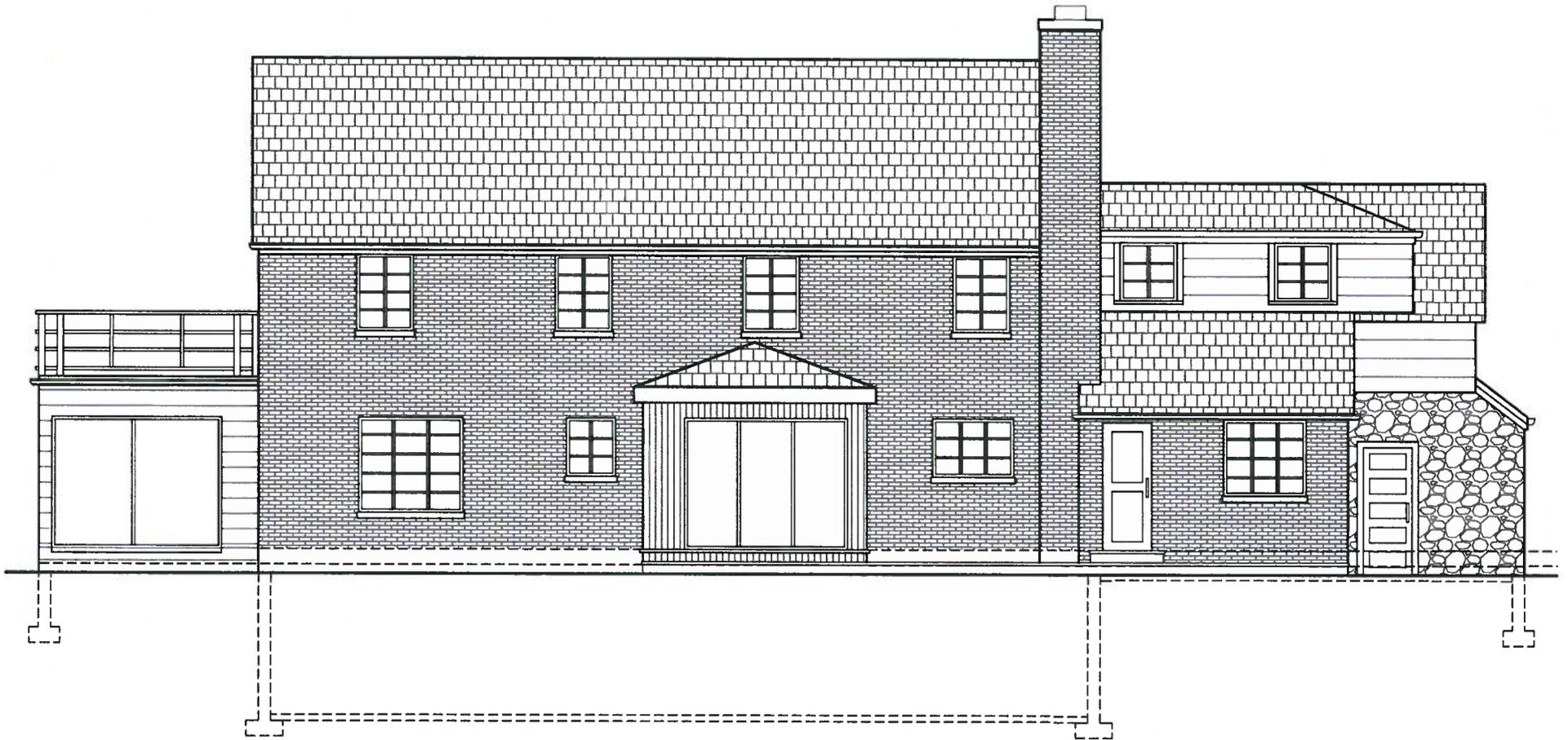


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VERSION  
**SK1.2**



**1 EXISTING REAR ELEVATION**

3/16"=1'-0"

