



VILLAGE · OF · WINNETKA

Incorporated in 1869

WINNETKA ZONING ADMINISTRATOR

The Winnetka Zoning Administrator will convene a meeting on Tuesday, June 28, 2016 in the Council Chamber at the Winnetka Village Hall, 510 Green Bay Road, at 4:00 p.m.

June 28, 2016 Agenda Zoning Administrator Cases

1. Case No. 16-12-ZA: 660 Garland Ave.
Brent and Tina Bradshaw
Variation by Zoning Administrator
 1. Side Yard Setback

2. Case No. 16-13-ZA: 91 Abbottsford Rd.
Joseph and Theresa Boutross
Variation by Zoning Administrator
 1. Rear Yard Setback

Note: Public comment is permitted on all agenda items.

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

510 Green Bay Road, Winnetka, Illinois 60093

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

Community Development (847) 716-3520

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



VILLAGE · OF · WINNETKA

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**WINNETKA ZONING ADMINISTRATOR
NOTICE OF PUBLIC HEARING
June 28, 2016**

**660 Garland Ave.
CASE NO. 16-12-ZA**

Notice is hereby given that a public hearing will be held Tuesday, June 28, 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 Brent and Tina Bradshaw concerning a variation by the Zoning Administrator from Section 17.30.060 [Side Yard Setback] of the Winnetka Zoning Ordinance to permit an addition that would result in a side (west) yard setback of 5.5 ft., whereas a minimum of 6 ft. is required, a variation of 0.5 ft. (8.33%) and a total side yard of 11.54 ft., whereas a minimum of 15 ft. is required, a variation of 3.46 ft. (23.07%).

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

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

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CASE NO. 16-12-2A

APPLICATION FOR VARIATION
WINNETKA ZONING BOARD OF APPEALS

RECEIVED
JUN - 8 2016
BY: _____

Owner Information:

Name: TINA & BRENT BRANSHAW

Property Address: 660 GARLAND

Home and Work Telephone Number: [REDACTED] / [REDACTED]

E-mail: [REDACTED]

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

GARY FRANK 523 CHESTNUT, WINNETKA
847-501-4212

GARY@HGARYFRANKARCHITECTS.COM

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

Date Property Acquired by Owner: 04/16

Nature of Any Restrictions on Property: SEE ATTACHED

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

OFFICE USE ONLY

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 exists in order to grant a variation request.

Property Owner's Signature: _____

 2/01/12

(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.

H. Gary Frank | Architects

New Homes

Renovations

Additions

Historic Preservation

June 1, 2016

Village of Winnetka
Department of Community Development
Zoning Board of Appeals

Re: 660 Garland: Zoning Variation Request

Dear Mr. D'Onofrio,

This is the project that I reviewed with you and Ann several months ago. Because this was a minimal variation request, the variation could be done within the Department.

I am requesting a side yard set back variation on the west property line. The existing home is currently 5.65', the required is 6.0'.

The house has an existing 1st floor open porch and a roofed 2nd floor screened porch. Our intent is to leave the roof in place and enclose those two areas in the exact same position that currently exists.

The project is well below the allowable Roofed Lot Coverage. We are also below the allowable GFA which includes the Porch's. Because the Porch's are already included in the GFA, even by enclosing them; a) there is no increase in GFA and b) the GFA remains the same.

STANDARDS FOR GRANTING OF ZONING VARIATIONS

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.

This project;

- a) *Allows for a mudroom to connect directly into the house from the attached garage and to access to the back yard.*
- b) *Enclosing the porch allows us to remedy a dysfunctional bathroom that is shared by the two south bedrooms.*

Both of these areas are important to yield a reasonable return on the home and are typically found in homes of this stature.

525 Chestnut Street

Winnetka, IL 60093

O 847 501 4212

F 846 543 5783

www.hgaryfrankarchitects.com

gary@hgaryfrankarchitects.com

H. Gary Frank | Architects

New Homes

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Historic Preservation

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 related to the occupants.

The house sits just beyond the required setback. The work proposed takes place in exact position as the existing and is an extension of the existing.

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

This work fills in the area of the 1st floor, the 2nd floor which is more or less already enclosed. This work does not alter the character and is in keeping with the architecture of the house and the character neighborhood.

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

The new location has no affect on the light and air of the adjacent properties.

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

The material used in the project is brick, similar to the existing home. The brick infill is a better material than what currently exist. It does affect this property or any neighboring properties.

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

If granted, the taxable value will be increased.

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

This has no affect to any increase in congestion.

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

This work does not change or affect the inherent character of the property

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I have also met with the westerly neighbors explaining the project and they had no objections.

Please let me know if you have any questions.

Thanks for your consideration.

Best Regards,



Gary Frank

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Winnetka, IL 60093

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NORTH ELEVATION

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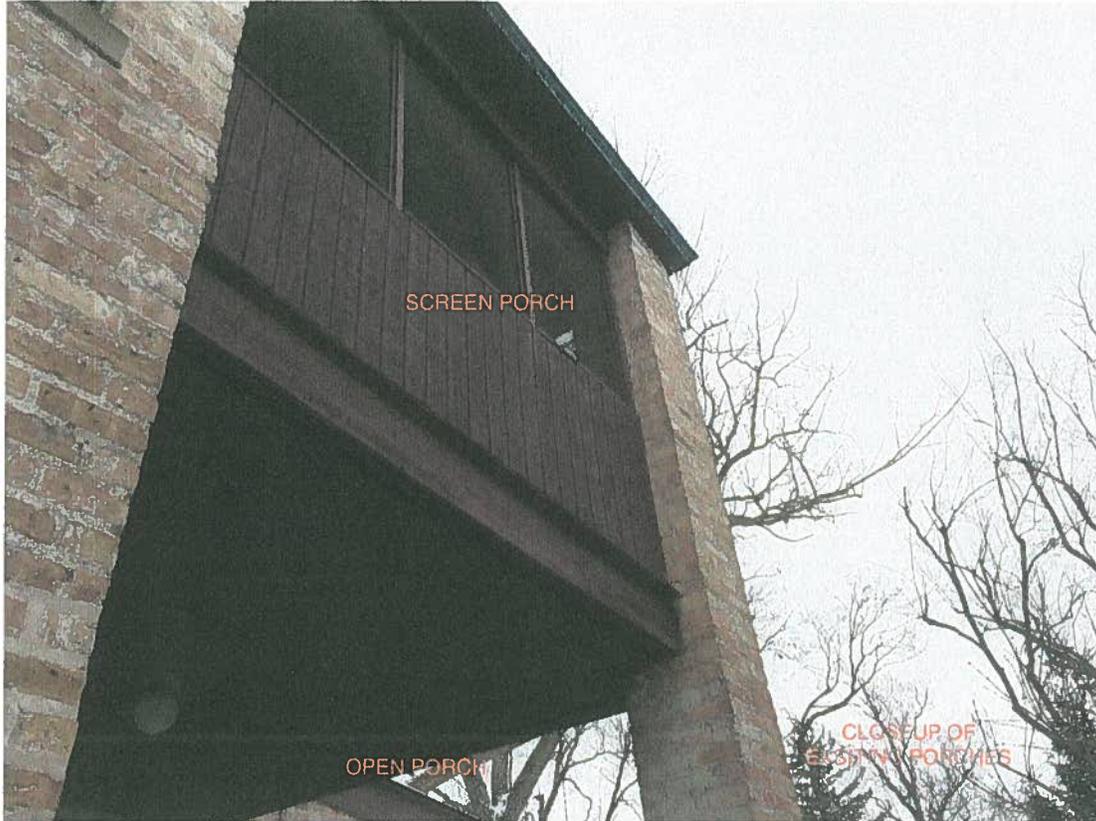
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New Homes

