



PLAN COMMISSION REGULAR VIRTUAL MEETING AGENDA WEDNESDAY, MAY 27, 2020 - 7:00 PM

In accordance with social distancing requirements and Governor Pritzker's Stay at Home Executive Order, **the Winnetka Plan Commission meeting on Wednesday, May 27, 2020 will be held virtually. The meeting will be livestreamed via the Cisco WebEx platform.**

The public has the following two options **for observing and participating during this virtual Plan Commission meeting, including the ability to provide testimony or comments.** Persons wishing to participate are strongly encouraged (but not required) to complete the Sign-In form found at www.villageofwinnetka.org/meetingsignin.

- 1) **Telephone (audio only).** Call: 408-418-9388; when prompted enter the Meeting ID – 623198147 (Please note there is no additional password or attendee ID required.)
- 2) **Livestream (both audio and video feed).** Download the Cisco WebEx meetings app to your smart phone, tablet or computer, and then join Meeting ID – 623198147 Event Password – PC05272020

If you wish to **provide testimony or comments prior to the meeting**, you may provide them one of three ways:

- 1) By sending **an email** to planning@winnetka.org;
- 2) By sending **a letter** to Community Development Department, Village of Winnetka, 510 Green Bay Road, Winnetka, IL 60093, or
- 3) By leaving **a voice mail message** at the phone number 847-716-3524. All voicemail messages will be transcribed into a written format.

All comments received by 6:00 PM the day of the meeting will be read at the meeting by staff. Written public comment is limited to 200 words or less and should identify both (1) the subject of the comment being offered (such as property address or case number of the agenda item) and (2) the full name of the individual providing the comments. In addition, you may wish to include your street address, phone number, and the name of the organization or agency you represent, if applicable.

General comments for matters not on the agenda will be read at the end of the meeting under Public Comment. Comments specific to a particular agenda item will be read during the discussion of that agenda item.

All emails received will be acknowledged either during or after the meeting, depending on when they are received.

Persons seeking additional information concerning any of the applications, accessing the virtual meetings, or requesting alternative means to provide testimony or public comment are directed to email inquiries to planning@winnetka.org or by calling 847-716-3525.

**PLAN COMMISSION REGULAR VIRTUAL MEETING AGENDA
WEDNESDAY, MAY 27, 2020 - 7:00 PM**

AGENDA ITEMS

1. Call to Order & Roll Call.
2. Introductory Remarks Regarding Conduct of Virtual Meeting.
3. Approval of February 26, 2020 meeting minutes.
4. **Case No. 20-17-SD: 1165, 1171 and 1177 Ash Street:** An application submitted by Richard and Laura Radcliffe and Carl and Rebecca Hardie seeking approval of a Final Plat of Subdivision to resubdivide the three existing lots into two lots of record and a zoning variation. The requested zoning variation would permit the existing residence at 1165 Ash Street to observe less than the minimum required side yard setback from the east property line. The Village Council has final jurisdiction on this request.
5. Other Business.
 - a. Community Development Report
 - b. Comprehensive Plan Status Update.
 - c. June 24, 2020 Meeting - Quorum check.
6. Public Comment.
7. Adjournment

Note: Public comment is permitted on all agenda items.

NOTICE

All agenda materials are available at www.villageofwinnetka.org/agendacenter.

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).

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**WINNETKA PLAN COMMISSION
MEETING MINUTES
FEBRUARY 26, 2020**

Members Present:

Matt Bradley, Acting Chairperson
Mamie Case
Layla Danley
Louise Holland
Bridget Orsic
Jay Vanderlaan

Non-voting Members Present:

John Swierk

Members Absent:

Tina Dalman
Chris Foley
John Golan

Village Staff:

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

Call to Order & Roll Call

Chairman Bradley called the meeting to order at 7:14 p.m. Ms. Klaassen took roll call of the Commission Members present noting Ms. Dalman, Mr. Foley and Mr. Golan are absent.

Community Development Report

Mr. Schoon stated the Village Council approved the special use for the Winnetka Presbyterian Church plaza with a condition that the applicant would work with the Village to address any localized flooding issues and make their property available for access in the event of the need for an easement for piping. He noted any regional flooding issues would be at the Village's expense.

Mr. Schoon also stated as the DRB handles the sign regulations; the Village Council asked the DRB to consider allowing internally illuminated signage for businesses. He informed the Commission a business in East Elm approached the Village Council and asked them to study the issue. Mr. Schoon stated they received initial feedback from the DRB that they were open to studying it. He then stated another business owner on West Elm approached the Village Council asking the Village to consider allowing cabinet signage typically found at restaurants containing a menu display. Mr. Schoon stated they are only now allowed at 1 square foot which is impractical for that use and they would be studying that issue as well.

Mr. Swierk stated with regard to internally illuminated signage, people sometimes wanted it located inside the store, which would shine out through the glass. He referred to one company which had an "Open" sign in the window which is currently not allowed.

Public Comment

Chairman Bradley asked if there was any comment from the audience for items not on the agenda. No comments were made at this time.

Approval of January 22, 2020 Meeting Minutes

1 Chairman Bradley asked for a motion to approve the January 22, 2020 meeting minutes. A motion was
2 made by Ms. Case and seconded by Ms. Holland. A vote was taken and the motion passed by unanimous
3 voice vote.
4

5 **Approval of January 28, 2020 Special Meeting Minutes**

6 Chairman Bradley asked for a motion to approve the January 28, 2020 special meeting minutes. A
7 motion was made by Ms. Danley and seconded by Mr. Vanderlaan. A vote was taken and the motion
8 passed by unanimous voice vote.
9

10 **Case No. 20-05-SU: 717 Elm Street – Blowdry Boutique: An application submitted by Blowdry**
11 **Boutique, Inc. seeking a Special Use Permit to allow a hair salon in the C-2 General Retail Commercial**
12 **Overlay District at 717 Elm Street. The Village Council has final jurisdiction on this request.**

13 Chairman Bradley noted the Commission is a recommending body and the Village Council has final
14 jurisdiction.
15

16 Kearby Kaiser of BJB Evanston stated he is representing management and ownership of the building.
17 Chairman Bradley swore in those speaking to this matter.
18

19 Ms. Klaassen stated Blowdry Boutique filed a special use permit to allow a hair salon on the ground floor
20 at 717 Elm Street. She stated the subject property is one of the first floor commercial spaces located in
21 the three story multi-use building at 713-723 Elm Street on the north side of Elm between Lincoln and
22 Arbor Vitae Road. Ms. Klaassen stated the 717 Elm Street space is currently unoccupied and in 2017 was
23 part of the space to be occupied by the One Winnetka office and the approved special use permit is no
24 longer effective for that use. She noted other tenants in the building include the Winnetka Dental Group
25 and a combination of office uses and apartments above. Ms. Klaassen stated in addition to the special
26 use permit approved in 2016 for the Winnetka Dental Group, Definition Fitness received approval of a
27 special use permit in 2018 for its lower level space. She then stated the space immediately to the west is
28 also currently vacant.
29

30 Ms. Klaassen noted the subject property is located in the commercial overlay district on the far eastern
31 edge. She stated the applicant is proposing to open BlowDry boutique in the space, which is currently
32 located at 552 Lincoln Avenue, this location is also in the East Elm business district and did not require
33 approval of a special use permit since hair salons did not require special use permit approval prior to the
34 amendments which went into effect in July 2019.
35

36 Ms. Klaassen stated the applicant intends to be open from 9am to 6 or 7pm depending on client needs
37 and as represented on the floor plan, there would be eight stylist stations and three wash bowls
38 whereas their current salon has six styling stations and two wash bowls. She stated the application
39 indicates there would be four stylists on site and four clients at one time. Ms. Klaassen also stated the
40 applicant explains in response to the standards that they would park in the Village parking lot where
41 designated for employee parking. She then stated given that the applicant currently operates in the East
42 Elm business district and the fact there is on-street parking available in that area, Village staff did not
43 require a parking study to be performed.
44

45 Ms. Klaassen stated the Commission is to consider any public comment and following discussion, to
46 determine whether the application meets the standards for granting the special use permit. She then
47 asked if there were any questions. Chairman Bradley also asked if there were any questions. No
48 questions were raised at this time.

1 Kearby Kaiser introduced himself to the Commission and stated he has worked with BJB Evanston which
2 has owned four buildings in Winnetka for several years and has worked on many special use permit
3 applications in trying to fill spaces in the Village's business districts. He stated this space has been good
4 to them over the past 11 years in terms of tenants and referred to One Winnetka which had planned to
5 occupy the entire ground floor. Mr. Kaiser stated they had a plan which filled the basement and after
6 waiting, the first floor space went back on the market at which time he received a call from the applicant
7 under the assumption it would not be a special use. He described the applicants as good people who
8 have a good clientele following and stated the surrounding tenants were also happy about the proposed
9 use. Mr. Kaiser offered to answer any questions and described the request as simple since they would
10 be moving from their current location. Chairman Bradley also asked if there any questions.

