



ZONING BOARD OF APPEALS REGULAR VIRTUAL MEETING AGENDA MONDAY, JUNE 8, 2020 - 7:00 PM

In accordance with social distancing requirements, Governor Pritzker's Executive Order 2020-39, and Senate Bill 2135, the **Winnetka Zoning Board of Appeals meeting on Monday, June 8, 2020 will be held virtually, and if Senate Bill 2135 is signed into law prior to meeting, made available at Village Hall. The meeting will be livestreamed via the Cisco WebEx platform.**

The public has the following two options **for observing and participating during this virtual Zoning Board of Appeals 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 – 126 612 1071 (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 – 126 612 1071 Event Password – ZBA06082020

In addition, if Senate Bill 2135 is signed into law prior to the meeting, and the requirements are not fully satisfied to fully host the meeting virtually, the public may, in addition to observing and participating in the meeting remotely, participate and observe the meeting in person at Village Hall.

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 hearing 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.

510 Green Bay Road, Winnetka, Illinois 60093
847-501-6000 • www.villageofwinnetka.org

AGENDA ITEMS

1. Call to Order & Roll Call.
2. Introductory Remarks Regarding Conduct of Virtual Meeting
3. Approval of May 11, 2020 meeting minutes.
4. **Case No. 20-14-V2: 700 Elm Street:** An application submitted by Hadley Institute for the Blind and Visually Impaired seeking approval of a zoning variation to allow the construction of new front walkways at 700 Elm Street. The requested zoning variation would permit the improvements to exceed the maximum permitted impermeable lot coverage. The Village Council has final jurisdiction on this request.
5. **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.
6. Other Business.
 - a. Community Development Report
 - b. July 13, 2020 Meeting - Quorum check.
7. Public Comment.
8. 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 ZONING BOARD OF APPEALS
MAY 11, 2020**

Zoning Board Members Present: Matt Bradley, Chairman
Sarah Balassa
Gene Greable
Lynn Hanley
Mike Nielsen

Zoning Board Members Absent: Wally Greenough
Kimberly Handler

Village Staff: David Schoon, Director of Community Development
Kristen Kazenas, Assistant Village Manager
Ann Klaassen, Senior Planner

**Minutes of the Zoning Board of Appeals
May 11, 2020**

Call to Order:

Chairman Bradley called the virtual meeting to order at 7:05 p.m.

Roll Call

Ms. Klaassen took roll call of the Board Members present and noted Mr. Greenough and Ms. Handler are absent.

Introductory Remarks Regarding Conduct of Virtual Meeting

Chairman Bradley read into the record the legal authority enacted by Governor Pritzker allowing the Board to conduct a virtual meeting. He then reviewed the items on the agenda.

Chairman Bradley stated with regard to how the public can participate in the virtual meeting setting, the public had the ability to send emails, letters or leaving a message with the Community Development Department. He stated during the meeting, he identified the number for the public to call in to participate or submit questions through the portal he then identified. Chairman Bradley also asked Board Members to identify themselves before speaking and to reference any documents they are speaking to.

Approval of February 10, 2020 meeting minutes.

Chairman Bradley asked for a motion to approve the February 10, 2020 minutes. A motion was made by Ms. Hanley and seconded by Ms. Balassa to approve the February 10, 2020 meeting minutes. A roll call vote was taken and the motion unanimously passed.

Approval of March 9, 2020 meeting minutes.

Chairman Bradley asked for a motion to approve the March 9, 2020 minutes. A motion was made by Ms. Hanley and seconded by Ms. Balassa to approve the March 9, 2020 meeting minutes. A roll call vote was taken and the motion unanimously passed.

1 **Case No. 20-15-V: 1246 Spruce Street:** An application submitted by Patricia and Christopher
2 **O'Connell seeking approval of zoning variations to allow a second floor addition to the existing**
3 **residence at 1246 Spruce Street. The requested zoning variations would permit the residence (a) to**
4 **provide less than the minimum required front yard setback; (b) to provide less than the minimum**
5 **required side yard setback; and (c) to provide less than the minimum required total side yard setback.**
6 **The Zoning Board of Appeals has final jurisdiction on this request.**

7 Ms. Klaassen stated the applicants are proposing a front yard setback of 49.97 feet, whereas a minimum
8 of 50.02 feet is required and is the average of the block, with a variation being requested of .05 feet
9 (.01%). She noted the residence currently provided a setback of 49.97 feet. Ms. Klaassen stated a side
10 yard setback of 5.62 feet from the east property line is being requested, whereas a minimum of 7.5 feet
11 is required, a variation of 1.88 feet (25.07%). She noted the residence currently provided an east side
12 yard setback of 5.62 feet. Ms. Klaassen then stated a total side yard setback of 12 feet is being
13 requested, whereas a minimum of 18.75 feet is required, a variation of 6.75 feet (36%), noting the
14 residence currently provided a total side yard setback of 12 feet.

15
16 Ms. Klaassen stated the subject property is located on the south side of Spruce Street between Glendale
17 Avenue and Hibbard Road and contains an existing two story residence and attached garage built in
18 1950. She stated the property is zoned R-4 single family residential and is bordered by R-4 to the east,
19 west and south and R-2 to the north.

20
21 Ms. Klaassen stated the variations are being requested to construct a second floor addition above the
22 existing nonconforming attached garage. She stated a building permit was issued in March 2020 to
23 expand a dormer and add a front porch as shown in the site photos. Ms. Klaassen then stated as shown
24 in the zoning matrix, the existing residence is legal nonconforming with respect to all three setbacks
25 being requested. She noted the proposed addition would not encroach further into the required
26 setbacks and would match the residence's currently provided setbacks.

27
28 Ms. Klaassen stated as indicated on the floor plan, the addition would consist of a master suite
29 measuring approximately 21.67 x 27 feet (588 square feet). She then referred to the front elevation next
30 to the proposed addition. Ms. Klaassen stated the proposed side elevations show the proposed addition
31 above the existing garage. She stated to summarize, three variations are being requested for front yard
32 setback, side yard setback and total side yard setback.

33
34 Ms. Klaassen then stated the Board is to consider whether the requested variations meet the standards
35 for granting such variations and draft resolutions were prepared by staff with one resolution approving
36 the request on page 26 and the other resolution denying the request on page 40 of the agenda report.
37 She stated following public comment and Board discussion, a Board Member may make a motion to
38 adopt either the resolution approving or denying the requested variations. Ms. Klaassen then asked if
39 there were any questions.

40 Chairman Bradley also asked if there were any questions. Ms. Balassa asked with regard to the
41 exception of the expansion of the square footage, she referred to the footprint and the differences
42 between the existing and proposed and asked whether the applicants are only coming before the Board
43 due to the fact the property is nonconforming. Ms. Klaassen confirmed that is correct. Ms. Hanley asked
44 if the garage was an addition. Ms. Klaassen stated the garage was part of the original construction in
45 1950. Chairman Bradley asked Mr. Greable if he had any questions. Mr. Greable stated he had no
46 questions and would support the application.

47

1 Chairman Bradley asked for the applicants to comment. He then swore in those speaking to this matter.
2 Chairman Bradley also asked for confirmation that the applicants provided their written consent relating
3 to the virtual meeting. The applicants and architect confirmed that is correct. He then asked if there
4 were any additional materials submitted relating to the application that the Board has not considered.
5 Patricia O'Connell, the property owner and applicant, stated there were not.

6
7 Patricia O'Connell introduced herself to the Board and stated they want to add an addition straight up
8 over the existing garage and would not add to the footprint of the home. She noted the addition would
9 contain a master bedroom, bathroom and closet and the roof would align with the dormer. Mrs.
10 O'Connell noted the dormer allowed for a small bathtub, vanity and toilet and identified other areas on
11 that level of the home.

12
13 DonnaLee Floater introduced herself as the architect for the project. She confirmed the request would
14 expand the addition straight up over the garage and the setbacks would not be further encroached. Ms.
15 Floater stated with regard to the front yard setback, that variance is for less than an inch and noted the
16 bulk of the home is set so far back; the homes on either side align with the applicants' garage which
17 would not make it unusual for the street.

18
19 Chairman Bradley asked if there were any other comments from the applicant. Ms. Floater informed
20 the Board the second floor only has three bedrooms and the addition of a master suite is common in a
21 lot of Winnetka homes. She added the request is the easiest and most reasonable way of adding the
22 addition and referred to the amount of GFA and impermeable lot coverage which would remain and the
23 addition would not require excavation.

24
25 Chairman Bradley asked if there were any questions from the Board. No questions were raised at this
26 time. He then asked if there any public comments. Ms. Klaassen noted no written public comment was
27 received prior to the meeting. Chairman Bradley then called the matter in for discussion. Mr. Schoon
28 stated the Board should first confirm whether anyone who has called in has any public comment. Ms.
29 Kazenas asked for those who called in, she would unmute their microphones and asked for the caller to
30 state whether they had any comment. Mark VanKerkhoff, Caller No. 3, stated he had no comment on
31 this agenda item but would comment on the next agenda item. Subsequent callers stated they had no
32 comment. Ms. Kazenas confirmed there was no comment on this agenda item. Chairman Bradley then
33 stated any additional public comments received during the meeting would be incorporated into the
34 record.

35
36 Chairman Bradley then closed the public comment portion on this agenda item and stated the Board
37 would proceed with deliberation. He stated the only issue in connection with this matter is that the
38 property is existing nonconforming relating to the existing conditions. Ms. Hanley stated she had no
39 comments and noted for the record the applicants are only going up and are not changing the footprint
40 or setbacks and she had no problem with the request. Mr. Nielsen agreed with Ms. Hanley's comments
41 and referred to one of the three requested setbacks as being almost nonexistent. Ms. Balassa agreed
42 the request is fine. Mr. Greable stated he is in full agreement and identified the request as an example
43 with regard to existing nonconformities which were previously approved by the Board and is an example
44 of how they can reduce the matters coming before the Board.

45
46 Chairman Bradley agreed with Mr. Greable's comments. He then asked for a motion to adopt the
47 approval resolution for 1246 Spruce Street. A motion was made by Ms. Hanley and seconded by Mr.
48 Nielsen. A vote was taken and the motion unanimously passed.

1
2 AYES: Balassa, Bradley, Greable, Hanley, Nielsen
3 NAYS: None
4

5 **Case No. 20-16-V2: 425 Birch Street:** An application submitted by Collin Nailor seeking approval of
6 zoning variations to allow installation of an egress window well and construction of a two-story
7 addition to the existing residence at 425 Birch Street. The requested zoning variations would permit
8 the residence (a) to exceed the maximum permitted building size; (b) to exceed the maximum
9 permitted roofed lot coverage; (c) to exceed the maximum permitted front yard lot coverage; (d) to
10 provide less than the minimum required front yard setback; (e) to provide less than the minimum
11 required total side yard setback; (f) to provide less than the minimum required rear yard setback. The
12 Village Council has final jurisdiction on this request.

13 Ms. Klaassen stated the GFA being requested is 2,914.83 square feet, whereas a maximum of 2,529.56 is
14 permitted, a variation of 385.27 square feet (15.23%). She noted the site currently contained 2,810.99
15 square feet of GFA and the proposed addition would add approximately 104 square feet of GFA. Ms.
16 Klaassen stated the second variation being requested is 1,955.29 square feet, whereas a maximum of
17 1,707.45 square feet is permitted, a variation of approximately 248 square feet (14.51%). She noted the
18 site currently contained 1,903 square feet and the proposed addition would add approximately 52
19 square feet of RLC. Ms. Klaassen stated the third variation is for front lot coverage of 1,559 square feet
20 whereas a maximum of 1,116 square feet is permitted, a variation of 443 square feet (approximately
21 39%). She noted the site currently contained 1,519 square feet of front lot coverage and the proposed
22 addition would add approximately 40 square feet. Ms. Klaassen stated the fourth variation being
23 requested is for the front yard setback of 25.34 feet whereas a minimum of 30 feet is required, a
24 variation of 4.66 feet (15.5%). She noted the site currently provides a front yard setback of 21.5 feet.
25 Ms. Klaassen stated the fifth variation for total side yard setback is being requested for 28.54 feet
26 whereas a minimum of 36.48 feet is required, a variation of 7.94 feet (21.76%). She noted the site
27 currently has a total side yard setback of 28.5 feet. Ms. Klaassen then stated a sixth variation is being
28 requested for a rear yard setback of 1.3 feet whereas a minimum of 10 feet is required, a variation of 8.7
29 feet (87%). She noted the residence currently provided a nonconforming rear yard setback of 4.3 feet.
30 Ms. Klaassen added the Village Council has final jurisdiction on the request.
31

32 Ms. Klaassen then stated the subject property is located on the east side of Birch Street between Ash
33 Street and Cherry Street and contains an existing two story residence built in 1915. She stated the
34 property is zoned R-5 single family residential and is surrounded by the same R-5 zoning. Ms. Klaassen
35 stated the existing lot is a legal nonconforming lot and has approximately 6,323 square feet of lot area
36 with the minimum required lot area in the R-5 district being 8,400 square feet. She stated it is
37 interesting to note that taking into consideration the front and rear setbacks, the buildable depth is
38 limited to 12 feet.
39

40 Ms. Klaassen stated the variations are being requested to rebuild an existing element on the residence
41 circled in red on the illustration and expand its footprint an additional 52 street towards the front of the
42 residence. She stated the site plan illustrated the lot's depth of 52 feet and an average lot width of
43 approximately 122 feet and the proposed addition is identified in the red box on the illustration. Ms.
44 Klaassen also stated as identified on the floor plan, the two story element to be replaced measured 14.4
45 x 8.5 feet (121 square feet) and the replacement two story element would maintain the 8.5 feet width
46 and extend an additional 6 feet to the west. She noted the first floor space would continue to contain a
47 sunroom and the second floor sunroom would be converted to a master bath and closet with the total
48 addition adding 104 square feet of GFA.

1
2 Ms. Klaassen stated the request also includes the installation of an egress window at the rear elevation
3 of the home and the window well would measure 36 x 36 inches and would be constructed below grade.
4 She noted while window wells are only allowed to encroach a side yard, the proposed window well
5 would be located in the required rear yard. Ms. Klaassen identified the proposed addition in the
6 illustration shown on the front and west elevations and the side/south elevation. She stated to
7 summarize, the six variations being requested include RLC, front yard coverage, front yard setback,
8 minimum total side yard setback and rear yard setback. Ms. Klaassen referred to the zoning matrix
9 noting there are a number of existing nonconformities with the current residence exceeding the
10 permitted GFA by approximately 281 square feet and exceeding permitted RLC by 196 square feet. She
11 then stated in terms of the front yard lot coverage, the coverage consists of the driveway, stoop, front
12 walk and patio area and due to the narrow lot depth, the residence encroached the required 30 foot
13 front yard and therefore, approximately 588 square feet of the residence contributed to the front yard
14 lot coverage. Ms. Klaassen also stated a portion of the proposed addition would encroach the front yard
15 as part of the variations adding approximately 40 square feet to the nonconforming front yard lot
16 coverage.

17
18 Ms. Klaassen then stated the proposed addition would be set back at 25.34 feet and is not in compliance
19 with the 30 foot setback and the existing nonconforming total side yards for the residence would remain
20 unchanged with the proposed addition. She also stated the residence currently provided a rear yard
21 setback of 4.3 feet whereas a minimum of 10 feet is required. Ms. Klaassen noted the proposed egress
22 window would provide a setback of 1.3 feet and the existing two story element to be rebuilt currently
23 provided a rear yard setback of 6.23 feet.

24
25 Ms. Klaassen stated the Board is to consider whether or not the requested variations meet the
26 standards for granting such variations and following public comment and Board discussion, the Board
27 may make a recommendation to the Village Council regarding the requested relief. She noted a draft
28 motion is provided on page nos. 9-10 of the agenda packet. Ms. Klaassen noted they did not receive any
29 pre-registered comments, written comments or voicemail messages. She then asked if there were any
30 questions.

31
32 Chairman Bradley also asked the Board if there were any questions. Mr. Nielsen referred to the
33 previously denied case in 1999 and asked if that related to the Board's discussion. Ms. Klaassen stated
34 they typically provide case history and each case is handled separately and referred to two previous
35 variation requests, one which was approved and the other which was denied. Chairman Bradley asked if
36 there were any other questions for the Village staff. No additional questions were raised at this time.

37
38 Chairman Bradley swore in the applicant speaking to this matter. He then asked the applicant if he
39 submitted his waiver and consent with regard to the virtual hearing on his application. Mr. Nailor
40 confirmed that is correct. Chairman Bradley asked Mr. Nailor to begin his presentation. Mr. Schoon
41 stated the architect may also be online. Mr. Nailor confirmed that is correct. Ms. Kazenas unmuted the
42 architect, Mark VanKerkhoff, who introduced himself to the Board. Chairman Bradley then swore in Mr.
43 VanKerkhoff.

