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WINNETKA ZONING BOARD OF APPEALS
NOTICE OF RESCHEDULED REGULAR MEETING
December 14, 2015
7:00 p.m.

The Winnetka Zoning Board of Appeals rescheduled regular meeting will convene on Monday, December 14, 2015 in the Council Chamber at the Winnetka Village Hall, 510 Green Bay Road, Winnetka, Illinois, at **7:00 p.m.**

AGENDA

1. Approval of October 28, 2015 meeting minutes.

2. Case No. 15-30-V2: 117 Church Rd.
   117 Church Rd. Limited Partnership / Martin Murphy
   Variation by Ordinance
   1. Maximum Building Size

3. Case No. 15-31-V2: 811 Tower Rd.
   Tim and Lauryna Curl
   Variations by Ordinance
   1. Front and Corner Yard Setbacks
   2. Garages
   3. Conforming Uses of Nonconforming Buildings

4. Case No. 15-10-PD: **Continued from the November 16, 2015 meeting**
   511 Lincoln Ave., 513-515 Lincoln Ave., 710-732 Elm St., 740 Elm St. and a portion of the adjacent Lincoln Ave. right-of-way
   Stonestreet Partners and Winnetka Station LLC
   Planned Development

5. Discussion of proposed amendments to the Zoning Ordinance related to stormwater.

6. Other Business

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

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Village of Winnetka

Memo

To: ZBA members

From: Ann Klaassen, Planning Assistant

Date: December 7, 2015

Re: Application Updates

- Case No. 15-21-SU: 850 Green Bay Rd., Special Use Permit (SUP) for Core Power Yoga. Ordinance M-26-2015 granting the SUP is scheduled for consideration by the Village Council at its meeting December 15, 2015.

- Case No. 15-28-SU: 554 Green Bay Rd., SUP for Verizon Wireless. Consideration of the SUP by the Plan Commission (PC) is pending. The December meeting of the PC is being rescheduled. Once the PC makes its recommendation, the Village Council will consider the request.

- Case No. 15-29-V2: 470 Poplar, maximum building size and side yard setback variations to allow an attic addition. The Village Council is tentatively scheduled to consider this case at its meeting January 5, 2016.

DRAFT

WINNETKA ZONING BOARD OF APPEALS
OCTOBER 28, 2015

Zoning Board Members Present:	Joni Johnson, Chairperson Kathleen Kumer Carl Lane Mark Naumann
Zoning Board Members Absent:	Chris Blum Mary Hickey Thomas Kehoe
Village Staff:	Michael D'Onofrio, Director of Community Development Ann Klaassen, Planning Assistant

Agenda Items:

Case No. 15-21-SU:	850 Green Bay Road Level 4 Yoga, LLC d/b/a Core Power Yoga Special Use Permit To Permit a Yoga and Fitness Studio
Case No. 15-23-V:	771/773 Sheridan Road Bill and Kathy Jackson Variations by Zoning Board of Appeals 1. Height of Buildings and Structures 2. Conforming Uses of Nonconforming Buildings
Case No 15-24-V:	510 Elder Lane Phillip and Missy Shinall Variations by Zoning Board of Appeals 1. Side Yard Setback 2. Rear Yard Setback

Minutes of the Zoning Board of Appeals
October 28, 2015

Call to Order:
Chairperson Johnson called the meeting to order at 7:31 p.m.

Approval of Minutes:

Chairperson Johnson stated that the Board would now review the September 14, 2015 meeting minutes. She noted that she submitted her changes via email to Mr. D'Onofrio. Chairperson Johnson asked if there were any other comments. No comments were made at this time. Chairperson Johnson then asked for a motion.

A motion was made by Mr. Lane, and seconded, to approve the minutes and findings from the September 14, 2015 meeting, as amended. A vote was taken and the motion was unanimously passed.

Chairperson Johnson then introduced new Board member, Kathleen Kumer. She informed the audience that there is a bare quorum of the Board.

850 Green Bay Road, Case No. 15-21-SU: Level 4 Yoga, LLC d/b/a Core Power Yoga, Special Use Permit – to Permit a Yoga and Fitness Studio

Mr. D'Onofrio read the public notice. The purpose of this hearing is to hear testimony and receive public comment regarding a request by Level 4 Yoga LLC, d/b/a Core Power Yoga, concerning a Special Use Permit in accordance with Section 17.56 of the Winnetka Zoning Ordinance to permit a yoga and fitness studio at 850 Green Bay Rd.

Chairperson Johnson stated that she would like to point out that although the Board no longer had jurisdiction over special uses in the retail overlay district, because it is similar to a health club, that is why the Board is seeing this case and that the Plan Commission already reviewed the case. She then swore in those that would be speaking on this case.

Anthony Monitay (sp?) of the CDO Group stated that he is representing Core Power Yoga and that they are asking for a special use permit. He then stated that they have done a parking analysis and gone through all of the steps to meet all of the criteria in good faith for the neighborhood. Mr. Monitay also stated that for the use by the group and parking, he commented that they would be good co-tenants and a good fit for the neighborhood.

Chairperson Johnson noted that the applicant has other operations in the United States and asked if this is the typical size.

Mr. Monitay responded that it is a smaller size studio which would fit well in the marketplace and that there are several throughout the Chicagoland area. He reiterated that it would fit perfectly in a scenario like this and referred to the fact that there are other co-tenants. Mr. Monitay then stated that they have the ability for the classes to be flexible for people which would amount to 10 to 15 people per class.

Chairperson Johnson asked if the parking consultant is here.

Mr. Monitay stated that they did the analysis for three separate lots and that they are working with one which is the McDonald's public parking lot along with street parking. He stated that they felt comfortable with the amount of parking.

Chairperson Johnson asked if there were any other questions.

Mr. Lane commented that the application was well done and that there was good information in the parking study which made it a lot easier to follow. He then asked Mr. D'Onofrio if south of Tower, if people are able to park in that space.

Mr. D'Onofrio responded that there are some parking spaces in the front of the building on the corner where Adams Driving is located. He then stated that once you get to the McDonald's driveway, there is no parking on Green Bay Road in front of the subject site.

Chairperson Johnson stated that she would like to point out that although they looked at Green Bay Road street parking far away from the site, there is very little parking there and that she did not think that Steve Saunders took that into account.

Mr. D'Onofrio stated that there is street parking on Chatfield Road on the north side.

Mr. Monitay informed the Board that they did an analysis with a person on site for several days and that there are plenty of parking spaces for average class sizes. He added that they would not have taken the site if they felt there was an issue with parking. Mr. Monitay reiterated that they felt comfortable which is why they spent the money for the KLOA parking analysis.

Chairperson Johnson asked if the classes would be walk in or sign up.

Mr. Monitay stated that it would be both.

Chairperson Johnson then asked if their other sites are in the city or suburbs.

Mr. Monitay responded both and that most are in the suburbs.

Chairperson Johnson asked if the locations in the suburbs have dedicated lots similar to this.

Mr. Monitay confirmed that they are similar to this. He informed the Board that when dealing with McDonald's and after they went through the analysis, the number one concern was co-tenancy and having parking spaces for their people. Mr. Monitay stated that KLOA included that as part of their analysis and indicated that it seemed thorough. He added that they felt that there would be enough of a parking count for them to survive.

Mr. Naumann asked Mr. D'Onofrio if there is seasonability to public parking on the street or in the public lot.

Mr. D'Onofrio responded that there is not and that it is consistent. He indicated that it may be lower when school is out or during spring break. Mr. D'Onofrio also stated that there is generally parking in the area which is consistent irrespective of the season.

Chairperson Johnson asked if the employees would park in the lot.

Mr. D'Onofrio stated that the employee passes are such that when they are sold to people, they are not guaranteed a parking spot but that it represented a license to hunt for a parking space. He

noted that there are no designated spaces and that it is on a first come, first served basis for either commuters or employees.

Chairperson Johnson asked if after 10:30 a.m., would it be open to anyone.

Mr. D'Onofrio indicated that it depended on the lot.

Chairperson Johnson then stated that in the agenda report, it stated that the applicant planned to purchase employee parking passes for two employees.

Mr. D'Onofrio agreed that is correct and added that they cost $10.00.

Mr. Monitay informed the Board that there would be instructors and one to two employees max. He also stated that there are rarely three employees in the facility.

Mr. Lane stated that when they did the parking study, he asked whether they used the average people in class and what is the maximum size for the largest and smallest classes.

Mr. Monitay stated that there are between 35 to 50 people with guests or during a special event, which he described as very rare. He stated that the average size is typically 15 square feet per person per class which would give each person 15 square feet of practice space. Mr. Monitay then stated that with regard to studio size, he stated that they laid out in the plans the mats which show how many would fit.

Mr. Lane asked how many people would fit in the studio.

Mr. Monitay responded 30 to 35 people max with a combined total of 40 people.

Mr. D'Onofrio stated that he would like to point out that with regard to parking, on page 2 in the packet of materials that there is an aerial photograph and identified the boundary in yellow as the strip center site which showed the strip center and parking associated with that center. He then stated that up to the northwest, you can see the area in orange which represented public parking.

Mr. Monitay stated that there could be 30 people max in that size studio and 10 people max in the smaller studio. He informed the Board that the smaller rooms are used for specialized practice and teacher training. Mr. Monitay then stated that the normal classes are at 30 minute intervals. He added that on the initial floor plan, when they laid out the bathrooms, etc. there is 4,300 square feet of space, that would run between 30 and 40 students at a time at an average time. Mr. Monitay then stated that there will be peak times and that it is unique that it would happen with a special teacher or group in with the peak time.

Chairperson Johnson asked if the wall would be movable.

Mr. Monitay responded that it would not and that there would be two separate classes. He noted that the second class would happen on the half hour and that there would not be two groups there at the same time. Mr. Monitay then referred to the flow for the bathrooms and fixtures.

Chairperson Johnson referred to the proposed schedule that the parking consultant provided on page 15 of the packet and noted that there would be some classes at noon which represented a peak time for the parking lot and asked if they are considering adjusting that.

Mr. Monitay stated that they have done that before and that the students get there before the rush happens.

Mr. Naumann commented that midday is the busiest time of day. He stated that in the analysis, it stated that there are 60 parking spaces.

Mr. Monitay reiterated that they would not have gone into the deal if they were not comfortable with regard to parking and spent money on the KLOA study.

Chairperson Johnson suggested that they can schedule and see what happened and what would be a better experience for the customers.

Mr. Monitay stated that it is all about finding harmony in the neighborhood.

Chairperson Johnson asked Mr. D'Onofrio with regard to the vacant space, if they are only required to have two parking spaces. She also stated that in the agenda report, it stated that vacant space in the shopping center is only required to have two parking spaces.

Mr. D'Onofrio noted that is what the current standard is.

Chairperson Johnson questioned if it is customer driven.

Mr. D'Onofrio stated that the only requirement is based on the square footage of the facility and not what the customer base is. He reiterated that it is not based on the use of the space.

Chairperson Johnson asked if there were any other questions. No additional questions were raised by the Board at this time. She then noted that it will be a quiet use and referred to the gas station which applied for a special use for renovations. Chairperson Johnson stated that there was concern in connection with noise and litter that they would get from McDonald's. She then called the matter in for discussion.

Mr. Naumann commented that he thought that the proposal was well thought out and that the parking analysis was comprehensive although it was for only one day. He also stated that it looked like there would be more than adequate parking and referred to the issues around the neighborhood and the fact that there is no concern there. Mr. Naumann concluded by stating that it would be fine.

Mr. Lane stated that with regard to the average number, it is something that they always have trouble with. He referred to the fact that the applicant stated that there would not be that many people and asked why have the parking study. Mr. Lane stated that while it is troubling, given that at the max, there will still probably be plenty of available parking spaces and that he is fine with it. He suggested that they do a better job of the studies done with supporting information in

connection with the number of people who would be using the facility and stated that real estate offices always underplay their usage. Mr. Lane added that at the max, there are still well within parking.

Chairperson Johnson referred to situations where there are complaints from other tenants and suggested that there be follow up by the Village to adjust that. She also stated that having gone to the Community House for classes and not being able to park and go home, she stated that the customers would not like it if there is no parking. Chairperson Johnson then suggested that they play around with having a signup sheet and a few drop-ins. She added that in the city, people do not expect to be able to park.

Ms. Kumer stated that while she is new to this, she commented that it is a well thought out proposal and also that parking did not seem to be an issue. She stated that she would like to comment with regard to what to provide in terms of people per square footage, that would be helpful information.

Chairperson Johnson stated that she did not know if there are fire regulations about that.

Mr. D'Onofrio noted that they do not regulate the maximum occupant loads and that the occupancy rates for facilities with yoga mats would be substantially less than those uses which have chairs next to other chairs. He reiterated that they do not get into that. Mr. D'Onofrio added that this facility would be replacing a former real estate office and that with regard to parking, they have never had complaints about parking over there. Mr. D'Onofrio noted that the real estate office moved out a year ago after the merger.

Ms. Kumer commented that it would be nice to have the space filled.

Chairperson Johnson noted that the Board is a recommending body since it is a special use. She then asked for a motion.

Mr. Lane moved to recommend the approval of the special use permit for 850 Green Bay Road. He then stated that instead of going through each of the six standards, he referred to page 7 of the agenda packet as evidence which is well structured and laid out. Mr. Lane added that the request met all of the requirements. Mr. Lane noted that the key issue is parking and that based on the average anticipated class sizes, there would still be a significant amount of parking available even with the maximum levels of use in the classes. He added that there would be no big classes during the lunch rush.

Ms. Kumer seconded the motion. A vote was taken and the motion was unanimously passed, 4 to 0.

AYES: Johnson, Kumer, Lane, Naumann
NAYS: None

Standards for Granting Special Uses

The standards for granting Special Uses are set both by statute and by Village Code. Section 17.56.010 requires that special uses be permitted only upon evidence that these meet standards

established by the applicable classification in the zoning ordinances. Conditions "reasonably necessary to meet such standards" are specifically authorized. Section 17.56.010 establishes the following standards for granting Special Use permits:

1. That the establishment, maintenance, and operations of the Special Use will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare. As a yoga studio, the operation in no way endangers the public health, safety, comfort, morals, or general welfare. Their mission is to provide a calming, soothing practice that is nurturing to the body, mind, and soul. Yoga practiced in their studios is led be trained professional instructors and has been used for hundreds of years for physical and mental fitness purposes. It is a healthy practice that promotes holistic health and welfare.

2. That the Special Use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity. The operation of Core Power Yoga will in no way cause any interruption, disruption, nor be injurious to the use or enjoyment of others in the immediate area. Yoga is a peaceful practice that generates very little sound and almost no by-products (trash, etc.).

3. That the establishment of the Special Use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern. The operation of Core Power Yoga will in no way impede any development or improvement of other properties in the area. The operation is conducted 100% on the premises and garners a higher income client that has disposable income to spend on wellness activities. The colors, logo, and trade dress are all very tasteful and subdued.

4. That adequate measures have been or will be taken to provide ingress and egress in a manner which minimize pedestrian and vehicular traffic congestion in the public ways. The existing center has an existing street entrance and it will not be altered. They have a limited class size that eliminates the opportunity for congestion and they have set class schedules which allows for their clients to plan their visits to their studios.

5. That adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the Special Use exists or are to be provided. The existing utilities are sufficient for the operation of a Core Power Yoga and no alterations or upgrades to the site will be necessary to operate a Core Power Yoga. They will be upgrading the finishes inside their space to provide the Core Power experience their clients have come to expect.

6. That the Special Use in all other respects conforms to the applicable regulations of this and other Village ordinances and codes. The Special Use conforms with all other applicable regulations and other Village ordinances and codes. They have an experienced architect that works all over the country for some of the most well-known national brands that will help to ensure all codes, regulations, and ordinances will be followed. Their operation is based on providing a peaceful setting to teach the ancient practice of Yoga to their clients. Yoga is based on the concept of community and acceptance and their clients exemplify this in the way that they behave in the world.

771/773 Sheridan Road: Case No. 15-23-V, Bill and Kathy Jackson, Variations by Zoning Board of Appeals: (1) Height of Buildings and Structures and (2) Conforming Uses of Nonconforming Buildings

Mr. D'Onofrio read the public notice. The purpose of this hearing is to hear testimony and receive public comment regarding a request by Bill and Kathy Jackson concerning variations by the Zoning Board of Appeals from Sections 17.30.080 [Height of Buildings and Structures] and 17.64.060 [Conforming Uses of Nonconforming Buildings] of the Winnetka Zoning Ordinance to permit the expansion and substantial remodeling of a nonconforming accessory structure that will result in a building height of 27.27 ft., whereas a maximum of 15 ft. is permitted, a variation of 12.27 ft. (81.8%) and enlarged windows and a sliding door in the nonconforming north building wall which has a nonconforming side yard setback of 13.54 ft., whereas a minimum of 17.73 ft. is required.

Chairperson Johnson swore in those that would be speaking on this case.

Jeff Ralph introduced himself to the Board as a senior associate with Konstant Architecture Planning. He stated that in connection with the coach house in question, the owners are trying to rehab it since it is in disrepair. Mr. Ralph also stated that they want to make it better in terms of aesthetics and function of a coach house. He noted that they planned to leave the forms as much as possible and to limit the amount of construction and demolition. Mr. Ralph stated that they planned to change the materials to make it better reflect and coordinate with the main home which is new construction and to finish the roof forms to make it better as well aesthetically. He added that the coach house is intended for family use.

Chairperson Johnson questioned the gables.

Mr. Ralph stated that with regard to the existing roof, they would not be making it taller or wider. He informed the Board that there are two chamfer gables on the east-west gables and that north and south, there are true gables. Mr. Ralph stated that in their opinion, it would be better if they are finished off. He also stated that they would not be full hipped roofs and that it would be just 3 to 4 feet.

Chairperson Johnson asked if it would be encroaching less.

Mr. Ralph responded that the overhangs would encroach less and that they would be reducing the overhangs. He stated that they would be removing them and having less bulk. Mr. Ralph then referred to a couple of fireplaces and that with regard to the changes to the plan, on the north wall, there is a kitchen now which is narrow and could use more light. Mr. Ralph also referred to the front door in the back end and the narrow entry. He indicated that it would function better with the plan being adjusted as proposed and that since the applicants are spending money, it would make more sense if it was to function better. Mr. Ralph added that the aesthetics on the exterior would be improved.

Chairperson Johnson asked if there were any questions.

Mr. Lane asked with regard to the height, if they would be extending the roof line and that the

height would not be taller.

Mr. Ralph confirmed that is correct. He noted that it would be coming down if you were to count the chimney height.

Mr. Lane asked if the only place they would be adding walls is on the west elevation where they are adding half walls. He then asked if they would be garden walls.

Mr. Ralph confirmed that is correct. He indicated that it would serve as the entry for the property as a whole with the gate.

Mr. Lane then asked what is the purpose.

Mr. Ralph stated that it would form the entry to the property and be a continuation of the wall as a garden wall.

Mr. Naumann asked if it had no function or if its purpose is aesthetic.

Mr. Ralph confirmed that is correct.

Mr. Lane asked if it would not be attached to the wall on the street.

Mr. Ralph confirmed that is correct.

Ms. Kumer referred to the photograph in the packet of materials.

Mr. Ralph informed the Board that the same photograph from the front showed the roof forms where the chamfer gable is on one corner.

Mr. Lane asked if it is part of the home or the fence.

Mr. D'Onofrio stated that it is part of the fence. He noted that they are not requesting relief from the setback line.

Chairperson Johnson asked what is the height of the wall and how far away is it from the sidewalk. She then referred to safety issues when a vehicle pulled out.

Mr. Ralph responded that he did not have the dimension from the sidewalk in line with the front façade of the coach house. He estimated it to be 23 feet.

Mr. Lane asked with regard to the northwest fence post, if it is only on one side.

Mr. Ralph confirmed that is correct.

Mr. D'Onofrio referred the Board to page 18 in the packet of materials.

Mr. Ralph noted that the wall is a 4 foot wall for the majority and that it would go to 6½ feet by the home.

Chairperson Johnson asked if there is room to come out of the garage to back up and go out.

Mr. Ralph noted that there is a big motor court which is existing. He also stated that there is opaque glass in front of the garage. Mr. Ralph also stated that there will be a one car garage reduced from a two car garage.

Mr. D'Onofrio stated that to clarify, he suggested that the Board look at the survey on page 9 of the materials and that you can see that with regard to the coach house, the west wall of that is where the wall would start which is setback 27.33 feet from the property line and that then there is the sidewalk which is another 1 foot 18 inches from that and that it is 29 feet from the sidewalk. He noted that the applicants did not need a variation on the west side and that the variation being requested is for height. Mr. D'Onofrio then stated that the north wall of the structure is nonconforming which is where they planned to put the windows and a sliding door.

Chairperson Johnson asked if that is the side facing the parking lot.

Mr. Ralph confirmed that is correct.

Mr. Lane asked if the front yard is existing nonconforming.

Mr. D'Onofrio responded that the wall is not required to have that setback since it is considered a fence.

Ms. Klaassen stated that with regard to the exterior finish of the coach house, there is a stone wall and that it would be similar to changing the siding or brick which would not require a variation.

Chairperson Johnson stated that with regard to the existing nonconformity, that is a good clarification.

Mr. Lane asked if they would be taking out the windows and filling it in on the north side.

Ms. Klaassen and Mr. Ralph confirmed that is correct.

Mr. Lane asked if that did not require a variation.

Ms. Klaassen confirmed that a variation is required to enlarge the existing window openings, not to fill-in the wall.

Mr. Lane referred to whether they have not had that situation arise before.

Mr. D'Onofrio stated that the thought behind it is that if there is a nonconforming yard and they would be making another opening, it is considered whether it may have an impact on the neighbor. He then stated that is the logic behind requiring zoning relief from creating a new opening which

Chairperson Johnson stated that there is a privacy issue, but when you fill-in it would be creating more privacy.

Mr. Lane then stated that his question is why the applicants didn't need a variation for filling in the nonconforming wall on the front.

Ms. Klaassen responded that is because it is not on the front elevation and that it did not apply to the front yard.

Mr. D'Onofrio added that it applies to side yards and that there would be no neighbors to impact to the front. He noted that the impact is generally to side yards since they are smaller than front yards or rear yards. Mr. D'Onofrio then stated that there is a tendency for homes to be located at the near point along the side yard and that the potentially largest impact of a new opening is in the side yard.

Mr. Lane stated that in connection with the standards, the first one is that if they were to tear down and rebuild, it would be more costly.

Mr. Ralph agreed that it would be substantially more.

Mr. Lane stated that when the applicants purchased the home, they were paying for the coach house and if they were to tear it down and rebuild, it would impact the return on their investment. He then stated that he is struggling with unique circumstances and asked for the applicants to go into more detail as to what the unique circumstances are here.

Mr. Ralph stated that with regard to the return on their property from a financial aspect, it would be more detrimental to tear down or fix up the coach house in a situation where it is not as functional or its appearance is not as good as it could be.

Mr. Lane stated that he understood that and referred to the plight of the applicants being due to unique circumstances. He then stated that they have struggled in the past and that while each case is different, the plight cannot be to have a home which is not conforming or became nonconforming which is what they have here. Mr. Lane also stated that the coach house was built in a nonconforming space and a nonconforming height and asked what else is unique in causing them to need this.

Mr. Ralph responded that he is not sure what makes it unique.

Chairperson Johnson referred to examples of past unique circumstances such as corner properties where there are two front yards.

Mr. D'Onofrio read the second standard and stated that he would give his opinion. He stated that for example, if an applicant comes in and says that they need a second floor addition because of having twins and needing a fourth bedroom and that to build that, they would need a variation since it would not meet the side yard setback requirement. Mr. D'Onofrio stated that the standard is always interpreted with regard to the circumstances associated with the character of the property

and how it relates to the grade of the property which would require them to place it here. He then stated that in this case with regard to the new windows, it is a unique circumstance with regard to the location of the existing structure. Mr. D'Onofrio indicated that it may have been built at a time when it was conforming, but that now, it is not. He added that the location of the home on the lot with regard to zoning relief is what is being asked for.

Chairperson Johnson stated that they could tear the coach home down.

Mr. Lane stated that they have had the same issues with garages.

Chairperson Johnson stated that guidelines are given to the applicant and referred to irregular lot shape, topography, the presence of three or more street frontages, etc. She also stated that the applicants would be decreasing the nonconformity in terms of the west side and that they would not be increasing or creating an additional nonconformity except for putting windows and a door in the north wall which could be defined as unique because it is facing a parking lot with no effect on any residential neighbor. Chairperson Johnson stated that ultimately, they could tear it down since it is not part of the principal structure. She then stated that they do not want it torn down and that for the record, they have to find ways to make sure that all of the standards are met. Chairperson Johnson noted that the Board has final jurisdiction.

Chairperson Johnson then stated that with regard to the other issues, in terms of the lot, it might work against them and that the minimum lot size is more than twice of what is required. She referred to example no. 6 as the best way to describe it other than saying to tear it down or leave it as it is. Chairperson Johnson also stated that there was a public policy standpoint which was intended for the use of coach houses for family during the affordable housing discussion several years ago and that one concrete action that came out of that was that the Village Council wanted to encourage the use of coach houses which can be used for affordable housing but that it was not intended to be leased although a future owner might. She stated that it would help fulfill the Village's policy to encourage the use and preservation of coach houses and that by improving the coach house to make it livable for their own and future families if rented to a third party. Chairperson Johnson asked if there were any other comments. No additional comments were made at this time. Chairperson Johnson then called the matter in for discussion.

Mr. Naumann described the proposal as comprehensive and referred to the issue of uniqueness. He stated that definitely, they found a way around that with the sixth item and that the request would result in the immaterial correction of deficiencies. Mr. Naumann also stated that he appreciated the reasonable return issue in that the property was purchased with the intent to use the coach house. He stated that they must also look at the benefits to the Village and that the coach house would be brought up to current standards which are a benefit when you think about consistency with the main property and that there are no misgivings or further issues.

Mr. Lane described it as a good application and referred to the unique circumstances issue they are dealing with in this situation. He then stated that the fact is that the applicants would be substantially improving the home by making the coach house look consistent with their home which he commented is good and positive. Mr. Lane also stated that clearly, tearing down the coach house and rebuilding it is not a good option.

Mr. Lane then referred to situations where garages are in disrepair and the difficulty because of the cost of tearing them down and moving them. He stated that here, there would be a substantial change. Mr. Lane also noted that in addition to item no. 6, part of the unique circumstances is the main home and the site line from it and if they were to move the coach house and make it off center, they do not want the home with another located squarely behind it which is something that the Board can consider. He concluded by stating that in connection with the other items, that is something in favor.

Chairperson Johnson stated that with regard to the home, she asked if the primary home here has the same footprint.

Mr. Ralph stated that it would be in the same general location and that there is a huge tree in the back of the property. He informed the Board that the newer home is longer on the north side and that the previous home had a flat roof. Mr. Ralph added that it was also in disrepair when it was purchased.

Chairperson Johnson stated that she drove by it every day and that she did not notice the primary residence. She described it as beautiful and noted that the coach house is in disrepair and is prominent. Chairperson Johnson also stated that given the fact that there is a parking lot to the north and the beach, she commented that it would be nice to have something which looked nice.

Ms. Kumer agreed that it would be fine. She also stated that it makes a difference in improving the character of the home which is so visible on Sheridan Road.

Chairperson Johnson reiterated that the Board has final jurisdiction and asked for a motion.

Mr. Naumann moved to grant the requested variations. He stated that with regard to reasonable return, the property owners are bringing the coach house up to current standards which are consistent with the main home. Mr. Naumann then stated that with regard to unique circumstances, they have agreed in terms of exception no. 6 with regard to correcting the deficiency is best placed in defining unique circumstances. He stated that the request would not alter the character of the locality and would improve it. Mr. Naumann then stated that in connection with light, the property is removed from anything which is located close by. He stated that there would be no hazard from fire and that the taxable value of the land would be enhanced. Mr. Naumann concluded by stating that congestion would not increase and that the public health, safety, comfort, morals and welfare of the Village would not be impaired.

Mr. Lane seconded the motion. A vote was taken and the motion was unanimously passed, 4 to 0.

AYES: Johnson, Kumer, Lane, Naumann
NAYS: None

FINDINGS OF THE ZONING BOARD OF APPEALS

1. The requested variations are within the final jurisdiction of the Zoning Board of Appeals.

2. The requested variations are in harmony with the general purpose and intent of the Winnetka Zoning Ordinance. The proposal is compatible, in general, with the character of existing development within the immediate neighborhood with respect to architectural scale and other site improvements.

3. There are practical difficulties or a particular hardship which prevents strict application of Section 17.30.080 [Height of Buildings and Structures] and Section 17.64.060 [Conforming Uses of Nonconforming Buildings] of the Winnetka Zoning Ordinance which is related to the use or the construction or alteration of buildings or structures.

The evidence in the judgment of the Zoning Board of Appeals has established:

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. The owners are proposing to bring the coach house up to current standards which are consistent with the main home.

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. The proposed improvements will be correcting/diminishing the existing nonconforming setbacks.

3. The variations, if granted, will not alter the essential character of the locality. The proposed improvements will improve the character of the locality.

4. An adequate supply of light and air to the adjacent property will not be impaired. There are no structures in close proximity to the existing coach house, therefore, the supply of light and air will not be impaired.

5. The hazard from fire and other damages to the property will not be increased as the proposed improvements shall comply with building code standards, including fire and life safety requirements.

6. The taxable value of land and buildings throughout the Village will not diminish. The proposed construction is generally an improvement to the property and may increase the taxable value of the property.

7. The congestion in the public street will not increase. The usage and circulation of the property will remain the same.

8. The public health, safety, comfort, morals and welfare of the inhabitants of the Village will not otherwise be impaired. No evidence was provided to the contrary.

510 Elder Lane: Case No. 15-24-V, Phillip and Missy Shinall; Variations by Zoning Board of Appeals: (1) Side Yard Setback and (2) Rear Yard Setback

Mr. D'Onofrio read the public notice. The purpose of this hearing is to hear testimony and receive public comment regarding a request by Phillip and Missy Shinall concerning variations by the

Zoning Board of Appeals from Sections 17.30.060 [Side Yard Setback] and 17.30.070 [Rear Yard Setback] of the Winnetka Zoning Ordinance to permit the construction of additions to the residence that would result in a south side yard setback of 6.65 ft., whereas a minimum of 8.3 ft. is required, a variation of 1.65 ft. (19.88%) and a rear yard setback of 12.66 ft., whereas a minimum of 22.5 ft. is required, a variation of 9.84 ft. (43.73%).

Chairperson Johnson swore in those that would be speaking on this case.

Mike Venechuk introduced himself to the Board as the architect for the applicants. He stated that they are asking for several variations in order to build a small mudroom at the back corner of the property on the home. Mr. Venechuk noted that they would maintain the nonconformity and would not increase it. He also stated that they planned to enlarge the existing garage and powder room by pulling it forward but underneath the existing roof. Mr. Venechuk stated that they planned to add two small shed dormers to the bedroom above the garage.

Mr. Venechuk then described it as a beautiful home on a nice large lot and that the home was built way back in the corner which he indicated created a couple of unique circumstances. He stated that the first related to the side yard setback but to have the home in the rear yard setback is unusual and that anything done to the property would generate a variance.

Chairperson Johnson stated that because it is a corner property, the rear yard is to the west and the front of the home is to the north where you would expect it to be the south.

Mr. Venechuk agreed with Chairperson Johnson's comments and stated that the front yard is huge.

Chairperson Johnson questioned how the home was cited on the lot that way. She informed the Board that she used to live nearby and that there was an easement for a possible street for Elder Lane. Chairperson Johnson then stated that the property was not subdivided and that the other homes in the area are older.

Mr. Venechuk agreed with Chairperson Johnson's comments.

Mr. Lane stated that the home lined up with the homes on Elder Lane.

Mr. Venechuk stated that with regard to the advantage of the home being built back that far, in connection with the home to the south where it should be, they are proposing to work 30 feet away from the livable part of the home. He noted that there is a driveway on the east.

Chairperson Johnson questioned the two car garage.

Mr. Venechuk informed the Board that in the handout, there were plans which were submitted for a two car garage which was never built. He indicated that he wondered how that would have been done. Mr. Venechuk then stated that with regard to the dormers, they would work to give the home a nicer, usable bedroom as well as to put in a bathroom. He also stated that the applicants have elderly parents and that they have to go up four risers to get to the bathroom. Mr. Venechuk stated that they are afraid that there is a safety issue where someone could fall and that they can slip

the bathroom in.

Chairperson Johnson stated that with regard to page 12 in the handout, there are two back to back hall bathrooms and then the stairs on the second floor leading up to the bedroom.

Mr. Shinall informed the Board that there is a landing halfway and a room over the garage off of the landing and then up to two other bedrooms. He noted that the bedroom over the garage is not as high as the others.

Mr. Venechuk stated that it is 28 inches lower than the second floor.

Mr. Lane asked if there is a step-up from the mudroom to the kitchen.

Mr. Venechuk confirmed that is correct and described it as unusual. He then stated that with the proposed variations, they would still be 1,600 square feet under the amount of allowable buildable lot coverage. Mr. Venechuk also stated that there is 1,300 square feet of buildable square footage between the first and second floor and 2,800 square feet less of impermeable lot coverage. He described the lot as big with a smaller home and that they are asking for 60 square feet for the mudroom in the corner. Mr. Venechuk added that there is no other place for it.

Mr. Lane asked with regard to the bathroom to the bedroom, clearly to make the bedroom slightly bigger without the dormers, because of the stairs, having a bedroom there be removed did not make sense. He also stated that because up the stairs and around the corner is an issue, it is necessary to have a bathroom there.

Mr. Venechuk agreed that is correct.

Mrs. Shinall informed the Board that there is a large window in the hallway.

Mr. Lane stated that three bedrooms and four bathrooms are reasonable because of the way the home is situated.

Chairperson Johnson asked if the room was put on later over the garage.

Mr. Venechuk responded that he did not know and that it could have been the original roof line and that it looked original.

Chairperson Johnson commented that it is interesting to have two bathrooms next to each other.

Mrs. Shinall indicated that it may have been one bathroom which was divided into two.

Chairperson Johnson asked if there were any other questions.

Mr. Naumann asked with regard to the plan, if they would be filling in the southwest corner.

Mr. Venechuk confirmed that is correct.

Mr. Shinall stated that it is easy to see on the photograph that they would be squaring it off.

Ms. Kumer asked what is there now.

Mrs. Shinall responded that there are pavers and that there used to be a giant doghouse which they took out.

Mr. Lane stated that in connection with the proposed first floor plan, the garage showed swinging doors.

Mrs. Shinall stated that they are carriage doors and that it is their hope to do that.

Mr. Venechuk commented that the carriage doors look nicer.

Mr. Lane asked the applicants if they considered other places for the mudroom.

Mr. Venechuk stated that they did and that they could not find any other place to put it. He indicated that they could reduce the nonconformity on the south by pulling the wall in but that it would affect the door to the kitchen. Mr. Venechuk stated that the only place to put it is where they wanted it to be off of the garage. He also stated that they did not want to pull the garage forward since it would wreck the symmetry of the front of the home. Mr. Venechuk then stated that they would be pulling the front forward to match what is on the east side of the home. He added that there would be attached columns and that they would match the detailing exactly so that it would look like it was built that way.

Chairperson Johnson asked if they had pulled the garage further north, would they need a variation.

Mr. Venechuk confirmed that is correct and noted that the whole west wall is nonconforming.

Chairperson Johnson stated that they have accepted that mudrooms should be near the kitchen and not near the living room.

Mr. Naumann asked if there would be access from the mudroom into the kitchen.

Mr. Venechuk confirmed that is correct and added that they did not want to change the kitchen.

Mr. Lane stated that the only alternative is that it is obvious that there is none which are reasonable. He also stated that moving the dining room and the kitchen would require the reconstruction of the entire first floor.

Chairperson Johnson asked if there were any other questions. No additional questions were raised by the Board at this time. She called the matter in for discussion and noted that the Board has final jurisdiction.

Mr. Lane stated that he is in favor of the request and that he initially struggled with the bathroom

on the second floor. He then stated that there is no precedent saying that a four bedroom home needed four bathrooms. Mr. Lane also stated that the home needed a reasonably sized mudroom. He indicated that it is large in total when compared to other mudrooms and that there are no clear alternatives. Mr. Lane then referred to moving the garage forward and that the home would be unbalanced. He also stated that the alternative would require the reconstruction of the entire first floor.

Mr. Lane stated that the mudroom is clearly needed and that there is a precedent standard for a home of this size. He then stated that in connection with the second floor bathroom, there are really two small bathrooms and that the other room is far removed from the bathrooms. Mr. Lane indicated that there is a reasonable expectation of having a bathroom in that space which is necessary.

Mr. Naumann stated that with regard to the variations, they are very immaterial and would represent an improvement into the side yard setback. He also stated that it would be minimal with regard to the rear and that it would be consistent. Mr. Naumann then stated that they previously discussed the aesthetics of the front of the home and that in the back, there are no issues. He concluded by stating that he had no qualms with regard to anything that was proposed.

Chairperson Johnson added that while she did not map out the proposed mudroom size, there is only a one car garage. She indicated that it is reasonable to have a mudroom and that there is nowhere else to put it. Chairperson Johnson then referred to the children and elderly parents and that it is not an ideal situation with having different levels to go to the bathroom.

Ms. Kumer stated that she would like to reiterate that it made complete sense with regard to the mudroom being located where it is. She also stated that having the bathroom set off of the bedroom made sense and that she had no issues.

Mr. Lane noted that Mr. Venechuk mentioned that the roof lines would not be changing.

Chairperson Johnson also stated that there is no primary structure to the south or west. She then asked for a motion and reiterated that the Board has final jurisdiction.

Ms. Kumer moved to grant approval of the application. She stated that the property cannot otherwise yield a reasonable return and that the plight of the applicants is due to unique circumstances. Ms. Kumer stated that the request would not alter the character of the locality and that the light and air to surrounding properties would not be affected. She then stated that there would be no hazard from fire and that the taxable value of the land would increase. Ms. Kumer concluded by stating that congestion would not increase and that the public health, safety, comfort, morals and welfare of the Village will not be impaired.

Chairperson Johnson stated that the Board would adopt the applicant’s letter on page nos. 7 and 8 of their application.

Ms. Kumer then stated that as part of the motion, the Board would adopt page nos. 7 and 8 which is the letter submitted by the homeowners in the packet of materials.

Mr. Lane seconded the motion. A vote was taken and the motion was unanimously passed, 4 to 0.

AYES: Johnson, Kumer, Lane, Naumann
NAYS: None

FINDINGS OF THE ZONING BOARD OF APPEALS

1. The requested variations are within the final jurisdiction of the Zoning Board of Appeals.

2. The requested variations are in harmony with the general purpose and intent of the Winnetka Zoning Ordinance. The proposal is compatible, in general, with the character of existing development within the immediate neighborhood with respect to architectural scale and other site improvements.

3. There are practical difficulties or a particular hardship which prevents strict application of Section 17.30.060 [Side Yard Setback] and Section 17.30.070 [Rear Yard Setback] of the Winnetka Zoning Ordinance which is related to the use or the construction or alteration of buildings or structures.

The evidence in the judgment of the Zoning Board of Appeals has established:

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. Without the requested variations, they could not add a mudroom or expand the very small existing bedroom. There is no practical alternative for a mudroom and no other way to practically expand the home.

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. The home was built in the back corner of the property and is nonconforming with respect to the side and rear yard setbacks. The owners did not create the nonconformities.

3. The variations, if granted, will not alter the essential character of the locality. The proposed mudroom will not be seen from the street and it is common to see small dormers above an attached garage.

4. An adequate supply of light and air to the adjacent property will not be impaired. There are no primary structures in close proximity to the proposed additions; therefore, the supply of light and air will not be impaired.

5. The hazard from fire and other damages to the property will not be increased as the proposed improvements shall comply with building code standards, including fire and life safety requirements.

6. The taxable value of land and buildings throughout the Village will not diminish. The proposed construction is generally an improvement to the property and could increase the

taxable value of the property.

7. The congestion in the public street will not increase. The property will continue to be used as a single family residence; therefore, congestion will not increase.

8. The public health, safety, comfort, morals and welfare of the inhabitants of the Village will not otherwise be impaired. No evidence was provided to the contrary.

Other Business

Chairperson Johnson noted that the next meeting would be held on a special date because of the Town Meeting and that it would begin at a special time at 7:00 p.m. because of the One Winnetka application. She also stated that there would be three items in addition to the One Winnetka presentation on the agenda.

Ms. Klaassen indicated that there may be three agenda items total.

Chairperson Johnson then stated that if there are three agenda items, one of them is a subdivision application which may be complicated. She informed the Commission that the Plan Commission reviewed the One Winnetka application in seven meetings in connection with the planned development and that there was an end time noted. Chairperson Johnson asked the Board members if they had a sense to do that also. She stated that they are certain to have two meetings for the One Winnetka application which did not mean that a stated end time noted ahead of time in order to tell the public that there would be a certain end time.

Mr. Lane agreed that would be fine and commented that it would be a good idea to have an end time.

Mr. Naumann questioned whether there would be a quorum.

Chairperson Johnson responded yes, as of now.

Mr. Naumann stated that he would have to confirm his schedule.

Mr. D'Onofrio informed the Board that the meeting would be held on November 16, 2015.

Chairperson Johnson reiterated that there would be three agenda items in addition to the One Winnetka proposal.

Ms. Klaassen stated that it is up for discussion since that is the first application. She also stated that there has been discussion with regard to the order of the agenda and that they should think about that.

Chairperson Johnson stated that they can decide since they get the information on the website. She then referred to an end time of 10:30 p.m. and that if the other proposals go first, there is a possibility that one may not be heard.

Mr. D'Onofrio informed the Board that there are different options and that they can consider if they wanted to hear the One Winnetka application first, they can say that there would be "x" amount of time devoted to the presentation and that because of pressing matters of the Board, to establish a 2 to 2½ hour limit and say that the Board would hear testimony until a certain time and that they would then hear the other cases. He also stated that the Board can say that they would hear the other cases first. Mr. D'Onofrio stated that there did not have to be a time limit on those and that they do not know how long they would last. He suggested letting people know how the meeting is going to happen and that there would be a substantial amount of people here. Mr. D'Onofrio questioned whether they would want to let them make comments first with the caveat knowing that it would not be completed in one night.

Ms. Kumer questioned the One Winnetka application location on the agenda.

Mr. D'Onofrio responded that they would be happy regardless of where they are located on the agenda. He added that there is no right or wrong answer.

Ms. Klaassen informed the Board that there is the possibility that the subdivision application may be pulled. She then referred to changes in the ordinance based on storm water and a cell tower application.

Mr. Lane suggested that they let those applications go first and to hear the One Winnetka application later. He then asked if it was possible to have two meetings in one month.

Ms. Klaassen referred to the notice requirement.

Mr. D'Onofrio informed the Board that the Village staff has limited capability and that they are also in the middle of the downtown master plan which would require a lot of meetings and referred to the public input session the same night as the ZBA meeting November 16. He indicated that they did not have the ability to have another meeting before the December meeting. Mr. D'Onofrio then referred to Thanksgiving week in terms of scheduling.

Chairperson Johnson noted that the subdivision case had already been before the Plan Commission and that it was continued.

Ms. Klaassen indicated that the subdivision application presentation may not happen.

Chairperson Johnson also referred to the people who are present for the One Winnetka application being annoyed at having to sit through the presentation of the other items. She described it as balancing all of the interests. Chairperson Johnson also stated that they can change the order of the meeting on the night of the meeting.

Mr. D'Onofrio suggested that if they only have two other cases, to hear those first. He noted that they would not finish the One Winnetka discussion in one night anyway.

Mr. Naumann stated that with regard to the bottleneck in the agenda, he asked if One Winnetka would be better off with the other agenda items going first. He stated that his question is that

during the One Winnetka run, in terms of protocol, he asked who would be involved in presenting, testifying and commenting and whether it would be open to the public.

Mr. D'Onofrio confirmed that is correct and also stated that they would either have the Village Attorney or an assistant here to help assist Chairperson Johnson and the Board with regard to any questions which come up as a result of the comments and concerns from the public. He noted that is how the Plan Commission did it and that the applicant had the opportunity to make their presentation. Mr. D'Onofrio stated that then, the Board can ask questions and that since it is a public hearing, the public would have the opportunity to comment.

Mr. Naumann asked how many public comments were made at the Plan Commission meeting.

Mr. D'Onofrio responded that there were 6 meetings and between 65 to 75 comments.

Chairperson Johnson stated that people would get three minutes to provide comment and that they can meet with the Village Attorney beforehand. She stated that it would be explained at the start of the meeting and that there is also the issue of interested parties who can cross-examine the applicant. Chairperson Johnson stated that is limited to those located within 250 feet of the subject property and that there would be an understanding to put a set amount of time as to how long the comments can go on.

Mr. Naumann indicated that it would be helpful to get the logistics out of how the meeting would go.

Mr. D'Onofrio stated that he imagined that the applicant would spend 1 hour to 1¼ hour on their initial presentation. He then stated that the Board would be ruling on the testimony presented at the meeting.

Chairperson Johnson stated that the Board is to look at it as a special use and encouraged the Board members to look at the Planned Development ordinance and the zoning code. She specifically referred to Chapter 17.58 which sets forth the procedure. Chairperson Johnson also stated that they would be getting the agenda packet ASAP.

Mr. D'Onofrio confirmed that it would be delivered early next week.

Chairperson Johnson also stated that an email can be sent to the Board to summarize the presentation first, etc.

Mr. D'Onofrio stated that with regard to the public, for them to comment and then the Board can ask questions as well as cross examine. He indicated that it is the Board's call as to how late they want the meeting to go. Mr. D'Onofrio suggested an end time of 10:00 p.m. and that three hours is a long meeting.

Chairperson Johnson asked if that is because the Plan Commission continued the subdivision request which may be pulled from the agenda.

Mr. D'Onofrio informed the Board that the Plan Commission did not make a final determination. He also stated that he and Mr. Norkus discussed it and that it would not be brought to the Board without final action by the Plan Commission. Mr. D'Onofrio indicated that the Plan Commission can pick it up at their November meeting.

Chairperson Johnson suggested that they start with the other two other cases and then One Winnetka.

Mr. D'Onofrio stated that the Board's second meeting would be held on December 14, 2015.

Chairperson Johnson then stated that in addition to the Planned Development ordinance, for the Board members to walk around the site in order to get a sense of the whole block, the Village Green, etc. and that if there are any issues or questions, to call her, Mr. D'Onofrio or Ms. Klaassen. She noted that this is only the second Planned Development application in Winnetka. Chairperson Johnson asked the Board if they had any questions.

Mr. Lane asked if there is different ownership.

Mr. D'Onofrio confirmed that is correct.

Chairperson Johnson noted that the owner is not revealing the investor list and that he had no obligation to.

Adjournment:
The meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Antionette Johnson

ZONING BOARD OF APPEALS
AGENDA REPORT

SUBJECT: 117 Church Rd., Case No. 15-30-V2
(1) Maximum Building Size

DATE: December 7, 2015

PREPARED BY: Michael D'Onofrio, Director of Community Development

The petitioner, 117 Church Road Limited Partnership / Martin Murphy, is requesting a variation by Ordinance from Section 17.30.040 [Maximum Building Size] of the Winnetka Zoning Ordinance to permit the construction of a new single-family residence that will result in a gross floor area of 5,290.67 s.f., whereas a maximum of 4,136.56 s.f. is permitted, a variation of 1,154.11 s.f. (27.9%).

The variation is being requested in order to construct a new 2½-story residence, with a basement, that would exceed the maximum permitted gross floor area (GFA). Section 17.30.040 of the zoning ordinance establishes that if the first floor is no more than 2.5 ft. above the adjacent natural (existing) grade there is no calculable basement GFA. In this particular case, the applicant is proposing a design where the first floor is more than 2.5 ft. above the adjacent natural grade for a significant portion of the perimeter of the basement. As represented on the attached engineering plan, the natural grade of the property is highest in the front yard (636 ft.) and decreases to an elevation of 625 ft. at the rear of the property. The proposed elevation of the first floor is 636.99, which is approximately 1 ft. above the existing grade along the front of the residence and approximately 8 ft. above the existing grade along the rear. Taking these elevations into account, 58.46% of the basement floor area is included in the GFA (1,214.35 s.f.). With respect to the floor plan, the basement includes an entertainment room, art room, exercise room, bedroom and bath, a bar, wine room, as well as a mechanical room.

The property is located on the east side of Church Rd., between Winnetka Ave. and Hill Terr. in the R-5 Single Family Residential District. The petitioner purchased the property in June of this year.

With the exception of the GFA, the proposed residence complies with all other zoning requirements. The attached zoning matrix summarizes the work proposed with this variation request. It should be mentioned that the applicant has also submitted a building permit for a new 2½-story residence, with a basement, that would comply with all zoning regulations.

There are no previous zoning variations for this property.

The Village Council has final jurisdiction on this request.