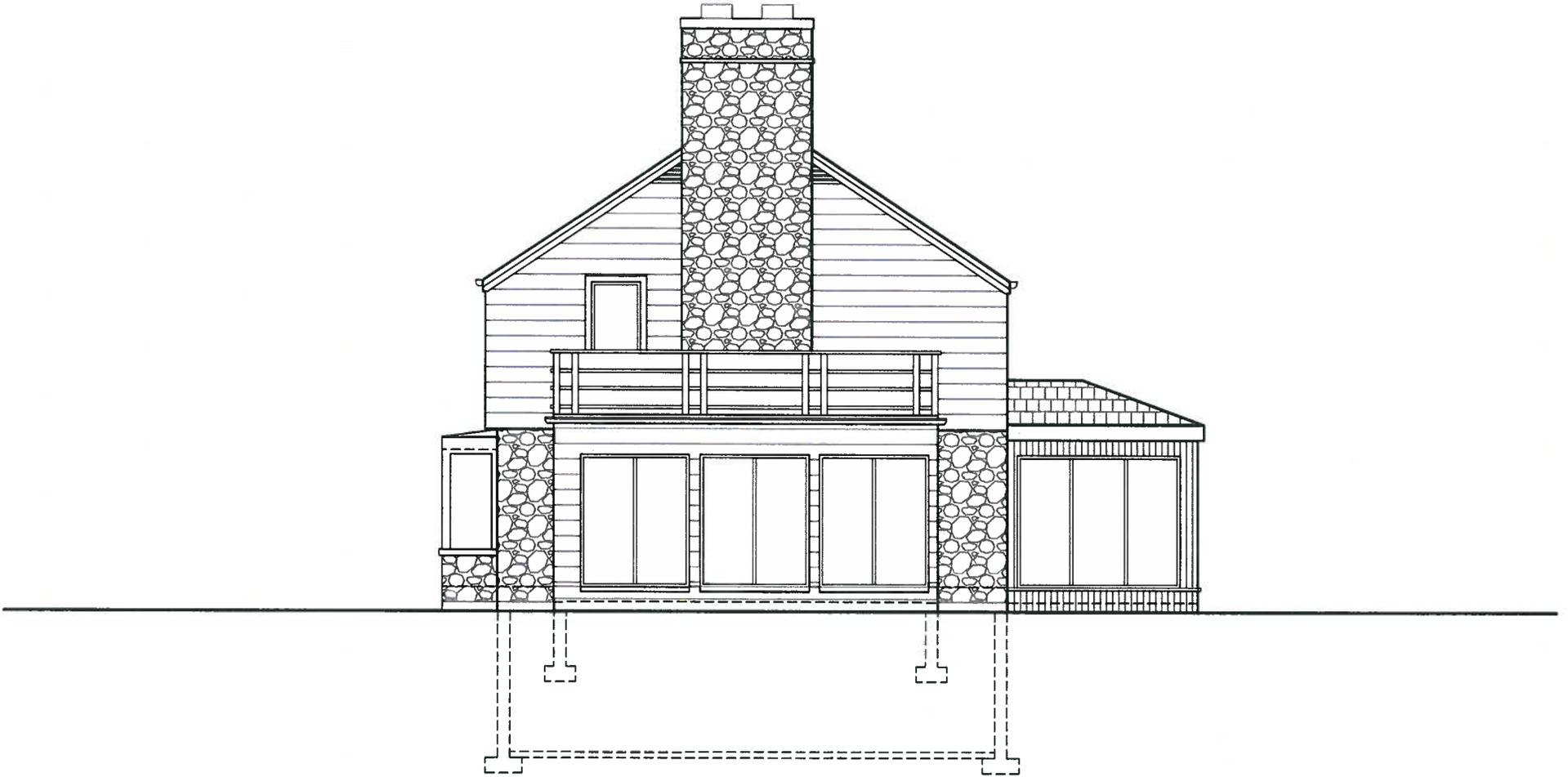


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E. SPACE@SPACEPLANET.COM

**VERSION**  
**SK1.3**



**1 EXISTING NORTH ELEVATION**

3/16"=1'-0"



