



Village of Winnetka

Zoning Board of Appeals Regular Meeting

January 12, 2026 at 7:00 PM
Village Hall Council Chambers
510 Green Bay Road

AGENDA

1. **Call to Order & Roll Call**

2. **Approval of Minutes**

- a. December 8, 2025, Regular Meeting Minutes

3. **Community Development Report**

4. **Continued Cases**

- a. **Case No. 25-14-V2: 175 DeWindt Road:** An *amended* application seeking approval of zoning variations to allow construction of a second-floor addition to the existing residence at 175 DeWindt Road. The requested variations would permit the proposed improvements to (i) exceed the maximum permitted gross floor area; and (ii) provide less than the minimum required front yard setback from the west property line. The Zoning Board of Appeals has final jurisdiction on this amended request. *This item was continued from the August 11, 2025, and October 13, 2025, Zoning Board of Appeals meetings.*
- b. **Case No. 25-16-SD: 936 Sunset Road:** Applications seeking approval of a Final Plat of Subdivision to allow a two-lot subdivision of 936 Sunset Road, which requires variations to allow Proposed Lot 2 to (i) provide less than the minimum required lot area for an interior lot; and (ii) provide less than the minimum required rectangular buildable area. The Village Council has final jurisdiction on this request. *This item was continued from the October 13, 2025, and December 8, 2025, Zoning Board of Appeals meeting. The applicant is amending its request, which requires new public notice of the amended relief requested. The amended application will be considered by the Zoning Board of Appeals on February 9, 2026. The Zoning Board of Appeals will not be taking any action on this item at its January 12, 2026, meeting.*

5. **New Cases**

- a. **Case No. 25-29-SD: 829 Foxdale Avenue and 833 Foxdale Avenue:** Applications seeking approval of a Final Plat of Subdivision to consolidate the two existing lots into a single lot of record. As part of the Final Plat approval, the application includes a request of approval of zoning variations to permit the existing residence at 833 Foxdale Avenue to (i) observe less than the minimum required side yard setback from the north 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 average lot width; and (ii) not provide the required building line articulation along the north side building walls. The Village Council has final jurisdiction on this request.

- b. **Case No. 26-01-V2: 671 Lincoln Avenue:** An application seeking approval of a zoning variation to allow construction of a circular driveway in the front yard of 671 Lincoln Avenue. The requested variation would permit the proposed improvement to exceed the maximum permitted front yard lot coverage. The Village Council has final jurisdiction on this request.
- c. **Case No. 26-03-V: 614 Cherry Street:** An application seeking approval of zoning variations to allow construction of a covered porch addition and work beyond ordinary repair and maintenance to the existing legally nonconforming residence at 614 Cherry Street. The requested variations would permit the proposed improvements to (i) provide less than the minimum required side yard setback from the west property line; and (ii) perform structural changes necessary to provide a new window opening in the legally nonconforming west side building wall. The Zoning Board of Appeals has final jurisdiction on this request.

6. New Business

- a. February 9, 2026, Regular Meeting - Quorum Check

7. Public Comments

8. 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; 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.

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).

**WINNETKA ZONING BOARD OF APPEALS MEETING MINUTES
DECEMBER 8, 2025**

Zoning Board Members Present: Matt Bradley, Chairman
Mark Haller
Lynn Hanley
Kathryn Leister
Mike Nielsen
Michael Ritter

Zoning Board Members Absent: Todd Vender

Village Staff: Scott Mangum, Director of Community Development

Call to Order & Roll Call:

Chairman Bradley called the meeting to order at 7:01 p.m. Roll call was taken of the Board Members present.

Approval of Meeting Minutes.

Chairman Bradley asked for a motion to approve the November 10, 2025, meeting minutes. A motion to approve the November 10, 2025, meeting minutes was made by Ms. Hanley and seconded by Mr. Ritter. A vote was taken and the motion unanimously passed, 6 to 0:

AYES: Bradley, Haller, Hanley, Leister, Nielsen, Ritter

NAYS: None

Community Development Report.

Mr. Mangum stated the Village Council approved a zoning ordinance text amendment to allow for roof mounted solar panels as well as the variation request for the 20 Fox Lane addition. He also stated the 458-454 Sunset Road consolidation application was withdrawn after its presentation to the Plan Commission. No questions were raised at this time.

Continued Cases:

a. Case No. 25-16-SD: 936 Sunset Road: Applications seeking approval of a Final Plat of Subdivision to allow a two-lot subdivision of 936 Sunset Road, which requires variations to allow Proposed Lot 2 to (i) provide less than the minimum required lot area for an interior lot; and (ii) provide less than the minimum required rectangular buildable area. The Village Council has final jurisdiction on this request. This item was continued from the October 13, 2025, Zoning Board of Appeals meeting.

Mr. Mangum confirmed the application being presented to the Board is the exact same application as previously presented and the applicant provided additional analysis in terms of options for dividing the property. He then summarized the application's prior presentation as well as summarized in detail the alternate options, zoning variations and subdivision code variations necessary for both options to divide the lot lines. Mr. Mangum confirmed the applicant planned to proceed with their original request. He advised the Board of the items they are required to consider and noted no additional public correspondence was received. Mr. Mangum then stated following the applicant's presentation, public comment and Board discussion, the Board may either continue the hearing to a specific date or consider a motion recommending approval or denial of the variations. He then asked if there were any questions.

1 Chairman Bradley also asked if there were any questions. Ms. Leister asked if variations were other
2 examples of previously approved with regard to the rectangular lot constraint. Mr. Mangum responded
3 he is not aware of any variations but would need to review. Chairman Bradley questioned the rationale
4 to enforce the rectangular buildable lot requirements for non-rectangular lots. Mr. Mangum stated it is
5 generally to demonstrate that the lot is still buildable even if it is large enough and met other
6 requirements. Mr. Haller asked for clarification as to whether there would be additional
7 nonconformities that would exist with regard to option 1. Mr. Mangum stated those would be the two
8 new issues that would be created along with the variations being requested. No additional questions
9 were raised at this time.

10
11 Chairman Bradley swore in those speaking to this matter. Christopher Canning, 1000 Skokie Road,
12 Wilmette, introduced himself and Dan Creaney, the project engineer who created options 1 and 2. Mr.
13 Canning referred to their prior presentation and Mr. Creaney's suggestion of what a possible home
14 could look like on lot 2 as well as the concerns raised with regard to the Skokie Ditch. He also referred to
15 the previous discussion with regard to homes flooding on Meadow. Mr. Canning stated the request is to
16 bring the lots back to the pre-1976 configuration. He referred to the PC's positive recommendation and
17 summarized that discussion for the Board as well as the previous discussion of the request with this
18 Board. Mr. Canning stated both options being presented are possible but have drawbacks which he
19 described to the Board. He stated while they have shown that both options are possible and for a home
20 to be built on lot 2 with the Village Engineer's approval, going back to the pre-1976 condition would be
21 the best option and would be best for the neighborhood.

22
23 Dan Creaney, 450 Skokie Blvd., referred the Board to illustrations and identified the home's positioning
24 on the lot for both options. He stated although both options are viable, they would result in trading
25 variations. He noted they have successfully built several homes and have done renovations in the flood
26 plain which he identified for the Board.

27
28 Chairman Bradley asked why not option 1 which would result in a conforming lot 2 and if it would make
29 more sense to encumber lot 1 in terms of buildability. Mr. Canning responded they do not know if there
30 would be construction on that lot or not. He stated if they went with option 1, it would result in the loss
31 of 4,500 square feet on lot 1. Mr. Canning stated a lot depth variation would have to be granted for lot
32 2. He then asked for a recess for a discussion with the applicant.

33
34 Chairman Bradley called the meeting back to order. Mr. Canning asked for the request to be continued
35 to the January 2026 meeting in order to perform calculations and address the Board's questions.

36
37 Chairman Bradley asked for a motion to continue the request to the January 12, 2026, meeting. A
38 motion to continue the matter to the January 12, 2026, meeting was made by Ms. Hanley and seconded
39 by Mr. Ritter. A vote was taken and the motion unanimously passed, 6 to 0:

40 AYES: Bradley, Haller, Hanley, Leister, Nielsen, Ritter

41 NAYS: None

42
43 **New Business:**

44 a. January 12, 2026, Regular Meeting - Quorum Check

45 The Board Members discussed their availability.

46
47 **Public Comment:**

48 No comments were made at this time.

1 **Adjournment:**

2 Chairman Bradley asked for a motion to adjourn. A motion to adjourn was made by Ms. Hanley and
3 seconded by Ms. Leister. A vote was taken and the motion unanimously passed, 6 to 0:

4 AYES: Bradley, Haller, Hanley, Leister, Nielsen, Ritter

5 NAYS: None

6 The meeting adjourned at 7:57 p.m.

7

8 Respectfully submitted,

9

10 Antionette Johnson

11 Recording Secretary

DRAFT



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: CHRISTOPHER MARX, AICP - ASSOCIATE PLANNER
DATE: JANUARY 8, 2026
SUBJECT: 175 DEWINDT ROAD - VARIATIONS (AMENDED CASE NO. 25-14-V)

INTRODUCTION

On January 12, 2026, the Zoning Board of Appeals (ZBA) is scheduled to hold a continued public hearing on an amended application submitted by Emily and John Thomas (collectively, the “Applicant”), as the owners of the property located at 175 DeWindt Road (the “Subject Property”). The Applicant requests approval of the following zoning variations to allow a second-floor addition to the existing residence on the Subject Property:

1. **Gross Floor Area (GFA)** of 6,240.2, whereas a maximum of 5,808.84 square feet is permitted, a variation of 431.36 square feet (7.43%) [Section 17.30.040 – Maximum Building Size] [Note: The existing improvements currently consist of 5,810.27 square feet. The proposed addition would add 429.93 square feet of GFA; and
2. **Front Yard Setback** of 25.03 feet from the west property line, whereas a minimum of 50 feet is required, a variation of 24.97 feet (49.94%) [Section 17.30.050 – Front and Corner Yard Setbacks] [Note: The residence currently provides a front yard setback of 25.03 feet].

This application was originally scheduled for the August 11, 2025, ZBA meeting, but was continued to the October 13, 2025, ZBA meeting at the request of the Applicant. Then, at the request of the Applicant, the application was continued a second time to the January 12, 2026, ZBA meeting. Mail notices were sent to property owners within 250 feet of the Subject Property in compliance with the Zoning Ordinance, informing them of the August and October ZBA meetings. The originally scheduled hearing was properly noticed in the *Winnetka Talk* on July 24, 2025.

As of the date of this memo, staff has received three written comments from the public regarding this application; two of which were included in the October 13 ZBA agenda packet. The written comment that was not included in the October 13 ZBA agenda packet but distributed to the ZBA in time for that meeting is included in **Attachment E1**. Staff has not received any additional written comments from the public regarding this application since the October meeting.

The ZBA has final jurisdiction on this amended request as the Board has the authority to grant a variation to (i) allow a zoning lot with a pre-FAR building (constructed before 1989) to exceed the maximum permitted GFA by up to 10%; and (ii) reduce a front yard setback for a principal building by no more than 50% of the required setback. With the amended plans, the scope of the variation request has changed from a major variation to a standard variation, due to a reduction in the GFA.

OCTOBER 13, 2025, ZBA MEETING

On October 13, 2025, the ZBA held a public hearing on the Applicant's request for approval of two zoning variations to allow a proposed addition to the existing residence on the Subject Property. The staff report for the October 13 meeting can be found in **Attachment C1**.

After hearing from Village Staff, the Applicant's legal counsel and general contractor, the ZBA heard from two (2) residents who identified themselves as neighbors of the Subject Property. They stated their opposition to the request and expressed concern about area floodplain implications, privacy concerns from the addition's proposed windows, and the existing house not meeting the standard of a hardship. ZBA members discussed concerns about the request meeting the first three standards of reasonable return, unique circumstances of the property, and essential character of the locality. The Applicant heard the concerns expressed by ZBA members and requested that the application be continued to the January 12, 2026, meeting to allow them time to modify the plans in response to the Board's comments.

AMENDED PROPOSED PLAN

The Applicant has provided more information and amended plans in response to the October 13 meeting. The proposed second-floor addition has been reduced in size from an area of 797.4 square feet to 429.93 square feet while also removing the proposed south-facing wall and window, and framing the addition under a pitched roof, instead. The Applicant has also provided more information on the actual measurements of the current residence which staff used to make a more accurate calculation of existing GFA. The revised calculations and amended plans have resulted in the requested GFA variation being a standard variation rather than a major variation, as the deviation from requirements is now under 10%. The proposed plans do not increase the Impermeable Lot Coverage or Roofed Lot Coverage of the property, or change the proposed front yard setback.

The images on the following pages compare aspects of the original plan considered at the October 13 meeting with the current amended plan in Figures 3 through 10. Figures 11 and 12 are current photos of the Subject Property.

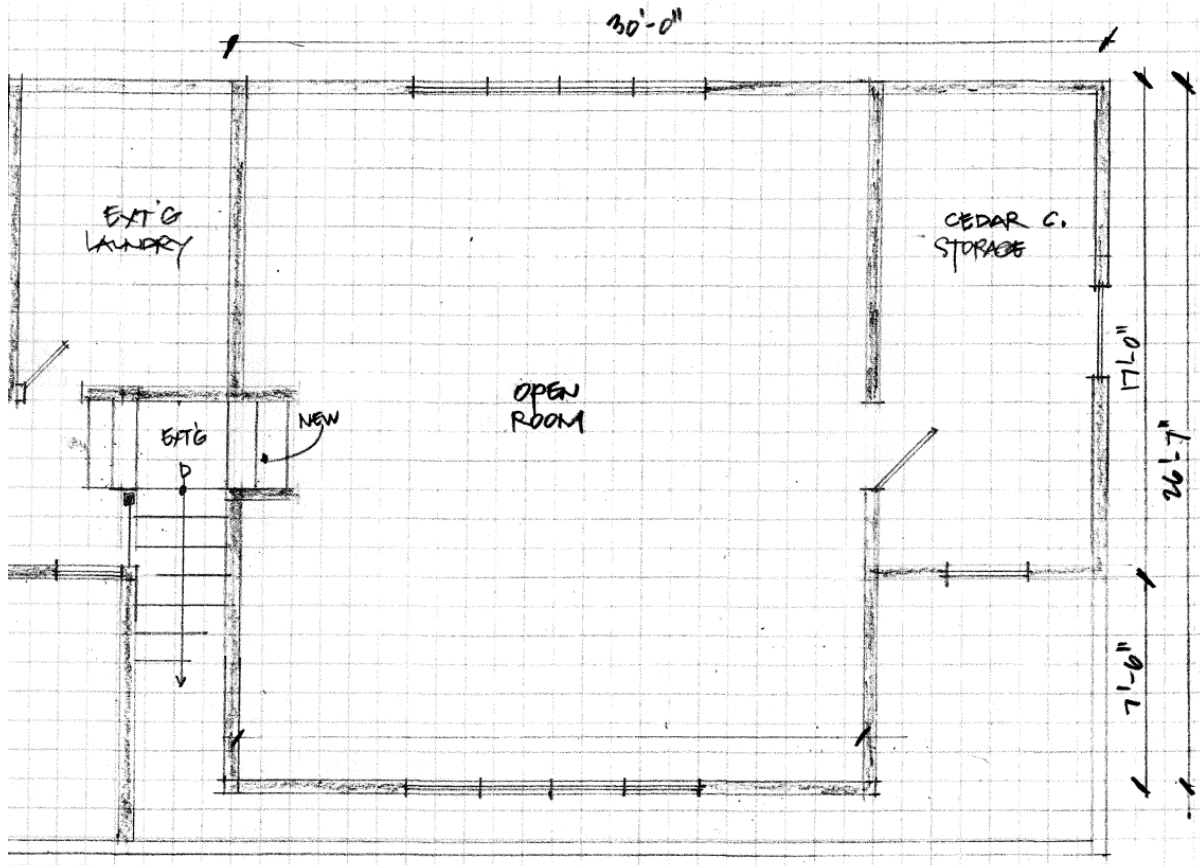


Figure 3 – Previous floor plan of proposed second-floor addition (October Meeting)

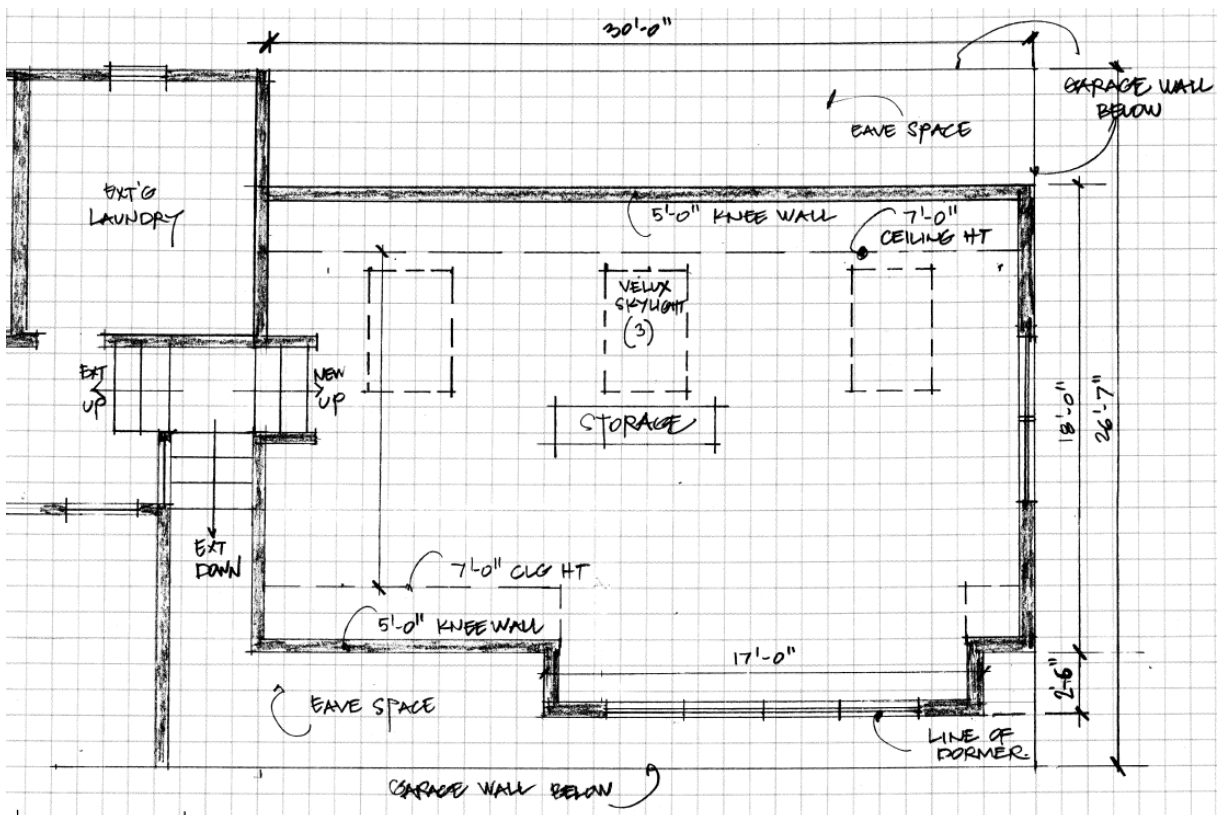


Figure 4 – Amended floor plan of proposed second-floor addition

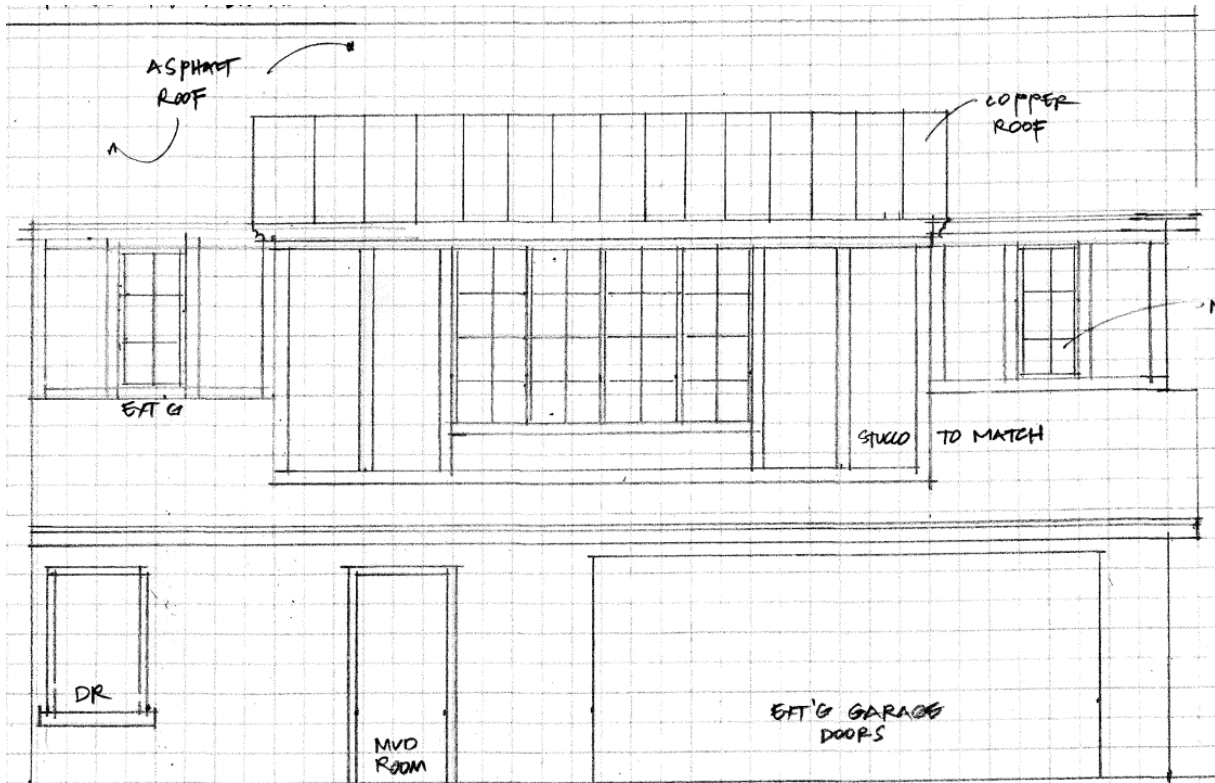


Figure 5 – Previous north elevation of proposed second-floor addition (October Meeting)

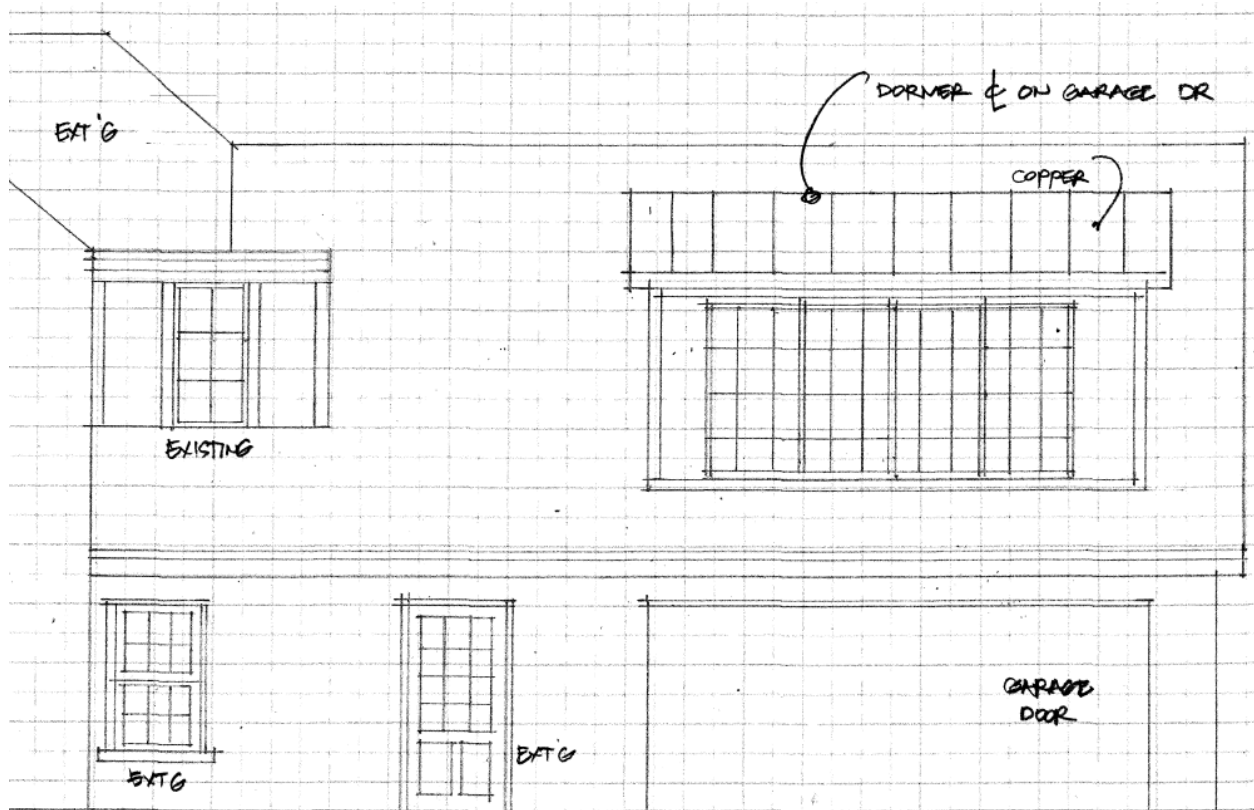


Figure 6 – Amended north elevation of proposed second-floor addition

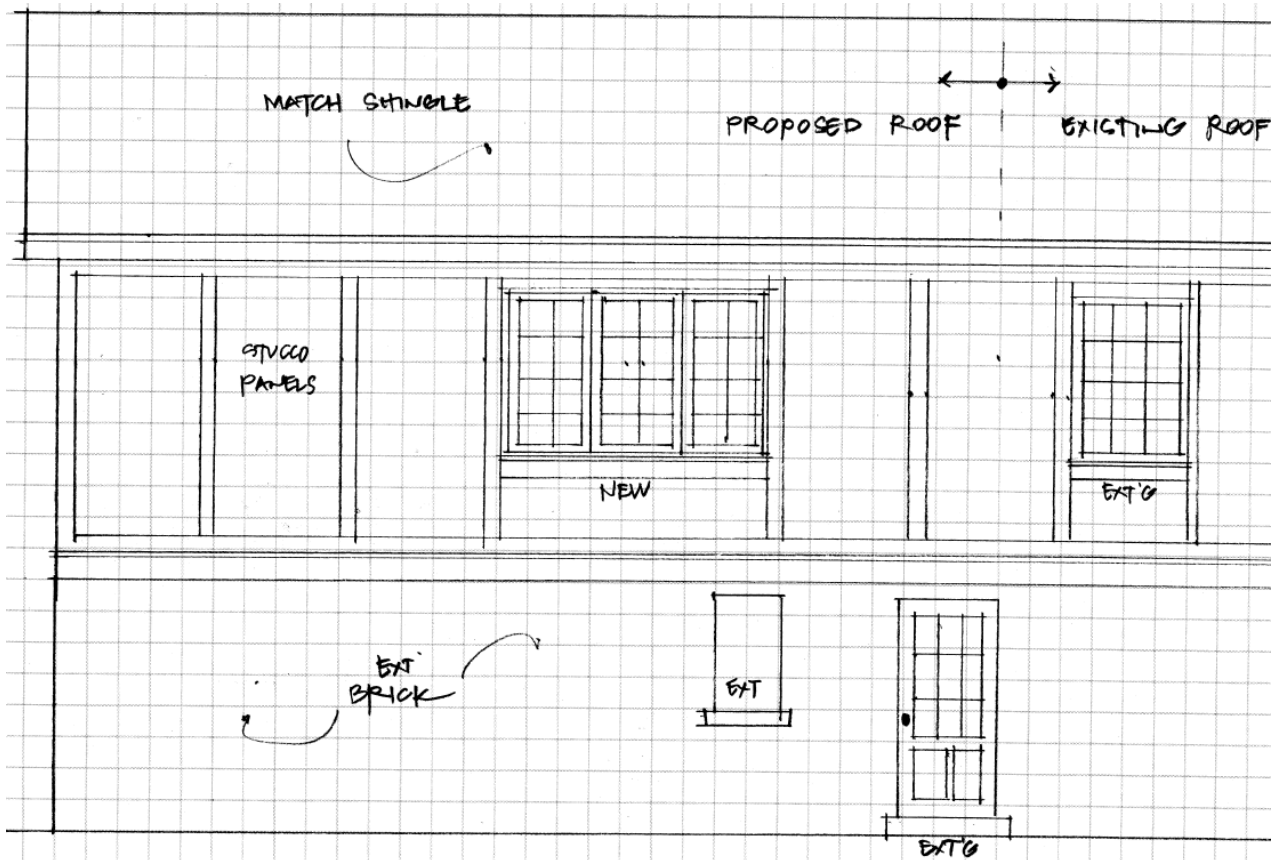


Figure 7 – Previous south elevation of proposed second-floor addition (October Meeting)

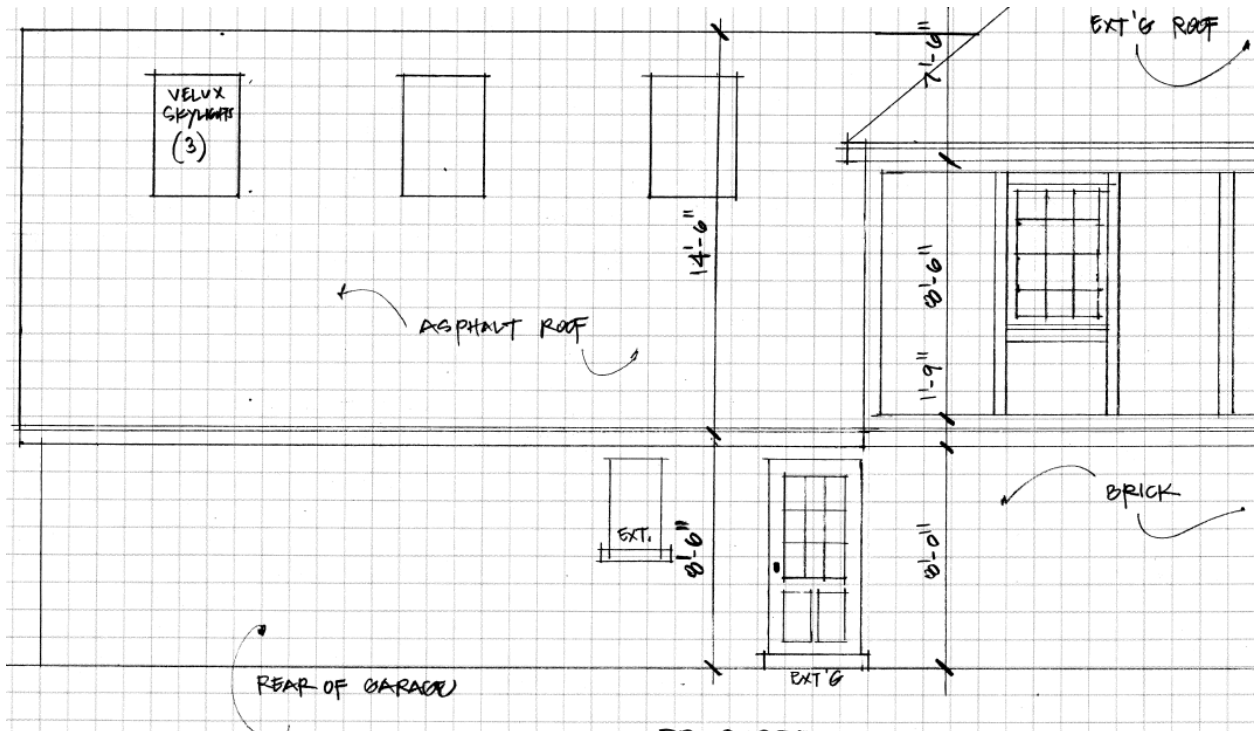


Figure 8 – Amended south elevation of proposed second-floor addition



Figure 9 – Previous west elevation of proposed second-floor addition



Figure 10 – Amended west elevation of proposed second-floor addition



Figure 11 – Subject Property – Front (West) and Side (North) Elevations



Figure 12 – Subject Property – Front (West) and Side (South) Elevations

REQUESTED ZONING RELIEF

The attached amended Zoning Matrix highlights the existing lot and the proposed improvement's compliance with the R-2 zoning district regulations (**Attachment B1**). It has been amended to reflect the updated plans and zoning calculations. The Applicant requests two variations: (1) gross floor area; and (2) front yard setback.

Gross Floor Area (GFA). The site currently contains 5,810.27 square feet of GFA, exceeding the maximum permitted GFA by 1.43 square feet (0.024%). The increase in GFA with the proposed addition is 429.93 square feet, bringing the total GFA to 6,240.2 square feet, whereas a maximum of 5,808.84 square feet is permitted, a variation of 431.36 square feet (7.43%).

The Zoning Ordinance states that for any flag lot that was lawfully in existence on October 7, 1997, the "flagpole" portion of the lot shall be excluded when calculating the GFA; provided that the resulting maximum GFA shall not be less than 85% of the maximum GFA computed by using a lot area that includes

both the “flagpole” and “flag” portions of the lot. In this instance, the permitted GFA is 85% of the maximum GFA computed by using a lot area that includes both the “flagpole” and “flag” portions of the lot, although excluding the private road easement area. This results in an additional 487.52 square feet of permitted GFA.

Front Yard Setback (West). The existing residence is legally nonconforming with respect to the front yard setback as it currently provides a front yard setback of 25.03 feet, encroaching into the minimum required setback of 50 feet by 24.97 feet. The proposed addition would also provide a front yard setback of 25.03 feet, requiring a variation of 24.97 feet (49.94%). The proposed front yard setback remains the same as what was originally proposed.

FINDINGS

In the attached application materials submitted by the Applicant, the Applicant has provided a statement of justification regarding how the requested variations meet the standards for granting the requested zoning variations. Does the ZBA find that the requested variations meet the standards for granting such variations; and if so, is the ZBA prepared to approve the requested variations?

Staff has prepared the attached draft resolutions for the Board’s consideration (**Attachment D1**). One resolution approves the request, while the other denies the request. A Board member may wish to make a motion to: (i) adopt the resolution to approve the requested variations; (ii) adopt the resolution to deny the requested variations; or (iii) continue the request to a specific date.

ATTACHMENTS:

Attachment A1: Applicant’s Explanation of Revised Design and Revised Plans

Attachment B1: Zoning Matrix (Amended)

Attachment C1: October 13,2025, ZBA Staff Report and Meeting Minutes Excerpt

Attachment D1: Draft Resolutions

Attachment E1: Public Correspondence

ATTACHMENT A1

**CANNING & CANNING LLC
1000 SKOKIE BOULEVARD, SUITE 355
WILMETTE, ILLINOIS 60091**

CHRISTOPHER S. CANNING
DIRECT DIAL NUMBER
(847) 853-7040
chris@canninglegal.com

December 12, 2025

VIA EMAIL

Matthew Bradley, Chair
Zoning Board of Appeals
Village of Winnetka
c/o Ann Klaassen
Assistant Director of Community Development
Village of Winnetka
510 Green Bay Road
Winnetka, IL 60093

Re: Amended Request for Variations at 175 DeWindt Road.

Dear Chairman Bradley and Members of the Zoning Board:

I am writing on behalf of Emily and John Thomas (“Emily and John”) the owners of 175 DeWindt Road regarding their amended application for a front yard setback variation and a Gross Floor Area variation to permit a second-floor addition. 175 DeWindt Road is a legal nonconforming flag-shaped lot under that Zoning Ordinance. The proposed addition will not change the existing nonconforming front yard setback. The proposed addition will increase the Gross Floor Area but will not change the impervious coverage on the lot.

I. The proposed addition – October 13, 2025 Zoning Board meeting.

As discussed at the October 13, 2025 Zoning Board meeting, the current home at 175 DeWindt Road was built in 1960 as a single-story home. Due to its location in the floodplain, the home was built on a slab without a basement. In 1997, the then owner applied for variations to construct a second-floor addition. Thereafter, the second-floor addition was built.

Emily and John seek to construct a second-floor addition, located above the existing attached garage on the west side of existing residence. In October, the addition was proposed to be 30'x 26.58 (797.40 sq. ft.). The proposed addition maintains the existing setback on the west and south facades of the home. To put it another way, the proposed addition does not encroach any further into the front yard (west) setback than the existing west side facade. The proposed addition did not add any additional impervious lot coverage.

As described in the October staff report, Emily and John sought two variations to construct the addition. First, Emily and John seek a Gross Floor Area variation. The current home contains 6,033.90 square feet of GFA, exceeding the maximum permitted GFA by 224.25 square feet. The net increase in GFA with the proposed addition results in a variation of 1,021.65 sq. ft. The second variation request is for the Front Yard Setback. Despite having a DeWindt Road address, the front yard of the home is the west side of the home. The existing home constructed in 1960 has a legally nonconforming front yard setback on the west side of 25.03 feet, encroaching into the minimum required setback of 50 feet by 24.97 feet. The proposed addition does not encroach any further into the front yard setback.

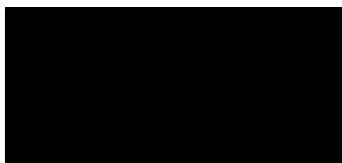
At the meeting, several neighbors raised concerns about the addition, in particular privacy concerns related to windows on the south side of the addition. The Zoning Board members also expressed concerns about the size of the project. Emily and John requested the matter be continued to the January 12, 2026 meeting in order to determine if they could revise their plans.

II. The amended application for the January 12, 2026 meeting.

Following the October Zoning Board meeting, Emily and John's representatives have worked diligently to design a plan that reduces the prior request. In short, the revised new plan is for an addition located over the existing garage. The new addition replaces the existing garage roof and replaces it with a steeper pitched roof. The new plan eliminates the walls and windows on the south side of the home to address the privacy issues raised at the October meeting. The new plan proposes a structure that is of a much smaller scale and no second-floor walls except for a dormer on the north side. As a result, the new proposed GFA would be approximately 6,133.5 sq. ft. meaning that the variation is for approximately 404.77 sq. ft., a reduction from the October request of approximately 616.88 sq. ft. The proposed addition adds approximately 402.5 sq. ft.

The new plan attempts to address the comments heard by John and Emily at the October meeting. Emily and John ask that the Zoning Board recommend approval of their requested variations. We look forward to the opportunity to appear at the Public Hearing on the amended application and answer any questions the Zoning Board may have. Thank you for your consideration of this request.

Very truly yours,

A large black rectangular redaction box covers the signature area.

Christopher S. Canning

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. _____

Property Information

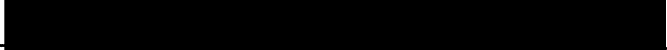
Site Address: 175 DEWINDT

Owner Information

Name: EMILY & JOHN THOMAS

Address: SAME

City, State, ZIP: _____

Email: 

Primary Contact: SCOTT WALKER

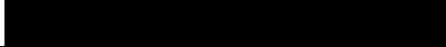
Phone No. 847 650 1890

Date property acquired by owner: _____

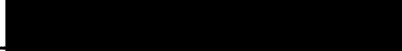
Architect Information

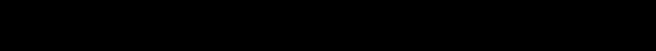
Name: HEALY RICE

Primary Contact: SCOTT WALKER

Address: 

City, State, ZIP: WILMETTE

Phone No. 

Email: 

Attorney Information

Name: CANNING & CANNING LLC

Primary Contact: CHRIS CANNING

Address: 1000 SKOKIE BLVD ST 355

City, State, Zip: WILMETTE IL 60091

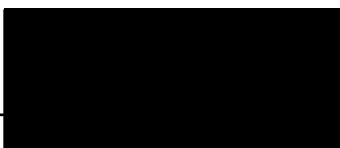
Phone No. 847 853 7040

Email: CHRIS@CANNINGLEGAL.COM

Nature of any restrictions on property: FLAG LOT & ORIENTATION OF HOME

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

FRONT YARD SET BACK. MODIFY EXISTING GARAGE ATTIC TO
BECOME A USABLE & FUNCTIONABLE SPACE.

Property Owner Signature: 

Date: 12.4.25

SECTION ONE - ROOFED OR BUILDING LOT COVERAGE CALCULATION WORKSHEETS

STEP 1: PROVIDE LOT AREA

(Use either Step 1.A or Step 1.B) For rectangular lots insert the lot dimensions and calculate the lot area in Step 1.A. Do not include the area within a private street easement in lot area in either Step 1.A or 1.B. If a lot is not rectangular the lot area shall be certified on the survey by the land surveyor who prepared the plat and indicated in Step 1.B.

1.A Rectangular Lots ONLY

LOT DIMENSIONS: _____ X _____ = _____ Sq. Ft. [1.A]

1.B Irregular Shape Lots - The lot area shall be provided on Plat of Survey

SURVEYOR'S CERTIFIED LOT AREA: 22479 Sq. Ft [1.B]

1.C DETERMINE APPLICABILITY OF "FLAG LOT" AREA DEDUCTION

The maximum building size for flag lots shall be calculated using a modified lot area that excludes the "flagpole" portion of the lot. A flag lot is defined as "an irregularly shaped lot which consists of two sections: the primary mass of the lot which is set back from the street frontage access and is behind one or more other lots, and a narrow access corridor (the "flagpole"), which is less than 50 feet wide and extends for a distance of at least 40 feet from the primary mass of the lot toward the street, or which has street frontage less than 50 feet and extends for a distance of at least 40 feet from the street toward the primary mass of the lot." In addition, the areas within any identified ingress/egress easement (or private road easement) also need to be excluded from the gross lot area for the calculation of GFA.

Gross Lot Area: 22479 Sq. Ft.
[1.A or 1.B]

Deduction for "flagpole" of flag lot: 5406 Sq. Ft.

Net Lot Area: 17073 Sq. Ft. [1.C] **PER VILLAGE STAFF**

STEP 2: DETERMINE MAXIMUM PERMITTED BUILDING/ROOFED LOT COVERAGE (RLC)

(Use either Step 2.A or 2.B)

2.A Post-FAR buildings (new construction or built since 1989) in the R-5 and R-4 districts and all projects in the R-3, R-2, R-1 districts:

LOT AREA 17073 Sq. Ft. x 0.25 = 4268 Sq. Ft. [2.A]
(1.A, 1.B or 1.C)

2.B Pre-FAR buildings in the R-5 and R-4 districts (built prior to February 7, 1989) and work does not exceed the scope of "rehabilitation":

LOT AREA _____ Sq. Ft. x 0.27 = _____ Sq. Ft. [2.B]
(1.A, 1.B or 1.C)

STEP 3: CALCULATE BUILDING/ROOFED COVERAGE

3.A CALCULATE BUILDING AREA COVERAGE TO OUTSIDE WALLS

Using the plat of survey (for existing structures) and building plans (for proposed structures), prepare calculations which detail the area and square footage occupied by all buildings (including the garage and all other accessory buildings), as well as all other roofed areas on the lot. Measurement of building area shall be from the outside of exterior walls, and shall include the area of all enclosed porches, screen porches, cantilevered upper or lower floors, bay windows, chimneys and similar building projections.

Existing Building Coverage to outside walls = 3166.5 Sq. Ft. [3.A.1]

Proposed Additional Building Coverage to outside walls = 0 Sq. Ft. [3.A.2]

Totals summarized to left must be detailed on an attached sheet as in the example on page 3.

3.B MEASURE EAVES AND CALCULATE AREA OF EXCESSIVE EAVES IF APPLICABLE

(Use either Pre-FAR Building method or Post-FAR Building method)

Pre-FAR Building: In addition to building area measured to the outside walls of a structure, the surface area of eaves which project more than 24 inches from the exterior walls of a building must be calculated (e.g. with 30-inch eaves, the outer 6 inches shall be included in roofed lot coverage calculations).

If eaves project more than 24 inches from the exterior face of the building(s), that area greater than 24 inches is included in roofed lot coverage. Measure the maximum eave projection and calculate the area of eaves greater than 24 inches for both the existing buildings and proposed additions.

Maximum projection of existing eaves from exterior of house is _____ inches (not including gutters).

Maximum projection of eaves on proposed buildings/additions is _____ inches (not including gutters).

Area of existing eaves greater than 24" = _____ Sq. Ft. [3.B.1]

(If eaves are 24" or less, enter -0-)

Area of proposed eaves greater than 24" = _____ Sq. Ft. [3.B.2]

(If eaves are 24" or less, enter -0-)

Totals summarized to left must be detailed on an attached sheet as in the example on page 3.

Post-FAR Building: In addition to building area measured to the outside walls of a structure, the surface area of eaves which project more than 18 inches from the exterior walls of a building must be calculated (e.g. with 24-inch eaves, the outer 6 inches shall be included in roofed lot coverage calculations).

If eaves project more than 18 inches from the exterior face of the building(s), that area greater than 18 inches is included in roofed lot coverage. Measure the maximum eave projection and calculate the area of eaves greater than 18 inches for both the existing buildings and proposed additions.

Maximum projection of existing eaves from exterior of house is 12 inches (not including gutters).

Maximum projection of eaves on proposed buildings/additions is 12 inches (not including gutters).

Area of existing eaves greater than 18" = 0 Sq. Ft. [3.B.3]

(If eaves are 18" or less, enter -0-)

Area of proposed eaves greater than 18" = 0 Sq. Ft. [3.B.4]

(If eaves are 18" or less, enter -0-)

Totals summarized to left must be detailed on an attached sheet as in the example on page 3.

3.C CALCULATE ALL OTHER ROOFED AREAS

In addition to previously calculated building and eave areas, all other "open" roofed areas (open porches, roofed entry stoops, carports, porte-cocheres, etc.) are to be calculated.

Existing Other Roofed Areas = 106 Sq. Ft. [3.C.1]

SHED

Proposed Other Roofed Areas = 0 Sq. Ft. [3.C.2]

3.D DETERMINE APPLICABILITY OF FRONT PORCH LOT COVERAGE ALLOWANCE

IN THE R-5 AND R-4 ZONING DISTRICTS ONLY, the area of a single-story, open porch attached to the main residence and located between the residence and either the front or side lot lines may be excluded from lot coverage calculation (up to a maximum of 275 square feet). NO SCREENED OR ENCLOSED PORCHES MAY BE DEDUCTED.

Area of qualifying porch 0 Sq. Ft. [3.D] (May not exceed 275 Sq. Ft.)

3.E DETERMINE APPLICABILITY OF DETACHED GARAGE LOT COVERAGE ALLOWANCE

FOR PRE-FAR BUILDINGS IN THE R-5 AND R-4 ZONING DISTRICTS ONLY, 200 square feet of a detached garage located in the rear 25 percent of the lot depth may be excluded from the roofed lot coverage calculation (not transferrable to Section Two Impermeable Lot Coverage calculation).

Area of qualifying detached garage 0 Sq. Ft. [3.E] (May not exceed 200 Sq. Ft.)

3.F PROVIDE GRAPHIC DESCRIPTION OF CALCULATION OF BUILDING AREAS CALCULATED (EXAMPLE ON PAGE 3) AND SUMMARIZE ABOVE RESULTS

Transfer results from Steps 3.A through 3.E into the following summary and calculate total roofed lot coverage. Total resulting coverage must not exceed maximum calculated at Step 2.A or 2.B.

Existing Building Areas

(1) Enclosed Roofed Building Areas [from 3.A.1] 3166.5 Sq. Ft.
 (2) Excessive Eaves [from 3.B.1 or 3.B.3] + 0 Sq. Ft.
 (3) Other Roofed Areas [from 3.C.1] + 106 Sq. Ft.
 Subtotal, existing building area = 3272.5 Sq. Ft.

Plus, Additional Building Areas

(1) Enclosed Roofed Building Areas [3.A.2] + 0 Sq. Ft.
 (2) Excessive Eaves [from 3.B.2 or 3.B.4] + 0 Sq. Ft.
 (3) Other Roofed Areas [from 3.C.2] + 0 Sq. Ft.
 Less applicable front porch allowance [from 3.D] - 0 Sq. Ft. (not to exceed 275 Sq. Ft.)

Total: = 3272.5 **Sq. Ft. [3.F]**
 (May not exceed [2.A] if Post-FAR building, or if project is in R-3, R-2, or R-1 district)

Less applicable detached garage allowance [from 3.E] - 0 Sq. Ft. (not to exceed 200 Sq. Ft.)

Adjusted total RLC for Pre-FAR buildings in the R-5 and R-4 districts only: = 0 Sq. Ft. (May not exceed [2.B])

SECTION TWO - IMPERMEABLE SURFACE LOT COVERAGE CALCULATION WORKSHEETS

Impermeable surfaces, by definition in the Zoning Ordinance, are any surface that does not allow water to drain, seep, filter or pass through into the ground below. Impermeable surfaces include, without limitation, buildings, other structures, driveways, sidewalks, walkways, patios, tennis courts, swimming pools and other similar surfaces. All impermeable surfaces are counted at 100%*.

*The only exception to this rule is a “designed permeable surface”, which is a pavement system designed to allow water to pass through voids in the paving material or between pavers to a *designed subsurface storm water storage layer and underdrain system*. Such surfaces may be counted at 75% if the engineering department approves the system’s compliance with the standards outlined in the ordinance. If your project includes the required subsurface storm water storage layer and underdrain system, then you must contact the engineering department at (847)716-3530 to find out if your project qualifies for this allowance.

STEP 4: DETERMINE MAXIMUM PERMITTED IMPERMEABLE LOT COVERAGE

A maximum of 50 percent of lot area may be covered by all impermeable surfaces, which includes building area calculated in *Section One*, together with other impermeable surfaces which are not buildings (driveways, patios, etc.). Of the maximum permitted (50%) impermeable lot coverage, a maximum of 25% of the lot area may be devoted to buildings and roofed areas. Thus, the maximum allowable area for additional impermeable surfaces, other than buildings and roofed areas is flexible. For example, if buildings and roofed surfaces cover 20% of the lot, up to 30% of the lot may be covered by other impermeable surfaces. These percentages are not interchangeable and the maximum allowable lot coverage devoted to buildings and roofed areas cannot exceed 25%.

In the R-5, R-4, and R-3 zoning districts a maximum of 30 percent of the required front yard may be covered with any material (impermeable surfaces, areas with roofed lot coverage, gravel or crushed stone driveways, etc.). If applicable, provide detailed representation and calculations of such areas.

4.A MAXIMUM PERMITTED IMPERMEABLE LOT COVERAGE

LOT AREA 22479 Sq. Ft. x 0.50 = 11239 Sq. Ft. [4.A]
[1.A, 1.B or 1.C]

STEP 5: CALCULATE IMPERMEABLE LOT COVERAGE

5.A EXISTING IMPERMEABLE LOT COVERAGE

Using the Plat of Survey, calculate the **existing** area covered by impermeable surfaces, other than buildings/roofed areas.

TOTAL EXISTING IMPERMEABLE LOT COVERAGE = 4691 Sq. Ft. [5.A]

5.B PROPOSED (NEW) CONTINUOUS IMPERMEABLE COVERAGE

Using the proposed Site Plan, calculate the area of all **proposed** impermeable surfaces to be added, other than buildings/roofed areas.

TOTAL PROPOSED IMPERMEABLE LOT COVERAGE = 0 Sq. Ft. [5.B]

Totals summarized to left must be detailed on an attached sheet as in the example on page 3.

5.C TOTAL (EXISTING + PROPOSED) IMPERMEABLE and BUILDING LOT COVERAGES

Building Area (Existing and Proposed)	[from 3.F]	<u>3272.5</u>	Sq. Ft.
Existing Impermeable Area	[from 5.A]	+ <u>4691</u>	Sq. Ft.
Proposed (New) Impermeable Area	[from 5.B]	+ <u>0</u>	Sq. Ft.

TOTAL = 7963.5 Sq. Ft. [5.C] (May not exceed 4.A)

SECTION THREE - BUILDING SIZE (GROSS FLOOR AREA) CALCULATION WORKSHEETS

STEP 6: DETERMINE MAXIMUM PERMITTED AND TOTAL (EXISTING + PROPOSED) BUILDING SIZE

6.A DETERMINE APPROPRIATE FORMULA FOR CALCULATING MAXIMUM PERMITTED GFA:

The formula used for calculating maximum building size is based on lot area as determined above, the original date of construction of the residence, as well as the scope of work proposed.

Any **new** residence, or alteration to an existing residence constructed after February 7, 1989, or work to a residence built before February 7, 1989 that exceeds the scope of rehabilitation (as defined below) shall be subject to the following formulas for maximum Gross Floor Area:

<u>Lot Area ("LA") in Square Feet</u>	<u>Formula for Maximum GFA</u>
1) Up to and including 9,075	0.38 x LA
2) Over 9,075, to and including 12,000	3,630 + [(LA - 9,075) x 0.2] - (0.02 x LA)
3) Over 12,000 to and including 16,000	3,630 + [(LA - 9,075) x 0.2] - (0.02 x LA) + ({[(LA-12,000)/1,000] x 0.005} x LA)
4) Over 16,000 to and including 22,000	3,630 + [(LA - 9,075) x 0.2] + ({[(LA-16,000)/1,000] x 0.005} x LA)
5) Over 22,000	3,630 + [(LA - 9,075) x 0.2] + (0.03 x LA)

Maximum building size/GFA calculator available on the Village of Winnetka website at villageofwinnetka.org

For a residence built prior to February 7, 1989, and for which work does not exceed the scope of "rehabilitation", the following formulas are used for determining maximum Gross Floor Area:

<u>Lot Area ("LA") In Square Feet</u>	<u>Formula for Maximum GFA</u>
6) Up to and including 9,075	0.40 x LA
7) Over 9,075, to and including 16,000	3,630 + [(LA - 9,075) x 0.2]
8) Over 16,000 to and including 22,000	3,630 + [(LA - 9,075) x 0.2] + ({[(LA-16,000)/1,000] x 0.005} x LA)
9) Over 22,000	3,630 + [(LA - 9,075) x 0.2] + (0.03 x LA)

Rehabilitation: The act or process of making possible the efficient contemporary use of a building through repair, alterations or additions, while preserving those portions or features that convey its historical or architectural values and while maintaining the character of the property, its neighborhood and environment.

6.B DETERMINE MAXIMUM PERMITTED GROSS FLOOR AREA

MAXIMUM PERMITTED BUILDING SIZE (GFA). Using the Lot Area [1.A, 1.B or 1.C] and the appropriate formula from 6.A (or the GFA calculator on the Village website), calculate the maximum permitted GFA below:

Maximum Permitted GFA = 5808 Square Feet [6.B] **PER STAFF**
 (Formula Used [#1-#9]) 5 (above)

STEP 7: CALCULATE BUILDING GROSS FLOOR AREA

7.A CALCULATE BUILDING AREA WITHIN EXTERIOR WALLS (for each full story)

Similar to the building/roofed area calculations performed in Step 3, prepare calculations that detail the area of each story of all buildings on the lot contained within the exterior walls of all buildings. Using the plat of survey (for existing structures) and building plans (proposed structures) prepare calculations which detail the dimensions and square footage area occupied by all buildings. The use of exact dimensions allows review staff to identify and quickly verify areas calculated - for this reason do not "round" dimensions up or down.

Prepare a graphic representation of areas calculated (see example on page 3), and enter dimensions and areas in tables as applicable for each story in Step 7.C (first floor) and Step 7.D (second floor).

7.C TABULATE FIRST FLOOR GROSS FLOOR AREA

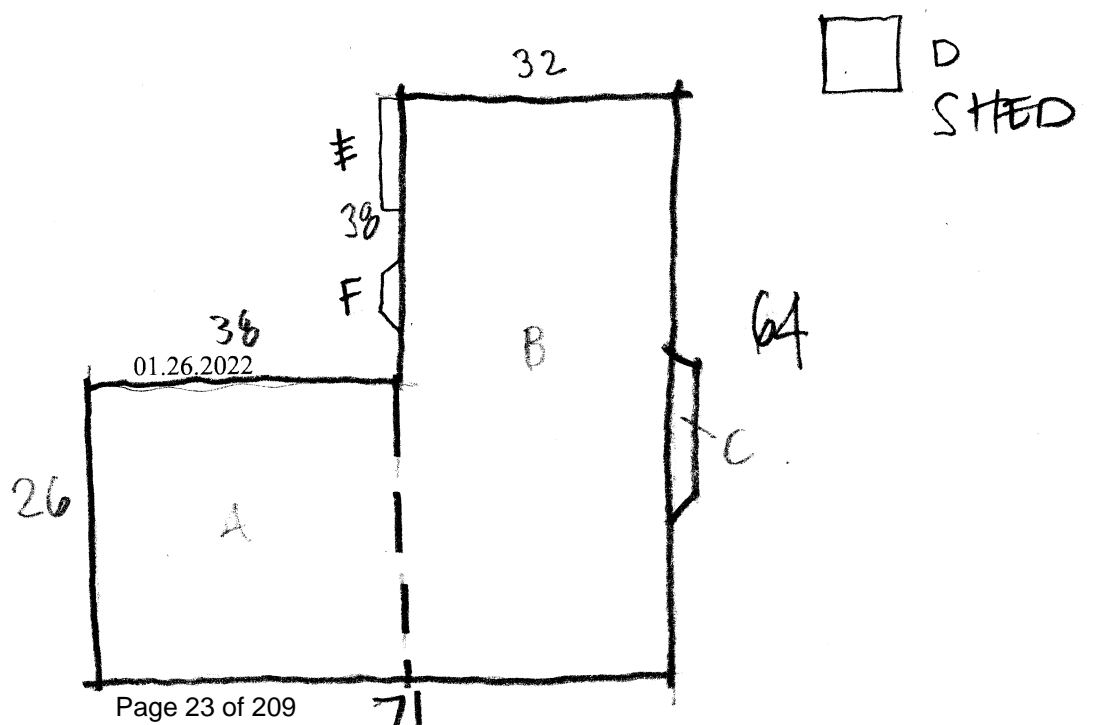
EXISTING FIRST FLOOR AREA (This section does not apply to new construction)

Section	Description	Dimensions	Area (Square Feet)
A.	WEST	38 x 26	988
B.	EAST	32 x 64	2117
C.	EAST BAY		26
D.	SHED		106
E.	WEST PROJECTIONS		35.5
F.			
G.			
H.			
I.			
J.			
K.			
L.			
M.			
N.			
EXISTING FIRST FLOOR TOTAL AREA:			3272.5 Square Feet

PROPOSED FIRST FLOOR AREA

Section	Description	Dimensions	Area (Square Feet)
1.			
2.			
3.			
4.		NO	
5.			
6.		CHANGE	
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
PROPOSED FIRST FLOOR TOTAL AREA:			SAME Square Feet

TOTAL EXISTING AND PROPOSED FIRST FLOOR AREA: 3272.5 Sq. Ft [7.C]



7.D TABULATE SECOND FLOOR GROSS FLOOR AREA

Refer to instructions at Section 7.A and 7.B. Include all chimney areas at second floor level when attached to a two-story structure.

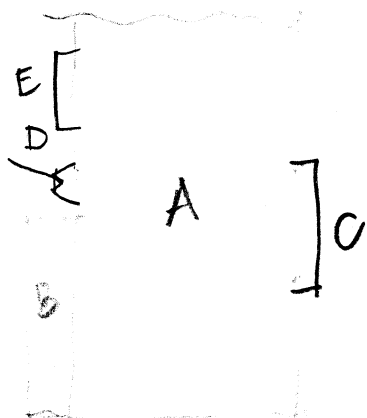
EXISTING SECOND FLOOR AREA (This section does not apply to new construction)

Section	Description	Dimensions	Area (Square Feet)
A.	EAST	32x64	2117
B.	WEST	8x21	168
C.	EAST BAY	1.5x15	26
D.	WEST BAY PROJECTION		35.5
E.			
F.			
G.			
H.			
I.			
J.			
K.			
L.			
M.			
N.			
EXISTING SECOND FLOOR TOTAL AREA:			2346.5 Square Feet

PROPOSED SECOND FLOOR AREA

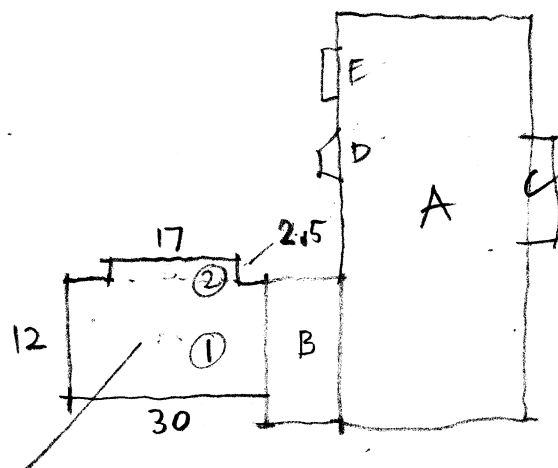
Section	Description	Dimensions	Area (Square Feet)
1.	ATTIC	12x30	360
2.	ATTIC	17x2.5	42.5
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
PROPOSED SECOND FLOOR TOTAL AREA:			402.5 Square Feet

TOTAL EXISTING AND PROPOSED SECOND FLOOR AREA: 2749 Sq. Ft [7.D]



EXISTING

01.26.2022



PROPOSED OVER GARAGE

IMPORTANT NOTE: Calculations of upper floor attic and half-story areas are also used to verify compliance with the 2½-story height limit. Clear representation of all 7 foot areas on graphic calculations is critical to assuring timely review and approval of plans.

EXISTING UPPER FLOOR AREA (This section does not apply to new construction)

Section	Description	Dimensions	Area (Square Feet)
A.	PLAYROOM	12'9" x 44	624
B.			
C.			
D.			
E.			
F.			
G.			
H.			
I.			
EXISTING UPPER FLOOR TOTAL AREA:			624 Square Feet

PROPOSED UPPER/ATTIC FLOOR AREA

Section	Description	Dimensions	Area (Square Feet)
1.			
2.	NO CHANGE		
3.			
4.			
5.			
6.			
7.			
8.			
9.			
PROPOSED UPPER FLOOR TOTAL AREA:			0 Square Feet

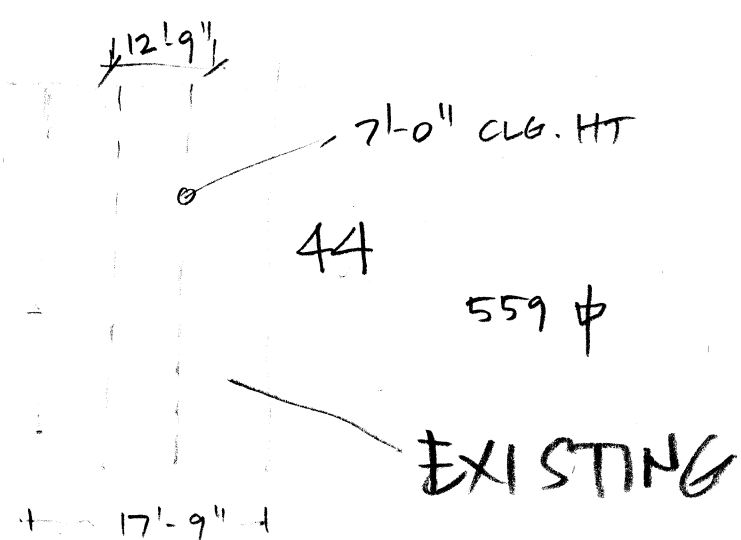
TOTAL EXISTING AND PROPOSED UPPER/ATTIC FLOOR AREA: 624 PER VILLAGE Sq. Ft. [8.A]

STEP 9: DETERMINE THE TOTAL (EXISTING + PROPOSED) BASEMENT FLOOR AREA

A basement that is wholly below grade will not be included in Gross Floor Area. When a basement is exposed above the adjacent grade more than a defined vertical distance (see below), a portion of the basement may be included in Gross Floor Area, dependent on the proportion of the basement so exposed.

For a basement built on or after February 7, 1989, the portion of basement walls exposed more than 2.5 feet above grade shall be included in Gross Floor Area. The proportion of basement area to be included shall be determined by calculating the proportion of basement exposed more than 2.5 feet, measured from existing natural grade to the top of the finished first floor, and including that proportional amount of basement floor area below. See example calculation on the following page for clarification of basement measurement methodology.

For a basement built before February 7, 1989, the portion of basement walls exposed more than 4.0 feet above grade shall be included in Gross Floor Area. The proportion of basement area to be included shall be determined by calculating the proportion of basement walls exposed more than 4.0 feet, measured from existing natural grade to the bottom of the first floor joist, and including that proportional amount of basement floor area below.



DNA - NO BASEMENT

9.A DETERMINE EXISTING AND PROPOSED EXPOSED PERIMETER OF BASEMENT

For residences constructed after February 7, 1989, the exposed perimeter is the total linear feet of basement walls that are exposed by 2.5 feet or more above existing natural grade.

TOTAL EXPOSED PERIMETER = _____ Ft. [9.A]

OR

For residences constructed on or before February 7, 1989, the exposed perimeter is the total linear feet of basement walls that are exposed by 4.0 feet or more above existing natural grade.

TOTAL EXPOSED PERIMETER = _____ Ft. [9.A]

If no basement wall is exposed more than the above-prescribed amounts, and the plans clearly and accurately verify such measurements, enter -0- above and skip to Step 10.

9.B DETERMINE FLOOR AREA OF BASEMENT (EXISTING + PROPOSED). Calculate the total floor area of the basement. All measurements are to be calculated using the existing and/or proposed exterior walls of the home.

TOTAL FLOOR AREA OF BASEMENT = _____ Sq. Ft. [9.B]

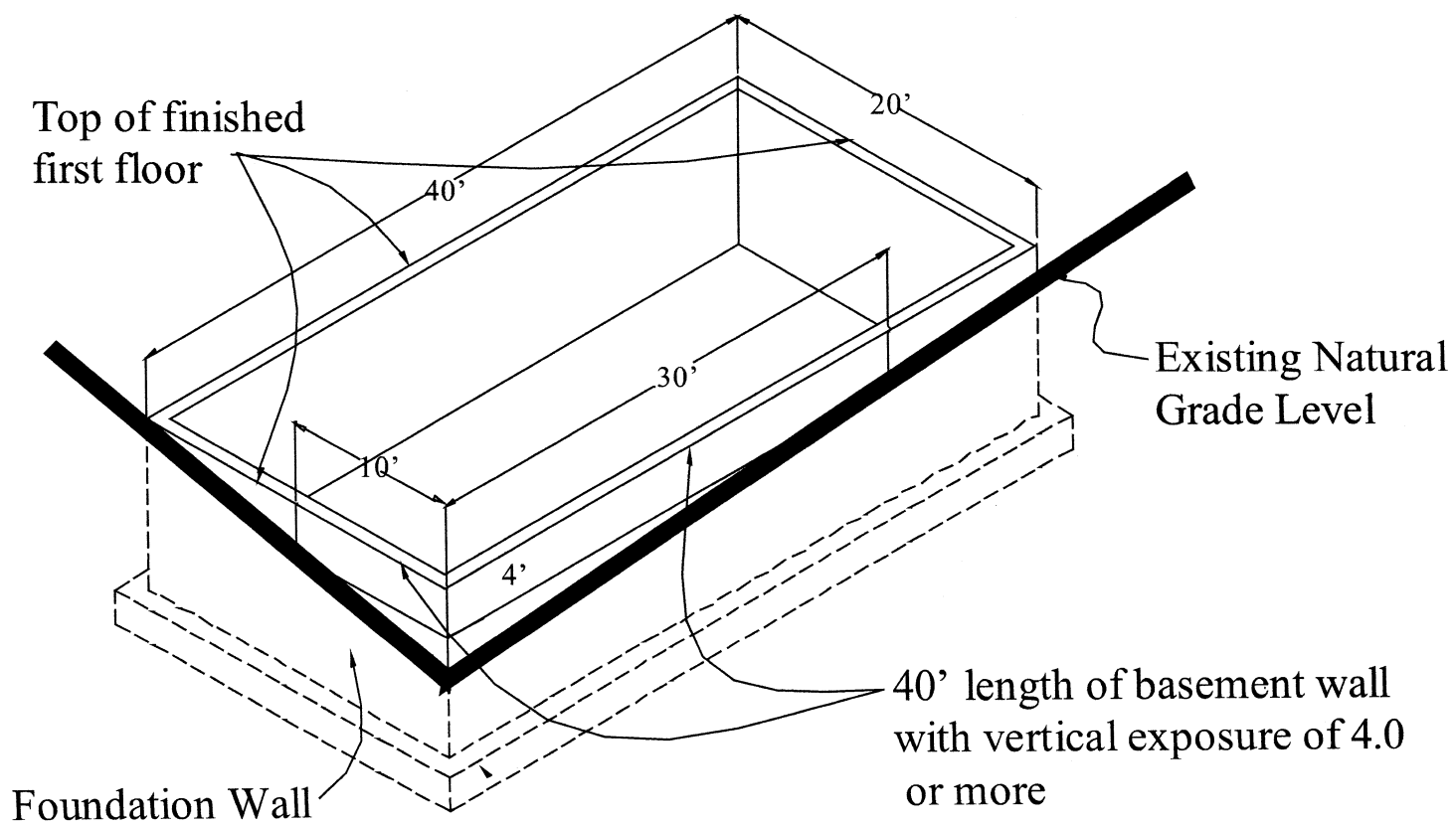
9.C DETERMINE BASEMENT AREA TO BE COUNTED IN GFA

TOTAL FLOOR AREA OF BASEMENT [9.B] x $\frac{\text{EXPOSED BASEMENT PERIMETER [9.A]}}{\text{TOTAL PERIMETER OF BASEMENT}}$

BASEMENT AREA TO BE COUNTED IN GFA = 0 Sq. Ft. [9.C]

SKETCH ILLUSTRATING METHODOLOGY FOR DETERMINING BASEMENT GROSS FLOOR AREA

The extent of basement area included in Gross Floor Area calculations is based on the proportion of basement that is exposed above existing natural grade by more than the prescribed amount, measured from existing natural grade to top of the finished first floor level for "Post-FAR" buildings and to the bottom of the first floor joist for "Pre-FAR" buildings.



DETERMINE TOTAL (EXISTING + PROPOSED) BASEMENT FLOOR AREA

- 9.A Total exposed perimeter: $10' + 30' = 40'$
- 9.B Floor area of basement: $20' \times 40' = 800 \text{ sq. ft.}$
- 9.C Area of basement counting toward GFA: $800 \times (40/120) = 266.67 \text{ sq. ft.}$

STEP 10: DETERMINE TOTAL GROSS FLOOR AREA (GFA)

Transfer the total of the results (total EXISTING AND PROPOSED floor area) found in STEPS 7, 8 & 9.

FIRST FLOOR EXISTING AND PROPOSED GFA		<u>3272.5</u>		Sq. Ft.
		[from 7.C]		
SECOND FLOOR EXISTING AND PROPOSED GFA	+	<u>2749</u>		Sq. Ft.
		[from 7.D]		
UPPER/ATTIC FLOOR EXISTING AND PROPOSED GFA	+	<u>624</u>		Sq. Ft.
		[from 8.A]		
BASEMENT FLOOR EXISTING AND PROPOSED GFA	+	<u>0</u>		Sq. Ft.
		[from 9.C]		
TOTAL EXISTING AND PROPOSED GROSS FLOOR AREA =		<u>6645.5</u>		Sq. Ft. [10.A]

STEP 11: DETERMINE ALLOWANCES FOR GROSS FLOOR AREA (ONLY complete sections that apply)

Exclusions from permitted GFA. The following floor areas shall be excluded from the maximum building size:

1. An amount of garage floor area equal to one of the following:
 - (a) The first 400 square feet of the floor area of a one-story detached garage located in the rear quarter of the lot; or
 - (b) The first 200 square feet of the floor area of an attached garage located in the rear of a house, provided that no part of the garage forms any part of the front building line or the building line exposed to a corner lot line;
2. Up to 150 square feet or the equivalent of 3 percent of the lot area, whichever is greater, of the floor area of an attic or half-story;
3. Up to 64 square feet of the aggregate floor area of all bay windows and chimneys that form a part of the exterior building line;
4. The floor area under any dormer that is no more than 6 feet wide and is set in at least 3½ feet from the gable end walls, provided that the total width of all dormers does not exceed 25% of the length of the roof on which they area located;
5. The first 64 square feet of the aggregate floor area of a detached storage shed, playhouse, walled enclosures for refuse containers or swimming pool equipment, or similar enclosed structures, provided they are located in the rear quarter of the lot.

11.A DETACHED GARAGE: This allowance is ONLY applicable to a one-story detached garage located within the rear 25% of the **maximum depth** of the lot. The garage area allowance may be equal to the detached garage floor area above, however, this allowance may not be greater than the actual detached garage area, or 400 square feet, whichever is less.

Detached Garage Floor Area Allowance = 0 Sq. Ft. [11.A.]

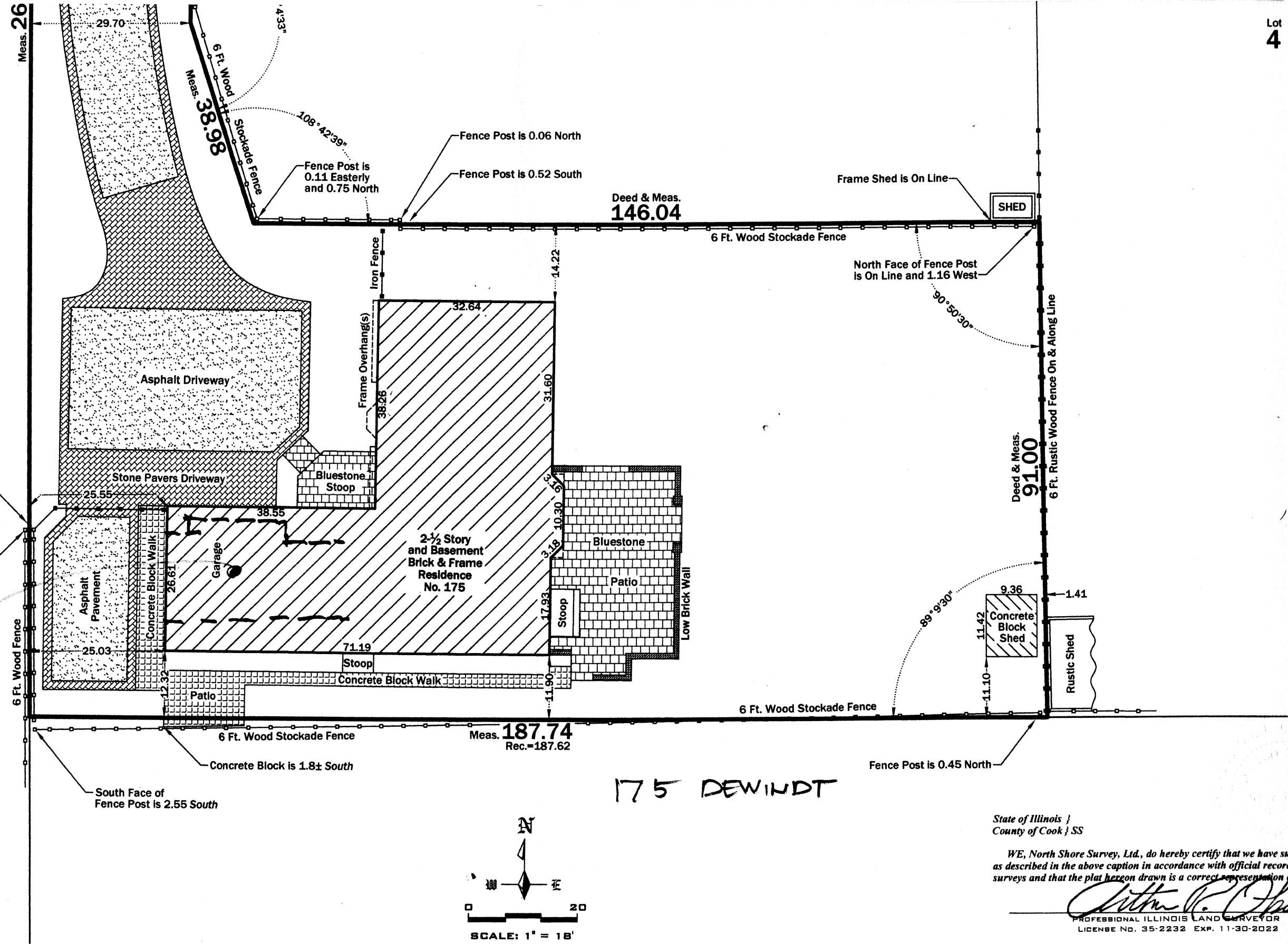
OR

11.B ATTACHED GARAGE: This allowance is ONLY applicable to an attached garage that is in the rear of a house. The attached garage allowance may be equal to the attached garage floor area, however, this allowance may not be greater than the actual attached garage area, or 200 square feet, whichever is less.

Attached Garage Floor Area Allowance = 0 Sq. Ft. [11.B.]

Note: An allowance may be taken for either a detached garage or attached garage, but not both.