11
12 Ms. Holland asked how many other hair salons are in the area and indicated there may be three others.
13 Mr. Kaiser responded there may not be any others. He then identified other tenants in the area. Ms.
14 Holland asked if there is a salon around the corner near Café Roma. Mr. Kaiser stated that was their
15 building and Mark Beard is no longer there and there is no tenant in that space. Ms. Holland stated she
16 wished the owner was here and suggested she should sell products. Mr. Kaiser responded that is not his
17 understanding and she planned to sell items such as costume jewelry, which is not at the heart of the
18 business. He stated it is his understanding to be considered a retail space that the first 50 feet needed to
19 be dedicated to selling product and the applicant's 50 foot line is where the bathroom started. Mr.
20 Kaiser referred to another client which sold products at the front of the store and which is not a special
21 use. Ms. Holland asked if the applicant would charge a retail sales tax on items sold. Mr. Kaiser
22 confirmed that is correct and stated his understanding of the Retail Overlay District is if the primary
23 business is not retail, you had to get a special use permit even if you sold items in the front of the store.
24 He reiterated the client would sell a some products.

25
26 Chairman Bradley asked if there were any other questions. No additional questions were raised at this
27 time. He then called the matter in for discussion. He noted there is no one in the audience to comment.

28
29 Ms. Danley stated this is an existing use which wants to stay in Winnetka and submitted that their
30 current landlord is repositioning their building. She stated she had no problem approving the special use
31 and would rather keep the tenant. Ms. Orsic stated she generally agreed as well and although it would
32 be located in the Retail Overlay District, this is a small strip with a lot of vacant buildings noting it is a
33 pre-existing Winnetka use. She also stated although it would not be a retail store, they planned to sell
34 some items and she is in favor.

35
36 Ms. Holland asked if they are currently located at 552 Lincoln. Mr. Kaiser responded that is correct and
37 confirmed they are in the Winnetka Walk building. Ms. Holland asked if they are not located on the
38 street. Ms. Klaassen confirmed their specific location in the Winnetka Walk building. Ms. Holland
39 commented it is a sad strip of vacant properties and stated for the record, if they do not like the Overlay
40 District, they should get rid of it. She then stated she would vote in favor of the special use permit and
41 hoped the applicant would sell products and pay retail sales tax. Ms. Holland then referred to the real
42 estate office which was allowed to take up 1,600 square feet of space with the idea of having pop up
43 stores which did not work.

44
45 Ms. Case stated she is also in favor and it is a pre-existing business in the Village. She then stated before
46 2019, it was not an issue and they now have to apply for a special use permit. She stated the applicant
47 has been honest and customers may buy products when receiving services. She concluded by stating she
48 would support the request and is glad they are staying.

1 Mr. Vanderlaan asked if they planned to keep the current location in addition to this one and referred to
2 it potentially having become One Winnetka office space and asked what would happen to that space.
3 Mr. Kaiser stated they sold them the building next door at Conney's. Mr. Vanderlaan concluded he
4 would be in support of the request. Mr. Swierk stated he would be in support of the request and it
5 represented the relocation of an existing business.

6
7 Chairman Bradley then stated he is in support of the request as well and they have heard special use
8 applications in the Commercial Overlay District which intended to have a retail aspect. He stated this use
9 would include service with the potential sale of products and the applicant noted they have retail sales
10 in their current space which would continue in the new location and with proper registration with the
11 state, would generate retail sales tax. Chairman Bradley also stated the request is semantics but for a
12 change in the code in 2019. He then asked for a motion to recommend approval as noted on page 4 in
13 the packet of materials.

14
15 Mr. Vanderlaan moved to recommend approval of the requested special use as stated on page 4 of the
16 agenda packet. The motion was seconded by Ms. Danley. A vote was taken and the motion unanimously
17 passed.

18
19 AYES: Bradley, Case, Danley, Holland, Orsic, Vanderlaan

20 NAYS: None

21 NON-VOTING: Swierk

22 23 Old Business

24 Mr. Schoon stated Ms. Dalman apologized for not being able to attend the meeting. He then stated with
25 regard to the Comprehensive Plan update, the consultant has been in the process of gathering public
26 input through focus groups, interviews and Jefferson dinners and has provided the Village staff with
27 some initial analysis and would get the Village staff's feedback back to them at which time, they would
28 prepare the State of the Village report. Mr. Schoon stated one additional outreach effort would be the
29 Community Open House on March 18, 2020 from 6:30 p.m. to 8:30 p.m. which they encouraged the
30 Commission and others to attend.

31
32 Ms. Holland asked Mr. Schoon what is happening with the Antique Emporium space. Mr. Schoon
33 responded Boutique Bites received their building permit. He also stated Sola + Luna received their
34 building permit as well as another business for a total of three.

35 36 New Business

37 Chairman Bradley asked if there was any new business. Mr. Schoon stated the Commission has worked
38 with the Village attorneys from Holland & Knight and noted Steve Elrod and Peter Friedman formed
39 their own firm with most of the land use division of Holland & Knight and the firm being named Elrod
40 Friedman LLP.

41 42 Next meeting – March 25, 2020 – Quorum check

43 The Commission Members discussed their availability.

44 45 Adjournment

46 The meeting adjourned at 7:44 p.m.

47
48 Respectfully submitted,

- 1 Antionette Johnson
- 2 Recording Secretary

DRAFT



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: MAY 20, 2020
SUBJECT: CASE NO. 20-17-SD: 1165, 1171 AND 1177 ASH STREET - FINAL PLAT APPROVAL - RADCLIFFE-HARDIE SUBDIVISION

INTRODUCTION

On May 27, 2020, the Plan Commission is scheduled to hold a virtual public meeting, in accordance with social distancing requirements and Governor Pritzker's Stay-at-Home Executive Order, on an application submitted by Richard and Laura Radcliffe, as the owners of the properties located at 1171 Ash Street (a vacant lot) and 1177 Ash Street, and Carl and Rebecca Hardie, as the owners of the property located at 1165 Ash Street, (collectively the "Subject Property"). The Radcliffes and Hardies (collectively as the "Applicants") have filed an application seeking Final Subdivision Plat approval to resubdivide the three existing lots into two lots of record, together with the following relief:

1. A variation to permit the existing residence at 1165 Ash Street (Proposed Lot 2) to observe less than the minimum required side yard setback from the east property line, which is due to an increase in the minimum required side yard setback as a result of the proposed increase in total lot area and increase in average lot width [Note: The existing residence is nonconforming with respect to the minimum required side yard setback and the total side yard setbacks];
2. A finding of "No Material Increase Adverse Impact" for the existing detached garage at 1177 Ash Street (Proposed Lot 1), which observes a nonconforming west side setback and a nonconforming rear yard setback; and
3. Any other subdivision and zoning relief necessary for the Final Plat approval.

The Plan Commission is charged with making a recommendation to the Village Council regarding the subdivision, including the requested zoning relief described above. Because the proposed subdivision incorporates a request for zoning relief, the application is subject to review by the Zoning Board of Appeals (ZBA) for the zoning variation. The ZBA meeting is scheduled for June 8, 2020.

A mailed notice was sent to property owners within 250 feet in compliance with the Subdivision Code. The meeting was also noticed in the *Winnetka Talk* on May 7, 2020. As of the date of this memo, staff has received one written comment from the public regarding this application. This comment is provided in Attachment F of this report.

PROPERTY DESCRIPTION

The Subject Property is located on the north side of Ash Street between Glendale Avenue and Berkeley Avenue, is zoned R-5 Single Family Residential, and currently consists of three buildable lots measuring 10,805 square feet (1165 Ash Street), 9,005 square feet (1171 Ash Street - vacant lot) and 9,005 square

feet (1177 Ash Street). 1165 Ash Street and 1177 Ash Street are each improved with a single family residence, built in 1937 and 1939 respectively, while 1171 Ash Street is a vacant lot located between the two developed lots. The existing parcels and improvements are depicted in Figure 1 below.

The Comprehensive Plan designates the Subject Property as appropriate for single family residential development. The current R-5 zoning is consistent with the Comprehensive Plan.