Attachments:
Attachment A: Zoning Matrix
Attachment B: GIS Aerial Map
Attachment C: Application Materials

ATTACHMENT A

ZONING MATRIX

ADDRESS: 117 Church Rd.
CASE NO: 15-30-V2
ZONING: R-5

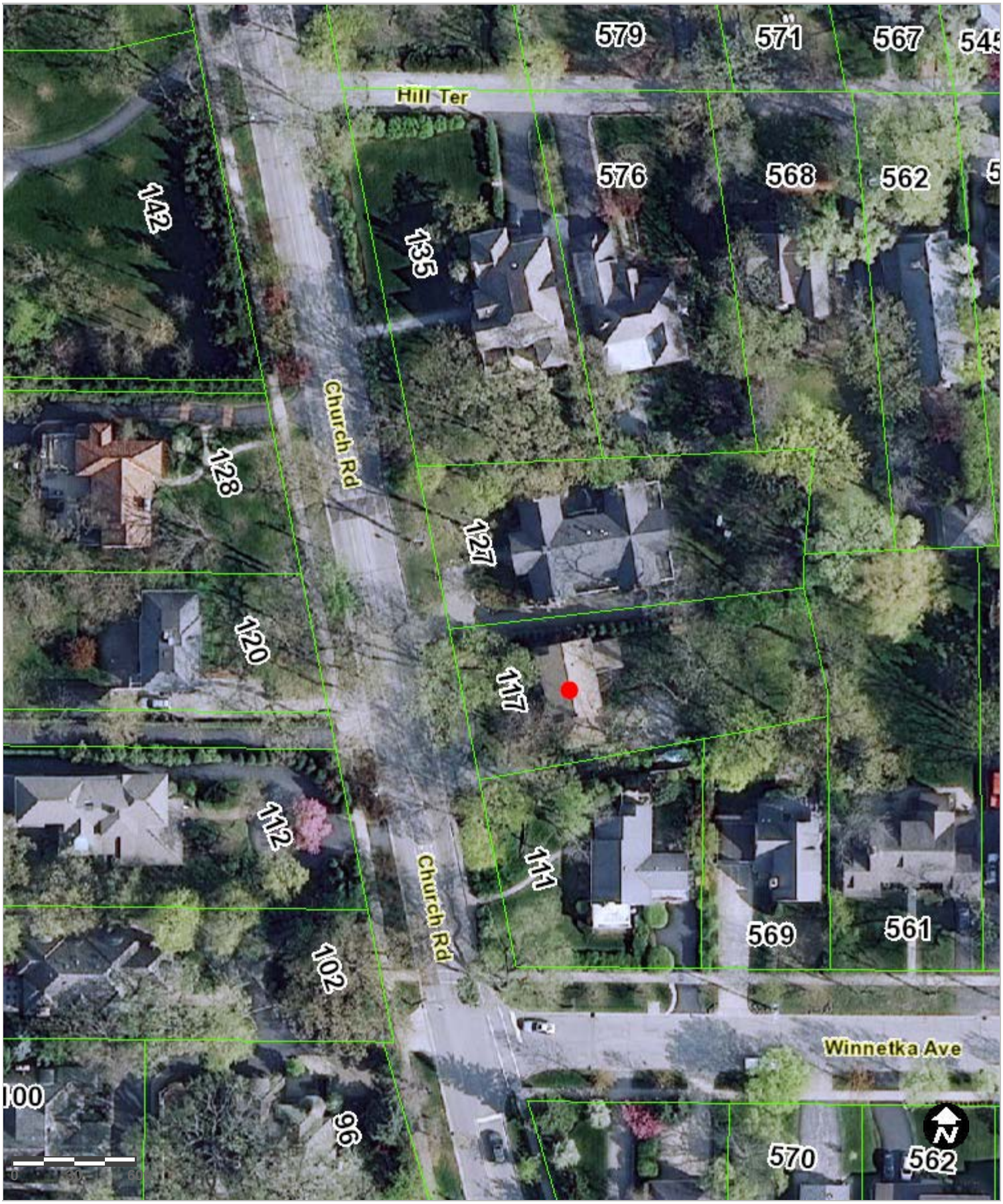
ITEM	REQUIREMENT	EXISTING	PROPOSED	TOTAL	STATUS
Min. Lot Size	8,400 SF	12,664 SF	N/A	N/A	OK
Min. Average Lot Width	60 FT	70.55 FT	N/A	N/A	OK
Max. Roofed Lot Coverage	3,166 SF (1)	N/A	2,589.77 SF	2,589.77 SF	OK
Max. Gross Floor Area	4,136.56 SF (1)	N/A	5,290.67 SF	5,290.67 SF	**1,154.11 SF (27.9%) VARIATION**
Max. Impermeable Lot Coverage	6,332 SF (1)	N/A	4,457.25 SF	4,457.25 SF	OK
Min. Front Yard (Church/West)	40.68 FT	N/A	46.94 FT	N/A	OK
Min. Side Yard	7.05 FT	N/A	7.12 FT	N/A	OK
Min. Total Side Yards	17.64 FT	N/A	17.7 FT	N/A	OK
Min. Rear Yard (East)	25 FT	N/A	74.37 FT	N/A	OK

NOTES: (1) Based on lot area of 12,664 SF

ATTACHMENT B

GIS consortium MapOffice™ *117 Church Rd.*

Created By mgp inc



ATTACHMENT C

CASE NO. 15-30-VA

RECEIVED OCT 13 2015

APPLICATION FOR VARIATION
WINNETKA ZONING BOARD OF APPEALS

Owner Information:

Name: 117 Church Road Limited Partnership

Property Address: 117 Church Road

Home and Work Telephone Number: 312-933-3200 (Martin Murphy, General Partner)

Fax and E-mail: ~~872-228-8878~~ mjm@law-murphy.com 872-228-8878

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

SGE& Associates, Inc.

805 W Hickory Street, Hinsdale, IL 60521

630-655-9056 LACT74@comcast.net

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

Martin Murphy

1222 W Arthur Ave., Chicago, IL 60626

Ph. 312-933-3200 fax 872-228-8878, mjm@law-murphy.com

Date Property Acquired by Owner: _____

Nature of Any Restrictions on Property: None

Explanation of Variation Requested:
(Attach separate sheet if necessary)

Variance to exclude entire basement from GFA calculation due to unusual topography. Height Variation if necessary to accomodate above grade basement

OFFICE USE ONLY

Variation Requested Under Ordinance Section(s): _____

Staff Contact: _____ Date: _____

VA 2015-990

STANDARDS FOR GRANTING OF ZONING VARIATIONS

Applications must provide evidence and explain in detail the manner wherein the strict application of the provisions of the zoning regulations would result in a clearly demonstrated practical difficulty or particular hardship. In demonstrating the existence of a particular difficulty or a particular hardship, please direct your comments and evidence to **each** of the following items:

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.

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.

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.

For your convenience, you will find attached examples of general findings, for and against the granting of a variation, which have been made by the Zoning Board of Appeals and Village Council in prior cases.

NOTE: The Zoning Board of Appeals or the Village Council, depending on which body has final jurisdiction, must make a finding that a practical difficulty or a particular hardship exists in order to grant a variation request.

Property Owner's Signature [redacted] Date: 10/13/15

(Proof of Ownership is required)

Variations, if granted, require initiation of construction activity within 12 months of final approval. Consider your ability to commence construction within this 12 month time period to avoid lapse of approvals.

RECEIVED
NOV 12 2015

Martin Murphy
117 Church Road Limited Partnership
1222 W Arthur Ave.
Chicago, IL 60626
(312)933-3200
martym@villageinvestments.com

November 12, 2015

Zoning Variation
Dept. of Community Development
Village of Winnetka
510 Green Bay Rd.
Winnetka, IL 60093

Re: 117 Church Road, Variation application

To whom it may concern:

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 property's unique topography (sloped grade) requires that the basement space be calculated into the GFA if the front of the property is built at or above the street level. As a result, to conform with the current regulations the home would need to be built 4.5 feet below grade or reduced from a four bedroom (above grade) to a 3 bedroom (above grade). Given the high fixed costs associated with the property (such as architectural drawings, engineering plans, survey, land, permitting, demolition and tree removal), any construction cost savings would be negligible compared to the reduced value of the home if it were to be reduced to a 3 bedroom (above grade) from a 4 bedroom.

According to the MLS, 120 homes sold in Winnetka in the last six months. Of the 120 homes that sold, the highest price received for a 3 bedroom was $970,000. A new 3 bedroom would be worth roughly $1.2 M to $1.3 M. Whereas, a new 4 bedroom in that area is estimated to sell in the $1.7M to $1.8M range. Accordingly the rough $500k in sales price would make up for the additional $200k in costs to construct and leave some room for a small profit. On the other hand building a 3 bedroom would yield a significant loss. As a result building a smaller home was ruled out.

The other option (which we chose to procced on so far) is to build the home with the finished first floor 4.5 feet below the street. This option will increase costs (for additional concrete, excavating, grading, tree removal, and pumps to send water into the sewer). Holding costs will be increased as a result of longer marketing times due to the

unusual nature of the finished product. In addition, sales of other unusual homes in the area indicate that the sales price of the home will be far less than is needed to make this project work financially. For example the home next door (at 127) was newly built in 2006 (before the market crash of 2008) and was listed for $1,895,000. However, because of its unusual layout (a product of the topography and current zoning regulations), it took over one year to sell and eventually sold for $1,7 M or $195,000 below the initial asking price. The significantly reduce price and extended holding period which naturally come from building something different, would also make this project economically unfeasible without a variation.

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 property is unique in that sits in the middle of a hill with Green Bay Road below to the east. The property slopes significantly with a roughly 6 foot drop between the front and the rear of the home. Accordingly, the homes on the east side of Church Road have a downward slope toward the rear of the property. Conversely, the homes on the west side of Church sit high above the road. Under the current zoning, the homes on the west side of the street are permitted to sit high above the road spilling their water onto the street and into the sewer or onto the lawns of the properties to the east. Under the current zoning regulations, the properties to the east are expected to be smaller or built below the road and absorb the runoff from the properties to the west. An unexpected consequence of the current zoning regulation could give the street a lopsided appearance and leave the impression that the homes on the east side are smaller and less valuable.

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

The variation only seeks to raise the foundation so that the finished first floor of the home sits roughly 1.5 feet above the street as opposed to 4.5 feet below the street. It will not increase the size of the home being built or have any negative effect on the surrounding properties. Constructing the home in this manner would make it more uniform with the older surrounding homes that were built before the current zoning ordinances went into effect and be in keeping with the essential character of the locality.

In addition, granting the variance will require less drastic grading changes at the front of the property permitting fewer trees to be removed and permitting more of the water to be naturally absorbed into the ground as opposed to being directed to the rear of the property and then pumped out to the city sewer or draining onto the neighbors' property.

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

The home will not be built any closer to the surrounding buildings than is already permitted. The surrounding homes are built far enough away from the property that there should be no impact on their supply of light and air.

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

The hazard from fire will be reduced because there will be safer egress from the basement making it easer to evacuate in case of a fire. Also, in the even of a fire in the basement, the safety of the fire personnel would be greatly improved by giving them easier means of ingress and egress and permitting them to get the necessary equipment in easier.

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

A higher sales price, as noted above, will increase the taxable value of the subject property's real estate taxes. In addition, an increased sales price will raise the median home sale price for homes sold in the surrounding area which should also have a positive impact on the Village's tax base.

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

The number of dwelling units will remain at one and will not have any impact on congestion in the area.

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

The health of the occupants of the property will be positively effected by the introduction of more air and light into the basement area. The public health and safety of the Village inhabitants (including the adjacent property owners) will not be impaired in any way.

Accordingly, a variation will be beneficial to the community, help maintain the uniformity of the neighborhood, increase the tax base, and will provide a safer home for the occupants and fire personnel, if needed.

Sincerely,

[redacted]

Martin J. Murphy, General Partner
117 Church Road Limited Partnership

	MLS #	Stat	Street #	CP	Str Name	Sfx	Area	LP/SP	# Rms	All Beds	Baths	Type	SCI
1	08993798	**CLSD**	1508		Edgewood	Ln	93	$370,000	5	2	2	1 Story	V
2	08944124	**CLSD**	996		Chatfield	Rd	93	$390,000	8	2	1	2 Stories	N
3	08895848	**CLSD**	904		Elm	St	93	$440,000	6	2	1	1 Story	N
4	08834079	**CLSD**	1205		Willow	Rd	93	$442,500	8	4	2	Split Level	N
5	08812878	**CLSD**	1117		Merrill	St	93	$471,500 (F)	7	3	3.1	1.5 Story	N
6	09042702	**CLSD**	557		Winnetka	Ave	93	$506,500 (F)	9	4	2.1	3 Stories	N
7	08755164	**CLSD**	1224		Oak	St	93	$532,500	8	3	1.1	2 Stories	N
8	08909814	**CLSD**	330		Forest	St	93	$542,000 (F)	8	4	3	2 Stories	N
9	08888490	**CLSD**	424		Winnetka	Ave	93	$603,000	10	4	2.2	3 Stories	N
10	08858795	**CLSD**	523		Elder	Ln	93	$605,000	7	3	1.1	1 Story	N
11	08646372	**CLSD**	1136		Hill	Rd	93	$650,000	9	4	3.1	2 Stories	N
12	08829170	**CLSD**	932		Ash	St	93	$650,000	9	3	2	2 Stories	N
13	08889133	**CLSD**	146		Woodland	Ave	93	$650,000	11	4	2.1	2 Stories	N
14	08888964	**CLSD**	1137		Tower	Rd	93	$659,000	6	3	2	1 Story	N
15	08889220	**CLSD**	1003		Westmoor	Rd	93	$660,000	1	1	3.1	2 Stories	N
16	08992118	**CLSD**	942		Tower	Rd	93	$660,000	10	5	3.1	2 Stories	N
17	08845547	**CLSD**	373		Berkeley	Ave	93	$669,000	9	4	3	1 Story	N
18	08865346	**CLSD**	871		Eldorado	St	93	$700,000	7	3	2	1.5 Story	N
19	09030858	**CLSD**	1283		Asbury	Ave	93	$705,000	12	4	3.1	3 Stories	N
20	08936360	**CLSD**	707		Hill	Rd	93	$720,000	13	4	3.1	3 Stories	N

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Search Results - Detached Single

Refine Criteria | 1 Line Summary Modify | Show Quick Advanced Ema

showing **21** to **40** of **128** listings Search completed in 0.245 seconds

	MLS #	Stat	Street #	CP	Str Name	Sfx	Area	LP/SP	# Rms	All Beds	Baths	Type	SCI	P
21	08886063	**CLSD**	1148		Oak	St	93	$721,000	10	4	2.1	2 Stories	N	
22	08881673	**CLSD**	1141		Chatfield	Rd	93	$722,000	10	3	2.1	2 Stories	N	
23	08970904	**CLSD**	1060		Tower	Rd	93	$730,000	9	3	3.1	2 Stories	N	
24	08935035	**CLSD**	437		Hibbard	Rd	93	$740,000	9	4	2.1	2 Stories	N	
25	08719937	**CLSD**	109		Fuller	Ln	93	$742,000	9	4	2.2	3 Stories	N	
26	08952260	**CLSD**	756		Foxdale	Ave	93	$745,000	10	3+1 bsmt	3.1	2 Stories	V	
27	08862328	**CLSD**	310		Fairview	Ave	93	$750,000	9	3	3.1	2 Stories	N	
28	08843741	**CLSD**	824		Foxdale	Ave	93	$765,000	9	4	2.1	2 Stories	N	
29	08869349	**CLSD**	1144		Hamptondale	Rd	93	$765,000	9	4	2.1	2 Stories	N	
30	08836964	**CLSD**	1327		Hackberry	Ln	93	$770,000	7	3	2	1 Story	N	
31	08936971	**CLSD**	851		Ash	St	93	$770,000	10	3	2.1	2 Stories	N	
32	08856466	**CLSD**	906		Cherry	St	93	$780,000	9	4	2.1	2 Stories	N	
33	08935105	**CLSD**	250		Poplar	St	93	$790,000	8	3	2.1	2 Stories	N	
34	08849307	**CLSD**	779		Foxdale	Ave	93	$795,000	10	4	2.1	2 Stories	N	
35	09047451	**CLSD**	987		Asbury	Ct	93	$800,000	7	4	2	1 Story	N	
36	08987898	**CLSD**	1490		Asbury	Ave	93	$815,000	8	4	3.1	3 Stories	N	
37	09024259	**CLSD**	293		Ridge	Ave	93	$825,000	9	3+1 bsmt	3.1	2 Stories	N	
38	08860558	**CLSD**	1477		Scott	Ave	93	$826,500	12	4	2.2	3 Stories	N	
39	08831222	**CLSD**	1270		Scott	Ave	93	$835,000	10	4	2.1	2 Stories	N	
40	08919391	**CLSD**	840		Heather	Ln	93	$837,500	7	3	2	1 Story	N	

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	MLS #	Stat	Street #	CP	Str Name	Sfx	Area	LP/SP	# Rms	All Beds	Baths	Type	SCI
1	08861139	**CLSD**	460		Glendale	Ave	93	$840,000	11	4	4	2 Stories	N
2	08894019	**CLSD**	1350		Sunview	Ln	93	$850,000	10	4	3.1	2 Stories	N
3	08903048	**CLSD**	425		Chestnut	St	93	$880,000	12	4+1 bsmt	3.1	3 Stories	N
4	08911091	**CLSD**	919		Vernon	Ave	93	$893,000	13	4	3.1	2 Stories	N
5	08932575	**CLSD**	952		Spruce	St	93	$895,000	10	4+1 bsmt	3.1	2 Stories	N
6	08812054	**CLSD**	804		Boal	Pkwy	93	$900,000	11	4	3	2 Stories	N
7	08966664	**CLSD**	314		Auburn	Ave	93	$930,000	12	5+1 bsmt	5	2 Stories	N
8	08856634	**CLSD**	561		Elder	Ln	93	$942,000	10	5	4	3 Stories	N
9	08834110	**CLSD**	306		Walnut	St	93	$950,000	13	4+1 bsmt	4.1	3 Stories	N
10	08984001	**CLSD**	310		Myrtle	St	93	$965,000	9	3	2.1	2 Stories	N
11	08918187	**CLSD**	895		Gordon	Ter	93	$967,500	13	4+1 bsmt	4.1	2 Stories	N
* 12	08842376	**CLSD**	764		Locust	St	93	$970,000	7	3	2.1	2 Stories	N
13	08917533	**CLSD**	277		Hibbard	Rd	93	$975,000	12	5	4.1	1.5 Story	N
14	08907308	**CLSD**	1103		Sunset	Rd	93	$990,000	9	4	2.1	1.5 Story	N
15	08956702	**CLSD**	1303		Sunview	Ln	93	$1,000,000	11	5	3.1	2 Stories	N
16	08918579	**CLSD**	1117		Gage	St	93	$1,025,000	13	4+1 bsmt	4	2 Stories	N
17	08823928	**CLSD**	370		Poplar	St	93	$1,035,000	8	4	2.2	2 Stories	N
18	08839624	**CLSD**	1125		Gage	St	93	$1,040,000	10	4	2.1	2 Stories	N
19	08832642	**CLSD**	1344		Edgewood	Ln	93	$1,050,000	10	4	2.1	2 Stories	N
20	08844642	**CLSD**	1021		Elm	St	93	$1,060,000	11	4	3.1	2 Stories	N

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	MLS #	Stat	Street #	CP	Str Name	Sfx	Area	LP/SP	# Rms	All Beds	Baths	Type	SCI
1	08859803	**CLSD**	1556		Tower	Rd	93	$1,069,000	11	4	2.1	2 Stories	N
2	08734682	**CLSD**	811		Tower	Rd	93	$1,100,000	12	5	4.2	2 Stories	N
3	08935600	**CLSD**	766		Walden	Rd	93	$1,100,000	10	5	3.1	2 Stories	N
4	08889343	**CLSD**	922		Oak	St	93	$1,115,000	12	5	4.1	3 Stories	N
5	08989420	**CLSD**	686		Foxdale	Ave	93	$1,135,000	9	4	4	2 Stories	N
6	08943229	**CLSD**	1311		Sunview	Ln	93	$1,140,000	11	4	2.2	2 Stories	N
7	08903164	**CLSD**	1308		Forest Glen	Dr	93	$1,167,500	10	4+1 bsmt	5.1	2 Stories	N
8	08973265	**CLSD**	135	N	Sheridan	Rd	93	$1,180,000	11	4	2.1	2 Stories	N
9	08863096	**CLSD**	132		Bertling	Ln	93	$1,190,000	13	5	3.1	3 Stories	N
10	08942171	**CLSD**	1311		Scott	Ave	93	$1,200,000	11	5	3.2	3 Stories	N
11	08953180	**CLSD**	984		Spruce	St	93	$1,212,500	12	4+1 bsmt	5	2 Stories	N
12	08936619	**CLSD**	1314		Scott	Ave	93	$1,225,000	12	5	4.1	3 Stories	N
13	08994658	**CLSD**	876		Pine	St	93	$1,230,000	11	5+1 bsmt	3.1	2 Stories	N
14	08975147	**CLSD**	639		Lincoln	Ave	93	$1,245,000	10	4	2.1	2 Stories	N
15	08918798	**CLSD**	329		Locust	Rd	93	$1,253,500	11	4	3.1	2 Stories	N
16	08834270	**CLSD**	913		Oak	St	93	$1,265,000	9	4	3.2	2 Stories	N
17	09018642	**CLSD**	342		Rosewood	Ave	93	$1,275,000	11	4	4.1	2 Stories	N
18	08863082	**CLSD**	1157		Asbury	Ave	93	$1,280,000	10	4+1 bsmt	4.1	2 Stories	N
19	08841542	**CLSD**	861		Bryant	Ave	93	$1,300,000 (F)	16	9	3.1	3 Stories	N
20	08862748	**CLSD**	659		Lincoln	Ave	93	$1,310,000	10	4	4.1	3 Stories	N

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	MLS #	Stat	Street #	CP	Str Name	Sfx	Area	LP/SP	# Rms	All Beds	Baths	Type	SCI
1	08897527	**CLSD**	185		Chestnut	St	93	$1,370,000	12	6	3.1	3 Stories	N
2	08922704	**CLSD**	348		Fairview	Ave	93	$1,390,000	11	4	2.1	2 Stories	N
3	08850535	**CLSD**	563		Provident	Ave	93	$1,407,500	15	4+2 bsmt	4.1	2 Stories	N
4	08918138	**CLSD**	602		Provident	Ave	93	$1,412,500	13	4+1 bsmt	4.1	2 Stories	N
5	08901674	**CLSD**	1183		Asbury	Ave	93	$1,420,000	13	5+1 bsmt	4.1	2 Stories	N
6	08923582	**CLSD**	550		Sheridan	Rd	93	$1,432,000	11	5	4.1	3 Stories	N
7	08916712	**CLSD**	350		Elder	Ln	93	$1,450,000	12	5	3.2	3 Stories	N
8	08882450	**CLSD**	1417		Edgewood	Ln	93	$1,495,000	13	4+1 bsmt	4.1	2 Stories	N
9	08884346	**CLSD**	923		Cherry	St	93	$1,550,000	15	6	5.1	3 Stories	N
10	08869694	**CLSD**	310		Woodley	Rd	93	$1,580,000	12	6	5.3	2 Stories	N
11	08766242	**CLSD**	41		Locust	Rd	93	$1,600,000	11	5	4.1	3 Stories	N
12	08772668	**CLSD**	565		Arbor Vitae	Rd	93	$1,600,000	16	6	5.1	3 Stories	N
13	08926015	**CLSD**	932		Sheridan	Rd	93	$1,600,000	11	5	4.2	2 Stories	N
14	08981198	**CLSD**	475		Rosewood	Ave	93	$1,600,000	14	5+1 bsmt	5.1	3 Stories	N
15	08926183	**CLSD**	419		Chestnut	St	93	$1,615,000	15	5+1 bsmt	5.1	2 Stories	N
16	08925892	**CLSD**	1550		Hazel	Ln	93	$1,675,000	14	5	5.2	2 Stories	N
17	08733059	**CLSD**	1148		Scott	Ave	93	$1,734,000	12	5+1 bsmt	5.1	3 Stories	N
18	08958977	**CLSD**	1127		Laurel	Ave	93	$1,745,000	14	4+1 bsmt	5.1	2 Stories	N
19	08820298	**CLSD**	886		Pine	St	93	$1,760,000	14	6	5.1	2 Stories	N
20	08944120	**CLSD**	395		Locust	St	93	$1,765,000	12	4+1 bsmt	4.1	2 Stories	N

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	MLS #	Stat	Street #	CP	Str Name	Sfx	Area	LP/SP	# Rms	All Beds	Baths	Type	SCI
1	08998379	**CLSD**	1092		Cherry	St	93	$1,775,000	15	5+1 bsmt	5.1	2 Stories	N
2	08729806	**CLSD**	596		Provident	Ave	93	$1,796,000	13	5+1 bsmt	5.1	3 Stories	N
3	08839923	**CLSD**	2		Old Green Bay	Rd	93	$1,800,000	12	5	5.1	2 Stories	N
4	08849389	**CLSD**	548		Maple	St	93	$1,805,000	13	5	4.2	3 Stories	N
5	08887286	**CLSD**	606		Maple	St	93	$1,820,000	12	5	4.1	3 Stories	N
6	08664757	**CLSD**	1004		Oak	St	93	$1,844,000	13	4+1 bsmt	5.1	3 Stories	N
7	08821202	**CLSD**	1482		Edgewood	Ln	93	$1,850,000	14	5+1 bsmt	5.1	2 Stories	N
8	08719130	**CLSD**	31		Indian Hill	Rd	93	$1,900,000	14	5	4.1	2 Stories	N
9	08887408	**CLSD**	622		Oak	St	93	$1,934,000	14	6	5.1	3 Stories	N
10	08817643	**CLSD**	1005		Pine Tree	Ln	93	$1,947,500	17	5+1 bsmt	6.1	3 Stories	N
11	08892892	**CLSD**	906		Oak	St	93	$2,225,000	15	5+1 bsmt	5.1	3 Stories	N
12	08875552	**CLSD**	88		Locust	Rd	93	$2,281,000	12	4	3.2	2 Stories	N
13	08842378	**CLSD**	2		Golf	Ln	93	$2,345,000	13	5	3.2	2 Stories	N
14	08882104	**CLSD**	150		Woodley	Rd	93	$2,500,000	16	6	7.2	2 Stories	N
15	08849846	**CLSD**	155		Woodley	Rd	93	$2,599,000	15	6	5.1	3 Stories	N
16	08583896	**CLSD**	37		Indian Hill	Rd	93	$2,700,000	12	5	4.1	2 Stories	N
17	08665551	**CLSD**	30		Indian Hill	Rd	93	$2,770,000	18	6	7.3	3 Stories	N
18	08911444	**CLSD**	260		Linden	St	93	$2,880,000	13	5	5.2	2 Stories	N
19	08896876	**CLSD**	603		Elm	St	93	$3,000,000	15	6	6.1	3 Stories	V
20	08889647	**CLSD**	511		Willow	Rd	93	$3,025,000	16	5+1 bsmt	5.1	3 Stories	N

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	MLS #	Stat	Street #	CP	Str Name	Sfx	Area	LP/SP	# Rms	All Beds	Baths	Type	SCI
1	08922844	**CLSD**	113		Woodley	Rd	93	$3,275,000	16	6+1 bsmt	7.2	3 Stories	N
2	08577449	**CLSD**	704		Park	Ln	93	$3,337,500	12	4+1 bsmt	5.1	3 Stories	N
3	08611448	**CLSD**	795		Lincoln	Ave	93	$3,475,000	14	5+1 bsmt	6.1	2 Stories	N
4	08918905	**CLSD**	767		Mt Pleasant	St	93	$4,166,981	16	6+1 bsmt	7.3	3 Stories	N
5	08970805	**CLSD**	97		Indian Hill	Rd	93	$4,200,000	15	5+1 bsmt	6.3	2 Stories	N
6	08453914	**CLSD**	884		Higginson	Ln	93	$4,225,000	16	6+1 bsmt	7.3	2 Stories	N
7	08889669	**CLSD**	830		Mt Pleasant	St	93	$4,500,000	16	7	7.3	2 Stories	N
8	08894424	**CLSD**	191		Sheridan	Rd	93	$6,100,000	14	4+1 bsmt	5.1	2 Stories	N

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Search Results - Cross Property (All)

List View | Refine Criteria | One Page (Residential) - Agent | Show | Quick | Advanc

showing **16** of **22** listings

Search completed in 0.264 seconds

Detached Single Status: **EXP** MLS #: **06283273**

Address: **127 Church Rd, Winnetka, 60093**

Bedrooms: **4** List Price: **$1,895,000**

Baths(full/half): **3/1** Rent Price:

Total Rms: **11** Area: **93**

Master Bedroom Bath: **Full** HO Assessments:

Fireplaces: **5** Frequency: **Not Applicable**

PIN: **05213220190000** Taxes: **$0**

Spec Asmt: **No** Tax Year: **05**

Type Ownership: **Fee Simple** Tax Exemptions: **None**

Agent Owned/Interest: **No** Year Built: **2005**

Basement: **Partial** Built Before 1978: **No**

Parking Type: **Garage** # Spaces (Gar/Ext): **2/**

Subdivision:

Type: **2 Stories** Contract:

Style: **Traditional** Sold Price:

Approx SF: **0** Rented Price:

Exterior: **Brick** Agent Owned/Interest: **No**

Age: **1-5 Years**

Elementary: **Crow Island** District #: **36**

Middle: **CARLETON W WASHBURNE** District #: **36**

High: **New Trier Township** District #: **203**

Lot Dimensions: **81.84X180.17X62.9X192** Lot Size: **.25-.49 Acre** Acres: **0.3**

Waterfront: **No** Coordinates: North: **0** South: **0** East: **0** West: **0**

Directions: **Green Bay or Winnetka Ave. to Church, 2nd house N of Winnetka on East side of street.**

ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT	ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT
Living Room:	19X17	Main Level	Hardwood	None	Eating Area:	17X10	Main Level	Hardwood	None
Dining Room:	17X14	Main Level	Hardwood	None	Recreation Room:		Lower	Carpet	
Kitchen:	19X14	Main Level	Hardwood	None	Recreation Room:	25X15	Lower	Carpet	None
Family Room:	20X17	Main Level	Hardwood	None					
Laundry Room:	8X7	Lower	Other	None					
Master Bedroom:	17X13	Main Level	Hardwood	None					
2nd Bedroom:	16X12	Lower	Carpet	None					
3rd Bedroom:	16X12	Lower	Carpet	None					
4th Bedroom:	16X10	Lower	Carpet	None					
Sun/Florida Room:	13X8	Main Level	Hardwood	None					

Air: **Central Air**

Appliances: **Dishwasher, Disposal, Washer, Oven-Double, Refrigerator, Dryer**

Assessments Include: **None**

Basement:

Existing Bas./Fnd.:

Bath Amenities: **Separate Shower, Double Sink**

Dining Room: **Separate**

Fireplace: **Wood Burning**

Garage: **Garage Door Opener(s)**

Heat/Fuel: **Gas, Forced Air** Kitchen: **Eating Area-Breakfast Bar**

Lot Description: **Landscaped Professionally** Other Rooms:

Sewer: **Sewer-Public** Water: **Lake Michigan**

Remarks: **New Construction and superb design by Paul Konstant. Perfect 'Scale Down' house with gracious formal ...**

Agent Remarks:

Holds Earnest Money: **Yes** Listing Type: **Exclusive Agency** Sp. Comp. Info.: **None**

Cooperative Compensation: **2.25/ 1.75-$150**

Showing Instructions: **Call Office,Appointment** Lock Box:

Owner: **Owner Of Record** Owner's Phone: **847-446-4200**

List Office: **BRE Sotheby's International Realty** ID#: **4042** Office Phone: **(847) 446-4200**

List Agent: **Blanche Romey** ID#: **31374** Agent Phone: **(847) 209-6106**

List Agent E-mail: **blanche.romey@cbexchange.com; blancheromey@me.com** Team:

Co-Lister: Agents Additional Contact #:

List Date: **09/18/2006** Contract: Closed Date: Original List Price: **$1,985,000**

Off-Market Date: **09/01/2007** Expiration Date: **09/01/2007** Status Date: **09/03/2007** Listing Market Time: **349**

Selling Office: Selling Agent:

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Search Results - Cross Property (All)

List View | Refine Criteria | One Page (Residential) - Agent | Show | Quick | Advanc

showing **15** of **22** listings — Search completed in 0.264 seconds

Detached Single Status: **CLSD** MLS #: **06703492**

Address: **127 Church Rd, Winnetka, 60093**

Bedrooms: **4** List Price: **$1,849,000**

Baths(full/half): **3/1** Rent Price:

Total Rms: **11** Area: **93**

Master Bedroom Bath: **Full** HO Assessments:

Fireplaces: Frequency: **Not Applicable**

PIN: **05213220190000** Taxes: **$15,654.19**

Spec Asmt: **No** Tax Year: **2006**

Type Ownership: **Fee Simple** Tax Exemptions: **None**

Agent Owned/Interest: **No** Year Built: **2006**

Basement: **English** Built Before 1978: **No**

Parking Type: **Garage** # Spaces (Gar/Ext): **2/**

Subdivision:

Type: **2 Stories** Contract: **11/05/2007**

Style: Sold Price: **$1,700,000**

Approx SF: **0** Rented Price:

Exterior: **Brick** Agent Owned/Interest: **No**

Age: **1-5 Years**

Elementary: District #: **36**
Middle: District #: **36**
High: District #: **203**

Lot Dimensions: **81.84X180.17X62.9X192** Lot Size: **.25-.49 Acre** Acres: **0.33**

Waterfront: **No** Coordinates: North: **15** South: **0** East: **0** West: **4**

Directions: **GREEN BAY OR WINNETKA TO CHURCH, 2ND HOUSE N. OF WINN.**

ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT	ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT
Living Room:	19X17	Main Level	Hardwood		Breakfast Room:	17X10	Main Level	Hardwood	
Dining Room:	17X14	Not Applicable	Hardwood		Recreation Room:	25X15	Lower	Carpet	
Kitchen:	17X14	Main Level	Hardwood						
Family Room:	20X17	Main Level	Hardwood						
Laundry Room:									
Master Bedroom:	17X13	Main Level	Hardwood						
2nd Bedroom:	16X12	Lower	Carpet						
3rd Bedroom:	16X10	Lower	Carpet						
4th Bedroom:	16X10	Lower	Carpet						
Sun/Florida Room:	13X9	Main Level	Hardwood						

Air: **Central Air**
Appliances: **Oven-Double, Dishwasher, Refrigerator, Washer, Dryer, Disposal**
Assessments Include: **None**
Basement: **Finished**
Existing Bas./Fnd.:
Bath Amenities: **Separate Shower, Double Sink**
Dining Room: **Separate**
Fireplace:
Garage:
Heat/Fuel: **Gas, Forced Air** Kitchen: **Eating Area-Breakfast Bar, Eating Area-Table Space, Island**
Lot Description: **Landscaped Professionally** Other Rooms:
Sewer: **Sewer-Public** Water: **Lake Michigan**

Remarks: **Sophisticated and comfortable new home with 1st. fl. mstr. ste. and elevator designed by Paul Konsta** ...

Agent Remarks: **Additional parking options available (circle drive, additional parking spots, etc.) in private back** ...

Holds Earnest Money: **Yes** Listing Type: **Exclusive Right to Sell** Sp. Comp. Info.: **None**
Cooperative Compensation: **2.25/1.75-$150**
Showing Instructions: **Call listing office** Lock Box:
Owner: **OOR** Owner's Phone:
List Office: **The Hudson Company** ID#: **3638** Office Phone: **(847) 446-9600**
List Agent: **Joanne Hudson** ID#: **38429** Agent Phone:
List Agent E-mail: **joanne@thehudsoncompany.com** Team:
Co-Lister: Agents Additional Contact #:
List Date: **10/15/2007** Contract: **11/05/2007** Closed Date: **01/15/2008** Original List Price: **$1,895,000**
Off-Market Date: **11/05/2007** Expiration Date: Status Date: **01/15/2008** Listing Market Time: **22**
Selling Office: **3638** Selling Agent: **39577**

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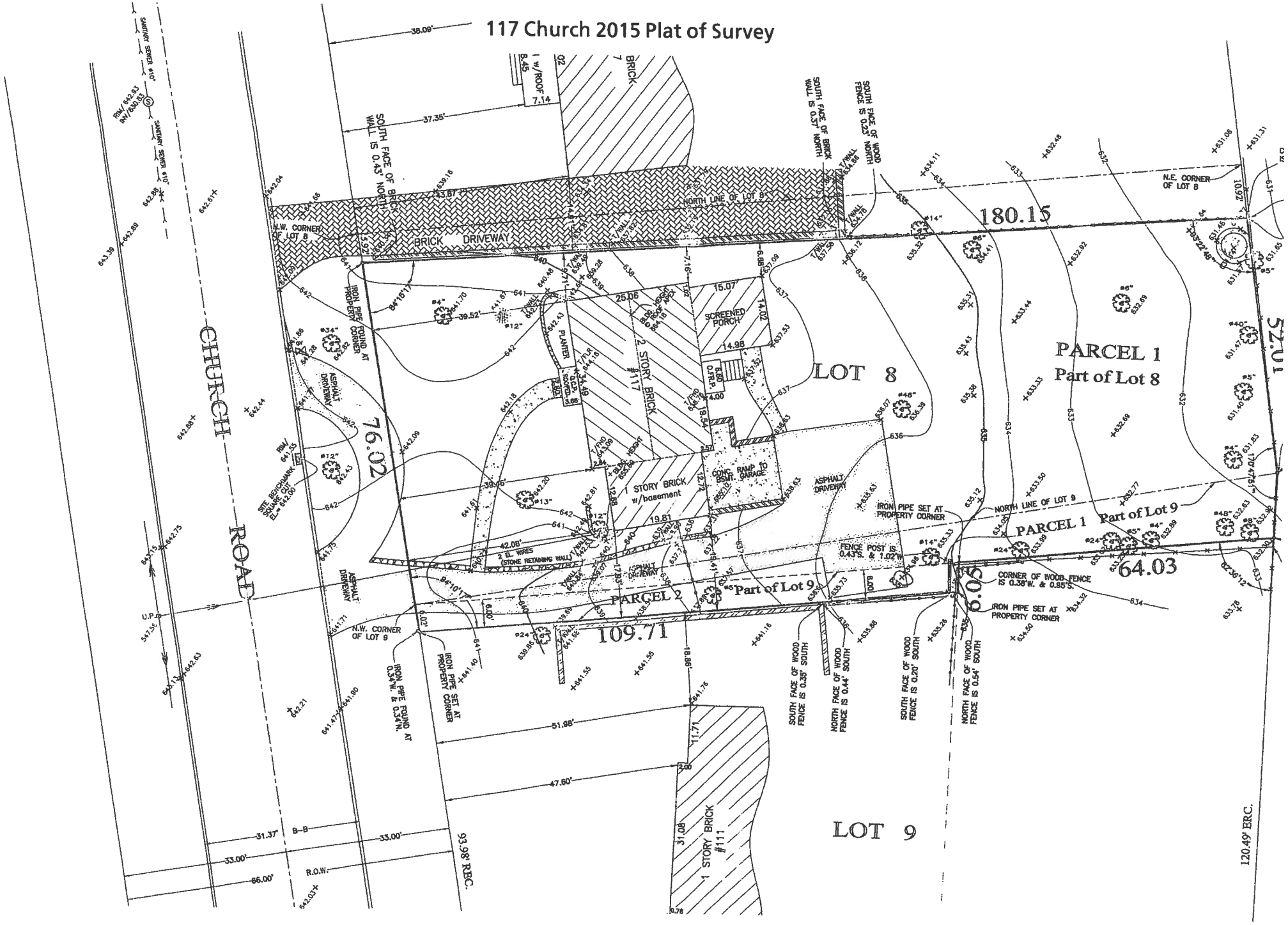
117 Church 2015 Plat of Survey



117 CHURCH
FRONT ELEVATION
SCALE: 1/4"=1'-0"

117 CHURCH
RIGHT ELEVATION
SCALE: 1/4"=1'-0"

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ARCHITECTS: (DESIGN FIRM REGISTRATION #184-001-698)
DESIGNER: (DESIGN SUPERVISORS REGISTRATION #001-010635)
605 W. HICKORY ST. HINSDALE, IL. 60521 (630) 655-6058

Marty Murphy
1222 W Arthur Ave. Chicago IL 60626. 312-433-3200

WINNETKA, ILLINOIS
117 CHURCH

01	11-11-15	CHANGES PER VILLAGE	
02	-	-	

Original: 11-04-15
Date: 11-17-15
Issued for Permit:
Issued for Court:

LICENSED ARCHITECT
SERGIO
CORDERO
001-010635
STATE OF ILLINOIS

Sheet No:
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117 CHURCH
REAR ELEVATION
SCALE: 1/4"=1'-0"

117 CHURCH
LEFT ELEVATION
SCALE: 1/4"=1'-0"

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DESIGNER: (DESIGNED ENTERPRISES REGISTRATION #001-010635)
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Marty Murphy
1222 W Arthur Ave. Chicago IL 60626. 312-433-3200

117 CHURCH
WINNETKA, ILLINOIS

01	11-11-15	CHANGES PER VILLAGE
02	-	-

Original: 11-04-15

Date: 11-17-15

Issued for Permit:

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001-010635
STATE OF ILLINOIS

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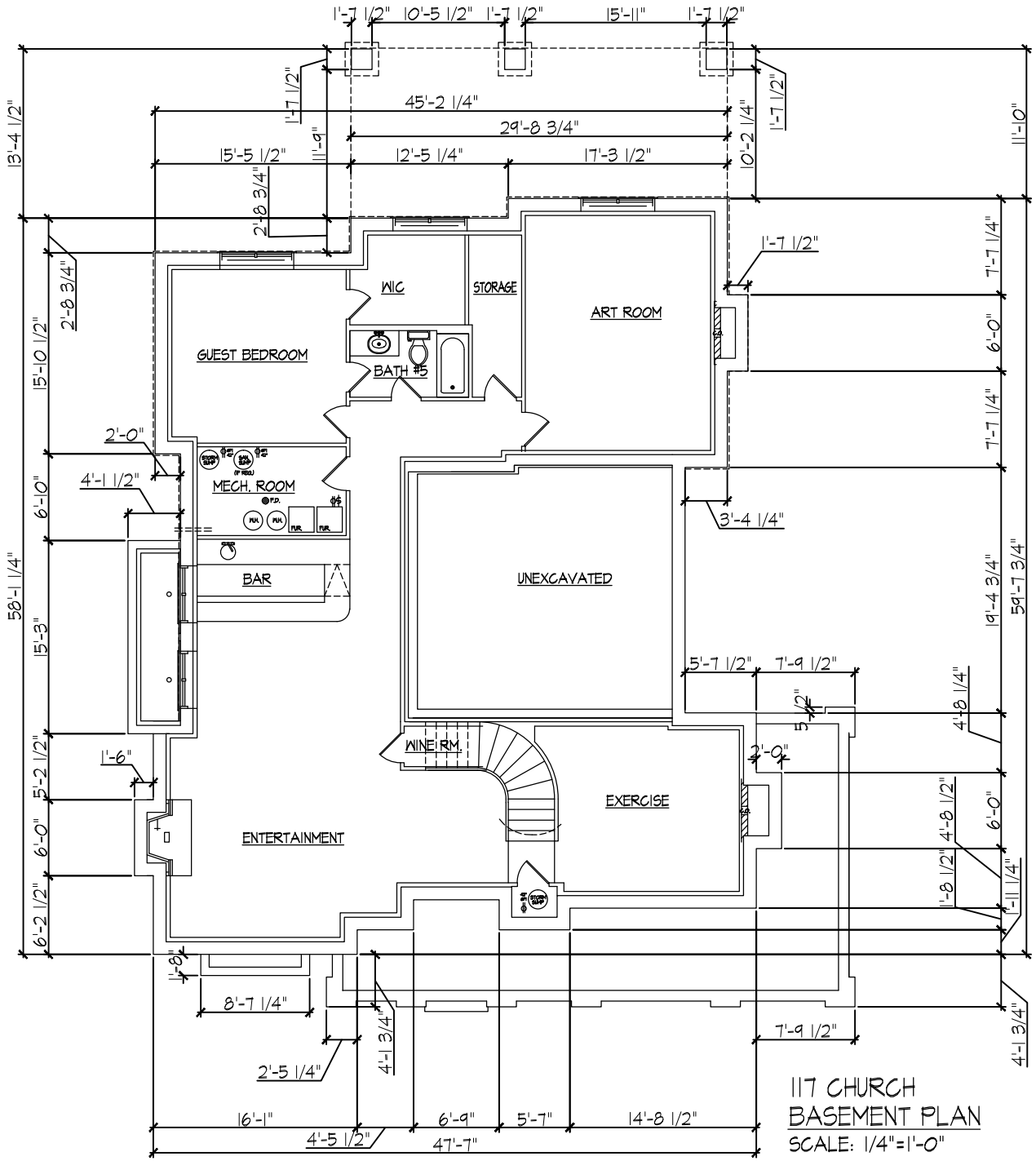

117 CHURCH
BASEMENT PLAN
SCALE: 1/4"=1'-0"

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Marty Murphy
1222 W Arthur Ave. Chicago IL 60626. 312-433-3200

117 CHURCH
WINNETKA, ILLINOIS

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02	1-1-15	CHANGES PER VILLAGE

Date: 11-17-15
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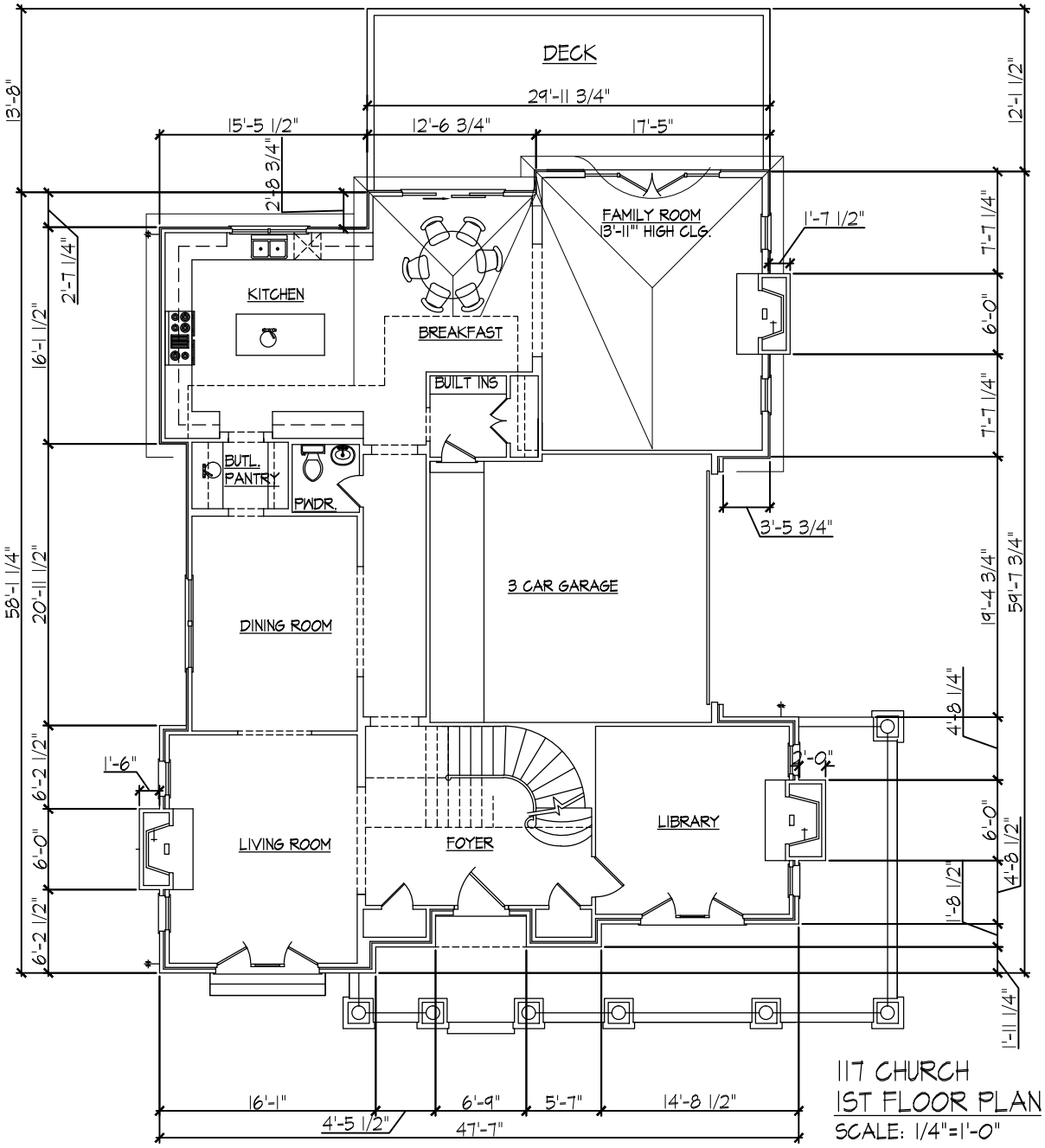

