



VILLAGE · OF · WINNETKA

Incorporated in 1869

WINNETKA ZONING ADMINISTRATOR

The Winnetka Zoning Administrator will convene a meeting on Friday, June 3, 2016 in the Council Chamber at the Winnetka Village Hall, 510 Green Bay Road, at 4:00 p.m.

June 3, 2016 Agenda Zoning Administrator Case

1. Case No. 16-11-ZA: 856 Sheridan Rd.
 Robert and Danielle Wolters
 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
June 3, 2016**

**856 Sheridan Rd.
CASE NO. 16-11-ZA**

Notice is hereby given that a public hearing will be held Friday, June 3, 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 Robert and Danielle Wolters concerning a variation by the Zoning Administrator from Section 17.64.060 [Conforming Uses of Nonconforming Buildings] of the Winnetka Zoning Ordinance to permit a new window in the nonconforming north side wall which has a nonconforming side yard setback of 6.3 ft., whereas a minimum of 9.98 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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APPLICATION FOR VARIATION
WINNETKA ZONING BOARD OF APPEALS

Owner Information:

Name: ROBERT & DANIELLE WALTERS
Property Address: 856 SHERIDAN RD, WINNETKA
Home and Work Telephone Number: [REDACTED]
E-mail: [REDACTED]

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

STUART SHAYMAN
1780 ASA ST., NORTHELD, IL 60093
847-441-7555 STU@SHAYMANARCHITECTS.COM

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

Date Property Acquired by Owner: 12/10/99

Nature of Any Restrictions on Property: NONE

Explanation of Variation Requested: REQUEST TO INSTALL WINDOW IN EXTERIOR
(Attach separate sheet if necessary) WALL WHICH IS SETBACK 6.3' FROM THE
NORTH PROPERTY LINE WHERE THE MINIMUM SETBACK IS 9.98'

OFFICE USE ONLY

Variation Requested Under Ordinance Section(s): _____
Staff Contact: _____ Date: _____

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MAY 20 2016
BY: _____
VA-2016-480

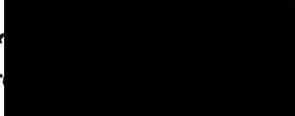
STANDARDS FOR GRANTING OF ZONING VARIATIONS

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.

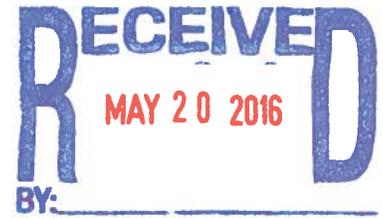
Property Owner's Signature  Date: 5/17/14

(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.



Village of Winnetka
Department of Community Development
510 Green Bay Rd.
Winnetka, IL 60093



May 18, 2016

RE: 856 Sheridan Road

Application for Zoning Variation
for Robert and Danielle Wolters
856 Sheridan Road
Winnetka, IL 60093

We are seeking a minor variation in order to install a new window in the existing north exterior wall of the residence. The variation is required because the existing wall is 6.3 feet from the north property line whereas the minimum required setback is 9.98 feet.

Strict application of the current zoning regulations results in a practical difficulty and particular hardship with regard to the following items:

1. The property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulation.
The proposed plan seeks to relocate and enlarge the existing bathroom in order to accommodate elderly parents when they visit. In this room it is highly desirable to have an operable window for both natural light and ventilation. With little additional investment, the space becomes much more desirable and increases the value of the property.
2. The plight of the owner is due to a unique circumstance.
The original home was constructed prior to the current zoning regulation and was in compliance at the time. The updating of the zoning ordinance resulted in this portion of the residence being too close to the north property line.
3. The variation, if granted, will not alter the essential character of the locality.
The proposed new window is compatible in design with the existing structure. It is located on the side of the house not visible from the street and concealed behind an existing fence.

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

There will be no change in the supply of light and air which would affect the adjacent property.

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

There will be no change that would affect the hazard from fire and other damages to the property.

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

There will be no affect on the value of land and buildings throughout the Village if this variation is granted.

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

There will be no change.