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Historic Preservation



525 Chestnut Street

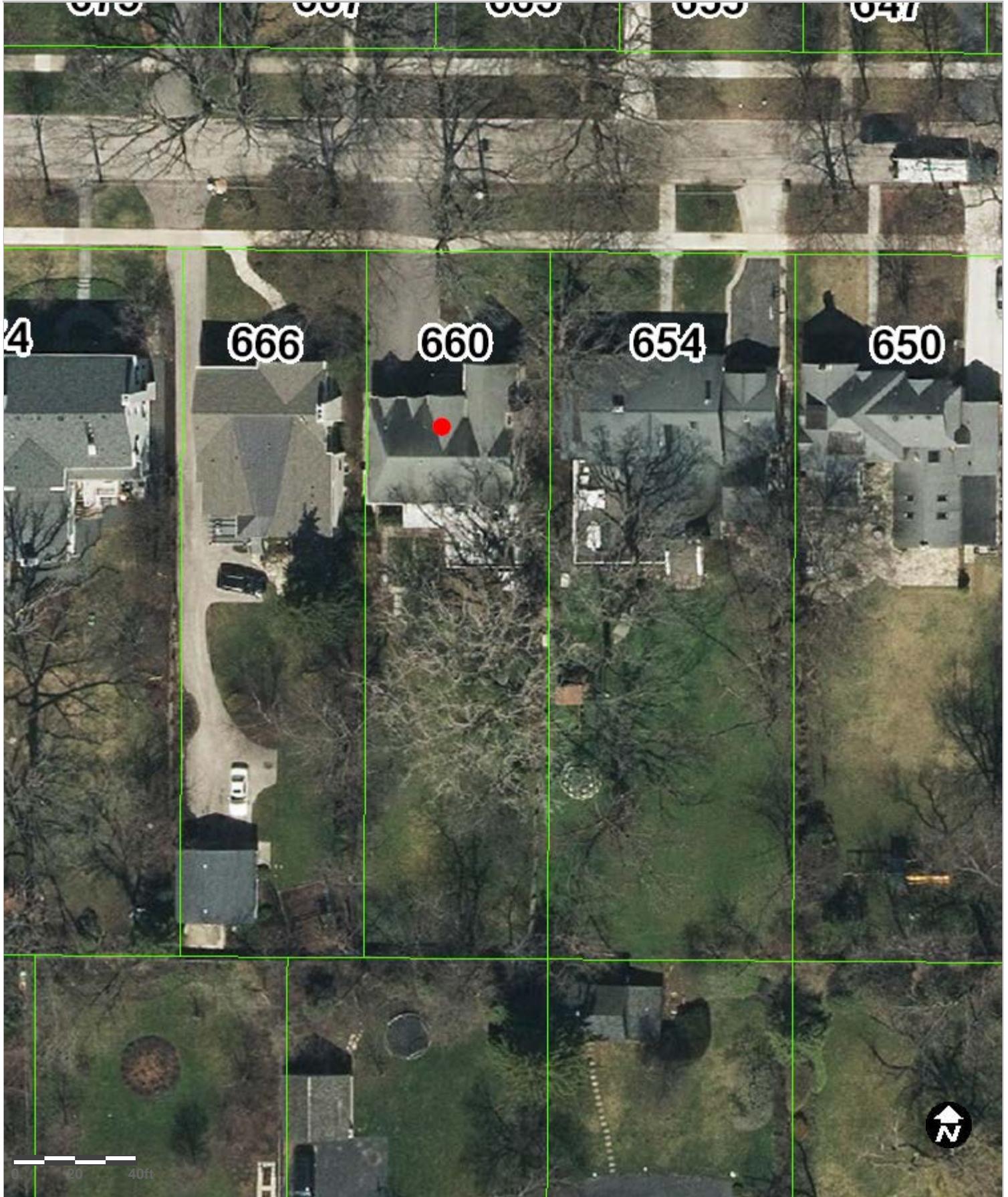
Winnetka, IL 60093

O 847 501 4212

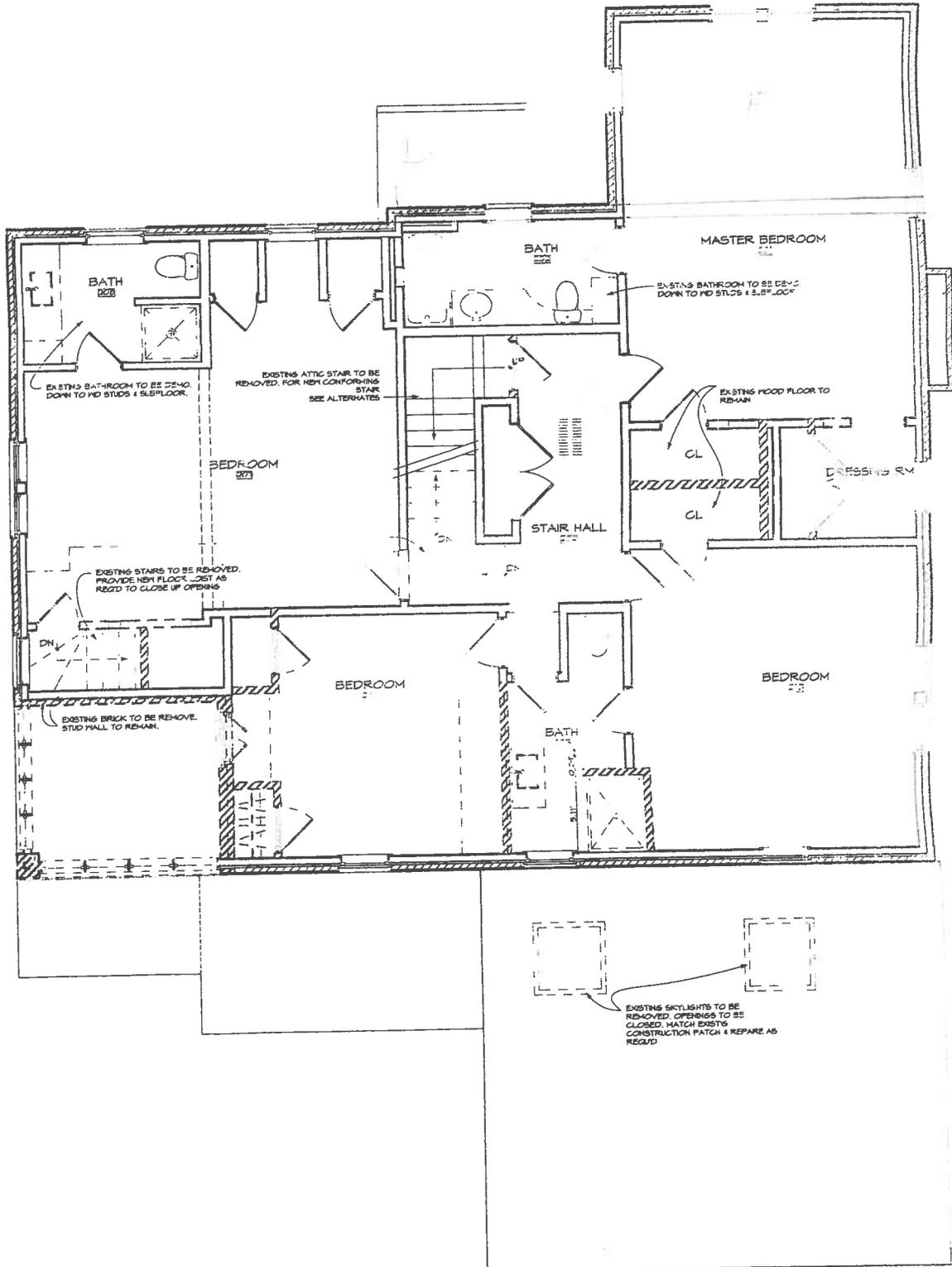
F 866 543 5783

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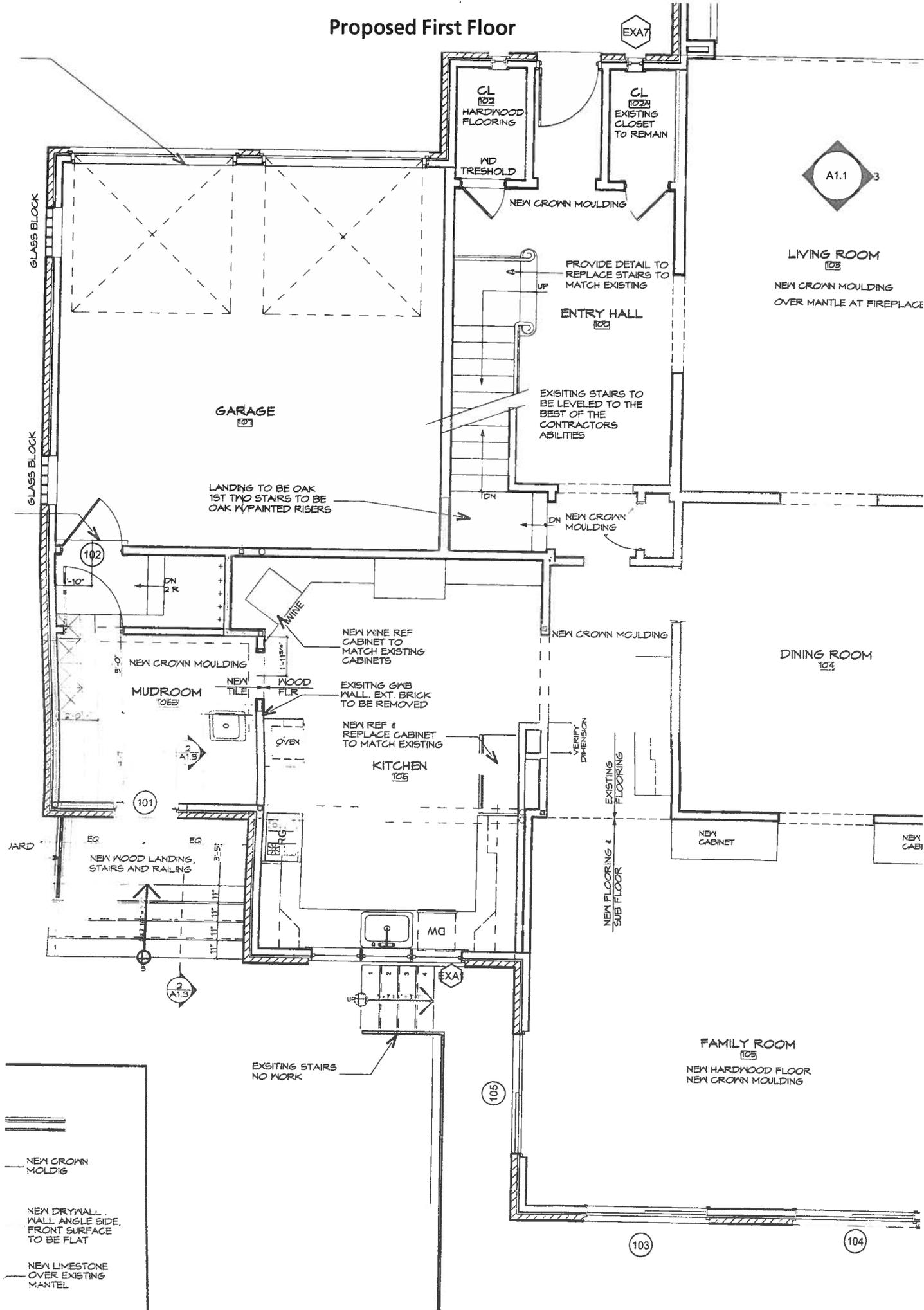
gary@hgaryfrankarchitects.com



