



# Village of Winnetka

## Zoning Administrator Meeting

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April 1, 2024 at 4:00 PM  
Winnetka Village Hall Council Chambers  
510 Green Bay Road

### AGENDA

1. **Call to Order**
2. **Public Comments**
3. **New Applications**
  - a. **Case No. 24-06-ZA - 159 Sheridan Road:** An application seeking approval of zoning variations to allow the one-for-one replacement of the existing nonconforming tennis court. The requested variations would permit the tennis court to (i) provide less than the minimum required front yard setback from the west property line along Sheridan Road and (ii) provide less than the minimum required side yard setback from the south property line. The Zoning Administrator has final jurisdiction on this request.
  - b. **Case No. 24-07-ZA - 470 Sunset Road:** An application seeking approval of a zoning variation to allow the one-for-one replacement of the existing nonconforming front porch and the second floor above. The requested variation would permit the porch and second floor above to provide less than the minimum required front yard setback from the north property line along Sunset Road. The Zoning Administrator has final jurisdiction on this request.
4. **Adjournment**

### **NOTICE**

Public comment is permitted on all agenda items at the meeting. If you wish to provide testimony or comments prior to the meeting, you may provide them one of two ways: (1) by sending an email to [planning@winnetka.org](mailto:planning@winnetka.org); or by sending a letter to Community Development, Village of Winnetka, 510 Green Bay Road, Winnetka, IL 60093. All agenda materials are available at [www.villageofwinnetka.org/agendacenter](http://www.villageofwinnetka.org/agendacenter).

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting 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).



**NOTICE OF WINNETKA ZONING ADMINISTRATOR PUBLIC HEARING**

Notice is hereby given that a public hearing will be held by the Winnetka Zoning Administrator on **MONDAY, APRIL 1, 2024, AT 4:00 PM** in the Council Chamber of the Winnetka Village Hall at 510 Green Bay Road, Winnetka, Illinois for the purpose of considering the following:

**CASE NO. 24-06-ZA  
159 SHERIDAN ROAD – REPLACEMENT OF TENNIS COURT**

An application submitted by Elaine and Richard Tinberg (collectively, the “Applicant”), as the owners of the property located at 159 Sheridan Road (the “Subject Property”) **to allow the one-for-one replacement of the existing nonconforming tennis court on the Subject Property.** The Applicant has filed an application seeking the following variations from the Zoning Ordinance:

1. A variation to provide less than the minimum required front yard setback of 50 feet from the west property line along Sheridan Road; and
2. A variation to provide less than the minimum required side yard setback of 12 feet from the south property line.

The Subject Property (Parcel Index Number 05-22-100-001-0000) is generally located on the east side of Sheridan Road, between Winnetka Avenue and Fuller Lane, and is zoned R-2 Single Family Residential. The Subject Property contains an existing three-story residence, tennis court, and boat house.

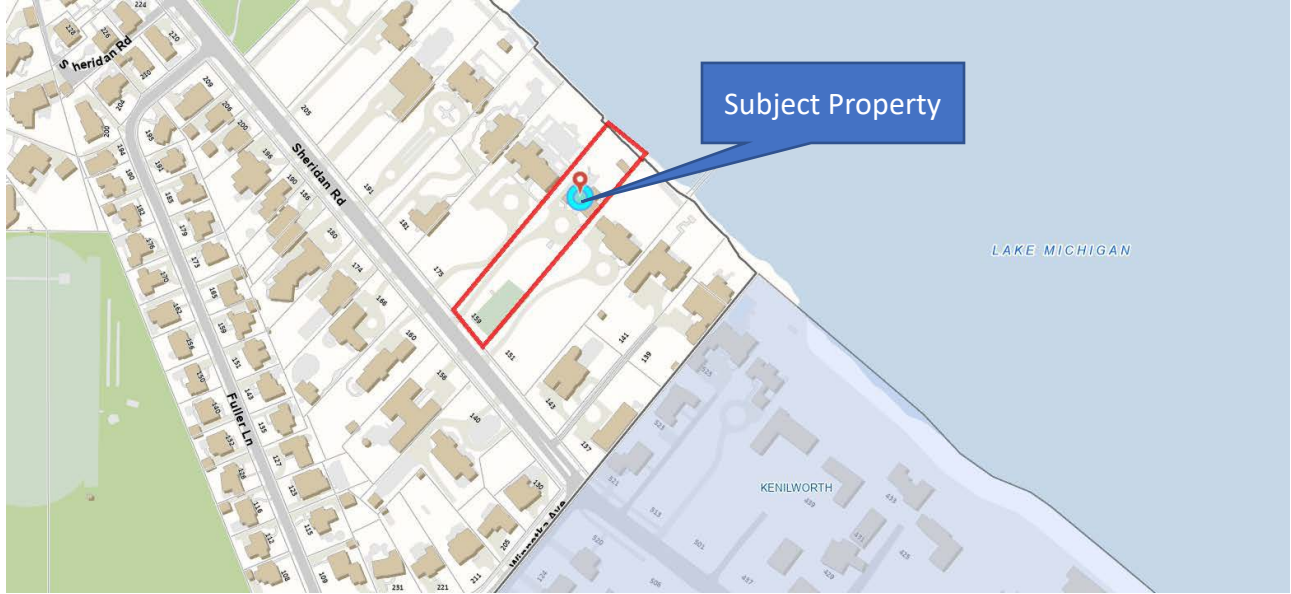
**PUBLIC COMMENT & APPLICATION INFORMATION**

**At said public hearing and at any adjournment thereof, all persons interested are invited to attend and be heard.** The agenda and materials for the meeting will be posted on the Village’s website - [www.villageofwinnetka.org/agendas](http://www.villageofwinnetka.org/agendas) no later than Thursday, March 28, 2024. Persons seeking additional information concerning this application are directed to email inquiries to [planning@winnetka.org](mailto:planning@winnetka.org) or by calling 847-716-3525.

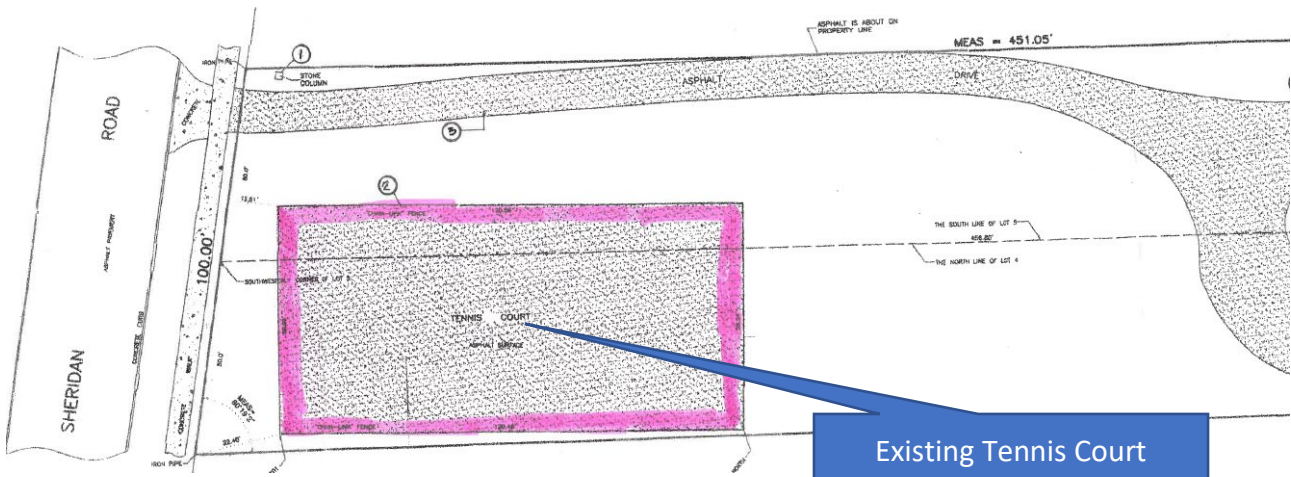
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- 1) By sending **an email** to [planning@winnetka.org](mailto:planning@winnetka.org); or
- 2) By sending **a letter** to Community Development, Village of Winnetka, 510 Green Bay Rd, Winnetka, IL 60093.

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Subject Property



Existing Tennis Court Replaced in Same Location

Excerpt of Plat of Survey  
(Note: Details may change through review process.)

VILLAGE OF WINNETKA, ILLINOIS  
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. 24-06-7A

Property Information

Site Address: 159 Sheridan Road

Owner Information

Name: Elaine and Richard Tinberg

Address: 159 Sheridan Road

City, State, ZIP: Winnetka, IL 60091

Email: \_\_\_\_\_

Primary Contact: Elaine Tinberg

Phone No. [REDACTED]

Date property acquired by owner: 02/04/1992

Architect Information

Name: \_\_\_\_\_

Primary Contact: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, ZIP: \_\_\_\_\_

Phone No. \_\_\_\_\_

Email: \_\_\_\_\_

Attorney Information

Name: Christopher S. Canning

Primary Contact: \_\_\_\_\_

Address: 1000 Skokie Blvd., #355

City, State, Zip: Wilmette, IL 60091

Phone No. 847-853-7040

Email: chris@canninglegal.com

Nature of any restrictions on property: N/A

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

Applicants request two variations to repave a legal non-conforming tennis court.

Applicants seek a variation since the tennis court encroaches into the required Front Yard setback.

Applicants seek a variation since the tennis court encroaches into the required Side Yard setback.

Property Owner Signature: [REDACTED]

Date: 3/13/24

**CANNING & CANNING LLC  
1000 SKOKIE BOULEVARD, SUITE 355  
WILMETTE, ILLINOIS 60091  
(847) 853-7042 - FAX**

CHRISTOPHER S. CANNING  
DIRECT DIAL NUMBER  
(847) 853-7040  
canningchris@comcast.net

March 13, 2024

**VIA HAND DELIVERY and EMAIL.**

David Schoon  
Director of Community Development  
Village of Winnetka  
510 Green Bay Road  
Winnetka, IL 60093

**Re: Minor Variations at 159 Sheridan for Legal Non-Conforming Tennis Court.**

Dear Mr. Schoon:

I am writing on behalf of Elaine and Richard Tinberg (hereinafter “Mr. and Mrs. Tinberg”) regarding their application to repave a legal, non-conforming tennis court located in the required Front Yard at their home at 159 Sheridan Road. For the reasons set forth below, Mr. and Mrs. Tinberg respectfully request that the Zoning Board of Appeals of Village of Winnetka recommend the variation sought related to the existing tennis court.

**I. The Subject Property.**

The Subject Property is located within the R-2 Residential Zoning District. The Subject Property is surrounded on the north, south and west sides by single family homes. Lake Michigan lies to the east of the Subject Property. The Subject Property has approximately 97.5’ of frontage on Sheridan Road at its deepest dimension, the current lot has an approximate depth of 462.93’. It is improved with a single-family residence and a tennis court.

**II. The Tennis Court.**

It is unknown when the tennis court was installed and fenced in but it likely it was before 1962. Mr. and Mrs. Tinberg bought the Subject Property in 1992. In 1993, Mr. and Mrs. Tinberg added extensive plantings around the tennis court to shield them from passersby on Sheridan

Road. Over the last 30 years, Mr. and Mrs. Tinberg have maintained the plantings and the tennis court and have made repairs when necessary. Mr. and Mrs. Tinberg have not changed the size or location of the tennis court since they bought the Subject Property. Mr. and Mrs. Tinberg have used White Pines, Norway Spruces, dense yews and climbing hydrangea to screen the tennis court fencing. In 2023, Mr. and Mrs. Tinberg contracted with C.R. Peterson to remove and replace the existing playing surface. Mr. and Mrs. Tinberg were not aware that a building permit was required for this work until they were notified by Village staff. Moreover, Mr. and Mrs. Tinberg were not aware that the removal and replacement of the tennis would trigger a need for two zoning variations due to the location of the tennis court in the required front yard and encroaching into the required side yard setback on the south side of the tennis court. Specifically, the existing tennis court provides a setback of 1.37 feet from the south property line, where the minimum required side yard setback is 12 feet. This application arises from their desire to comply with the Village's Zoning Ordinance and building permit requirements.