**CURL RESIDENCE**

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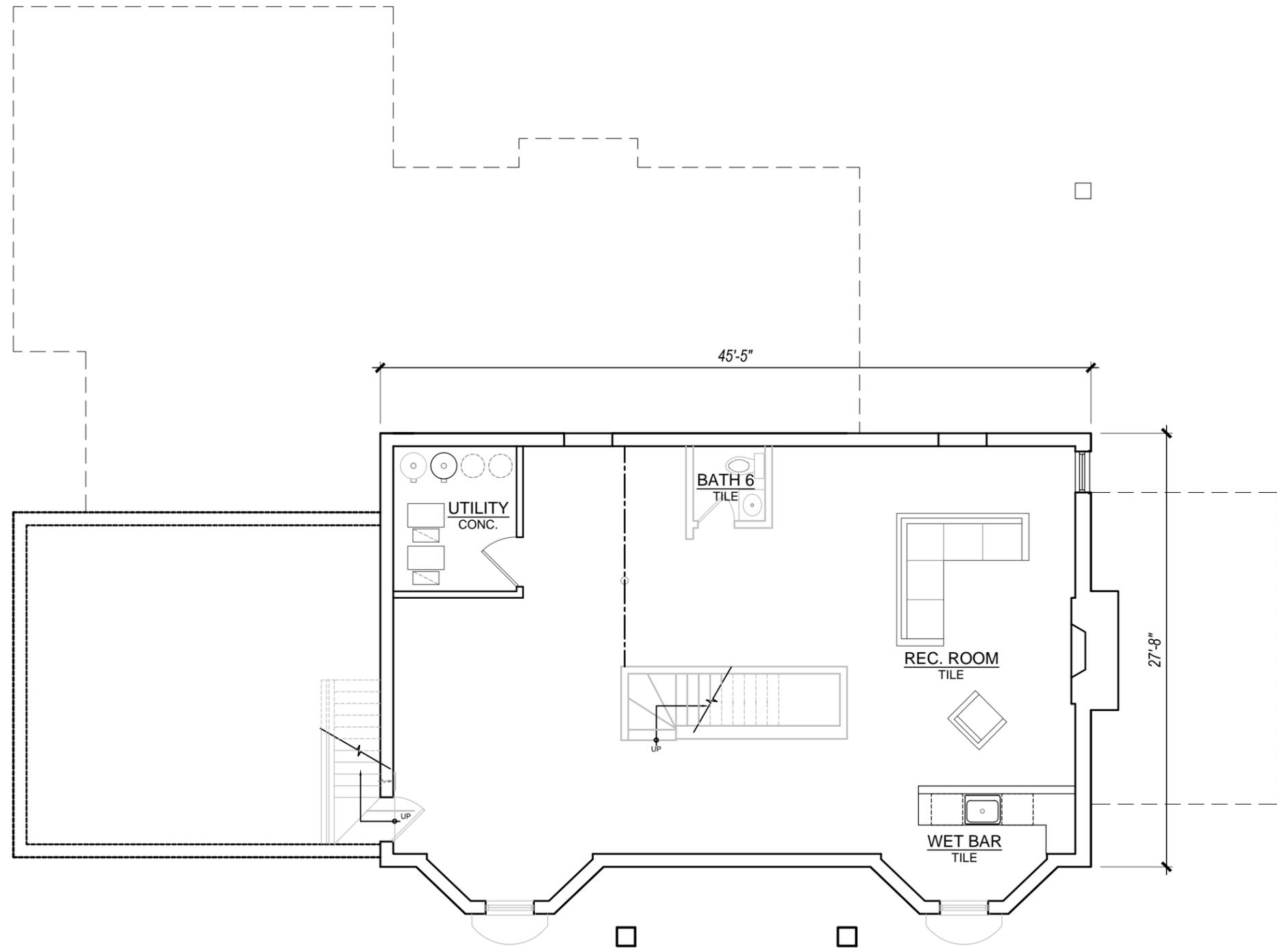
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800 N. LAUREL AVE. DEERFIELD, ILL. 60015  
P. 847.939.9300  
F. 847.939.9301

