



VILLAGE · OF · WINNETKA

Incorporated in 1869

WINNETKA ZONING ADMINISTRATOR

The Winnetka Zoning Administrator will convene a meeting on Monday, May 2, 2016 in the Council Chamber at the Winnetka Village Hall, 510 Green Bay Road, at 4:00 p.m.

May 2, 2016 Agenda Zoning Administrator Case

1. Case No. 16-08-ZA: 1225 Elm St.
 William and Kristin Schneider
 Variation by Zoning Administrator
 1. Conforming Uses of Nonconforming Buildings

Note: Public comment is permitted on all agenda items.

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

510 Green Bay Road, Winnetka, Illinois 60093

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

Community Development (847) 716-3520

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



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**WINNETKA ZONING ADMINISTRATOR
NOTICE OF PUBLIC HEARING
May 2, 2016**

**1225 Elm St.
CASE NO. 16-08-ZA**

Notice is hereby given that a public hearing will be held Monday, May 2, 2016 at 4:00 p.m. in the Council Chamber of the Winnetka Village Hall at 510 Green Bay Road, Winnetka, Illinois. The purpose of this hearing is to hear testimony and receive public comment regarding a request by William and Kristin Schneider concerning a variation by the Zoning Administrator from Section 17.64.060 [Conforming Uses of Nonconforming Buildings] of the Winnetka Zoning Ordinance to permit the relocation of an existing window in the nonconforming east side wall which has a nonconforming side yard setback of 6.06 ft., whereas a minimum of 7.5 ft. is required.

For additional details or questions, please contact Planning Assistant Ann Klaassen at 847.716.3525 or aklaassen@winnetka.org.

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CASE NO. 16-08-2A

APPLICATION FOR VARIATION
WINNETKA ZONING BOARD OF APPEALS



Owner Information:

Name: WILLIAM & KRISTIN SCHNEIDER

Property Address: 1225 ELM ST WINNETKA, IL

Home and Work Telephone Number: [REDACTED]

E-mail: [REDACTED]

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

STUMAKER DESIGN ASSOCIATES LLC / BSJE ENGINEERING

1021 SWARD ST EVANSTON, IL 60202

GARY@STUMAKERDESIGNASSOCIATES.COM

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

Date Property Acquired by Owner: 5/22/14

Nature of Any Restrictions on Property: _____

Explanation of Variation Requested: MINOR VARIATION TO ALLOW INCREASE
(Attach separate sheet if necessary) IN SF: FOR (1) EXISTING WINDOW

OPINING (FOR FILING). PROPOSED ALTERATIONS WILL CLOSE (1)

EXISTING OPINING & REPAIR UNITS IN (2) EXISTING OPININGS

OFFICE USE ONLY

VA 2016-296

Variation Requested Under Ordinance Section(s): _____

Staff Contact: _____ Date: _____

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: 

Date: 4/9/16

(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.

S H U M A K E R D E S I G N A S S O C I A T E S , L L C

April 15, 2016

Attn: Ann Kaassen,
Village of Winnetka
510 Greenbay Rd. Winnetka, IL.

RE: 1225 Elm St. (Zoning Variation Standards)