### III. Standards of Review.

For the Zoning Board to grant the requested variations, the Zoning Board requires evidence on the following issues:

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

Mr. and Mrs. Tinberg's request for these two variations meets with each of these standards for the following reasons:

1. If the Zoning Board denies the request for the variations, Mr. and Mrs. Tinberg would have to keep making patchwork repairs to the tennis court or remove the court and the fencing reducing the value of the property and making the home less valuable to a prospective buyer.

2. Here, a variation from the strict application of the Code is appropriate due to the unique conditions Mr. and Mrs. Tinberg are faced with more than 30 years after buying their home. They did not install the tennis court and the fencing, but they have maintained it and made extensive plantings to screen the tennis court from the sidewalk and Sheridan Road. They have made patchwork repairs to the tennis courts over the decades but ultimately a new surface was needed. Mr. and Mrs. Tinberg were not aware of a requirement for a permit to remove and replace the court in the exact location withing the existing fencing. Mr. and Mrs. Tinberg did not see any indication on the Village of Winnetka website that such a permit was required.

3. If the Zoning Board grants the requested variations, those variations will not alter the essential character of the locality; in fact, it would maintain the status of the neighborhood as it has for the entire time Mr. and Mrs. Tinberg have owned the Subject Property.

4. If the Zoning Board grants the requested variations, there will be no impact to the supply of light and air to adjacent properties. The tennis court will remain in the same locations as it has for decades.

5. If the Zoning Board grants the requested variations, there will be no increase in the hazard from fire or other types of damage. The tennis court will remain in the same location with the same materials as before the resurfacing.

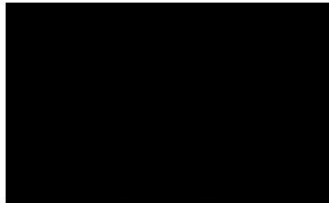
6. If the Zoning Board grants the requested variations there will be no diminishment in the taxable value of land and buildings throughout the Village. If the variations were denied, there may be diminishment in the value of the land and building at the Subject Property if the tennis court was removed.

7. If the Zoning Board grants the requested variations, there will be no increase in traffic or congestion on Village streets.

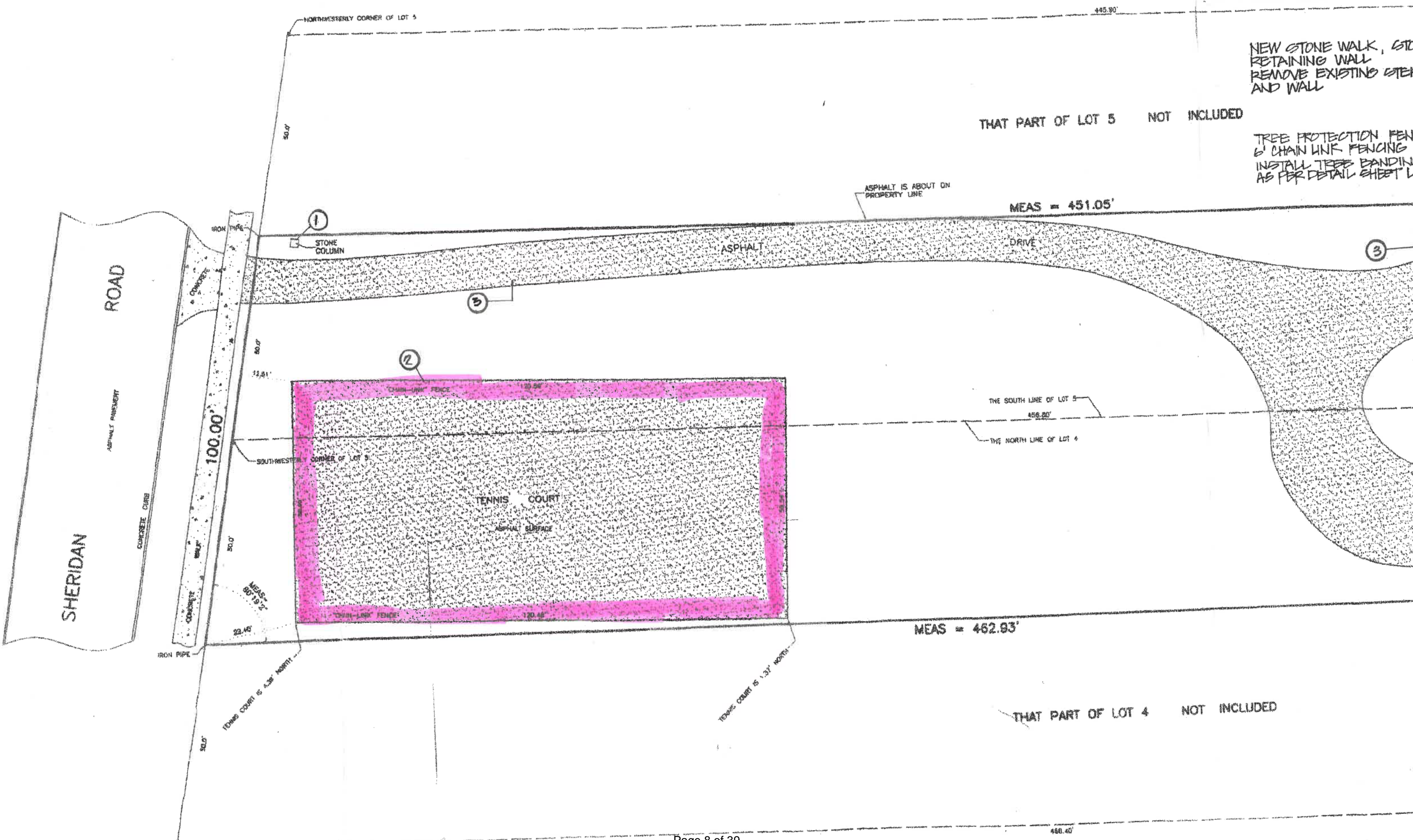
8. If the Zoning Board grants the requested variations, there will be no impairment whatsoever on the public health, safety, comfort, morals, and welfare of the inhabitants of the Village.

Since the proposed replacement of the existing tennis court in the same location, Mr. and Mrs. Tinberg asks that the Zoning Board recommend approval of their requested variations. We look forward to the opportunity to appear at the Public Hearing on April 1, 2024, if necessary, and answer any questions the Zoning Board may have. Thank you for your consideration of this request.

Very truly yours,

A solid black rectangular box redacting the signature of Christopher S. Canning.

Christopher S. Canning



THAT PART OF LOT 5 NOT INCLUDED

NEW STONE WALK, 6\"

TREE PROTECTION FENCE  
6' CHAIN LINK FENCING  
INSTALL TREE BANDING  
AS PER DETAIL SHEET L3

THAT PART OF LOT 4 NOT INCLUDED

# PROPOSAL/ACCEPTANCE



## C.R. PETERSON, INC.

TENNIS COURT CONTRACTORS

785 Oakwood Road, Suite s-108

Lake Zurich, IL 60047

847-550-6950

847-550-6952 Fax

September 7<sup>th</sup>, 2023

Mr. & Mrs. Tinberg  
159 Sheridan  
Winnetka, IL 60093

### Re-pave Asphalt Tennis Court

Dear Mr. & Mrs. Tinberg,

We here with submit our proposal for all materials and labor to re-pave your existing asphalt tennis court.

#### **Conditions-**

Owner is to apply for permit if needed. Owner shall furnish water and electric, Remove vegetation from bottom perimeter fence line, move any vegetation or Landscaping that would impede our access. Stone boarder on South side 120' l.f. One foot wide approximately 3" in depth by others No landscape restoration Included with this proposal. Branches to fruit trees to be tied back or pruned. We will not be responsible for damage to the driveway entering the site.

#### **Scope of Work-**

1. We will enter from the north west side section of tennis court.
2. We will excavate & haul away the old asphalt, regrade with approximately 45 tons of CA-6 type stone, and compact.
3. We will lay new asphalt with two lifts of 1-1/2" binder and surface mix asphalt.
4. Dig and set new tennis post sleeves and center pipe anchor.
5. Allow a 21 days cure time for the new asphalt surface prior to applying acrylic.
6. Apply two coats of acrylic sand filled sealer.
7. Squeegee two coats of acrylic color, color to be determined by owner. This process to take place this year or the following year of 2024
8. Paint 2" white lines using an acrylic white paint. We will also stripe for Pickleball lines in a muted color.
9. Install a new tennis net and center strap.
10. We will remove one basketball standard from either end of the court after we determine which is best, by cleaning or painting, and which is functional

**PRICE QUOTATION:\$73,000.00**

**Terms & Conditions**

All of the above work to be completed in a substantial and workmanlike manner according to standard practices. Payment to be made within 30 days of regular monthly invoices with a 1 1/2% late charge applied to all late payments. Any alteration or deviation from above specifications will be executed only upon written orders, and will become an extra charge over and above this estimate. Owner is to carry fire tornado and other necessary insurance. C.R. Peterson, Inc. agrees to carry Workmen's Compensation and Public Liability Insurance. This proposal does not include any lawn restoration. . We will not be responsible for any damages to the driveway or grass areas adjacent to the tennis courts due to the weight and volume of our trucks. We require one-half of the down payment with the acceptance of this proposal and the remaining balance on completion.

Re

Signed

**ACCEPTANCE**

You are hereby authorized to furnish all materials and labor required to complete the work mentioned in the above proposal, for which the undersigned agrees to pay the amount mentioned in said proposal, and terms.