Existing Second Floor

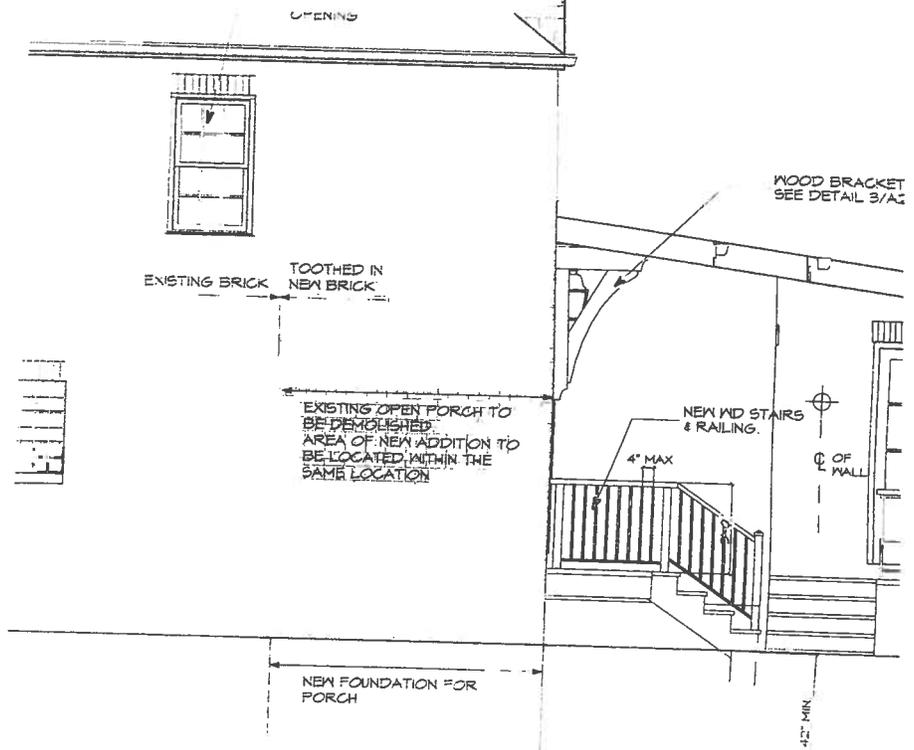


Proposed First Floor

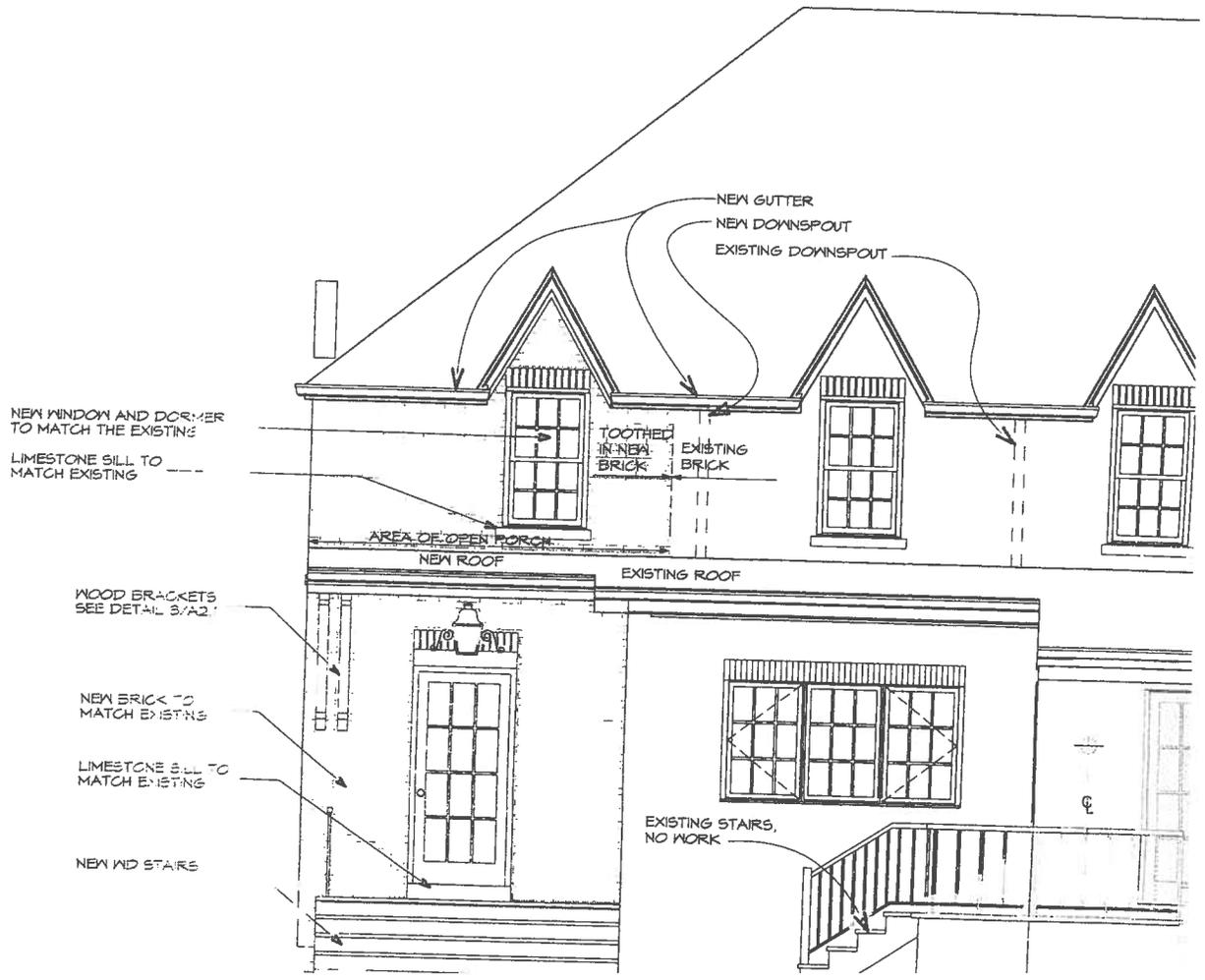


- NEW CROWN MOLDING
- NEW DRYWALL WALL ANGLE SIDE FRONT SURFACE TO BE FLAT
- NEW LIMESTONE OVER EXISTING MANTEL

Proposed West and South Elevations



2 WEST ELEVATION-NEW
SCALE: 1/4" = 1'-0"



AMFER



VILLAGE · OF · WINNETKA

Incorporated in 1869

**WINNETKA ZONING ADMINISTRATOR
NOTICE OF PUBLIC HEARING
June 28, 2016**

**91 Abbottsford Rd.
CASE NO. 16-13-ZA**

Notice is hereby given that a public hearing will be held Tuesday, June 28, 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 Joseph and Theresa Boutross concerning a variation by the Zoning Administrator from Section 17.30.070 [Rear Yard Setback] of the Winnetka Zoning Ordinance to permit an addition that would result in a rear (east) yard setback of 14.31 ft., whereas a minimum of 18.75 ft. is required, a variation of 4.44 ft. (23.68%).

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

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

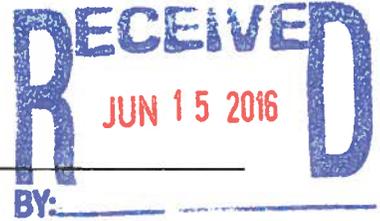
510 Green Bay Road, Winnetka, Illinois 60093

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

APPLICATION FOR VARIATION
WINNETKA ZONING BOARD OF APPEALS



Owner Information:

Name: Theresa ; Joseph Bootross

Property Address: 91 Abbotsford

Home and Work Telephone Number: [REDACTED]

E-mail: [REDACTED]

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

Thomas Patrick Pins

2216 Dewes ST Glenview, IL 60025

312 656 7290 tpins@thomaspins.com

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

Date Property Acquired by Owner: July 2012

Nature of Any Restrictions on Property: _____

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

OFFICE USE ONLY

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



e. 4/8/14

(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.

Thomas Patrick Pins

~ ARCHITECT ~

June 14, 2016

Village of Winnetka
Community Development and Public Works
510 Green Bay Road
Winnetka, IL 60093

RE: Application for Zoning Variation for 91 Abbotsford.