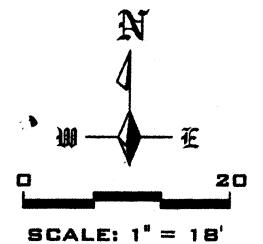
PROPOSED NEW ATTIC



PREPARED FOR: COLE STREMMEL, ATT.
 PURPOSE: MORTGAGE / SALE
 FIELD DATE: 10-8-21
 DELIVERY DATE: 10-12-21
 FORMATS: BOND & PDF

Information hereon is not sufficient nor guaranteed for new construction, unless property corners noted. Distances and angles may not be assumed by scaling. Distances noted hereon are in feet and decimals. Building Lines & Easements per title, if provided. Compare all points on ground prior to construction.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



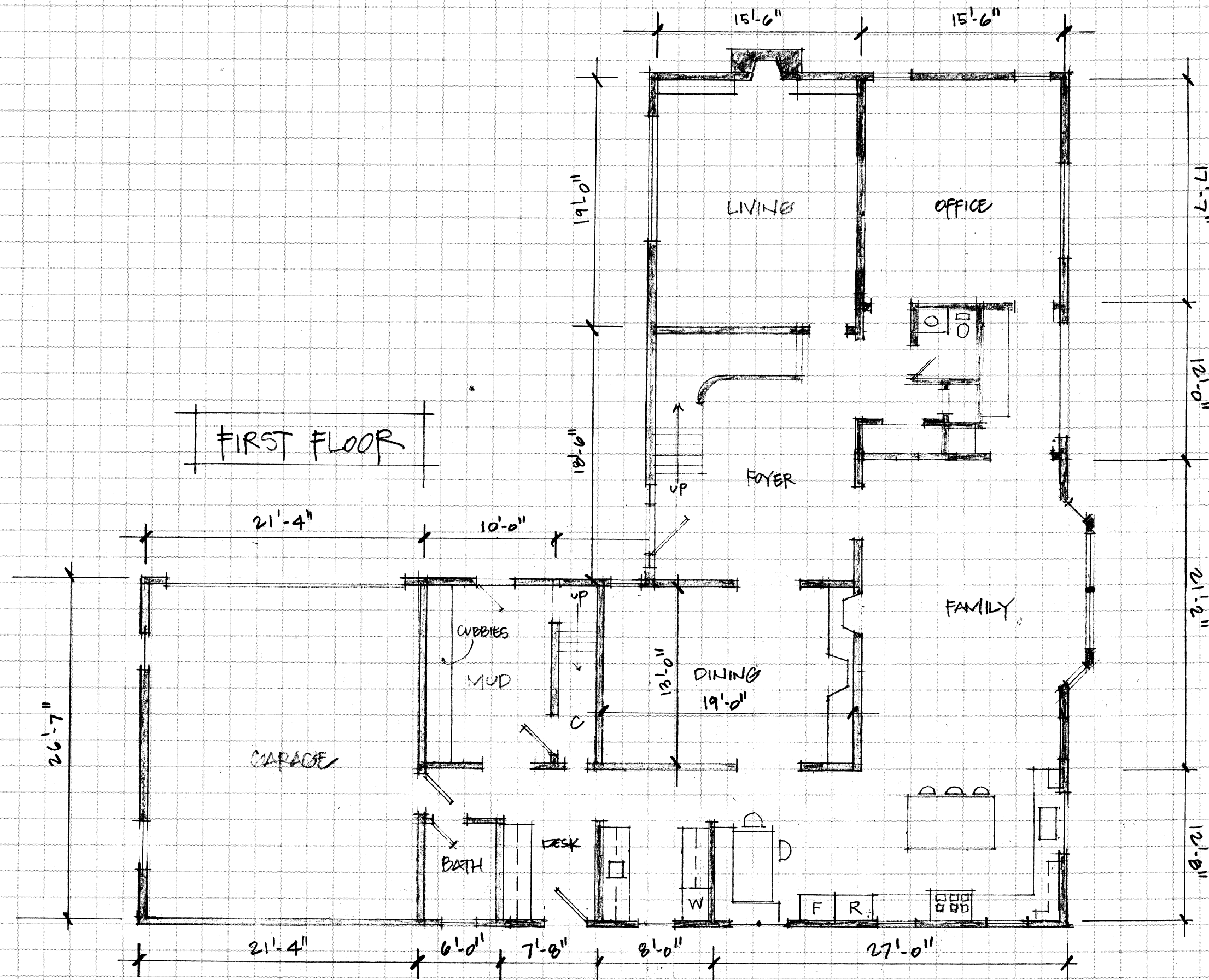
NORTH SHORE SURVEY, LTD.
 436 CATALPA LANE, LIBERTYVILLE, ILLINOIS 60048
 (847) 446-6510 NORTHSHORESURVEY@GMAIL.COM
 PROFESSIONAL DESIGN FIRM NO. 184.006982

State of Illinois }
 County of Cook } SS
 WE, North Shore Survey, Ltd., do hereby certify that we have surveyed as described in the above caption in accordance with official records surveys and that the plat hereon drawn is a correct representation of the same.
[Signature]
 PROFESSIONAL ILLINOIS LAND SURVEYOR
 LICENSE NO. 35-2232 EXP. 11-30-2022

DATED: OCTOBER 8, 2021

INSTR.: ART
 CAD: ART LEGAL: ARD

175 DEWINDT



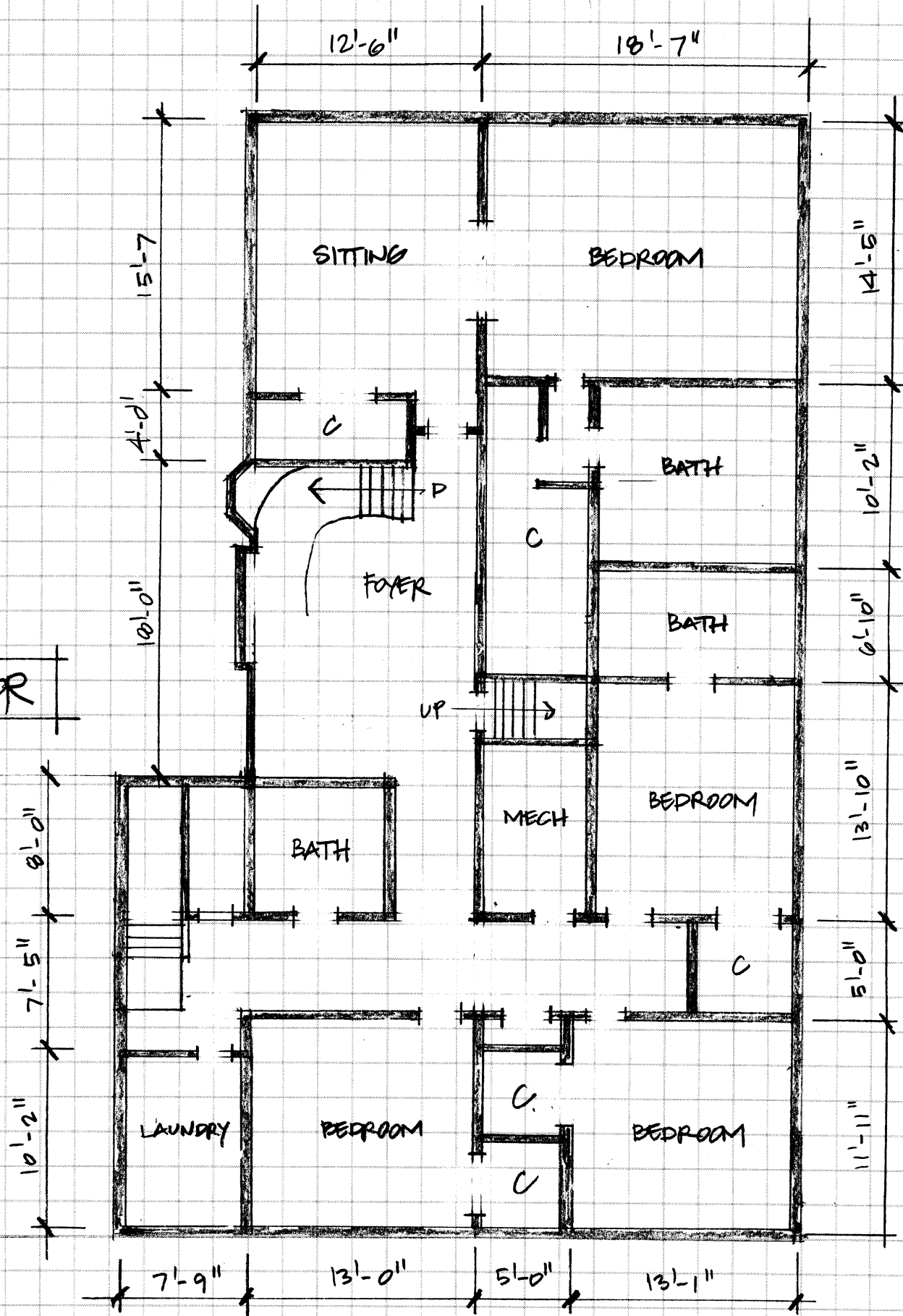
12-4-25
 1/8" SCALE

■	MCMURRAY INC.	■
THOMAS RES		
175 DEWINDT		
WINNETKA		

PROPOSED
NEW
ATTIC

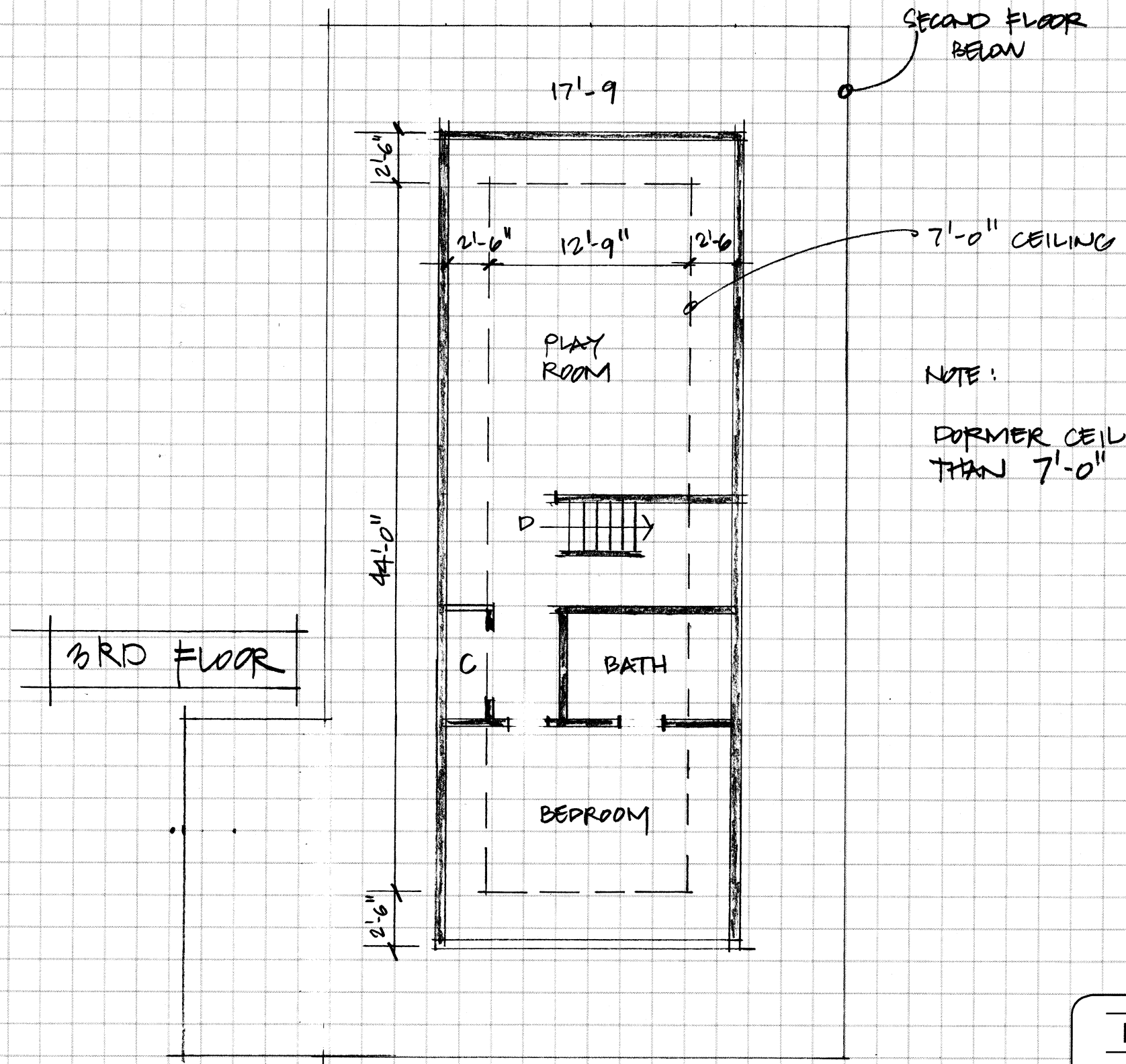
ONE STORY
GARAGE
BELOW

EXISTING
SECOND FLOOR

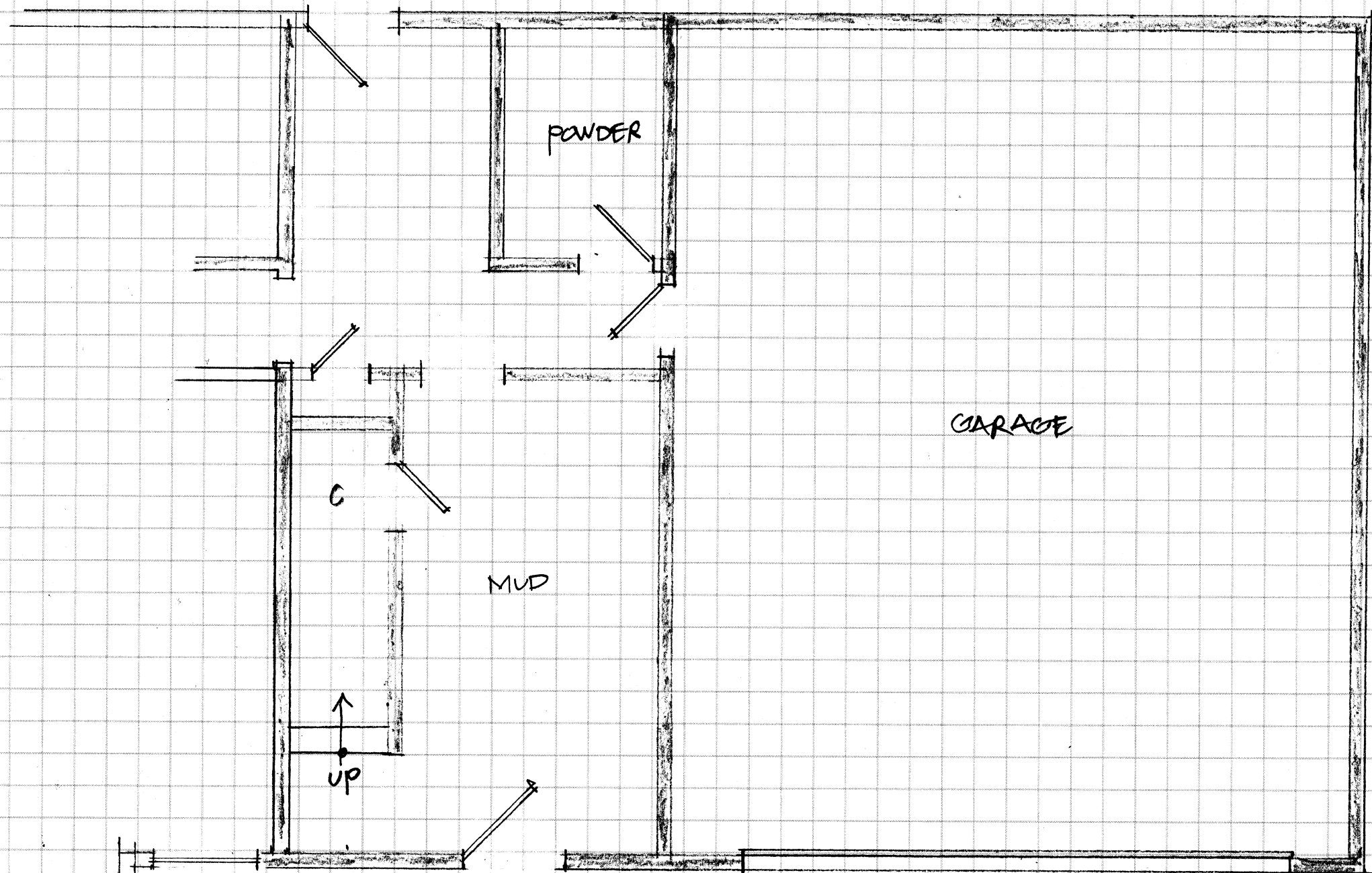


12.4.25
1/8" SCALE

■ MCMURRAY INC. ■
THOMAS RES
175 DEWINDT
WINNETKA



■ MCMURRAY INC. ■
THOMAS RES
175 DEWINDT
WINNETKA



PARTIAL 1ST FLOOR

EXISTING

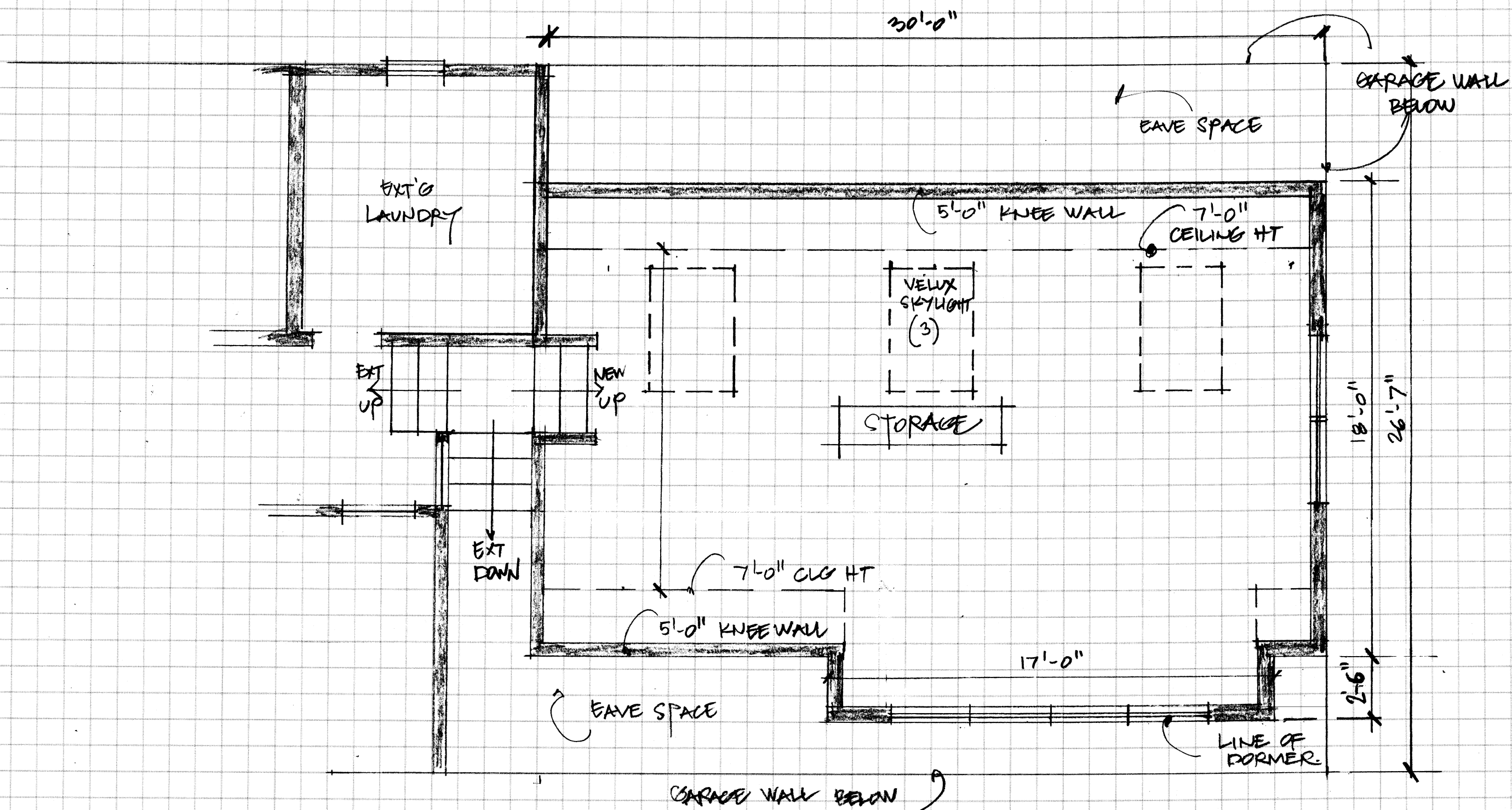
• NO WORK •

12.4.25

■ McMurray Inc. ■

THOMAS RES
175 DEWINDT
WINNETKA



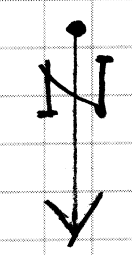


GFA NOTES

- 7'-0" CLG HT. 29'-6" x 12'-0"
- 17'-0" x 4'-6"

354 ⌘
76.5 ⌘
430.5 ⌘

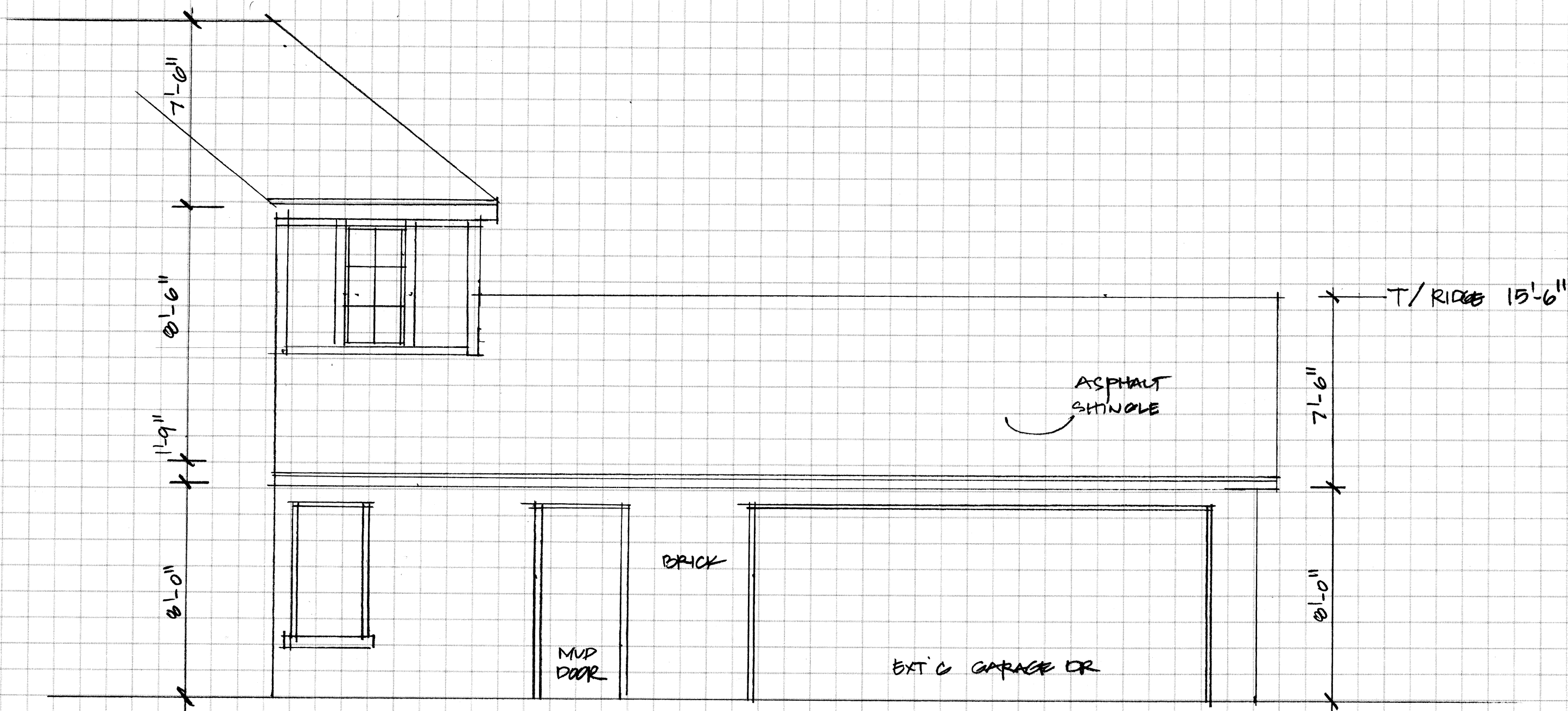
GARAGE ATTIC



12.4.25 1/4"

■ MCMURRAY INC. ■

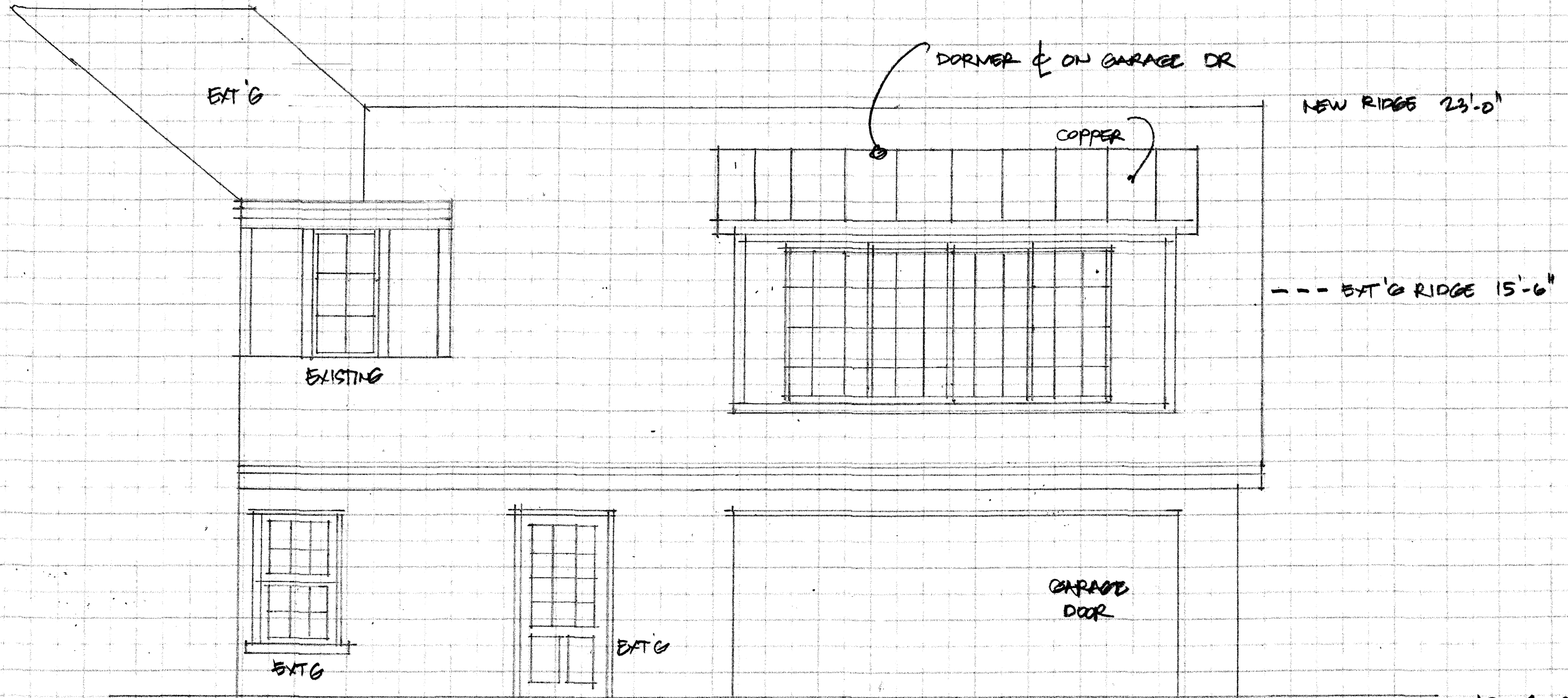
THOMAS RES
175 DEWINDT
WINNETKA



EXISTING
 PARTIAL NORTH

12.4.25

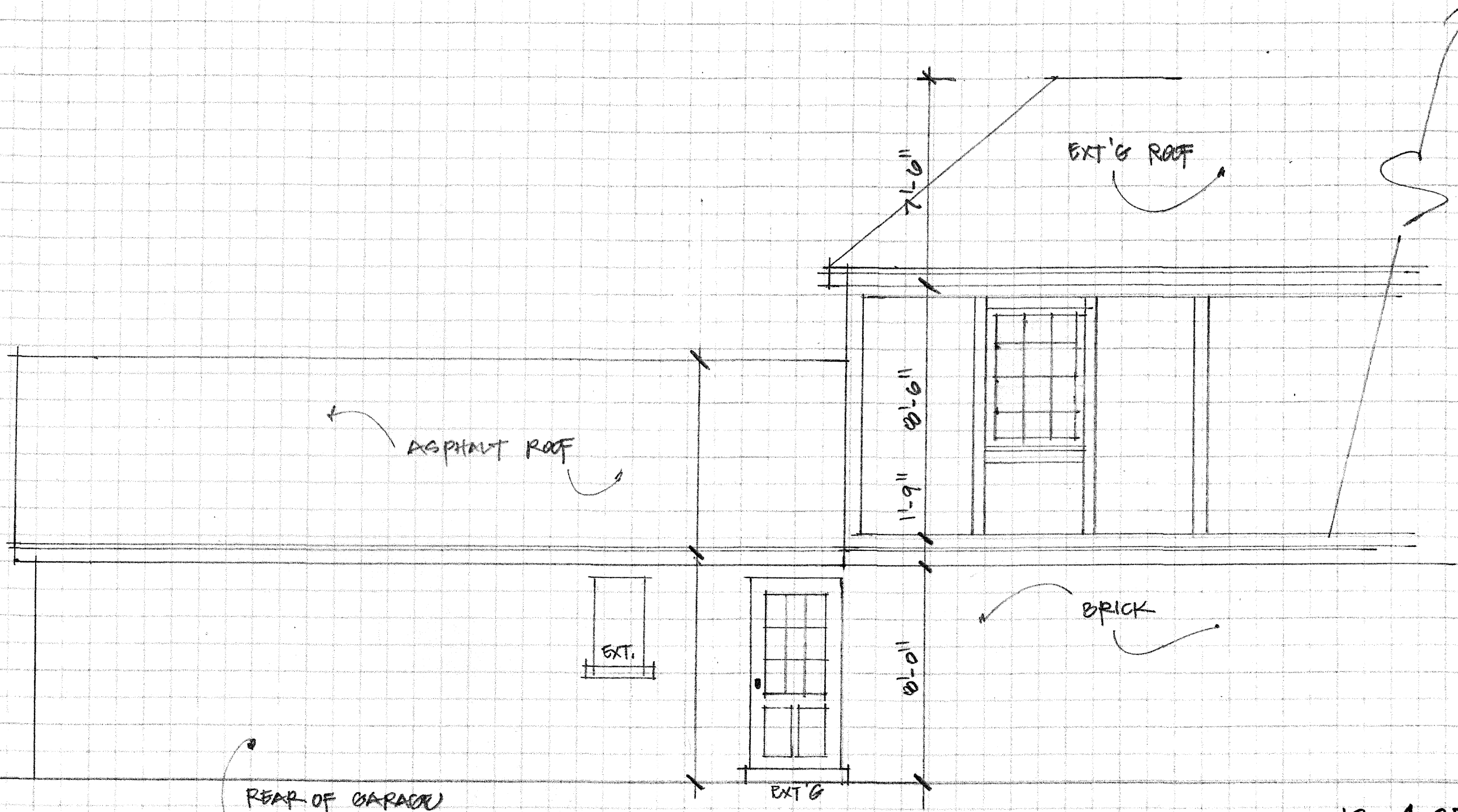
■	MCMURRAY INC.	■
THOMAS RES		
175 DEWINDT		
WINNETKA		



PROPOSED
NORTH

12.4.25

■ MCMURRAY INC. ■
THOMAS 175 DEWINDT WINN



REAR OF GARAGE

ASPHALT ROOF

EXT'S ROOF

BRICK

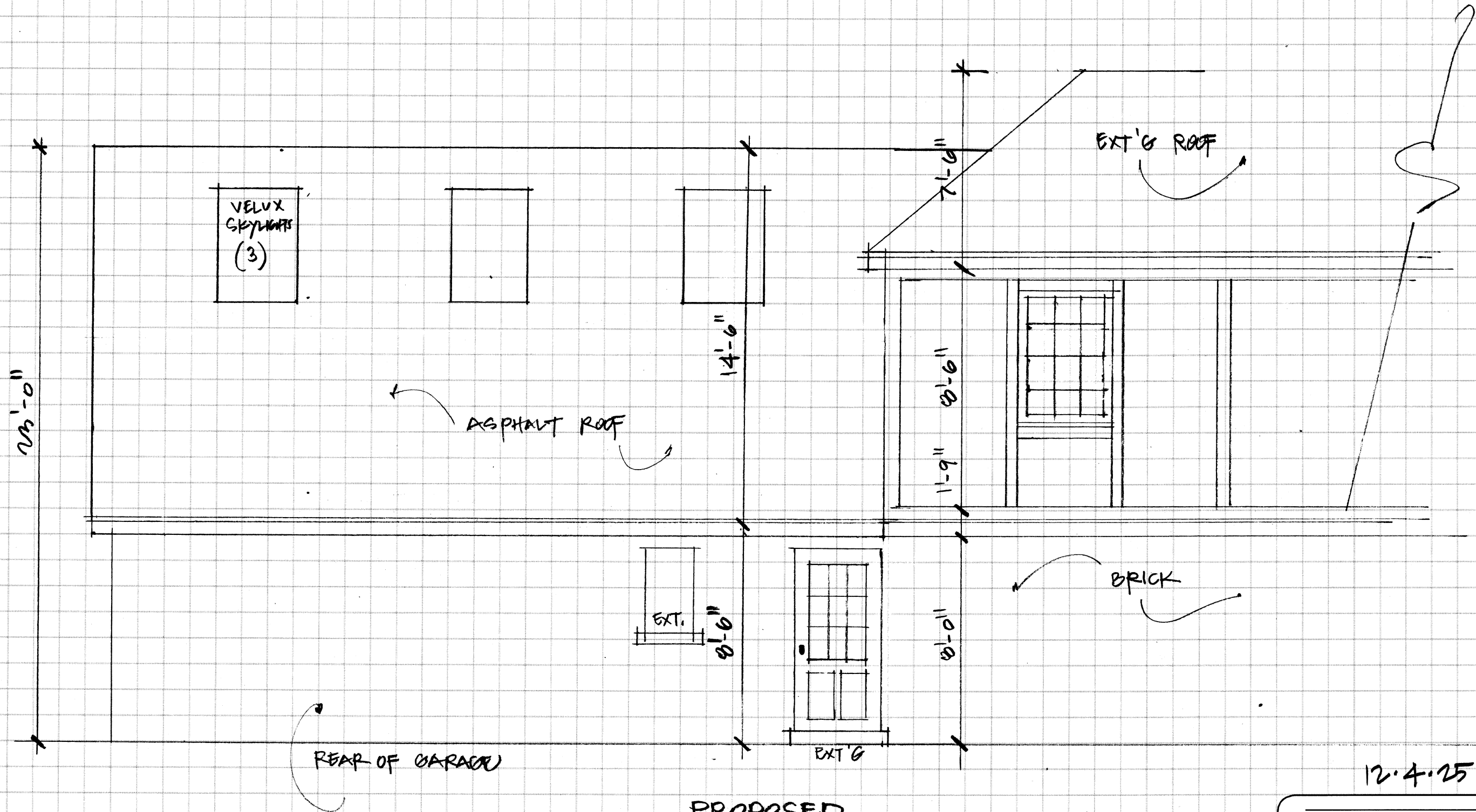
EXT.

EXT. G

EXISTING
PARTIAL SOUTH

12.4.25

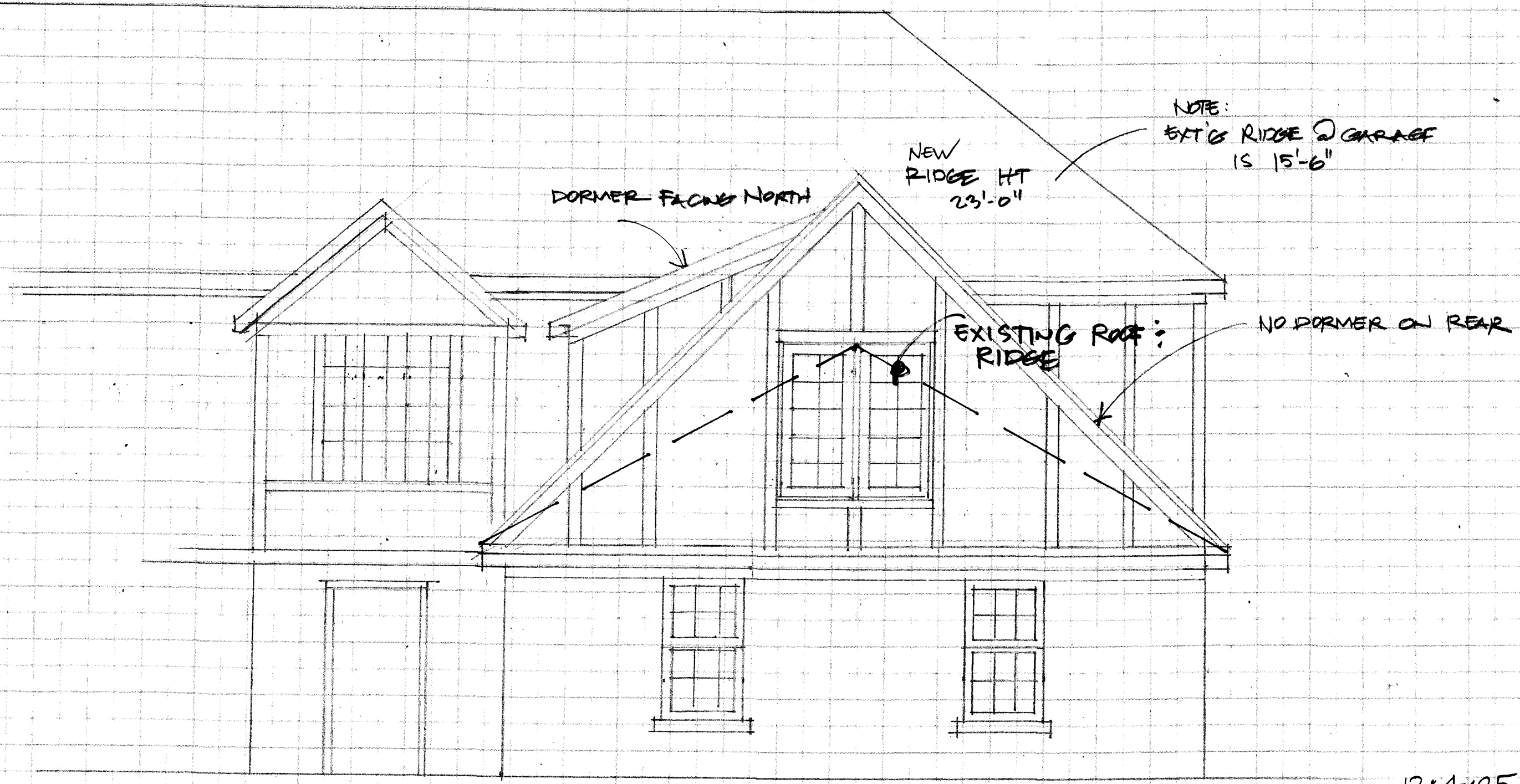
■ MCMURRAY INC. ■
THOMAS RES 175 DEWINDT WINNETKA



PROPOSED
PARTIAL SOUTH

MCMURRAY INC.

THOMAS RES
175 DEWINDT
WINNETKA



NOTE:
 EXIST'G RIDGE @ GARAGE
 IS 15'-6"

DORMER FACES NORTH

NEW
 RIDGE HT
 23'-0"

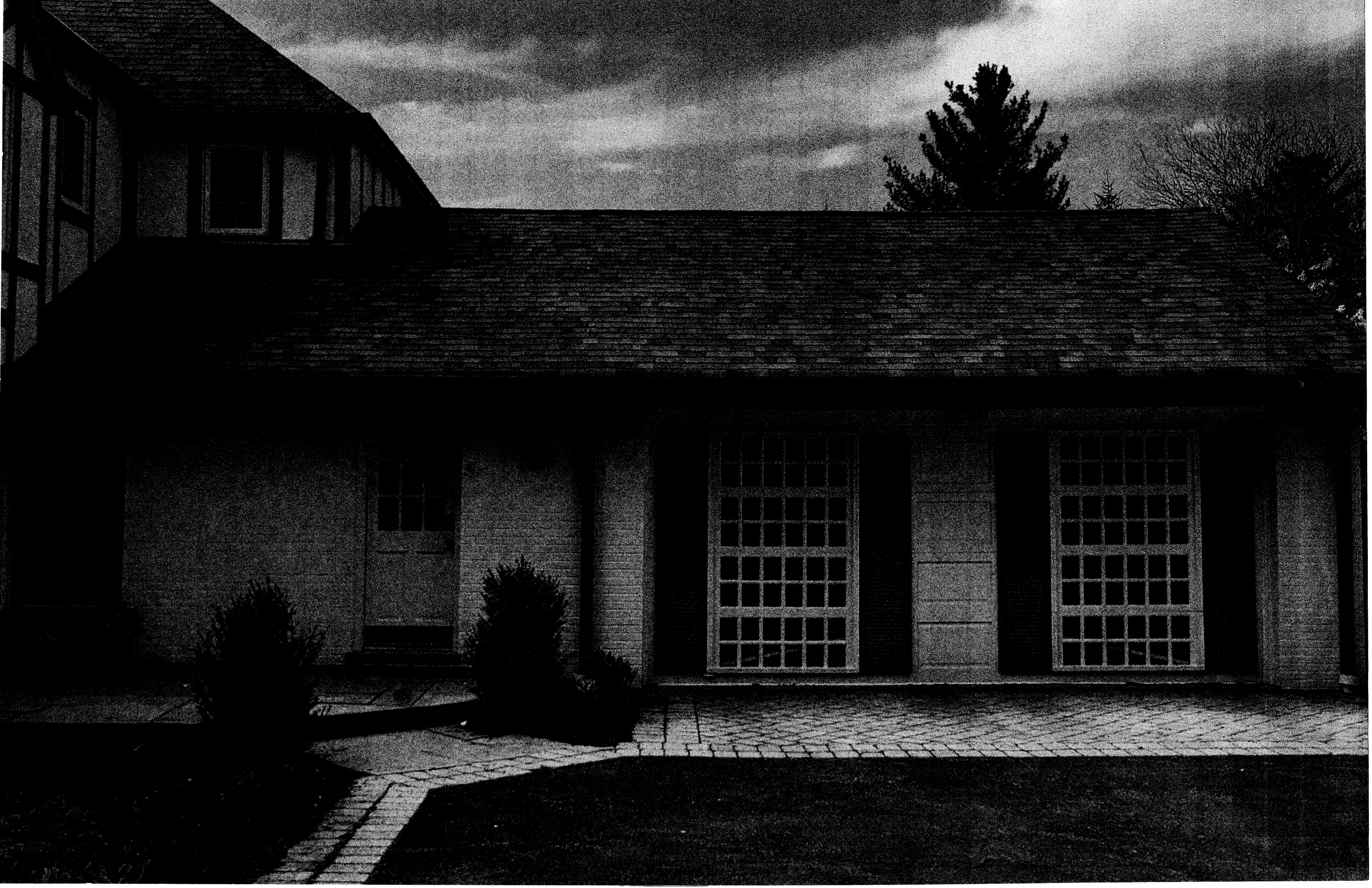
EXISTING ROOF;
 RIDGE

NO DORMER ON REAR

PROPOSED
 WEST

12.4.25

■ MCMURRAY INC. ■
THOMAS 175 DEWINDT WINN



ATTACHMENT B1

ZONING MATRIX (AMENDED)					
ADDRESS: 175 DeWindt Road					
CASE NO: 25-14-V2					
ZONING: R-2					
ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (3)
Min. Lot Size	24,000 SF	17,073.42 SF	N/A	N/A	EXISTING NONCONFORMING
Min. Average Lot Width	100 FT	91 FT (1)	N/A	N/A	EXISTING NONCONFORMING
Min. Lot Depth	200 FT	187.62 FT (1)	N/A	N/A	EXISTING NONCONFORMING
Max. Roofed Lot Coverage	4,268.36 SF (1)	3,431.52 SF	3,431.52 SF	0 SF	OK
Max. Gross Floor Area	5,808.84 SF (2)	5,810.27 SF (4)	6,240.2 SF (4)	429.93 SF (4)	431.36 SF (7.43%) VARIATION
Max. Impermeable Lot Coverage	8,536.71 SF (1)	7,478 SF	7,478 SF	0 SF	OK
Min. Front Yard (West)	50 FT	25.03 FT	25.03 FT	0 SF	24.97 FEET (49.94%) VARIATION
Min. Side Yard (South)	9.1 FT	11.9 FT	11.9 FT	0 SF	OK
Min. Total Side Yards	22.75 FT	26.12 FT	26.12 FT	0 FT	OK
Min. Rear Yard (East)	25 FT	89 FT	89 FT	0 FT	OK
NOTES:	(1) Based on net lot area of 17,073.42 s.f. Gross lot area is 22,479 s.f. Area of "flagpole" portion of the lot and private road easement are excluded from the lot area for zoning purposes.				
	(2) Based on Zoning Ordinance provision that any flag lot in existence before October 7,1997, shall not be allowed less than 85% of the maximum permitted GFA computed by using a lot area that includes both the "flagpole" and "flag" portions of the lot.				
	(3) Variation amount is the difference between proposed and requirement.				
	(4) Based on amended plans and zoning calculations from December 12, 2025 submission.				



**MEMORANDUM
VILLAGE OF WINNETKA**

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: CHRISTOPHER MARX, AICP - ASSOCIATE PLANNER
DATE: OCTOBER 8, 2025
SUBJECT: 175 DEWINDT ROAD - VARIATIONS (CASE NO. 25-14-V2)

INTRODUCTION

On October 13, 2025, the Zoning Board of Appeals is scheduled to hold a public hearing on an application submitted by Emily and John Thomas (collectively, the “Applicant”), as the owner of the property located at 175 DeWindt Road (the “Subject Property”). The Applicant requests approval of the following zoning variations to allow a second-floor addition to the existing residence on the Subject Property:

1. **Gross Floor Area (GFA)** of 6,830.49 square feet, whereas a maximum of 5,808.84 square feet is permitted, a variation of 1,021.65 square feet (17.59%) [Section 17.30.040 – Maximum Building Size][Note: The existing improvements currently consist of 6,033.09 square feet. The proposed addition would add 797.4 square feet of GFA]; and
2. **Front Yard Setback** of 25.03 feet from the west property line, whereas a minimum of 50 feet is required, a variation of 24.97 feet (49.94%) [Section 17.30.050 – Front and Corner Yard Setbacks] [Note: The residence currently provides a front yard setback of 25.03 feet].

This application was previously scheduled for the August 11, 2025, ZBA meeting, but was continued to the October 13, 2025, ZBA meeting at the request of the Applicant. Mail notices were sent to property owners within 250 feet of the Subject Property in compliance with the Zoning Ordinance, informing them of the August and October ZBA meetings. The originally scheduled hearing was properly noticed in the *Winnetka Talk* on July 24, 2025. As of the date of this memo, staff has received two written comments from the public regarding this application, which are included as **Attachment C**.

The Village Council has final jurisdiction on this request as only the Council has the authority to grant a variation to allow a zoning lot with a pre-FAR building (constructed before 1989) to exceed the maximum permitted GFA by more than 10%. Typically, the ZBA has final jurisdiction to reduce a front yard setback for a principal building by no more than 50% of the required setback; however, since this request includes additional relief for which the ZBA does not have jurisdiction, the Village Council also has final jurisdiction on the request to reduce the front yard setback.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.39 acres in size, is located on the south side of DeWindt Road between Hill and Sunset Roads and contains an existing two-story residence with an attached garage (see **Figure 1**). The Subject Property is a flag lot, which is an irregularly shaped lot consisting of two sections: the primary mass of the lot (the “flag” portion), which is set back from the street frontage access and is behind one or more other lots; and a narrow access corridor (the “flagpole” portion).

The Subject Property is zoned R-2 Single Family Residential, and it is surrounded by the same (see **Figure 2**). The Comprehensive Plan designates the Subject Property as appropriate for single family residential development. The zoning of the property is consistent with the Comprehensive Plan.

The existing lot is a legally nonconforming interior lot that is 17,073.24 square feet in net lot area, while the minimum required lot area for an interior lot in the R-2 District is 24,000 square feet. The area of the “flagpole” portion of the lot (4,805.58 square feet) as well as the area of the private road easement (600 square feet) are excluded from the lot area for zoning purposes. Also, the lot has an average lot width of 91 feet, while the minimum required average lot width for an interior lot in the R-2 District is 100 feet. The lot also has a lot depth of 187.62 feet, while the minimum required lot depth is 200 feet.

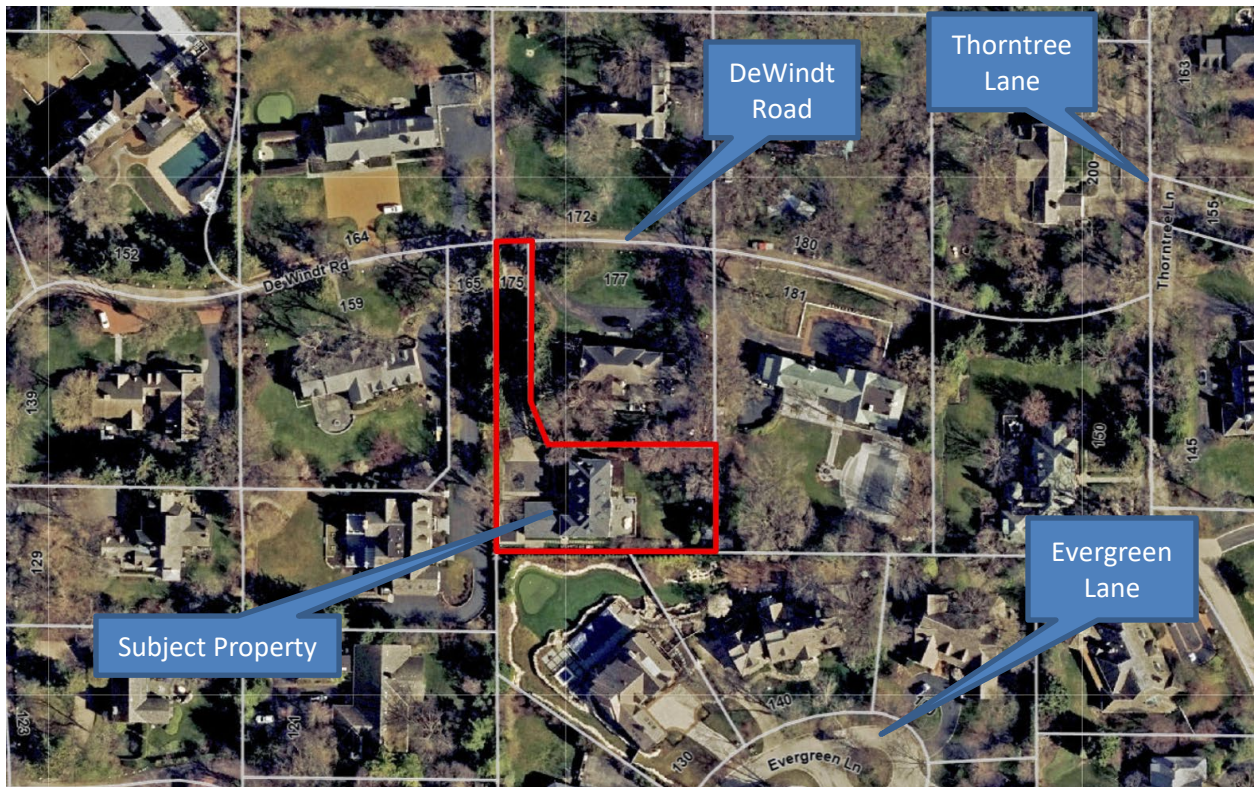


Figure 1 – Aerial Map

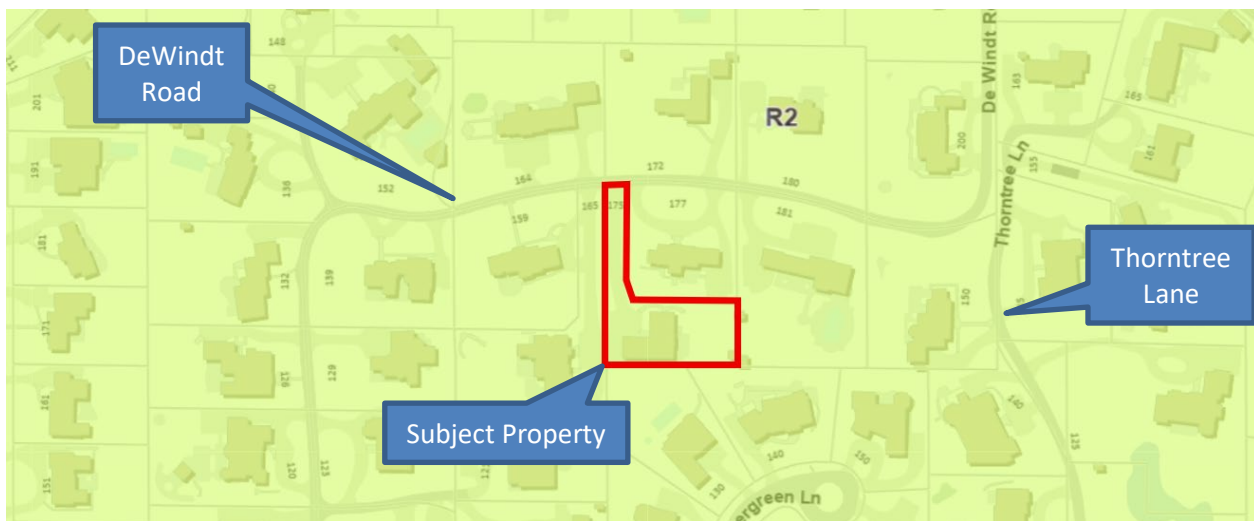


Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

The existing residence was constructed in 1960. Subsequent building permits were issued in:

1. 1997 to construct a second floor and attic addition; and
2. 2024 to remodel the kitchen.

Other minor permits have been issued over the last several years. The Applicant acquired the property in 2021. There is one previous zoning case on file for the Subject Property. In 1997, ZBA Case No. 97-02-V2 was an application requesting zoning relief to allow a second-floor addition that would encroach into the required front yard setback and south side yard setback. The side yard setback variation was approved; however, the front yard setback variation was denied by the Village Council. It should be noted that the existing residence complies with current side yard setback requirements due to an amendment to the Zoning Ordinance that now bases the required side yard setbacks on average lot width rather than the Zoning District in which a lot is located.

Subsequent to the submittal of the variation application that is currently before the ZBA, the Applicant submitted a building permit application to allow installation of hardscaping and a pool. This permit has been reviewed and approved by Village staff. These improvements comply with the zoning regulations and are not part of the zoning relief being considered by the ZBA.

Figures 3 and 4 below are current photos of the Subject Property.



Figure 3 – Subject Property – Front (West) and Side (North) Elevations



Figure 4 – Subject Property – Front (West) and Side (South) Elevations

PROPOSED PLAN

The Applicant is requesting variations to construct a second-floor addition on the existing residence. The addition would be above the existing attached garage on the west side of the existing residence and consist of an open room as well as additional storage space. The addition would measure 30 feet by 26.58 feet (797.4 square feet). The proposed addition is intended to maintain the existing setbacks along the west and south facades of the residence. Excerpts of the proposed site plan, floor plan, building elevations, and a rendering are provided below and on the following pages as Figures 5 through 11. The complete set of plans is provided in the application materials (**Attachment B**).

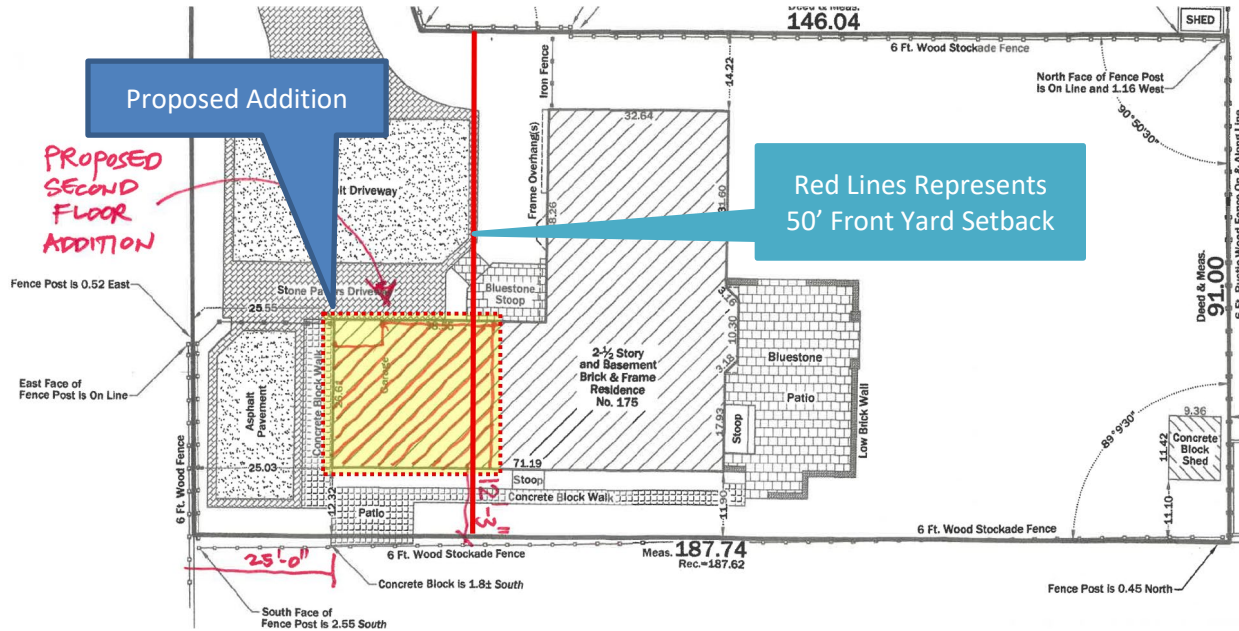


Figure 5 – Site Plan

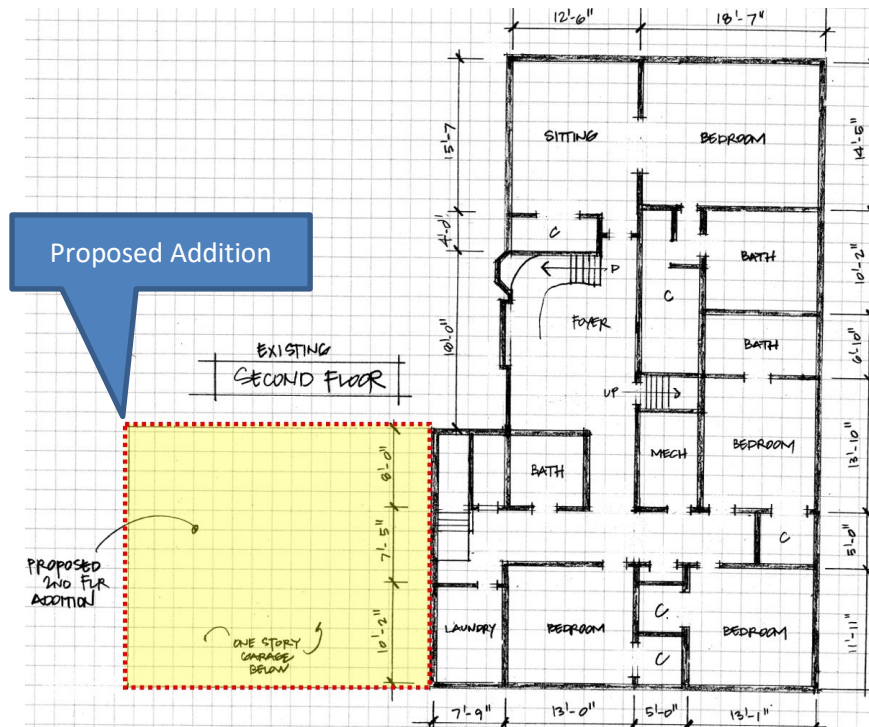


Figure 6 – Existing Second Floor Plan

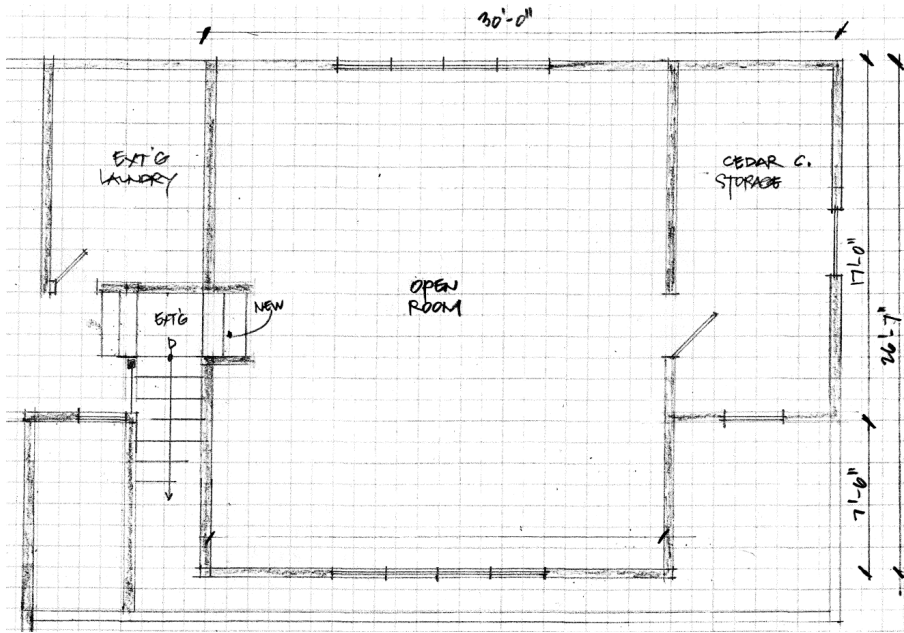


Figure 7 – Proposed Second-Floor Addition Floor Plan

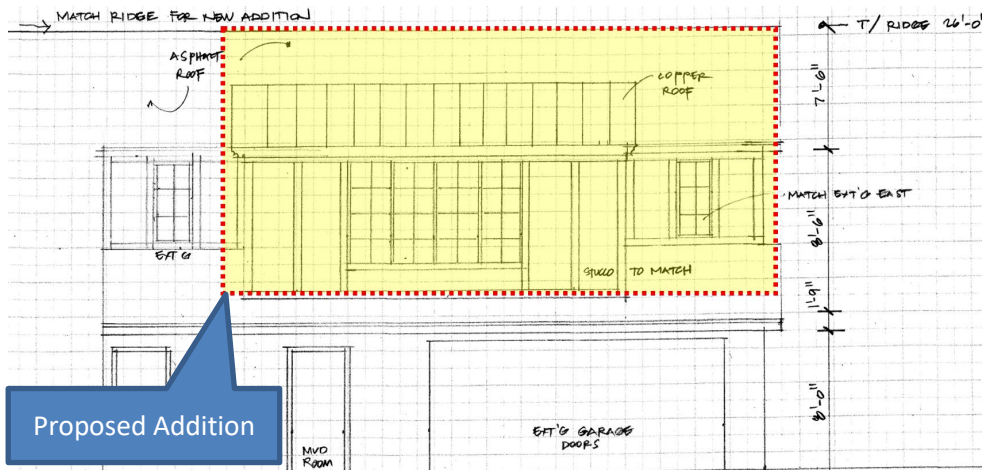


Figure 8 - Proposed North Elevation

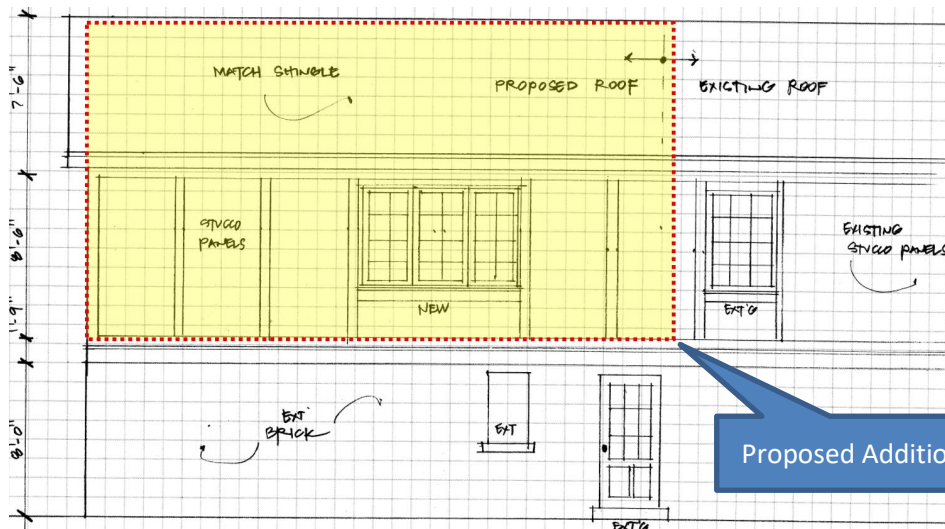


Figure 9 - Proposed South Elevation

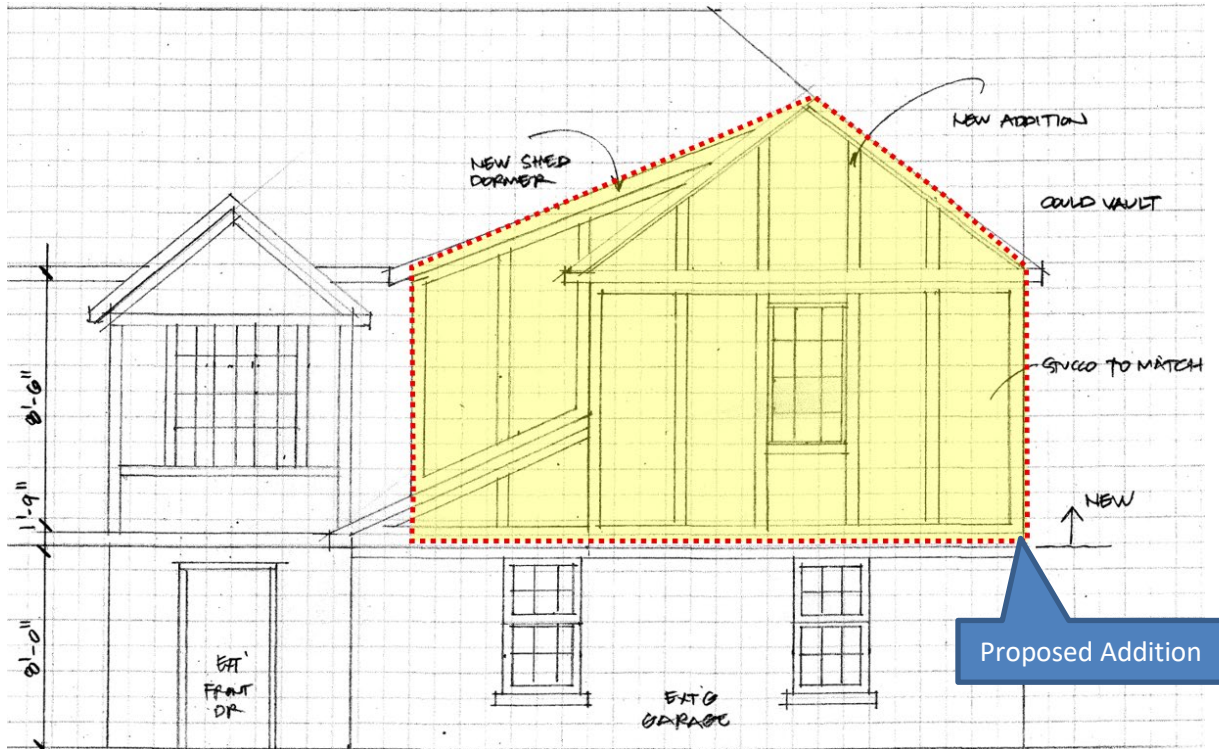


Figure 10 - Proposed West Elevation

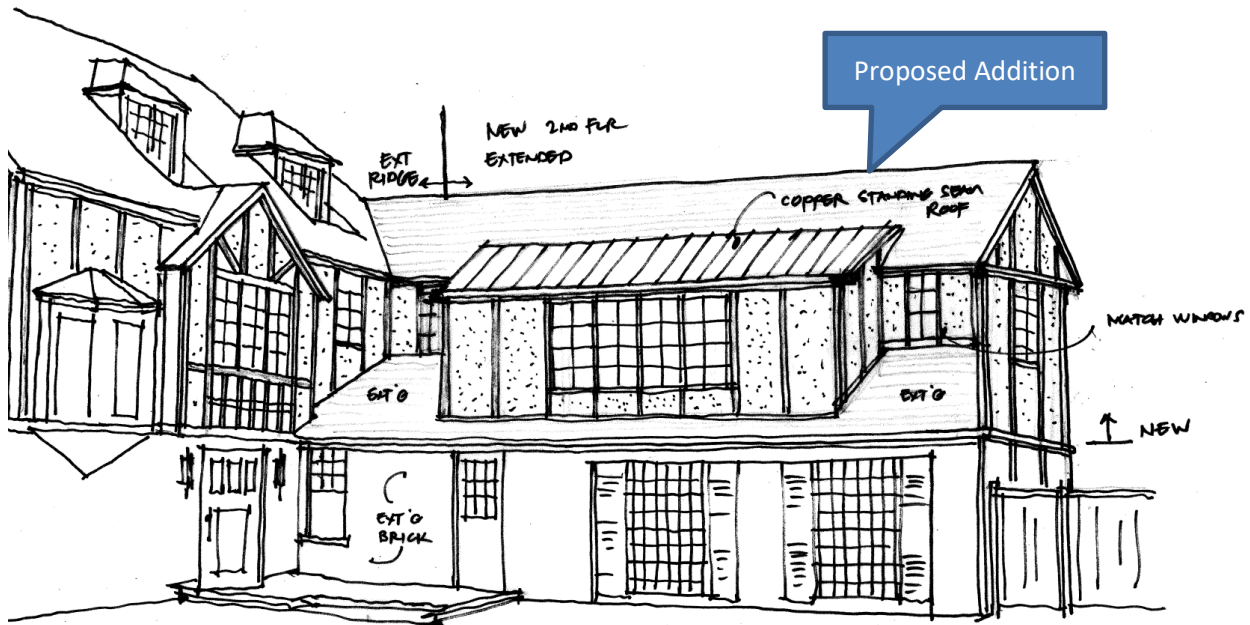


Figure 11 – Rendering of Proposed North and West Elevations

The proposed improvement with this variation request does not include any additional impermeable lot coverage. However, upon submittal of the building permit for the proposed addition, Village Engineering staff will review the permit for compliance with the Village stormwater regulations to verify stormwater is being managed on-site.

Figure 12 on the following page represents the Subject Property’s location in the floodplain; the cyan represents the 100-year floodplain; the orange represents the 500-year floodplain. The Subject Property

is located in the 100-year floodplain. Any improvements within the 100-year floodplain are subject to the Village's Flood Hazard Protection Ordinance and the Metropolitan Water Reclamation District (MWRD) Water Management Ordinance (WMO). Compliance with these ordinances will be verified by Village Engineering staff upon submittal of the necessary permits to construct the proposed improvement.

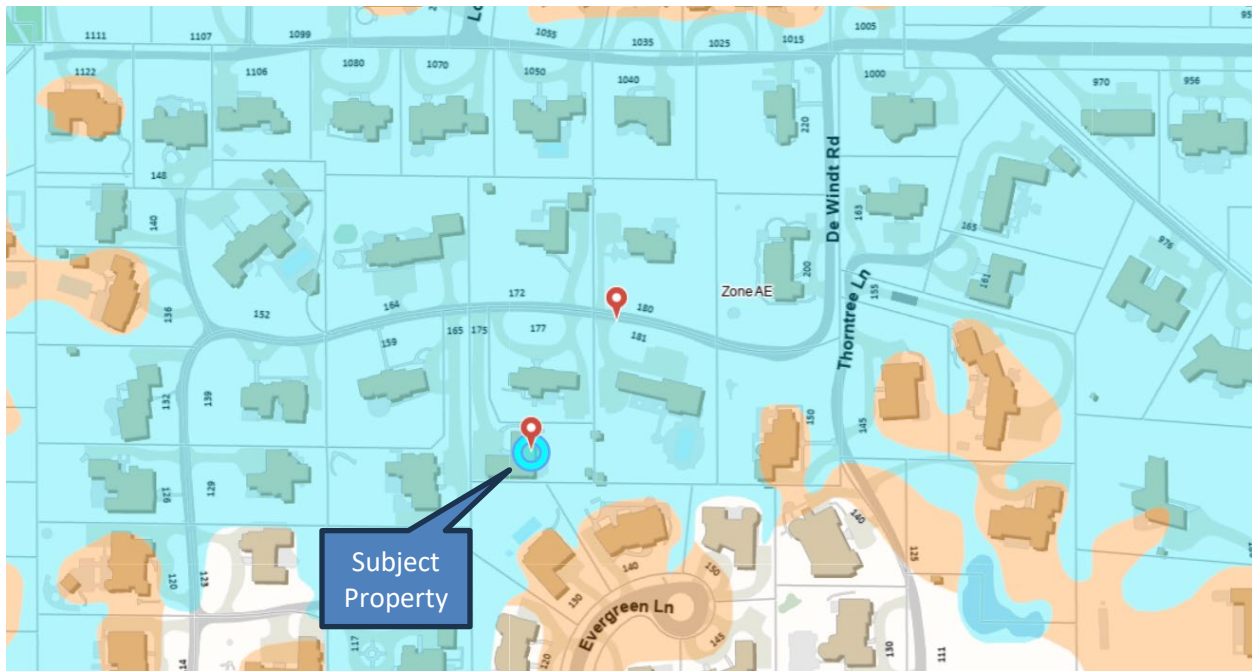


Figure 12 - GIS Floodplain Map

REQUESTED ZONING RELIEF

The attached Zoning Matrix highlights the existing lot and the proposed improvement's compliance with the R-2 zoning district regulations (**Attachment A**). The Applicant requests two variations: (1) gross floor area; and (2) front yard setback.

Gross Floor Area (GFA). The site currently contains 6,033.09 square feet of GFA, exceeding the maximum permitted GFA by 224.25 square feet (3.86%). The increase in GFA with the proposed addition is 797.4 square feet, bringing the total GFA to 6,830.49 square feet, whereas a maximum of 5,808.84 square feet is permitted, a variation of 1,021.65 square feet (17.59%).

The Zoning Ordinance states that for any flag lot that was lawfully in existence on October 7, 1997, the "flagpole" portion of the lot shall be excluded when calculating the GFA; provided that the resulting maximum GFA shall not be less than 85% of the maximum GFA computed by using a lot area that includes both the "flagpole" and "flag" portions of the lot. In this instance, the permitted GFA is 85% of the maximum GFA computed by using a lot area that includes both the "flagpole" and "flag" portions of the lot. This results in an additional 487.52 square feet of permitted GFA.

Front Yard Setback (West). The existing residence is legally nonconforming with respect to the front yard setback as it currently provides a front yard setback of 25.03 feet, encroaching into the minimum required setback of 50 feet by 24.97 feet. The proposed addition would also provide a front yard setback of 25.03 feet, requiring a variation of 24.97 feet (49.94%).

FINDINGS

Section 17.60.040 of the Zoning Ordinance lists eight variation standards that the Board must find a variation application meets. The Applicant has supplied as part of their application materials a narrative addressing how this proposal meets these standards. After hearing from the Applicant, and the public, the ZBA may decide to act on one of two options:

1. Continue the public hearing to a specific date to provide the Applicant and/or staff with additional time to address questions and comments from the ZBA; or
2. Consider a motion recommending approval or denial of the variations. If the ZBA is prepared to make a recommendation to the Village Council regarding the request, 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 variations granting:

1. **Gross Floor Area (GFA)** of 6,830.49 square feet, whereas a maximum of 5,808.84 square feet is permitted, a variation of 1,021.65 square feet (17.59%) [Section 17.30.040 – Maximum Building Size]; and
2. **Front Yard Setback** of 25.03 feet from the west property line, whereas a minimum of 50 feet is required, a variation of 24.97 feet (49.94%). [Section 17.30.050 – Front and Corner Yard Setbacks].

The Zoning Board of Appeals finds, based on evidence in the record or a public document, that the variations requested are **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 **have been met [have 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: Application Materials
- Attachment C: Public Correspondence

ATTACHMENT A

ZONING MATRIX

ADDRESS: 175 DeWindt Road

CASE NO: 25-14-V2

ZONING: R-2

ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (3)
Min. Lot Size	24,000 SF	17,073.42 SF	N/A	N/A	EXISTING NONCONFORMING
Min. Average Lot Width	100 FT	91 FT (1)	N/A	N/A	EXISTING NONCONFORMING
Min. Lot Depth	200 FT	187.62 FT (1)	N/A	N/A	EXISTING NONCONFORMING
Max. Roofed Lot Coverage	4,268.36 SF (1)	3,431.52 SF	3,431.52 SF	0 SF	OK
Max. Gross Floor Area	5,808.84 SF (2)	6,033.09 SF	6,830.49 SF	797.4 SF	1,021.65 SF (17.59%) VARIATION
Max. Impermeable Lot Coverage	8,536.71 SF (1)	7,478 SF	7,478 SF	0 SF	OK
Min. Front Yard (West)	50 FT	25.03 FT	25.03 FT	0 SF	24.97 FEET (49.94%) VARIATION
Min. Side Yard (South)	9.1 FT	11.9 FT	11.9 FT	0 SF	OK
Min. Total Side Yards	22.75 FT	26.12 FT	26.12 FT	0 FT	OK
Min. Rear Yard (East)	25 FT	89 FT	89 FT	0 FT	OK

NOTES:

(1) Based on net lot area of 17,073.42 s.f. Gross lot area is 22,479 s.f. Area of "flagpole" portion of the lot and private road easement are excluded from the lot area for zoning purposes.

(2) Based on Zoning Ordinance provision that any flag lot in existence before October 7,1997, shall not be allowed less than 85% of the maximum permitted GFA computed by using a lot area that includes both the "flagpole" and "flag" portions of the lot.

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

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. _____

Property Information

Site Address: 175 DEWINDT

Owner Information

Name: EMILY & JOHN THOMAS

Primary Contact: SCOTT WALKER

Address: SAME

Phone No. 

City, State, ZIP: WINNETKA

Email: _____

Date property acquired by owner: _____

Architect Information

Name: HEAVY RICE

Attorney Information

Primary Contact: SCOTT WALKER

Name: _____

Address: 

Primary Contact: _____

City, State, ZIP: WINNETKA

Address: _____

Phone No. 

City, State, Zip: _____

Email: 


Phone No. _____

Email: _____

Nature of any restrictions on property: _____

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

REQUEST TO BUILD A SECOND FLOOR ON TOP OF EXISTING ONE
STORY GARAGE. FLAG LOT MAKES THE ORIENTATION OF
THE HOUSE ODD.

Property Owner Signature: 

Date: 5.2.25

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

CHRISTOPHER S. CANNING

DIRECT DIAL NUMBER

██████████
chris@canninglegal.com

September 26, 2025

VIA HAND DELIVERY

Matthew Bradley, Chair
Zoning Board of Appeals
Village of Winnetka
c/o Ann Klaassen
Assistant Director of Community Development
Village of Winnetka
510 Green Bay Road
Winnetka, IL 60093

Re: Request for Variations at 175 DeWindt Road.

Dear Chairperson Bradley and Members of the Zoning Board:

I am writing on behalf of Emily and John Thomas (“Emily and John”) the owners of 175 DeWindt Road regarding their application for a front yard setback variation and a Gross Floor Area variation to permit a second-floor addition. 175 DeWindt Road is a legal nonconforming flag-shaped lot under that Zoning Ordinance. The proposed addition will not change the existing nonconforming front yard setback. The proposed addition will increase the Gross Floor Area but will not change the impervious coverage on the lot.

