



VILLAGE OF WINNETKA

Incorporated in 1869

PLAN COMMISSION **SPECIAL** MEETING

TUESDAY, JANUARY 28, 2020 - 7:00 p.m.

WINNETKA VILLAGE HALL COUNCIL CHAMBERS – 510 GREEN BAY ROAD

AGENDA

1. Call to Order & Roll Call.
2. Community Development Report.
3. Public Comment.
4. Approval of November 20, 2019 meeting minutes.
5. Approval of December 18, 2019 meeting minutes.
6. **Case No. 20-03-SD: 711 Locust Street and 710 Walden Road – St. John’s Subdivision:** An application submitted by Meinhard St. John and Paul St. John seeking approval of a Final Plat of Subdivision to consolidate the existing two lots into a single lot of record. The Village Council has final jurisdiction on this request.
7. Old Business.
 - a. Comprehensive Plan Status Update.
8. New Business
9. Next meeting – February 26, 2020 - Quorum check
10. Adjournment

Note: Public comment is permitted on all agenda items.

NOTICE

All agenda materials are available at villageofwinnetka.org (*Government > Boards & Commission > Agenda Packets*).

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510 Green Bay Road, Winnetka, Illinois 60093

Community Development (847) 716-3520

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**WINNETKA PLAN COMMISSION
MEETING MINUTES
NOVEMBER 20, 2019**

Members Present:

John Golan, Acting Chairman
Layla Danley
Chris Foley
Louise Holland
Jay Vanderlaan

Members Absent:

Matthew Bradley
Mamie Case
Tina Dalman
Bridget Orsic

Non-voting Members Absent:

John Swierk

Village Staff:

David Schoon, Director of Community Development
Ann Klaassen, Senior Planner

Call to Order:

The meeting was called to order by Chairperson Dalman at 7:02 p.m.

Call to Order & Roll Call

Ms. Klaassen took roll call vote of the Commission Members present.

Community Development Report

Mr. Schoon stated the Village Council reviewed a concept plan for planned development for the former One Winnetka site. He noted one of the investors in the original project was the lead on the request and presented two options, the first using just the land they own plus the Conney's Pharmacy site with the second option with a similar footprint to the One Winnetka project and using part of the east Village public parking lot. Mr. Schoon stated the first option included 135 units and the second option included 168 units with a significant number of studios and one bedroom units. He stated the second option with the same footprint would be denser with filling in some of the upper areas on the south side for example. Mr. Schoon stated Village Council members responded they felt it was too dense and not in keeping with the housing stock in demand. He then stated the applicant's proposal would also include a variation for parking. Mr. Schoon stated Village Council members were unanimous in their comments that it would be too dense for the site.

Mr. Schoon also stated the Commission made a recommendation for the special use amendment for the parking lot at 454-462 Winnetka Avenue, and the Village Council has voted for introduction of the ordinance with a vote for adoption to take place at the December meeting. He then asked if there were any questions. No questions were raised at this time.

Public Comment

Chairman Golan asked if there was public comment. He then swore in those who planned to speak.

Liz Kunkle, 1303 Holly Lane, introduced herself to the Commission as a founder of Go Green Winnetka

1 which is part of an advocacy and environmental group as well as an Environmental and Forestry
2 Commission Member. She then suggested for the Commission to keep general sustainability
3 considerations in mind, to think outside the box and be creative. Ms. Kunkle stated they are all in favor
4 of economic development and need to keep in mind things that are benefits in terms of economic
5 development which result in costs associated with it that are not being captured. She referred to an
6 example, in connection with an agenda item for tomorrow's DRB meeting relating to waste cans and the
7 fact there are no references to recycle bins. Ms. Kunkle described it as an example of a way of looking at
8 the processes they have in place to guide their decisions and to ensure they are capturing
9 environmental concerns being considered.

10
11 Mr. Foley stated he worked with Ms. Kunkle on the EFC and has discussed the Commission's work and
12 the upcoming comp plan process. He stated they are fully supportive of environmental concerns.
13 Chairman Golan stated as they prepare for the 2040 Plan, he assumed that would be an agenda item for
14 them. He then asked if there were any other comments. No additional comments were made at this
15 time.

16
17 **Case No. 19-29-SD: 419 and 429 Sheridan Road: An application submitted by Muneer Satter seeking**
18 **approval of a Final Plat of Subdivision to consolidate the existing two lots into a single lot of record**
19 **and zoning variations. The requested zoning variations would permit (a) the existing residence at 419**
20 **Sheridan Road to observe less than the minimum required side yard setback from the south property**
21 **line; (b) the existing boathouse at 419 Sheridan Road to observe less than the minimum required front**
22 **yard setback from the water's edge; and (c) the existing improvements on the consolidated lot as well**
23 **as the construction of a pergola that would provide less than the minimum required total side yard**
24 **setback. The Village Council has final jurisdiction on this request.**

25 Chairman Golan swore in those speaking on this matter.

26
27 Ms. Klaassen stated the application was submitted by Muneer Satter, owner of the properties at 419
28 and 429 Sheridan Road, seeking final subdivision plat approval to consolidate the two existing lots into a
29 larger single lot of record, together with the following zoning relief: (1) a variation to permit the existing
30 residence at 419 Sheridan to observe less than the minimum required side yard setback from the south
31 property line which is an existing nonconformity not changed or impacted by the proposed
32 consolidation; (2) a variation to prevent the existing home at 419 Sheridan to observe less than the
33 minimum required front yard setback from the water's edge which is another existing nonconformity
34 not changed or impacted by the proposed consolidation; and (3) a variation to permit the existing
35 improvements on the consolidated lot to provide less than the minimum required total side yard
36 setback due to an increase in the required total side yards as a result in the proposed increase in lot area
37 and increase in the average lot width.

38
39 Ms. Klaassen stated the subject property is located on the east side of Sheridan between Willow Road
40 and Ash Street, is zoned R-2 single family residential and currently consists of two buildable lots, one
41 measuring approximately 64,700 square feet at 419 Sheridan and the 429 Sheridan parcel measuring
42 approximately 33,400 square feet. She stated each lot is improved with an existing single family
43 residence and various accessory buildings. She also noted 419 Sheridan is a local landmark.

44
45 Ms. Klaassen then stated the applicant resides at 419 Sheridan and plans to demolish the 429 Sheridan
46 residence and consolidate the parcels into a single buildable lot totaling 2.25 acres. She then stated all of
47 the existing improvements at 419 Sheridan would remain and the pool and pool storage building at 429
48 Sheridan would also remain. Ms. Klaassen stated the applicant plans to install extensive landscaping

1 including an open pergola and shed to house the boiler for the driveway. She also stated they planned
2 to maintain the three existing driveway entrances, noting 419 Sheridan currently has a circular driveway
3 from Sheridan with 429 Sheridan having one driveway entrance. Ms. Klaassen noted the Village code
4 allowed a maximum of two driveway access points from one lot and the Village Council would consider
5 their request to maintain the three driveways at the time it considers the consolidation. She informed
6 the Commission the three driveway access points are not within the Commission's purview, but is noted
7 to explain the applicant's intention.
8

9 Ms. Klaassen stated the proposed consolidation fully complies with minimum lot area, lot width and lot
10 depth requirements while 429 Sheridan currently did not comply with the required lot width noting that
11 this existing nonconformity would be eliminated after the consolidation. She then stated the proposed
12 consolidation would have the effect of increasing the average lot width up to 220 feet, resulting in the
13 increase in the required total side yards to approximately 66 feet. Ms. Klaassen stated the proposed
14 consolidated lot rendered 419 Sheridan which is set back 10.3 feet from the south property line along
15 with the existing pool accessory building which is set back 13 feet from the north property line
16 nonconforming with the new total side yard requirement. She then stated the existing improvements
17 providing total side yards of approximately 23 feet 5 inches is deficient by the new requirement by
18 approximately 42.5 feet or 64.5%.
19

20 Ms. Klaassen noted there were two existing nonconformities that would remain on the consolidated lot.
21 She stated the 419 Sheridan residence has a nonconforming south side yard and the existing boathouse
22 has a nonconforming front setback from the water's edge due to the increase in the water level since
23 the boathouse was constructed in 2013. She stated in the instance of such nonconformities, the
24 Commission must consider the existence of such nonconformities and determine whether such
25 nonconformity in the context of the proposed subdivision would result in a material increased adverse
26 impact on the public, comfort, morals, welfare and safety.
27

28 Ms. Klaassen also noted the consolidation would eliminate two nonconformities; due to the water level
29 change in Lake Michigan, the 419 Sheridan home exceeded GFA and the impermeable lot coverage at
30 429 Sheridan also exceeded the maximum permitted. She then stated the Commission may recall from
31 previous consolidations of lake front properties, the lot area is measured to the water's edge and when
32 the water level changes, it can render existing improvements nonconforming. Ms. Klaassen confirmed
33 everything here was built in compliance and due to the water level change, it is now nonconforming.
34

35 Ms. Klaassen stated in addition to evaluating the subdivision and zoning codes' prescribed standards,
36 consideration of final plat approval also needs to consider details of the final plat such as utility
37 easements and signature blocks, noting the Village is not requesting any utility easements and the
38 applicant is working with Village staff to address minor signature block issues.
39

40 Ms. Klaassen stated the Commission is charged with making a recommendation to the Village Council
41 regarding the requested consolidation and zoning relief. She also stated since the proposed
42 consolidation requested zoning relief, the ZBA would review the application as well. Ms. Klaassen stated
43 the applicant is requesting construction of a pergola which would not comply with the total side yard
44 requirement. She noted the request would be presented to the ZBA on December 9, 2019.
45

46 Ms. Klaassen then stated following public comment and Commission discussion, the Commission may
47 make a recommendation to the Village Council regarding the requested relief and a draft motion is
48 provided on pages 9 and 10 of the agenda report, noting the draft motion includes three conditions: (1)

1 all necessary signature blocks be provided in a format acceptable to the Village Attorney; (2) Village
2 Council approval of the applicant's request to allow three driveways on the newly created lot; and (3)
3 the final plat of consolidation is approved by IDOT and the Illinois Department of Natural Resources
4 prior to its recordation. She then asked if there were any questions.
5

6 Chairman Golan asked if the boathouse was compliant when constructed in 2013. Ms. Klaassen
7 confirmed that is correct. Chairman Golan asked why they considered the lake a front yard and not the
8 back yard. Ms. Klaassen responded by definition in the Zoning Ordinance, the lake is a front yard and
9 protected as such. She added Sheridan Road is also considered a front yard and the two lots are
10 considered to be through lots.
11

12 Patrick Boilini of Boilini Company introduced himself to the Commission along with Muneer Satter and
13 described it as a long process. He stated they began looking at developing a pool on the original 419
14 Sheridan lot before Mr. Satter purchased 429 Sheridan and stated those plans fell short since they
15 would not complement the historic home. Mr. Boilini stated after purchasing the neighboring property,
16 it was intended to be a two-phase plan beginning with the pool and boathouse with the second phase
17 being a new home on 429 Sheridan with a 12 foot setback. Mr. Boilini then stated after working with
18 numerous architects, they found a plan which met the applicant's needs. He stated the new plan
19 resulted in consolidating the lot and creation of green space, removing the existing home in disrepair
20 and adding a garden.
21

22 Mr. Boilini then referred to photos of work done on the bluff and the pool changing room partially
23 underground, the terrace on top, stairs to the beach, landscaping of the bluff and connection to the 419
24 Sheridan property. He also identified the pool, existing lakefront development and the green roof on top
25 of the boathouse. Mr. Boilini noted there would be no effect to the neighbors and would result in
26 beautiful landscaping with less impervious surface. He then stated while there are setback issues, the
27 result for the surrounding neighbors would be positive all the way around. Mr. Boilini then stated the
28 home they could have otherwise built would have impacted neighbors far more than the proposal.
29

30 Sarah Furlan, with Mariani Landscaping, stated the project went through quite an evolution and the goal
31 was to create green space, improve pervious surfaces, create off-street parking for service vehicles and
32 delivery trucks and create green space for the applicant's use along with extending the gardens already
33 surrounding the property. She referred the Commission to a video of where the project is headed
34 showing the cobble driveway which would match the 419 property driveway and also identified the
35 shed. Ms. Furlan stated there would be a lot of continuity between the two properties and identified a
36 connection through, flowering trees, shrubbery and water features to create a garden experience. She
37 noted the north neighbor sent a letter in support of the proposal.
38