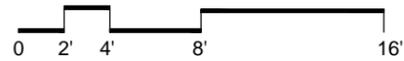
VERSION

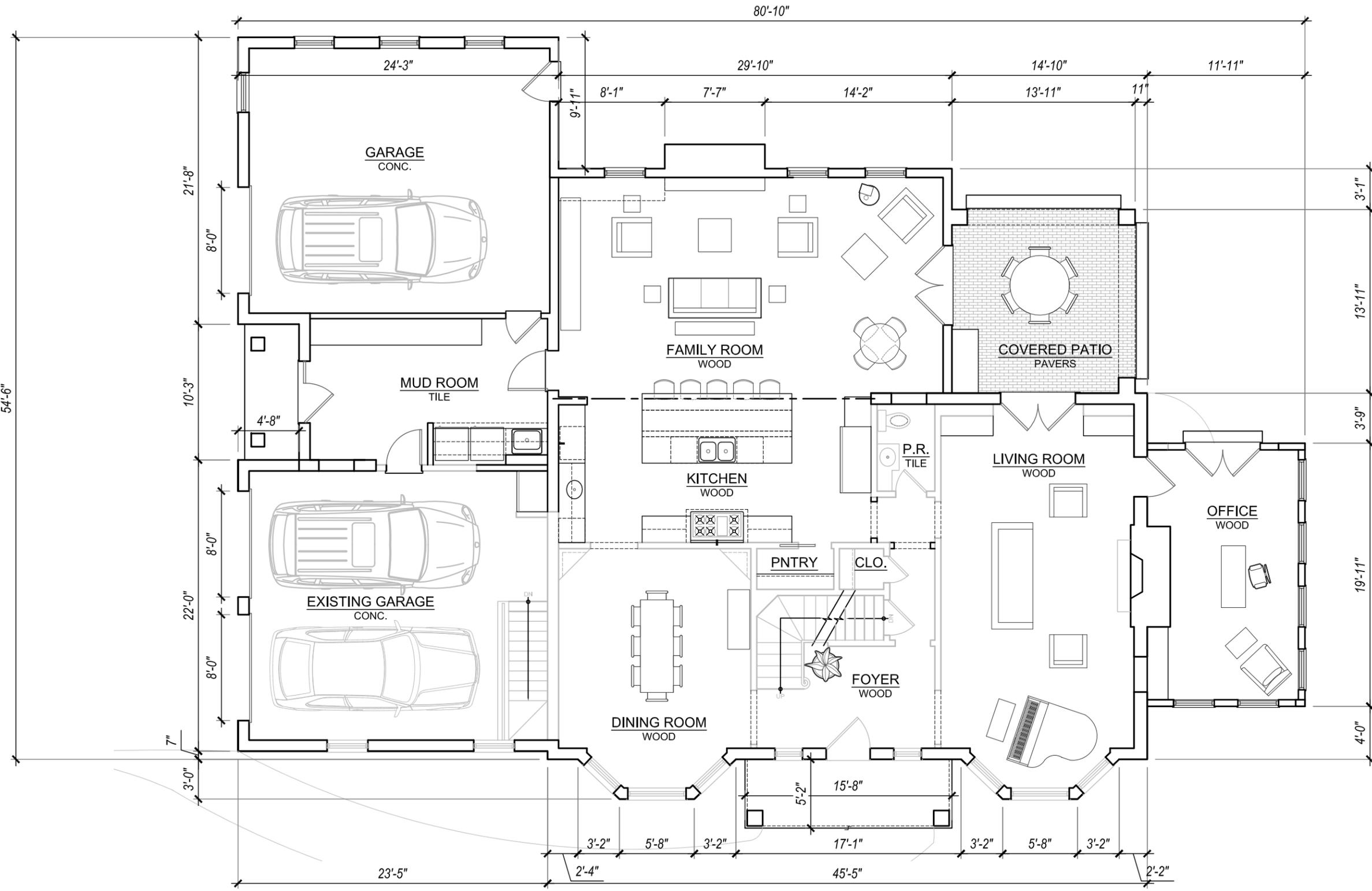
**SK1.4**



# 1 PROPOSED BASEMENT FLOOR PLAN

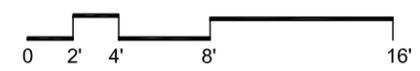
1/8" = 1'-0"





# 1 PROPOSED FIRST FLOOR PLAN

1/8"=1'-0"