Explanation of Variation Requested.

We are proposing a garage addition that will extend into the rear yard building setback. The existing house has a one-car attached garage that was converted to living space at some point. As a two car garage is the current standard, we are proposing to remove the old one car garage and add a garage in order to accommodate two cars and add living space behind.

Standards for Granting of Zoning Variations.

The property in question can not yield a reasonable return if permitted to be used only under the conditions allowed by regulations in zone R5. The existing house has no usable garage. We are proposing to accommodate today's minimum standard of a two car garage.

Our circumstance is unique due to the fact that the existing house is pushed to the rear yard. With the unique situation of the siting of the existing house, a small two car garage must encroach on the setback. The allowable setback is 18.75'. We are proposing a minimally sized garage that would extend into the setback 4.44'. (Approximately 24% of the side yard).

The variation will not alter the essential character of the locality. We are locating the new garage in the same side as the old garage while detailing the new garage to match the house and enhance the character of the street. We will have a minimal 20.33 wide garage wall facing the street and this will be set back from the street 24.65' which is greater than the 22.5' allowed.

An adequate supply of light and air to the adjacent property will not be impaired. The addition has sloped roofs that come down to one story height that is dropped lower than the existing house to keep it as low as possible.

The hazard from fire and other damages to the property will not be increased. The separation from the neighboring house is greater than what is typical because this is considered a rear yard even though it is on the side of the house and abuts the neighbor's side yard.

The taxable value of the land and buildings throughout the village will not diminish. On the contrary, the granting of the variance will increase the value of the neighborhood.

2216 Dewes Street
Glenview, Illinois 60025
312.656.7290
tpins@thomaspins.com

Thomas Patrick Pins

~ ARCHITECT ~

The congestion in the public street will not increase. The house will remain a single family residence.

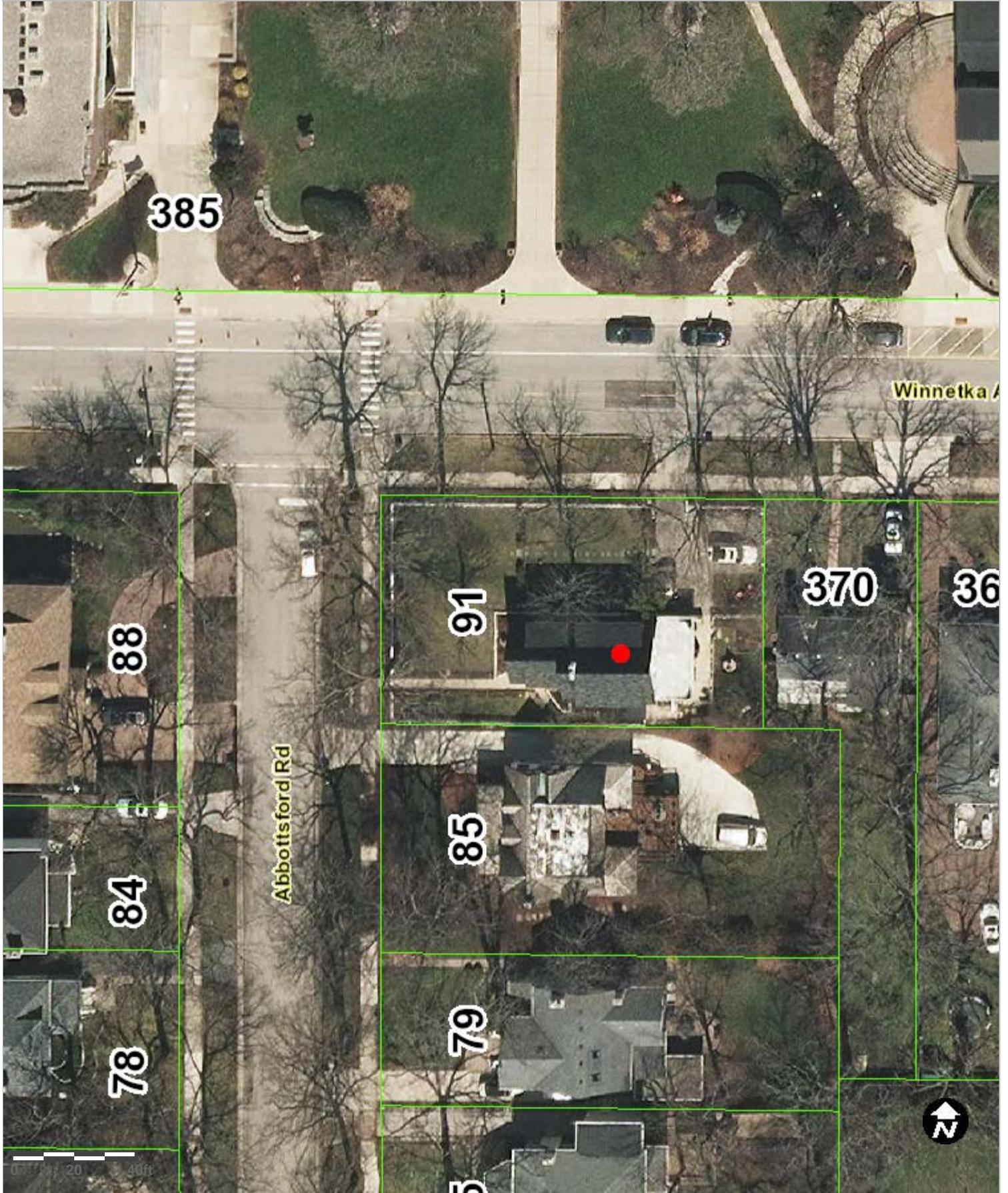
The public health, safety, comfort, morals, and welfare of the inhabitants of the Village will not otherwise be impaired. The granting of the variance will allow us to improve this small part of the Village .

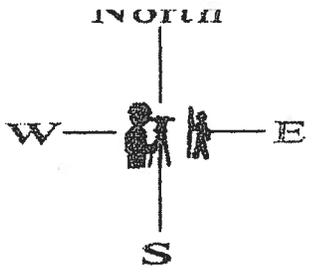
Sincerely,



Thomas P. Pins
Thomas Patrick Pins ~ Architect

2216 Dewes Street
Glenview, Illinois 60025
312.656.7290
tpins@thomaspins.com





Michael J. Edwards Surveys Inc.

RECORDED
OCT 23 2012
BY: _____

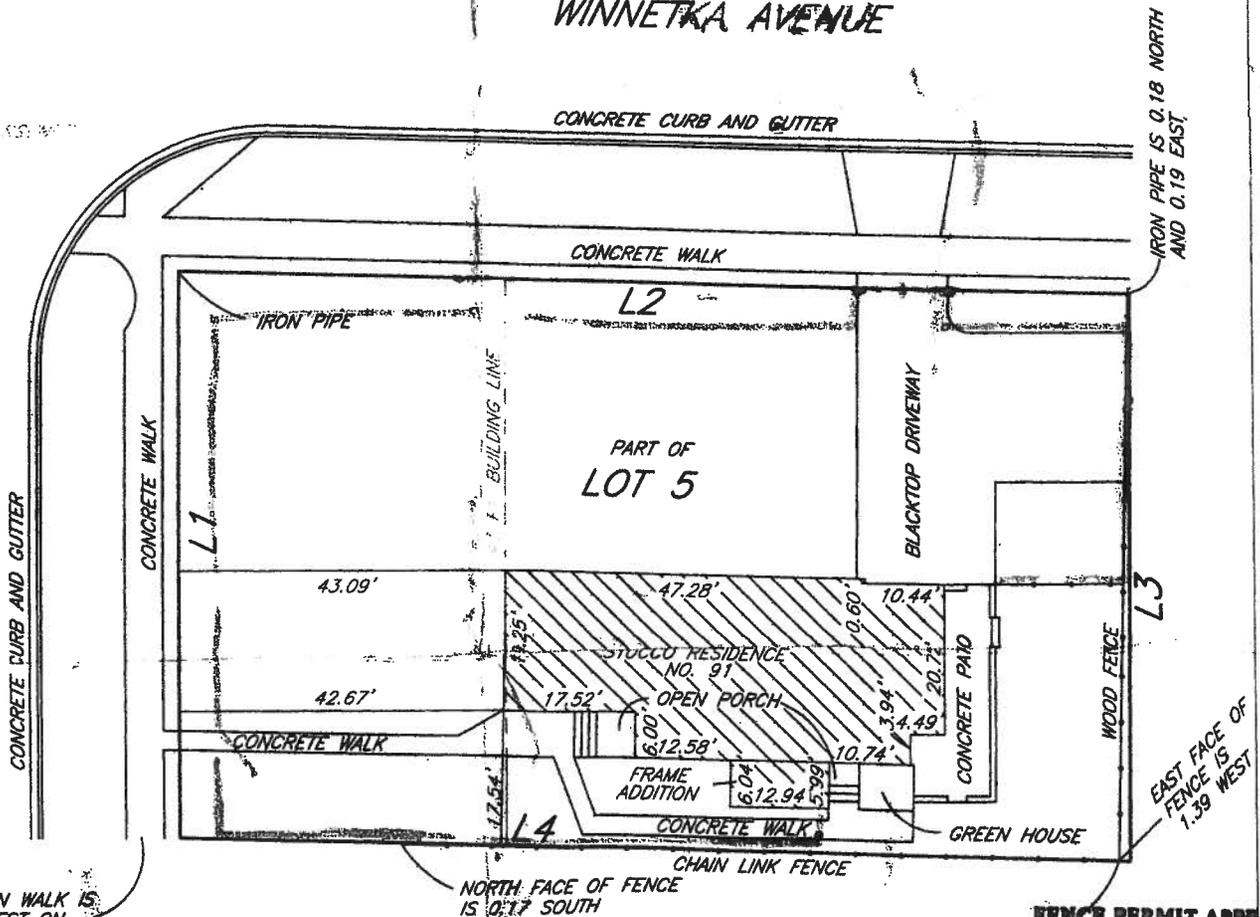
Property located at: ~~511 W. WILSON ST.~~
 Legally described as:

THE NORTH HALF OF LOT 5 (EXCEPT THE EAST 25 FEET THEREOF) IN BLOCK 1 IN TEMPLE'S SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD AND NORTH OF THE VILLAGE LIMITS OF KENILWORTH.