39 Ms. Furlan then stated the condition where the lawn space was identified was where the 429 Sheridan
40 residence was and there will be an open pergola and lawn in its place, resulting in increased sun and air
41 circulation. She stated they would be looking out the window to green space as opposed to a building.
42 Ms. Furlan described how the green space integrates with the existing garden space to the south and
43 main home at 419 Sheridan. She stated there is a lot of different seasonal color on the property and
44 the owners are committed to enriching that experience and aesthetic. Ms. Furlan then referred to a big
45 tree and they would take steps to keep it alive and they have had similar success in keeping trees alive
46 during major construction on other properties. She then identified the connection to 419 Sheridan and
47 stated the properties were all at the same elevation with the pool level being lower. Ms. Furlan stated
48 the open nature makes it very transparent and there would be climbing vines and roses on the pergola

1 which would be used as a way to get out of the sun. She then identified the existing pool and concluded
2 by stating the presentation would give the Commission an indication of how the property is intended to
3 be developed. Ms. Furlan then asked if they had any questions.
4

5 Chairman Golan asked if there were any questions. No questions were raised at this time.
6

7 Mr. Satter stated with regard to the property, they were told they could they build a home with a 12
8 foot setback but could not build a pergola with a 24 foot setback. He then stated the 10,000 square foot
9 home is improvable since there was only a 12 foot setback but if they did not build a home, they would
10 have to consolidate the lots which would result in a big setback. Mr. Satter stated even with the pergola
11 located 24 feet back, that is a violation and is what they are trying to solve. He stated they decided to
12 have something to add more permeable space and noted the pergola in the front could have been done
13 with the home so the request is to consolidate the lots and have a pergola which he described as
14 transparent and would be an additive to other properties. Mr. Satter then stated in connection with the
15 boathouse, it was in conformity when it was built. He noted when the property was purchased in 2001
16 the previous owners had a barge sunk into the lake which was removed. Mr. Satter noted they would
17 never do anything which is not approved and they have always been transparent. He noted the work
18 was all approved by the Village and other authorities and stated the boathouse was not conforming
19 because of the lake. Mr. Satter then asked if there were any questions.
20

21 Ms. Holland informed the Commission the new brochure lists all of the landmarks in the Village and
22 referred to the Henry Windsor Jr. home at 419 Sheridan Road which was designed by Mayo and
23 Mayo built in 1928. She described it as the most beautifully restored home on the lake in Winnetka and
24 there was a remarkable restoration of the beautiful architectural home. Ms. Holland then stated to take
25 down the home next door would only add to the permeable surface for the neighbors and would add
26 light and air to the neighbors. She commented it is a remarkable addition to the Village and to the home
27 and congratulated Mr. Satter on the wonderful effort which is something they all should be proud of.
28

29 Chairman Golan stated with regard to the boathouse, pool and changing room, he asked if
30 that stabilized the bluff on a continuous basis or do they have to maintain it over time. Mr. Boilini
31 responded they went to great lengths after soil engineers stated they did not need to add piers. Mr.
32 Satter stated they did not care about the cost since they want it to be here forever. He stated it was
33 quite expensive and they added piers and an 18 inch structural concrete slab for the piers noting all
34 the stairs have piers down to the bluff. Mr. Satter also stated the concrete wall at the bluff base
35 reinforced it. He added it was discovered in the 1950's there was sheet piling driven along the bluff
36 face and that and the structural concrete is reinforced with piers.
37

38 Chairman Golan asked if there were any other questions. No additional questions at this time. He then
39 called the matter in for discussion.
40

41 Mr. Vanderlaan commented the design is beautiful and he appreciated the historical input from Ms.
42 Holland. He stated there are a couple of big wins and they would be offsetting any minor setback
43 concerns which are bringing the lot into conformity. Mr. Vanderlaan also stated for storm water, they
44 would be offsetting impermeable surface and adding to the character of the home with a garden which
45 is very much in character with what is going on in that part of the community. He concluded there are
46 very favorable things here and big wins for everyone involved and that he had no concerns.
47

48 Ms. Danley agreed and stated she appreciated the applicant being good stewards of the home and land.

1 She then stated the setback issue is not a concern and bluff erosion is a consequence of what happens
2 on the lake. Ms. Danley stated the ability to help storm water on the property is important and she had
3 no concerns. Mr. Foley agreed with the comments made and stated the complicated set of facts and
4 materials were well put together by Village staff and the presentations were helpful to understand the
5 situation. He also stated he is always in favor of remedying an existing nonconformity and referred to
6 the letter in support of the project and for all of those reasons, he is in favor.

7
8 Ms. Holland stated she is glad everyone agreed it is beautiful landmark and described the applicant's
9 efforts of the pergola, increased permeable surface, light and air as very important. Chairman Golan
10 agreed with all the comments and asked Village staff as part of the recommendation on page 10 which
11 read "The Commission recommended the requested variation be approved with the following
12 conditions: ... (2) the Village Council approval of the applicant's request to allow three driveways." He
13 asked if they deny that request, would the request come back to the Commission and if
14 the recommendation of approval is contingent. Mr. Schoon responded the Commission is only
15 recommending body and the Village Council makes the final decision. Mr. Satter stated for the three
16 driveways, when they bought 419 Sheridan, it had circular driveways and when they bought the home
17 next door, that made total of 3 driveways.

18
19 Mr. Vanderlaan stated by increasing the lot size, it is a technicality saying there now three driveways on
20 a single lot when they are doubling the size of the lot and it should not be a sticking point. Ms. Holland
21 stated from a landmarks standpoint, when Mr. Satter bought 429 Sheridan, the third driveway did not
22 have piers and 419 Sheridan had beautiful piers which are not allowed under today's code. She noted
23 they were reproduced and are aging nicely to look like those at 419 Sheridan which required careful
24 effort. Mr. Satter confirmed they did get approval for that and his attorneys told them to claim hardship
25 since the piers were higher. He stated they wanted the piers to match those next door and he
26 appreciated having the ability to do that. Mr. Satter reiterated everything done was fully approved and
27 they want to be good stewards.

28
29 Chairman Golan stated if there is no further discussion, he asked for motion. Ms. Danley moved to
30 approve the request. Ms. Klaassen stated the motion should reference the page numbers from the
31 agenda report. Chairman Golan referred to page nos. 9 and 10 of the agenda packet and stated the
32 Commission finds: (1) item nos. 1 and 2 related to the property including that it meets the subdivision
33 code standards for approving the final plat, and (2) there is no material adverse impact to the public
34 health, comfort, morals, safety and welfare. He also referred to page 10 and the Commission
35 recommends that the proposed 419 and 429 Sheridan consolidation with the requested variations be
36 approved with the three conditions and the Commission recommended the approval for both of those.
37 The motion as stated by Chairman Golan was made by Mr. Foley and seconded by Ms. Danley. A vote
38 was taken and the motion unanimously passed:

39
40 AYES: Danley, Foley, Golan, Holland, Vanderlaan

41 NAYS: None

42
43 **Case No. 19-32-SU: 1255 Willow Road – Winnetka Presbyterian Church: An application submitted by**
44 **Winnetka Presbyterian Church seeking approval of an amendment to the existing Special Use Permit,**
45 **which allowed the expansion of the church building and reconfiguration of the parking lot, to allow**
46 **construction of a new plaza along Hibbard Road at 1255 Willow Road. The Village Council has final**
47 **jurisdiction on this request.**

48 Chairman Golan swore in those that would be speaking to this matter.

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Ms. Klaassen stated the application submitted by the Winnetka Presbyterian Church as the owner of 1255 Willow Road is an application seeking approval of an amendment to the existing special use for a church located in the R-5 single family residential zoning district to allow the construction of a new plaza along Hibbard Road. She stated the property is located at the northeast corner of Willow Road and Hibbard Road and contains an existing church. Ms. Klaassen stated in addition to single family residential uses in the R-5 zoning district, it also allows a limited range of special uses such as churches, temples, schools and libraries.

10 Ms. Klaassen then stated in February 2000, the Village Council adopted Ordinance M-1-2000 granting a
11 special use and variations to allow the expansion of the building. She noted the variations were for GFA,
12 roofed lot coverage, impermeable lot coverage and a front yard setback variation from Willow Road to
13 allow parking within the required front yard. Ms. Klaassen stated the proposed improvements are
14 intended to provide direct access from inside the church to the existing columbarium located on the
15 exterior southwest corner of the church building as well as a plaza to accommodate a small group
16 gathering for memorial services. Ms. Klaassen stated the proposed improvements consist of a new door
17 on the exterior wall facing north, permeable pavers for the plaza, a crushed stone path from the plaza to
18 the north driveway and three exterior skylights to cover three existing openings in the overhang,
19 noting no expansion to the building itself is proposed. She stated in addition to the amendment to the
20 existing special use permit, one variation is being requested for impermeable lot coverage. Ms. Klaassen
21 noted the existing improvements on the site currently exceed the amount permitted by approximately
22 82% because of the parking lot on the site. She then stated the net increase in impermeable lot
23 coverage is 543 square feet or .7%. She stated the applicant is in the process to evaluating options to
24 reduce the overall proposed impermeable lot coverage in response to comments and concerns received
25 from the public and ZBA at its November 11, 2019 meeting. Ms. Klaassen stated the ZBA felt the
26 applicant should scale back the plan given the existing improvements on the site currently exceed
27 impermeable lot coverage. She noted one option discussed was to eliminate the crushed stone path
28 from the plaza to the north driveway and the applicants are taking that into consideration. Ms. Klaassen
29 stated given the short amount of time since the ZBA meeting, they have not had the opportunity to
30 resubmit the site plan.

31

32 Ms. Klaassen stated since there is an increase in impermeable lot coverage, the applicant is required to
33 provide storm water detention for the difference between the existing and proposed impermeable lot
34 coverage. She stated the property currently has storm drains at the west end of the north driveway and
35 throughout the paved areas in the parking lot. Ms. Klaassen then stated the entire north and east
36 property lines are surrounded by a retaining wall prohibiting drainage from the church site discharging
37 to the adjacent properties to the north and east. She stated the Village engineering staff requested an
38 engineering and grading plan to ensure the increase in impermeable lot coverage would have no
39 adverse impacts to the neighbors. Ms. Klaassen also stated in addition to the ZBA's consideration of the
40 request last Monday, that request is being continued to December 9, 2019 with the DRB considering the
41 exterior alterations at their meeting tomorrow night. She noted the Village Council has final jurisdiction
42 on the special use and variation request.

43

44 Ms. Klaassen stated the Commission is charged with evaluating special uses for consistency with the
45 Comprehensive Plan and the special use permit standards. She then stated following public comment
46 and the Commission discussion, the Commission may make a recommendation to the Village Council
47 regarding the special use noting a draft motion is included on pages 7 and 8 of the agenda report. Ms.
48 Klaassen asked if there were any questions.

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2 Mr. Vanderlaan stated it was mentioned in 2000, variations were approved which include an increase in
3 impermeable surface area and asked how much of a variation was approved at that time. Ms. Klaassen
4 responded they were approved to 82%, but she is not sure what the specific increase was at that time.
5 She noted the parking lot has been there since the late 1950's or 1960's. She then stated they expanded
6 the church at that time and assumed there was an increase at that time. Mr. Vanderlaan stated the ZBA
7 made recommendations to remove the crushed stone path and with that removal, he asked does that
8 eliminate the additional increase in impermeable surface. Ms. Klaassen responded it would not
9 eliminate it but would reduce it. Mr. Vanderlaan then asked when the results would be received in
10 connection with the engineering and grading plan to verify there would be no impact. Ms. Klaassen
11 responded the applicant is working on that and assumed it is coming in the near future. She added
12 removing the stone path would reduce the amount by 264 square feet or 50%. She stated they are also
13 looking at qualifying for a 25% allowance on the permeable pavers if they have materials and a
14 subsurface drainage system that meets the MWRD standards which would further reduce the proposed
15 impermeable surface.

16
17 Chairman Golan asked if there were any other questions. He stated for other churches in Winnetka, this
18 church is 80% covered by the structure and parking lot. Chairman Golan then referred to Faith Hope and
19 Charity and he questioned whether it is not uncommon for churches to be way over the coverage limit.
20 Ms. Klaassen stated they are similar to schools, such as recent requests by Crow Island and its
21 playground and noted many times schools and churches are far over the limits for GFA, roofed lot
22 coverage, impermeable lot coverage, setbacks, etc. and institutional uses far exceed permitted height as
23 well and have parking lots and do exceed zoning meant for single family residential properties. Mr.
24 Schoon added that is often why you find some communities have created separate institutional zoning
25 districts to establish standards for those types of uses. He also stated nearly all institutional properties in
26 the community have some sort of zoning relief to comply with regulations designed for single family
27 homes.

28
29 Chairman Golan asked for the applicant's presentation.