44
45 Mr. Nailor referred to slide no. 21 and stated the home in the photo is the original home. He stated the
46 attached garage was built later than the 1915 construction. Mr. Nailor stated they are looking to remove
47 the sunroom and room above to go in line with the addition and which would not be flush with the front
48 of the home. He stated the reason for the variance is that it is an older three bedroom home with one

1 shared bathroom where they are looking to create the master bathroom on the second floor. Mr. Nailor
2 stated the extra 104 square feet was requested to have a master bathroom. He then stated with regard
3 to the window well that may be handled as a separate issue. Mr. Nailor noted the lot butted up against
4 the neighbor's yard and it is the only location for the window well, which would be 36x36 inches.
5

6 Mr. Nailor stated in connection with the calculations, Mr. VanKerkhoff could provide more information.
7 He noted everything is existing nonconforming and they would not encroach any further into the side
8 yard. Mr. Nailor stated they want the existing structure to be moved ahead 6 feet to allow for a master
9 bathroom. He then asked if there were any questions. Chairman Bradley asked for Mr. VanKerkhoff to
10 speak first followed by the Board's questions.
11

12 Mr. VanKerkhoff stated the existing two story sunroom is not code compliant and there is no foundation
13 underneath it. He stated it was constructed for seasonal use and is not adequate for year-round energy
14 efficiency. Mr. VanKerkhoff stated the proposal is to reconstruct that element and make it slightly larger
15 which will make the entire home more usable with a proper master bathroom and closet and would be
16 set back from the front of the home. He then referred to the elevation rendering and noted it would
17 have the same style and look of the home. Mr. VanKerkhoff stated the existing property has a long list of
18 nonconformities and approval of the request would bring it into compliance. He referred to slide no. 26
19 which showed the minimal difference between the existing and proposed conditions in the categories
20 where it increased the existing nonconformities in making the two story section a little larger. Mr.
21 VanKerkhoff then asked if there were any questions.
22

23 Ms. Hanley asked if the window well would replace an existing door in terms of egress and asked why
24 are they changing the method of egress. Mr. VanKerkhoff confirmed that is correct and stated they
25 wanted to get rid of the door and make it all stone. He also stated there is a fenced area for their dog.
26 Mr. VanKerkhoff noted the basement construction is taking place now and it was determined another
27 method of escape was needed with this being the most logical place to put the window well. He then
28 stated the only other area for it is on the side at the proposed variance for the addition. Ms. Hanley
29 asked Village staff if they were to put it on the side that would not be a problem. Ms. Klaassen
30 confirmed that is correct. Ms. Hanley then asked with regard to the necessity for the master bathroom,
31 why did it have to be 8.5 x 20 feet as opposed to 8.5 x 14 feet. Mr. VanKerkhoff confirmed that area
32 included the master bathroom and closet.
33

34 Ms. Hanley stated there is plenty of room to expand the closet, shower, sink and toilet. She then stated
35 when you have a small lot; you have a small home which is why there is a zoning ordinance to make sure
36 everything fits in its place. Mr. VanKerkhoff stated the area would not be all bathroom and the second
37 bedroom closet would be made bigger. Ms. Hanley then asked Village staff since there are foundation
38 issues, if they built within the same footprint, would they still need variations. Ms. Klaassen confirmed
39 that is correct. She also stated if they were planning to remove and replace the existing two story
40 element, that would be considered a minor variation but the egress window required Village Council
41 approval.
42

43 Ms. Balassa stated she had no questions. Mr. Nielsen stated the egress window is required as a second
44 exit and if they were not installing it, would the other variations go away. Ms. Klaassen responded yes to
45 a certain extent. She then stated if you remove the two-story element and want to replace it, zoning
46 relief is necessary. Ms. Klaassen stated if they were only considering replacing that element, it would be
47 considered a minor variation.
48

1 Ms. Hanley stated if they were to rebuild the sunroom in the same footprint, the window well could go
2 on the side with no issue. Ms. Klaassen stated it depended where it is located in the side yard. She noted
3 they have to comply with the 30 foot front yard setback and if the proposed addition was not on the
4 table, it may be possible to locate the window well in that general location.
5

6 Mr. Greable asked when the applicant planned to move in the home. Mr. Nailor responded in 4-5
7 weeks. Mr. Greable stated it is a 1915 home which was in foreclosure years ago. He then referred to the
8 zoning matrix figures and asked Mr. VanKerkhoff if it boiled down to the sunroom porch. Mr.
9 VanKerkhoff stated the existing home is nonconforming in all of those categories and subsequent
10 additions were approved by the Village. He agreed it was vacant for a long time and Mr. Nailor is
11 investing a lot to fix the 1915 foundation noting there is no foundation under the sunroom. Mr.
12 VanKerkhoff stated since Mr. Nailor would have had to come before the Board to construct the sunroom
13 as it is, they decided to propose a small addition to the front which would not be very noticeable given
14 the significant investment being made in the property.
15

16 Chairman Bradley stated there are six variations which revolve around the sunroom expansion and the
17 argument that the current status is not safe or secure. He stated with regard to the rear yard setback,
18 he did not understand the motivation as it related to the Board's standards. Chairman Bradley
19 questioned whether there was another likely place to locate the egress and whether it is necessary. Mr.
20 VanKerkhoff confirmed it is necessary and the door Mr. Nailor referred to is at grade level. He noted the
21 basement is mostly underground and the door is located midlevel. Mr. VanKerkhoff then stated to have
22 space which can be occupied in the basement, there needed to be a method of egress according to the
23 code.
24

25 Chairman Bradley then asked if it could be located on the home's north facing side and referred to slide
26 no. 22. Mr. Nailor informed the Board that is near the main sanitary sewer line which exited the home
27 and is not practical. Chairman Bradley asked if some of the addition could be taken from the rear and
28 place the window well which would not require a variation. Mr. VanKerkhoff stated given the extent of
29 the existing nonconformities, anywhere they put the window well would require a variance. He also
30 informed the Board the plan was to not have a full basement under the area of the sunroom. Mr. Nailor
31 added the sump pump and main water line is located at the southeast corner.
32

33 Chairman Bradley then stated with regard to the master bathroom and closet, on the first floor, he
34 asked if that area would be open, insulated or used as a three season porch. Mr. Nailor stated they
35 planned to use it as year-round livable space once it is brought up to code.
36

37 Chairman Bradley asked if there were any additional questions from the Board or public comments. No
38 additional questions or comments were raised at this time. Ms. Kazenas stated one caller was unmuted
39 and asked for comment. No comment was made at this time. She confirmed the previous callers left the
40 meeting. Chairman Bradley then called the matter in for discussion.
41

42 Chairman Bradley suggested the Board begin by considering whether each of the six variance requests
43 match the standards. Mr. Nielsen stated he drove by the property and agreed with the amount of work
44 the property needed. He stated he initially did not think 104 square feet as existing legal nonconforming
45 being a huge deal. Mr. Nielsen stated the egress window needed to be done and agreed with the
46 discussion of the alternative of moving it. He then stated with regard to whether any master bathroom
47 needed to be bigger, although he wished the square footage would be placed elsewhere, there would
48 not be a huge change in GFA. Mr. Nielsen stated he would generally support the variances.

1
2 Ms. Balassa stated she is generally in support and informed the Board she walked by the home daily. She
3 described the home as an abandoned eyesore for the neighborhood. Ms. Balassa then stated for a
4 nonconforming home that has not been lived in, it is complicated to renovate this type of home. She
5 also stated the issue of the window well did not relate to aesthetics. Ms. Balassa stated while she had
6 some concerns and with regard to the sunroom movement and addition, it would not affect the other
7 homes. She noted the north home is also nonconforming. Ms. Balassa added moving the sunroom to
8 align with neighboring homes would be pleasing. She then stated she would give the applicants the
9 benefit of the doubt and reiterated her concern relating to the deteriorated condition of the home for
10 so long.

11
12 Ms. Hanley agreed with Ms. Balassa's comments and stated the home was on the market for a long time
13 with price decreases although a lot of work needed to be done which she appreciated. She stated she is
14 curious as to why an existing door was changed and another means of egress being the window well is
15 necessary and is far more obtrusive and close to the neighbors' garage. Ms. Hanley stated in connection
16 with the sunroom expansion, it did not meet all of the variation standards and there is nothing unique
17 with regard to the property which required such an expansion relating to GFA, RLC, etc. She also stated
18 it would not effect on reasonable return to not be able to add that square footage. She reiterated when
19 you have a small lot, you have a small home which is the character the Village needed. Ms. Hanley
20 concluded she is leaning toward not approving the request.

21
22 Mr. Greable stated at the rear of the property is a parking lot and with regard to the strip of land in the
23 back, the window well would look fine there and it did not bother him at all. He also stated the sunroom
24 must be addressed and fixed which is the biggest issue and must be cured. Mr. Greable stated he is in
25 favor of the request noting the Village Council has final approval.

26
27 Chairman Bradley stated the situation is complex with regard to rules on one hand and standards on the
28 other. He then stated variation nos. 1-5 are lacking sufficient need in terms of the variances requested.
29 Chairman Bradley stated with regard to the rear yard setback and egress window well, he considered
30 where it could go to provide the necessary level of safety and referred to the alternatives discussed. He
31 stated he would be in support of the rear yard setback since it related to safety. He then stated with
32 regard to the sunroom, he referred to the fair market value paid for the property is what they have to
33 work with knowing it was a legal nonconforming lot. Chairman Bradley stated master bathrooms and
34 large closets are not entitlements. He agreed it is a very unique property and stated he is sympathetic to
35 the applicants noting the lot is already 2,000 square feet below the minimum lot requirements.
36 Chairman Bradley stated a modest increase to accommodate downstairs and upstairs living made sense
37 but is not the only option available to them. He then stated curing the foundation issues of the sunroom
38 did not automatically entitle the applicants to additional square footage and is not a justifiable need
39 according to the standards. Chairman Bradley stated he would vote against the application for variation
40 nos. 1-5 noting there were three favorable and two non-favorable votes from the Board with the Village
41 Council to make the final determination.

42
43 Mr. Schoon confirmed in order for the Board to forward an affirmative recommendation to the Village
44 Council, there would need to be four Board Members in favor. Chairman Bradley then stated for
45 expedition purposes and to move the application forward, he would vote in favor of the application
46 noting their comments are included in the record.

47
48 Chairman Bradley asked for a motion to recommend approval of the application as set forth on page 9.

1
2 A motion was made by Mr. Greable and seconded by Mr. Nielsen to recommend approval of the
3 application. A vote was taken and the motion passed, 4 to 1.
4

5 AYES: Balassa, Bradley, Greable, Nielsen

6 NAYS: Hanley
7

8 **Other Business**

9 **(a) Community Development Report**

10 Mr. Schoon stated they are continuing with all of the Village duties remotely including issuing building
11 permits as well as conduction inspections while allowing for social distancing. He noted there are a
12 couple of items for the June 2020 ZBA meeting agenda. Mr. Schoon stated in connection with the
13 Comprehensive Plan, prior to the pandemic, they were preparing for a community Open House which
14 was canceled because of the stay-at-home order. He stated they want to wait until they are able to have
15 community engagement in person and the process is on hold for now. Mr. Schoon confirmed they are
16 still working with the consultant on analysis gathering.
17

18 **(b) Quorum Check – June 8, 2020 Meeting**

19 The Board Members discussed their availability. Mr. Schoon stated they would notice the meeting as
20 being an in-person meeting but that it may convert to a virtual meeting if the Governor’s Executive
21 Order is extended..
22

23 **(c) Public Comment**

24 Chairman Bradley asked if there was any public comment. Ms. Kazenas confirmed there are no
25 remaining members of the public on the call.
26

27 **Adjournment:**

28 The meeting adjourned at 8:47 p.m.
29

30 Respectfully submitted,

31 Antionette Johnson
32 Recording Secretary
33



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: JUNE 1, 2020
SUBJECT: CASE NO. 20-14-V2: 700 ELM STREET - VARIATION - HADLEY INSTITUTE FOR THE BLIND AND VISUALLY IMPAIRED

INTRODUCTION

On June 8, 2020, the Zoning Board of Appeals is scheduled to hold a virtual public hearing, in accordance with social distancing requirements and Governor Pritzker's Executive Order, on an application submitted by the Hadley Institute for the Blind and Visually Impaired (the "Applicant"), as the owner of the property at 700 Elm Street (the "Subject Property"). The Applicant requests approval of the following zoning variation to allow construction of new front walkways on the Subject Property:

1. Intensity of Use of Lot (impermeable lot coverage) of 19,265.88 square feet, whereas a maximum of 15,789 square feet is permitted, a variation of 3,476.88 square feet (22.02%) [Section 17.32.010 – B-1 Multifamily Residential District regulations] [Note: The site currently contains 18,420.69 square feet of ILC. The proposed improvement would add 845.19 square feet of ILC].

A mailed notice was sent to property owners within 250 feet of the Subject Property in compliance with the Zoning Ordinance. The hearing was properly noticed in the *Winnetka Talk* on May 21, 2020. As of the date of this memo, staff has not received any written comments from the public regarding this application.

The Village Council has final jurisdiction on this request as only the Council has the authority to grant a variation to exceed the maximum permitted impermeable lot coverage by more than 20%.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.6 acres in size, is located on the south side of Elm Street, between Lincoln Avenue and Maple Street, and is improved with an existing two-story institutional building (see Figure 1). The property is zoned B-1 Multifamily Residential, and it is bordered B-1 Multifamily to the west, R-4 Single Family Residential to the north, south, and east, and R-5 Single Family Residential and B-2 Multifamily Residential to the south (see Figure 2).

As suggested by its name, the B-1 Multifamily Residential District allocates areas of the Village appropriate for higher density residential development, and is designated largely in transitional areas, often lying as a buffer between higher intensity commercial uses and lower intensity single-family districts. In addition to multifamily residential uses, the B-1 District allows a limited range of additional uses by special use permit. Permitted special uses in the B-1 District include (a) parking lots; (b) day care centers; (c) institutions of an educational, philanthropic or eleemosynary nature; and (d) planned

developments. Figure 1 below demonstrates the transitional nature of the B-1 District and the Hadley Institute parcel, located between the Village's East Elm Business District on the west and lower intensity, single family residences on the east.

The Comprehensive Plan designates the Subject Property as appropriate for "public/semi-public" uses. The zoning of the property is consistent with the Comprehensive Plan.



Figure 1 – Aerial Map

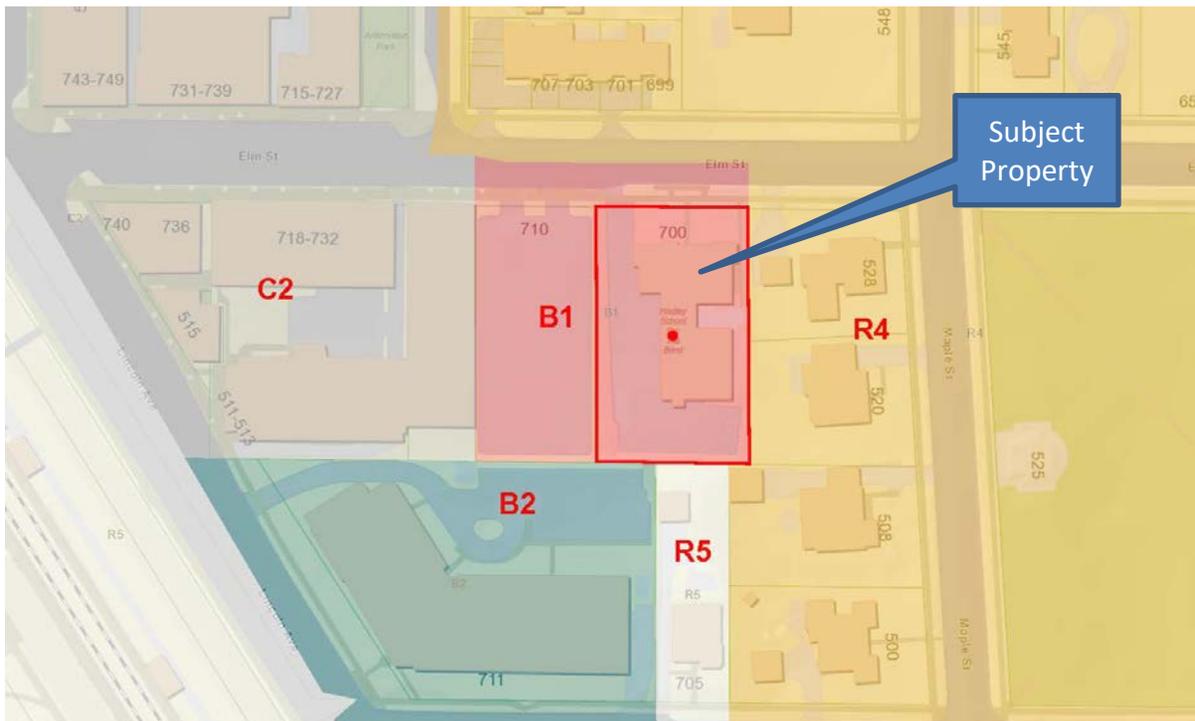


Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

Village records indicate that Hadley School for the Blind was first constructed in 1956. Prior to 1980, institutional uses were permitted by right in the B-1 Multifamily District. In 1980 the Village adopted zoning amendments which reclassified institutions such as Hadley School as special uses in the B-1 District. The Hadley Institute is an existing legal conforming use.

The building was expanded in 1969-70, and improved with a 21 space parking lot. Hadley Institute received approval of a zoning variation in 1969 to provide 21 parking spaces on site, versus the 57 spaces required at that time. [Note: 1969 zoning regulations for the B-1 District called for 5 parking spaces per 1,000 square feet of floor area. Current regulations do not have a prescriptive parking formula for institutional uses; rather, the adequacy of parking is evaluated on a case-by-case basis through the special use permit process.]

In 2008, Hadley School received approval of a zoning variation to exceed the maximum permitted impermeable lot coverage to allow construction of a ramp, stairs and patio area (approximately 756 square feet in area) within a recessed area on the east side of the building.

In 2018, Ordinance M-2-2018 was adopted by the Village Council, granting a Special Use Permit and variations to allow construction of two additions to the second story of the existing building. The variations were (a) to permit an impermeable lot coverage of 18,421 square feet to expand the existing entry sidewalk; (b) to permit an unarticulated exterior wall on the east side of the building approximately 59 feet in length; and (c) to permit the second-story additions to incorporate a flat roof form. Ordinance M-2-2018 is included in this report as Attachment D. Construction of the addition was completed in November 2019.

Figures 3 and 4 contain photos of the site.



Figure 3 – Subject Property



Figure 4 – Subject Property

PROPOSED PLAN

The variation is being requested in order to construct a walkway across the front lawn area of the Subject Property. The walkway would run east from the parking lot to the main concrete entrance walk to the building. The walkway would continue east along the front of the site and extend south along the east property line to connect with the existing walk on the east side of the Subject Property. The proposed walkway would be constructed of a crushed stone, bluestone or granite. The walkway from the parking lot to the main entrance walk would measure approximately 130 square feet and the walk continuing east in the front lawn along the east portion of the lot would measure approximately 415 square feet. The proposed plan also includes adding approximately 300 square feet of stone outcroppings in the front lawn area between the parking lot and the existing walk to the main entrance. In total the proposed plan would add approximately 845 square feet of impermeable lot coverage.

Excerpts of the proposed plan are provided on the following page as Figures 5 and 6. The complete set of plans representing the proposed walkways and landscape plan is provided in Attachment C.