117 CHURCH
1ST FLOOR PLAN
SCALE: 1/4"=1'-0"

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117 CHURCH
WINNETKA, ILLINOIS

01	-	CHANGES PER VILLAGE
02	1=1=15	

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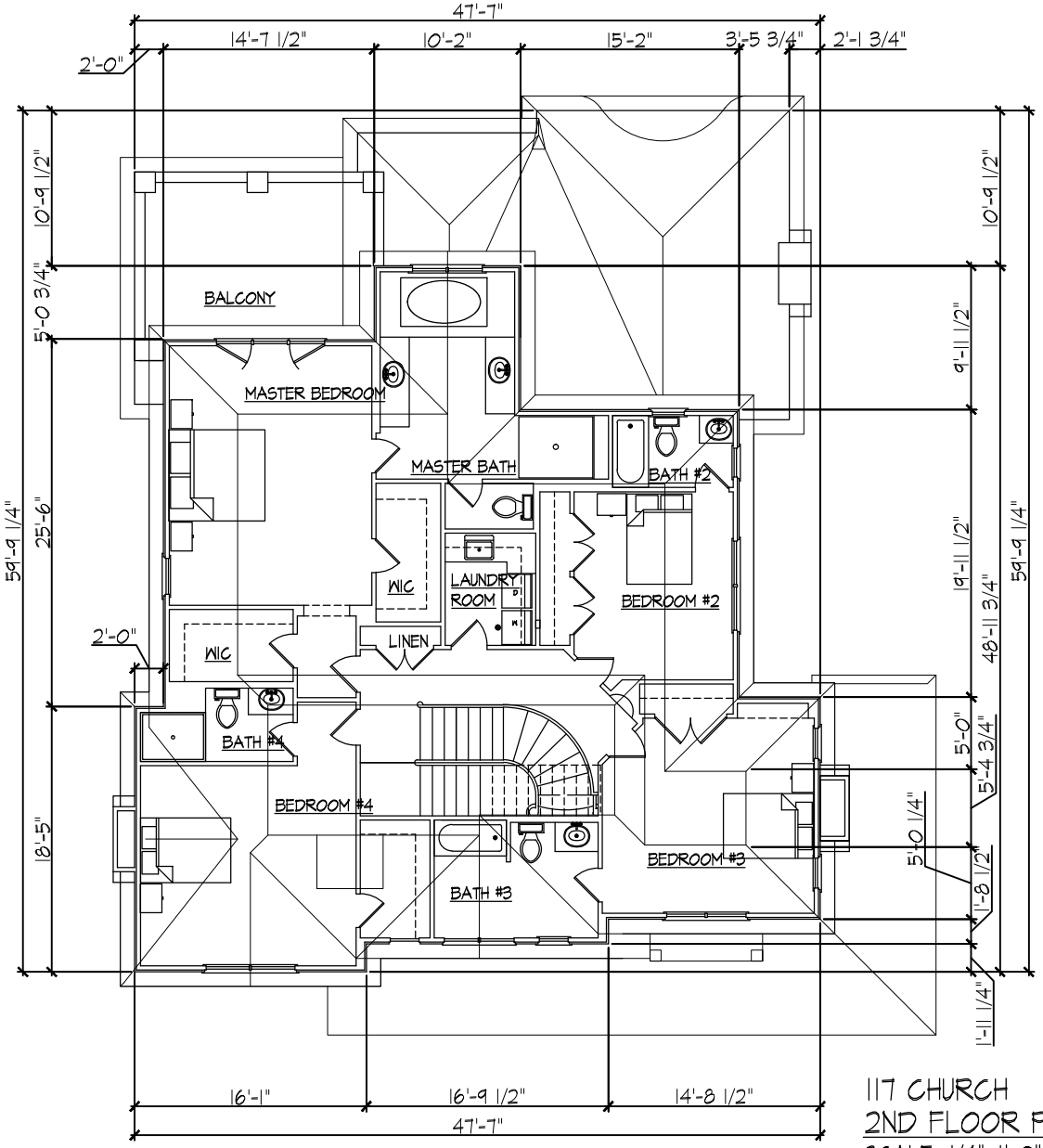

117 CHURCH
2ND FLOOR PLAN
SCALE: 1/4"=1'-0"

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117 CHURCH
WINNETKA, ILLINOIS

Date: 11-17-15	Original: 11-04-15
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SERGIO CORDESCHI
001-010035
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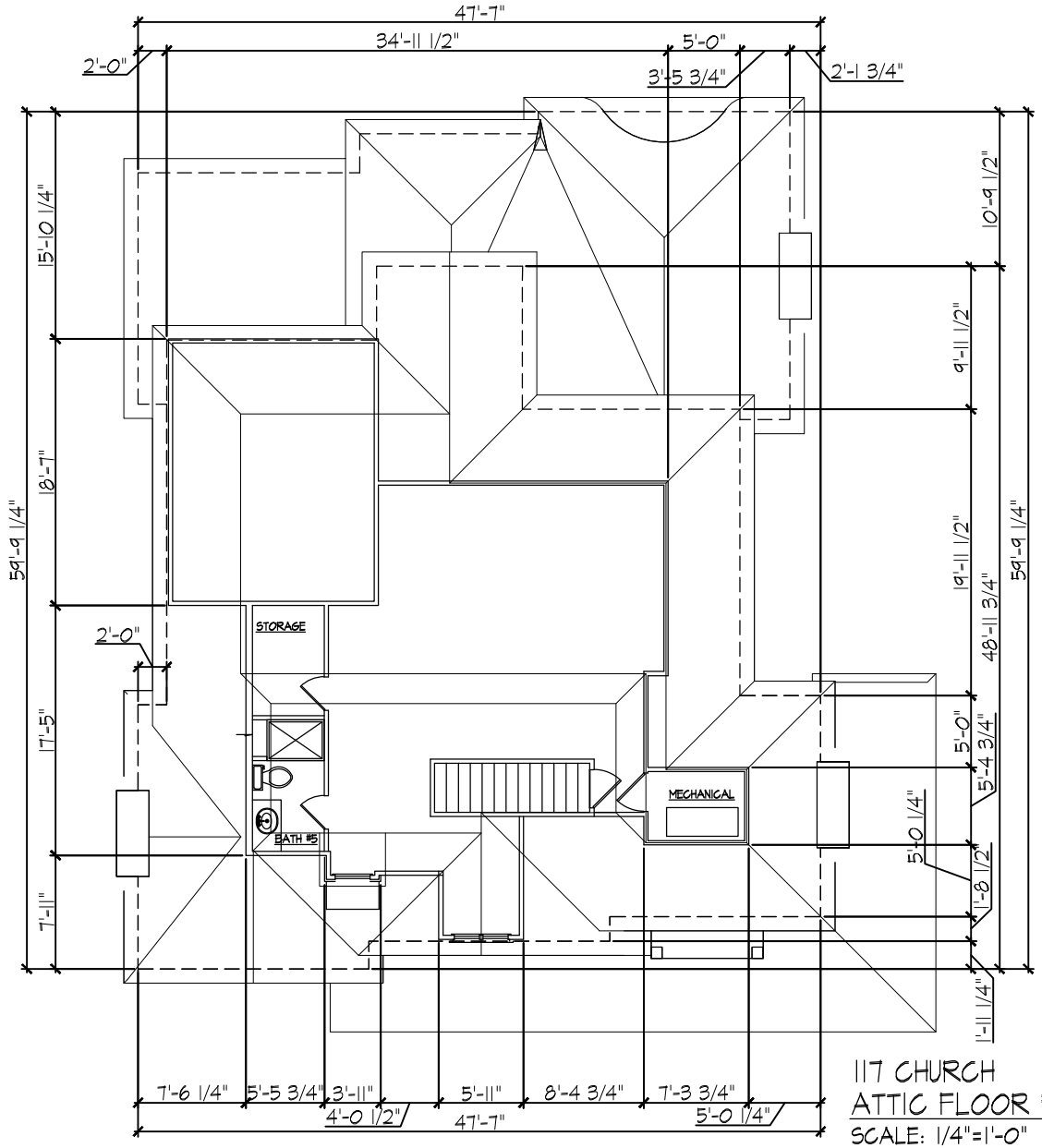

117 CHURCH
ATTIC FLOOR PLAN
SCALE: 1/4"=1'-0"

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117 CHURCH
WINNETKA, ILLINOIS

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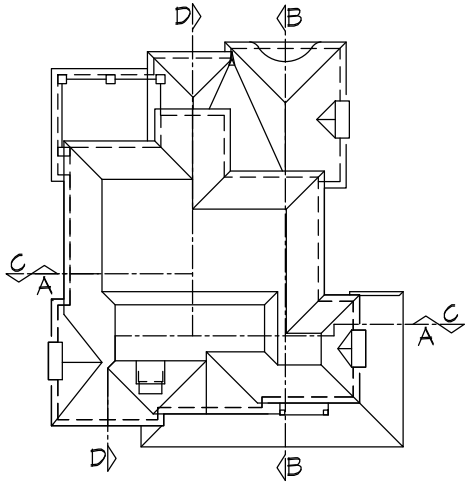

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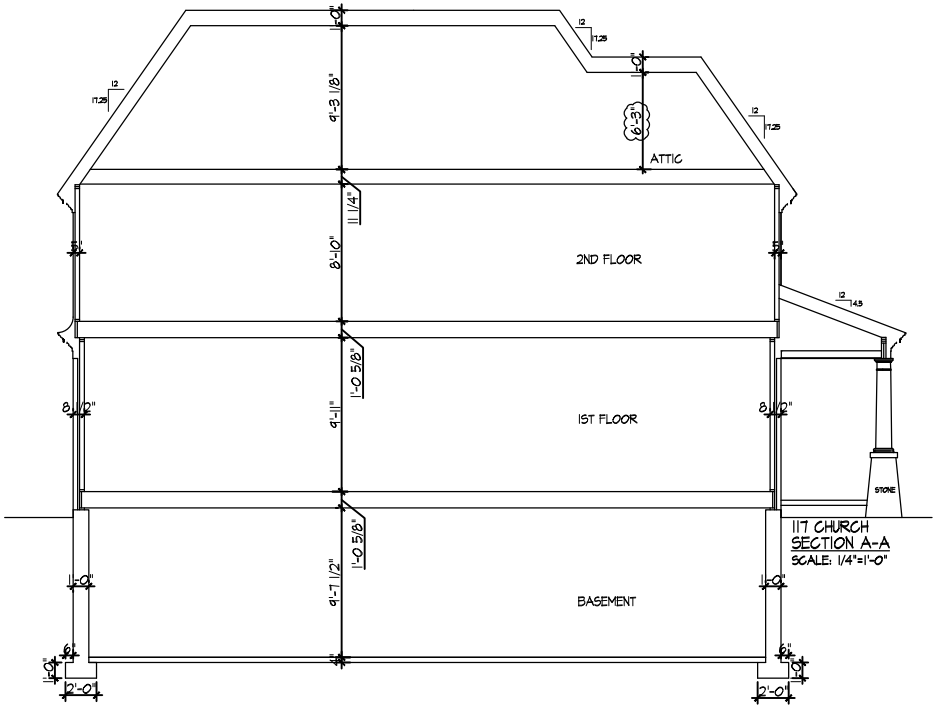

117 CHURCH
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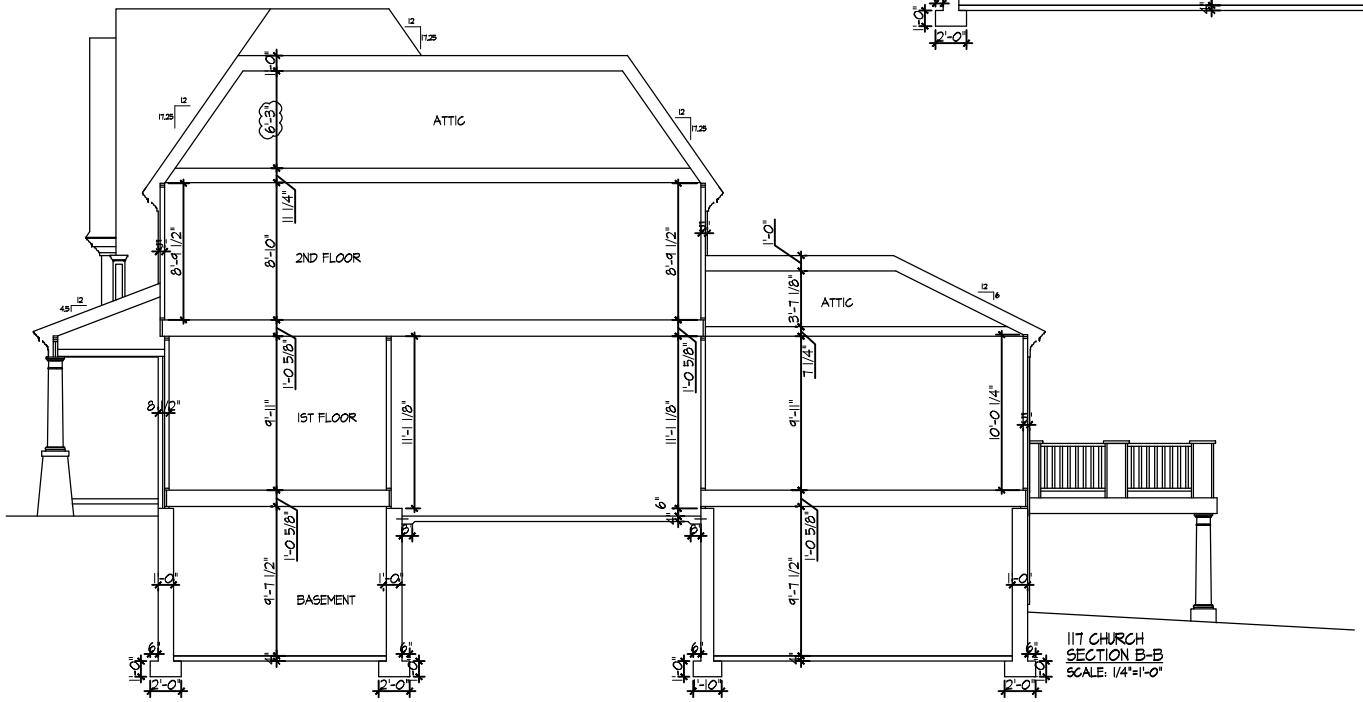

117 CHURCH
SECTION B-B
SCALE: 1/4"=1'-0"

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WINNETKA, ILLINOIS
117 CHURCH

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STATE OF ILLINOIS

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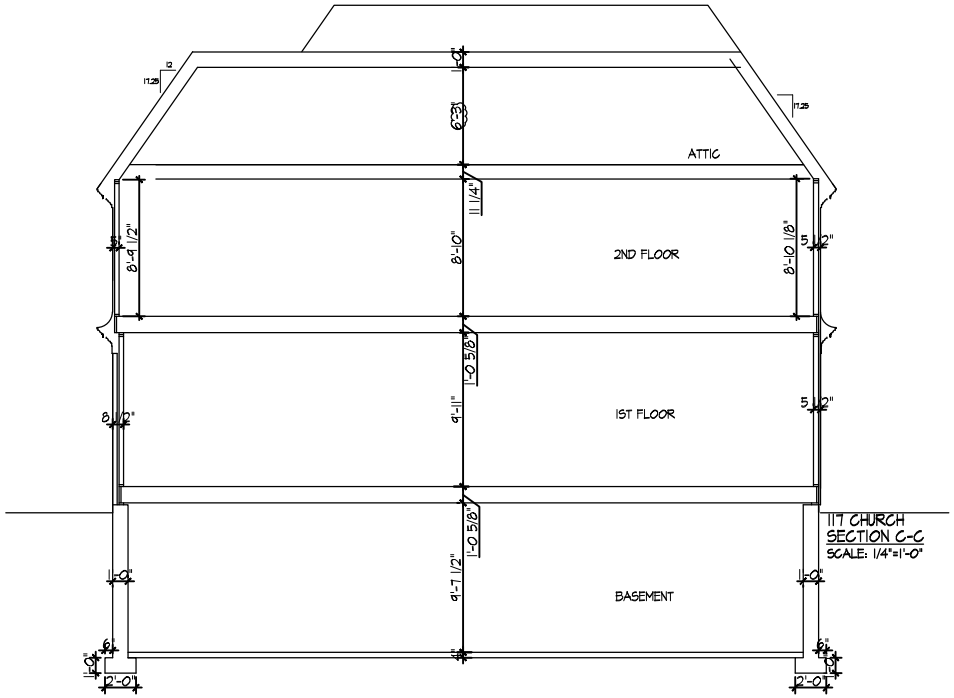

117 CHURCH
SECTION C-C
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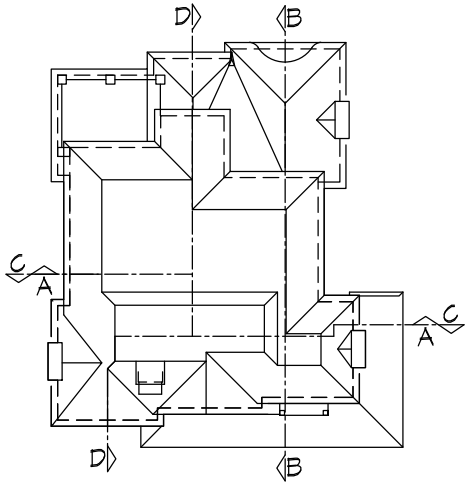

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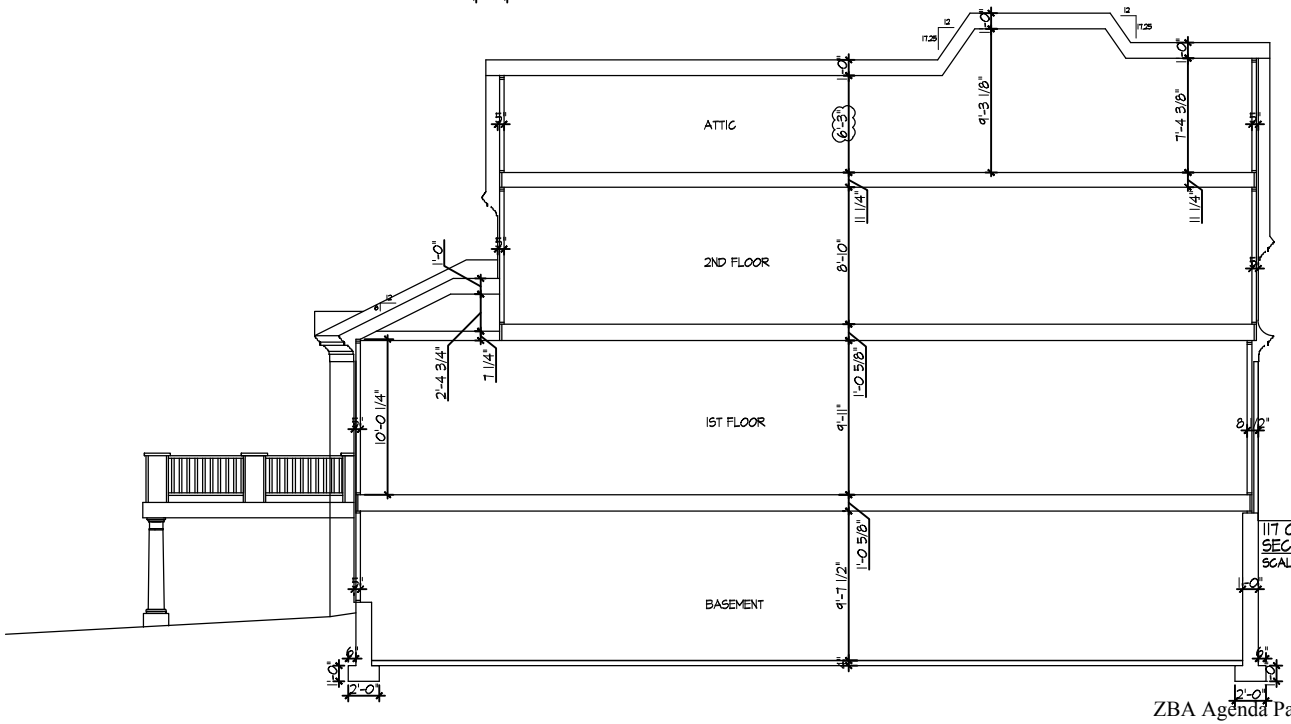

117 CHURCH
SECTION D-D
SCALE: 1/4"=1'-0"

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117 CHURCH
WINNETKA, ILLINOIS

01	11-11-15	CHANGES PER VILLAGE

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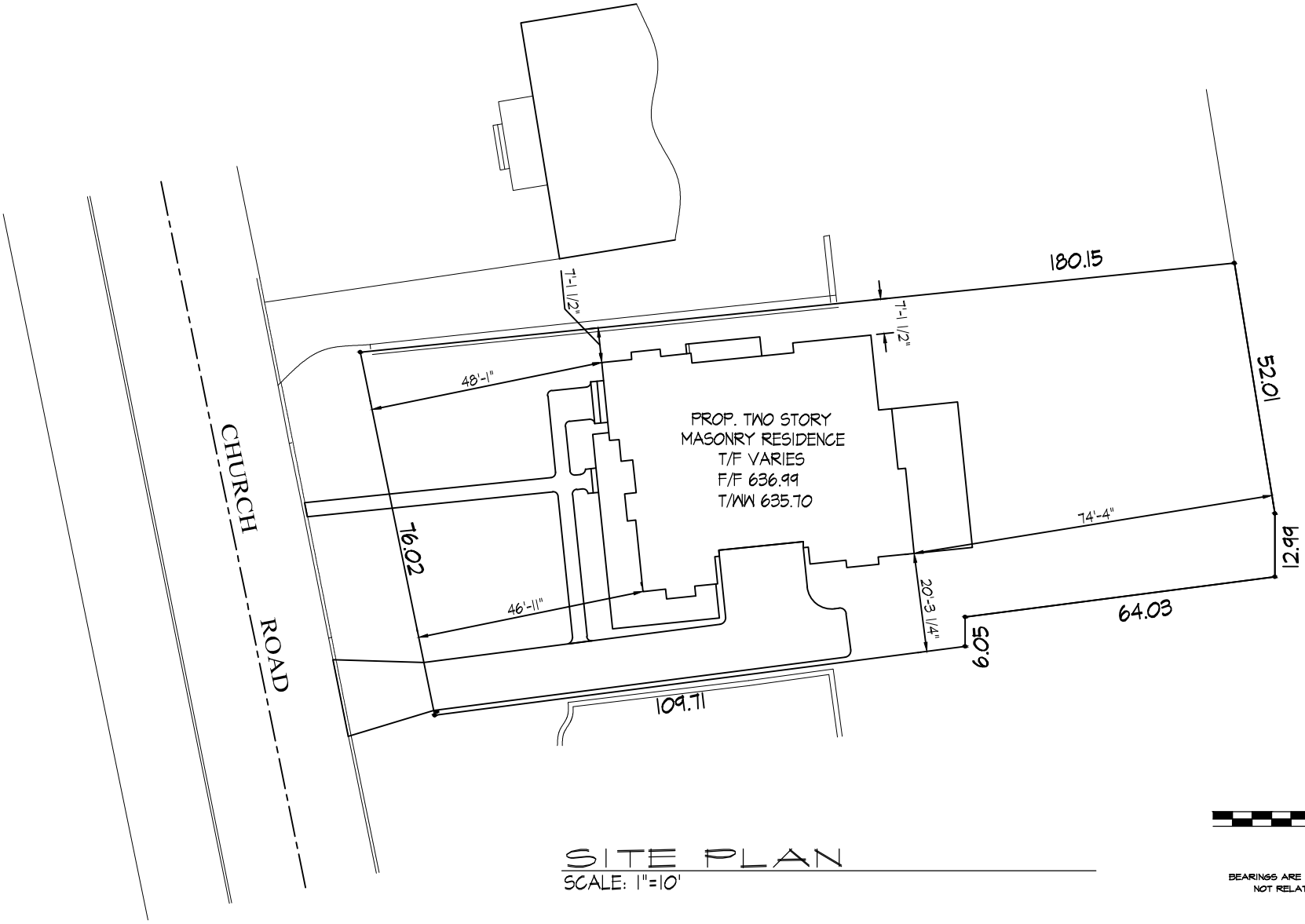

SITE PLAN
SCALE: 1"=10'

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 10 ft.

BEARINGS ARE FOR ANGULAR REFERENCE ONLY AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH

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ENGINEER: (DESIGN ENTERPRISE REGISTRATION #001-010035)
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Marty Murphy
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117 CHURCH
WINNETKA, ILLINOIS

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CHICAGO
001-010035
STATE OF ILLINOIS

Sheet No: 9

EROSION CONTROL, AND TREE PROTECTION NOTES:

1. INSTALL TEMPORARY CONSTRUCTION SILT FENCE FOR SEDIMENT EROSION CONTROL AROUND THE PERIMETER OF THE PROPOSED WORK AREA AS SHOWN ON THE DRAWING.
2. DUST CONTROL METHODS SHOULD BE USED TO MINIMIZE THE SPREAD OF AIRBORNE PARTICLES.
3. PROTECT EXISTING TREES >6" IN ACCORDANCE WITH 6' HIGH WIRE MESH OF CHAIN LINK FENCING AS SHOWN ON THE DRAWING.
4. WHERE NATURAL VEGETATION IS REMOVED DURING GRADING, SOIL EROSION/SEDIMENT CONTROL METHODS SHALL BE INITIATED AND VEGETATION SHALL BE PROMPTLY RE-ESTABLISHED WITHIN 30 DAYS IN SUFFICIENT DENSITY TO PROVIDE EROSION CONTROL. MINIMIZE THE AMOUNT OF NATURAL VEGETATION REMOVED.
5. SUBMIT TREE REMOVAL APPLICATION FOR EACH PROPOSED REMOVAL OF PROTECTED TREES. NO TREES MAY BE REMOVED WITHOUT A PERMIT.
6. AS THERE ARE TREES WITHIN 15 FEET OF THE PROPERTY LINE ON ADJACENT PROPERTIES, ADJACENT PROPERTY OWNERS AND OCCUPANTS MUST BE NOTIFIED OF PROPOSED CONSTRUCTION.
7. CALL FOR TREE FENCING INSPECTION PRIOR TO ANY CONSTRUCTION OR DEMOLITION. FAILURE TO DO SO SHALL RESULT IN A STOP WORK ORDER ON THE CONSTRUCTION PROJECT.
8. CALL FORESTRY DEPARTMENT FOR PERMISSION TO REMOVE PROTECTIVE TREE FENCING ONCE PROJECT IS COMPLETE.
9. IT IS THE GENERAL CONTRACTOR/PROJECT APPLICANT'S RESPONSIBILITY TO ENSURE ALL CONTRACTORS, SUBCONTRACTORS OR OTHER PARTIES PERFORMING WORK ON PROJECT ARE FULLY AWARE OF THE APPROVED TREE PROTECTION PLAN AND ABIDE BY ALL REQUIREMENTS THEREIN.
10. NO HEAVY MACHINERY MAY OPERATE WITHIN THE DRIPLINES OF TREES DURING ANY PHASE OF CONSTRUCTION PROJECT, INCLUDING AFTER PROTECTIVE TREE FENCES HAVE BEEN REMOVED.
11. GRADE CHANGES WITHIN DRIPLINE OF ANY PROTECTED TREE ARE PROHIBITED, EXCEPT AS NOTED.

DEMOLITION AND EXCAVATION NOTES:

1. DEMOLISH EXISTING DRIVEWAY AS SHOWN. DISPOSE OF ALL MATERIALS IN ACCORDANCE WITH LOCAL REGULATIONS.
2. ALL EXCAVATION WILL BE IN ACCORDANCE WITH OSHA REGULATIONS AND SHALL PROVIDE CONTINUOUS SUPPORT TO ALL ADJACENT FOUNDATIONS.
3. CONTRACTOR IS RESPONSIBLE FOR KEEPING STREET REASONABLY FREE OF SOIL AND DEBRIS.
4. CALL JULIE 800-892-0123 BEFORE STARTING CONSTRUCTION.
5. THE CONTRACTOR MUST TELEVISE AND VERIFY THE LOCATION AND CONDITION OF THE SERVICE. IF THE EXISTING STORM SERVICE IS ACTUALLY TIED INTO THE SANITARY SEWER, THEN IT MUST BE DISCONNECTED AND REROUTED TO THE PROPOSED STORM SEWER DISCHARGE LOCATION.

PROTECTIVE TREE FENCING:

* PROTECTIVE TREE FENCING MUST BE WIRE MESH OR WELDED WIRE FENCING (CHAIN LINK), 6 FEET HIGH WITH STEEL OR WOODEN POSTS INSTALLED AND SPACED NO MORE THAN 8 FEET APART.

* PROTECTIVE TREE FENCING MUST EXTEND TO THE DRIPLINE OF THE TREE (WHICH CAN BE ESTIMATED AT 1 FOOT FOR EVERY 1 INCH OF DBH), BUT IN NO CASE SHALL FENCING BE:
  - LESS OF A RADIUS OF 10' FROM TREES UP TO 18" DBH
  - LESS OF A RADIUS OF 18' FROM TREES 18" DBH AND LARGER

* PROTECTIVE TREE FENCING MUST REMAIN INTACT FOR THE ENTIRE DURATION OF THE CONSTRUCTION PROJECT AND MAY NOT BE MOVED OR REMOVED FOR ANY REASON WITHOUT FORESTRY DEPARTMENT APPROVAL ONLY.

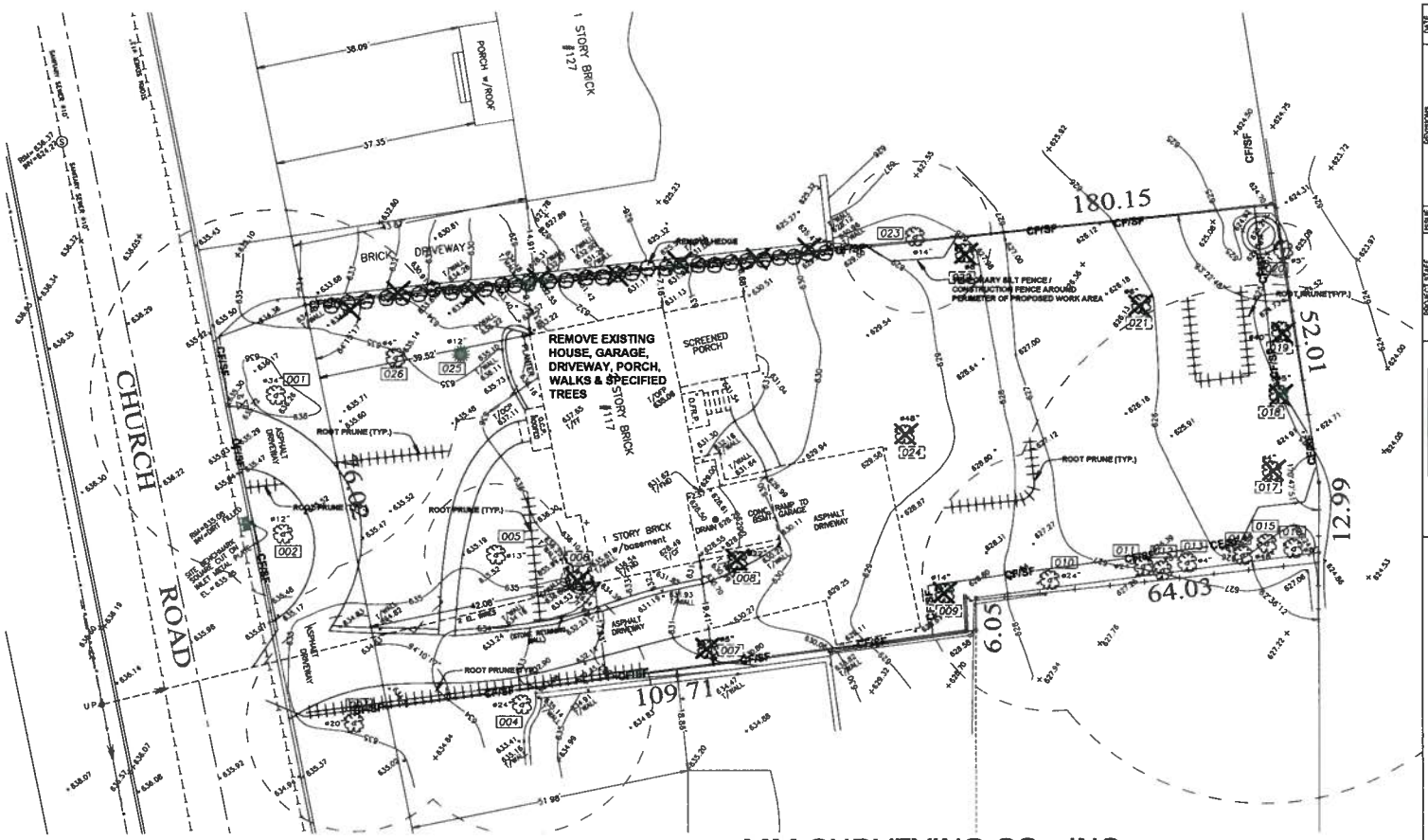
PARCEL 1:
THAT PART LYING WITHIN LOTS EIGHT (8) AND NINE (9) IN WHETMAN'S SUBDIVISION OF PART OF THE SOUTH QUARTER OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 31, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 18, 1914 AS DOCUMENT 5494153, IN BOOK 136 OF PLATS, PAGE 25, DESCRIBED AS FOLLOWS:

ALL OF SAID LOT EIGHT (8) EXCEPT THAT PORTION THEREOF WHICH LIES NORTHERLY OF A STRAIGHT LINE DRAWN FROM A POINT IN THE WEST LINE THEREOF, WHICH POINT IS 3.62 FEET SOUTHERLY (AS MEASURED ALONG THE WEST LINE OF SAID LOT EIGHT (8) FROM THE NORTH WEST CORNER OF SAID LOT EIGHT (8), TO A POINT ON THE EAST LINE OF SAID LOT EIGHT (8), WHICH LAST MENTIONED POINT IS 13.01 FEET SOUTHERLY (AS MEASURED ALONG THE EAST LINE OF SAID LOT EIGHT (8) FROM THE NORTH EAST CORNER OF SAID LOT EIGHT (8); ALSO THAT PART OF SAID LOT NINE (9) WHICH LIES NORTHERLY OF A STRAIGHT LINE DRAWN FROM THE NORTH WEST CORNER OF SAID LOT NINE (9) TO A POINT IN THE EAST LINE OF SAID LOT NINE (9), WHICH LAST MENTIONED POINT IS 13.01 FEET SOUTHERLY (AS MEASURED ALONG SAID EAST LINE OF SAID LOT NINE (9) FROM THE NORTH EAST CORNER OF SAID LOT NINE (9);

ALSO

PARCEL 2:
THAT PART OF LOT NINE (9) EXCEPT THE EAST 6.05 FEET THEREOF IN WHETMAN'S SUBDIVISION OF PART OF THE SOUTH QUARTER OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 31, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JULY 18, 1914 AS DOCUMENT 5494153, LYING SOUTH OF A LINE DRAWN FROM THE NORTH WEST CORNER OF SAID LOT NINE (9) TO A POINT ON THE EAST LINE THEREOF 12.99 FEET SOUTH OF THE NORTH EAST CORNER THEREOF, EXCEPT THAT PART THEREOF LYING SOUTH OF A LINE 5 FEET SOUTH OF AND PARALLEL WITH THE APOREMENTIONED LINE, ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 117 CHURCH ROAD, WINNETKA, ILLINOIS 60093
PIN #05-21-321-026-0000
TOTAL LAND AREA = 13,664 sq.ft.
TOTAL BLDG. AREA (EXTERIOR FOOTPRINT AT GROUND LEVEL) = 1,335 sq.ft.



Tree Inventory/Action Plan Description

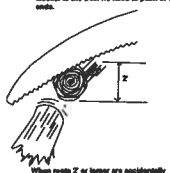
Date: 9/24/2015

Tree Description				Classification		Action				
Tree No.	Species	Size	Condition (1-5)	Landmark	Other	Remove	Root Prune	Bridging	Boarding	No Action
1	MAPLE	34"	4		x		X			
2	ELM	12"	4		x		X			
3	MAPLE	20"	3		x		X			
4	OAK	24"	3		x		X			
5	MAPLE	13"	3		x		X			
6	CEDAR	12"	4		x	X				
7	ELM	5"	4		x	X				
8	MAPLE	22"	3		x	X				
9	MAPLE	14"	3		x	X				
10	MAPLE	24"	3		x		X			
11	MAPLE	24"	3		x					X
12	MAPLE	8"	3		x					X
13	MAPLE	4"	3		x					X
14	ELM	6"	3		x					X
15	MAPLE	48"	3		x		X			
16	MAPLE	8"	3		x					X
17	BUCKEYE	4"	3		x	X				
18	SPRUCE	5"	3		x	X				
19	MAPLE	40"	3		x	X				
20	ELM	5"	4		x					X
21	CRABAPPLE	5"	5		x	X				
22	MAPLE	6"	3		x	X				
23	HONEY LOCUST	14"	4		x					X
24	MAPLE	48"	4		x	X				
25	SPRUCE	12"	3		x					X
26	MAPLE	4"	3		x					X

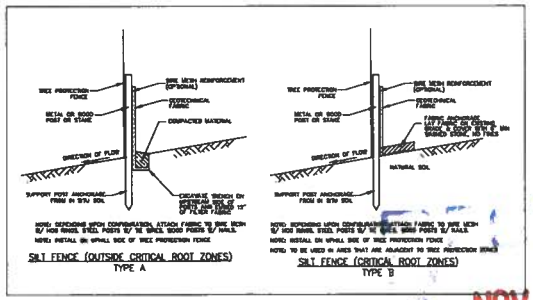
PROPER ROOT PRUNING

Reason: Roots with a sharply cut end will quickly produce a flush of new roots, helping the tree to recover from its injury. A crushed or torn root leads to decay and few new roots.

Procedure: When tunneling or avoiding roots is not possible, trench carefully by hand or machine near trees, sawing roots over 2" in diameter. Make the cut flush with the side of the trench closest to the tree. No need to paint or treat the ends.



When roots 2" or larger are accidentally broken, dig out enough of the trench side to saw through and underground portion of the root.



TREE PROTECTION DURING CONSTRUCTION
SCALE: N.T.S.

MM SURVEYING CO., INC.
PROFESSIONAL DESIGN FIRM NO.184-003233
PHONE: (773) 282-5900
FAX: (773) 282-9424
mmsurvey1285@sbcglobal.net
5812 W. HIGGINS AVENUE
CHICAGO, ILLINOIS 60630

BENCHMARK REFERENCE:
GPS SYSTEM NAVD 1988
(FROM KARA CO. INC., NETWORK)

TONY M. CACCIOPPO
No. 035-003811
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
EXP. 11-30-13

NOV - 9 2015

DATE	REVISIONS	ISSUE
	Permit Drawings	
10-26-15	PRELIMINARY FOR VERIFICATION - PRELIM SET FOR ENGINEERING	1

PROJECT STAFF
PROJECT MANAGER: B. BONO
DESIGNER: C. CARCIONE, P.E.
DRAFTER: V. MARKOVICH, E.I.T.
REVIEWER: B. BONO

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1018 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: (847) 823-3300
FAX: (847) 823-3303
bbono@bonoconsulting.com

EXISTING TOPOGRAPHY, TREE PRESERVATION, EROSION CONTROL & DEMOLITION NOTES
NEW SINGLE-FAMILY RESIDENCE
117 CHURCH, WINNETKA, IL 60093

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PROJECT NO.: 15307
BASE FILE:
SHEET FILE:
ISSUE DATE: NOV 6, 2015
SCALE: 1"=10'
SHEET NUMBER
C-1

117 CHURCH ST, WINNETKA, IL

LOT SIZE: 13884 SF

	PREVIOUSLY EXISTING IMPERVIOUS AREA ENTIRE LOT (s.f.)	PROPOSED IMPERVIOUS AREA ENTIRE LOT (s.f.)
HOUSE	1121.88	2470.94
CONCRETE, ASPHALT & BRICK DRIVEWAY	1727.62	1126.91
WALKS	287.15	318.69
PATIO / PORCH	211.42	698.89
WINDOW WELLS	9.00	38.57
TOTALS	3357	4653
% OF LOT	24.43%	33.39%

STORAGE CALCS - 117 CHURCH, WINNETKA

STORAGE PROVIDED - FOR 100 YEAR STORM

PROPOSED SURFACE STORAGE CALCULATIONS

PIPE STORAGE CALCULATIONS

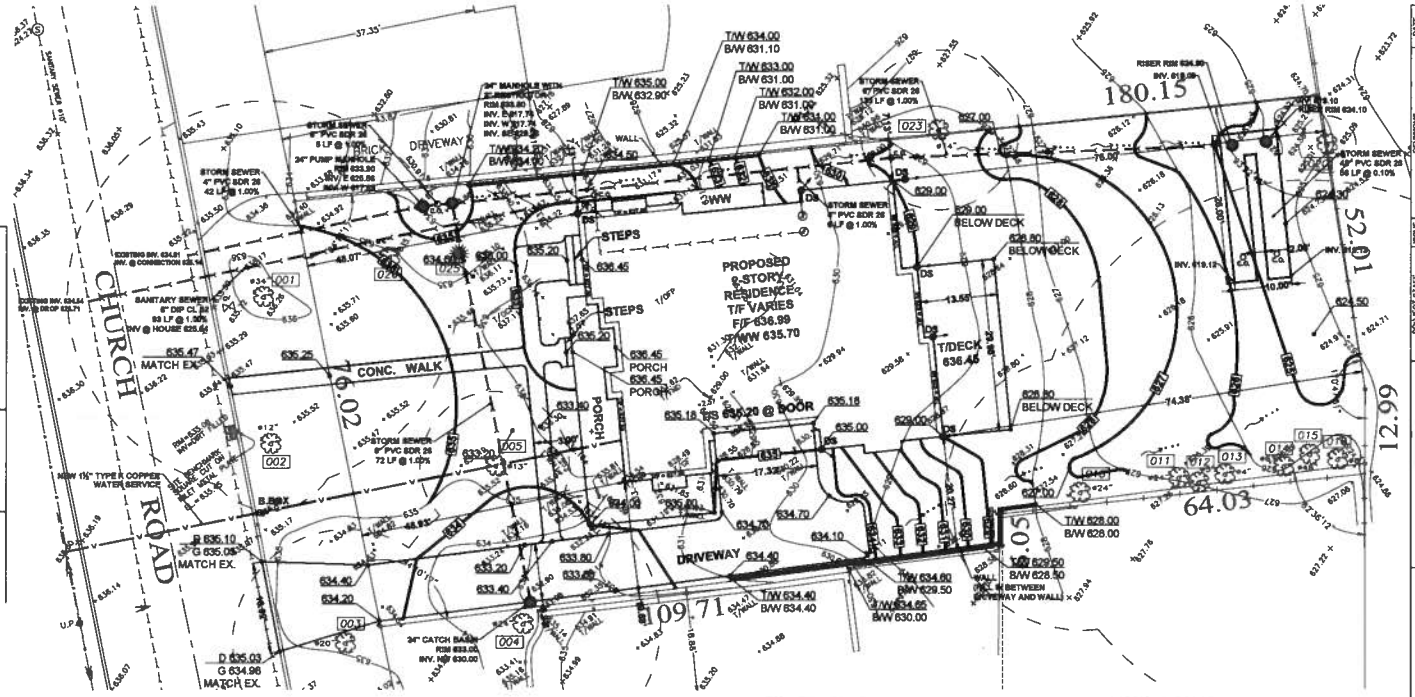
Pipe #	Diameter (in.)	Storage(ft.Cu.Ft.)	Length (ft.)	Volume (Cu.Ft.)
1	48	12.57	54	678.86
2	8	0.20	132	26.61
3	6	0.20	72	14.14
	Total Pipe Storage =			719.23 cu. ft.
	Total Pipe Storage =			0.017 acre-ft

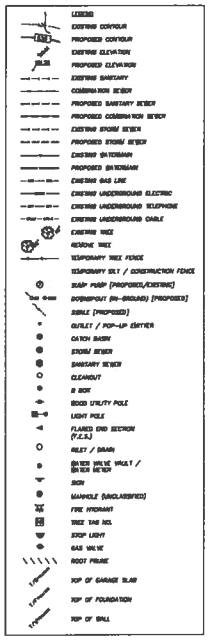
STRUCTURE STORAGE CALCULATIONS

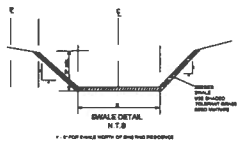
Structure	Diameter (in.)	Storage(ft.Depth(Cu.Ft.)	Depth (ft.)	Volume (Cu.Ft.)
1	24	3.14	6.36	19.98
2	34	3.14	3.00	9.42
	Total Structure Storage =			29.41 cu. ft.
	Total Structure Storage =			0.001 acre-ft

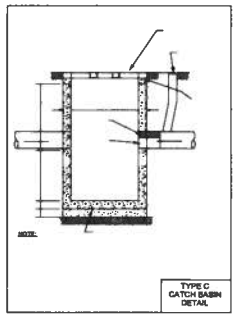
TOTAL STORAGE PROVIDED

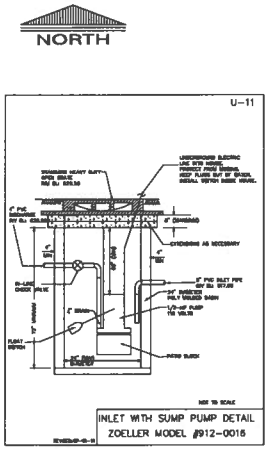
Pipe Storage	719.23 cu. ft.
Structure Storage	29.41 cu. ft.
New Detention Storage Provided	748.63 cu. ft.
Required for 100 Year storm	697.00 OK



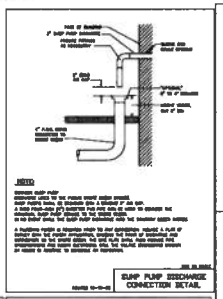


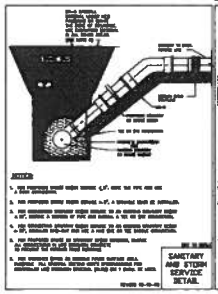


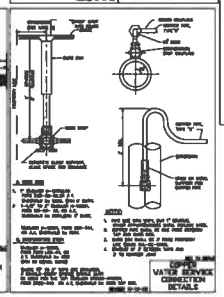


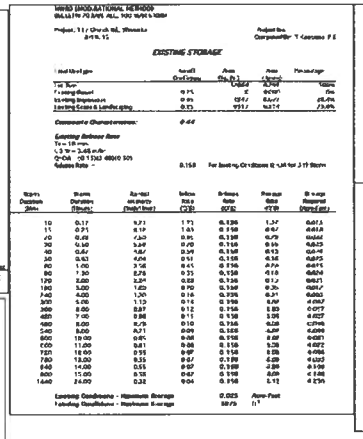


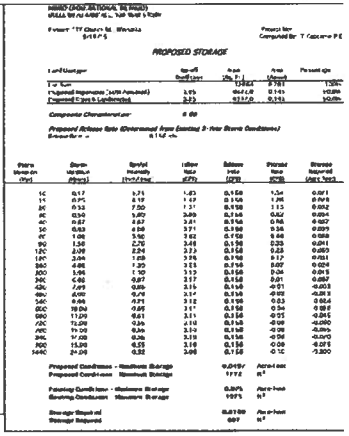
NOTE TO OWNER:
PUMP WILL NOT WORK IF DISCHARGE LINES ARE COVERED OR FROZEN. TURN OFF PUMP IN WINTER. PUMP SYSTEM WILL NEED ANNUAL MAINTENANCE.











REVISIONS	DATE
1 REVISE DRAINAGE	2-24-2015
2 PROCEED WITH CONTRACT / FILE FOR STORMWATER	11-13-15

ISSUE	
1	PERMIT SUBMISSION
2	PROCEED WITH CONTRACT / FILE FOR STORMWATER

PROJECT STAFF: PROJECT MANAGER B. BONOTA; DESIGNER A. LUCIANA; DRAFTER A. LUCIANA; TECHNICIAN

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1010 BURSE HIGHWAY
PARK RIDGE, IL 60068
PH: (847) 823-2300
FAX: (847) 823-2305
bono@bonoconsulting.com

PROPOSED GRADING PLAN & DETENTION CALCULATIONS
NEW SINGLE-FAMILY RESIDENCE
117 CHURCH, WINNETKA, IL 60093

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TONI M. CACCIA
083-000081
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
EXP. 11-30-15

PROJECT NO.:	15307
BASE FILE:	
SHEET FILE:	
ISSUE DATE:	NOV 9, 2015
SCALE:	1"=10'
SHEET NUMBER	C-2

ZONING BOARD OF APPEALS
AGENDA REPORT

SUBJECT: 811 Tower Rd., Case No. 15-31-V2
(1) Front and Corner Yard Setbacks
(2) Garages
(3) Conforming Uses of Nonconforming Buildings

DATE: December 7, 2015

PREPARED BY: Michael D'Onofrio, Director of Community Development

The petitioners, Tim and Lauryna Curl, are requesting variations by Ordinance from Sections 17.30.050 [Front and Corner Yard Setbacks], 17.30.110 [Garages], and 17.64.060 [Conforming Uses of Nonconforming Buildings or Other Structures] of the Winnetka Zoning Ordinance to permit the construction of a detached garage that would provide a corner yard setback of 12 ft. from Tower Rd., whereas a minimum of 40.7 ft. is required, a variation of 28.7 ft. (70.51%), to permit the detached garage to be located nearer the street line than the principal building, and work beyond ordinary repair and maintenance to the existing nonconforming sunroom.