30
31 Robert Lewis introduced himself to the Commission as a member of the Winnetka Presbyterian Church
32 and Elder for Buildings and Grounds who has been working on the project for two years. He also
33 introduced Fernando Alessandrini of JNKA Architects in Park Ridge who specialized in churches.

34
35 Mr. Lewis referred to the 6 to 8 neighbors present at the ZBA discussion and noted they took their
36 concerns seriously and paid attention to how they will handle water. He also stated as a result of the
37 ZBA discussion, since the concern was so great with flooding, they are proposing to scale back the
38 project and the items affected to nearly eliminate the additional impermeable surface.

39
40 Mr. Lewis then referred to an aerial view of the property and stated the gold outlined portions of the
41 church are the 2000 additions. He stated the major addition which affected impermeable surface was
42 the Christian Life Center. Mr. Lewis indicated it used to be the children's school and not part of the
43 church and was the community child care facility and playground. He identified the other yellow
44 segments as the office and second level for the school which were part of the improvement of the
45 church's function. Mr. Lewis then stated the lower left yellow outlined area is what they are talking
46 about today and referred to the southwest corner along Hibbard and Willow and the original entrance
47 to the church and sidewalk which was the original entrance to the church. He added it is not used as the
48 entrance now and the church is entered from the parking lot in an area he identified. Mr. Lewis

1 informed the Commission the sidewalk is one factor they are cutting back on for impermeable surface.

2
3 Mr. Vanderlaan stated to clarify, he asked if they are looking to remove the sidewalk and Mr. Lewis
4 responded they would not but would make it smaller than 16 feet with it being reduced in half and to
5 add 176 square feet of permeable surface. He also stated it would not affect the function of the church.
6 Mr. Vanderlaan asked if it was part of the original plan. Mr. Lewis stated when they were challenged to
7 scale the project back; they could get credit if they find ways to create permeable surface and part of
8 the sidewalk would return to soil and grass. He then identified the water elements in the illustration and
9 the white line running east-west on the north side of church and the line at the east end as the concrete
10 wall. Mr. Lewis stated the 7 foot concrete structure is to buffer and projects 3 feet in the parking
11 asphalt. He informed the Commission the driveway slopes to the drainage openings in the white circles
12 which are 9 storm sewer openings. Mr. Lewis also stated when the work was done in 2000; all of the
13 drainage was taken into account and approved by the Village.

14
15 Mr. Lewis then referred to the Ash neighbors to the north and the natural slope of the land from north
16 to south. He stated it was expressed by people they would be diverting water to their property which is
17 not the case. Mr. Lewis noted the original design was approved to allow proper water management on
18 their lot and the natural drainage slope of the land creates water at the southern end of the Ash Street
19 lots. He stated the system would be designed to prevent water from going onto their properties. Mr.
20 Lewis added water is a problem for the Village and they are not creating the problem.

21
22 Mr. Lewis stated with regard to the next illustration, the two year project grew on him and identified the
23 property as the gateway to Winnetka with more traffic here than almost anywhere else in Winnetka. He
24 stated they paid attention to do good landscaping and noted they just redid the roof. Mr. Lewis stated
25 the concrete is also ready for replacement and they have to take into account how they appear. Mr.
26 Lewis stated the guidelines talk about the effect on the neighbors and the Village and they take that
27 seriously.

28
29 Mr. Lewis then referred to an aerial view from 2000 and the fact they asked for a lot. He stated the
30 neighbors are using those increases to say enough is enough which is one reason they are scaling the
31 project back. Mr. Lewis informed the Commission the 2000 improvement accomplished the goal to
32 enhance the welfare of the Village and described various services they are now able to offer.

33
34 Mr. Lewis referred to additional services the church offered and stated they are appreciative of getting
35 the big variation in 2000 and are using it toward the betterment of Winnetka. He then referred to an
36 illustration showing where you walk around to the common area, the original entrance and
37 columbarium which will lead to the memorial service area. Mr. Lewis also identified the photo of the
38 existing blue stones up the berm to the columbarium as well as a photo of a memorial service from
39 November 16, 2019 with 25 or 26 people in the columbarium space. He described it as totally
40 uncomfortable and wheelchair inaccessible which is why they want it to solve the problem that should
41 have been solved in 2000.

42
43 Mr. Lewis then referred to a photo of the stone wall of the original building. He stated in 2000 when the
44 columbarium was built, accessibility was not thought of then. Mr. Lewis noted the wheelchair access is
45 42 inches wide and there would be a stable level and platform inside to outside. Mr. Lewis also stated
46 the pavers would be continuous to the wall and weather protected noting he has samples of the pavers.
47 He then stated part of the plaza is open to stormy weather and it would provide a stable platform and
48 accessibility from the church to the columbarium.

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Mr. Lewis stated for an overview of the project, he identified the plaza and recovering the floor of the columbarium with stone and roof overhang openings to allow for skylights. He then identified the view from Hibbard showing the berm and noted the plaza will be below the berm with two large trees to the right, one of which hides the columbarium. Mr. Lewis also stated they would add additional plantings between them and would help insulate the noise from Hibbard traffic. He then stated the next illustration showed the door from the inside.

Mr. Alessandrini stated the project has three components, a door which allows people inside to move out into the columbarium and the outdoor plaza gathering space for people to pray and gather the ashes before they get into the columbarium. He stated the plan is to make the plaza accessible on the same level for those using canes, walkers and wheelchairs to access the columbarium. Mr. Alessandrini then referred to an illustration showing how they planned to replace the old pavers with Unilock permeable pavers in two colors. He referred to a sample which has protrusions and would leave a gap to fill with sand to make sure the water goes through. Mr. Alessandrini added they would be in two colors to match the existing and the plan is to have an accessible exit and make sure the pavers go to the wall of the property.

Mr. Lewis stated for the elevation of the columbarium, he identified gray as the existing area and white as the new additions. He reiterated there would be a new door with glass and a new sconce light and three skylights. Mr. Lewis then stated for the jagged ending, they would be tooting in pieces of stone and would make sure the building appearance would remain the same. He also stated the dark dotted line is the existing grade and they would match the grade and pavers raising it a little by the door for accessibility and security.

Mr. Vanderlaan asked if the pavers account for the .7% increase in impermeable surface. Mr. Alessandrini confirmed that is correct. He identified the gathering plaza and the dotted line is the overhang covering half of the proposed pavers. He noted the only area they are adding is the half circle and half of the columbarium. Mr. Alessandrini then referred to the two drains collecting water and connecting them to the drains to the Village's main sewer line. He also stated they would only be replacing a portion of the area he identified and noted the underground sewer system is existing. Mr. Vanderlaan asked if there would be additional drainage as part of it. Mr. Alessandrini confirmed that is correct and for the 6 inch main sewer, one side would be collecting water and both sides would connect to the existing main sewer system. He added the water currently goes through the pavers, grass and soil. Mr. Lewis stated in 2000, there was an allowance for the blue stone and credit is taken for what was previously permitted.

Mr. Alessandrini referred to an illustration showing the detail of how the under drain system would have aggregate beds to make sure the water goes through the pavers and into a basin to collect water and make sure the water runs away from the building and into the under drain system. He also stated surface water would flow through the pavers and into the crushed stone area and into the under drain pipe. Mr. Alessandrini noted the concrete curb would keep the pavers together and would slope to ensure water runs properly. Mr. Lewis noted they are working with the Village to get sign offs on the design. He then stated for summation numbers, the concrete curb would remain and for the permeable pavers, there is a credit of 25% which reduces it to 295 square feet as impermeable surface. Mr. Alessandrini noted when there is this kind of system; it allows the reduction of the impermeable area to 75% of the total.

1 Mr. Lewis informed the Commission the crushed stone path was eliminated and there would be the
2 removal of the blue stone pavers. He noted 93 square feet took into account what was approved for the
3 blue stone in 2000 and the new stones are in the gross amount while taking credit for what was already
4 approved. Mr. Lewis then stated the sidewalk would be reduced to 8 feet in width which is a gain of 176
5 square feet resulting in them being down to 13 square feet as the project was scaled back. Mr.
6 Alessandrini confirmed they are asking for a variation of 13 square feet which is down from 543 square
7 feet and asked if there were any questions.
8

9 Chairman Golan asked if the sidewalk can be reduced to 7.5 feet. Mr. Lewis responded it is used for
10 utility trucks and needed to be 8 feet.
11

12 Ms. Holland asked if the final destination for storm water is to the Hibbard sewer system. Mr. Lewis and
13 Mr. Alessandrini stated it would go to the Willow Road system. Mr. Alessandrini noted the existing plans
14 were connected at Willow and stated unless there is a Village drain on Hibbard; the pipe connects to
15 Hibbard and continues south. Mr. Schoon stated it connects to the east-west line on Willow and crosses
16 west of Hibbard and then south. Ms. Holland referred to a pump being put in at Cherry Street.
17

18 Ms. Holland stated it is not the same as a system for residential use and for water overload after a huge
19 rain; a residential storm sewer system has controls. Mr. Schoon confirmed it would have to meet all
20 Village storm water requirements. Mr. Alessandrini referred to making the calculation for 13 square feet
21 and they would find a way to slowly release water to the Village system.
22

23 Chairman Golan commented the solution is worse than the problem. He referred to one neighbor whose
24 concern that the storm sewer system was so overloaded and the solution for 13 feet to dump more
25 water to the sewer system as opposed to storing it on site. Mr. Schoon stated they would be slowing the
26 water down underground. He noted the system would be designed with a release rate and valve to
27 release water at a certain rate. Chairman Golan suggested they figure out how to make the 13 feet go
28 away resulting in a huge amount of money saved since the problem would go away. Mr. Lewis stated
29 the request is going to the Village and they are working diligently to find a common solution.
30

31 Ms. Danley stated she appreciated the numbers from the original proposals and the new proposal which
32 is a significant decrease. She commented it is a difficult situation when they already have water overload
33 and for any additional amount over that, it would be difficult to say it is ok. Ms. Danley also stated she
34 understood the problem in that they are in a situation where the space is not as safe as it could be for
35 the disabled and elderly and given the services they provide, that is a concern. She then stated they are
36 already overloaded and they do not know the engineering study result on the retaining wall. Ms.
37 Klaassen confirmed the applicant would need to provide an engineering plan showing the proposed
38 improvement would not cause additional water runoff.
39

40 Chairman Golan referred to the neighbor's concern about flooding and asked how much impact the
41 north wall has. He then stated when the parking lot and wall were put in, it impacted the neighbors. Mr.
42 Lewis responded on Ash Street, there are flooded backyards and the water flowed further south when
43 the church was built. He stated they cannot fix it now with their structure and the intent is to make sure
44 the inclination of land on their property leads water away.
45

46 Chairman Golan stated instead of spending money to drain 13 square feet, they should use the money
47 to provide flood relief for the neighbors. Mr. Schoon asked the Commission to remember they are
48 getting a credit for part of the impermeable surface and would be adding 111 square feet of surface

1 with credit being given for part of that by using a permeable system.
2

3 Mr. Vanderlaan stated he struggled with the request and from the photo, it did not appear safe or
4 community friendly for gatherings. He stated the applicant is proposing a real improvement to
5 the usefulness of the property and safety and well-being of their guests. Mr. Vanderlaan then stated
6 they diligently made reductions which is significant although the north wall is doing more harm than
7 good. He indicated they did not have enough information without seeing the engineering and grading
8 plan result and studies on the calculation of the water release rate even though it is only 13 square feet.
9 Mr. Vanderlaan concluded he would want to see that information to feel more secure in making an
10 informed decision. Ms. Danley agreed with Mr. Vanderlaan that they need additional information from
11 additional studies and would prefer to see them before making a final decision.
12

13 Chairman Golan stated with regard to what the Commission is asked to address regarding the special
14 use permit and the Commission document, the only thing in it that relates to water is Section 1(c) which
15 stated "To ensure development of the proposal to minimize the potential adverse impact it might have
16 on neighborhoods including pedestrian character, on-site parking, traffic patterns, congestion and storm
17 water management." He noted their purview is not to micromanage the water retention system.
18

19 Mr. Foley stated the applicant did an admirable job with their presentation and it is a sympathetic use.
20 He referred to the critical point of religious institutions to the Village. Mr. Foley noted it would be
21 a small addition to what is already a granted exception with the original figure .7% and they are making
22 it less than that now which is the definition of de minimus. He also noted the drainage engineering
23 studies on page 5 are underway and will be a condition of getting the project done. Mr. Foley stated
24 while he would like to see them, it would not drive him to not vote. He also noted the letters filed in
25 opposition and the opposition was generally in connection with the previous improvements and not this
26 project. Mr. Foley concluded it is only 13 square feet which would not have a meaningful impact on
27 storm water issues.
28

29 Ms. Holland agreed with the drainage issue as well as the ZBA's concerns about the size of the proposed
30 plaza. She indicated they can pick up 13 square feet by making it smaller. Mr. Alessandrini stated the
31 recommendations were to scale back the entire project which is why they eliminated the crushed stone
32 path which is 50% of the area they are asking the variation for. He indicated they could reduce the plaza,
33 but want to keep its size due to the numbers for the ceremonies. Mr. Lewis stated they scaled it back as
34 diligently as they could.
35

36 Ms. Holland asked if they rent space to the Korean church and if they had any input at all on this
37 proposal. Mr. Lewis responded they did not.
38

39 Chairman Golan stated in connection with the charge of the Commission, with regard to the water
40 situation, it would have a minimal impact and otherwise, it fulfills the criteria of the Commission's
41 guidelines paragraph (b) to recognize the vital importance of educational, institutional and religious uses
42 and would aesthetically be better for those coming in to the Village to see. He stated his concern is
43 about water and would like to see them work with the neighbors and it is not for the Commission to
44 decide.
45

46 Chairman Golan then asked the Commission if they felt they had enough information to vote or not. Ms.
47 Danley responded she is torn and appreciated what they are doing with the community and the steps to
48 diminish the request. She stated it led back to the idea that the past amount given as an exception

1 where this is minimal in terms of the addition on top of a very large amount and she could see why they
2 need a solution.

