



VILLAGE · OF · WINNETKA

Incorporated in 1869

WINNETKA ZONING ADMINISTRATOR

The Winnetka Zoning Administrator will convene a meeting on Monday, September 26, 2016 in the Council Chamber at the Winnetka Village Hall, 510 Green Bay Road, at 4:00 p.m.

September 26, 2016 Agenda Zoning Administrator Case

1. Case No. 16-16-ZA: 637 Garland Ave.
 Todd and Julie Schirmang
 Variation by Zoning Administrator
 1. Building Line Articulation

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
September 26, 2016**

**637 Garland Ave.
CASE NO. 16-16-ZA**

Notice is hereby given that a public hearing will be held Monday, September 26, 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 Todd and Julie Schirmang concerning a variation by the Zoning Administrator from Section 17.30.090 [Building Line Articulation] of the Winnetka Zoning Ordinance to permit construction of an addition that would result in an unarticulated east side building wall 46.66 ft. in length, whereas articulation of 18 inches is required within 35 ft. of the front building line.

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. 16-16-ZA

APPLICATION FOR VARIATION
WINNETKA ZONING BOARD OF APPEALS

VA2016-881

Owner Information:

Name: JULIE & TODD SCHIRMANG

Property Address: 6037 GARLAND AVE

Home and Work Telephone Number: [REDACTED]

Fax and E-mail: [REDACTED]

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

HEALY M. RICE 847. 853 0624

934 KENNEDY AVE 847. 853. 0132

WILMETTE IL 60091 healymr@aol.com

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

Date Property Acquired by Owner: 2/2011

Nature of Any Restrictions on Property: NONE KNOWN

Explanation of Variation Requested: PERMISSION TO BUILD ON EXISTING
(Attach separate sheet if necessary)

EAST WALL, (NEW 2ND FLOOR) EXISTING DOES NOT SATISFY
ACTUATION REQUIREMENT

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: 

Date: 8/22/16

(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.