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.
 - a. Due to the existing non-conforming side yard condition, adherence to the zoning regulation which would not permit the modification of this opening limits the degree to which the kitchen remodeling may introduce additional light and natural ventilation to the east facing kitchen location. As a note of clarification, one of the two existing window (the southern location) was blocked from the interior by a previous remodeling, our proposal is to reopen that window from the interior and to modify it to match the adjacent existing opening to the north. It would be our contention that the limitation of this light and air would affect the reasonable return in that the kitchen would be lacking ample natural light and air.
2. The plight of the owner is due to unique circumstance. Such circumstance must be associated with the characteristics of the property in question, rather than being related to the occupants.
 - a. The side yard condition is an existing non-conforming condition which preceded the purchase of the property by the current owner. The side yard is approx. 18" less than the ordinance requirement and likely pre-dates the current ordinance based on the mid-century construction date of the existing house. The existing window openings located on the east side of the house are original openings, and do not align with each other. Our proposal is to retain the existing opening to the north and to modify slightly the location of the opening to the south to match the existing one for the purposes of introducing additional light and natural ventilation into the proposed kitchen.
3. The variation, if granted will not alter the essential character of the locality.
 - a. This requested variation seeks to create more appropriate relationships between exterior openings in the east elevation of the house. By re-organizing the elevation of this house in such minor way we seek hope that the result is an organized elevation more in keeping with the south façade which is visible from Elm Street and the public way.
4. An adequate supply of light and air to the adjacent property will not be impaired.
 - a. The proposed modifications will in no way affect the bulk or setback relationship to the adjacent property. There will be no change to the supply of light and air to the adjacent property as a result of this variation.
5. The hazard from fire and other damages to the property will not be increased.
 - a. The proposed modifications will in no way affect the bulk or setback relationship to the adjacent property. There will be no change the construction type or use of the building. There will be no increased risk of hazard or damage to the adjacent property as a result of this variation.
6. The taxable value of the land and buildings throughout the Village will not diminish.
 - a. The proposed alterations to this building will likely increase the value of the property in today's residential market. There is no proposed change to the use, bulk or decrease in taxable value as a result of this variation.
7. The congestion in the public street will not increase.
 - a. The proposed modifications will in no way affect the bulk or setback relationship to the adjacent properties or right of way. There will be no change the construction type or use of the building nor does this request increase parking or occupancy load for the property. With the exception of temporary construction traffic there will be no change contributed to congestion as a result of this variation.

S H U M A K E R D E S I G N A S S O C I A T E S , L L C

1021 SEWARD STREET EVANSTON, IL 60202

SHUMAKER@SHUMAKERDESIGNASSOCIATES.COM

TEL (847) 864-0595

S H U M A K E R D E S I G N A S S O C I A T E S , L L C

8. The public health, safety, comfort, morals and welfare of the inhabitants of the Village will not otherwise be impaired.
 - a. The proposed modifications will in no way affect the bulk or setback relationship to the adjacent properties or right of way. There will be no change the construction type or use of the building nor does this request increase parking or occupancy load for the property. This property remains a private single family residence therefore the approval of this variation will have no appreciable effect on the Village inhabitants beyond temporary construction traffic.

If you have any questions, please feel free to call.