3
4 Mr. Vanderlaan asked Village staff if there is a way to add to the recommendation to consider when
5 ready the final engineering results assuming the results come back with no adverse impact. Ms. Klaassen
6 confirmed the building permit required that regardless. Mr. Foley stated it is definitely worded in terms
7 of the requirements in the Village staff report and referred to page 5.

8
9 Chairman Golan then stated on the north side, there is a two lane passageway and parallel parking and
10 asked if they cut it to one lane, would that account as additional drainage area. Ms. Klaassen stated if it
11 is restored with grass or sod. Mr. Lewis informed the Commission they considered that but that is
12 the entrance area for waste management trucks and it would be hazardous if trucks come in there. He
13 stated while they can consider it, there is concern for the use of that area.

14
15 Chairman Golan asked for a motion. Mr. Foley moved to recommend approval as follows: The Plan
16 Commission recommends approval of the requested amendment to the existing special use granted by
17 Ordinance M-1-2000 to allow the construction of a plaza along Hibbard Road on the Subject Property
18 based upon the finding of facts listed in the November 13, 2019 staff report on this item and subject to
19 the alternate plan shared by the Applicant at the November 20, 2019, meeting, which plan would reduce
20 the amount of proposed additional impermeable surface by: (1) eliminating the proposed crush stone
21 path; (2) installing permeable pavers for the proposed plaza, subject to approval by the Village Engineer;
22 and (3) replacing the entrance sidewalk located on the south side of the church facing Willow Road from
23 its current size of 16 feet by 22 feet to the proposed size of 8 feet by 22 feet. Ms. Holland seconded the
24 motion. A vote was taken and the motion unanimously passed.

25
26 AYES: Danley, Foley, Golan, Holland, Vanderlaan

27 NAYS: None

28
29 **Adoption of Rules of Procedures**

30 Mr. Schoon stated when Village Attorney Schuster presented the training session, they discussed the
31 rules and procedures for the Commission which was a duplicate of that for the Planned Development
32 Commission and revised to be applicable for the Plan Commission. He stated it sets out the order of the
33 agenda, noting they currently have rules for public comments for items not on the agenda, rules for
34 public comment during the hearing, an outline of how to handle the petition in terms of presentation,
35 comments and questions from the Commission. Mr. Schoon asked if there were any questions or
36 otherwise, if the Commission wanted to adopt them or if they want more time to consider and adopt
37 them at the next meeting.

38
39 Chairman Golan asked if there was any discussion. Mr. Vanderlaan commented they are good and he
40 has seen them before on the Planned Development Commission. He described them as clear and stated
41 he would vote in favor. Ms. Danley and Mr. Foley are also in favor. Chairman Golan referred to page 2
42 and the order of business, noting there is no vice chairman on the Commission and to eliminate that to
43 read Chair or temporary Chair. Mr. Schoon confirmed that is correct. Mr. Vanderlaan then moved
44 to approve the adoption of the rules of procedures with that update. Ms. Holland seconded the motion.
45 A vote was taken and the motion unanimously passed.

46
47 AYES: Danley, Foley, Golan, Holland, Vanderlaan

48 NAYS: None

1 **Other Business**

2 There was no discussion of other business.

3

4 **Comprehensive Plan Status Update**

5 Mr. Schoon stated the update will be an item on all of the regular agendas. He informed the Commission
6 the Village Council hired The Lakota Group to be the consultant on the Comprehensive Plan and they are
7 working with them in terms of background items. Mr. Schoon stated the first item with the Commission
8 would be done separately from the regular meeting with the first meeting near the end of January. He
9 then stated the consultant is confirming the date and they would provide dates for availability of the
10 Commission suggesting the Commission Members keep the last week free. Mr. Foley asked what the
11 substance of that meeting is. Mr. Schoon responded it would be the first meeting and between now and
12 January, they would be gathering background information, performing research, etc. to present to the
13 Commission and would also go over the whole phasing of the plan.

14

15 Ms. Holland asked if the Commission is included in the discussion and if there is one committee writing
16 the 2040 plan and questioned the Commission's objective. Mr. Schoon responded the Commission's role
17 is to present a draft Comprehensive Plan to the Village Council and along the way, they would be
18 checking in with the Commission during public engagement activities and they would need direction
19 from the Commission based on public input to guide the preparation of the plan that the consultant will
20 draft components of to present to the Commission for its review. He also stated they will identify
21 subject matters for focus groups, hold a community dinner for public participation, workshops, open
22 houses, a web page, etc. to gather input and they would talk about that at the first meeting.

23

24 **Next meeting – December 18, 2019 – Quorum check**

25 Chairman Golan stated in terms of the quorum, everyone would be available except for Mr. Vanderlaan.
26 He asked if there were any other items. There was no additional discussion at this time.

27

28 The meeting was adjourned at 9:08 p.m.

29

30 Respectfully submitted,

31

32 Antionette Johnson

33 Recording Secretary

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**WINNETKA PLAN COMMISSION
MEETING MINUTES
DECEMBER 18, 2019**

Members Present:

Tina Dalman, Chairperson
Layla Danley
Chris Foley
Bridget Orsic
Matthew Bradley

Members Absent:

Mamie Case
John Golan
Louise Holland
Jay Vanderlaan

Non-voting Members Absent:

John Swierk

Village Staff:

David Schoon, Director of Community Development
Ann Klaassen, Senior Planner

Call to Order & Roll Call:

The meeting was called to order by Chairperson Dalman at 7:06 p.m. She then noted the members present.

Community Development Report

Mr. Schoon stated the Village Council did approve the amendment to the special use permit for the parking lot at 454-462 Winnetka Avenue with the conditions recommended by the Plan Commission. He stated the proposed consolidation of 419 and 429 Sheridan Road, which the Commission considered at the last meeting, was also considered by the ZBA at its December meeting. The ZBA also recommended approval of the request. Mr. Schoon stated the Village Council is scheduled to consider the request on January 7. He then asked if there were any questions. No questions were raised at this time.

Public Comment

Chairperson Dalman asked if there were any public comments. There were none.

Case No. 19-35-SU: 1015 Tower Court – Sole + Luna: An application submitted by Sole + Luna seeking approval of a Special Use Permit to allow a wellness center measuring approximately 3,400 square feet in the C-2 General Retail Commercial Zoning District at 1015 Tower Court.

Mr. Bradley recused himself from this item as he has a personal conflict. He then left the room.

Chairperson Dalman swore in those speaking on this matter.

Ms. Klaassen summarized the staff report to the Commission dated December 10, 2019. Her summary addressed information regarding the property and its zoning, including the zoning of the property, C-2 General Retail Commercial District and the proposed use's zoning classification, Health Club. The proposed use is classified as a "health club" because the occupancy of the proposed use would be over 2,500 square feet at approximately 3,400 square feet, and as such the use requires special use approval. Ms. Klaassen stated the applicant is proposing to operate Sole + Luna, a wellness studio and is not

1 proposing to occupy the former Sawbridge Studios space on Green Bay Road. According to the
2 Applicant's responses to the special use permit standards, they will provide services to improve mind,
3 body, and soul along with a variety of unique retail products. Ms. Klaassen further summarized the
4 business operation as provided by the applicant and summarized in the staff report to the Commission
5 dated December 10, 2019.
6

7 Ms. Klaassen stated the Applicant has provided a parking analysis, which Director of Public Works Steve
8 Saunders evaluated and found that the anticipated staff and customer levels should not create an
9 adverse impact on parking or traffic, and sufficient parking exists for the proposed use. She stated the
10 ZBA considered the request on December 9 and voted 4 to 0, with one recusal, to recommend approval
11 of the special use permit.
12

13 Ms. Klaassen stated the Commission is to consider whether or not the requested special use permit
14 meets the standards for granting the requested special use. Following public comment and Commission
15 discussion, the Commission may make a recommendation to the Village Council regarding the requested
16 relief. A draft motion is provided on page 6 of the agenda report. She stated she had nothing further,
17 unless there were any questions.
18

19 The Commission asked when the amendments were adopted and how 2,500 square feet distinction
20 between "personal fitness studios" and "health clubs" was determined. Mr. Schoon responded that it
21 was based on the size of other similar smaller physical fitness facilities that had received special use
22 approval. Some commission members commented that this application is only before them due to a
23 technicality because of the square footage of the space.
24

25 The applicants, Amy Bradley and Jessica Dietrich, introduced themselves to the Commission. They
26 described the wellness movement they would like to bring to Winnetka so residents don't have to leave
27 town for these services.
28

29 Chairperson Dalman asked about the retail products they would have available and how that would
30 work if the business is by appointment only. She also asked about the food service they would have.
31 Ms. Bradley responded that the application was vague; they will be open for walk-ins so people could
32 walk-in to purchase items. She also stated the food products would simply be grab-and-go and that they
33 would not be preparing food on site.
34

35 Chairperson Dalman asked if there are comparable businesses in the area and if they could further
36 explain the services they would offer. Ms. Bradley and Ms. Dietrich explained the types of services they
37 intend to offer and listed other similar businesses in Northbrook, Wilmette, Highland Park, and other close
38 suburbs as well as many in the city.
39

40 Chairperson Dalman asked if there were any public comments. There were none. The matter was then
41 called in for Commission discussion.
42

43 Ms. Orsic commented that the proposed location is not a storefront space and it is a great spot for the
44 use. The other commissioners agreed and all had favorable comments regarding the request. The
45 members all found the use to be appropriate for the location. Chairperson Dalman noted the request
46 meets all the standards for granting a special use.
47

48 Ms. Orsic made a motion to recommend approval of the requested special use to allow a wellness

1 center measuring approximately 3,400 square feet at 1015 Tower Court, pursuant to the findings on
2 page 6 of the Plan Commission agenda report dated December 10, 2019. Mr. Foley seconded the
3 motion. A vote was taken and the motion unanimously passed:
4

5 AYES: Dalman, Danley, Foley, Orsic

6 NAYS: None

7 RECUSAL: Bradley
8

9 **Old Business – Comprehensive Plan Update**

10 Mr. Schoon gave an update on the Comprehensive Plan. He explained that the consultant and staff have
11 been working on the project branding to provide visual consistency among all marketing and
12 communication materials as well as plan documents. Mr. Schoon informed the Commission they would
13 be receiving an email in the morning with a Survey Monkey survey to get their input on two options
14 regarding the branding.
15

16 **New Business**

17 There was no new business.
18

19 **Next meeting – Quorum check**

20 Mr. Schoon stated that Wednesday, January 22, 2020 will be the regular meeting which will be a
21 comprehensive plan study session and Tuesday, January 28, 2020 will be a special meeting to consider
22 monthly applications. Mr. Foley noted he is not available January 28.

23 There was no additional discussion. The meeting was adjourned at 7:33 p.m.
24



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: JANUARY 20, 2020
SUBJECT: CASE NO. 20-03-SD: 711 LOCUST STREET AND 710 WALDEN ROAD -
FINAL PLAT APPROVAL - ST. JOHN'S SUBDIVISION

INTRODUCTION

On January 28, 2020, the Plan Commission is scheduled to hold a public hearing on an application submitted by Meinhard St. John and Paul St. John, as Trustees under the trust agreement dated October 18, 2018 and known as the Paul and Meinhard St. John Family Revocable Trust (the "Applicants"), as the owners of the properties located at 711 Locust Street and 710 Walden Road (the "Subject Property"). The Applicants have filed an application seeking Final Subdivision Plat approval to consolidate the existing two lots into a single lot of record.