I. 175 DeWindt Road.

175 DeWindt Road is located within the R-2 Residential Zoning District. The lot is surrounded by single-family homes in the same zoning district. The existing lot is legally nonconforming. It is 17,073.24 square feet in net lot area, less than the minimum required lot area in the R-2 District of 24,000 square feet. Please note that the area of the “flagpole” portion of the lot and the area of the private road easement are excluded from the lot area for zoning purposes. The lot is also nonconforming in two other respects. The lot has an average lot width

of 91', while the minimum required average lot width in the R-2 District is 100'. The lot also has a lot depth of 187.62', while the minimum required lot depth in the R-2 District is 200'.

II. **The proposed addition.**

The current home at 175 DeWindt Road was built in 1960 as a single-story home. Due to its location in the floodplain, the home was built on a slab without a basement. In 1997, the then owner applied for variations to construct a second-floor addition that would encroach into the required front yard setback and south side yard setback. The side yard setback was approved but the front yard setback was not. Thereafter, the second-floor addition was built. The prior owners used the garage "as a storage room and gym space because they did not have a basement." (See letter from Mawicke Group attached as Exhibit A). Emily and John purchased the home in 2021. They use the garage for their vehicles.

Emily and John seek to construct a second-floor addition. The new addition is proposed to be located above the existing attached garage on the west side of existing residence. The addition is 30'x 26.58 (797.40 sq. ft.). The proposed addition maintains the existing setback on the west and south facades of the home. To put it another way, the proposed addition does not encroach any further into the front yard (west) setback than the existing west side facade. By building over the existing garage, the proposed addition does not add any additional impervious lot coverage. To the extent that there are neighbor concerns about "storm-water implications" the proposed addition will have no impact.

Emily and John seek two variations to construct the addition. First, Emily and John seek a Gross Floor Area variation. The current home contains 6,033.90 square feet of GFA, exceeding the maximum permitted GFA by 224.25 square feet. The net increase in GFA with the proposed addition results in a variation of 1,021.65 sq. ft. It must be noted that when the current second floor addition was added in 1997, there was no variation sought for GFA so presumably, the amount of GFA added was conforming to the Zoning Ordinance at the time. Since 1997, the Zoning Ordinance has changed and now the current amount of GFA is nonconforming. This nonconformity was not created by any action by Emily and John. It should also be noted that if Emily and John could utilize the full square footage of their lot, the GFA would be conforming, and no variation would be necessary.

The second variation request is for the Front Yard Setback. Despite having a DeWindt Road address, the front yard of the home is the west side of the home. The existing home constructed in 1960 has a legally nonconforming front yard setback on the west side of 25.03 feet, encroaching into the minimum required setback of 50 feet by 24.97 feet. The proposed addition does not encroach any further into the front yard setback. In fact, the addition is set back 33' for the west lot line, 8' less than the west wall of the garage.

The front yard of the home being the west side of the home has created confusion for neighbors. In a letter dated July 30, 2025, Amy Burke, President of the DeWindt Road Association wrote concerning the front yard setback that "neighbors cannot evaluate visual impact, emergency-vehicle access or potential precedent for future encroachments." Burke added "DeWindt Road lots are unusually deep, and the 50-ft setback has preserved the street's spacious

park-like setting for decades.” In a typical grid-like neighborhood, the front yard of the home faces the street, and all homes maintain the same setback creating an open vista as one looks at length of the street. If one seeks a front yard setback to encroach into that setback, they are in effect “borrowing from the street” and that encroachment impacts the views of all the neighbors. Here, Emily and John are not “borrowing” from DeWindt Road. The proposed addition will not be any closer to DeWindt Road than the current home. The proposed addition will have no impact on emergency vehicle access, nor will it have any impact on the “spacious, park-like setting” of DeWindt Road.

In addition to seeking variations for the second-floor addition, John and Emily have applied for a separate building permit to add an in-ground swimming pool and spa. The proposed pool and spa will be conforming as to setbacks and Impervious Lot Coverage. The proposed pool and spa will not add any additional GFA and therefore, no variations are sought for the pool and spa.

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.*

Emily and John’s requests for variations meets with each of these standards:

Emily and John do not believe that their property will yield a reasonable return if the variations are denied. They were able to purchase the home at a reduced price in large part due to the lack of a basement and storage. As detailed in the attached letter from the Mawicke Group, the prior owner had to reduce the asking price four times due to the lack of a basement. As Ms. Mawicke states “basements and ample storage are key desires for homes on the North Shore.” She added that “the fact that there was no basement/lower level was in our minds the sole reason this property did not move in a timely fashion like everything else around it on the market.” The lack of a basement or storage still exist today and that deficiency drives Emily and John’s request. Seeing that the prior owners did not realize a reasonable return in the very active Pandemic real estate market of 2021 when 340 homes were sold in Winnetka, Emily and John believe that the additional space will permit them to realize a reasonable return.

John and Emily considered several alternatives to alleviate the lack of basement and storage, but each alternative would result in one or more variations. Emily and John considered an addition off the back of the home (east). The three possible locations were: off the office, off the family room, and off the kitchen. An addition to the east would increase Lot Coverage and Impervious Lot Coverage. The Impervious Lot Coverage could impact storm water management. Emily and John also considered adding a third bay to the existing two car garage (on the west side). This alternative was rejected since it would encroach even further into the front yard setback and add Lot Coverage and Impervious Lot Coverage. Finally, Emily and John considered digging below the existing two car garage to create a basement. This alternative was rejected because there was not a permissible location to install a staircase going down into the basement, creating access issues. There were also a myriad of engineering issues that would result from attempting to put the basement in a floodplain. These issues were cost-prohibitive and unlikely to result in a reasonable return on their investment in the basement. After thoroughly evaluating the options above, Emily and John believe an addition above the existing two-car garage is the best option. The proposed addition above the existing two-car garage will be accessible via an existing staircase. The proposed addition will be in the Tudor style, matching the current style of the home and other homes around it. Recognizing the problems in the neighborhood with heavy rains and the tireless work of the Village, with the critical input of the DeWindt Road Association, a to mitigate these issues through the project at Skokie Playfield and upcoming stormwater projects in the neighborhood, it is important to Emily and John that the proposal does *not* increase Lot Coverage or add more Impervious Lot Coverage as the other options might.

Emily and John's situation was not created by them but due to unique conditions. John and Emily did not create the flag-shaped lot. Due to the configuration of the lot, the west side of the home serves as the front yard, not the north side of the home. As a result, no addition of any size can be made to the west side of the home since the home is already encroaching into the front yard setback. Similarly, Emily and John did not create the existing nonconforming GFA. Presumably the GFA results from a change in the Zoning Ordinance decades before they bought the home. The flag shaped lot penalizes Emily and John. If Emily and John could utilize the full square footage of their lot, the GFA would be conforming, and no variation would be necessary.

This request for variations will not alter the essential character of the neighborhood. The proposed addition does not encroach any further into the front yard setback than the existing home. Moreover, the addition will be more than 150' from DeWindt Road thereby not having any impact on the look and feel of the park-like setting of DeWindt Road.

If the Zoning Board grants the requested variations, there will be no impact on the supply of light and air to adjacent properties. The proposed height of the addition meets the requirements of the Zoning Ordinance. The windows of the addition will be the same height as the existing windows of the home for a consistent look. The windows of the addition will be in

line with the western portion of the rear yard of 130 Evergreen Lane and more than 100' from the rear of the home.

If the Zoning Board grants the requested variations, there will be no increase in the hazard from fire or other types of damage. In fact, by not adding Impervious Lot Coverage, the addition will not exacerbate the already problematic flooding situation in the neighborhood.


If the Zoning Board grants the requested variations, there will be no diminishment in the taxable value of land and building throughout the Village. In fact, Emily and John desire to add to the taxable value of land and buildings in the Village with this addition.

If the Zoning Board grants the requested variations, there will be no material increase in traffic or congestion on Village streets. To the extent that there are concerns about construction traffic, for the prior projects at the home, contractors have utilized Emily and John's driveway and have tried to avoid parking on DeWindt Road. Emily and John expect that this practice will continue with this project.

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. As discussed above, Emily and John considered several alternative locations for the addition but recognizing that the home is located in the flood plain, they took steps to avoid adding any Impervious Lot Coverage that might contribute to flooding in the neighborhood.

Since the proposed variations meet the standards of review, Emily and John ask that the Zoning Board recommend approval of their requested variations. We look forward to the opportunity to appear at the Public Hearing on the application and answer any questions the Zoning Board may have. Thank you for your consideration of this request.

Very truly yours,

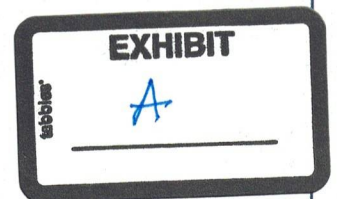
A black rectangular redaction box covering the signature of Christopher S. Canning.

Christopher S. Canning

To Whom It May Concern regarding 175 DeWindt Rd. Winnetka -

The Mawicke Group was the listing agent for this property. We originally listed the property in February of 2021 starting at \$2, 599,000. The property was not an easy sell for many buyers because it does not have a basement. We did countless showings over the course of 200 plus days and the home had 4 price reductions (which was unheard of in the strong seller's market of 2021) because it did not have a basement. We had buyers come back many times who loved the home but could not get past the fact that there was not a basement or storage. Our current sellers at the time were using the garage as a storage room and gym space because they did not have a basement. It was a major hindrance and sticking point with potential buyers that they simply could not get over enough to submit an offer. Basements and ample storage are key desires for homes on the North Shore.

The fact that there was no basement/lower level was in our minds the sole reason this property did not move in a timely fashion like everything else around it on the market. The home ended up selling in August 2021 for around \$425,000 from the original list price - no basement and no storage.



MEGAN MAWICKE BRADLEY // 312-307-1157 // MMAWICKE@ATPROPERTIES.COM

175 DEWINDI

146.04

SHED

PROPOSED SECOND FLOOR ADDITION

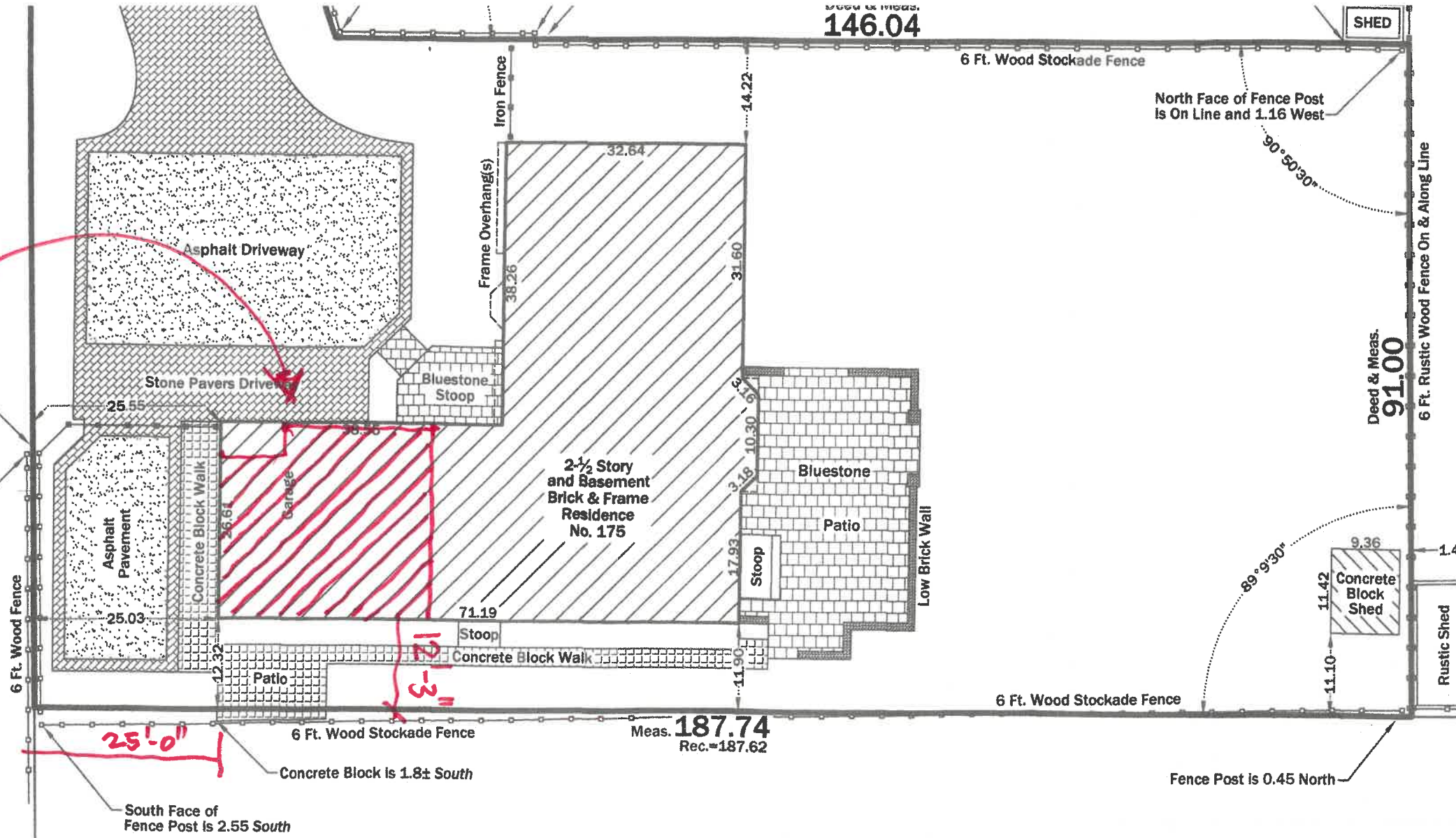
Fence Post is 0.52 East

East Face of Fence Post is On Line

North Face of Fence Post is On Line and 1.16 West

Deed & Meas. 91.00

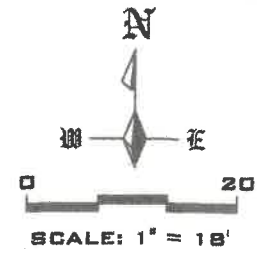
6 Ft. Rustic Wood Fence On & Along Line



ORDERED FOR: COLE STREMMEL, ATT.
 JOB: MORTGAGE / SALE
 DATE: 10-8-21
 EXPIRY DATE: 10-12-21
 ATB: BOND & PDF

Attention hereon is not sufficient nor guaranteed
 construction, unless property corners noted.
 Distances and angles may not be assumed by scaling.
 Distances noted hereon are in feet and decimals.
 Refer to Deeds & Easements per title, if provided.
 Verify all points on ground prior to construction.

PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
 ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

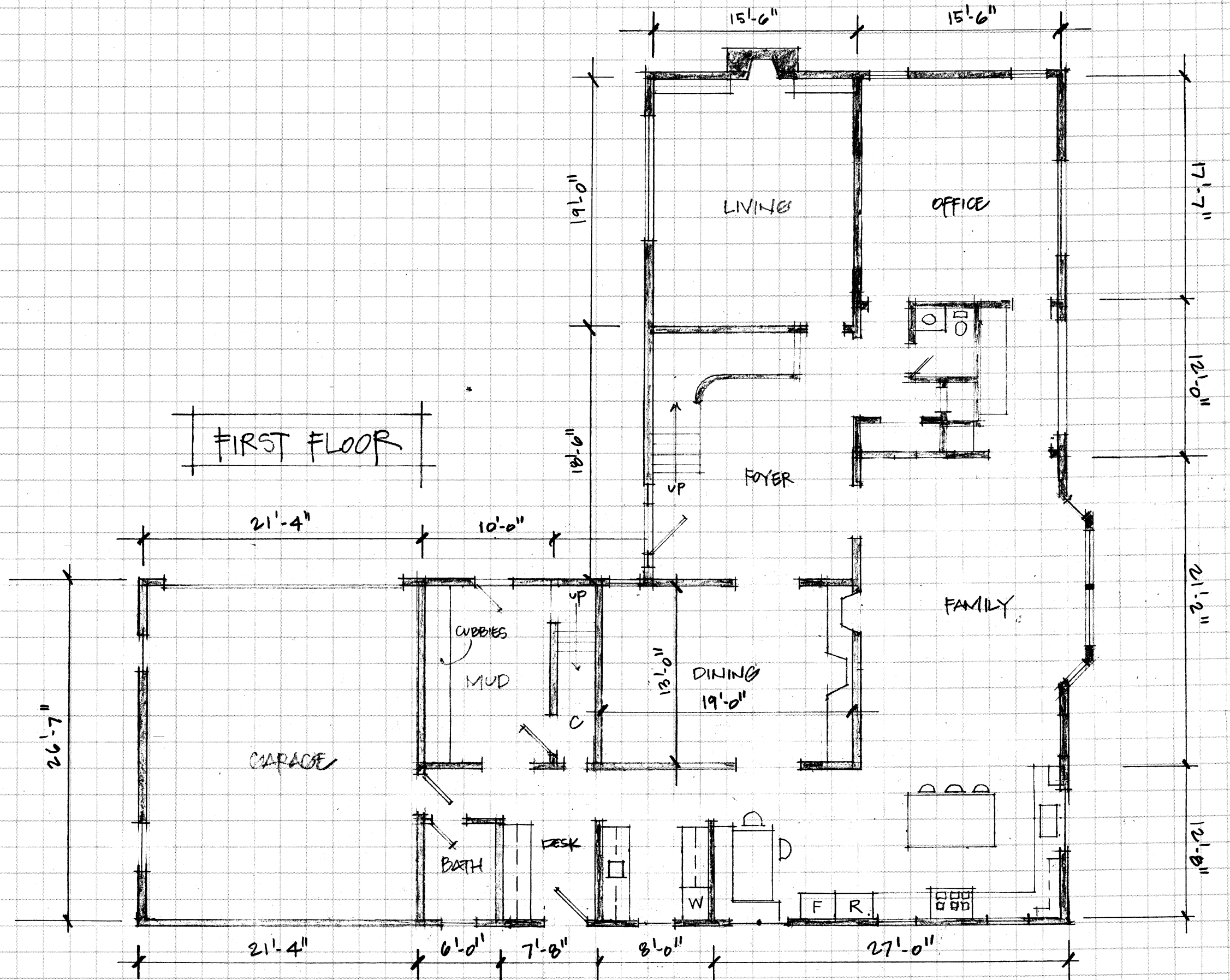


State of Illinois }
 County of Cook } SS

WE, North Shore
 as described in the a
 surveys and that the

DATE

NORTH SHORE SURVEY, LTD.
 436 CATALPA LANE, LIBERTYVILLE, ILLINOIS 60048
 (847) 446-6510 NORTHSHORESURVEY@GMAIL.COM
 PROFESSIONAL DESIGN FIRM No. 184.006982



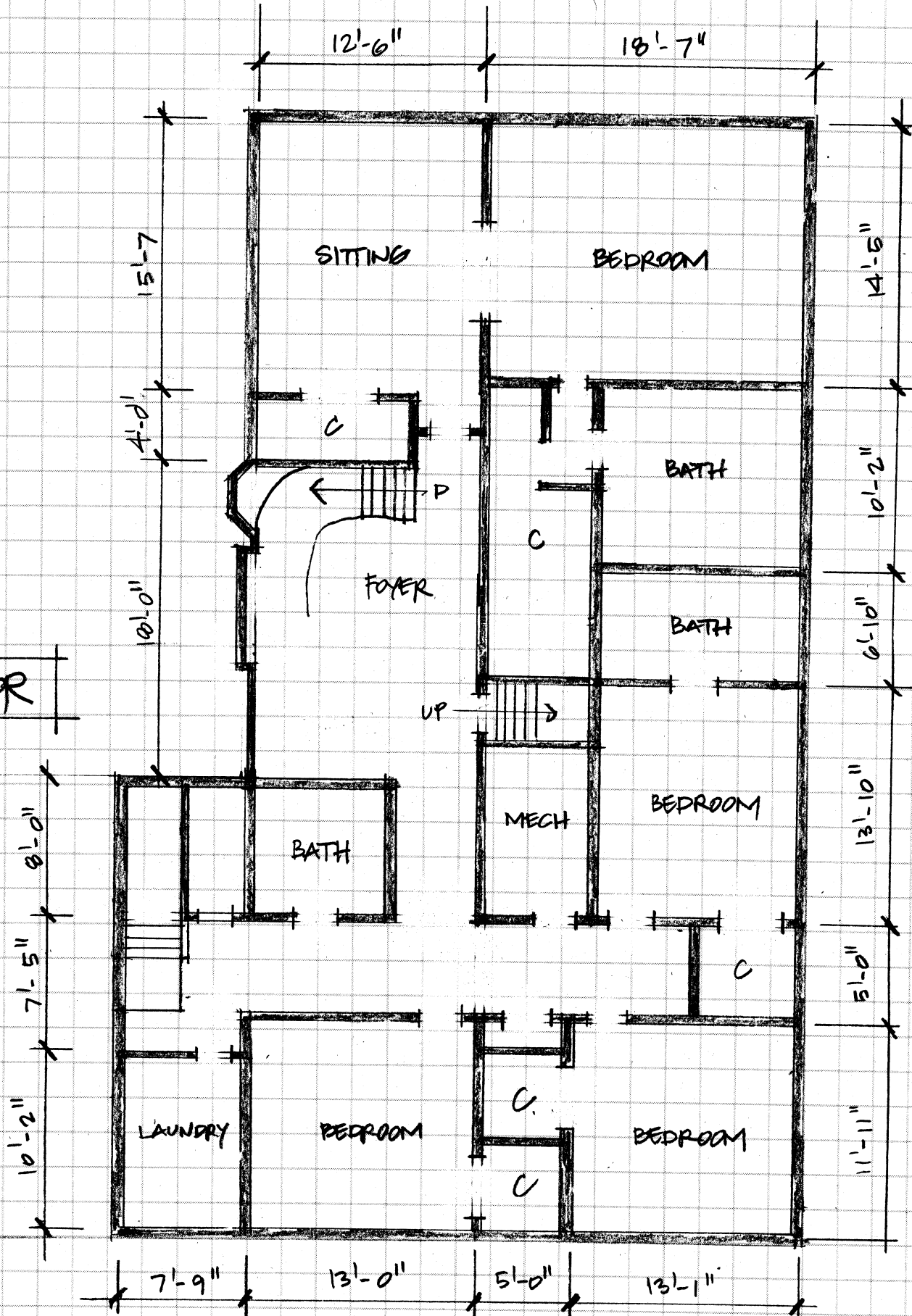
6.24.25
1/8" SCALE

■	MCMURRAY INC.	■
THOMAS RES		
175 DEWINDT		
WINNETKA		

PROPOSED
2ND FLR
ADDITION

ONE STORY
GARAGE
BELOW

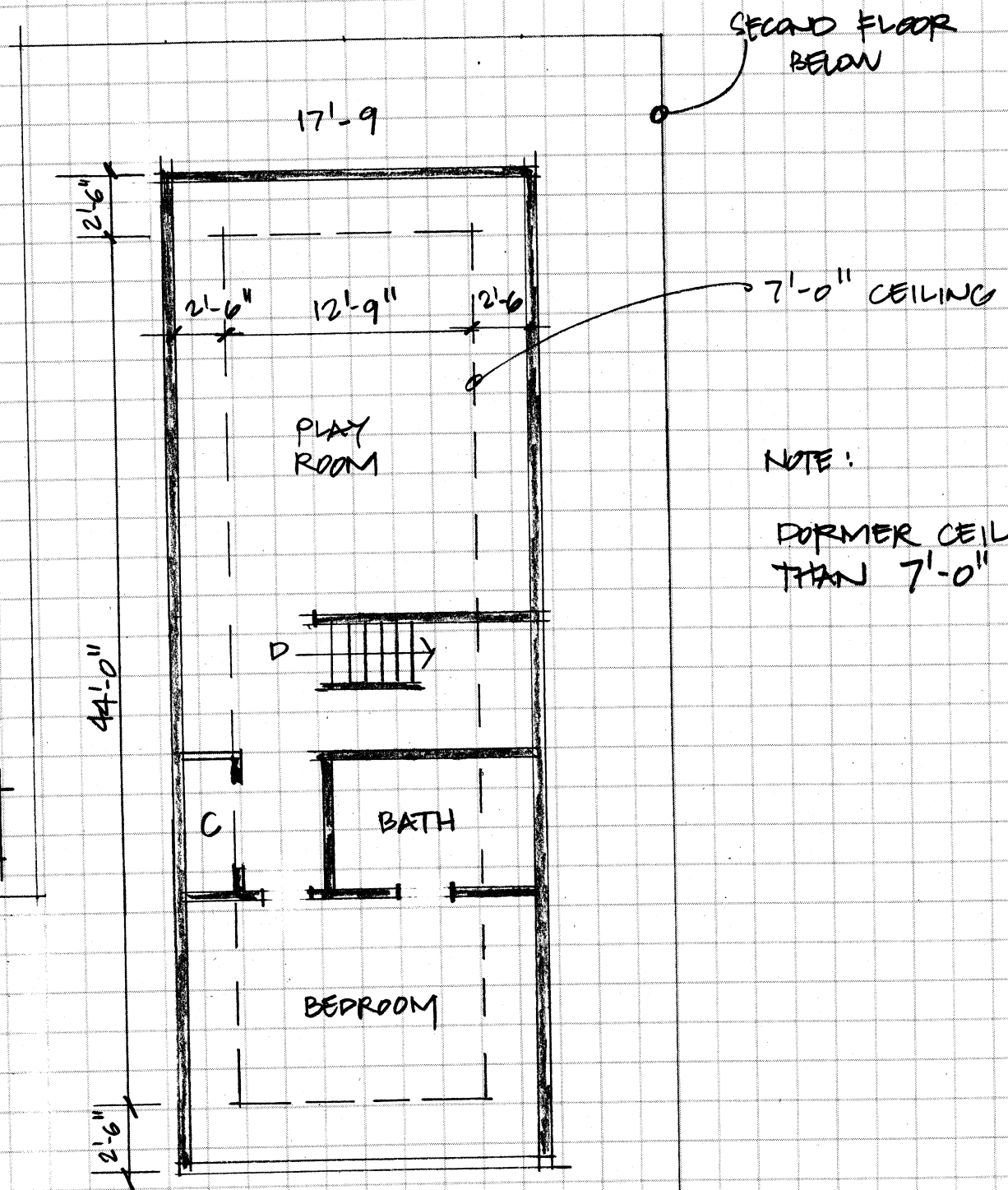
EXISTING
SECOND FLOOR



6.24.25
1/8" SCALE

■ MCMURRAY INC. ■
THOMAS RES
175 DEWINDT
WINNETKA

BRD FLOOR



SECOND FLOOR BELOW

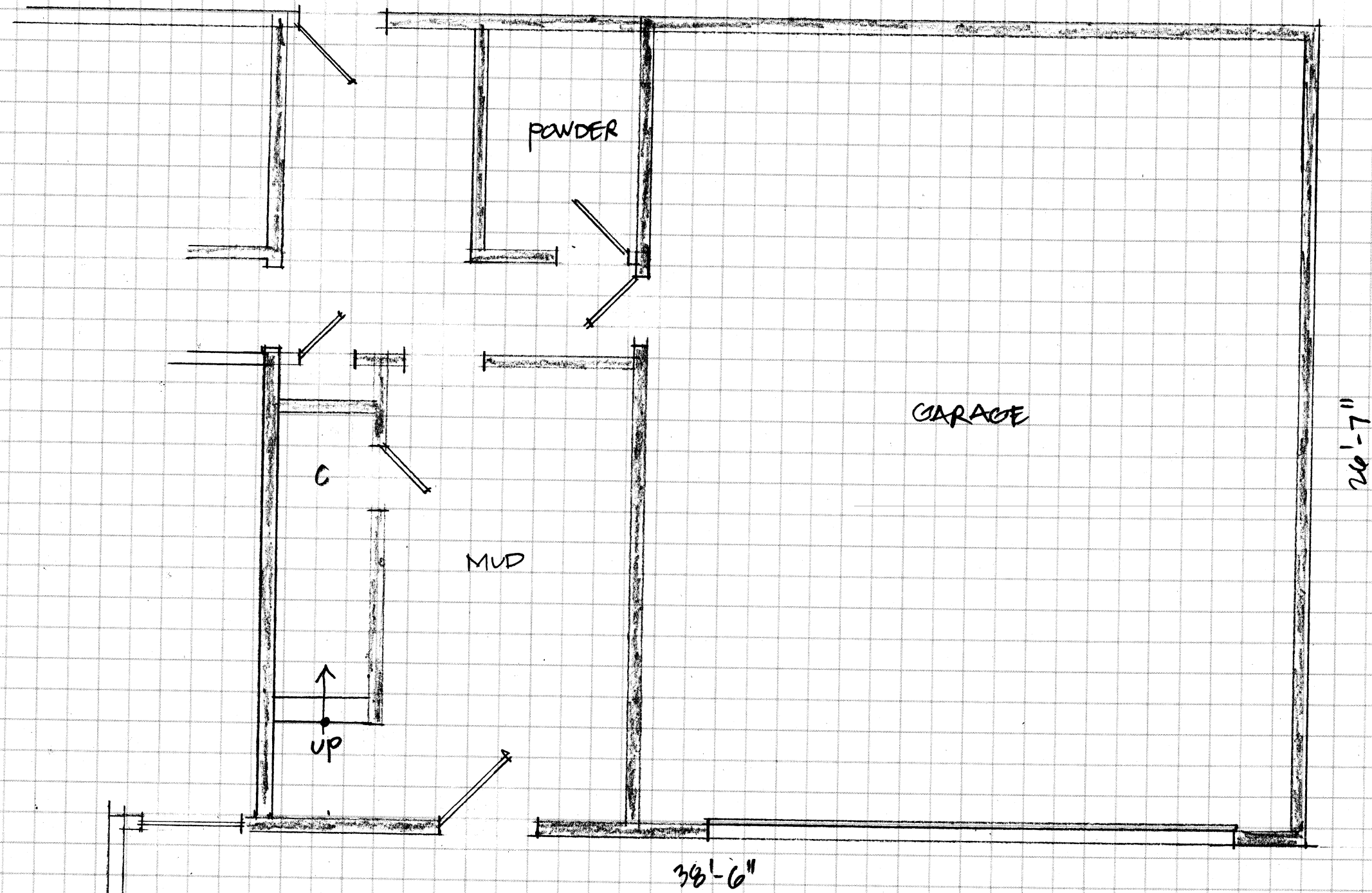
7'-0" CEILING

NOTE:

DORMER CEILINGS LESS THAN 7'-0"

6.24.25 1/8"

■	MCMURRAY INC.	■
THOMAS RES		
175 DEWINDT		
WINNETKA		





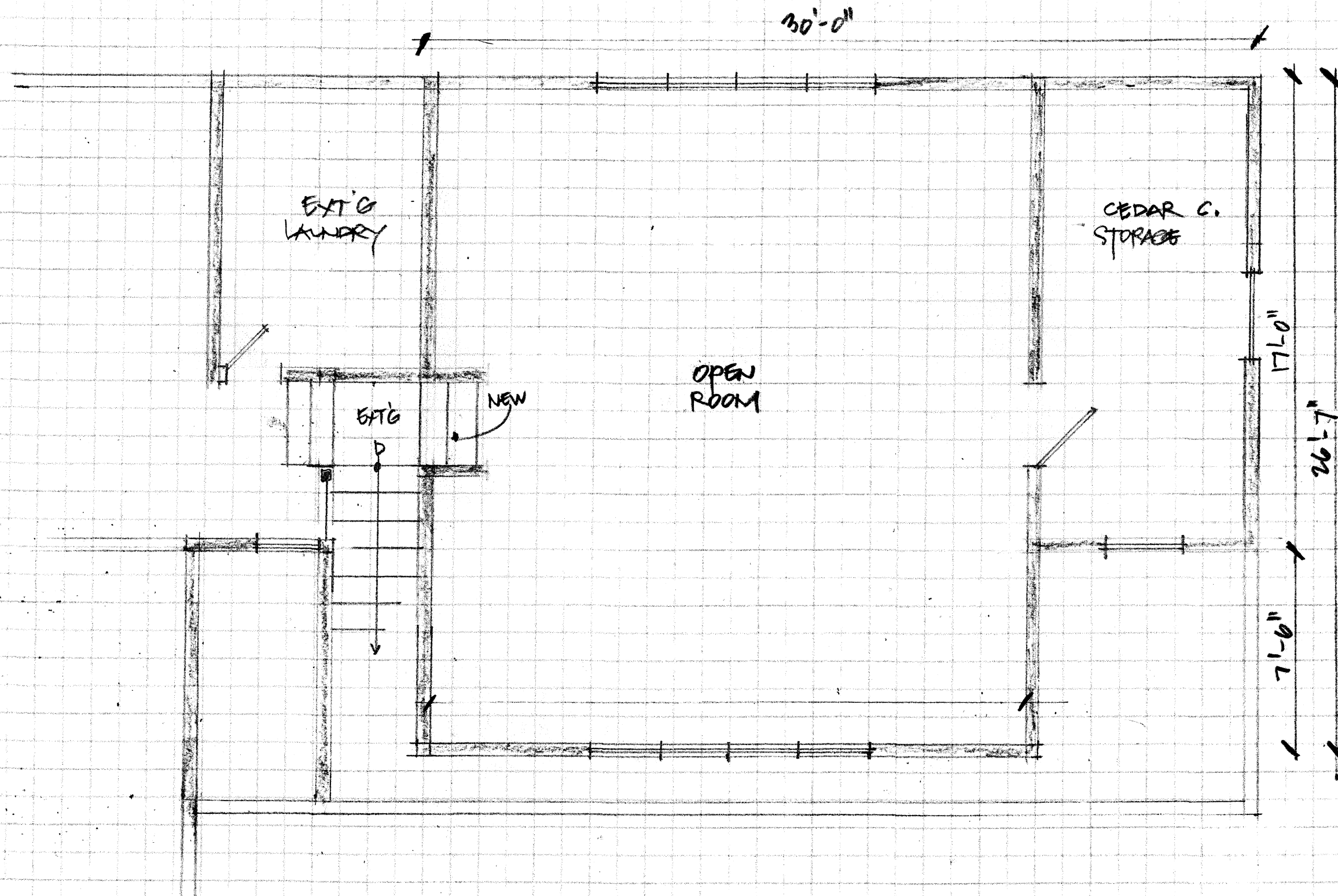
PARTIAL 1ST FLOOR

EXISTING

NO WORK



 MCMURRAY INC. 
THOMAS RES 175 DEWINDT WINNETKA

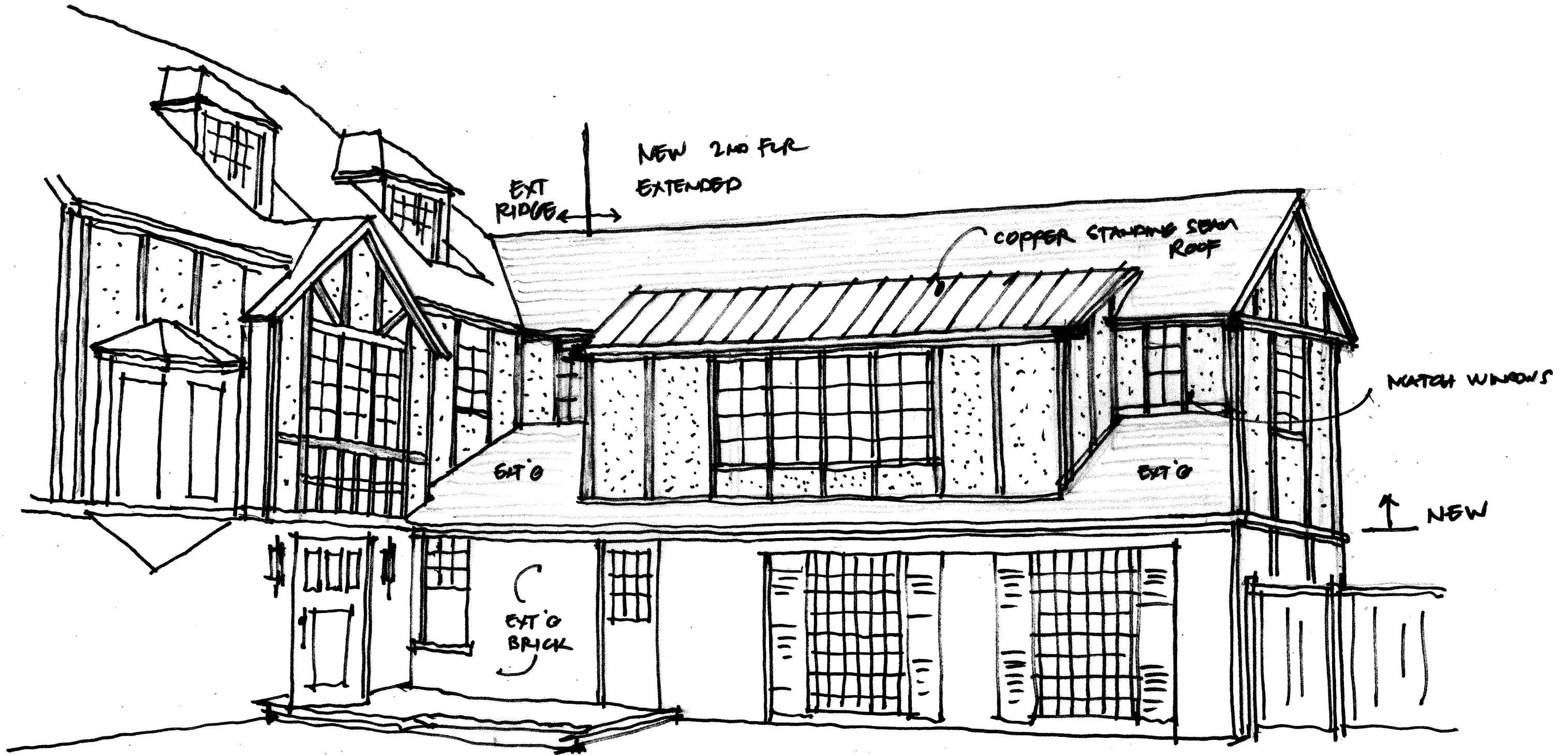


4.22



MCMURRAY INC.
THOMAS REC 175 DEWINDT WINNETKA





THOMAS RESIDENCE

175 DEWINDT
WINNETKA

GARAGE 2ND FLR ADD'T

- FIRST FLOOR EXT
- MATCH SNGCO
- MATCH ROOF



8'-0"

1'-9"

8'-0"

NEW SHED DORMER

NEW ADDITION

COULD VAULT

SUSCO TO MATCH

NEW

FRONT DR

EXIT GARAGE

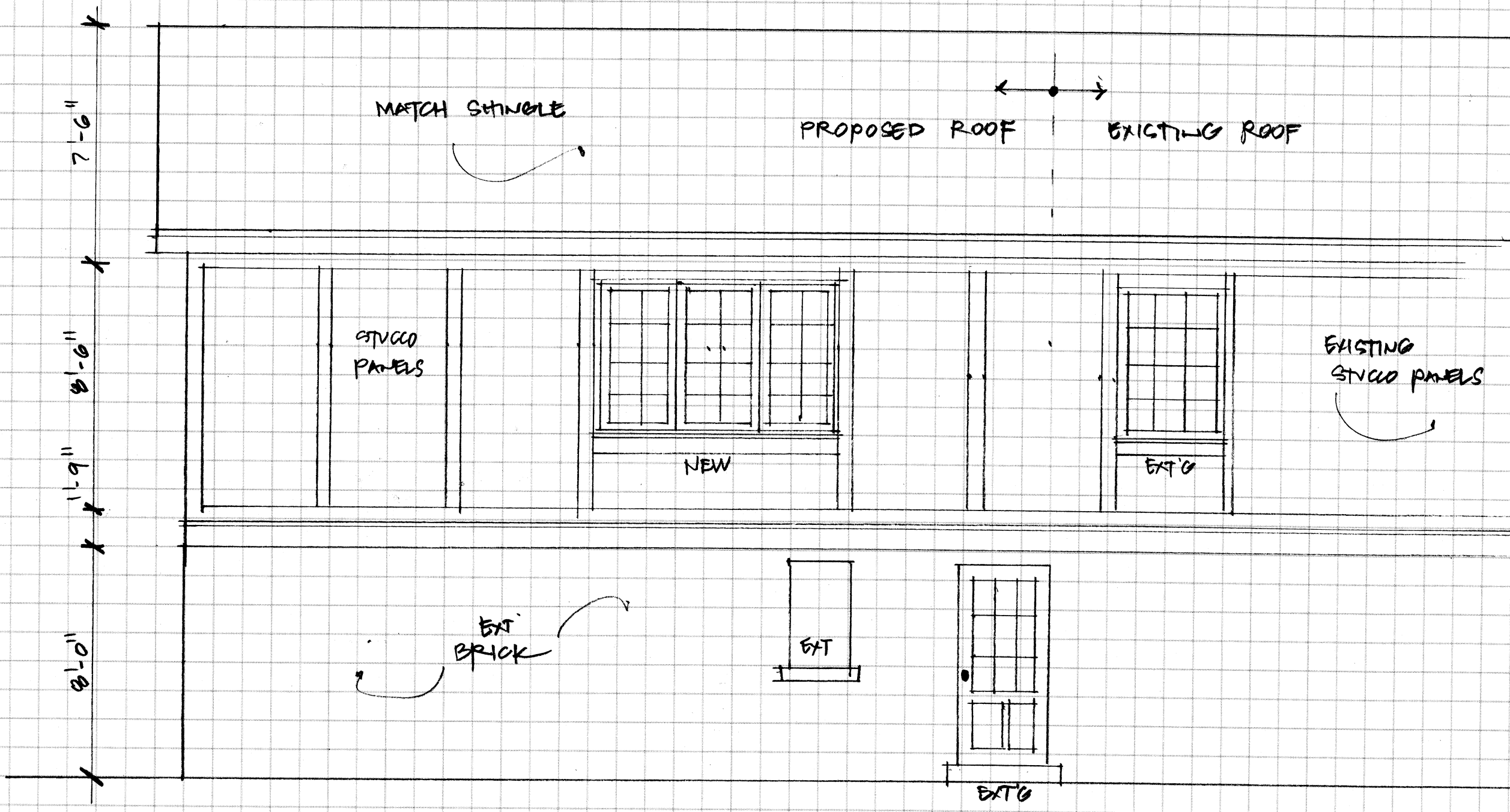
PROPOSED

PARTIAL WEST

4.22.25

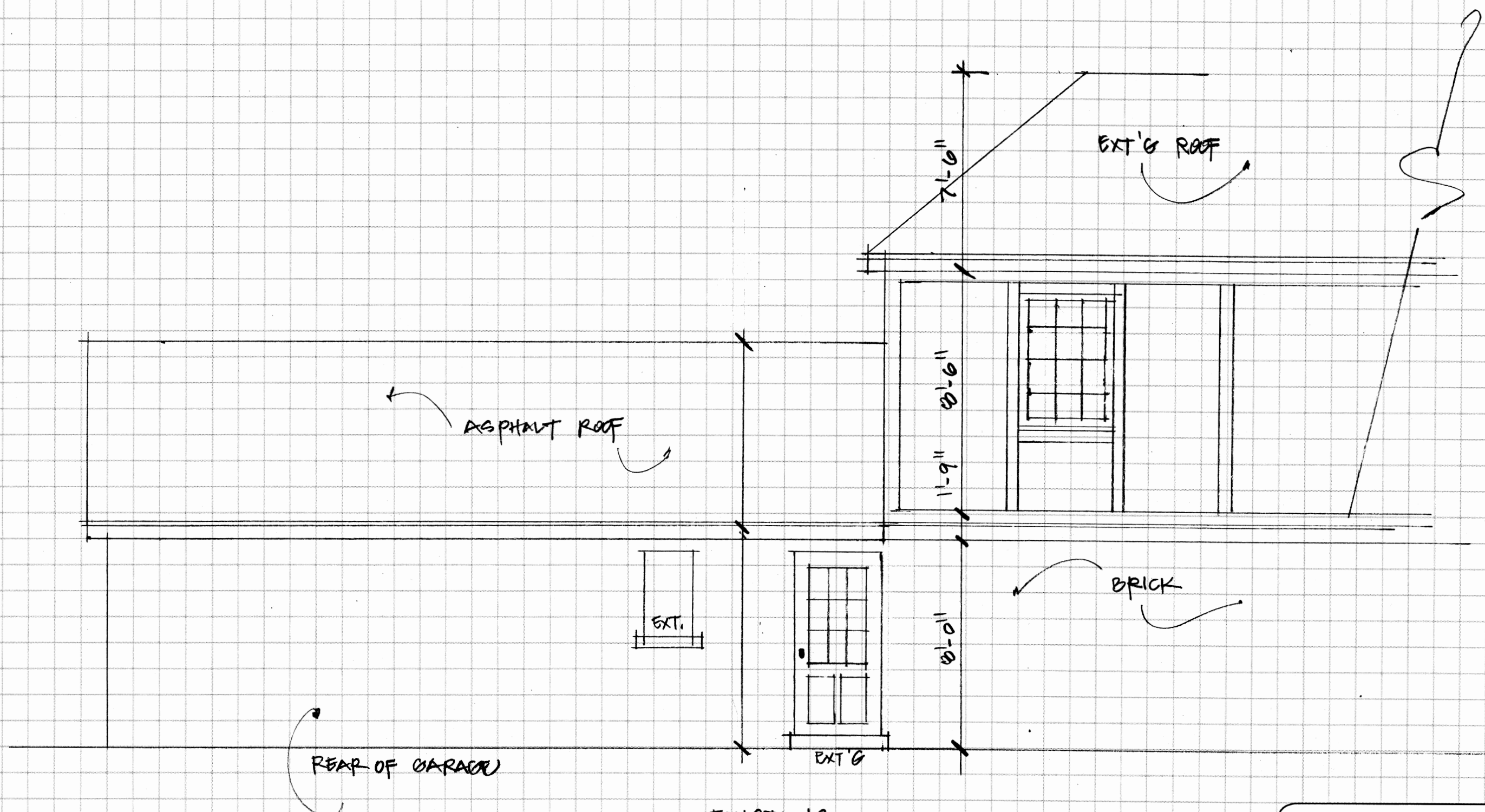
MCMURRAY INC.

THOMAS RES
175 DEWINDT
WINNETKA



PROPOSED
PARTIAL SOUTH

■ MCMURRAY INC. ■
THOMAS RES. 175 DEWINDT WINNETKA



EXISTING
 PARTIAL SOUTH

■ McMURRAY INC. ■

THOMAS RES
 175 DEWINDT
 WINNETKA

→ MATCH RIDGE FOR NEW ADDITION

T/ RIDGES 26'-0"

ASPHALT ROOF

COPPER ROOF

MATCH EXT'G EAST

EXT'G

STUCCO TO MATCH

DR

MUD ROOM

EXT'G GARAGE DOORS

7'-0"

8'-6"

11'-9"

8'-0"

4 22 25

PROPOSED

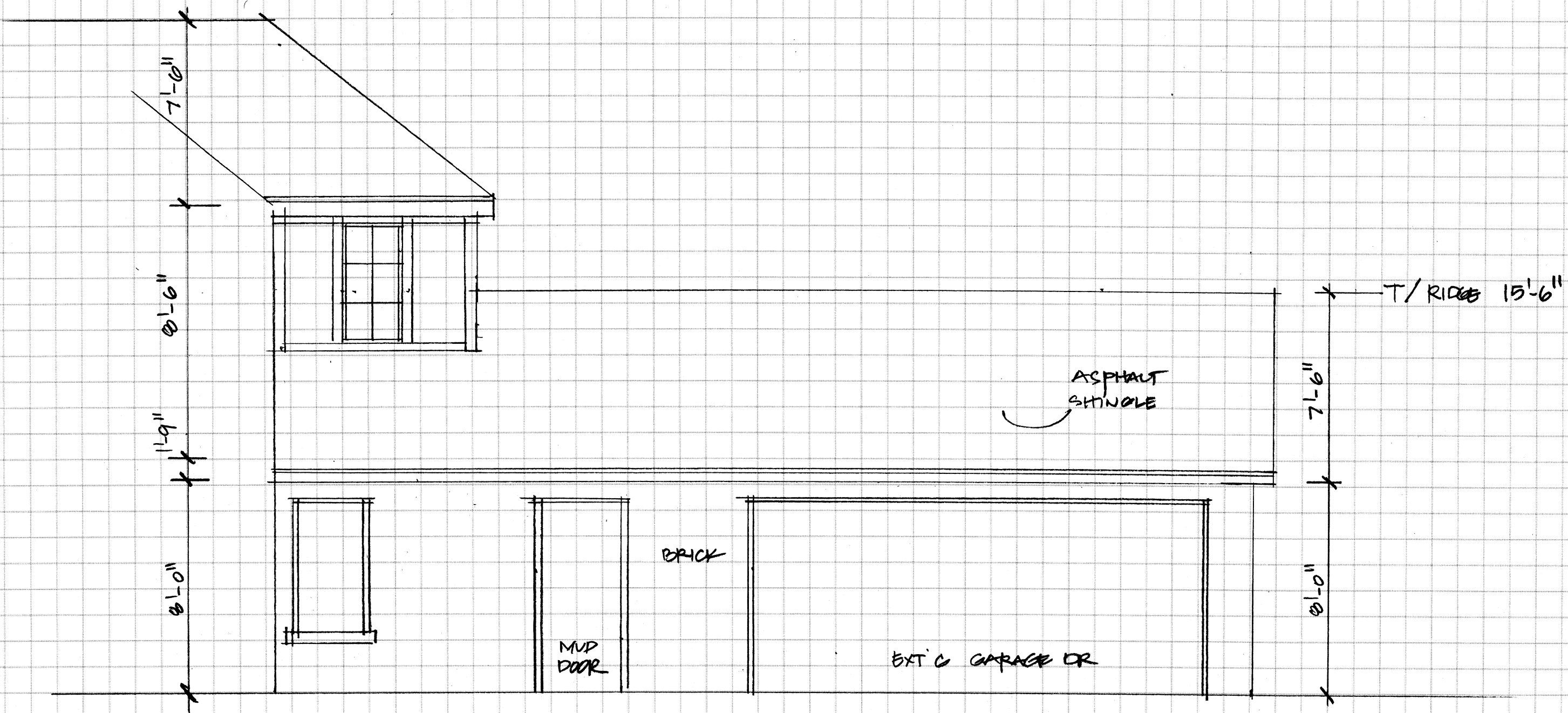
PARTIAL NORTH

■ McMurray Inc. ■

THOMAS RES

175 DEWINDT

WINNETKA



EXISTING
 PARTIAL NORTH

■	MCMURRAY INC.	■
THOMAS RES		
175 DEWINDT		
WINNETKA		





ATTACHMENT C

From: [REDACTED]
To: [Planning](#)
Cc: [REDACTED]
Subject: Case No 25-14-V2
Date: Tuesday, August 5, 2025 9:14:45 PM
Attachments: [DWA.pdf](#)

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.

As the President of the DeWindt Road Association, I am writing on behalf of the Association, which is a neighborhood association established to manage issues related to DeWindt Road, a private street within the Village of Winnetka, and its residents.

I've attached the response to the recent Notice of Winnetka Zoning Board appeal regarding the above case number.

A subset of the Association will plan to be at the public hearing on Aug 11th but we wish to provide this testimony / comment prior to the meeting.

Respectively submitted,

Amy P Burke
[REDACTED]

July 30, 2025

Via E-Mail and U.S. Mail

Village of Winnetka—Community Development Department
Building & Zoning Division
510 Green Bay Road
Winnetka, IL 60093

Re: Case No. 25-14-V2 – 175 DeWindt Road (Request for Front-Yard-Setback & Gross-Floor-Area Variations)

Dear Chairperson and Members of the Zoning Board of Appeals:

I serve as President of the DeWindt Road Association (“DRA”), the homeowners’ organization responsible for safeguarding the character, safety, and shared infrastructure of our private street. A number of residents have asked me to convey their concerns regarding the above-referenced variance petition. Although this letter does not purport to speak for every member of the DRA, it reflects the position of a significant group of homeowners who will be most directly affected by the requested relief.

1. Front-Yard-Setback Variation (Request #1)

- **Lack of quantifiable detail.** The application does not state the precise setback proposed (only that it will be “less than” the 50-ft minimum). Without an exact dimension, neighbors cannot meaningfully evaluate visual impact, emergency-vehicle access, or potential precedent for future encroachments.
- **Cumulative precedent.** DeWindt Road lots are unusually deep, and the 50-ft setback has preserved the street’s spacious, park-like setting for decades. Granting an open-ended reduction will invite similar requests from other properties, incrementally eroding neighborhood character.

2. Gross-Floor-Area (GFA) Variation (Request #2)

- **Incomplete calculations.** Neither the application nor its exhibits reconcile the proposed GFA with the Village’s R-1 zoning formula. Without a clear table of existing vs. proposed floor area, it is impossible to verify hardship.
- **Storm-water implications.** This is a major concern. Increased bulk typically triggers larger roof area and impervious surface, **exacerbating runoff onto DeWindt Road, which**

lacks public storm-sewer infrastructure. Neighbors already experience ponding during heavy rain; added mass will worsen this condition unless fully mitigated.

3. Catch-All “Any Other Relief Deemed Necessary” (Request #3)

A blanket request for unspecified relief circumvents the transparency the ZBA and neighbors require. It would be helpful to have each variance should listed with: (a) the precise numerical deviation, (b) the ordinance section, and (c) the hardship claimed. Without this, it’s very difficult for us to comment.

4. Construction-Management Concerns

DeWindt Road is a narrow, private lane with limited to no public turn-around. For safety and emergency access:

1. **On-site parking only.** All contractor vehicles must be confined to the 175 DeWindt driveway or a remote staging lot; no curbside parking or idling.
2. **Hours of work.** Heavy deliveries limited to 9 a.m.–3 p.m. on weekdays to avoid school-bus and commuter traffic.

While these items are construction-phase issues rather than zoning standards, they illustrate the practical difficulties posed by a project of this scale on a constrained site.

5. Requested Action

For the reasons above, the undersigned **respectfully requests** that the Zoning Board **deny** the variance petition **unless and until** the applicant produces:

1. A fully dimensioned site plan showing the exact front-yard setback requested.
 2. A certified GFA worksheet demonstrating the minimum relief necessary.
 3. A revised application listing every ordinance section from which relief is sought, with quantified deviations and hardship statements.
 4. A construction-management plan, reviewed by Village staff, guaranteeing safe access and protection of DeWindt Road infrastructure.
-

Emily and John Thomas are valued neighbors, and we remain committed to working collaboratively toward a solution that meets their family's needs **and** upholds the standards that have long protected property values and quality of life on DeWindt Road.

Thank you for your careful consideration.

Respectfully submitted,


Amy Burke

President, DeWindt Road Association

[contact information]

DAVID & COURTNEY NELSON

130 Evergreen Lane
Winnetka, Illinois 60093



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

RE: **Contesting** Case No. 25-14-V2, 175 Dewindt Road – Residential Addition

Dear Board:

My wife and I occupy the residence at 130 Evergreen Lane. The above referenced residential address shares the Southern property line with our residence. The Residential Addition, as proposed, violates a 50' setback and introduces privacy concerns. Additionally, the current proposal shows windows on the South facing, second-level façade exacerbating such privacy concerns. This Proposed Addition would not be allowed under current zoning and as such, we respectfully request either: (1) all three of the proposed variances be denied; or (ii) provide for privacy restrictions **on title** that would forever restrict views into or out of the South-Facing, second-level façade of the Proposed Addition.

To provide the Board with visuals, attached is a satellite image of the existing conditions today (attached as Image 1). The current landscaping shown for 130 Evergreen Lane took 3 years to accomplish and provided for the mutual privacy for both residences at great consideration and cost. We worked with the Village of Winnetka Department of Planning and Engineering, the state of Illinois Department of Engineering, the U.S. Army Corps of Engineers (USACE) - Chicago District, and the Winnetka Forestry Departments. The second attached image (Image 2), shows the current plantings and that the large 20-foot trees were strategically placed to provide privacy to both residences. Such plantings required sufficient lot line set-back to accommodate such large trees in these exact locations. However, in order to comply with stringent 200-year flood water retention requirements, the landscaping set-backs had to be reduced allowing for only smaller evergreens along the entire lot line. As such, we cannot accommodate larger trees sufficient to block the proposed windows shown on the Residential Addition. It also does not appear that 175 Dewindt has sufficient lot line relief due to the existing garage to provide for similar natural plantings to mitigate the loss of privacy should the required 50-foot set-back be waived.

As an overall argument against the proposed Application, we simply ask what is the required "Hardship" identified in order to provide such variance? We have attached a Google AI report that the Board members are far better to assess than we are. (See attached, Image 3). In assessing the Hardship, we merely want to provide the Board with the following facts: The existing home was advertised by publicly available listing agents and advertised to be in excess of 6,300 square feet. The existing "garage" as labelled on plans, is actually a finished room and all parking is in the driveway with no access to a "garage" in its typical use. After a number of years on the market, the home was purchased between October 28-November 3, 2021 in its existing condition. As such, the Applicant had sufficient time to do its due-diligence and was aware of all existing conditions and current "legal, non-conforming" zoning conditions. It is our understanding that no changes have been made to underlying zoning that would create any new information from what the Applicant knew at the time of purchase. These facts and other

implied reasons for the Applicants request for zoning variance seem to fall into convenience categories or for financial gain. Without any further knowledge, it seems this cannot be granted based on simply facts.

We appreciate the Board's time in hearing our perspective and are available for any further questions and to host a tour if necessary. We will unfortunately not be able to attend the Public Hearing on Monday, August 11th but hope our absence does not negatively impact our case and request to respectively **Deny** the Applicant's request.

Sincerely,



David B. Nelson

Attachments:

- 1) Image 1 – Satellite Image of Existing Conditions Along South Lot Line of 175 Dewindt and 130 Evergreen Lane
- 2) Image 2: Current Image of 20' Tall Trees/Planting Providing for Mutual Privacy
- 3) Image 3: Source: Google AI Search

Image 1 – Satellite Image of Existing Conditions Along South Lot Line of 175 Dewindt and 130 Evergreen Lane



Image 2: Current Image of 20' Tall Trees/Planting Providing for Mutual Privacy

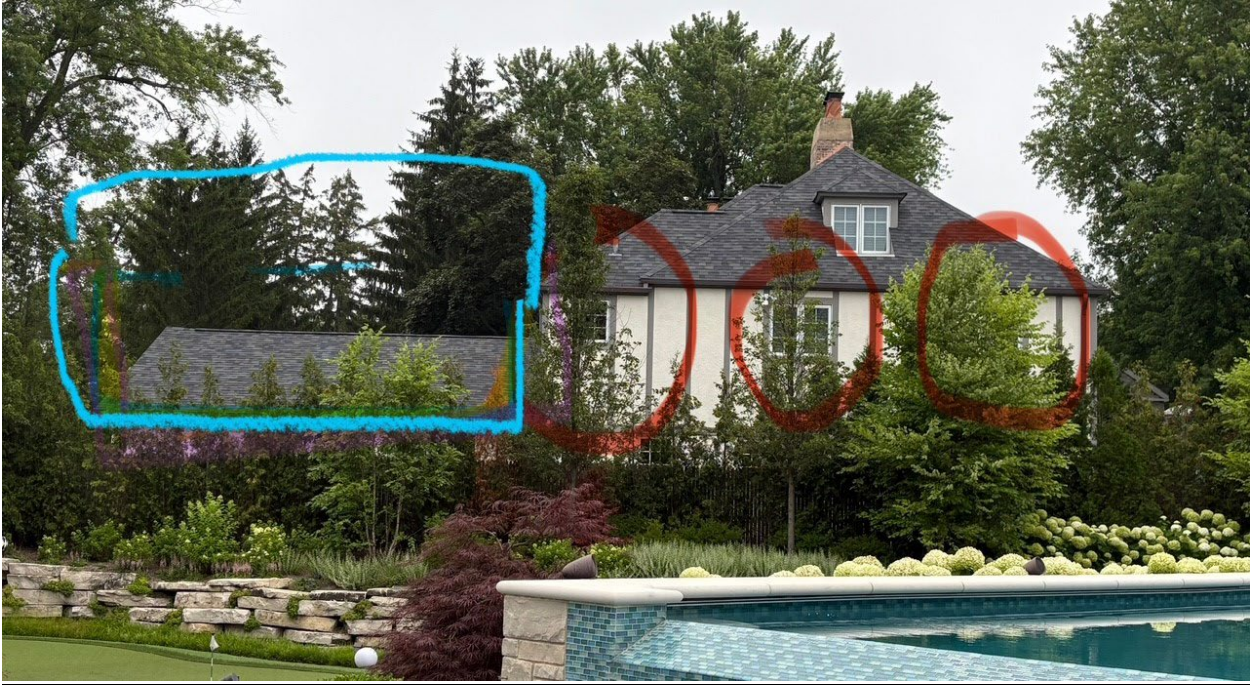


Image 3: Source: Google AI Search:

Winnetka zoning hardship requirements for obtaining a variation:

In Winnetka, Illinois, a property owner seeking a zoning variance based on hardship must demonstrate that strict adherence to zoning regulations creates a "practical difficulty or particular hardship". This burden of proof rests with the applicant.

Here are the key aspects to proving hardship for a zoning variation in Winnetka:

1. Defining "hardship"

- **Unique to the property:** The hardship must be a consequence of the specific characteristics of the property, not related to the owner's personal circumstances or a general condition shared by the neighborhood or community.
- **Not self-created:** The hardship cannot be a result of actions taken by the current or past property owner.
- **Beyond mere inconvenience:** The hardship must be more than simply a preference for a different standard or a general inconvenience.
- **Impact on reasonable return:** The property in question must be unable to yield a reasonable return if used only under the conditions allowed by the zoning district's regulations.

2. Examples of what *doesn't* constitute hardship

Winnetka's regulations specifically state that the following situations **do not** qualify as a practical difficulty or particular hardship:

- Improvements to the property's appearance or neighborhood
- Personal convenience or preference
- Making the property more readily saleable or increasing its selling price
- A family member's physical disability or handicap
- Changes in family size or age
- Lack of awareness of a zoning provision
- The existence of practical alternatives to the proposed request

- Neighbor approval of the variance request
- Hardship created by past property development
- Increased costs associated with complying with the Zoning Ordinance

3. Necessary evidence for variation requests

When applying for a variation, the Zoning Board of Appeals will require evidence that the property cannot yield a reasonable return under existing regulations, that the circumstances are unique, and that the variation will *not negatively impact* the locality's character, *adjacent properties*, fire risk, taxable value, traffic, or public welfare

**WINNETKA ZONING BOARD OF APPEALS MEETING MINUTES
OCTOBER 13, 2025**

Zoning Board Members Present: Matt Bradley, Chairman
Mark Haller
Lynn Hanley
Kathryn Leister
Mike Nielsen
Michael Ritter

Zoning Board Members Absent: Todd Vender

Village Staff: Steve Mangum, Director of Community Development
Ann Klaassen, Assistant Director of Community
Development

Continued Cases:

a. **Case No. 25-14-V2: 175 DeWindt Road:** An application seeking approval of zoning variations to allow construction of a second-floor addition to the existing residence at 175 DeWindt Road. The requested variations would permit the proposed improvements to (i) exceed the maximum permitted gross floor area; and (ii) provide less than the minimum required front yard setback from the west property line. The Village Council has final jurisdiction on this request. At the August 11, 2025, Zoning Board of Appeals meeting, at the request of the Applicant, the Zoning Board of Appeals continued this item to the October 13, 2025, meeting.

Ms. Klaassen noted although the request had been continued, discussion has not been opened until this meeting. She identified the property location, zoning classification and size along with site photos containing the proposed addition. Ms. Klaassen summarized the two variations for front yard setback and GFA requested by the applicant in connection with the proposed addition. She then identified the proposed building elevations and noted public correspondence was received regarding the request and provided to the ZBA. Ms. Klaassen stated following the applicant's presentation, public comment and Board discussion, a Board Member may make a motion to either continue the matter to a date specific to address any questions or concerns or consider a motion recommending approval or denial with a draft motion included on page 13 of the agenda packet. She then asked if there were any questions.

Ms. Hanley stated the packet of materials indicate for the 1997 addition, the applicant was denied the front yard setback and asked if the proposed addition would be in the same location. Ms. Klaassen responded it must have been and identified the 50-foot front yard setback. No additional questions were raised at this time.

Chairman Bradley swore in those speaking to this matter. Christopher Canning, 1000 Skokie Blvd., Wilmette, introduced himself along with the property owners, Emily and John Thomas, Scott Walker, the builder, and Healy Rice, the architect. He stated the GFA and front yard setback variations are being requested for the flag lot which originally contained a ranch home and described the subsequent additions which conformed to GFA requirements in 1997. Mr. Canning stated the applicants purchased the home in 2021 and noticed the garage was being used for storage and a gym. He stated the home had inadequate storage and described the alternatives they discussed with Mr. Walker and Ms. Rice to obtain more storage and which would require variations. Mr. Canning stated the proposed plan represented the best

1 alternative and would not increase impervious coverage. He referred to the concerns raised by the
2 neighbors and explained that the proposed addition would not be built into the front yard. Mr. Canning
3 then stated with regard to GFA, there was no GFA request made for the 1997 addition with the home now
4 being out of compliance by no action of the applicants. He stated the flag lot penalized them in terms of
5 the amount of GFA available for use and a GFA variation would not have otherwise been necessary.
6

7 Mr. Canning stated in response to the standards, he referred to reasonable return and several price
8 reductions in the price of the home due to the lack of a basement. He then summarized their responses
9 to the remaining standards and asked for the Board to make a positive recommendation to the Village
10 Council. Mr. Canning then asked if there were any questions.
11

12 Chairman Bradley asked if the existing nonconformity with regard to lot size and questioned the math
13 calculations. Mr. Canning referred to the worksheets prepared and explained the method for the lot area
14 calculations. Chairman Bradley then questioned the difference between the existing and proposed GFA
15 when the flagpole area is taken out. The Board Members discussed how the figures were calculated. Ms.
16 Klaassen provided further information with regard to the GFA calculation. Chairman Bradley questioned
17 the amount of storage the applicants need to allow reasonable return.
18

19 Scott Walker, general contractor, explained how the size of the proposed addition was balanced by
20 loading the second floor on the perimeter walls with the second-floor addition to blend in with the
21 remaining home's architecture. He stated to make it 100 square feet less would make it less architecturally
22 appealing and would be more difficult to build. Chairman Bradley asked if the applicants are justifying the
23 need for the zoning variation as being due to the fact that the property is located in the flood plain which
24 did not allow them to have a basement which would have been used for storage. Mr. Walker responded
25 yes.
26

27 Mr. Haller referred to the plat of survey which referenced a basement. Mr. Walker confirmed there is no
28 basement and there is an error on the plat of survey. Mr. Haller referred to the area to be built over the
29 garage. Mr. Walker responded it would remain as a garage for use by the applicants. No additional
30 questions were raised at this time.
31

32 Chairman Bradley asked for public comment. He then swore in those speaking to this matter. Amy Burke,
33 181 DeWindt, introduced herself as president of the DeWindt Homeowners Association representing the
34 neighbors. She stated after receiving the public notice, she met with the applicants with regard to their
35 plans. Ms. Burke stated they are still concerned with regard to the wording vagueness and future
36 implications for those requesting similar projects with similar setbacks and GFA.
37

38 David Nelson, 130 Evergreen Lane, provided information with regard to the property's history and stated
39 with regard to the hardship claim, the applicants purchased the home knowing what they were getting.
40 He also referred to the number of price reductions due to the prior owners' contentious situation and the
41 fact that it is a flag lot. Mr. Nelson stated those reasons are not justifiable to claim hardship and the price
42 of the older, deteriorated home reflected its market value. He also stated the area is in the 100-year flood
43 plain and referred to the applicants' plan to build a pool in connection with their claim regarding hardship.
44 Mr. Nelson also informed the Board of the landscaping permit approval process they went through as well
45 as a lack of privacy concern relating to his house and pool. He added the home has a third floor and an
46 area above the garage which is currently used for storage. No additional comments were made at this
47 time.
48

1 Mr. Haller asked if consideration was given to creating a basement area underneath the home. Mr.
2 Canning confirmed they considered it but it would have been cost prohibitive due to engineering
3 concerns. He noted the pool installation is not a part of this application. Mr. Walker also stated there
4 would not have been access to the basement other than through the garage which would have made it a
5 1.5 garage.

6
7 Chairman Bradley asked if there was any other public comment. No additional comments were made at
8 this time. He then called the matter in for discussion and summarized the relief being requested by the
9 applicants and the items the Board is to consider. Ms. Klaassen also provided additional information with
10 regard to a GFA text amendment.

11
12 Ms. Hanley stated she had trouble with the first three standards and is leaning toward voting against the
13 request and explained her reasoning in detail. Ms. Leister agreed with Ms. Hanley's comments noting a
14 lack of a basement in this area as typical. She agreed that a flag lot is not an unusual condition and referred
15 to the denial of the second-floor addition in 1997 as well as the neighbors' comments. Ms. Leister
16 concluded she would vote against the request. Mr. Ritter stated while he appreciated the attempt to not
17 change the nonconforming setback and the potential height addition, he agreed with the comments made
18 that the first three standards were not met. He stated he would vote against the request. Mr. Nielsen
19 agreed with the comments made and referred to the reduced purchase price comments. He also agreed
20 with the statements relating to flag lots and how that is addressed with zoning. Mr. Nielsen concluded he
21 would vote against the request. Mr. Haller agreed with the comments made and stated he would lean
22 toward voting against the request and the garage would become two stories which would potentially
23 impinge on the neighborhood character. Chairman Bradley stated the front yard setback is not an issue
24 for him and referred to the sensitivities of homeowners in the flood plain where he stated homes have
25 been adequately priced. He referred to the discussion of properties having pools and creating a basement
26 in the flood plain. Chairman Bradley also referred to the flag lot and the smaller lot size. He then stated
27 he was leaning toward recommending approval and the fact that the situations can be mitigated.

28
29 Chairman Bradley offered the applicant the opportunity to either move forward with the Village Council
30 or modify their plans to evaluate the Board's comments. The applicants' team discussed their options and
31 decided to request that the item be continued to the January 12, 2026, meeting.

32 Chairman Bradley asked for a motion to continue the application to the January 12, 2026, meeting. A
33 motion as stated by Chairman Bradley was made by Mr. Haller and seconded by Ms. Hanley. A vote was
34 taken and the motion unanimously passed, 6 to 0:

35 AYES: Bradley, Haller, Hanley, Leister, Nielsen, Ritter

36 NAYS: None

37 ***

**ATTACHMENT D1
RESOLUTION NO. ZBA-02-2026
VILLAGE OF WINNETKA
ZONING BOARD OF APPEALS
APPROVAL OF ZBA CASE NO. 25-14-V – 175 DEWINDT ROAD**

WHEREAS, Emily and John Thomas (collectively, the “Applicant”) are the owners of the property commonly known as 175 DeWindt Road, Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made part of this Resolution (“**Subject Property**”); and

WHEREAS, the Subject Property is located in the R-2 Single Family Residential District; and

WHEREAS, the Subject Property is improved with a single-family residence that is nonconforming with respect to the minimum required front yard setback from the west property line and the maximum permitted building size (gross floor area) (“**Building**”); and

WHEREAS, the Applicant desires to construct a second-floor addition on the legally nonconforming Building on the Subject Property that would (i) provide less than the minimum required front yard setback; and (ii) exceed the maximum permitted gross floor area for the property; (“**Proposed Improvement**”); and

WHEREAS, pursuant to Section 17.30.050 of the Winnetka Zoning Ordinance (“**Zoning Ordinance**”), the Subject Property is required a minimum front yard setback of 50 feet; and

WHEREAS, pursuant to Section 17.30.040 of the Zoning Ordinance, the Subject Property is permitted a maximum gross floor area of 5,808.84 square feet; and

WHEREAS, the Applicant desires to construct the Proposed Improvement on the Subject Property with (i) a minimum front yard setback that is less than the required 50 feet, a violation of Section 17.30.050 of the Zoning Ordinance; and (ii) a gross floor area that exceeds the maximum permitted of 5,808.84 square feet, a violation of Section 17.30.040 of the Zoning Ordinance; and

WHEREAS, the Applicant filed an application for variations from Sections 17.30.050 and 17.30.040 of the Zoning Ordinance to permit the Proposed Improvement on the Subject Property with (i) a front yard setback of 25.03 feet; and (ii) a gross floor area of 6,240.2 square feet; (“**Requested Variations**”); and

WHEREAS, a public notice for the Requested Variations was duly published on July 24, 2025, in the *Winnetka Talk* and notice was mailed to the owners of record of all properties within 250 feet of the Subject Property as required by the Zoning Ordinance; and

WHEREAS, a public hearing was held by the Winnetka Zoning Board of Appeals during a meeting held on August 11, 2025, October 13, 2025, and January 12, 2026, for the purpose of considering the Requested Variations with the final decision being rendered at the Zoning Board of Appeal’s Regular Meeting on January 12, 2026; and

WHEREAS, the Zoning Board of Appeals has considered the evidence presented, as follows:

1. Application for the Requested Variations submitted by the Applicant, dated May 2, 2025, including all attachments as well as all subsequent additions and revisions to these application materials and attachments; and
2. All written and oral testimony concerning the Requested Variations.

WHEREAS, the Zoning Board of Appeals has determined that the Requested Variations do satisfy the standards for a variation provided in Sections 17.60.040 and 17.60.050 of the Winnetka Zoning Ordinance; and

WHEREAS, the Zoning Board of Appeals has determined that it will serve and be in the best interest of the Village and its residents to grant the application for (i) front yard setback variation; and (ii) gross floor area variation in accordance with, and subject to, the conditions, restrictions, and provisions of this Resolution.

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of Appeals of the Village of Winnetka, Cook County, Illinois, that:

SECTION 1. RECITALS. The foregoing recitals are incorporated into, and made part of, this Resolution as the findings of the Zoning Board of Appeals.

SECTION 2. APPROVAL OF VARIATIONS. Subject to and contingent upon the conditions, restrictions, and provisions set forth in Section Three of this Resolution, the requested (i) front yard setback variation from Section 17.30.050 of the Zoning Ordinance; and (ii) gross floor area variation from Section 17.30.040 of the Zoning Ordinance to permit the Proposed Improvement on the Subject Property is hereby granted, in accordance with and pursuant to Chapter 17.60 of the Zoning Ordinance and the home rule powers of the Village.

SECTION 3. CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Winnetka Zoning Ordinance or any other rights the Applicant may have, the approval granted in Section Two of this Resolution is hereby expressly subject to and contingent upon compliance with each and all of the following conditions:

- A. Compliance with Plans. Except for minor changes and site work approved by the Director of Community Development in accordance with all applicable Village standards, the development, use, operation, and maintenance of the Subject Property, shall comply with those certain plans attached hereto as **Exhibit B**.
- B. Compliance with Regulations. The construction, development, use, operation, and maintenance of the Proposed Improvement and the Subject Property must comply with all applicable Village codes and ordinances, as the same may be amended from time to time, except to the extent specifically provided otherwise in this Resolution.

SECTION 4. RECORDING; BINDING EFFECT. A copy of this Resolution will be recorded in the office of the Cook County Clerk Recording Division. This Resolution and the privileges, obligations, and provisions contained herein will inure solely to the benefit of, and be binding upon, the Applicant and its respective heirs, personal representatives, successors and assigns.

SECTION 5. FAILURE TO COMPLY WITH CONDITIONS. Upon the failure or refusal of the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Resolution, the

approval granted in Section Two of this Resolution will, at the sole discretion of the Zoning Board of Appeals, by Resolution duly adopted, be revoked and become null and void; provided, however, that the Zoning Board of Appeals may not so revoke the approval granted in Section Two of this Resolution 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 Zoning Board of Appeals. In the event of revocation, the development and use of the Subject Property will be governed solely by the applicable regulations of the Winnetka Zoning Ordinance, including, without limitation, (i) the front yard setback requirement set forth in Section 17.30.050 of the Zoning Ordinance; and (ii) the gross floor area requirements set forth in Section 17.30.040 of the Zoning Ordinance. 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 6. AMENDMENTS. Any amendments to the Requested Variations granted in Section Two of this Resolution may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Winnetka Zoning Ordinance.

SECTION 7. EFFECTIVE DATE.

- A. This Resolution will be effective only upon the occurrence of all of the following events:
- B. Passage by the Zoning Board of Appeals in the manner required by law; and
- C. 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 Resolution, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Resolution and to indemnify the Village for any claims that may arise in connection with the approval of this Resolution.
- D. In the event that the Applicant does not file fully executed copies of the Unconditional Agreement and Consent, as required by Section 7.C of this Resolution, within 60 days after the date of final passage of this Resolution by the Zoning Board of Appeals, the Zoning Board of Appeals will have the right, in its sole discretion, to declare this Resolution null and void and of no force or effect.