The variations are being requested to construct a detached two-car garage measuring 25 ft. x 21 ft. The residence currently has a two-car attached garage, which would remain. The proposed garage would provide a setback of 12 ft. from the south property line along Tower Rd. It should be noted that the existing residence is nonconforming with respect to the minimum required corner (front) yard setback from Tower Rd., providing a setback of 30.43 ft., whereas a minimum of 40.7 ft. is required. In addition to the setback variation, zoning relief is required to allow the detached accessory structure to be located nearer the street line than the principal building.

The variation from the Conforming Uses of Nonconforming Buildings section of the Zoning Ordinance is related to the proposed work to the existing sunroom on the north side of the residence. A portion of the sunroom encroaches the minimum required front yard setback of 50 ft. from Sheridan Rd. No expansion is proposed to the sunroom; however, the structural alterations require relief from the zoning ordinance.

An addition on the west side of the residence is also proposed and complies with all zoning regulations.

The property is a triangular lot, located at the northwest corner of Tower Rd. and Sheridan Rd. in the R-2 Single Family Residential District.

The residence was built in 1946. Subsequent building permits were issued in 1948 to construct a tool shed, in 1968 to enclose a screened porch, in 1971 to construct a room addition, in 1983 for interior remodeling, and in 2006 to repair the foundation. The petitioners purchased the property in July of this year.

There are no previous zoning variations for this property.

The Village Council has final jurisdiction on this request.

Attachments:
Attachment A: Zoning Matrix
Attachment B: GIS Aerial Map
Attachment C: Application Materials

ATTACHMENT A

ZONING MATRIX

ADDRESS: 811 Tower Rd.
CASE NO: 15-31-V2
ZONING: R-2

ITEM	REQUIREMENT	EXISTING	PROPOSED	TOTAL	STATUS
Min. Lot Size	25,200 SF	27,732.8 SF	N/A	N/A	OK
Min. Average Lot Width	115 FT	131.75 FT	N/A	N/A	OK
Max. Roofed Lot Coverage	6,933.2 SF (1)	2,403.61 SF	1,207.81 SF	3,611.42 SF	OK
Max. Gross Floor Area	8,193.54 SF (1)	4,112.33 SF	1,658.34 SF	5,770.67 SF	OK
Max. Impermeable Lot Coverage	13,866.4 SF (1)	4,325.41 SF	1,921.42 SF	6,246.83 SF	OK
Min. Front Yard (Sheridan/East)	50 FT	(+/-) 45 FT	(+/-) 45 FT (2)	N/A	EXISTING NONCONFORMING
Min. Corner Yard (Tower/South)	40.7 FT	30.43 FT	12 FT (3)	N/A	**28.7 FT (70.51%) VARIATION**
Min. Side Yard (West)	12 FT	23.05 FT	12 FT	N/A	OK

NOTES:

(1) Based on lot area of 27,732.8 SF

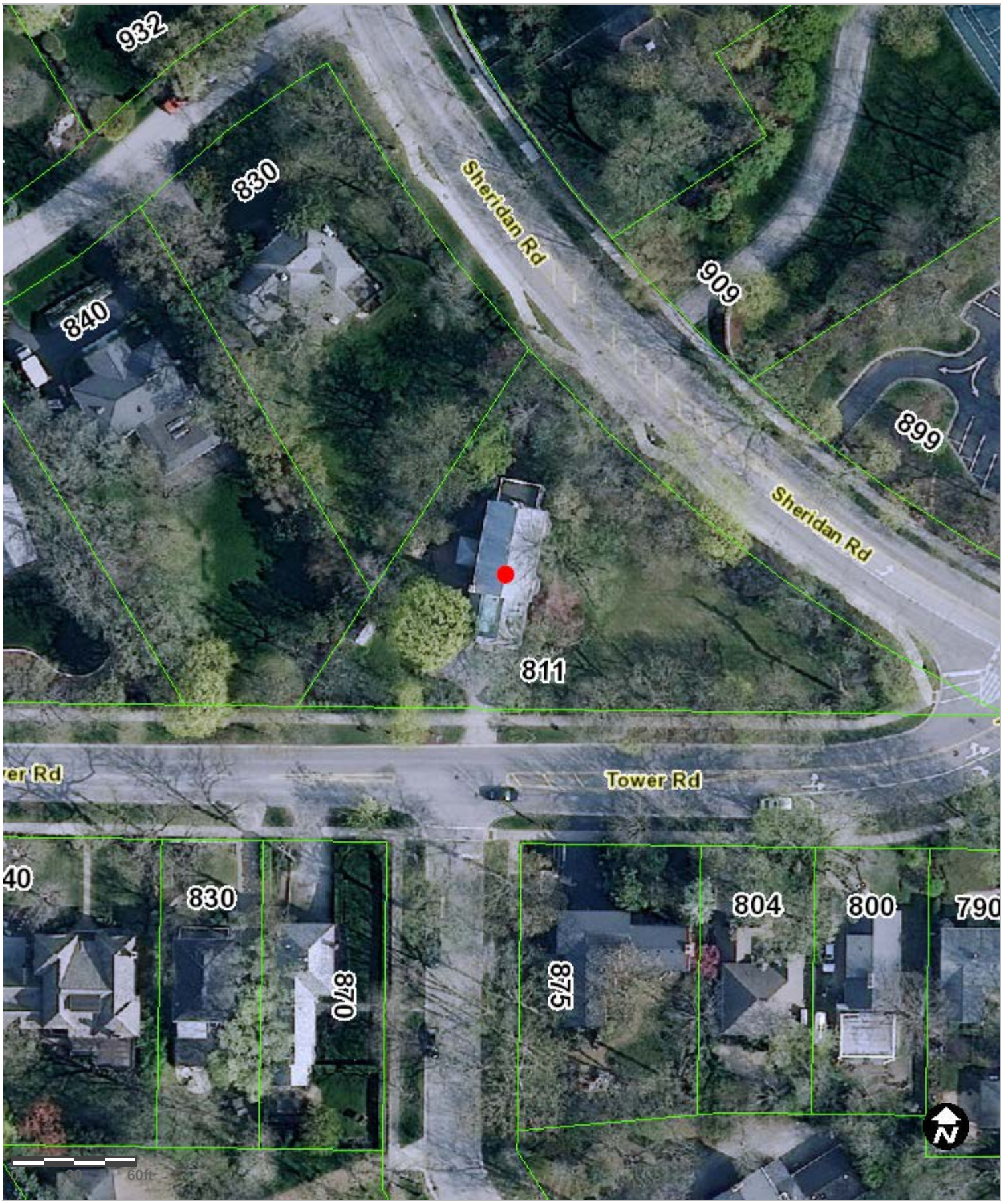
(2) Variation required to allow work beyond ordinary repair and maintenance to the existing nonconforming sunroom that encroaches the required front yard.

(3) Setback to proposed detached garage. Varaition also required to allow the garage to be closer to the street than the residence.

ATTACHMENT B

GIS consortium MapOffice™ *811 Tower Rd.*

Created By mgp inc



ATTACHMENT C

CASE NO. 15-31-VA

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 a detached two car garage to the side of and behind our house. Given the nature of our triangular lot we have two front yard setbacks which provide limited building space on our lot. We are requesting a variance to build the detached garage based on a 12 foot setback in the rear side yard of our property, which is consistent with the property layout rather than the current designation of that area as a front yard. We are also building an extension to our house, but it will fully conform with the zoning restrictions and no variance is needed for it. We would also like a variance to add a roof above sunroom at the side of the house by Sheridn road, which would make the house look more consistent.

OFFICE USE ONLY

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Variation Requested Under Ordinance Section(s): _____

Staff Contact: _____ Date: _____

VA-2015-1086

STANDARDS FOR GRANTING OF ZONING VARIATIONS

Applications must provide evidence and explain in detail the manner wherein the strict application of the provisions of the zoning regulations would result in a clearly demonstrated practical difficulty or particular hardship. In demonstrating the existence of a particular difficulty or a particular hardship, please direct your comments and evidence to **each** of the following items:

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.

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.

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.

For your convenience, you will find attached examples of general findings, for and against the granting of a variation, which have been made by the Zoning Board of Appeals and Village Council in prior cases.

NOTE: The Zoning Board of Appeals or the Village Council, depending on which body has final jurisdiction, must make a finding that a practical difficulty or a particular hardship exists in order to grant a variation request.

Property Owner's Signature: [redacted] Date: November 2, 2015

(Proof of Ownership is requi[redacted]

Variations, if granted, require initiation of construction activity within 12 months of final approval. Consider your ability to commence construction within this 12 month time period to avoid lapse of approvals.

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NOV 0 2 2015
BY:

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 house is not up to the standards expected for a house of this size. It has 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 the 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, as opposed to on the driveway where they can be subject to vandalism and robbery, as seen this past weekend when ours and several neighbor's vehicles parked on the driveways were broken into and had windows smashed at night. Many houses the size of ours have a large three car garage or more. 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.

We would also like to add a gable roof above the sunroom on the side of the house by Sheridan road. We believe a roof that matches other roofs on the house will improve appearance of the house, especially given its proximity to Sheridan road.

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. The proposed approach of adding a two car garage allows us to work within the current layout of the property in the most functional way possible. Our proposed location is based on a 12 foot setback for the garage from both our rear property line and Tower Rd. While we currently have a larger front yard setback requirement from Tower Rd. we have structured our proposal to adopt a 12 foot setback consistent with what you would normally have for a side yard, which we think is consistent with the fact that our house actually faces Sheridan Rd. and the garage will be located behind our house in what is effectively the side/back yard even though it is not currently designated as such.

Given the age of our house and zoning changes after it was built, our existing garage is across the setback line on the Tower Rd. side, so an approach of expanding it to three or four car capacity would equally require a zoning variance. Any other attempt to add additional garage capacity to the existing house would require a zoning variance, an addition to the front of the house, an elevator to access a basement garage, an additional loss of mature trees and/or other compromises that will result in a property that is not as attractive and functional as it would be with the addition of a detached garage. Many of these alternatives are also very challenging from a financial perspective, and given the functional compromises they entail could make it more attractive to tear down the existing house and build a new one in a better location on the lot with a well laid out floor plan.

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

A detached two car garage located behind a residence is consistent with the layout of many buildings in Winnetka. As illustrated by the attached plans, we intend to construct the garage to match the style of the existing house as closely as possible using stone, wood siding, windows and doors for construction which match our existing residence. Because of the current location of parking on our property which partly

overlaps the proposed garage, the proposed garage is in many respects simply enclosing the area where our vehicles currently sit parked outside, in a structure and location that is consistent with the layout and feel of many other homes.

The added gable roof above the sunroom will match the rest of the house and improve the look and feel of our home and the neighborhood. So far, we have replaced the old chain-link fence with black metal fencing around the entire property, removed dead trees and worked on landscaping. We constantly have neighbors stopping by to comment on the new fence and thank for improved look of the neighborhood and their daily walks. We would like to continue improving the property and make sure the house is on par to the rest of the neighborhood.

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. 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 to even further improve the fit of the proposed garage in that location. The neighbor directly to the west of the proposed garage location has a pre-existing tall, solid, wooden fence around their property, and both their house and the other neighbor whose property borders us to the west have their houses located at the far end of their properties from where we are proposing to build the garage.

The sunroom is by Sheridan road and has no adjacent homes, thus there would be no impact.

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

We do not believe the proposed detached garage will have a material impact on the hazard from fire or other damages to the property, but if anything, from a safety perspective it is preferable to have the garage space separate from the main residence.

A new gable roof will not pose any potential hazard to the property as well as public.

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

The improvements to our house will, if anything, increase the taxable value of buildings in our neighborhood. When we moved into our house 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 houses 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 the house. In addition to these improvements and the proposed detached 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 actually be reduced. The new garage will partly overlap the existing driveway, but 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, and will also provide additional off-street parking for occasions when guests are present.

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. If anything, one incremental benefit provided by our approach is that the garage doors do not face the street, improving the safety and appearance of the structure.

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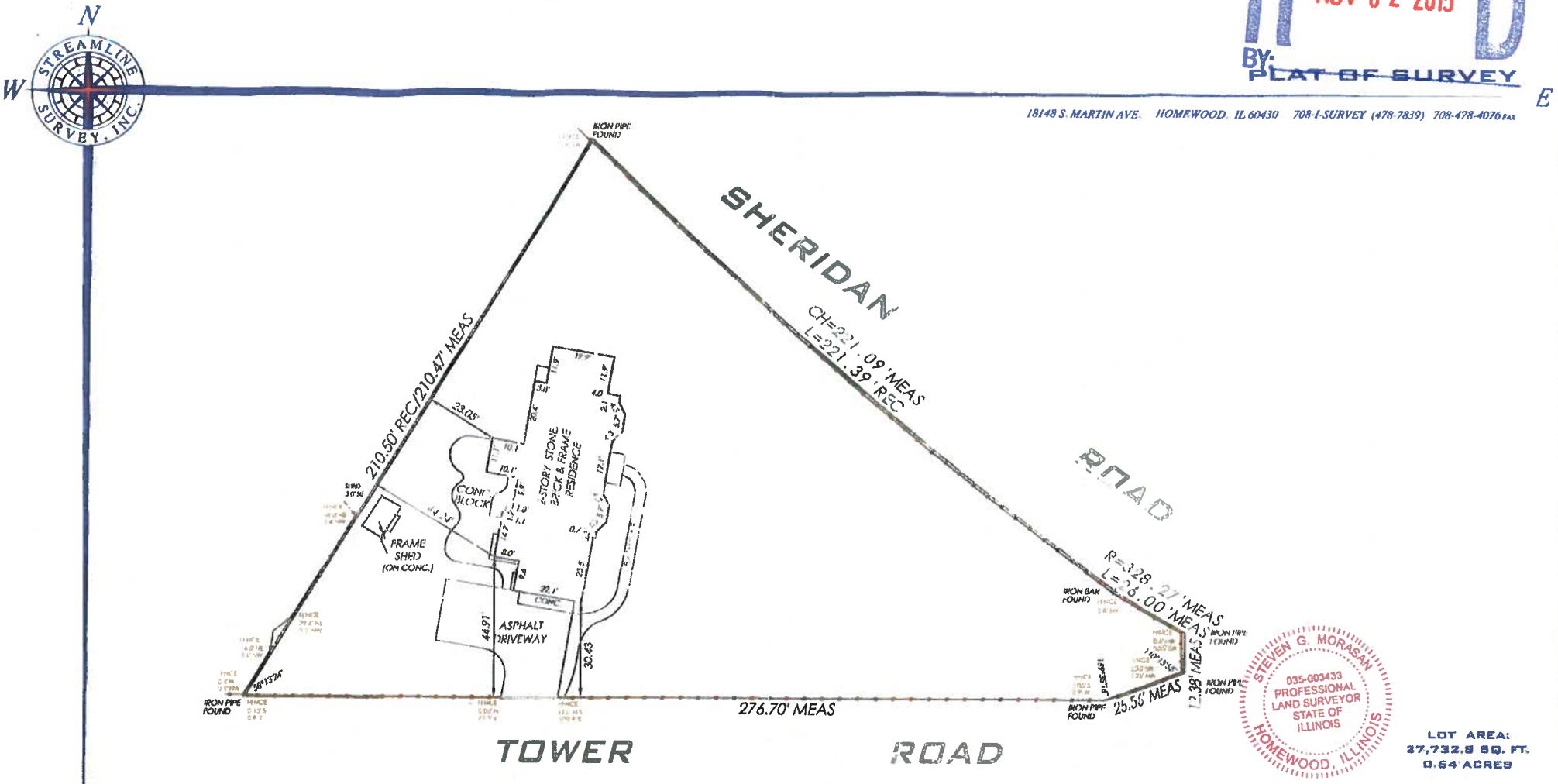
NOV 02 2015
BY:

PLAT OF SURVEY

STREAMLINE SURVEY, INC.
18148 S. MARTIN AVE. HOMEWOOD, IL 60430 708-I-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.
COUNTY OF COOK }

STATE OF ILLINOIS REG. # 184-003703

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: _____ REGISTERED ILLINOIS LAND SURVEYOR DATED: Oct 30, 20 15

DATE OF LICENSE EXPIRATION: NOVEMBER 30, 20 16

DATE OF FIELD WORK COMPLETION: JUNE 30, 20 15

REVIEW YOUR DESCRIPTION AND PHYSICAL EVIDENCE WITH THIS PLAT AND REPORT ANY DIFFERENCES YOU MAY FIND.

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ADDRESS: 811 TOWER RD.
WINNETKA, IL
P.I.N.: 05-17-302-033
TOWNSHIP: NEW TRIER
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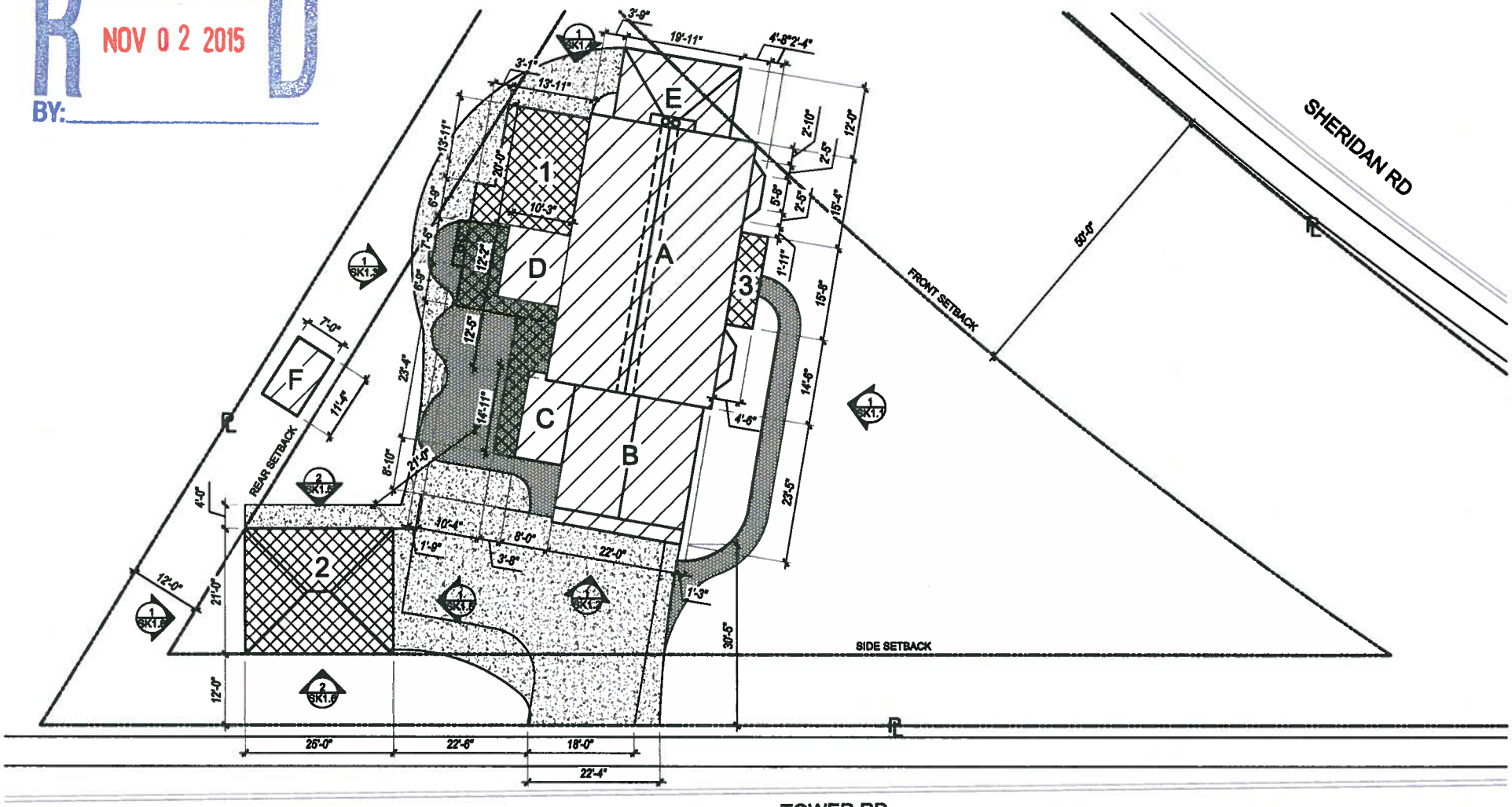

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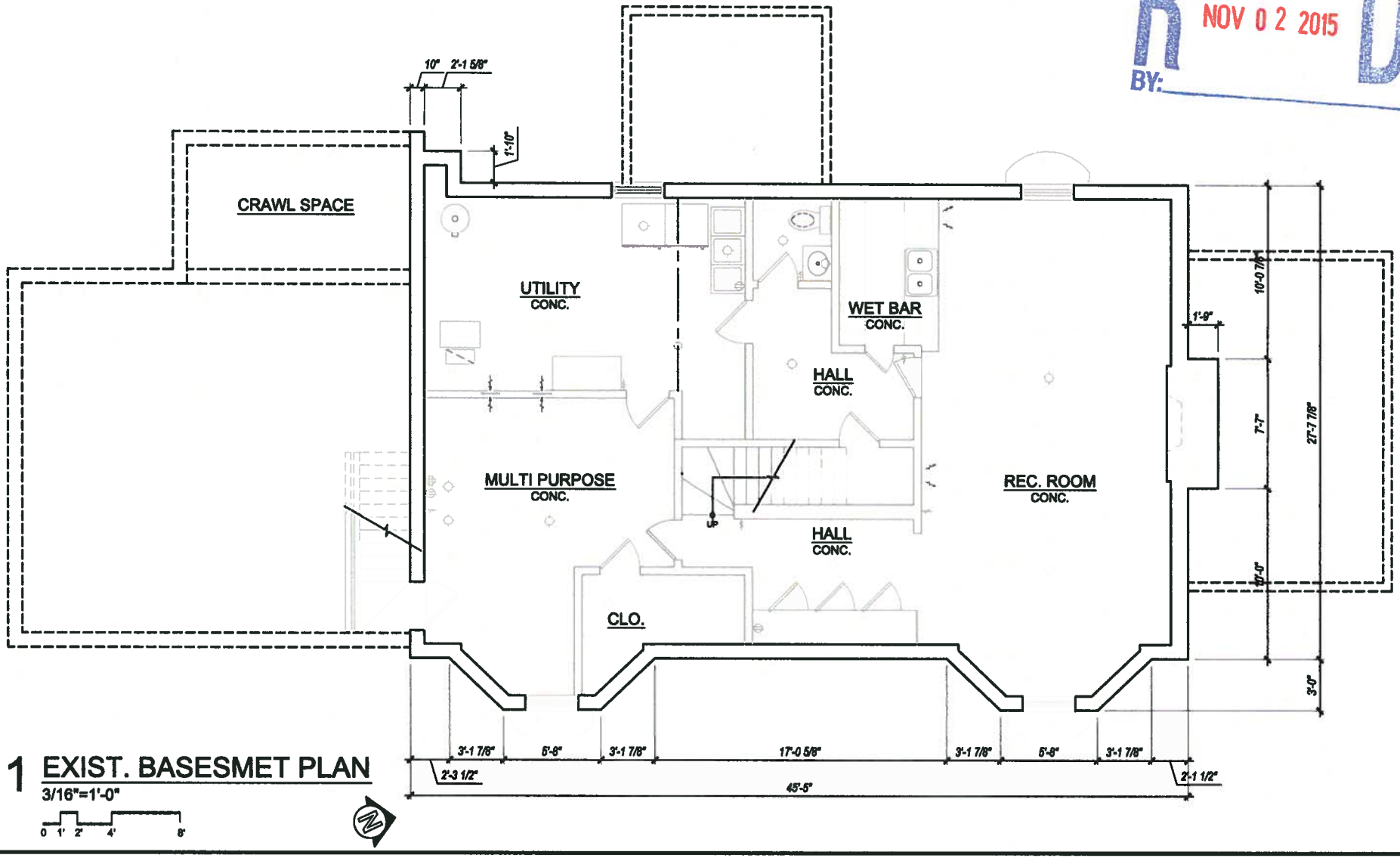

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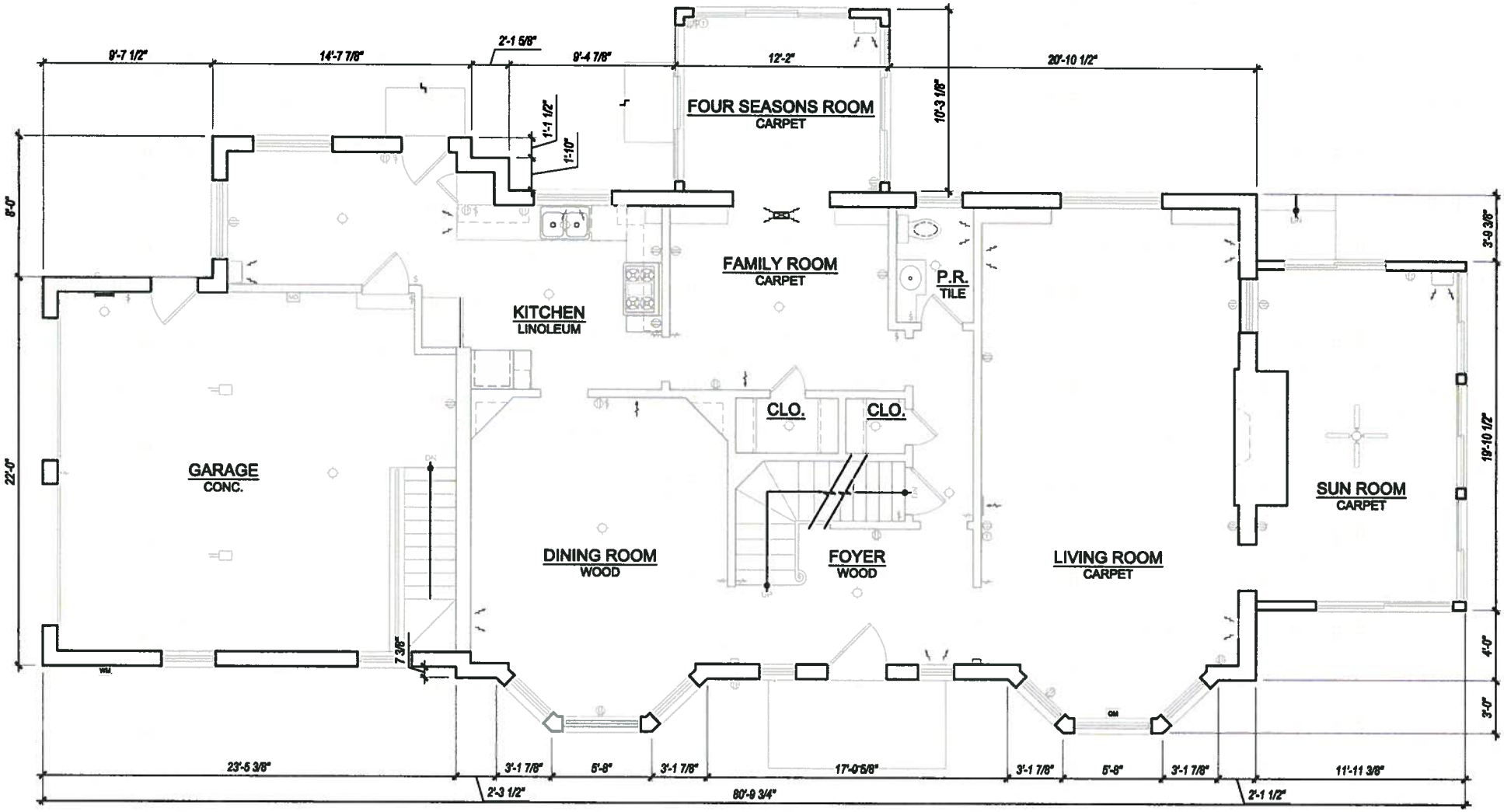

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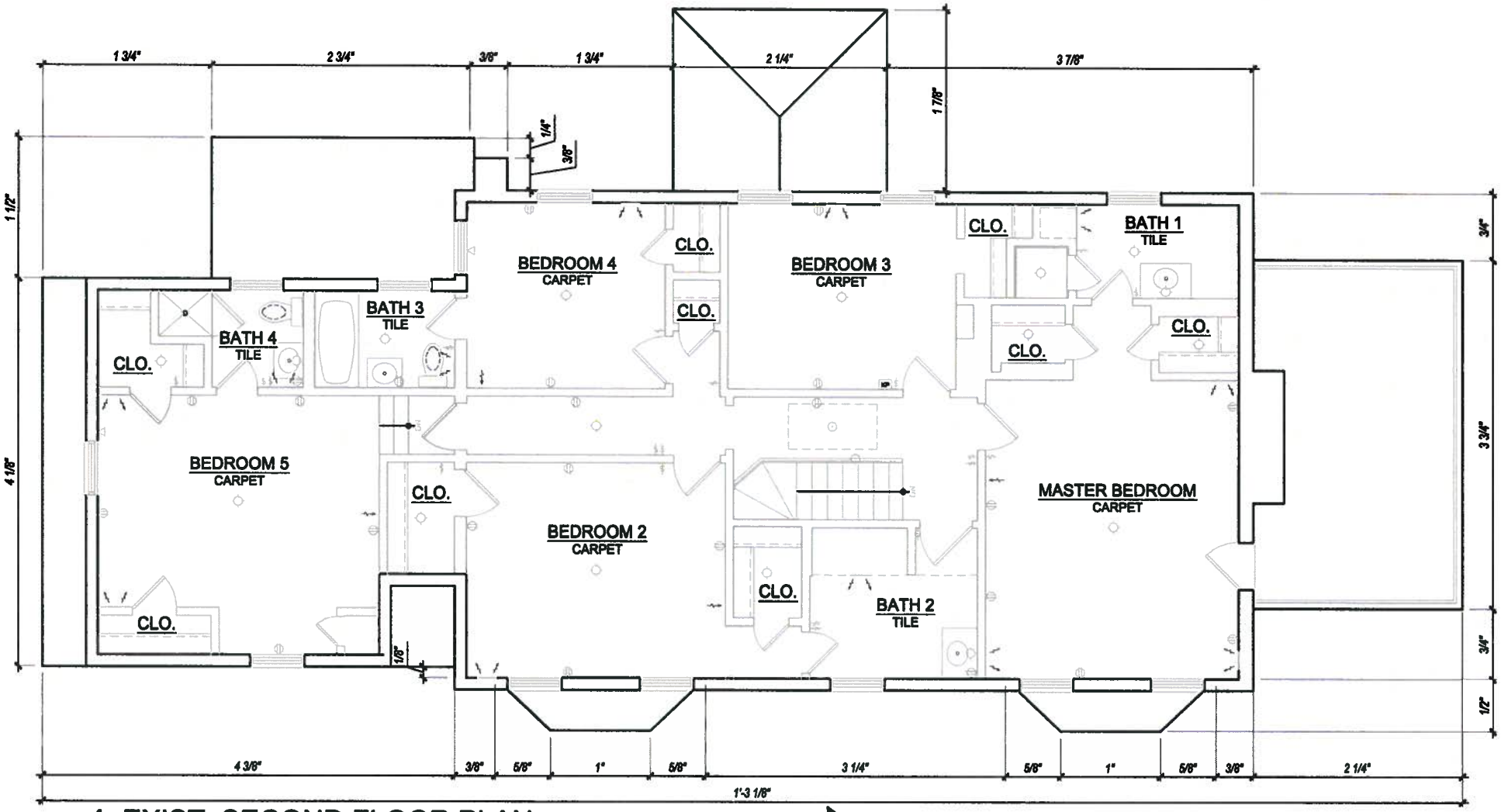

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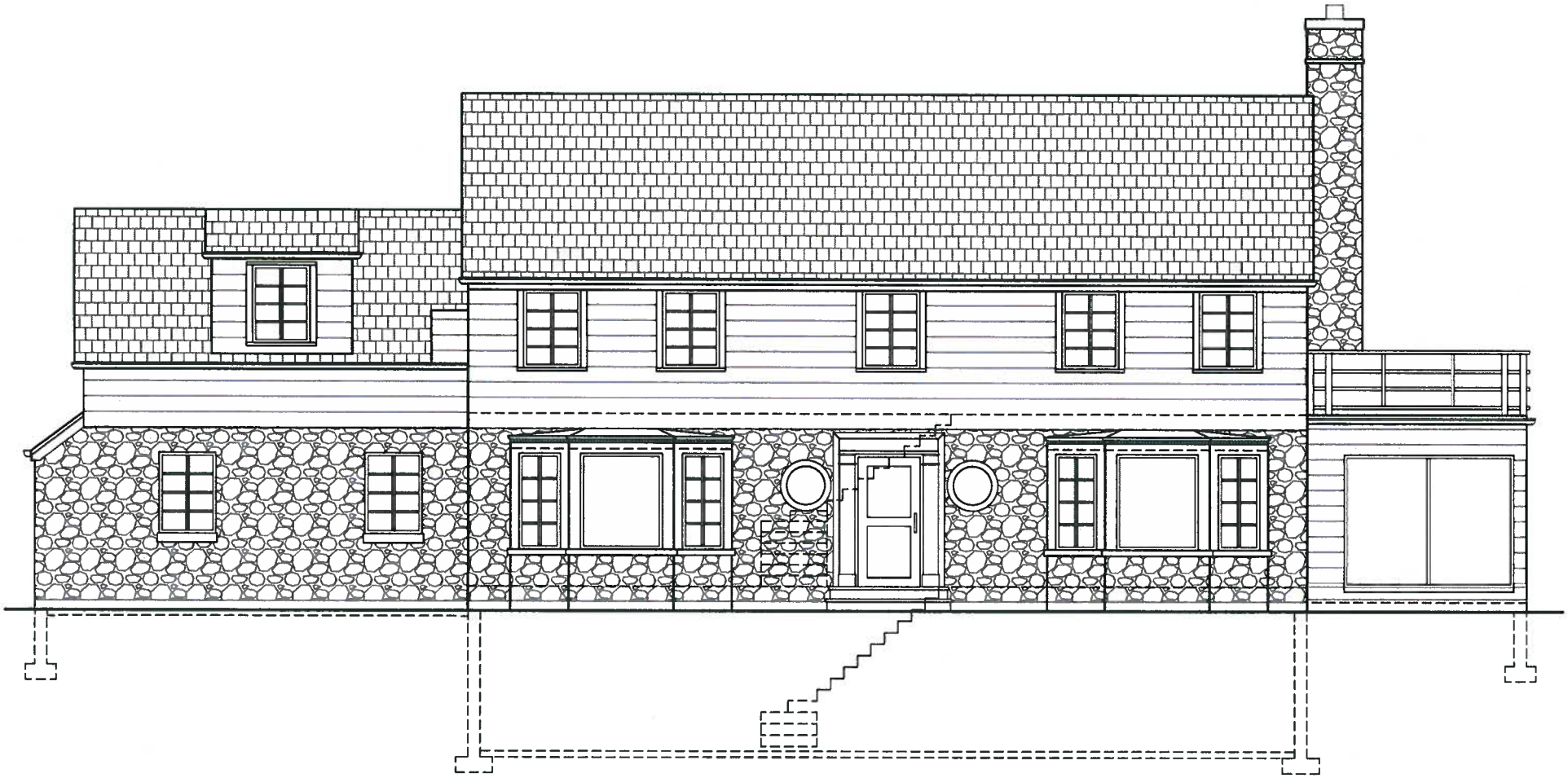

1 EXISTING FRONT ELEVATION

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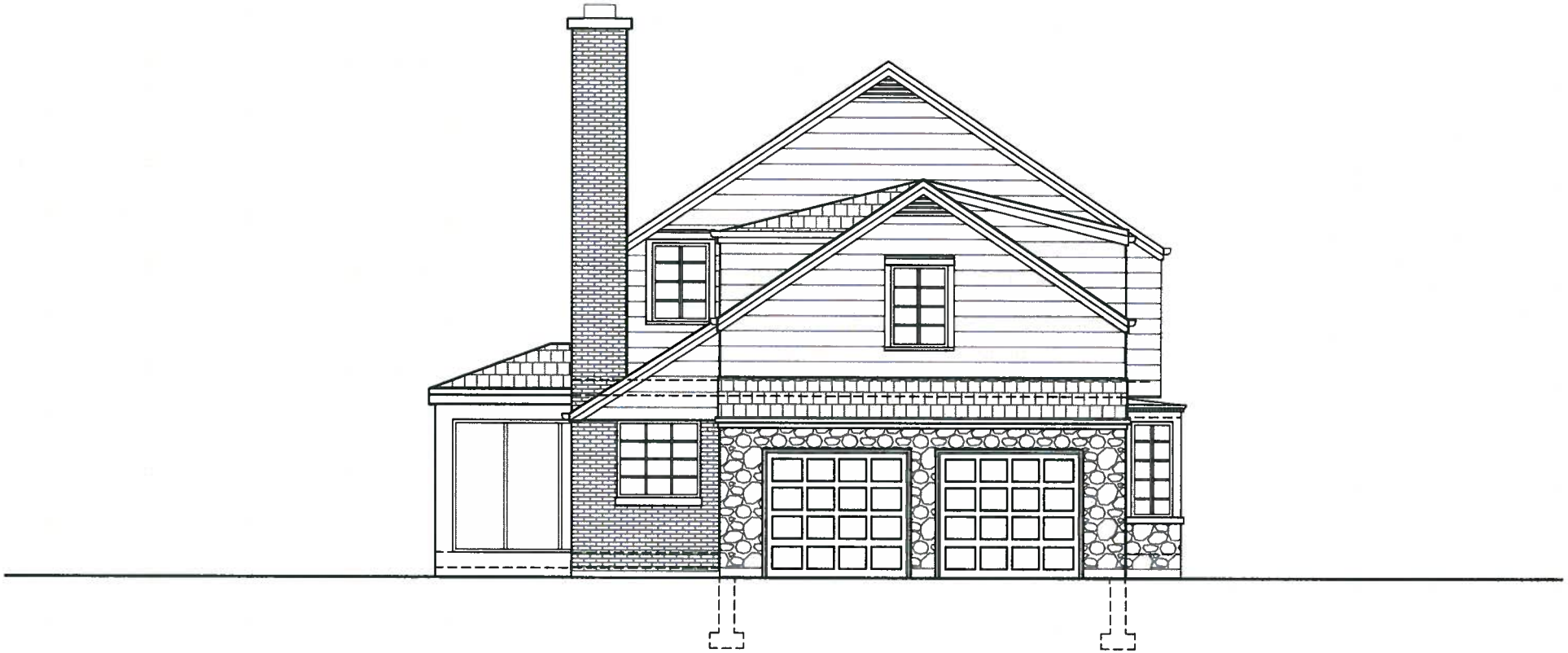

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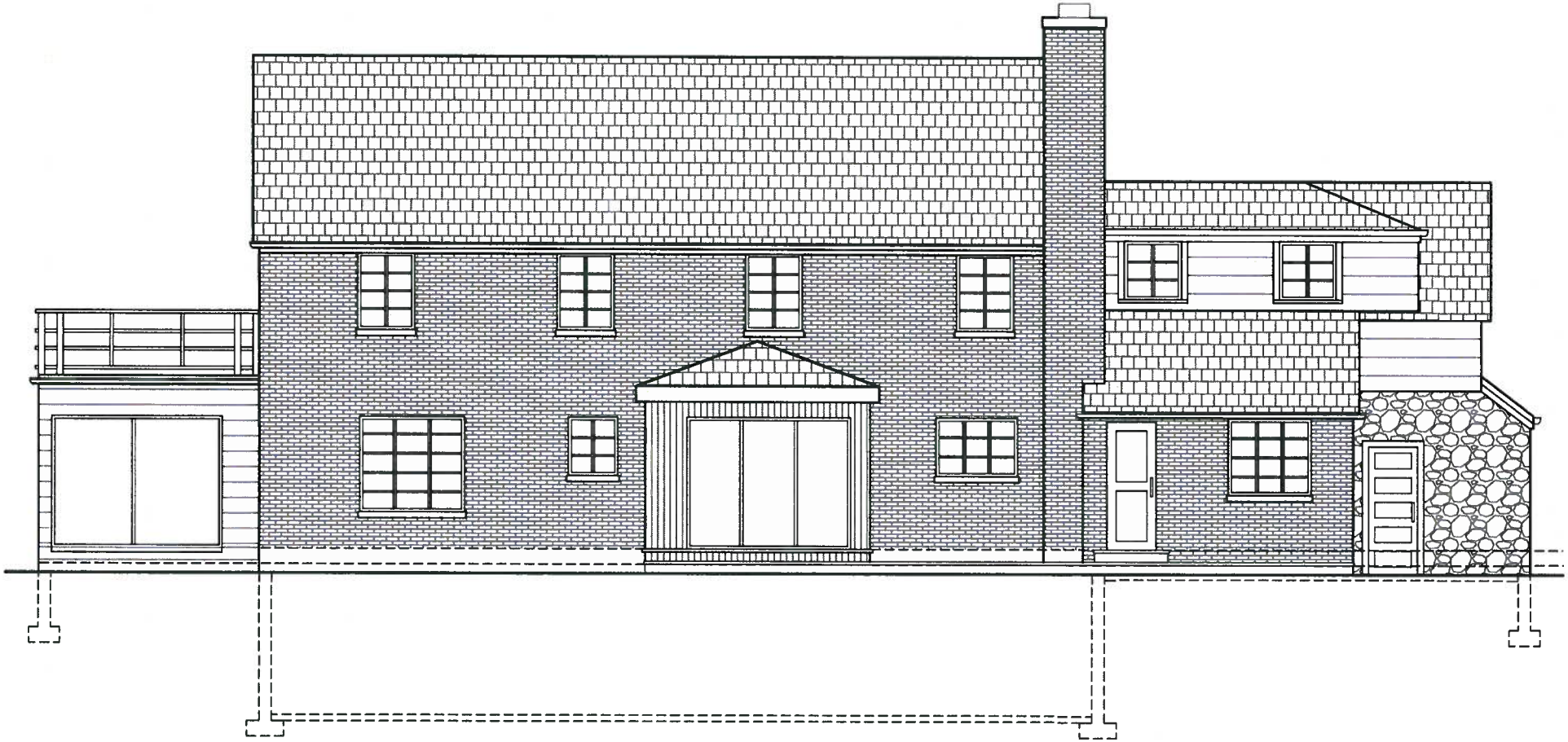

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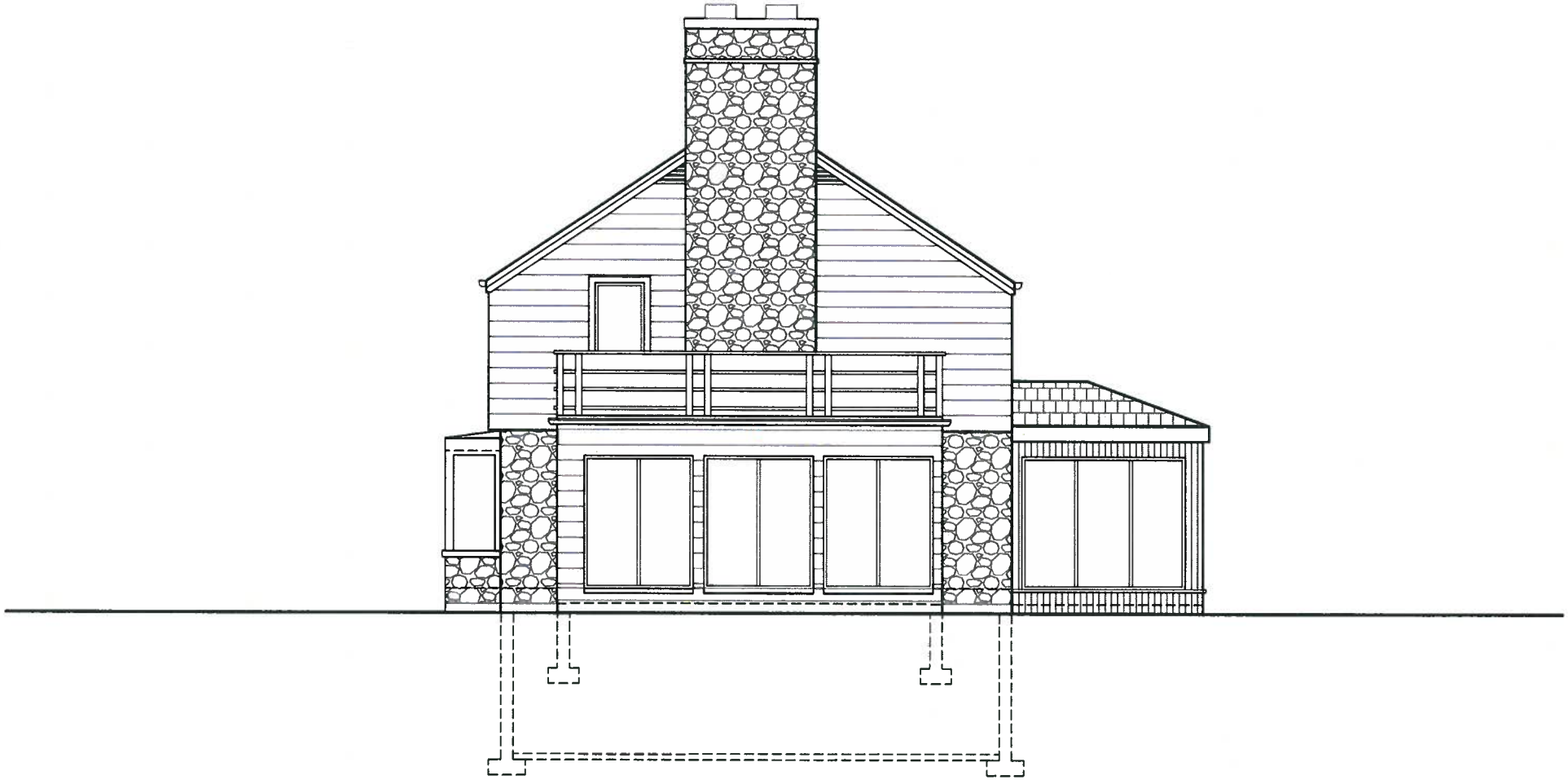

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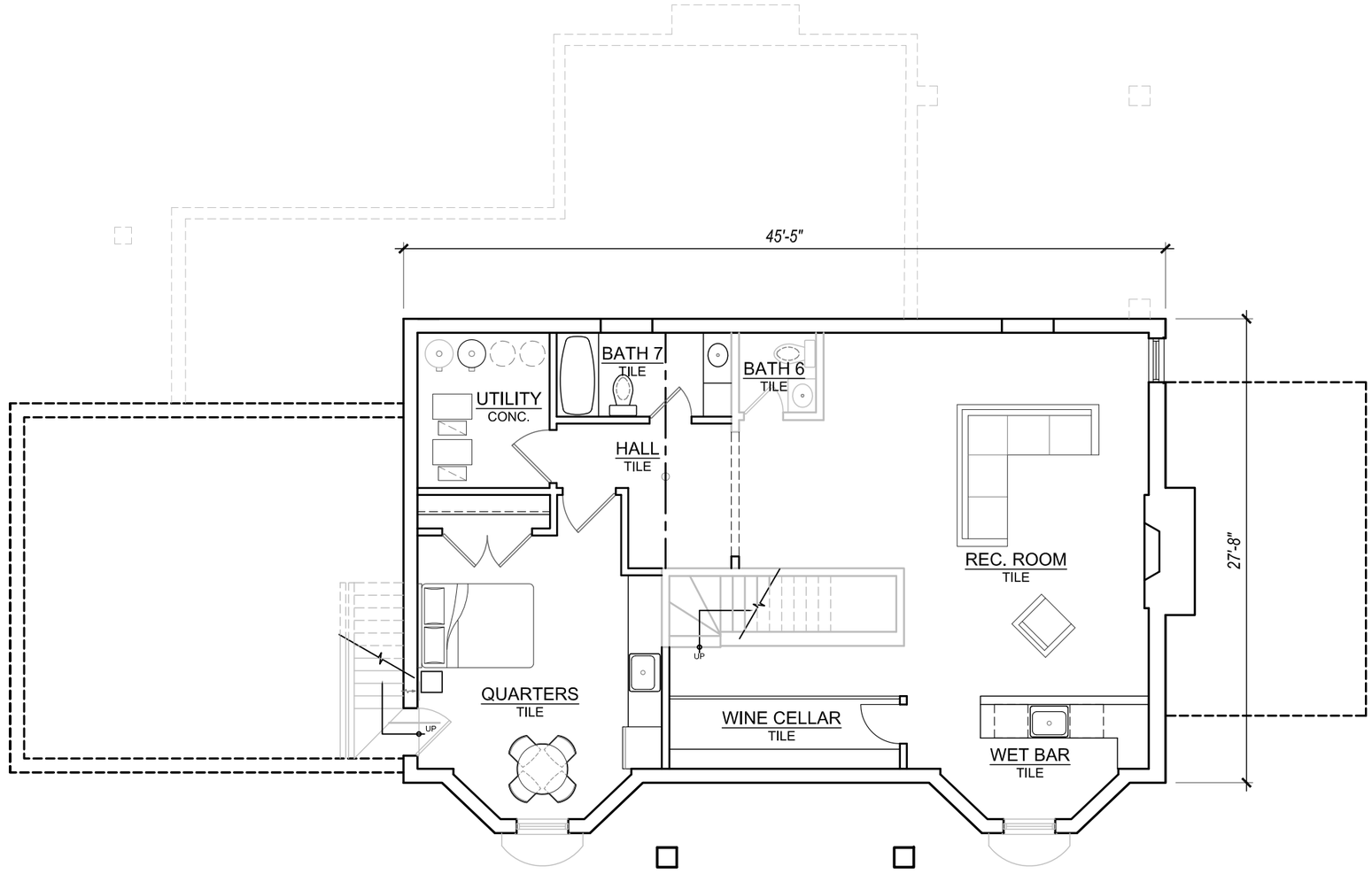