The Plan Commission is charged with making a recommendation to the Village Council regarding the consolidation. The Applicants have also submitted a demolition application for the existing residence at 710 Walden Road. The Landmark Preservation Commission (LPC) considered the demolition application on January 6, 2020. More details regarding the LPC's review is discussed later in this report.

A mailed notice has been sent to property owners within 250 feet in compliance with the Subdivision Code. The hearing was also noticed in the *Winnetka Current* on January 9, 2020. As of the date of this memo, staff has not received any written comments from the public regarding this application.

PROPERTY DESCRIPTION

The Subject Property is located on the east side of Locust Street and the west side of Walden Road, between Westmoor Road and Pine Street. The Subject Property is zoned R-3 Single Family Residential and currently consists of two buildable lots measuring 27,708 square feet (711 Locust Street) and 30,595 square feet (710 Walden Road). Each lot is improved with a single family residence. The existing parcels and improvements are depicted in Figure 1 on the following page.

The Comprehensive Plan designates the Subject Property as appropriate for single family residential development. The current R-3 zoning is consistent with the Comprehensive Plan.

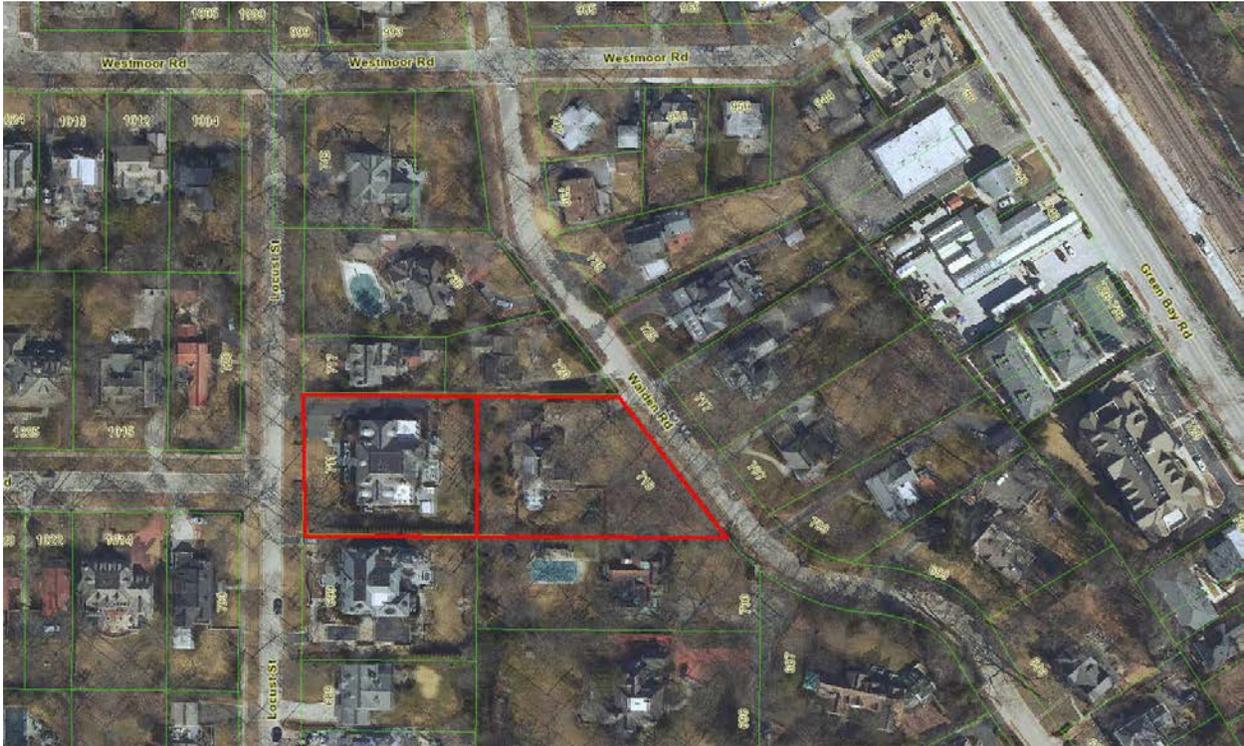


Figure 1 – Existing two lots

GENERAL DESCRIPTION OF PROPOSED PLAT OF CONSOLIDATION / RESUBDIVISION

The Applicants reside at 711 Locust Street, which they acquired in March 2019. The residence at 711 Locust Street was constructed in 2009. Subsequently, the Applicants acquired the adjacent home at 710 Walden Road in December 2019. If approved, the Applicants will demolish the residence at 710 Walden Road and consolidate the two parcels into a single buildable lot measuring 58,303 square feet (1.34 acres). All existing improvements at 711 Locust Street would remain, while all the existing improvements at 710 Walden Road would be removed. At this time, the Applicants have not submitted plans for any proposed improvements. However, as explained in the attached written explanation, the Applicants intend to build a pool, pool house and other accessory structures on the consolidated lot.

The Applicant intends to maintain the two existing driveway entrances on the proposed consolidated lot. Currently, 711 Locust Street has one driveway entrance on Locust Street and 710 Walden Road has one driveway entrance on Walden Road. An excerpt of the proposed *St. John's Subdivision* plat is provided in Figure 4 on page 4.

As represented in Figures 2 and 3 on the following page, of the three lots to the north of the Subject Property, two face Locust Street and one faces Walden Road. The property at the corner of Locust Street and Westmoor Road is a three-sided lot with street frontage on Locust Street, Westmoor Road and Walden Road. One of the other properties to the north of the Subject Property that faces Walden Road is also a through-lot with street frontage on both Walden Road and Locust Street. The properties south of 711 Locust Street front on Locust Street. The property to the south of the 710 Walden Road parcel has access from Blackthorn Road, not Walden Road, and the lot south of that property has access to both Blackthorn Road and Walden Road.



Figure 2 – Proposed subdivision (neighborhood map view)



Figure 3 – Proposed subdivision (up-close map view)

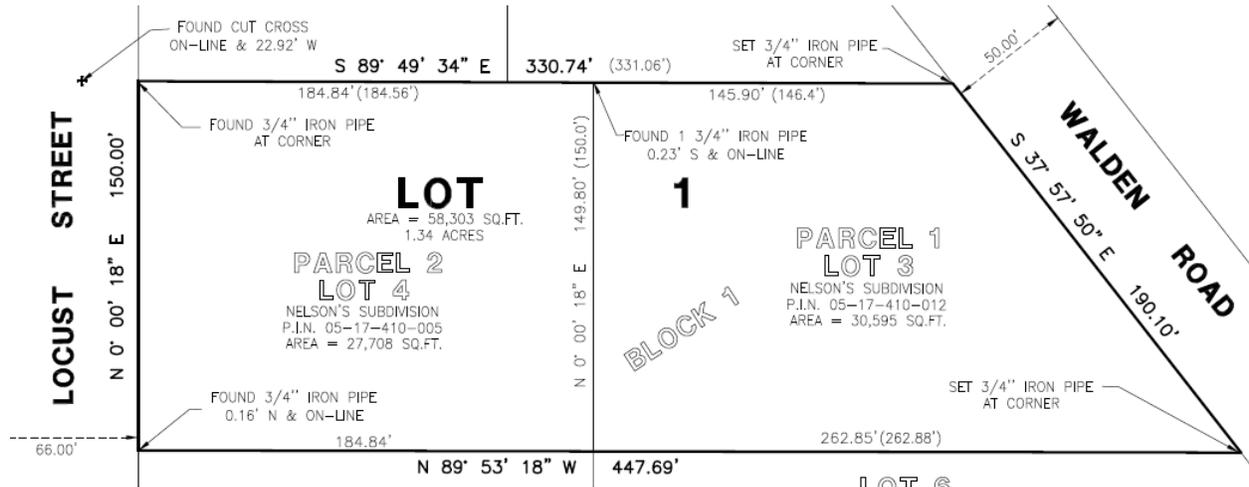


Figure 4 – Excerpt of Proposed St. John’s Subdivision Plat

DESCRIPTION OF ZONING STANDARDS

The Subject Property is located in the R-3 Single Family Residential zoning district, which is one of five different single family residential zoning classifications in the Village. The R-3 zoning district provides for mid-sized lots, with the R-3 zoning district’s purpose statement describing the district as demonstrating a “moderately intense suburban” character.

Residential Zoning Hierarchy

A comparison of the Village’s five different residential zoning classifications (Table 1 below) shows the hierarchy of zoning standards throughout the Village’s residential neighborhoods, ranging from larger “estate” character lots in portions of the Village, to smaller, more intensive developed areas.

Surrounding Zoning

The Subject Property is surrounded by lots that are similarly zoned for mid-size lots for in the “R-3” zoning district (minimum lot area of 16,000 square feet), as depicted in Figure 5 on the following page.

Table 1 Residential Zoning Hierarchy	R-1 (“estate” character)	R-2 (“small estate” character)	R-3 (“moderately intense” suburban character)	R-4 (“relatively intense” suburban character)	R-5 (“relatively intense” suburban character)
Minimum Lot Area	48,000 s.f.	24,000 s.f.	16,000 s.f.	12,600 s.f.	8,400 s.f.
Minimum Lot Width	150 ft.	100 ft.	75 ft.	60 ft.	60 ft.
Minimum Front Setback	50 ft.	50 ft.	40 ft.	30 ft.	30 ft.
Minimum Rear Setback	50 ft.	25 ft.	25 ft.	25 ft.	25 ft.

Table 1 – Residential Zoning Hierarchy

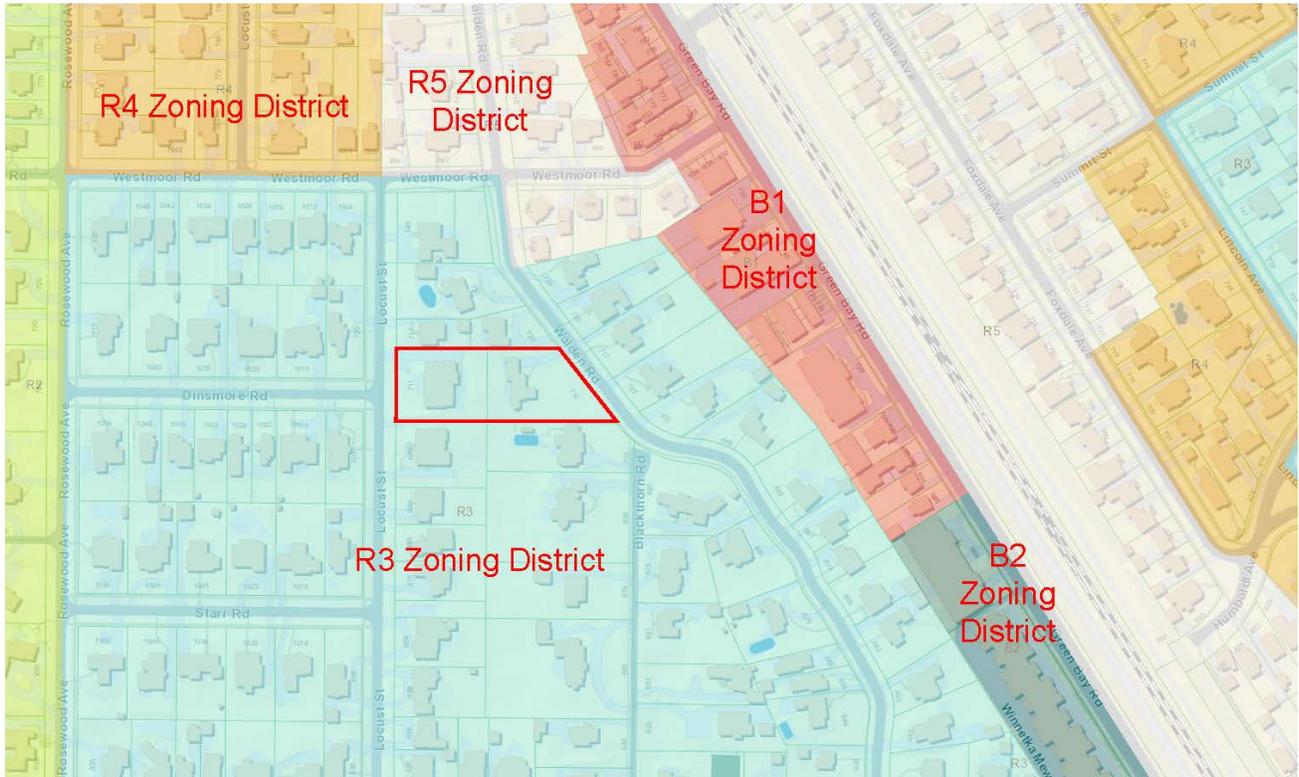


Figure 5 – Area Zoning Map

COMPLIANCE WITH ZONING STANDARDS – LOT SIZE AND DIMENSIONS

All subdivisions are evaluated by staff at the time of application to assure compliance with basic minimum quantitative measures including, but not limited to (a) minimum lot area, (b) minimum lot width, and (c) minimum lot depth.