Signed

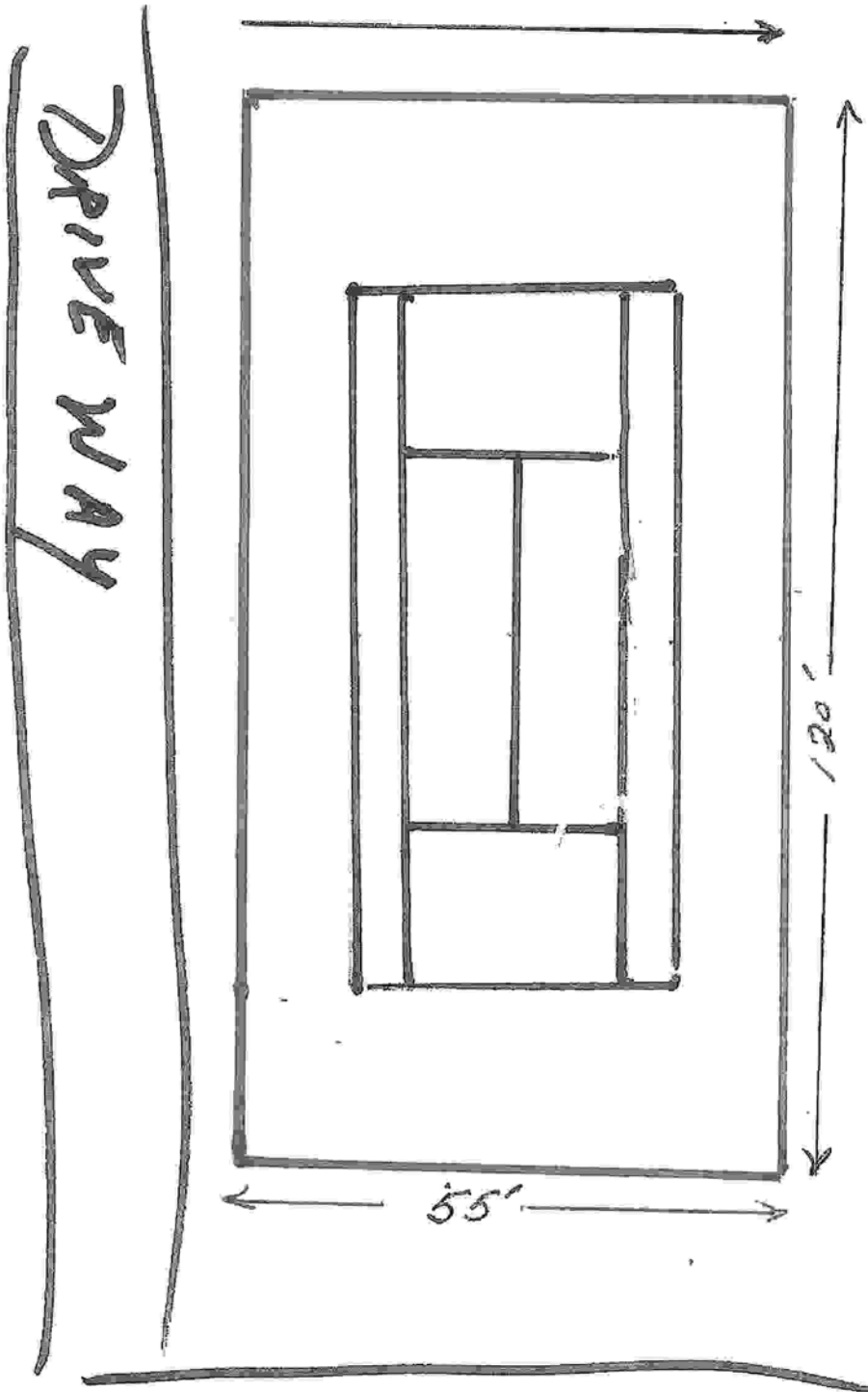
dated

9/18/23

NEVER ALTERED  
SLOPE IS THE SAME  
ELEVATION IS THE SAME  
FENCE NEVER REMOVED

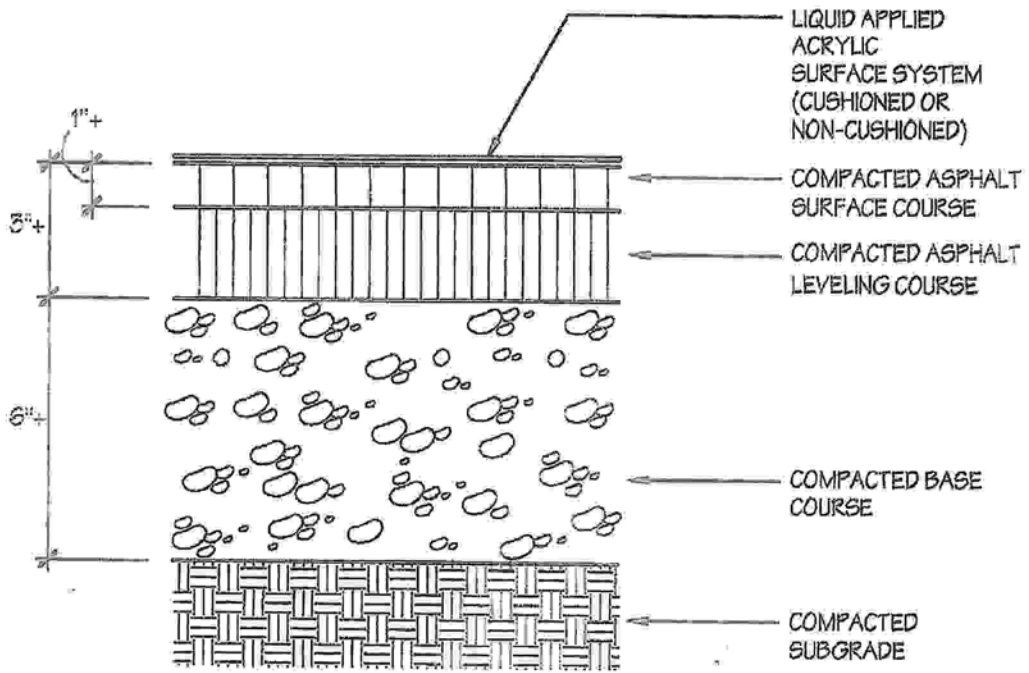
MR & MRS TINBERG  
RESIDENCE

SLOPE 1% = 5 INCHES



SHERIDAN RD.

ASPHALT COURT FOR NON-FREEZE/THAW CLIMATE



ASPHALT COURT FOR FREEZE/THAW CLIMATE

# ASPHALT COURT SECTIONS

NOT TO SCALE

24-ASPH.AVL.11



DRAWINGS ARE ILLUSTRATIVE ONLY AND ASBA AND USTA ACCEPT NO RESPONSIBILITY FOR THEIR USE.

Table 4. Evenness, slope and planarity recommendations for a tennis court.

### Slope and Planarity (ITF CS 03/03)

A tennis court should be a flat surface lying in a single horizontal plane. The court should be sloped for drainage, but the single plane of the surface should always be maintained.

The slope should be oriented to minimise its effect on play. Thus, where a court must be sloped for drainage, a slope from side-to-side is preferred (see Figure 6). If necessary, the slope should be from end-to-end.

The slope is determined by measuring the ratio of change in elevation to horizontal distance. Planarity is measured relative to a hypothetical plane parallel to the slope of the court.

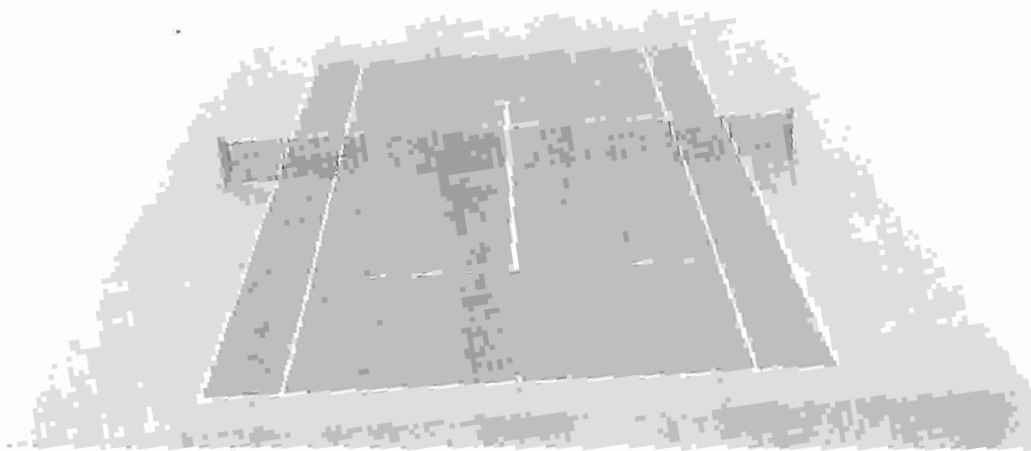


Figure 6. Preferred orientation of slope (side-to-side), if necessary.

SLOPE 5 INCHES  
ELEVATION MAINTAIN

**From:** [REDACTED]  
**To:** [Ann Klaassen](#)  
**Cc:** [REDACTED]  
**Subject:** Zoning Variance  
**Date:** Tuesday, March 19, 2024 10:34:50 PM

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**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.

Dear Zoning Administrators,

We live at 175 Sheridan Road. We understand that our immediate neighbors to the south (Rich and Elaine Tinberg) need a zoning variance to repave their tennis court. We fully support the zoning variance request with no reservations. We have lived next to Rich and Elaine for at least the last twelve years. Given the outstanding job of landscaping the tennis court, we frequently forget it is even in place. It is difficult to discern-whether from Sheridan Road, the sidewalk, or our property. We fully support the tennis court staying in its current location and ask that you approve their request. Should you have any questions, please feel free to contact either one of us.

Sincerely,

Bob and Carol Rasmus  
175 Sheridan Road  
Winnetka, IL. 60093

**From:** [REDACTED]  
**To:** [Ann Klaassen](#)  
**Cc:** [REDACTED]  
**Subject:** regarding the Tinberg property at 159 Sheridan Rd  
**Date:** Tuesday, March 19, 2024 2:17:28 PM

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**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.

Dear Ms. Klaassen,

My husband Randy and I live directly across from Rich and Elaine Tinberg, whose ancient tennis court needs repair. We understand that the Village feels that it is inadequately set back from the sidewalk or adjacent properties, so we are writing to express our whole-hearted approval for the project. It will not affect us negatively in any way, and will, in fact, enhance the look of the neighborhood (while also punctuating summer occasionally with that satisfying staccato *thwock* of a ball well hit...)

Please let us know if we can provide any additional information. We hope they are able to complete this very sensible repair in a timely fashion.

Warm regards,  
Lisa and Randy White  
160 Sheridan Rd  
[REDACTED]



**NOTICE OF WINNETKA ZONING ADMINISTRATOR PUBLIC HEARING**

Notice is hereby given that a public hearing will be held by the Winnetka Zoning Administrator on **MONDAY, APRIL 1, 2024, AT 4:00 PM** in the Council Chamber of the Winnetka Village Hall at 510 Green Bay Road, Winnetka, Illinois for the purpose of considering the following:

**CASE NO. 24-07-ZA**

**470 SUNSET ROAD – REPLACEMENT OF FRONT PORCH AND SECOND FLOOR ABOVE**

An application submitted by Erinn and Ryan Martin (collectively, the “Applicant”), as the owners of the property located at 470 Sunset Road (the “Subject Property”) **to allow the one-for-one replacement of the existing nonconforming front porch and the second floor above on the Subject Property.** The Applicant has filed an application seeking the following variation from the Zoning Ordinance:

1. A variation to provide less than the minimum required front yard setback of 30 feet from the north property line along Sunset Road.

The Subject Property (Parcel Index Number 05-21-320-003-0000) is generally located on the south side of Sunset Road, between Myrtle Street and Woodland Avenue, and is zoned R-5 Single Family Residential. The Subject Property contains an existing two-story residence and a detached garage.

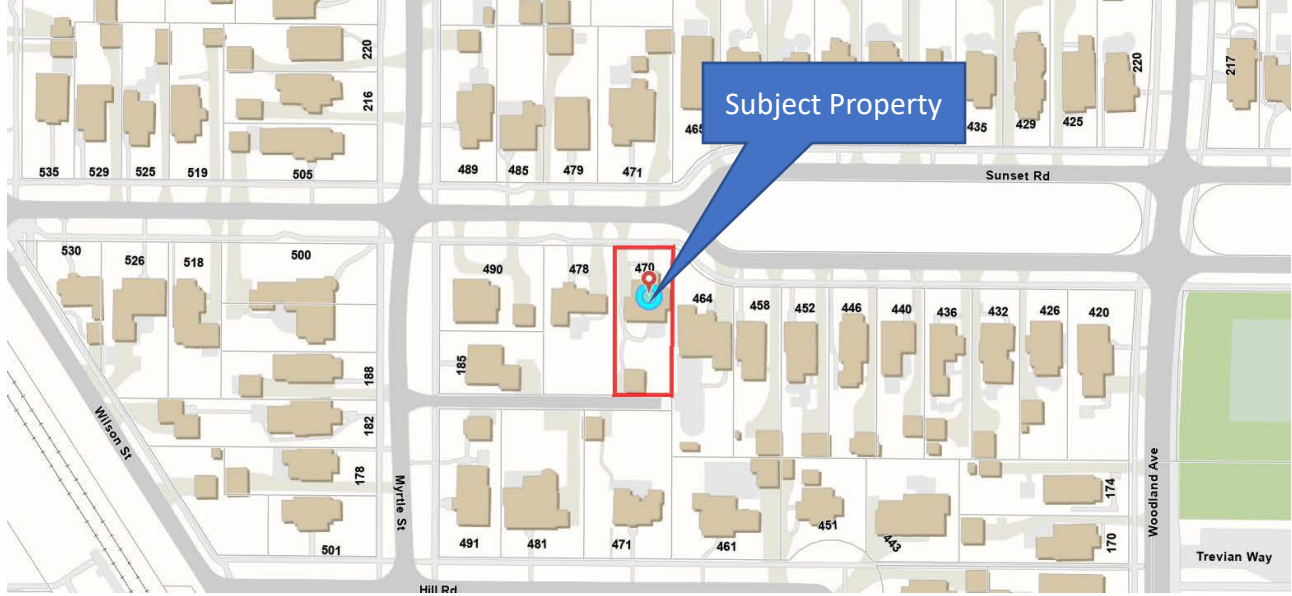
**PUBLIC COMMENT & APPLICATION INFORMATION**

**At said public hearing and at any adjournment thereof, all persons interested are invited to attend and be heard.** The agenda and materials for the meeting will be posted on the Village’s website - [www.villageofwinnetka.org/agendas](http://www.villageofwinnetka.org/agendas) no later than Thursday, March 28, 2024. Persons seeking additional information concerning this application are directed to email inquiries to [planning@winnetka.org](mailto:planning@winnetka.org) or by calling 847-716-3525.