WINNETKA AVENUE

1 IN. = 50 FT.
 VERIFY SCALE AGAINST THIS GRAPHIC BASIS BY BEARING MEASUREMENT

ABBOTSFORD ROAD



CROSS IN WALK IS 5 FT. WEST ON LINE EXTENDED

| | 1/8 | 1/4 | 3/8 | 1/2 | 5/8 | 3/4 | 7/8 | |
|-------|-----|-----|-----|------|-----|-----|-----|----------------|
| 0 AND | .01 | .02 | .03 | .04 | .05 | .06 | .07 | .08 = 1 INCH |
| 1 AND | .09 | .10 | .11 | .125 | .14 | .15 | .16 | .17 = 2 INCHES |
| 2 AND | .18 | .19 | .20 | .21 | .22 | .23 | .24 | .25 = 3 INCHES |
| 3 AND | .26 | .27 | .28 | .29 | .30 | .31 | .32 | .33 = 4 INCHES |
| 4 AND | .34 | .35 | .36 | .375 | .39 | .40 | .41 | .42 = 5 INCHES |
| 5 AND | .43 | .44 | .45 | .46 | .47 | .48 | .49 | .50 = 6 INCHES |
| 6 AND | .51 | .52 | .53 | .54 | .55 | .56 | .57 | .58 = 7 INCHES |
| 7 AND | .59 | .60 | .61 | .625 | .64 | .65 | .66 | .67 = 8 INCHES |

LINE TABLE

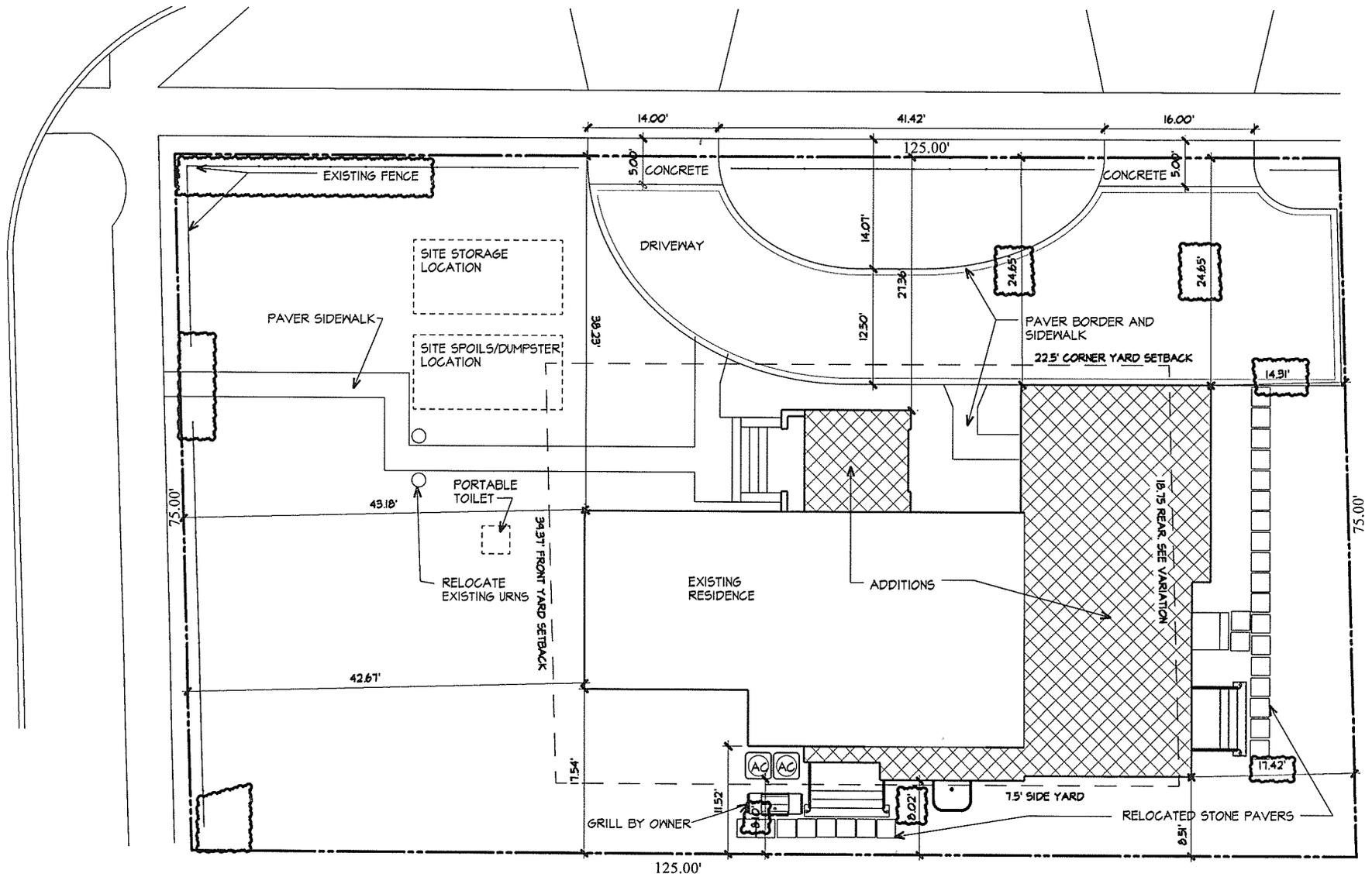
| Line | Bearing | Distance | Measure |
|------|--------------|----------|---------|
| L1 | N.00°23'20"E | 75.00' | 75.00' |
| L2 | S.88°05'03"E | 125.00' | 125.00' |
| L3 | S.00°23'20"W | 75.00' | 75.00' |

FENCE PERMIT APPROVED

Subject to Compliance with Village of Winnetka Building Code, Section 15.44.060 and Zoning Ordinance, Section 17.30.130.A.10 and Tree Enhancement and Preservation Section 15.28.010
 Community Development Director
 Michael D'Onofrio