[SIGNATURE PAGE FOLLOWS]

ADOPTED this 12th day of January, 2026, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Signed:

Matthew Bradley, Chairperson

Countersigned:

Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

LOT 5 (EXCEPT THAT PART BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 5 TO A POINT 91.0 FEET NORTH OF THE SOUTH LINE OF SAID LOT 5; THENCE WEST ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 146.04 FEET; THENCE NORTHWESTERLY IN A STRAIGHT LINE TO A POINT 128.0 FEET NORTH OF SAID SOUTH LINE AND 29.70 FEET EAST OF THE WEST LINE OF SAID LOT 5; THENCE NORTH ALONG A LINE PARALLEL WITH AND 29.70 FEET EAST OF THE WEST LINE OF SAID LOT 5 TO THE NORTH LINE OF SAID LOT 5; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 5 TO THE POINT OF BEGINNING) IN DAUGHDAY ACRES SUBDIVISION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (EXCEPT THE EAST 100 FEET THEREOF) AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

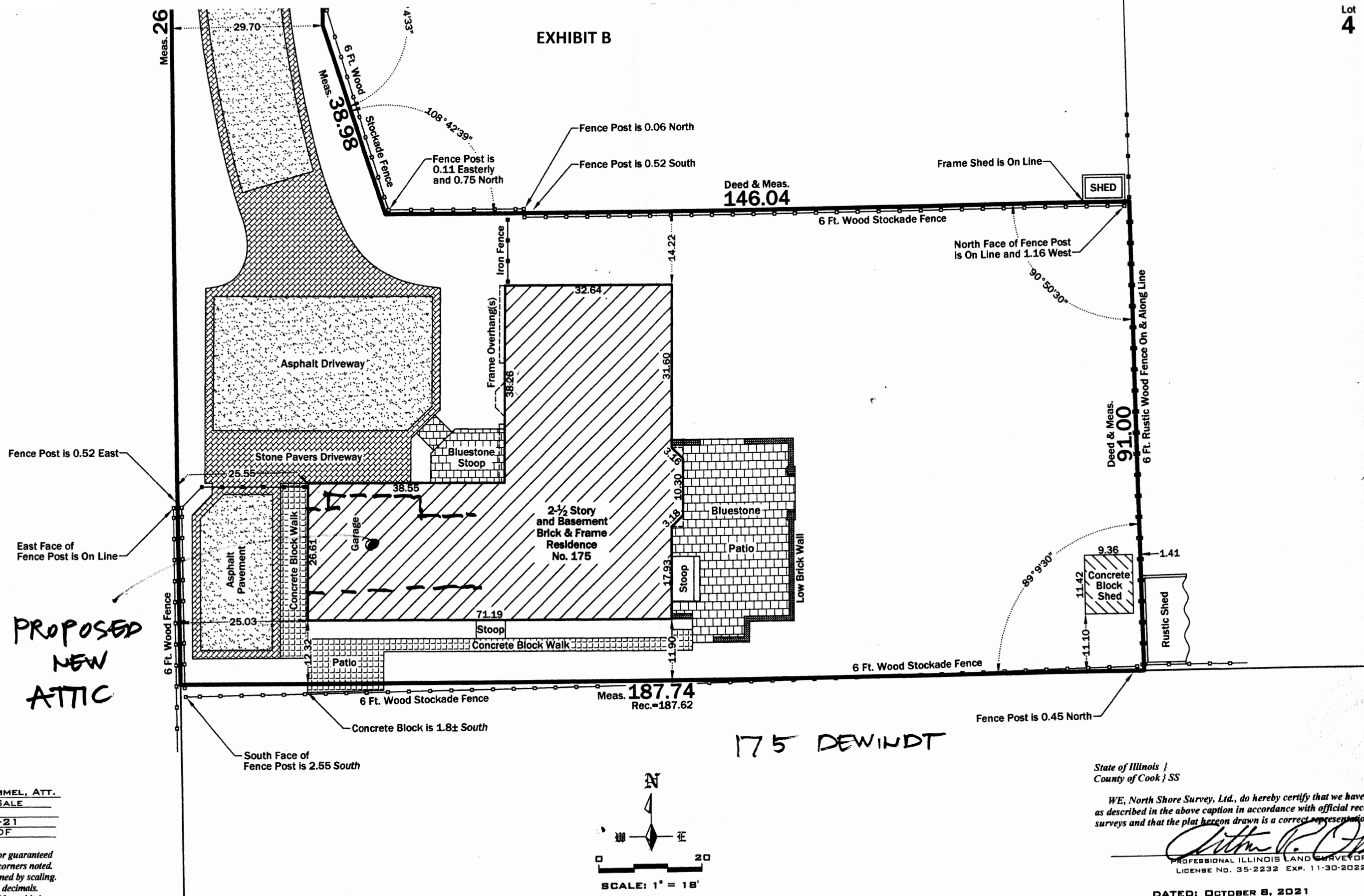
Commonly known at 175 DeWindt Road, Winnetka, Illinois

Parcel Index Number: 05-20-319-024-0000

EXHIBIT B
PLANS

(SEE ATTACHED EXHIBIT B)

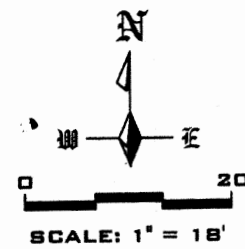
EXHIBIT B



PREPARED FOR: COLE STREMMEL, ATT.
 PURPOSE: MORTGAGE / SALE
 FIELD DATE: 10-8-21
 DELIVERY DATE: 10-12-21
 FORMATS: BOND & PDF

Information hereon is not sufficient nor guaranteed for new construction, unless property corners noted. Distances and angles may not be assumed by scaling. Distances noted hereon are in feet and decimals. Building Lines & Easements per title, if provided. Compare all points on ground prior to construction.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



NORTH SHORE SURVEY, LTD.
 436 CATALPA LANE, LIBERTYVILLE, ILLINOIS 60048
 (847) 446-6510 NORTHSHORESURVEY@GMAIL.COM
 PROFESSIONAL DESIGN FIRM NO. 184.006982

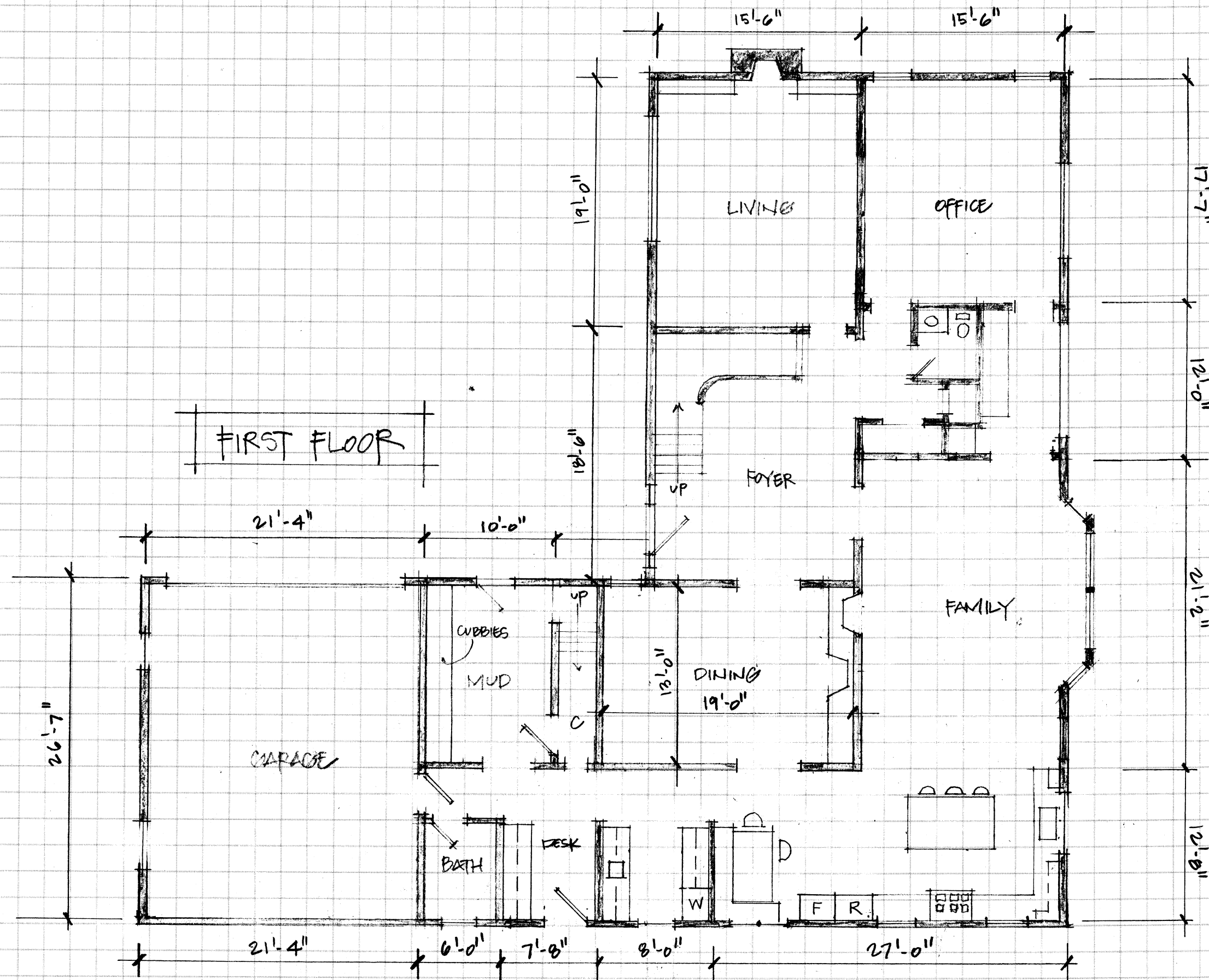
State of Illinois }
 County of Cook } SS

WE, North Shore Survey, Ltd., do hereby certify that we have surveyed the above captioned property in accordance with official records and that the plat hereon drawn is a correct representation of the same.

Arthur P. Olsen
 PROFESSIONAL ILLINOIS LAND SURVEYOR
 LICENSE NO. 35-2232 EXP. 11-30-2022

DATED: OCTOBER 8, 2021

INSTR.: ART
 CAD: ART LEGAL: ARD



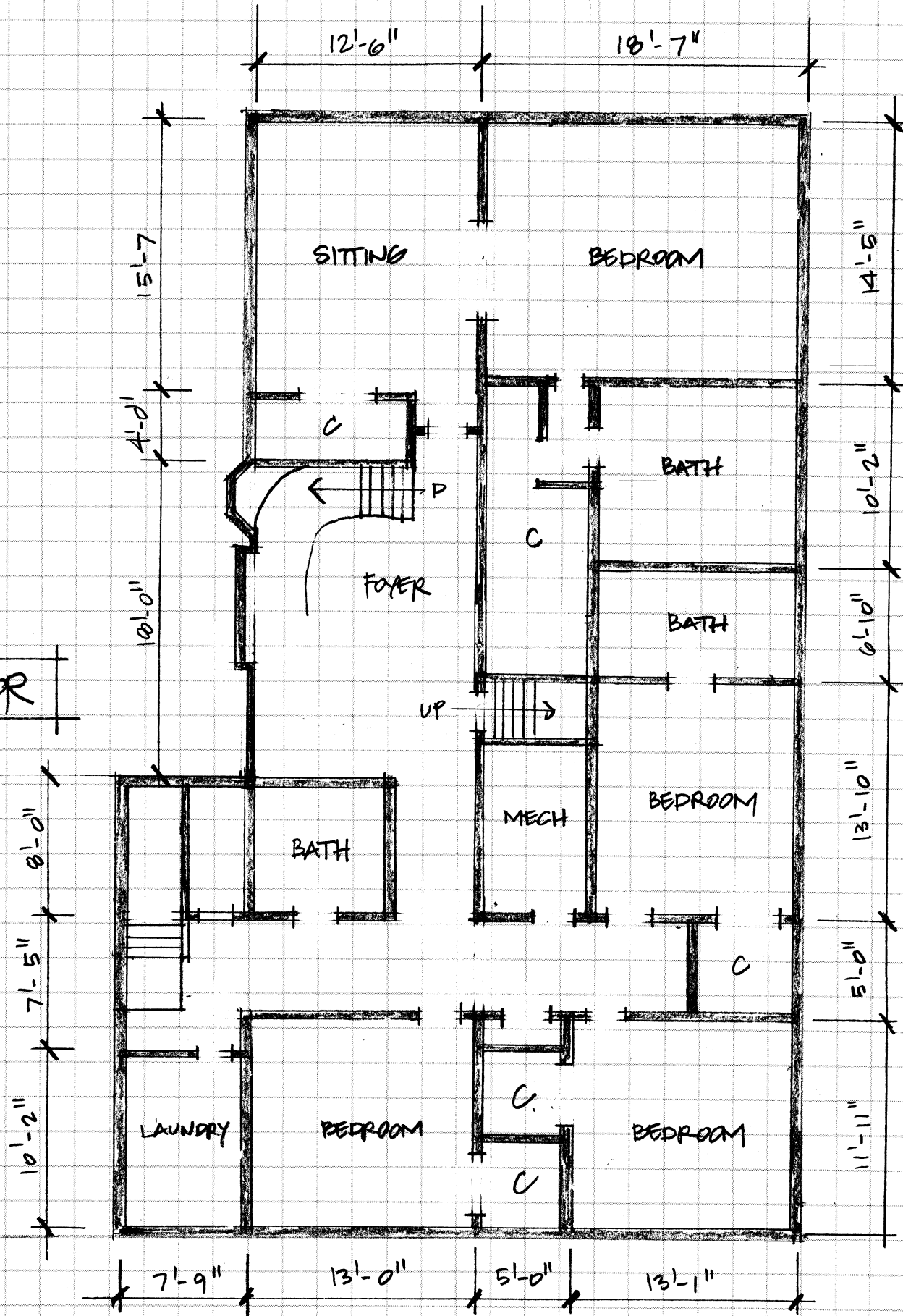
12-4-25
 1/8" SCALE

■	MCMURRAY INC.	■
THOMAS RES		
175 DEWINDT		
WINNETKA		

PROPOSED
NEW
ATTIC

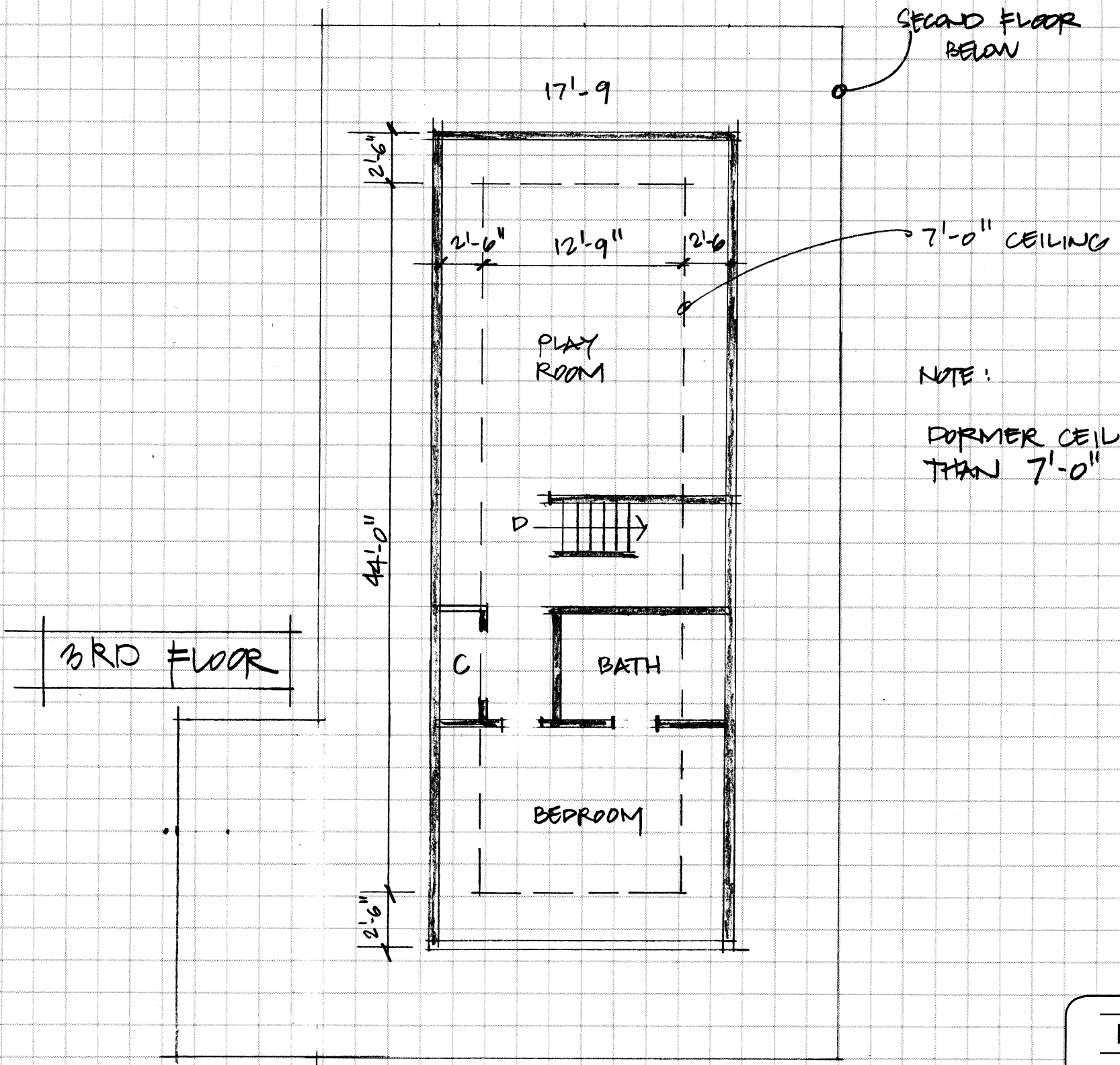
ONE STORY
GARAGE
BELOW

EXISTING
SECOND FLOOR



12.4.25
1/8" SCALE

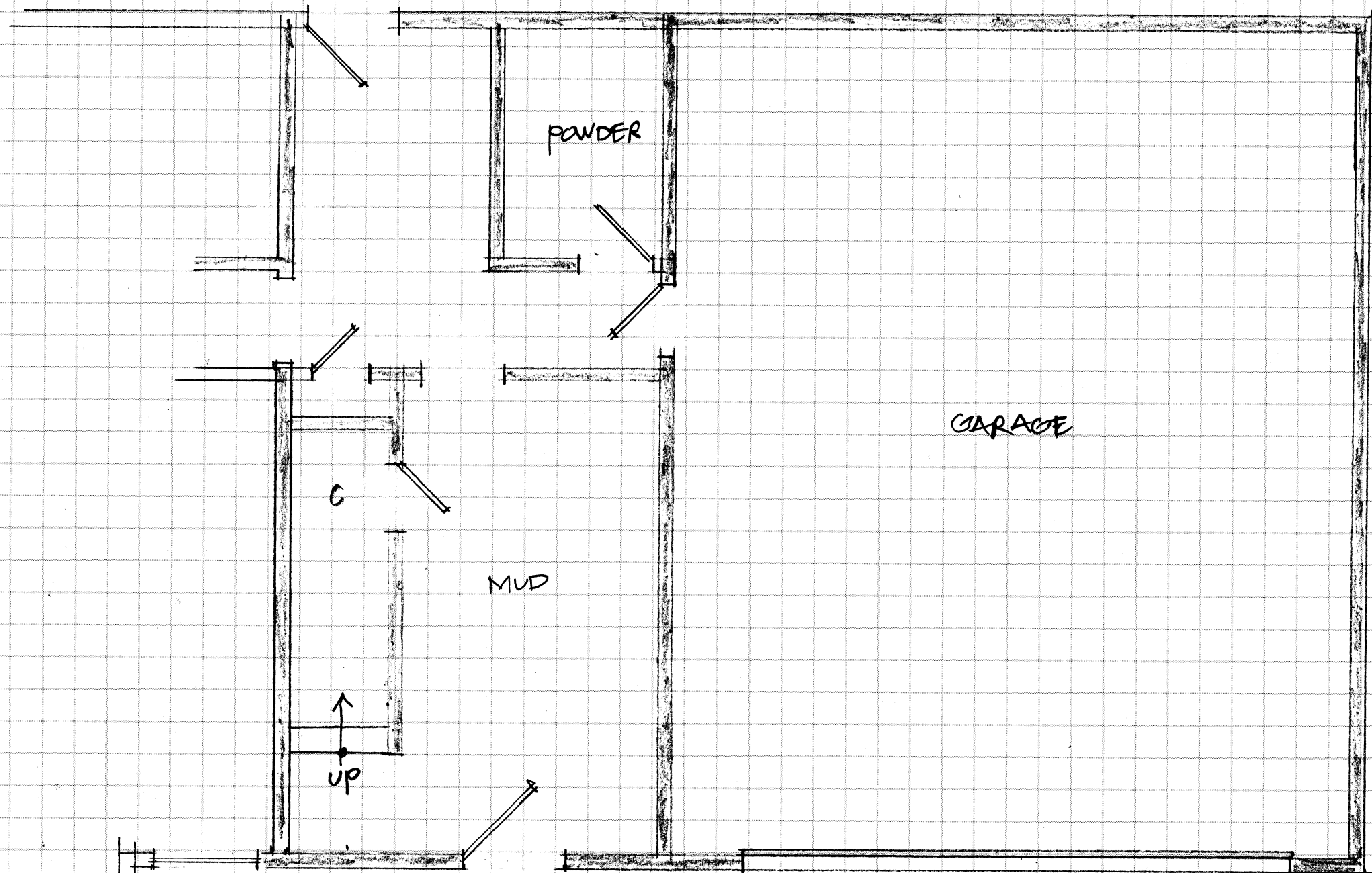
■ MCMURRAY INC. ■
THOMAS RES
175 DEWINDT
WINNETKA



NOTE:
 DORMER CEILING LESS
 THAN 7'-0"

12.4.25 1/8"

■ MCMURRAY INC. ■
THOMAS RES
175 DEWINDT
WINNETKA



PARTIAL 1ST FLOOR

EXISTING

• NO WORK •

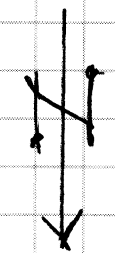
12.4.25

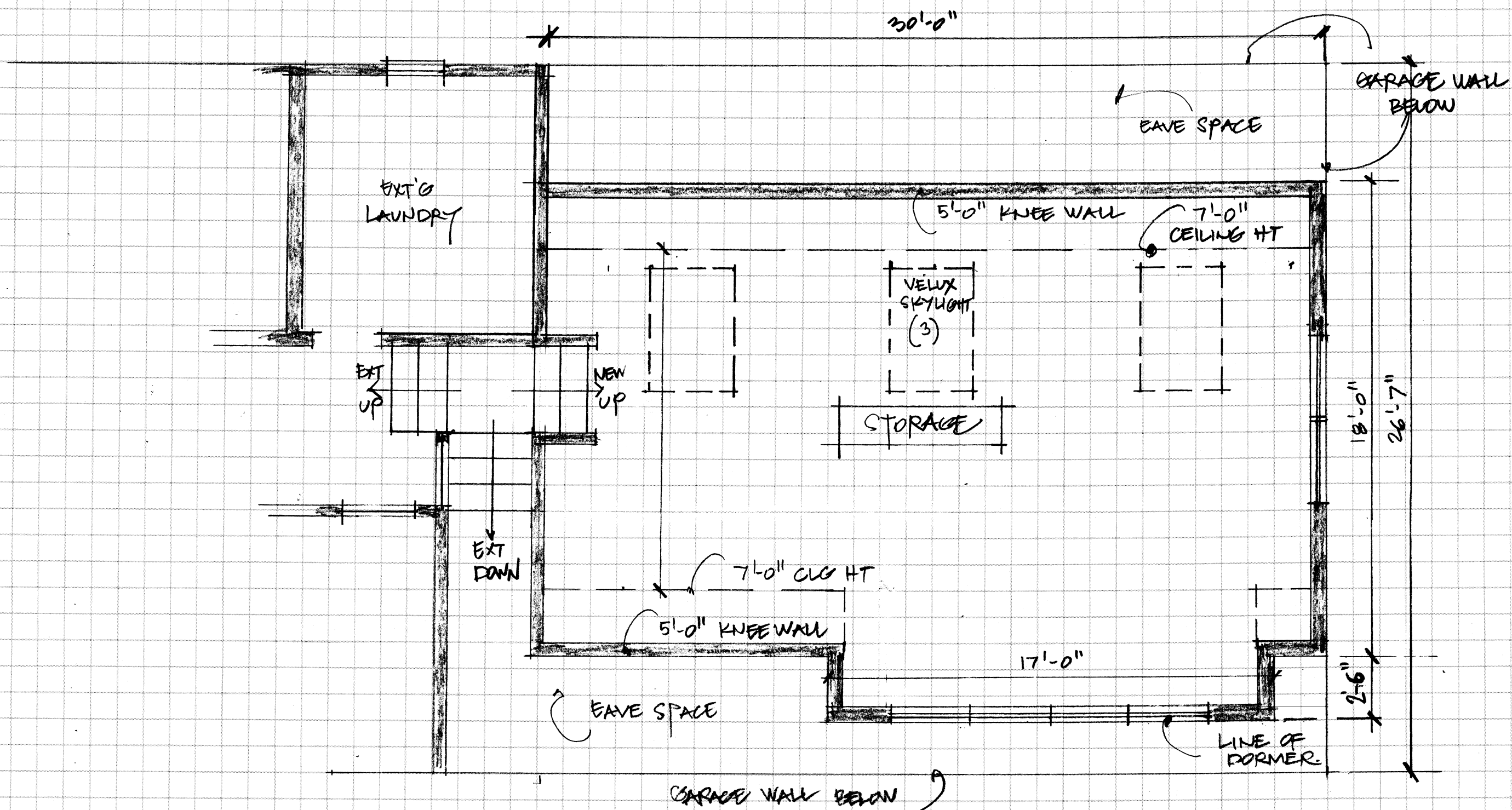
■ MCMURRAY INC. ■

THOMAS RES

175 DEWINDT

WINNETKA



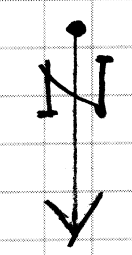


GFA NOTES

- 7'-0" CLG HT.
- 29'-6" x 12'-0"
- 17'-0" x 4'-6"

354 ⌘
 76.5 ⌘
 430.5 ⌘

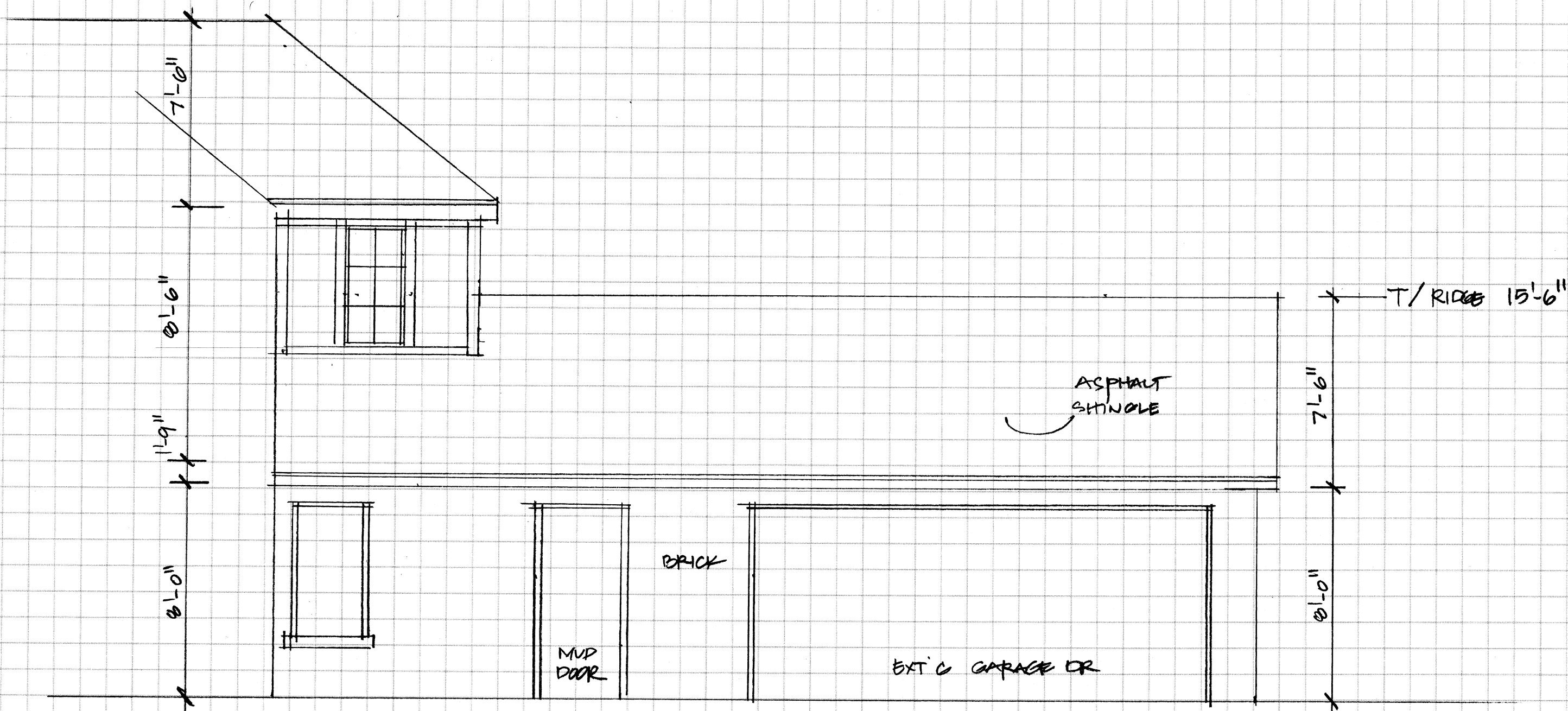
GARAGE ATTIC



12.4.25 1/4"

■ McMurray Inc. ■

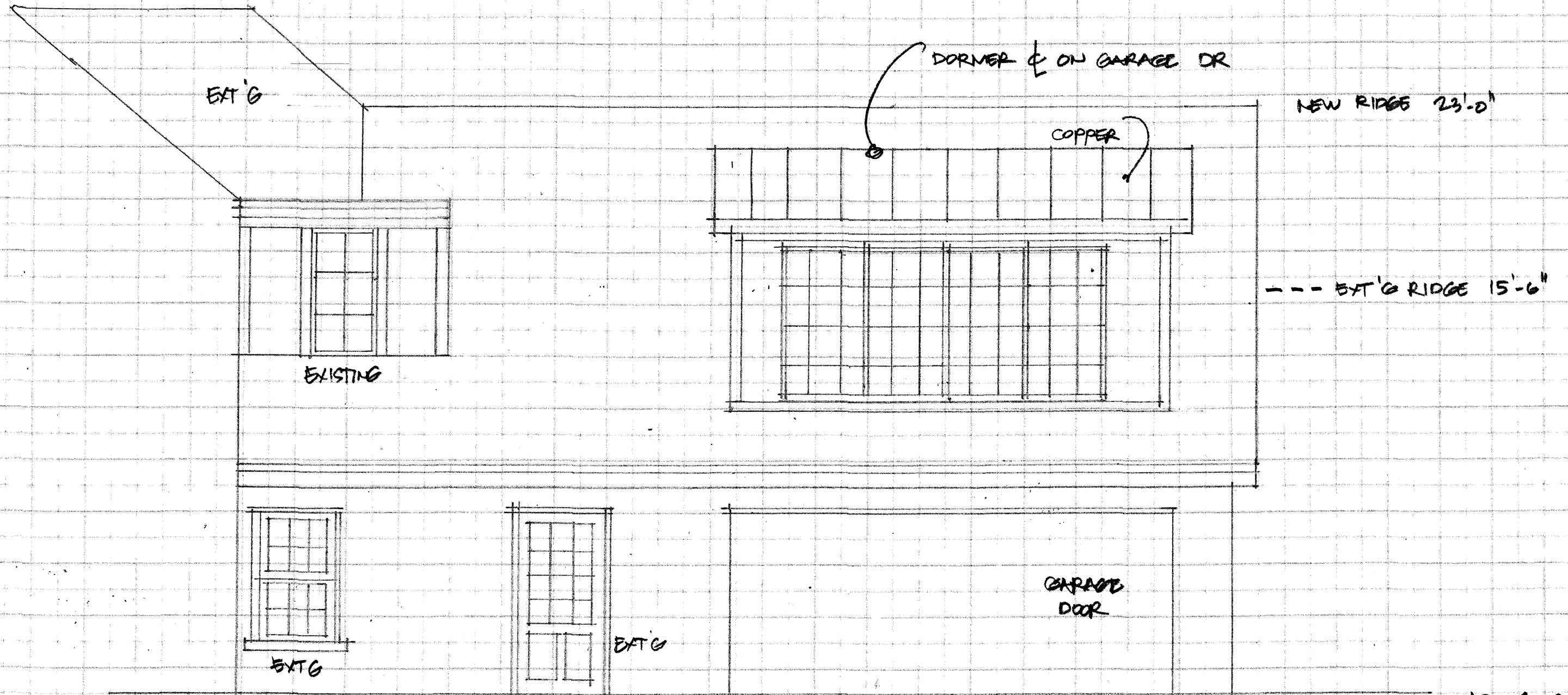
THOMAS RES
 175 DEWINDT
 WINNETKA



EXISTING
 PARTIAL NORTH

12.4.25

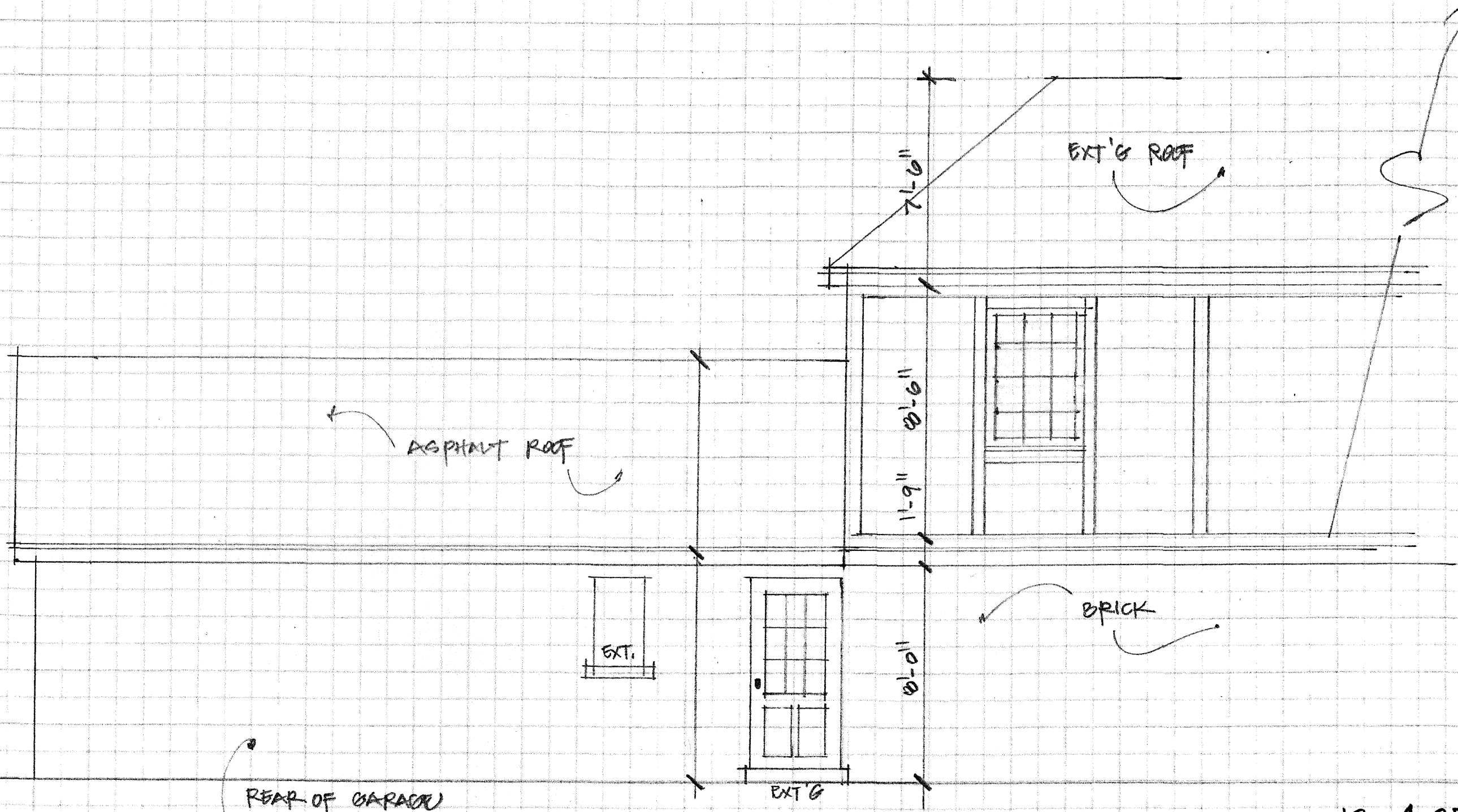
■	MCMURRAY INC.	■
THOMAS RES		
175 DEWINDT		
WINNETKA		



PROPOSED
NORTH

12.4.25

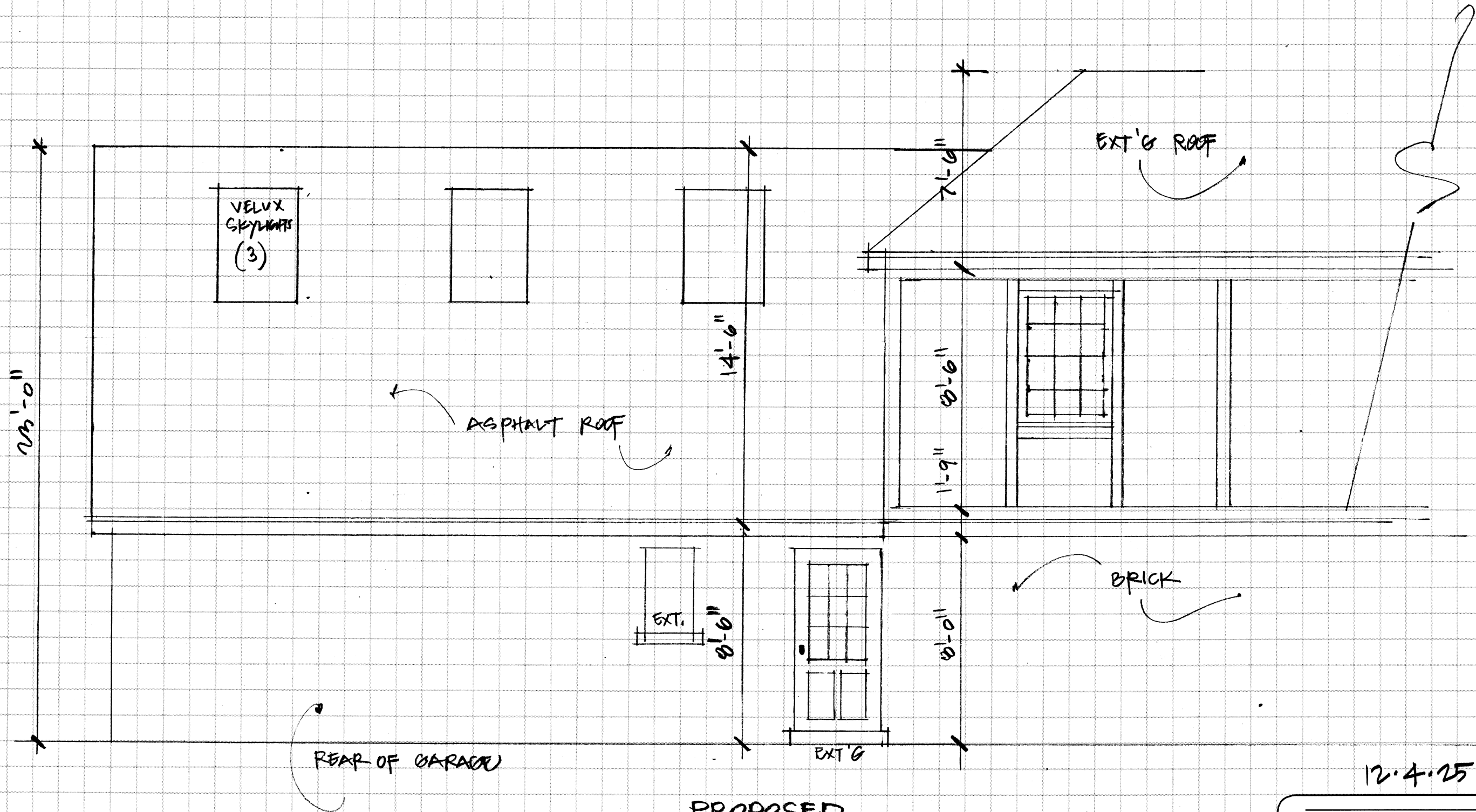
■ MCMURRAY INC. ■
THOMAS
175 DEWINDT
WINN



EXISTING
 PARTIAL SOUTH

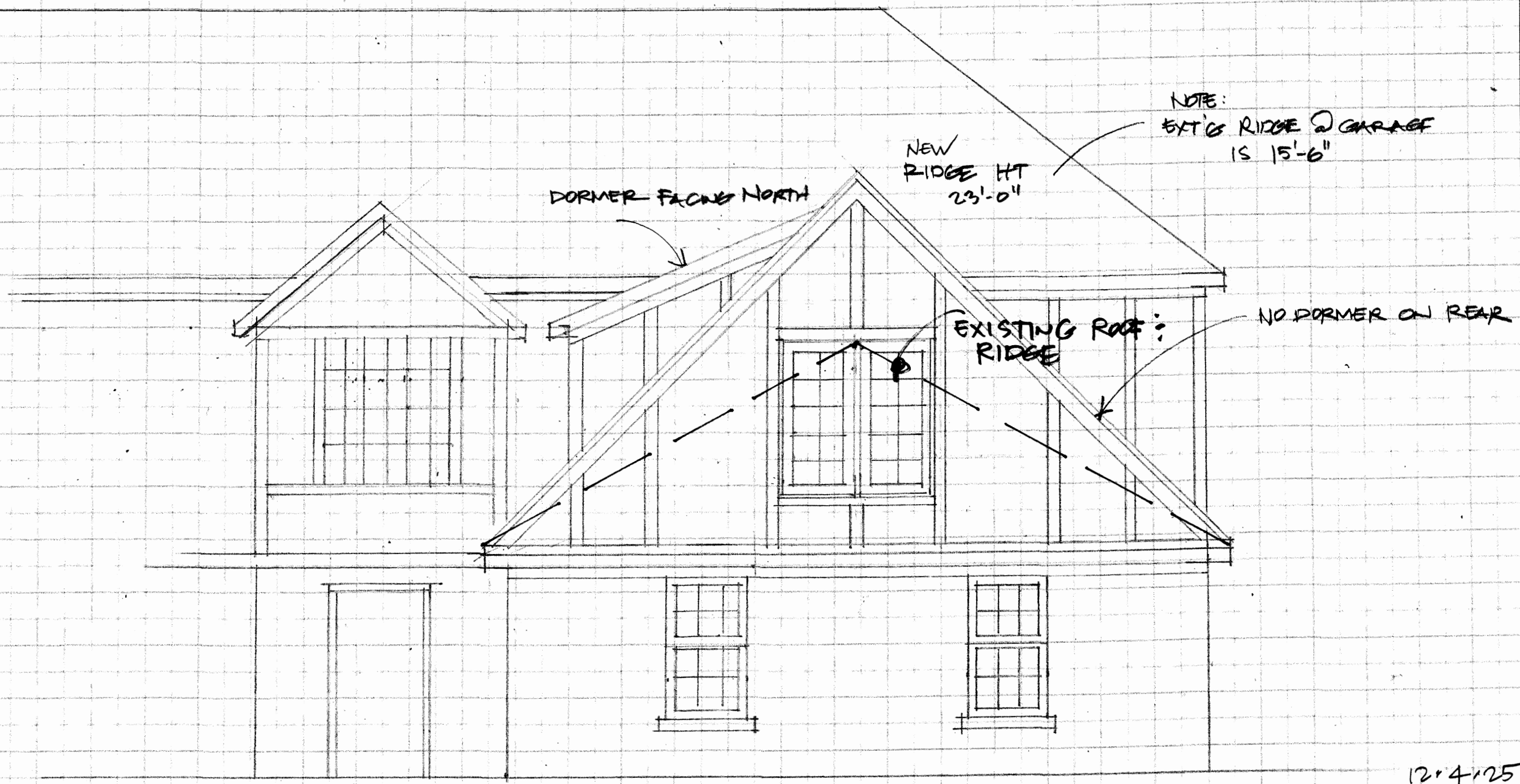
12.4.25

■ MCMURRAY INC. ■
THOMAS RES 175 DEWINDT WINNETKA



PROPOSED
PARTIAL SOUTH

MCMURRAY INC.	
THOMAS RES	
175 DEWINDT	
WINNETKA	



PROPOSED
WEST

NOTE:
EXIST'G RIDGE @ GARAGE
IS 15'-6"

NEW
RIDGE HT
23'-0"

DORMER FACING NORTH

EXISTING ROOF
RIDGE

NO DORMER ON REAR

12/4/25

■	MCMURRAY INC.	■
THOMAS		
175 DEWINDT		
WINN		

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, Emily and John Thomas (collectively, the "**Owner**") are the owner of record of that certain real property located at 175 DeWindt Road, Winnetka, Illinois ("**Property**"); and

WHEREAS, Resolution No. ZBA-02-2026, adopted by the Winnetka Zoning Board of Appeals on January 12, 2026 ("**Resolution**"), grants variations to construct a second-floor addition on the existing legally nonconforming single-family residence on the Subject Property; and

WHEREAS, Section 7.A.2 of the Resolution provides, among other things, that the Resolution will be of no force or effect unless and until the Owner has filed, within 60 days following the passage of the Resolution, its unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Resolution;

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

1. The Owner hereby unconditionally agrees to accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Resolution.
2. The Owner acknowledges that public notices and public hearings have been properly given and held with respect to the adoption of the Resolution, have considered the possibility of the revocation provided for in the Resolution, and agree not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.
3. The Owner 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 granting of the variations, and that the Village's approval of the variations does not, and will not, in any way, be deemed to insure the Owner against damage or injury of any kind and at any time.
4. The Owner hereby agrees 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 Resolution granting the variations for the Property.

[SIGNATURE PAGE FOLLOWS]

Dated: _____, 2026.

ATTEST

OWNER

By: _____

By: _____

Emily Thomas

Name: _____

By: _____

John Thomas

RESOLUTION NO. ZBA-02-2026
VILLAGE OF WINNETKA
ZONING BOARD OF APPEALS
DENIAL OF ZBA CASE NO. 25-14-V – 175 DEWINDT ROAD

WHEREAS, Emily and John Thomas (collectively, the “Applicant”) are the owners of the property commonly known as 175 DeWindt Road, Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made part of this Resolution (“**Subject Property**”); and

WHEREAS, the Subject Property is located in the R-2 Single Family Residential District; and

WHEREAS, the Subject Property is improved with a single-family residence that is nonconforming with respect to the minimum required front yard setback from the west property line and the maximum permitted building size (gross floor area) (“**Building**”); and

WHEREAS, the Applicant desires to construct a second-floor addition on the legally nonconforming Building on the Subject Property that would (i) provide less than the minimum required front yard setback; and (ii) exceed the maximum permitted gross floor area for the property; (“**Proposed Improvement**”); and

WHEREAS, pursuant to Section 17.30.050 of the Winnetka Zoning Ordinance (“**Zoning Ordinance**”), the Subject Property is required a minimum front yard setback of 50 feet; and

WHEREAS, pursuant to Section 17.30.040 of the Zoning Ordinance the Subject Property is permitted a maximum gross floor area of 5,808.84 square feet; and

WHEREAS, the Applicant desires to construct the Proposed Improvement on the Subject Property with (i) a minimum front yard setback that is less than the required 50 feet, a violation of Section 17.30.050 of the Zoning Ordinance; and (ii) a gross floor area that exceeds the maximum permitted of 5,808.84 square feet, a violation of Section 17.30.040 of the Zoning Ordinance; and

WHEREAS, the Applicant filed an application for variations from Sections 17.30.050 and 17.30.040 of the Zoning Ordinance to permit the Proposed Improvement on the Subject Property with (i) a front yard setback of 25.03 feet; and (ii) a gross floor area of 6,240.2 square feet; (“**Requested Variations**”); and

WHEREAS, a public notice for the Requested Variations was duly published on July 24, 2025, in the *Winnetka Talk* and notice was mailed to the owners of record of all properties within 250 feet of the Subject Property as required by the Zoning Ordinance; and

WHEREAS, a public hearing was held by the Winnetka Zoning Board of Appeals during a meeting held on August 11, 2025, October 13, 2025, and January 12, 2026, for the purpose of considering the Requested Variations with the final decision being rendered at the Zoning Board of Appeal’s Regular Meeting on January 12, 2026; and

WHEREAS, the Zoning Board of Appeals has considered the evidence presented, as follows:

1. Application for the Requested Variations submitted by the Applicant, dated May 2, 2025, including all attachments as well as all subsequent additions and revisions to these application materials and attachments; and
2. All written and oral testimony concerning the Requested Variations.

WHEREAS, the Zoning Board of Appeals has determined that the Requested Variations **do not** satisfy the standards for a variation provided in Sections 17.60.040 and 17.60.050 of the Winnetka Zoning Ordinance because (i) the Requested Variations are not in harmony with the general purpose and intent of the Winnetka Zoning Ordinance; (ii) the Subject Property can yield a reasonable return if it is permitted to be used only under the conditions allowed for the R-2 Single Family Residential District; and (iii) the plight of the Applicant is not due to unique circumstances; and

WHEREAS, the Zoning Board of Appeals has determined that it will not serve and be in the best interest of the Village and its residents to approve the Requested Variations.

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of Appeals of the Village of Winnetka, Cook County, Illinois, that:

SECTION 1. RECITALS. The foregoing recitals are incorporated into, and made part of, this Resolution as the findings of the Zoning Board of Appeals.

SECTION 2. DENIAL OF VARIATIONS. In accordance with and pursuant to Chapter 17.60 of the Winnetka Zoning Ordinance and the home rule powers of the Village, the Zoning Board of Appeals denies the Requested Variations for the Subject Property.

SECTION 3. EFFECTIVE DATE. This Resolution will be effective upon passage by the Zoning Board of Appeals in the manner required by law.

ADOPTED this 12th day of January, 2026, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Signed:

Matthew Bradley, Chairperson

Countersigned:

Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

LOT 5 (EXCEPT THAT PART BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 5 TO A POINT 91.0 FEET NORTH OF THE SOUTH LINE OF SAID LOT 5; THENCE WEST ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 146.04 FEET; THENCE NORTHWESTERLY IN A STRAIGHT LINE TO A POINT 128.0 FEET NORTH OF SAID SOUTH LINE AND 29.70 FEET EAST OF THE WEST LINE OF SAID LOT 5; THENCE NORTH ALONG A LINE PARALLEL WITH AND 29.70 FEET EAST OF THE WEST LINE OF SAID LOT 5 TO THE NORTH LINE OF SAID LOT 5; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 5 TO THE POINT OF BEGINNING) IN DAUGHDAY ACRES SUBDIVISION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (EXCEPT THE EAST 100 FEET THEREOF) AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known at 175 DeWindt Road, Winnetka, Illinois

Parcel Index Number: 05-20-319-024-0000

ATTACHMENT E1

From: [REDACTED]
To: [Planning](#)
Subject: RE: 175 DeWindt Rd
Date: Monday, October 13, 2025 2:28:08 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 Council,

Thank you for this opportunity to speak about the proposal to increase the size of the home at 175 DeWindt Rd.

We are the 3rd owner of our 85-year-old home. We have lived in our home for over 30 years and have seen many changes to our road and Winnetka. There were 2 ranch houses side by side in the back of frontage homes for many years. These so-called flag lots are encircled by homes and were meant to be 1 story dwellings. New neighbors came and tore them down and were allowed to build 3 story homes. 3 story homes on flag lots. This changed the neighborhood. Both neighbors left within a few years of this disruptive construction. So now the neighborhood has changed dramatically, and those neighbors are gone. Views are changed, sunlight gone, never to return.

Now another new neighbor wants to add-on to their 3-story house. This will block what little view of the sky I have left. I have attached a picture of my view from my desk where I work every day. It is a large bay window. Most of the view is blocked by the new 3 story house behind me. I have a sliver left over the garage at 175. If you allow this new addition, my view will be nothing but neighbors' homes.

I understand progress, I understand wanting to maximize the enjoyment of your new home, but we have restrictions for a reason. I don't want to sound like the old guy yelling at the clouds, but it would be nice to retain some of the view I had when I bought my home in 1993. I am usually the guy who types the email, then doesn't send, not wanting to upset the neighbors. I stayed quiet when the 3 story homes were built, that was a mistake. So, while I welcome my new neighbors with open arms, maybe their first move shouldn't be to change the neighborhood again. Maybe live here a while, then see what is best.

I wish my new neighbors the best, and hope they stay 30 years as we have; it is the best street in Winnetka. We raised our 4 children here, and now have grandchildren in Winnetka who visit and play in our yard. Of the 27 homes on DeWindt, I believe 6 or 7 residents have been here longer than we have, it is a wonderful place.

Thank you

Justin Nolan

Justin T. Nolan
[REDACTED]





MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: ANN KLAASSEN, ASSISTANT DIRECTOR
DATE: JANUARY 7, 2026
SUBJECT: 829 & 833 FOXDALE AVENUE - FINAL PLAT APPROVAL
829/833 FOXDALE AVE. CONSOLIDATION (CASE NO. 25-29-SD)

INTRODUCTION

On January 12, 2026, the Zoning Board of Appeals (ZBA) is scheduled to hold a public hearing on an application submitted by Deanna and Stephen Nied (collectively, the “Applicant”), as the owners of the properties located at 829 Foxdale Avenue and 833 Foxdale Avenue (collectively, the “Subject Property”). The Applicant has filed an application seeking the following approvals as part of a Final Subdivision Plat approval to consolidate the two existing lots into a single lot of record, together with the following relief:

1. **Zoning Variations** to permit the existing residence at 833 Foxdale Avenue to:
 - a. observe less than the minimum required side yard setback from the northerly 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; and
 - b. not provide the required building line articulation along the north side building walls.

This application is limited to the consolidation request and the existing improvements, no proposed improvements to the Subject Property are included in this request. The ZBA is charged with making a recommendation to the Village Council regarding the zoning variations. At its December 17, 2025, meeting, the Plan Commission (PC) considered the Final Plat of Subdivision and the relief listed above, as well as a finding of “No Material Increased Adverse Impact” for the existing nonconforming detached garage at 829 Foxdale Avenue. By a vote of 5-3, the PC recommended denial of the request. Details regarding the PC’s consideration are provided later in this report. The Applicant has also submitted a demolition application to demolish the existing residence 829 Foxdale Avenue. The Historic Preservation Commission considered the demolition application on May 5, 2025, and by a vote of 5-0 approved the demolition without delay.

A mail notice was sent to property owners within 250 feet of the Subject Property in compliance with the Zoning Ordinance, informing them of the public hearing being held by the ZBA. The hearing was also properly noticed in the *Winnetka Talk* on December 25, 2025. As of the date of this memo, staff has not received any written comments from the public regarding this application. Two members of the public did speak at the December 17, 2025, PC meeting; one spoke in support of the request, the other in opposition.

The Village Council has final jurisdiction on this request.

PROPERTY DESCRIPTION

The Subject Property is located on the east side of Foxdale Avenue, between Eldorado Street and Tower Road, is zoned R-5 Single Family Residential and currently consists of two buildable lots. The area of each existing lot is as follows:

1. 829 Foxdale Avenue: 7,498 square feet
2. 833 Foxdale Avenue: 7,499 square feet

Both of the existing lots are legally nonconforming with respect to the minimum required lot area of 8,400 square feet for an interior lot in the R-5 District. Also, each of the existing lots has an average lot width of 50 feet, while the minimum required average lot width for an interior lot in the R-5 District is 60 feet.

Each of the existing lots contains an existing two-story residence and a detached garage. The existing parcels and improvements are depicted below and on the following page in Figures 1 and 2.

The Comprehensive Plan designates the Subject Property as appropriate for “Single-Family Residential” uses. The current R-5 zoning is consistent with the Comprehensive Plan.

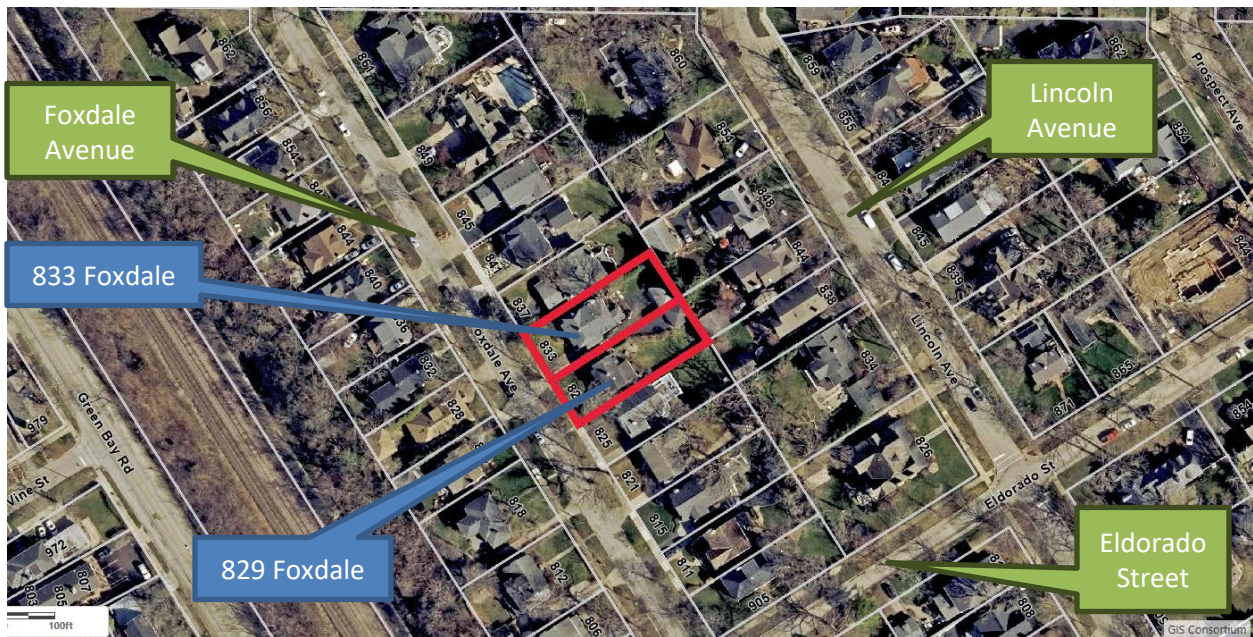


Figure 1 – Two Existing Lots



Figure 2 – Subject Property

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

There are no previous zoning cases on file for either of the lots that make up the Subject Property. The building permit history for each lot is provided below.

829 Foxdale Avenue. The existing residence at 829 Foxdale was constructed in 1921. The following subsequent building permits were issued in:

1. 1922 to construct a detached garage; and
2. 1979 to replace the detached garage.

In October of this year, the Applicant submitted a site restoration permit to remove the existing residence and detached garage at 829 Foxdale Avenue. The permit has been approved and is ready to be issued.

833 Foxdale Avenue. The existing residence at 833 Foxdale Avenue was also constructed in 1921. The following subsequent building permits were issued in:

1. 1959 to construct a one-story enclosed porch and powder room;
2. 2003 to construct a two-story addition and detached garage; and
3. 2018 to construct a one-story addition on the rear elevation.

Other minor permits have been issued for both properties over the last several years.

GENERAL DESCRIPTION OF PROPOSED PLAT OF CONSOLIDATION / RESUBDIVISION

The Applicant resides at 833 Foxdale Avenue, which they acquired in 2005. Subsequently, the Applicant acquired the adjacent property at 829 Foxdale Avenue in 2024. If approved, the Applicant will demolish the existing residence and consolidate the two parcels into a single buildable lot measuring 14,997 square feet. The existing residence at 833 Foxdale Avenue would remain. As described in the attached application materials (**Attachment A**), the Applicant intends to construct an addition on the south side of the existing residence on the 833 Foxdale Avenue parcel, and replace the existing detached garages with a new detached garage in the southeast corner of the proposed lot. During construction of the proposed addition, both of the existing detached garages would remain. The 833 Foxdale garage for vehicle storage and the 829 Foxdale garage for temporary storage of salvaged building materials removed from the 829 Foxdale Avenue residence. As noted earlier in this report, preliminary plans for the proposed improvements have not been provided, the Applicant is simply explaining what their intent for the proposed consolidated lot is at this time.

The proposed subdivision is represented in Figure 3 below and an excerpt of the proposed *829/833 Foxdale Ave. Consolidation* plat is provided in Figure 4 on the following page.

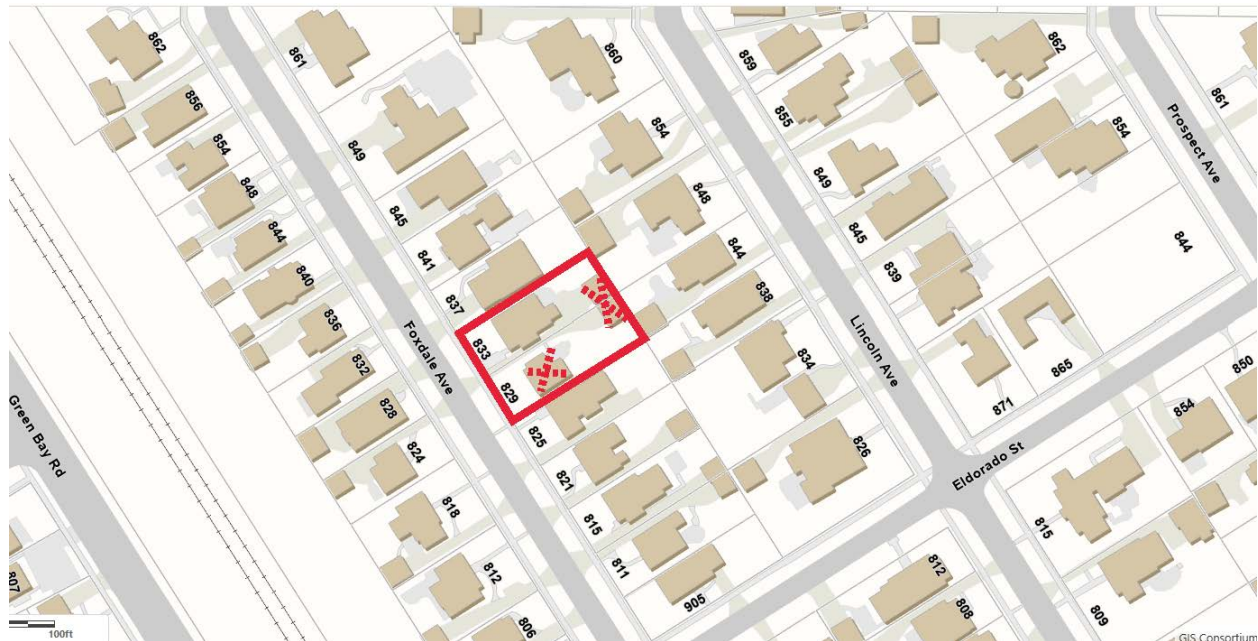


Figure 3 – Proposed subdivision (neighborhood map view)

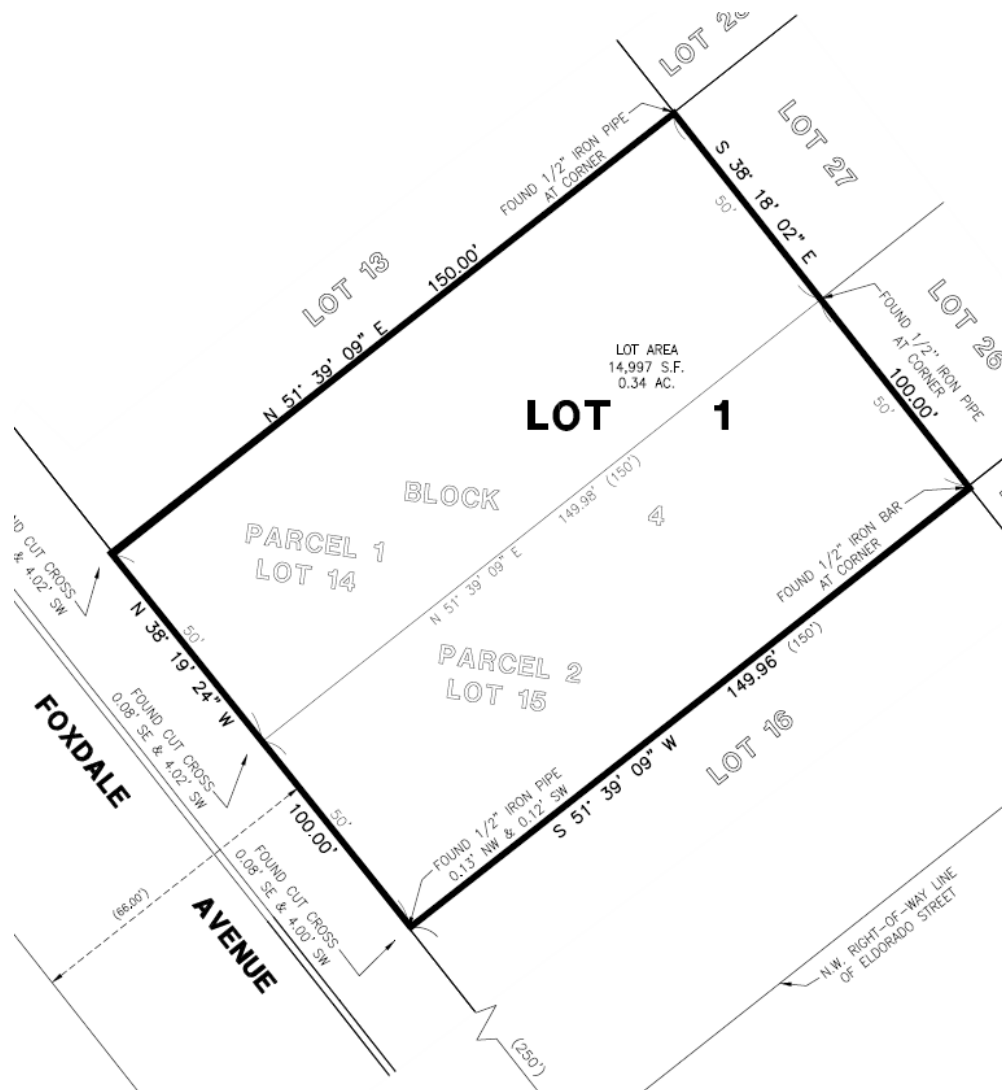


Figure 4 – Excerpt of Proposed 829/833 Foxdale Ave. Consolidation Plat

DESCRIPTION OF ZONING STANDARDS

As noted earlier in this report, 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 “relatively intense suburban” character.

Residential Zoning Hierarchy

A comparison of the Village’s five different residential zoning classifications (Table 1 on the following page) 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

Neighboring lots to the north, south, and west are similarly zoned for smaller lot sizes called for in the R-5 zoning district (minimum lot area of 8,400 square feet for interior lots). Neighboring lots to the east are zoned for slightly larger lot sizes called for in the R-4 zoning district (minimum lot area of 12,600 square

feet for interior lots), as depicted below in Figure 5. There are currently 13 lots on the east side of Foxdale Avenue (between Eldorado Street and Tower Road), 7 of which measure 50 feet by 150 feet (7,500 square feet). There is one lot that has the same lot dimensions and area as the proposed lot, 100 feet by 150 feet (15,000 square feet). There are two other lots that are more than 11,000 square feet, there are also two lots that are smaller than the existing parcels that make up the Subject Property. In summary, the average lot size of the existing lots on the east side of Foxdale Avenue, between Eldorado Street and Tower Road, is 8,837 square feet. The majority of the lots on the west side of Foxdale Avenue are 6,000 square feet due to the Union Pacific Railroad right-of-way. The average lot size for lots on the west side of Foxdale Avenue, between Eldorado Street and Tower Road is 6,917 square feet.

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 - interior lots	48,000 s.f.	24,000 s.f.	16,000 s.f.	12,600 s.f.	8,400 s.f.
Minimum Lot Width – interior lots	150 ft.	100 ft.	75 ft.	60 ft.	60 ft.
Minimum Required Front Setback	50 ft.	50 ft.	40 ft.	30 ft.	30 ft.
Required Rear Setback	50 ft.	15% of lot depth, but not less than 10 ft. nor more than 25 ft.	15% of lot depth, but not less than 10 ft. nor more than 25 ft..	15% of lot depth, but not less than 10 ft. nor more than 25 ft.	15% of lot depth, but not less than 10 ft. nor more than 25 ft.

Table 1 – Residential Zoning Hierarchy

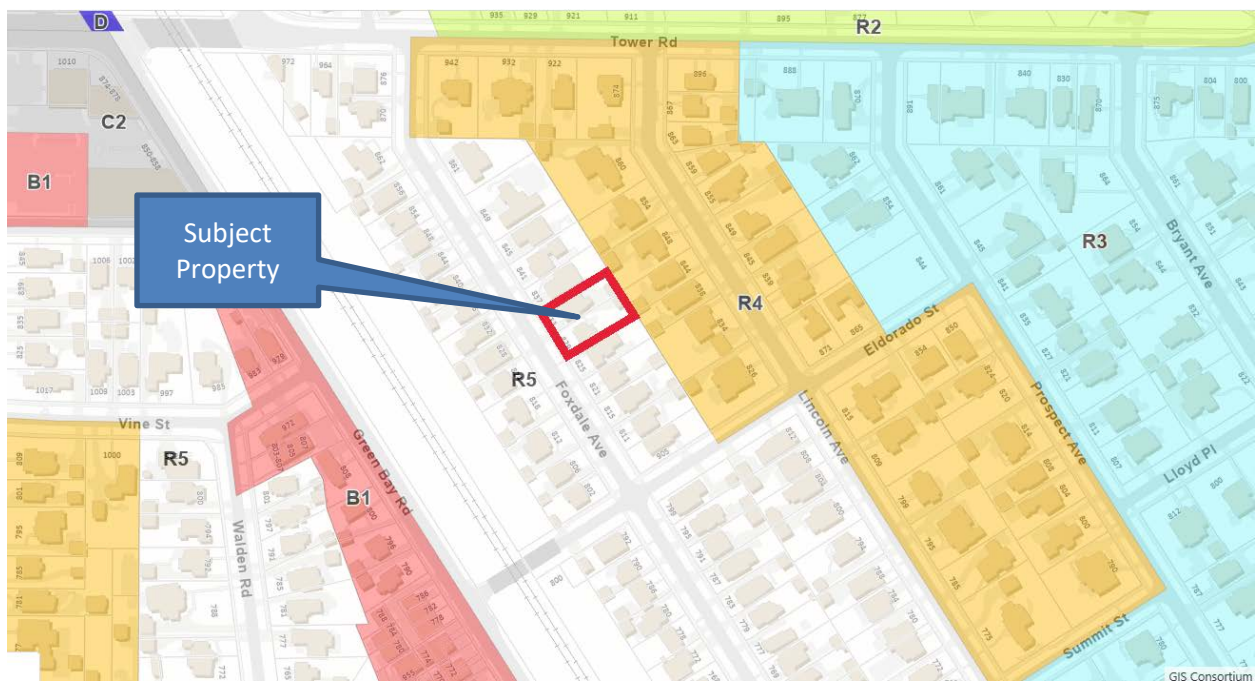


Figure 5 – Area Zoning Map

COMPLIANCE WITH ZONING STANDARDS – LOT SIZE AND DIMENSIONS

All subdivisions are evaluated by staff at the time of application to ensure 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 *829/833 Foxdale Ave. Consolidation* **fully complies** with minimum lot area, lot width, and lot depth requirements as summarized in Table 2 below. Both of the existing lots are nonconforming in two respects: (i) the minimum required lot area of 8,400 square feet, with each lot measuring approximately 7,500 square feet; and (ii) the minimum required average lot width of 60 feet, with existing average lot widths of 50 feet. **The proposed consolidation would eliminate two nonconforming lots and create one conforming lot.**

Table 2 R-5 Zoning Standards		Proposed Lot	Existing Lot 829 Foxdale Avenue	Existing Lot 833 Foxdale Avenue
Minimum Lot Area (Interior lot)	8,400 sq. ft.	14,997 sq. ft. COMPLIES	7,498 sq. ft. DOES NOT COMPLY	7,499 sq. ft. DOES NOT COMPLY
Minimum Lot Width (average)	60 feet	100 feet COMPLIES	49.99 feet DOES NOT COMPLY	49.99 feet DOES NOT COMPLY
Minimum Lot Width (at front street line)	20 feet	100 feet COMPLIES	49.99 feet COMPLIES	49.99 feet COMPLIES
Minimum Lot Depth	120 ft.	150 feet COMPLIES	150 feet COMPLIES	150 feet 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 reviewed by both the Plan Commission and Zoning Board of Appeals, with the Village Council having final jurisdiction.

The proposed *829/833 Foxdale Ave. Consolidation* **does not comply** with two provisions of the Zoning Ordinance related to required setbacks: (i) **minimum required side yard setback**; and (ii) **building line articulation**. Staff evaluation of the proposed *829/833 Foxdale Ave. Consolidation* is summarized in Tables 3 and 4 later in this report, indicating the extent to which the proposed consolidated lot complies with (or falls short of) zoning standards. The item highlighted (in yellow) in Table 3 indicates the **creation of a zoning nonconformity**. The items highlighted (in green) in Table 3 indicate an **existing zoning nonconformity**.

Description of minimum side yard setback requirements – Side yard setback requirements are calculated based on a lot’s width:

- Lots with an average lot width that is 100 feet or more: The minimum required side yard setback is 12 feet.
- 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.
- 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 nonconformities (zoning variations required) – The proposed consolidation has the effect of increasing the average lot width to 100 feet, resulting in an increase in the required minimum side yard setback to 12 feet. **As a result, the proposed larger lot renders the existing 833 Foxdale Avenue residence (which is set back 7.55 feet from the northerly property line), nonconforming with the new minimum side yard requirement of 12 feet. The existing improvements providing a minimum side yard of 7.55 feet, are deficient with the new requirement by 4.45 feet or 37.08%.**

In addition to the variation required for the side yard setback, a variation from the building line articulation requirement is also necessary as a result of the proposed consolidation. The northerly building walls of the existing residence at 833 Foxdale Avenue do not provide the required building line articulation, with unarticulated northerly building walls totaling 45.34 feet in length. The Zoning Ordinance requires the side building walls that face the smaller side yard, on a residence constructed prior to April 1999, be articulated by at least 18 inches when the residence is more than 40 feet long. Currently, the smaller side yard is along the southerly property line and the existing residence complies with the building line articulation requirement. However, as a result of the proposed subdivision the smaller side yard is now along the northerly property line and the existing north side building walls do not comply with the building line articulation requirement. **The existing north side building walls measuring 45.34 feet in length are deficient with the articulation requirement by 5.34 feet or 13.35%.**

Table 3 Zoning Setback Requirements		Proposed Consolidated Lot	<i>Existing Lot 829 Foxdale</i>	<i>Existing Lot 833 Foxdale</i>
SETBACK REQUIREMENTS	Minimum Required Front Yard	30 feet	30 feet	30 feet
	Front yard provided existing structures	35.84 feet	35.88 feet	35.84 feet
	Minimum Required Side Yard	12 feet	6 feet	6 feet
	Side yard provided by existing structures	7.55 feet (north) VARIATION of 4.45 FT (37.08%)	8.57 feet (south)	6 feet (south)
	Minimum Required Remaining Side Yard	18 feet	8 feet	8 feet
	Side yard provided by existing structures	63.55 feet (south)	9.85 feet (north)	7.55 feet (north) EXISTING NONCONFORMING
	Minimum Required Rear Yard	22.5 feet	22.5 feet	22.5 feet
	Rear yard provided by existing structures	57.56 feet	79.49 feet	57.56 feet
	Minimum Required Rear & Side Yard Setbacks for Accessory Structures in Rear Quarter	2 feet	2 feet	2 feet
	Rear yard provided by existing garages	1.71 feet 3.4 feet	1.71 feet EXISTING NONCONFORMING	3.4 feet

Table 3 – Zoning Setback Requirements

Table 4 below, highlights (green) one existing zoning nonconformity **that would be eliminated** with the proposed subdivision. The existing improvements on the 833 Foxdale Avenue parcel currently exceed the maximum permitted impermeable lot coverage by 605.96 square feet or 16.16%. **The proposed 829/833 Foxdale Ave. Consolidation would eliminate the impermeable lot coverage nonconformity.**

Table 4 – Zoning Building Size Requirements		Proposed Consolidated Lot	<i>Existing Lot 829 Foxdale Avenue (house to be torn down, garage to remain)</i>	<i>Existing Lot 833 Foxdale Avenue</i>
ALLOWABLE BUILDING SIZE	Maximum Allowed Gross Floor Area (GFA)	4,814.4 sq. ft.	2,999.2 sq. ft.	2,999.6 sq. ft.
	GFA provided by existing structures	3,349.67 sq. ft.	1,864.58 sq. ft.	2,952.16 sq. ft.
	Maximum Allowed Roofed Lot Coverage (RLC)	4,049.19 sq. ft.	2,024.46 sq. ft.	2,024.73 sq. ft.
	RLC provided by existing structures	2,193.88 sq. ft.	1,129.8 sq. ft.	1,796.37 sq. ft.
	Maximum Allowed Impermeable Lot Coverage (ILC) (50% of lot area)	7,498.5 sq. ft.	3,749 sq. ft.	3,749.5 sq. ft.
	ILC provided by existing structures	4,440.97 sq. ft.	2,723.8 sq. ft.	4,355.46 sq. ft. EXISTING NONCONFORMING

Table 4 – Zoning Building Size Requirements

STORMWATER

The proposed subdivision consists of consolidating two lots into a single larger lot. As previously mentioned, the Applicant intends to demolish the existing residence at 829 Foxdale Avenue, construct an addition to the existing residence at 833 Foxdale Avenue, and eventually demolish both of the existing detached garages on the Subject Property. The Village Engineer has reviewed the proposed consolidation and has noted that upon submittal of the necessary permits to construction any proposed improvements, the Engineering Department will evaluate grading and stormwater detention as part of final engineering approval to verify stormwater is being managed on-site and complies with Village stormwater regulations. Additionally, the stormwater utility fee will be reviewed and adjusted based on final impermeable lot coverage calculations.

For reference, Figure 6 on the following page represents the Subject Property’s proximity to the floodplain; the cyan represents the 100-year floodplain.

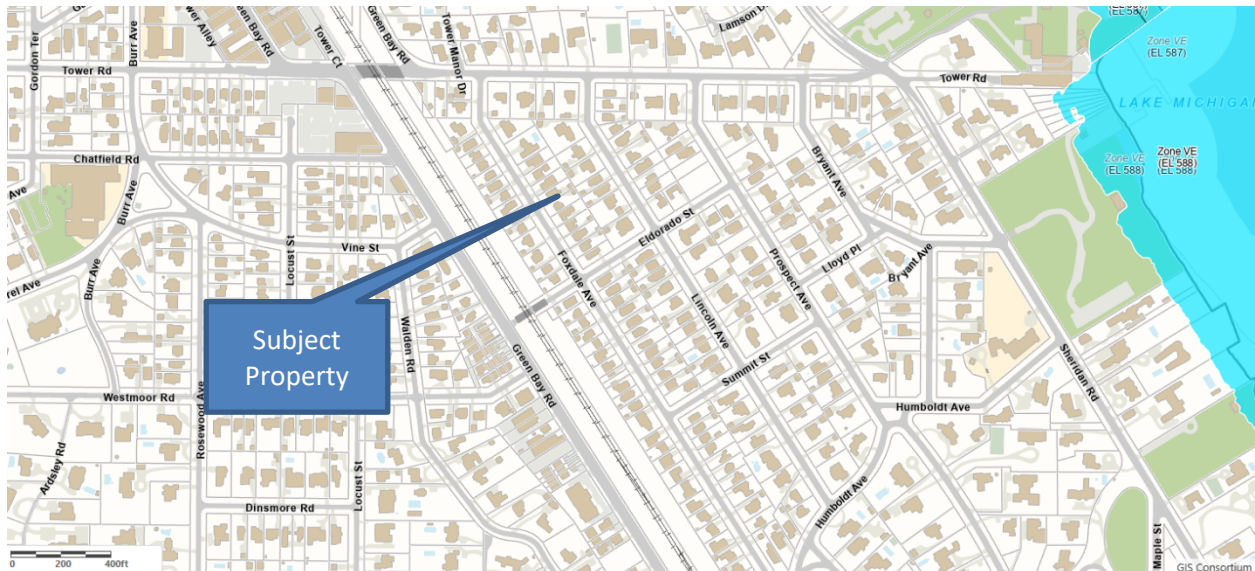


Figure 6 – GIS Floodplain Map

REQUESTED ZONING CONSIDERATION

The Applicant is requesting approval of two variations from the Zoning Ordinance in order to allow the subdivision of the Subject Property, which would consolidate the two existing lots at 829 and 833 Foxdale Avenue into a single lot of record.