**Julie and Todd Schirmang
637 Garland Avenue
Winnetka, Illinois 60093**

Request for Variation

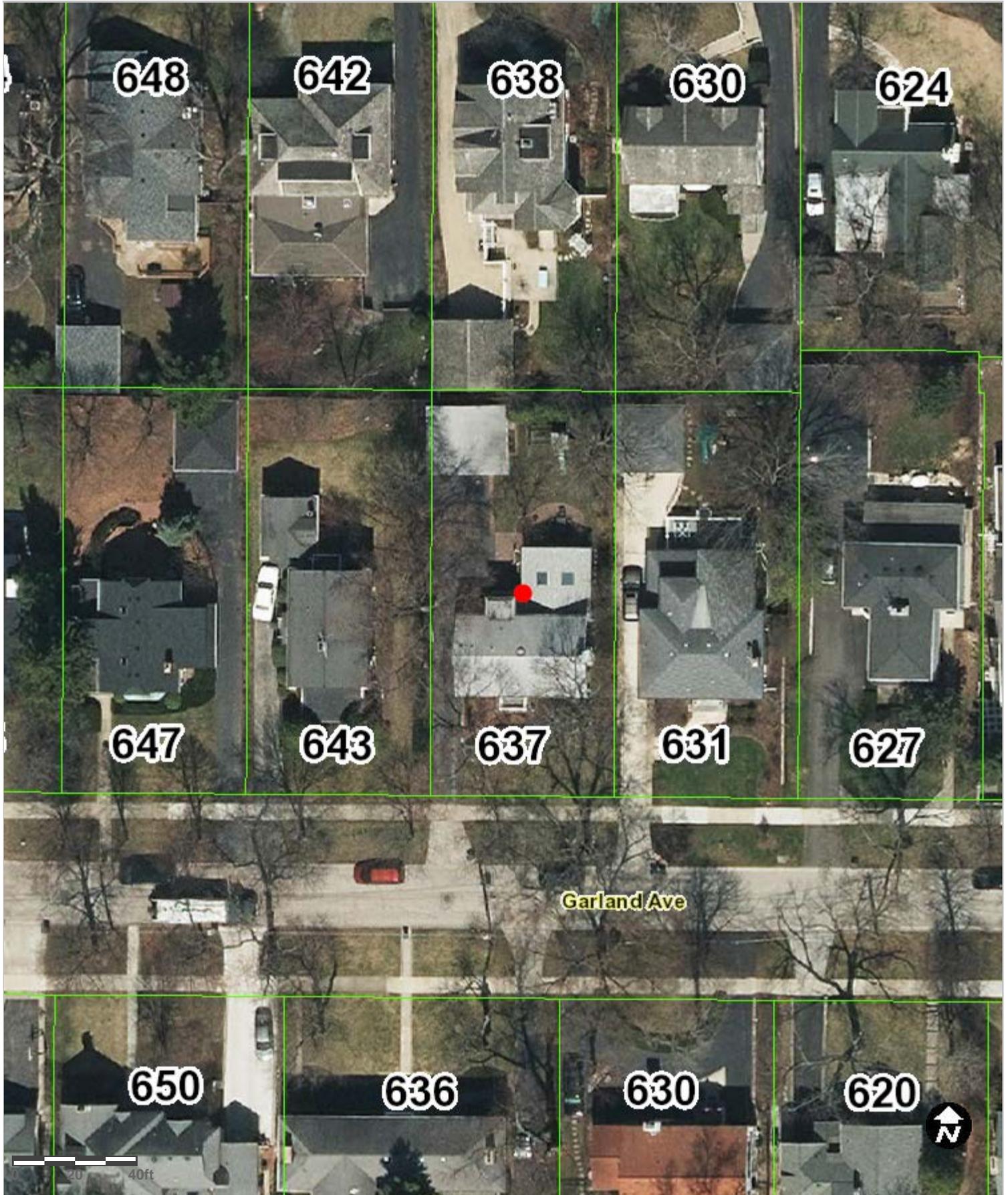
637 Garland Avenue is located on the north side of Garland between Church Rd. and Forest Street. I am seeking a sideyard articulation variation in order to construct a second floor addition over an existing wall which does not meet the 18" articulation offset requirement. All remaining setbacks, floor area and lot coverage requirements are compliant with required.