Figure 1 – Existing three lots

GENERAL DESCRIPTION OF PROPOSED PLAT OF SUBDIVISION

The Radcliffes reside at 1177 Ash Street, which they acquired in 1989 along with the adjacent vacant lot to the east at 1171 Ash Street. The Hardies reside at 1165 Ash Street, which they acquired in 2016. The Applicants are proposing to divide the 50-foot wide vacant lot (1171 Ash Street) between their respective lots. If approved, the two new lots of record would measure 15,307 square feet (1165 Ash Street) and 13,506 square feet (1177 Ash Street). All existing improvements would remain. At this time, no additional improvements are proposed by the Applicants. The proposed subdivision is represented in Figure 2 on the following page. An excerpt of the proposed Radcliffe-Hardie Subdivision is also provided in Figure 3.



Figure 2 – Proposed subdivision (map view)

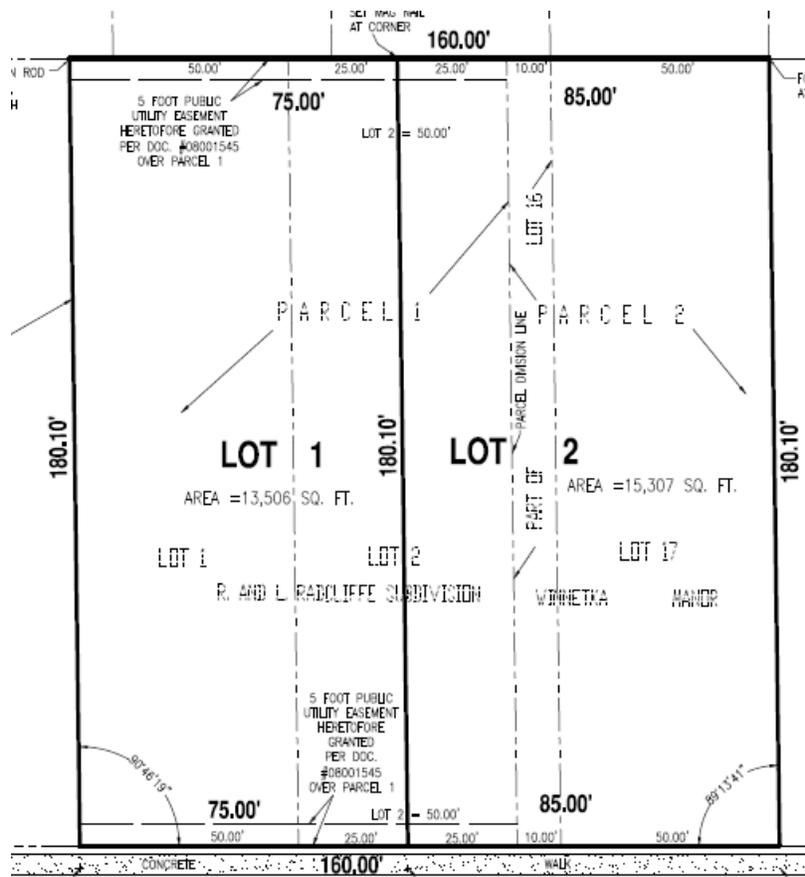


Figure 3 – Excerpt of Proposed Radcliffe-Hardie Subdivision Plat

DESCRIPTION OF ZONING STANDARDS

The Subject Property is located in the R-5 Single Family Residential zoning district, which is one of five different single family residential zoning classifications in the Village. The R-5 zoning district provides for the densest form of single-family development compared to most other residential zoning districts, with the R-5 zoning district’s purpose statement describing the district as demonstrating a “an 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 smaller lot sizes called for in the R-5 zoning district (minimum lot area of 8,400 square feet), as depicted below in Figure 4.

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 4 – 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 Radcliffe Hardie Subdivision **fully complies** with minimum lot area, lot width and lot depth requirements as summarized below in Table 2. It should also be noted that the existing 1177 Ash parcel and the vacant lot, are both nonconforming with respect to the minimum required lot width of 60 feet, with existing lot widths of 50 feet. **The proposed subdivision would eliminate two nonconforming lots and create two conforming lots.**

<i>Table 2 R-5 Zoning Standards</i>		<i>Proposed Lot 1 1177 Ash</i>	<i>Proposed Lot 2 1165 Ash</i>
Minimum Lot Area (Interior lot)	8,400 square feet	13,506 sq. ft. COMPLIES	15,307 sq. ft. COMPLIES
Minimum Lot Width (average)	60 feet	75 feet COMPLIES	85 feet COMPLIES
Minimum Lot Width (at front street line)	20 feet	75 feet COMPLIES	85 feet COMPLIES
Minimum Lot Depth	120 ft.	181 feet COMPLIES	181 feet COMPLIES
Minimum Rectangular Area within Lot Boundaries		COMPLIES	COMPLIES

Table 2 – R-5 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 Radcliffe Hardie Subdivision is summarized in Tables 3 and 4 on pages 8 and 9, indicating the extent to which the proposed resubdivided lots comply with (or fall short of) zoning standards. The item highlighted (in yellow) in Table 3 indicates the **creation of a zoning nonconformity**.

Description of side yard setback requirements – Side yard setback requirements are calculated based on a lot’s width. For lots with an average lot width that is more than 60 feet, but less than 100 feet, the minimum required side yard setback is 10% of the average lot width and the total of the two side yards

must be at least 25% of the average lot width. For lots with an average lot width of 60 feet or less, the minimum required side yard setback is 6 feet on one side and 8 feet on the other side.

Newly created zoning nonconformity (zoning variation required) – The proposed subdivision has the effect of increasing the average lot width of 1165 Ash Street (Lot 2) to 85 feet, resulting in an increase in the required minimum side yard setback to 8.5 feet. **As a result, the proposed larger lot renders the existing 1165 Ash Street residence (which is setback 5.58 feet from the east property line), nonconforming with the new minimum side yard requirement of 8.5 feet. The existing improvements providing a minimum side yard of 5.58 feet, is deficient with the new requirement by 2.92 feet or 34.35%.** The Subdivision standard for variations states “Whenever the land to be subdivided is of such unusual size or shape or is surrounded by such development or unusual conditions that the strict application of this section [of the Subdivision Code] would result in real difficulties and substantial hardships or injustices, the Plan Commission may vary or modify such requirements so that the owner is allow to develop the land in a reasonable manner; provided that, public health, safety, welfare and convenience are protected.”

COMPLIANCE WITH SUBDIVISION CODE STANDARDS

Pre-existing zoning nonconformity (finding of No Material Increased Adverse Impact required) – Table 3 also highlights (blue) two existing zoning nonconformities **that will remain** on the 1177 Ash Street parcel (Lot 1). The existing detached garage at 1177 Ash Street has a nonconforming west side yard setback and rear yard setback. Constructed in 1939, the garage predates the current Zoning Ordinance, which now requires detached garages located in the rear quarter of a lot in the R-5 zoning district provide setbacks of at least 2 feet. Pursuant to Section 16.12.010(D) of the Subdivision Code, in the instance of such nonconformities, the Plan Commission must consider the existence of such nonconformities, and *“shall determine whether such nonconformity, in the context of the proposed subdivision, would result in a material increased adverse impact upon the public health, safety or welfare.”*

Additionally, Tables 3 and 4 highlight (green) four existing zoning nonconformities **that would be eliminated** with the proposed subdivision. The existing residence at 1165 Ash Street currently provides a west side yard setback of 4.8 feet and a total side yard setback of 10.8 feet. Also, the existing residence at 1177 Ash Street currently provides an east side yard setback of 4.76 feet from the east property line. Lastly, the existing improvements at 1177 Ash Street currently exceed the maximum permitted impermeable lot coverage. **The proposed Radcliffe Hardie Subdivision would eliminate all four of these existing nonconformities.**

Table 3 – Zoning Setback Requirements		Proposed Lot 1 1177 Ash	Proposed Lot 2 1165 Ash	<i>Existing Lot 1177 Ash</i>	<i>Existing Vacant Lot</i>	<i>Existing Lot 1165 Ash</i>
SETBACK REQUIREMENTS	Minimum Required Front Yard Setback	30 feet	30 feet	30 feet	30 feet	30 feet
	Front yard provided by existing structures	33.58 feet	31.93 feet	33.58 feet	N/A	31.93 feet
	Minimum Required Side Yard	7.5 feet	8.5 feet	6 feet	6 feet	6 feet
	Minimum side yard provided by existing structures	10.2 feet	5.58 feet VARIATION OF 2.92 FEET (34.35%)	4.76 feet EXISTING NONCONFORMITY	N/A	4.8 feet EXISTING NONCONFORMITY
	Minimum Total Required Side Yards	18.75 feet	21.25 feet	8 feet (remaining side yard)	8 feet (remaining side yard)	15 feet
	Total side yards provided by existing structures	39.96 feet	35.38 feet	14.96 feet	N/A	10.38 feet EXISTING NONCONFORMITY
	Minimum Required Rear Yard	25 feet	25 feet	25 feet	25 feet	25 feet
	Rear yard provided by existing structures	87.66 feet	102.7 feet	87.66 feet	N/A	102.7 feet
	Minimum Rear and Side Setback for accessory structure in rear quarter	2 feet	N/A	2 feet	N/A	N/A
	Setbacks provided by existing garage	1.62 feet (rear) 1.33 feet (side)	N/A	1.62 feet (rear) 1.33 feet (side)	N/A	N/A