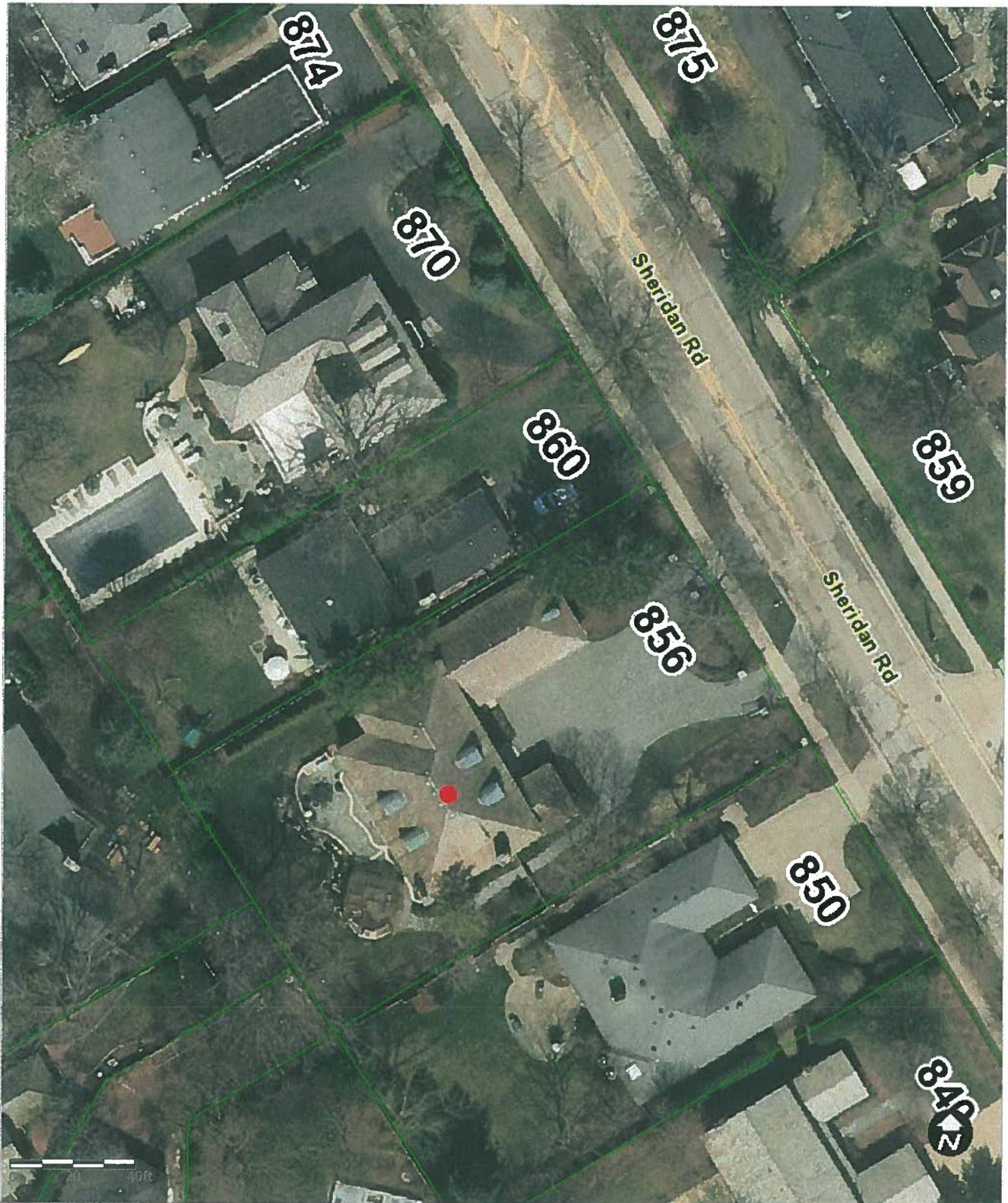
8. The public health, safety, comfort, morals and welfare of the inhabitants of the Village will not otherwise be impaired.

There will be no affect on the public health, safety, comfort, morals and welfare of the inhabitants of the Village if this variation is granted.