1 PROPOSED BASEMENT FLOOR PLAN

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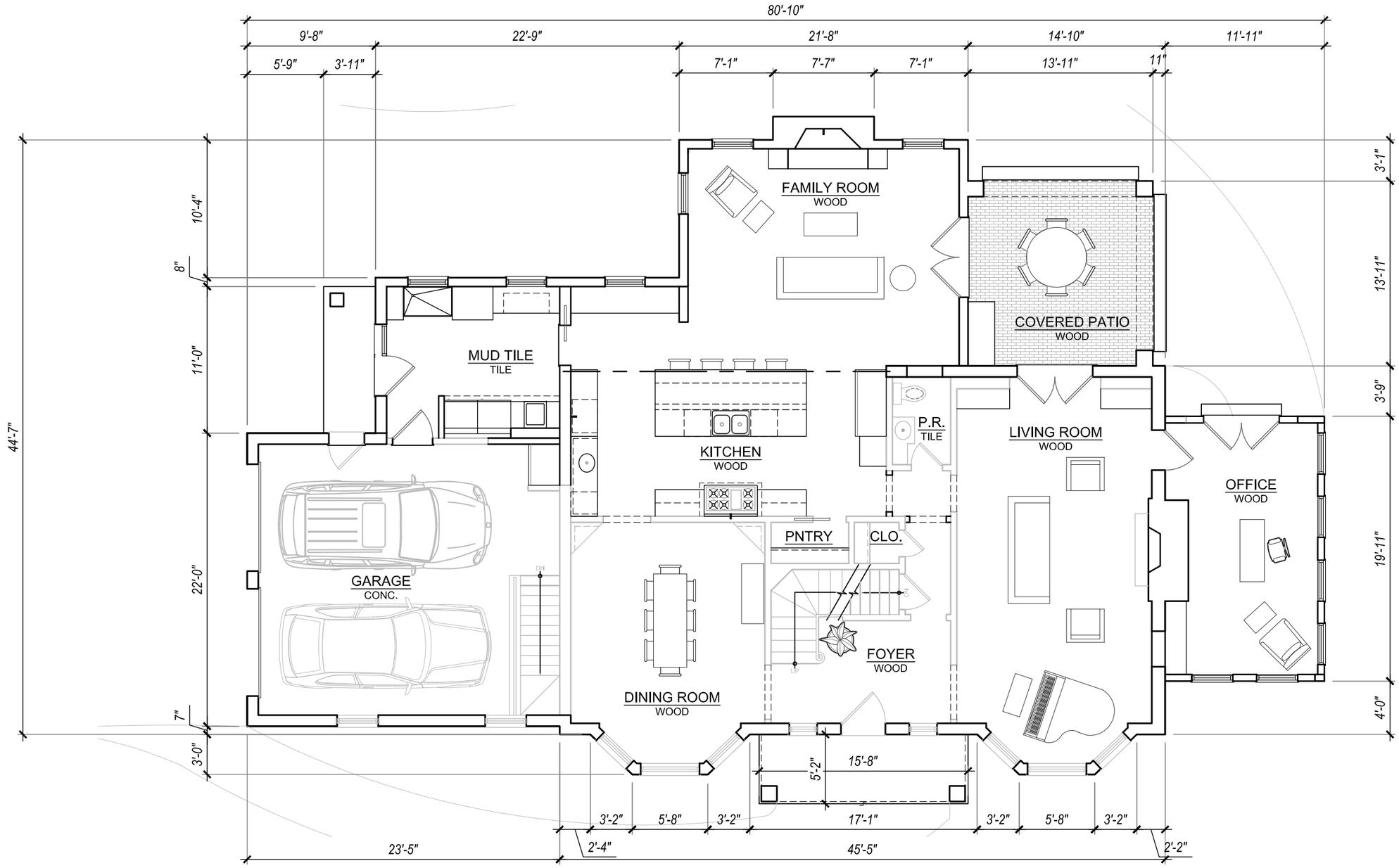

1 PROPOSED FIRST FLOOR PLAN

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0 2' 4' 8' 16'

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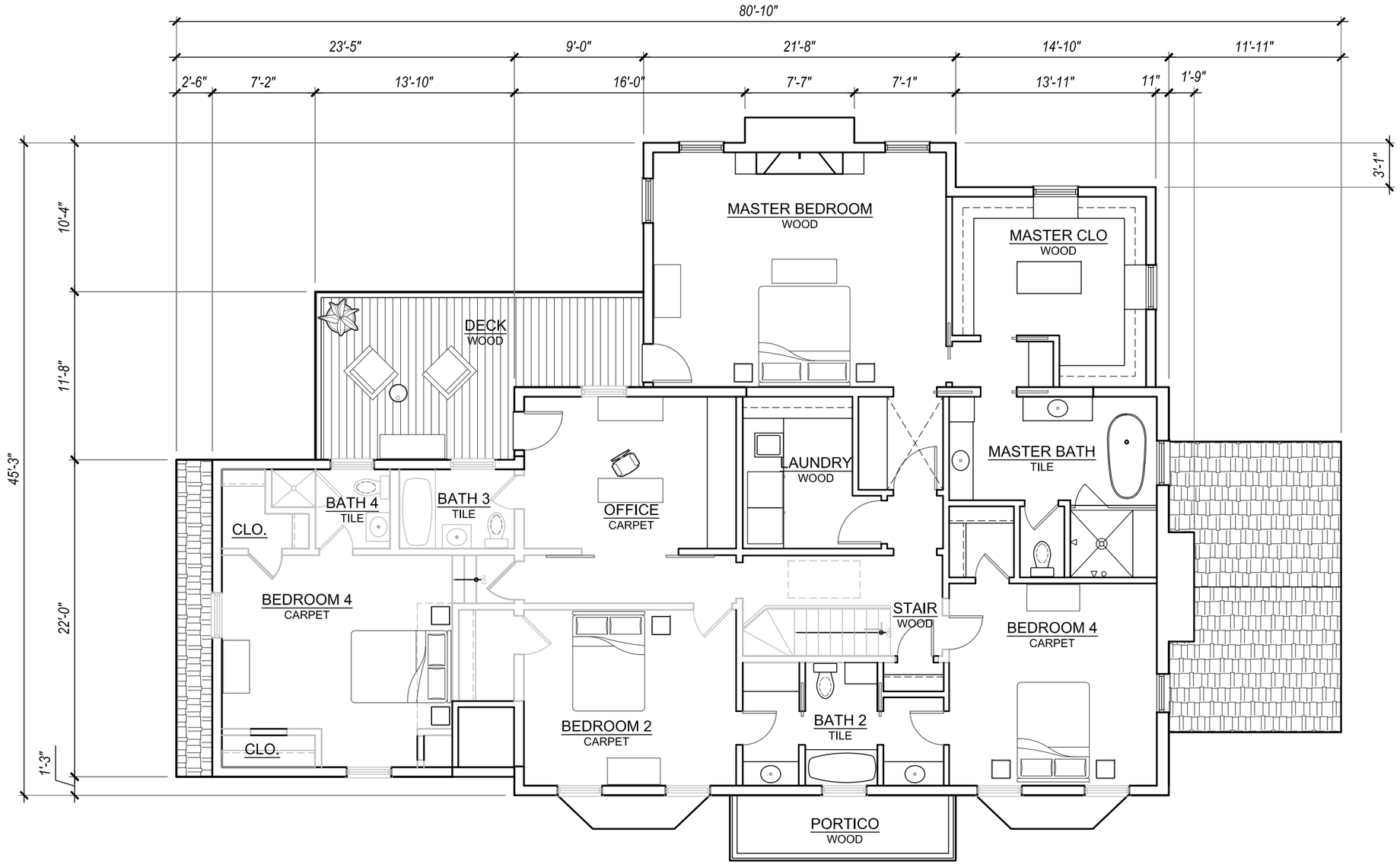

1 PROPOSED SECOND FLOOR PLAN

1/8"=1'-0"

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1 PROPOSED FRONT ELEVATION

3/16"=1'-0"

0 1' 2' 4' 8'

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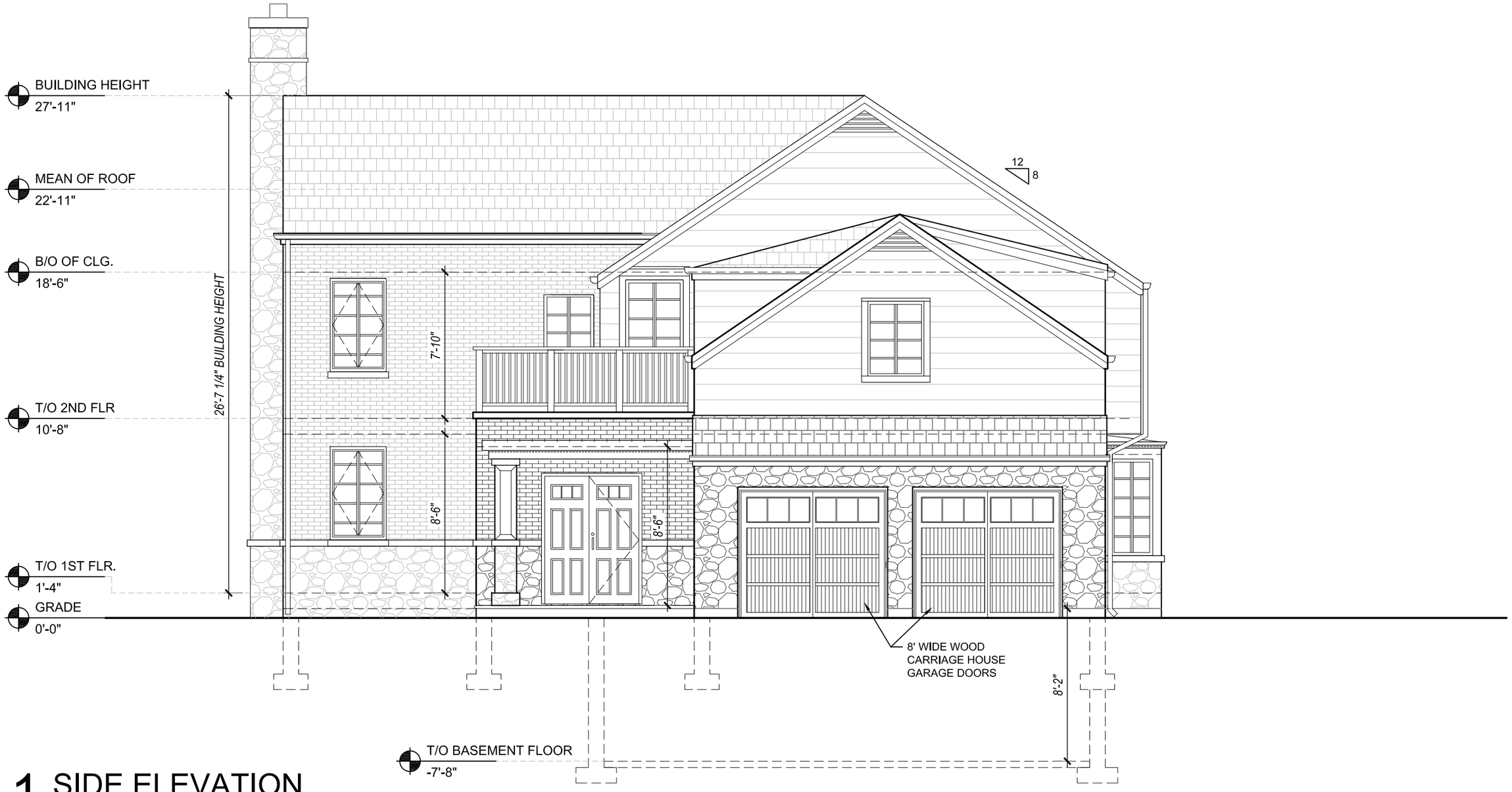

1 SIDE ELEVATION

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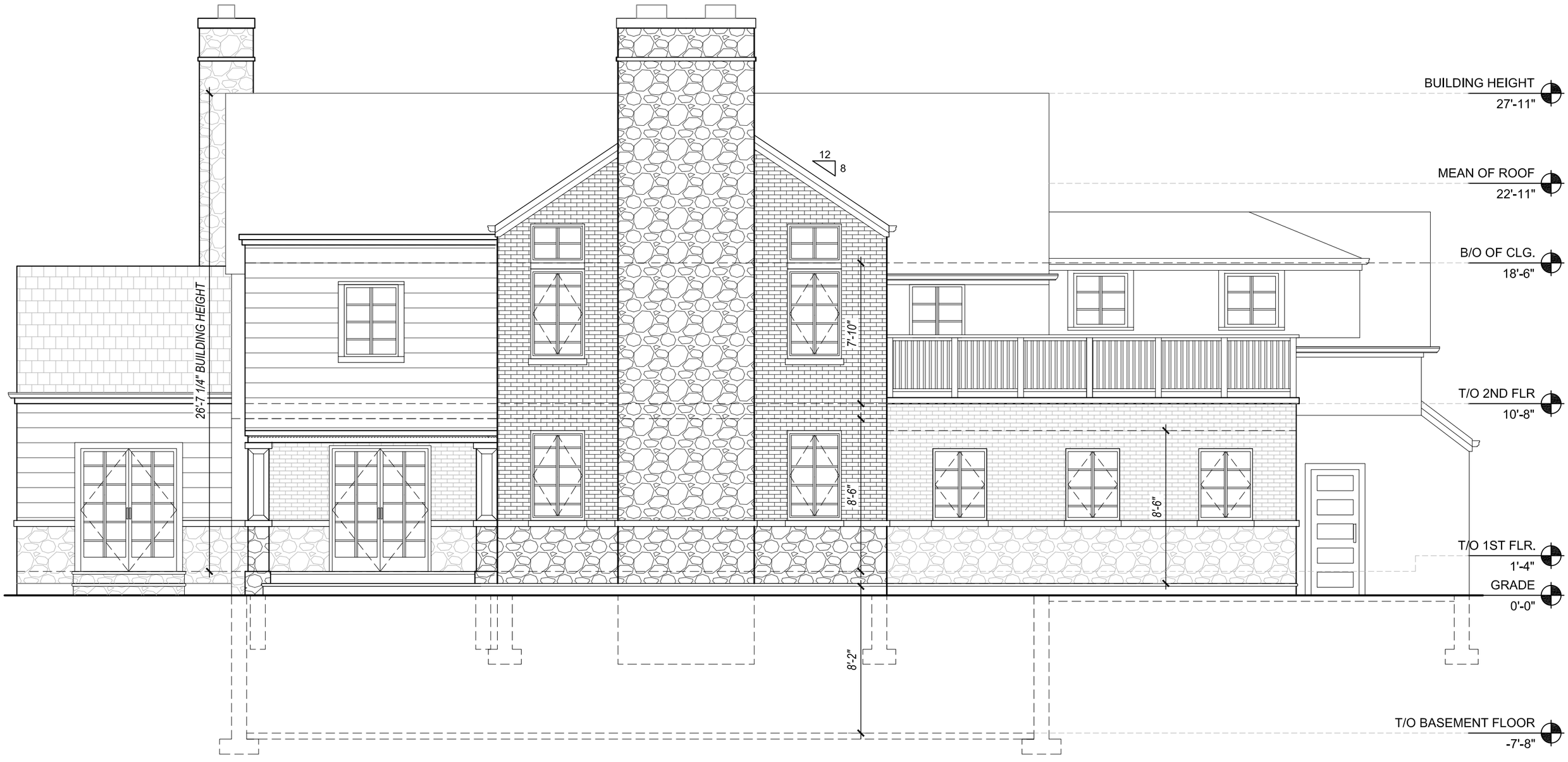

1 REAR ELEVATION

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1 SIDE ELEVATION

3/16"=1'-0"

0 1' 2' 4' 8'

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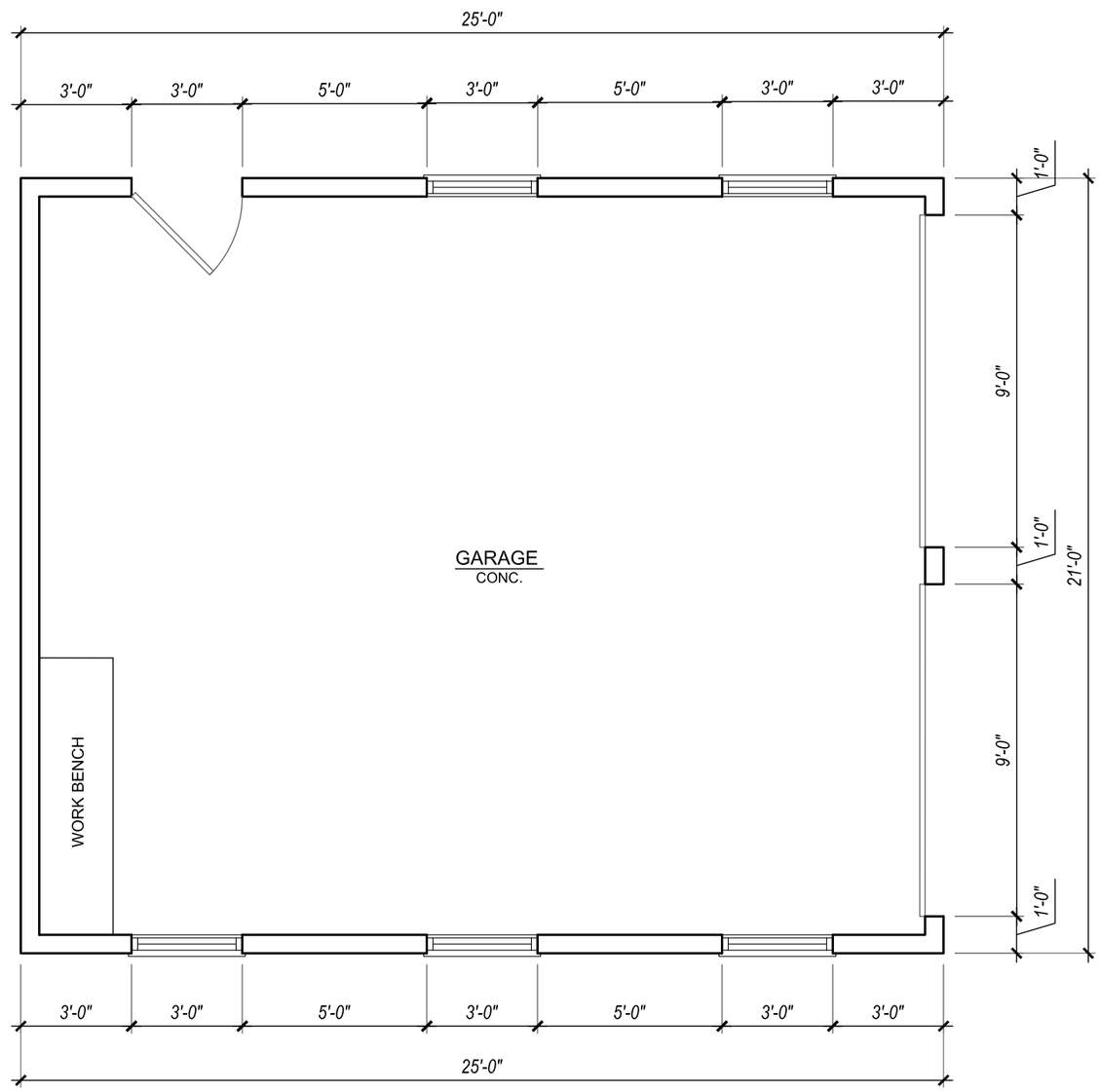

1 GARAGE FLOOR PLAN

1/4"=1'-0"

0 1' 2' 4' 8'

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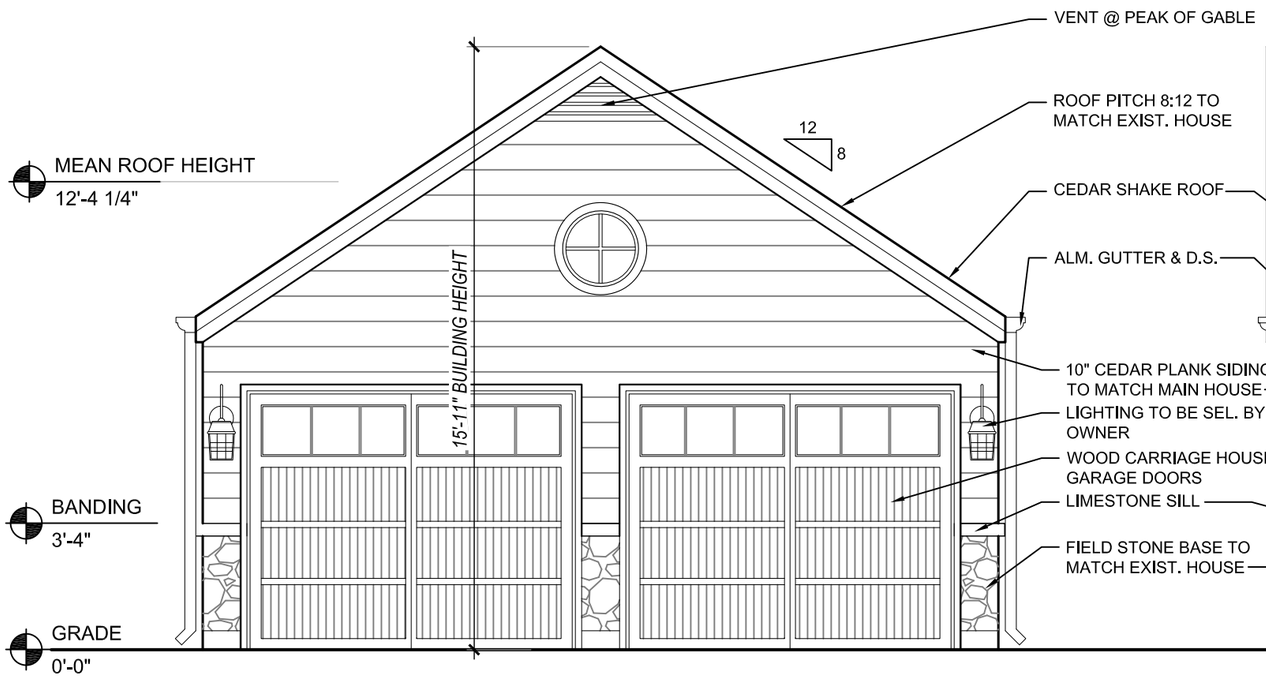

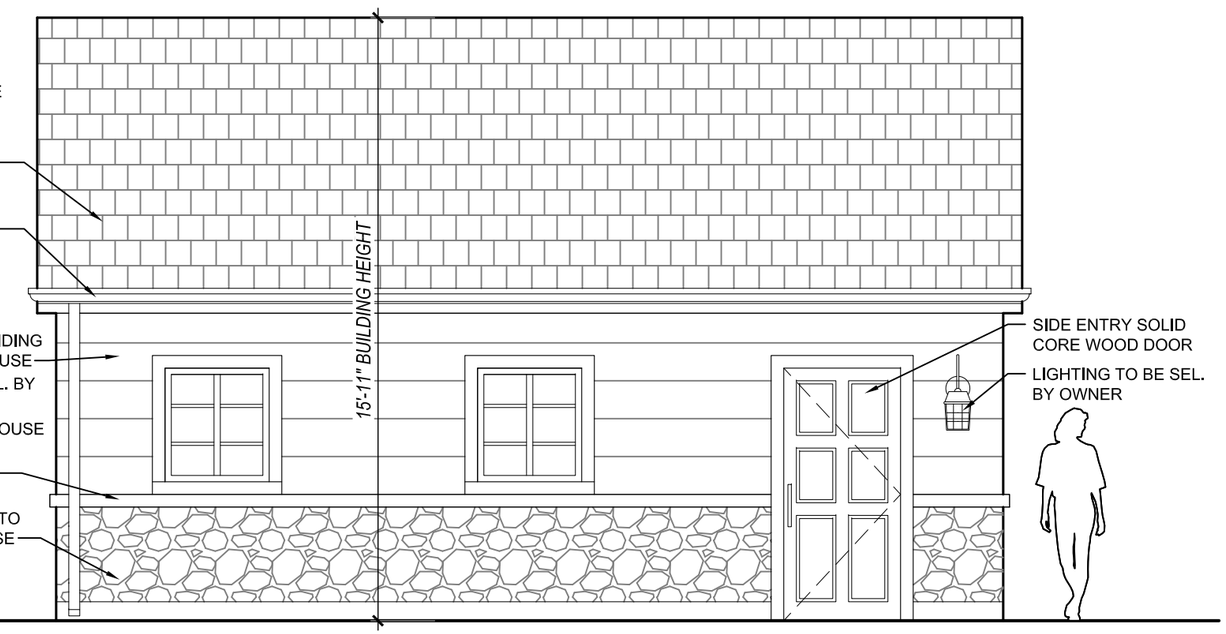

1 GARAGE FRONT ELEV.

1/4"=1'-0"

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2 GARAGE YARD ELEV.

1/4"=1'-0"

0 1' 2' 4' 8'

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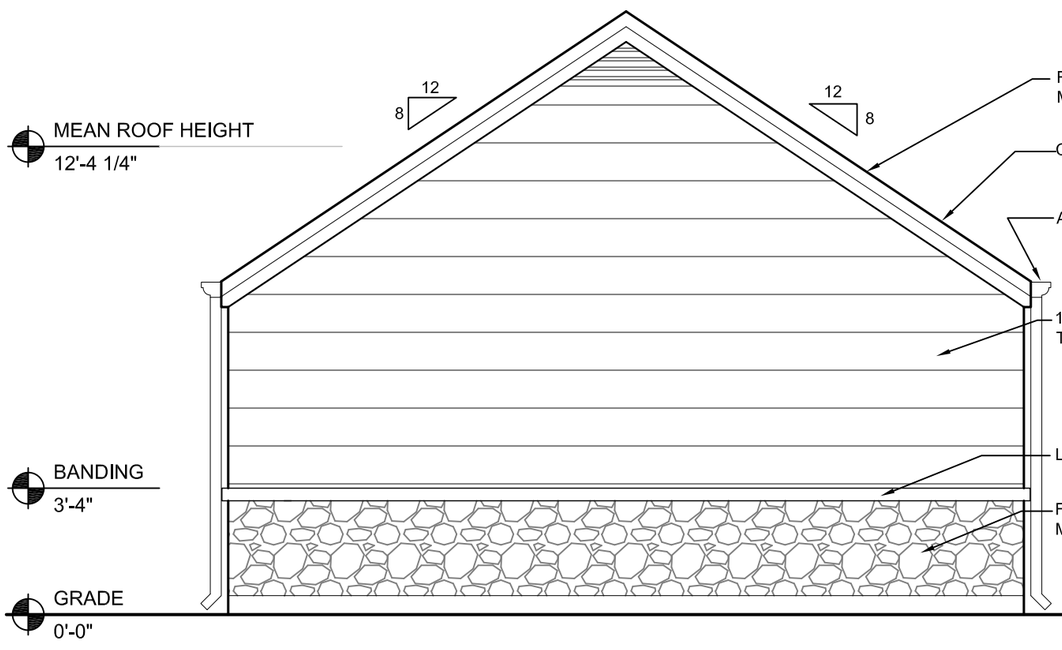

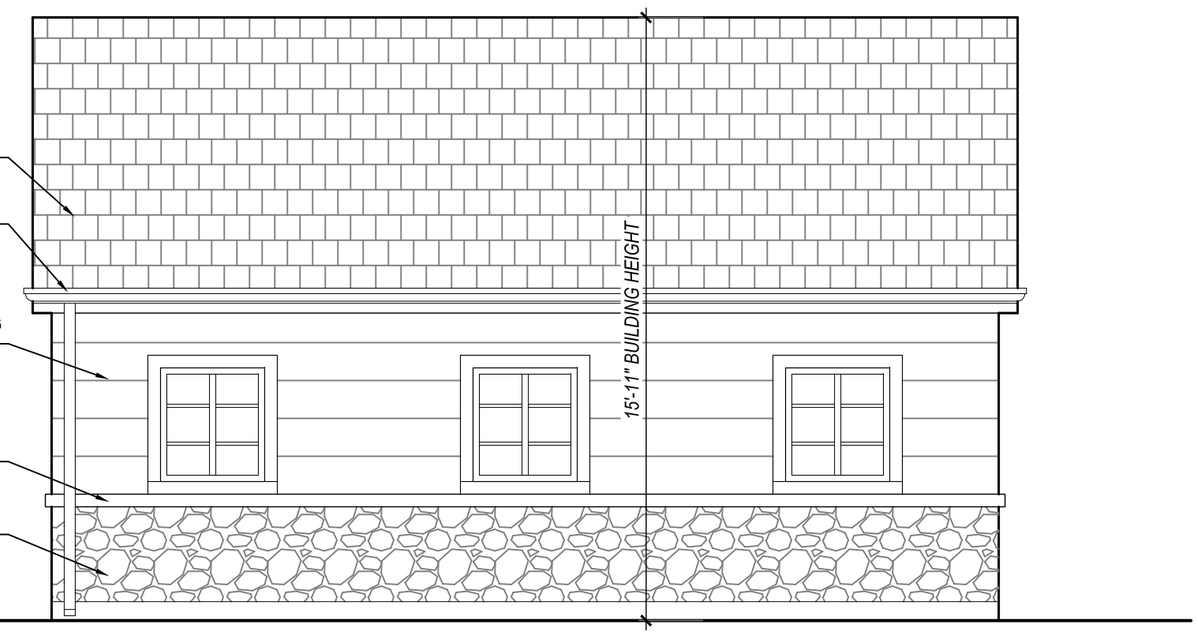

1 GARAGE REAR ELEV.

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2 GARAGE STREET ELEV.

1/4"=1'-0"

0 1' 2' 4' 8'

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Village of Winnetka
Community Development

Memo

To: ZBA Members

From: Mike D'Onofrio, Director of Community Development

Date: December 7, 2015

Re: One Winnetka Planned Development

Following are a number of attachments which are being sent as part of the agenda packet for the December 14th ZBA meeting. Following is a summary of the attachments:

Attachment A – this attachment has been submitted by the One Winnetka Planned Development applicant. The submittal is based on the questions raised by the ZBA during its consideration of the Planned Development (PD) at its November 16th meeting. The applicant has responded to 21 questions that were raised in both narrative form, as well as graphic format (building elevations and site plans).

It should be noted that in addition to responding to the issues raised at the November 16 ZBA meeting, the applicant has made changes to the plan. This includes two revisions to the plan. The first is reducing the height of the east building from five-stories to four stories. The original plan called for a five story building with the fourth and fifth stories stepped back from the lower floors. The revised plans eliminate the fifth floor and the fourth floor setback. For details see pp. 19-24 of this attachment. The second revision affects the proposed building along Elm Street. This change includes the building being increased from three stories (one floor of retail and two story residential above), to four stories (one

floor of retail and three stories of residential). It should be noted that the fourth story will be stepped back 15 feet from the floors below. For details see pp. 22-24.

Attachment B – This is a revised statement of ownership. There are no substantive changes, only the correction of the final sentence of the statement.

Attachment C – This includes correspondence submitted to the Village following the November 16 ZBA meeting.

Attachment D – This includes two set of documents. First are photos submitted by a resident at the November 16 ZBA meeting. These include photos of buildings in Winnetka and Evanston. The second set of photos includes photos of buildings in Winnetka and their associated heights.

Village of Winnetka Zoning Board of Appeals - November 16, 2015 Meeting Response

We offer the following responses to the issues raised in the November, 2015 Village of Winnetka Zoning Board of Appeals meeting regarding the One Winnetka Planned Development application:

1) **Written address of the six zoning standards –** Okrent Kisiel Associates provided the following response:

Zoning Board of Appeals reviews Planned Developments utilizing the standards for Special Uses. Typically, special use standards evaluate impact of particular *uses*, which may be a necessary public use and/or a use generally compatible with the permitted uses in the district, but having more significant impacts on traffic, parking, noise, etc… and thus requiring closer scrutiny. Examples would be uses like police and fire stations (because of noise, hours of operation, and perhaps increased traffic characteristics) or schools (because of peak pick-up and drop-off traffic or sensitivity to noise) or uses like hair and nail salons that have frequent client turnover and more significant traffic and perhaps parking impacts.

The proposed planned development includes only uses that are permitted by right within the C2 zoning district—in this case, the closer scrutiny is required only because of the size of the site which triggers planned development review and the application of the special use standards. In this context it is important to note that the amount of development proposed—166,000 gsf—is less than the 185,000 gsf that could be built on the subject property under the bulk provisions of the C2 district and does not represent extraordinary *relative* bulk—i.e. floor area relative to the size of the site. With this in mind, the following is an evaluation of the proposed One Winnetka development with respect to the six special use standards contained in Winnetka's zoning ordinance.

With respect to the first provision:

a. that the proposed planned development will not either endanger or be detrimental to the public health, safety, comfort, morals or general welfare, in that the proposed development will complement and supplement the community given the nature of the business;

As mentioned, the uses proposed are permitted uses in the C2 district and are the very same as those of the surrounding context. These uses—ground floor commercial with residential above—are compatible with surrounding development and pose no risk to public health, safety, comfort, morals or general welfare. According to the traffic analysis prepared by KLOA, the surrounding street network is capable of accommodating any additional traffic generated by the proposed development with all intersections operating well above accepted levels. The site plan minimizes curb cuts and provides safe and efficient vehicular and pedestrian circulation patterns.

The arrangement of the uses on the site allows greater setbacks and open space on the south side of the property increasing separation and providing more light

and air than required by the zoning standards for the adjacent residential development. Commercial uses are arranged along the Elm St. and Lincoln Ave. frontages in context with the adjacent off-site land uses. The design scheme breaks the development program down to read as several smaller buildings arranged on the site more in keeping with the character of development on the adjacent blocks.

The addition of about 70 dwelling units to the east Elm St. business district will serve to energize a struggling retail area. The addition of an accessible hard-surfaced plaza and gathering space in the center of downtown provides opportunities and a central setting for public and civic events that will help provide identity and enhanced activity to downtown Winnetka. The provision of additional parking for commuters and retail customers will help free up street spaces for retail parking throughout the district.

Given the above neither the type of uses proposed nor the amount of development contemplated pose any detriment to the health, safety, comfort morals or general welfare of the community. In fact, the arrangement of uses and development program on the site is compatible with and complimentary to the surrounding context and the community at large and provides opportunities to increase activity and vitality of the east Elm St. retail district and the entirety of downtown Winnetka.

With respect to the second provision:

b. that the planned development will not either substantially diminish or impair property values in the immediate vicinity, or be substantially injurious to the use and enjoyment of land in the immediate vicinity for uses permitted by right in that zoning district;

The proposed uses are permitted by right and are similar to those on adjacent properties—ground floor commercial with residential uses above. The operating characteristics of the proposed development is compatible with, and will not disrupt or interfere with, the existing uses or other uses permitted by right. The additional separation from the adjacent multi-family residential to the south created by the site-planning scheme insures that the use and enjoyment of that property will not be impeded. The proposed development will inject vibrancy and additional clientele for adjacent and nearby business, and is likely to increase the value of housing and commercial properties by providing new comparables that are state-of-the art modern facilities both for the size and configuration of the commercial spaces and the size, layout, and location of the residential units. In addition, the proposed commuter parking garage relieves pressure on street retail parking curing a well-document parking deficiency in the East Elm St. retail district.

With respect to the third provision:

c. that the planned development will not impede the normal and orderly development and improvement of other property in the immediate vicinity for uses permitted by right in the zoning district;

The subject property is a located in a completely developed area of downtown Winnetka. It is a re-development of a fully improved commercial block. The blocks surrounding the subject property are also fully improved. This provision is in the ordinance to accommodate a situation where a special use is proposed in an area where there is little existing development making it difficult to gauge impacts on existing development. The evaluation, in these cases, must take into

consideration future permitted uses on vacant or underdeveloped land. As such this provision has limited applicability to the subject evaluation.

Nonetheless, given the modest amount of traffic generated by the proposed development and the clear ability—indicated by the traffic study by KLOA—of the surrounding street system to handle the additional volume, there is nothing about the proposed development that would impede the further development or re-development of the surrounding area of downtown Winnetka with the contemplated permitted uses.

With respect to the fourth provision:

d. that adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public and private ways;

The current condition on the subject property includes four curb cuts: three along the Elm St frontage and one along the Lincoln Ave. frontage with additional loading off Lincoln Ave for the pharmacy. The proposed site plan consolidates curb cuts to two locations— one at the far south and one at the far east end of the site—eliminating two curb cuts and providing continuous uninterrupted pedestrian circulation along Lincoln Ave. and Elm St. These curb cuts are located at the furthest possible distance from the intersection of Elm St. and Lincoln Ave. creating adequate spacing and minimizing opportunities for turning conflicts. In fact, as the traffic study illustrates, the surrounding street network and intersections will function at either level A or level B indicating very low delay times during peak traffic hours.

Internal site circulation includes a generous motor court and provides efficient pick up, drop-off, parking, and service circulation. Two-way access is available off both Elm St. and Lincoln for all functions.

Given the above, it is clear that the proposed development provides ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public and private ways.

With respect to the fifth provision:

e. that adequate parking, utilities, access roads, drainage and other facilities necessary for the operation of the special use either exist or will be provided; and

Parking is provided in accordance with zoning ordinance standards for the uses proposed on the site. The development plan provides opportunities to expand the supply of public parking for commuters and retail patrons and cure a well-documented shortage of parking in the East Elm commercial district. The parking analysis prepared by traffic consultants KLOA indicates adequate parking to handle both on-site and off-site demands generated by existing, proposed and future uses. The development plan also includes upgrades to the water supply and storm management systems and contributes all soft costs to any public improvements.

Given the above, adequate parking, utilities, access roads, drainage and other facilities necessary for the operation of the special use either exist or will be provided.

With respect to the sixth and final provision:

f. that the planned development in all other respects conforms to the applicable zoning regulations and other application of Village ordinances and codes.

The proposed development conforms to all applicable zoning regulations with the exception of building height, upper level setback, and rear yard setback. These exceptions were recommended by the Winnetka Plan Commission for approval by the Winnetka Village board in their consideration of the proposed planned development. The additional height proposed does not represent an increase in allowable bulk over what is contemplated by the zoning regulations that define maximum development. The additional story of height is limited to less than 30% of the site area (with the sixth floor penthouse occupying less than 10% of the site) and allows a better site design scheme allocating building mass in appropriate areas given the overall development context and allowing for significant additional open space adjacent to the neighboring residential development to the south. The rear yard setback requirements of the zoning code mandate its location (inappropriately) adjacent to the East Elm parking lot. The site plan relocates this setback to the south property line and increases it to more than two times what is required providing increased separation and open space adjacent to its closest residential neighbor. The re-arrangement of the development program on the site provides for innovative design and site planning consistent with the intent of planned developments. It increases open space on the site to more than twice what is required by zoning, allows for more efficient site circulation and a more appropriate response to adjacent contextual conditions.

Given the above, the proposed planned development in all respects conforms to the applicable zoning regulations, Village ordinances, and codes.

2) **Current detailed breakdown of cost sharing of public benefit elements –** See the attached ONE Winnetka Public Benefits Estimated Cost Summary as backup for the ONE Winnetka Public Benefits memo dated August 26, 2015.

3) **Rendering of the view south on Elm at grade -** A rendering will be included in the set of slides for the December 14 meeting.

4) **Dimensions of driveway entries –** The driveway width dimensions are shown on the attached Drive Entry Dimensions plan. All of the driveways are designed for two-way traffic.

5) **Time it takes to park in the commuter garage –** See the attached section 2.2 Parking Inventory from the Rich and Associates, Inc. Commercial District Parking Study commissioned by the Village of Winnetka and referenced Parking Supply Maps #2, 3 and 4. The commuter parking garage is sized so that all 157 of the existing grade-level commuter permit parking spaces located in the East and West Elm business districts can be relocated into the underground commuter garage, so any delay in finding an available parking space will be minimal. There is direct access to the southbound platform from level B2 of the commuter garage, which is closer than any existing commuter permit spaces. The time it takes to get to either of the train platforms when parking in the commuter garage directly adjacent to the train property should be less than the time it takes to park and walk to the train platforms from most of the existing commuter permit parking spaces, which are located up to two blocks away.

6) **Locations that commuters are parking in retail spaces –** See the attached section 2.2 Parking Inventory from the Rich and Associates, Inc. Commercial District Parking Study commissioned by the Village of Winnetka and referenced Parking

Supply Maps #2, 3 and 4. The study shows the 157 grade-level commuter permit parking spaces located in the East and West Elm business districts. The attached Surplus – Deficit Map #6 shows a deficit of (285) parking spaces on and adjacent to the block where ONE Winnetka is located. Relocating the commuter parking spaces into an underground garage will free up grade level parking spaces for retail and other uses.

The attached KLOA memo dated December 3, 2015 notes that, based on their Traffic and Parking Impact Study dated March 4, 2015, the commuter and on-street parking spaces in the East Elm Street District are at capacity. The memo states, "When the on-street parking area occupancy approaches 85 percent, very few parking spaces are readily available and leads motorists to drive around trying to find the best parking space thus unnecessarily increasing traffic circulation on Village's streets and potentially driving away customers that would otherwise visit the area businesses."

7) **Reconcile the transit-oriented development concept with the claim of a need for additional parking –** See the attached Surplus – Deficit Map #6 from the Rich and Associates, Inc. Commercial District Parking Study commissioned by the Village of Winnetka. The map shows a deficit of (285) parking spaces on and adjacent to the block where ONE Winnetka is located based on the current property use and does not take into account the addition of the residential use proposed in the ONE Winnetka project.

The attached KLOA memo dated December 3, 2015 describes how the ONE Winnetka development meets the Village of Winnetka Zoning Ordinance requirements for residential and retail parking spaces.

8) **Describe the benefits of additional commuter parking –** See the attached Peak Observed Occupancy Map #5 from the Rich and Associates, Inc. Commercial District Parking Study commissioned by the Village of Winnetka. The map shows 100% occupancy levels of the commuter permit parking spaces adjacent to the block where ONE Winnetka is located, clearly indicating the demand for additional commuter parking spaces in this area. The additional parking spaces provided by the proposed commuter garage would allow more Winnetka residents to park immediately adjacent to the downtown train station.

The attached KLOA memo dated December 3, 2015 notes that, based on their Traffic and Parking Impact Study dated March 4, 2015, the commuter parking spaces in the East Elm Street District are at capacity, with an observed average parking demand of 96%. The memo states, "the demand that is currently experienced on the commuter on-street parking spaces could be reduced and some of these off-street parking spaces could be better utilized to serve the area businesses."

9) **List the types of expected retail uses –** Expected retail users include restaurants and specialty stores, such as a florist, bakery, and winery.

10) **Detail on the relationship of the project to the bike path –** See the attached Garage Details plan showing approximately 38 feet between the west wall of the commuter garage and the Green Bay Trail bike path.

11) **Justify the number of proposed commuter spaces -** See the attached section 2.2 Parking Inventory from the Rich and Associates, Inc. Commercial District Parking

Study commissioned by the Village of Winnetka and referenced Parking Supply Maps #2, 3 and 4. The commuter parking garage is sized so that all 157 of the existing grade-level commuter permit parking spaces located in the East and West Elm business districts can be relocated into the underground commuter garage.

12) **Provide a study that shows a need for the retail garage -** See the attached sections 2.4.2 Future Parking Demand (East Elm Business District) and 2.4.3 Future Parking Demand (West Elm Business District) from the Rich and Associates, Inc. Commercial District Parking Study commissioned by the Village of Winnetka and Surplus – Deficit Map #6. The map shows a deficit of (285) parking spaces on and adjacent to the block where ONE Winnetka is located.

The attached KLOA memo dated December 3, 2015 notes that, based on their Traffic and Parking Impact Study dated March 4, 2015, the on-street parking spaces in the East Elm Street District are at capacity. The memo states, "When the on-street parking area occupancy approaches 85 percent, very few parking spaces are readily available and leads motorists to drive around trying to find the best parking space thus unnecessarily increasing traffic circulation on Village's streets and potentially driving away customers that would otherwise visit the area businesses."

13) **Explain the basis for the cost increment of school attendance –** TR Mandigo provided the following explanation: We estimated that 20% of Regular Educational costs were variable based on student population (This is an estimate and assumes that there would be some increases in class size and teachers for incremental increases) plus transportation costs and support services for pupils. This added to approximately $4,800,000 for the school district in incremental costs for new students. This divided by total cost of the school district of $32,136,430 is approximately 15% of the total budget. We approached it this way because there were no such calculations available so we used what we considered to be fairly conservative estimates and took into consideration direct student support activities as well as a portion (20%) of regular educational costs as our basis.

14) **Separate cost per space for the underground commuter garage and the scissor retail parking facility –** See the attached ONE Winnetka Public Benefits Estimated Cost Summary. The current estimated cost to construct parking spaces in the East Retail parking facility is slightly under $30,000/space and the estimated cost for the Commuter Parking garage is slightly over $30,000/space. The cost estimates will be confirmed once the drawings are finalized.

15) **Graphics for the traffic flow plan –** See the attached Traffic Flow Plan, which shows that all of the vehicular paths allow for two-way traffic.

16) **Detailed drawings of the commuter garage, including the east wall** (was this intended to be west wall?) – See the attached West Garage Elevation and Garage Bay Detail plans.

17) **Traffic diagram for the commuter garage entrance –** See the attached Traffic Flow Plan and West Elevation in Context plan. The Traffic Flow Plan shows a full three-way interchange at the commuter garage entry and the northbound and southbound lanes on Lincoln Avenue. The red dotted line on the West Elevation in Context plan indicates the grade of the commuter garage entry drive beyond the railroad embankment.

18) **Detailed drawing of the relationship between the Plaza and the commuter garage** – See the attached West Garage Elevation, Garage Bay Detail, and Garage Details plans. The Plaza extends 5'-0" beyond the west wall of the commuter garage.

19) **Digital renderings of street views -** Additional renderings will be included in the set of slides for the December 14 meeting.

20) **Average height of buildings on the north side of Elm** – See the attached Facing Elm Street Elevations plan. The individual heights of the buildings on the north side of Elm are noted above each building. Most of the buildings are in the 35'-0" - 42'-6" range.

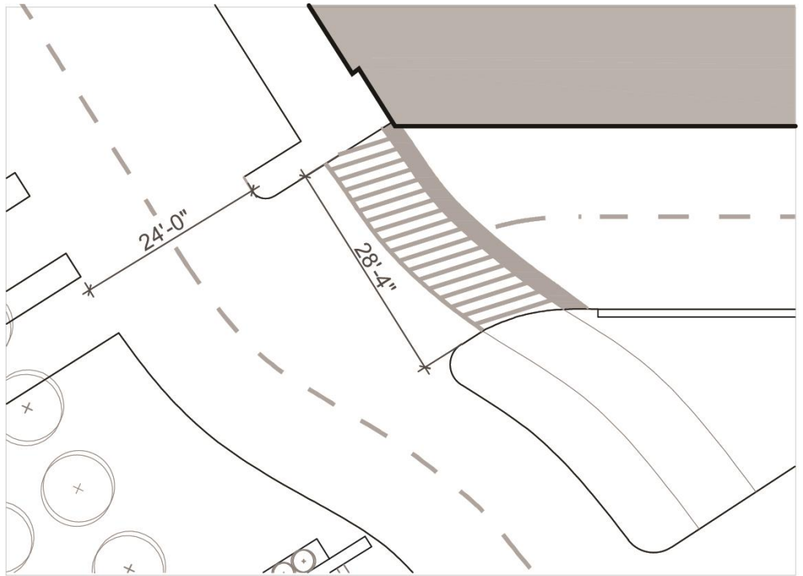
21) **Number of retail tenants –** There are 18 storefront bays; it is expected that some tenants will occupy multiple bays, so a total of approximately ten retail tenants is in the range of reasonable expectation.