Table 4 – Zoning Building Size Requirements		<i>Proposed Lot 1 1177 Ash</i>	<i>Proposed Lot 2 1165 Ash</i>	<i>Existing Lot 1177 Ash</i>	<i>Existing Vacant Lot</i>	<i>Existing Lot 1165 Ash</i>
ALLOWABLE BUILDING SIZE	Maximum Allowed Gross Floor Area (GFA)	4,516.2 sq. ft.	4,876.4 sq. ft.	3,602 sq. ft.	3,421.9 sq. ft.	3,976.2 sq. ft.
	GFA provided by existing structures	3,590.88 sq. ft.	3,679.59 sq. ft.	3,590.88 sq. ft.	N/A	3,679.59 sq. ft.
	Maximum Allowed Roofed Lot Coverage (RLC) (25% of lot area)	3,646.62 sq. ft.	4,132.89 sq. ft.	2,431.35 sq. ft.	2,251.25 sq. ft.	2,917.62 sq. ft.
	RLC provided by existing structures	2,058.75 sq. ft.	2,115.58 sq. ft.	2,058.75 sq. ft.	N/A	2,115.58 sq. ft.
	Maximum Allowed Impermeable Lot Coverage (ILC) (50% of lot area)	6,753 sq. ft.	7,653.5 sq. ft.	4,502.5 sq. ft.	4,502.5 sq. ft.	5,403 sq. ft.
	ILC provided by existing structures	4,670.63 sq. ft.	2,825.64 sq. ft.	4,670.63 sq. ft.	N/A	2,825.64 sq. ft.

STORMWATER

The proposed subdivision consists of subdividing three lots into two larger lots. The lots are located in the 100-year flood plain. As previously mentioned, currently no new improvements are proposed on the two lots. Any future improvements will be evaluated by Village Engineering staff for compliance with the Village Flood Hazard Protection Ordinance as well as the Village stormwater regulations upon submittal of permits necessary for such improvements. Figure 5 below represents the Subject Property’s location in the 100-year flood plain. The grey represents the 100-year flood area and the purple represents the 500-year flood area.



Figure 5 – GIS Floodplain Map

CURRENT CONSIDERATION BY PLAN COMMISSION

Village Code does not require an applicant to obtain preliminary plat approval as a precondition of final plat approval. In this case, the Applicant has 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 additional utility easements. The Water & Electric Department needs to maintain the existing 5-foot utility easement along Ash Street and the 5-foot utility easement along a portion of the rear of the Subject Property. As requested, these utility easements are shown to remain on the proposed subdivision plat as identified in Figure 3 on page 3 and the full subdivision plat provided in Attachment B of this report.

PLAT FORMATTING – SIGNATURE BLOCKS

All of the necessary signatures are provided on the plat of subdivision.

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 Radcliffe-Hardie Subdivision Final Plat resubdividing three existing lots into two Lots of Record, which requires a zoning variation for 1165 Ash Street (Lot 2) to allow a minimum east side yard of 5.58 feet, whereas a minimum of 8.5 feet is

required, meets the Subdivision Code standards for approving such a final plat and associated variation; and

2. A *“Finding of No Material Increased Adverse Impact upon the public health safety or welfare”* with respect to the following existing zoning nonconformities for the existing detached garage on the 1177 Ash Street parcel (Lot 1):
 - a. The existing detached garage observes a rear yard setback from the north property line of 1.62 feet, versus the required minimum rear yard setback of 2 feet;
 - b. The existing detached garage observes a minimum side yard setback from the west property line of 1.33 feet, versus the minimum required side yard setback of 2 feet.

Based upon these findings, the Plan Commission **recommends [does not recommend]** that the proposed Radcliffe-Hardie Subdivision with the requested variations be approved.

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Proposed Plat of Subdivision (Radcliffe-Hardie Subdivision)

Attachment C: Plat of Survey of Proposed Subdivision

Attachment D: Plat of Survey of existing improvements (1165 Ash Street)

Attachment E: Plat of Survey of existing improvements (1171 Ash Street (vacant) and 1175 Ash Street)

Attachment F: Public Correspondence

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

SUBDIVISION/CONSOLIDATION APPLICATION

Case No.20-17-SD

Property Information

Site Address: 1171 Ash Street (vacant lot) and 1177 Ash Street Winnetka IL

Parcel Identification Number(s) (PIN): 05-20-116-038-0000 (vacant lot) and 05-20-116-037-0000

Property Owner Information

Name: Richard P. and Laura R. Radcliffe

Primary Contact: Richard &/or Laura Radcliffe

Address: 1177 Ash Street

City, State, Zip: Winnetka IL 60093

Phone No. [Redacted]

Email: [Redacted]

Date owner acquired property: 10/28/1989

Architect Information

Name: n/a

Primary Contact:

Address:

City, State, ZIP:

Phone No.:

Email:

Surveyor Information

Company Name: B.H. Suhr & Company

Primary Contact: Ray Hansen

Address: 450 Skokie Blvd., Suite 105

City, State, Zip: Northbrook IL 60062

Phone No. 847 864-6315

Email: surveyor@bhsuhr.com

Attorney Information

Name: Law Office of Todd J. Stephens, PC

Primary Contact: Todd J. Stephens

Address: 833 Elm St., Suite 205

City, State, Zip: Winnetka IL 60093

Phone No. 847 446-3100

Email: Todd@WinnetkaLawOffices.com

Property Owner Signature

[Redacted Signature]

Date: March 10, 2020

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SUBDIVISION/CONSOLIDATION APPLICATION

Case No.20-17-SD

Property Information

Site Address: 1165 Ash St.

Parcel Identification Number(s) (PIN): 05-20-116-031-0000

Property Owner Information

Name: Carl & Rebecca Hardie

Primary Contact: Carl Hardie

Address: 1165 Ash St.

City, State, Zip: Winnetka, IL 60093

Phone No. [REDACTED]

Email: [REDACTED]

Date owner acquired property: _____

Architect Information

Name: N/A

Primary Contact: _____

Address: _____

City, State, ZIP: _____

Phone No. _____

Email: _____

Surveyor Information

Company Name: B.H. Suhr & Company Inc.

Primary Contact: Raymond Hansen

Address: 450 Skokie Blvd., Suite 105

City, State, Zip: Northbrook, IL 60062

Phone No. 847-864-6315

Email: surveyor@bhsuhr.com

Attorney Information

Name: Todd Stephens Winnetka Law Offices

Primary Contact: Todd Stephens

Address: 833 Elm St. #205

City, State, Zip: Winnetka, IL 60093

Phone No. 847-446-3100

Email: toddstephens@winnetkalawoffices.com

Property Owner Signature

[REDACTED SIGNATURE]

Date: 3/10/20

Proposed Subdivision of Vacant 50' Lot at 1171 Ash Street Between 1177 Ash Street and 1165 Ash Street

We, Richard and Laura Radcliffe, live at 1177 Ash Street (built in 1939) and are long time residents of Winnetka having purchased our home and the adjacent east lot (1171 Ash) in 1989 from Laura's parents. Her parents purchased 1177 Ash Street and the adjacent east lot in 1962 and Laura grew up there. We are interested in selling our next-door neighbors, the Hardies, the east 25' of our vacant lot (1171 Ash).

We, Carl and Rebecca Hardie, live at 1165 Ash Street (built in 1937). We purchased our home in 2016. We are interested in acquiring the east 25' of the vacant lot (1171 Ash Street) owned by the Radcliffes. The Radcliffes would retain the west 25' of the 1171 Ash Street vacant lot after the subdivision.

The 1171 Ash Street vacant lot is located in the Winnetka Manor Subdivision that was originally created in 1926. According to the Sidwell Map, lots in the Winnetka Manor Subdivision along Ash Street range from 75' wide to 50' wide. The character of the neighborhood was established by the late 1930's since most of the homes were built between 1926 and the late 1930's. The proposed subdivision of 1171 Ash Street (vacant lot) would create a 75' wide lot (50' plus 25') at 1177 Ash Street and an 85' wide lot (60' plus 25') at 1165 Ash Street maintaining the open space and green space that has existed in the neighborhood since the homes were built in the 1930's.