Best regards,



Garry Shumaker

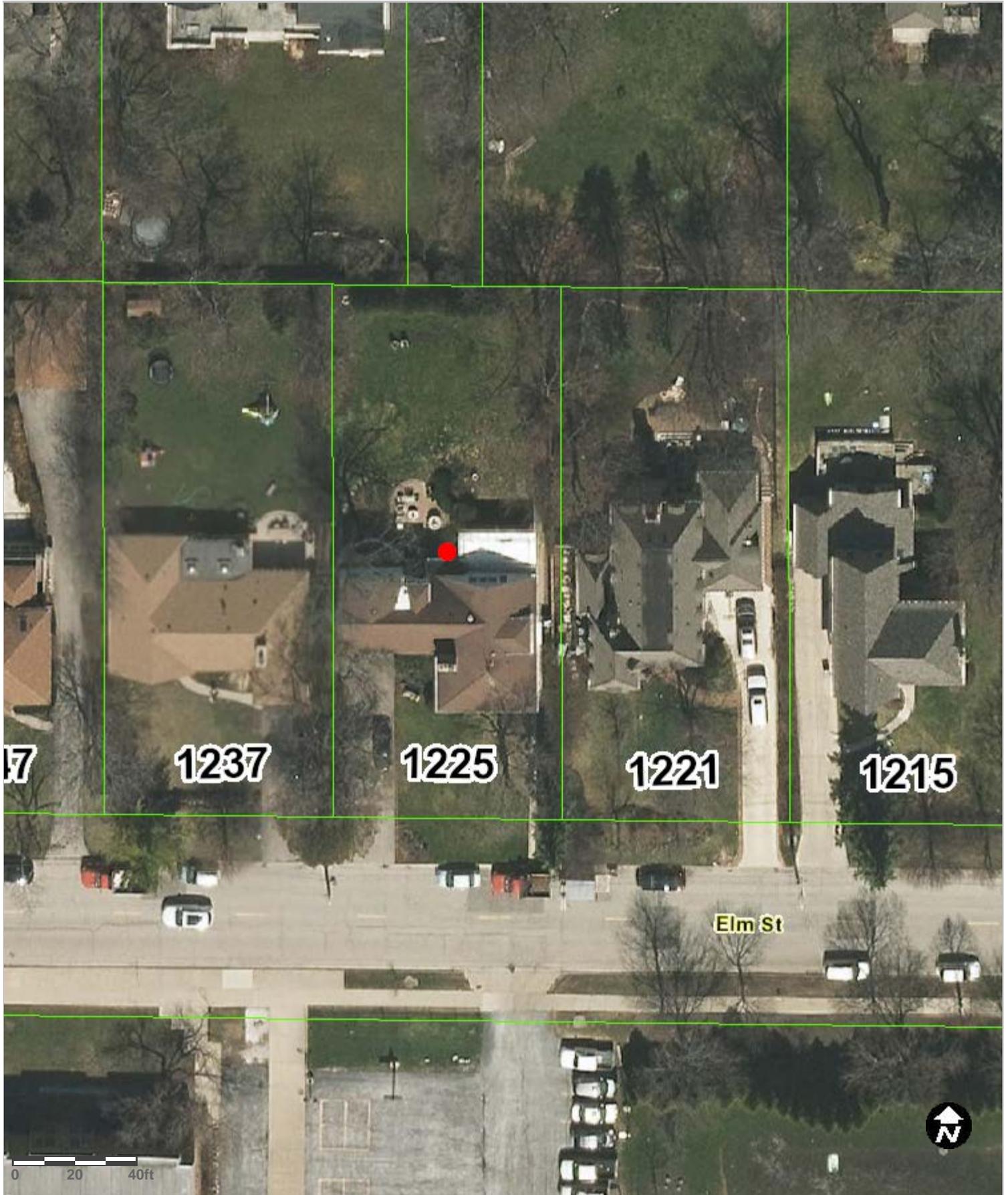
o-847.864.0595
m-917.817.3780

S H U M A K E R D E S I G N A S S O C I A T E S , L L C

1021 SEWARD STREET EVANSTON, IL 60202

SHUMAKER@SHUMAKERDESIGNASSOCIATES.COM

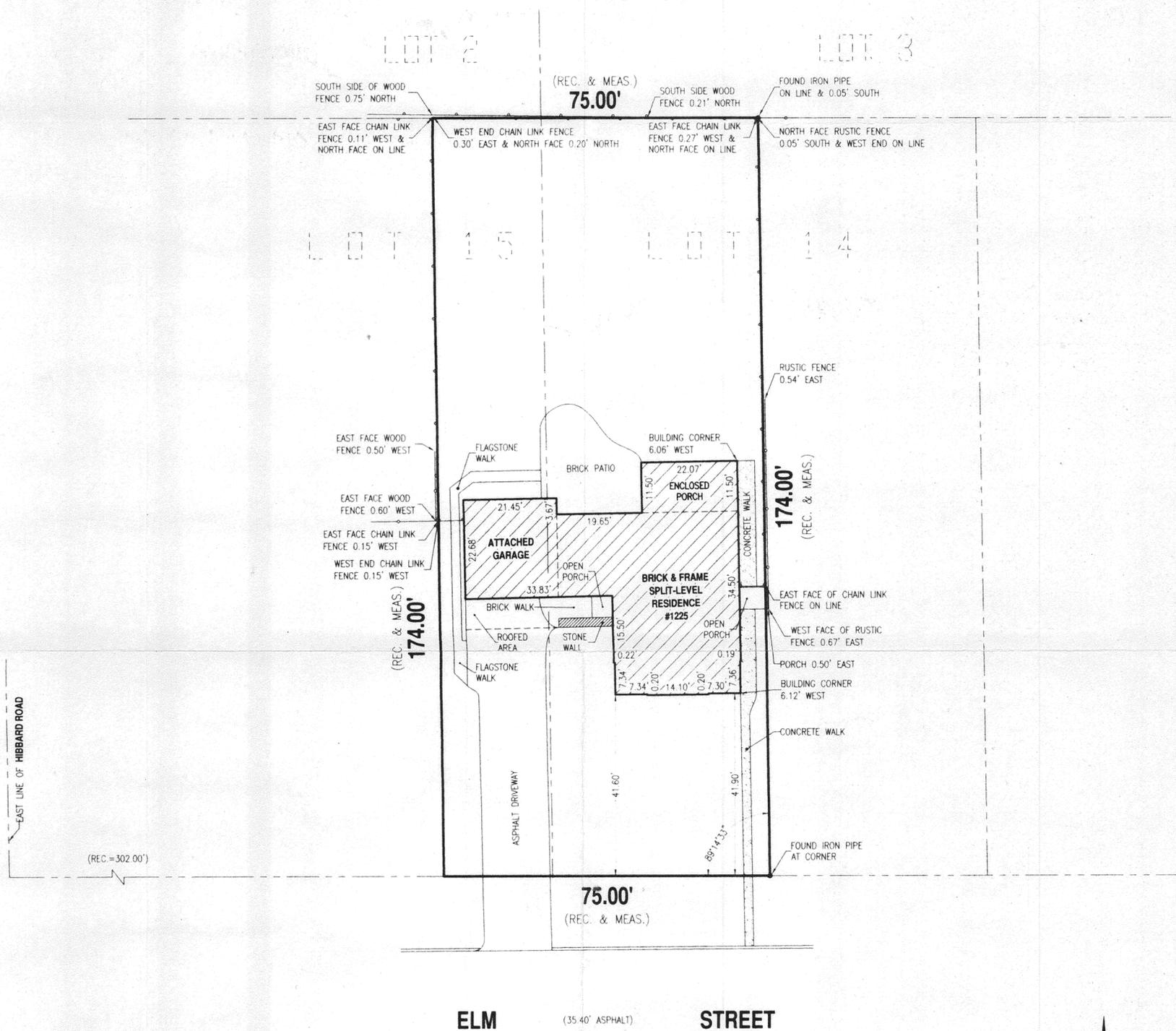
TEL (847) 864-0595



PLAT of SURVEY

Legal Description: Lot 14 (except the East 50') and the East 25' of Lot 15 in Mid Park, a Subdivision of Block 2 in Edgewood, a Subdivision of Blocks 1, 2, 3, 6, 7, 8 and certain vacated streets and alleys in Winnetka Land Associations Subdivision of the North Half of the West 90 acres of the Northwest Quarter of Section 20, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: **1225 Elm Street; Winnetka, Illinois.**



SITE NOTES:
Area = 13,049 sq. ft.

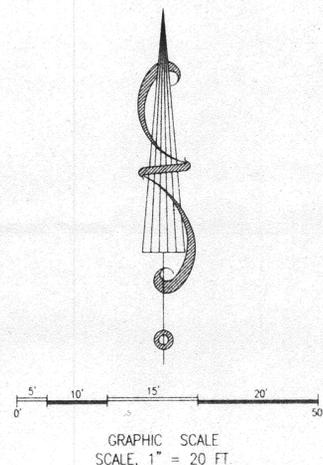
GENERAL NOTES:
All information provided to the surveyor is shown or noted hereon.

The description on this plat was provided to us by the client, and does not guarantee ownership, and should be compared to your Deed, Abstract or Certificate of Title.

All building restrictions, building lines and easements may or may not be shown, check your Deed, Abstract, Title Report, and local ordinances, no responsibility is assumed by Surveyor.

Compare all points before building by same and report any discrepancy at once.

Dimensions are shown in feet and decimal parts thereof, no dimension is to be assumed by scaling.



B.H. SUHR & COMPANY, INC.	
R. R. HANSEN MEMBER: I.P.L.S.A. A.C.S.M. N.S.P.S.	SURVEYORS ESTABLISHED 1911 840 CUSTER AVENUE, EVANSTON, ILLINOIS 60202 TEL (847) 864-6315 / FAX (847) 864-9341 E-MAIL: SURVEYOR@BHSUHR.COM
Professional Design Firm License No. 184-002871	
LOCATION 1225 ELM STREET EVANSTON, ILL. MAY 13, 20 14	
ORDER No. 14-100 ORDERED BY ATTY. RONALD DOMSKY	
MS136 ©2014 B. H. Suhr & Company, Inc. All rights reserved.	