The proposed *St. John’s Subdivision* **fully complies** with minimum lot area, lot width and lot depth requirements as summarized in Table 2 below. The existing lots also comply with the zoning standards as represented below.

Table 2 R-3 Zoning Standards		Proposed Consolidated Lot	Existing 711 Locust St. Lot	Existing 710 Walden Rd. Lot
Minimum Interior Lot Area	16,000 square feet	58,303 sq. ft. COMPLIES	27,708 sq. ft. COMPLIES	30,595 sq. ft. COMPLIES
Minimum Average Lot Width	75 feet	130.23 feet COMPLIES	150.13 feet COMPLIES	148.52 feet COMPLIES
Minimum Width (at front street line)	20 feet	150 feet	150 feet COMPLIES	190.1 feet COMPLIES
Minimum Lot Depth	150 feet	330.74 feet COMPLIES	184.56 feet COMPLIES	206 feet COMPLIES

Table 2 – R-3 Zoning Standards

COMPLIANCE WITH ZONING STANDARDS – REQUIRED SETBACKS AND BUILDING SIZE

The allowable size of buildings on a residential lot and the required amount of open space around the buildings is dictated by the Village Zoning Ordinance. As a general rule, the allowable size of buildings and the setback requirements for those buildings change with any modifications to lot dimensions. As a result, staff conducts analyses of proposed lots and the improvements on those lots to determine (a) whether any new zoning nonconformities would be created by the resubdivision and (b) whether there are any existing zoning nonconformities which will remain. In the event of a zoning nonconformity arising out of a proposed subdivision, relief must be granted by both the Plan Commission and Zoning Board of Appeals.

Staff evaluation of the proposed *St. John's Subdivision* is summarized in Table 3 on page 7, indicating the extent to which the proposed consolidated lot complies with zoning standards. Table 3 is intended to clarify that **no zoning nonconformities are created with respect to required setbacks or allowable building size. The proposed subdivision does not require any zoning relief.**

COMPLIANCE WITH SUBDIVISION CODE STANDARDS

All changes to the configuration of parcels of land are classified as Land Subdivisions under the Village Code, and are subject to review and approval by the Plan Commission and Village Council. As part of that review process, resubdivisions are subject to review for compliance with both the Village Subdivision Code as well as the Zoning Ordinance.

According to Section 16.12.010 Minimum land subdivision standards of the Subdivision Code, subdivisions shall conform with the Comprehensive Plan and with the minimum standards outlined in Section 16.12.010, such as the street system, street and alley widths, lot size, etc. The proposed subdivision complies with all requirements of Section 16.12.010.

In terms of conformance with the Comprehensive Plan, the following are objectives relevant to the proposed *St. John's Subdivision*:

1. "Ensure that...residential development is appropriate to the character of and minimizes the adverse impact on its surrounding neighborhood."
2. "Maintain the Village's traditional dwelling density patterns by limiting the scale and density allowed in developments and renovations"
3. "Retain the character of existing residential neighborhoods. Assure that new construction and additions to existing houses respect the scale of neighboring houses, setbacks, open spaces, parkway trees and the pedestrian orientation of the neighborhoods."

The Commission will want to consider if the proposed consolidation furthers the objectives of the Comprehensive Plan.

STORMWATER

The proposed subdivision consists of consolidating two lots into a single larger lot. As previously mentioned, the Applicants intend to demolish the existing residence at 710 Walden Road, and construct a pool, pool house, and other accessory structures. These future improvements, along with any other impermeable lot coverage, will be evaluated by Village Engineering staff for compliance with the Village stormwater regulations upon submittal of the permits necessary for such improvements.

CONSIDERATION BY OTHER ADVISORY BOARDS/COMMISSIONS

The Landmark Preservation Commission (LPC) considered the demolition application for the residence at 710 Walden Road on January 6, 2020. After hearing from the Applicants’ representative, and no members of the public, by a vote of 7-0, the LPC required the Applicants to submit a Historical Architectural Impact Study (HAIS). The LPC found based on the fact the home was designed by Russell Walcott, a prominent architect of the early twentieth century on the North Shore, that the home has sufficient architectural merit to warrant an HAIS prior to issuance of the demolition permit. Once the HAIS is submitted and the required public notice is provided, the LPC will consider the study to determine if the demolition should be delayed in order to explore alternatives to demolition.

Table 3 – Zoning Setback Requirements and Building Size Limitations		Proposed Consolidated Lot	Existing Lot (711 Locust St.) (applicants’ primary residence –to remain)	Existing Lot (710 Walden Rd.) (residence to be torn down)
SETBACK REQUIREMENTS	Minimum Required Front Yard Setback	48.64 feet	48.64 feet	40 feet
	Minimum front yard provided by existing structures	54 feet	54 feet	84.98 feet
	Minimum Required Side Yard	12 feet	12 feet	12 feet
	Minimum side yard provided by existing structures	30.09 feet	30.09 feet	19.68 feet
	Minimum Total Required Side Yards	39.07 feet	45.04 feet	44.56 feet
	Total side yards provided by existing structures	60.46 feet	60.46 feet	45.68 feet
ALLOWABLE BUILDING SIZE	Maximum Allowed Gross Floor Area (GFA)	15,224.69 sq. ft.	8,187.84 sq. ft.	8,851.85 sq. ft.
	GFA provided by existing structures	7,626.64 sq. ft.	7,626.64 sq. ft.	4,729.65 sq. ft.
	Maximum Allowed Roofed Lot Coverage (RLC) (25% of lot area)	14,575.75 sq. ft.	6,927 sq. ft.	7,648.75 sq. ft.
	RLC provided by existing structures	5,207.52 sq. ft.	5,207.52 sq. ft.	3,104.28 sq. ft.
	Maximum Allowed Impermeable Lot Coverage (ILC) (50% of lot area)	29,151.5 sq. ft.	13,854 sq. ft.	15,297.5 sq. ft.
	ILC provided by existing structures	11,230.32 sq. ft.	11,230.32 sq. ft.	5,569.02 sq. ft.

Table 3 – Zoning Setback Requirements and Building Size Limitations

CURRENT CONSIDERATION BY PLAN COMMISSION

The Village Code does not require an applicant to obtain preliminary plat approval as a precondition of final plat approval. In this case, the Applicants have chosen to directly proceed with the final plat review.

In addition to evaluating prescriptive standards of the zoning and subdivision code, consideration of Final Subdivision Plat approval also needs to consider the details of the final plat such as utility easements, final plat formatting and related matters.

The Village Public Works and Water & Electric Departments are not requesting any utility easements. The Public Works Department has noted that there are some very large and healthy oak trees on the site, especially on the 710 Walden lot. Therefore, the Applicants have been advised to expect some very restrictive tree protection requirements due to the extensive root zone protection areas that will be identified upon submittal of a building permit. The Water & Electric Department has noted that the proposed consolidation requires the elimination of both the water and electric services at 710 Walden Road.

PLAT FORMATTING – SIGNATURE BLOCKS

As both 711 Locust Street and 710 Walden Road are owned by a trust, the Owner's Certificate shall be in the applicable format. The Applicants are in the process of addressing this minor issue.

RECOMMENDATION

Following conclusion of public comment and Commission discussion, the Commission may choose to consider the following motion:

The Plan Commission **finds [does not find]**

1. That the proposed St. John's Subdivision Final Plat consolidating 711 Locust Street and 710 Walden Road into a single Lot of Record **meets [does not meet]** the Subdivision Code standards for approving such final plat; and
2. The proposed subdivision **is [is not]** consistent with the Comprehensive Plan's Land Use Map designation of the Subject Property as appropriate for "single family residential" development and consistent with the following objectives of Chapter II of the Comprehensive Plan:
 - a. to "Ensure that ... residential development is appropriate to the character of and minimizes the adverse impact on its surrounding neighborhood;"
 - b. to "Maintain the Village's traditional dwelling density patterns by limiting the scale and density allowed in developments and renovations;" and
 - c. to "Retain the character of existing residential neighborhoods. Assure that new construction and additions to existing houses respect the scale of neighboring houses, setbacks, open spaces, parkway trees and the pedestrian orientation of the neighborhoods."

Based upon these findings, the Plan Commission **recommends [does not recommend]** that the proposed St. John's Subdivision be approved subject to the following condition:

1. All necessary signature blocks be provided in a format acceptable to the Village Attorney.

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Proposed Plat of Subdivision (St. John's Subdivision)

Attachment C: Plat of Survey of existing improvements (711 Locust Street)

Attachment D: Plat of Survey of existing improvements (710 Walden Road)

ATTACHMENT A

Village of Winnetka
SUBDIVISION/CONSOLIDATION APPLICATION

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SUBDIVISION/CONSOLIDATION APPLICATION

Case No. 20-03-SD

Property Information

Site Address: 710 Walden Road & 711 Locust

Parcel Identification Number(s) (PIN): 05174100120000 (710 Walden) & 05174100050000 (711 Locust)

Property Owner Information

Name: Mr. Meinhard St. John & Mr. Paul St. John

Primary Contact: Mr. Paul St. John

Address: 711 Locust

City, State, Zip: Winnetka, IL 60093

Phone No. [REDACTED]

Email: [REDACTED]

Date owner acquired property: 12/09/2019

Architect Information

Name: Hackley & Associates, Architects

Primary Contact: Chip Hackley or Ted Dunn

Address: 440 Green Bay Rd

City, State, ZIP: Kenilworth, IL 60043

Phone No. 847-853-8258

Email: ted@hackleyarchitects.com

Surveyor Information

Company Name: Greengard, Inc.

Primary Contact: Tony Catella

Address: 111 Barclay

City, State, Zip: Lincolnshire, IL 60069

Phone No. 847-634-3882 x103

Email: acatella@greengardinc.com

Attorney Information

Name: _____

Primary Contact: _____

Address: _____

City, State, Zip: _____

Phone No. _____

Email: _____

Property Owner Signature: [REDACTED]

Date: 12/14/2019

The proposed consolidation of 711 Locust and 710 Walden conforms to all zoning and subdivision standards set forth by the Village of Winnetka. These two lots are exactly the same width and align evenly to create a uniform through lot between Locust and Walden.

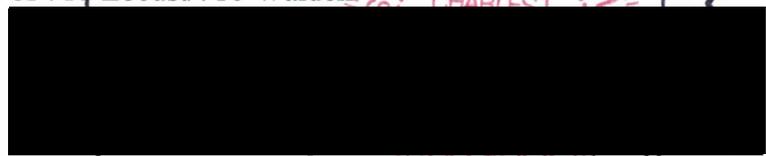
The proposed lot will have a consistent width of 150.00 feet and will remain as a regular shaped lot with the exception of the skewed frontage along Walden, an existing condition set by the existing angle of Walden. The R-3 zoning district requires a minimum lot area of 16,000 square feet and a minimum width of 75.00 feet, both of which the proposed consolidated lot complies. The consolidated lot will be 58,303 square feet (1.34 acres) with an averaged depth of 389.22 feet.

No setbacks will be violated by the consolidation and the resulting adjustments to the setbacks according to ordinance will not create any non-conforming conditions for the existing structures to remain. The context of the surrounding neighborhood as perceived from both Locust and Walden shall remain unchanged as the proposed consolidation does not alter the street frontage for either.

The intent of consolidation is to provide for a pool, pool house and accessory structures, to further enhance their property for long-term use and enjoyment by their growing family. Removing the existing building for placement of these accessory structures will significantly reduce the scale and bulk relative to the neighborhood. Furthermore, an existing surface water drainage issue in the south-east corner of the lot along Walden will be corrected by the improvements.