The proposed subdivision would preserve the existing character of the neighborhood; it would preserve and enhance the quantity and quality of open space. The proposed subdivision would also minimize the adverse impact on the neighborhood by not adding another single-family residence that would contribute to increased traffic, congestion and additional storm water that would cause an additional burden on the village infrastructure.

Thank you for your time in considering this application for subdivision. We hope you will agree that it will be of benefit to our neighborhood. Please let us know if you have any questions regarding our request.

X

Richard Radcliffe

X

Laura Radcliffe

X

Carl Hardie

X

Rebecca Hardie

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. 20-17-SD

Property Information

Site Address: 1165 Ash Street

Owner Information

Name: Carl & Rebecca Hardie

Address: 1165 Ash St.

City, State, ZIP: Winnetka, IL 60093

Email: [REDACTED]

Primary Contact: Carl Hardie

Phone No. [REDACTED]

Date property acquired by owner: 05/20/2016

Architect Information

Name: N/A

Primary Contact: _____

Address: _____

City, State, ZIP: _____

Phone No. _____

Email: _____

Attorney Information

Name: Todd Stephens Winnetka Law Offices

Primary Contact: Todd Stephens

Address: 833 Elm St. #205

City, State, Zip: Winnetka, IL 60093

Phone No. 847-446-3100

Email: toddstephens@winnetkalawoffices.com

Nature of any restrictions on property: No current restrictions

Brief explanation of variation(s) requested (attach separate sheet providing additional details): Please see the attached document which explains the variations requested.

Property Owner Signature: [REDACTED]

Date: 3/11/20

March 10, 2020

Matthew Bradley, Chairperson
Zoning Board of Appeals
Village of Winnetka
510 Green Bay Road
Winnetka, IL 60093

Re: Zoning Variation for 1165 Ash Street

Mr. Bradley,

Please find attached a complete package of information necessary for the application for a zoning variation of the above named residence. We have also provided a detailed explanation of the variance requested below.

We own a home located at 1165 Ash St. which is located in an R-5 district. Our neighbors, Richard and Laura Radcliffe, live just west of us on Ash Street and own a house located at 1177 Ash St. The Radcliffe's also own a 50 ft. wide vacant lot that is located at 1171 Ash St. between our two residences, and they have offered to sell us half of the vacant lot. We have concurrently filed a sub-division application with the Village of Winnetka which provides all of the details for the division of this lot, but essentially it would increase the width of our property by 25 ft.

Our current lot is 60 ft. wide and our east side yard is compliant with our existing zoning. However, if the subdivision application is approved by the village and we split the lot located at 1171 Ash St., the new width of our property will be 85 ft. Consequently, the set-back on the east side of our property will no longer be compliant. So, we are seeking the necessary variation for the set-back on the east side of our property, 1165 Ash St.

At this time we are not seeking to do any renovations to our home as part of this new subdivision. However, the variation we seek is required for the new lot. Increasing the width of our property, as a component of the consolidation / re-subdivision, will create a legal non-conformity as the east side yard set-back will no longer meet the requirements of a wider lot. Thus, we are seeking a variation that recognizes the east yard set-back, which would be required after the re-subdivision of the properties (8.5 ft.), would cut across our existing home. As it is unrealistic to require us to cut off part of our home to fulfill this zoning requirement, we ask for a variance so that our home is recognized as a legal, non-conforming structure going forward.

In addition to what we have explained above, splitting the vacant lot at 1171 Ash St. will make the sizes of both the Radcliffe's lot (1177 Ash St.) and our lot (1165 Ash St.) more equal in width and provide a better balance to the neighborhood than currently exists. This will also improve the neighborhood aesthetics through an enhanced green space without impacting any of the surrounding neighbors. Additionally, it will insure that an adequate supply of light and air to the surrounding properties will not be impaired or impacted in any way.

In seeking this variation, we recognize that applying an 8.5 ft. east side yard set-back to 1165 Ash St. would literally ruin our existing home, which was built in 1937. Our plight is due to the smaller lot width requirements, which we are now seeking to enlarge. We believe that the re-subdivision of these properties, and therefore the granted variation, will not alter the essential character of the locality nor diminish the taxable value of these properties or any others in the Village. This new subdivision will not increase the hazard from fire and other damages to any property. Additionally, the subdivision will have no impact to the congestion on surrounding public streets. Lastly, this re-subdivision and corresponding variance will in no way impair the health, safety, comfort, morals and welfare of any of the inhabitants of the Village of Winnetka.

We appreciate your time and attention to this matter. Please let us know if you have any follow up questions, and feel free to contact us at the numbers listed below.

Our sincere thanks,

Carl & Becca Hardie

Carl: [REDACTED]

Becca: [REDACTED]

[REDACTED]

Carl Hardie

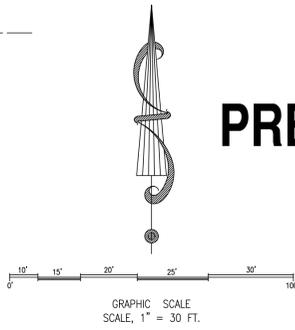
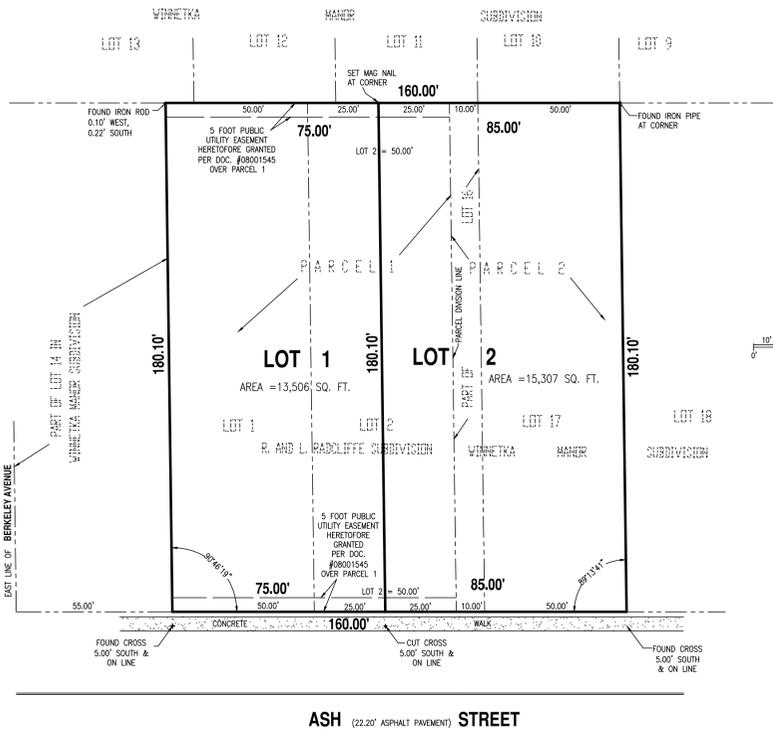
[REDACTED]

Rebecca Hardie

RADCLIFFE-HARDIE SUBDIVISION

IN

THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



PRELIMINARY 5/8/2020 FOR REVIEW

VILLAGE ENGINEER CERTIFICATE:

STATE OF ILLINOIS }
 COUNTY OF COOK }
 Approved this _____ day of _____, A.D., 20____, by the Village Engineer of the Village of Winnetka, Cook County, Illinois.

VILLAGE COLLECTOR CERTIFICATE:

STATE OF ILLINOIS }
 COUNTY OF COOK }
 I, _____, Village Collector of the Village of Winnetka, Illinois, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments, or any deferred installments thereon that have been apportioned against the tract of land included in this plat of Subdivision.
 Dated this _____ day of _____, A.D., 20____.

PLAN COMMISSION CERTIFICATE:

STATE OF ILLINOIS }
 COUNTY OF COOK }
 Approved by the Village of Winnetka Plan Commission at a meeting held the _____ day of _____, A.D., 20____.
 By: _____ Chair Attest: _____ Secretary

VILLAGE COUNCIL CERTIFICATE:

STATE OF ILLINOIS }
 COUNTY OF COOK }
 Approved by the President and Council of the Village of Winnetka, Cook County, Illinois, this _____ day of _____, A.D., 20____.
 By: _____ Village President, Winnetka, IL. Attest: _____ Village Clerk

WATER AND ELECTRIC DEPARTMENT CERTIFICATE:

STATE OF ILLINOIS }
 COUNTY OF COOK }
 Approved this _____ day of _____, A.D., 20____, by the Director of the Water and Electric Department of the Village of Winnetka, Cook County, Illinois.