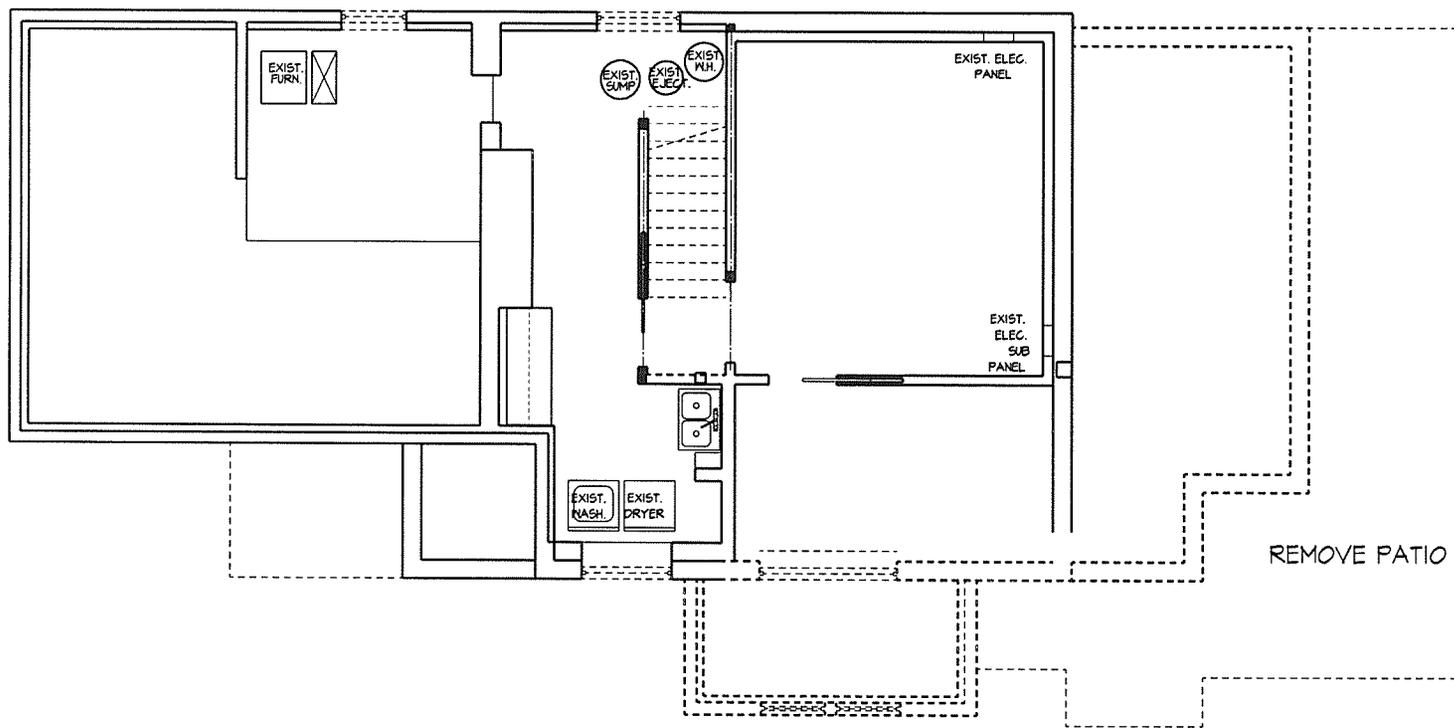
NORTH FACE OF FENCE IS 0.17 SOUTH

Must be located within 10 feet of the property line



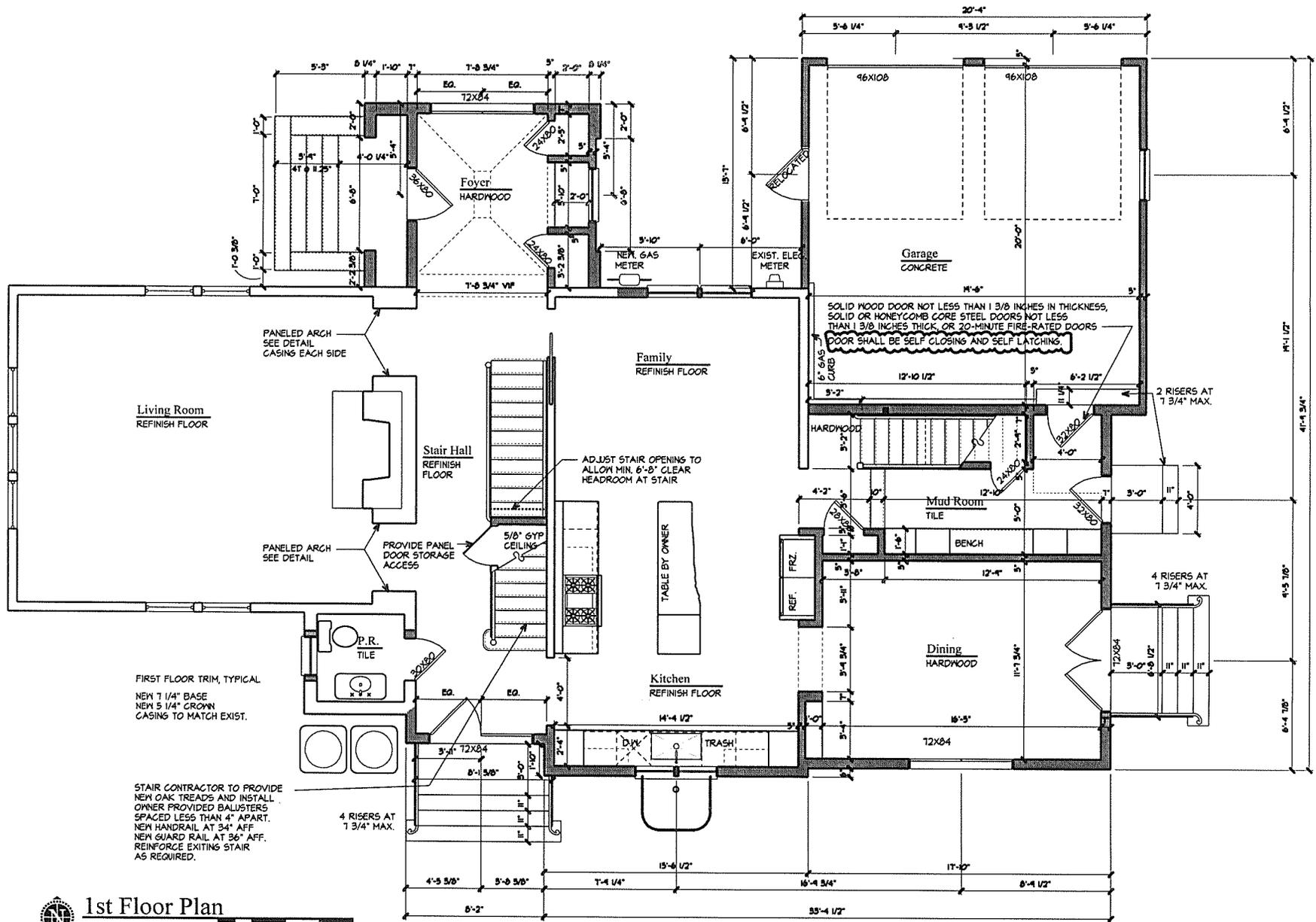
Site Plan

1" = 10'-0" 0 2.5' 5' 10' 15' 20'