Side Yard Setback (North Property Line). The existing residence at 833 Foxdale Avenue currently provides a north side yard setback of 7.55 feet. As explained earlier in this report, the proposed subdivision increases the width of the lot to 100 feet and in turn increases the minimum required side yard setback to 12 feet, which the existing residence does not comply with. The zoning relief is being requested to permit the existing residence to provide a side yard setback of 7.55 feet from the northerly property line, a variation of 4.45 feet (37.08%). Should the consolidation ultimately be approved by the Village Council, any proposed addition to the existing residence would be required to comply with the new minimum side yard setback requirement of 12 feet, and all other zoning regulations for the new larger lot.

Building Line Articulation. The northerly building walls of the existing residence at 833 Foxdale Avenue do not provide the required building line articulation, with unarticulated northerly building walls totaling 45.34 feet in length. The Zoning Ordinance requires the side building walls that face the smaller side yard, on a residence constructed prior to April 1999, be articulated by at least 18 inches when the residence is more than 40 feet long. The existing north side building walls measuring 45.34 feet in length are deficient with the articulation requirement by 5.34 feet or 13.35%.

CONSIDERATION BY OTHER ADVISORY BOARD/COMMISSIONS

Plan Commission (PC). On December 17, 2025, the PC held a public hearing on this request. After hearing from staff, the Applicant’s architect, and two members of the public, the Commission discussed the request and the impact the consolidation would have on the unique character of Foxdale Avenue and the availability of housing in the denser R-5 zoning district in the Village. Some members commented that the addition proposed by the applicant would maintain the character of the neighborhood more than two new homes on each lot. With eight (8) voting members on a request that also requires ZBA consideration, the PC was initially split. In order to forward a recommendation to the Council, the PC continued its discussion, which focused on the consistency of the proposed consolidation with the 2040 Comprehensive Plan. **Ultimately, by a vote of 5-3, the PC recommended denial of the request.**

FINDINGS & RECOMMENDATION

Section 17.60.040 of the Zoning Ordinance lists eight variation standards that the ZBA must find a variation application meets. The Applicant has supplied as part of their application materials a narrative addressing how this proposal meets these standards.

After hearing from the Applicant and the public, the ZBA may decide to take action on one or two options:

- 1) Continue further review of the application to a specific date in order to provide the Applicant and/or staff additional time to address questions and comments from the ZBA; or
- 2) Consider a motion recommending approval or denial of the variations. If the ZBA is prepared to make a recommendation to the Village Council regarding the requested relief, 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 variations for the existing residence at 833 Foxdale Avenue granting:

1. **Side Yard Setback** of 7.55 feet from the north property line, whereas a minimum of 12 feet is required, a variation of 4.45 feet (37.08%) [Section 17.30.060 – Side Yard Setback]; and
2. **Unarticulated north side building walls** 45.34 feet in length, whereas building line articulation of at least 18 inches is required when the residence is more than 40 feet in length, a variation of 5.34 feet (13.35%) [Section 17.30.090 Building Line Articulation].

The Zoning Board of Appeals finds, based on evidence in the record or a public document, that the variations requested are **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 **have been met [have 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 Consolidation (829/833 Foxdale Ave. Consolidation)

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. 25-29-SD

Property Information

Site Address: 833/829 Foxdale Avenue

Owner Information

Name: Stephen and Deanna Nied

Address: 833 Foxdale Avenue

City, State, ZIP: Winnetka, IL 60093

Email: [REDACTED]

Primary Contact: Deanna Nied

Phone No. [REDACTED]

Date property acquired by owner: 07/12/2005

Architect Information

Name: Hackley & Associates

Primary Contact: Ted Dunn

Address: 440 Green Bay Road

City, State, ZIP: Kenilworth, IL 60043

Phone No. 847-853-8258

Email: ted@hackleyarchitects.com

Attorney Information

Name: _____

Primary Contact: _____

Address: _____

City, State, Zip: _____

Phone No. _____

Email: _____

Nature of any restrictions on property: _____

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

The proposed lot consolidation requires zoning relief for the north side yard setback due to updated

Village requirements for the property consolidation of 833 & 829 Foxdale Avenue. No modifications or

additional work are proposed for the portion of the structure (built in 1923) that encroaches into the setback.

Property Owner Signature

[REDACTED SIGNATURE]

Date: 10/28/2025

- 1) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by regulations in that district.

This variation request stems from a change in lot width due to the proposed lot consolidation. The increased width alters the side yard setbacks, resulting in the existing house becoming non-conforming. However, the proposed addition does not affect the portion of the home that is rendered non-conforming, so no further relief is required.

- 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.

This variation request is unique due to the proposed consolidation with the neighboring property to the south. The increased lot width will result in greater side yard setback requirements, causing the existing home to become non-conforming on the north side. These setback regulations are part of the Village's zoning code and were not established by the homeowners.

- 3) The variation, if granted, will not alter the essential character of the locality.

The existing residence at 833 Foxdale Avenue will remain, with a proposed addition to the south. The property will continue to function as a single-family home, consistent in scale, materials, and character with other homes along Foxdale Avenue. The new addition will fully comply with all current zoning and setback requirements.

- 4) An adequate supply of light and air to adjacent property will not be impaired.

The increased setbacks resulting from the lot consolidation will enhance the supply of light and air, and the proposed addition will not negatively impact neighboring properties. The larger lot will help reduce congestion, and the design will improve privacy for the adjacent homes.



- 5) The hazard from fire and other damage to the property will not be increased.

The encroaching portion of the residence at 833 Foxdale will remain unchanged. The proposed addition will increase separation between adjacent properties, thereby reducing potential risks associated with close proximity.

- 6) The taxable value of the land and buildings throughout the Village will not diminish.

The proposed addition and overall property improvements are expected to enhance the taxable value of the home.

- 7) The congestion in the public street will not increase.

Public street congestion will be reduced as the consolidation results in one single-family residence instead of two. This change will decrease the number of vehicles and equipment typically associated with multiple households.

- 8) The public health, safety, comfort, morals and welfare of the inhabitants of the Village will not be otherwise impaired.

The proposed enhancement will benefit the Foxdale Avenue community by increasing greenspace, improving treescapes, enhancing sun exposure, and reducing automobile presence.



VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SUBDIVISION/CONSOLIDATION APPLICATION

Case No. 25-29-SD

Property Information

Site Address: 833 & 829 Foxdale Avenue
Parcel Identification Number(s) (PIN): (833) 05-17-401-008-0000 & (829) 05-17-401-009-0000

Property Owner Information

Name: Deanna & Stephen Nied

Primary Contact: Deanna Nied

Address: 833 Foxdale Avenue

City, State, Zip: Winnetka, IL 60093

Phone No. [REDACTED]

Email: [REDACTED]

Date owner acquired property: 07/12/2005

Architect Information

Name: Hackley & Associates

Primary Contact: Ted Dunn

Address: 440 Green Bay Road

City, State, ZIP: Kenilworth, IL 60043

Phone No. 847-853-8258

Email: ted@hackleyarchitects.com

Surveyor Information

Company Name: Greengard, Inc.

Primary Contact: Joe Sadoski

Address: 111 Barclay Blvd, Suite 310

City, State, Zip: Lincolnshire, IL 60069-2906

Phone No. 847-634-3883

Email: jsadoski@greengardinc.com

Attorney Information

Name: _____

Primary Contact: _____

Address: _____

City, State, Zip: _____

Phone No. _____

Email: _____

Property Owner Signature [REDACTED]

Date: 10/28/2025

The proposed consolidation of 833 Foxdale Avenue and 829 Foxdale Avenue will create a unified parcel totaling approximately 15,000 square feet (0.34 acres). Each existing residential lot measures 50 feet in width and 150 feet in depth, allowing for a seamless merger into a single, rectangular parcel that aligns with the contextual pattern of neighboring properties.

The new parcel complies with the R-5 zoning district requirements, which mandate a minimum lot area of 8,400 square feet and minimum width of 60 feet.

All proposed structures will conform to current setback ordinances and will be designed to respect the scale, massing, and architectural rhythm of the surrounding neighborhood.

The primary goals of this consolidation are:

- Expand the living space of 833 Foxdale in a manner consistent with neighborhood character.
- Relocate and consolidate detached garages into the southeast corner of the new parcel.
- Enhance privacy and increase green space by removing the existing structure at 829 Foxdale.
- Reduce overall building bulk and improve pervious landscaping.

This proposal is not intended to maximize buildable floor area. Instead, it aims to preserve and elevate cottage-style architectural elements that define Foxdale Avenue, while improving air flow, natural light, privacy, and visual openness for both the property and its neighbors.

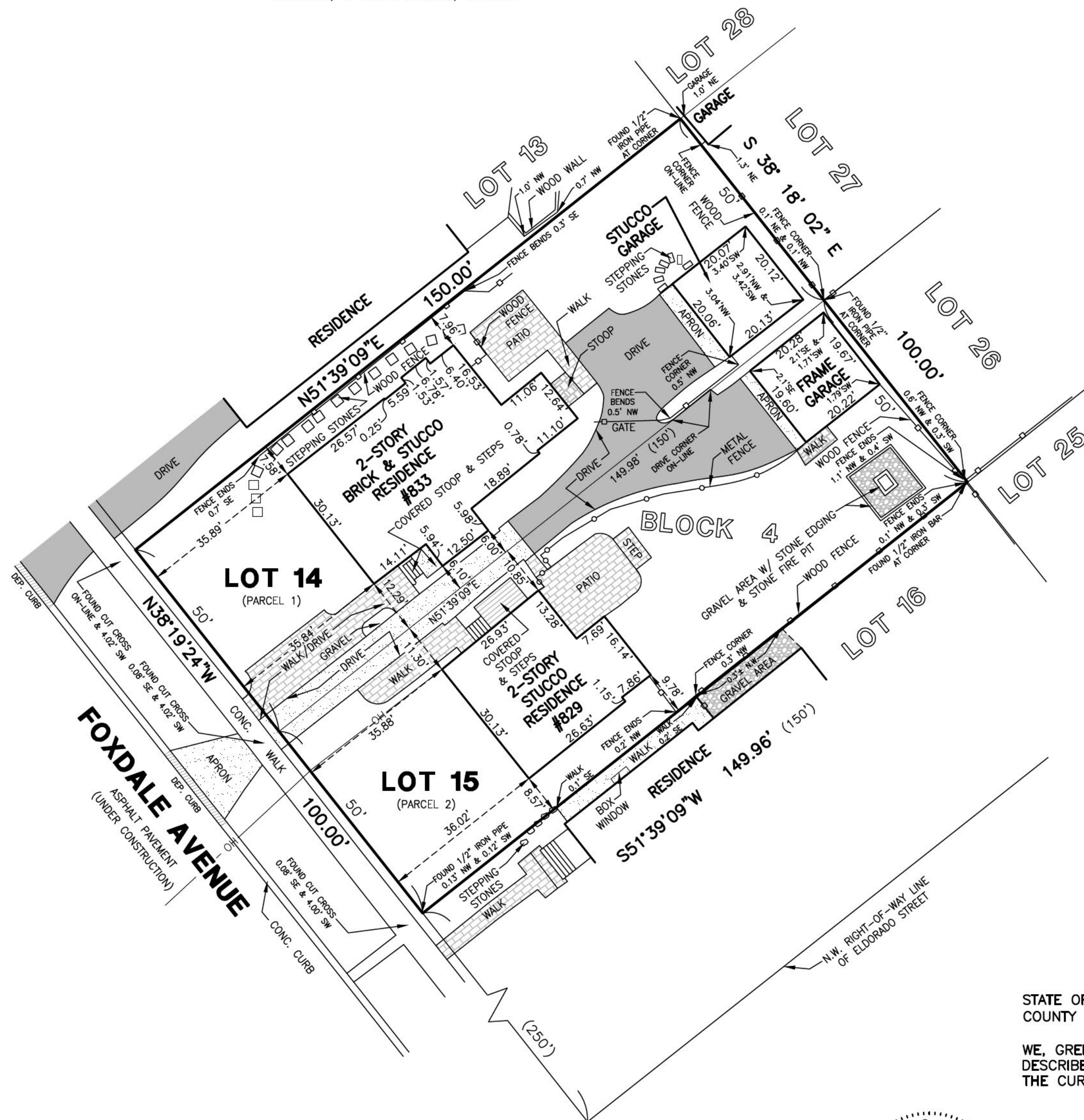
Chip Hackley - Principal
Hackley & Associates Architects, Inc.
Architect for Owners of 833/829 Foxdale Ave



PLAT OF SURVEY

PARCEL 1:
LOT 14 IN BLOCK 4 IN WINNETKA PARK BLUFFS, BEING A SUBDIVISION BY WILLIAM H. CAIRNDUFF OF PART OF SECTIONS 16, 17 AND 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOT 15 IN BLOCK 4 IN WINNETKA PARK BLUFFS, BEING A SUBDIVISION BY WILLIAM H. CAIRNDUFF OF PART OF SECTIONS 16, 17 AND 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



HATCH LEGEND

- ASPHALT DRIVE
- BRICK PAVERS
- CONCRETE
- WOOD STOOP/DECK
- STONE PAVERS
- GRAVEL

SURVEYORS NOTES:

1. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
2. () DENOTES RECORD DIMENSION.
3. BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS.
4. ORIGINAL CLIENT- DEANNA & STEPHEN NIED
5. ORIGINAL FIELD WORK COMPLETED- 06-30-18

GENERAL NOTES:

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

AREA

LOT 14 (PARCEL 1) = 7,499 Sq. Ft. OR 0.17 ACRES (MORE OR LESS)
 LOT 15 (PARCEL 2) = 7,498 Sq. Ft. OR 0.17 ACRES (MORE OR LESS)
 TOTAL = 14,997 Sq. Ft. OR 0.34 ACRES (MORE OR LESS)

STATE OF ILLINOIS } SS
 COUNTY OF LAKE }

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

DATED THIS 16TH DAY OF JUNE, A.D., 2025



GREENGARD, INC. / JOSEPH R. SADOSKI
 111 BARCLAY BOULEVARD, SUITE 310 ILLINOIS
 LINCOLNSHIRE, ILLINOIS 60069 PROFESSIONAL LAND SURVEYOR NO. 3316
 MY RENEWABLE LICENSE EXPIRES 11-30-26.

Drawing File: J:\64056\dwg\Survey\64056-SB.dwg Jun 16, 2025 - 12:08pm

DESIGNED BY: SLM	DATE: 06-16-25
CHECKED BY: JRS	DATE: 06-16-25
APPROVED BY:	DATE:
DRAWN BY:	DATE:
REVISIONS	



GREENGARD, INC.
 Engineers • Surveyors • Planners
 111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3615
 PHONE: 847-634-3883 E-MAIL: 231@GREENGARDINC.COM
 FAX: 847-634-0687 ILL. REGISTRATION NO. 184-000995

SCALE:	1"=20'
DRAWING No.	64056
SHEET	1 OF 1

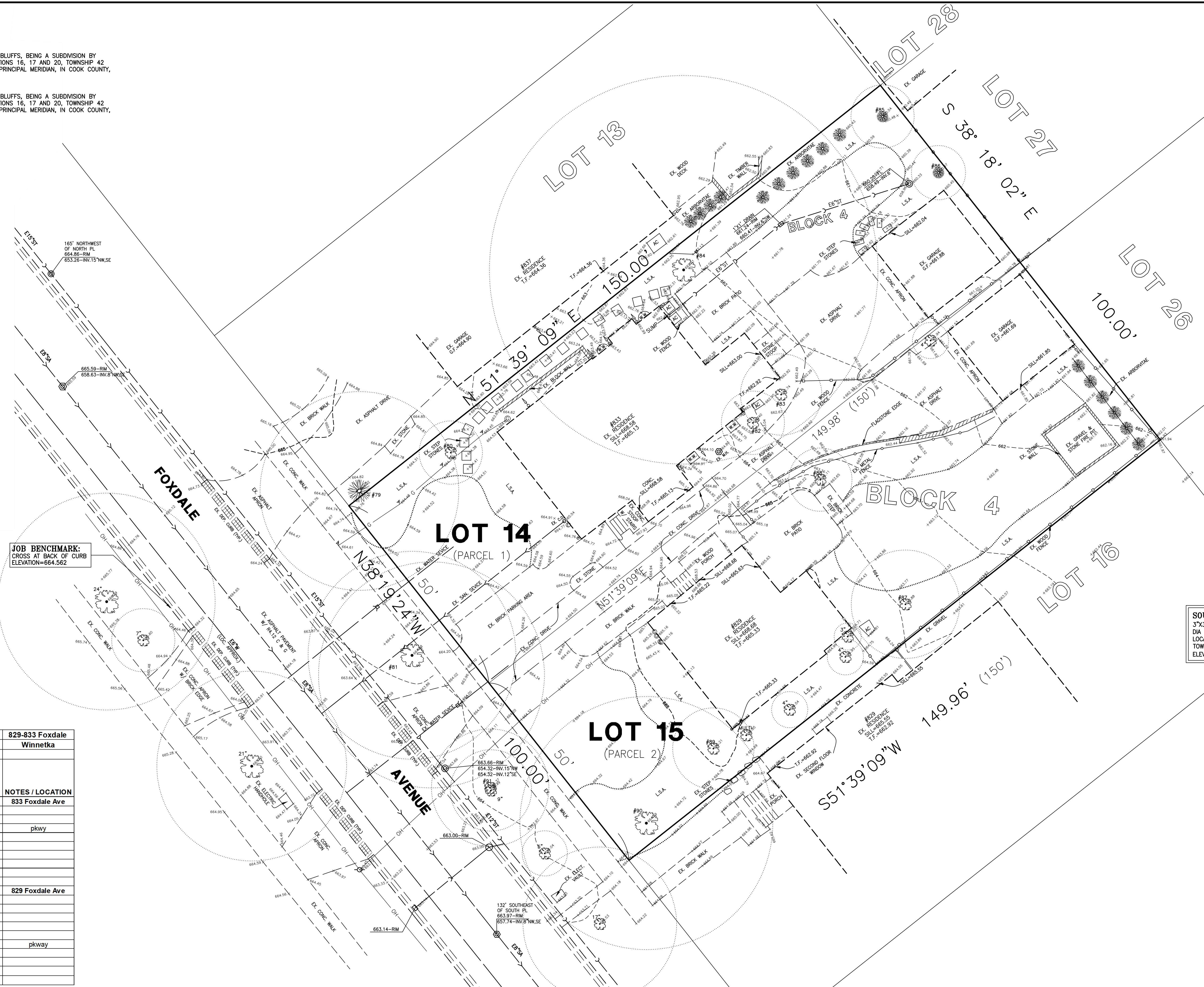
829 & 833 FOXDALE AVENUE - WINNETKA, ILLINOIS

PLAT OF SURVEY

LEGAL DESCRIPTION

PARCEL 1:
LOT 14 IN BLOCK 4 IN WINNETKA PARK BLUFFS, BEING A SUBDIVISION BY WILLIAM H. CAIRNDUFF OF PART OF SECTIONS 16, 17 AND 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOT 15 IN BLOCK 4 IN WINNETKA PARK BLUFFS, BEING A SUBDIVISION BY WILLIAM H. CAIRNDUFF OF PART OF SECTIONS 16, 17 AND 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



JOB BENCHMARK:
CROSS AT BACK OF CURB
ELEVATION=664.562

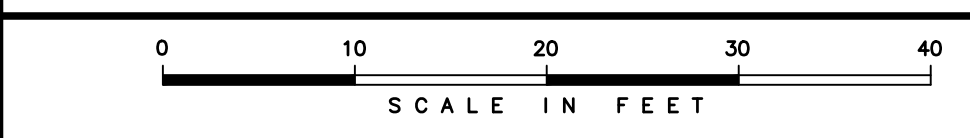
SOURCE BENCHMARK:
3"x3" BOX CUT ON WESTERLY SIDE OF 2'
DIA CONCRETE TRAFFIC LIGHT BASE.
LOCATED AT THE SOUTHEAST CORNER OF
TOWER ROAD & GREENBAY ROAD.
ELEVATION=667.09 (NAVD 88)

Tree Preservation Survey				829-833 Foxdale Winnetka
TAG #	SIZE	SPECIES	CONDITION 1-6 (1=BEST - 6= DEAD)	NOTES / LOCATION
833 Foxdale Ave				
79	25	Spruce	3	
80	7	Crabapple	3	
81	25	Swamp White Oak	3	pkwy
82	8	Pear	4	
83	11	Pear	3	
84	44	Swamp White Oak	3	
85	7	Spruce	3	
86	6	Crabapple	3	
829 Foxdale Ave				
87	12	River Birch	3	
88	7	Sugar Maple	3	
89	9	Whitebud	3	
90	28	Bur Oak	3	
91	13	Blackberry	3	pkway

Thank you,
Lou Leggett
Certified Arborist #177

LEGEND

- 104 --- CONTOUR
- x 105.08 SPOT ELEVATION
- 10" DECIDUOUS TREE W/DIA.
- 12" CONIFEROUS TREE W/DIA.
- CRITICAL ROOT ZONE
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- INLET
- WATER SERVICE BOX
- VALVE & VAULT
- FIRE HYDRANT
- UTILITY POLE
- LIGHT STANDARD
- STORM CULVERT
- 8" SA --- SANITARY SEWER
- 12" --- STORM SEWER
- 6" W --- WATER MAIN
- DITCH --- DITCH
- SWALE --- SWALE
- DIRECTION SURFACE DRAINAGE --- DIRECTION SURFACE DRAINAGE
- FENCE --- FENCE
- DOWNSPOUT
- ELECTRIC METER
- GAS METER



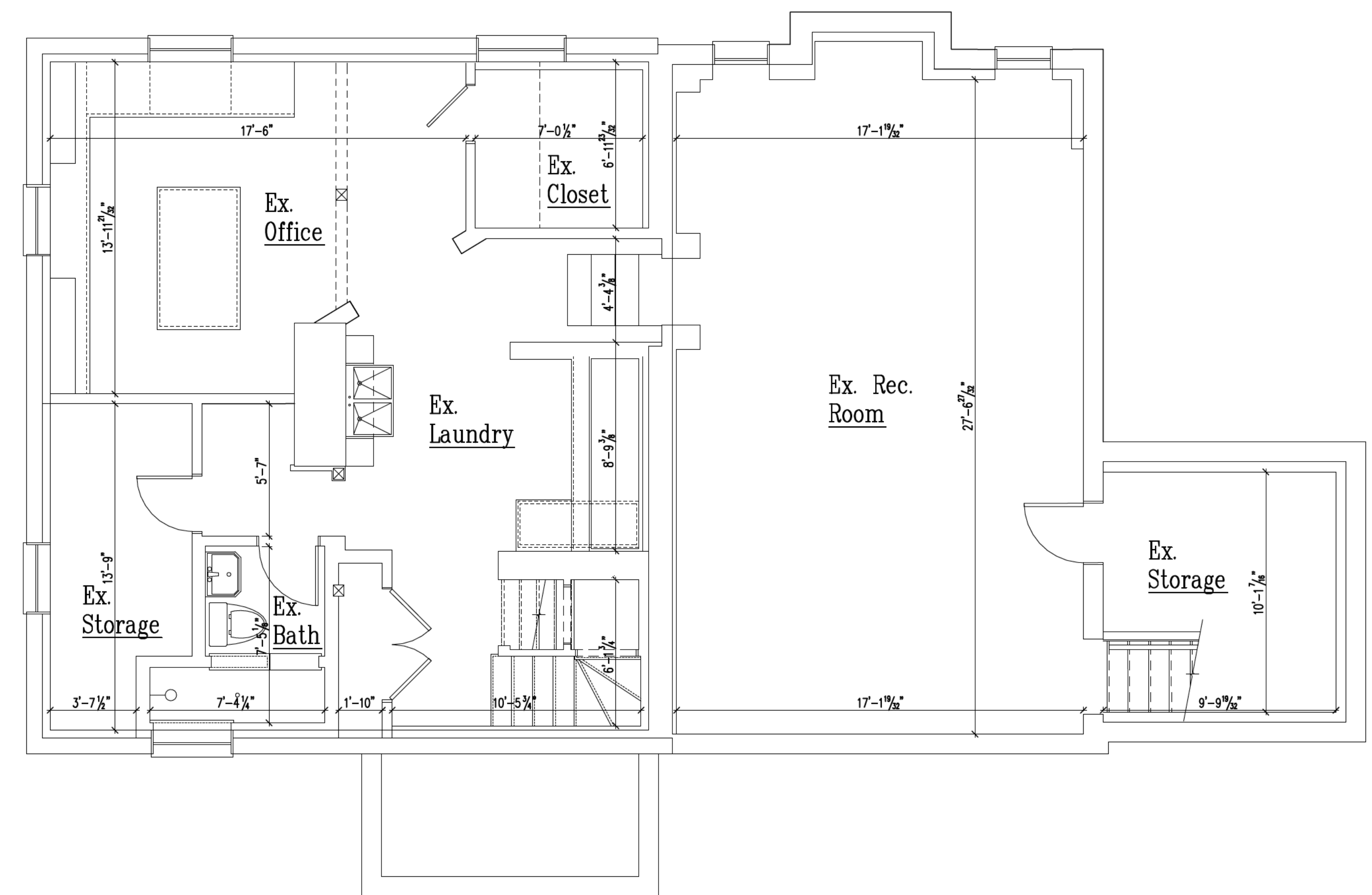
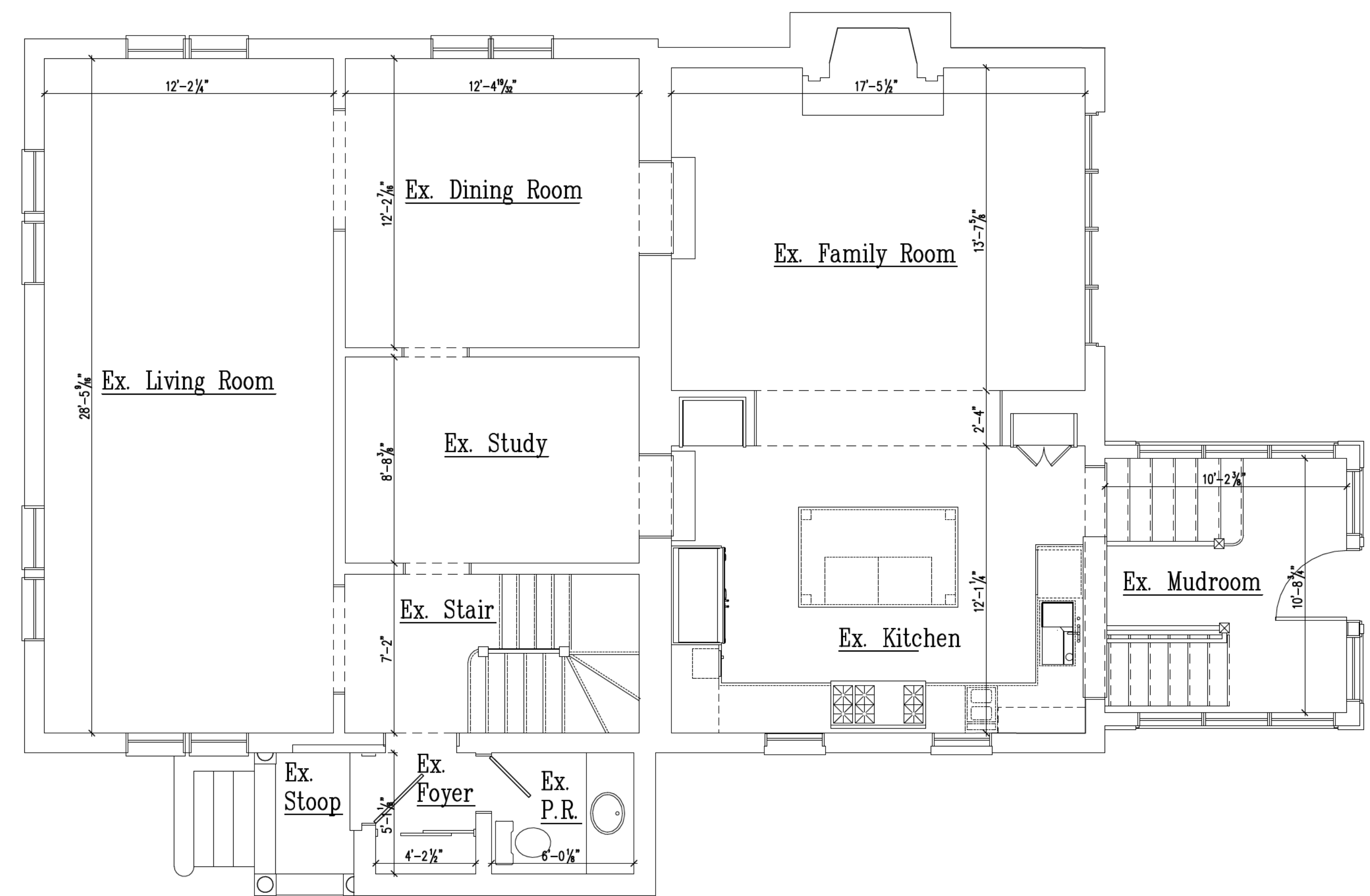
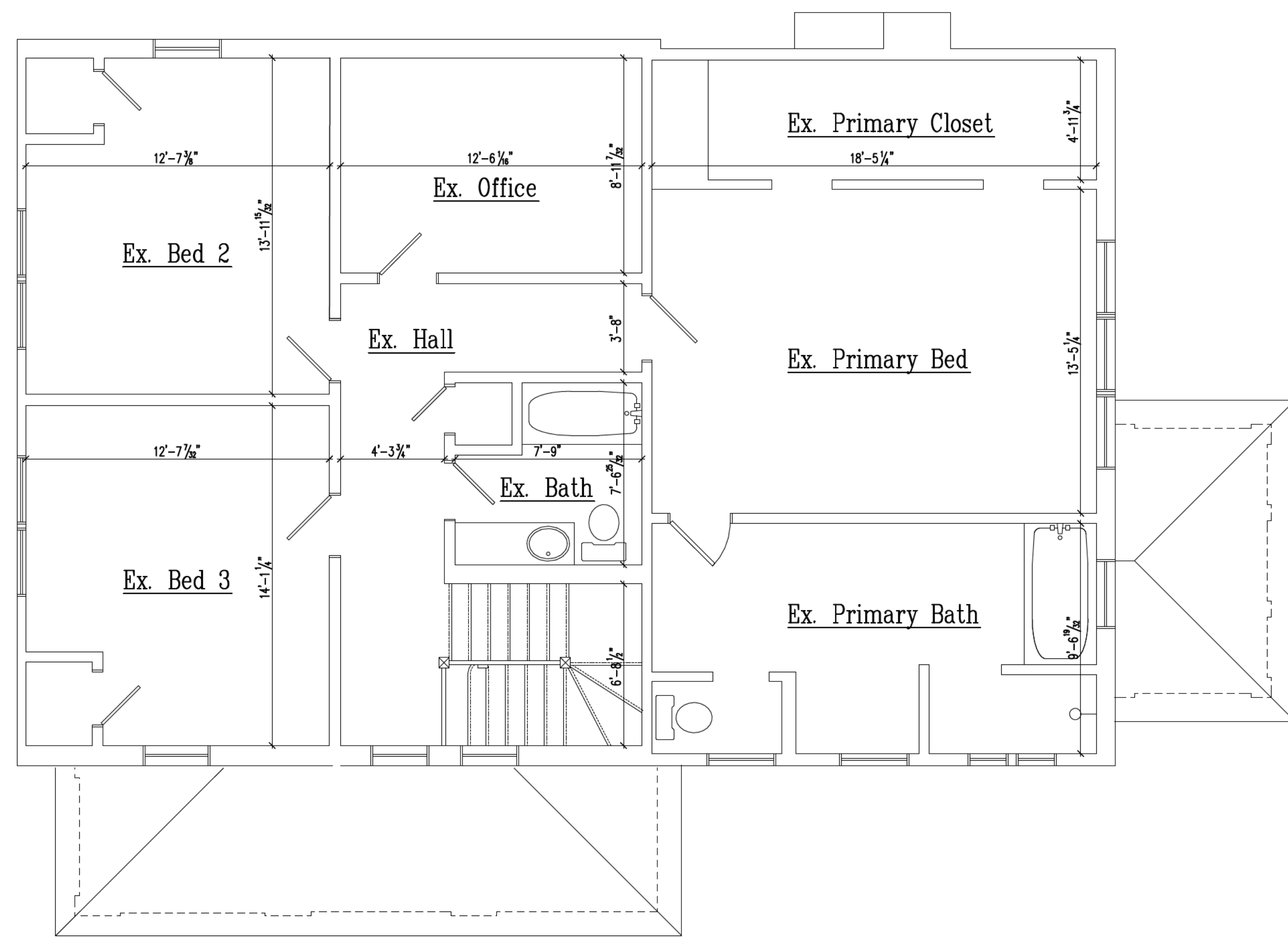
DRAWN BY:	DATE:	REVISIONS:	DRAWN BY:	DATE:	REVISIONS:

DESIGNED BY:	DATE:
CJD	06-16-25
CHECKED BY:	DATE:
DRF	06-16-25
APPROVED BY:	DATE:
DRF	06-16-25

GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3623
PHONE: 847-434-3883 FAX: 847-634-0687
E-MAIL: 231@GREENGARDINC.COM ILL. REGISTRATION NO. 184-000995

SCALE:	1"=10'
DRAWING No.	64056
SHEET	1 of 1

829 & 833 FOXDALE AVENUE -- WINNETKA, IL
EXISTING TOPOGRAPHY



Copyright 2025, by Hackley & Associates Architects, Inc.
 Reproduction of any part of this work, beyond that permitted
 by Sections 107 & 105 of the 1975 United States Copyright
 Act without permission of the copyright owner is unlawful.

FRAME:
 REVISIONS
 REVISIONS
 REVISIONS
 CONSTRUCTION

NIED RESIDENCE
 833 FOXDALE AVENUE - WINNETKA, ILLINOIS 60093

TUESDAY, OCTOBER 28, 2025

HACKLEY & ASSOCIATES
 ARCHITECTS, INC.
 440 GREEN BAY ROAD - KENILWORTH, IL 60043
 TEL. 847.853.8258 847.853.8351 FAX

VC-3
 1806



Existing South Elevation
1/4" = 1'-0"



Existing East Elevation
1/4" = 1'-0"



Existing North Elevation
1/4" = 1'-0"



Existing West Elevation
1/4" = 1'-0"

Copyright 2025, by Hackley & Associates Architects, Inc.
Reproduction of any part of this work, beyond that permitted
by Sections 107 & 105 of the 1975 United States Copyright
Act without permission of the copyright owner is unlawful.

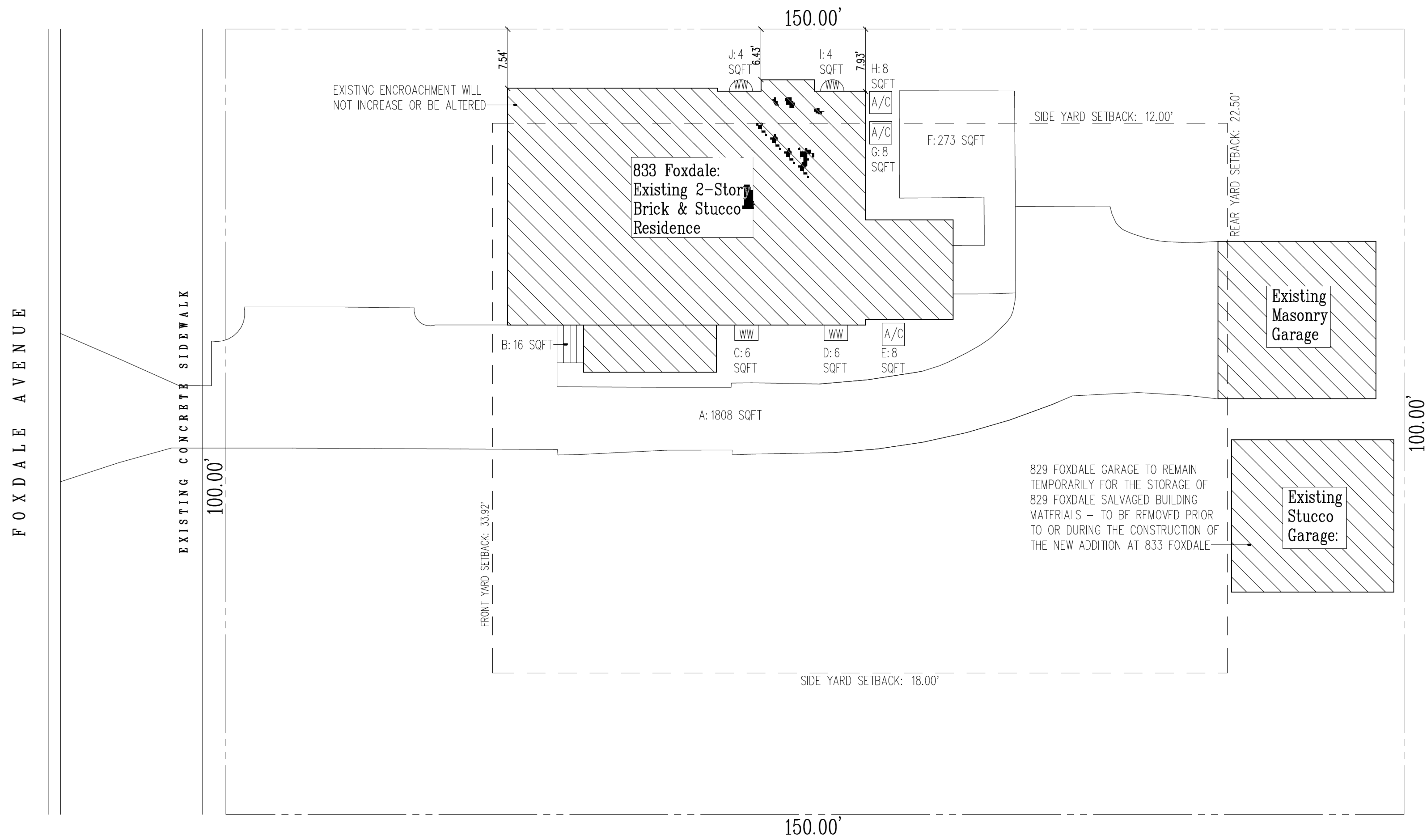
FRAME: REVISIONS: REVISIONS: REVISIONS: CONSTRUCTION

NIED RESIDENCE
833 FOXDALE AVENUE - WINNETKA, ILLINOIS 60093

TUESDAY, OCTOBER 28, 2025

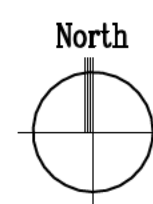
HACKLEY & ASSOCIATES
ARCHITECTS, INC.
440 GREEN BAY ROAD - KENILWORTH, IL 60043
TEL 847.853.8258 847.853.8351 FAX

VC-4
1806



- A: 1808 SQFT
- B: 16 SQFT
- C: 6 SQFT
- D: 6 SQFT
- E: 8 SQFT
- F: 273 SQFT
- G: 8 SQFT
- H: 8 SQFT
- I: 4 SQFT
- J: 4 SQFT

TOTAL: 2141 SQFT



Site Plan: Impervious Surfaces

1/8" = 1'-0"

FOXDALE AVENUE

EXISTING CONCRETE SIDEWALK

100.00'

FRONT YARD SETBACK: 33.92'

EXISTING ENCROACHMENT WILL NOT INCREASE OR BE ALTERED

833 Foxdale:
Existing 2-Story
Brick & Stucco
Residence

F: 273 SQFT

Existing
Masonry
Garage

Existing
Stucco
Garage:

829 FOXDALE GARAGE TO REMAIN TEMPORARILY FOR THE STORAGE OF 829 FOXDALE SALVAGED BUILDING MATERIALS - TO BE REMOVED PRIOR TO OR DURING THE CONSTRUCTION OF THE NEW ADDITION AT 833 FOXDALE

SIDE YARD SETBACK: 18.00'

SIDE YARD SETBACK: 12.00'

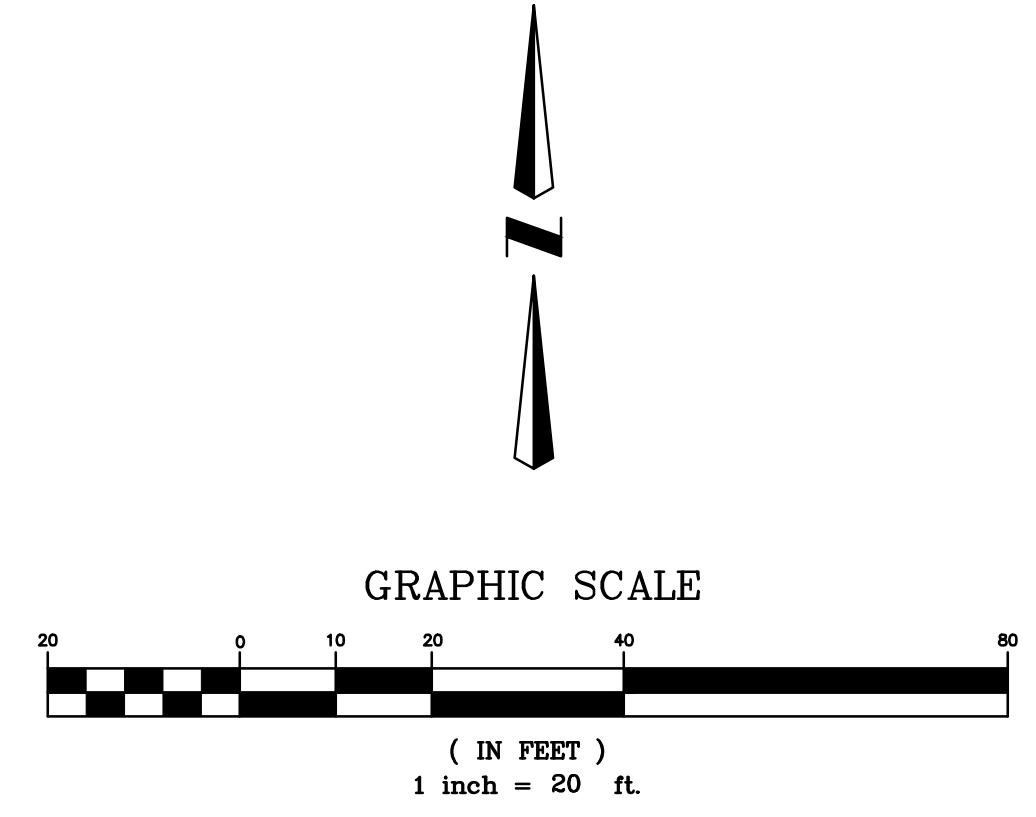
REAR YARD SETBACK: 22.50'

150.00'

150.00'

FINAL PLAT 829/833 FOXDALE AVE. CONSOLIDATION

BEING A CONSOLIDATION OF LOTS 14 & 15 IN BLOCK 4 IN WINNETKA PARK BLUFFS, BEING A SUBDIVISION BY WILLIAM H. CAIRNDUFF OF PART OF SECTIONS 16, 17 AND 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



OWNER'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF _____ }

THIS IS TO CERTIFY THAT _____

AS OWNER(S) OF THE LAND DESCRIBED IN THE ANNEXED PLAT, HAS CAUSED THE SAME TO BE SURVEYED AND CONSOLIDATED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED AND HAVE DETERMINED TO THE BEST OF ITS KNOWLEDGE THE SCHOOL DISTRICTS IN WHICH THE LOT LIES, AS FOLLOWS:

SCHOOL DISTRICTS	LOT NUMBERS
ELEMENTARY SCHOOL DISTRICT #36	} ALL LOTS
NEW TRIER TOWNSHIP HIGH SCHOOL DISTRICT #203	
OAKTON COMMUNITY COLLEGE DISTRICT #535	

DATED THIS _____ DAY OF _____, A.D. 20_____

PRINTED NAME AND TITLE _____

NOTARY CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF _____ }

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT _____ OF THE _____ DID PERSONALLY APPEAR BEFORE ME THIS DAY AND ACKNOWLEDGE THAT THEY DID SIGN THE HEREON DRAWN PLAT AS THEIR FREE AND VOLUNTARY ACT. GIVEN MY SIGNATURE AND SEAL DATED THIS _____ DAY OF _____, A.D. 20_____

NOTARY PUBLIC _____

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____, A.D. 20_____

BY: _____
VILLAGE ENGINEER

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

I, _____, VILLAGE COLLECTOR OF THE VILLAGE OF WINNETKA, COOK COUNTY, 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 INCLUDED IN THIS PLAT OF CONSOLIDATION.

DATED THIS _____ DAY OF _____, A.D. 20_____

BY: _____
VILLAGE COLLECTOR

WATER AND ELECTRIC DEPARTMENT CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

APPROVED BY THE DIRECTOR OF WATER AND ELECTRIC DEPARTMENT OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____, A.D. 20_____

BY: _____
WATER AND ELECTRIC DIRECTOR

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

APPROVED BY THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS PLAN COMMISSION

DATED THIS _____ DAY OF _____, 20_____

BY: _____
PLAN COMMISSION CHAIRMAN

ATTEST: _____
SECRETARY

VILLAGE BOARD CERTIFICATE

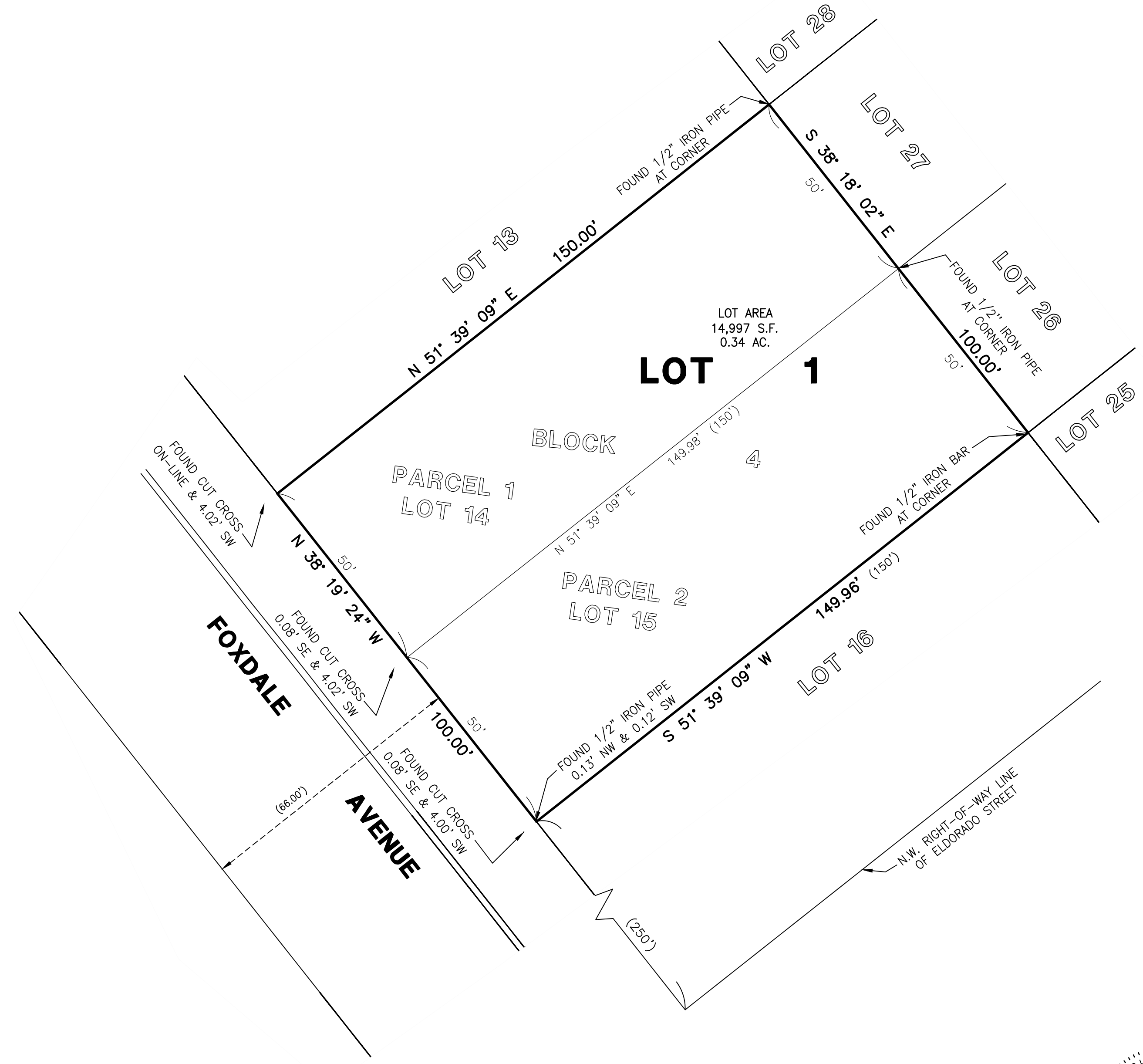
STATE OF ILLINOIS } SS
COUNTY OF COOK }

APPROVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____, A.D. 20_____

BY: _____
VILLAGE PRESIDENT

ATTEST: _____
CLERK



SURVEYORS CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF LAKE }

THIS IS TO STATE THAT WE GREENGARD, INC., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR HAVE SURVEYED AND CONSOLIDATED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:
LOT 14 IN BLOCK 4 IN WINNETKA PARK BLUFFS, BEING A SUBDIVISION BY WILLIAM H. CAIRNDUFF OF PART OF SECTIONS 16, 17 AND 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THE PREMISES COMMONLY KNOWN AS:
833 FOXDALE AVENUE, WINNETKA, ILLINOIS 60093
PARCEL AREA = 7,499 SQ. FT.
P.I.N. 05-17-401-008-0000

PARCEL 2:
LOT 15 IN BLOCK 4 IN WINNETKA PARK BLUFFS, BEING A SUBDIVISION BY WILLIAM H. CAIRNDUFF OF PART OF SECTIONS 16, 17 AND 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THE PREMISES COMMONLY KNOWN AS:
829 FOXDALE AVENUE, WINNETKA, ILLINOIS 60093
PARCEL AREA = 7,498 SQ. FT.
P.I.N. 05-17-401-009-0000

ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

THIS IS ALSO TO STATE THAT FROM OUR INTERPRETATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA, THE HEREON DESCRIBED PROPERTY FALLS WITHIN "NO-SCREEN" DEFINED AS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL NUMBER 17031C0251K, WITH MAP REVISED DATE OF SEPTEMBER 10, 2021.

THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS WITHIN THE VILLAGE OF WINNETKA, ILLINOIS, WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE MUNICIPAL CODE, AS HERETOFORE AND HEREAFTER AMENDED.

DATED THIS _____ DAY OF _____, A.D. 20_____

GREENGARD, INC.
111 BARCLAY BLVD., SUITE 310
LINCOLNSHIRE, ILLINOIS 60069-2906
JOSEPH R. SADOSKI
ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES 11/30/26.

PERMISSION TO RECORD
THE UNDERSIGNED HEREBY AUTHORIZES THE VILLAGE OF WINNETKA AND/OR ITS DESIGNATED AGENTS TO RECORD SAID RESUBDIVISION PLAT WITH THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS ON BEHALF OF THE UNDERSIGNED.

THIS _____ DAY OF _____, A.D. _____
GREENGARD, INC.
111 BARCLAY BLVD., SUITE 310
LINCOLNSHIRE, ILLINOIS 60069-2906
JOSEPH R. SADOSKI
ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES 11/30/26.

CURRENT P.I.N. NUMBERS
PARCEL 1-P.I.N. 05-17-401-008-0000
PARCEL 2-P.I.N. 05-17-401-009-0000

- SURVEYORS NOTES:**
1. THE BEARINGS SHOWN ON THIS PLAT ARE ON AN ASSUMED BASIS.
 2. THIS PLAT OF RESUBDIVISION IS BASED UPON A BOUNDARY SURVEY PREPARED BY GREENGARD INC. ON JUNE 16, 2025.
 3. EXISTING IMPROVEMENTS NOT SHOWN.

SEND FUTURE TAX BILL TO:
DEANNA & STEPHEN NIED
833 FOXDALE AVENUE
WINNETKA, IL 60093

SUBMITTED BY AND RETURN PLAT TO:
VILLAGE OF WINNETKA
COMMUNITY DEVELOPMENT DEPARTMENT
275 GREEN BAY ROAD, WINNETKA, ILLINOIS 60093

GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3615
PHONE: 847-634-3883 FAX: 847-634-0687
E-MAIL: 231@GREENGARDINC.COM ILL. REGISTRATION NO. 184-000995

SCALE:	1"=20'
DRAWING No.	64056
SHEET	1 of 1

829 & 833 FOXDALE AVENUE - WINNETKA, IL
PLAT OF CONSOLIDATION



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: CHRISTOPHER MARX, ACIP - ASSOCIATE PLANNER
DATE: JANUARY 8, 2026
SUBJECT: 671 LINCOLN AVENUE - VARIATION (CASE NO. 26-01-V2)

INTRODUCTION

On January 12, 2026, the Zoning Board of Appeals (ZBA) is scheduled to hold a public hearing on an application submitted by Mikallister LLC (the "Applicant"), as the owner of the property located at 671 Lincoln Avenue (the "Subject Property"). The Applicant requests approval of the following zoning variation to allow construction of a circular driveway in the front yard of the Subject Property:

1. **Front Yard Lot Coverage (FYLC)** of 1,949 square feet, whereas a maximum of 1,368 square feet is permitted, a variation of 581 square feet (42.47%) [Section 17.30.030 – Intensity of Use of Lot].

A mail 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 December 25, 2025. As of the date of this memo, staff has received one written comment from the public regarding this application which is included as **Attachment D**.

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 front yard lot coverage.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.54 acres in size, is located on the east side of Lincoln Avenue between Humboldt Avenue and Pine Street and contains an existing two-and-a-half story residence with an attached garage (see Figure 1). The property is zoned R-3 Single Family Residential and is bordered by R-3 Single Family Residential to the north, east, and south while properties to the west on the other side of Lincoln Avenue are zoned R-4 Single Family Residential (see Figure 2). The Comprehensive Plan designates the Subject Property as appropriate for single family residential development. The R-3 zoning of the property is consistent with the Comprehensive Plan.



Figure 1 – GIS Aerial Map

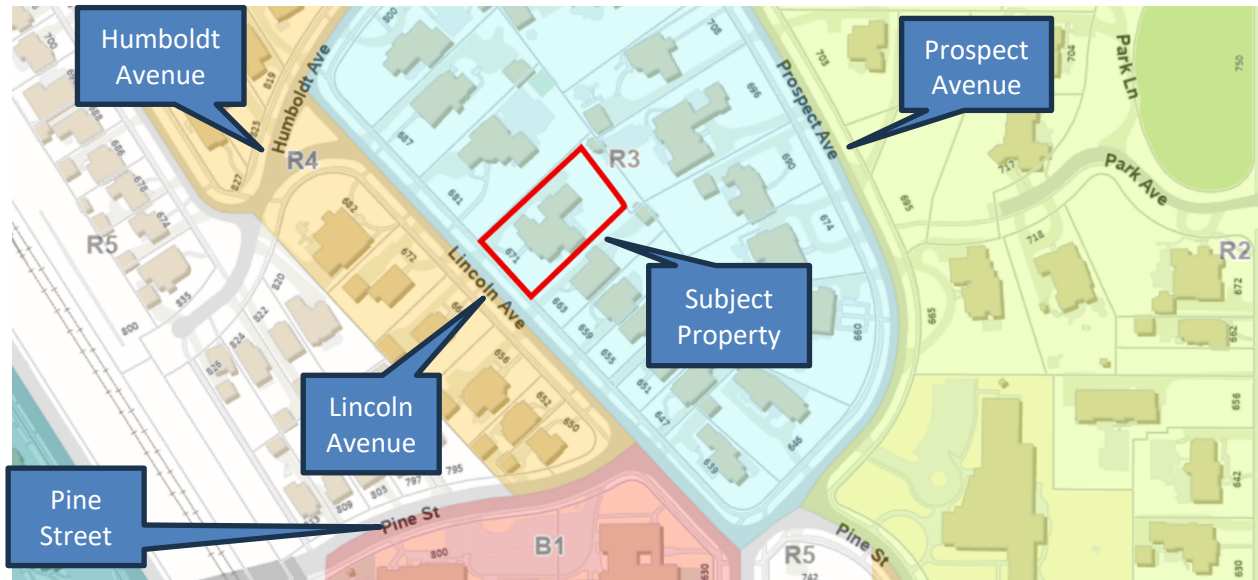


Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

The existing residence was constructed in 1920. Subsequent building permits were issued in:

1. 1924 – Detached garage;
2. 1955 – Detached garage;
3. 1957 – Screened porch;
4. 1973 – Screened porch addition and interior remodeling; and
5. 2016 – Addition to and remodeling of residence.

Other minor permits have been issued over the last several years. The Applicant acquired the property in 2025. There are no previous zoning cases on file for the Subject Property.

Figures 3 through 6, below and on the following page, are current photos of the Subject Property.



Figure 3 – Subject Property (Front Elevation - Lincoln Avenue)



Figure 4 – Subject Property – Front Yard (Lincoln Avenue)



Figure 5 – Subject Property and Property to South



Figure 6 – Subject Property and Property to North

PROPOSED PLAN

The variation is being requested in order to expand an existing driveway and front walkway into a circular driveway. The existing bluestone front walkway would be removed, and the existing asphalt driveway would be expanded in an arc across the front of the property to connect to a new curb cut on the east end of the Subject Property. The overall front yard lot coverage within the first 40 feet of the property frontage would increase from 872 square feet to 1,949 square feet in area. The Applicant's proposed plan also includes a new wrought iron metal fence, measuring up to 5 feet in height, along the front property line with two separate sliding gates for each driveway entrance, as well as two opposing masonry posts in the center for a walkway entrance gate. With the exception of the requested variation, the proposed improvements comply with the zoning regulations.

An excerpt of the proposed site plan is provided on the following page as Figure 8. The complete set of plans is provided in the application materials (**Attachment C**).

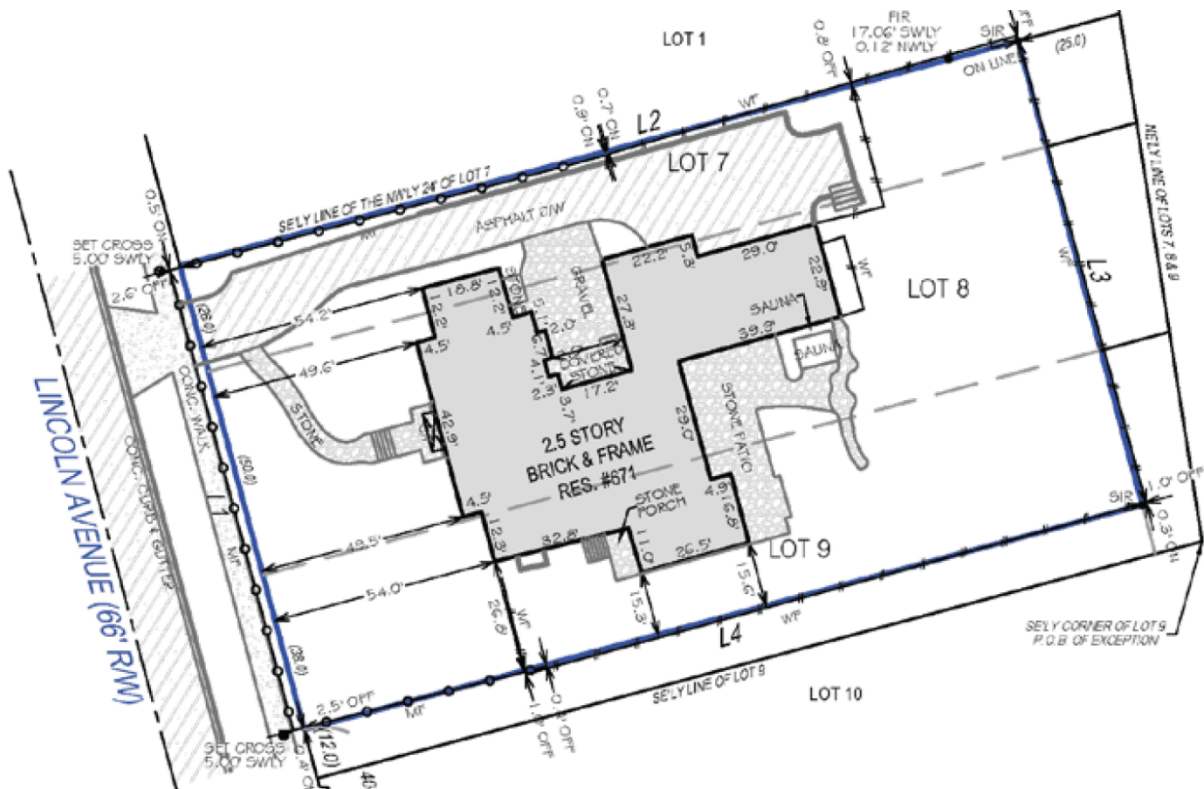


Figure 7 – Subject Property – 2025 Plat of Survey Showing Existing Conditions

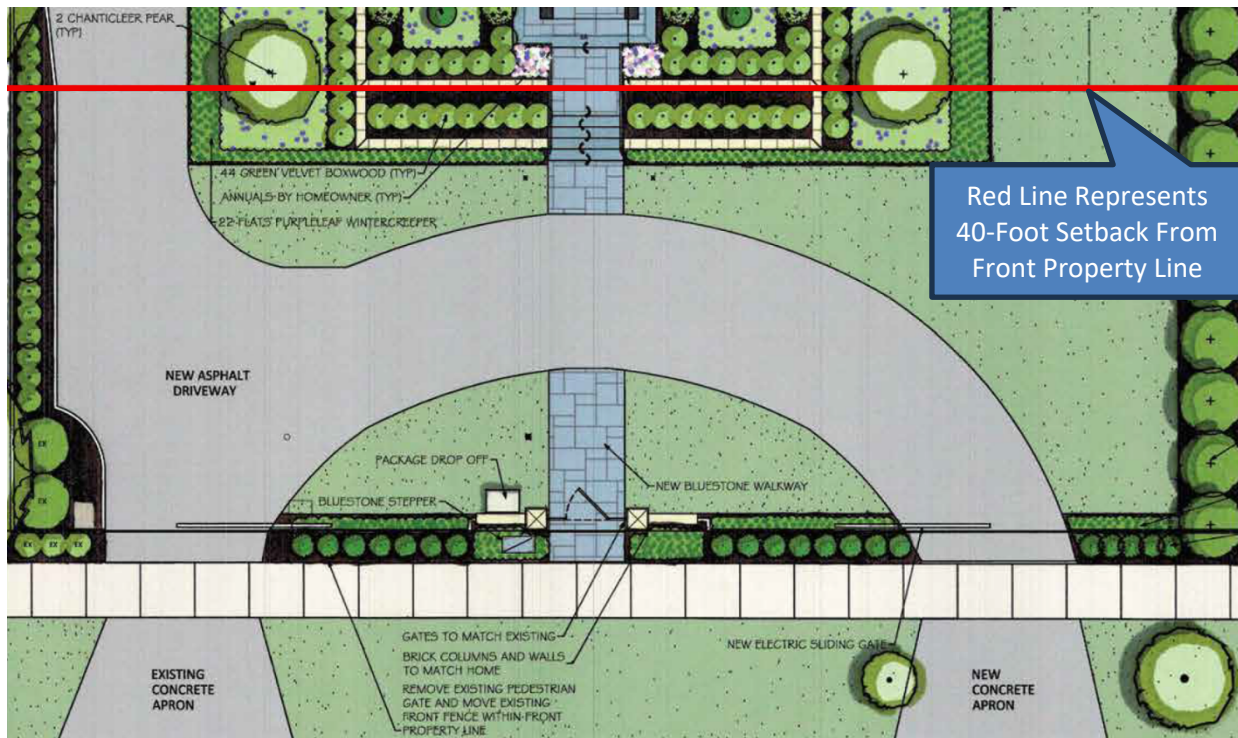


Figure 8 – Proposed Site Plan

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 upon submittal of the permits necessary for the

proposed improvements, which are required to comply with the Village stormwater regulations. Figure 9 below represents the Subject Property's proximity to the floodplain; the cyan represents the 100-year floodplain.



Figure 9 - GIS Floodplain Map

REQUESTED ZONING RELIEF

The attached Zoning Matrix highlights the existing lot and the proposed improvement's compliance with the R-3 zoning district (**Attachment A**). One variation is being requested to exceed the maximum permitted front yard lot coverage (FYLC). The maximum permitted FYLC in the R-3 zoning district is 30% of the minimum required front yard, which means no more than 30% of the area measured 40 feet from the front property line may be covered with impermeable surfaces. The intent of this standard is twofold: (1) to limit the amount of hard surface area located within the required front yard and; (2) to discourage vehicle parking within the required front yard. The entirety of the proposed driveway expansion would be located within the required front yard. Hence, the FYLC would total 1,949 square feet, whereas a maximum of 1,368 square feet is permitted, a variation of 581 square feet (42.47%).

FINDINGS

Section 17.60.040 of the Zoning Ordinance lists eight variation standards that the Board must find a variation application meets. The Applicant has supplied as part of their application materials a narrative addressing how this proposal meets these standards.

After hearing from the Applicant, and the public, the Board may decide to act on one of two options:

1. Continue the public hearing to a specific date to provide the Applicant and/or staff with additional time to address questions and comments from the Board; or
2. Consider a motion recommending approval or denial of the variation. If the ZBA is prepared to make a recommendation to the Village Council regarding the requested relief, 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:

- A. **Front Yard Lot Coverage** of 1,949 square feet, whereas a maximum of 1,368 square feet is permitted, a variation of 581 square feet (42.47%) [Section 17.30.030 – Intensity of Use of Lot].

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 **have been met [have 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: Public Correspondence

ATTACHMENT A

ZONING MATRIX					
ADDRESS: 671 Lincoln Avenue					
CASE NO: 26-01-V2					
ZONING: R-3					
ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (3)
Min. Lot Size	16,800 SF	23,482 SF	N/A	N/A	OK
Min. Average Lot Width	75 FT	114 FT	N/A	N/A	OK
Min. Lot Depth	150 FT	205.98 FT	N/A	N/A	OK
Max. Roofed Lot Coverage	5,870.5 SF (1)	4,546.22 SF	4,546.22 SF	0 SF	OK
Max. Gross Floor Area	7,215.86 SF (1)	6,128.69 SF	6,128.69 SF	0 SF	OK
Max. Impermeable Lot Coverage	11,741 SF (1)	9,585.72 SF	11,549 SF	1,963.28 SF	OK
Max. Front Yard Lot Coverage	1,368 SF (2)	872 SF	1,949 SF	1,077 SF	581 SF (42.47%) VARIATION
Min. Front Yard (Lincoln Avenue)	40 FT	49.6 FT	49.6 FT	0 FT	OK
Min. Side Yard (South)	12 FT	15.3 FT	15.3 FT	0 FT	OK
Min. Total Side Yards	34.2	35.1 FT	35.1 FT	0 FT	OK
Min. Rear Yard (East)	25 FT	57.68 FT	57.68 FT	0 FT	OK
NOTES:	(1) Based on lot area of 23,482 square feet.				
	(2) Based on lot width of 114 feet and R-3 minimum front yard setback of 40 feet.				
	(3) 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. An exception is for lots along the lakefront that directly discharge into Lake Michigan; those lots are not required to provide stormwater volume detention on-site. They are required to meet all other Village stormwater system design requirements.

	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 671 Lincoln Avenue. Based upon preliminary review of information to date, it appears that 671 Lincoln Avenue <u>would not</u> have to provide additional storm water detention volume. However, a final determination will not occur until engineering plans are submitted with a building permit application.</i>
E. Improvements to existing lots, who currently exceed maximum impermeable lot coverage (e.g., School sites, single family and multi-family sites)	The amount of additional required storm water detention volume is based upon: <ul style="list-style-type: none"> a) The amount of the impermeable lot coverage (ILC) currently in excess of the maximum permitted amount of ILC allowed by zoning that will be removed and replaced, and/or b) The amount of ILC in addition to what currently exists on the lot. 	

Stormwater Volume Requirements for Development Sites

	The amount of required detention volume is then determined using the run-off coefficient for 100-year storm event.	
--	--	--

V I L L A G E O F W I N N E T K A, I L L I N O I S
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. _____

Property Information

Site Address: 671 Lincoln Ave

Owner Information

Name: Mikallister LLC



City, State, ZIP: Nashville, TN 37219

Email: _____

Primary Contact: Joel Balentyne - Midwest Arbor Corp



Phone No. _____

Date property acquired by owner: 01/16/2025

Architect Information

Name: _____

Primary Contact: _____

Address: _____

City, State, ZIP: _____

Phone No. _____

Email: _____

Attorney Information

Name: _____

Primary Contact: _____

Address: _____

City, State, Zip: _____

Phone No. _____

Email: _____

Nature of any restrictions on property: None

Brief explanation of variation(s) requested (attach separate sheet providing additional details): The proposed new front landscape plan exceeds the 30% maximum impervious lot coverage limit in R4 zoning for minimum front yard setback area due to the proposed new front walk and driveway configuration.

Property Owner Signat



Date: 12/02/2025



ZONING BOARD OF APPEALS
VARIATION REQUEST

01-12-2026

671 LINCOLN AVENUE WINNETKA, IL 60093

INDEX

03

SITE LOCATION

04

VARIANCE STANDARDS

05

VARIANCE STANDARDS

06

EXISTING CONDITIONS

07

TRAFFIC CONDITIONS

08

PEDESTRIAN TRAFFIC

09

SECURITY FOOTAGE

10

SECURITY FOOTAGE

11

HISTORY

12

PROPOSED RENDERING

13

ELEVATION

14

PROPOSED LAYOUT

15

PROPOSED LAYOUT - UNDERLAY

16

ZONING CONDITIONS

17

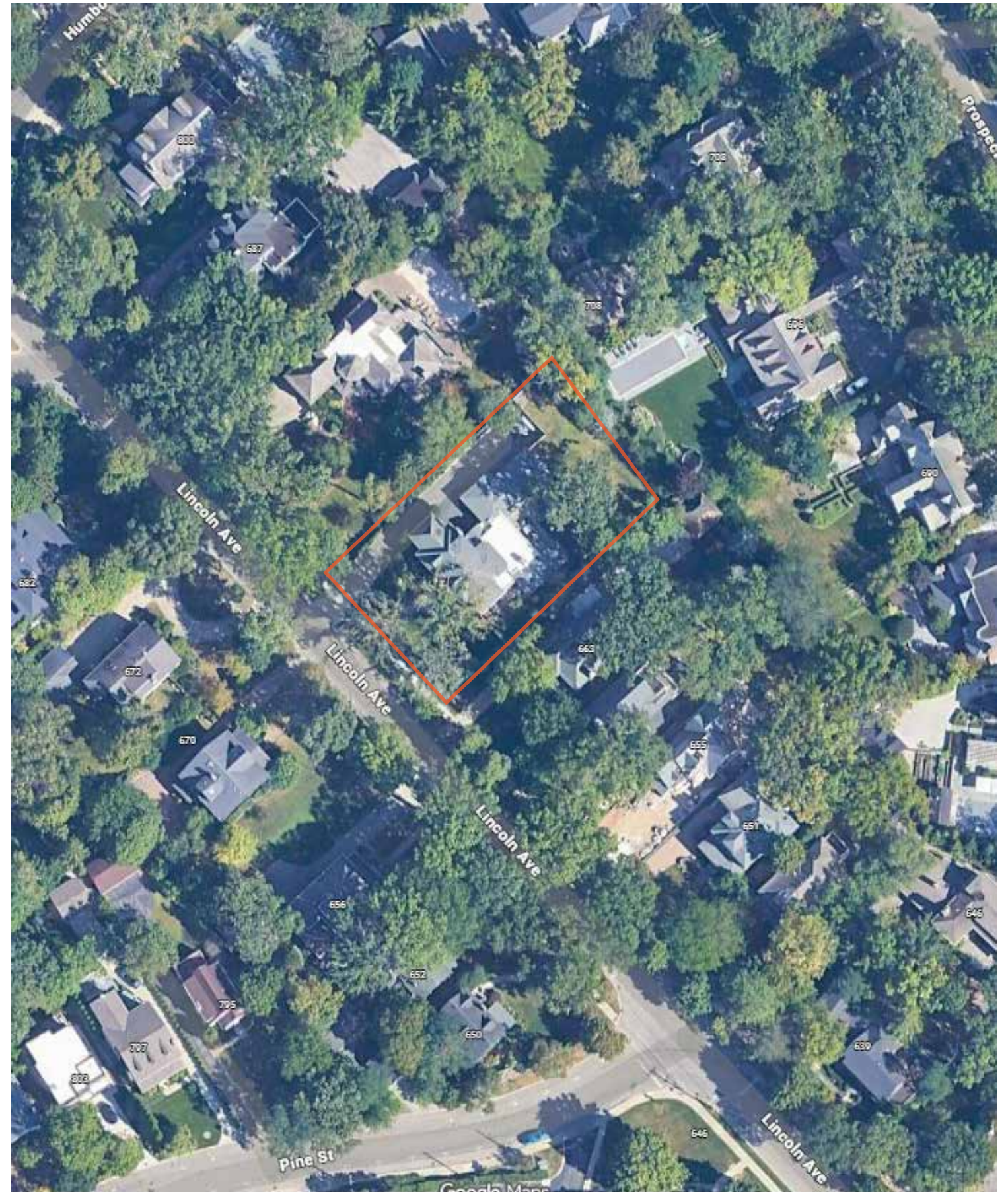
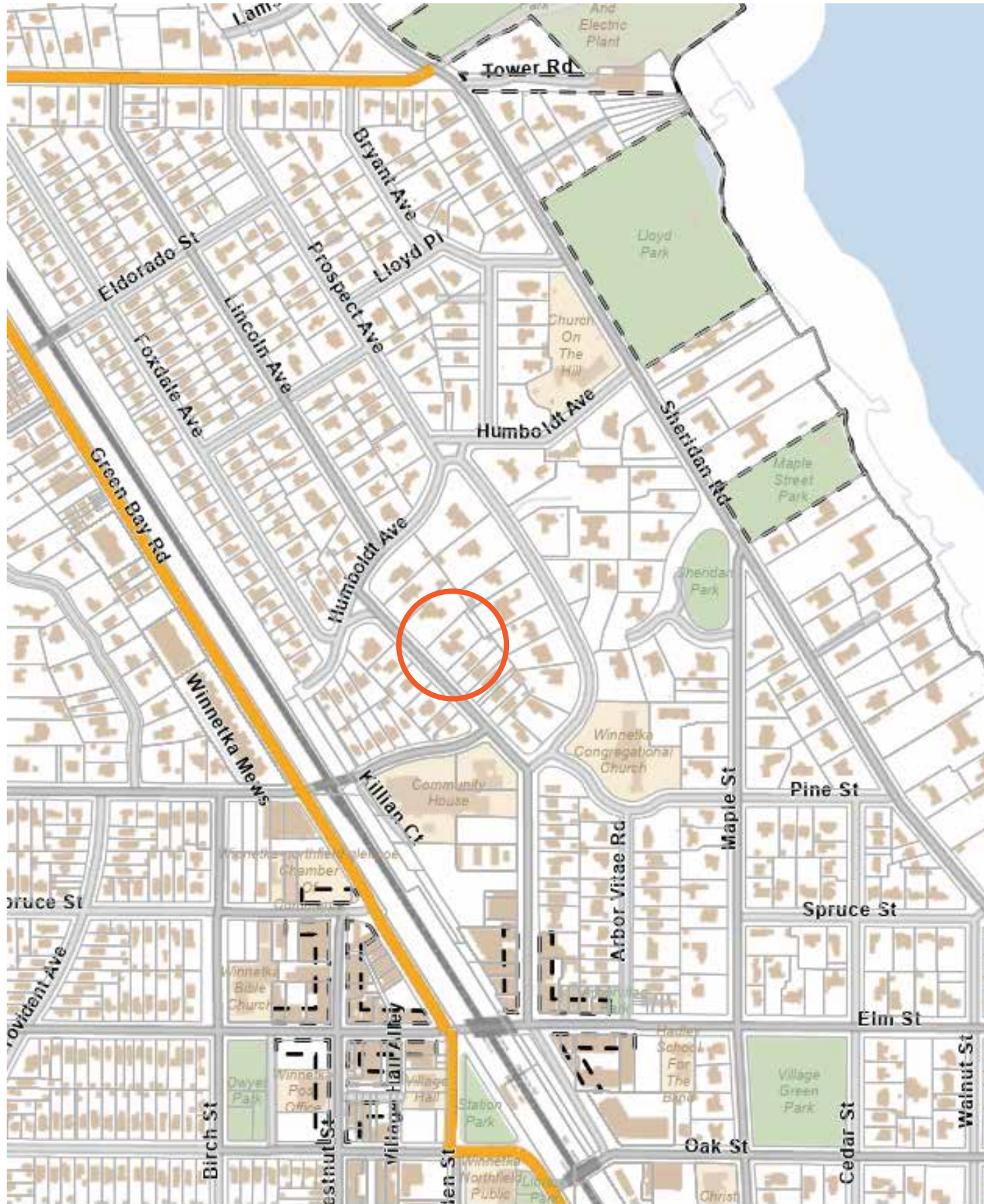
ZONING CONDITIONS

18

PROPOSED ALTERNATE LAYOUT

19

PLANTING PLAN



671 Lincoln Winnetka Project & Property Narrative

Background and Cultural Context

The single-family home at 671 Lincoln Avenue in Winnetka, famously known as the “Home Alone house,” was the primary exterior filming location for the 1990 holiday classic. The film, a major box-office hit, remains one of the most successful holiday movies ever, continuing to air and stream not only during the holidays but throughout the year. Beyond its commercial success, it has become a holiday tradition for generations of families to not only watch, but to visit as well.

The house itself has become a pop-culture landmark, attracting visitors from all around the world more than 35 years after the film’s release. This Georgian-style brick home sits in a quiet neighborhood but sees hundreds of visitors daily, with thousands during the holiday season, coming to snap photos and experience the iconic setting. NBC 5 recently reported estimates of 400–500 daily. According to an LA Homes analysis cited by TheStreet, the Home Alone house averages roughly 70,000 Google searches per month worldwide, making it the most-Google movie home in their dataset.

History of Site Modifications

In response to ongoing visitor interest, a prior owner installed a metal picket fence along the front lot line around 2013-2014 to prevent pedestrians from leaving the public sidewalk and walking onto private property for photos. This fencing is now a key element in defining the edge between public and private space at the front of the lot.