PUBLIC UTILITY EASEMENT:

An easement is hereby granted to the Village of Winnetka for public utilities, in, upon, along, over and under those parts of the lots indicated on this plat and marked "utility easement," to install, construct, lay, maintain, operate, relocate, renew and remove necessary equipment for public utility purposes, together with the rights of ingress to and egress from the easement, and the right to trim and remove such trees, bushes, shrubs and landscaping, as may be reasonably required incidental to the installation and maintenance of utility facilities. The easement may be used for gardens, shrubs, landscaping, wooden fences, and other purposes that do not interfere with the use of the easement, but no permanent buildings or structures other than driveway and sidewalk surfaces shall be placed on the easement.

SURVEYOR CERTIFICATE:

STATE OF ILLINOIS }
 COUNTY OF COOK }
 B. H. SUHR & COMPANY, INC., does hereby certify that it has surveyed the following described property for the purpose of Resubdividing it into Two (2) Lots as shown hereon:
 Parcel 1:
 Lots 1 and 2 in R. and L. Radcliffe Subdivision in Block 4 in Winnetka Manor, in the Northwest quarter of Section 20, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.
 Parcel 2:
 Lot 17 and the East 10 feet of Lot 16 in Block 4 in Winnetka Manor, being a subdivision of the South 45 acres of the West 90 acres of the Northwest quarter of Section 20, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.
 Dimensions are shown in feet and decimal parts thereof and are correct at 62 degrees Fahrenheit.
 It, further certifies that this property is situated in Special Flood Hazard Area Zone A without BFE, as designated by Flood Insurance Rate Map No. 17031C0251J, effective date: August 19, 2008.
 It, further certifies that the property shown on the plat hereon drawn is within the Village of Winnetka, Illinois, which has adopted a Village Plan.
 Dated at Northbrook, Illinois, this XXth day of MARCH, A.D., 20____.

B. H. SUHR & COMPANY, INC.
 LAND SURVEYORS

By: _____
 RAYMOND R. HANSEN
 Illinois Professional Land Surveyor No. 035-002542
 License Expiration Date 11/30/2020

The undersigned hereby authorize the Village of Winnetka and/or its designated agents to record this Plat of Subdivision with the Office of the Cook County Recorder of deeds on behalf of the undersigned.

B. H. SUHR & COMPANY, INC.
 LAND SURVEYORS

By: _____
 RAYMOND R. HANSEN
 Illinois Professional Land Surveyor No. 035-002542
 License Expiration Date 11/30/2020

OWNER CERTIFICATE:

STATE OF ILLINOIS }
 COUNTY OF COOK }
 We, Richard P. Radcliffe and Laura R. Radcliffe, husband and wife respectively, do hereby certify that we are Owners of record of part of the property described hereon, and that we have caused the same to be surveyed for the purpose of subdividing it into two (2) lots as shown hereon.
 Dated this _____ day of _____, A.D., 20____.
 Richard Radcliffe Laura Radcliffe

NOTARY CERTIFICATE:

STATE OF ILLINOIS }
 COUNTY OF COOK }
 I, _____, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Richard P. Radcliffe and Laura R. Radcliffe, husband and wife respectively, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as Owners, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, for the use and purposes therein set forth.
 Given under my hand and Notarial Seal, this _____ day of _____, A.D., 20____.
 NOTARY PUBLIC

OWNER CERTIFICATE:

STATE OF ILLINOIS }
 COUNTY OF COOK }
 We, Carl Hardie and Rebecca Hardie, husband and wife respectively, do hereby certify that we are Owners of record of part of the property described hereon, and that we have caused the same to be surveyed for the purpose of subdividing it into two (2) lots as shown hereon.
 Dated this _____ day of _____, A.D., 20____.
 Carl Hardie Rebecca Hardie

NOTARY CERTIFICATE:

STATE OF ILLINOIS }
 COUNTY OF COOK }
 I, _____, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Carl Hardie and Rebecca Hardie, husband and wife respectively, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as Owners, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, for the use and purposes therein set forth.
 Given under my hand and Notarial Seal, this _____ day of _____, A.D., 20____.
 NOTARY PUBLIC

MORTGAGEE CERTIFICATE:

STATE OF _____ }
 COUNTY OF _____ }
 _____,
 (Print mortgagee name)
 as Mortgagee, under the provisions of a certain mortgage Dated _____ A.D. 20____
 and recorded in the Recorder of Deeds office of _____ County, Illinois on the _____ day of _____, A.D., 20____ as Document No. _____
 (Date) (Month) (Year)
 hereby consents to and approves the subdivision of the land and the granting of the easement(s) depicted hereon.
 Dated this _____ day of _____, A.D., 20____.
 Print Mortgagee name: _____
 By: _____ Attest: _____
 Its: _____ Its: _____

NOTARY CERTIFICATE:

STATE OF _____ }
 COUNTY OF _____ }
 The undersigned, a notary public in the county and state aforesaid, do hereby certify that
 (Name) _____ (Title) _____
 of _____ and (Name) _____
 (Title) _____ of _____
 who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such
 (Title) _____ and (Title) _____ respectively,
 appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act
 of said _____, as Mortgagee, for the uses and purposes therein set forth.
 Given under my hand and seal
 This _____ day of _____, 20____.

B.H. SUHR & COMPANY, INC.
 SURVEYORS ESTABLISHED 1911
 450 SKOKIE BLVD. SUITE 105, NORTHBROOK, ILLINOIS, 60062
 TEL. (847) 864-6315 / FAX (847) 864-9341
 E-MAIL: SURVEYOR@BHSUHR.COM
 Professional Design Firm License No. 184.008027-0008
 MEMBER: R. R. HANSEN I.P.L.S.A. N.S.P.S.
 LOCATION 1165-1177 ASH STREET SURVEY DATE, MARCH 20 20
 ORDER No. 20-005-SUB ORDERED BY: RICHARD AND LAURA RADCLIFFE
 FC © 2020 B. H. Suhr & Company, Inc. All rights reserved.

PRELIMINARY 5/8/2020 FOR REVIEW

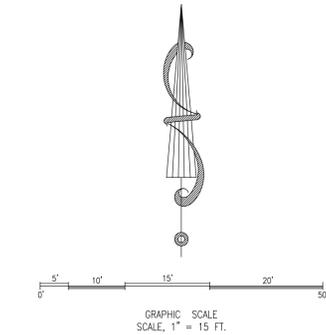
EXISTING P.L.N.'S 05-20-116-037-0000 05-20-116-038-0000 05-20-116-031-0000	LOT 1: SEND TAX BILL TO: RL RADCLIFFE 1177 ASH STREET WINNETKA, ILLINOIS 60093	LOT 2: SEND TAX BILL TO: CARL AND REBECCA HARDIE 1165 ASH STREET WINNETKA, ILLINOIS 60093	SUBMITTED BY AND RETURN PLAT TO: VILLAGE OF WINNETKA DEPARTMENT OF COMMUNITY DEVELOPMENT 510 GREEN BAY ROAD WINNETKA, IL 60093
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PLAT of SURVEY of PROPOSED SUBDIVISION

LEGAL DESCRIPTION:
PARCEL 1:
 LOTS 1 AND 2 IN R. AND L. RADCLIFFE SUBDIVISION IN BLOCK 4 IN WINNETKA MANOR, IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
 LOT 17 AND THE EAST 10 FEET OF LOT 16 IN BLOCK 4 IN WINNETKA MANOR, BEING A SUBDIVISION OF THE SOUTH 45 ACRES OF THE WEST 90 ACRES OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS:
1177, 1171 & 1165 ASH STREET, WINNETKA, ILLINOIS.



SITE NOTES:
 Area of Proposed Lot 1 = 13,506 sq. ft.
 Area of Proposed Lot 2 = 15,307 sq. ft.