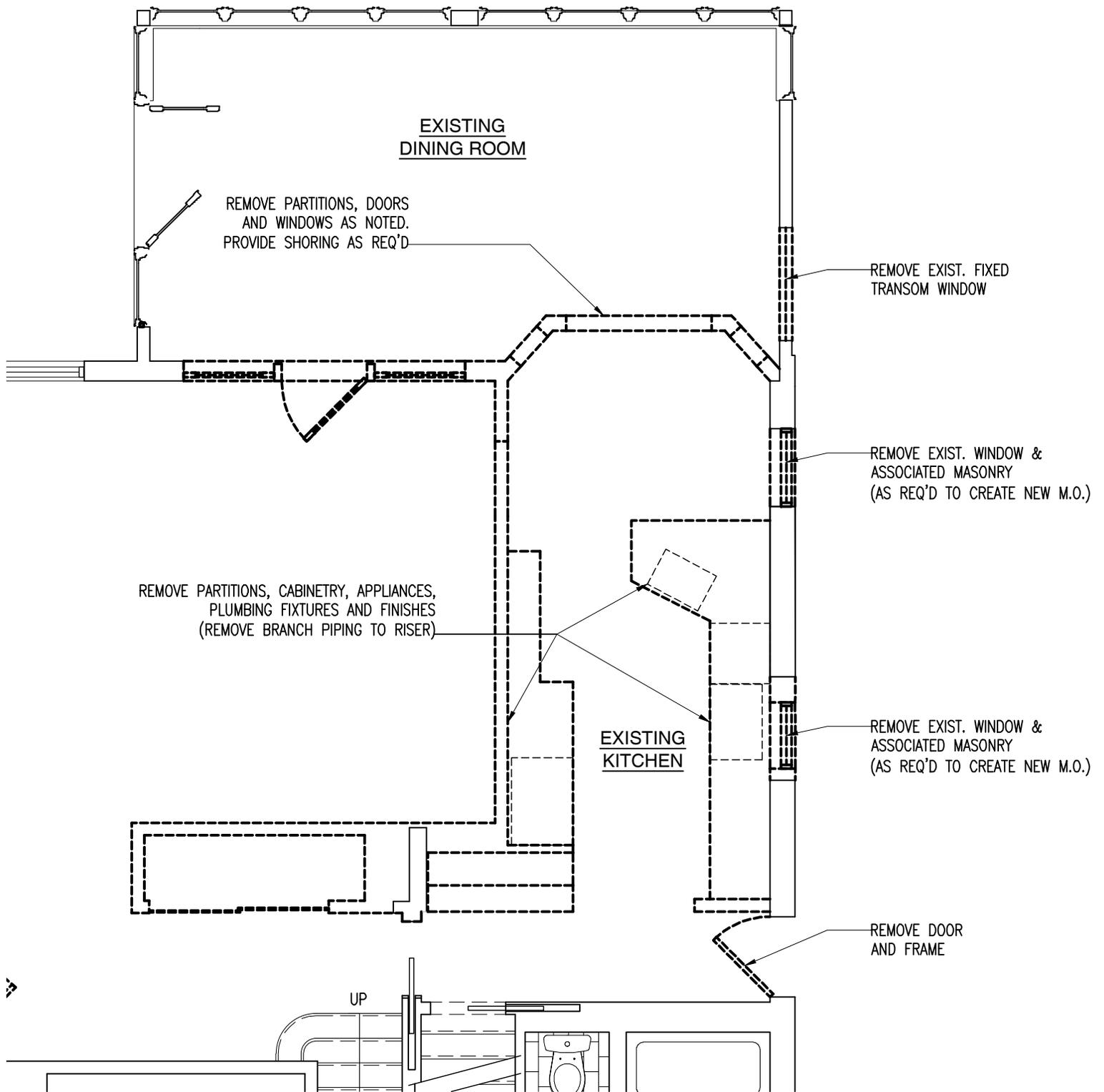
FIELD MEASUREMENTS COMPLETED MAY 13, 20 14

STATE OF ILLINOIS }
 COUNTY OF COOK }

This is to certify that a survey of the above described property was performed under my supervision and that the above plat correctly represents said survey. This professional service conforms to the current Illinois Minimum Standards for a boundary survey.