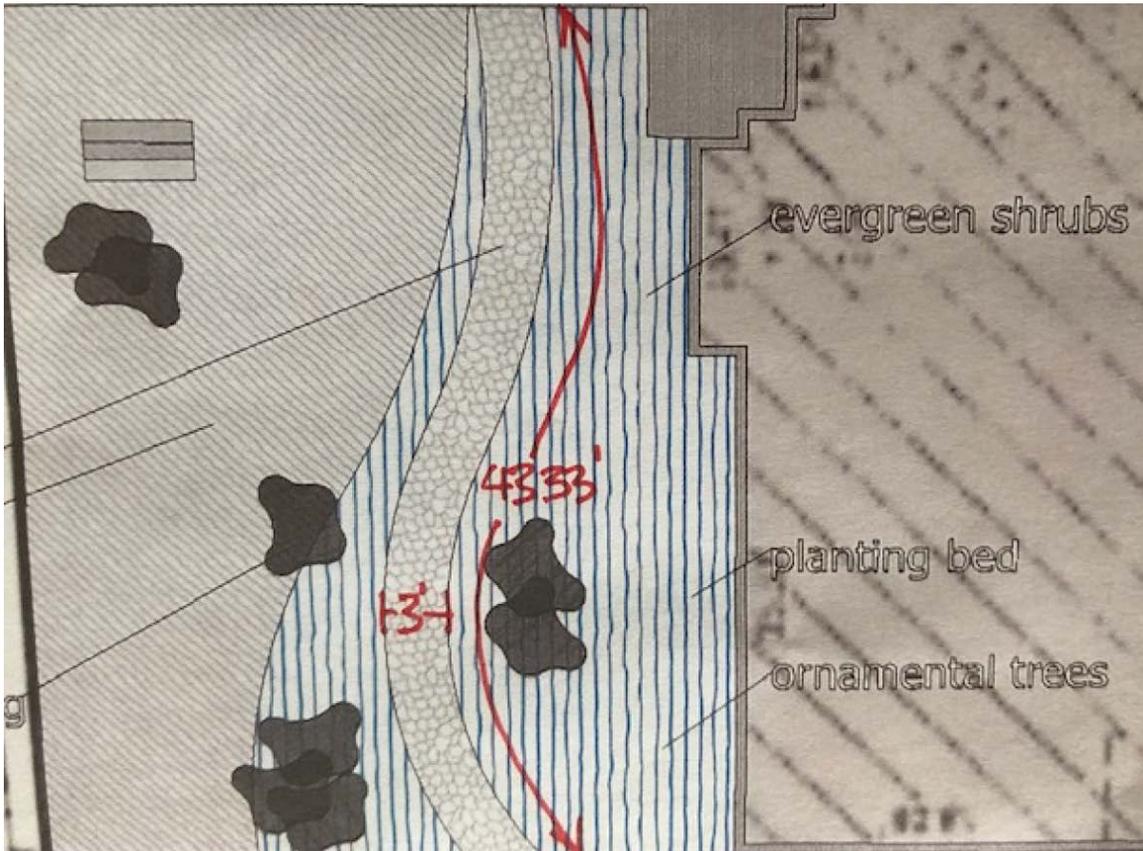


Figure 5 – Excerpt of Proposed Site Plan – West Walk

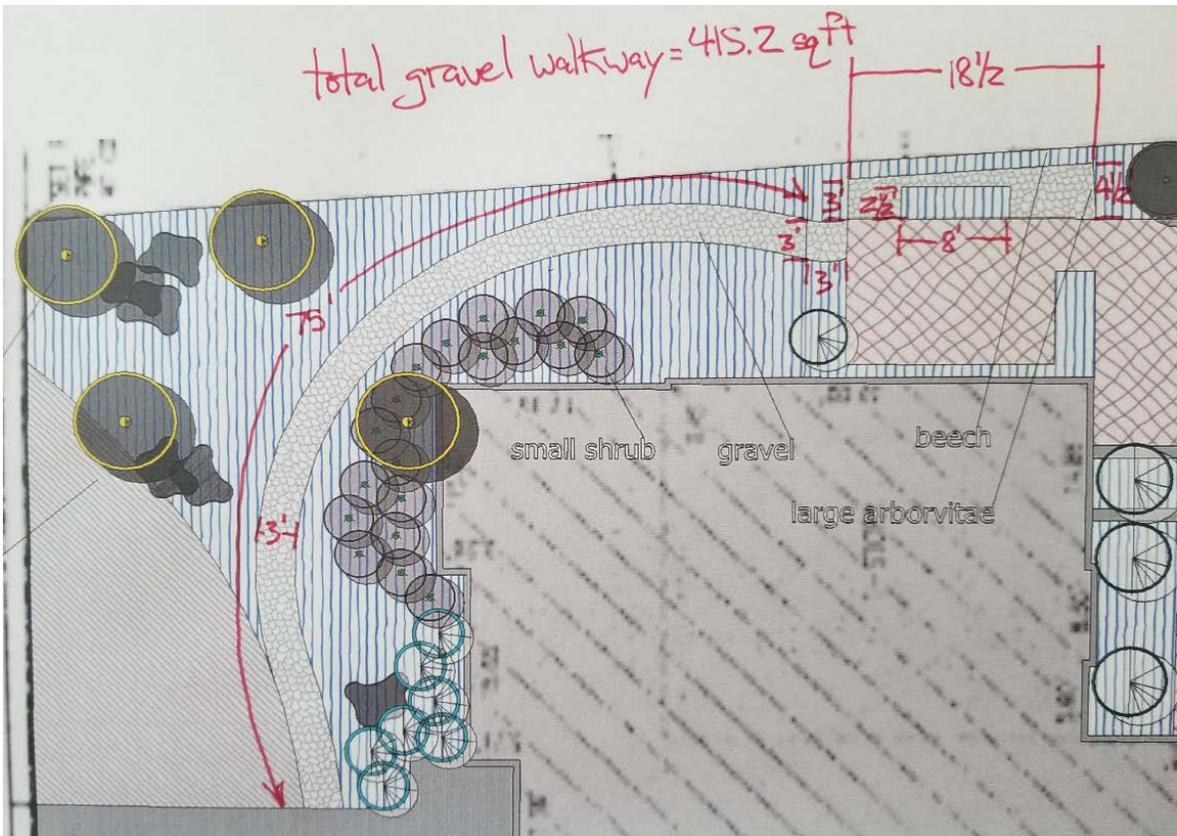


Figure 6 – Excerpt of Proposed Site Plan – East Walk

Given the ZBA often receives questions regarding the stormwater regulations applicable to a specific request being considered by the ZBA, attached is a Stormwater Matrix (Attachment B). Based on the proposed plan, it appears additional stormwater detention would not be required. However, a final determination will be made by Village Engineering staff. Additionally, Figure 7 below represents the Subject Property's proximity to the floodplain. The grey represents the 100-flood area and the purple represents the 500-year flood area.



Figure 7 – GIS Floodplain Map

CONSIDERATION BY DESIGN REVIEW BOARD

The Design Review Board (DRB) is scheduled to consider a certificate of appropriateness for the proposed improvement on June 18, 2020. The DRB will consider the overall appropriateness of the materials and design of the proposed walkways and landscaping.

REQUESTED ZONING RELIEF

The attached zoning matrix highlights the existing lot and the proposed improvement's compliance with the B-1 zoning district (Attachment A). One variation is being requested for the intensity of use of lot, more specifically the impermeable lot coverage (ILC). The B1 District allows a maximum of impermeable lot coverage of 60%. Given the lot is 26,315 square feet, the existing improvements are legally nonconforming with respect to the ILC limitations as the site currently contains 18,420.69 square feet of ILC (70%), exceeding the maximum permitted ILC of 15,789 square feet by 2,631.69 square feet (16.67% over the maximum amount allowed). The proposed improvements would add an additional 845.19 square feet of ILC for a total of 18,265.88 square feet of ILC (73.21%). A variation of 3,476.88 feet, or 22.02% over the maximum amount of ILC allowed, is required.

FINDINGS

Does the ZBA find that the requested variation meets the standards for granting such variation; and if so, is the ZBA prepared to make a recommendation to the Village Council regarding the requested

relief? If so, a ZBA member may wish to make a motion recommending approval or recommending denial based upon the following:

Move to recommend **approval [denial]** of the following variation granting:

1. Intensity of Use of Lot (impermeable lot coverage) of 19,265.88 square feet, whereas a maximum of 15,789 square feet is permitted, a variation of 3,476.88 square feet (22.02%) [Section 17.32.010 – B-1 Multifamily Residential District regulations] [Note: The site currently contains 18,420.69 square feet of ILC. The proposed improvement would add 845.19 square feet of ILC].

The Zoning Board of Appeals finds, based on evidence in the record or a public document, that the variation requested is **in harmony [not in harmony]** with the general purpose and intent of the Zoning Ordinance and that each of the following eight standards on which evidence is required pursuant to Section 17.60.050 of this Code **has been met [has not been met]** in connection with this variation application **[subject to the following conditions...]**

The eight standards to consider when granting a variation are as follows:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by regulations in that zone.
2. The plight of the owner is due to unique circumstances. Such circumstances must be associated with the characteristics of the property in question, rather than being related to the occupants.
3. The variation, if granted, will not alter the essential character of the locality.
4. An adequate supply of light and air to the adjacent property will not be impaired.
5. The hazard from fire and other damages to the property will not be increased.
6. The taxable value of the land and buildings throughout the Village will not diminish.
7. The congestion in the public street will not increase.
8. The public health, safety, comfort, morals, and welfare of the inhabitants of the Village will not otherwise be impaired.

ATTACHMENTS

Attachment A: Zoning Matrix

Attachment B: Stormwater Matrix

Attachment C: Application Materials

Attachment D: Ordinance M-2-2018, adopted January 2, 2018

ATTACHMENT A

ZONING MATRIX

ADDRESS: 700 Elm St. (Hadley Institute)

CASE NO: 20-14-V2

ZONING: B-1

ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (2)
Min. Lot Size	N/A	26,315 SF	N/A	N/A	OK
Min. Average Lot Width	60 FT	124.71 FT	N/A	N/A	OK
Max. Roofed Lot Coverage	10,526 SF (1)	7,782.06 SF	0 SF	0 SF	OK
Max. Gross Floor Area	21,052 SF (1)	15,333.99 SF	0 SF	0 SF	OK
Max. Impermeable Lot Coverage	15,789 SF (1)	18,420.69 SF	19,265.88 SF	845.19 SF	3,476.88 SF (22.02%) VARIATION
Min. Front Yard (Elm/North)	25 FT	30.95 FT	30.95 FT	N/A	OK
Min. Side Yard (East)	12 FT	14.84 FT	14.84 FT	N/A	OK
Min. Side Yard (West)	12 FT	26.69 FT	26.69 FT	N/A	OK
Min. Rear Yard (South)	30 FT	45.63 FT	45.63 FT	N/A	OK

NOTES:

(1) Based on actual lot area of 26,315 s.f.

(2) Variation amount is the difference between proposed and requirement.

ATTACHMENT B

Stormwater Volume Requirements for Development Sites

In addition to meeting the following storm water volume detention requirements, development sites must meet all other Village storm water management requirements such as drainage and grading, storm water release rates, storage system design requirements, etc.

	Storm Water Detention Volume Requirements	Applicable Requirement
A. New Home Construction - Previously Developed Lot	The amount of additional required storm water detention volume is based upon the difference between maximum impermeable lot coverage, per Zoning Code, and existing lot coverage, using the run-off coefficient for a 100-year storm event for both.	
B. New Home Construction - Previously <u>Undeveloped</u> Site	The amount of required storm water detention volume is based upon the maximum impermeable lot coverage, using the run-off coefficient for 100-year storm event.	
C. Redevelopment of Site for Different Use (e.g. single family to multi-family, or commercial)	The amount of required storm water detention volume is based upon the maximum impermeable lot coverage, using the run-off coefficient for 100-year storm event.	
D. Improvements to Existing Home and/or Lot, causing an increase in impermeable lot coverage <u>greater or equal to 25%</u>.	The amount of additional required storm water detention volume is based upon the difference between the proposed and existing impermeable lot coverage, using the run-off coefficient for 100 year storm event. (Note: If the increase in impermeable lot coverage is less than 25%, additional storm water detention volume is <u>not</u> required.)	<i>Applies to 700 Elm Street</i> <i>Based upon preliminary review of information to date, it appears that 700 Elm Street <u>would not</u> have to provide additional storm water detention volume. However, a final determination will be made by Village Engineering staff.</i>

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

RECEIVED
MAR 10 2020
BY: _____

ZONING VARIATION APPLICATION

Case No. 20-K-V2

VA-2020-158

Property Information

Site Address: 700 Elm Street

Owner Information

Name: Hadley

Primary Contact: Mary Nelson

Address: 700 Elm St.

Phone No. 800 323 4238

City, State, ZIP: Winnetka, IL 60093

Email: maryn@hadley.edu

Date property acquired by owner: _____

Architect Information

Attorney Information

Name: Urban Plantsman LLC

Name: _____

Primary Contact: John Eskandari

Primary Contact: _____

Address: 7621 N. Greenview Ave unit 3A

Address: _____

City, State, ZIP: Chicago, IL 60626

City, State, Zip: _____

Phone No. 773 458 0265

Phone No. _____

Email: urbanplantsman@gmail.com

Email: _____

Nature of any restrictions on property: _____

Brief explanation of variation(s) requested (attach separate sheet providing additional details): _____

impermeable gravel, steppers and outcroppings to be added to landscape. planter box install fee

Property Owner Signature: 

Date: 3/6/20

MARCH 8, 2020



DEAR VILLAGE OF WINNETKA,

THANK YOU FOR TAKING THE TIME TO REVIEW MY LANDSCAPE CONCEPT FOR THE HADLEY INSTITUTE FOR THE BLIND AND VISUALLY IMPAIRED.

THE DESIGN I CREATED FOR HADLEY IS BASED ON RESPECT FOR THE ENVIRONMENT AND SUSTAINABILITY, WHILE ALSO CREATING A GARDEN SPACE THAT IS APPROPRIATE TO THE NEIGHBORING AREA. EACH MAJOR SECTION OF THE PROPERTY HAS BEEN BROKEN DOWN INTO THEMES THAT REPRESENT REGIONS OF ILLINOIS SUCH AS A WOODLAND WALK IN THE NE CORNER, A BLUFF GARDEN IN THE NW QUADRANT, A POLLINATOR GARDEN IN THE FAR BACK ELEVATED SPACE ALONG THE S PROPERTY LINE AND THEN A BIRD/BUTTERFLY GARDEN IN THE SE QUADRANT OF THE COURTYARD. THE FRONT PATH WILL 'CASUALLY' CONNECT THE PARKING LOT TO THE FRONT LAWN/GARDEN AREAS, ACROSS THE MAIN FRONT WALKWAY AND CONTINUE DISCREETLY TOWARDS THE EAST GATE TO THE REAR GARDEN. THROUGHOUT ALL GARDEN AREAS NATIVE FORBS AND WOODY PLANTS WILL BE HEAVILY FOCUSED ON, WHILE ALSO ENSURING THAT THE CURB APPEAL OF HADLEY IS CLEAN AND ATTRACTIVE ALL YEAR LONG.

THE PROPOSED PATH WOULD CROSS THE FRONT PROPERTY OF HADLEY, ALLOWING FOR A GARDEN-INTERACTIVE SPACE FOR VISITORS, AND IT WILL BISECT THE MAIN FRONT CONCRETE WALKWAY CONTINUING TOWARDS THE E ENTRANCE GATE TO THE BACK COURTYARD. THE MATERIAL WE ARE PROPOSING TO USE WOULD BE A COARSE GRAVEL MATERIAL THAT WOULD BE COMPACTED ENOUGH TO WALK ON AND COARSE ENOUGH TO ALLOW EFFECTIVE DRAINAGE OF EXCESS WATER. THIS SAID 'PATH' WOULD BE SUBTLE AND IT IS DESIGNED TO WORK VISUALLY WITH THE SHRUB BORDER THAT WILL BE INSTALLED ALONG THE FOUNDATION OF HADLEY. THIS MATERIAL WOULD ALSO BE USED IN THE REAR INTERIOR COURTYARD IMMEDIATELY AS A VISITOR ENTERS THE SIDE GARDEN GATE AND THEN MERGE SEAMLESSLY WITH THE EXISTING BLUESTONE OF THE INTERIOR COURTYARD GARDEN.

THANK YOU VERY MUCH FOR YOUR TIME AND CONSIDERATION.

REGARDS,

JOHN ESKANDARI

URBAN PLANTSMAN LLC

URBANPLANTSMAN@GMAIL.COM

773-458-0265

Dear Village of Winnetka, Department of Community Development,

The landscape design concept I created for the Hadley Institute for the Blind and Visually Impaired incorporates a path that would cut across the front lawn area, running E-W. This path is not to be substituted for the main concrete entrance to the building it is, however, designed to allow visitors a chance to pass through garden areas and engage with the sensory garden areas. The proposed material would be a crushed stone, like bluestone or granite that would be coarse enough to allow water to pass through and be firm enough to walk on.

Regarding the standards outlined on the Zoning Variation Application:

1. The landscape design for Hadley creates a space for all visitors to safely engage with the garden. However, the primary goal is to create interactive garden areas that are designed specifically for the blind or visually impaired. I planned for a grittier textural surface to act as a sensory cue, for visually impaired visitors, to freely engage in the garden space they are in when they are strolling on this 'softer' surface.
 - a. The material proposed is a crushed stone with a permeable fabric barrier installed beneath it and then a coarser base material would be added to enable better drainage and aquifer recharge. NO compacted screening or denser soil substrate will be added as a base. The material selection is designed to improve and assist in drainage and percolation.
2. The topography of Hadley lends itself to design ideas that make the garden area more usable.
 - a. This path could be used as a 'short-cut' of sorts from the 2 visitor parking spaces along the driveway across the front property to the main entrance walkway making it a shorter meander to the front door.
 - b. Given the elevation change up towards the street, this footpath would also provide a low spot to slow water down, during heavy rain events or during rain events that occur when the soil is already saturated, and allow the water to move into the path and then percolate through the path media and then soil profile.
 - c. Sustaining an interactive garden space closer to the building with access to plants, boulders or small woody plants via the pathway, instead of nearer the narrow parkway and public sidewalk, will make the garden areas at Hadley more accessible and usable for employees, patrons and visitors.
3. The overall character and look of the garden space will be similar to its history and the gravel choice will not exacerbate water run off to any surrounding property.
4. This path will not affect any air or light quality adjacent to the property
5. There will be no increased fire hazard or other damage due to the design.
6. The landscape plan will not diminish the taxable value of the land and buildings throughout the Village.
7. There will be no increase in congestion in the public street.
8. The public health, safety, comfort, morals and welfare of the inhabitants of the Village will not be impaired in any way.

Thank you very much for your time and consideration.

Regards,

John Eskandari

Urban Plantsman LLC

urbanplantsman@gmail.com

773-458-0265

125.00'

125.00'