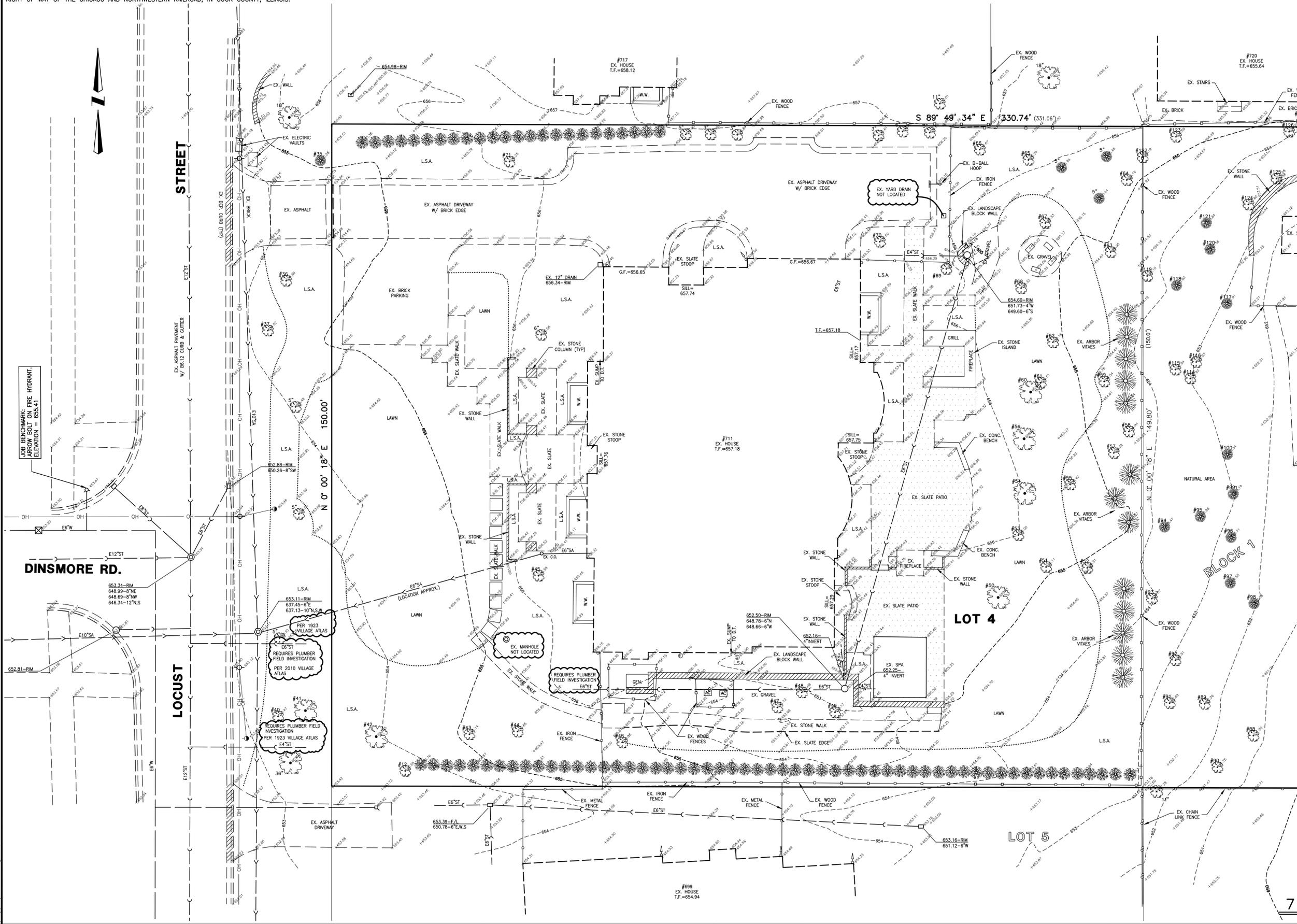
And lastly, what is proposed to replace this existing building is not a new house – maximized for the lot – but lower-lying accessory structures, complimentary to their home and respectful of the neighborhood context.

Chip Hackley - Principal
Hackley & Associates Architects, Inc.
Architect for Owners of 711 Locust/710 Walden



LEGAL DESCRIPTION

LOTS 3 AND 4 IN BLOCK 1 IN NELSON'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING A RESUBDIVISION OF LOT 61 AND PART OF LOT 60 IN THE COUNTY CLERK'S DIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 17, LYING WEST OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD, IN COOK COUNTY, ILLINOIS.



Tree Survey	TAG #	SIZE	SPECIES	CONDITION	NOTES / LOCATION
				1-6 (1=BEST 6= DEAD)	
	35	8	Spruce	4	
	36	6	Pear	3	
	37	16	Swamp White Oak	3	
	38	8	Hawthorn	3	
	39	7	Hawthorn	3	
	40	16	Sugar Maple	3	
	41	24	Bur Oak	4	
	42	30	Bur Oak	3	
	43	9	Sugar Maple	3	
	44	6	Red Maple	3	
	45	7	Pear	3	
	46	6	Sugar Maple	3	
	47	6	Poplar	3	
	48	6	Poplar	3	
	49	10	Poplar	3	
	50	19	Red Oak	3	
	51	12	Red Oak	3	
	52	15	Red Oak	3	
	53	14	Red Oak	3	
	54	20	Red Oak	3	
	55	13	Red Oak	3	
	56	18	Red Oak	3	
	57	13	Red Oak	3	
	58	11	Norway Maple	3	
	59	10	Red Oak	3	
	60	18	Red Oak	3	
	61	12	Red Oak	3	
	62	13	Red Oak	3	
	63	9	Red Bud	3	Broken Top
	64	9	Red Oak	3	Heavy Lean
	65	8	Red Maple	3	
	66	7	Red Maple	3	
	67	10	White Oak	3	
	68	11	White Oak	3	
	69	7	Red Maple	3	
	70	6	Pear	3	
	71	8	Red Maple	3	

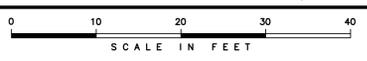
Lou Leggett 847-561-7061
Certified Arborist #177

SOURCE BENCHMARK:
BRASS WATER RESOURCES MONUMENT
IN CONCRETE, LOCATED AT THE N.W.
CORNER OF HIBBARD RD. & HILL RD.
ELEVATION=623.36 (NAVD 88)

LEGEND

- 104- CONTOUR
- x 105.08 SPOT ELEVATION
- 10" DECIDUOUS TREE W/DIA.
- 12" CONIFEROUS TREE W/DIA.
- SANITARY MANHOLE
- ⊙ STORM MANHOLE
- CATCH BASIN
- ⊕ INLET
- ⊕ WATER SERVICE BOX
- ⊕ VALVE & VAULT
- ⊕ FIRE HYDRANT
- ⊕ UTILITY POLE
- ⊕ LIGHT STANDARD
- ⊕ STORM CULVERT
- E8"SA SANITARY SEWER
- E12"ST STORM SEWER
- E6"W WATER MAIN
- DITCH
- SWALE
- DIRECTION SURFACE DRAINAGE
- FENCE
- or ○ DOWNSPOUT

711 LOCUST ST.



SCALE IN FEET

DESIGNED BY:	DATE:
MRT	11-22-19
CHECKED BY:	DATE:
DRF	11-22-19
APPROVED BY:	DATE:
DRF	11-22-19

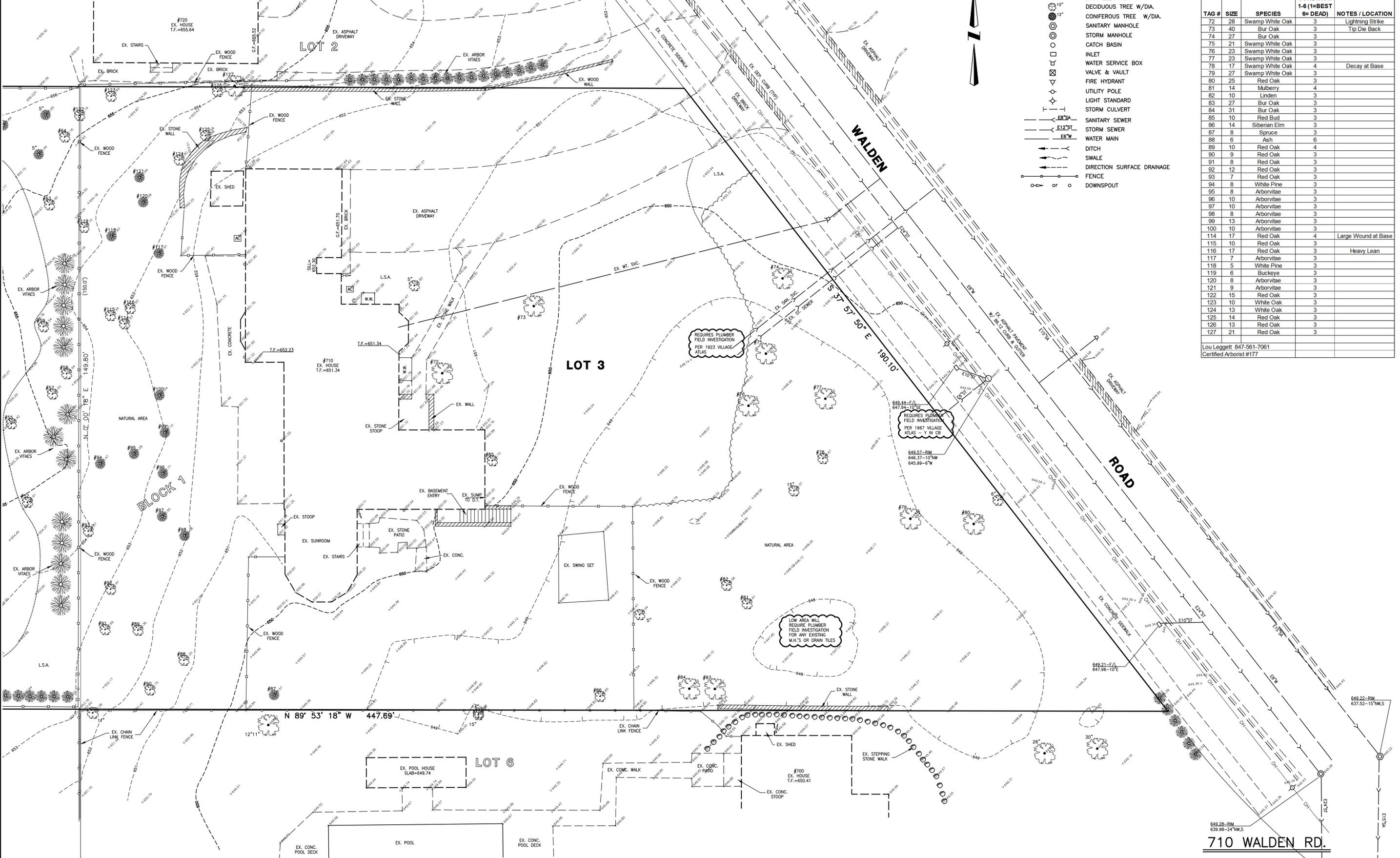


GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3623
PHONE: 847-634-3883 E-MAIL: 231@GREENGARDINC.COM
FAX: 847-634-0687 ILL. REGISTRATION NO. 184-000995

SCALE: 1"=10'
DRAWING NO. 65249
SHEET 1 of 2

711 LOCUST ST. & 710 WALDEN RD. - WINNETKA
EXISTING TOPOGRAPHY

LEGAL DESCRIPTION
 LOTS 3 AND 4 IN BLOCK 1 IN NELSON'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING A RESUBDIVISION OF LOT 61 AND PART OF LOT 60 IN THE COUNTY CLERK'S DIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 17, LYING WEST OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD, IN COOK COUNTY, ILLINOIS.



LEGEND

- 104 --- CONTOUR
- X 105.08 SPOT ELEVATION
- 12" DECIDUOUS TREE W/DIA.
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- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- INLET
- WATER SERVICE BOX
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- FIRE HYDRANT
- UTILITY POLE
- LIGHT STANDARD
- STORM CULVERT
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- DITCH
- SWALE
- DIRECTION SURFACE DRAINAGE
- FENCE
- or ○ DOWNSPOUT

Tree Survey		CONDITION		NOTES / LOCATION
TAG #	SIZE	1-6 (1=BEST)	6= DEAD	
72	28	Swamp White Oak	3	Lightning Strike
73	40	Bur Oak	3	Tip Die Back
74	27	Bur Oak	3	
75	21	Swamp White Oak	3	
76	23	Swamp White Oak	3	
77	23	Swamp White Oak	3	
78	17	Swamp White Oak	4	Decay at Base
79	27	Swamp White Oak	3	
80	25	Red Oak	3	
81	14	Mulberry	4	
82	10	Linden	3	
83	27	Bur Oak	3	
84	31	Bur Oak	3	
85	10	Red Bud	3	
86	14	Siberian Elm	3	
87	8	Spruce	3	
88	6	Ash	6	
89	10	Red Oak	4	
90	9	Red Oak	3	
91	8	Red Oak	3	
92	12	Red Oak	3	
93	7	Red Oak	3	
94	8	White Pine	3	
95	8	Arborvitae	3	
96	10	Arborvitae	3	
97	10	Arborvitae	3	
98	8	Arborvitae	3	
99	13	Arborvitae	3	
100	10	Arborvitae	3	
114	17	Red Oak	4	Large Wound at Base
115	10	Red Oak	3	
116	17	Red Oak	3	Heavy Lean
117	7	Arborvitae	3	
118	5	White Pine	3	
119	6	Buckeye	3	
120	8	Arborvitae	3	
121	9	Arborvitae	3	
122	15	Red Oak	3	
123	10	White Oak	3	
124	13	White Oak	3	
125	14	Red Oak	3	
126	13	Red Oak	3	
127	21	Red Oak	3	

Lou Leggett 847-561-7061
 Certified Arborist #177

0 10 20 30 40
 SCALE IN FEET

SOLE PROPERTY OF GREENGARD, INC. AND NO REPRODUCTION OR USE IN WHOLE OR PART WITHOUT WRITTEN PERMISSION OF GREENGARD, INC.