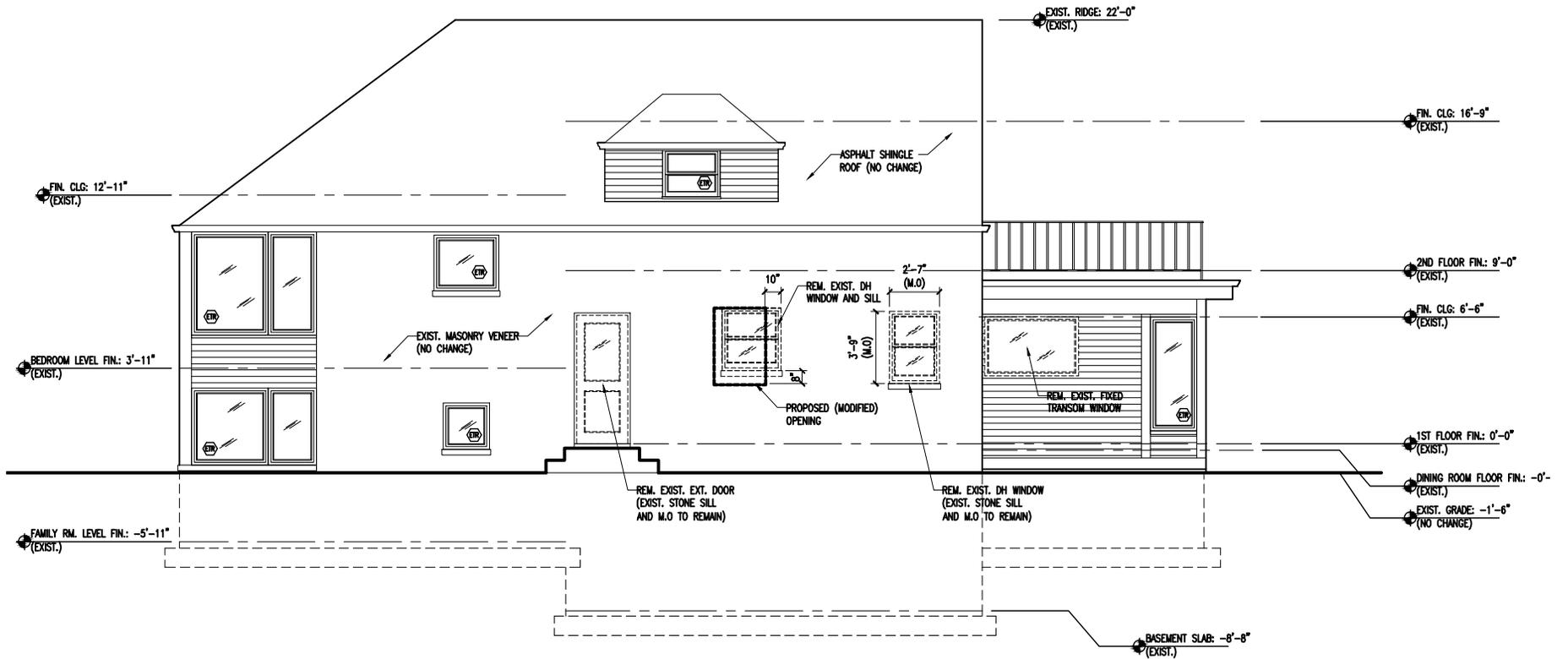
By Fred M. Campeau Dated MAY 19 20 14
 Fred M. Campeau
 Illinois Professional Land Surveyor No. 035-003682
 License Expiration Date 11/30/14