steppers

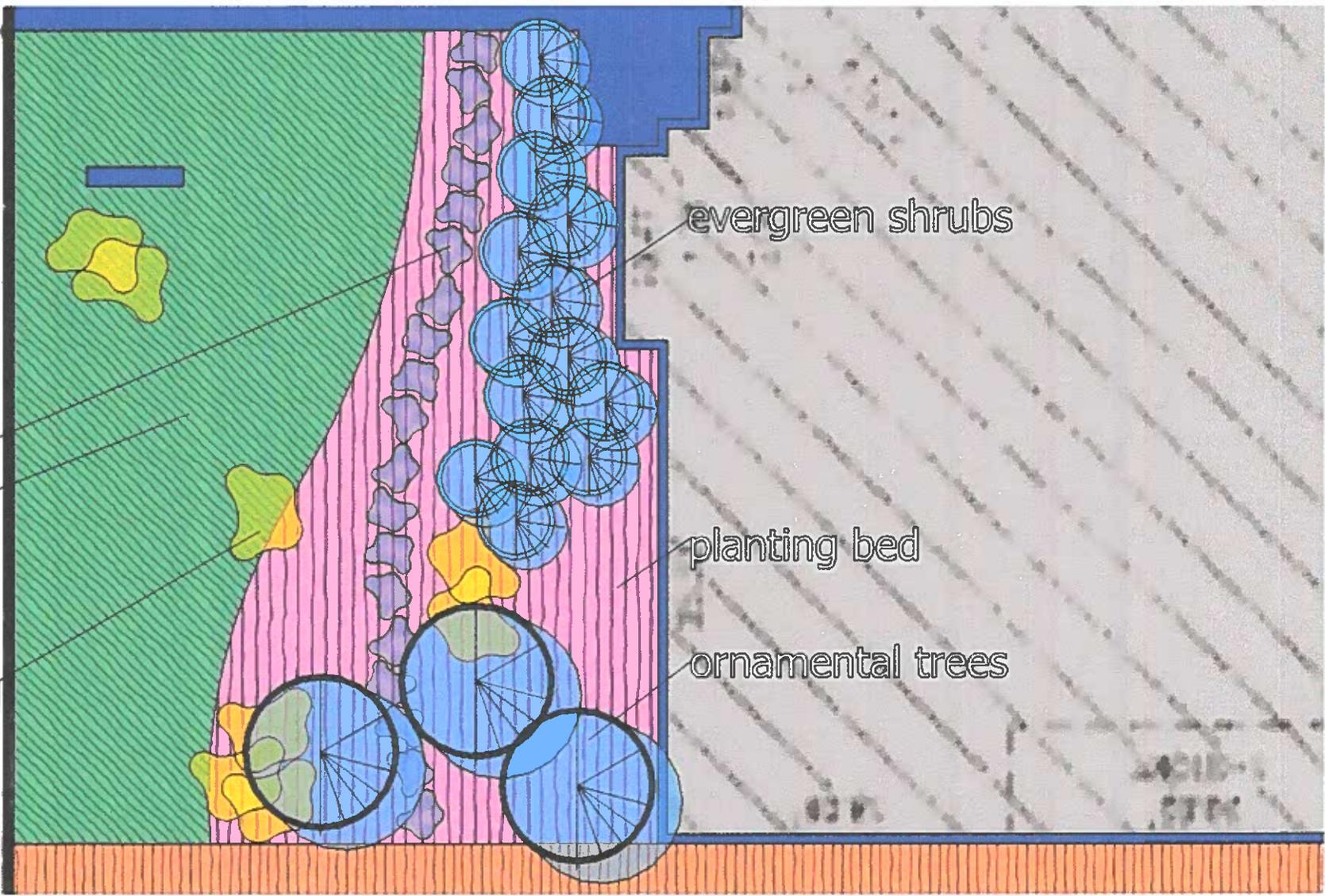
lawn

outcropping

evergreen shrubs

planting bed

ornamental trees

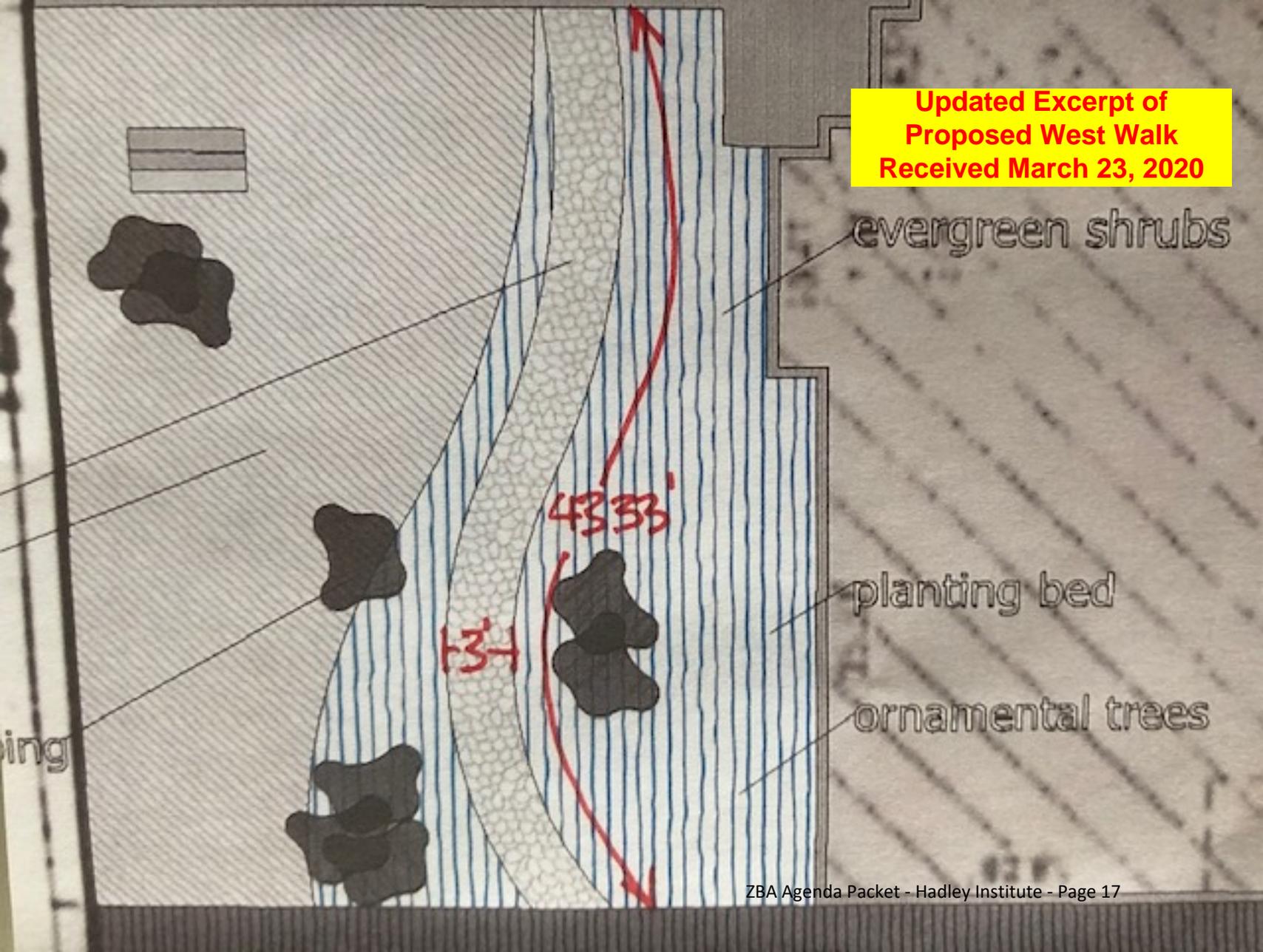


Updated Excerpt of
Proposed West Walk
Received March 23, 2020

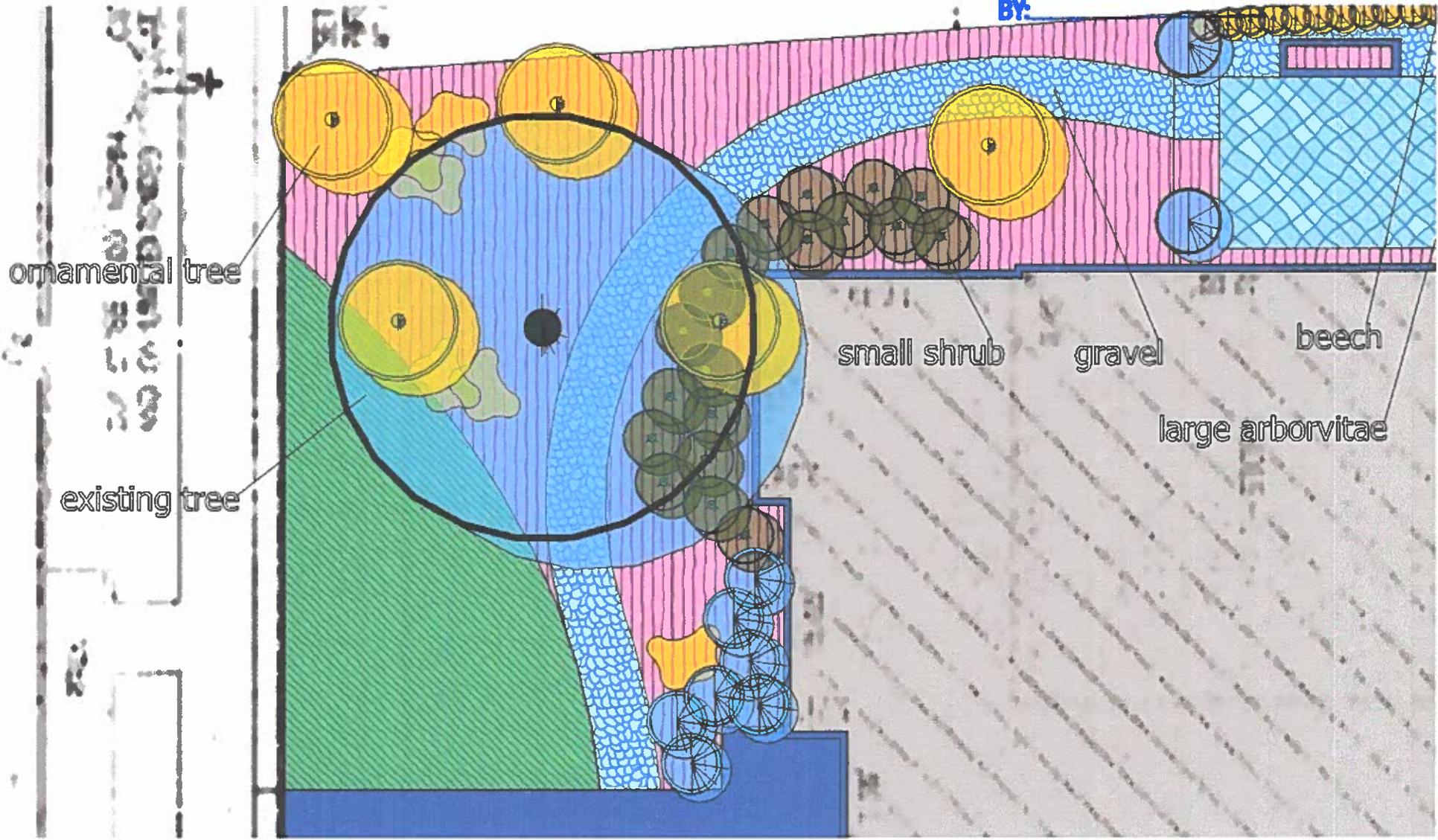
evergreen shrubs

planting bed

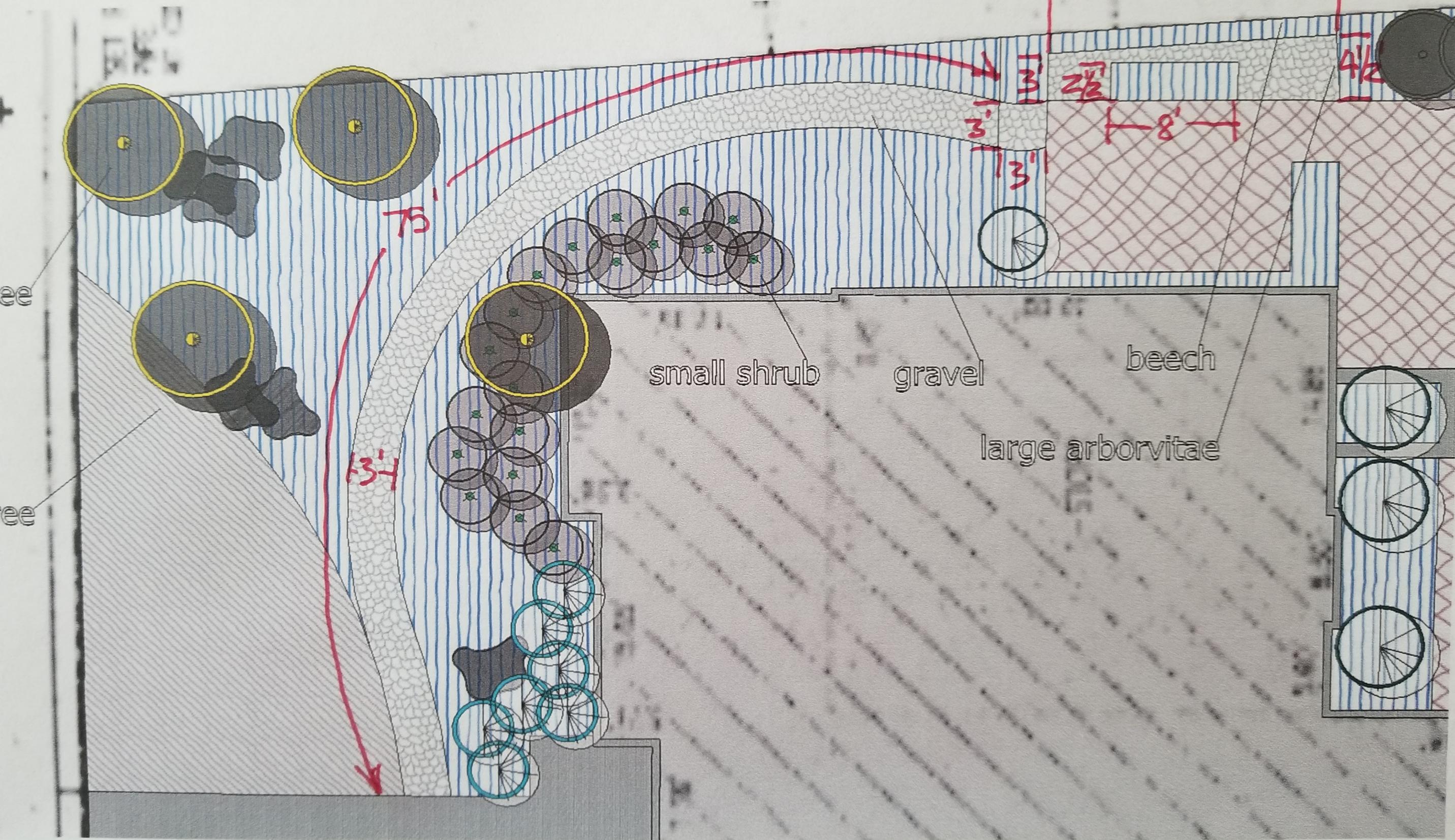
ornamental trees



RECEIVED
MAR 10 2020
BY:

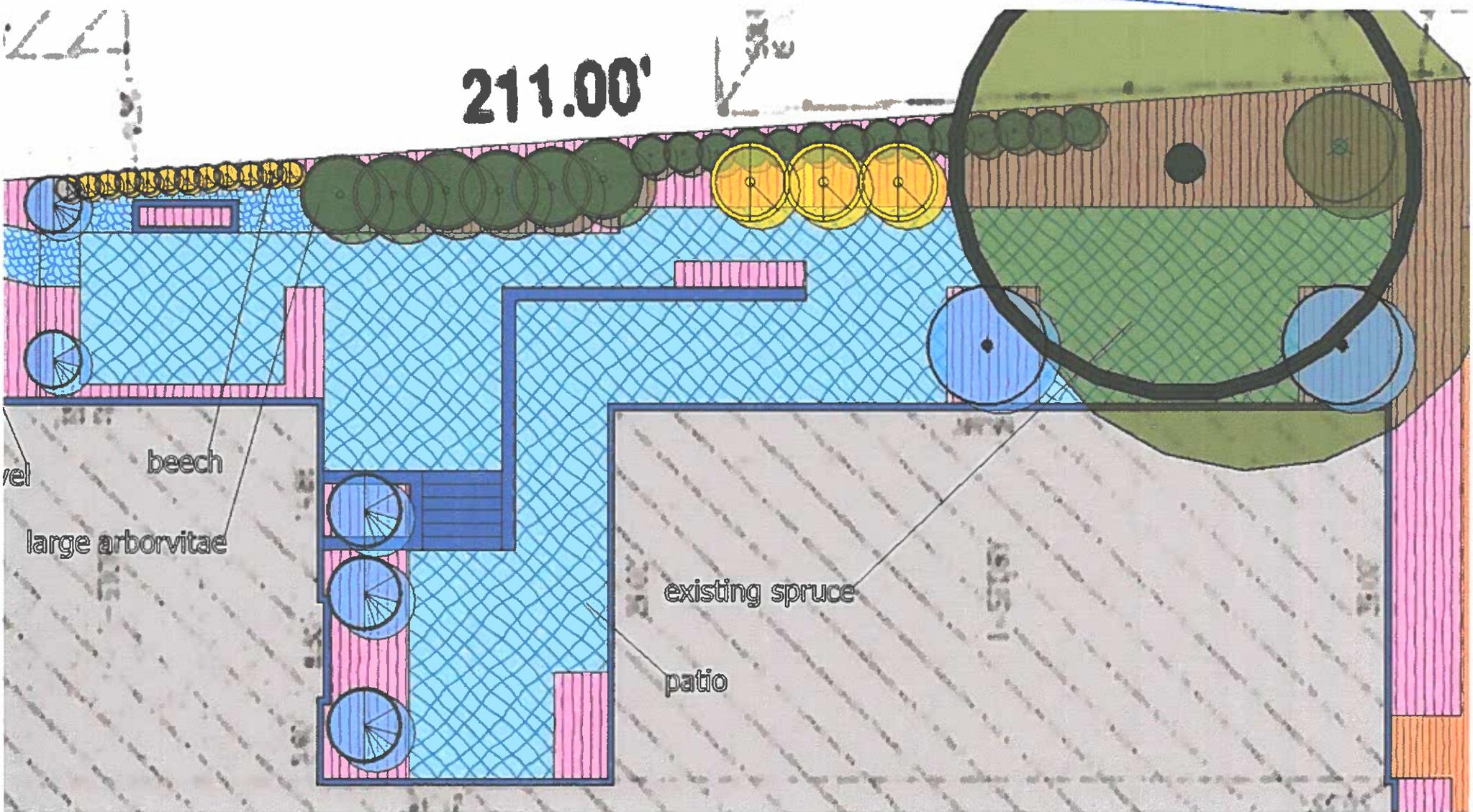


total gravel walkway = 415.2 sq ft



RECEIVED
MAR 10 2020
BY:

211.00'



ATTACHMENT D

VILLAGE OF WINNETKA
COOK COUNTY, ILLINOIS

ORDINANCE NO. M-2-2018

AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND
VARIATIONS FROM THE WINNETKA ZONING ORDINANCE FOR THE
CONSTRUCTION OF IMPROVEMENTS AT WITHIN THE B-1
MULTIFAMILY RESIDENTIAL ZONING DISTRICT (700 Elm Street)



1815122055

Doc# 1815122055 Fee \$84.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/31/2018 03:27 PM PG: 1 OF 24

PASSED AND APPROVED by the
President and Board of Trustees
of the Village of Winnetka,
Cook County, Illinois, this
2nd day of January, 2018.

PUBLISHED IN PAMPHLET FORM

by authority of the President
and Board of Trustees of the
Village of Winnetka, Cook
County, Illinois, this 3rd day of
January, 2018.

MAY 23 2018

ORDINANCE NO. M-2-2018

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND
VARIATIONS FROM THE WINNETKA ZONING ORDINANCE
FOR THE CONSTRUCTION OF IMPROVEMENTS AT
WITHIN THE B-1 MULTIFAMILY RESIDENTIAL ZONING DISTRICT
(700 Elm Street)**

WHEREAS, the Hadley Institute for the Blind and Visually Impaired ("*Applicant*") is the record title owner of that certain parcel of real property commonly known as 700 Elm Street Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance ("*Subject Property*"); and

WHEREAS, the Subject Property is improved with a two-story building known as the Hadley Institute for the Blind and Visually Impaired ("*Building*"); and

WHEREAS, the Subject Property is located within the B-1 Multifamily Residential Zoning District of the Village ("*B-1 District*"); and

WHEREAS, the Applicant desires to construct on the Subject Property two second-floor additions to the Building (collectively, the "*Proposed Improvements*"); and

WHEREAS, pursuant to Section 17.32.010.F of the Winnetka Zoning Ordinance ("*Zoning Ordinance*"), the Subject Property is prohibited from having an impermeable lot coverage of more than 15,789 square feet; and

WHEREAS, pursuant to Section 17.32.010.M of the Zoning Ordinance, the Subject Property may not have an unarticulated exterior wall greater than 50 feet in length; and

WHEREAS, pursuant to Section 17.32.010.O of the Zoning Ordinance, flat roofs are not permitted on the Subject Property; and

WHEREAS, the Applicant desires to construct the Proposed Improvements on the Subject Property with: (i) an impermeable lot coverage of 18,421 square feet, in violation of Section 17.32.010.F of the Zoning Ordinance; (ii) an unarticulated exterior wall on the east side of the Building approximately 59 feet in length, in violation of Section 17.32.010.M of the Zoning Ordinance; and (iii) flat roofs, in violation of Section 17.32.010.O of the Zoning Ordinance; and

WHEREAS, pursuant to Section 17.32.010.B.2 of the Zoning Ordinance, the operation of an institution of an educational, philanthropic or eleemosynary nature is permitted within the B-1 District only with a special use permit; and

WHEREAS, pursuant to Section 17.56.090 of the Zoning Ordinance, no special use may be enlarged or extended by structural alteration of a building or structure without a special use permit; and

WHEREAS, the Applicant filed an application for: (i) a special use permit pursuant to Section 17.32.010.B.2 and Chapter 17.56 of the Zoning Ordinance to allow expansion of the Building through construction of the Proposed Improvements ("*Special Use Permit*"); and (ii) variations from (a) Section 17.32.010.F of the Zoning Ordinance to permit the construction of the Proposed Improvements on the Subject Property with an impermeable lot coverage of 18,421 square feet; (b) Section 17.32.101.M of the Zoning Ordinance to permit the construction of the Proposed Improvements on the Subject Property with an unarticulated exterior wall on the east side of the Building approximately 59 feet in length; and (c) Section 17.32.010.O of the Zoning Ordinance to permit the construction of the Proposed Improvements on the Subject Property with flat roofs (collectively, "*Variations*") (collectively, the Special Use Permit and the Variations are the "*Requested Relief*"); and

WHEREAS, on November 13, 2017, after due notice thereof, the Zoning Board of Appeals ("*ZBA*") conducted a public hearing on the Requested Relief and, by the unanimous vote of the seven members, recommended that the Council of the Village of Winnetka ("*Village Council*") approve the Requested Relief; and

WHEREAS, pursuant to Chapter 17.60 and Chapter 17.56 of the Zoning Ordinance, the ZBA heard evidence and made certain findings in support of recommending approval of the Variations and the Special Use Permit, respectively; and

WHEREAS, on November 15, 2017, after due notice thereof, the Plan Commission met to consider whether approval of the Requested Relief is consistent with "Winnetka 2020," the Winnetka comprehensive plan ("*Comprehensive Plan*"), and found, by a vote of 7 in favor and none opposed, and, that approval of the Requested Relief is consistent with the Comprehensive Plan; and

WHEREAS, on October 19, 2017, after due notice thereof, the Design Review Board met to consider the Requested Relief and, by unanimous vote of the five members then present, recommended that the Village Council approve the Requested Relief; and

WHEREAS, pursuant to Section 17.60.050 of the Zoning Ordinance, the Village Council has determined that: (i) the Variations are in harmony with the general purpose and intent of the Zoning Ordinance and are in accordance with general or specific rules set forth in Chapter 17.60 of the Zoning Ordinance; and (ii) there are practical difficulties or particular hardships in the way of carrying out the strict letter of the provisions or regulations of the Zoning Ordinance from which the Variations have been sought; and

WHEREAS, the Village Council has determined that approval of the proposed Special Use Permit: (i) is consistent with the Comprehensive Plan; and (ii) satisfies the standards for the approval of special use permits set forth in Chapter 17.56 of the Zoning Ordinance; and

WHEREAS, the Village Council has determined that approval of the Requested Relief for the construction of the Proposed Improvements on the Subject Property within the B-1 District is in the best interest of the Village and its residents;

NOW, THEREFORE, the Council of the Village of Winnetka do ordain as follows:

SECTION 1: RECITALS. The foregoing recitals are hereby incorporated into this section as the findings of the Village Council, as if fully set forth herein.