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

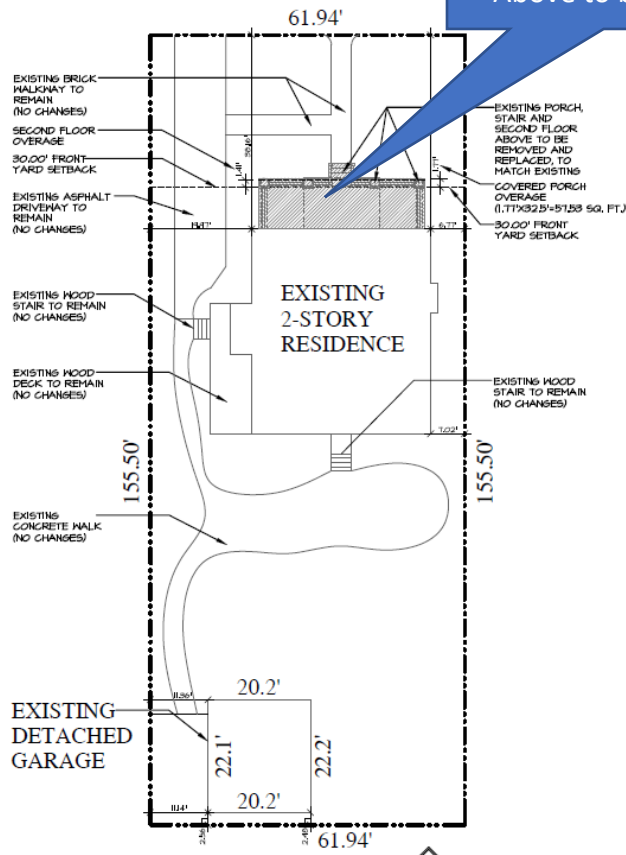
- 1) By sending **an email** to [planning@winnetka.org](mailto:planning@winnetka.org); or
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SUNSET ROAD

Location of Existing Front Porch and Second Floor Above to be Replaced



Existing Front Elevation  
 Front Porch and Second Floor Above to be Replaced  
 (same size and location)

Excerpt of Site Plan  
 (Note: Details may change through review process.)

VILLAGE OF WINNETKA, ILLINOIS  
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. 24-07-ZA

Property Information

Site Address: 470 EAST SUNSET ROAD

Owner Information

Name: ERINN & RYAN MARTIN

Primary Contact: ERINN MARTIN

Address: 470 E. SUNSET ROAD

Phone No. [REDACTED]

City, State, ZIP: WINNETKA, IL. 60093

Email: [REDACTED]

Date property acquired by owner: 11/21

Architect Information

Name: DEAN BOTES

Attorney Information

Name: \_\_\_\_\_

Primary Contact: ASPECT DESIGN, INC.

Primary Contact: \_\_\_\_\_

Address: 26575 COMMERCE DRIVE #607

Address: \_\_\_\_\_

City, State, ZIP: VOLO, IL. 60073

City, State, Zip: \_\_\_\_\_

Phone No. (847) 457-2500

Phone No. \_\_\_\_\_

Email: d.botes@aspectdesigninc.com

Email: \_\_\_\_\_

Nature of any restrictions on property: \_\_\_\_\_

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

EXISTING NONCONFORMING FRONT PORCH AND SECOND FLOOR TO BE  
REBUILT IN SAME LOCATION. FRONT SETBACK VARIATION REQUEST,  
FOR SECOND FLOOR.

Property Owner Sign: [REDACTED]

Date: 2/27/24

March 4, 2024

Martin Residence  
470 E. Sunset Road  
Winnetka, IL 60093

**Project Number: AD23196**

Standards for Granting of Zoning Variations:

Standard 1:

To comply with current zoning requirements, we would need to reduce the existing Second Floor Office by 12.62 Sq. Ft., losing nearly 10% of the square footage in an already undersized space.

Standard 2:

The structure is pre-existing, built prior to current zoning requirements. After the owners purchased it, the area in question began failing structurally.

Standard 3:

The existing Covered Porch and Second Floor Office will be rebuilt in the exact location, using the same details as the existing construction.

Standard 4:

The existing Covered Porch and Second Floor Office will be rebuilt in the exact location, using the same windows and openings, to ensure existing natural light and ventilation will be preserved. Since the Building is being re-built exactly, the adjacent properties will not be impacted.

Standard 5:

The existing Covered Porch and Second floor Office will be re-built using modern construction techniques and current code standards.

Standard 6:

The current building is in structural failure. Re-building it correctly would not diminish the taxable value of the land or building.

Standard 7:

The existing driveway and garage will remain and be available for use during the construction process.

Standard 8:

The current building is in structural failure. Re-building it correctly would not affect the inhabitants of the Village.

26575 COMMERCE DR.  
SUITE 607  
VOLO, IL 60073  
PHONE: 847.457.2500  
WWW.ASPECTDESIGNINC.COM

LEGEND

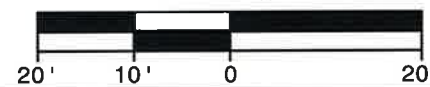
A = ASSUMED  
 C = CALCULATED  
 CH = CHORD  
 CL = CENTERLINE  
 D = DEED  
 E = EAST  
 F.I.P. = FOUND IRON PIPE  
 F.I.R. = FOUND IRON ROD  
 FT. = FEET/FOOT  
 L = ARC LENGTH  
 M = MEASURED  
 N = NORTH  
 NE = NORTHEAST

NW = NORTHWEST  
 P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCEMENT  
 R = RECORD  
 RAD = RADIUS  
 R.O.W. = RIGHT OF WAY  
 S = SOUTH  
 S.I.P. = SET IRON PIPE  
 S.I.R. = SET IRON ROD  
 SE = SOUTHEAST  
 SW = SOUTHWEST  
 W = WEST

X X = CHAIN LINK FENCE  
 O O = WOOD FENCE  
 □ □ = METAL FENCE  
 △ △ = VINYL FENCE  
 --- = EASEMENT LINE  
 - - - = SETBACK LINE  
 - - - = INTERIOR LOT LINE

# PLAT OF SURVEY OF

ALL OF LOT 1 AND THE EAST 15 FEET OF LOT 2 IN MCKINNEY'S SUBDIVISION OF BLOCK 24 IN GARLAND'S ADDITION TO WINNETKA, A SUBDIVISION OF THE NORTH 120 ACRES OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



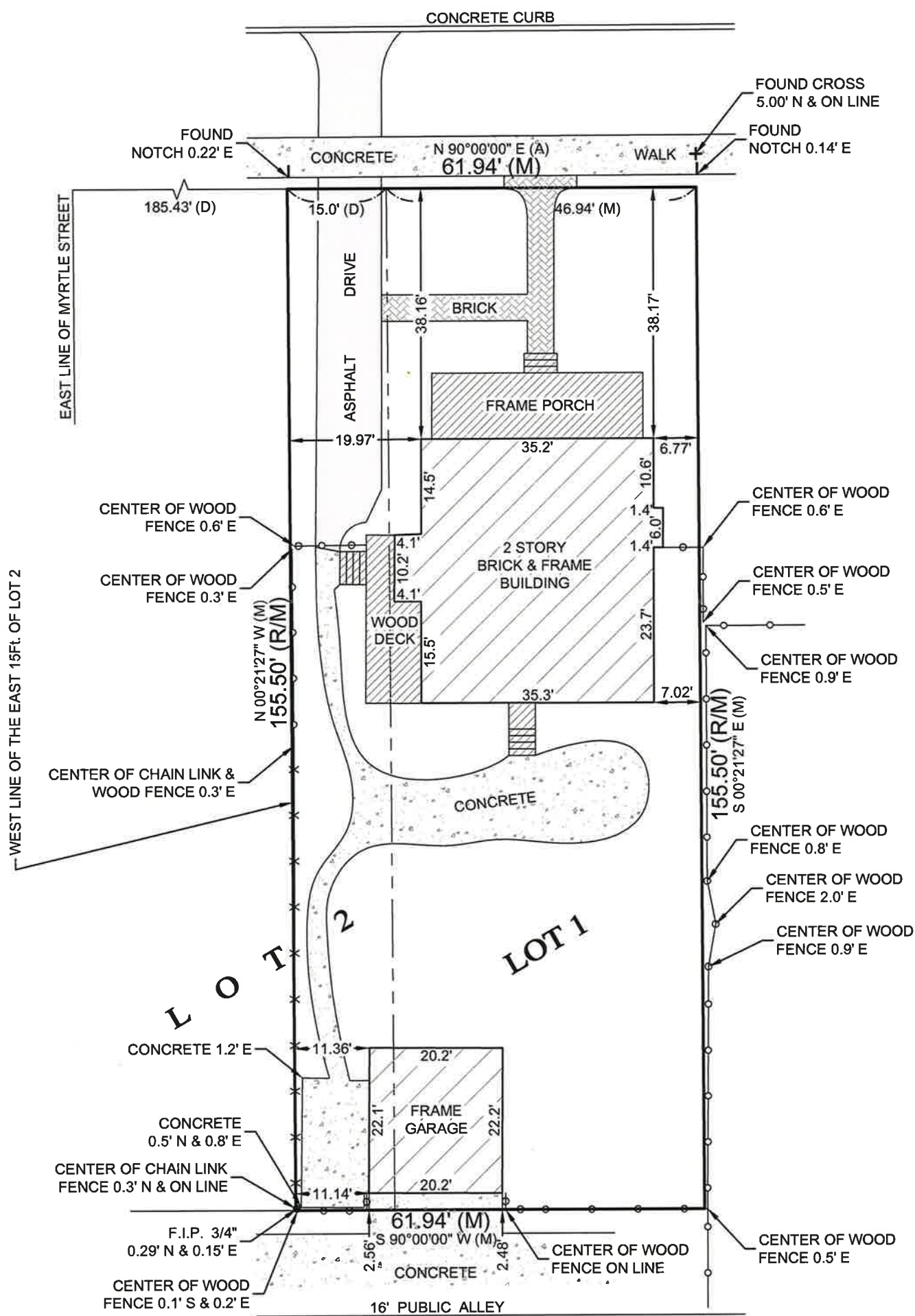
**BASIS OF BEARING:**  
 SOUTH LINE OF SUNSET ROAD AS FOUND MONUMENTED AND OCCUPIED PER RECORD SUBDIVISION.  
 N 90°00'00" E (A)

AREA OF SURVEY:

"CONTAINING 9,631 SQ. FT. OR 0.22 ACRES MORE OR LESS"

(66' R.O.W.)

## SUNSET ROAD



Morris Engineering, Inc.  
 515 Warrenville Road, Lisle, IL 60532  
 Phone: (630) 271-0770  
 FAX: (630) 271-0774  
 WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS }  
 COUNTY OF DUPAGE }  
 I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 26TH DAY OF FEBRUARY, A.D., 2020, AT LISLE, ILLINOIS.