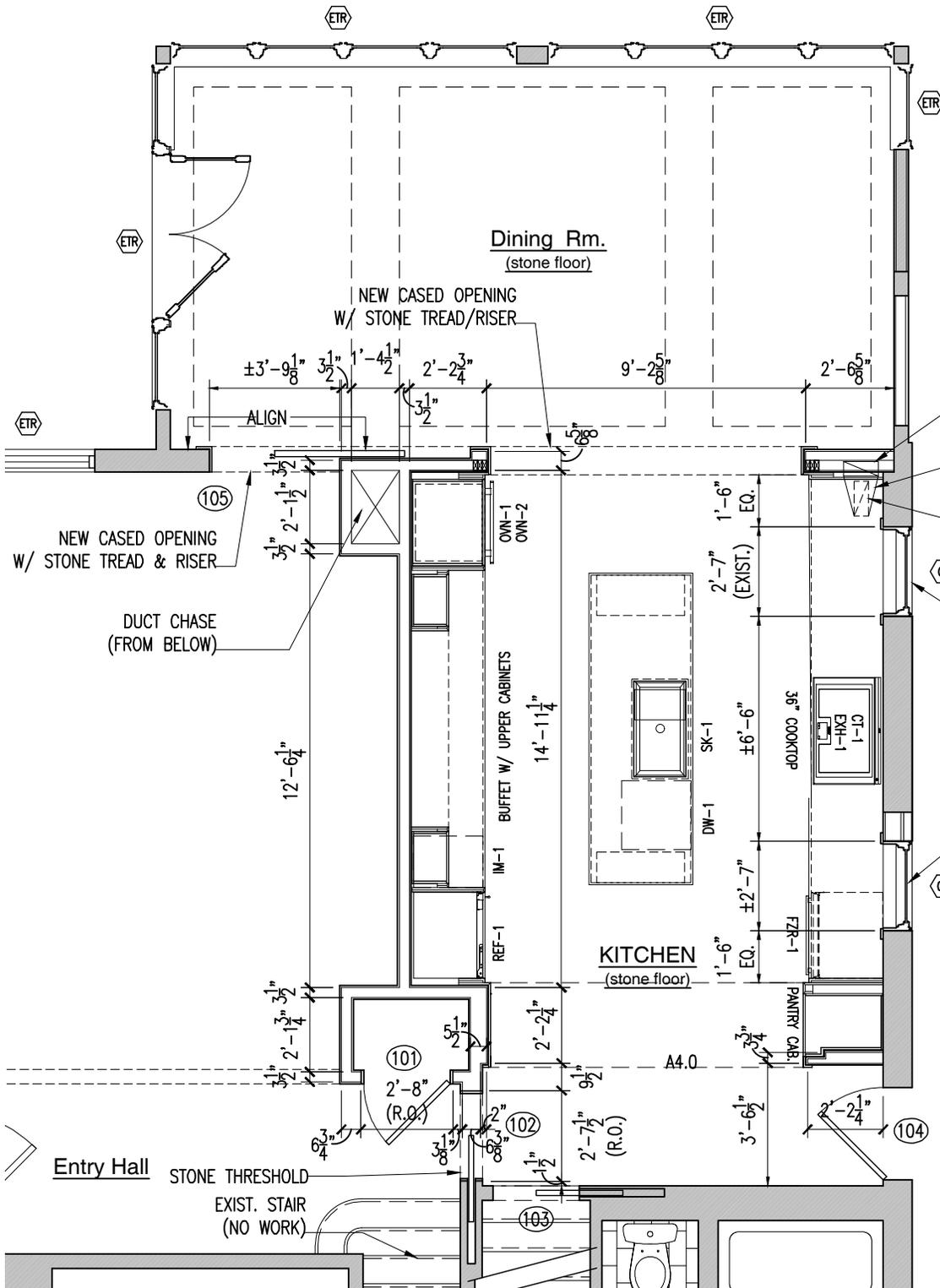
1 Partial Kitchen Plan: Existing

SCALE: 1/4" = 1'-0"



1a East Elevation: Existing

SCALE: 1/4" = 1'-0"



IMPORTANT NOTE:
 ALL MAKE-UP AIR DUCTWORK MUST BE INSULATED W/ 3" FIBERGLASS DUCT WRAP WITH A CONT. VAPOR BARRIER.