SECTION 2: APPROVAL OF SPECIAL USE PERMIT. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Section 4 of this Ordinance, the Special Use Permit is hereby granted, pursuant to Chapter 17.56 and Section 17.32.010.B.2 of the Zoning Ordinance and the home rule powers of the Village, to allow the construction of the Proposed Improvements and the expanded use and operation of an institution of an educational, philanthropic or eleemosynary nature on the Subject Property within the B-1 District.

SECTION 3: APPROVAL OF VARIATIONS. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Section 4 of this Ordinance, the Variations from Sections 17.32.010.F, 17.32.010.M, or 17.32.010.O of the Zoning Ordinance to permit the construction of the Proposed Improvements on the Subject Property are hereby granted, in accordance with and pursuant to Chapter 17.60 of the Zoning Ordinance and the home rule powers of the Village.

SECTION 4: CONDITIONS. The Special Use Permit granted by Section 2 of this Ordinance and the Variations granted by Section 3 of this Ordinance are subject to, and contingent upon, compliance by the Applicant with the following conditions:

- A. **Commencement of Construction.** The Applicant must commence the construction of the Proposed Improvements no later than 12 months after the effective date of this Ordinance.
- B. **Compliance with Regulations.** Except to the extent specifically provided otherwise in this Ordinance, the development, use, and maintenance of the Proposed Improvements on the Subject Property must comply at all times with all applicable Village codes and ordinances, as they have been or may be amended over time.
- C. **Reimbursement of Village Costs.** In addition to any other costs, payments, fees, charges, contributions, or dedications required under applicable Village codes, ordinances, resolutions, rules, or regulations, the Applicant must pay to the Village, promptly upon presentation of a written demand or demands therefor, of all fees, costs, and expenses incurred or accrued in connection with the review, negotiation, preparation, consideration, and review of this Ordinance. Payment of all such fees, costs, and expenses for which demand has been made shall be made by a certified or cashier's check. Further, the Applicant must pay upon demand all costs incurred by the Village for publications and recordings required in connection with the aforesaid matters.
- D. **Compliance with Plans.** The construction, development, use, and maintenance of the Proposed Improvements at the Subject Property must be in strict accordance

with the following documents and plans, except for minor changes and site work approved by the Director of Community Development or the Director of Public Works (within their respective permitting authority) in accordance with all applicable Village codes, ordinances, and standards: the plans prepared by Fitzgerald Architecture, Planning, and Design, consisting of 14 sheets, a copy of which is attached to, and by this reference, made a part of this Ordinance as **Exhibit B** ("**Plans**").

SECTION 5: RECORDATION; BINDING EFFECT. A copy of this Ordinance will be recorded with the Cook County Recorder of Deeds. This Ordinance and the privileges, obligations, and provisions contained herein inure solely to the benefit of, and are binding upon, the Applicant and each of its heirs, representatives, successors, and assigns.

SECTION 6: FAILURE TO COMPLY. Upon the failure or refusal of the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, in addition to all other remedies available to the Village, the approvals granted in Sections 2 and 3 of this Ordinance will, at the sole discretion of the Village Council, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village Council may not so revoke the approvals granted in Sections 2 and 3 of this Ordinance unless it first provides the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village Council. In the event of revocation, the development and use of the Subject Property will be governed solely by the regulations of the applicable zoning district and the applicable provisions of the Zoning Ordinance, as the same may, from time to time, be amended. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

SECTION 7: AMENDMENT OF VARIATIONS AND SPECIAL USE PERMIT. Any amendments to the approvals granted in Sections 2 and 3 of this Ordinance that may be requested by the Applicant after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance.

SECTION 8: SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance shall remain in full force and effect, and shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 9: EFFECTIVE DATE.

- A. This Ordinance will be effective only upon the occurrence of all of the following events:
1. Passage by the Village Council in the manner required by law;

2. Publication in pamphlet form in the manner required by law; and
3. The filing by the Applicant with the Village Clerk of an Unconditional Agreement and Consent in the form of **Exhibit C** attached to and, by this reference, made a part of this Ordinance to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.

B. In the event that the Applicant does not file with the Village Clerk a fully executed copy of the unconditional agreement and consent described in Section 9.A.3 of this Ordinance within 60 days after the date of passage of this Ordinance by the Village Council, the Village Council shall have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

PASSED this 2nd day of January, 2018, pursuant to the following roll call vote:

AYES: Trustees Cripe, Dearborn, Lanphier, Myers, Swierk and Ziv
 NAYS: None
 ABSENT: None

Signed _____
 [Redacted Signature]
 Village President

Countersigned:
 [Redacted Signature]
 Village Clerk

Published by authority of the
 President and Board of Trustees of
 the Village of Winnetka, Illinois,
 this 3rd day of January, 2018.

Introduced: Waived

Passed and Approved: January 2, 2018

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

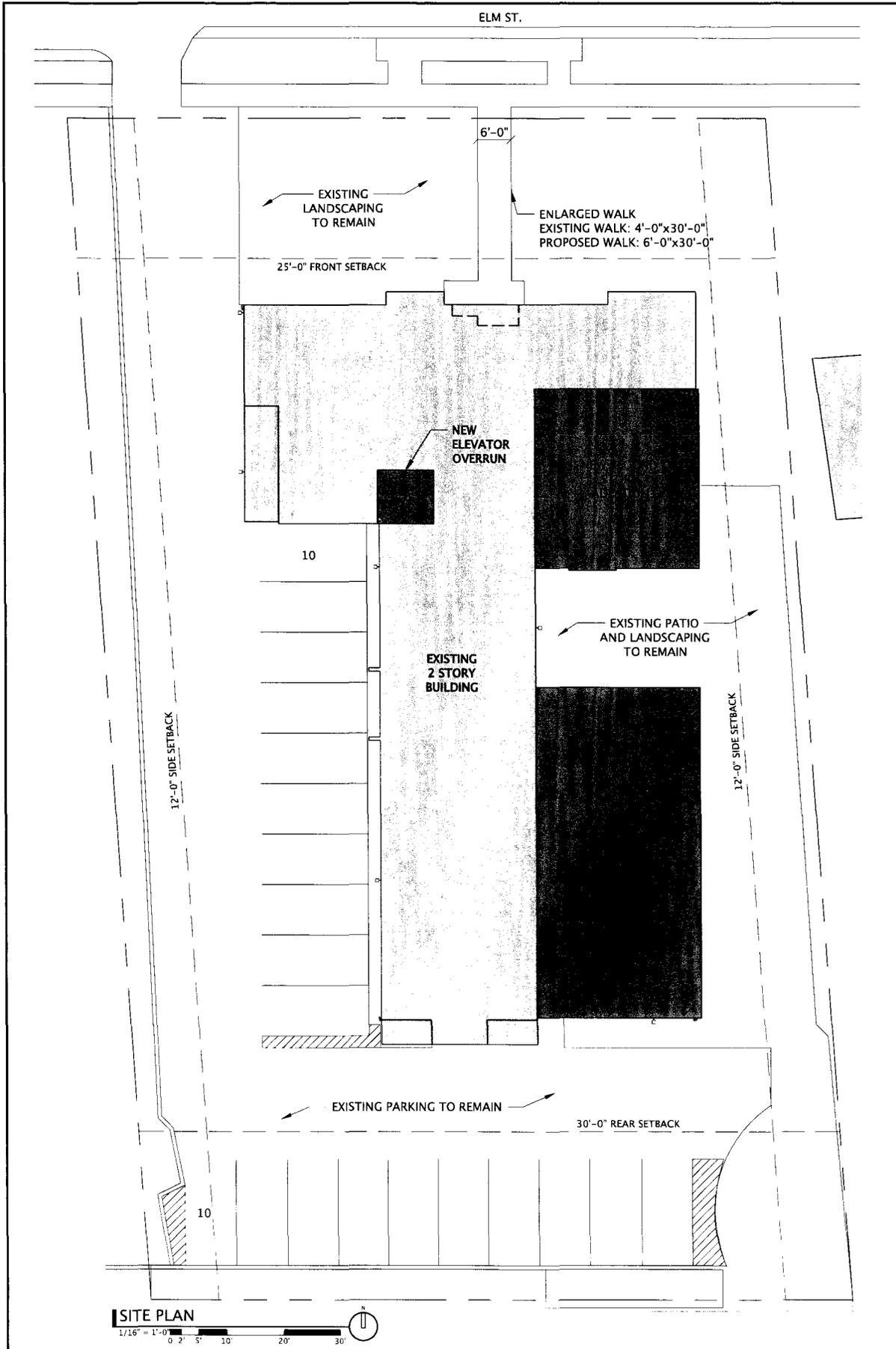
LOT 2 IN HADLEY SCHOOL SUBDIVISION IN THE WEST 1/2 OF THE
NORTHWEST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 42 NORTH,
RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS

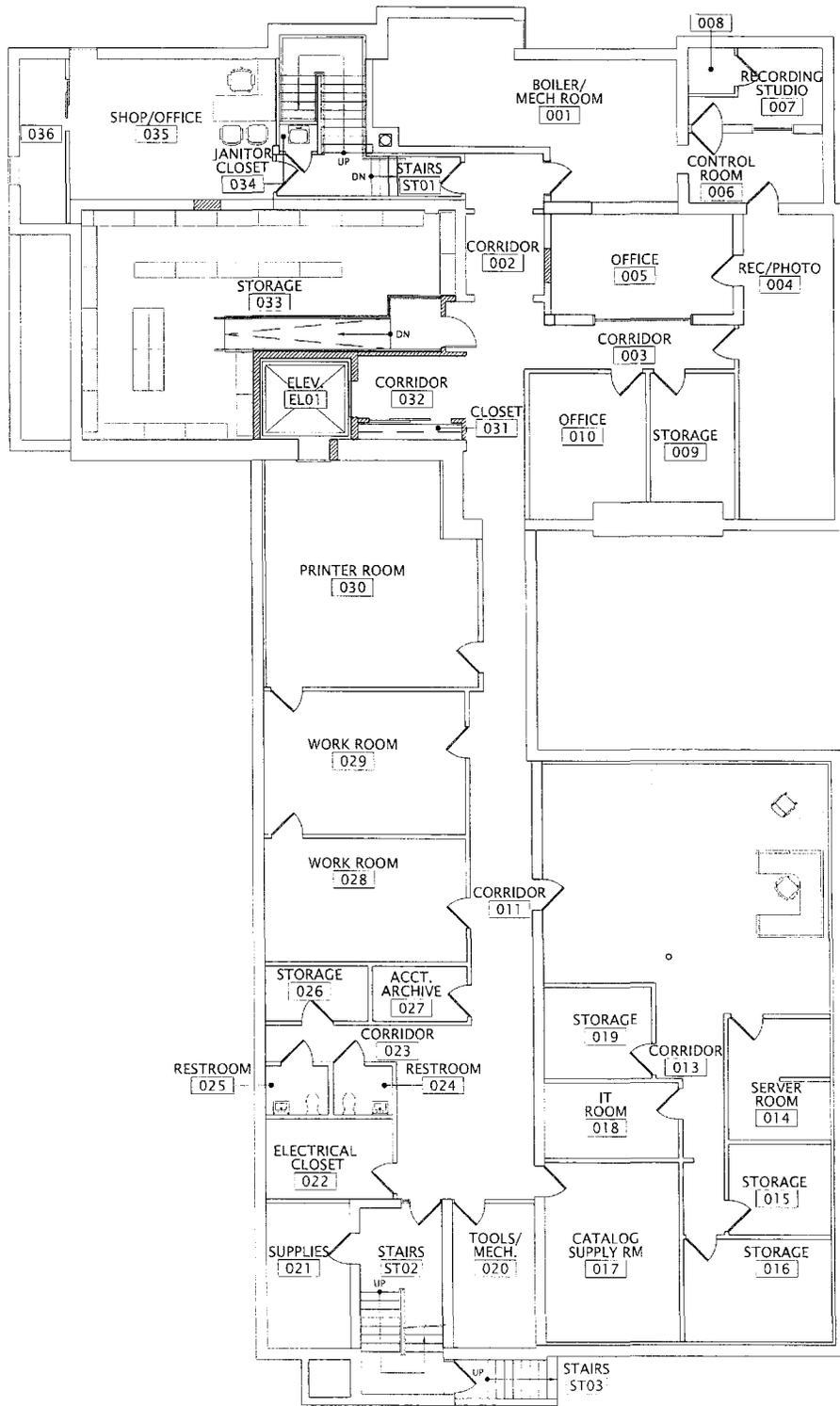
Commonly known as 700 Elm Street, Winnetka, Illinois.

PIN 05-21-109-013-0000

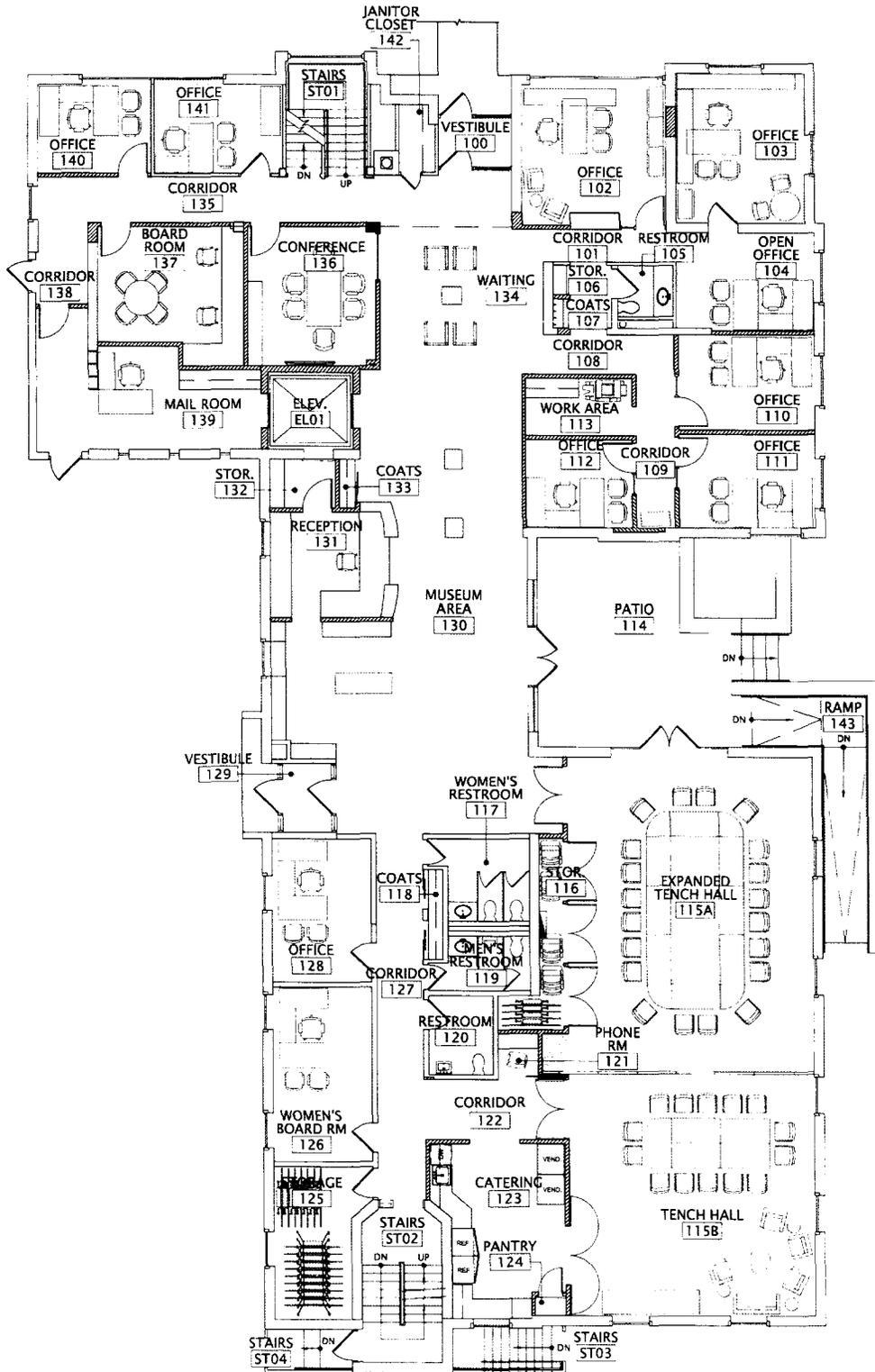
EXHIBIT B
PLANS

EXHIBIT B

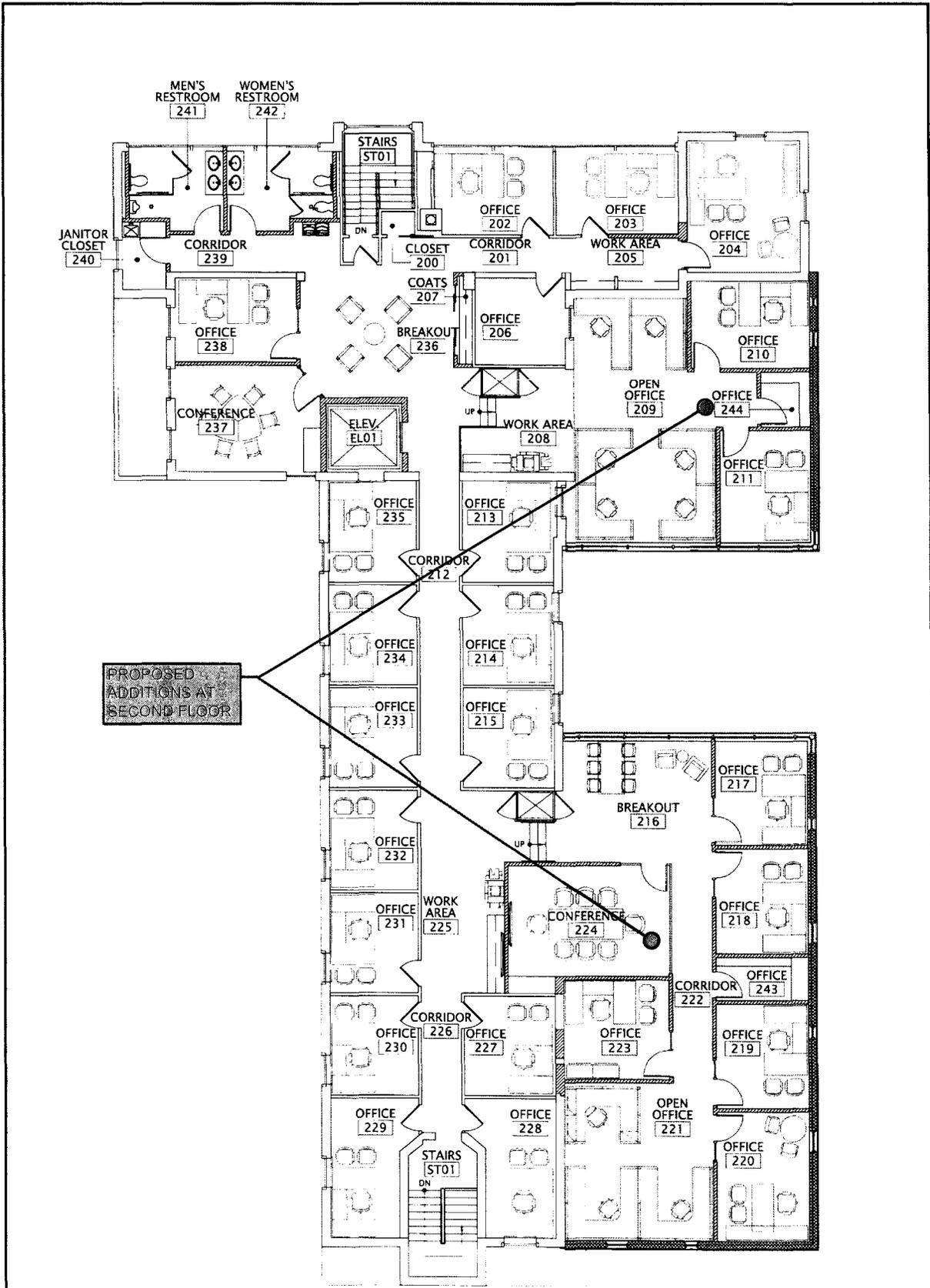




LOWER LEVEL PLAN
 3/32" = 1'-0"
 0 2 5 10 5' 20'