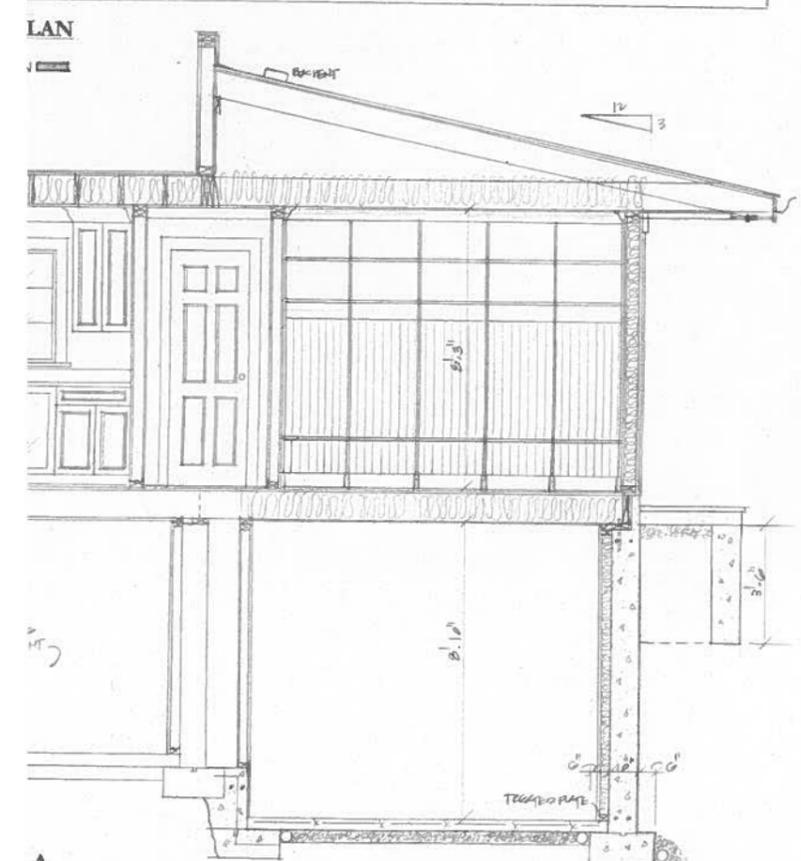
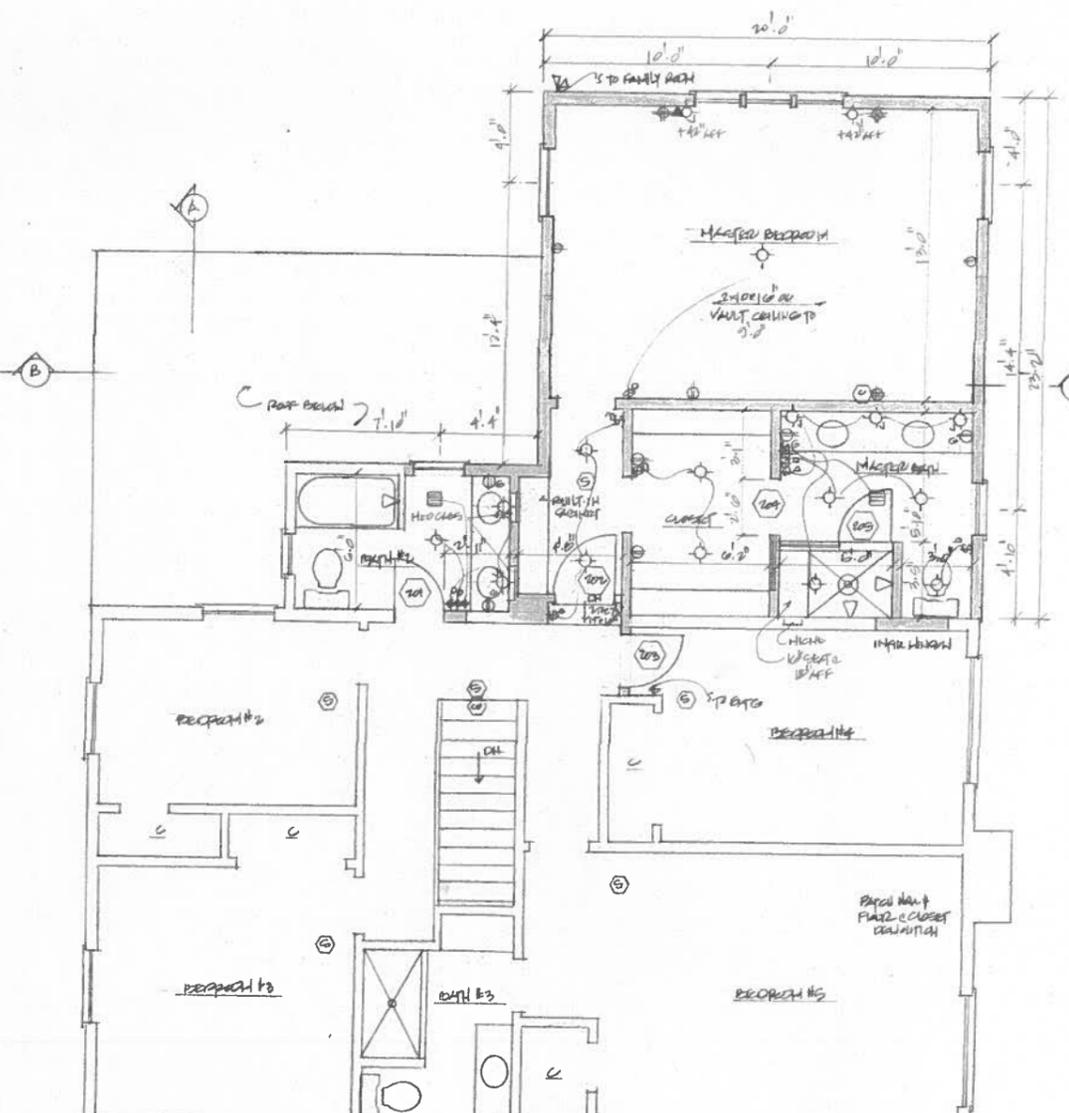
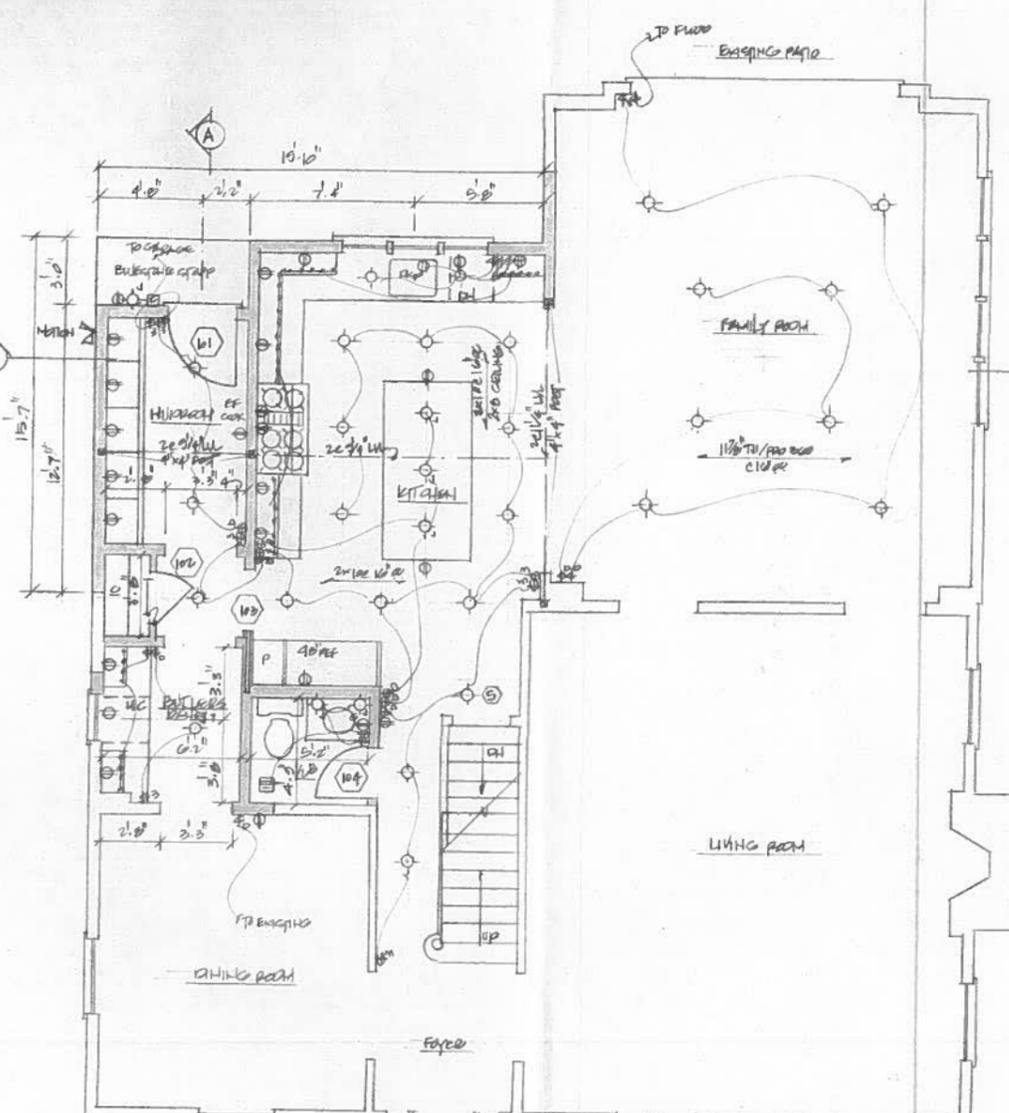
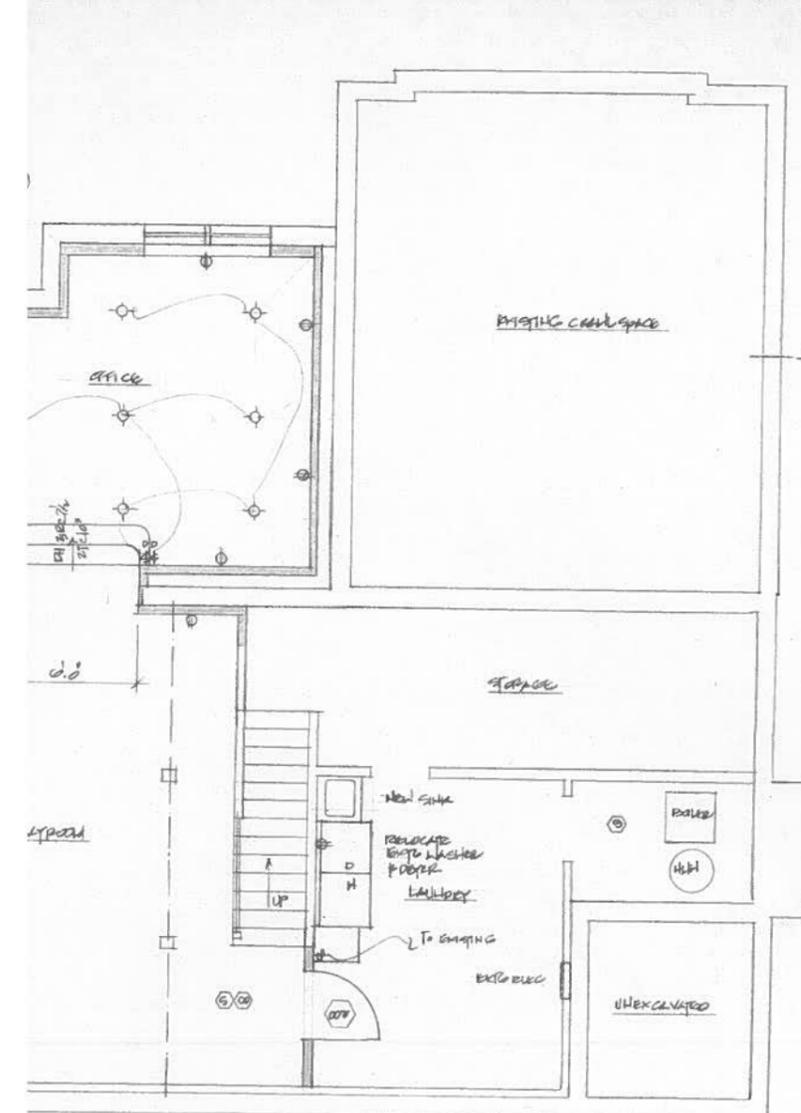
I seek this variation due to practical difficulty. The house was built in the 1930's and a one story family room addition was constructed in the last 20 years, prior to the current articulation requirement to offset a wall longer than 40.0 feet by 18". We are proposing to add a master bedroom and bathroom over the existing wall and would like to extend it as is. Satisfying the 18" offset would be challenging from a structural standpoint, as well as looking awkward. The overall wall length will be 46.66 feet long.