Between 2017 and 2018, under new ownership at the time, the home underwent substantial renovation, largely focused on the rear of the property and interior, while the iconic front façade was intentionally preserved to maintain its recognizable appearance. According to village permit records obtained by a FOIA request, the renovation plans originally contemplated maintaining the existing horseshoe (half-circle) front driveway with the central pedestrian walk to the house as shown in the historic photos of the home, however, during permit review, the overall impervious surface limits became a controlling factor. In Winnetka, when a project increases impervious surface, the net increase cannot exceed 25% of existing impervious area without triggering a requirement for on-site stormwater detention. To avoid exceeding that 25% threshold, a design decision appears to have been made based on the records from the FOIA request, during the 2017 review process to eliminate the longstanding horseshoe driveway and modify the front walkway layout. This change reduced the total overall impervious coverage sufficiently to avoid detention construction at that time (right at the limit of 25%), but it also eliminated a grandfathered, legally non-conforming level of front-yard impervious coverage that exceeded current code limits.

If that original legal non-conforming condition had been retained, and the necessary detention storage installed, today’s request would likely involve only a minor modification to retain/minorly adjust, an established driveway footprint. Instead, because the non-conformity was voluntarily surrendered in 2017–2018 to manage project costs and avoid stormwater requirements, any effort now to re-establish a functional horseshoe driveway requires a front-yard impervious coverage variation from the current standard for the R-4 zoning district.

Existing Vehicular Circulation and Operational Concerns

As a result of the 2017–2018 redesign, the property currently relies on a single-lane asphalt driveway along the north side of the home, serving a rear-entry garage. The driveway is more than 150 feet long from street to rear of garage. The only asphalt paved turnaround option is located directly in front of the garage: a widening of about 26.5 feet at its maximum to an existing raised stone retaining wall near to the property line and a narrower turn around for service out of the garage doors. In practice:

- Turning around most vehicles without opening the garage doors is difficult.
- Larger vehicles (SUVs, delivery vans, service trucks) generally cannot turn around on the paved surface and must back down the entire driveway to the street.
- Along the remainder of the side yard, the driveway is too narrow to support safe on-site turning movements.
- A secondary, impromptu gravel parking area appears to have been created in-between the main part of the original house and the garage wing of the house by covering the ground here with a thin layer of gravel. However, during the winter months due to the driveway configuration, this area becomes a holding area for excess snow, and does not become a practical usable turn around area.

Even for the owners, who can routinely use the garage and rear turnaround area, the configuration is challenging and constrained. For visitors, deliveries, service providers, and property maintenance, the practical option is often to pull in and then back out onto the public street. On-street parking is limited to one side of Lincoln Avenue, and traffic and parking demand increase at various times of the year, particularly during the holidays, when tourist activity peaks. Visitors frequently park temporarily in ways that block the driveway, and both children and adults are often present. At night, limited visibility further increases risk. Many visitors come at all hours of the day and night from around the world, often with English as a second language, and often walk directly in front of vehicles or fail to move when cars are backing up. Combined with pedestrians stopping to take photos near the property, often in groups with children, this creates a heightened potential for vehicle-pedestrian conflicts.

Proposed improvement and impervious coverage

The applicants propose to restore a paved half-circle (horseshoe) driveway in the front yard, behind the existing metal fence and gates, similar to the historically condition previously removed. This would create:

- A front-yard arrival and departure loop, allowing vehicles to enter and exit facing forward, and
- A clearly defined, gated vehicular zone that separates vehicles from sidewalk pedestrians and helps discourage pedestrians from stopping or gathering in the driveway itself.

The proposed new front-yard impervious coverage is 43.3% of the minimum front yard lot area, where 30% is permitted, representing a 44.4% increase above the numerical limit. A narrower 12-foot-wide loop could reduce that figure to 37.1% (a 23.5% increase above the 30% limit), but based on the limited width and shallow depth of the front yard, a reduced width creates a turning geometry that causes full-size vehicles to track off the pavement onto lawn or planting areas. The applicants have therefore proposed a 14-foot pavement width, which reflects the minimum practical width to safely accommodate typical passenger vehicles making continuous forward-only turning movements within the constrained front yard and behind the existing fence line.

The requested variation is thus driven not by aesthetic preference or resale value, but by site-specific functional and safety requirements in the context of an internationally recognized filming location that generates sustained pedestrian activity.

Responses to Variation Standards

1. Reasonable return if used only within regulations

Strict enforcement of the 30% front-yard lot coverage limit would prevent the re-establishment of any functional horseshoe driveway. In most single-family homes, this may not materially affect the ability to enjoy the property. However, this particular property is uniquely burdened by regular tourist foot traffic and frequent on-street stopping associated with its longstanding identity as the “Home Alone” house.

When the only existing option is a single, dead-end, 150-foot driveway with no functional turnaround, vehicles associated with ordinary residential use—service trucks, delivery vehicles, visiting family, and invited guests—must routinely back out across a congested on-street environment with pedestrians present, which unreasonably increases collision risk, exposes the owners to liability concerns, and constrains the safe use of the home as a residence. The property cannot fully realize a safe, typical single-family residential use under these conditions, in light of the unusual traffic and visitor patterns directly tied to the site’s unique fame not present at similarly sized homes/lots in it’s zoning district.

The requested variation enables a circulation pattern that would be considered ordinary and reasonable for a prominent larger R-4 estate-style property, (several horseshoe driveways exist both across the street and on the same block as 671 Lincoln within the same zoning district), and which is particularly necessary here due to the extraordinary and permanent public attention focused on this specific house.

2. Plight of the owner due to unique circumstances of the property

The hardship arises from unique characteristics of the property itself, not from personal circumstances of the current owners:

- The house is a globally recognized filming location for a major motion picture that continues to be rebroadcast, streamed, and widely watched each year as a holiday classic, generating ongoing tourist interest and pedestrian activity at the specific address.
- This level of unsolicited, year-round visitor presence is not typical of other R-4 residential properties in Winnetka and is inherently tied to the property’s physical identity, not to any action by the current owners.
- The lot configuration—a long, narrow side driveway with a rear garage and no practical side-yard turning room—makes internal vehicular circulation unusually constrained. When combined with the front-yard fence line and shallow front setback, there are limited geometric options for safe turning movements.
- The prior existence of a grandfathered horseshoe driveway demonstrated that a front-yard loop configuration is functionally suited to the property. The 2017 decision to remove that non-conformity was tied to then-current renovation design and stormwater detention considerations; it did not change the property’s underlying condition as a high-profile tourist destination on a constrained lot.

These conditions—international notoriety, persistent public visitor traffic, and a constrained driveway geometry—are all linked to the physical and historical characteristics of the property and do not arise from personal convenience, family size, or purely aesthetic goals.

3. Character of locality will not be altered

The requested variation would restore a front-yard driveway form that is consistent with the home's historical condition and with the established character of many homes in this part of Winnetka:

- The front façade of the home remains unchanged and will continue to appear as a traditional Georgian residence.
- A portion of the existing tiered stone retaining walls are proposed to be pushed back behind the minimum front yard setback to reduce their contribution to the front yard setback impervious coverage. These walls are proposed to be changed to brick veneer walls to match the style of the home and improve the continuity of the materials. A central axis bluestone walkway, pedestrian gate, brick masonry walls and columns are additionally proposed to align with the orthogonal nature of the original home's architecture. A more historically accurate walkway and entrance to the home.
- The driveway loop and central walk are placed behind the existing metal fence and gates, with landscaping used to soften views from the street. The metal fence will be modified to meet the requirements of the new entrances while matching the existing condition.
- No changes are proposed that would increase building mass, height, lighting intensity, or commercial activity.

Because the property has long been perceived in the public imagination as including a front driveway area where vehicles arrive and depart, re-establishing a looped driveway reinforces rather than alters that visual character. The project maintains the residential streetscape and does not introduce new uses or structures that would be out of scale with the neighborhood.

4. Light and air to adjacent properties

The variation relates solely to paved surface coverage in the front yard and does not involve new buildings, walls, or height increases. The proposed driveway lies at grade, within the existing front yard area.

As a result:

- Access to light and air for neighboring homes is unchanged.
- Existing building setbacks remain the same.
- Vegetation will be replaced with new as shown in our landscape planting plan to provide landscape buffering while preserving views and airflow.

Therefore, the proposed variation will not impair the adequate supply of light or air to adjacent properties.

5. Hazard from fire or other damage will not increase

The proposed driveway configuration has the potential to improve, rather than diminish, emergency access:

- A horseshoe driveway with two access points and a continuous loop creates redundant points of entry for fire, police, and medical responders, which is preferable to a single narrow driveway ending at a rear garage.
- The improved ability for vehicles to circulate and exit facing forward reduces the risk of backing collisions, which are a common cause of property damage and personal injury in long driveways.
- No new structures or combustible materials are introduced in proximity to building walls that would increase fire risk.

With these factors, the proposed variation does not increase fire hazard or other damage risk and arguably enhances emergency service access and operational safety on the property. The Winnetka police department has offered a letter in support of the proposed configuration.

6. Taxable value of land and buildings in the Village

The variation requested addresses driveway configuration and impervious coverage within the front yard setback, not intensity of use or building expansion. The property remains a single-family residence in the R-4 district.

- There is no basis to conclude that improving on-site circulation and safety at this high-profile property will reduce its taxable value or that of surrounding homes.
- If anything, the investment in code-compliant site improvements, landscape, and circulation is expected to support stable property values in the immediate area by reducing congestion and conflict in the public right-of-way.

Accordingly, the requested variation will not diminish the taxable value of land and buildings throughout the Village.

7. Congestion in the public street will not increase

A central objective of the proposed driveway configuration is to reduce congestion and improve traffic operations on Lincoln Avenue:

- The current single-lane driveway requires many vehicles to back out into the street, often during periods when tourists are parked or slowing in front of the property to take photos.
- On-street parking is limited to one side of the street, and visiting vehicles frequently stop near the property edge, contributing to localized congestion and visibility issues.

By providing a looped driveway entirely on private property, with clear entry and exit points behind a gated fence:

1. Visitor and service vehicles can enter and exit in a forward direction without stopping or backing in the street.
2. Vehicles associated with the property are removed from on-street parking demand for short-term visits.
3. The need for double-parking, mid-block U-turns, or standing in travel lanes is substantially reduced.

For these reasons, the requested variation is expected to decrease, not increase, congestion in the public street.

8. Public health, safety, comfort, morals, and welfare

The proposed variation directly advances public safety and welfare in several ways:

- It separates vehicular activity from pedestrian activity by creating a defined vehicular zone behind gates and fencing, while maintaining a clear public sidewalk in front.
- It allows vehicles to remain off the public right-of-way when staging for arrival, loading/unloading, or departure, thereby minimizing conflicts with pedestrians—including the many tourists and families who visit the block because of the house's popularity.
- It improves sightlines and predictability: vehicles follow a clear, looped path instead of backing across the sidewalk or into the travel lane.
- Dual-point access enhances the ability of police and fire responders to approach and stage equipment on the property, which is beneficial for the wider neighborhood.

Importantly, the request is not based on aesthetic preferences, personal convenience, resale value, or other factors expressly excluded as grounds for hardship. Instead, it responds to an unusual and well-documented pattern of public interaction with this particular property, and seeks a modest, site-specific modification of the impervious coverage standard only within the minimum front yard setback area to address ongoing safety, privacy, and operational concerns in a manner that is consistent with the residential character of the district.

For these reasons, granting the requested variation will not impair public health, safety, comfort, morals, or welfare, and is reasonably necessary to protect them in this unique case.

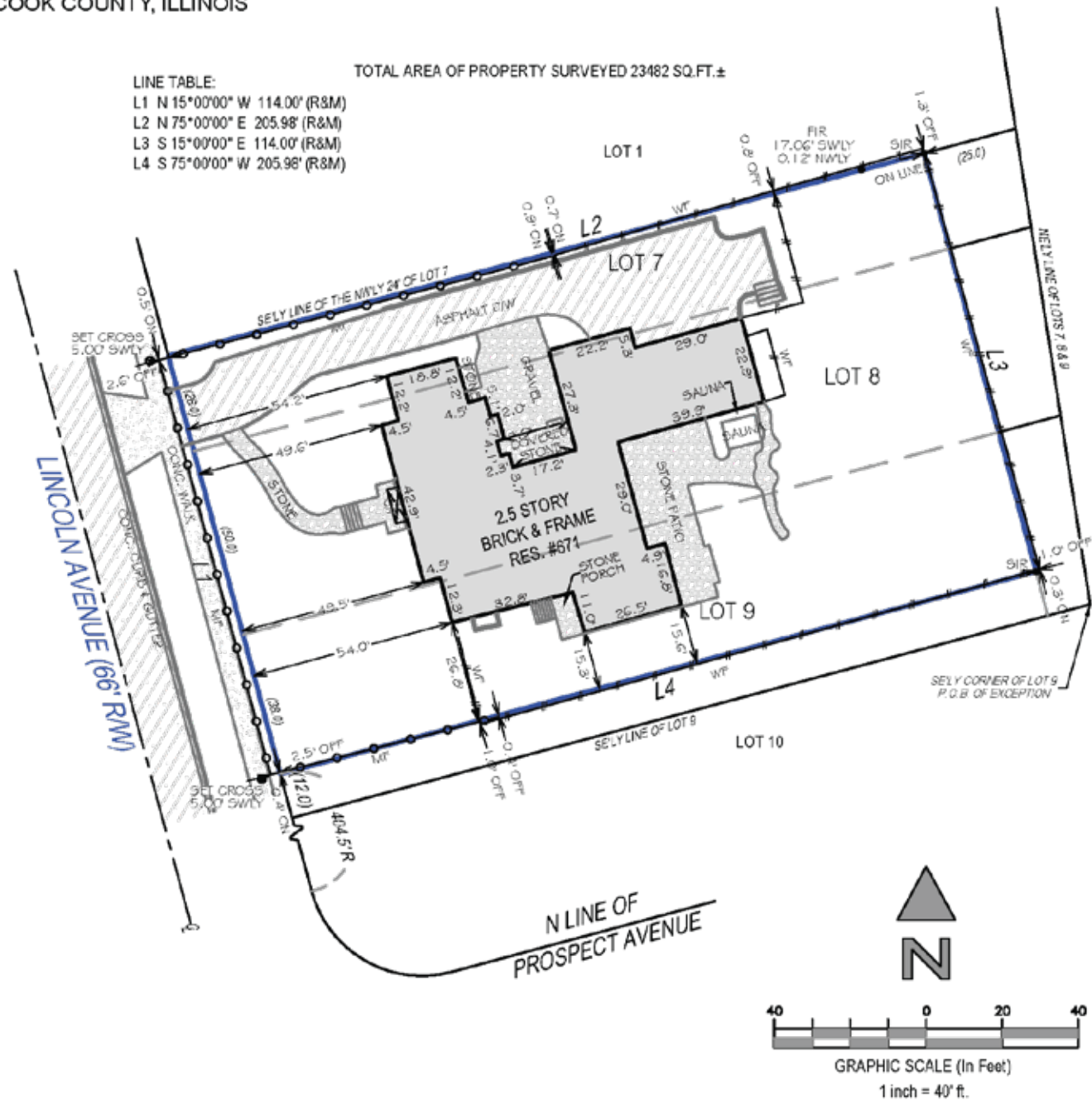


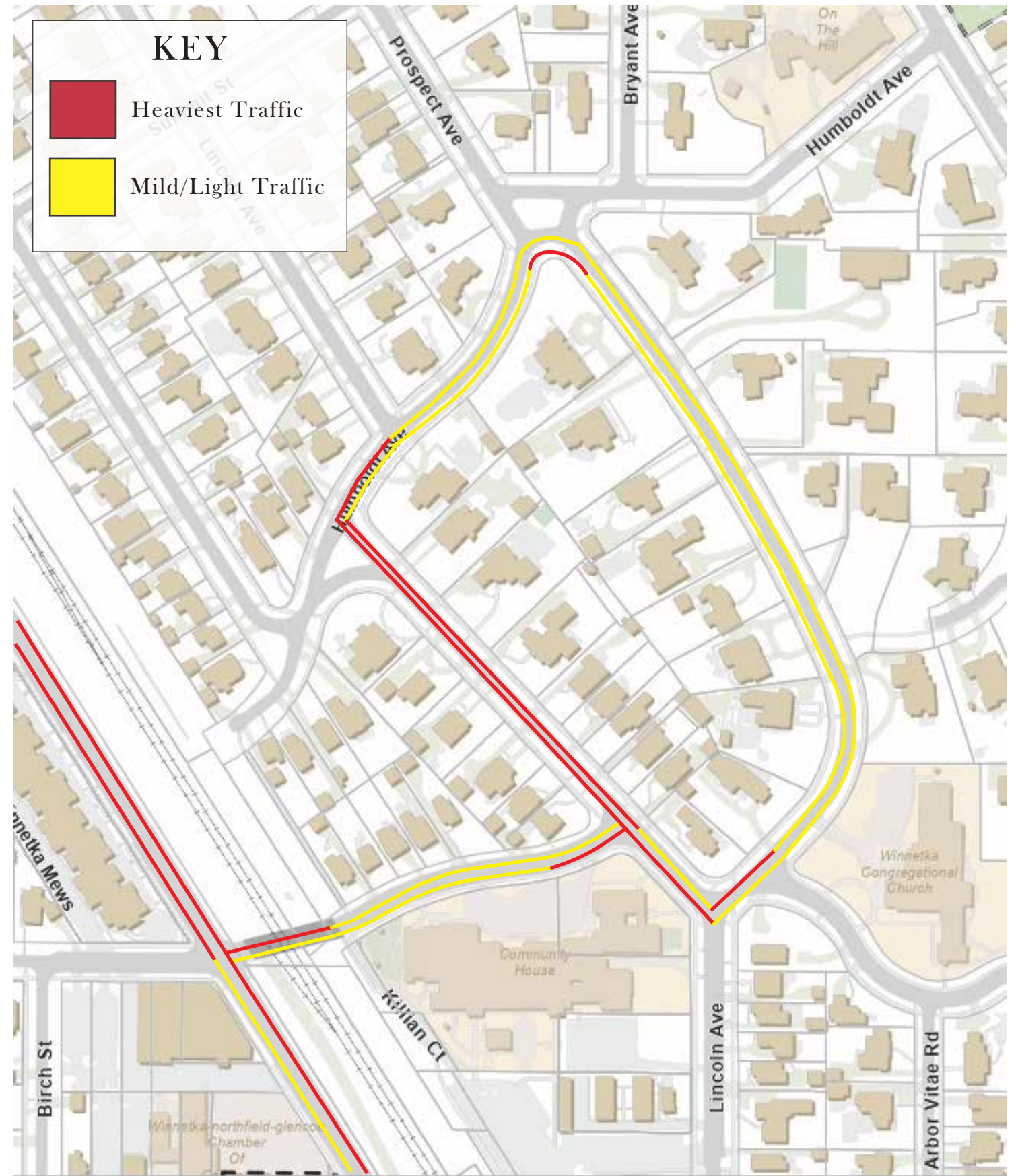
POWERED BY
STARS
 SURVEY TRACKING
 AND
 RETRIEVAL SYSTEM
 www.surveystars.com

PROPERTY ADDRESS: 671 LINCOLN AVENUE, WINNETKA, ILLINOIS 60093

SURVEY NUMBER: 2412.2040

2412.2040
 PLAT OF SURVEY
 COOK COUNTY, ILLINOIS









Front Driveway - Mikitka Residence - Cloud



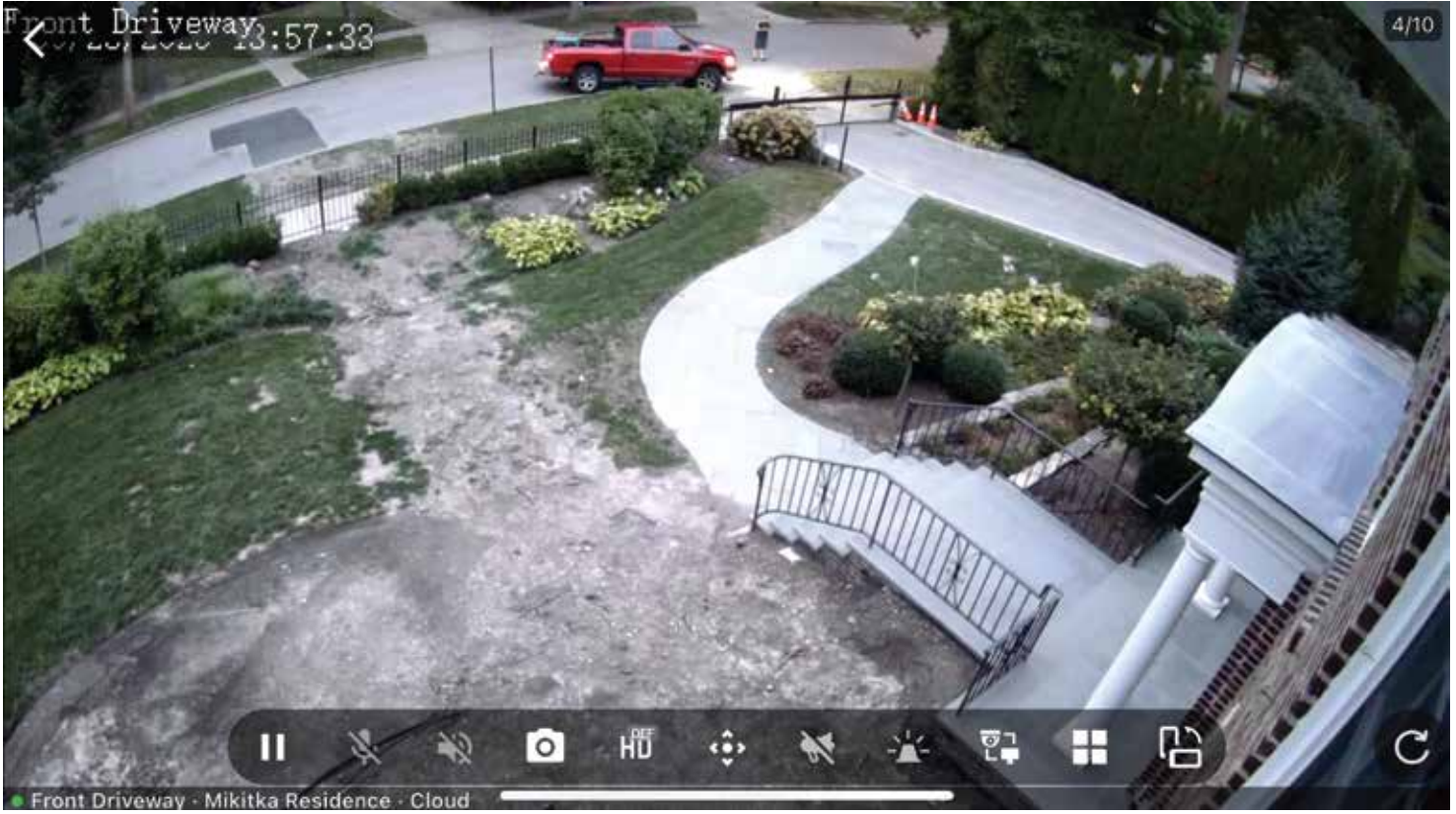
Front Gate - Mikitka Residence - Cloud



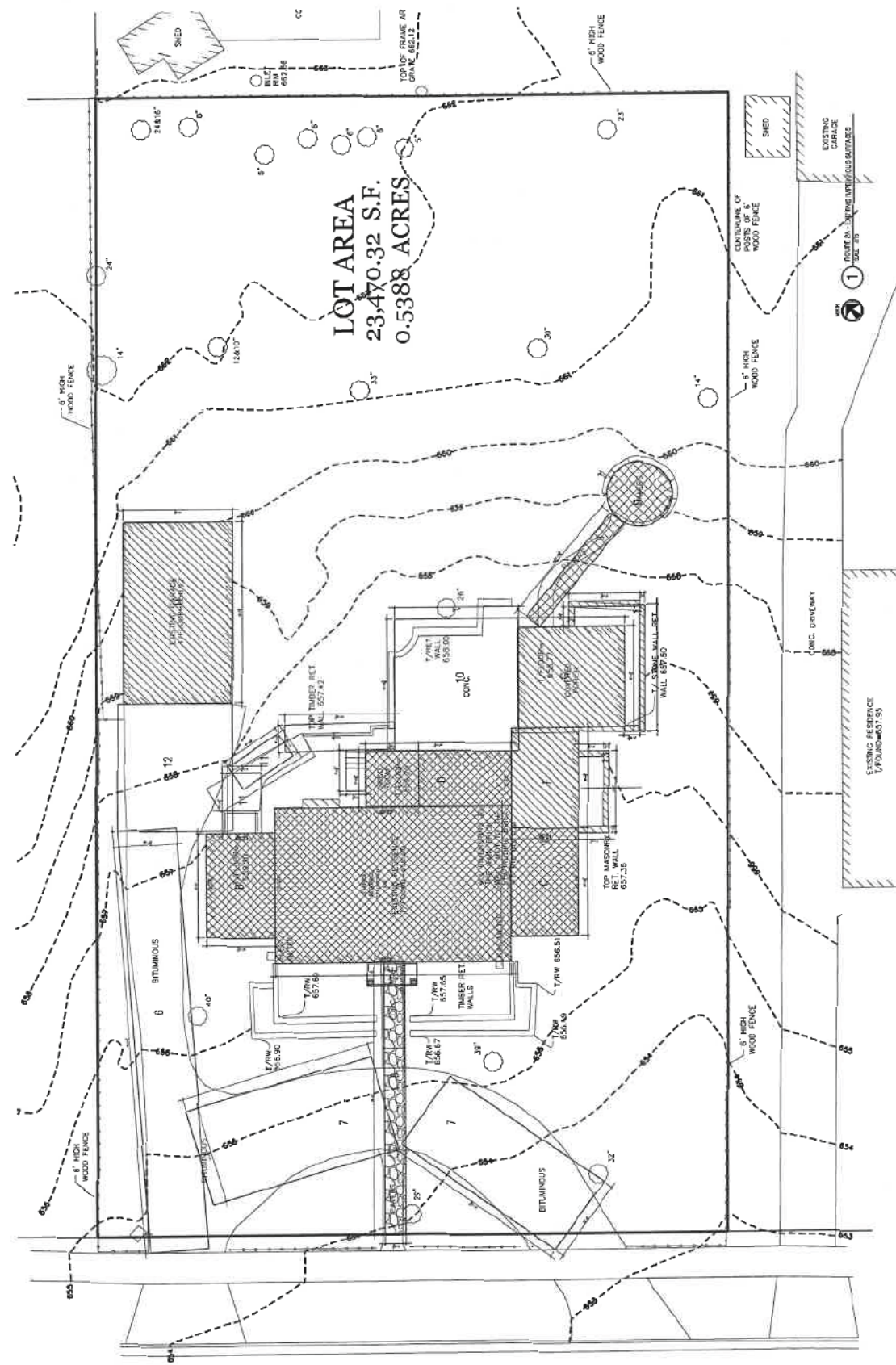
Front Driveway - Mikitka Residence - Cloud



Front Gate - Mikitka Residence - Cloud

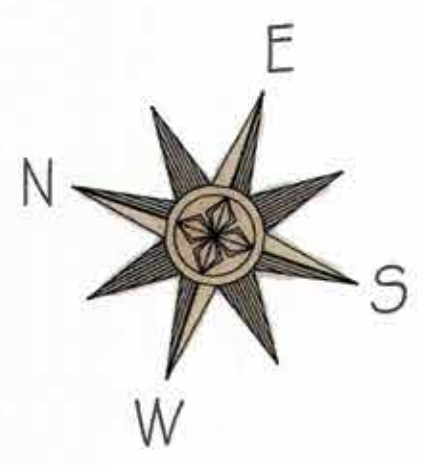
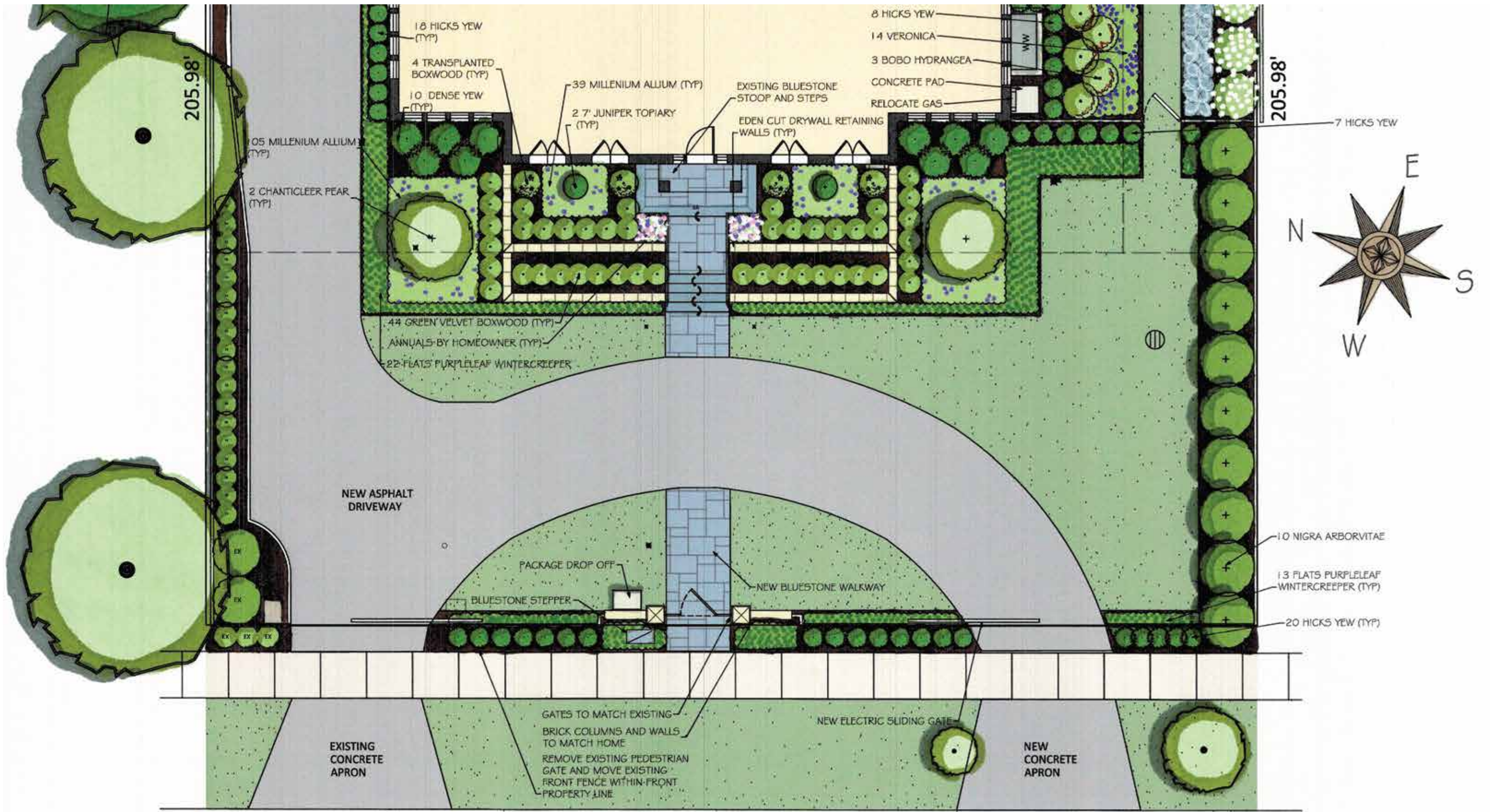


2013 APPEARANCE

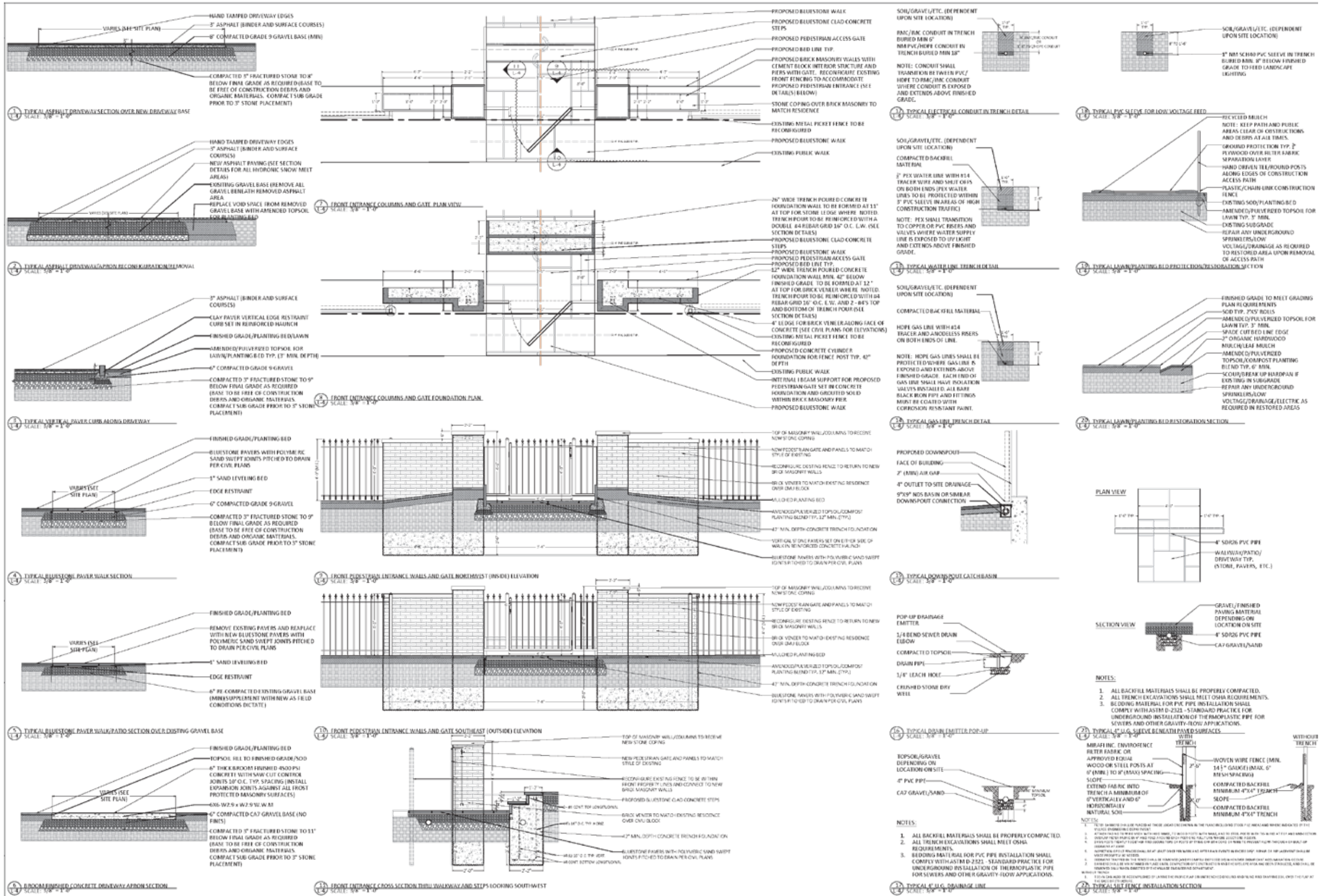


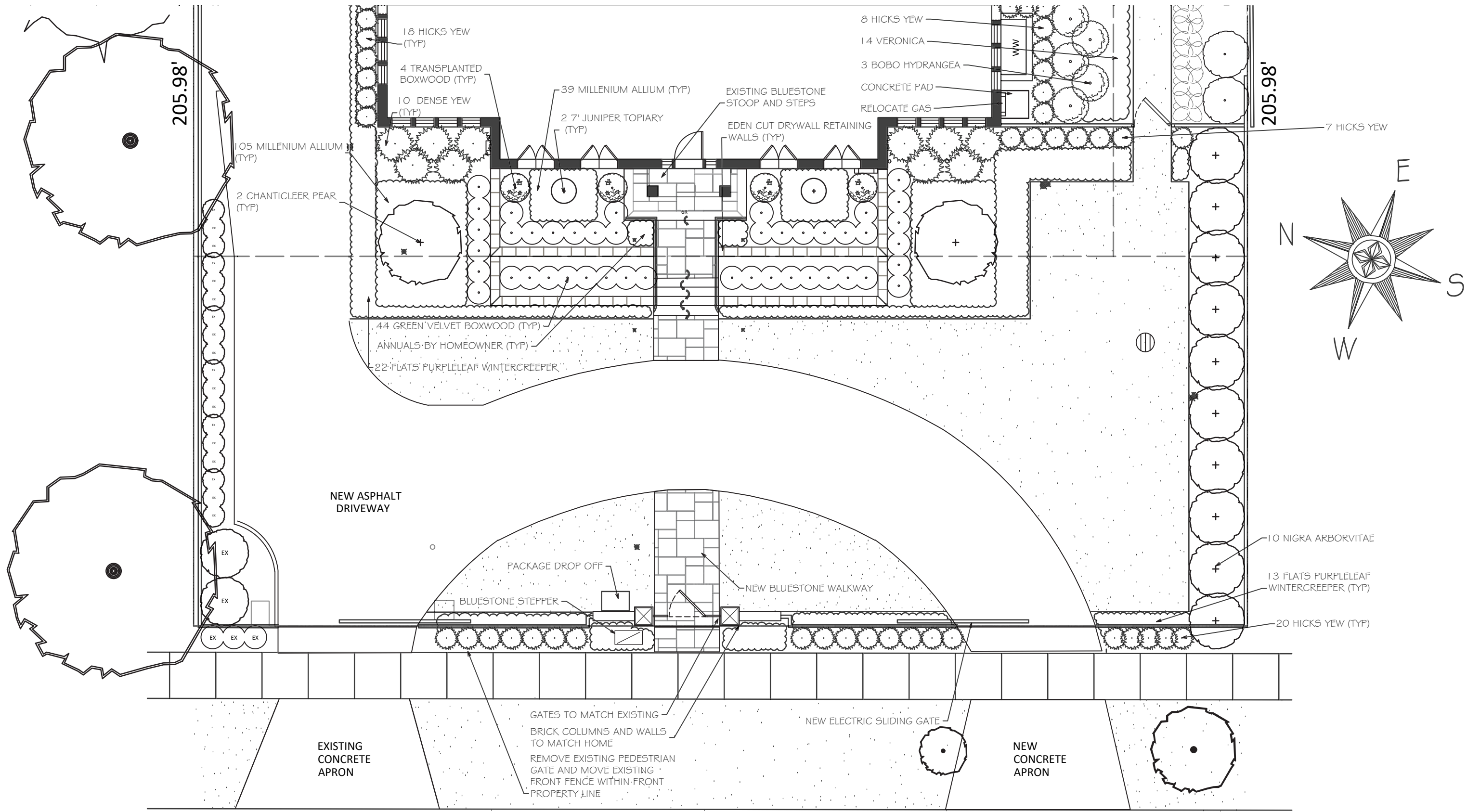
2015 APPEARANCE



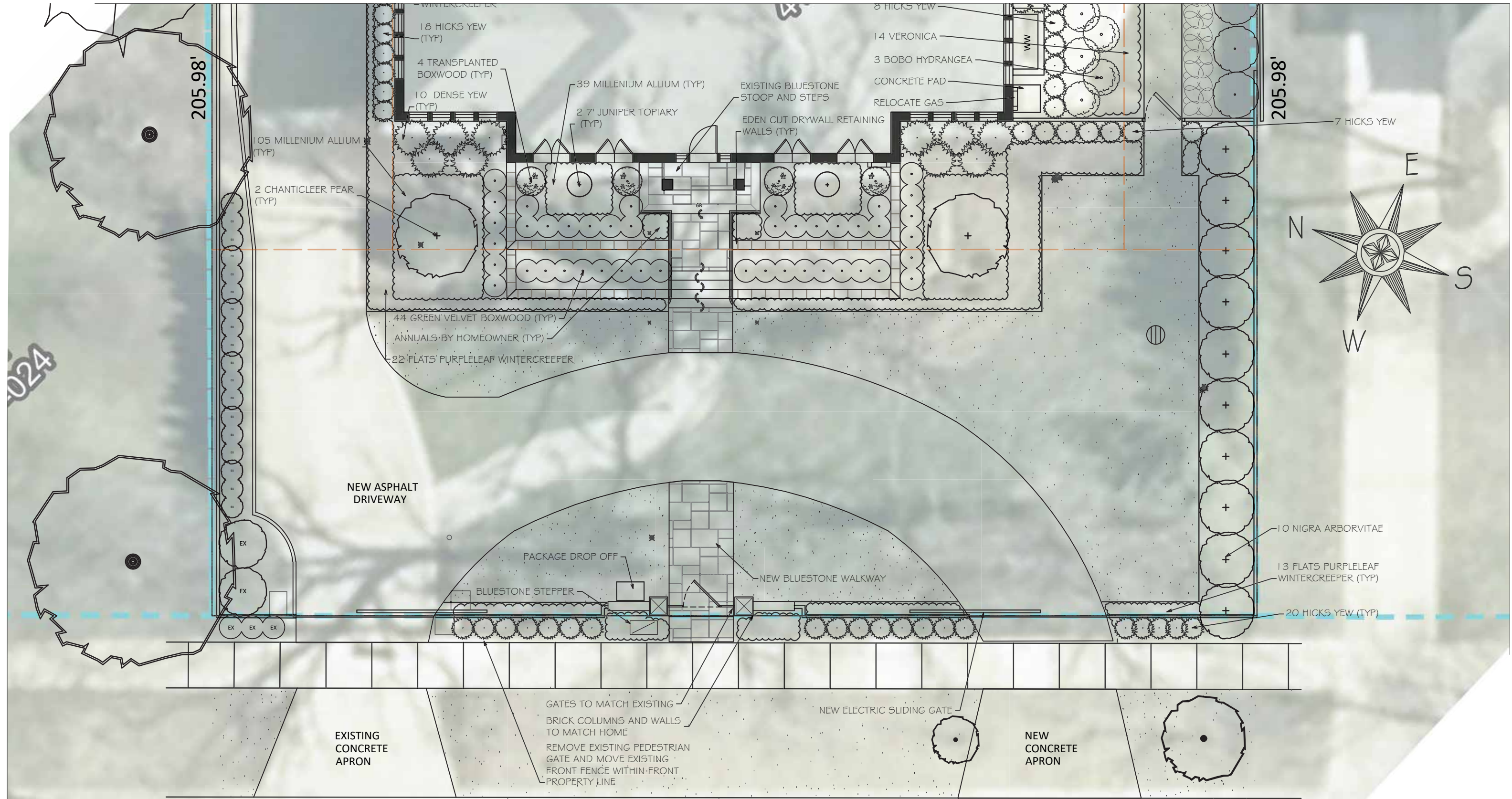


671 LINCOLN AVE



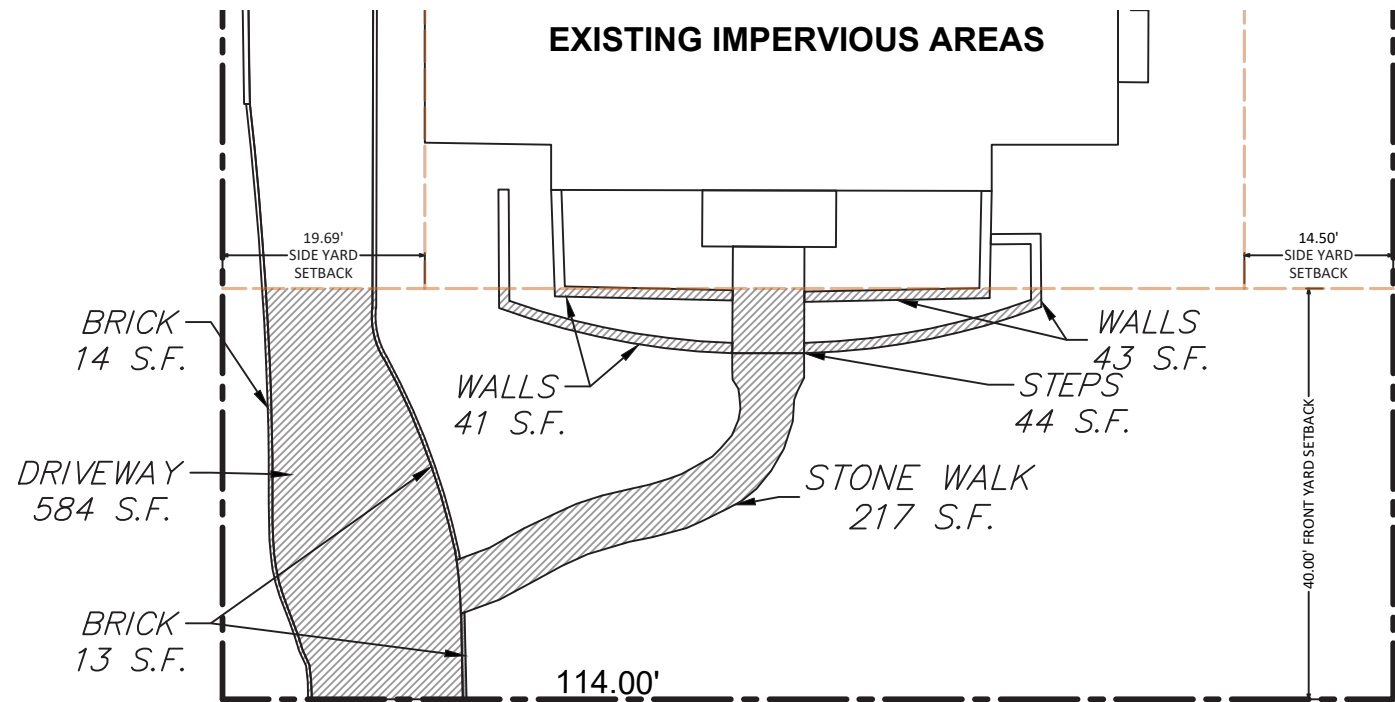


671 LINCOLN AVE



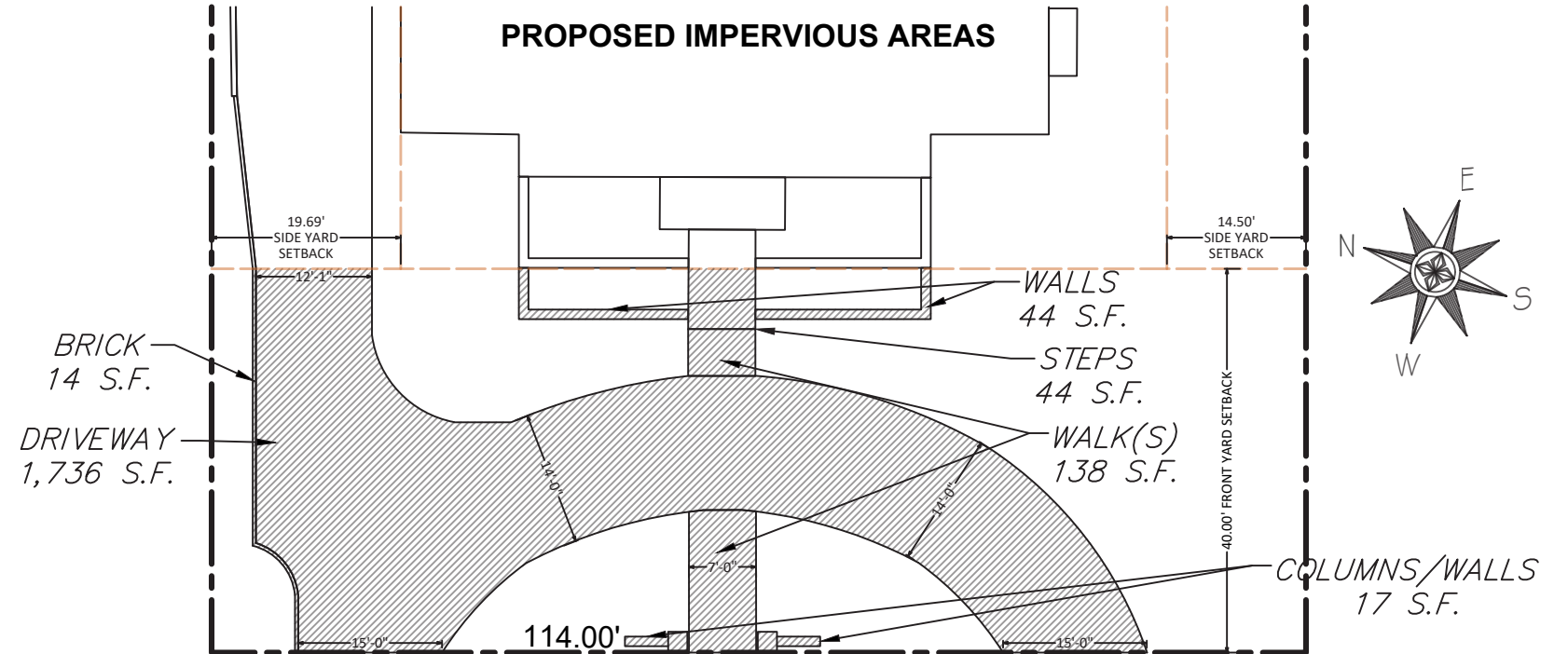
671 LINCOLN AVE

PROPOSED PLAN OVERLAY OF 2025 AERIAL FROM COOK COUNTY RECORDS



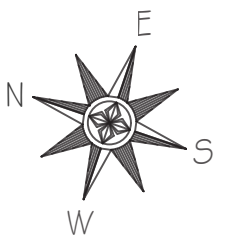
EXISTING HARDSCAPE TOTAL WITH FRONT YARD SETBACK: 956SF
 TOTAL ALLOWABLE AREA WITHIN FRONT YARD SETBACK 114'X40'X0.30: 1,368SF
 21.0% LOT COVERAGE WITHIN FRONT YARD SETBACK

EXISTING IMPERVIOUS LOT COVERAGE 2025

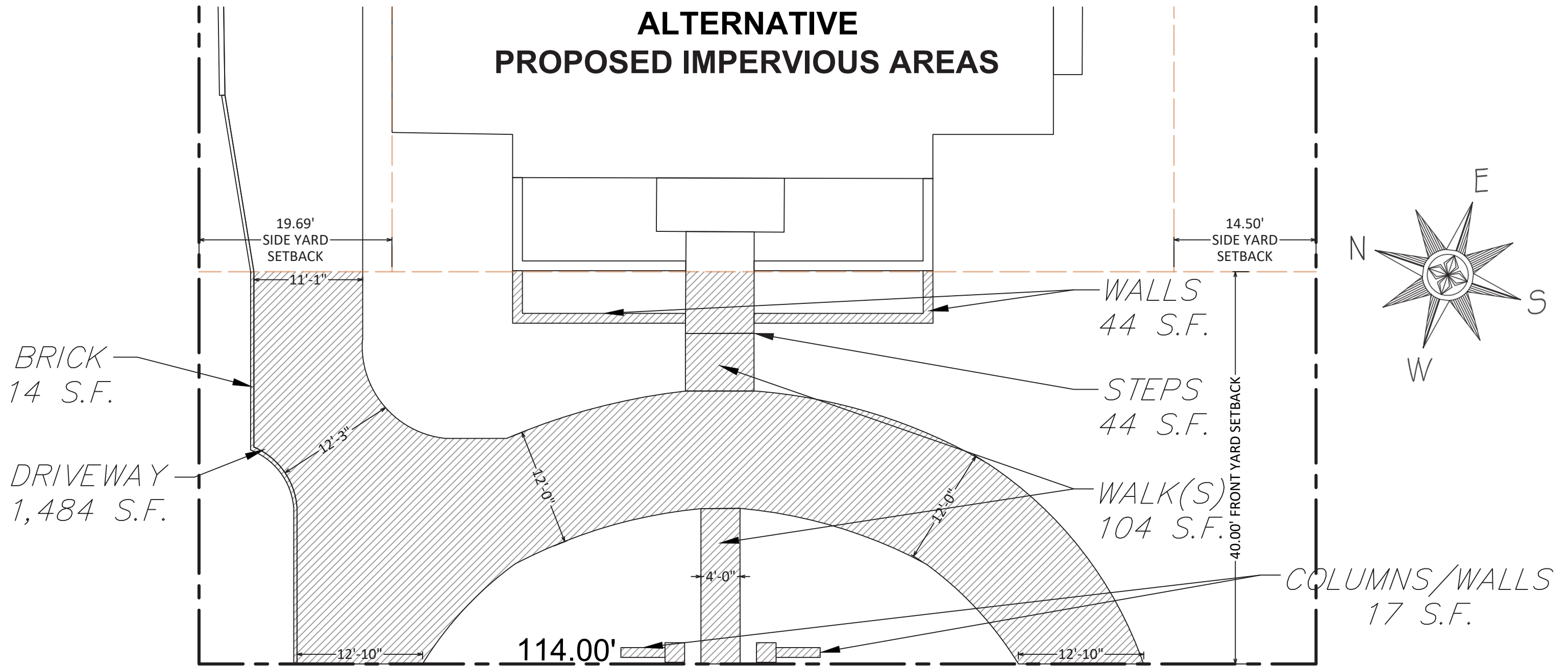


PROPOSED HARDSCAPE TOTAL WITH FRONT YARD SETBACK: 1,993SF
 TOTAL ALLOWABLE AREA WITHIN FRONT YARD SETBACK 114'X40'X0.30: 1,368SF
 45.7% OVER ALLOWABLE 30% LIMIT
 43.7% PROPOSED LOT COVERAGE WITHIN FRONT YARD SETBACK

PROPOSE IMPERVIOUS LOT COVERAGE 2025



ALTERNATIVE PROPOSED IMPERVIOUS AREAS

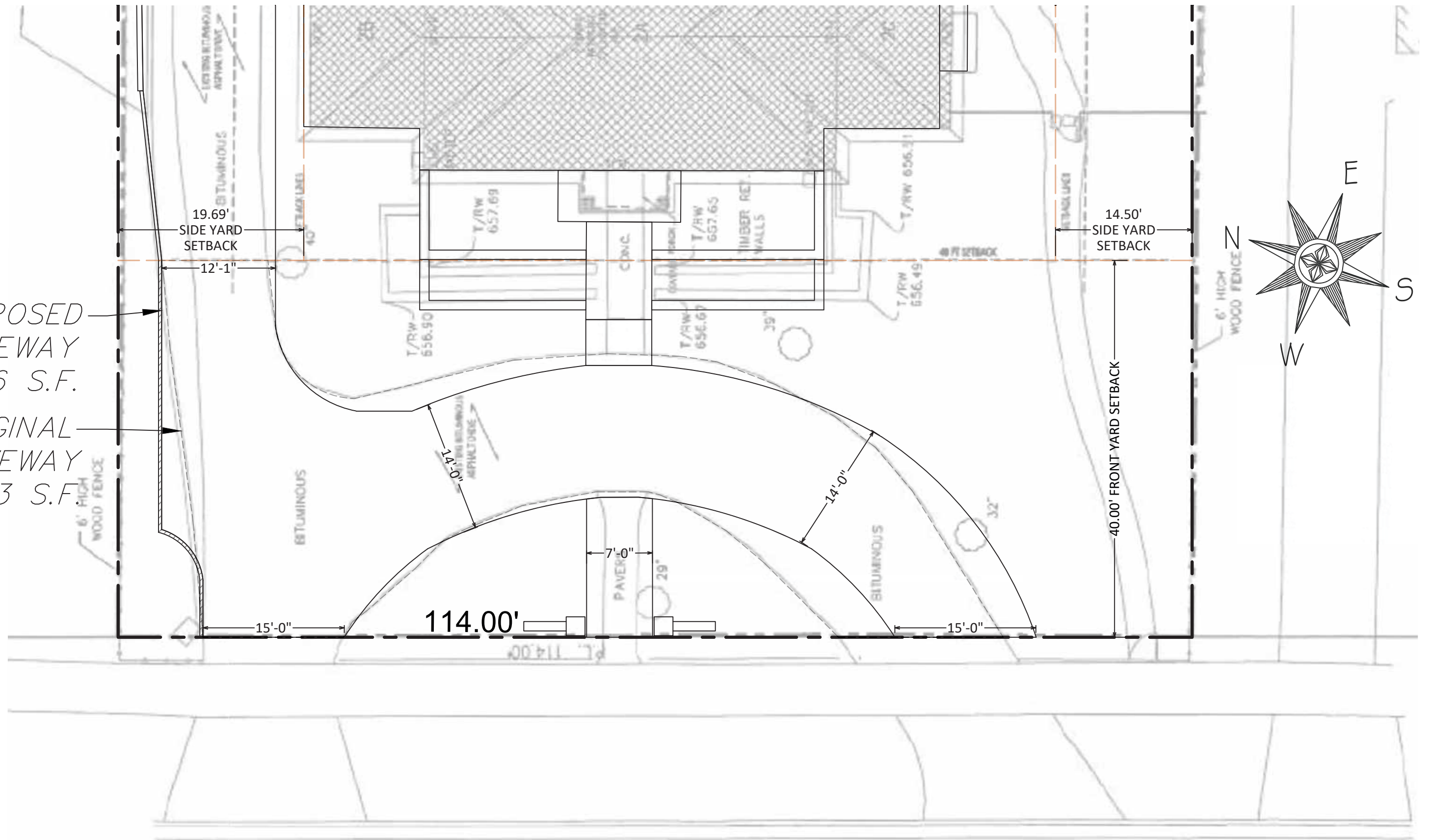


ALTERNATIVE PROPOSED HARDSCAPE TOTAL WITH FRONT YARD SETBACK: 1,707SF
 TOTAL ALLOWABLE AREA WITHIN FRONT YARD SETBACK 114'X40'X0.30: 1,368SF
 24.8% OVER ALLOWABLE 30% LIMIT
 37.4% PROPOSED LOT COVERAGE WITHIN FRONT YARD SETBACK

ALTERNATIVE PROPOSED IMPERVIOUS LOT COVERAGE 2025

*PROPOSED DRIVEWAY
1,736 S.F.*

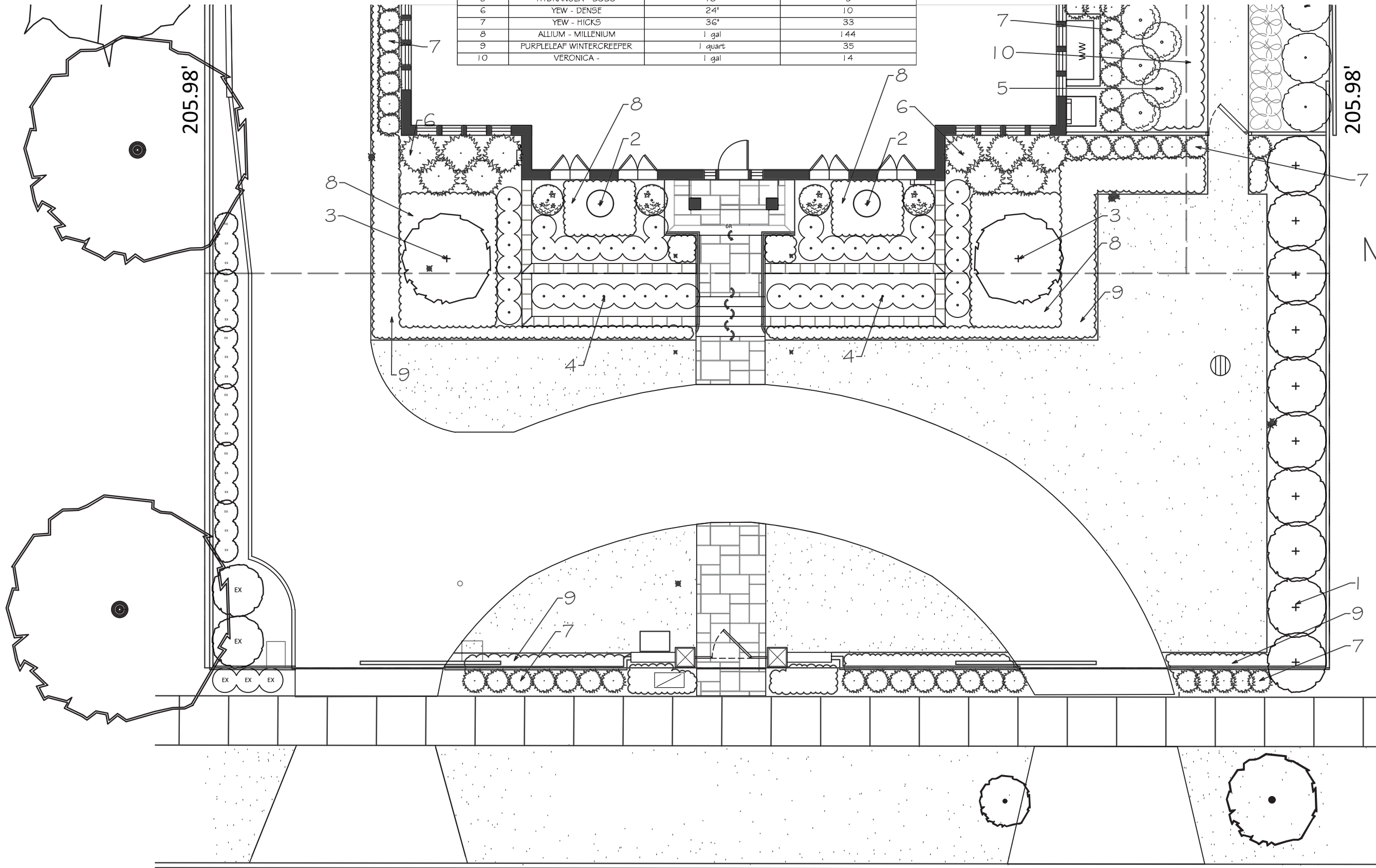
*ORIGINAL DRIVEWAY
1,753 S.F.*



PROPOSED IMPERVIOUS LOT COVERAGE OVERLAID ON ORIGINAL FRONT YARD LAYOUT PRE-CONSTRUCTION 2016

671 LINCOLN AVENUE WINNETKA, IL 60093

LABEL	PLANT MATERIAL	SIZE	QUANTITY
1	ARBORVITAE - NIGRA	7'-0"	10
2	JUNIPER - TOPIARY	7'-0"	2
3	PEAR - CHANTICLEER		2
4	BOXWOOD - GREEN VELVET	18"	44
5	HYDRANGEA - BOBO	18"	5
6	YEW - DENSE	24"	10
7	YEW - HICKS	36"	33
8	ALLIUM - MILLENIUM	1 gal	144
9	PURPLELEAF WINTERCREEPER	1 quart	35
10	VERONICA -	1 gal	14

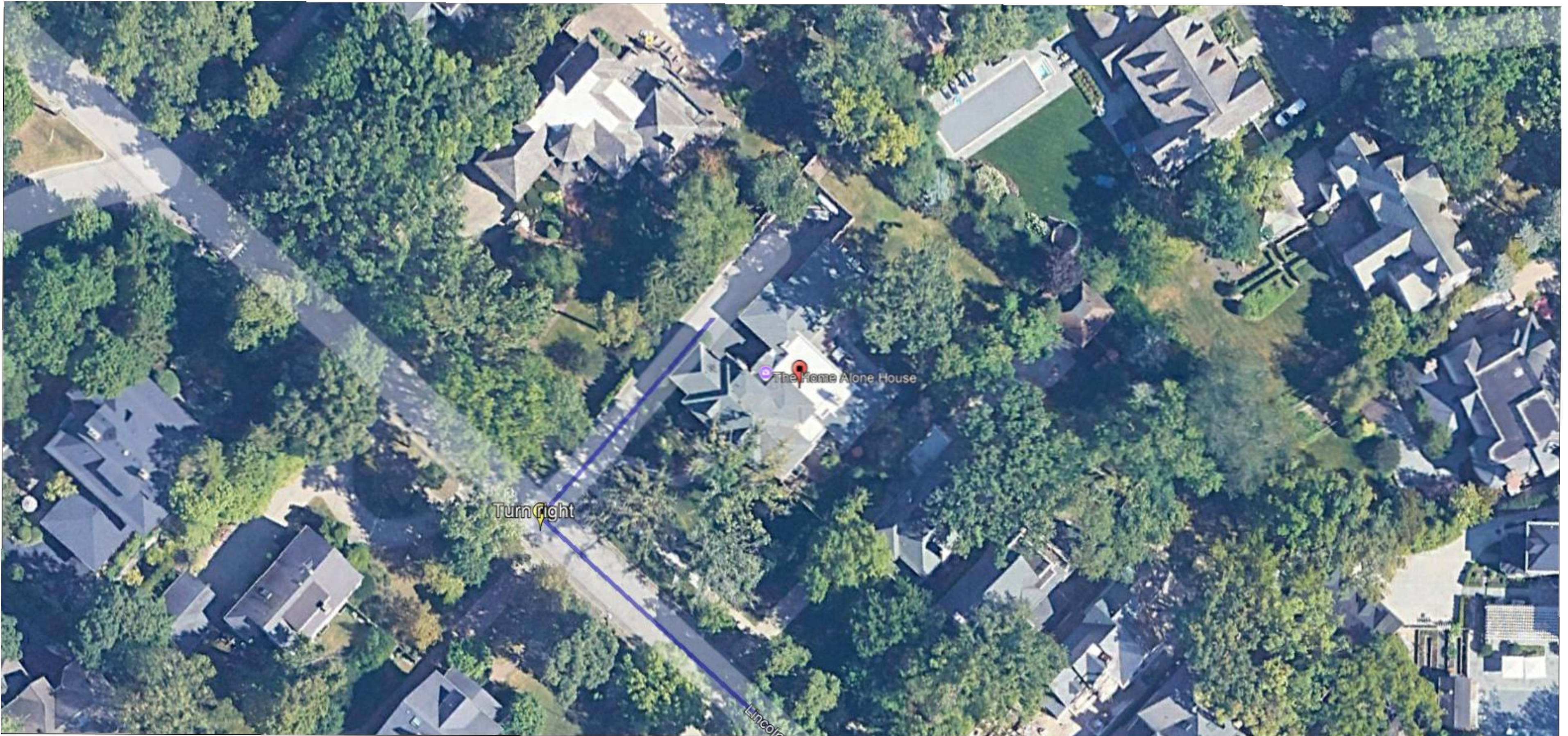


671 LINCOLN AVE

MIKALLISTER LLC RESIDENCE

671 LINCOLN AVE.

WINNETKA, IL 60093



LANDSCAPE CONTRACTOR
CIVIL ENGINEER

MIDWEST ARBOR CORPORATION
BONO CONSULTING INC.

DOCUMENT KEY:

- L-0 TITLE PAGE
- L-1 PLAT OF SURVEY
- L-1.1 TOPOGRAPHY SURVEY
- L-2 DEMO PLAN
- L-3 SITE PLAN
- L-4 DETAILS
- L-5 FENCING PLAN
- L-6 TREE PRESERVATION
- L-7 ZONING CALCULATIONS

ALL PROPOSED NEW CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS THE VILLAGE OF WINNETKA HAS ADOPTED AT THE TIME OF PERMIT ISSUANCE:

- WINNETKA ZONING CODE
- 2021 INTERNATIONAL RESIDENTIAL CODE WITH APPENDICES (AA, AB, AC, AF, AJ, AO, AT)
- 2021 INTERNATIONAL SWIMMING POOL AND SPA CODE
- 2021 INTERNATIONAL BUILDING CODE
- 2021 INTERNATIONAL EXISTING BUILDING CODE
- 2021 INTERNATIONAL FIRE CODE WITH APPENDICES B,C,D,I
- 2021 INTERNATIONAL FUEL GAS CODE
- 2021 INTERNATIONAL MECHANICAL CODE
- 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE
- 2021 ILLINOIS ENERGY CONSERVATION CODE
- ILLINOIS PLUMBING CODE (CURRENT ADDITION)
- 2018 ILLINOIS ACCESSIBILITY CODE
- 2020 NATIONAL ELECTRICAL CODE
- 2024 LIFE SAFETY CODE
- 2022 NATIONAL FIRE ALARM AND SIGNAL CODE
- 2023 STANDARD FOR THE INSTALLATION OF STATIONARY ENERGY STORAGE SYSTEMS
- METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO WATERSHED -MANAGEMENT ORDINANCE (CURRENT EDITION)
- WINNETKA VILLAGE CODE, TITLE 15 - BUILDINGS AND CONSTRUCTION

CONSTRUCTION ACCESS NOTES:

- CONSTRUCTION ACCESS TO BE EXCLUSIVELY OVER DRIVEWAY FOR PROPOSED IMPROVEMENTS.
- ALL FINISHED LANDSCAPE AREAS TO BE RESTRICTED FROM ACCESS DURING CONSTRUCTION WORK.
- DRIVEWAY OF RESIDENCE TO BE USED TO STAGE MATERIALS FOR PROJECT. NO DEBRIS TO BE STOCKPILED ON SITE DURING PROJECT.

DRAINAGE/GRADING NOTES:

- SEE SITE PLAN FOR PROPOSED IMPROVEMENTS.
- SEE CIVIL PLANS BY BONO CONSULTING FOR DRAINAGE AND GRADING
- PROTECT EXISTING LAWN AREAS WITH PLYWOOD DURING PROPOSED WORK.
- HAND EXCAVATE IN CRITICAL ROOT ZONES OF TREES GREATER THAN 8" IN DIAMETER IF NECESSARY
- PROPOSED CHANGES SHALL NOT INCREASE STORMWATER DISCHARGE ONTO NEIGHBORING PROPERTIES. ALL STORMWATER DRAINAGE PATTERNS ON SITE WILL REMAIN AS THEY EXIST
- WINNETKA ZONING DISTRICT: R-4
- TOTAL LOT AREA: 23,481.72 SF - MAXIMUM PERMITTED LOT COVERAGE: 11,740.86SF
- TOTAL EXISTING IMPERVIOUS SURFACES: 9,756SF (SEE CIVIL PLANS FOR DIAGRAM)

TOTAL PROPOSED IMPERVIOUS SURFACES: 11,543 SF (SEE CIVIL PLANS FOR DIAGRAM)

- PERCENTAGE INCREASE OVER EXISTING CONDITIONS: 1,787SF (18.3%) INCREASE OVER IN EXISTING UTILITIES NOTE:

FOR LOCATION OF UNDERGROUND UTILITIES AND BURIED CABLE CALL J.U.L.I.E. @ 1-800-892-0123 BEFORE DIGGING. CONTRACTOR MUST PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION

31305-06
L-0

MIDWEST ARBOR
1700 HOLIAN DRIVE
SPRING GROVE, IL 60081
(815) 675-6766
INFO@MIDWESTARBORCORP.COM

MIKALLISTER LLC RESIDENCE
671 LINCOLN AVE. WINNETKA, IL 60093

PLOT DATE: 12-1-2025
REV1: 12-9-2025
REV2: 12-17-2025
REV3:
REV4:

Midwest Arbor Corp. reserves all rights in these plans. These drawings are, and shall remain, the exclusive property of Midwest Arbor Corp. Reproduction of design or concept in any form in whole or part, without the express written consent of Midwest Arbor Corp. constitutes a direct violation of the federal copyright law. Failure to comply with these conditions will result in civil action.

SCALE:



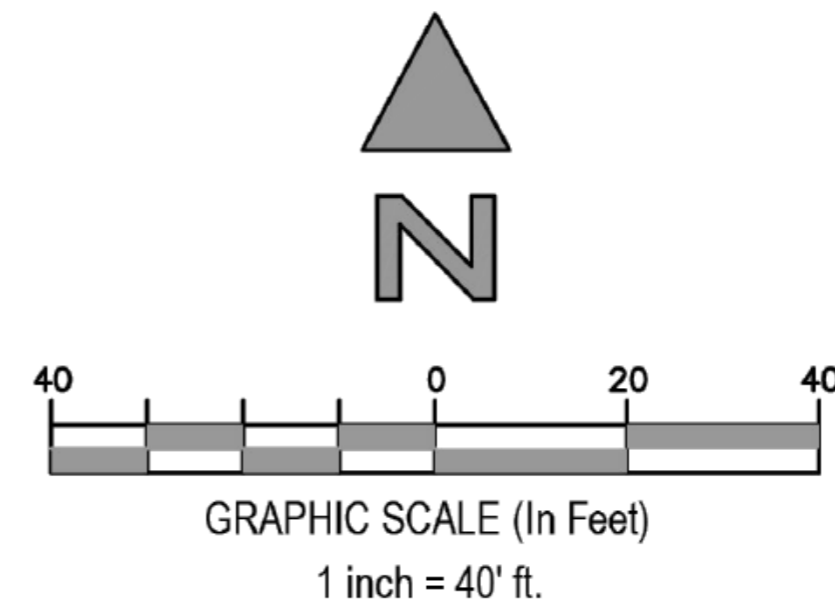
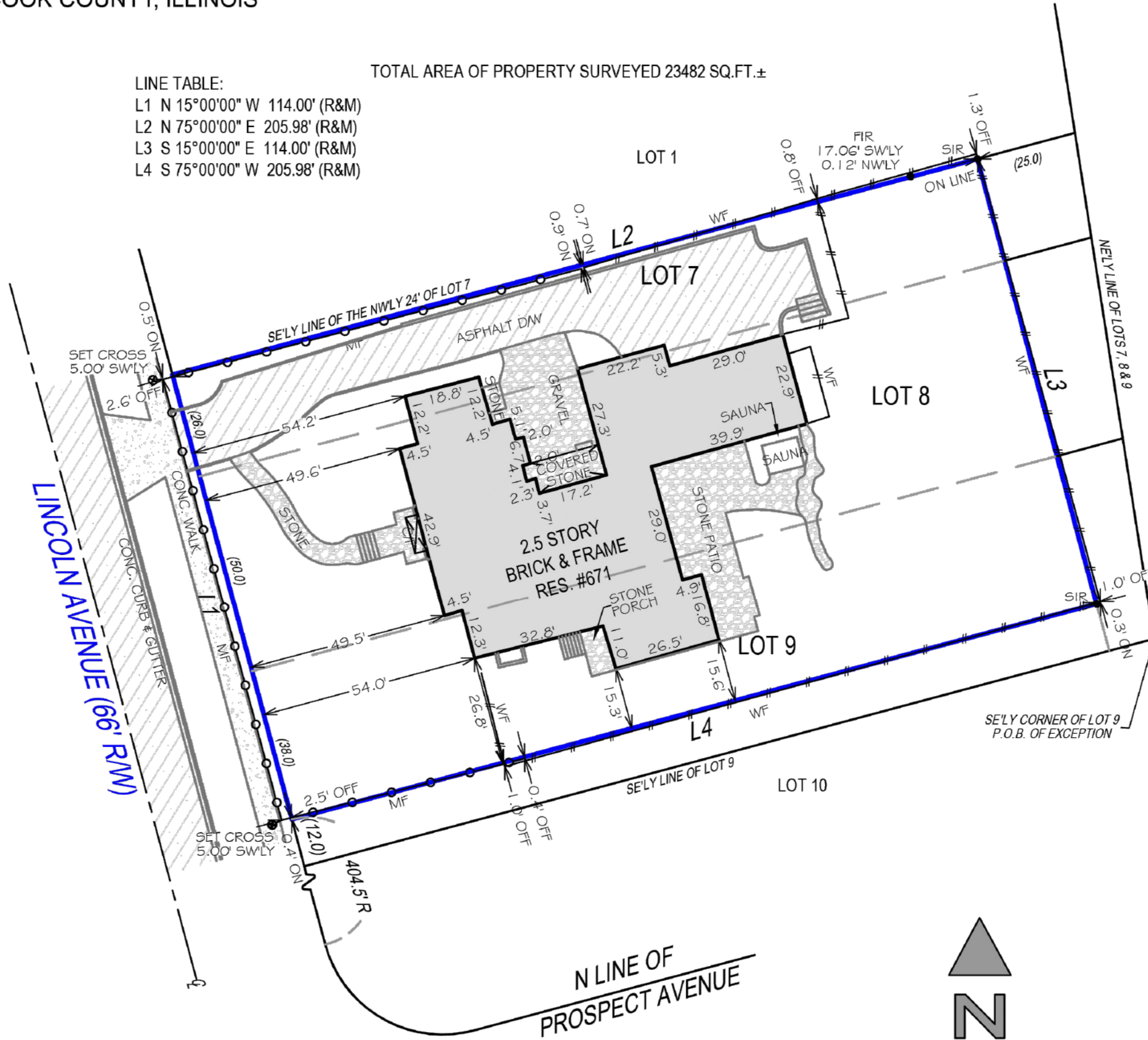
PROPERTY ADDRESS: 671 LINCOLN AVENUE, WINNETKA, ILLINOIS 60093

SURVEY NUMBER: 2412.2040

2412.2040
PLAT OF SURVEY
COOK COUNTY, ILLINOIS

LINE TABLE:
L1 N 15°00'00" W 114.00' (R&M)
L2 N 75°00'00" E 205.98' (R&M)
L3 S 15°00'00" E 114.00' (R&M)
L4 S 75°00'00" W 205.98' (R&M)

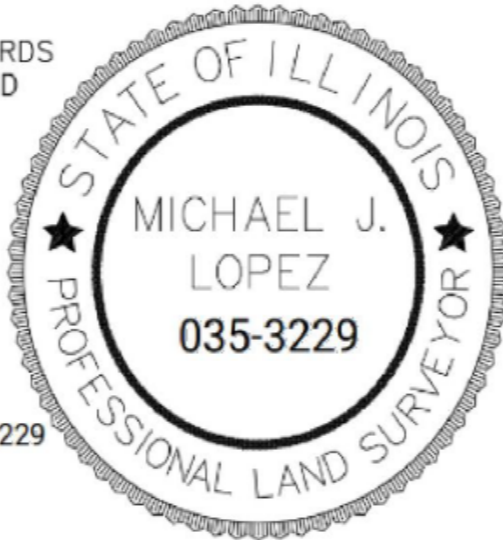
TOTAL AREA OF PROPERTY SURVEYED 23482 SQ.FT.±



STATE OF ILLINOIS } SS
COUNTY OF GRUNDY }

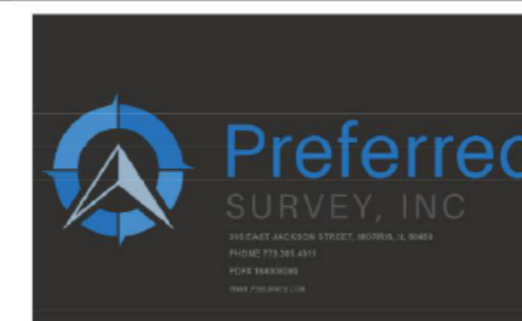
THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL.

Michael J. Lopez



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 035-3229
LICENSE EXPIRES 11/30/2026
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

POINTS OF INTEREST:
NONE VISIBLE



DATE OF SURVEY: 01/08/25
FIELD WORK DATE: 1/10/2025
REVISION DATE(S): (REV.2 1/10/2025) (REV.1 1/8/2025)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

31305-06
L-1

MIDWEST ARBOR

1700 HOLIAN DRIVE
SPRING GROVE, IL 60081
(815) 675-6766
INFO@MIDWESTARBORCORP.COM

MIKALLISTER LLC RESIDENCE
671 LINCOLN AVE. WINNETKA, IL 60093

PLOT DATE: 12-1-2025
REV1:
REV2:
REV3:
REV4:

Midwest Arbor Corp. reserves all rights in these plans. These drawings are, and shall remain, the exclusive property of Midwest Arbor Corp. Reproduction of design or concept in any form in whole or part, without the express written consent of Midwest Arbor Corp. constitutes a direct violation of the federal copyright law. Failure to comply with these conditions will result in civil action.