MAIN LEVEL PLAN
 3/32" = 1'-0"
 0 2' 5' 10' 15' 20'

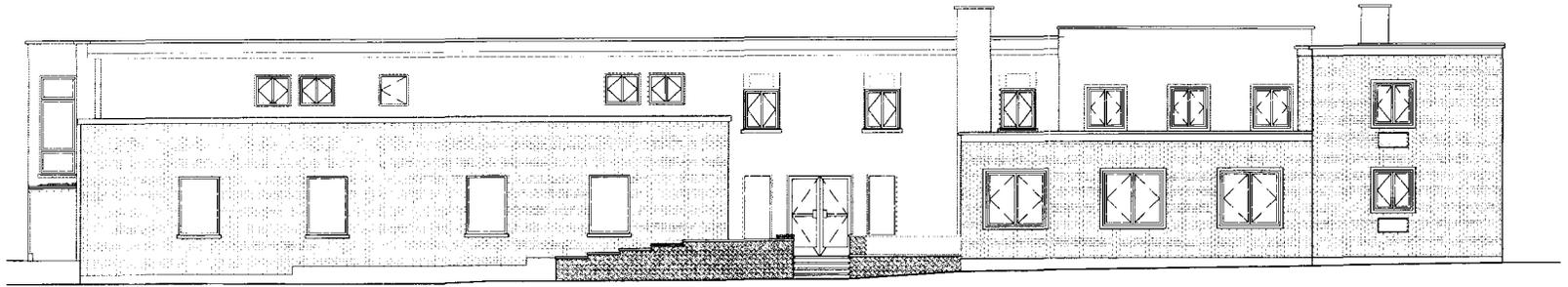


PROPOSED
ADDITIONS AT
SECOND FLOOR

SECOND LEVEL PLAN
3/32" = 1'-0"

- TOP OF CHIMNEY
+22'-10 1/2" (ELEV. 79'-10 1/2")
- TOP 1951 SOUTH PARAPET
+20'-11 1/2" (ELEV. 77'-11 1/2")
- TOP 1970 PARAPET
+20'-1" (ELEV. 77'-1")
- TOP 1951 NORTH PARAPET
+19'-1 1/2" (ELEV. 76'-1 1/2")
- TOP 1970 1ST FLOOR PARAPET
+13'-1" (ELEV. 70'-1")
- TOP 1951 1ST FLOOR PARAPET
+11'-4" (ELEV. 68'-4")
- SECOND FLOOR LINE
+10'-0" (ELEV. 67'-0")
- FIRST FLOOR LINE
0'-0" (ELEV. 57'-0")

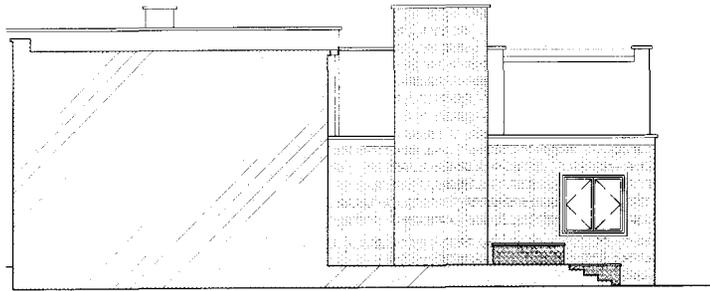
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-8'-0" (ELEV. 49'-0")
- BOOK STACK FLOOR LINE
-12'-8" (ELEV. 44'-4")



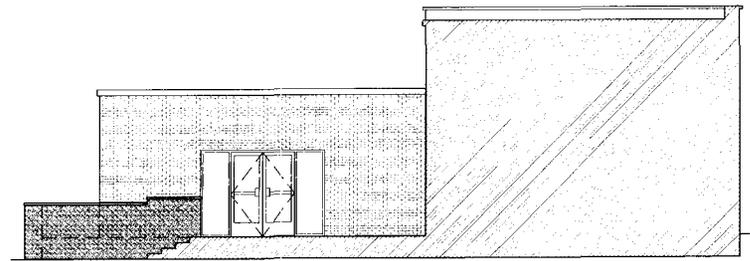
EXISTING EAST ELEVATION
3/32" = 1'-0"
0 2' 5' 10' 15' 20'

- TOP OF CHIMNEY
+22'-10 1/2" (ELEV. 79'-10 1/2")
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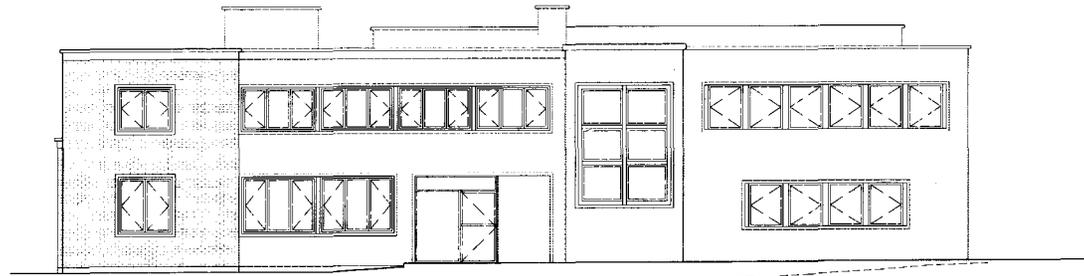


EXISTING NORTH PATIO ELEVATION
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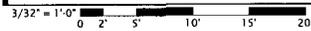


EXISTING SOUTH PATIO ELEVATION
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0 2' 5' 10' 15' 20'

- TOP OF CHIMNEY
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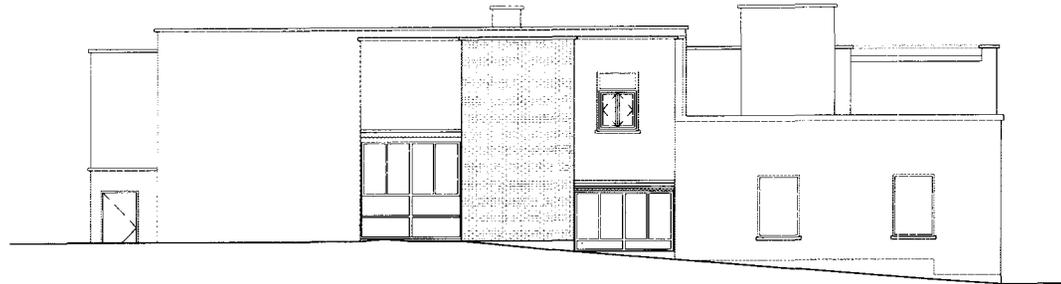


EXISTING NORTH ELEVATION



- BASEMENT FLOOR LINE
-8'-0" (ELEV. 49'-0")
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-12'-8" (ELEV. 44'-4")

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EXISTING SOUTH ELEVATION



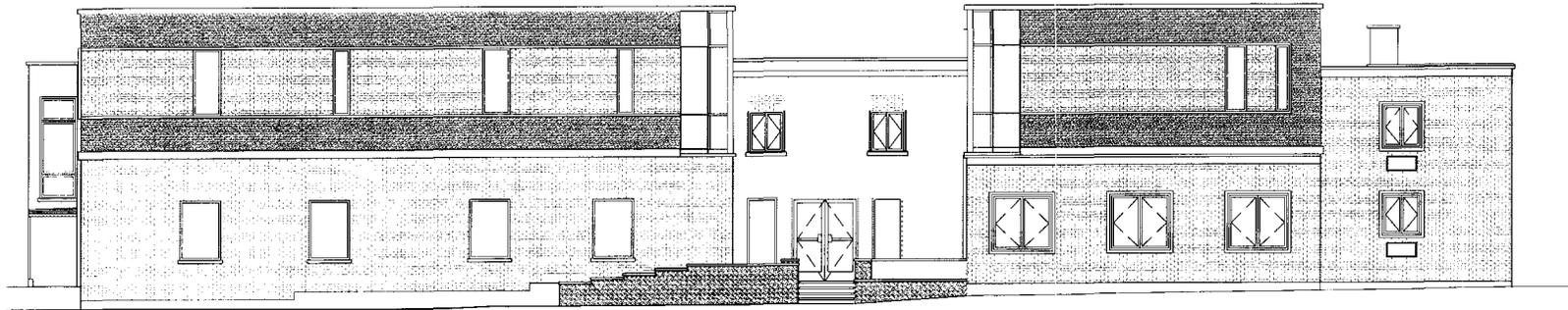
- BASEMENT FLOOR LINE
-8'-0" (ELEV. 49'-0")
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- TOP OF NEW ADDITION
+25'-3 1/2" (ELEV. 82'-3 1/2")
- TOP OF ELEVATOR
+24'-3 1/2" (ELEV. 81'-3 1/2")
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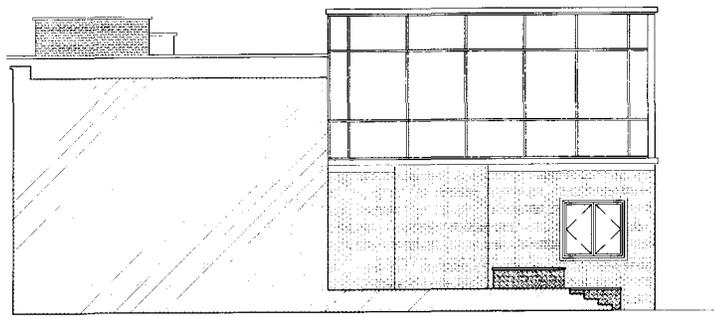
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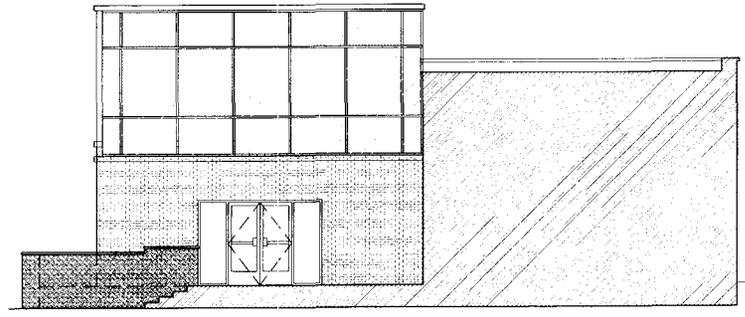
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PROPOSED EAST ELEVATION
3/32" = 1'-0"
0 2' 5' 10' 15' 20'

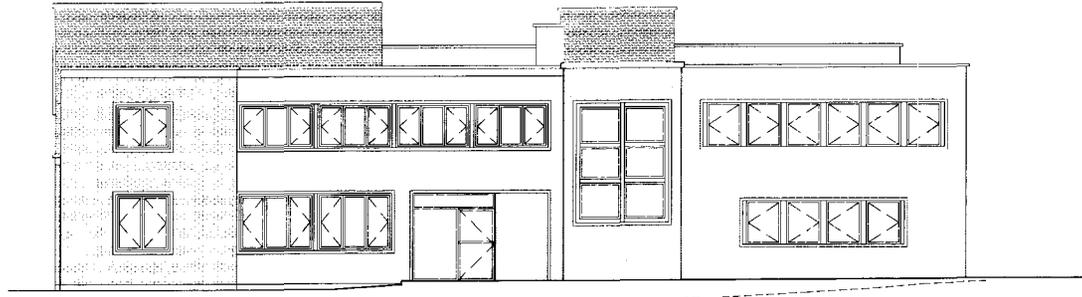


PROPOSED NORTH PATIO ELEVATION
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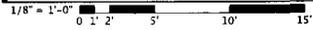


PROPOSED SOUTH PATIO ELEVATION
3/32" = 1'-0"
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- FIRST FLOOR LINE
0'-0" (ELEV. 57'-0")



PROPOSED NORTH ELEVATION

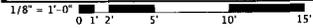


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PROPOSED SOUTH ELEVATION



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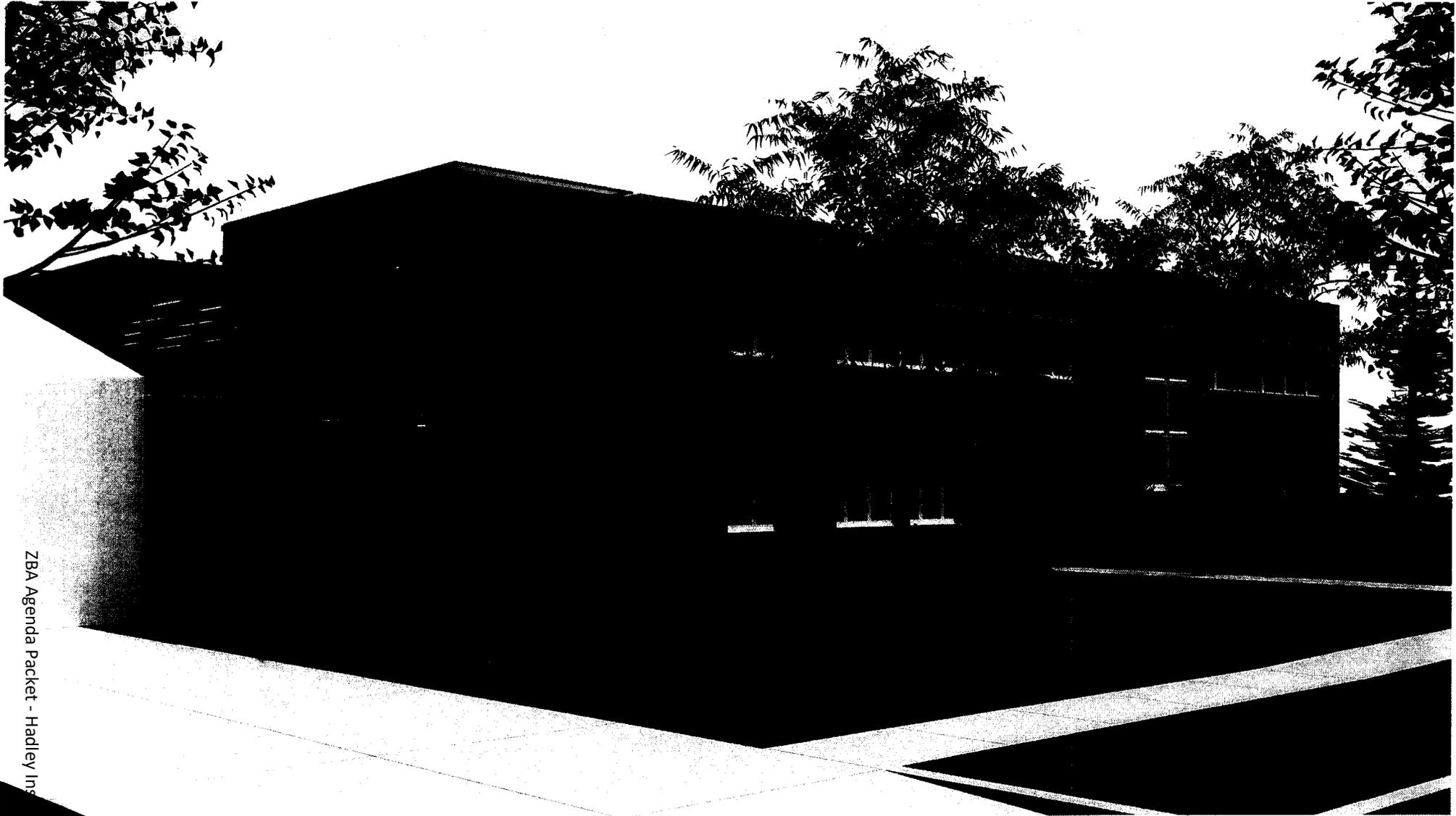