The only home affected by the variation is our neighbor to the east. The house will be remaining at the same east setback as presently exists and exceeds the minimum 6.0 foot side yard requirement. Their detached garage and driveway provide ample separation, in addition to mature vegetation providing a screen between our properties. As such any impact to the neighborhood is minimal.

The proposed variation does not alter the essential character of the neighborhood and will be consistent with the goals, objectives, and policies established in the zoning ordinance. The proposed variation will not impair an adequate supply of light and air to the adjacent properties, will not injure other property and its use, will not substantially increase the danger of fire or otherwise endanger public health, safety and welfare, and will not substantially diminish or impair property values within the neighborhood.

Thank you for your consideration.





1ST FLOOR PLAN
1/4" = 1'-0"

NEW CONSTRUCTION

ROOF CONSTRUCTION

- BOX VENT
- ASPHALT SHINGLES
- 15# ROOFING FELT
- 5/8" CDX PLYWOOD
- 2 x 10 RAFTERS @ 16" O.C.
- R-49 FIBREGLASS INSULATION W/ VB
- 2 x 8 CEILING JOISTS @ 16" O.C.
- 1" x 8" FASCLA
- 5/4" x 6" FIBREZE
- OVERSIZED ALUMINUM GUTTERS/DOWNSPOUTS
- PLYWOOD SOFTI W/ CONTINUOUS VENT

EXTERIOR WALL CONSTRUCTION

- 7" JAMES HARDIE SMOOTH HARDIE-PLANK I.P SIDING
- TYVEK BUILDING PAPER
- 1/2" CDX PLYWOOD SHEATHING
- 2 x 6 WALL STUDS @ 16" O.C.
- R-21 FIBREGLASS INSULATION W/ VAPOR BARRIER
- 5/8" DRYWALL

FLOOR/CEILING CONSTRUCTION

- FINISH FLOOR
- 1/2" PLYWOOD T&G SUBFLOOR
- 2 x 10 FLOOR JOISTS @ 16" O.C.
- 10" FIBREGLASS SOUND INSULATION BETWEEN FLOORS
- 5/8" DRYWALL CEILING

INTERIOR WALL CONSTRUCTION

- 2 x 4 WALL STUDS @ 16" O.C.
- 3 1/2" FIBREGLASS SOUND INSULATION (WHERE NOTED)
- 5/8" DRYWALL - BOTH SIDES

INTERIOR FINISHES

- CROWN MOLDING (AS NOTED)
- WINDOW AND DOOR CASING TO MATCH EXISTING
- 5 1/4" WALLBASE AS NOTED

FOUNDATION CONSTRUCTION

- 22" x 10" CONCRETE FOOTING WITH CONTINUOUS KEY
- 10" CONCRETE FOUNDATION WALL W/ 2 @ #5 REBAR TOP AND BOTTOM
- BITUMINOUS EXTERIOR DAMPROOFING
- 3/4" x 12" ANCHOR BOLTS AT 48" O.C. (MAX. 12" FROM CORNER)
- 4" CONCRETE SLAB W/ 666x1.4 WWF
- 6 MIL VISQUEEN VAPOR BARRIER
- 4" CRUSHED STONE BASE
- 4" DRAIN TILE INTERIOR AND EXTERIOR W/ SLEEVE
- C&G STONE BACKFILL

BASEMENT PERIMETER WALL CONSTRUCTION

- 2 x 6 WALL STUDS @ 16" O.C.

ROOM FINISH SCHEDULE

ROOM	FLOOR	BASE	WALLS	CEILING
BASEMENT				
OFFICE	CARPET	WD2	PAINT	PAINT
PLAYROOM	CARPET	WD2	PAINT	PAINT
STORAGE	EXTG	EXTG	EXTG	EXTG
MPCHEMICAL	EXTG	EXTG	EXTG	EXTG
LAUNDRY	EXTG	WD2	PAINT	PAINT
STAIRS TO 1 ST FLOOR	CARPET	WD2	PAINT	PAINT
FLOOR #1				
FOYER	REF EXTG	EXTG	PAINT	PAINT
HALLWAY	WD1	WD2	PAINT	PAINT
STAIRS TO 2 ND	REF EXTG	EXTG	PAINT	PAINT
LIVING ROOM	EXTG	WD2	PAINT	PAINT
DINING ROOM	EXTG	WD2	PAINT	PAINT
BUTLERS PANTRY	WD1	WD2	PAINT	PAINT
CLOSET	WD1	WD2	PAINT	PAINT
1/2 BATH	ST	WD2	PAINT	PAINT
KITCHEN	WD1	WD2	PAINT	PAINT
FAMILY ROOM	RFP EXTG	EXTG	PAINT	PAINT
MUDROOM	ST	WD2	PAINT	PAINT
FLOOR #2				
MASTER BEDROOM	WD1	WD2	PAINT	PAINT
MASTER CLOSET	WD1	WD2	PAINT	PAINT
MASTER BATH	ST	WD2	PAINT	PAINT
HALLWAY	EXTG	WD2	PAINT	PAINT
BEDROOM #2	EXTG	EXTG	EXTG	EXTG
CLOSET #2	EXTG	EXTG	EXTG	EXTG
BATH #2	CT	CT	PAINT	PAINT
BEDROOM #3	EXTG	EXTG	EXTG	EXTG
CLOSET #3	EXTG	EXTG	EXTG	EXTG
BATH #3	EXTG	EXTG	EXTG	EXTG
BEDROOM #4	EXTG	EXTG	EXTG	EXTG
CLOSET #4	EXTG	EXTG	EXTG	EXTG
BEDROOM #5	EXTG	EXTG	EXTG	EXTG
CLOSET #5	EXTG	EXTG	EXTG	EXTG