*J. C. Morrison*  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317  
 LICENSE EXPIRATION DATE NOVEMBER 30, 2020  
 ILLINOIS BUSINESS REGISTRATION NO. 184-001245



NOTE:

- ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
- ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
- COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
- NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 470 SUNSET ROAD  
 WINNETKA, ILLINOIS

CLIENT LAW OFFICES OF ROBIN KING

FIELDWORK DATE (CREW) 02/24/2020 (DS/WM)

DRAWN BY: RE.S. REVISED: JOB NO. 20-02-0180



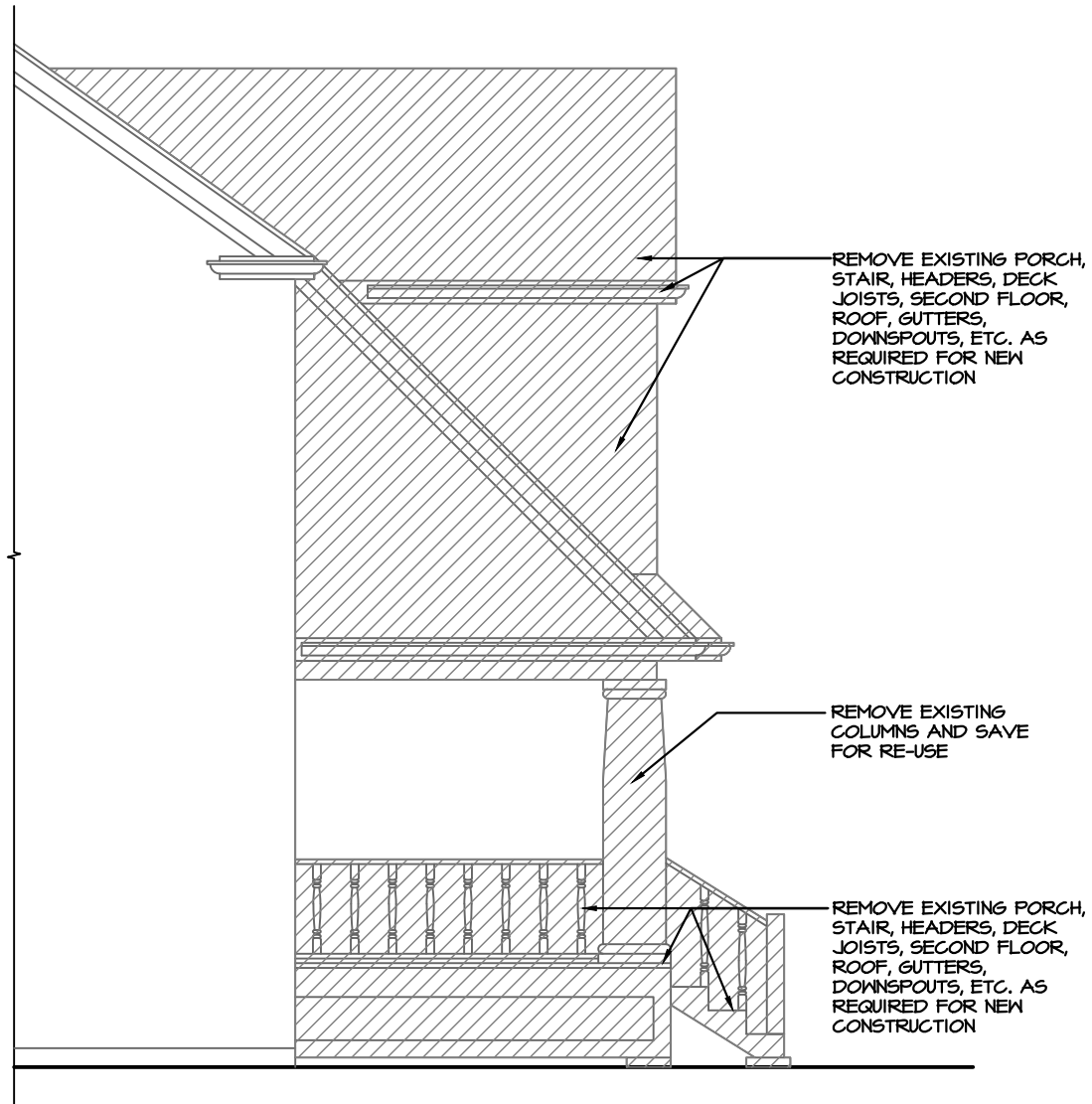


# EXISTING FRONT ELEVATION

1  
A 03

DEMOLITION

SCALE: 1/4" = 1'-0"



# EXISTING LEFT ELEVATION

3  
A 03

DEMOLITION

SCALE: 1/4"=1'-0"

REMOVE EXISTING PORCH,  
STAIR, HEADERS, DECK  
JOISTS, SECOND FLOOR,  
ROOF, GUTTERS,  
DOWNSPOUTS, ETC. AS  
REQUIRED FOR NEW  
CONSTRUCTION

REMOVE EXISTING  
COLUMNS AND SAVE  
FOR RE-USE

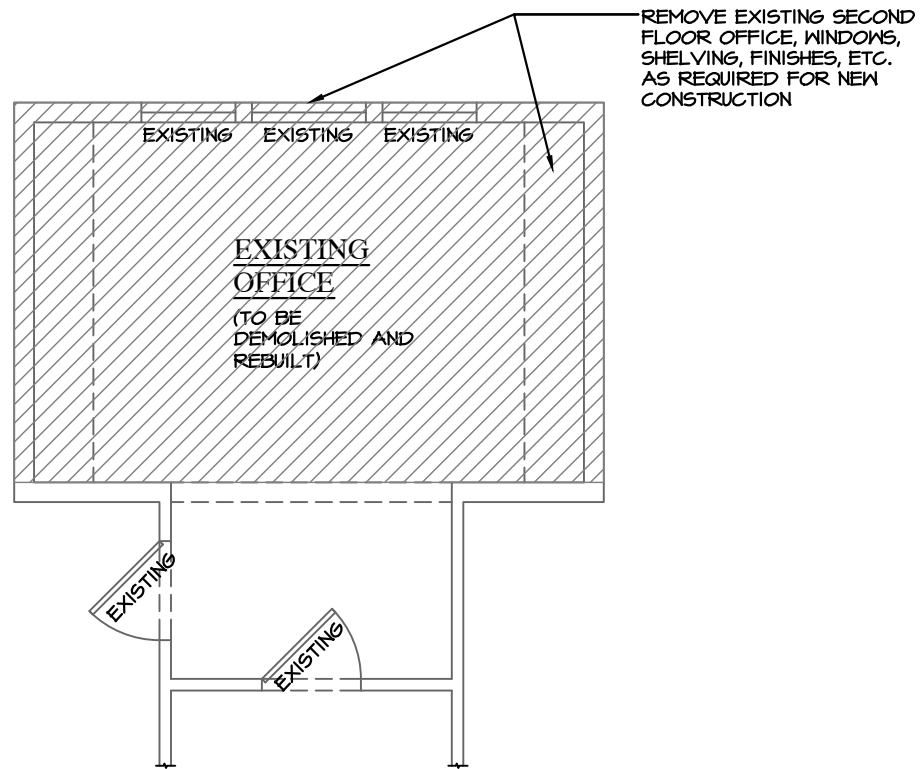
REMOVE EXISTING PORCH,  
STAIR, HEADERS, DECK  
JOISTS, SECOND FLOOR,  
ROOF, GUTTERS,  
DOWNSPOUTS, ETC. AS  
REQUIRED FOR NEW  
CONSTRUCTION