ZBA Agenda Packet - Hadley In

Site - Page 37

HADLEY
INSTITUTE FOR THE BLIND
AND VISUALLY IMPAIRED

FITZGERALD
ARCHITECTURE | PLANNING | DESIGN



ZBA Agenda Packet - Hadley Ins

Site - Page 38

 **HADLEY**
INSTITUTE FOR THE BLIND
AND VISUALLY IMPAIRED

 **FITZGERALD**
ARCHITECTURE | PLANNING | DESIGN



Site Page 39

 **HADLEY**
INSTITUTE FOR THE BLIND
AND VISUALLY IMPAIRED

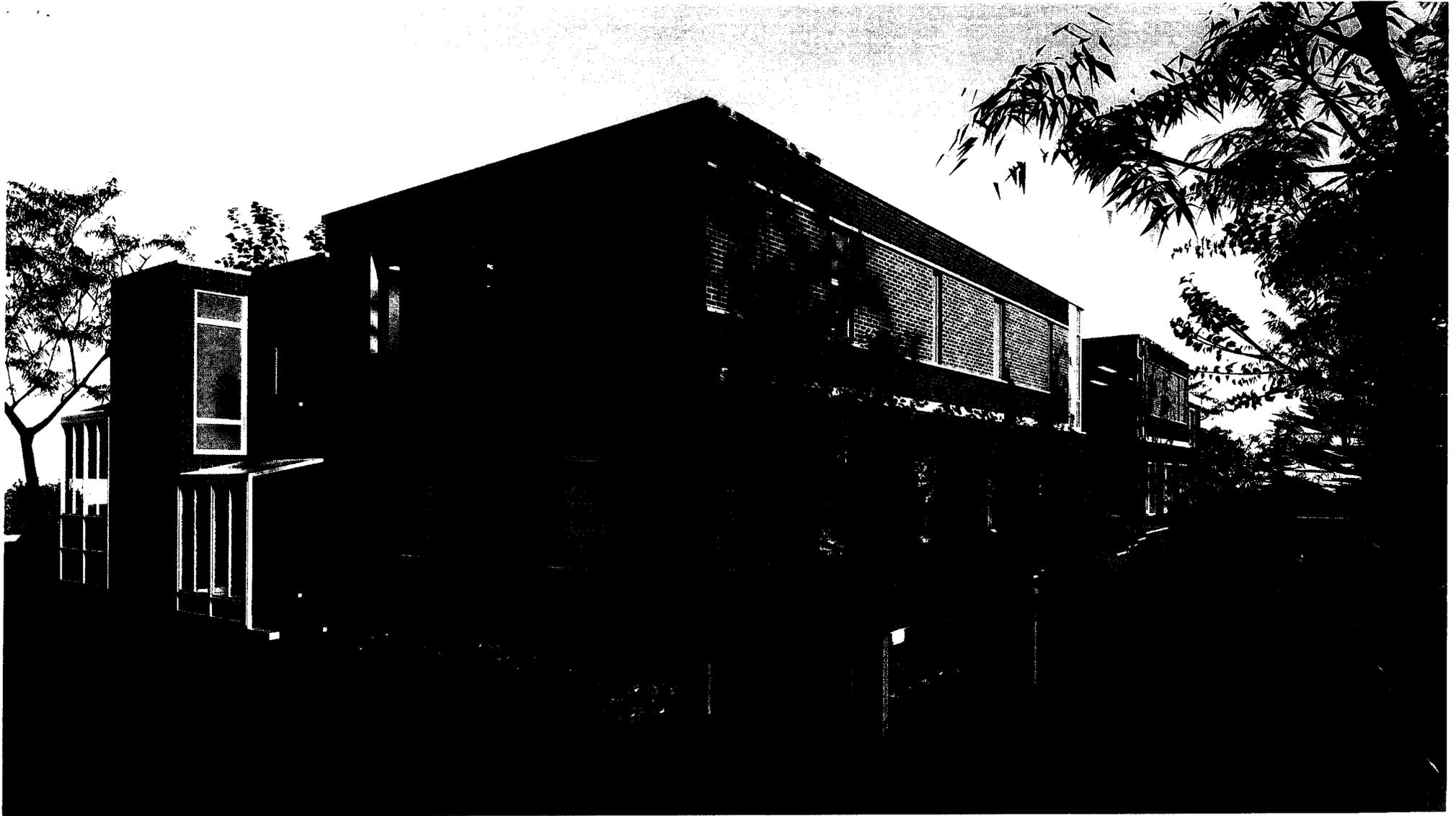
 **FITZGERALD**
ARCHITECTURE | PLANNING | DESIGN



Site Rendering

HADLEY
INSTITUTE FOR THE BLIND
AND VISUALLY IMPAIRED

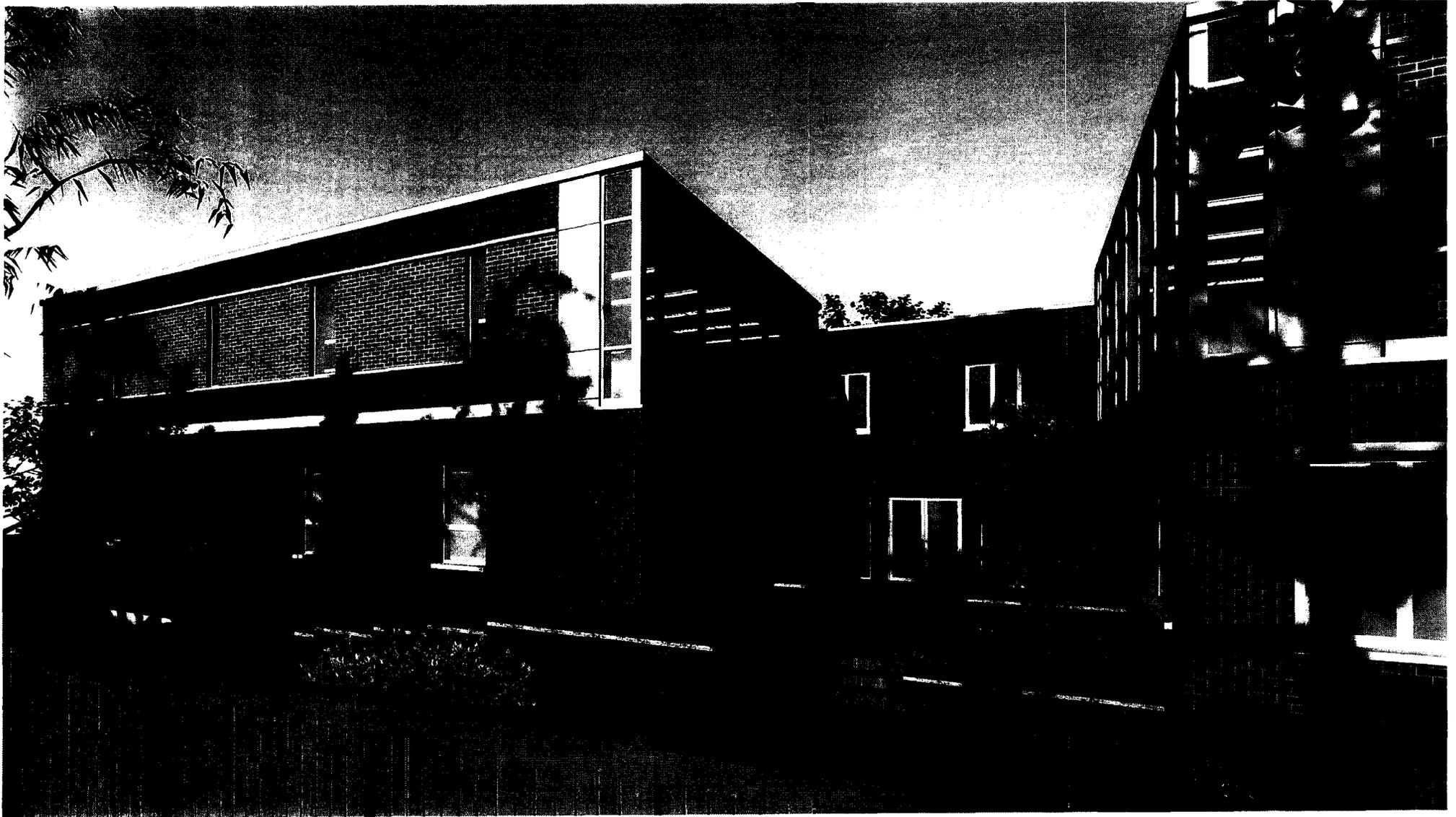
FITZGERALD
ARCHITECTURE | PLANNING | DESIGN



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HADLEY
INSTITUTE FOR THE BLIND
AND VISUALLY IMPAIRED

FITZGERALD
ARCHITECTURE | PLANNING | DESIGN



Site - Taber
HADLEY
INSTITUTE FOR THE BLIND
AND VISUALLY IMPAIRED

FITZGERALD
ARCHITECTURE | PLANNING | DESIGN

EXHIBIT C
UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Winnetka, Illinois ("*Village*");

WHEREAS, the Hadley Institute for the Blind and Visually Impaired ("*Applicant*") is the record title owner of the property commonly known as 700 Elm Street in the Village ("*Subject Property*")

WHEREAS, the Applicant desires to construct on the Subject Property two second-floor additions to the existing two-story building ("*Proposed Improvements*"); and

WHEREAS, Ordinance No. M-2-2018, adopted by the Village Council on January 2, 2018 ("*Ordinance*"), grants a certain variations from the provisions of the Winnetka Zoning Ordinance and a special use permit to the Applicant to permit the construction of the Proposed Improvements on the Subject Property and the expanded use of the Subject Property for the operation of an educational, philanthropic, or eleemosynary institution; and

WHEREAS, Section 9 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Applicant has filed, within 60 days following the passage of the Ordinance, its unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Applicant does hereby agree and covenant as follows:

1. The Applicant does hereby unconditionally agree to accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.
2. The Applicant acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.
3. The Applicant acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's grant of variations and a special use permit for the Subject Property or its adoption of the Ordinance, and that the Village's approvals do not, and will not, in any way, be deemed to insure the Applicant against damage or injury of any kind and at any time.
4. The Applicant does hereby agree to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Ordinance granting the variations and the special use permit for the Subject Property.

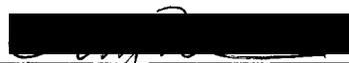
5. The Applicant hereby agrees to pay all expenses incurred by the Village in defending itself with regard to any and all of the claims mentioned in this Unconditional Agreement and Consent. These expenses will include all out-of-pocket expenses, such as attorneys' and experts' fees, and will also include the reasonable value of any services rendered by any employees of the Village.

Dated: May 23, 2018

ATTEST:

HADLEY INSTITUTE FOR THE BLIND AND VISUALLY IMPAIRED

By: 
Its: Chief Human Resources Officer

By: 
Its: Chief Operating Officer



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: JUNE 1, 2020
SUBJECT: CASE NO. 20-17-SD: 1165, 1171 AND 1177 ASH STREET - FINAL PLAT APPROVAL - RADCLIFFE-HARDIE SUBDIVISION

INTRODUCTION

On June 8, 2020, the Zoning Board of Appeals is scheduled to hold a virtual public hearing, in accordance with social distancing requirements and Governor Pritzker's 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]; and
2. Any other zoning relief necessary for the Final Plat approval.

Additionally, this application is subject to review by the Plan Commission (PC) regarding the subdivision, including the requested zoning relief described above. On May 27, 2020, the PC considered the application and unanimously recommended approval of the request. Details of the PC's review of the application are provided on page 9 of this report. The ZBA is charged with making a recommendation to the Village Council regarding the zoning variation.

A mailed notice was sent to property owners within 250 feet in compliance with the Zoning Ordinance. The meeting was also noticed in the *Winnetka Talk* on May 21, 2020. As of the date of this memo, staff has received four written comments from the public regarding this application. These comments are 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.

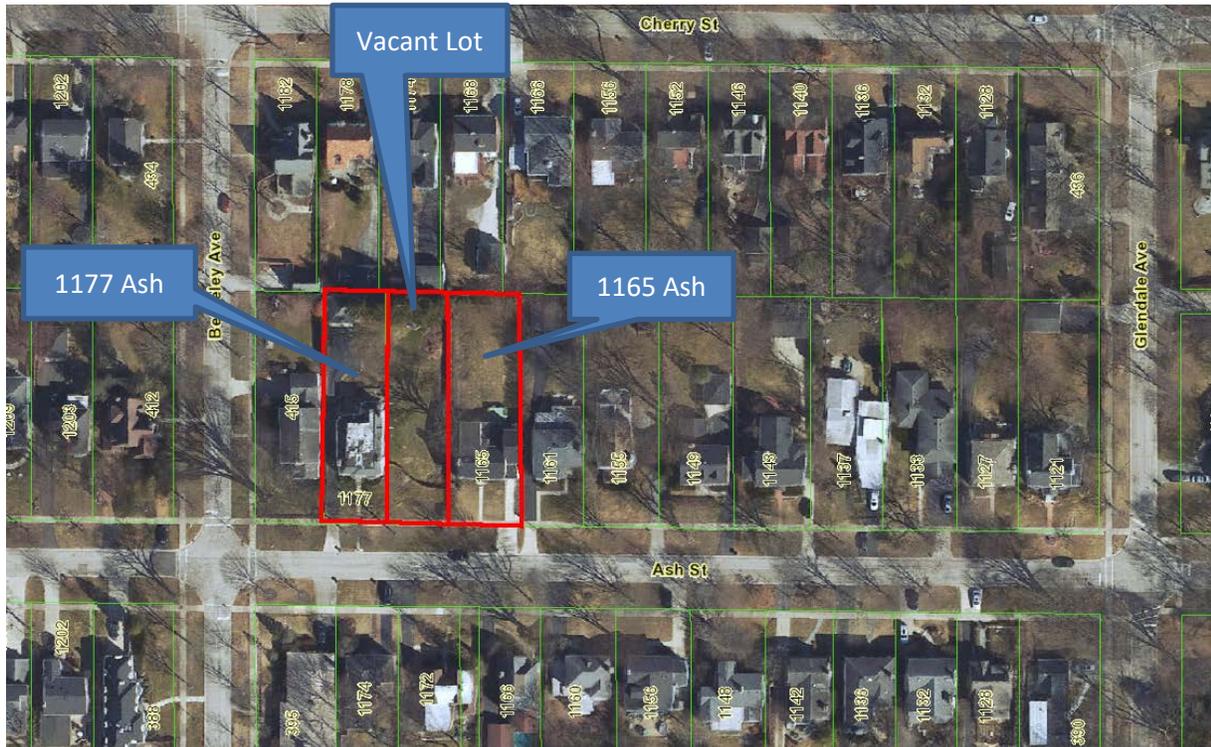


Figure 1 – Existing three lots

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)

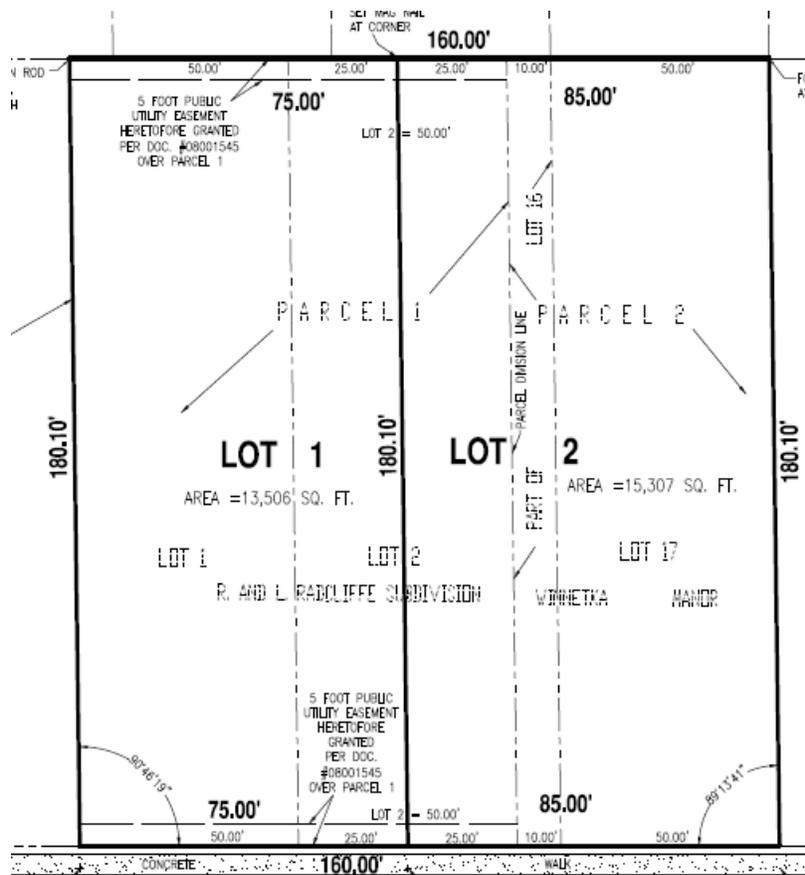


Figure 3 – Excerpt of Proposed Radcliffe-Hardie Subdivision Plat

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.	180 feet COMPLIES	180 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 7 and 8, 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%.**

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.”* This is provided as information only, as the ZBA is not charged with considering relief from the Subdivision Code

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	Existing Lot 1177 Ash	Existing Vacant Lot	Existing Lot 1165 Ash
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

CONSIDERATION BY PLAN COMMISSION

On May 27, 2020, the Plan Commission (PC) held a virtual public meeting and considered the Applicants’ request. After hearing from the Applicants, and having four emails from the public read into the record, the PC recommended, by a vote of 7-0, approval of the final plat of subdivision and associated variations. The PC did not recommend any conditions.

REQUESTED ZONING CONSIDERATION

The Applicants are requesting approval of the following zoning standard of the Zoning Ordinance in order to allow the subdivision of the Subject Property, which would resubdivide three existing lots into two Lots of Record:

1. Side yard setback of 5.58 feet from the east property line to the existing residence at 1165 Ash Street, whereas a minimum of 8.5 feet is required, a variation of 2.92 feet (34.35%) [Section 17.30.060 – Side Yard Setback].

FINDINGS

Does the ZBA find that the requested variation meets the standards for granting such variation; and if so, is the ZBA prepared to make a recommendation to the Village Council regarding the requested relief? If so, a ZBA member may wish to make a motion recommending approval or recommending denial based upon the following:

Move to recommend **approval [denial]** of the following variation granting:

1. Side yard setback of 5.58 feet from the east property line to the existing residence at 1165 Ash Street, whereas a minimum of 8.5 feet is required, a variation of 2.92 feet (34.35%) [Section 17.30.060 - Side Yard Setback]

The Zoning Board of Appeals finds, based on evidence in the record or a public document, that the variation requested is **in harmony [not in harmony]** with the general purpose and intent of the Zoning Ordinance and that each of the following eight standards on which evidence is required pursuant to Section 17.60.050 of this Code **has been met [has not been met]** in connection with this variation application **[subject to the following conditions...]**

The eight standards to consider when granting a variation are as follows:

- a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by regulations in that zone.
- b. The plight of the owner is due to unique circumstances. Such circumstances must be associated with the characteristics of the property in question, rather than being related to the occupants.
- c. The variation, if granted, will not alter the essential character of the locality.
- d. An adequate supply of light and air to the adjacent property will not be impaired.
- e. The hazard from fire and other damages to the property will not be increased.
- f. The taxable value of the land and buildings throughout the Village will not diminish.
- g. The congestion in the public street will not increase.
- h. The public health, safety, comfort, morals, and welfare of the inhabitants of the Village will not otherwise be impaired.

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]

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

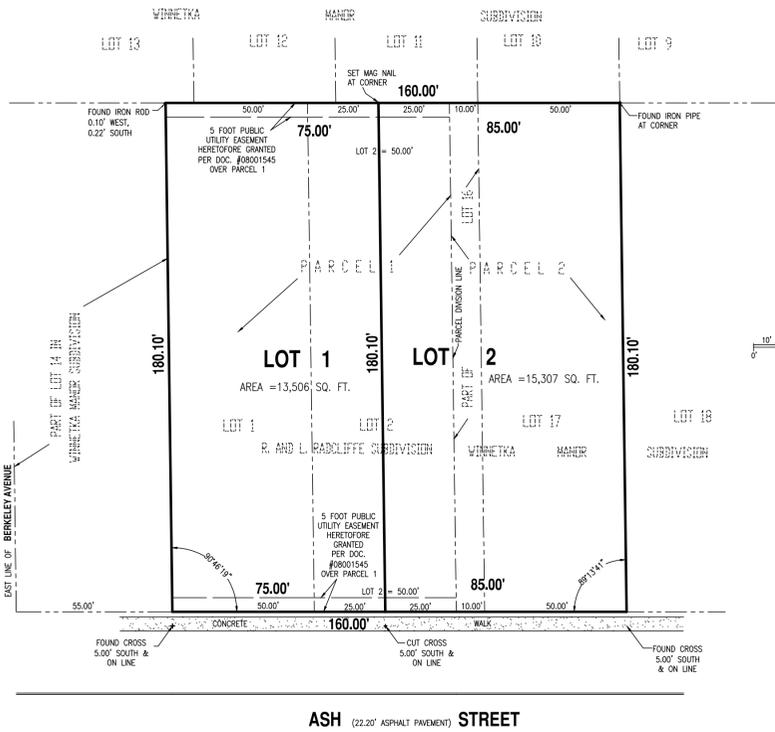
[REDACTED]

Rebecca Hardie

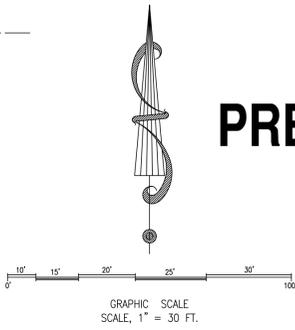
RADCLIFFE-HARDIE SUBDIVISION

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 }SS.