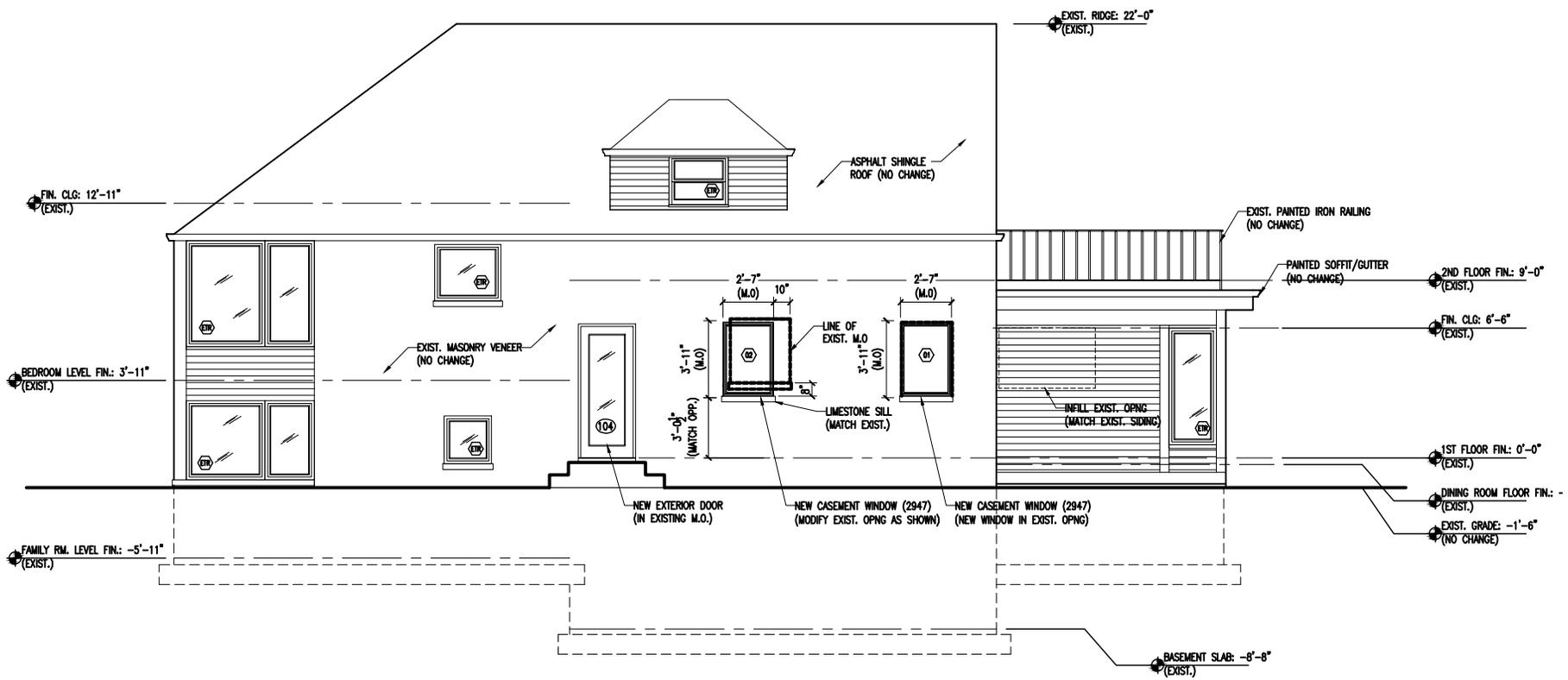
12x5 MAKE-UP AIR INTAKE DUCT IN WALL FROM ABOVE
 TRANSITION/OFFSET AT FLOOR AT BOTTOM OF BASE CABINET.
 5X12 THRU FLOOR TO BASEMENT

NEW CASEMENT WINDOW (2947) (MODIFY EXIST. OPNG)

NEW CASEMENT WINDOW (2947) (MODIFY EXIST. OPNG)

2 Partial Kitchen Plan: Proposed

SCALE: 1/4" = 1'-0"



2a East Elevation: Proposed
SCALE: 1/4" = 1'-0"