In response to the comments regarding excessive building height and scale, the height of the east building has been reduced to 45ft and a third level has been added to four of the town houses. See the attached Previous, New, and Comparative South, East and Elm Street Elevation drawings.

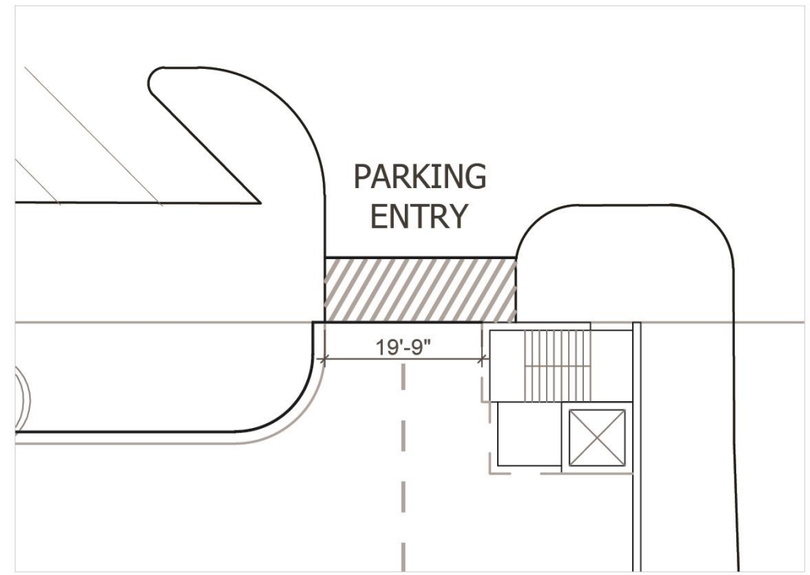
ONE Winnetka Public Benefits

ESTIMATED COST SUMMARY

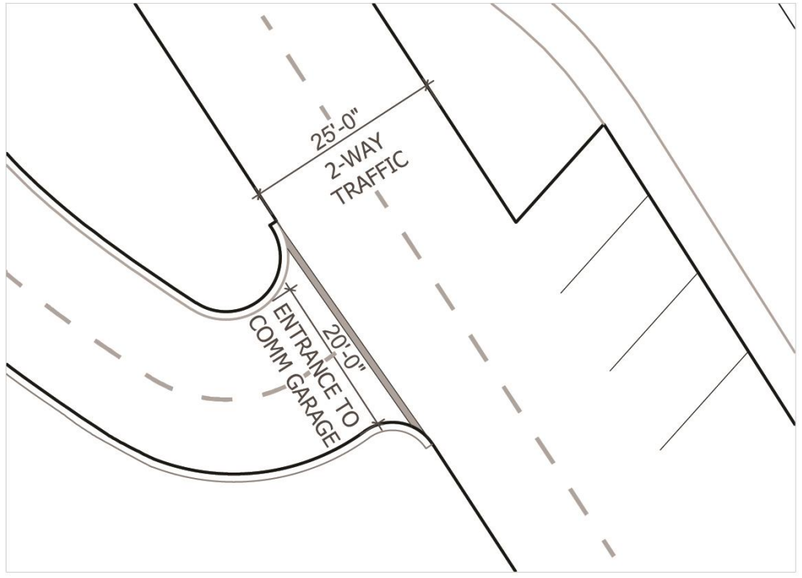
	East Retail Parking Spaces (116)	Commuter Parking Spaces (194)	Plaza Buildout & Landscaping	Streetscape for Lincoln and Elm	Elm Street Water Main
General Conditions	$ 86,200	$ 136,200	$ 142,400		
Site Work	$ 1,186,254	$ 2,062,140	$ 435,599	$ 157,705	$ 195,250
Concrete	$ 1,114,806	$ 1,514,880			
Masonry	$ 17,280	$ 562,024	$ 32,850		
Metals	$ 58,626	$ 137,350	$ 10,500		
Woods & Plastics	$ 24,026	$ 31,850	$ 5,000		
Thermal & Moisture Protection	$ 66,353	$ 193,328	$ 489,950		
Doors & Windows	$ 1,200	$ 13,200	$ 9,200		
Finishes	$ 58,571	$ 182,441	$ 75,192		
Specialties	$ 500	$ 1,250			
Special Construction					
Conveying Systems		$ 85,000			
Plumbing	$ 144,156	$ 191,100			
Fire Protection	$ 108,117	$ 143,325			
HVAC	$ 48,052	$ 63,700			
Electrical	$ 192,208	$ 254,800			
Subtotal	**$ 3,106,349**	**$ 5,572,588**	**$ 1,200,691**	**$ 157,705**	**$ 195,250**
Contingency 5%	$ 155,317	$ 278,629	$ 60,035	$ 7,885	$ 9,763
Insurance	$ 75,453	$ 135,358	$ 29,165	$ 3,831	$ 4,743
GC Fee 3%	$ 100,118	$ 179,605	$ 38,698	$ 5,083	$ 6,293
TOTAL	**$ 3,437,237**	**$ 6,166,180**	**$ 1,328,589**	**$ 174,504**	**$ 216,048**
$/parking space	$ 29,631	$ 31,784			
WORKING ESTIMATE	**$ 3,480,000**	**$ 5,820,000**	**$ 1,500,000**	**$ 200,000**	**$ 225,000**
$/parking space	$ 30,000	$ 30,000			



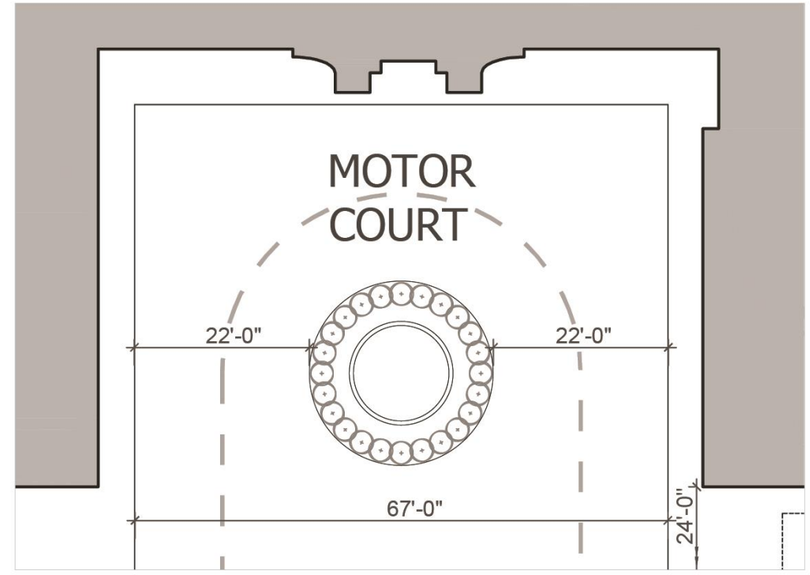
1 PLAN VIGNETTE - ENTR TO BUILDING OFF LINCOLN AVE
SCALE: 1/16" = 1'-0"



2 PLAN VIGNETTE - ENTR TO E PARKING OFF ELM STREET
SCALE: 1/16" = 1'-0"



3 PLAN VIGNETTE - ENTRANCE TO COMMUTER GARAGE
SCALE: 1/16" = 1'-0"

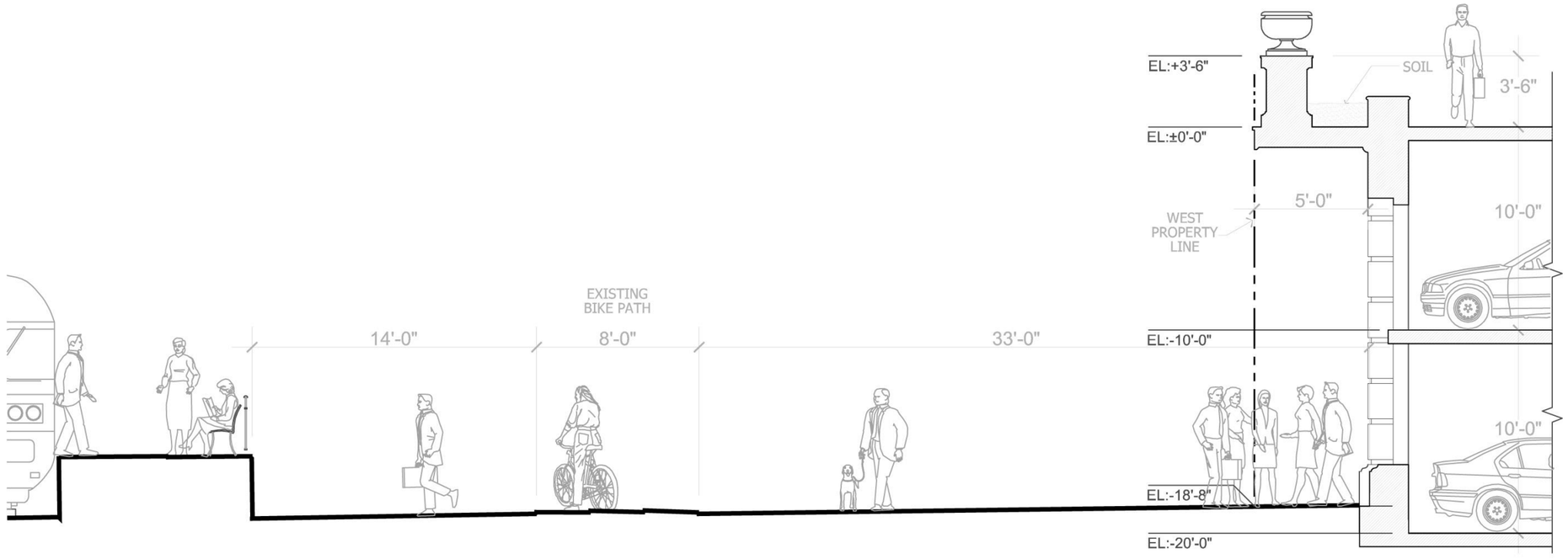


4 PLAN VIGNETTE - AT THE MOTOR COURT
SCALE: 1/16" = 1'-0"

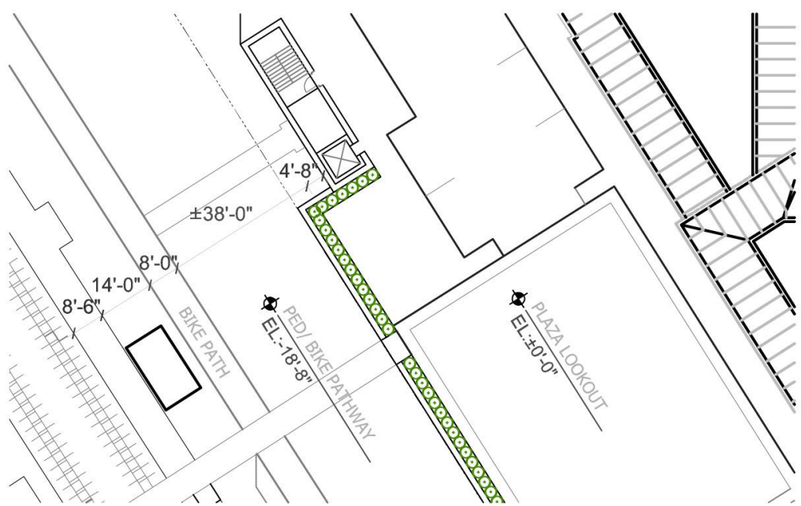
ONE WINNETKA

DRIVE ENTRY DIMENSIONS

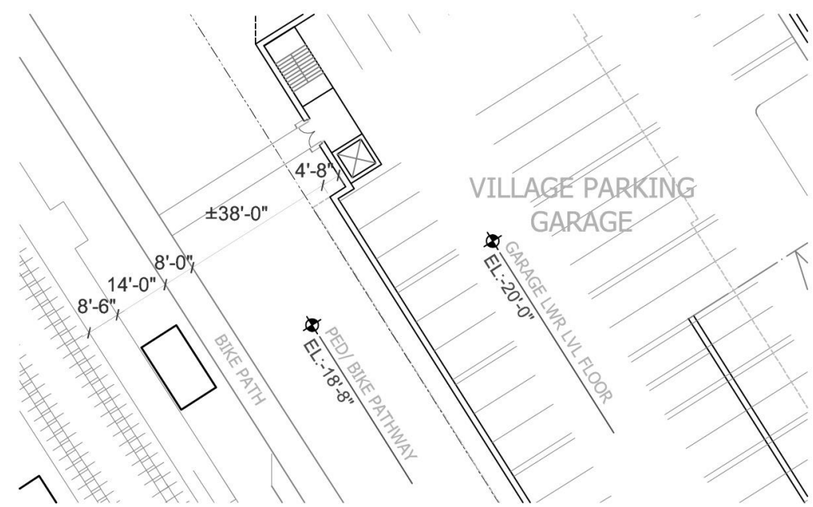
LUCIEN LAGRANGE STUDIO



1 CR-SECT BIKE PATH & PARKING W/ ADJACENCY TO METRA SYSTEM
SCALE: 1/8" = 1'-0"



2 VIGNETTE PLAN @ PEDESTRIAN PATH LEVEL
SCALE: 1/32" = 1'-0"

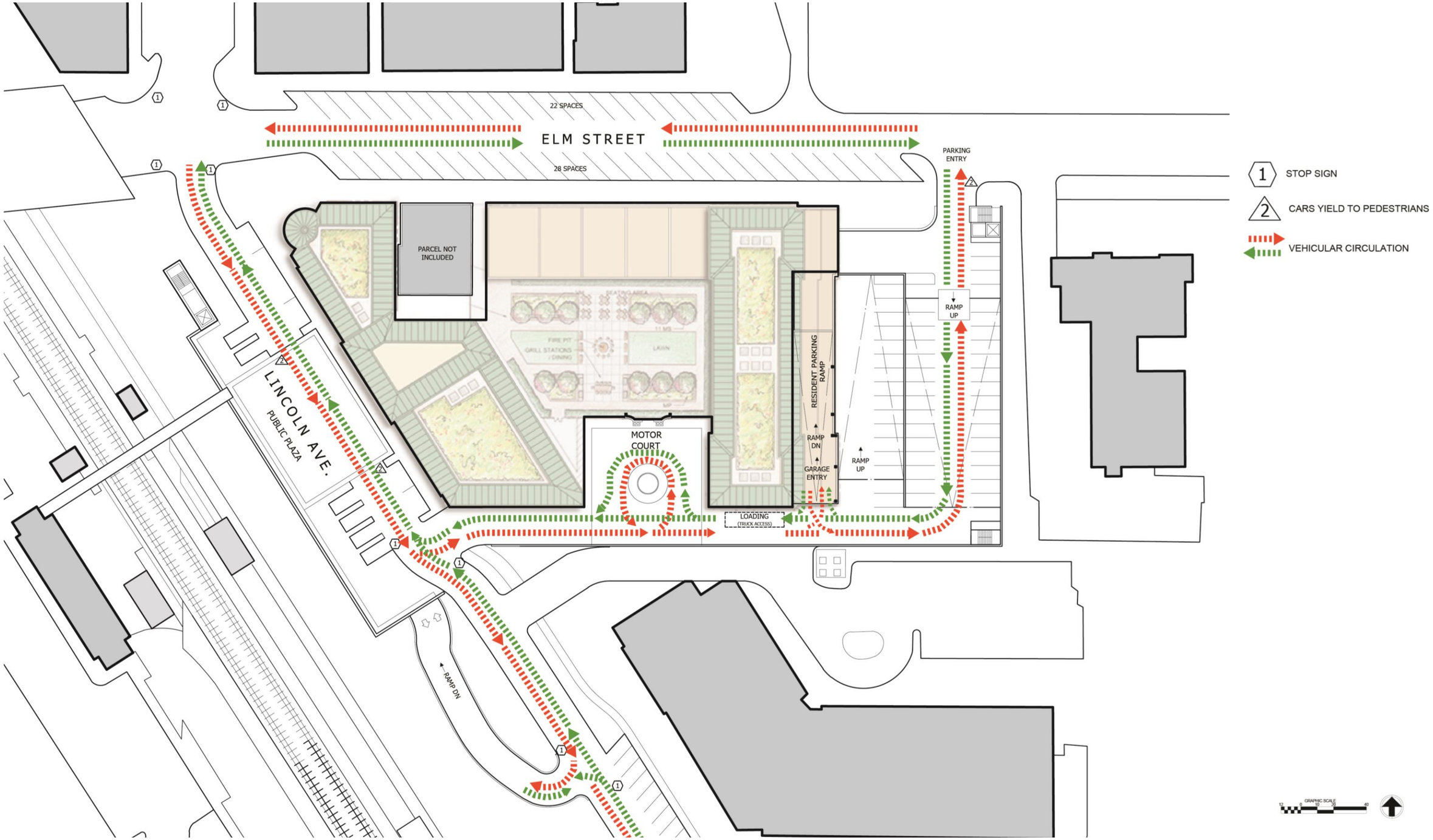


3 VIGNETTE PLAN @ GARAGE LEVEL
SCALE: 1/32" = 1'-0"

ONE WINNETKA

GARAGE DETAILS

LUCIEN LAGRANGE STUDIO



ONE WINNETKA

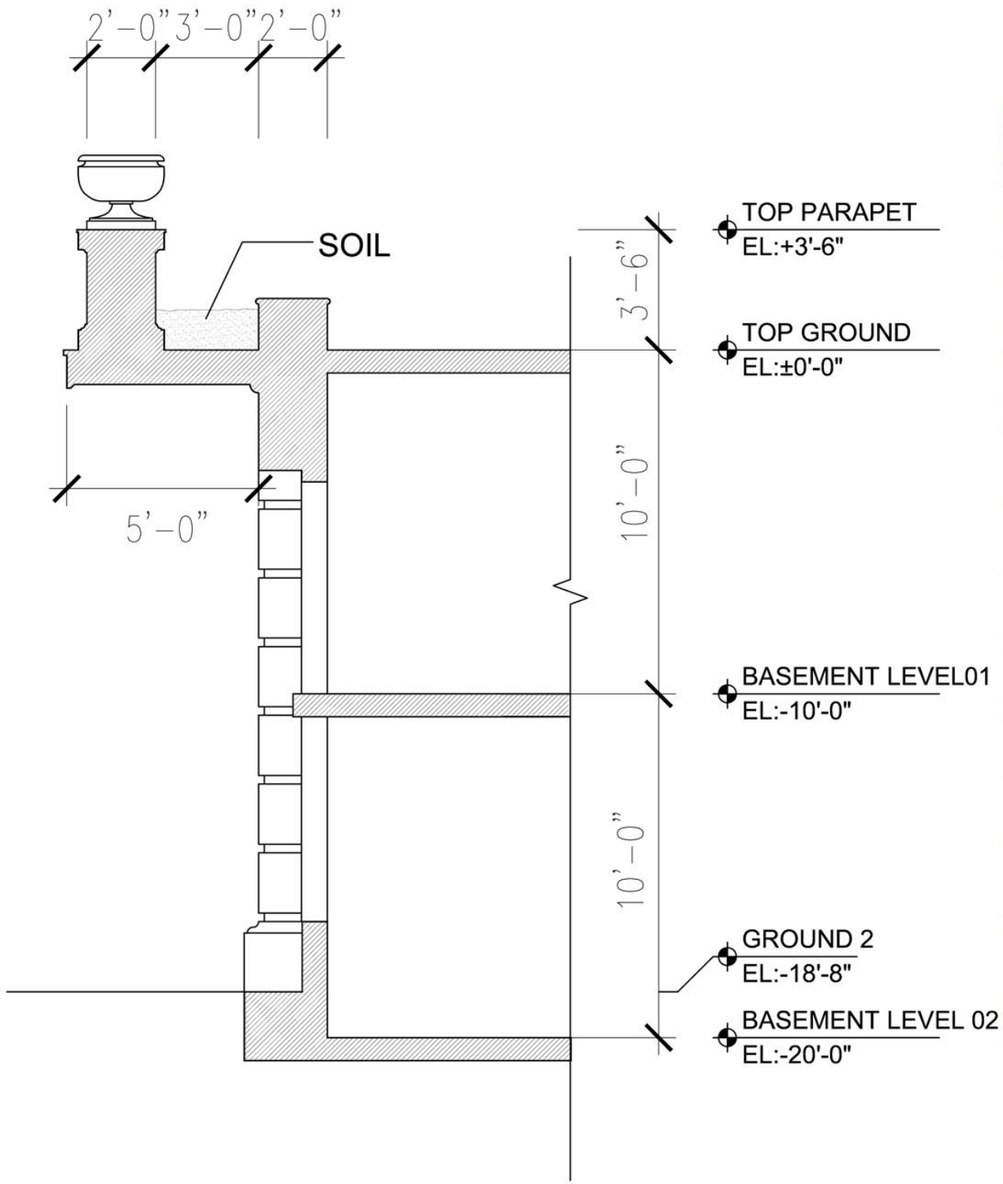
TRAFFIC FLOW PLAN

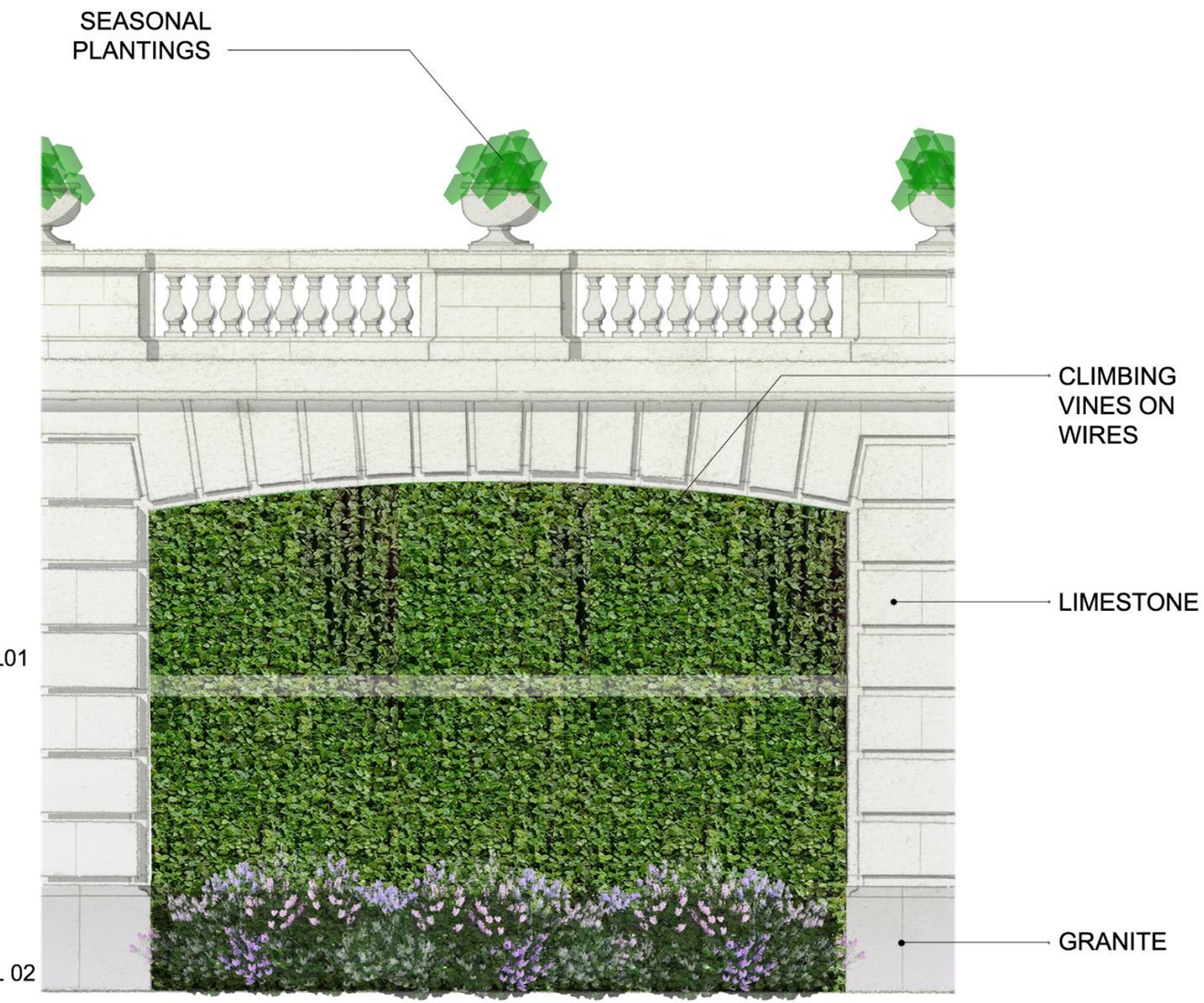
LUCIEN LAGRANGE STUDIO

ONE WINNETKA

WEST GARAGE ELEVATION

LUCIEN LAGRANGE STUDIO





ONE WINNETKA

GARAGE BAY DETAIL

LUCIEN LAGRANGE STUDIO

ONE WINNETKA

WEST ELEVATION IN CONTEXT

LUCIEN LAGRANGE STUDIO

H: 42'-6"

H: 18'-6"

H: 39'-6"

H: 38'-0"

H: 35'-0"

NORTH (EXISTING; REVERSED)

SOUTH (PROPOSED)

FACING ELM STREET ELEVATIONS

ONE WINNETKA

LUCIEN LAGRANGE STUDIO

PREVIOUS SOUTH ELEVATION

ONE WINNETKA

LUCIEN LAGRANGE STUDIO

ONE WINNETKA

NEW SOUTH ELEVATION

LUCIEN LAGRANGE STUDIO

PREVIOUS

NEW

ONE WINNETKA

COMPARATIVE SOUTH ELEVATIONS

LUCIEN LAGRANGE STUDIO

PREVIOUS EAST ELEVATION

ONE WINNETKA

LUCIEN LAGRANGE STUDIO

ONE WINNETKA

NEW EAST ELEVATION

LUCIEN LAGRANGE STUDIO

PREVIOUS

NEW

COMPARATIVE EAST ELEVATIONS

ONE WINNETKA

LUCIEN LAGRANGE STUDIO

PREVIOUS ELM STREET ELEVATION

ONE WINNETKA

LUCIEN LAGRANGE STUDIO

NEW ELM STREET ELEVATION

ONE WINNETKA

LUCIEN LAGRANGE STUDIO

PREVIOUS

NEW

COMPARATIVE ELM STREET ELEVATIONS

ONE WINNETKA

LUCIEN LAGRANGE STUDIO

2.2 - Parking Inventory

Table 2-B summarizes the existing parking in the Village study area. There are a total of 1,772 parking spaces in the study area, of these spaces, 766 are on-street, 511 are public off-street, and 495 are private off-street parking.

Of the 766 on-street parking spaces there are 671 on-street free visitor/customer parking spaces in the East and West Elm business district. Of the 671 on-street spaces, over half (53%) of these free parking spaces are 90 min. There are 18 (3%) short stay parking spaces (30 min or less) for quick in and out parking needs. Of the18 (30 min or less) on-street parking spaces only two are in the West Elm business district.

Permit and commuter parking is shown below in **Table 2-A**, the numbers and location of each type of parking are listed.

Table 2-A Permit and Commuter Parking

West Elm Business District

Block >	#1-W	#4-W	#7-W	#8-W	Summary
Off-Street					
Village Parking Zone A				41	41
Village Parking Zone AB			95		95
Village Parking Zone ABC	45		17		62
Village Parking Zone C or Day Pass		61			61
Village Parking Zone C(2hr after 10 A.M. w/permit)			13		13
On-Street					
Village Parking Zone A			7		7
Village Parking Zone A & B			35		35
Village Parking Zone C		53			53
			Total =		**367**

East Elm Business District

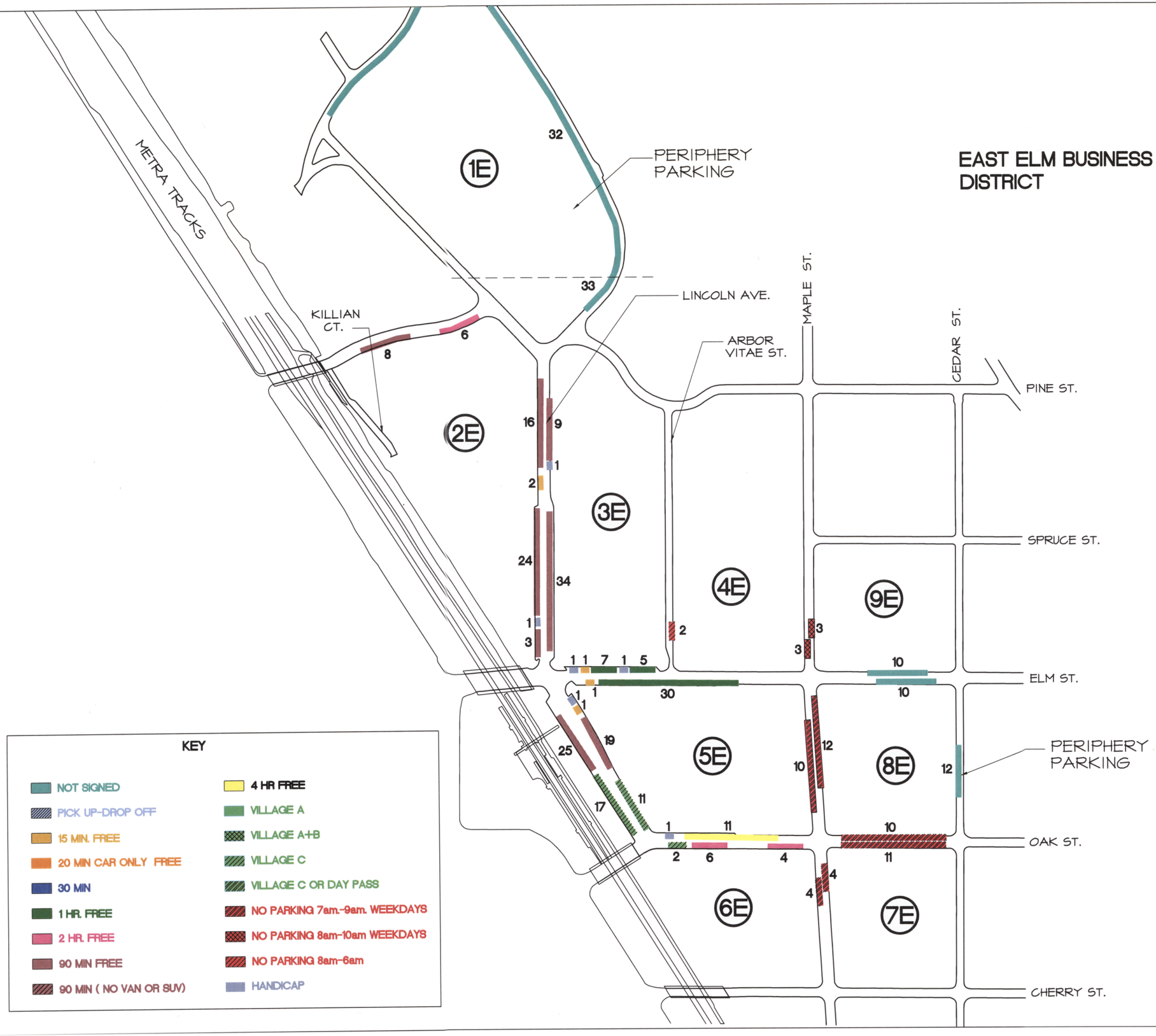
Block >	#2-E	#5-E	Summary
Off-Street			
Village Parking Zone A	74	30	104
Village Parking Zone C(2hr after 10A.M. w/permit)	30		30
	Total		**134**

Parking permits issued by the Village for business employees are $10 for 12 months. Village license windshield stickers are $40 for each vehicle per year. Commuter permits for residents of Winnetka are $100 and non-resident permits are $220 for 6 months. **Table 2-C** (page 2-4) is a benchmarking of Winnetka to other communities costs and fines for parking.

The Village is in control of 72% of the available parking. The rule of thumb based on Rich and Associates experience when examining this statistic is that it is desirable to have municipal control of over 50% or more of the parking. This allows the municipality to manage, enforce and regulate the parking more effectively as a system. The municipality can then regulate the price of permit parking and enforce the parking with more efficiency. Parking can also be used as a land development tool. Winnetka exceeds the goal by being in control of 73% of the available parking.

On the next page (**Table 2-B**) is a summary of parking in the Village followed by two on-street parking supply maps (**Map #2 and #3**) and one off-street parking supply map (**Map #4**). **Table 2-B** on page 2-3 shows public, private, handicap parking, and duration. Throughout the Village parking was well marked. In the cases where parking stalls were not marked, the number of parking spaces were estimated.

PARKING STUDY
FOR THE VILLAGE OF
WINNETKA



WINNETKA , ILLINOIS

RICH AND ASSOCIATES
Parking Consultants
Architects · Engineers
Planners
21800 W. Ten Mile, Suite 209
Southfield, Michigan 48075
(248) 353-5080
Fax (248) 353-3830
Lutz, Florida
(813) 949-9860
Maitland, Florida
(407) 667-8990
E-MAIL: parking@RichAssoc.com

DWG. TITLE:

PARKING SUPPLY ON - STREET

LEGEND

(#) BLOCK #

DATE: 01-04-06
DRAWN BY: GWC
FILE: 0543-1-30

NORTH
SCALE: N.T.S

MAP # 2

PARKING STUDY
FOR THE VILLAGE OF
WINNETKA

WINNETKA , ILLINOIS

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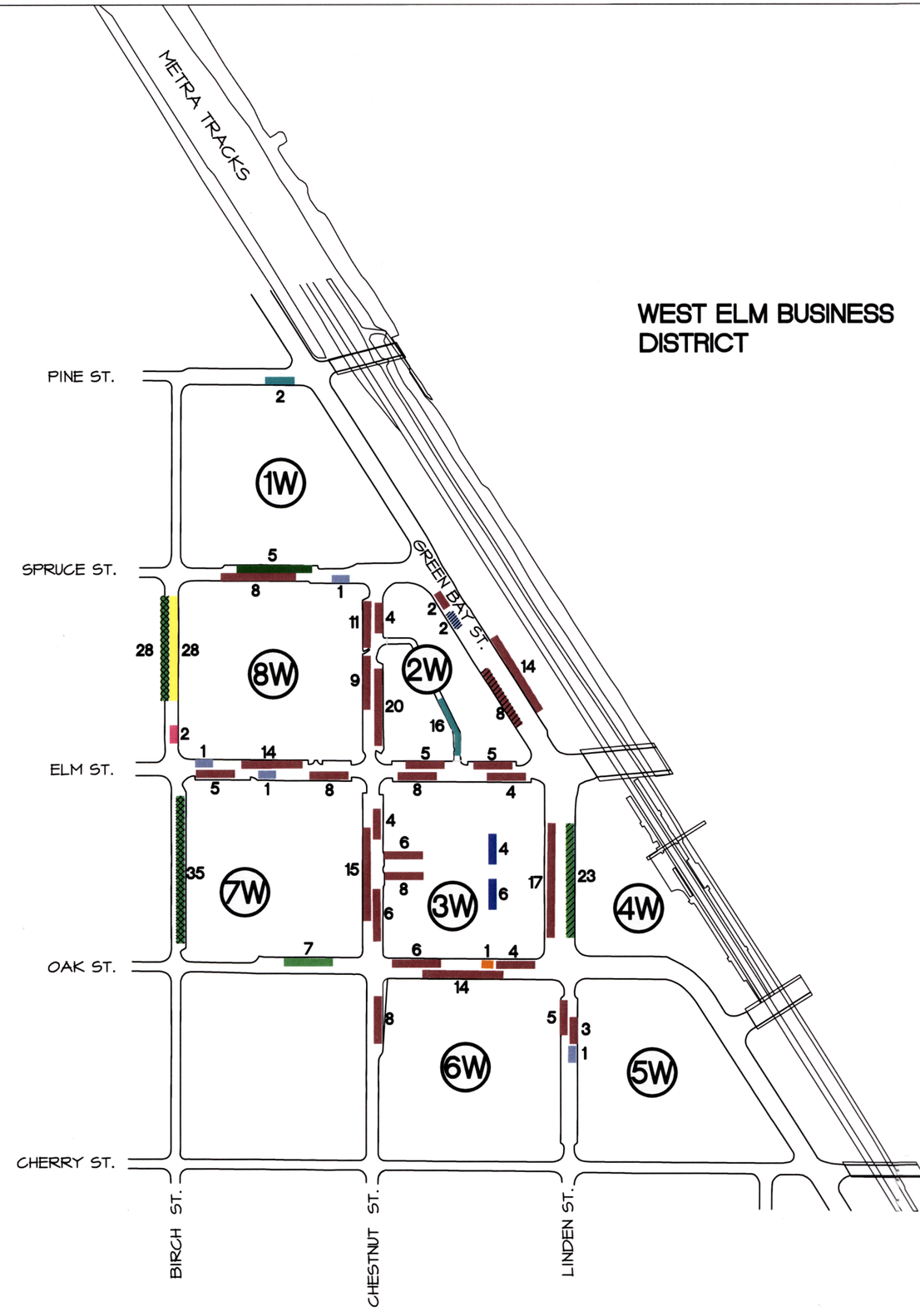
(813) 949-9860
Maitland, Florida
(407) 667-8990
E-MAIL: parking@RichAssoc.com

DWG. TITLE:

PARKING SUPPLY
ON - STREET



KEY

NOT SIGNED	4 HR FREE
PICK UP-DROP OFF	VILLAGE A
15 MIN. FREE	VILLAGE A+B
20 MIN CAR ONLY FREE	VILLAGE C
30 MIN	VILLAGE C OR DAY PASS
1 HR. FREE	NO PARKING 7am.-9am. WEEKDAYS
2 HR. FREE	NO PARKING 8am-10am WEEKDAYS
90 MIN FREE	NO PARKING 8am-6am
90 MIN (NO VAN OR SUV)	HANDICAP

LEGEND

(#) BLOCK #

DATE: 07-11-05
DRAWN BY: GWG
FILE: 0543-1-30

NORTH
SCALE: N.T.S

MAP # 3

PARKING STUDY
FOR THE VILLAGE OF
WINNETKA

WINNETKA , ILLINOIS

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Parking Consultants
Architects · Engineers
Planners
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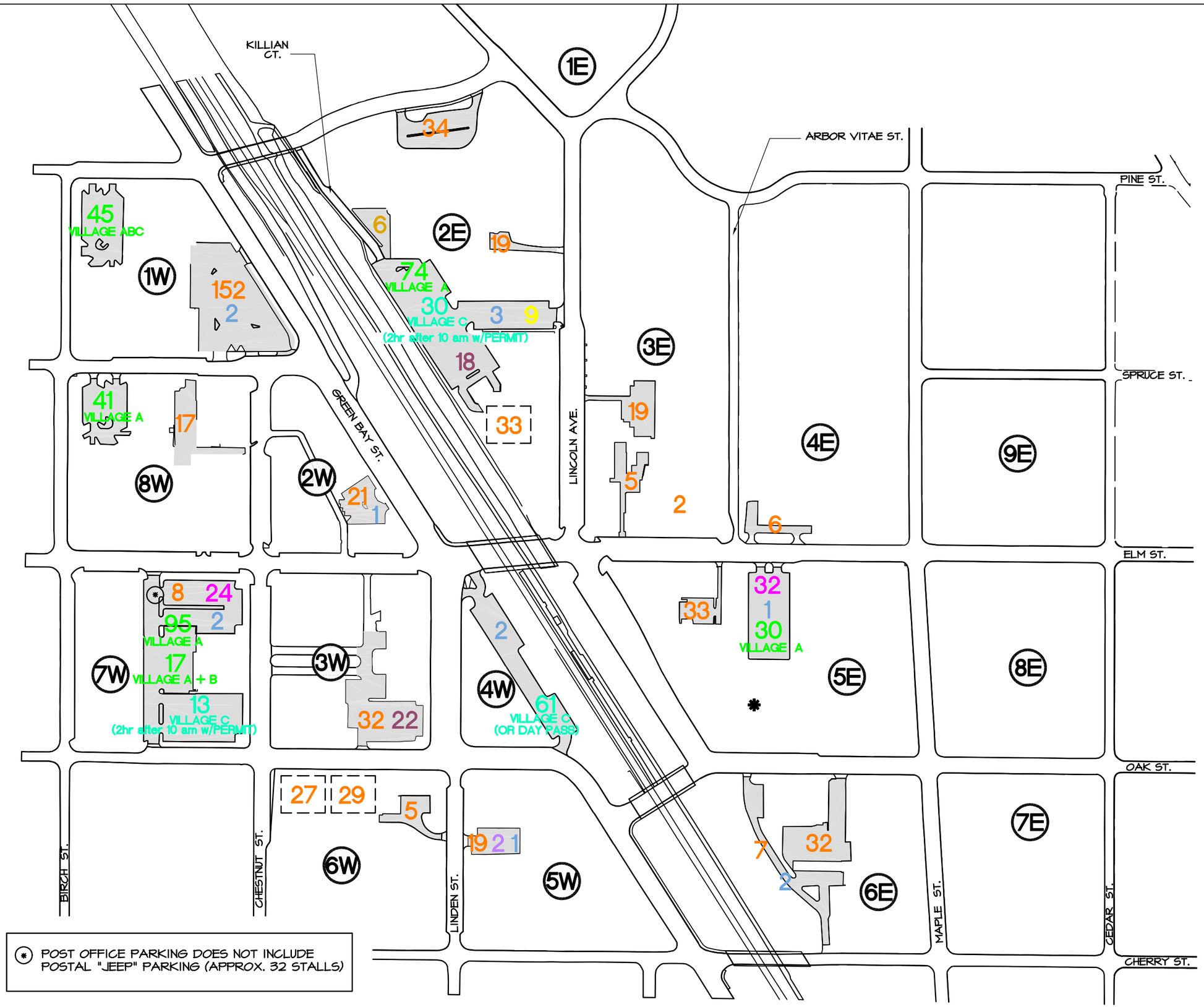
Fax (248) 353-3830
Lutz, Florida
(813) 949-9860
Maitland, Florida
(407) 667-8990
E-MAIL: parking@RichAssoc.com

DWG. TITLE:

PARKING SUPPLY OFF - STREET



(*) POST OFFICE PARKING DOES NOT INCLUDE POSTAL "JEEP" PARKING (APPROX. 32 STALLS)

LEGEND

PUBLIC	PRIVATE
15 MIN. FREE	PRIVATE / RESERVED
30 MIN	15 MINUTE PRIVATE
1 HR. FREE	HANDICAP
2 HR. FREE	UNDERGROUND BUILDING PRIVATE- RESERVED
90 MIN FREE	SENIORS APARTMENTS PARKING NOT INCLUDED (16 STALLS)
HANDICAP	
4 HR FREE	
VILLAGE A /AB /ABC	
VILLAGE C AND C (2hr after 10 am w/PERMIT)	

DATE: 06-27-06

DRAWN BY: GHC

FILE: 0543-1-30

NORTH

SCALE: N.T.S.

MAP # 4

PARKING STUDY
FOR THE VILLAGE OF
WINNETKA

WINNETKA , ILLINOIS

RICH AND ASSOCIATES
Parking Consultants
Architects · Engineers
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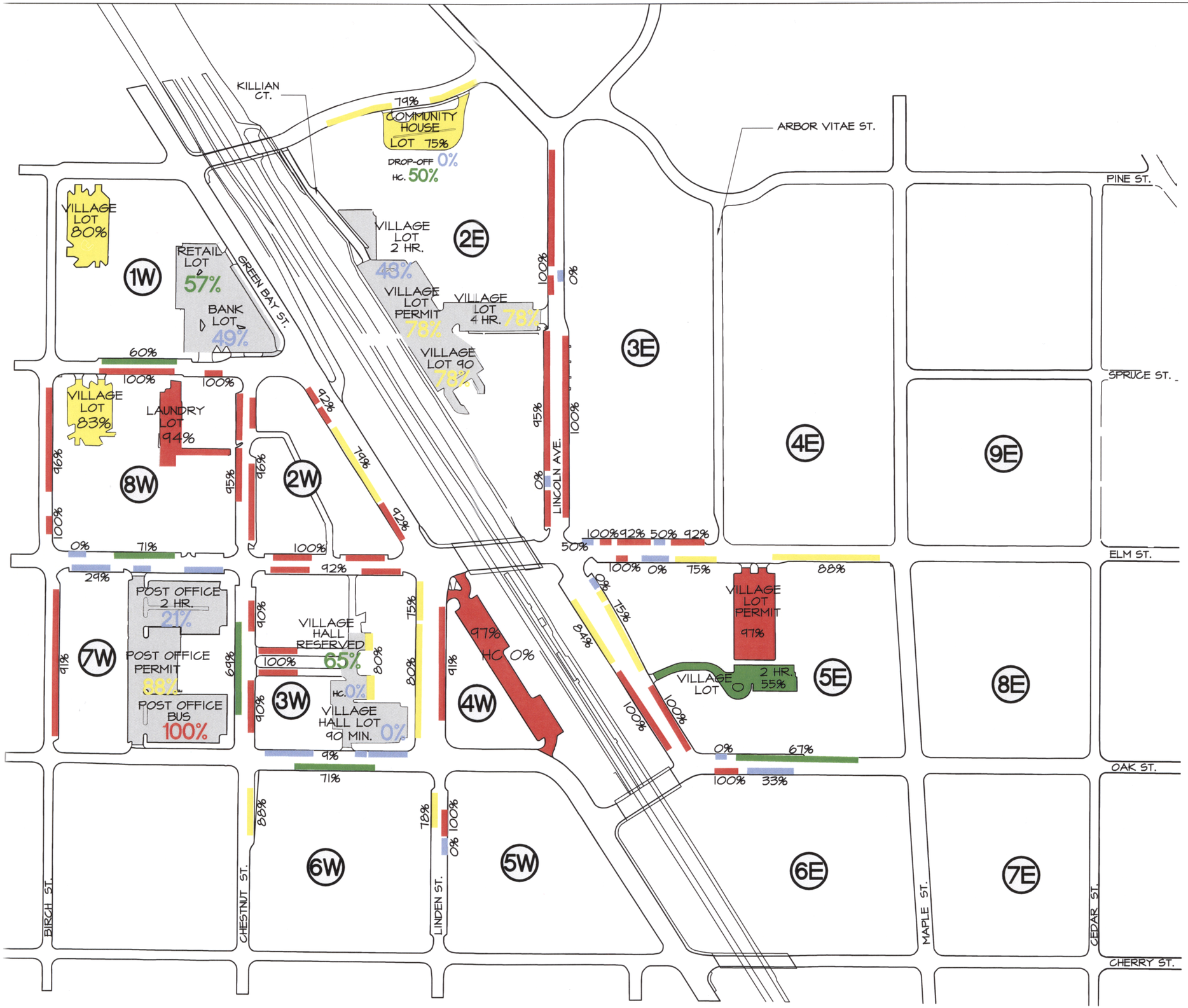
Fax (248) 353-3830
Lutz, Florida
(813) 949-9860
Maitland, Florida
(407) 667-8990
E-MAIL: parking@RichAssoc.com

DWG. TITLE:

PEAK OBSERVED OCCUPANCY

JUNE 23, 2005 FROM 1:00 pm.to 2:30 pm.



LEGEND

#	BLOCK #
	90% - 100%
	75% - 89%
	50% - 74%
	0 - 49%

DATE: 09-14-05

DRAWN BY: GWC

FILE: 0543-1-30

NORTH

SCALE: N.T.S

MAP # 5

2.4.2 -Future Parking Demand (East Elm Business District)

The East Elm business district has a parking deficit of $^{+/-}$130 parking spaces (see **Table 2-I**). The future demand is dependent upon new development and the re-occupancy of now vacant buildings. The five-year deficit is only increased by six parking spaces and the ten-year deficit by 11 parking spaces, this does not include future development only occupancy of vacancies. The parking generation factors can be used as effective tools to calculate the future parking impacts associated with new development in the downtown area.

The East Elm business districts on-street parking is optimized to its fullest potential and this area is landlocked for development of future parking lots. Therefore there are only two options for the development of new parking, the first being in block 2-E on the Village Lot behind the Community House, with the second option on block 5-E on the Village Lot located on Elm Street. Both of the options would involve parking structures located behind existing buildings and would need good signage to direct customers and visitors to the parking. The Elm Street site would be restricted due to the size of the lot and the building adjacent to the lot.

2.4.3 -Future Parking Demand (West Elm Business District)

The West Elm business district has a parking deficit of $^{+/-}$92 parking spaces (see **Table 2-J**). The parking lots located adjacent to the Post Office provides an important supply to neighboring parking demand generators. As this block has been identified as a potential new development area, it will be crucial to maintain the existing parking supply of this block, as well as provide additional new parking adequate to service proposed new development.