2  
A 03

# EXISTING RIGHT ELEVATION

DEMOLITION



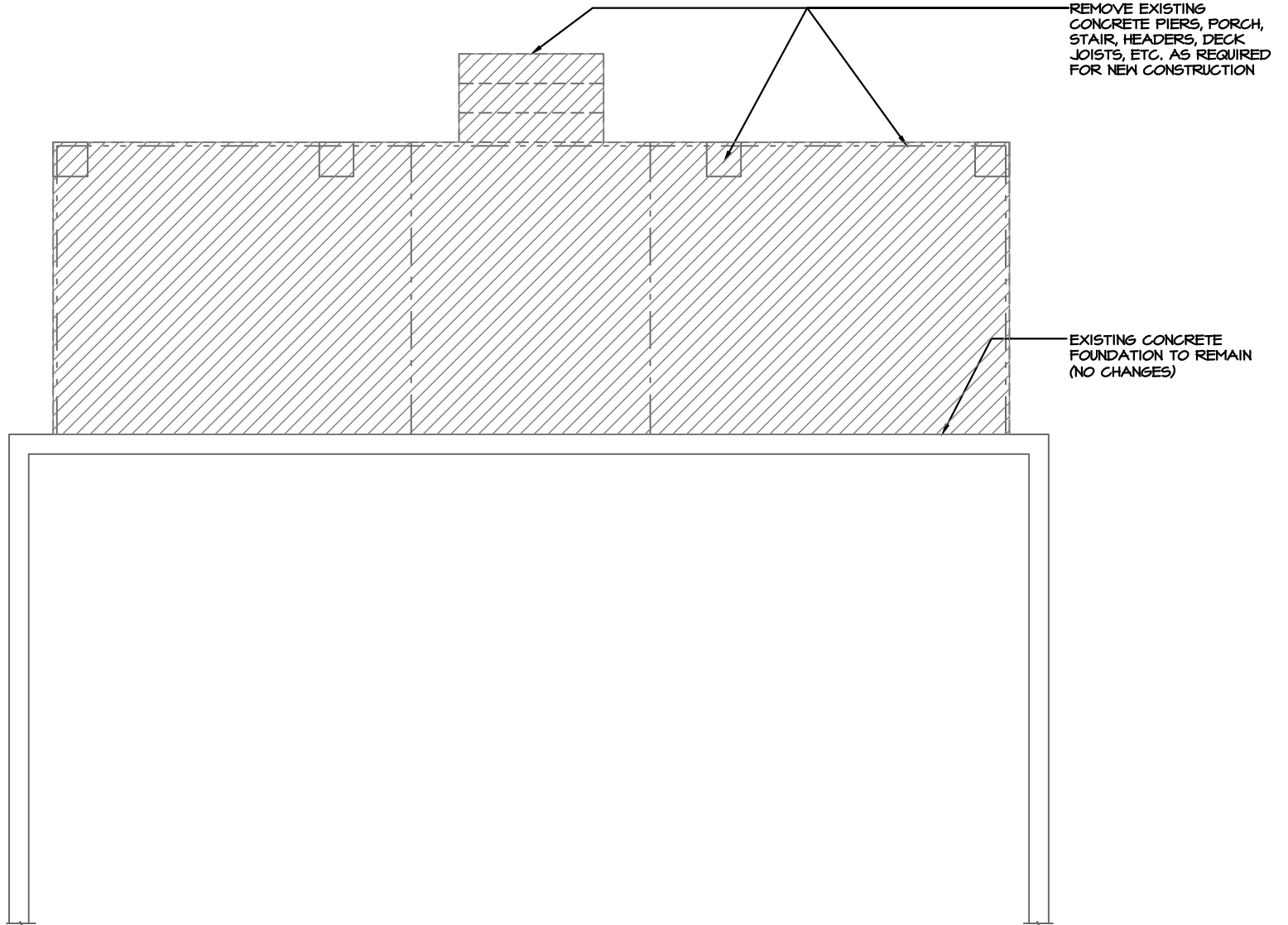


# EXISTING SECOND FLOOR PLAN

2  
A 04

DEMOLITION

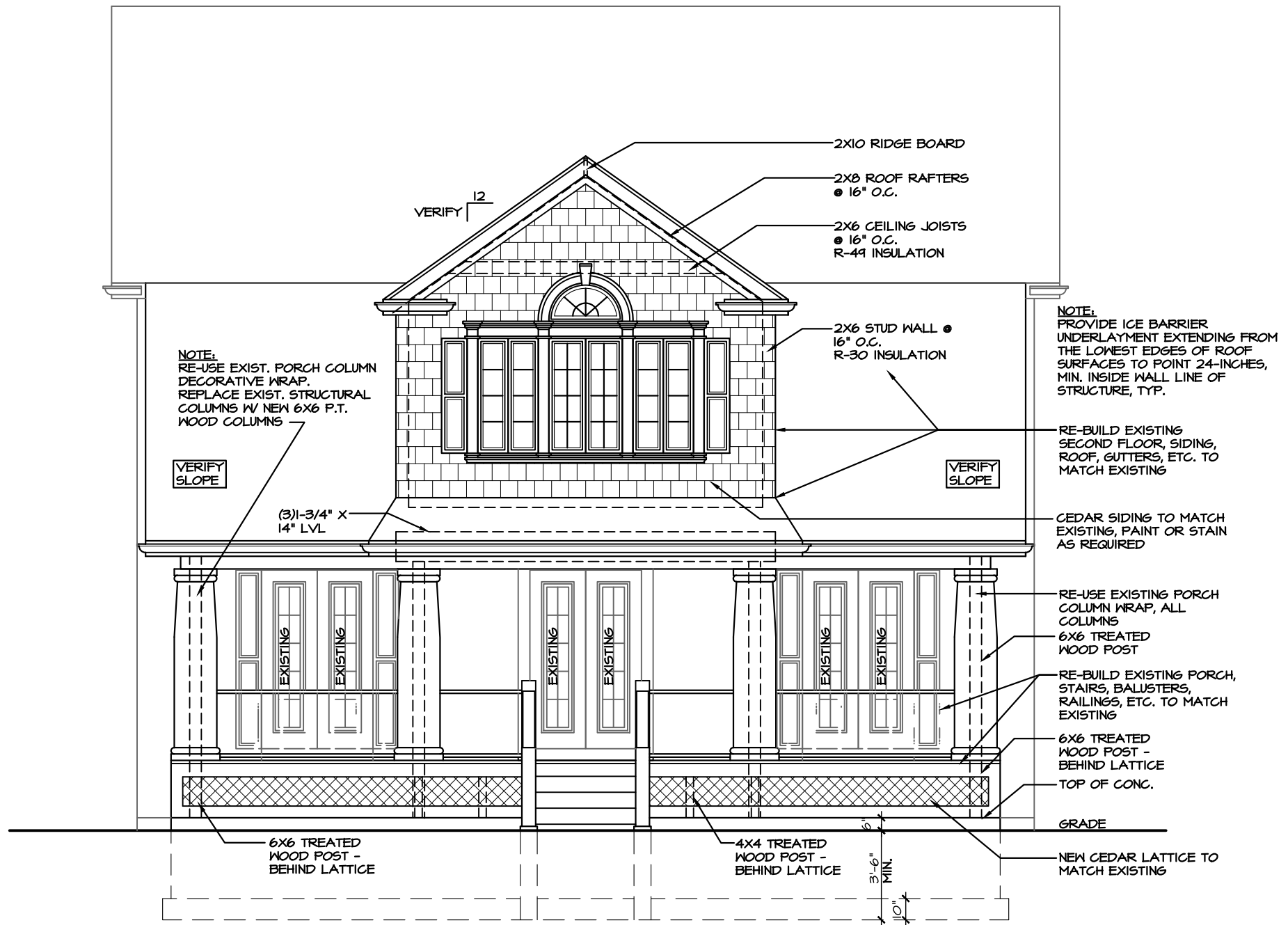
SCALE: 1/4" = 1'-0"



3  
A 04

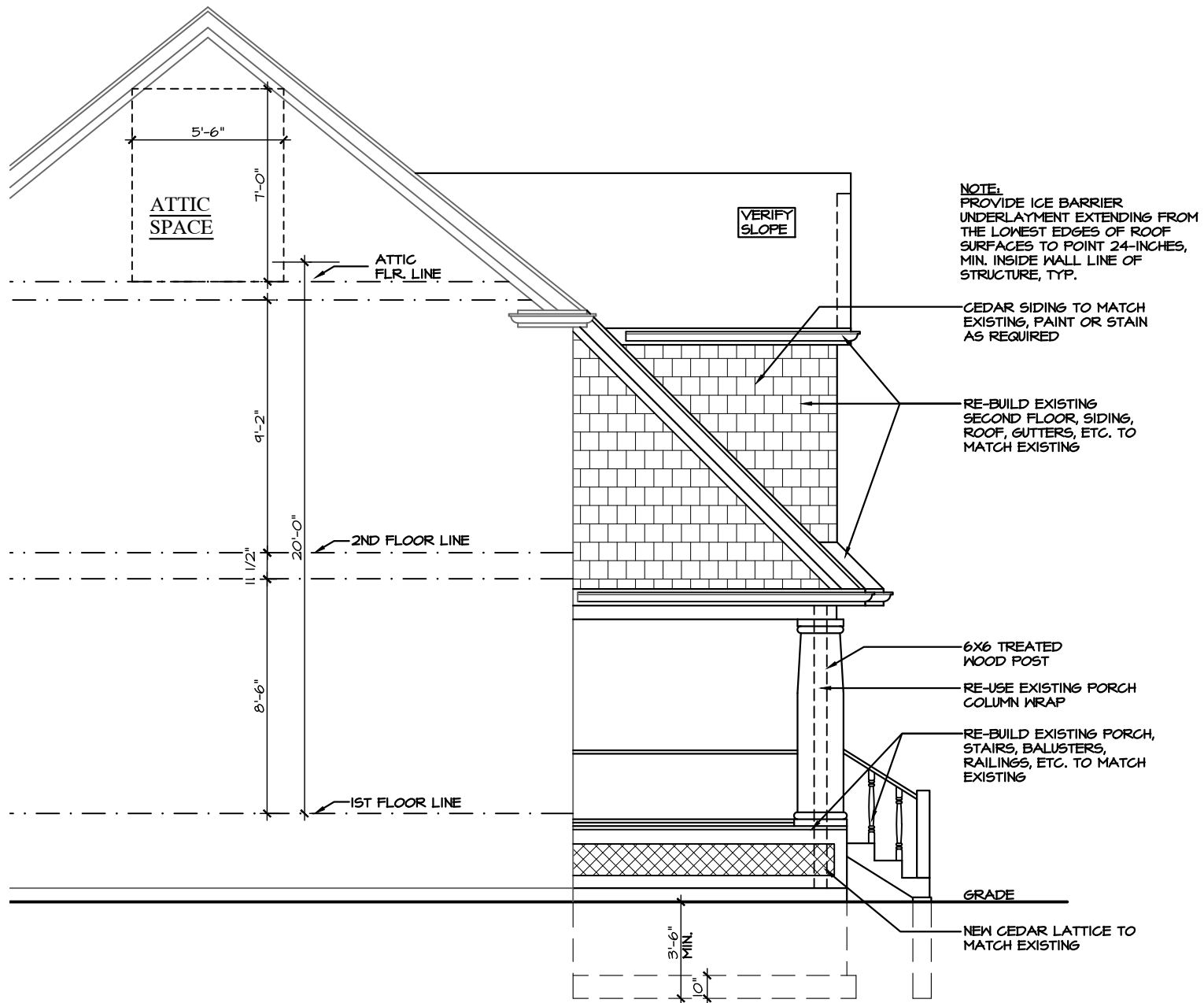
# EXISTING FOUNDATION PLAN

DEMOLITION



# PROPOSED FRONT ELEVATION

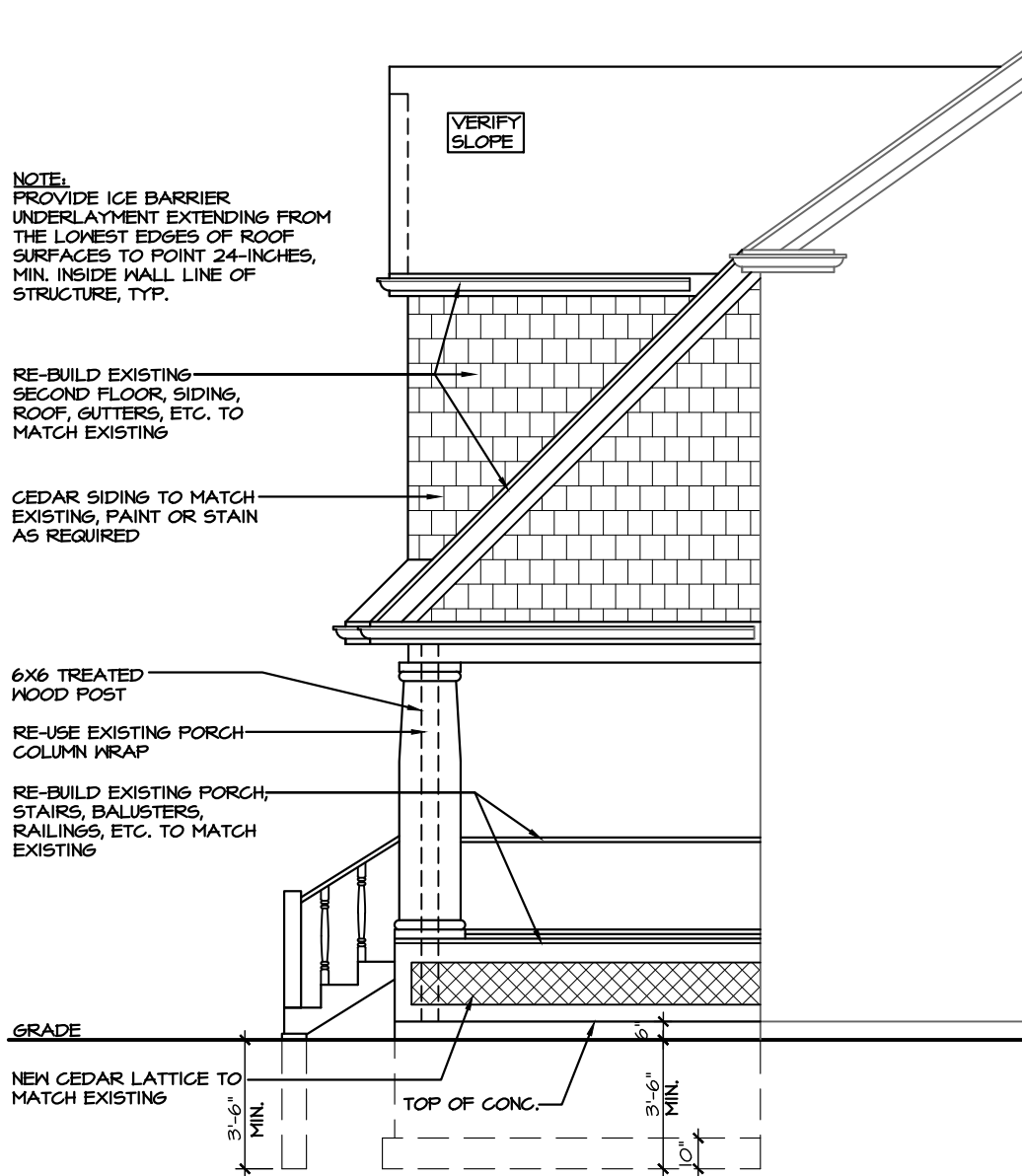
1  
A 05



3  
 A 05

# PROPOSED LEFT ELEVATION

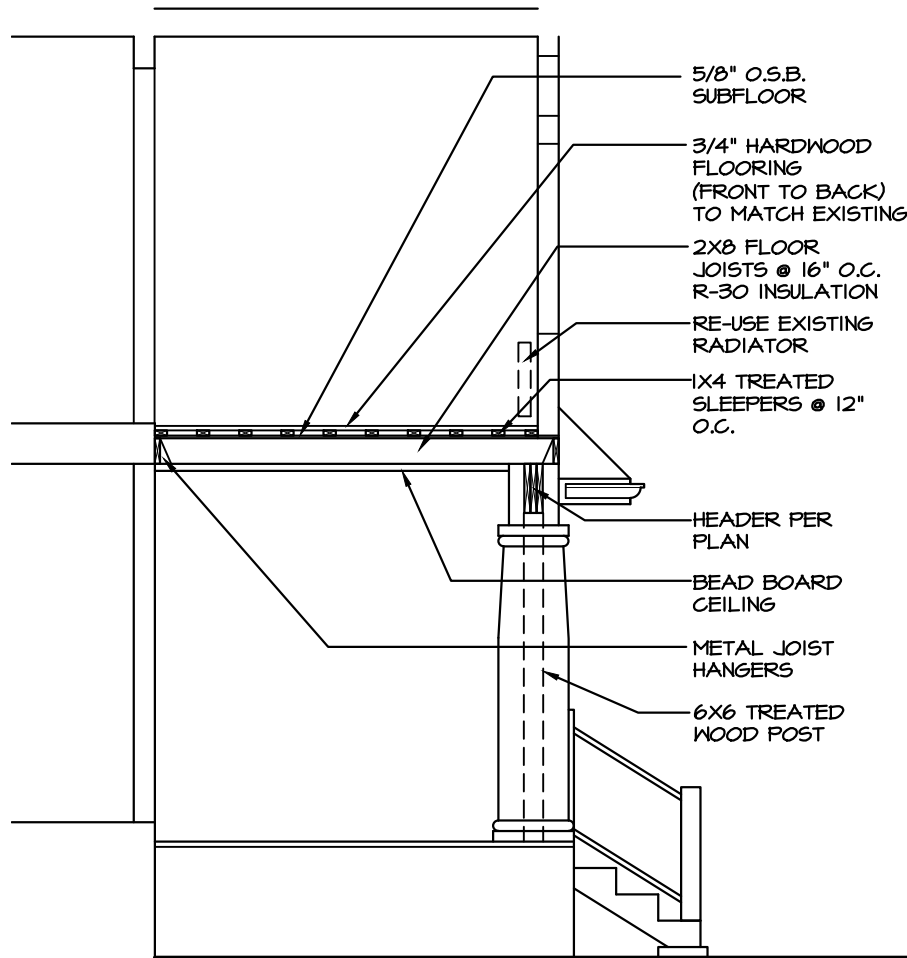
SCALE: 1/4" = 1'-0"