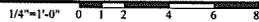


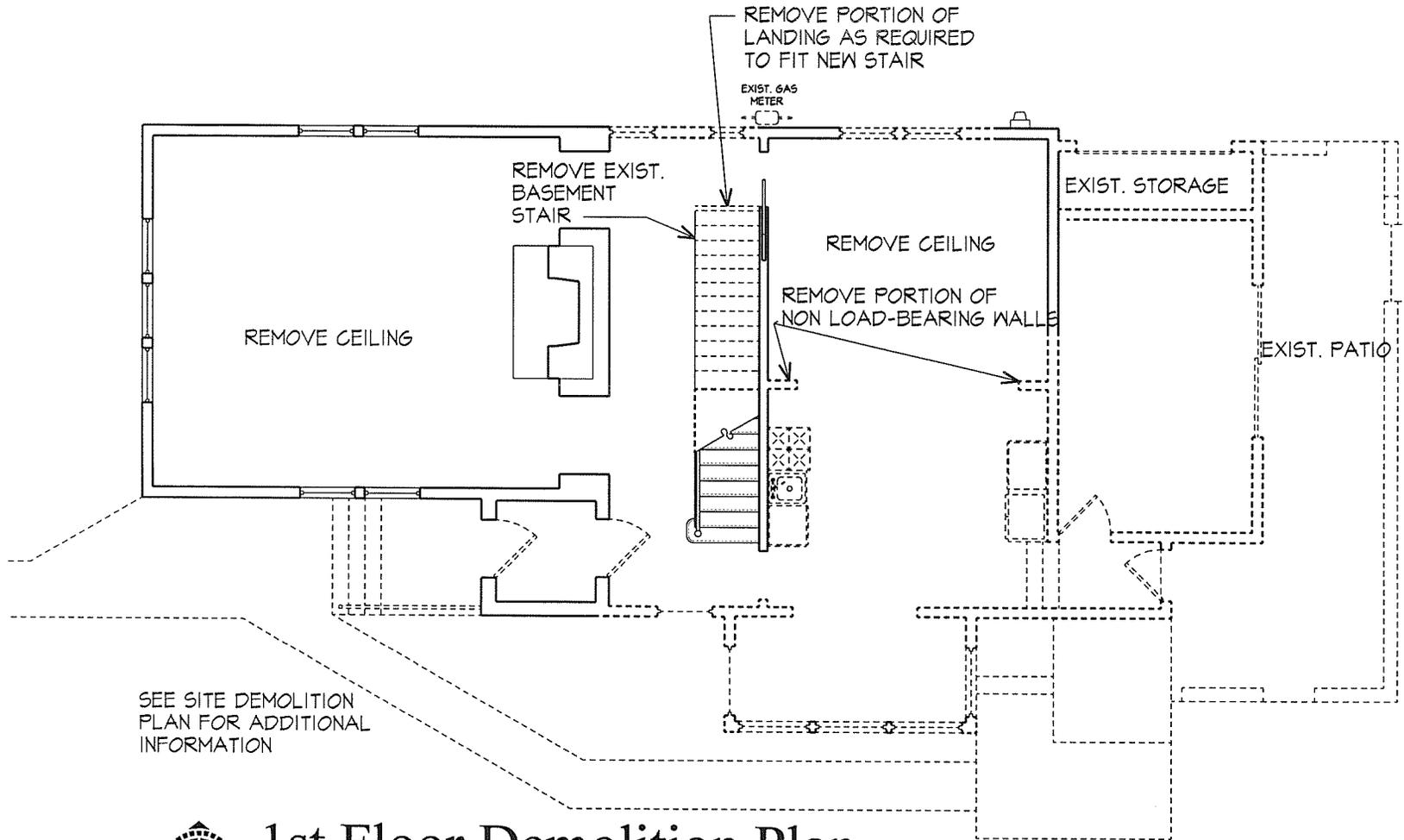
Basement Demolition Plan

1/8"=1'-0" 0 2 4 8 12 16



1st Floor Plan

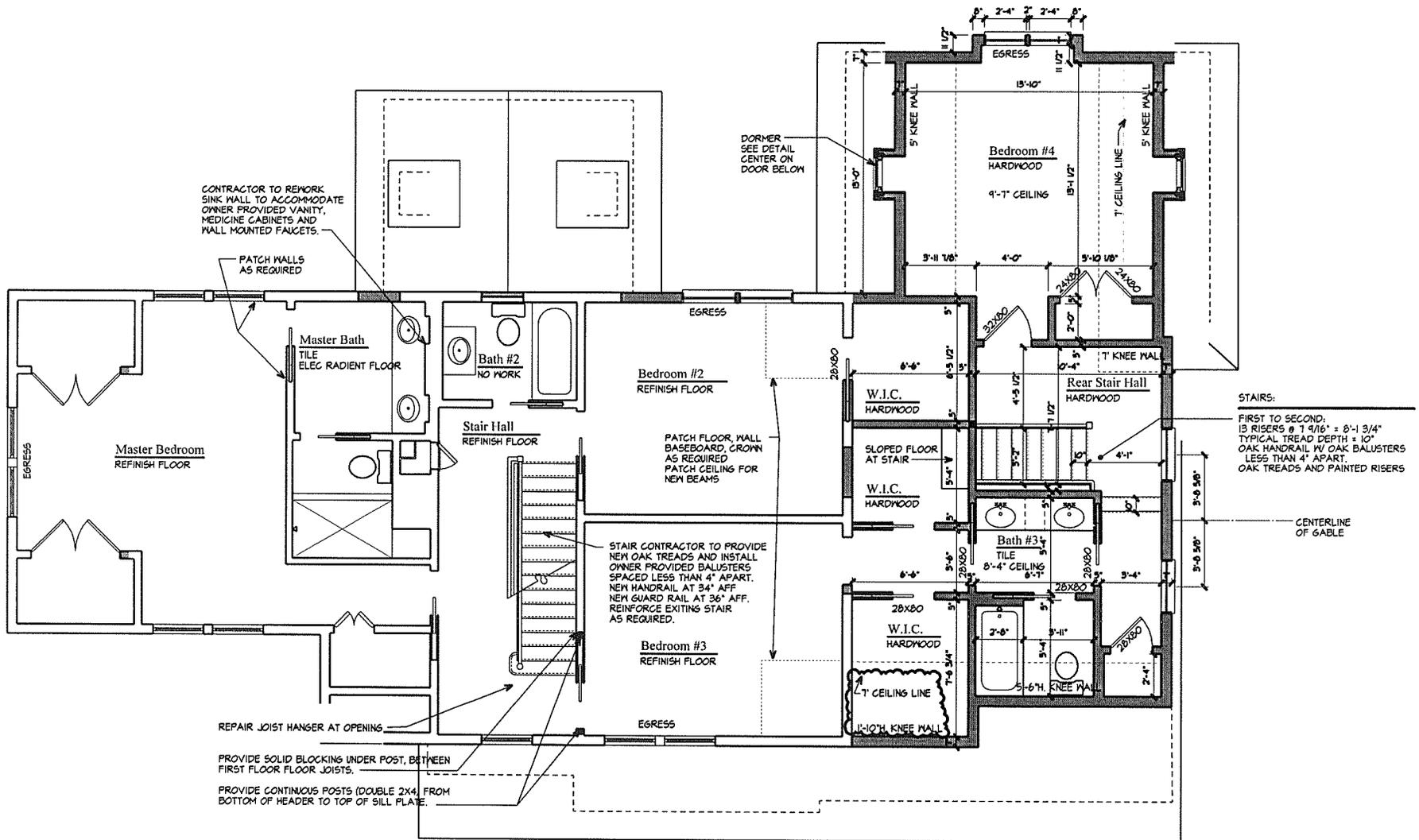




1st Floor Demolition Plan

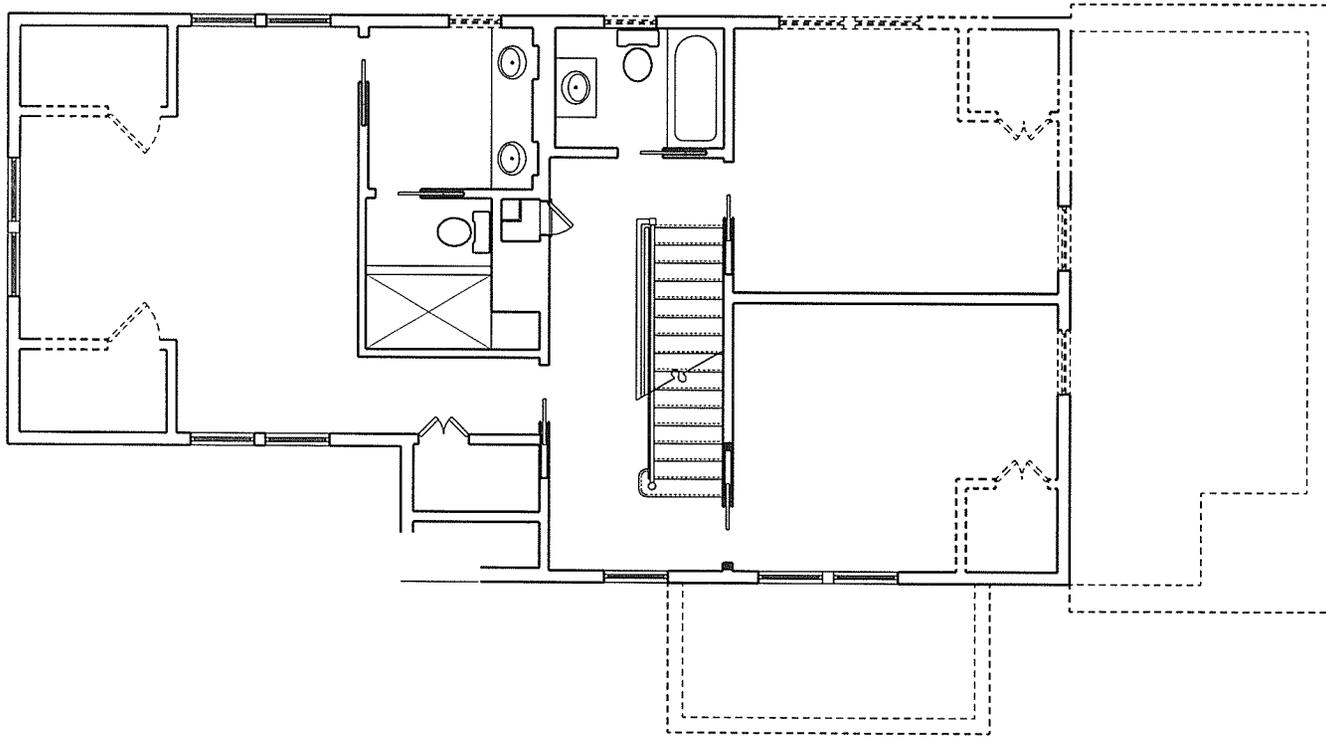
1/8"=1'-0" 0 2 4 8 12 16





2nd Floor Plan

1/4"=1'-0" 0 1 2 4 6 8



2nd Floor Demolition Plan

1/8"=1'-0" 0 2 4 8 12 16



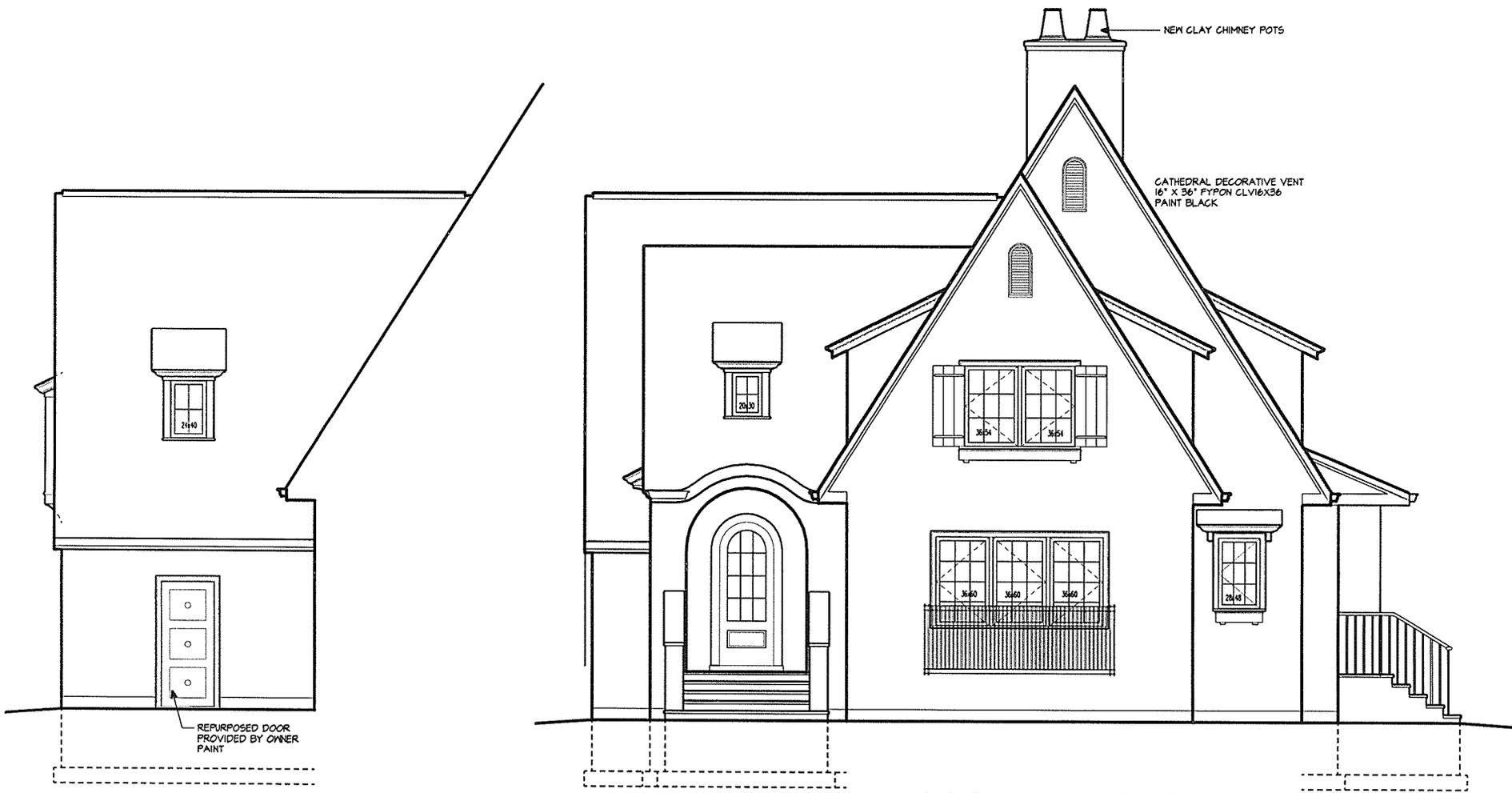
North Elevation