SCALE:
1" = 20'

PROJECT MANAGER	B. BONO, P.E.
ENGINEER	E. BERZIN
TECHNICIAN	
REVISIONS	

BONO CONSULTING
CIVIL ENGINEERS
 A SEVEE & MAHER ENGINEERS COMPANY

DESIGN FIRM NO. 1840987-0002
 425 S. MICHIGAN AVE., SUITE 1116
 CHICAGO, ILLINOIS 60605
 TEL: (773) 462-1116
 FAX: (773) 462-1117
 WWW.BONOCONSULTING.COM

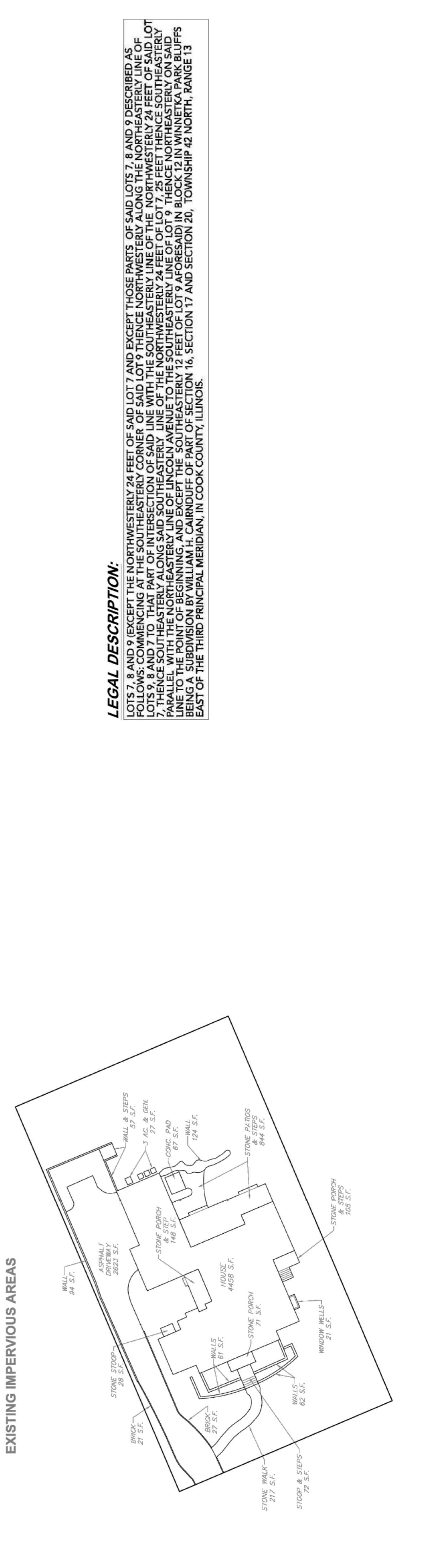
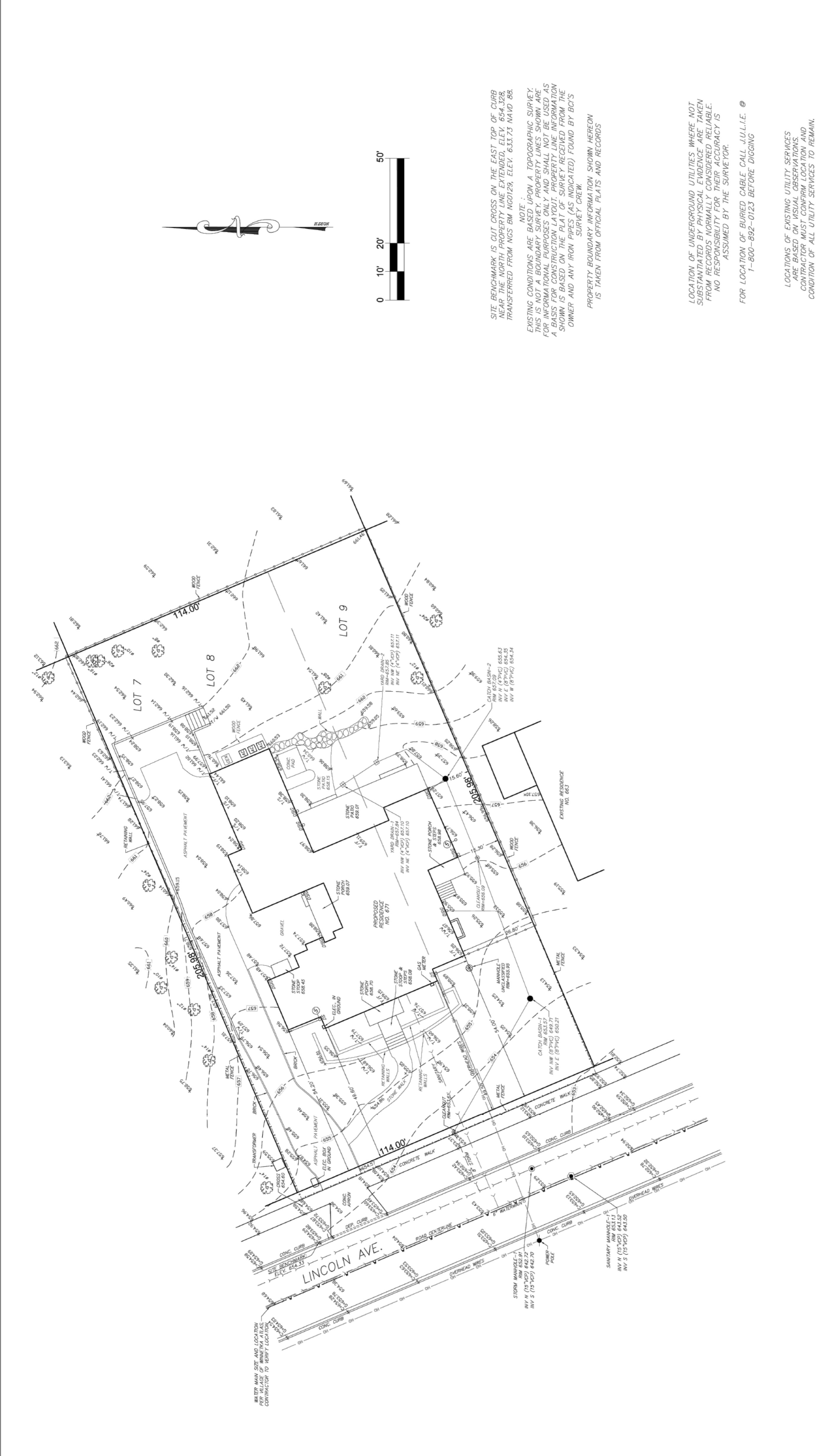
SEVEE & MAHER ENGINEERS
 ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE

1018 BUSSE FIELD ROAD, PO BOX 854, CARTHAGE, ILLINOIS 60021
 PHONE 207.829.0116 • FAX 207.829.5622 • WWW.SEEMAH.COM

TOPOGRAPHIC SURVEY

671 LINCOLN AVE, WINNETKA, IL 60093

PROJECT NO.: 250488
 SHEET FILE:
 SHEET NO.:
 ISSUE DATE: DEC. 02, 2025
 SCALE: 1" = 20'
 SHEET NUMBER



LEGAL DESCRIPTION:
 LOTS 7, 8 AND 9 EXCEPT THE NORTHWESTERLY 24 FEET OF SAID LOT 7 AND EXCEPT THOSE PARTS OF SAID LOTS 7, 8 AND 9 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEASTLY CORNER OF SAID LOT 9 THENCE NORTHWESTERLY ALONG THE NORTHEASTLY LINE OF LOTS 7, 8 AND 9 TO THAT PART OF INTERSECTION OF SAID LINE WITH THE SOUTH LINE OF THE NORTHWESTERLY 24 FEET OF SAID LOT 7, THENCE SOUTHEASTERLY ALONG SAID SOUTHEASTLY LINE OF THE NORTHWESTERLY 24 FEET OF LOT 7, 25 FEET THENCE SOUTHEASTERLY PARALLEL WITH THE NORTHWESTERLY LINE OF LINCOLN AVENUE TO THE SOUTHEASTLY LINE OF SAID LOT 9 THENCE NORTHEASTERLY ON SAID LINE TO THE POINT OF BEGINNING, AND EXCEPT THE SOUTHEASTLY 12 FEET OF LOT 9 AFORESAID IN BLOCK 12 IN THE CITY OF CHICAGO BEING A SUBDIVISION BY WILLIAM W. CAIRN OFF OF PART OF SECTION 16, SECTION 17 AND SECTION 20, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

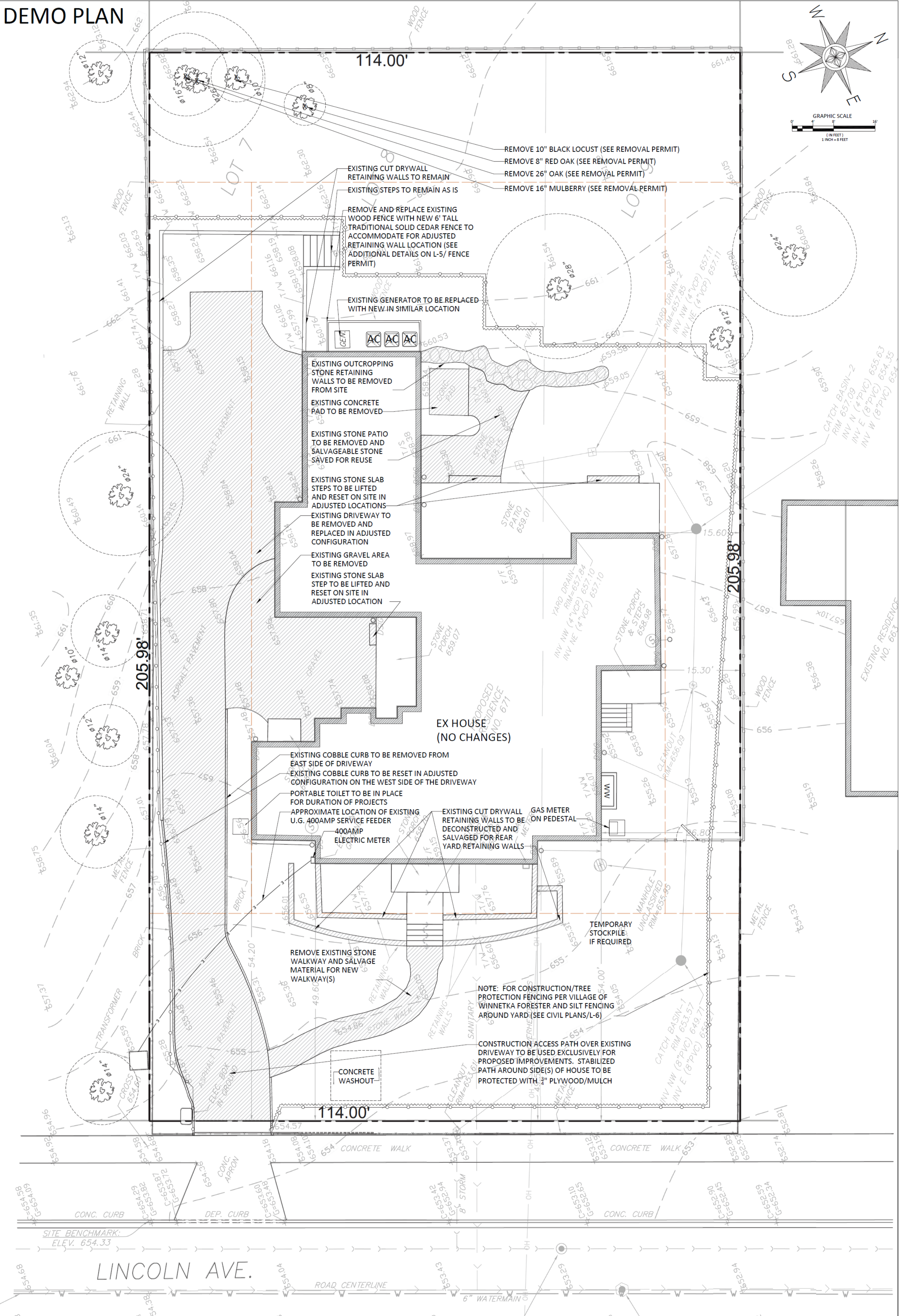
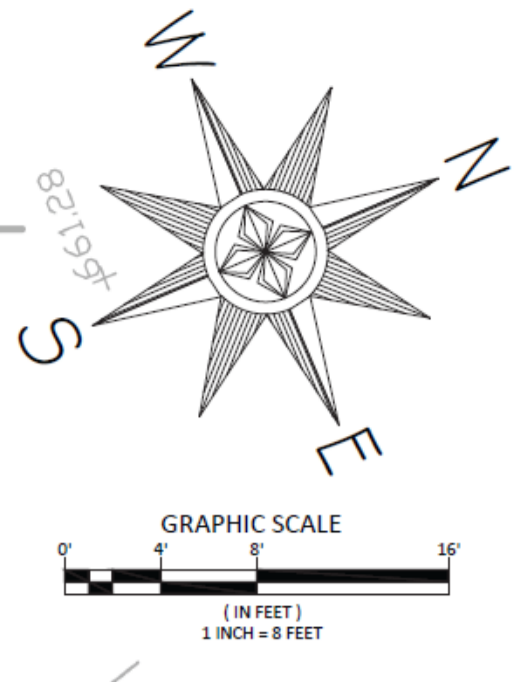
NOTE:
 SITE BENCHMARK IS CUT CROSS ON THE EAST TOP OF CURB TRANSFERRED FROM NCS BM N0128, ELEV. 633.73 NAVD 83.
 EXISTING CONDITIONS ARE BASED UPON A TOPOGRAPHIC SURVEY. THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES SHOWN ARE FOR SPACING PURPOSES ONLY. PROPERTY LINES SHOWN AS DASHED OR DOTTED LINES ARE NOT TO BE USED AS BOUNDARIES. ALL IRON PIPES FOUND BY THE SURVEY CREW ARE SHOWN AS BASED ON THE PLAT OF SURVEY RECEIVED FROM THE OWNER AND ANY IRON PIPES (AS INDICATED) FOUND BY BOI'S SURVEY CREW.
 PROPERTY BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM OFFICIAL PLATS AND RECORDS.

LOCATION OF UNDERGROUND UTILITIES WHERE NOT SUBSTANTIATED BY PHYSICAL EVIDENCE ARE TAKEN FROM RECORDS NORMALLY CONSIDERED RELIABLE. NO RESPONSIBILITY FOR THEIR ACCURACY IS ASSUMED BY THE SURVEYOR.
 FOR LOCATION OF BURIED CABLE CALL J.U.L.I.E. @ 1-800-892-0123 BEFORE DIGGING.

LOCATIONS OF EXISTING UTILITY SERVICES ARE BASED ON VISUAL OBSERVATIONS. CONTRACTOR MUST CONFIRM LOCATION AND CONDITION OF ALL UTILITY SERVICES TO REMAIN.

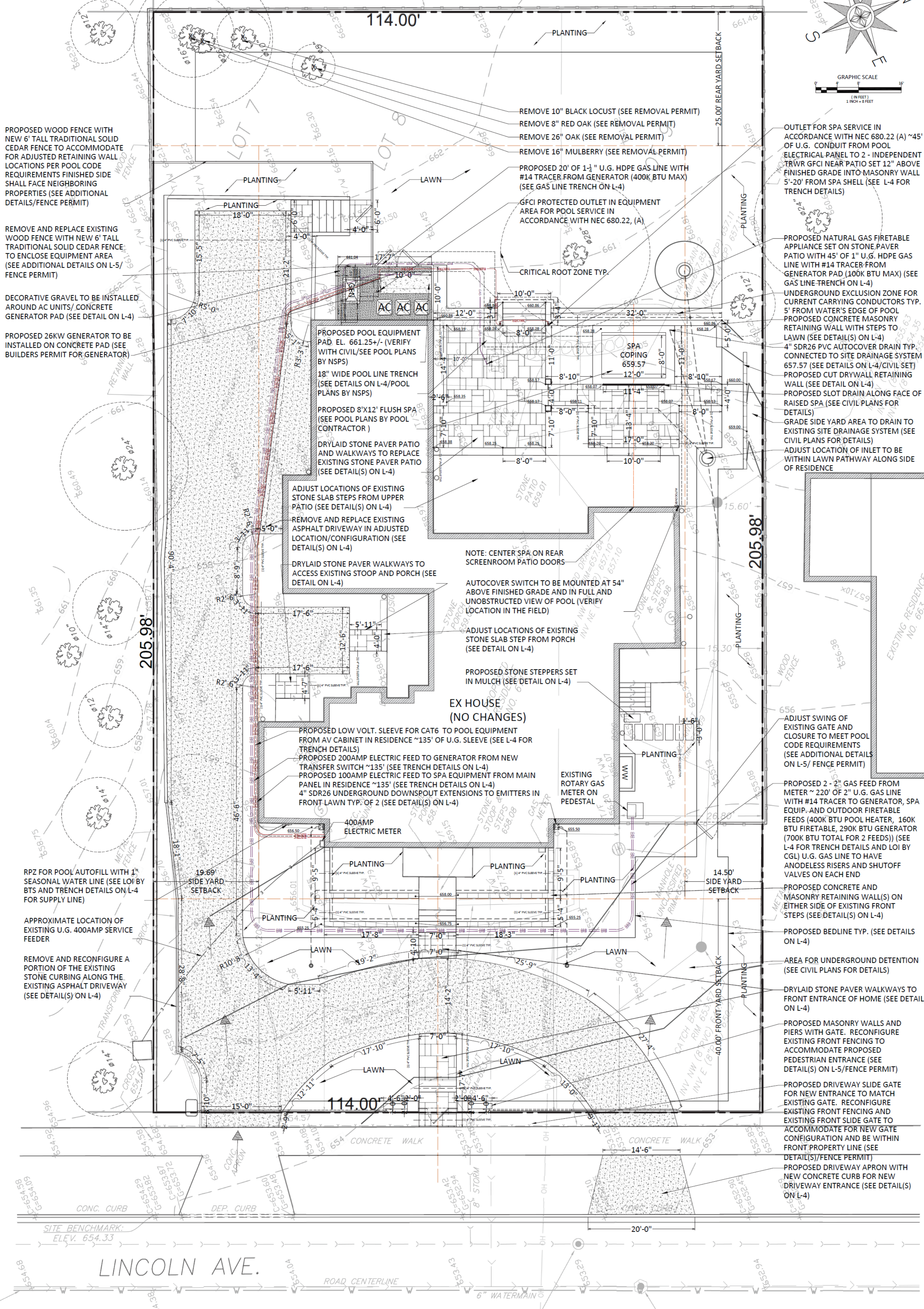
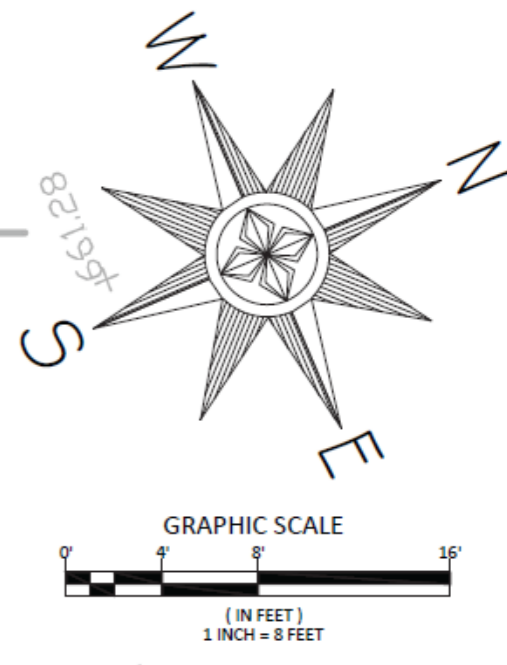
<p>LEGEND</p> <ul style="list-style-type: none"> EXISTING CONTOUR PROPOSED CONTOUR EXISTING ELEVATION PROPOSED ELEVATION EXISTING SANITARY COMBINATION SEWER PROPOSED SANITARY SEWER PROPOSED COMBINATION SEWER EXISTING STORM SEWER PROPOSED STORM SEWER PROPOSED PERFORATED PIPE EXISTING WATERMAIN PROPOSED WATERMAIN EXISTING GAS LINE EXISTING UNDERGROUND ELECTRIC EXISTING UNDERGROUND TELEPHONE EXISTING UNDERGROUND CABLE EXISTING TREE REMOVE TREE TEMPORARY TREE FENCE TEMPORARY SILT / CONSTRUCTION FENCE SUMP PUMP [PROPOSED/EXISTING] ELECTOR PUMP [PROPOSED/EXISTING] DOWNSPOUT (IN-GROUND) [PROPOSED] SIMALE [PROPOSED] OUTLET / POP-UP EMITTER CATCH BASIN STORM MANHOLE SANITARY MANHOLE CLEANOUT B BOX WOOD UTILITY POLE LIGHT POLE FLARED END SECTION (F.E.S.) INLET / DRAIN WATER VALVE VAULT / WATER METER SIGN MANHOLE (UNCLASSIFIED) FIRE HYDRANT TREE TAG NO. STOP LIGHT GAS VALVE ROOT PRUNE AUGERING PATCHING 1/8 000.00 1/4 000.00 1/2 000.00 3/4 000.00 1 000.00 TOP OF WINDOW WELL C-00000 G-00000 	<p>MIDWEST ARBOR 1700 HOLIAN DRIVE SPRING GROVE, IL 60081 (815) 675-6766 INFO@MIDWESTARBORCORP.COM</p> <p>MIKALLISTER LLC RESIDENCE 671 LINCOLN AVE. WINNETKA, IL 60093</p> <p>PLOT DATE: 12-1-2025 REV1: REV2: REV3: REV4:</p> <p>Midwest Arbor Corp. reserves all rights in these plans. These drawings are, and shall remain, the exclusive property of Midwest Arbor Corp. Reproduction of design or concept in any form in whole or part, without the express written consent of Midwest Arbor Corp. constitutes a direct violation of the federal copyright law. Failure to comply with these conditions will result in civil action.</p>	<p>SCALE: 1" = 20'</p>
--	--	--

DEMO PLAN



<p>3105016 L-2 90-500-06</p>	<p>MIDWEST ARBOR 1700 HOLIAN DRIVE SPRING GROVE, IL 60081 (815) 675-6766 INFO@MIDWESTARBORCORP.COM</p>	<p>MIKALLISTER LLC RESIDENCE 671 LINCOLN AVE. WINNETKA, IL 60093</p>	<p>PLOT DATE: 12-1-2025 REV1: REV2: REV3: REV4:</p>	<p>Midwest Arbor Corp. reserves all rights in these plans. These drawings are, and shall remain, the exclusive property of Midwest Arbor Corp. Reproduction of design or concept in any form in whole or part, without the express written consent of Midwest Arbor Corp. constitutes a direct violation of the federal copyright law. Failure to comply with these conditions will result in civil action.</p>	<p>SCALE: 1" = 8'-0"</p>
--------------------------------------	---	---	---	---	------------------------------

SITE PLAN



90-5041E
MIDWEST ARBOR
 1700 HOLIAN DRIVE
 SPRING GROVE, IL 60081
 (815) 675-6766
 INFO@MIDWESTARBORCORP.COM

MIKALLISTER LLC RESIDENCE
 671 LINCOLN AVE. WINNETKA, IL 60093

PLOT DATE: 12-1-2025
 REV1: 12-9-2025
 REV2: 12-17-2025
 REV3:
 REV4:

Midwest Arbor Corp. reserves all rights in these plans. These drawings are, and shall remain, the exclusive property of Midwest Arbor Corp. Reproduction of design or concept in any form in whole or part, without the express written consent of Midwest Arbor Corp. constitutes a direct violation of the federal copyright law. Failure to comply with these conditions will result in civil action.

SCALE:
 1" = 8'-0"

L-4
90-501E1E

MIDWEST ARBOR

1700 HOLLAND DRIVE
SPRING CREEK, IL 60081
(815) 675-6766
INFO@MIDWESTARBOR.COM

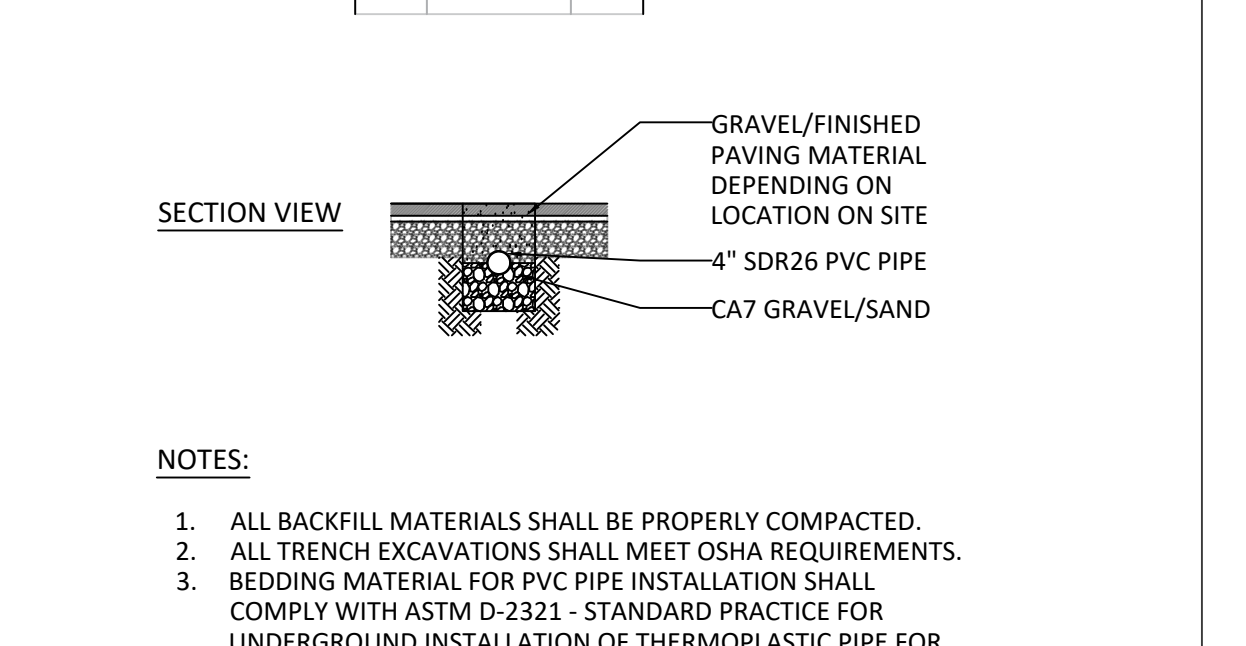
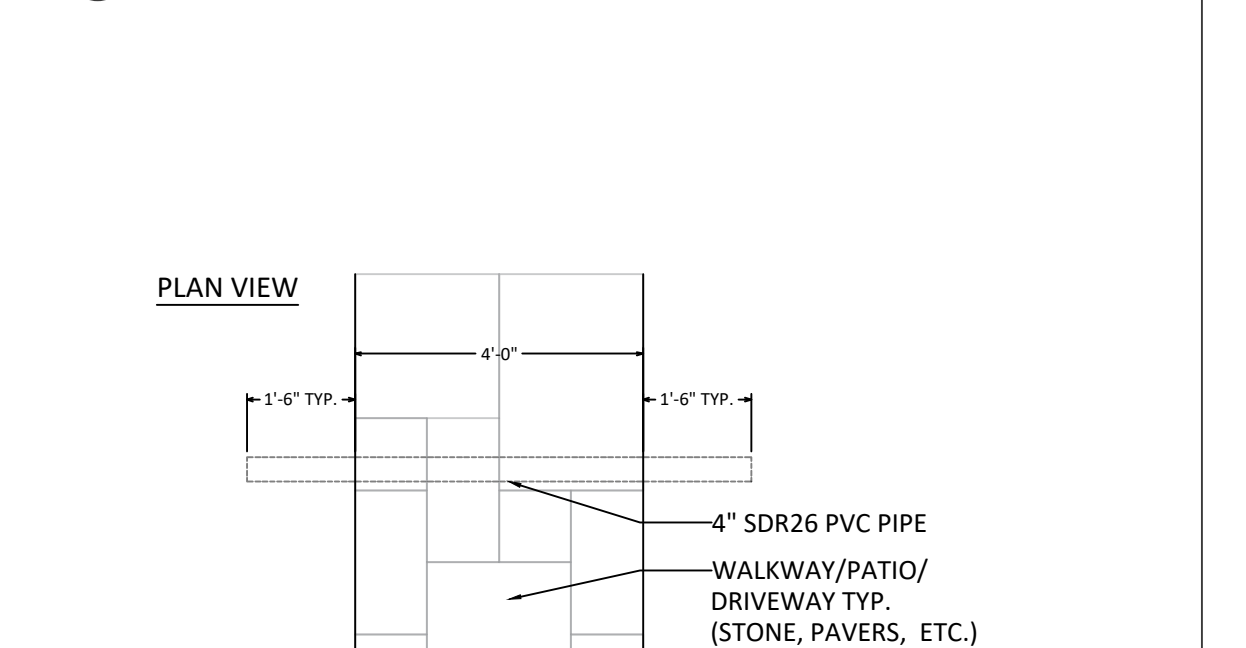
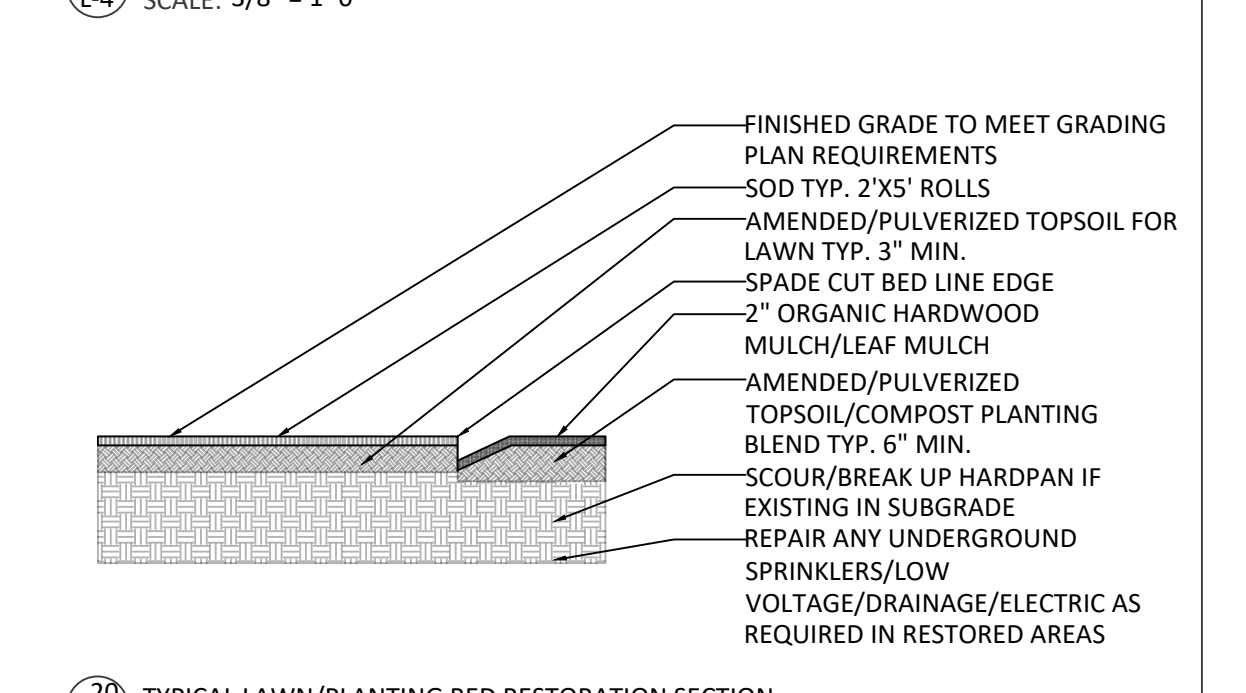
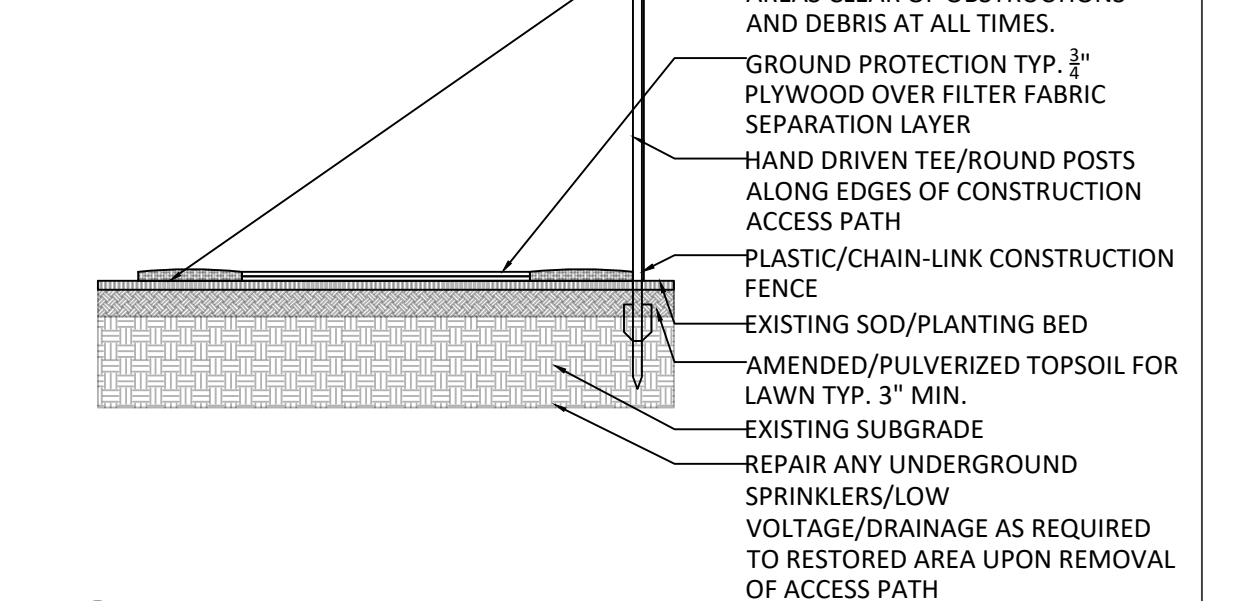
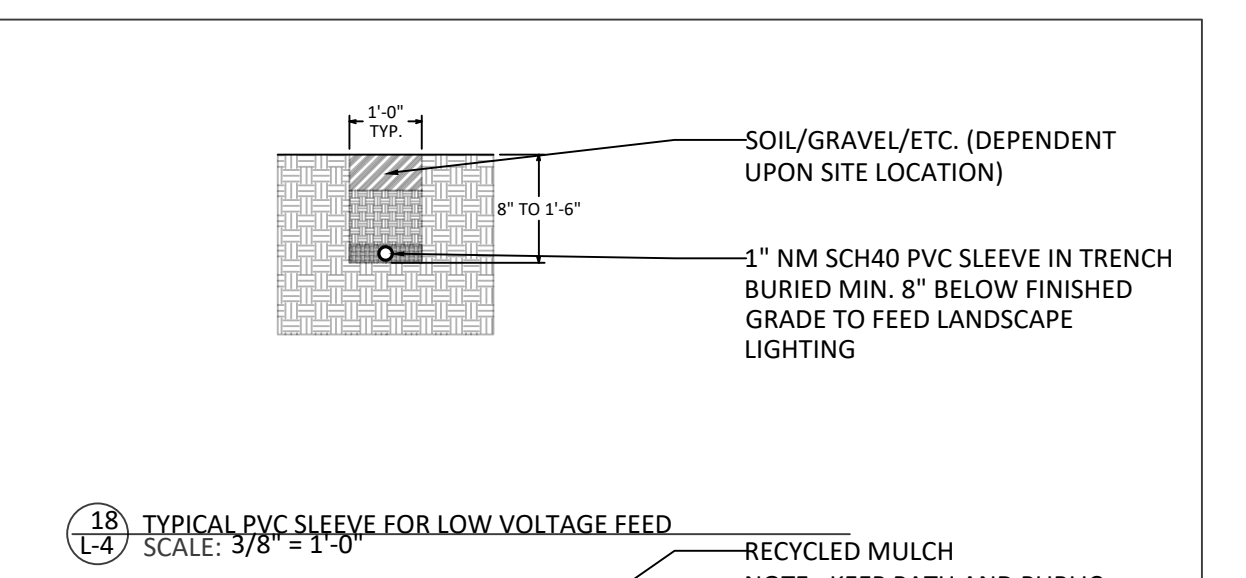
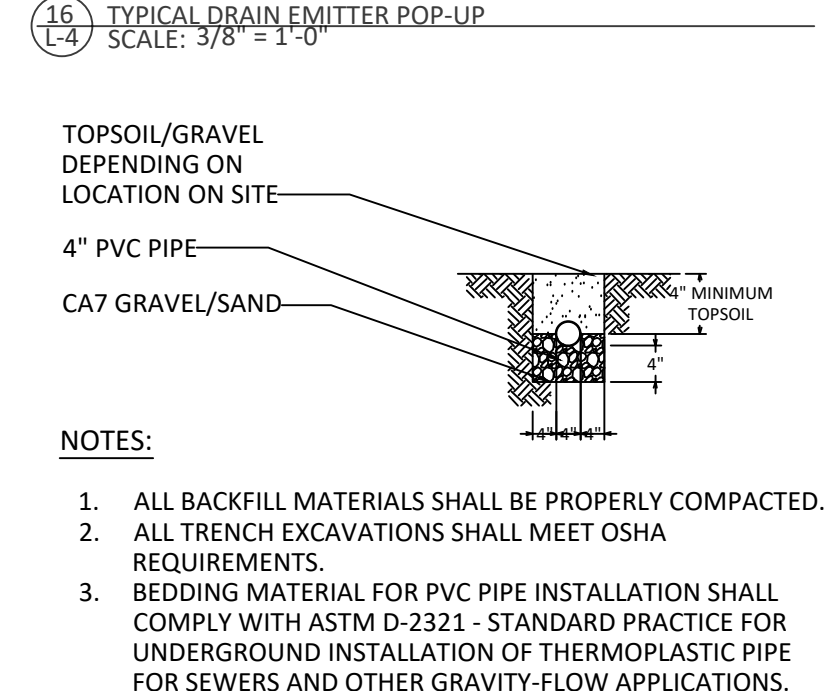
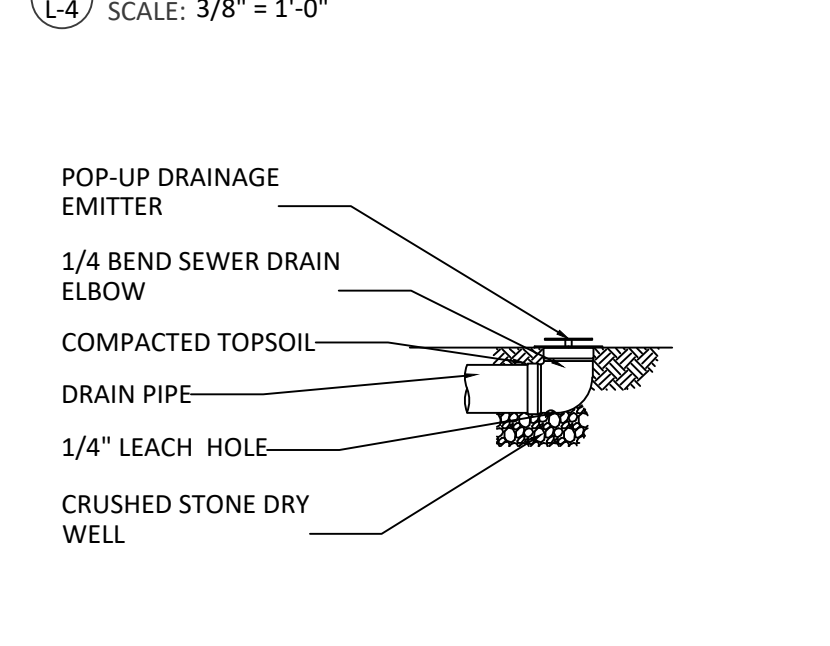
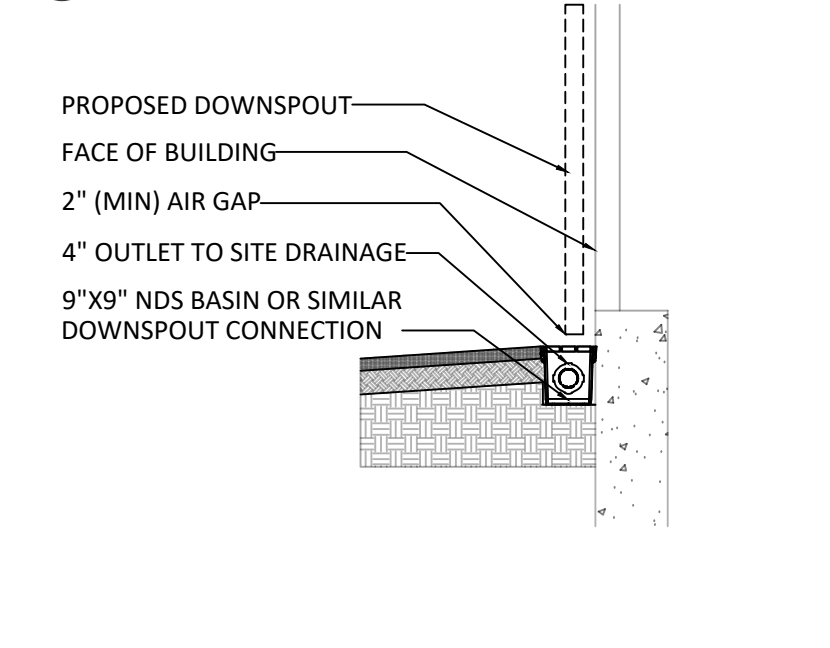
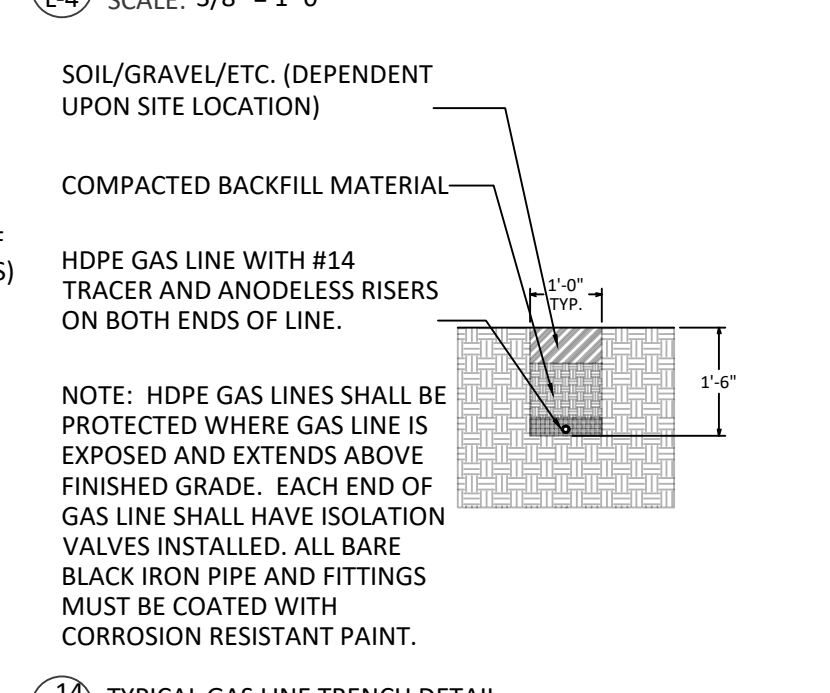
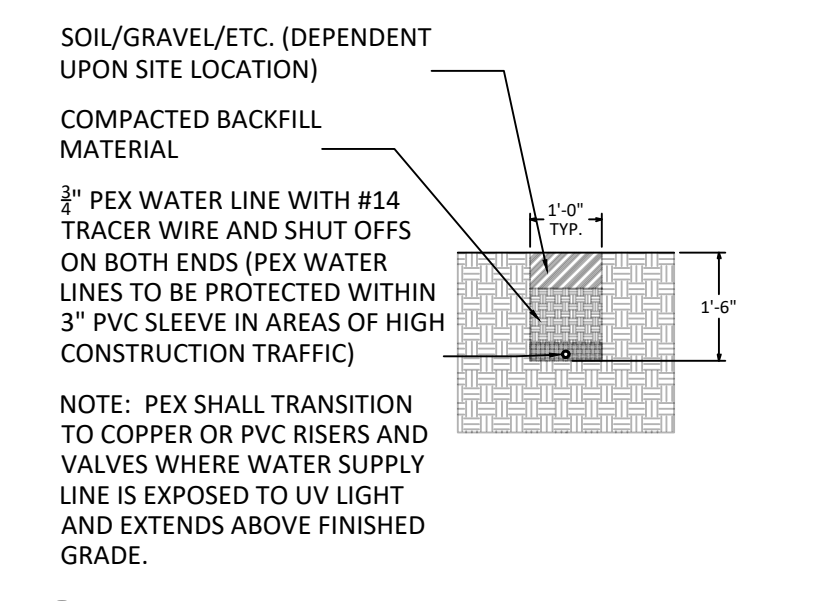
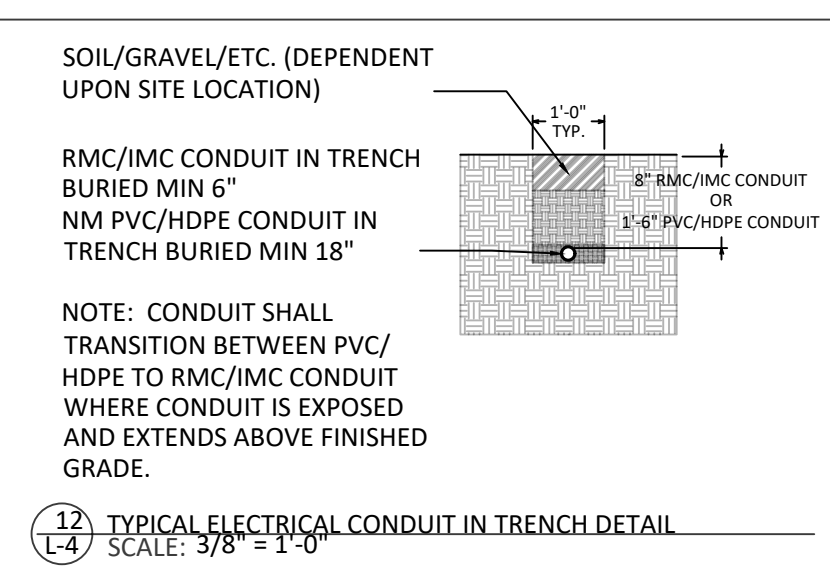
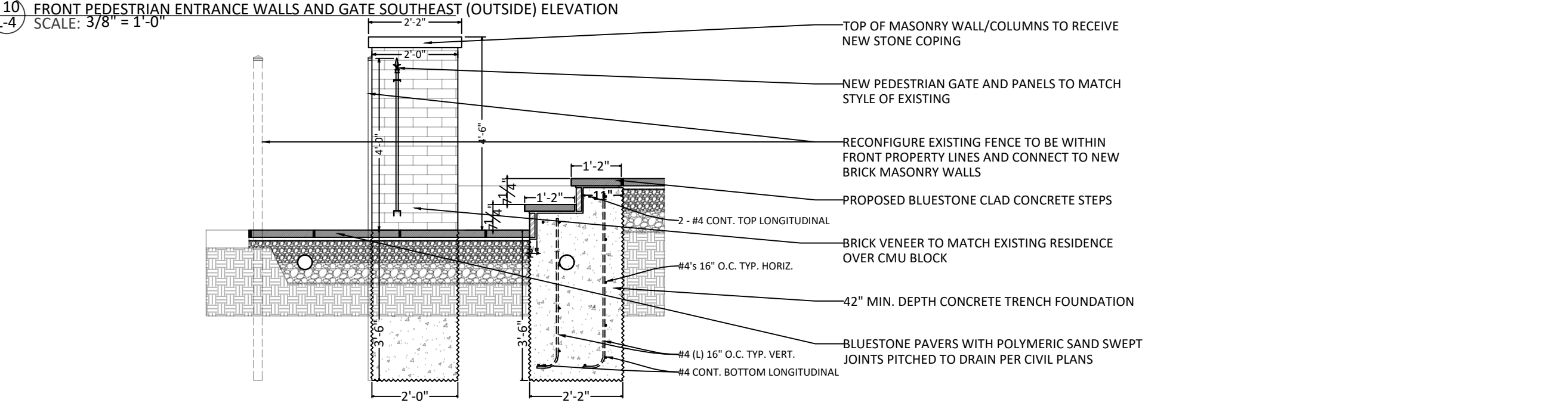
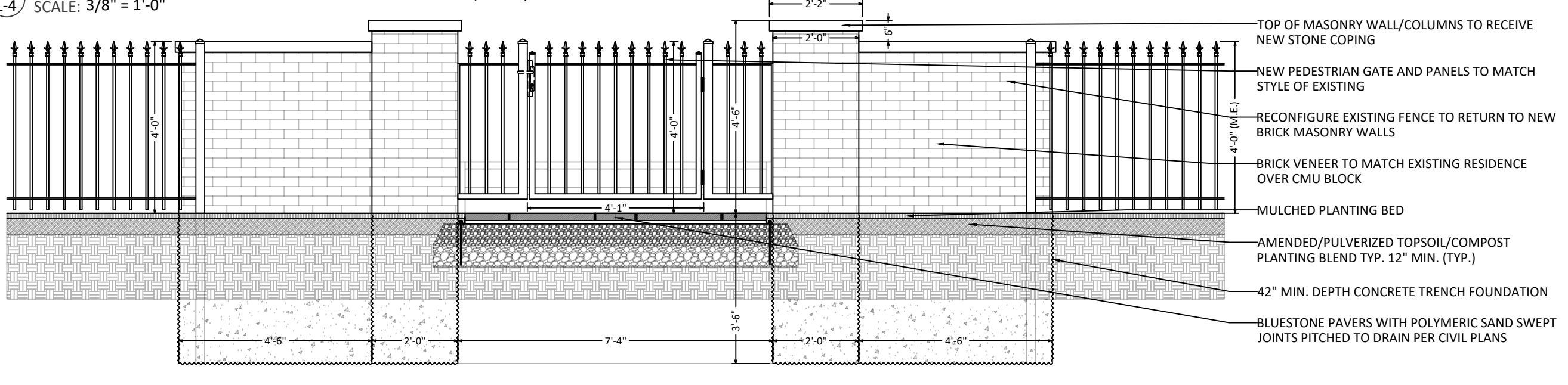
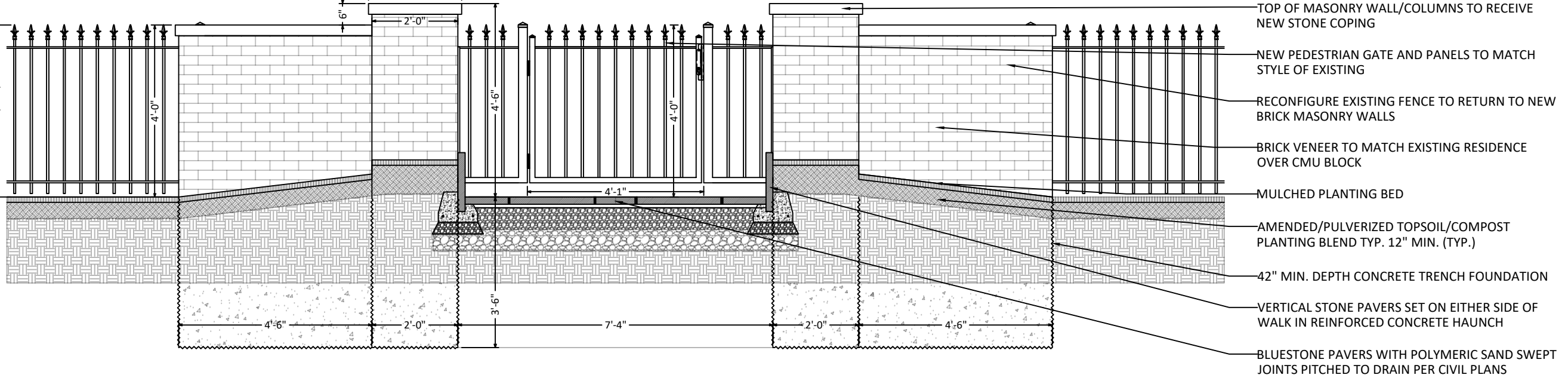
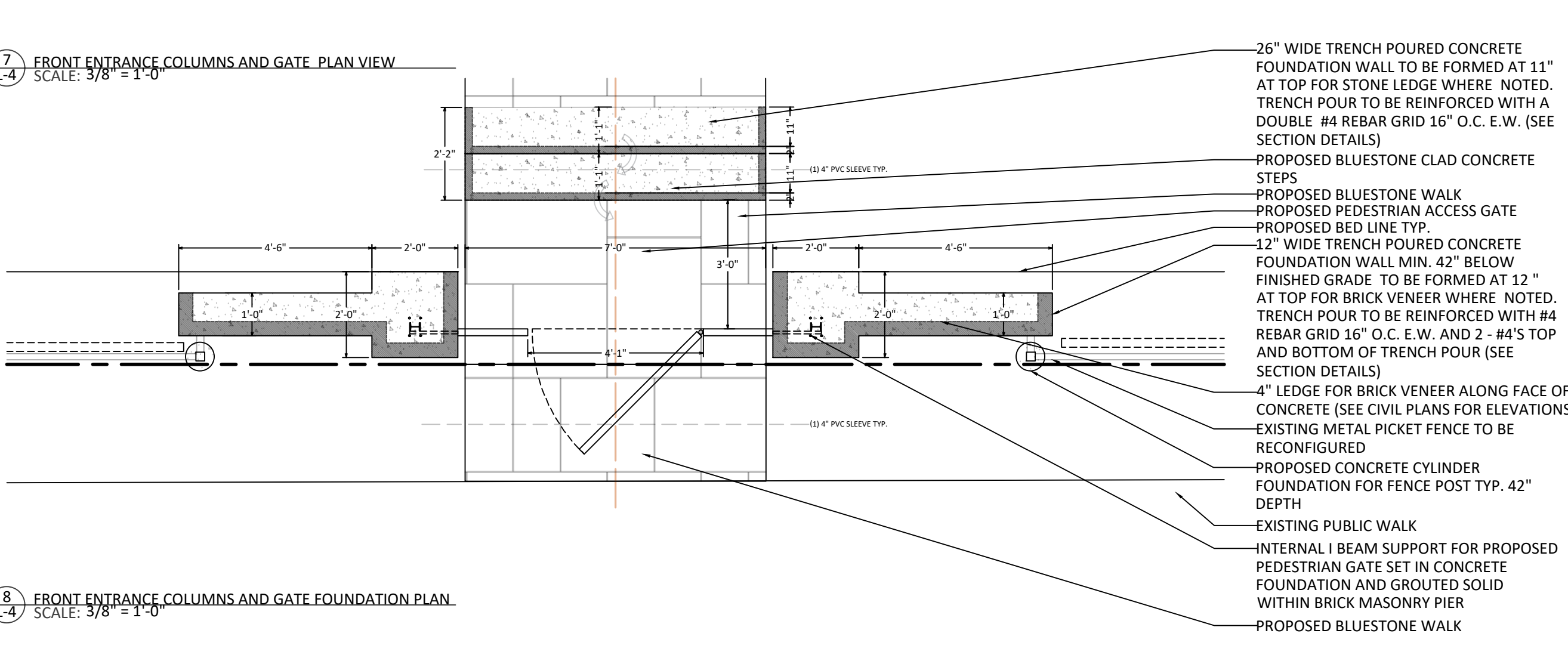
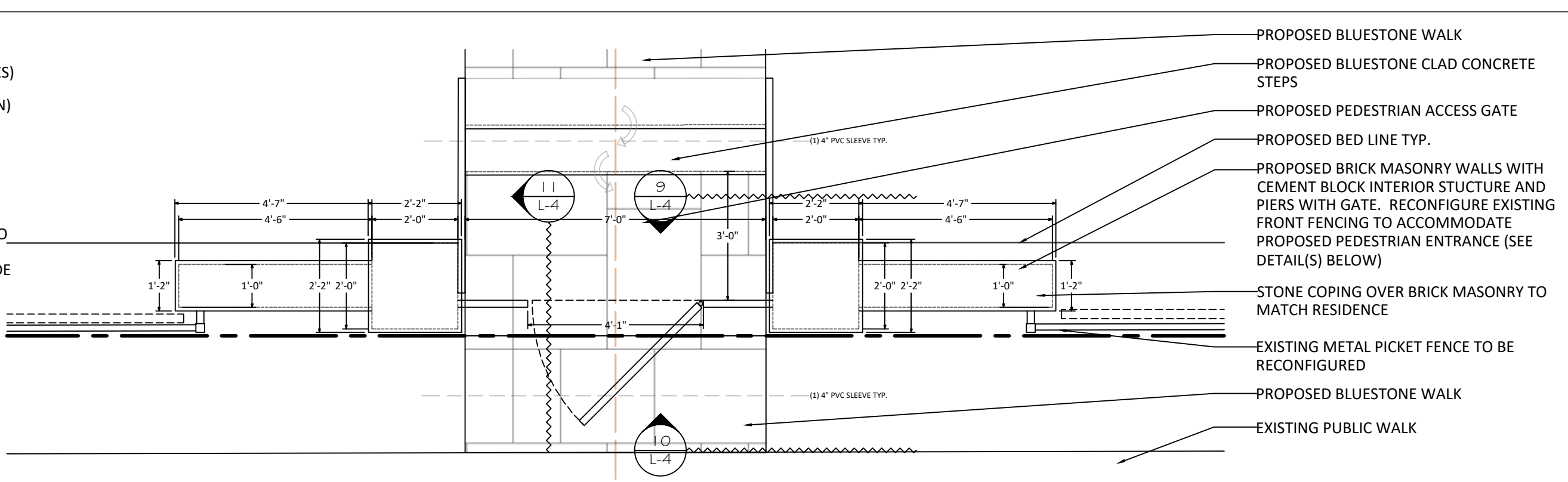
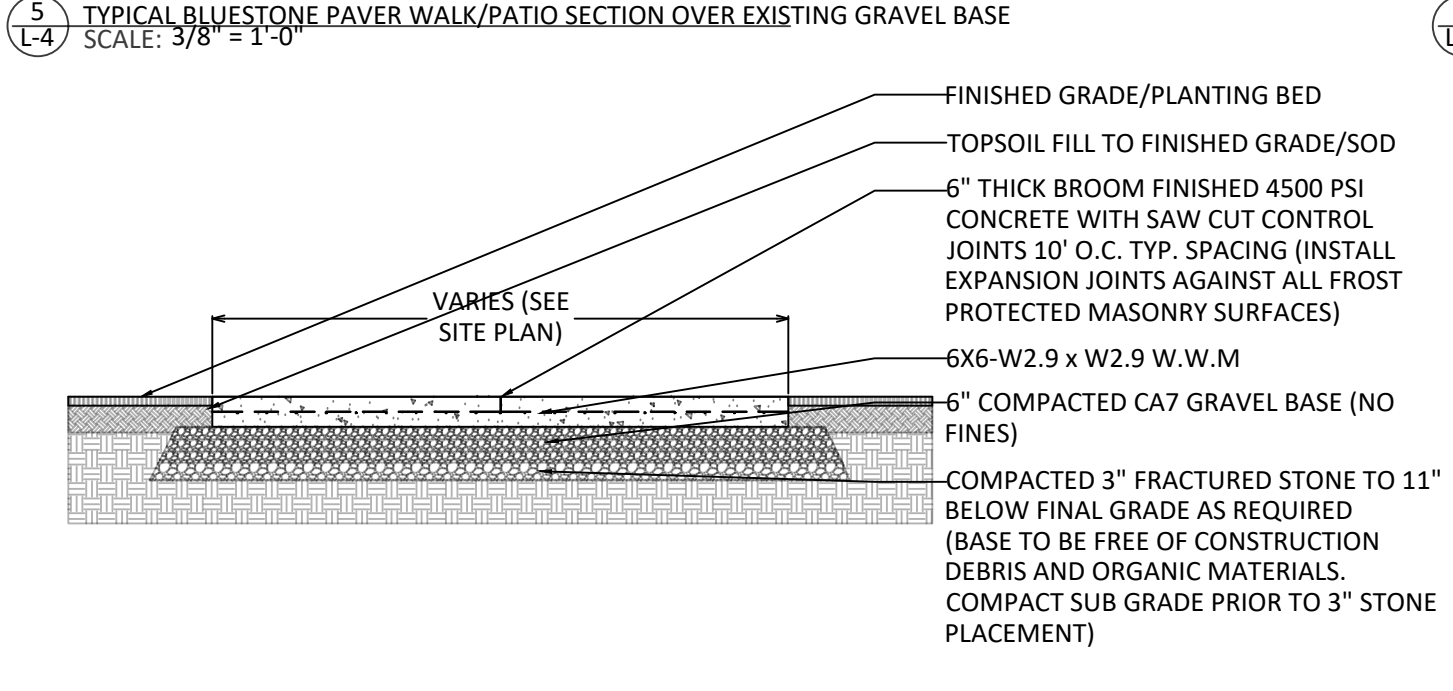
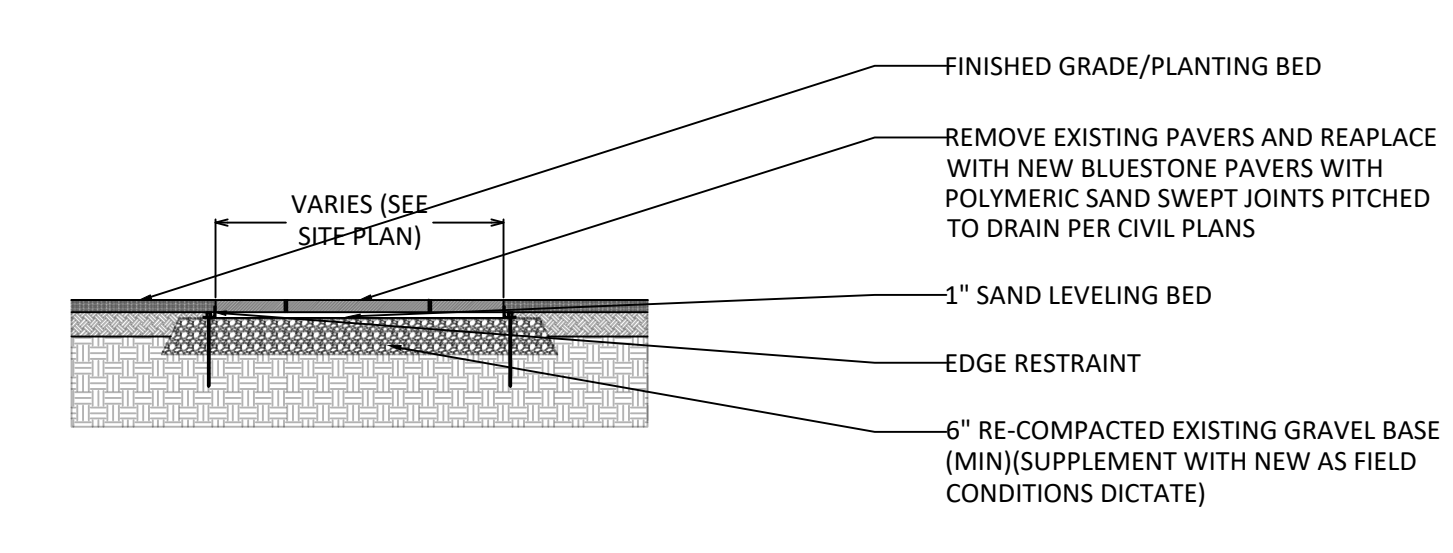
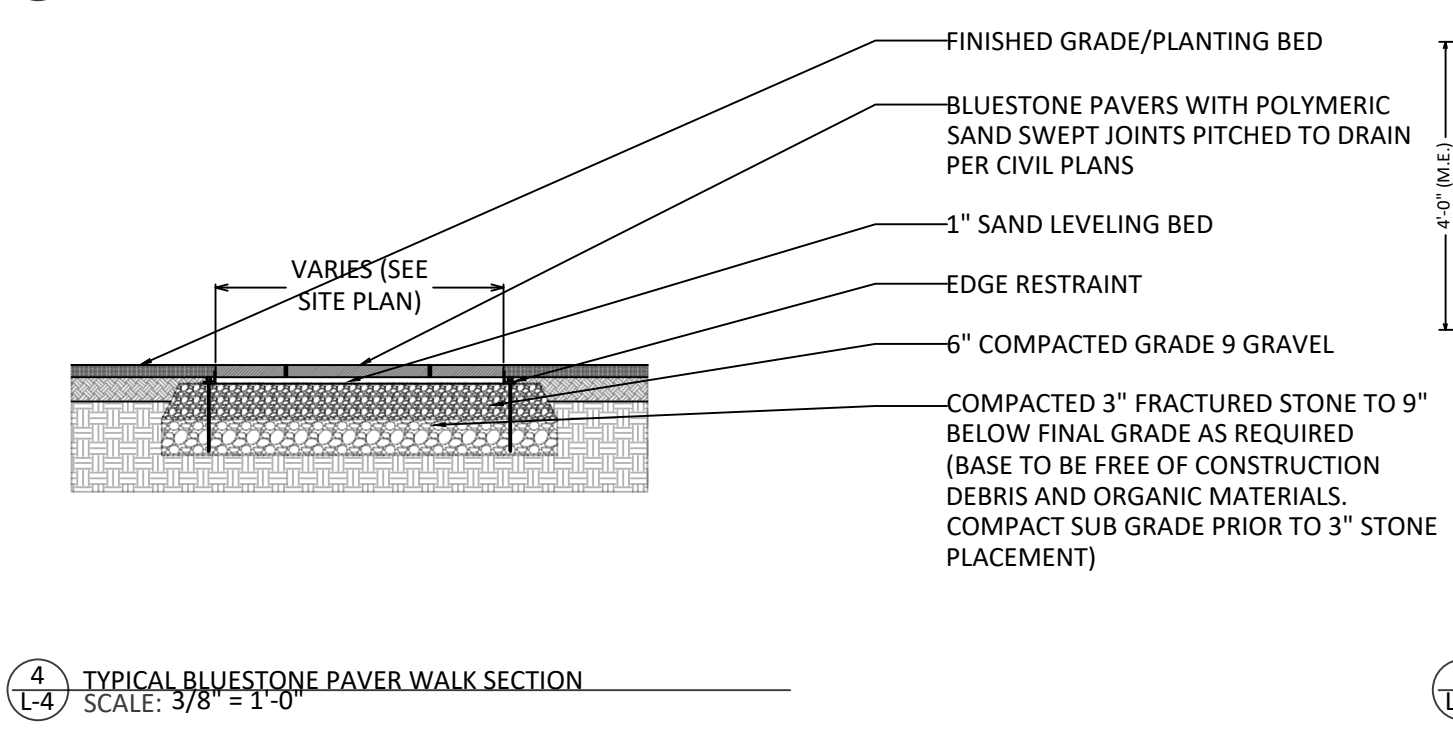
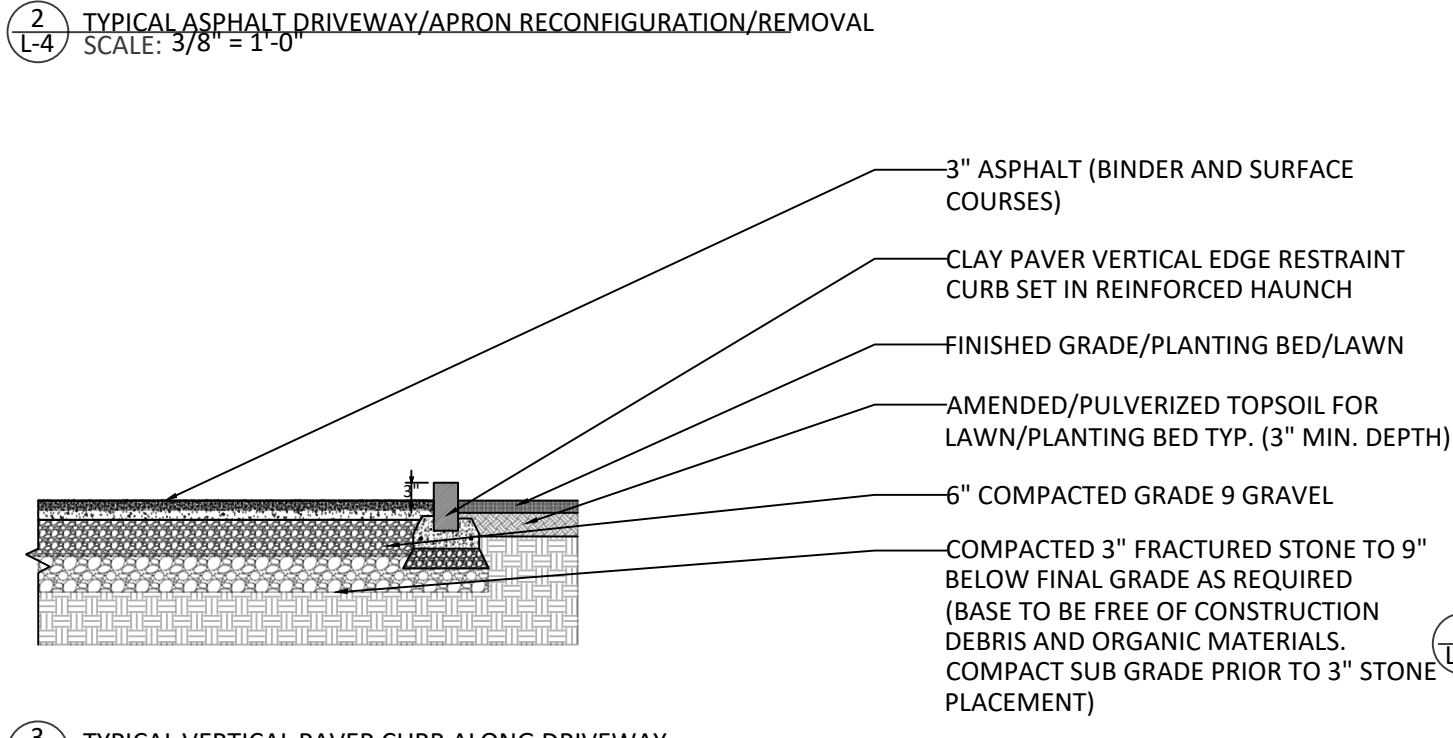
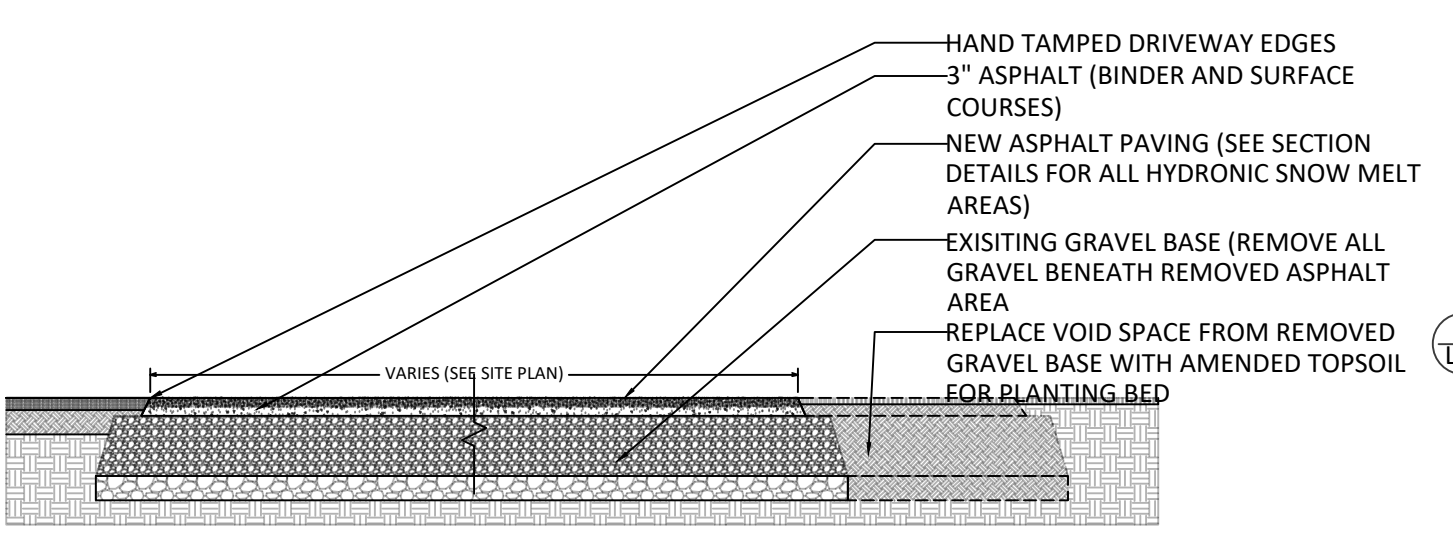
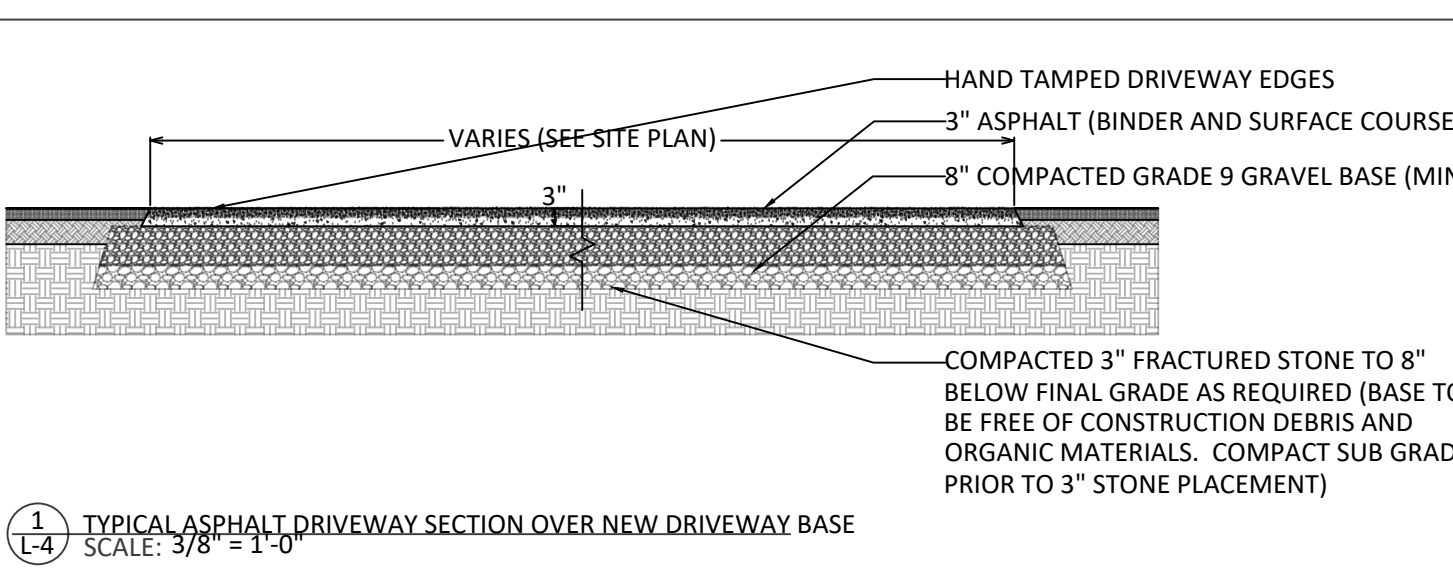
MIKALLISTER LLC RESIDENCE

671 LINCOLN AVE. WINNETKA, IL 60093

PILOT DATE: 12-1-2025
REV.1: 12-9-2025
REV.2: 12-17-2025
REV.3:
REV.4:

Midwest Arbor Corp. reserves all rights in these plans. These drawings are, and shall remain, the exclusive property of Midwest Arbor Corp. Reproduction or use of these drawings without the written consent of Midwest Arbor Corp. constitutes a violation of the federal copyright law. Failure to comply with these conditions will result in civil action.

SCALE: 3/8" = 1'-0"



NOTES:

1. ALL BACKFILL MATERIALS SHALL BE PROPERLY COMPACTED.
2. ALL TRENCH EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.
3. BEDDING MATERIAL FOR PVC PIPE INSTALLATION SHALL COMPLY WITH ASTM D-2321 - STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS.