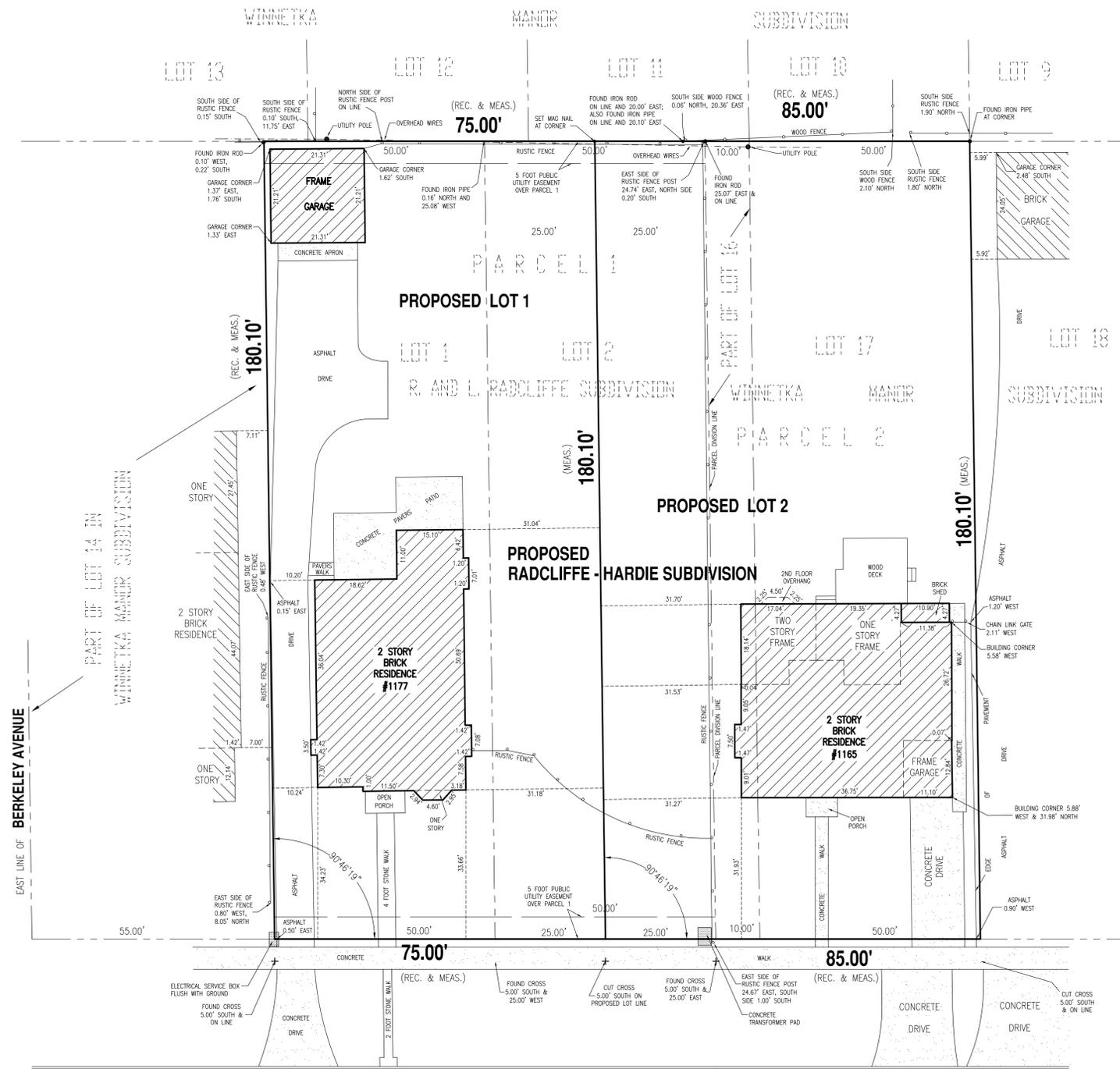
GENERAL NOTES:
 All information provided to the surveyor is shown or noted herein.

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

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

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

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



ASH STREET (22.20' ASPHALT PAVEMENT)

B.H. SUHR & COMPANY, INC.	
R. R. HANSEN MEMBER: I.P.L.S.A. N.S.P.S.	SURVEYORS ESTABLISHED 1911 450 SKOKIE BLVD. SUITE 105, NORTHBROOK, ILLINOIS, 60062 TEL. (847) 864-6315 / FAX (847) 864-9341 E-MAIL: SURVEYOR@BHSUHR.COM
LOCATION 1177, 1171, 1165 ASH STREET SURVEY DATE, JANUARY 22, 20 20	Professional Design Firm License No. 184.008027-0008
ORDER No. 20-005-PROPOSED SUB ORDERED BY RICHARD AND LAURA RADCLIFFE	
2-27-20 - PLAT REVISED	
FC ©2020 B. H. Suhr & Company, Inc. All rights reserved.	

FIELD MEASUREMENTS COMPLETED JANUARY 22, 20 20

STATE OF ILLINOIS }
 COUNTY OF COOK }

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

By *Raymond R. Hansen* Dated FEBRUARY 27, 20 20

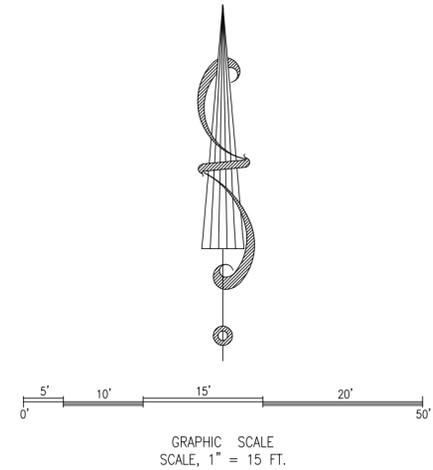
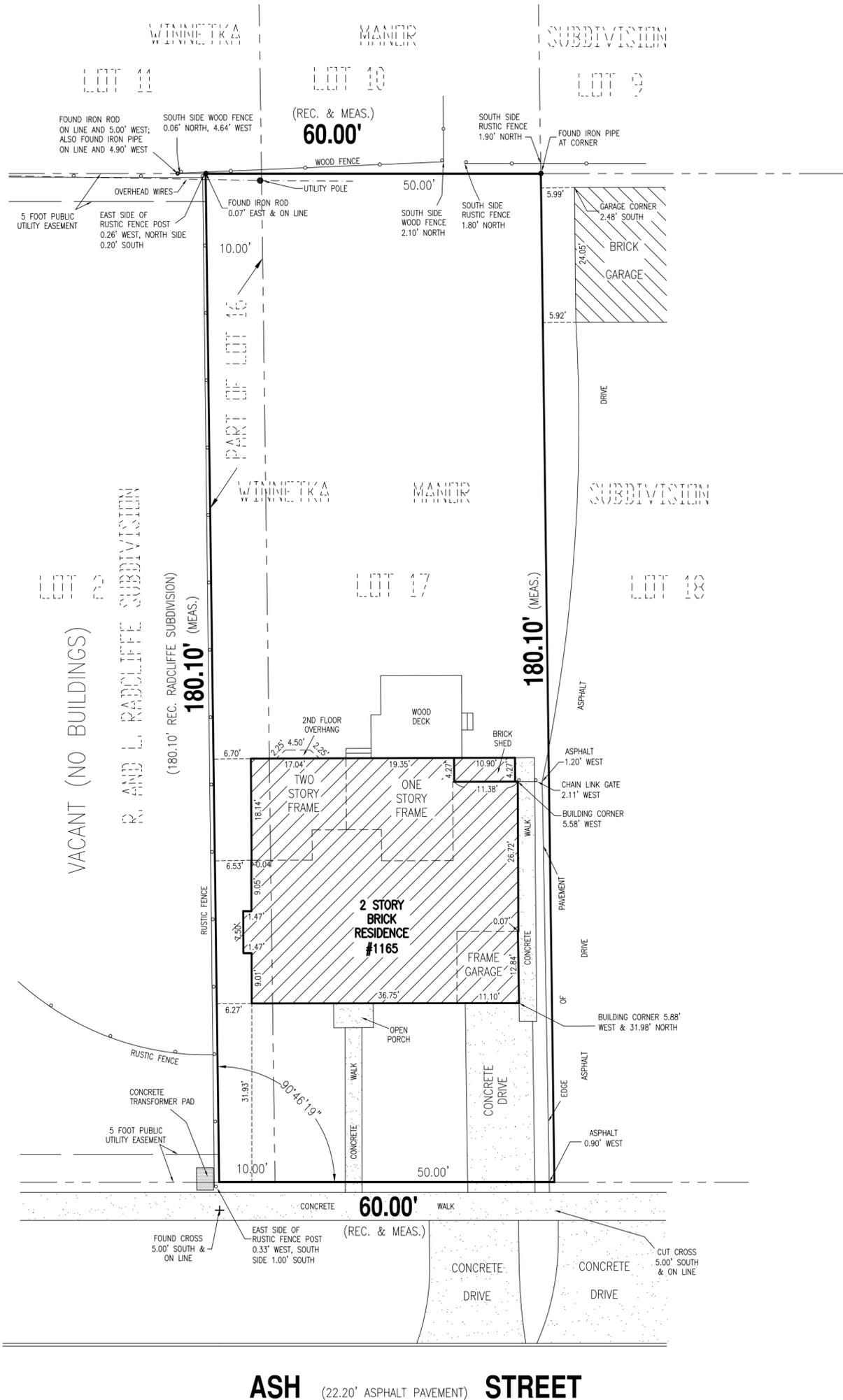
Raymond R. Hansen
 Illinois Professional Land Surveyor No. 035-002542
 License Expiration Date 11/30/20



PLAT of SURVEY

LEGAL DESCRIPTION:
 LOT 17 AND THE EAST 10 FEET OF LOT 16 IN BLOCK 4 IN
 WINNETKA MANOR, BEING A SUBDIVISION OF THE SOUTH 45
 ACRES OF THE WEST 90 ACRES OF THE NORTHWEST QUARTER
 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE
 THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS:
1165 ASH STREET, WINNETKA, ILLINOIS.