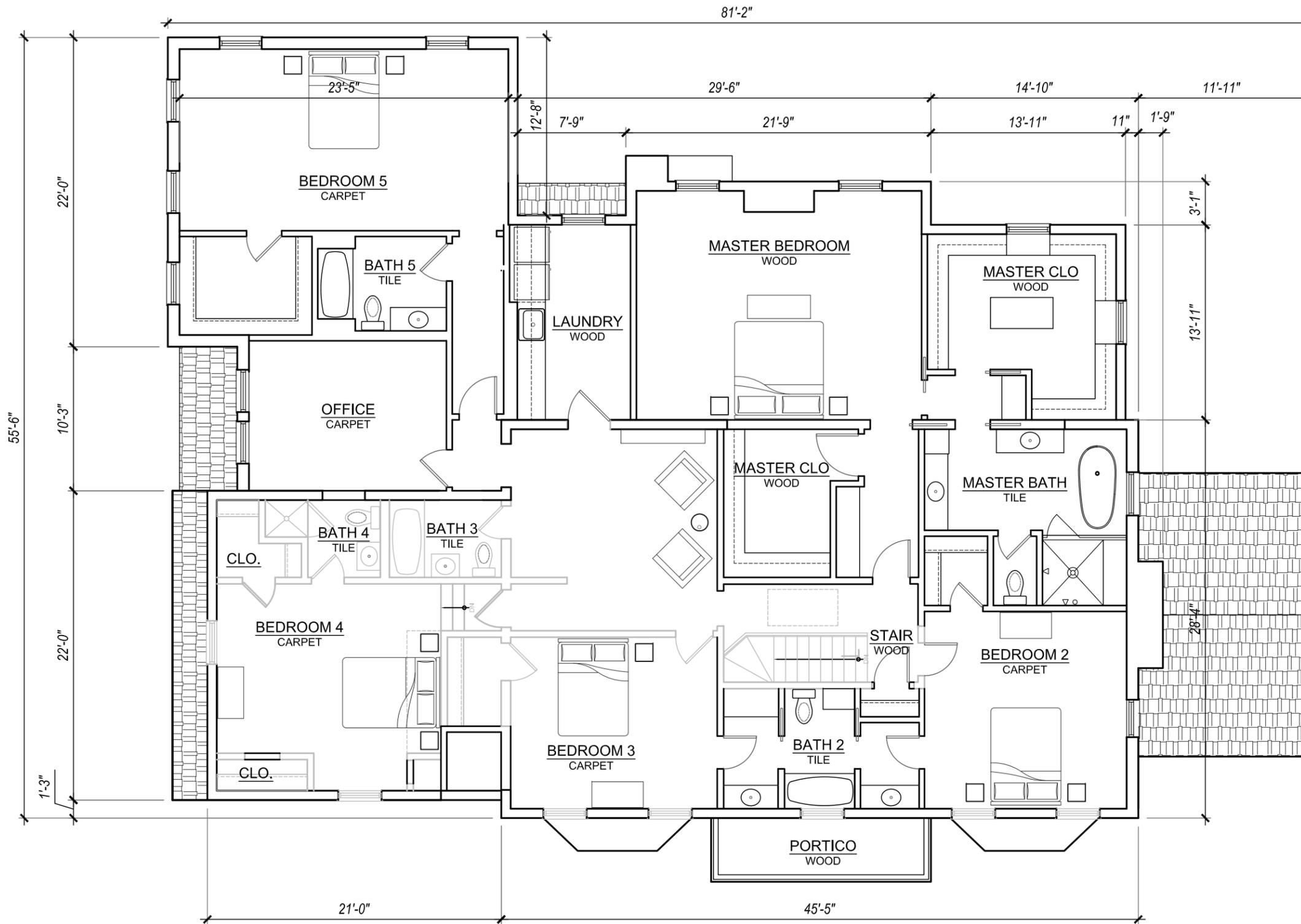


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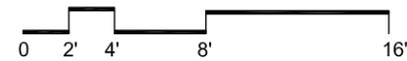
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 E. INFO@SPACEARCHPLAN.COM

**VERSION V9.0**  
 12.31.15



# 1 PROPOSED SECOND FLOOR PLAN

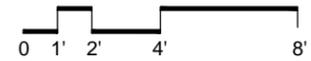
1/8" = 1'-0"





**1 PROPOSED FRONT ELEVATION**

3/16"=1'-0"



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# 1 SIDE ELEVATION

3/16" = 1'-0"



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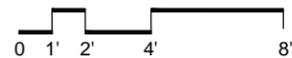
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VERSION  
**SK1.4**



# 1 REAR ELEVATION

3/16" = 1'-0"



## CURL RESIDENCE

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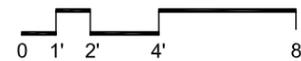
## VERSION

SK1.3



# 1 SIDE ELEVATION

3/16"=1'-0"



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VERSION  
**SK1.4**