Approved this _____ day of _____, A.D., 20____, by the Village Engineer of the Village of Winnetka, Cook County, Illinois.

Village Engineer

VILLAGE COLLECTOR CERTIFICATE:

STATE OF ILLINOIS }
COUNTY OF COOK }SS.

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____.

Village Collector

PLAN COMMISSION CERTIFICATE:

STATE OF ILLINOIS }
COUNTY OF COOK }SS.

Approved by the Village of Winnetka Plan Commission at a meeting held the _____ day of _____, A.D., 20____.

By: _____ Attest: _____
Chair Secretary

VILLAGE COUNCIL CERTIFICATE:

STATE OF ILLINOIS }
COUNTY OF COOK }SS.

Approved by the President and Council of the Village of Winnetka, Cook County, Illinois, this _____ day of _____, A.D., 20____.

By: _____ Attest: _____
Village President, Winnetka, IL. Village Clerk

WATER AND ELECTRIC DEPARTMENT CERTIFICATE:

STATE OF ILLINOIS }
COUNTY OF COOK }SS.

Approved this _____ day of _____, A.D., 20____, by the Director of the Water and Electric Department of the Village of Winnetka, Cook County, Illinois.

Water and Electric Director

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 }SS.

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 }SS.

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 }SS.

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 }SS.

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 }SS.

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 _____ }SS.

(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 _____ }SS.

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
MEMBER: I.P.L.S.A. N.S.P.S.
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

LOCATION 1165-1177 ASH STREET SURVEY DATE, MARCH 20 20
ORDER No. 20-005-SUB ORDERED BY: RICHARD AND LAURA RADCLIFFE

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PRELIMINARY 5/8/2020 FOR REVIEW

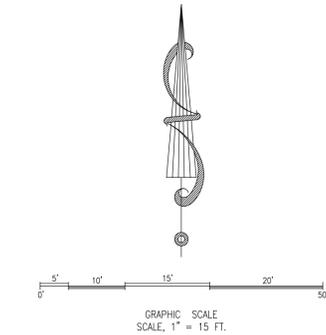
EXISTING P.L.N.'S 05-20-116-037-0000 05-20-116-038-0000 05-20-116-031-0000	LOT 1: SEND TAX BILL TO: RL RADCLIFFE 1177 ASH STREET WINNETKA, ILLINOIS 60093	LOT 2: SEND TAX BILL TO: CARL AND REBECCA HARDIE 1165 ASH STREET WINNETKA, ILLINOIS 60093	SUBMITTED BY AND RETURN PLAT TO: VILLAGE OF WINNETKA DEPARTMENT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

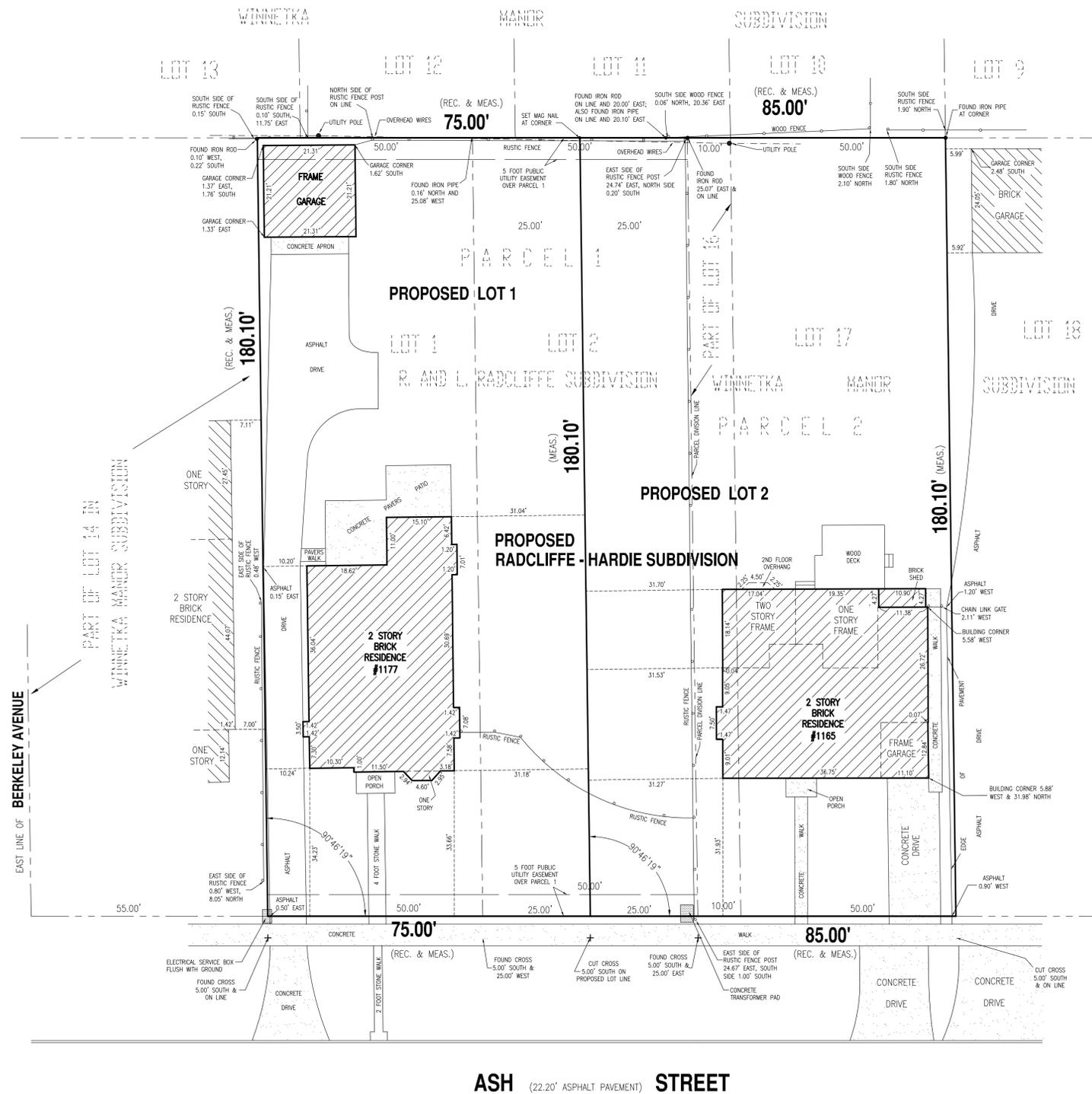
GENERAL NOTES:
 All information provided to the surveyor is shown or noted herein.

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, 2020	Professional Design Firm License No. 194.008027-0008
ORDER No. 20-005-PROPOSED SUB ORDERED BY RICHARD AND LAURA RADCLIFFE	By <i>Raymond R. Hansen</i> Dated FEBRUARY 27, 2020
2-27-20 - PLAT REVISED	Illinois Professional Land Surveyor No. 035-002542 License Expiration Date 11/30/20

FIELD MEASUREMENTS COMPLETED JANUARY 22, 2020

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.



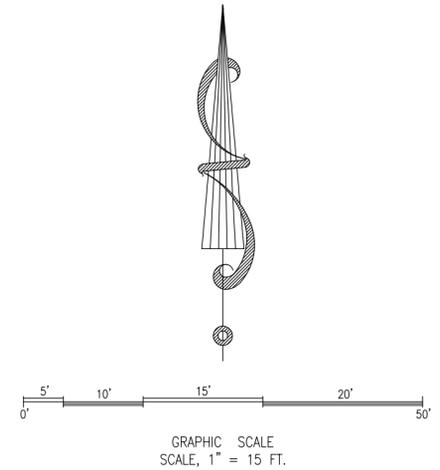
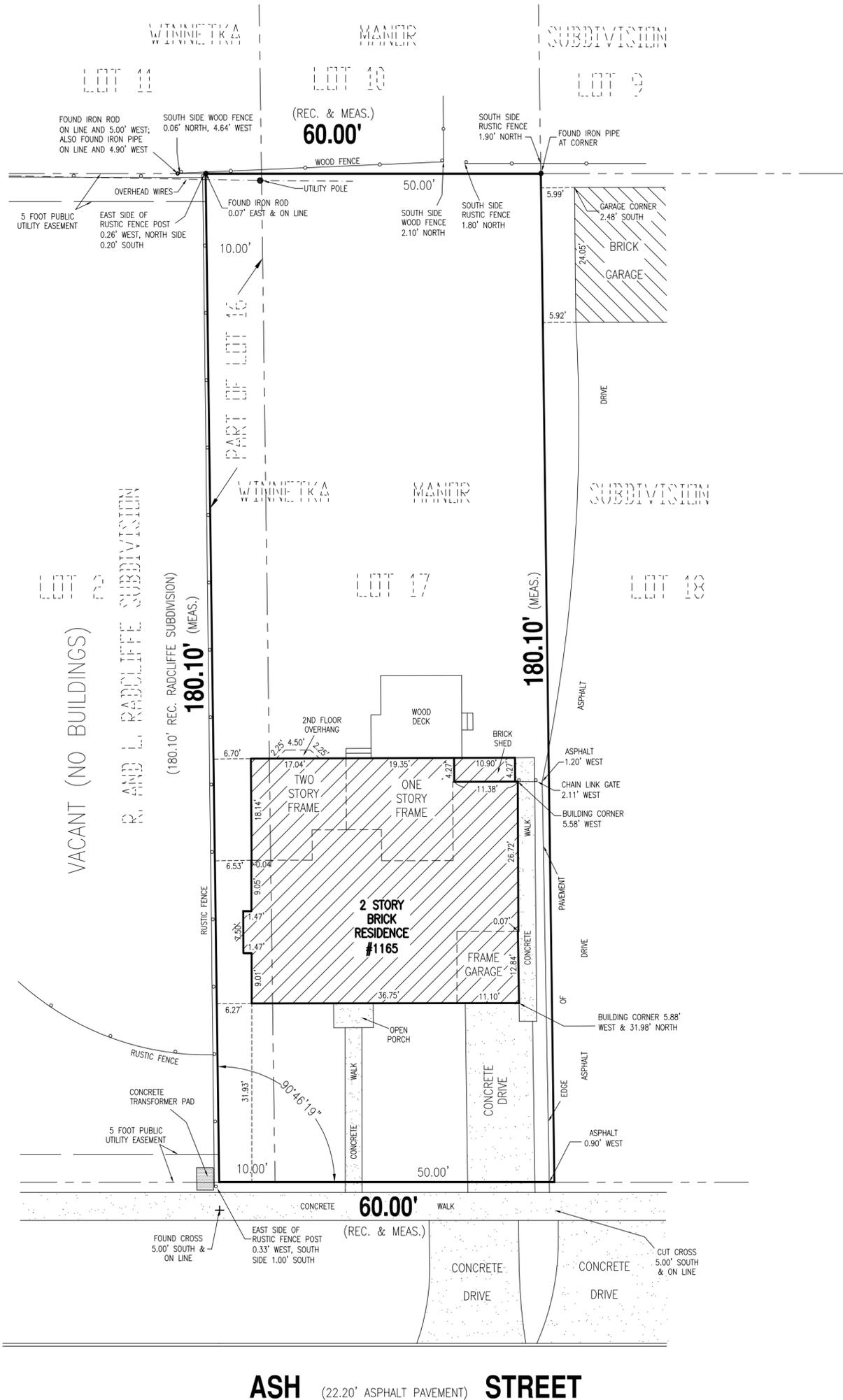
PLAT of SURVEY

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.

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B.H. SUHR & COMPANY, INC.	
<p>R. R. HANSEN MEMBER: I.P.L.S.A. N.S.P.S.</p>	<p>SURVEYORS ESTABLISHED 1911 450 SKOKIE BLVD. SUITE 105, NORTHBROOK, ILLINOIS, 60062 TEL. (847) 864-6315 / FAX (847) 864-9341 E-MAIL: SURVEYOR@BHSUHR.COM</p>
<p>Professional Design Firm License No. 184.008027-0008</p>	<p>Professional Design Firm License No. 184.008027-0008</p>
<p>LOCATION <u>1165 ASH STREET</u> SURVEY DATE, <u>FEBRUARY 25</u> 20 <u>20</u></p>	<p>ORDER No. <u>20-005-1165</u> ORDERED BY: <u>CARL AND REBECCA HARDIE</u></p>
<p>2/25/20 - PLAT REVISED</p>	
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FIELD MEASUREMENTS COMPLETED FEBRUARY 25 20 20

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

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



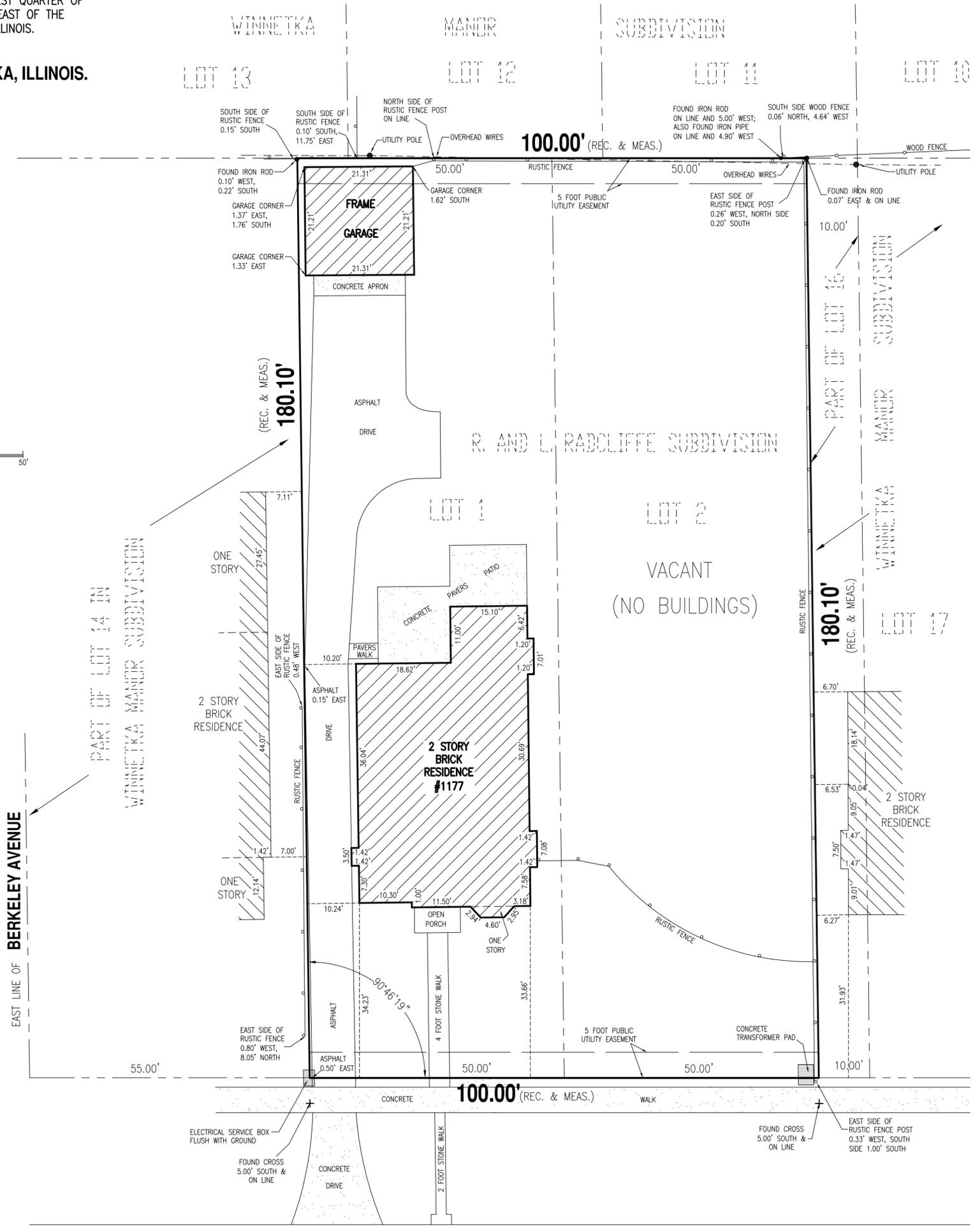
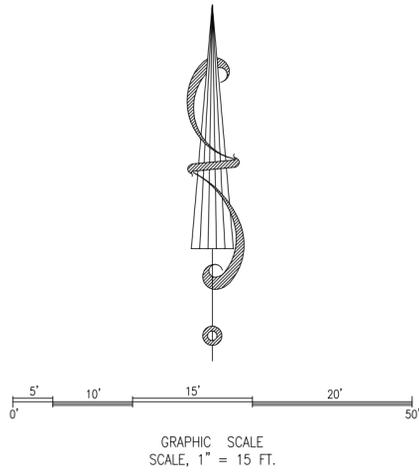
PLAT of SURVEY

LEGAL DESCRIPTION:

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.

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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
Professional Design Firm License No. 184.008027-0008	
LOCATION <u>1177 & 1171 ASH STREET</u>	SURVEY DATE, <u>FEBRUARY 25</u> 20 <u>20</u>
ORDER No. <u>20-005-1177</u>	ORDERED BY: <u>RICHARD AND LAURA RADCLIFFE</u>
<u>2/25/20 - PLAT REVISED</u>	
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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

From: [REDACTED]
To: [Planning](#)
Cc: [REDACTED]
Subject: External: Case # 20-17-50 0 1165-1177 Ash
Date: Thursday, May 21, 2020 3:01:02 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*.

My name is Seth Reatherford. My wife Allison, children and I live at [REDACTED] Ash, directly across the street from the proposed lot to be subdivided. We are strongly supportive of the subdivision of the lot as proposed and feel that it will be a benefit to Ash street.

You are welcome to contact me with any questions or concerns.

Best regards,
Seth & Allison Reatherford
[REDACTED] Ash Street

From: [REDACTED]
To: [Planning](#)
Subject: External: Case 20-17-sd Radcliffe
Date: Tuesday, May 26, 2020 9:18:22 AM

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**.

We live in the [REDACTED] Berkeley Ave residence that is directly west of and adjacent to the Radcliffe's 1177 Ash St property.

We support the proposed subdivision as proposed. It is carefully planned, and will be an asset to the neighborhood.

Sally and John Weber [REDACTED] Berkeley Ave. Winnetka

From: [REDACTED]
To: [Planning](#)
Cc: [REDACTED]
Subject: External: Case 20-17-SD
Date: Tuesday, May 26, 2020 10:33:20 AM

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.

Re- Subdividing Lot 1165,1171,1177 Ash Street

To Whom It May Concern,

Please be advised by way of introduction, that we are neighbors of the Hardie's and the Radcliffe's. We reside at [REDACTED] Ash Street across from the subject property. We believe that the requested subdivision of this property would result in an appropriate use of this property and would enhance the overall neighborhood.

We vote to approve, unconditionally.

Very Truly Yours,
Susan and Philip Schmidt
[REDACTED] Ash Street
Winnetka, Illinois 60093
PHONE [REDACTED]