WD1 2 1/2" OAK FLOORING TO MATCH EXISTING, STAIN AND 3 COATS POLYURETHANE
 WD2 5 1/2" METRIC #22168 WALLBASE FOR PAINT W/ SHOR.
 ST STONE TILE
 CT CERAMIC TILE
 PAINT PAINT OVER DRYWALL
 CARPET CARPET (BY OWNER)
 CONCRETE CONCRETE SLAB, CLEAN AND SEAL.

DOOR SCHEDULE

001	2'-0" x 6'-8" x 1 3/8"	
002	3'-0" x 6'-8" x 1 3/8"	
101	3'-0" x 7'-0" x 1 3/8" WOOD/GLASS ENTRY	
102	2'-4" x 7'-0" x 1 3/8"	
103	3'-0" x 7'-0" x 1 3/8"	
104	2'-6" x 7'-0" x 1 3/8"	
201	REVERSE EXISTING DOOR	
202	2'-8" x 6'-8" x 1 3/8"	
203	REINSTALL EXISTING DOOR	
204	2'-8" x 6'-8" x 1 3/8"	
205	2'-4" x 6'-0" x 3/8" GLASS SHOWER DOOR/SHIELD: "D" RING	

HARDWARE

PASSAGE	L
PASSAGE	R
LOCKSET/DRAIBOLT	L
PASSAGE	R
POCKET	L
PRIVACY	L
PRIVACY	R
PASSAGE	R
PASSAGE	R
POCKET	L
"D" RING	R

ALL NEW INTERIOR DOORS TO BE TRUSTILE TS-6000 FLAT 6-PANEL WITH TRADITIONAL STICKING FOR PAINT FINISH. CASING TO MATCH EXISTING FOR PAINT FINISH. HINGES TO BE ANTIQUE BRASS. INCLUDE \$100.00/EA FOR INTERIOR DOOR HARDWARE. INCLUDE \$100.00/EA