SITE NOTES:
 Area = 10,805 sq. ft.

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

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

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

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

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

B.H. SUHR & COMPANY, INC.	
R. R. HANSEN MEMBER: I.P.L.S.A. N.S.P.S.	SURVEYORS ESTABLISHED 1911 450 SKOKIE BLVD. SUITE 105, NORTHBROOK, ILLINOIS, 60062 TEL. (847) 864-6315 / FAX (847) 864-9341 E-MAIL: SURVEYOR@BHSUHR.COM
LOCATION <u>1165 ASH STREET</u>	Professional Design Firm License No. 184.008027-0008
SURVEY DATE, <u>FEBRUARY 25</u> 20 <u>20</u>	This is to certify that a survey of the above described property was performed under my supervision and that the above plat correctly represents said survey. This professional service conforms to the current Illinois Minimum Standards for a boundary survey.
ORDER No. <u>20-005-1165</u>	ORDERED BY: <u>CARL AND REBECCA HARDIE</u>
2/25/20 - PLAT REVISED	By <u>Raymond R. Hansen</u> Dated <u>FEBRUARY 27</u> , 20 <u>20</u> Illinois Professional Land Surveyor No. 035-002542 License Expiration Date 11/30/20



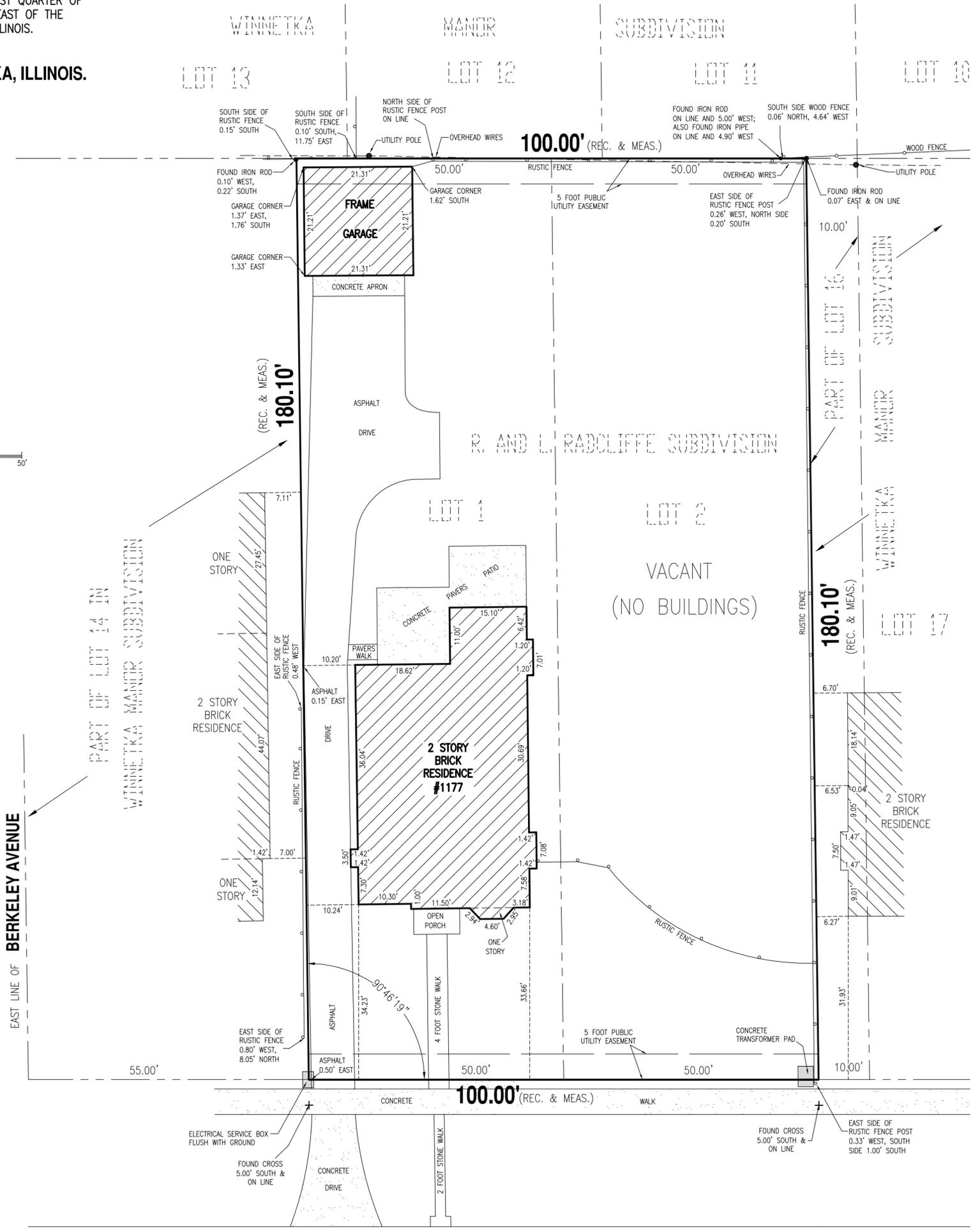
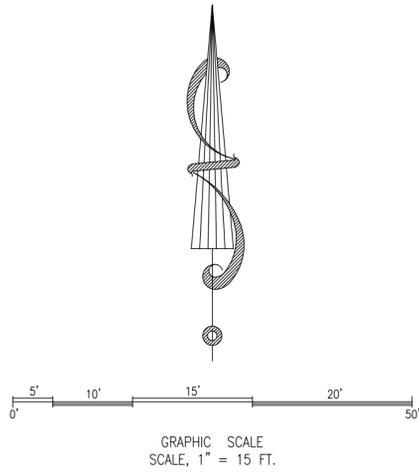
PLAT of SURVEY

LEGAL DESCRIPTION:

LOTS 1 AND 2 IN R. AND L. RADCLIFFE SUBDIVISION IN BLOCK 4 IN WINNETKA MANOR, IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS:

1177 & 1171 ASH STREET, WINNETKA, ILLINOIS.



SITE NOTES:
Area = 18,008 sq. ft.

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

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

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

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

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

ASH (22.20' ASPHALT PAVEMENT) STREET

B.H. SUHR & COMPANY, INC.	
R. R. HANSEN MEMBER: I.P.L.S.A. N.S.P.S.	SURVEYORS ESTABLISHED 1911 450 SKOKIE BLVD. SUITE 105, NORTHBROOK, ILLINOIS, 60062 TEL. (847) 864-6315 / FAX (847) 864-9341 E-MAIL: SURVEYOR@BHSUHR.COM
LOCATION <u>1177 & 1171 ASH STREET</u> SURVEY DATE, <u>FEBRUARY 25</u> 20 <u>20</u>	Professional Design Firm License No. 184.008027-0008
ORDER No. <u>20-005-1177</u> ORDERED BY: <u>RICHARD AND LAURA RADCLIFFE</u> 2/25/20 - PLAT REVISED	
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FIELD MEASUREMENTS COMPLETED FEBRUARY 25 20 20

STATE OF ILLINOIS } ss.
COUNTY OF COOK }

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

By Raymond R. Hansen Dated FEBRUARY 27 20 20

Raymond R. Hansen
Illinois Professional Land Surveyor No. 035-002542
License Expiration Date 11/30/20



ATTACHMENT F

From: [REDACTED]
To: [Planning](#)
Subject: External: Case No. 20-17-SD
Date: Tuesday, May 19, 2020 1:36:56 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is **safe**.

To the Winnetka Plan Commission:

We are long-time (47 years) residents of [REDACTED] Cherry Street in Winnetka. We received the notice regarding the above case involving the vacant lot on Ash Street.

We have two questions to put before the commission:

1. Does either resident have plans to build on their share of the lot?
2. Will present ordinances allow either resident to build on their share of the lot in the future?

We are concerned about reducing the impermeable surface of the block as we have endured flooding in the past.

Thank you for your service and for addressing these questions.

Bill and Betsy Meuer