2  
A 05

## PROPOSED RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

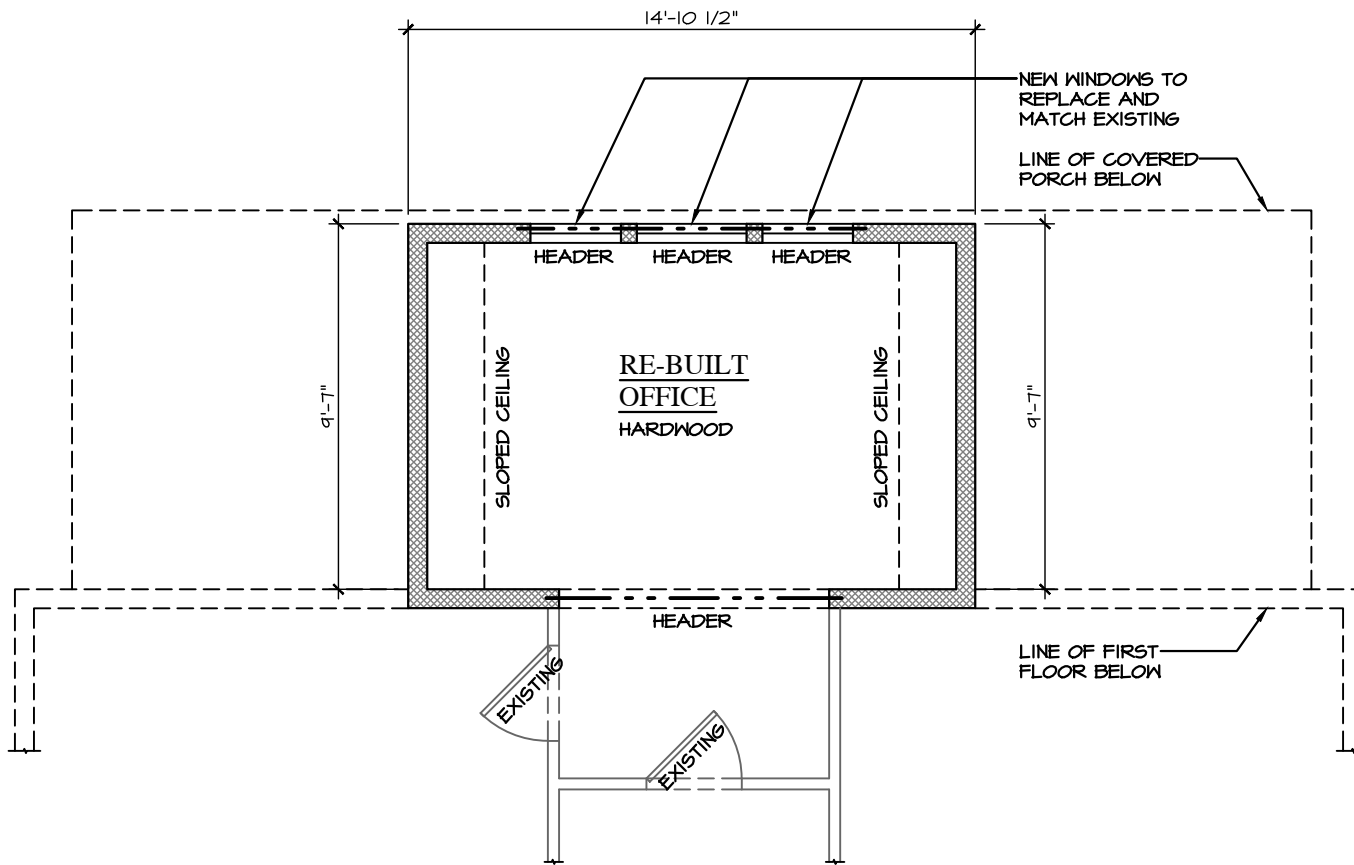


4  
A 05

## PARTIAL SECTION

SCALE: 1/4" = 1'-0"

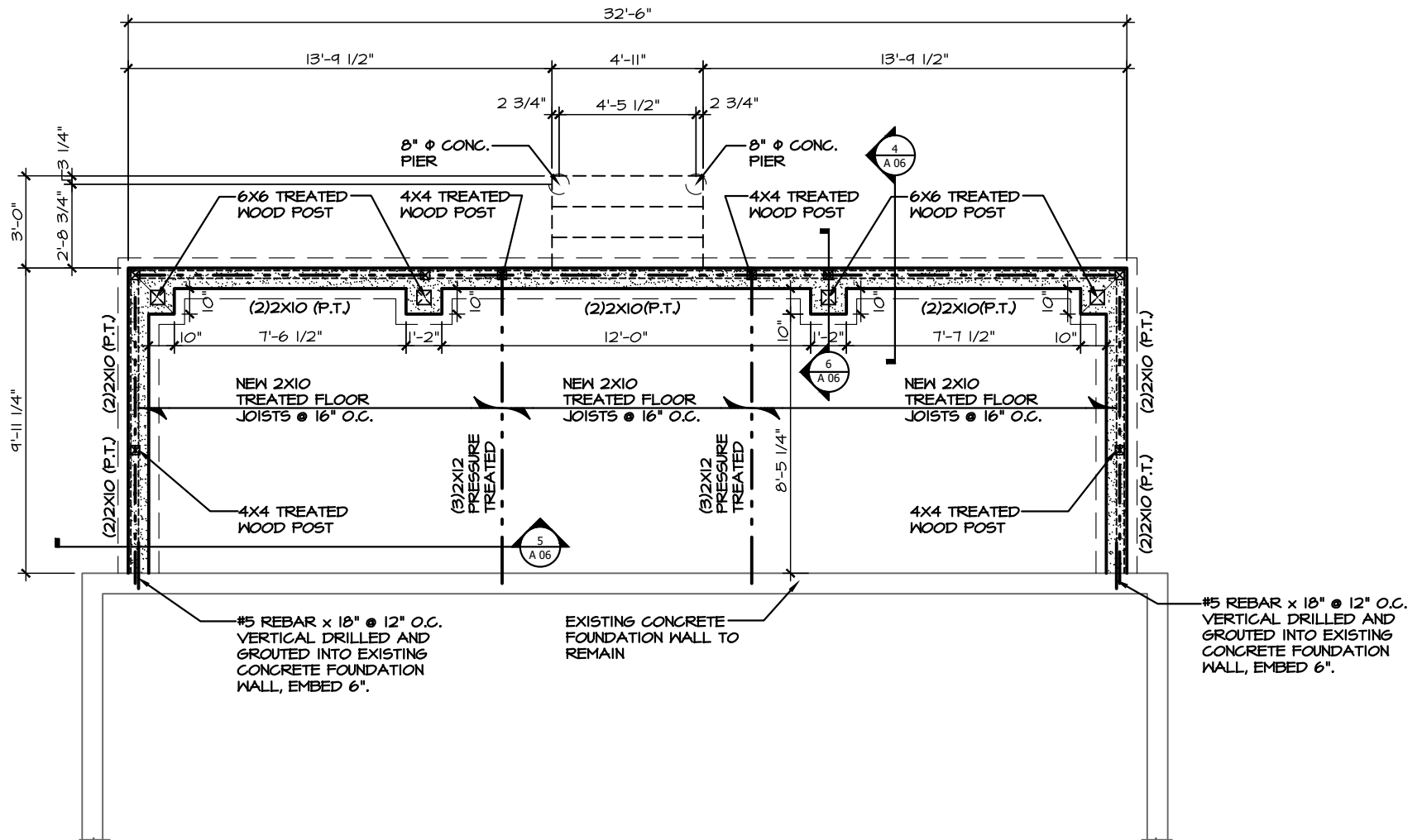




# PROPOSED SECOND FLOOR PLAN

2  
A 06

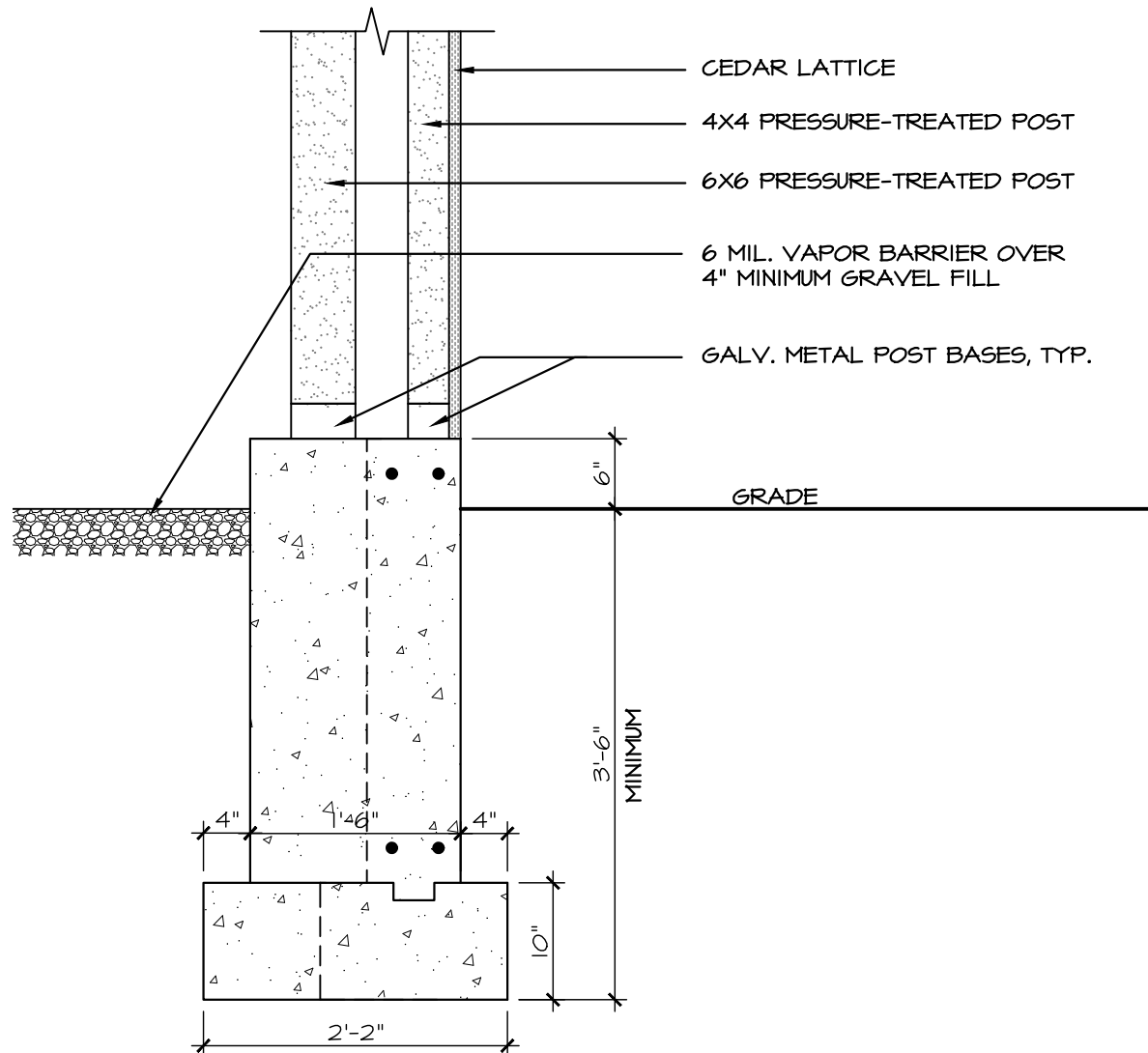
SCALE: 1/4" = 1'-0"