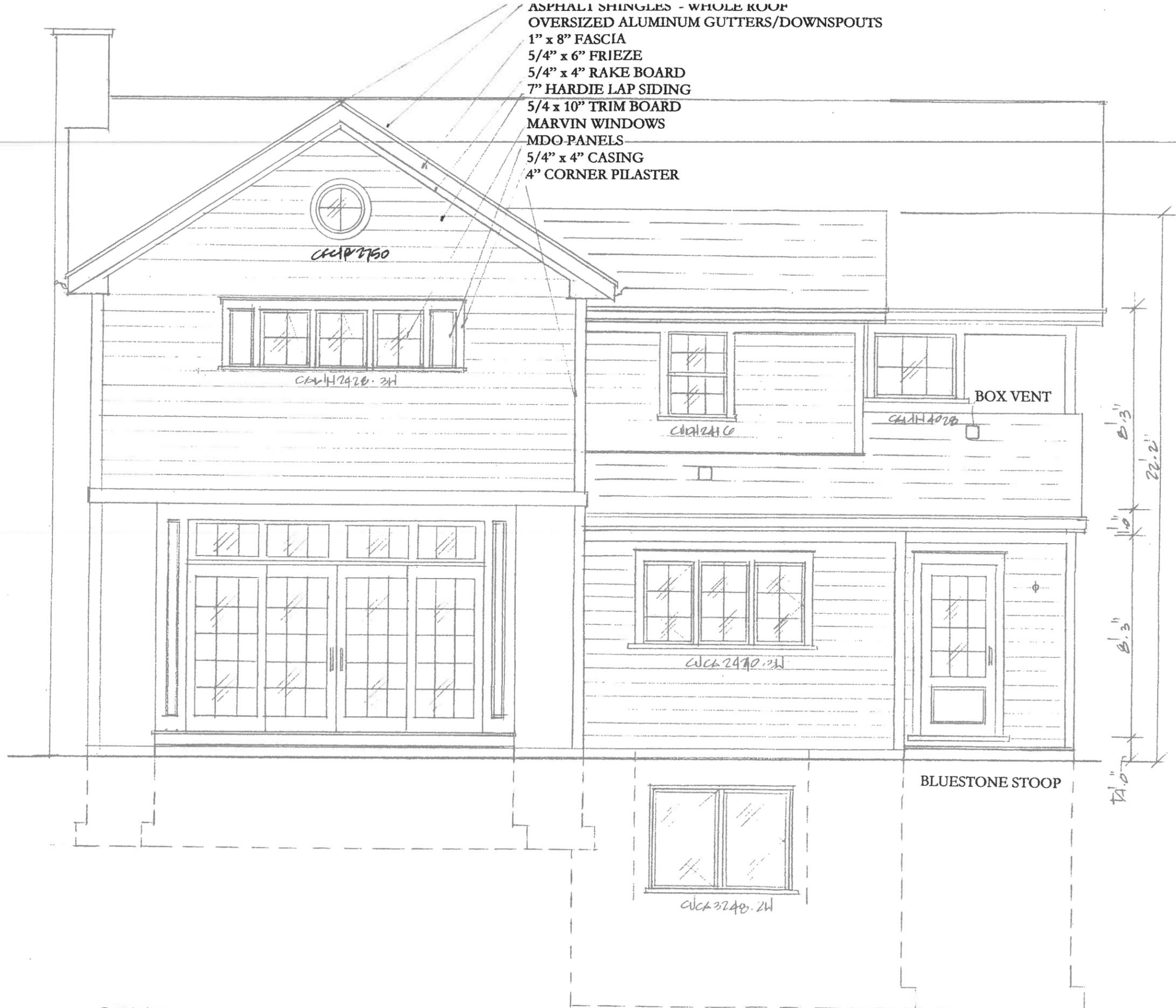
2ND FLOOR PLAN
1/4" = 1'-0"

NEW CONSTRUCTION

SCHIRMANG RESIDENCE
637 GARLAND AVE.
WINNETKA, IL 60093

HEALY M. RICE, P.C.
934 ELMWOOD AVE.
WILMETTE, IL 60091
847-853-0824
healyrice@comcast.net

DATE 11 AUG 16



ASPHALT SHINGLES - WHOLE ROOF
 OVERSIZED ALUMINUM GUTTERS/DOWNSPOUTS
 1" x 8" FASCIA
 5/4" x 6" FRIEZE
 5/4" x 4" RAKE BOARD
 7" HARDIE LAP SIDING
 5/4 x 10" TRIM BOARD
 MARVIN WINDOWS
 MDO-PANELS
 5/4" x 4" CASING
 4" CORNER PILASTER

NORTH ELEVATION
 1/4" = 1'-0"

ASPHALT SHINGLES - WHOLE ROOF
 OVERSIZED ALUMINUM GUTTERS/DOWNSPOUTS
 1" x 8" FASCIA

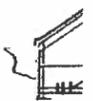


WEST ELEVATION

1/4" = 1'-0"

ROOF CONSTRUCTION

- RIDGE VENT
- ASPHALT SHINGLES
- 15# ROOFING FELT
- 5/8" CDX PLYWOOD
- 2 x 10 RAFTERS @ 16" O.C.
- 2 x 6 COLLAR TIES @ 48" O.C.
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- 2 x 10 CEILING JOISTS @ 16" O.C.
- 1" x 8" FASCIA
- 5/4" x 6" FRIEZE
- OVERSIZED ALUMINUM GUTTERS/DOWNSPOUTS
- PLYWOOD SOFFIT W/ CONTINUOUS VENT



5/4 x 10" TRIM BOARD
MARVIN WINDOWS
5/4" x 4" CASING
4" CORNER PILASTER



6'-11"
0'-0"
26'-7"
1'-2"
9'-4"
4'-0"

EAST ELEVATION

1/4" = 1'-0"