1/4" = 1'-0" 0 1 2 4 6 8

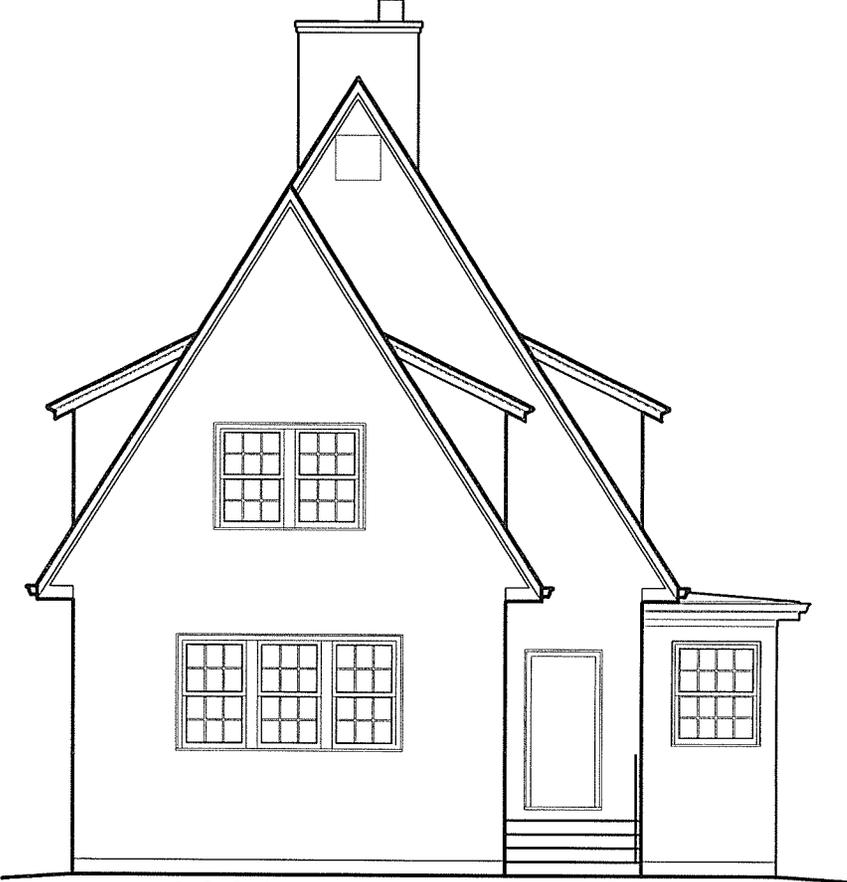


Existing North Elevation

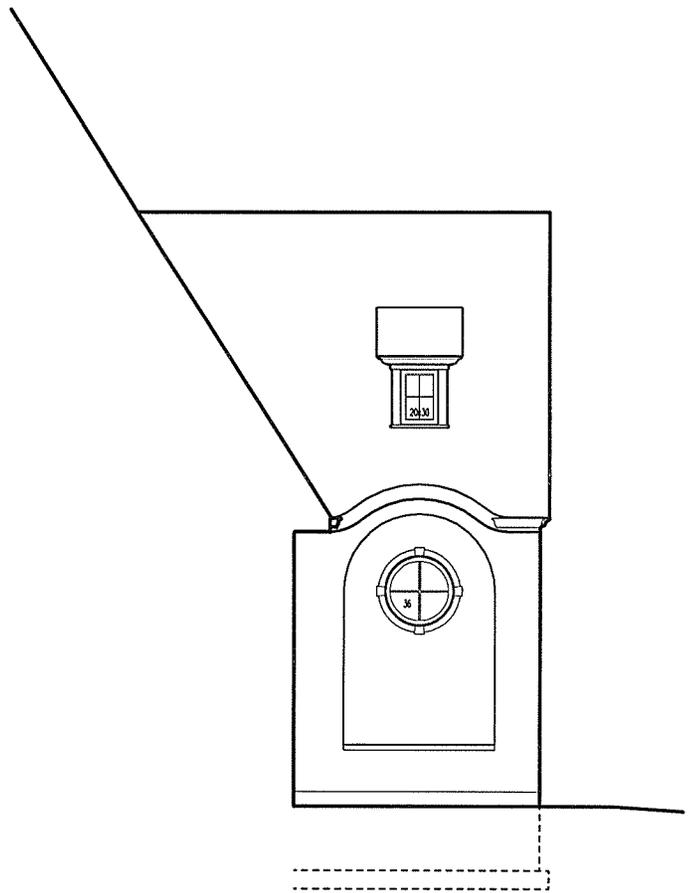
1/4"=1'-0" 0 1 2 4 6 8

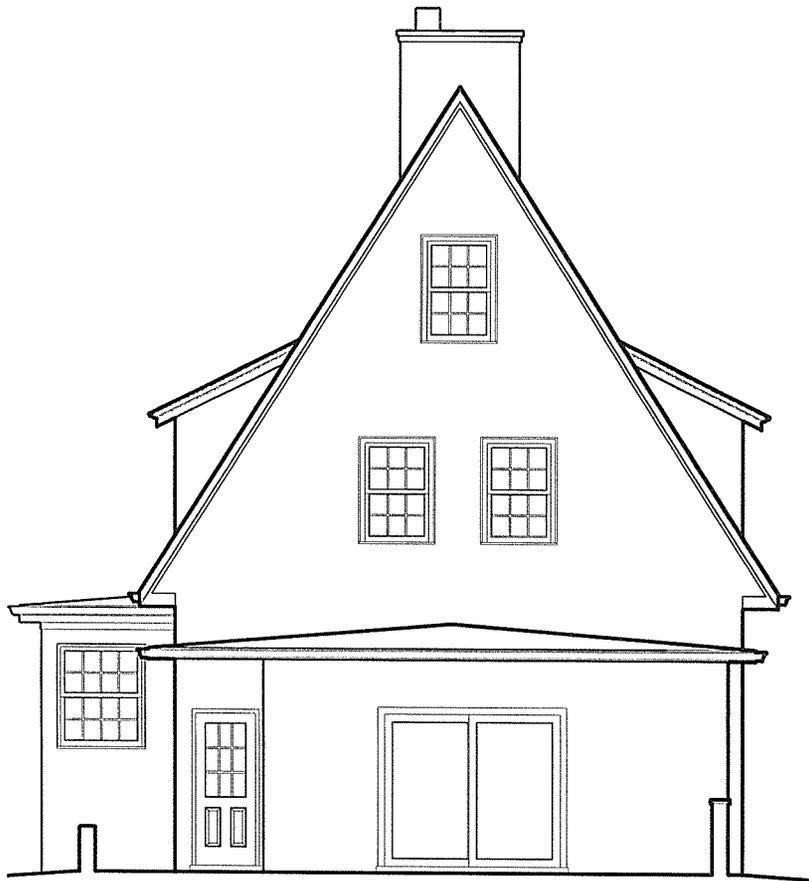


West Elevation
1/4"=1'-0" 0 1 2 4 6 8



Existing West Elevation
1/4"=1'-0" 0 1 2 4 6 8





Existing East Elevation

1/4"=1'-0" 0 1 2 4 6 8



South Elevation

1/4"=1'-0" 0 1 2 4 6 8



Existing South Elevation

1/4"=1'-0" 0 1 2 4 6 8