The West Elm business district buildings are fully occupied, precluding the possibility of parking demand increases from vacancy in-fill. However, the block containing the Post Office has been identified as a potential new development site and the parking generation factors identified in **Table 2-I and 2-J** should be used to assess parking impacts.

The best site to accommodate future parking needs in the West Elm business district is on block 7-W. Assuming at some point in the future new development creates the need for additional parking this would be the best site for a parking structure. This site however is too far from the East Elm business district to get a visitor or customer to park and walk the distance.

PARKING STUDY
FOR THE VILLAGE OF
WINNETKA

WINNETKA , ILLINOIS

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Fax (248) 353-3830
Lutz, Florida
(813) 949-9860
Maitland, Florida
(407) 667-8990
E-MAIL: parking@RichAssoc.com

DWG. TITLE:

SURPLUS - DEFICIT (CURRENT)

LEGEND

#	BLOCK #
	-100 - -50
	-50 - 0
	0 - 50
	50 - 100

DATE: 06-27-06
DRAWN BY: GHC
FILE: 0543-1-30

NORTH

SCALE: N.T.S.

MAP # 6

Kenig, Lindgren, O'Hara, Aboona, Inc.

9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018
p: 847-518-9990 | f: 847-518-9987

December 3, 2015

David Trandel
Stonestreet Partners
515 Lincoln Ave
Winnetka, IL 60093

Location: Parking Demand/Need Evaluation
One Winnetka Mixed-Use Development
Winnetka, Illinois

Dear David:

Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) has reviewed the comments raised by the Village of Winnetka Zoning Board of Appeals in connection with the proposed One Winnetka development and offers the following:

As part of the traffic study conducted by KLOA, Inc. and in order to determine the availability of parking within close proximity to the site, a parking survey of the East Elm Street District per block and per side was conducted. Based on the surveys, the following is the average parking demand of the commuter designated spaces from 8:00 A.M. to 3:00 P.M.

1.	Metra Parking Lot	-	88 percent
2.	Lincoln Avenue Commuter Spaces	-	100 percent
3.	Oak Street Commuter Spaces	-	100 percent
4.	Average Parking Demand	-	96 percent

Based on the above and given that industry standards consider occupancies/demands greater than 85 percent to be at capacity, the commuter parking spaces are currently at capacity. For comparison purposes, KLOA, Inc. also reviewed a parking study that was conducted in 2006 for the Village of Winnetka and based on the results of the study, the commuter parking spaces had an average parking occupancy/demand of 94 percent which is consistent with what KLOA, Inc. observed. It is important to note that the KLOA, Inc. parking surveys also indicated that availability of on-street parking spaces along Lincoln Avenue, Elm Street, Green Bay Road and the Zone A parking spaces within the Lincoln Avenue parking lot is very limited and it experiences an average parking occupancy/demand in excess of 85 percent specifically during the 9:00 A.M. to 2:00 P.M. hours which also indicates these on-street parking spaces are at capacity. When the on-street parking area occupancy approaches 85 percent, very few parking spaces are readily available and leads motorists to drive around trying to find the best parking space thus unnecessarily increasing traffic circulation on Village's streets and potentially driving away customers that would otherwise visit the area businesses.

Per the Village of Winnetka Zoning Ordinance, a multi-unit residential development should provide 1.25 parking spaces for one bedroom units, 1.5 parking spaces for two bedroom units and 2.0 spaces for three bedroom units or larger. In addition the retail portion of the development should provide 2.0 parking spaces per 1,000 net square feet. Based on the proposed composition of the apartment units and the above requirements, One Winnetka should be providing a minimum of 116 parking spaces for the apartments and a minimum of 64 parking spaces for the proposed retail component.

Based on a review of the plans, the One Winnetka development will be providing 116 spaces for the residential portion therefore meeting the requirements of the zoning ordinance. For the retail component of the development, the plans call for replacing the existing 62 parking spaces on the Elm Street Parking Lot and 17 on-street parking spaces along Lincoln Avenue within the underground garage. In addition 68 new retail spaces will be provided (4 on-street spaces on Elm Street, 53 off-street spaces within the underground garage, 5 spaces within the motor court and 6 retail employee spaces within the underground garage), therefore, meeting the minimum required number of parking spaces per the zoning ordinance.

The proposed One Winnetka development will relocate the existing 33 commuter parking spaces along Lincoln Avenue to the new underground parking garage and add an additional 108 commuter parking spaces. The provision of covered underground parking spaces will provide protection from inclement weather and make it more attractive to commuters to park their vehicles. Therefore, the demand that is currently experienced on the commuter on-street parking spaces could be reduced and some of these off-street parking spaces could be better utilized to serve the area businesses.

Should you have any questions or require additional information, please let me know.

Sincerely,

[redacted]

Javier Millan
Senior Consultant

ATTACHMENT B

One Winnetka

Planned Development Application

February 20, 2015

Statement of Ownership

Winnetka Station, LLC has ownership and control over the following properties:

- 511 Lincoln Avenue and 718-32 Elm Street, evidenced by the attached Special Warranty Deed recorded as document #1324033085.
- 513-515 Lincoln Avenue, evidenced by the attached Special Warranty Deed recorded as document #1324033082.
- 714-16 Elm Street, evidenced by the attached Special Warranty Deed recorded as document #1324033087.

PSB/Elm Street, LLC has ownership and control over the property at 740 Elm Street, evidenced by the attached Warranty Deed recorded as document #1330819126.

David Trandel is the Manager of both Winnetka Station, LLC and PSB/Elm Street, LLC.

The planned development includes use of Village of Winnetka public property including the municipal parking lot property adjacent to the east, the Lincoln Avenue right-of-way adjacent to the west, and the 25 foot wide Village of Winnetka owned parcel adjacent to the west of the Lincoln Avenue ROW. Winnetka Station, LLC requests the surface and air rights to a 7,675 square foot area of land along the east edge of the Lincoln Avenue ROW from the Village of Winnetka.

ATTACHMENT C

NOV 1 6 2015

November 15, 2015

To the Chair, Zoning Board of Appeals, Village of Winnetka

Re: "An Opportunity for Revitalizing Winnetka and the Iconic Fell Store,"

Dear ZBA Chair and Members:

The Village of Winnetka has a wonderful opportunity to develop the Fell site by adaptively reusing the distinctive current Fell building and adding new construction to the mix. These will enhance the experience of visiting downtown Winnetka.

The Fell building, which won an international design award, is already designed to receive two additional floors of residential space atop the existing building, and it also presently has an underground parking area. The new development proposal requires the costly demolition and removal of an award winning building, so that another building can be built in its place--to accomplish very similar purposes--why?

Adaptively redeveloping the Fell Building would:
--retain and iconic, award winning building, planned for additional floors
--Not require a zoning variances as the alternative proposed buildings are 4 stores or less
--incorporate existing drawings and specification for the residential units that can be easily updated.
--not require demolishing the Fell building, including the lower levels, a very expensive undertaking
--not require excavating for the new building, avoiding significant environmental and neighborhood disruptions
--not requires rebuilding the first floor retail space, providing significant cost saving and permitting use sooner

There are also significant economic and tax benefits to explore for developing on historic income-producing properties. Landmarks Illinois, the American Institute of Architects (Chicago) and Docomomo preservationist all endorse the importance of adaptively reusing and preserving the iconic Fell Building.

In short, adaptively reusing the Fell Building can produce significant architectural and development benefits with cost- and environmental-savings for the developer and community.
--This can be an architecturally and financially successful, "cost-effective" solution for the project and the community, within existing zoning and height limits

Wouldn't this be better for the Village and citizens of Winnetka, all thing considered?.

We hope community members will communicate to the Zoning Board (onewinnetka@winnetka.org) before or at its November 16 meeting the importance of enhancing the Fell store as part of the development process.

Please find attached a schematic of how the current Fell Buildings (on both Lincoln and Elm) can be adaptively reused and remain within the zoning code height restrictions We ask the Board to encourage the developers to consider the adaptive reuse of the current buildings for retaining the village character and remaining within the zoning ordinances.

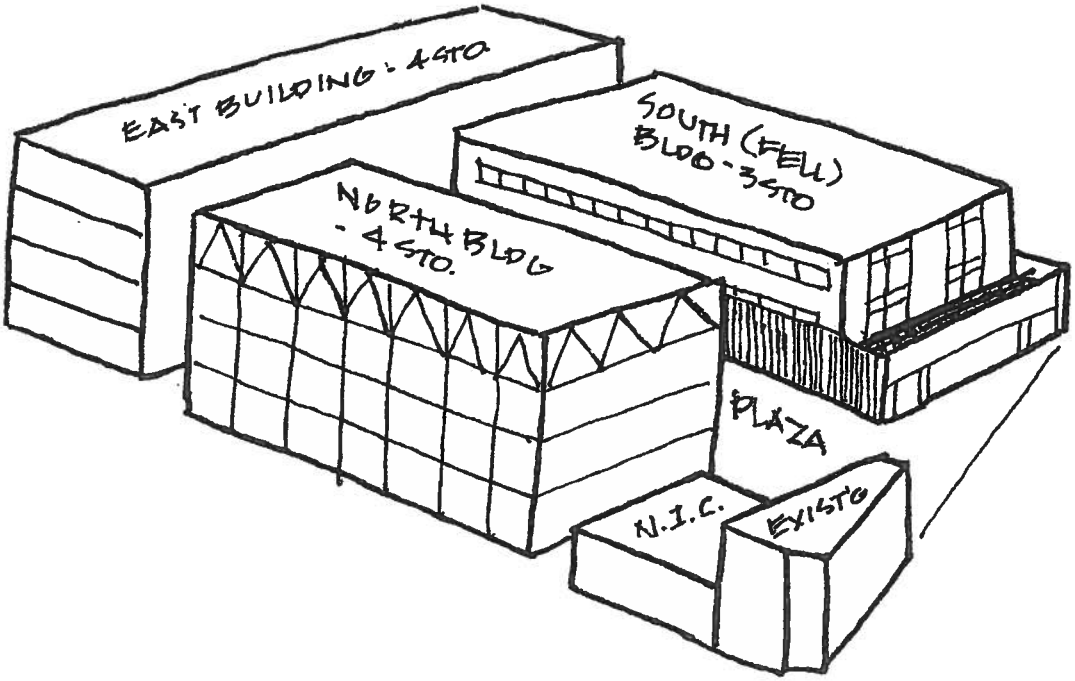
Peter Milbratz
Richard Sobel
"Fell's Future"

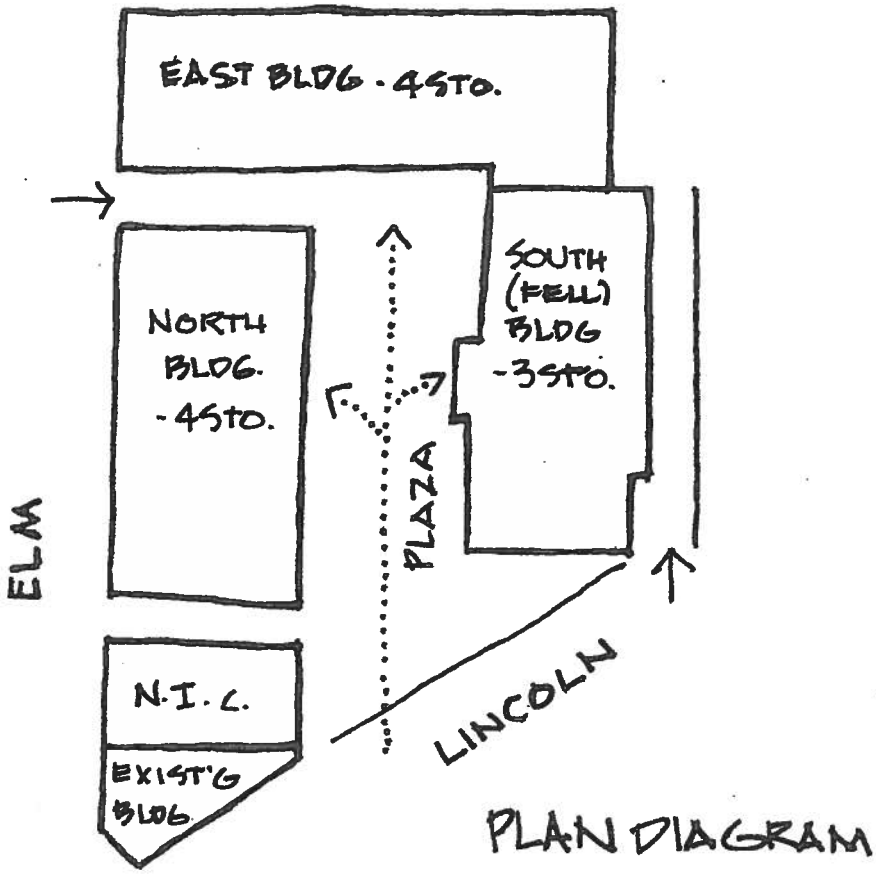
Petition in Support of Preservation and Adaptive Reuse of the Fell Building in Winnetka, 2015.

We support preservation and adaptive reuse of the Fell Building, including residential designs, and ask the Village Boards to encourage development to incorporate the Fell project into their plans.

Name	Address	Email/phone
1. Chris West	[redacted] Wilmette, Ill	[redacted]
2. Sam Evins	[redacted] Glencoe Ill 60022	[redacted]
3.		
4. STEVE LOME	[redacted] CHICAGO, IL 60645	
5. Barbara Mleczko	[redacted] Northfield IL 60093	[redacted]
6. Mary Alex Malan	[redacted] Lake Bluff, IL 60044	
7. Ruth Allen	[redacted] Winnetka, IL 60093	
8. PETER MILLER	[redacted] WILMETTE	
9. Lisa Zimmerman	[redacted] Chicago	[redacted]
10. Ted Eller	[redacted] Winnetka	[redacted]
11. Katie Coath	[redacted] Winnetka	[redacted]
12. Dick Coath	[redacted] Winnetka	[redacted]
13. Margaret Urnov	[redacted] Cambridge MA	
14. Neil BRIEF	[redacted] Skokie	[redacted]
15. Shoshi Edwards	[redacted] Winnetka	[redacted]

FELL'S FUTURE/ALTERNATE MASSING DIAGRAM





PLAN DIAGRAM

DRAWN BY.. W. PETER MILBRATZ
13 NOV 15 ©2015

April 11, 2011

Joe Adams, Chair
Zoning Board of Appeals
c/o Village of Winnetka
510 Green Bay Road
Winnetka IL 60093

RE: Fell Company Store at 511 Lincoln Avenue, Winnetka

Dear Chairman Adams and Members of the Zoning Board of Appeals,

docomomo_chicagomidwest, a chapter of **docomomo_us**, urges the Winnetka Zoning Board of Appeals to avoid demolition of the architecturally significant Fell Company Store located at 511 Lincoln Avenue.

docomomo is a private nonprofit volunteer membership organization dedicated to the documentation and conservation of buildings, sites and neighborhoods of the modern movement. Our members include preservationists, architects, scholars, and many others who actively work to record, preserve and advocate for sites of the early to mid 20th century.

The former Fell Company Store building was designed by Walter H. Sobel, FAIA and Associates. Sobel is a well-known local modernist architect, Navy veteran, and distinguished research professor at the Illinois Institute of Technology. His architecture is significant in part because of several important projects including the Beth Emet Synagogue in Evanston, the Geico Building in Wilmette, and the Wack House in Kenilworth as well as renovations to the Braeside and Ravinia Schools in Highland Park while working for John Van Bergen. His architectural drawings are being collected by the Midwest Architectural Archives at the University of Minnesota and the Spertus Museum archives in Chicago.

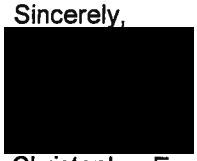
When it was completed, the Fell building won the Outstanding Merit Award for the Planning and Design of a Small Department Store in an international competition of the Institute of Store Planners and the National Association of Store Fixture Manufacturers in 1970. More currently, the leasing ad for the building describes the architecture as "iconic."

The clean lines, refined architectural detailing and space-efficient interior layout make it an excellent candidate for reuse. Originally, the building was designed to be expanded, which could allow for a sensitively-designed addition for added space. In addition to the quality of the architecture is the fact that building reuse is inherently more sustainable than demolition and new construction. Adapting and reusing the building saves natural resources and prevents waste of the embodied energy of the existing building.

We request that the Zoning Board of Appeals encourage the development company, New Trier Partners, to consider retaining this significant modern building in their redevelopment plans. Potential landmark designation of the structure by the Village of Winnetka would allow the developer to take advantage of available local and federal preservation incentives for rehabilitation.

We urge the Zoning Board of Appeals to work with the developer, the Landmark Preservation Commission, and the Plan Commission to explore options beyond demolition in order to save this significant example of the modern movement.

Sincerely,



Christopher Enck
Member, docomomo_chicagomidwest

cc: Mike D'Onofrio, Director of Community Development and Staff Liaison, Zoning Board of Appeals
Jessica Tucker, Winnetka Village Council President
Robert M. Bahan, Village Manager
Becky Hurley, Plan Commission Chairman
Keith W. Groebe, Chairman of Historical & Residential Preservation Committee

federal center, po box 0511 chicago, illinois 60690-0511

August 26, 2008

Ms. Maureen Mitchel, Chair
Winnetka Plan Commission
Village of Winnetka
510 Green Bay Road
Winnetka IL 60093

RE: Fell Company Store, 511 Lincoln, Winnetka

Dear Ms. Mitchel and Members of the Plan Commission:

As we understand it, tomorrow you will be reviewing a planned development application by New Trier Development LLC for a project proposed to replace the Fell Company Store. The proposal is a building with four floors of retail, condominiums, and underground parking. Landmarks Illinois urges the Commission to request that New Trier Development to incorporate the Fell Company Store into its redevelopment plan.

The Fell Company Store was designed by well-known North Shore architect Walter H. Sobel, FAIA, and was completed in 1968. In 1970, it won an Outstanding Merit Award for the planning and design of a small department store in an international competition of the Institute of Store Planners and the National Association of Store Fixture Manufacturers. The store is representative of high-end, modern commercial design that is fast disappearing from suburban main streets throughout the region. The building has clean lines, refined use of details, and materials that would be cost exorbitant to replicate today.

Ironically, Mr. Sobel designed the store to allow for future expansion, specifically for the possibility of adding up to three additional stories for residential units. This could possibly allow New Trier Development to reduce the cost and construction time of the project by reusing an existing structure. This also would reduce demolition waste.

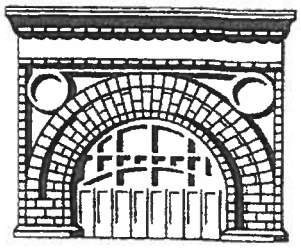
We hope the Commission will request that New Trier seriously consider this approach, which could provide a win-win situation for everyone. In the meantime, please feel free to contact me if you have any questions or would like any assistance from Landmarks Illinois.

Sincerely,

James Peters

President

cc: Mike D'Onofrio, Director, Community Development
Brian Norkus, Assistant Director, Community Development



LANDMARKS ILLINOIS

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Chicago, Illinois 60604-3562
Tel: (312) 922-1742
Fax: (312) 922-8112
e-mail: mail@lpci.org
www.LandmarksIL.org
www.FarnsworthHouse.org

"To preserve, protect and promote architectural and historic resources in Illinois through advocacy and education."

-----Original Message-----
From: Jan Pavlovic [mailto:[redacted]]
Sent: Tuesday, November 17,
To: ContactCouncil
Subject: "One Winnetka"

I understand that the overwhelmingly negative feedback to the proposed "Winnetka One" project has
been largely ignored.

Regardless, I would like to add my voice to the effort to save our village from this stylistically
inappropriate, illegally oversized and neighbor-unfriendly structure. Such an ill thought out building will
be an eyesore in our otherwise contiguous village for decades to come.

It is questionable to many residents why such an unpopular project has been so insistently promoted by
only a few people - in the face of public sentiment and historic president.

Whatever the reason, I hope that the spirit of community will ultimately prevail, and an entirely
different - Winnetka appropriate -plan will be developed instead.

Jan Pavlovic
Plum Tree Lane

Sent from my iPhone

From: Roger
Date: November 26, 2015 at 8:00:10 AM CST
To: <smyers@winnetka.org>
Subject: One Winnetka Proposal

Scott: I read the account of the ZBA meeting in the Winnetka Current and felt I needed to respond. I am writing to you because the members of the ZBA do not put their email contact information on the Village website. So please pass this along.

Chairwoman Joni Johnson is quoted as saying "I would never park in an underground garage…" While that may be her personal preference, that should not be the basis for any ZBA decision.

Mary Ann and I lived for fourteen years in Highland Park (during the development of Port Clinton Square) and owned a retail business that rented space in Port Clinton Square, above the underground parking garage. Customers parked in the garage and shopped. Even now, Mary Ann and I go to eat at the Walker Brothers and shop, conveniently parking in the garage. The garage is often full.

The plaza that was created above the parking garage serves the business community as well. Activities held in that plaza attract shoppers.

North of Central on Green Bay Road is a second development with an underground garage, Renaissance Place. We go to the movie there and park with hundreds of others in the underground garage.

Both examples of underground parking are welcome relief for shoppers during inclement weather. They are well lighted and clean.

The ZBA needs to tour those two developments in Highland Park and discuss the underground parking with Carolyn Hersch, the City of Highland Park's Business Development Coordinator (847-926-1027).

In the article the ZBA comes across as truly uninformed. Evanston is not the comparison for Winnetka - Highland Park has one of the best examples of redevelopment of the scale that appears to be acceptable to the people of Winnetka. We should learn from their experiences.

Downtown Winnetka needs development that provides integrated residential housing – those residents will likely walk and shop in Winnetka. Hopefully Winnetka will be blessed with another developer who puts together the same concept for the Post Office block. These developments serve to expand the property tax base, something we homeowners desperately need.

I would have liked to attend the next ZBA meeting to deliver these observations in person on Dec 14 but we leave on Saturday for China and Japan on business and I will be still in Tokyo on Dec 14.

Happy Thanksgiving,

Roger

Roger J. Grabowski

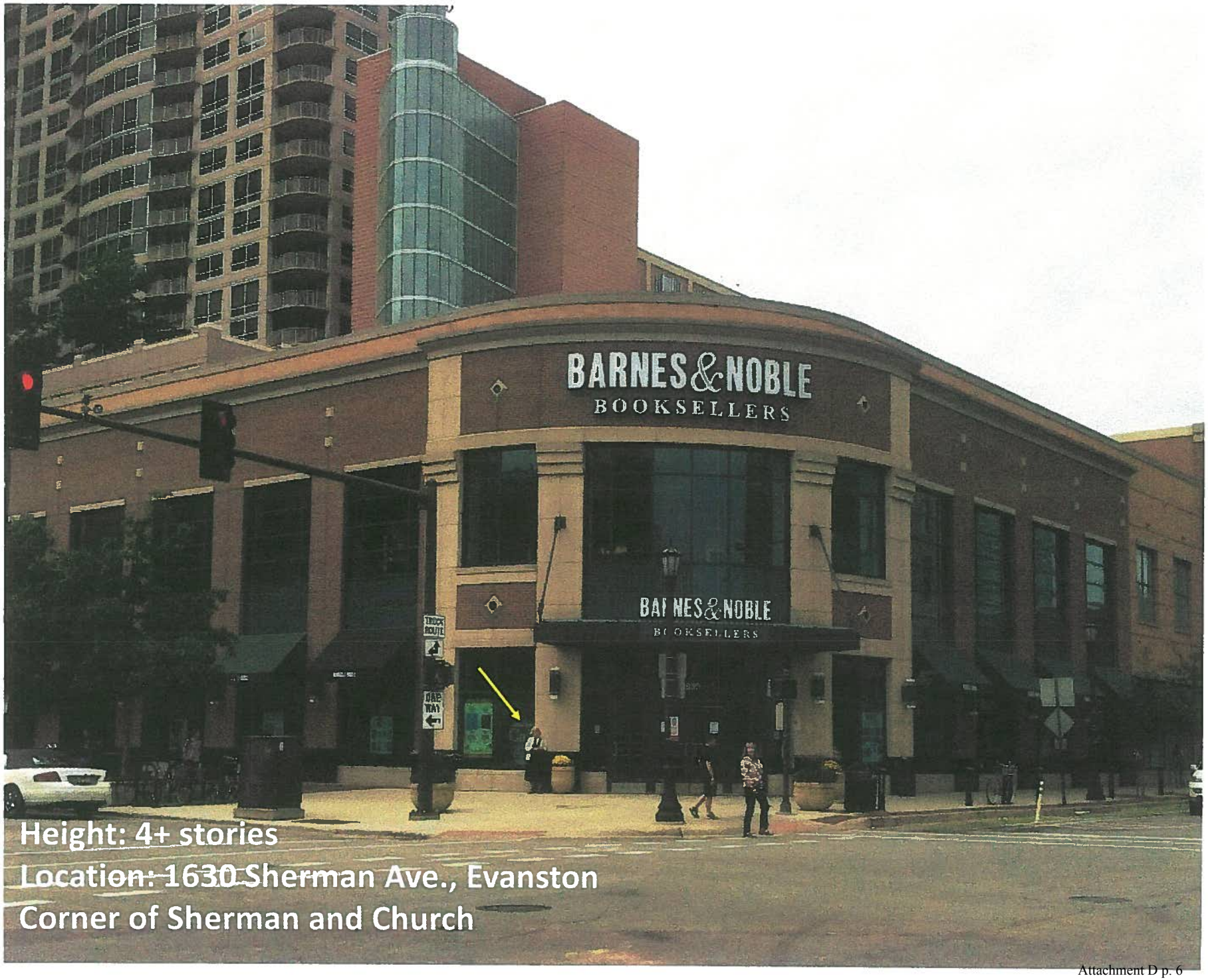
Winnetka, IL 60093
Tel:
Email:

ATTACHMENT D

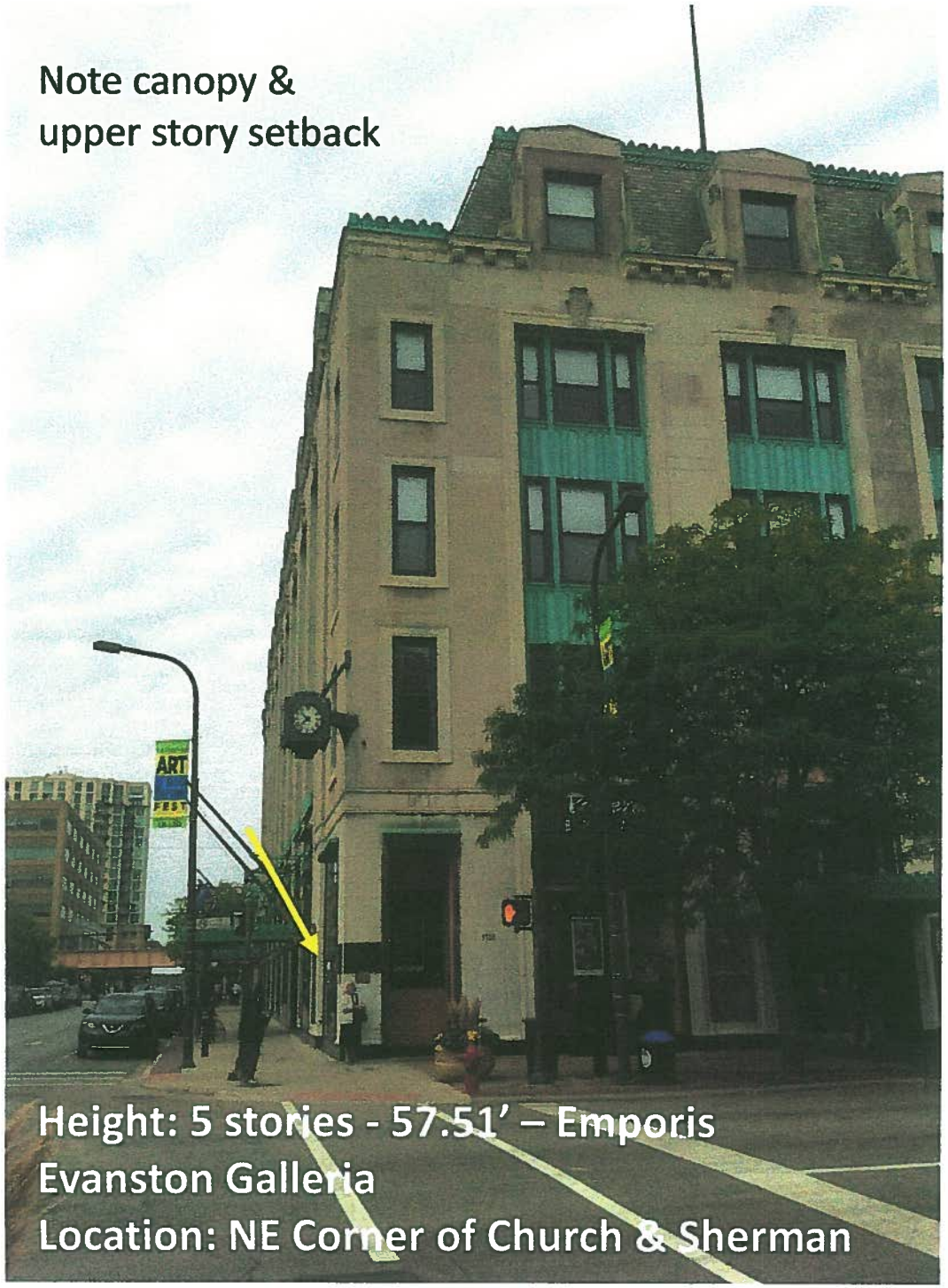
CONNEY'S

neapolitan
neapolitan

Central Street Station
1720 Central Street
Evanston, IL

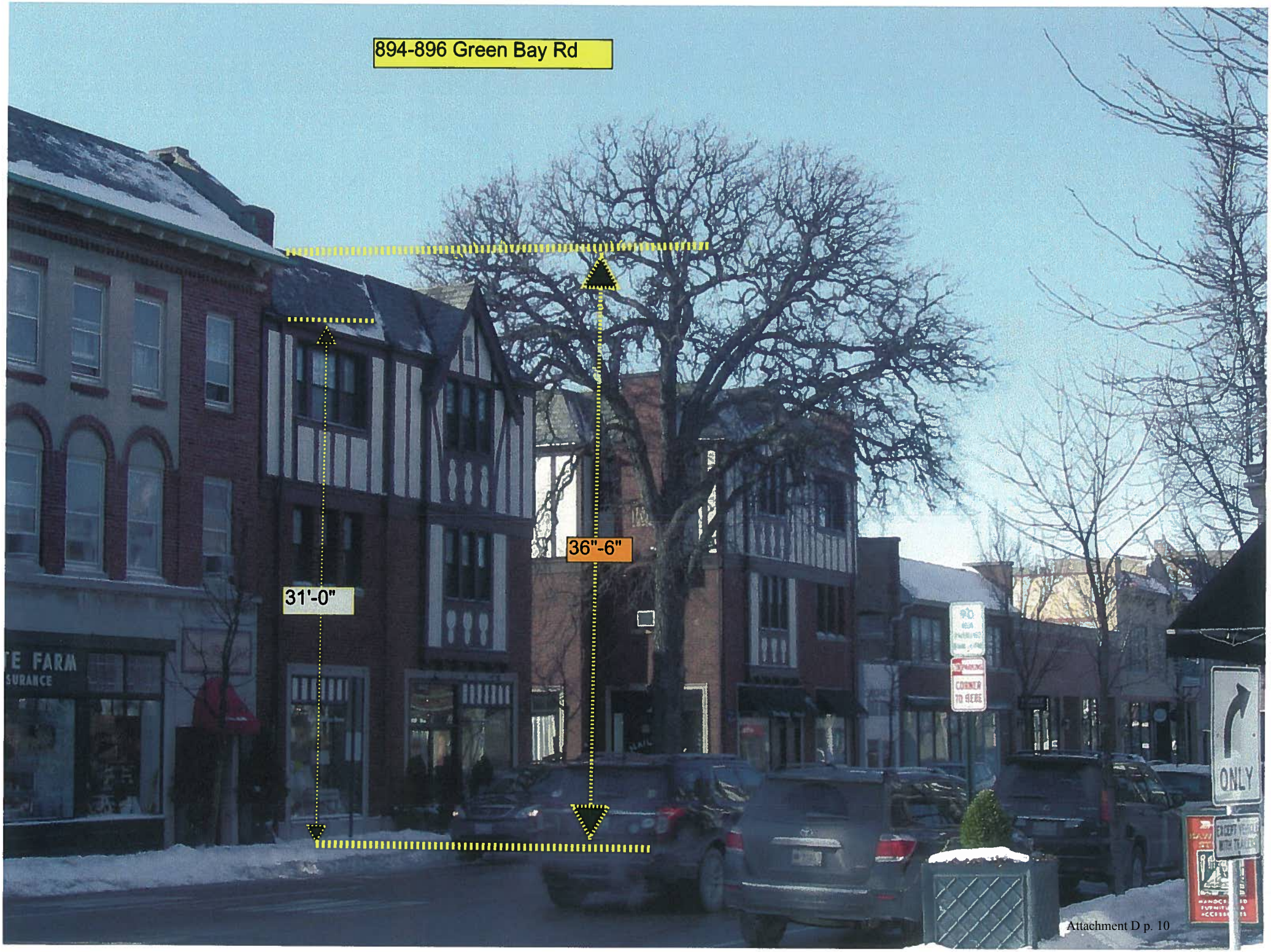


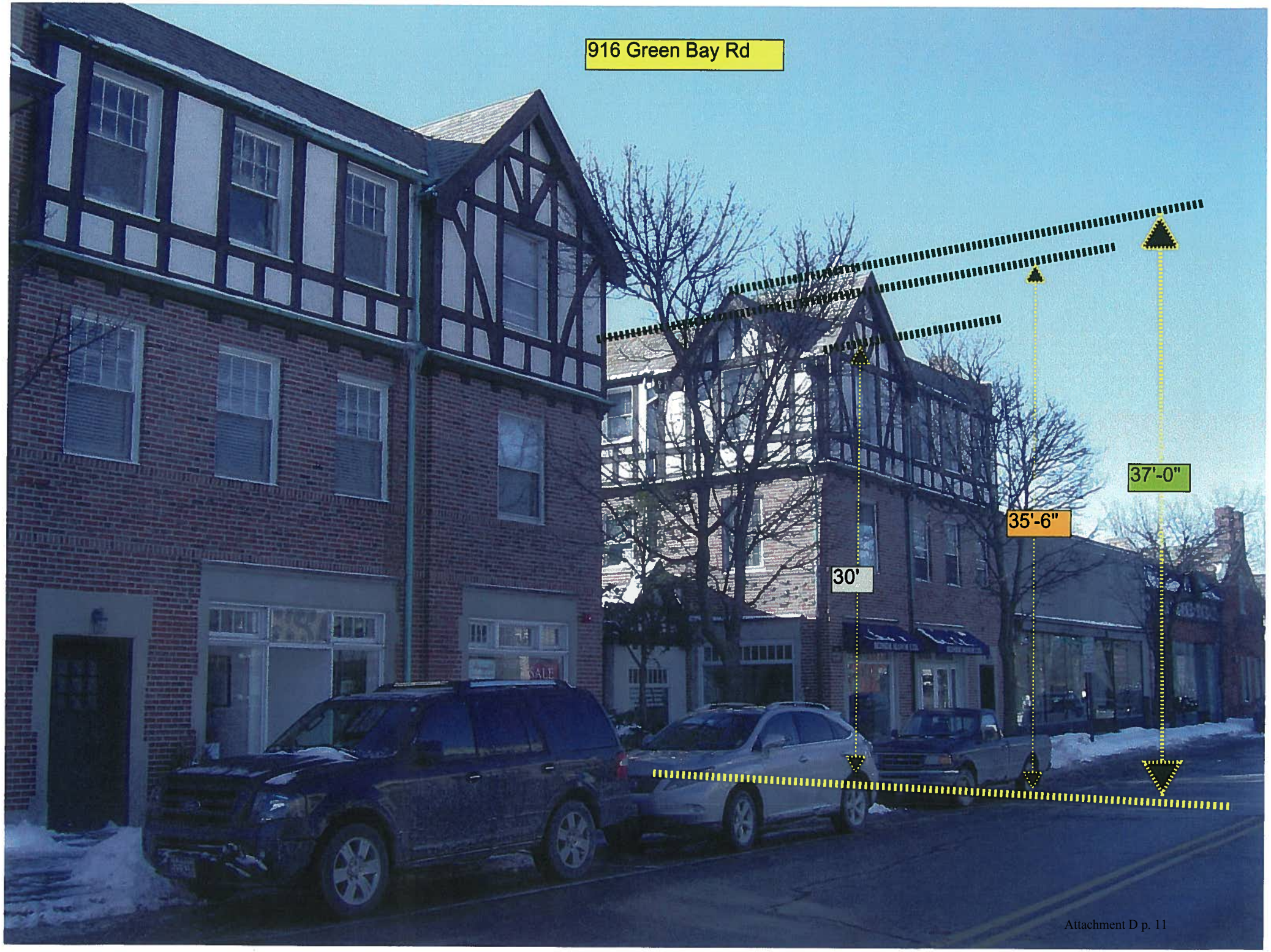
Height: 4+ stories
Location: 1630 Sherman Ave., Evanston
Corner of Sherman and Church


Note canopy &
upper story setback
ART
Height: 5 stories - 57.51' – Emporis
Evanston Galleria
Location: NE Corner of Church & Sherman

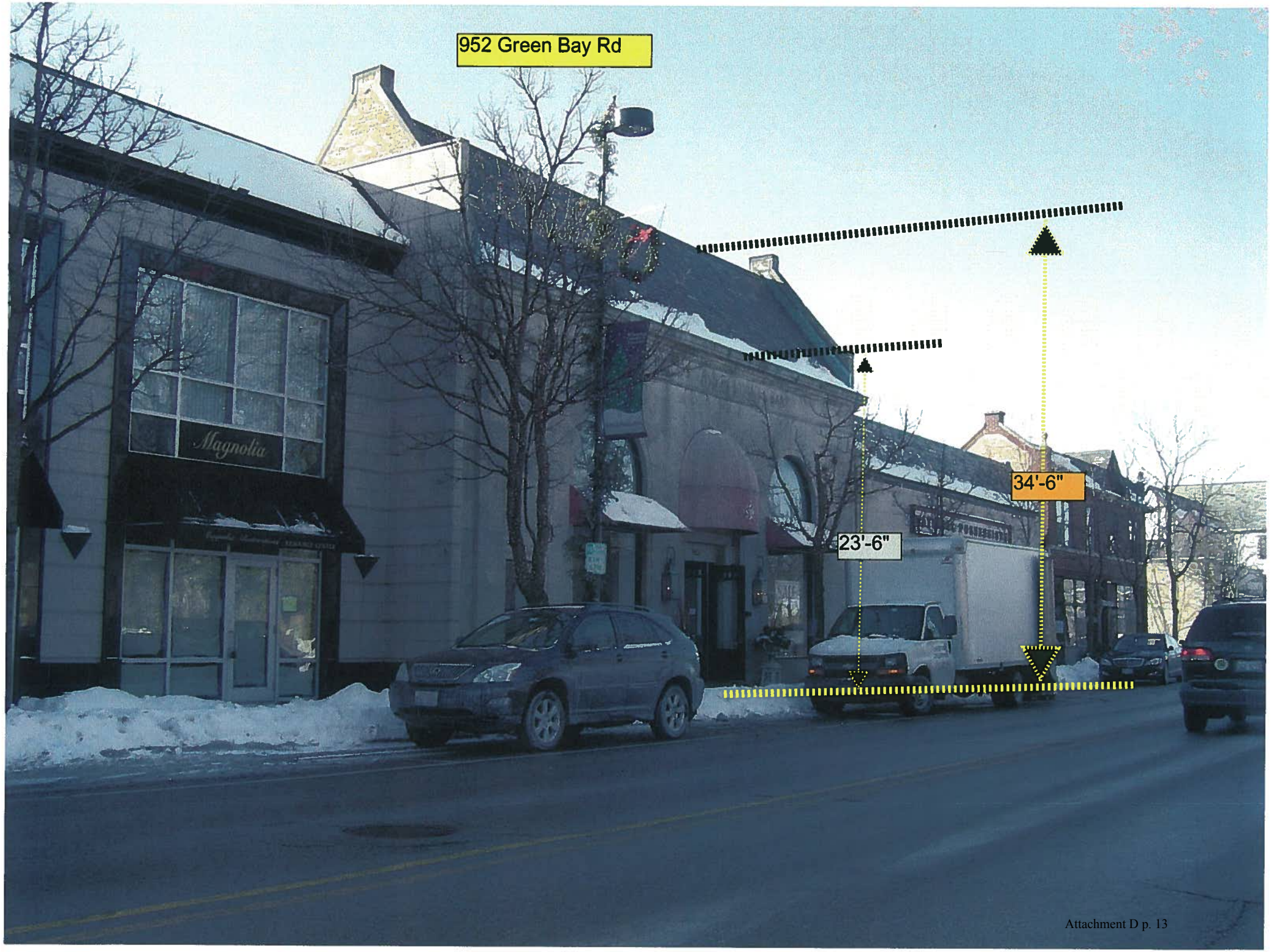
Height: 57.51' – Emporis
Evanston Galleria, Evanston
Location: Sherman Avenue Frontage

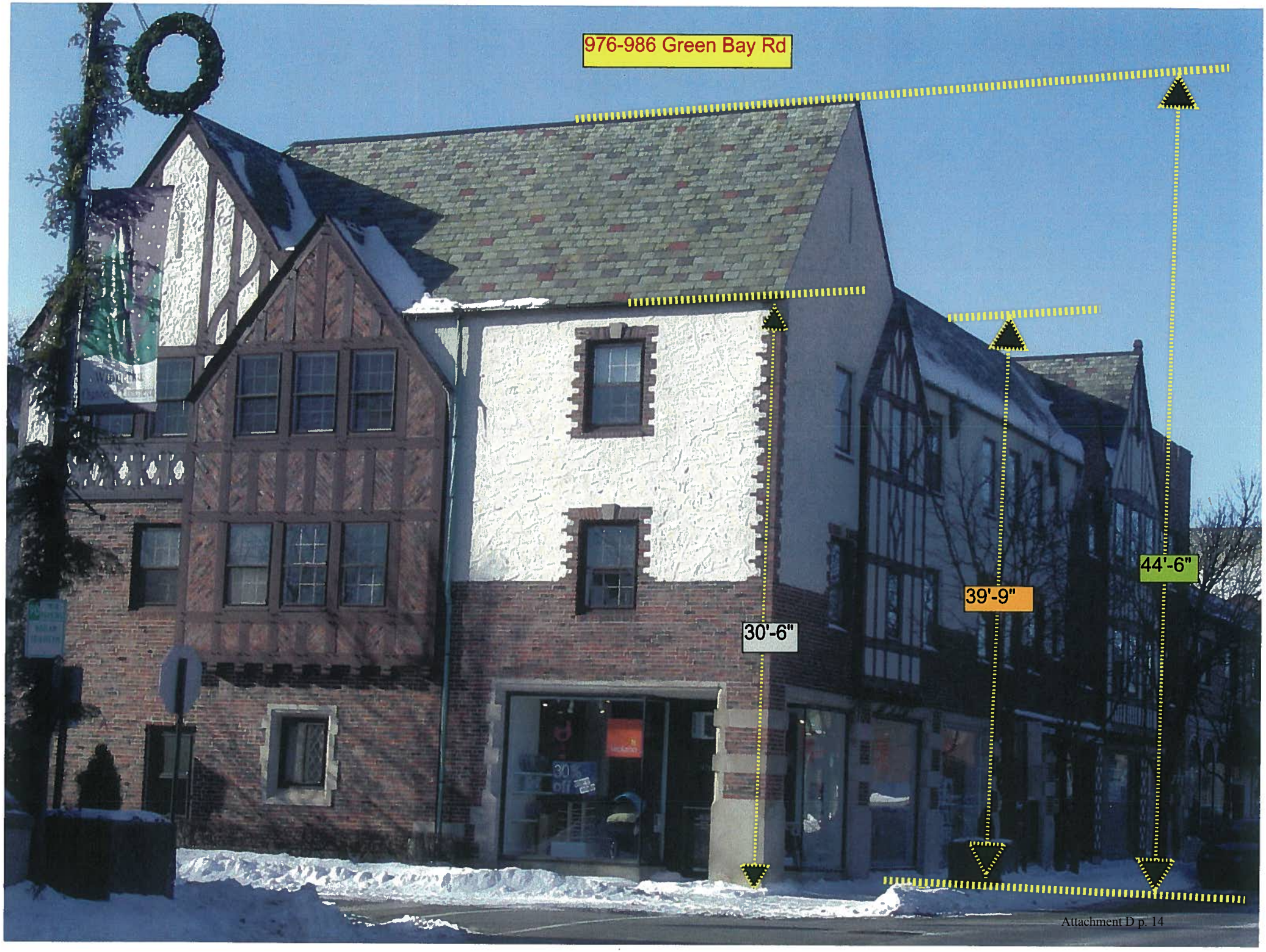
Height: 69.1' – Emporis
Location: 1818 Maple, Evanston
Corner of Maple &
mishamedia

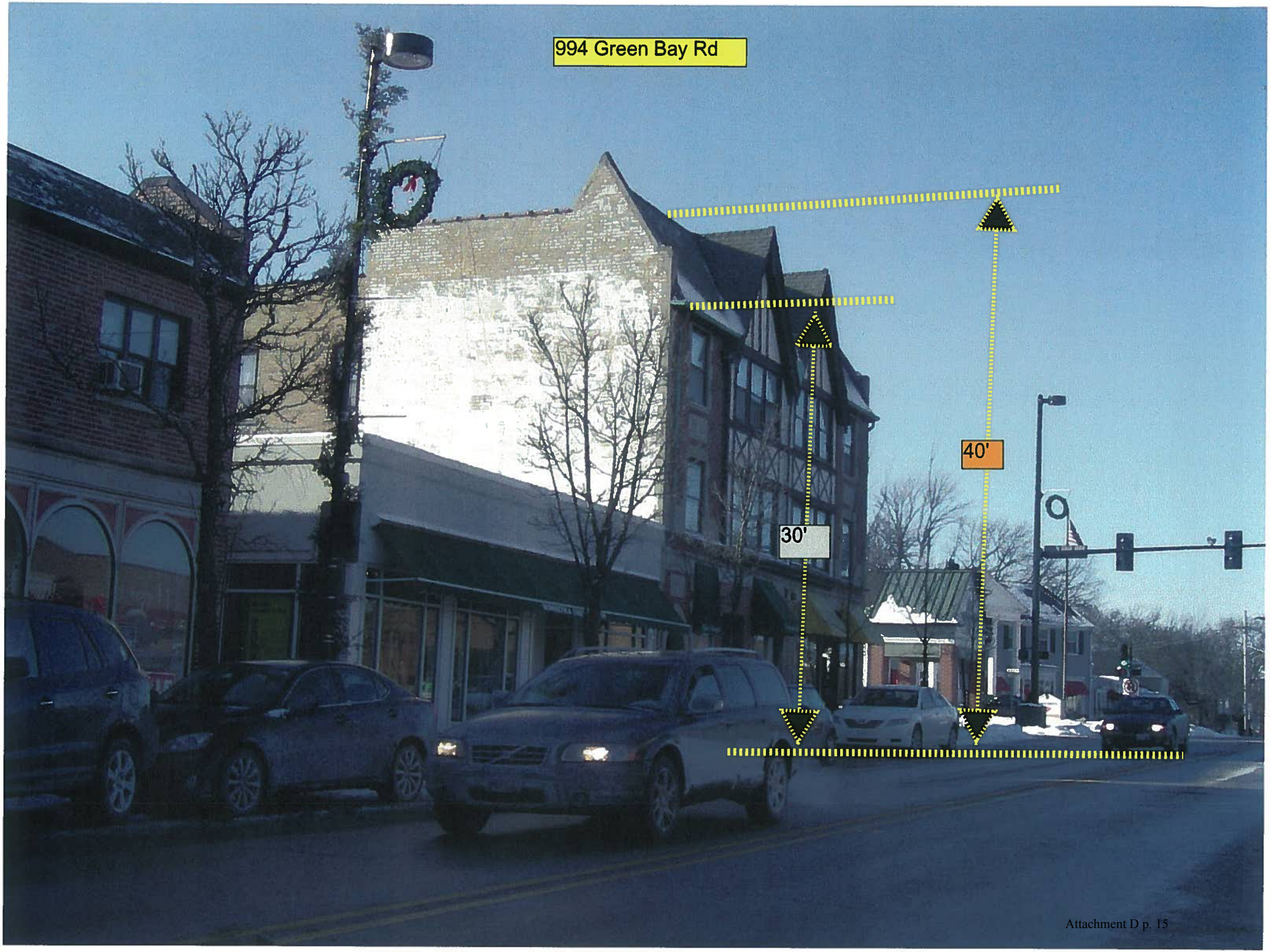

894-896 Green Bay Rd
31'-0"
36"-6"
TE FARM
SURANCE
ONLY


916 Green Bay Rd
37'-0"
35'-6"
30'

940 Green Bay Rd
Panera BREAD
22'
30'


952 Green Bay Rd
Magnolia
34'-6"
23'-6"


976-986 Green Bay Rd
30'-6"
39'-9"
44'-6"

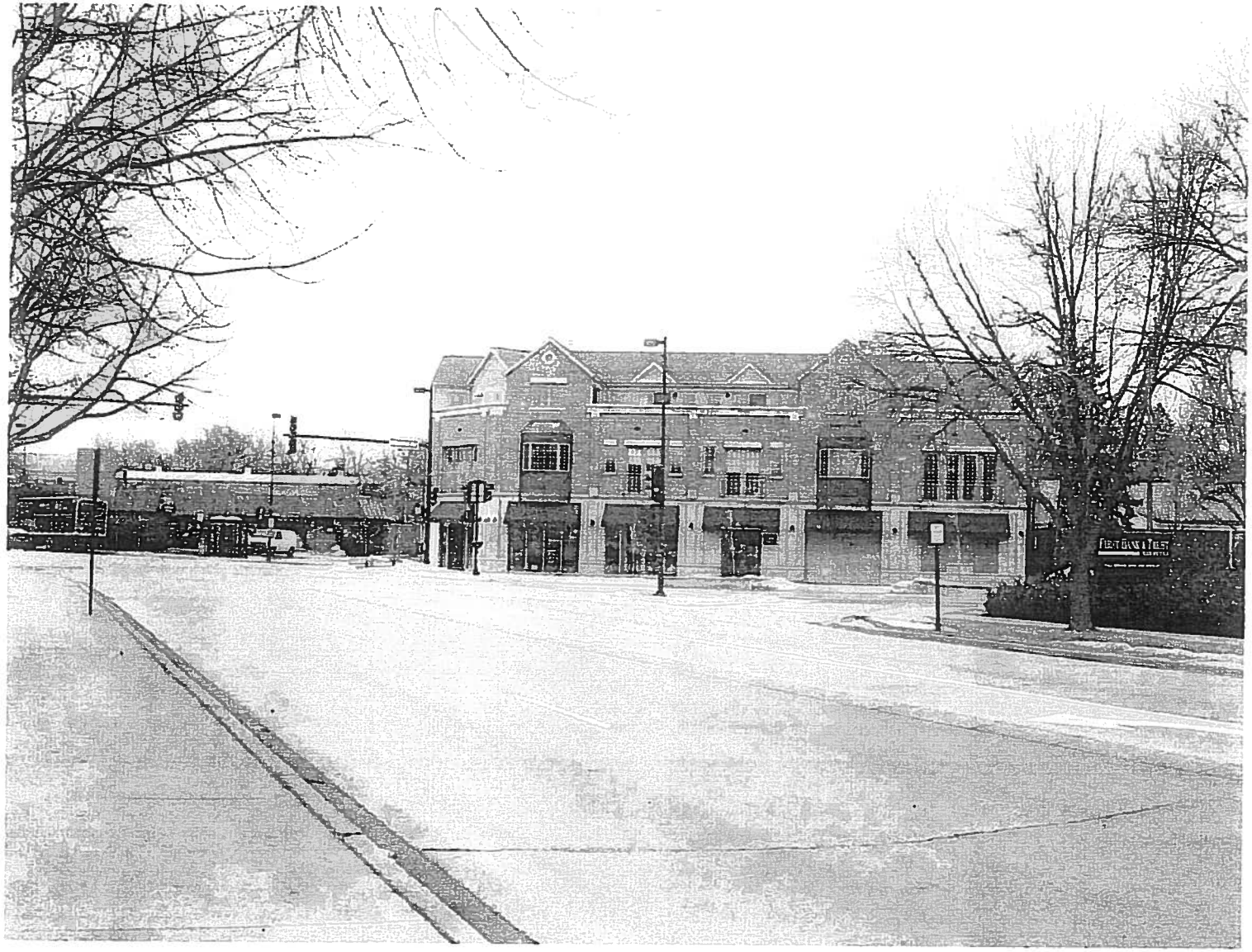

994 Green Bay Rd
40'
30'

503 Chestnut
3-Stories
48' (top of Turret)

812 Oak
4 – Stories
46.5' (to ridge)

Galleria
3 – Stories
43' (to ridge)

560 Green Bay Rd
4 – Stories
47.5'



518 Winnetka
2 ½ - Stories
35'

Hedgerow Condominiums
4 – Stories
40.5' (to cornice)

Memorandum

To: Mike D'Onofrio, Director of Community Development

From: Steven M. Saunders, Director of Public Works/Village Engineer

Date: December 8, 2015

Re: Proposed Modifications to Zoning Ordinance: Semi-Permeable Surfaces

---

Based on recommendations in the Village's Stormwater Master Plan, the Village Council requested that staff evaluate the Village's zoning regulations to determine if there are areas where the zoning requirements encourage or create adverse stormwater impacts. One potential regulatory condition with stormwater implications identified by staff for Council discussion is how different types of impermeable and semi-permeable surfaces are classified in the Zoning Ordinance and stormwater management regulations.