# PROPOSED FOUNDATION PLAN

3  
A 06

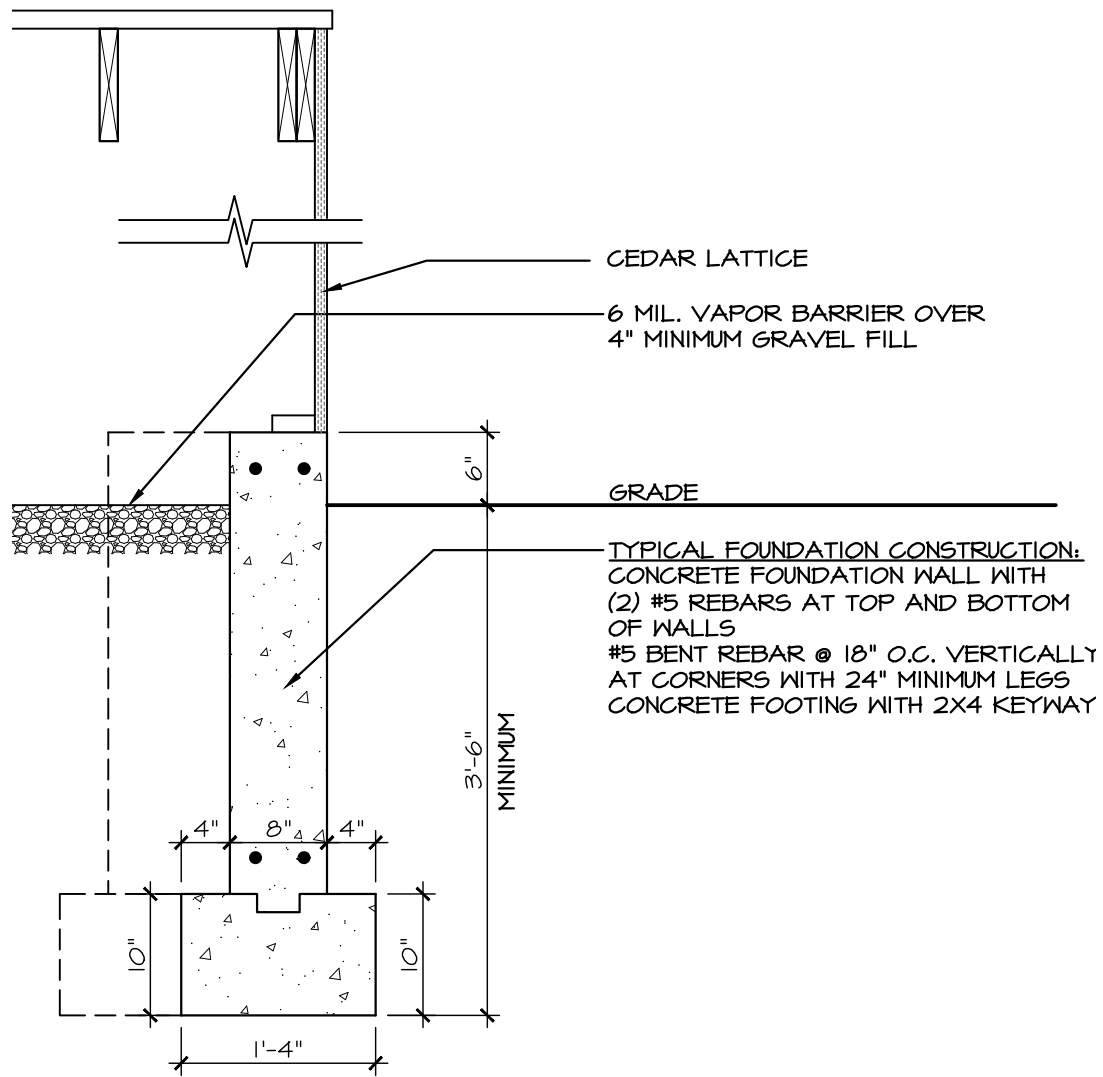
SCALE: 1/4" = 1'-0"



6  
 A 06

# FOUNDATION DETAIL

SCALE: 3/4" = 1'-0"

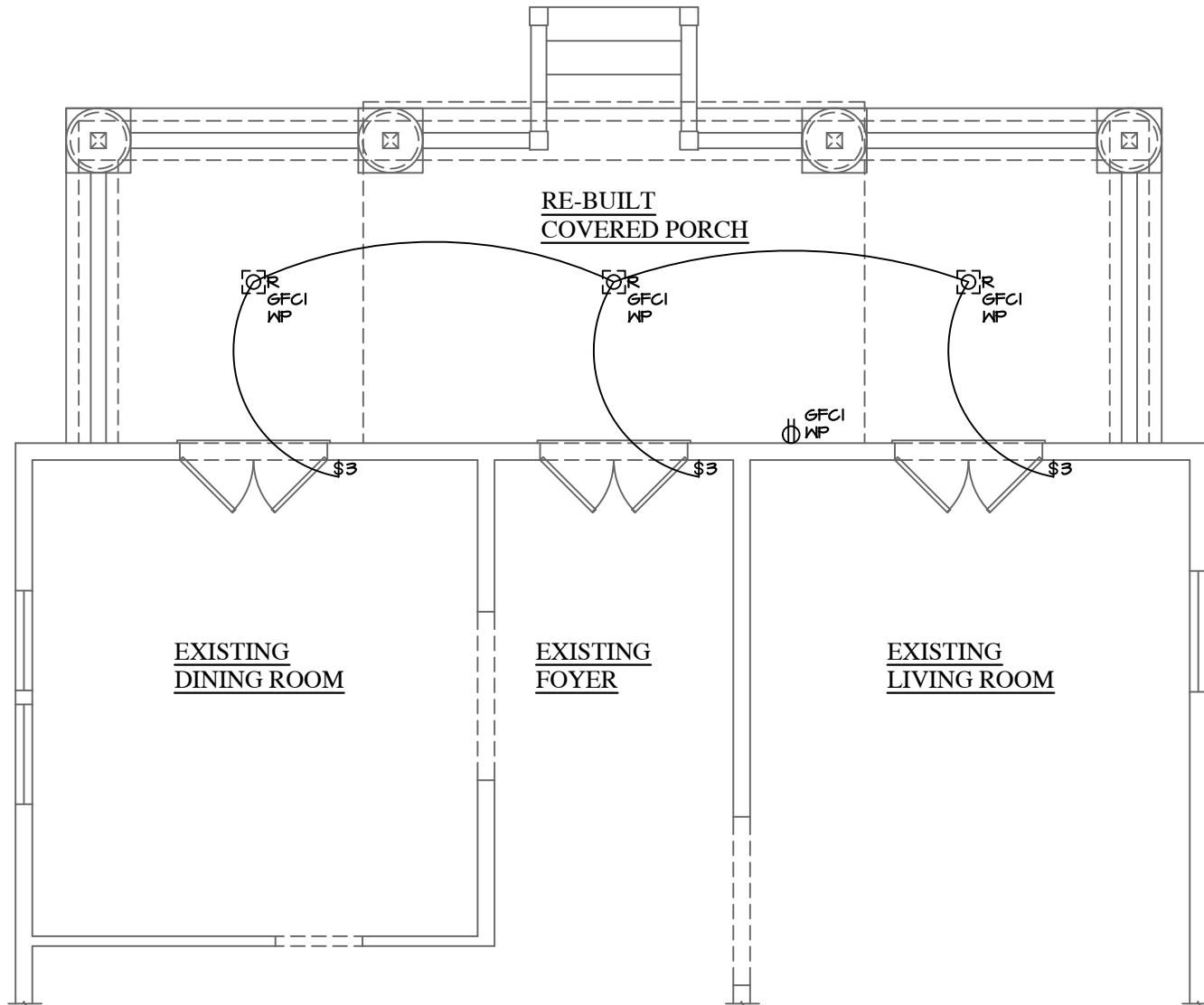


4  
A 06

# FOUNDATION DETAIL

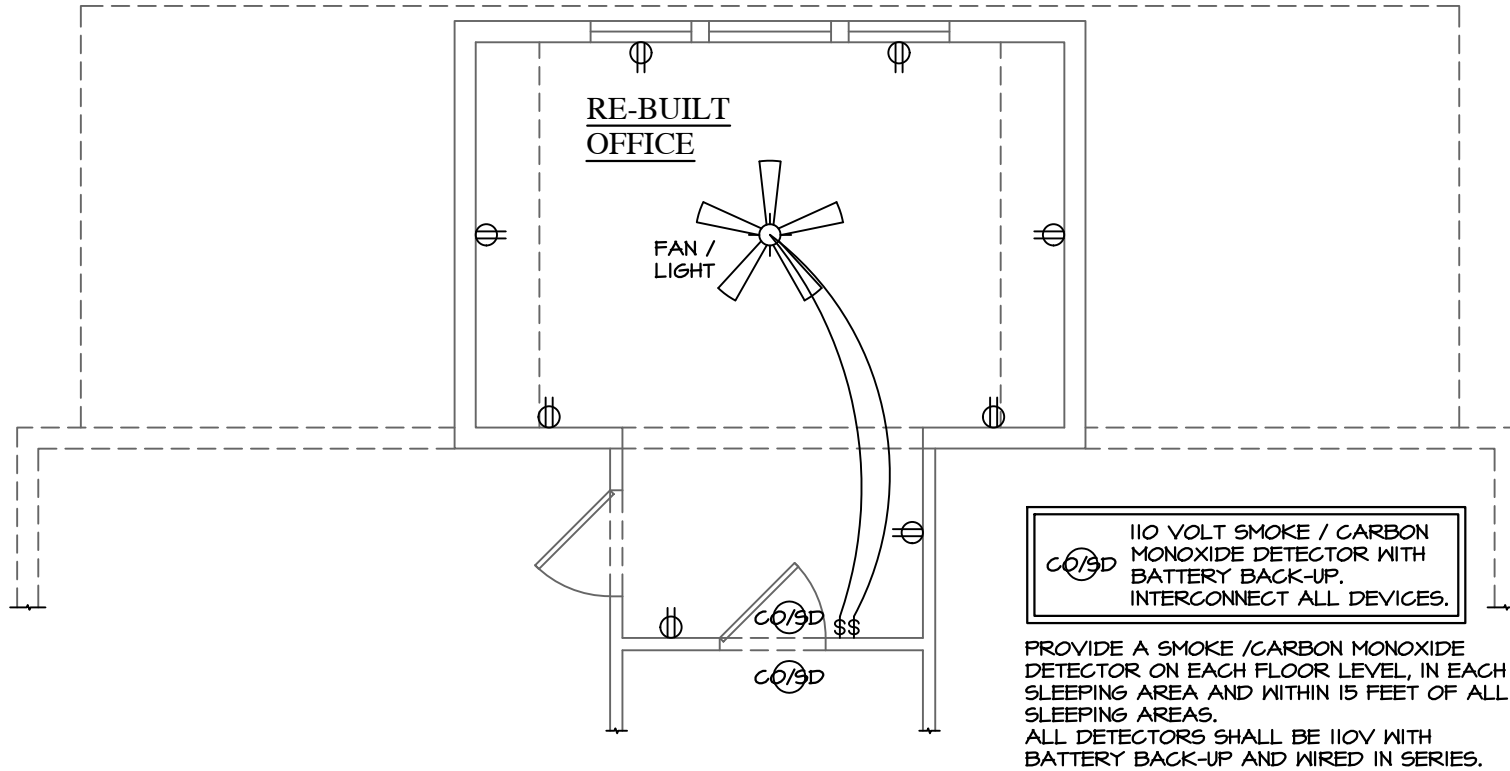
SCALE: 3/4" = 1'-0"





# PROPOSED FIRST FLOOR PLAN

1  
A 07



2  
A 07

# PROPOSED SECOND FLOOR PLAN