Please let us know if you require additional information or clarification.

Stuart D. Shayman, Architect
1780 Ash St.
Northfield, IL 60093

stu@shaymanarchitects.com



Map created on **May 23, 2016**

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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



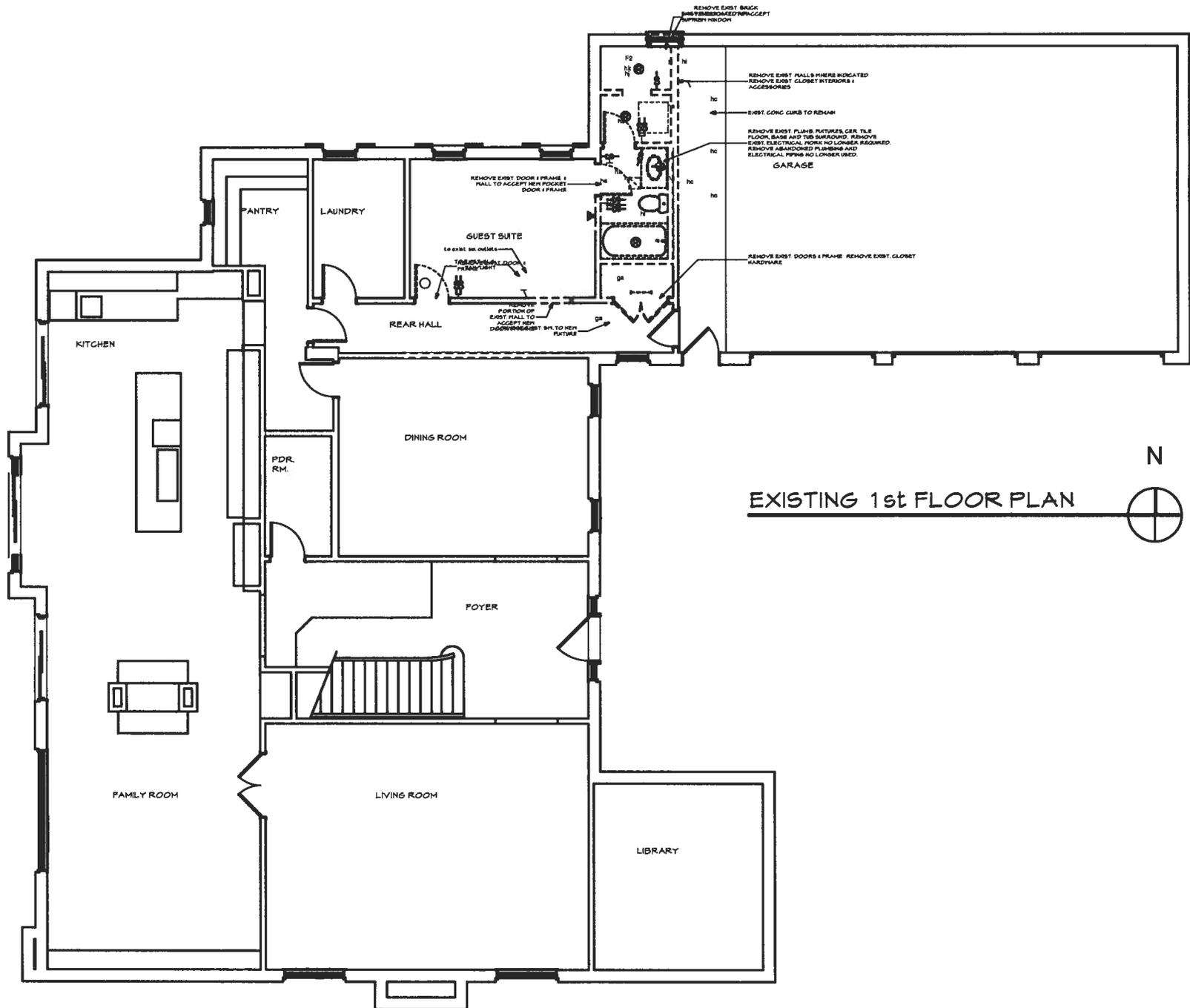
STUART D.
SHAVMAN
ASSOCIATES
ARCHITECTS

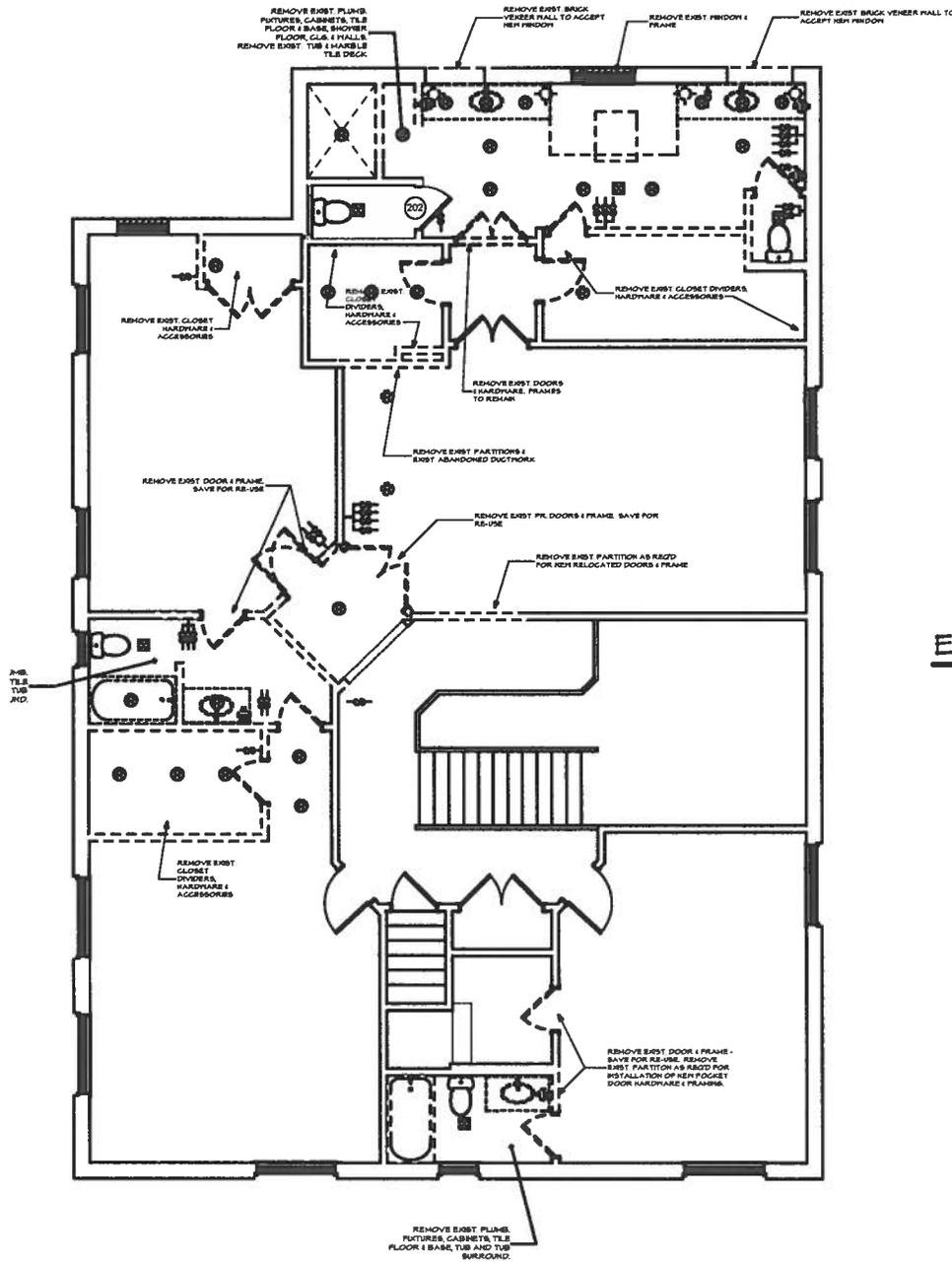
1780 Ash Street
Northfield, IL 60093
847.441.7555
FAX 847.441.7588