DESIGNED BY:	DATE:
MRT	11-22-19
CHECKED BY:	DATE:
DRF	11-22-19
APPROVED BY:	DATE:
DRF	11-22-19

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SCALE: 1"=10'
 DRAWING No. 65249
 SHEET 2 OF 2

711 LOCUST ST. & 710 WALDEN RD. - WINNETKA
 EXISTING TOPOGRAPHY

PC Agenda Packet - 711 Locust/710 Walden - Page 13

11614 ALGONQUIN RD.
HUNTLEY, IL. 60142

TOPOGRAPHICAL-ALTA/ACSM-BOUNDARY-SUBDIVISIONS-MORTGAGE-CONDOMINIUM

PHONE: (847) 458-1710
FAX: (847) 458-1712



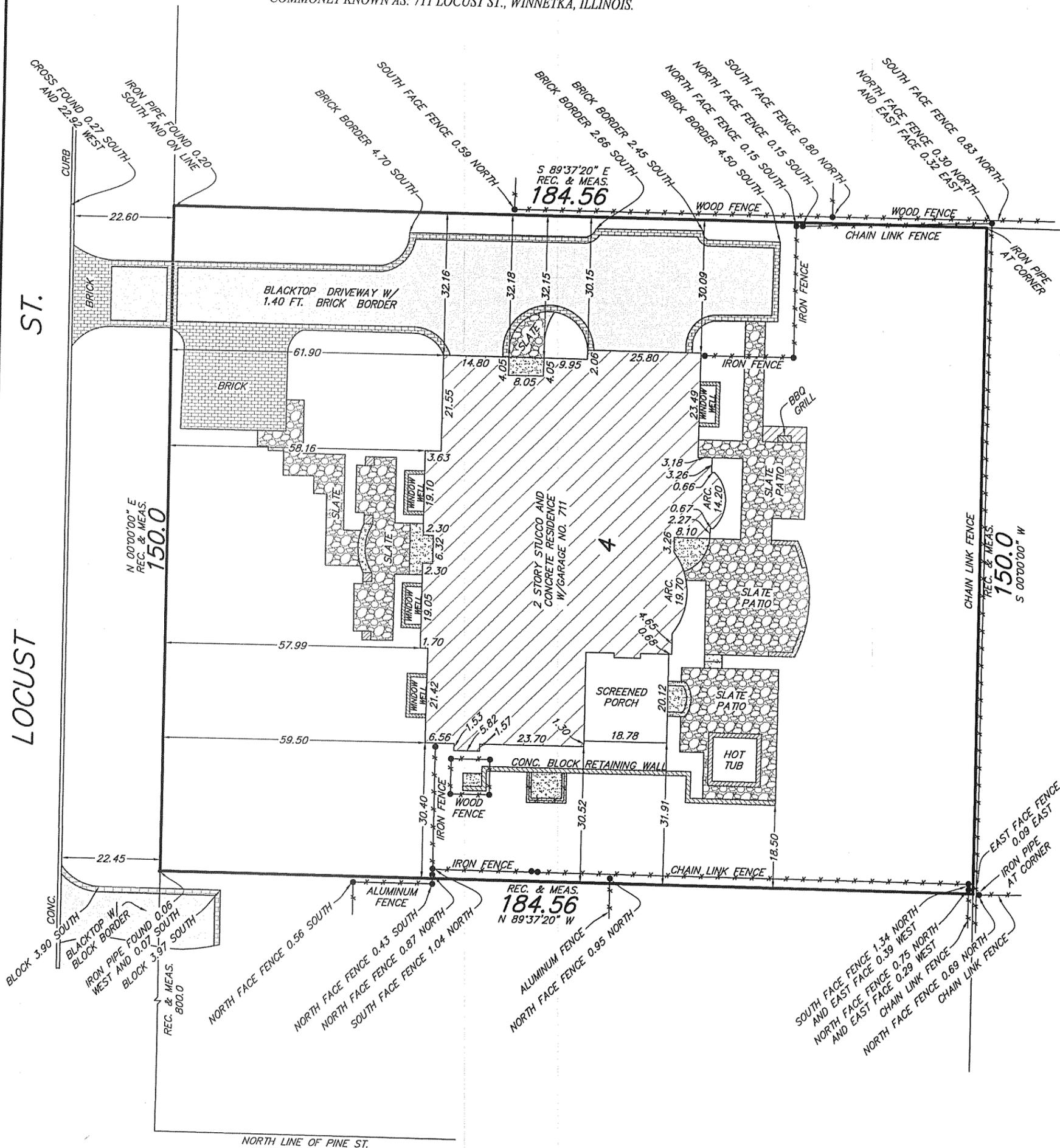
Scale - 1 inch = 25 feet

Jens K. Doe
Professional Land Surveyors, P.C.
PLAT OF SURVEY

ORDER NO.
19-0103

LOT 4 IN BLOCK 1 IN NELSON'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING A RESUBDIVISION OF LOT 61 AND PART OF LOT 60 IN COUNTY CLERK'S DIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF SAID SECTION 17, LYING WEST OF RIGHT-OF-WAY OF CHICAGO AND NORTHWESTERN RAILROAD IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 711 LOCUST ST., WINNETKA, ILLINOIS.



NOTE:

The legal description noted on this plat is a copy of the land survey order placed by the client and for accuracy **MUST** be compared with the Deed. For building restrictions refer to your Abstract, Deed or Contract.

Compare distances between points before building and report any discrepancy to this office immediately.

Dimensions shown hereon are not to be assumed or scaled.

Dimensions shown hereon are in feet and decimal parts thereof.

Field work completion date: March 12, 2019.

ORDERED BY:

LAW OFFICE OF ROBIN KING

State of Illinois)
County of Cook)

JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C., does hereby certify that a survey has been made under its direction, by an Illinois Professional Land Surveyor of the property described hereon and that the plat hereon drawn is a correct representation of said survey.

Chicago, Illinois, Dated this 18th Day of March

This professional service conforms to the current Illinois minimum standards for a boundary survey.

JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C.

[Signature]
KYVIN DUFFY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3228
LICENSE EXPIRATION: 11 - 30 - 20

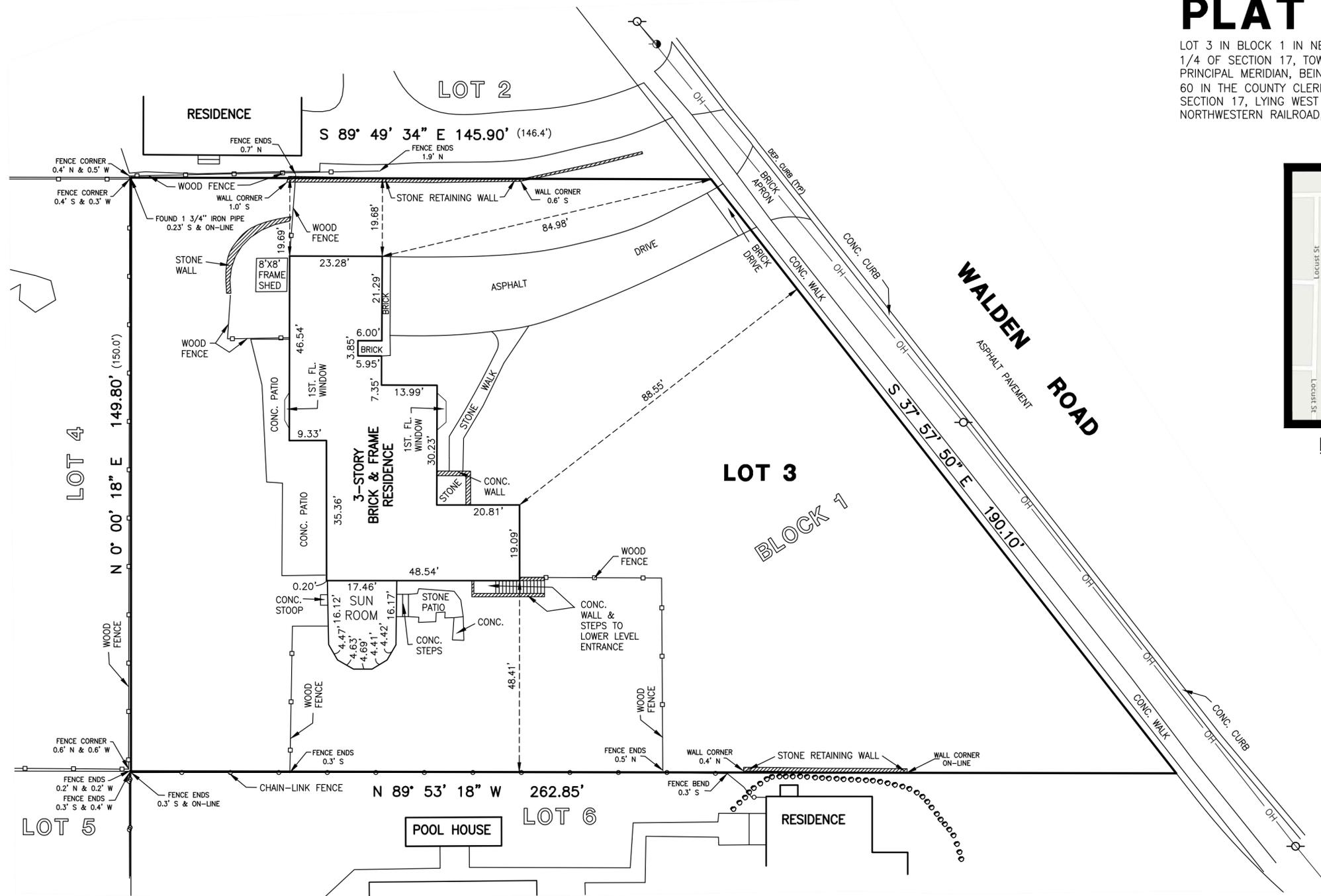


PLAT OF SURVEY

LOT 3 IN BLOCK 1 IN NELSON'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING A RESUBDIVISION OF LOT 61 AND PART OF LOT 60 IN THE COUNTY CLERK'S DIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 17, LYING WEST OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD, IN COOK COUNTY, ILLINOIS.



LOCATION MAP
NOT TO SCALE



SURVEYORS NOTES:

1. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
2. () DENOTES RECORD DIMENSION.
3. BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS.
4. ORIGINAL CLIENT- HACKLEY & ASSOCIATES ARCHITECTS
5. ORIGINAL FIELD WORK COMPLETED- 11-15-19

GENERAL NOTES:

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
2. ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE SHOWN HEREON. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
3. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

LEGEND

- POWER POLE
- OVERHEAD LINES

AREA

30,595 Sq. Ft. OR 0.70 ACRES (MORE OR LESS)

STATE OF ILLINOIS }
COUNTY OF LAKE } SS

WE, GREENGARD INC., DO HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 22ND. DAY OF NOVEMBER, A.D., 2019.



Joseph R. Sadoski
JOSEPH R. SADOSKI
ILLINOIS

GREENGARD, INC.
111 BARCLAY BOULEVARD, SUITE 310
LINCOLNSHIRE, ILLINOIS 60069

PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES 11-30-20.

Drawing File: J:\65249\dwg\Survey\65249-710 WALDEN-SB.dwg Nov 26, 2019 - 11:37am

DESIGNED BY: AN	DATE: 11-18-19
CHECKED BY: JRS	DATE: 11-22-19
APPROVED BY:	DATE:
DRAWN BY:	DATE:
REVISIONS	



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SCALE:	1"=20'
DRAWING No.	65249
SHEET	1 OF 1

710 WALDEN ROAD - WINNETKA, ILLINOIS

PLAT OF SURVEY