The Village's Zoning Ordinance and its Stormwater Utility both have provisions that rely on measurement of impermeable surfaces (those surfaces that prevent rainwater from penetrating and soaking into the ground). The Zoning Ordinance limits the overall amount of impermeable surfaces that can be constructed on a property, and the Stormwater Utility measures impermeable surfaces as part of the fee calculation for the utility bill. There are, however, some differences between the Zoning Ordinance and the Stormwater Utility in how certain surfaces are classified.

There is agreement on the classification of typical impermeable surfaces such as roofs, concrete or asphalt driveways, sidewalks, and patios, pool decks, tennis courts, and the like. These types of surfaces are classified as 100% impermeable for the purpose of both zoning calculations and the stormwater regulations. Similarly, there is agreement on non-paved surfaces such as vegetated areas and lawns, open-slatted wood decks with only dirt beneath, and widely spaced flagstone surfaces with open joints, and un-compacted gravel surfaces such as garden paths. Those types of surfaces are counted as completely permeable for the purpose of both zoning and stormwater calculations.

Some surfaces, however, are treated differently between for the purpose of zoning and stormwater calculations. The Zoning Ordinance currently defines impermeable surfaces as:

> *"surfaces which do not allow water to drain, seep, filter or pass through into the ground below. Such surfaces shall include, but are not limited to, buildings, other structures, driveways, sidewalks, walkways, patios, tennis courts, swimming pools*

> *and other similar surfaces; except that such surfaces shall not include any such continuous surface having an area of less than sixteen (16) square feet, and except that only eighty (80) percent of an area covered with brick, stone or concrete pavers shall be considered to be an impermeable surface."*

Gravel surfaces are considered to be permeable by the Zoning Ordinance.

For purposes of the Stormwater Utility, however, all paved areas (including pavers), as well as compacted gravel areas, are counted as 100% impermeable area.

The following table summarizes how different surfaces are currently treated by the Zoning Ordinance, Stormwater Utility, and the Village's Engineering Guidelines:

Surface Type	**Zoning Ordinance**	**Stormwater Utility**	**Engineering Guidelines**
Concrete	Impermeable	Impermeable	Impermeable, C-factor 0.90 for runoff calculations
Asphalt	Impermeable	Impermeable	Impermeable, C-factor 0.90 for runoff calculations
Compacted gravel	Permeable	Impermeable	Impermeable, C-factor 0.90 for runoff calculations
Un-compacted gravel	Permeable	Permeable	Partially permeable, MWRD-published C-factor 0.75 for runoff calculations
Concrete pavers	Impermeable, but calculated at 80% of actual area*	Impermeable	Impermeable, C-factor 0.90 for runoff calculations
Flagstone	Impermeable, but calculated at 80% of actual area*	Impermeable, unless widely spaced such as stepping stones	Impermeable, C-factor 0.90 for runoff calculations
Designed permeable pavement system (concrete, asphalt, or paver)	Impermeable, but calculated at 80% of actual area	Unspecified but treated as permeable through appeals process	Partially permeable, MWRD-published C-factor 0.75 for runoff calculations

* Calculated at 100% if joints are mortared or units are set in or on a paved bed

As illustrated above, there are variations in how certain surfaces are characterized for different aspects of the Village's stormwater management program. This causes confusion for builders and residents, and additional administrative effort for Village staff.

On May 19, 2015, the Village Council discussed moving toward consistent treatment of surfaces across the various aspects of the Village's stormwater management programs.

Staff has surveyed several local municipalities and determined that most organizations follow standards developed by larger county-wide stormwater ordinances (e.g. MWRD-WMO, Lake County WDO). Many organizations have chosen to simply adopt these county ordinances instead of developing their own specific standards. For example, the Village of Winnetka's Engineering Guidelines reflect the relative permeability values for these surfaces that are contained in the MWRD's WMO, which the Village adopted by reference in 2014 when the ordinance was created.

These regulations, however, also interface with the zoning ordinance, which places maximum limits on the amount of impermeable surfaces that can be constructed. While staff is still evaluating the overall maximum limits set in the Zoning Ordinance, consideration should be given to the fact that by treating pavers and compacted gravel as less than 100% impermeable, more of these surfaces can be constructed on a lot, even though research shows that standard paver installations and compacted gravel behave in a very similar manner to traditional pavement.

It was staff's recommendation to the Council that strong consideration be given to classifying standard paver products installed <u>without</u> designed joint spacing and a designed underdrain collection system as an impermeable surface area, for both zoning and stormwater purposes, in order to minimize the overall amount of impermeable surfaces being constructed. Similarly, staff recommended that consideration likewise be given to classifying <u>compacted</u> gravel driveways and parking areas as an impermeable surface area, for both zoning and stormwater calculation purposes. The Council concurred with these recommendations.

Staff has drafted proposed revisions to Chapter 17 – Zoning, of the Winnetka Village Code. These revisions shown in **Attachment #1**, would provide consistency in the way surfaces are treated, and would also potentially simplify the necessary zoning calculations associated with building permit applications.

<u>Amendment Process</u>

Section 17.72.040 of the Village Code (see **Attachment #2**) provides a defined process under which the Zoning Ordinance may be amended. Broadly, the process requires a general public notice, notice to all property owners affected by a change, and a public hearing before "some commission, board or committee designated by the Village Council, which shall report its findings and recommendations to the Village Council." Prior to initiating notice and a public hearing, staff is seeking preliminary input from the Zoning Board of Appeals on the proposed changes.

ATTACHMENT #1

Proposed Revisions

ATTACHMENT #1

Proposed Changes to Chapter 17.04 of the Village Code

Modify #1 in "I" of definitions

1. Impermeable Surface. "Impermeable surfaces" means surfaces which do not allow water to drain, seep, filter or pass through into the ground below. Such surfaces shall include, but are not limited to, buildings, other structures, driveways (including compacted gravel), sidewalks, walkways, patios, tennis courts, swimming pools and other similar surfaces; except that such surfaces shall not include any such continuous surface having an area of less than sixteen (16) square feet. ~~, and except that only eighty (80) percent of an area covered with brick, stone or concrete pavers shall be considered to be an impermeable surface~~ For designed permeable surfaces, only seventy-five (75) percent of the area covered by designed permeable surfaces shall be considered to be an impermeable surface.

Add a new section in "D" of definitions

1. Designed Permeable Surface. "Designed permeable surfaces" means pavement systems designed to allow water to pass through voids, in the paving material or between pavers, to a designed subsurface stormwater storage layer and underdrain system. Designed permeable surfaces include, but are not limited to, pervious asphalt, permeable pavers, porous concrete systems, and open-cell paving blocks.

ATTACHMENT #2

Amendment Process

Print

Winnetka, IL Village Code

Section 17.72.040 Amendments.

A. Intent. The provisions, regulations and districts contained within this title may be amended from time to time by ordinance, but no such amendment shall be made without a hearing before some commission, board or committee designated by the Village Council, which shall report its findings and recommendations to the Village Council.

B. Application for Amendment.

1. Who May File. Amendments may be proposed in writing by the Village Council, the Plan Commission, the Zoning Board of Appeals, the Village Manager or any person having a proprietary interest in the property or properties for which an amendment is proposed.

2. Filing and Contents of Application. An application for amendment shall be filed with the Zoning Administrator in such standard form as shall be prescribed by the Zoning Administrator.

3. Fees. The application shall be accompanied by applicable fees, which shall not be refundable. The fees shall be set from time to time by resolution of the Village Council.

C. Hearing on Application. Within sixty (60) days of receipt of an application for amendment, the commission, board or committee designated by the Village Council shall hold a hearing on such application.

D. Notice of Hearing.

1. Publication of Notice. Notice shall be given of the time and place of the hearing, not more than thirty (30) nor less than fifteen (15) days before the hearing, by publishing a notice at least once in one or more newspapers published in the Village, or, if no newspaper is published in the Village, then in one or more newspapers with a general circulation within the Village.

2. Notice to Affected Property Owners. In cases where the proposed amendment involves a change in zoning classification of particular property and such amendment is initiated by the Village Council, the Plan Commission, the Zoning Board of Appeals or the Village Manager, notice shall be served upon the owner or owners of property which are the subject of the proposed amendment in person or by certified mail within ten (10) days after the filing of the application.

3. Mailed Notice. In cases where the proposed amendment involves a change in zoning classification of particular property, the Zoning Administrator shall prepare a list of the names and addresses of all persons to whom the latest general real estate tax bills were sent for all property situated within two hundred fifty (250) feet of the property which is the subject of the proposed amendment. Written notice of the time and place of the public hearing shall be sent to each person whose name appears on the list prepared by the Zoning Administrator, at the address shown on such list. The Zoning Administrator shall send such written notice by first class mail, postage prepaid, not less than ten (10) days prior to the date of such public hearing. The failure of any person to receive the written notice issued pursuant to this paragraph shall not affect the jurisdiction of any body authorized to conduct a hearing or otherwise consider the application for

special use. Nor shall the failure of any person to receive such written notice invalidate, impair or otherwise affect the subsequent grant or denial of any amendment granted following such public hearing.

E. Written Protest.

1. Filing of Protest. The owners of properties that will be subject to the proposed zoning amendment, as well as the owners of properties immediately adjacent to, across any alley from, or directly opposite to the property or properties that are the subject of the zoning amendment application, may file a written protest objecting to the proposed amendment. The written protest shall be directed to the Village Council and shall be submitted on forms provided by the Village and shall be signed and acknowledged, in accordance with the definitions provided in Sections 17.04.030(A)(3.5) and 17.04.030(S)(4.5) of this title. The written protest shall be submitted no later than 5:00 p.m. on the date of the first meeting of the Village Council at which the proposed amendment is on the agenda for consideration; provided, that the filing of a written protest after the close of the Board of Appeals hearing on the proposed amendment shall not create a right either to reopen the evidentiary record or to remand the application to the Board for further evidentiary proceedings.

2. Effect of Written Protest. In the event twenty (20) percent of the owners of property described in the foregoing paragraph 1 have submitted a written protest as provided therein, the granting of a zoning amendment by the Village Council shall require the favorable vote of four (4) Trustees.

F. Findings of Fact and Recommendations. Within sixty (60) days after the close of the hearing on a proposed amendment, the commission, board or committee, as the case may be, shall make written findings of fact and submit them together with its recommendation to the Village Council. In cases where the purpose and effect of the proposed amendment is to change the zoning classification of a particular property, the commission, board or committee, as the case may be, shall make findings based upon evidence presented to it in each specific case with respect to the following matters:

1. Existing uses of property within the general area of the property in question and their relationship to one another;

2. The zoning classification of property within the general area of the property in question and their relationship to one another;

3. The suitability of the property in question for the uses permitted under the existing zoning classification;

4. The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was placed in its present zoning classification;

5. Where applicable, the length of time the property in question has been vacant as zoned;

6. That there are changed or changing conditions in the applicable area of the amendment, or in the Village generally, that make the proposed amendment reasonably necessary to the promotion of the public health, safety or general welfare.

In cases where the amendment is proposed by a person other than a Village Board or official and the purpose and effect of the proposed amendment is to change the zoning

classification of particular property, then the commission, board or committee, as the case may be, shall not recommend the adoption of a proposed amendment except with respect to a particular development plan submitted by the applicant as a part of the application for amendment. Such development plan shall be reviewed by the Plan Commission with respect to its consistency with the Village Comprehensive Plan, and by the Village Design Review Board with respect to whether it would issue a certificate of appropriateness for the proposed project. The findings of each with respect to these particular questions shall be presented at the required hearing.

The commission, board or committee, as the case may be, shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such an amendment is in the public interest and is not solely for the interest of a private applicant.

G. Action by the Village Council.

1. Upon receipt of a written report and recommendation on a proposed zoning amendment from the commission, board or committee, as the case may be, the Village Council shall place such report and recommendation on its agenda within thirty (30) days. The Village Council shall approve, reject, amend, modify or return the application for amendment to the commission, board or committee, as the case may be, for further study.

2. In cases in which the requisite number of protests have been submitted in accordance with Section 17.72.040 of this chapter, the proposed amendment shall not be passed except by a favorable vote of four (4) Village Trustees.

3. If an application for a proposed amendment is not acted upon finally by the Village Council within sixty (60) days of the time of receipt of the commission, board or committee findings and recommendation, as the case may be, it shall be deemed to have been denied unless an additional and specific period of time is granted by the Village Council with the consent of the applicant.

4. In approving a particular amendment, the Village Council may apply such conditions, requirements or restrictions including adherence to a particular development plan, as, in its opinion, is necessary to protect or enhance the public health, safety or welfare.

H. Amendment Deemed Null and Void. In any case where the amendment is proposed by a person other than a Village Board or official and the purpose and effect of the amendment is to change the zoning classification of particular property, and where no development has taken place within one and one-half years from the date on which such amendment was granted by the Village Council, or where development of the particular property is inconsistent with the conditions, requirements or restrictions upon which the amendment was granted, then such amendment shall become null and void and the particular property shall revert to its prior zoning classification.

(Prior code § 22.19)

(MC-6-2005, Amended, 09/20/2005; MC-9-2010, Amended, 01/4/2011)

<u>ATTACHMENT #3</u>

May 19 Council Packet and Minutes

Agenda Item Executive Summary

Title: Evaluation of Development Regulations on Stormwater Management - Part 1

Presenter: Steven M. Saunders, Director of Public Works/Village Engineer

Agenda Date: 05/19/2015

Consent: ☐ YES ☑ NO

☐ Ordinance
☐ Resolution
☐ Bid Authorization/Award
☑ Policy Direction
☐ Informational Only

Item History:

Based on recommendations in the Village's Stormwater Master Plan, the Village Council has requested that staff evaluate the Village's zoning regulations to determine if there are areas where the zoning requirements encourage or create adverse stormwater impacts. Four potential regulatory conditions with stormwater implications were identified: 1) the maximum allowable impermeable surface that can be constructed on a lot; 2) provisions in the current Zoning Ordinance that encourage construction of detached rear garages; 3) how different types of impermeable and semi-permeable surfaces are classified in the Zoning Ordinance and stormwater management regulations, and; 4) whether construction of extra-deep (18-20 foot) basements produces adverse stormwater issues. The Village's recent (2014) citizen survey also indicated that the Village would be studying development requirements for new home construction to control stormwater runoff, and 90% of respondents either strongly or somewhat supported evaluating and implementing additional stormwater requirements for new home construction.

Executive Summary:

This report covers items 3 and 4, treatment of impermeable and semi-permeable surfaces, and the effect of deep basements. The remaining two items are also being evaluated by staff, and it is anticipated that recommendations on these items will be presented for Council discussion in the next couple of months.

The Village's Zoning Ordinance and its stormwater regulations both have provisions that rely on measurement of impermeable surfaces, those surfaces that prevent rainwater from penetrating and soaking into the ground. There are, however, some differences between the Zoning Ordinance and the regulations in how certain surfaces such as pavers and compacted gravel are classified. Staff researched this issue and recommends that pavers and gravel be consistently treated for both zoning and stormwater purposes, and that consideration be given on how to encourage the use of engineered permeable pavement systems.

Another items identified for review is whether the construction of excessively deep basements, those deeper than the typical 8- to 10-foot basement, poses a flooding risk to neighboring properties by interruption or displacement of groundwater. In most cases, these deeper basements are constructed as a matter of convenience to property owners for the purpose of "sport-courts", home theaters, or other amenities. Staff has investigated the likely implications of these deeper basements for typical Winnetka conditions using soil boring data. Based on soil boring data, the location of the low permeability clay strata layers, and current water table depths it is concluded that the incremental basement depth associated with deeper basements does not cause a significant interruption or displacement of groundwater and would not impact neighboring properties. The Village's Engineering Design Guidelines should be amended to require that sump pump discharge volumes be included in stormwater management calculations.

Recommendation:

1. Consider directing staff to evaluate and prepare potential changes to the Zoning Ordinance in order to classify standard paver installations and gravel pavements as impermeable surfaces. Should the Council determine to consider changes to the Zoning Ordinance, consider which board or commission should hold the necessary public hearing for amendments. Provide policy direction.
2. Consider directing staff to prepare a modification to the Engineering Design Guidelines to require that sump pump discharge volumes be included in stormwater management calculations.

Attachments:

Agenda Report
Village Code Section 17.72.040

Agenda Report

Subject: **Evaluation of Impacts on Stormwater Management of Semi-permeable Surfaces and Deep Basements**

Prepared By: Steven M. Saunders, Director of Public Works/Village Engineer

Date: May 15, 2015

Based on recommendations in the Village's Stormwater Master Plan, the Village Council has requested that staff evaluate the Village's zoning regulations to determine if there are areas where the zoning requirements encourage or create adverse stormwater impacts. Four potential regulatory conditions with stormwater implications were identified: 1) the maximum allowable impermeable surface that can be constructed on a lot; 2) provisions in the current Zoning Ordinance that encourage construction of detached rear garages; 3) how different types of impermeable and semi-permeable surfaces are classified in the Zoning Ordinance and stormwater management regulations, and; 4) whether construction of extra-deep (18-20 foot) basements produces adverse stormwater issues.

The Village's recent (2014) citizen survey also indicated that the Village would be studying development requirements for new home construction to control stormwater runoff, and 90% of respondents either strongly or somewhat supported evaluating and implementing additional stormwater requirements for new home construction.

This report covers items 3 and 4, treatment of impermeable and semi-permeable surfaces, and the effect of deep basements. The remaining two items are also being evaluated by staff, and it is anticipated that recommendations on these items will be presented for Council discussion in the next couple of months.

Evaluation of Impermeable Surface Classifications

The Village's Zoning Ordinance and its Stormwater Utility both have provisions that rely on measurement of impermeable surfaces, those surfaces that prevent rainwater from penetrating and soaking into the ground. The Zoning Ordinance limits the amount of impermeable surfaces that can be constructed on a property, and the Stormwater Utility measures impermeable surfaces as part of the fee calculation for the utility bill. There are, however, some differences between the Zoning Ordinance and the Stormwater Utility in how certain surfaces are classified.

There is agreement on the classification of typical impermeable surfaces such as roofs, concrete or asphalt driveways, sidewalks, and patios, pool decks, tennis courts, and the like. These types of surfaces are classified as 100% impermeable for the purpose of both zoning calculations and the stormwater regulations. Similarly, there is agreement on non-paved surfaces such as vegetated areas and lawns, open-slatted wood decks with only dirt beneath, and widely spaced flagstone surfaces with open joints, and un-compacted gravel

surfaces such as garden paths. Those types of surfaces are counted as completely permeable for the purpose of both zoning and stormwater calculations.

Some surfaces, however, are treated differently between for the purpose of zoning and stormwater calculations. The Zoning Ordinance defines impermeable surfaces as:

> "surfaces which do not allow water to drain, seep, filter or pass through into the ground below. Such surfaces shall include, but are not limited to, buildings, other structures, driveways, sidewalks, walkways, patios, tennis courts, swimming pools and other similar surfaces; except that such surfaces shall not include any such continuous surface having an area of less than sixteen (16) square feet, and except that only eighty (80) percent of an area covered with brick, stone or concrete pavers shall be considered to be an impermeable surface."

Under this definition, gravel surfaces are not considered to be impermeable by the Zoning Ordinance.

<u>Clay/Concrete Pavers</u>
Standard concrete or clay dry-set pavers, with minimal joint spacing, are treated as 100% impermeable for the purpose of stormwater calculations. However, the Zoning Ordinance specifies that paver surfaces are treated as 80% impermeable, for the purpose of lot-coverage calculations. This provision was adopted as an incentive for people to use materials other than asphalt or concrete for impermeable areas, primarily for aesthetic reasons.

Typical paver installation consists of the excavation of the existing ground to a specified depth, the compaction of existing organic material, the placement of a specified thickness of finer aggregate (typically CA-6 limestone), topped with a thin layer of sand which acts as a compression bedding for the pavers. The compaction of the existing organic material and the limestone provides a more rigid solid base on which to place the pavers. The placement of the sand layer provides a cushion and flexible base which allows for minor displacement caused from vehicles. However, the compaction of the organic and limestone material in conjunction with the minimal spacing between standard pavers, typically less than a ¼ of an inch, makes the water infiltration rate very low.

As a result, many governmental organizations consider this material and installation technique to act as an impermeable surface when considering retention or infiltration credits. For example, the Metropolitan Water Reclamation District's countywide Watershed Management Ordinance (WMO) specifies that traditional paved surfaces (concrete and asphalt) and typical concrete and clay paver installations are treated as being equally impermeable. Lake County and DuPage County ordinances do likewise.

In addition, staff spoke with representatives from UniLock, one of the larger paver manufacturers and installers in the region, and their design team confirmed the infiltration rates as consistent with the approach taken by government organizations that these surfaces behave like an impervious material.

Gravel/Decorative Stone

Compacted gravel surfaces, such as gravel driveways or parking areas, are also treated as 100% impermeable for purposes of stormwater calculations, however they are not counted as impermeable surface for the purpose of zoning lot coverage calculations.

Standard limestone or colored gravel offers both an aesthetic and easily maintainable material. Many of the gravel materials recommended for this application do maintain a specific amount of finer aggregates which provide an adhesion of the larger aggregate stones, making it easier to drive on and maintain. Although the use of this material does provide various benefits, it is considered by most organizations to be an impervious material due to the fine aggregates in the mix. For example, compacted gravel surfaces are treated the same as pavement by the WMO for the purpose of calculating stormwater runoff.

Designed Permeable Pavement Systems

Porous concrete and bituminous materials have provided an additional approach to water quality and infiltration management. These systems are designed to provide a specific rate of infiltration through the pavement structure into an underdrain collection system, consisting primarily of larger aggregate and rigid piping. Manufacturers of these kinds of systems have specific quantified infiltration rates depending on the variations in the mix, and these rates would be considered in the overall rate of runoff from a property. Not only do pervious pavement systems offer improved overall infiltration, there is also an increased water quality benefit of the reduction of solid materials typical in standard runoff.

Installation begins with the design of a storm water collection system placed under the pavement, including the utilization of larger aggregates to allow for the water to infiltrate through to the collection system. In addition to the installation of the collection system the spacing between the pavers, or in the case of permeable concrete or asphalt, between the stone matrix, becomes more pronounced; typically between a ½ to 1-inch. The variation in the spacing and the size aggregate in the sub base design allows for the determination of a specific infiltration rate for which to consider detention/retention credits. Compared to traditional pavements, the cost for installation and required maintenance can be considerably higher, although the long term water quality and stormwater management benefits may offset these higher costs.

These systems are most frequently used in commercial developments, due to the increased costs for the material and installation, however they are becoming increasingly popular for residential applications. One of the difficulties of utilizing this material is the maintenance that is required to ensure the maximum infiltration rates, and the frequency of the maintenance. Maintenance activities would include vacuuming of the surface to remove loose impediments and flushing/rodding of the underdrain system. If this maintenance is not performed regularly, these installations lose their permeability and behave like traditional pavements.

For the purpose of calculating stormwater runoff, the WMO classifies permeable pavements systems as more permeable than standard pavements, but less permeable than vegetated areas.

Conclusions

Staff has surveyed several local municipalities and determined that most organizations follow standards developed by larger county-wide stormwater ordinances (e.g. MWRD-WMO, Lake County WDO). Many organizations have chosen to simply adopt these county ordinances instead of developing their own specific standards. For example, the Village of Winnetka's Engineering Guidelines reflect the relative permeability values for these surfaces that are contained in the MWRD's WMO, which the Village adopted by reference in 2014 when the ordinance was created.

These regulations, however, also interface with the zoning ordinance, which places maximum limits on the amount of impermeable surfaces that can be constructed. While staff is still evaluating the overall maximum limits set in the Zoning Ordinance, consideration should be given to the fact that by treating pavers and compacted gravel as less than 100% impermeable, more of these surfaces can be constructed on a lot, even though research shows that standard paver installations and compacted gravel behave in a very similar manner to traditional pavement.

It is staff's recommendation that strong consideration be given to classifying standard paver products installed without designed joint spacing and a designed underdrain collection system as an impermeable surface area, for both zoning and stormwater purposes, in order to minimize the overall amount of impermeable surfaces being constructed. Similarly, staff recommends that consideration likewise be given to classifying compacted gravel driveways and parking areas as an impermeable surface area, for both zoning and stormwater calculation purposes.

In conjunction, consideration should also be given to encourage the installation of more robust engineered designed pervious pavement systems with an appropriate storm water collection system. One way to do this would be to consider whether to modify the current appeal provision in the stormwater utility to allow a reduction in the impermeable surface calculation for engineered permeable pavement systems, using the specific permeability factors designed for each system.

Amendment Process

It is important to note that changing the way that zoning provisions are calculated does have consequences, primarily in the form of a potential increase in future zoning variations. For example, a project that was legally constructed using a paver area that was calculated at 80% for the impermeable calculation, may become non-conforming if pavers were to be counted as 100% impermeable. Due to the complexity of gathering data specific to paver driveways and gravel driveways, staff has not completed an analysis of how many non-conformities might be created by such a change.

Section 17.72.040 of the Village Code (see **Attachment #1**) provides a defined process under which the Zoning Ordinance may be amended. Broadly, the process requires a general public notice, notice to all property owners affected by a change, and a public hearing before "some commission, board or committee designated by the Village Council, which shall report its findings and recommendations to the Village Council."

If the Council is inclined to consider modifying the Zoning Ordinance definition of Impermeable Surfaces, the Council should consider which board or commission should hold the required hearing, the timing of the hearing, and the process of providing the required notification of the hearing.

It should be noted that the forthcoming part 2 of this evaluation, pertaining to overall impermeable surface limits and the effect of detached garages, will likely also result in possible changes to the Zoning Ordinance, so it may be beneficial to consider a combined process of amendments.

Evaluation of Deep Basements

One of the items identified by the Village Council is whether the construction of excessively deep basements, those deeper than the typical 8- to 10-foot basement, poses a flooding risk to neighboring properties by interruption or displacement of groundwater. In most cases, these deeper basements are constructed as a matter of convenience to property owners for the purpose of "sport-courts", home theaters, or other amenities. Staff has investigated the likely implications of these deeper basements for typical Winnetka conditions.

Existing Typical Subsurface Conditions

The Village and Park District have recently completed a number of soil borings for the Willow Road Stormwater Tunnel and Area Drainage Improvement project and the Skokie Playfield improvements, respectively, and staff has evaluated the reports from these soil borings to ascertain soil composition, and also to identify typical groundwater levels. Some general conclusions can be drawn. First, in general, the top three to five feet of the soil profile is composed of organic soil, loose silty or clayey soil, or fill. These layers tend to be moist and groundwater levels fluctuate seasonally within this layer. The source of groundwater in this layer is primarily precipitation – rainwater and/or snowmelt. These upper soil strata are underlain by a layer of stiff to very stiff gray or brown clay, with very low permeability, extending to well below the depth of even the deepest basement. The presence of a higher permeability layer above a lower permeability layer creates what is known as a perched water condition, where groundwater may be present in shallow zones, while the underlying soils are fairly dry.

Second, some of the borings identified a relatively narrow (2 to 3-foot thick) "seam" of saturated, higher permeability soils, at a varying depth. In some borings, this layer is as shallow as 5-6 feet; in others it is as deep as 18-20 feet. In still other borings, it is not present at all. When present, this seam is sandwiched between low-permeability clay strata that inhibit water in this seam from moving vertically, either upward or downward.

As a result of these factors, the groundwater elevation is generally a very shallow, perched layer, confined to the top 5 to 10 feet of the soil profile. The depth to groundwater varies seasonally, but the depth to the bottom of the groundwater strata is strictly limited by the depth to the low permeability clay layer. Soil borings generally confirm that once an excavation reaches the underlying clay layer, the soil is dry.

Effect of Basement Construction

A typical basement involves excavation to a depth of 8 to 10 feet below ground surface. This excavation would be followed by construction of footings, construction of the foundation walls, and the basement floor. At this depth, the bottom of the excavation is typically in the underlying low-permeability clay layer, below the perched groundwater level.

For most homes with deeper basements, the foundation excavation can be 10 feet (or more) deeper than for a standard basement. However, this incremental excavation depth takes place within the dry, low-permeability clay layer. As a result, construction of the incremental basement depth generally takes place in an area that is isolated from the perched groundwater and does not have an incremental impact on groundwater levels. This is illustrated in Figure 1, below.

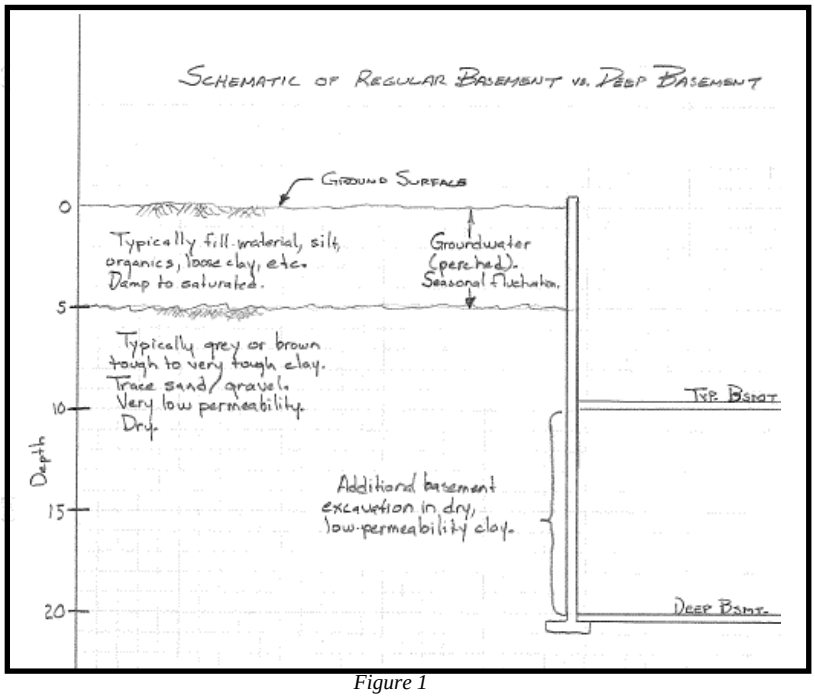


Figure 1

Homes with standard basements typically require the inclusion of a foundation drainage system which encompasses a sump pit, a sump pump, and a discharge pipe. For homes with deeper foundation these foundation collection systems are designed to accommodate the depth of the basement and the anticipated volume of water based on the depth of the basement. Because Winnetka's side-yard requirements and relatively dense development patterns can result in houses being fairly close to property lines, sump pump discharges

MINUTES
WINNETKA VILLAGE COUNCIL
REGULAR MEETING
May 19, 2015

(Approved: xx)

A record of a legally convened regular meeting of the Council of the Village of Winnetka, which was held in the Village Hall Council Chambers on Tuesday, May 19, 2015, at 7:00 p.m.

1) Call to Order. President Greable called the meeting to order at 7:10 p.m. Present: Trustees Andrew Cripe, Carol Fessler, William Krucks, Stuart McCrary, Scott Myers and Marilyn Prodromos. Absent: None. Also present: Village Manager Robert Bahan, Assistant to the Village Manager Megan Pierce, Village Attorney Peter M. Friedman, Public Works Director Steve Saunders, Assistant Public Works Director James Bernahl, Assistant Village Engineer Susan Chen, Director of Community Development Mike D'Onofrio, Police Chief Patrick Kreis, and approximately 9 persons in the audience.

2) Pledge of Allegiance. President Greable led the group in the Pledge of Allegiance.

3) Quorum.

   a) June 2, 2015 Regular Meeting. All of the Council members present indicated that they expected to attend.

   b) June 9, 2015 Study Session. All of the Council members present, except Trustees Krucks and Prodromos, indicated that they expected to attend.

   c) June 16, 2015 Regular Meeting. All of the Council members present, except Trustee Prodromos, indicated that they expected to attend.

4) Approval of the Agenda. Trustee Myers, seconded by Trustee Fessler, moved to approve the Agenda. By voice vote, the motion carried.

5) Consent Agenda

   a) Village Council Minutes.

      i) April 28, 2015 Special Meeting.

      ii) May 5, 2015 Regular Meeting.

   b) Warrant List. Approving the Warrant List dated May 1 to May 14, 2015 in the amount of $920,722.85.

   c) Resolution No. R-14-2015: Approving an Agreement for Interim Finance Director Services – Adoption. A Resolution approving an agreement with GovTempUSA, LLC for the services of an interim finance director.

   d) Resolution No. R-15-2015: Urging Protection of Local Government Revenues – Adoption. A resolution urging the State Legislature to protect local government revenues.

   e) Water Plant Circuit Breaker, Bid #015-017. Approval of a bid rejection for the purchase of a 480 volt circuit breaker, as the purchase is no longer recommended.

DRAFT

f) Electric Plant Roof Replacement, Bid #015-018. An authorization for the Village Manager to issue a $30,300 purchase order to L. Marshall Roofing and Sheet Metal Inc. to replace the Electric Plant roof, in accordance with the terms of Bid #015-018.

g) State of Illinois Joint Purchase Program Equipment Replacement: PW-9. An item awarding an $84,164 purchase order to Bob Ridings Ford to purchase a 2016 Ford F550 regular cab chassis and platform body under State of Illinois Joint Purchasing Program Contract #4017340.

h) FPCC South of Tower Road Pond Stabilization Project. Approval of a contract to Kovilic Construction for an amount not to exceed $342,800, for construction services on the FPCC South of Tower Road Pond Stabilization Project.

i) Purchase of Sidewalk Tractor - M-B MSV-115 HP. Approval of the purchase of a new M-B-MSV APF-50 Fixed V-Plow Snow Tractor, including the trade-in of the Village's old sidewalk tractor, for a price not to exceed $107,834.

j) 2015 Bulk Salt Purchase. An item awarding a $73,000 contract to Morton Salt for the purchase of 1,000 tons of rock salt at a cost of $73 per ton.

Trustee Fessler, seconded by Trustee Krucks, moved to approve the foregoing items on the Consent Agenda by omnibus vote. By roll call vote, the motion carried. Ayes: Trustees Cripe, Fessler, Krucks, McCrary, Myers and Prodromos. Nays: None. Absent: None.

6) Stormwater.

a) FEMA Community Rating System (CRS) Class 6 Rating Award. Mr. Bernahl reviewed the Village's process to qualify for this National Flood Insurance Program (NFIP) that offers eligible communities discounts on flood insurance premiums. Assistant Village Engineer Susan Chen spearheaded the Public Works Department's efforts to meet the NFIP's criteria to join the Community Rating System (CRS) program.

Brian Eber, from the Illinois Department of Natural Resources (IDNR), explained that Winnetka is entering the program with a Class 6 ranking, which is currently one of the highest ranks in the State of Illinois. He presented a plaque to President Greable recognizing the Village's outstanding efforts and honoring Winnetka's elite status as a community that provides flood protection and a stormwater management system, and preserves open space. He commended Winnetka for having the best repetitive loss area analysis, not only in the State, but possibly the nation.

After a few questions and comments from the Council, Mr. Bernahl explained that the insurance discounts will be automatically applied to residents' flood insurance premiums at renewal time. Those inside the flood plain will receive a 20% discount, and residents outside the flood plain will receive a 10% reduction.

President Greable congratulated Steve Saunders and his staff on the Class 6 designation, and Manager Bahan thanked Ms. Chen for shepherding the CRS project to completion.

DRAFT

b) Evaluation of Development Regulations on Stormwater Management - Part 1.
Mr. Saunders explained the Village's Stormwater Master Plan recommends a review of the Zoning Ordinance to uncover possible regulations that inadvertently create undesirable stormwater impacts. He added that respondents to the Village's 2014 Citizen Survey support possible amended zoning requirements for new home construction.

Mr. Saunders said staff has identified four areas in the Zoning Ordinance that may merit further evaluation for stormwater impacts; two of the options will be discussed at this meeting: (i) the classification of permeable and impermeable surfaces; and (ii) the impact of deep basements. Later this summer, staff plans to review the Village's overall impermeable surface limitations, as well as incentives to construct detached rear garages.

Mr. Saunders noted that currently, the Zoning Ordinance encourages the use of pavers, as they are semi-permeable in theory and aesthetically more pleasing; in addition, impacted gravel also does not count towards impermeable coverage. He explained that for purposes of stormwater calculations; however, pavers and impacted gravel behave almost identical to concrete or asphalt surfaces, as the water cannot truly percolate into the earth. Staff recommends that the Zoning Ordinance and stormwater utility calculations be brought into congruence, especially in light of research showing that pavers and impacted gravel are impermeable surfaces. In addition, the new Watershed Management Ordinance for Cook County recognizes them as impermeable surfaces.

Mr. Saunders said an option to install a specially-designed permeable pavement system does exist, which allows the system to function almost like a natural vegetative area in terms of letting water percolate through. He recommended a permeability factor be established for such a system for those willing to install one.

Mr. Saunders next explained there is speculation in the community that deep basements increase incidents of flooding, based purely on anecdotal evidence. He said the Village's soil boring database reveals that the water in Winnetka is generally "perched," meaning there is a saturated layer sitting atop an impermeable layer of clay. He noted that water can percolate to five or six feet before it hits the stiff clay and then can go no further; and while the groundwater fluctuates with the seasons, the clay barrier does not vary. He noted that in some areas a seam of impermeable ground is situated between two impermeable layers, but it is trapped and has nowhere to go. The bottom of a regular basement sits on the impermeable clay layer; consequently, the excavation for a deep basement would also not encounter any groundwater.

Mr. Saunders recapped staff's zoning recommendations: (i) make amendments to treat paver and gravel surfaces as impermeable in the Zoning Ordinance; and (ii) deep basements do not impact groundwater levels any more than regular basements do. He said the Council has the option to wait for recommendations on detached garages before moving forward with any zoning amendments, since it might be easier to amend the Zoning Code once rather than twice.

Next Mr. Saunders explained that sump pump discharge is currently calculated at an allowable discharge rate of a three year storm level, and new development is required to hold any new runoff created from the construction project. He said staff is now recommending the Village's Engineering Guidelines be modified to require the total sump pump discharge be included in stormwater volume calculations.

DRAFT

The Council briefly discussed the deep basement issue and asked for confirmation that deep basements do not exacerbate the flooding problems.

Mr. Saunders said he could not say a basement vs. no basement has no stormwater impact; however, he expressed confidence that a deep basement vs. a regular basement does not change anything. He added that impermeable surfaces have a much bigger impact.

In the ensuing Q&A with the Council, Mr. Saunders confirmed that: (i) Winnetka is underlined with stiff clay and there is little variation between the east and west sides of town; (ii) in considering the basement floor area ratio credit in the Zoning Ordinance, there is an intersection between aesthetics and sensible stormwater regulation which must be considered; (iii) compensatory storage is required for new development in the flood plain, and a floodable crawlspace is one of the ways to get credit for compensatory storage; (iv) a fair and consistent way to treat impermeable surfaces would be to define all driveways as impermeable unless it is an engineered permeable system; (v) any zoning change regarding sump pump volumes for deep basements should be tied to a national building code; (vi) the requirement to provide compensatory storage only applies to new runoff caused by construction; therefore, those systems are not detaining all of the property's runoff and they still need to pay into the stormwater utility; and (vii) the County's Watershed Management Ordinance imposes strict requirements on basements in flood plains, which will essentially result in a prohibition on their construction in the flood plain.

President Greable called for audience comment.

Tanya Dietrich, 824 Boal Parkway. Ms. Dietrich said her property values have declined since it was designated a part of the flood plain, and she claimed there are underground streams in Winnetka that the deep basements would hit.

Mr. Saunders explained the underground "streams" are the thin saturated permeable layers that are sometimes found between layers of clay, which percolate very little into the surrounding area.

President Greable polled the Council about the zoning recommendations. A majority of Trustees were in favor of treating pavers and gravel as impermeable surfaces in the Zoning Ordinance and modifying the Engineering Design Guidelines to require sump pump discharge to drain into the storm sewers. The consensus was to move forward with the changes as soon as possible.

The Council asked for more information before making a decision on adding a stormwater utility credit for engineered permeable paver systems, and Trustee Myers also asked if an appropriate national standard could be found that the Village can use to mandate increased pump capacity for deep basements. No regulations prohibiting deep basements were deemed necessary by a majority of the Council.

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7) Ordinances and Resolutions.

a) Ordinance No. M-12-2015: 675 Garland Avenue, Variation for the Construction and Use of a New Single-Story Addition – Introduction. Mr. D'Onofrio reviewed this request for a zoning variation to allow an addition to the first story that would convert the existing breakfast room and rear entry into a family room and mudroom. He noted that the depth of the addition is very shallow, at six feet.

Trustee McCrary commented that the addition won't be seen by neighbors because of its location and shallow depth.

Mr. Saunders explained that the proposed addition would not require detention, but a grading plan and runoff controls will be required as part of the building application.

Trustee Cripe said he heard this request when he was on the ZBA and that it is a very restrained, reasonable approach.

Trustee McCrary, seconded by Trustee Fessler, moved to introduce Ordinance M-12-2015. By voice vote, the motion carried.

8) Public Comment.

Tanya Dietrich, 824 Boal Parkway. Ms. Dietrich read a letter commenting that the construction project on Tower Road is being poorly managed, and she has suffered two flat tires and other damage to her automobile as a result. In addition, she complained that getting into and out of her neighborhood is very difficult because of the construction.

Mr. Saunders said the construction contractor's insurance company can work through the auto damage claims, and he would work with the construction manager to keep convenient access to her home.

Louise Holland, Chair of the Landmark Preservation Commission (LPC). Ms. Holland said the Historical Society and the LPC presented the first landmarks trolley tour of Winnetka last Sunday, led by Nan Greenough of the Historical Society. She thanked the Council for sponsoring the event and read some positive comments received from participants of the tour.

9) Old Business. None.

10) New Business.

a) Starbucks Liquor License Application and Potential New Liquor License Class. Attorney Friedman explained that a liquor license application has been received from Starbucks which would require a Code amendment to allow the sale of beer and wine at a coffee shop. He said other towns have similar establishments, and he had prepared a draft of potential Liquor Code amendments to facilitate the Council's discussion.

Attorney Friedman said the new regulations would create a new license classification, a new definition of coffee shop, and provide for the sale of beer and wine between the hours of 4:00 – 9:00 PM. The draft regulations would also provide for sidewalk service of beer and wine, monitored by an employee who is at least 21 years of age.

Police Chief Kreis introduced Commander Christensen, who oversees the liquor investigations and processes liquor license applications. Cmdr. Christensen said he has

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not seen anything from the business that would give him pause about their ability to be responsible with the sale of beer and wine, should the Council allow it.

Jim Webster, Webster & Powell, attorney for Starbucks. Mr. Webster explained that Starbucks rolled out its new concept about two years ago with stores in Evanston, Chicago, Burr Ridge and Schaumburg. He explained that there is no table service, sales take place at the counter, proof of age is required, and all of the employees will be 21 or older and have BASSET certification.

The Council discussed the proposition briefly and requested that the sale of beer and wine start around 5:00 PM to accommodate the fact that many school-aged customers are in the store after school lets out. Placement of a barrier around the sidewalk tables was also discussed. Afterward, they reached consensus to approve a new class of liquor license for coffee shops.

Chief Kreis said with this feedback, the license conditions, hours of service, and sidewalk service questions can be worked out. He added that his officers routinely visit establishments in Winnetka, and it would not be difficult to keep an eye on things.

11) Appointments.

a) Trustee Myers, seconded by Trustee Fessler, moved to appoint James Wilson to the Environmental & Forestry Commission effective immediately. By voice vote, the motion carried.

b) Trustee Krucks, seconded by Trustee Fessler, moved to appoint Chuck Dowding to the Environmental & Forestry Commission to serve as chair, effective immediately. By voice vote, the motion carried

c) Trusetee Myers, seconded by Trustee Fessler, moved to appoint Christopher Blum as the Zoning Board of Appeals liaison to the Plan Commission. By voice vote, the motion carried.

12) Reports.

a) Village President. President Greable invited the community to attend Winnetka's Memorial Day parade and presentation on the Village Green.

b) Trustees. None.

c) Attorney. None.

d) Manager. None.

13) Executive Session. None.

14) Adjournment. Trustee Fessler, seconded by Trustee Prodromos, moved to adjourn the meeting. By voice vote, the motion carried. The meeting adjourned at 9:53 p.m.

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Deputy Clerk

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