WOLTERS RESIDENCE
856 SHERIDAN RD.
WINNETKA, IL

5.18.16

2 of 7





EXISTING 2nd FLOOR PLAN



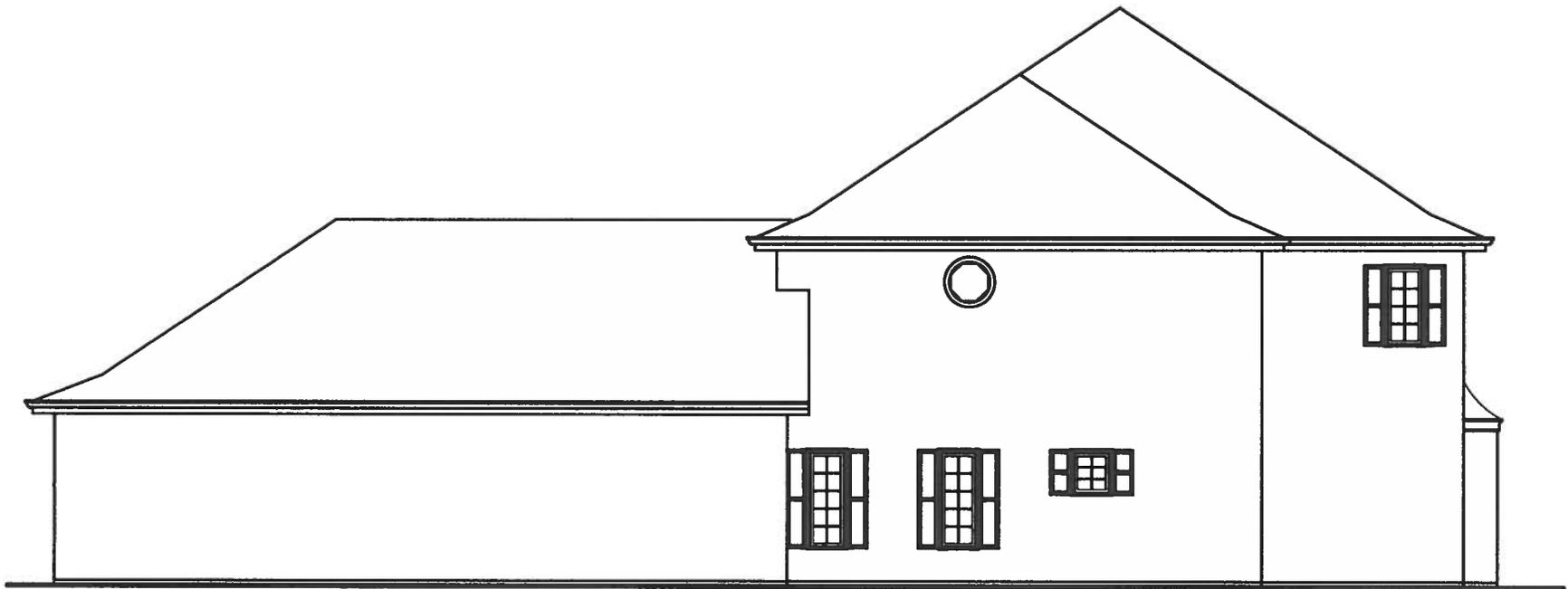
STUART D. SHAYMAN ASSOCIATES ARCHITECTS

1780 Ash Street Northfield, IL 60093 847.441.7555 FAX 847.441.7588

WOLTERS RESIDENCE 856 SHERIDAN RD. WINNETKA, IL

5.18.16

4 of 7



EXISTING NORTH ELEVATION



STUART D.
SHAUMAN
ASSOCIATES
ARCHITECTS

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WOLTERS RESIDENCE
856 SHERIDAN RD.
WINNETKA, IL

5.18.16

607



STUART D.
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WOLTERS RESIDENCE
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5.18.16

7 of 7