NOTES:

1. FILTER BARRIERS SHALL BE PLACED AT THOSE LOCATIONS SHOWN IN THE PLANS INCLUDING STOCK PILE AREAS AND WHERE INDICATED BY THE VILLAGE ENGINEERING DEPARTMENT.
2. ATTACH FACING TO WIRE MESH WITH HDG RINGS, TO WOOD POSTS WITH NAILS, AND TO STEEL POSTS WITH THE WIRES AT TOP AND MID-SECTION.
3. OVERLAP FILTER FABRIC BY 6\"/>

FENCE PLAN

PROPOSED WOOD FENCE WITH NEW 6' TALL TRADITIONAL SOLID CEDAR FENCE TO ACCOMMODATE FOR ADJUSTED RETAINING WALL LOCATIONS PER POOL CODE REQUIREMENTS FINISHED SIDE SHALL FACE NEIGHBORING PROPERTIES (SEE ADDITIONAL DETAILS/FENCE PERMIT)

REMOVE AND REPLACE EXISTING WOOD FENCE WITH NEW 6' TALL TRADITIONAL SOLID CEDAR FENCE TO ENCLOSE EQUIPMENT AREA (SEE ADDITIONAL DETAILS/ FENCE PERMIT)

FENCE REQUIREMENTS:
 THE EXISTING FENCE SHALL BE BARRIER (PROTECTION AGAINST POTENTIAL DROWNING AND NEAR DROWNING) FOR A SWIMMING POOL, SPA, HOT TUB AND/OR ANY MAN-MADE BODY OF WATER 24" AND DEEPER. IT IS REQUIRED TO COMPLY WITH POOL SAFETY REQUIREMENT PER CODE (UNLESS OTHER METHODS OF BARRIER PROTECTION ARE PROVIDED SUCH AS THE INSTALLATION OF A CODE COMPLIANT POOL COVER OR AUTOMATIC SELF LOCKING ACCESS BARRIER). PLEASE INCLUDE DRAWINGS, STATEMENT AND/OR DESCRIPTION ON YOUR SUBMISSION TO INDICATE THAT THE CONTINUOUS FENCE ENCLOSURE IS TO HAVE THE FOLLOWING REQUIREMENTS

- A) TOP OF FENCE TO BE 48" ABOVE GRADE MINIMUM,
 - B) VERTICAL CLEARANCE/GAP AT BOTTOM BETWEEN GRADE/GROUND AND FENCE TO BE 2" MAXIMUM,
 - C) OPENINGS IN FENCE TO BE OF SIZE NOT ALLOWING THE PASSAGE OF A 4" SPHERE,
 - D) WHEN HORIZONTAL MEMBERS ARE SPACED LESS THAN 45" THE HORIZONTAL MEMBERS ARE REQUIRED TO BE INSTALLED ON THE POOL SIDE AND THE GAPS BETWEEN VERTICAL MEMBERS ARE TO BE LESS THAN 1 1/4" CLEAR TO DISCOURAGE CLIMBING,
 - E) THE PERIMETER SPACE OUTSIDE THE FENCE MUST BE KEPT CLEAR OF EQUIPMENT, STRUCTURES OR FIXTURES THAT BE USED AS AN AID TO SCALE THE FENCE, COMPROMISING THE INTENDED BARRIER REQUIREMENTS AND
 - F) THE BARRIER MUST BE CONTINUOUS WITH NO GAPS AND IF INTERRUPTED BY STRUCTURES, SUCH STRUCTURES MUST COMPLY WITH ITEMS 'A', 'B' OR 'C' BELOW. GATES IN THE FENCE ARE TO BE - 1) SELF-CLOSING, 2) SELF-LOCKING, 3) SWING OUTWARDS AWAY FROM POOL SIDE, 4) WITH RELEASE MECHANISM AT LEAST 54" ABOVE BOTTOM OR WHEN LOWER THAN 54", IT HAS TO BE INSTALLED ON THE POOL SIDE FACE AND BE AT LEAST 3" FROM THE TOP OF GATE WITH GATE AND FENCE OPENINGS NO LARGER THAN 1/2" WITHIN 18" OF THE RELEASE MECHANISM TO PREVENT REACH-IN. IF THE REQUIRED FENCE IS INTERRUPTED BY WALLS OF A DWELLING OR SUCH DWELLING SERVES AS PART OF THE BARRIER AND/OR WHEN POOL IS ACCESSIBLE FROM THE DWELLING, ONE THE FOLLOWING CONDITIONS MUST BE MET - A) POOL/SPA/HOT TUB SHALL BE EQUIPPED WITH A CODE COMPLIANT, POWERED SAFETY COVER FOR POOL OR A SAFETY COVER FOR SPA AND HOT TUB, B) ALL DWELLING DOORS OR OPENINGS THAT CAN BE USED AS AN ENTRY/EXIT WITH DIRECT ACCESS TO POOL/SPA/HOT TUB SHALL BE EQUIPPED WITH A CODE COMPLIANT ALARM (LISTED AND LABELED IN ACCORDANCE TO UL 2017) THAT WILL ACTIVATE IF SUCH DOORS ARE OPENED, OR C) PROVIDED WITH OTHER MEANS OF EQUIVALENT PROTECTION AS DEEMED ACCEPTABLE BY THE CODE REVIEWER.
- ADDITIONALLY FENCE SHALL COMPLY WITH ANY AND ALL PROVISIONS IN SECTION 3109 OF THE 2021 INTERNATIONAL BUILDING CODE AS ADOPTED BY THE VILLAGE OF WINNETKA.

NO CONSTRUCTION, EQUIPMENT OR MONUMENT CAN BE PLACED AT OR NEAR POOL ACCESS BARRICADE THAT CAN COMPROMISE OR NEGATE SUCH SAFETY CONSIDERATION SUCH AS BUT NOT LIMITED TO HAVING EQUIPMENT NEAR THE FENCE BARRICADE AS A 'CLIMBING MEANS/STEPPING STONE' AND OTHERS.

PROPOSED FENCE AND SELF-CLOSING SELF-LATCHING GATE SHALL COMPLY WITH ALL PROVISIONS OF THE 2021 BUILDING CODE SECTION 3109

SPA AND POOL SHALL HAVE AN AUTOMATIC SAFETY COVER IN COMPLIANCE WITH ASTM F1346-91 AND AUTO COVER SWITCH LOCATED IN FULL AND UNOBSTRUCTED VIEW OF THE POOL/SPA

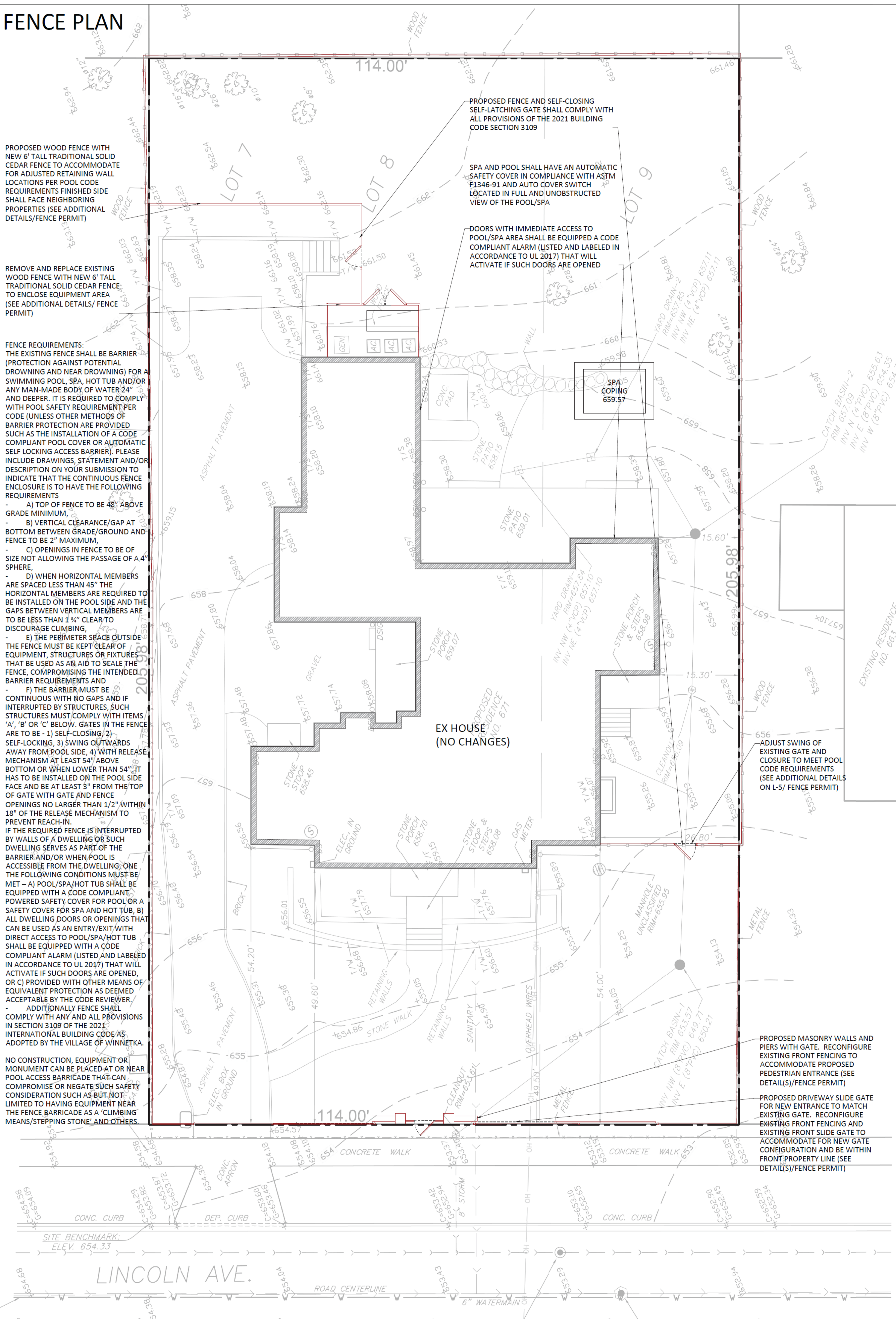
DOORS WITH IMMEDIATE ACCESS TO POOL/SPA AREA SHALL BE EQUIPPED A CODE COMPLIANT ALARM (LISTED AND LABELED IN ACCORDANCE TO UL 2017) THAT WILL ACTIVATE IF SUCH DOORS ARE OPENED

ADJUST SWING OF EXISTING GATE AND CLOSURE TO MEET POOL CODE REQUIREMENTS (SEE ADDITIONAL DETAILS ON L-5/ FENCE PERMIT)

PROPOSED MASONRY WALLS AND PIERS WITH GATE. RECONFIGURE EXISTING FRONT FENCING TO ACCOMMODATE PROPOSED PEDESTRIAN ENTRANCE (SEE DETAIL(S)/FENCE PERMIT)

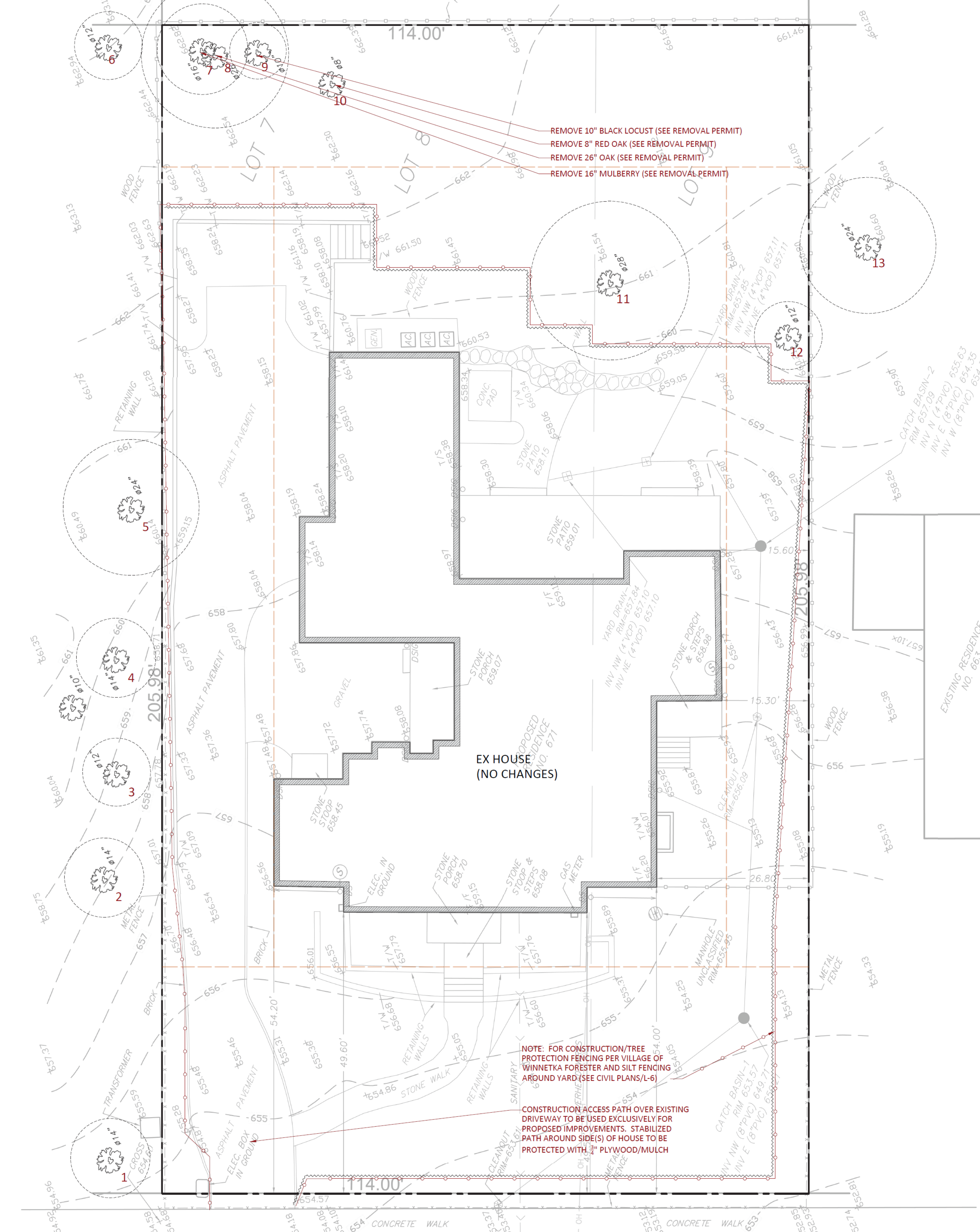
PROPOSED DRIVEWAY SLIDE GATE FOR NEW ENTRANCE TO MATCH EXISTING GATE. RECONFIGURE EXISTING FRONT FENCING AND EXISTING FRONT SLIDE GATE TO ACCOMMODATE FOR NEW GATE CONFIGURATION AND BE WITHIN FRONT PROPERTY LINE (SEE DETAIL(S)/FENCE PERMIT)

EX HOUSE (NO CHANGES)



<p>90-50ETE</p> <p>MIDWEST ARBOR</p> <p>1700 HOLLAN DRIVE SPRING GROVE, IL 60081 (815) 675-6766 INFO@MIDWESTARBORCORP.COM</p>	<p>MIKALLISTER LLC RESIDENCE</p> <p>671 LINCOLN AVE. WINNETKA, IL 60093</p>	<p>PLOT DATE: 12-1-2025</p> <p>REV1: 12-9-2025</p> <p>REV2: 12-17-2025</p> <p>REV3:</p> <p>REV4:</p>	<p>Midwest Arbor Corp. reserves all rights in these plans. These drawings are, and shall remain, the exclusive property of Midwest Arbor Corp. Reproduction of design or concept in any form in whole or part, without the express written consent of Midwest Arbor Corp, constitutes a direct violation of the federal copyright law. Failure to comply with these conditions will result in civil action.</p>	<p>SCALE:</p> <p>1" = 8'-0"</p>
---	--	--	---	---------------------------------

TREE PRESERVATION PLAN



671 LINCOLN AVE.
 SURVEY COMPLETED BY DAN RUNYON - IL 5107A

#	CH	SPECIES	CONDITION	NOTES
1	12"	CONC. WHITE ASH	0-5 (0=DEAD, 1=POOR, 2=FAIR, 3=GOOD, 4=VERY GOOD, 5=EXCELLENT)	
2	12"	WHITE OAK	3	
3	12"	NORWAY SPRUCE	4	
4	12"	NORWAY SPRUCE	4	
5	2"	MULBERRY	3	
6	12"	SILVER MAPLE	3	
7	11-4"	MULBERRY	3	
8	2-2"	WHITE OAK	2	
9	0-10"	BLACK LOCUST	4	
10	0-8"	BLACK LOCUST	4	
11	2-4"	WHITE OAK	3	
12	11"	NORWAY MAPLE	3	
13	2-0"	WHITE OAK	3	

MIDWEST ARBOR
 1700 HOLIAN DRIVE
 SPRING GROVE, IL 60081
 (815) 675-6766
 INFO@MIDWESTARBORCORP.COM

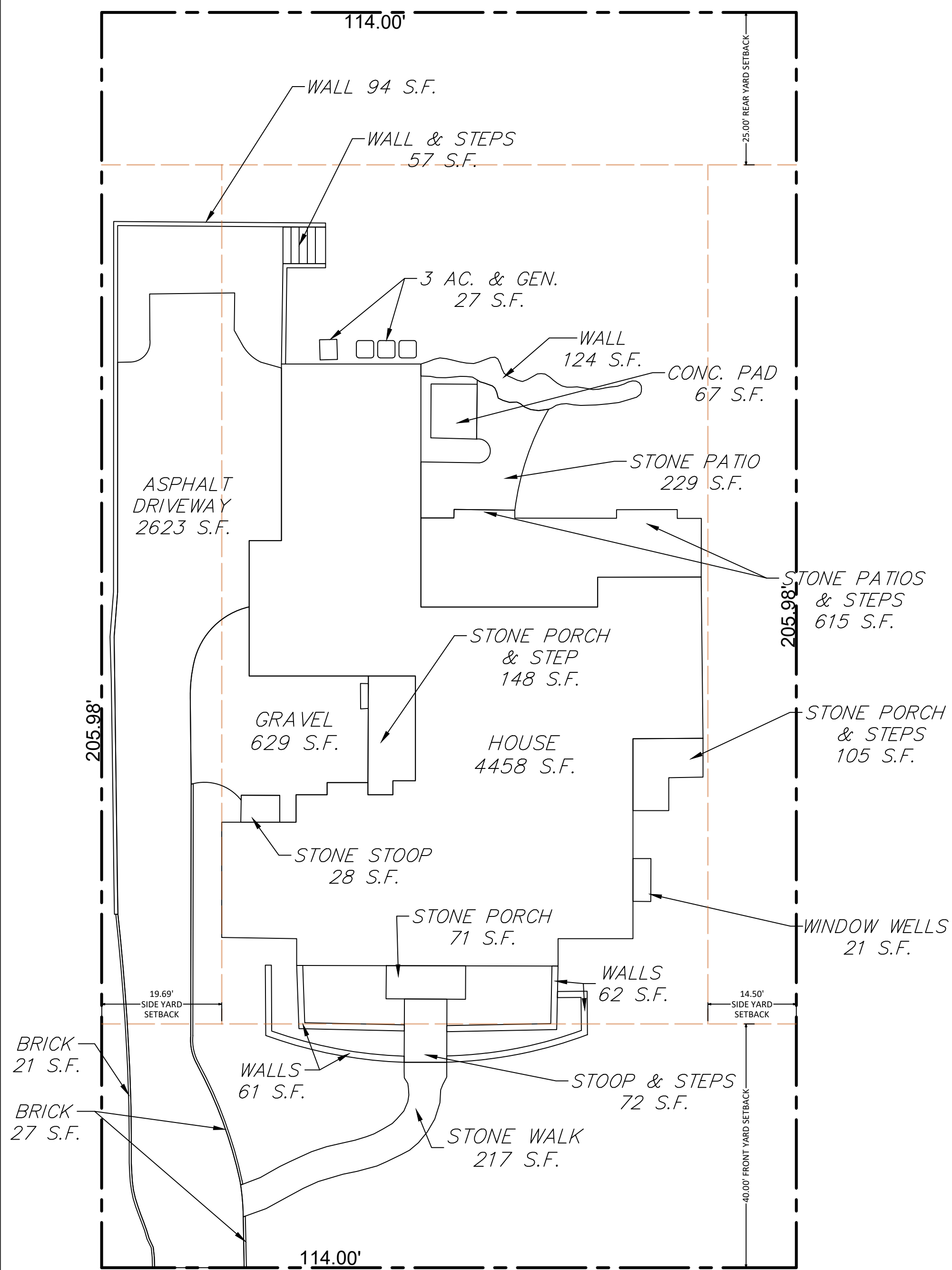
MIKALLISTER LLC RESIDENCE
 671 LINCOLN AVE. WINNETKA, IL 60093

PLOT DATE: 12-1-2025
 REV1:
 REV2:
 REV3:
 REV4:

Midwest Arbor Corp. reserves all rights in these plans. These drawings are, and shall remain, the exclusive property of Midwest Arbor Corp. Reproduction of design or concept in any form in whole or part, without the express written consent of Midwest Arbor Corp. constitutes a direct violation of the federal copyright law. Failure to comply with these conditions will result in civil action.

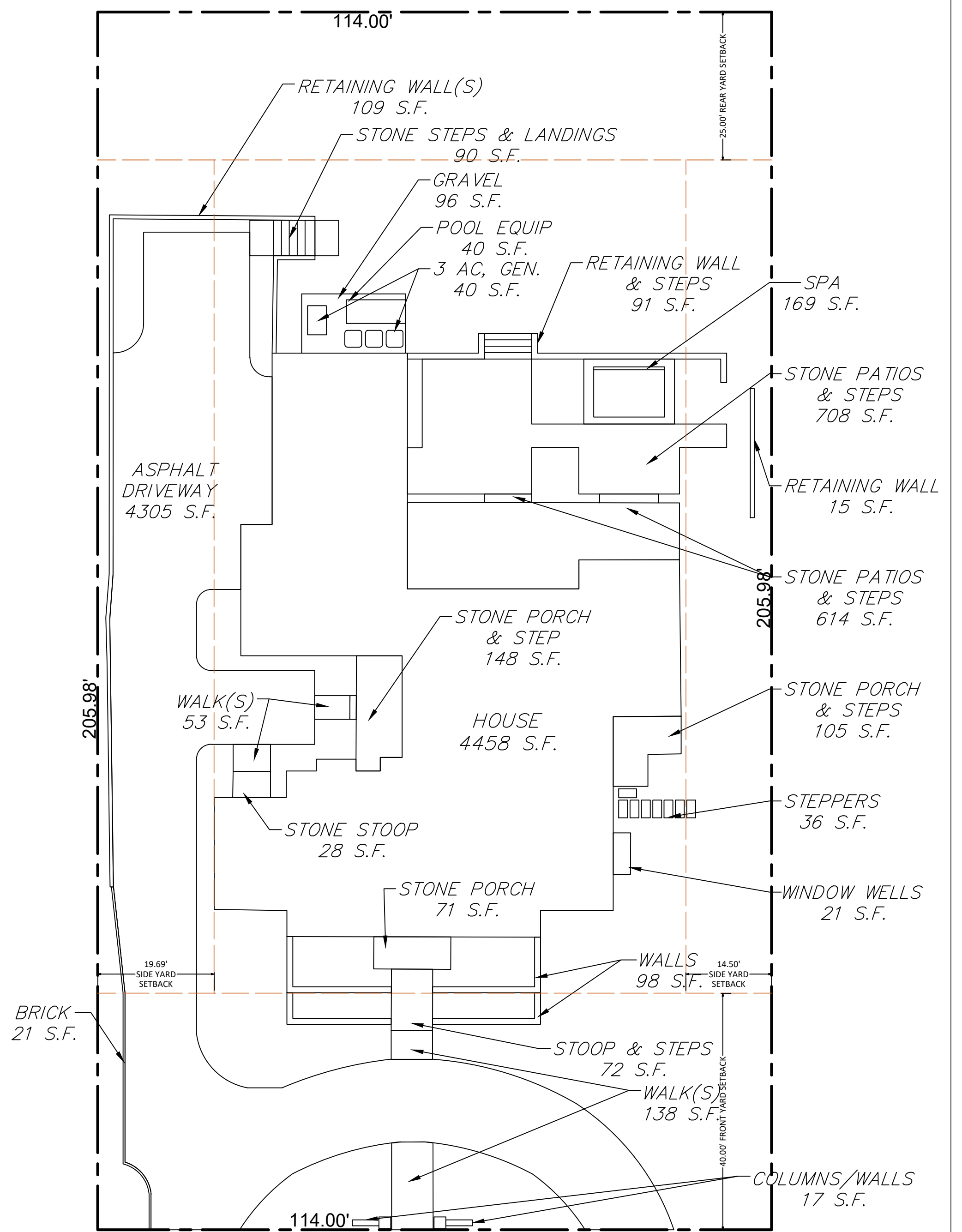
SCALE:
 1" = 8'-0"

EXISTING IMPERVIOUS AREAS



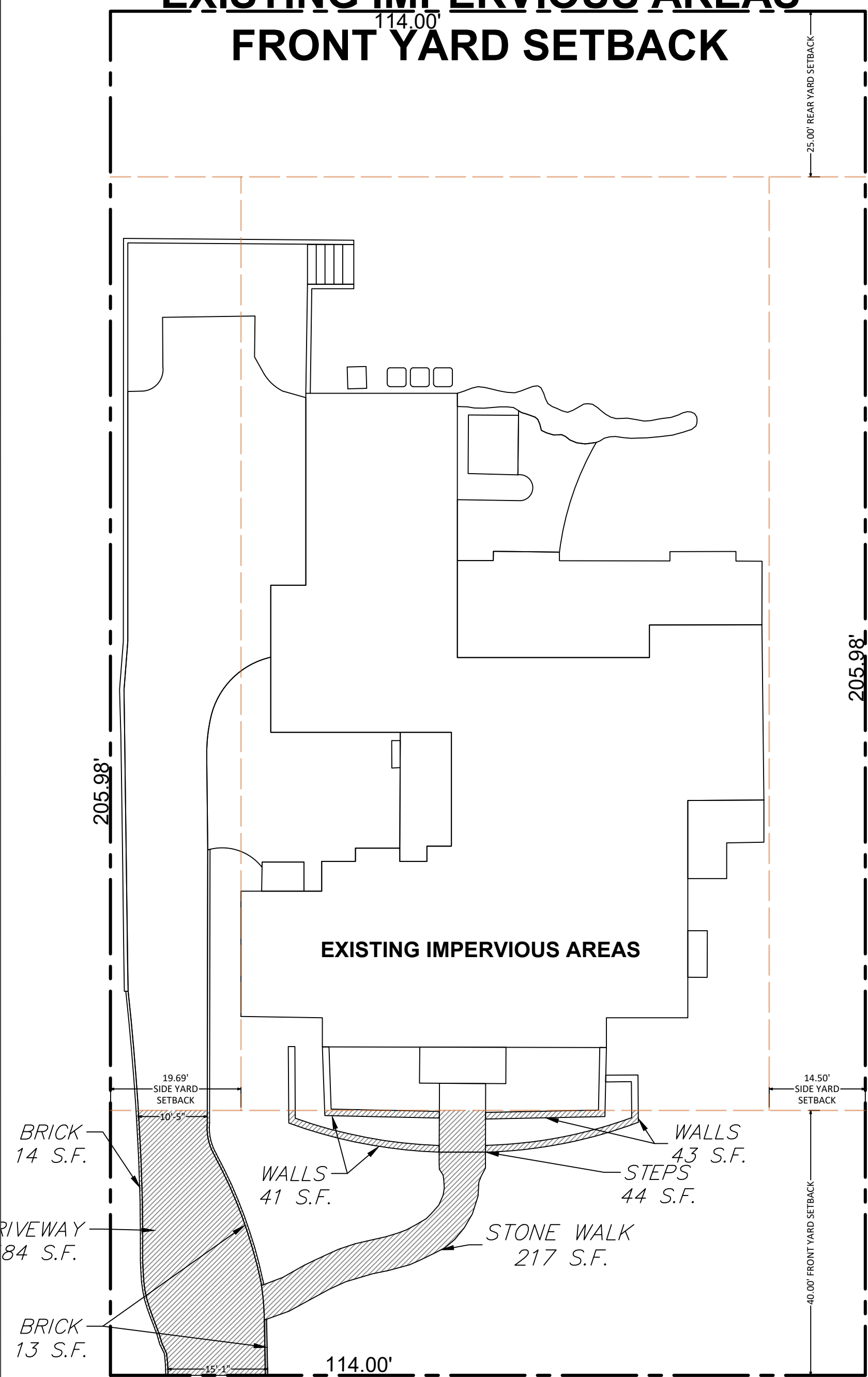
HARDSCAPE TOTAL: 5,298
 RESIDENCE: 4,458
 TOTAL IMPERVIOUS: 9,756
 41.6% IMPERVIOUS LOT COVERAGE

PROPOSED IMPERVIOUS AREAS



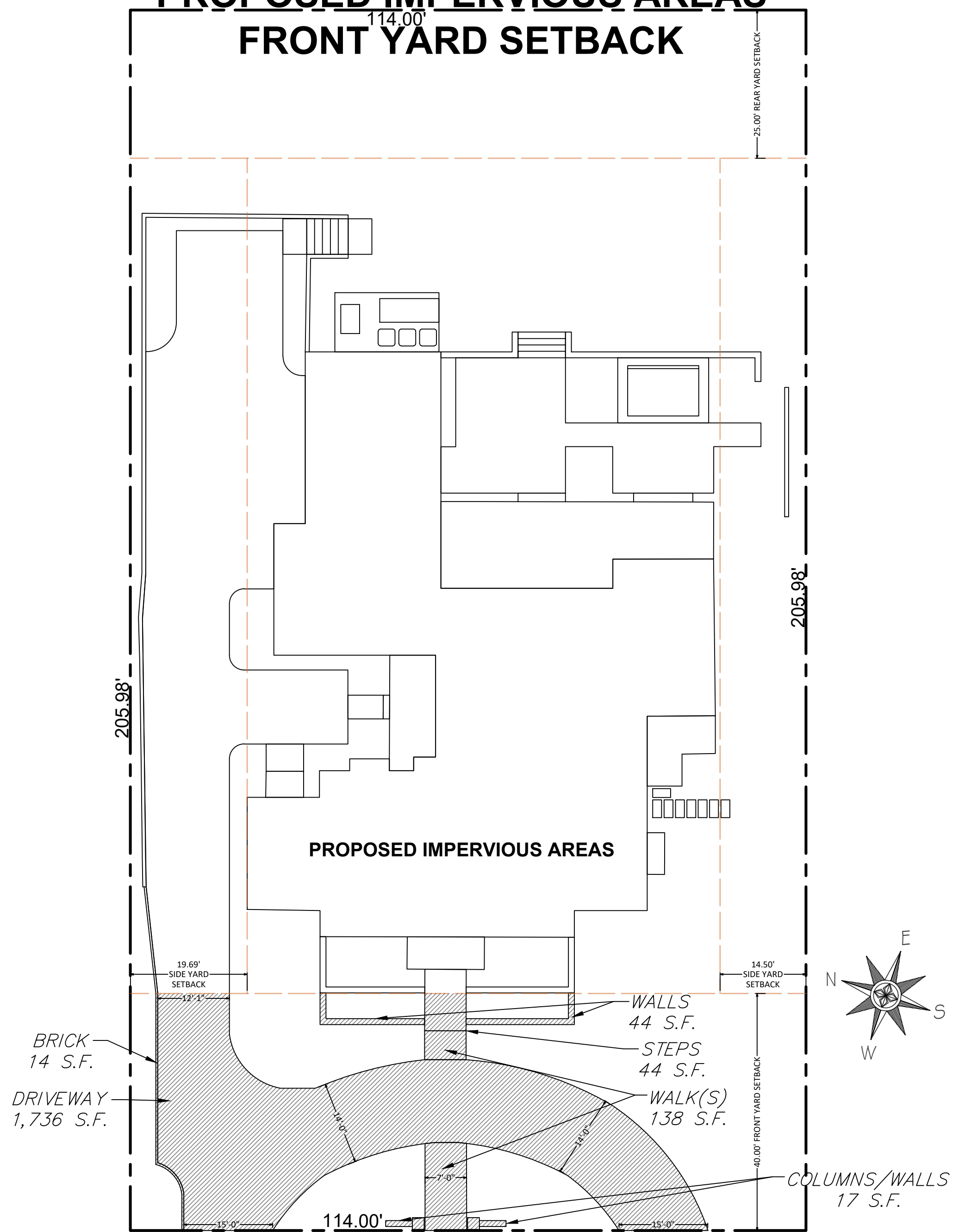
HARDSCAPE TOTAL: 7,085
 RESIDENCE: 4,458
 TOTAL IMPERVIOUS: 11,543
 18.3% INCREASE OVER EXISTING CONDITIONS
 49.2% IMPERVIOUS LOT COVERAGE

**EXISTING IMPERVIOUS AREAS
 FRONT YARD SETBACK**



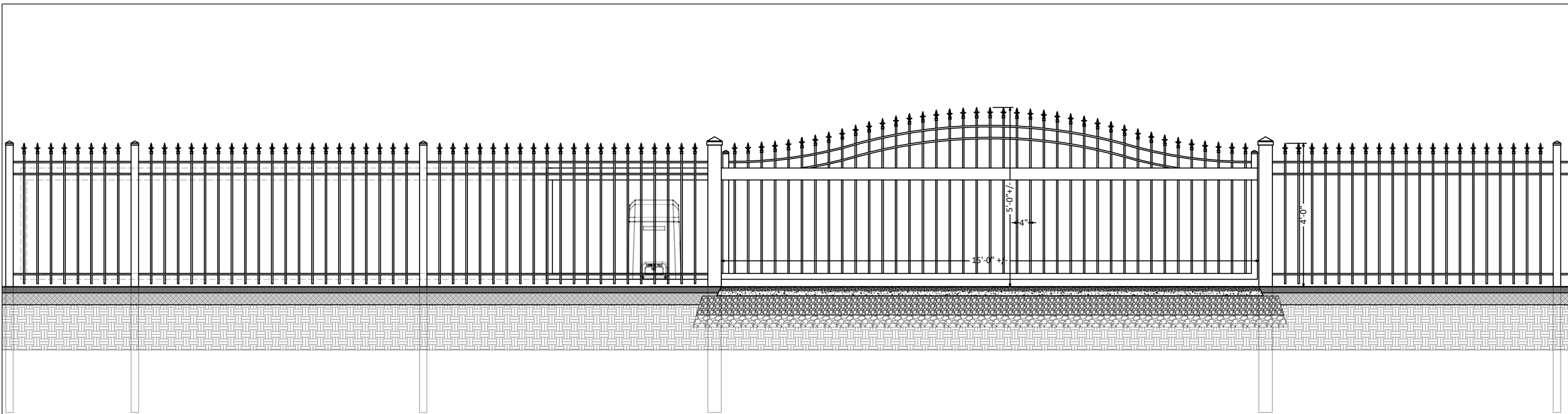
EXISTING HARDSCAPE TOTAL WITH FRONT YARD SETBACK: 956SF
 TOTAL ALLOWABLE AREA WITHIN FRONT YARD SETBACK 114'X40'X0.30: 1,368SF
 21.0% LOT COVERAGE WITHIN FRONT YARD SETBACK

**PROPOSED IMPERVIOUS AREAS
 FRONT YARD SETBACK**

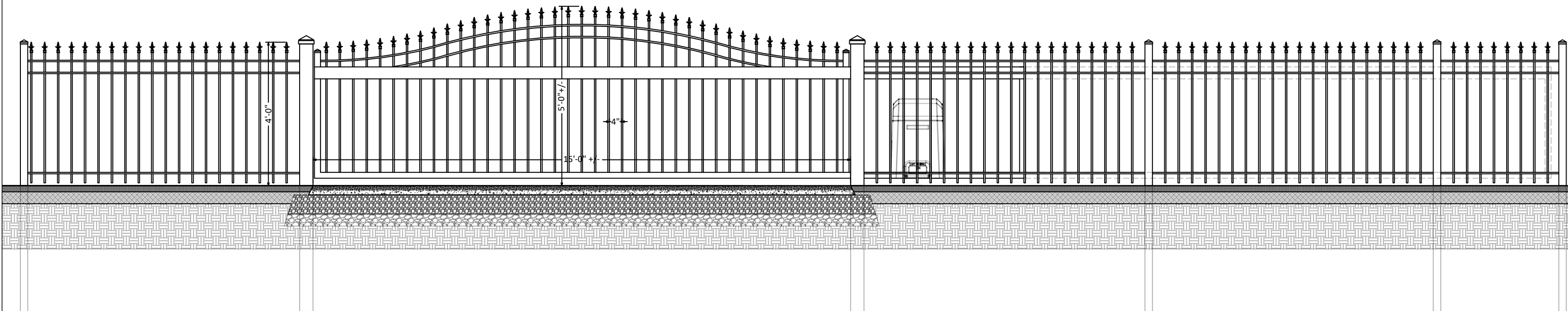


PROPOSED HARDSCAPE TOTAL WITH FRONT YARD SETBACK: 1,993SF
 TOTAL ALLOWABLE AREA WITHIN FRONT YARD SETBACK 114'X40'X0.30: 1,368SF
 45.7% OVER ALLOWABLE 30% LIMIT
 43.7% PROPOSED LOT COVERAGE WITHIN FRONT YARD SETBACK

31305-06 L-7	MIDWEST ARBOR 1700 HOLIAN DRIVE SPRING GROVE, IL 60081 (815) 675-6766 INFO@MIDWESTARBORCORP.COM	MIKALLISTER LLC RESIDENCE 671 LINCOLN AVE. WINNETKA, IL 60093	PLOT DATE: 12-1-2025 REV1: 12-9-2025 REV2: REV3: REV4:	Midwest Arbor Corp. reserves all rights in these plans. These drawings are, and shall remain, the exclusive property of Midwest Arbor Corp. Reproduction of design or concept in any form in whole or part, without the express written consent of Midwest Arbor Corp. constitutes a direct violation of the federal copyright law. Failure to comply with these conditions will result in civil action.	SCALE: 1" = 15'-0"
-----------------	--	---	--	--	-----------------------



DRIVEWAY SLIDE GATE PROPOSED ENTRANCE



DRIVEWAY SLIDE GATE EXISTING ENTRANCE

MIDWEST
ARBOR

1700 HOLIAN DRIVE
SPRING GROVE, IL 60081
(815) 675-6766
INFO@MIDWESTARBORCORP.COM

MIKALLISTER LLC

671 LINCOLN AVE WINNTKA IL

MIDWEST ARBOR CORP. RESERVES ALL RIGHTS IN THESE PLANS. THESE DRAWINGS ARE, AND SHALL REMAIN, THE EXCLUSIVE PROPERTY OF MIDWEST ARBOR CORP. REPRODUCTION OF DESIGN OR CONCEPT IN ANY FORM IN WHOLE OR PART, WITHOUT THE EXPRESS WRITTEN CONSENT OF MIDWEST ARBOR CORP. CONSTITUTES A DIRECT VIOLATION OF THE FEDERAL COPYRIGHT LAW. FAILURE TO COMPLY WITH THESE CONDITIONS WILL RESULT IN CIVIL ACTION.

SCALE:
3/8" = 1'-0"

ATTACHMENT D

From: [REDACTED]
To: [Planning](#)
Subject: Driveway Permit Inquiry, 671 Lincoln Ave.
Date: Tuesday, January 6, 2026 7:26:39 PM
Attachments: [Statement from 671 seller.pdf](#)

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.

Hello,

Attached you will find a statement from the recent seller and full time resident of over 13 years of 671 Lincoln Ave concerning the request of the current owner of 671 Lincoln Ave to install a circular drive for safety and logistical reasons.

I will also add that since purchasing 671 Lincoln Ave, the current owners have even extended the square footage of the driveway past the garage going East.

Kristen Cross
[REDACTED]

From: Trisha Johnson [REDACTED]
Subject: Re: Hi!
Date: January 6, 2026 at 6:53 PM
To: Kristen Cross [REDACTED]



Hi! We miss you too!

When we did our renovation we made a large enough space for cars to back out of the garage and go forward out of the driveway. There was plenty of room to turn a car around and go out forward even without using the garage. It takes a little practice but all 3 of my kids learned to turn around in the driveway. I even got good at it in a Navigator! We also had a parking pad next to the garage that could be used to turn around.

Hope you guys are doing well!

Trisha

On Tue, Jan 6, 2026 at 5:37 PM Kristen Cross <[REDACTED]> wrote:

Hi Trisha!

We miss you guys.

I know you had a family of 5 drivers (including all three kids who all turned 16 and got their drivers licenses living full-time in your house).

Quick Question:

Did you have any issues not being able to drive out of your driveway forward-facing? I know you removed the circular drive during your extensive renovation, did you design/create anything that would alleviate a need to back out of the driveway?

Thanks so much,
KC

Kristen Cross
[REDACTED]
[REDACTED]



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: CHRISTOPHER MARX, ACIP - ASSOCIATE PLANNER
DATE: JANUARY 8, 2026
SUBJECT: 614 CHERRY STREET - VARIATION (CASE NO. 26-03-V)

INTRODUCTION

On January 12, 2026, the Zoning Board of Appeals (ZBA) is scheduled to hold a public hearing on an application submitted by Brian Axline (the “Applicant”), as the owner of the property located at 614 Cherry Street (the “Subject Property”). The Applicant requests approval of the following zoning variations to allow construction of a covered porch addition and work beyond ordinary repair and maintenance to the existing legally nonconforming residence on the Subject Property:

1. **Side yard setback** of 3.04 feet from the west property line, whereas a minimum of 6 feet is required, a variation of 2.96 feet (49.33%) [Section 17.30.060 – Side Yard Setback] [Note: The existing residence currently provides a west side yard setback of 2.96 feet]; and
2. **Structural changes necessary to provide a new window opening** in the legally nonconforming west side building wall of the existing residence that provides a side yard setback of 2.96 feet, whereas a minimum of 6 feet is required [Section 17.64.060 – Nonconformities].

A mail 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 December 25, 2025. As of the date of this memo, staff has received two written comments from the public regarding this application, which are included as **Attachment E**.

The Zoning Board of Appeals (ZBA) has final jurisdiction on this request as the Board has the authority to grant a variation to reduce side yard setbacks for any principal building by no more than 50%. Typically, the Zoning Administrator has final jurisdiction on requests to allow structural changes necessary to provide new window and door openings in a legally nonconforming side building wall; however, since this request includes additional zoning relief for which the Zoning Administrator does not have jurisdiction, the ZBA also has final jurisdiction on the request to allow structural changes to provide a new window opening in the legally nonconforming west side building wall.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.2 acres in size, is located on the south side of Cherry Street between Cedar and Walnut Streets and contains an existing two-story residence with a detached garage (see Figure 1). The property is zoned R-4 Single Family Residential and is bordered by R-4 Single Family Residential to the west, south, and east while properties to the north, on the other side of Cherry Street, are zoned R-5 Single Family Residential (see Figure 2). The Comprehensive Plan designates the Subject

Property as appropriate for single family residential development. The zoning of the property is consistent with the Comprehensive Plan.

The existing lot is a legally nonconforming interior lot that is 8,776.8 square feet in lot area, while the minimum required lot area for an interior lot in the R-4 District is 12,600 square feet. Additionally, the lot has an average lot width of 47 feet, while the minimum required average lot width for an interior lot is 60 feet in the R-4 District. In addition to the legally nonconforming west side yard setback, the existing detached garage encroaches into the required east side yard setback of 8 feet from the east property line with a setback of 2.57 feet.

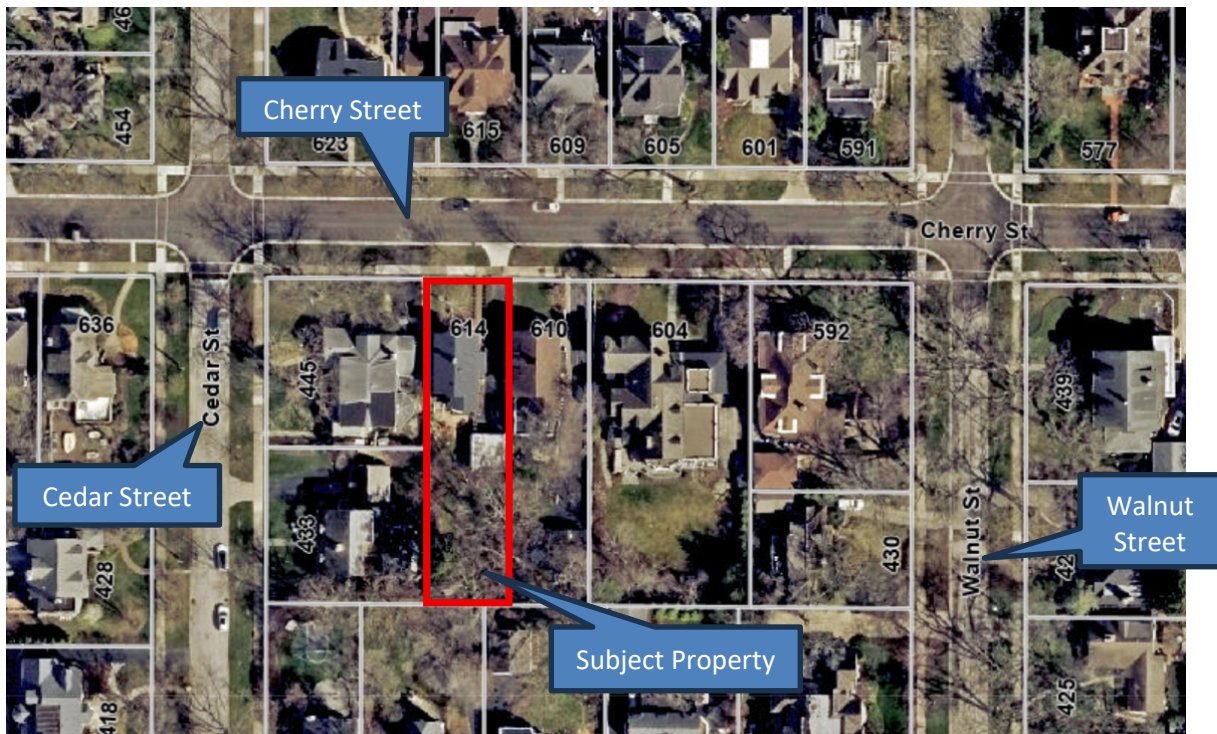


Figure 1 – GIS Aerial Map



Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

The residence was constructed in approximately 1920 with a detached garage constructed in 1921. Other minor permits have been issued over the last several years. The Applicant acquired the property in 2014. There are no previous zoning cases on file for the Subject Property.

In November 2025, a building permit for the proposed improvements was submitted and reviewed by staff. On December 5, 2025, a plan review letter was issued informing the Applicant of the zoning deficiencies of the proposed plan. Subsequently, the Applicant submitted the variation application which is currently being considered by the ZBA.

Figures 3 through 5 below and on the following pages are photos of the Subject Property.



Figure 3 – Subject Property - Front Elevation (Cherry Street - North)



Figure 4 – Subject Property – Front and West Side Elevations



Figure 5 – Subject Property – Partial Rear Elevation (South)

PROPOSED PLAN

The variations are being requested in order to construct a one-story covered porch on the rear of the residence while also installing a new window opening on the second floor as part of an interior remodeling project. The existing stoop of approximately 54 square feet on the southwest corner of the residence identified in Figure 5 would be removed and replaced with a larger covered porch measuring 108.75 square feet in area. The porch would be set back an additional 1 inch from the nonconforming west side building wall, which is 2.96 feet from the property line at its closest point.

The second-floor remodeling project would involve the removal of an existing window and installation of a new window opening in the west side building wall that would provide light for a new bathroom within the footprint of the current primary bedroom. With the exception of the two requested variations, the proposed improvements comply with the zoning regulations.

Excerpts of the proposed site plan, floor plan, and building elevations are provided below and on the following pages as Figures 6 through 8. The complete set of plans is provided in the application materials (**Attachment C**).

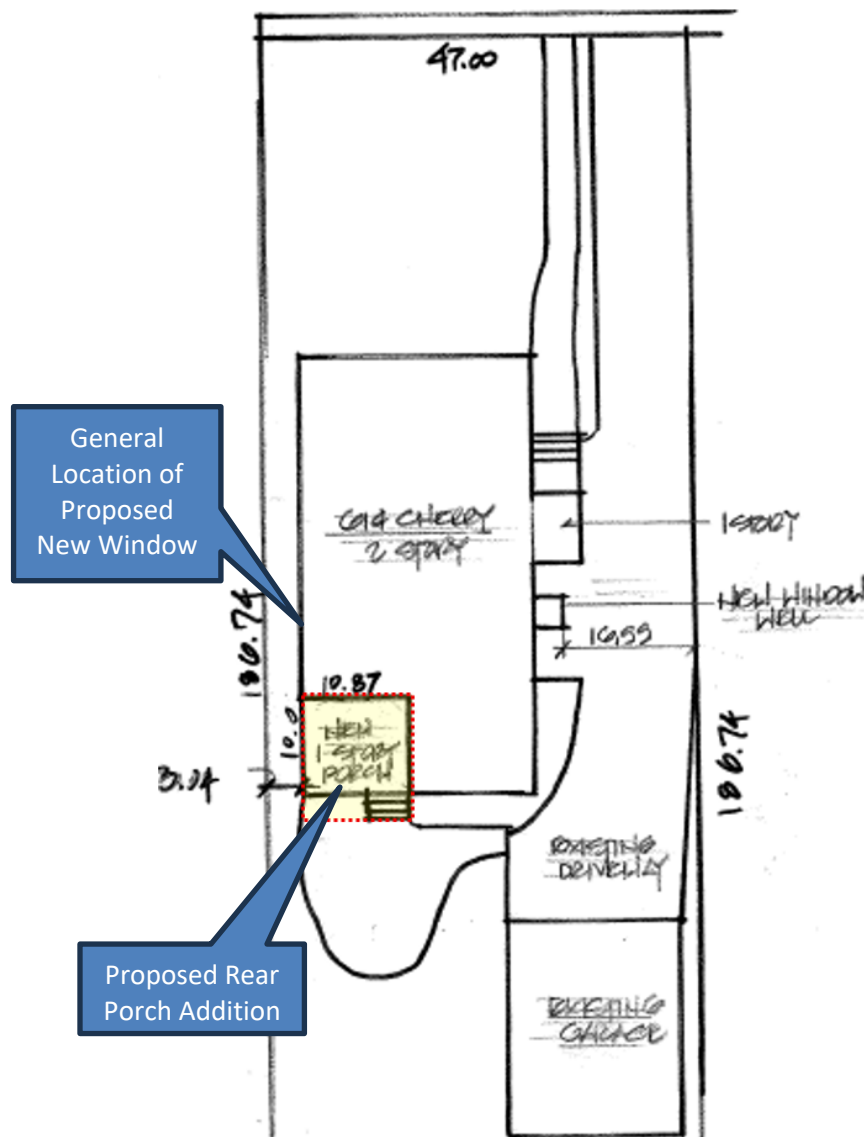


Figure 6 – Excerpt of Proposed Site Plan

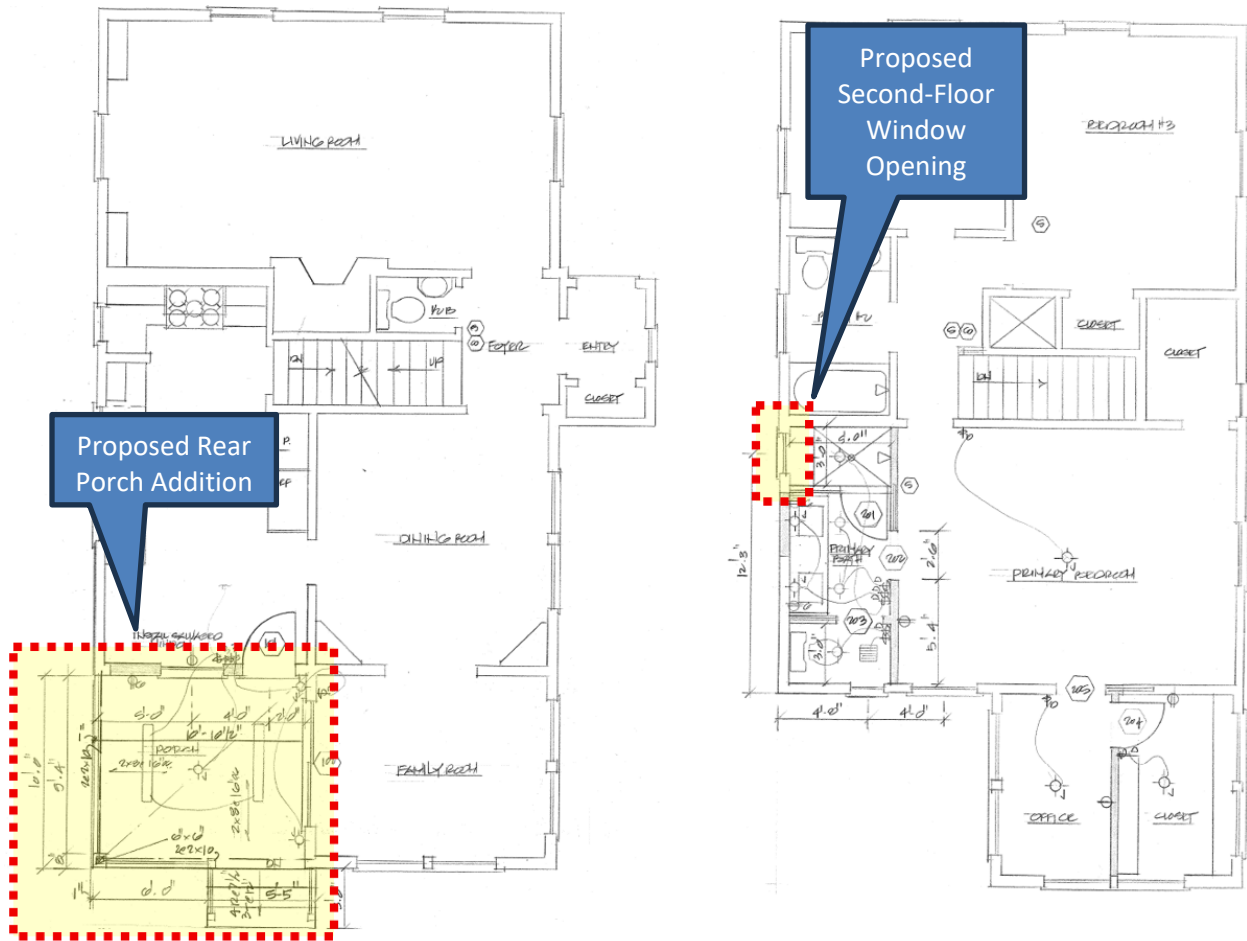


Figure 7 – Proposed First-Floor Plan and Second-Floor Plan

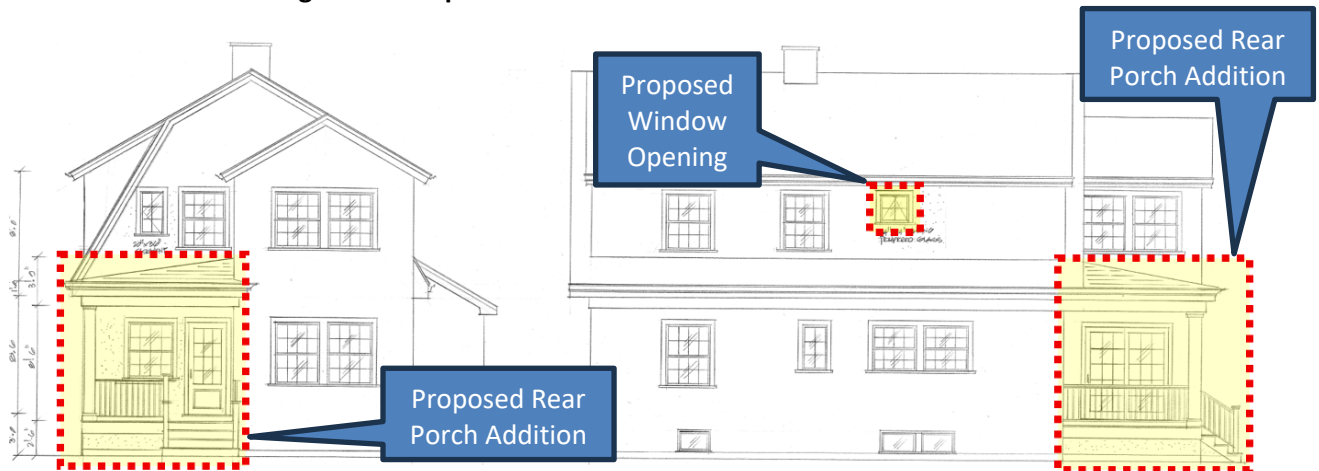


Figure 8 – Proposed Rear (South) and Side (West) Elevations

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**). The Village Engineering Department approved the building permit application submitted in November for the proposed improvements, noting that the proposed project does not increase the impermeable lot coverage and thus does not trigger stormwater detention, however, stormwater must be managed on-site. Figure 9 on the following page represents the Subject Property’s proximity to the floodplain; the cyan represents the 100-year floodplain.

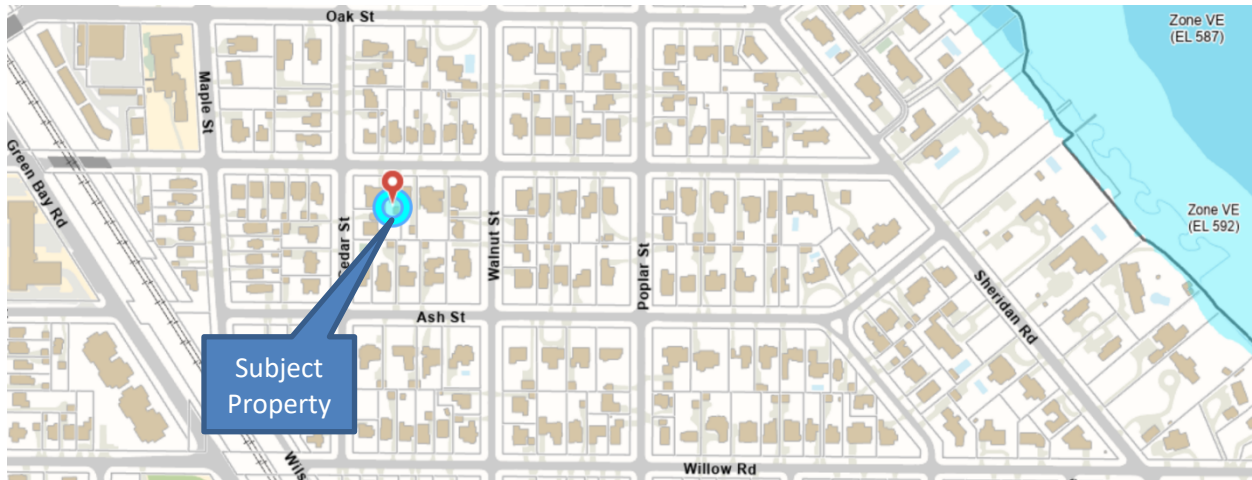


Figure 9 - GIS Floodplain Map

REQUESTED ZONING RELIEF

The attached Zoning Matrix highlights the existing lot and the proposed improvement’s compliance with the R-4 zoning district (**Attachment A**). Two variations are being requested: (1) side yard setback; and (2) structural changes necessary to provide a new window opening.

Side Yard Setback (West Property Line). The existing residence is currently legally nonconforming with respect to the minimum required side yard setback as it currently provides a side yard setback of 2.96 feet from the west property line, encroaching the minimum required setback of 6 feet by 3.04 feet. The proposed rear porch addition would provide a west side yard setback of 3.04 feet, requiring a variation of 2.96 feet (49.33%).

Structural Changes for New Window Opening. Zoning relief is necessary to allow the proposed window opening in the legally nonconforming west side building wall of the existing residence that provides a side yard setback of 2.96 feet, whereas a minimum of 6 feet is required. Existing doors and windows may be replaced in the same location and size; however, enlarged or relocated doors and windows in a nonconforming side building wall require approval of a zoning variation.

FINDINGS

In the attached application materials submitted by the Applicant, the Applicant has provided a statement of justification regarding how the requested variations meet the standards for granting the requested zoning variations. Does the ZBA find that the requested variations meet the standards for granting such variations; and if so, is the ZBA prepared to approve the requested variations?

Staff has prepared the attached draft resolutions for the Board’s consideration (**Attachment D**). One resolution approves the request, while the other denies the request. A Board member may wish to make a motion to: (i) adopt the resolution to approve the requested variations; (ii) adopt the resolution to deny the requested variations; or (iii) continue the case to a specific date.

ATTACHMENTS

- | | |
|-------------------------------------|-------------------------------------|
| Attachment A: Zoning Matrix | Attachment D: Draft Resolutions |
| Attachment B: Stormwater Matrix | Attachment E: Public Correspondence |
| Attachment C: Application Materials | |

ATTACHMENT A

ZONING MATRIX						
ADDRESS: 614 Cherry Street						
CASE NO: 26-03-V						
ZONING: R-4						
ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (2)	
Min. Lot Size	12,600 SF	8,776.8 SF	N/A	N/A	EXISTING NONCONFORMING	
Min. Average Lot Width	60 FT	47 FT	N/A	N/A	EXISTING NONCONFORMING	
Min. Lot Depth	120 FT	186.74 FT	N/A	N/A	OK	
Max. Roofed Lot Coverage	2,369.73 SF (1)	1,457.71 SF	1,512.46 SF	54.75 SF	OK	
Max. Gross Floor Area	3,510.72 SF (1)	2,356.71 SF	2,465.46 SF	108.75 SF	OK	
Max. Impermeable Lot Coverage	4,388.4 SF (1)	3,117.71 SF	3,117.71 SF	0 FT	OK	
Min. Front Yard (Cherry Street)	30 FT	31.77 FT	31.77 FT	0 FT	OK	
Min. Side Yard (West)	6 FT	2.96 FT	3.04 FT (4)	0 FT	2.96 FT (49.33%) VARIATION	
Min. Side Yard (East)	8 FT	2.57 FT (3)	2.57 FT (3)	0 FT	EXISTING NONCONFORMING	
Min. Rear Yard (South)	25 FT	111.55 ft	111.55 ft	0 FT	OK	
NOTES:	(1) Based on lot area of 8,776.8 square feet					
	(2) Variation amount is the difference between proposed and requirement.					
	(3) Setback to existing detached garage. Residence complies with east side yard setback at distance of 14.95 feet.					
	(4) Setback to proposed rear porch addition. Existing nonconforming setback of 2.96 feet will remain.					
	(5) Variation required to allow structural changes necessary to add new window opening in the legally nonconforming west building wall that provides less than the minimum required side yard setback.					

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. An exception is for lots along the lakefront that directly discharge into Lake Michigan; those lots are not required to provide stormwater volume detention on-site. They are required to meet all other Village stormwater system design requirements.

	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 614 Cherry Street. Based upon preliminary review of information to date, it appears that 614 Cherry Street <u>would not have to provide additional storm water detention volume.</u> The Engineering Department approved the plans that were submitted in the original building permit application.</i>
E. Improvements to existing lots, who currently exceed maximum impermeable lot coverage (e.g., School sites, single family and multi-family sites)	The amount of additional required storm water detention volume is based upon: a) The amount of the impermeable lot coverage (ILC) currently in excess of the maximum permitted amount of ILC allowed by zoning that will be removed and replaced, and/or b) The amount of ILC in addition to what currently exists on the lot.	

ATTACHMENT B
Stormwater Volume Requirements for Development Sites

	The amount of required detention volume is then determined using the run-off coefficient for 100-year storm event.	
--	--	--

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. _____

Property Information

Site Address: 614 Cherry St.

Owner Information

Name: Brian Axline

Primary Contact: Brian Axline

Address: 614 Cherry St.

Phone No. _____

City, State, ZIP: Winnetka, IL 60093

Email: [REDACTED]

Date property acquired by owner: 03/12/2014

Architect Information

Name: Healy Rice

Attorney Information

Name: _____

Primary Contact: Healy Rice

Primary Contact: _____

Address: [REDACTED]

Address: _____

City, State, ZIP: Wilmette, IL 60091

City, State, Zip: _____

Phone No. [REDACTED]

Phone No. _____

Email: healyrice1@gmail.com

Email: _____

Nature of any restrictions on property: none known

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

Sideyard setback variation to permit construction of new porch on rear of house

Property Owner Signature [REDACTED]

Date: 11/22/2025

**Brian Axline
614 Cherry Street
Winnetka, IL. 60091**

Request for Zoning Variation

614 Cherry Street is located on the south side of Cherry between Walnut and Cedar Streets. I have lived in in my home since 2014. Floor area, lot coverage and remaining setbacks are all conforming.

I seek this variation due to unique circumstances, hardship, and practical difficulty. The home was originally built in the 1920's. The west side of the house is 2.96/3.28 feet from my west property line in lieu of the 6.0 feet required. This condition is original to the property and was not created by me. I am seeking permission to replace an existing back porch which would extend the west wall south 10.0 feet, to square up with the existing back of the house. I will offset the porch 1" to be less than 50% of the required 6.0 feet.

The existing porch and steps are in poor condition and need to be replaced. I would like to expand the porch width to make it more of a usable space for my family by infilling the 11' x 10' area entirely. I plan to relocate the kitchen door and add a new sliding door from my family room to improve the flow of the house out to the back yard. The new steps would also move to the east and are in a conforming location. The proposed porch is one story and will have no noticeable impact to my west neighbor as it will not encroach any further toward their property than it already does.

In addition to the new porch, I am planning to replace an existing window in the west wall as part of the 2nd floor remodeling work to add a primary bath where none exists. The window is also in a non-conforming wall so requires zoning relief.

The only house that is impacted by our proposed addition is our neighbor to the west. There is landscaping between the homes to completely screen and soften the porch addition from their view. There would be no visibility to the north or east. To the south, the homes are well away from our house, and face Ash Street. The addition being only one story has negligible impact to any surrounding neighbors. The proposed zoning relief does not alter the essential character of the neighborhood and will be consistent with the goals, objectives, and policies established in the zoning ordinance.

Standards of Review:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by regulations in that district.

The proposed addition will provide a functioning covered porch and steps at my back door. The existing porch is in poor condition and needs to be replaced. The proposed porch location is the most efficient and least impactful to our home and to neighboring properties based on the existing first floor layout. The setback condition is original to the property.

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.

The west setback is original to the property and not created by the owner.

3. The variation if granted will not alter the essential character of the locality.

The porch will be in keeping with the neighborhood for properties of this size and be a subtle change to the architecture of the existing home.

4. An adequate supply of light and air to adjacent property will not be impaired.

The proposed addition does not encroach any further into the existing setback and is lone-story. The roof shape angles away from the west neighbor to minimize bulk and maximize light and air. There is ample separation between houses and mature landscaping to provide a green buffer between homes. The existing south and west walls of the house are unchanged at the closest points to the property lines and neighbors, so have no negative impact on these houses.

5. The hazard from fire and other damages to the property will not be increased.

The addition will not create an increase in risk of fire or other damages.

6. The taxable value of the land and buildings throughout the Village will not diminish.

The value of the home will improve with the addition; therefore the taxable value of the land and buildings throughout the Village will not diminish.

7. The congestion in the public street will not increase.

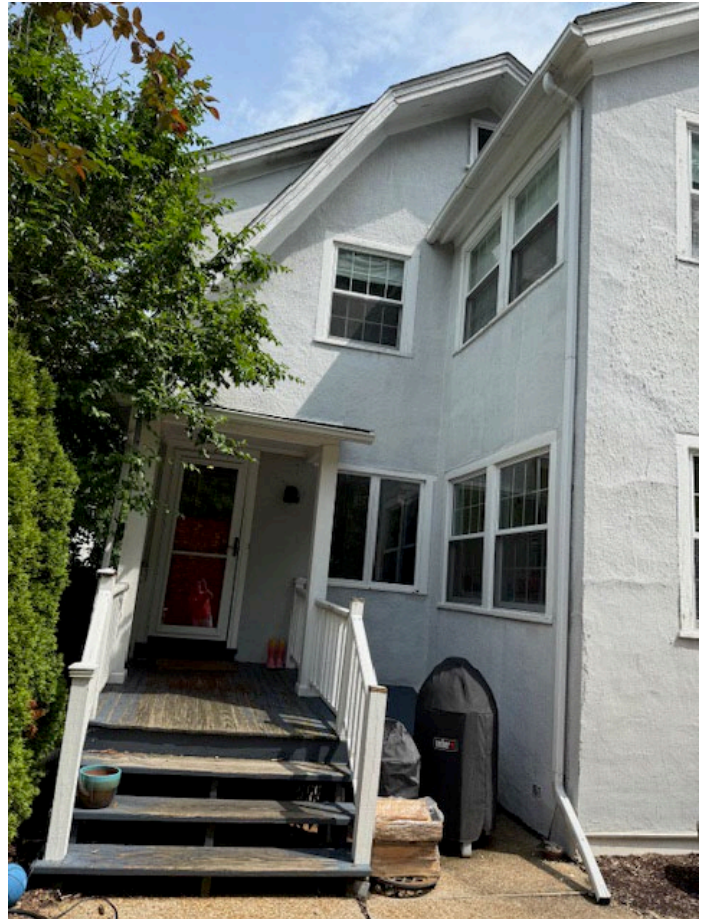
There will be no impact to the congestion on Cherry Street.

8. The public health, safety, comfort, morals and welfare of the inhabitants of the Village will not be otherwise impaired.

There will be no impact to the public health, safety, comfort, morals or welfare of the inhabitants of the Village.

Thank you for your consideration.

614 Cherry – Subject Property Photos





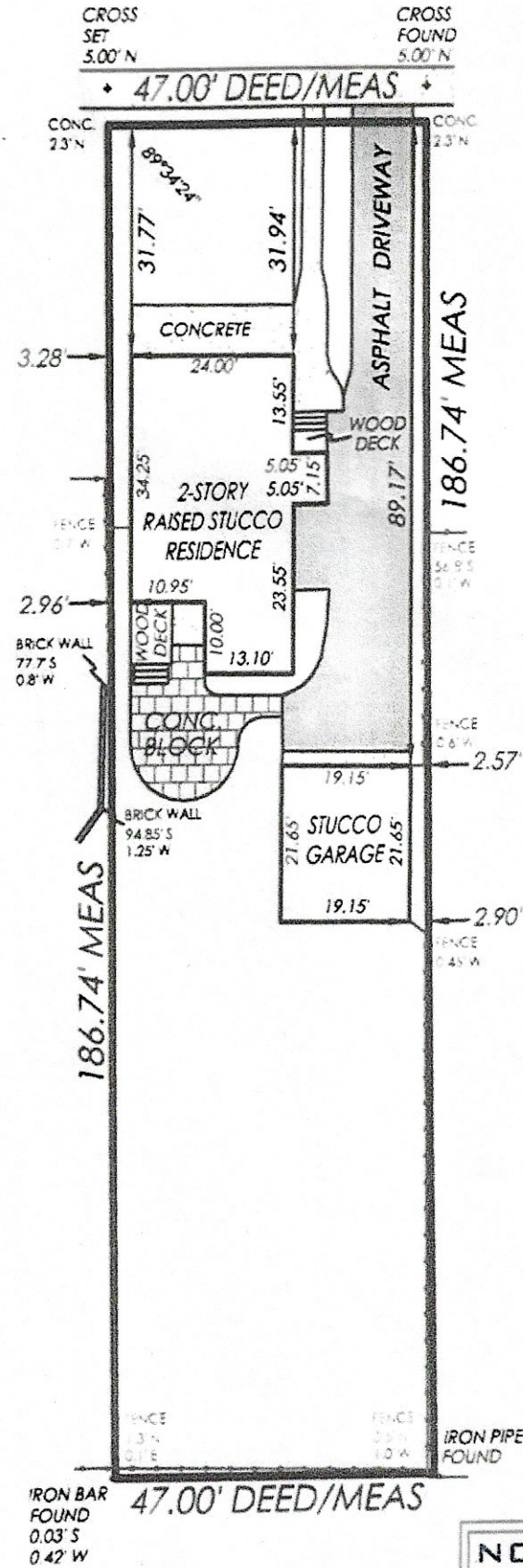
PLAT OF SURVEY

E

1548 S. MARTIN AVE. HOMERWOOD, IL 60430 708-781-SURVEY (478-7839) 708-478-4076 fax

THE WEST 47 FEET OF THE EAST 93 1/2 FEET OF THE NORTHWEST QUARTER OF BLOCK 47 IN THE VILLAGE OF WINNETKA, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 20 AND THE NORTH ONE-HALF OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

CHERRY STREET



LOT AREA:
8,776.8 SQ. FT.
0.20 ACRES

NOTE:
DUE TO SNOW, SOME
GROUND IMPROVEMENTS
MAY NOT BE SHOWN

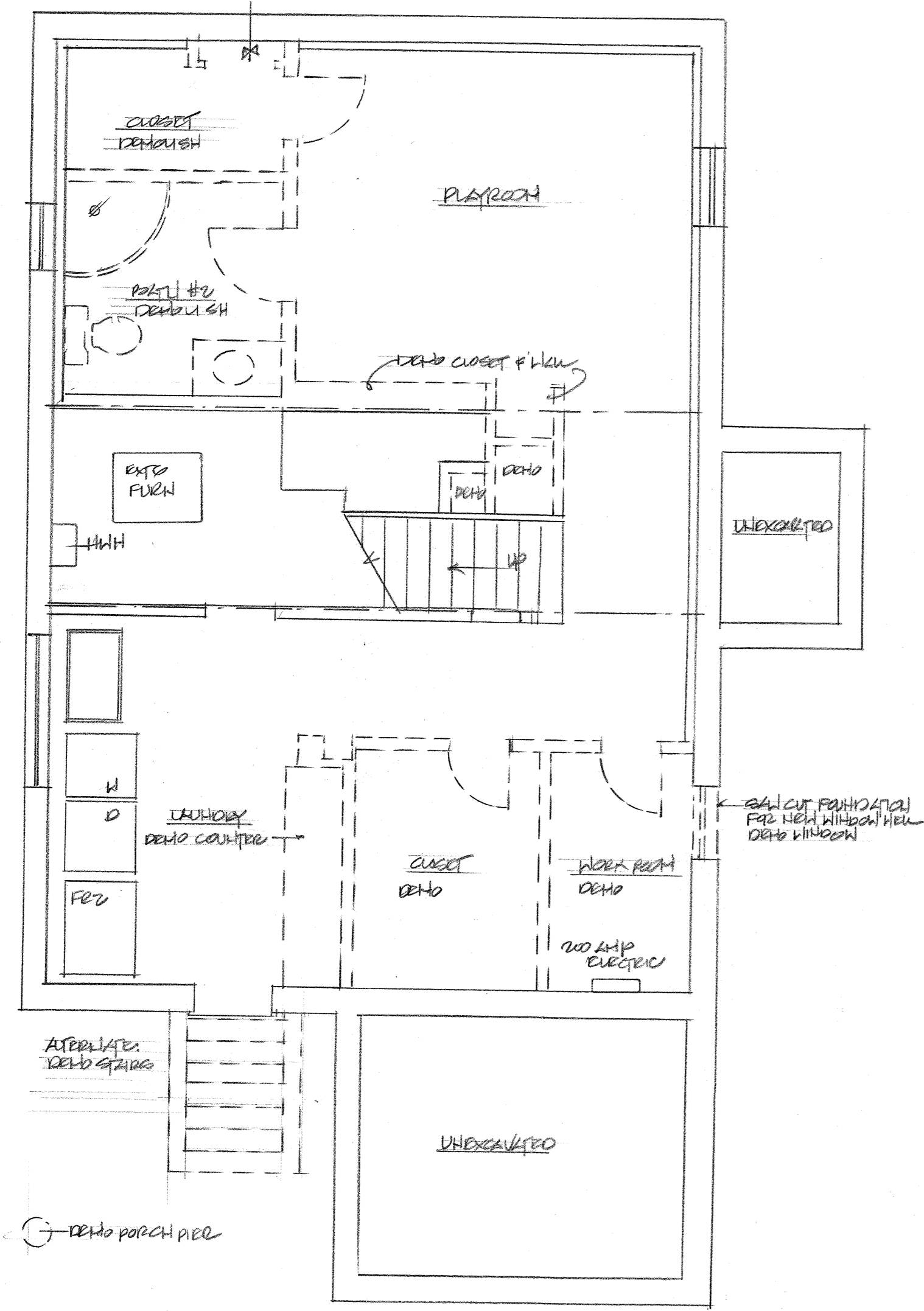
AS PER CLIENT/AGENT, MONUMENTS NOT RECOVERED AT THE TIME OF THIS SURVEY WERE NOT RESET.

STATE OF ILLINOIS: IL STATE OF ILLINOIS REG. # 184-002702
 COUNTY OF COOK: COOK
 ON BEHALF OF STREAMLINE SURVEY, INC., I HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 STREAMLINE SURVEY, INC.
 BY: [Signature] DATED: 02-24 2014
 REGISTERED ILLINOIS LAND SURVEYOR

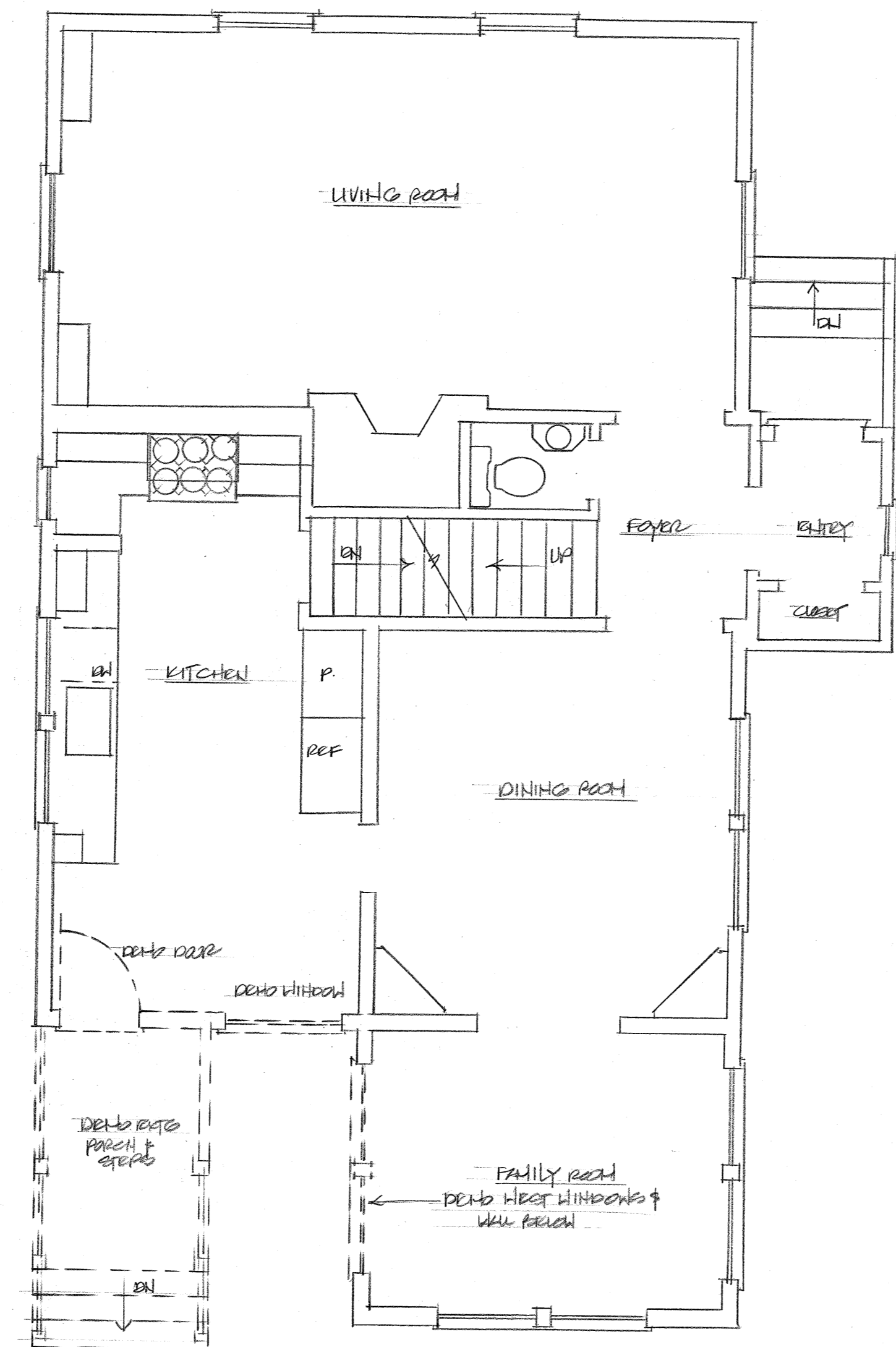
ALL DISTANCES AS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. NO ANGLES OR DISTANCES ARE TO BE DETERMINED BY SCALING.

SCALE: 1"=30'
 JOB NO.: 14-0174
 ADDRESS: 614 CHERRY ST.
WINNETKA, IL
 P.I.N.: 05-21-123-002
 TOWNSHIP: NEW TRIER
 ORDERED BY: MORTON J. RUBIN

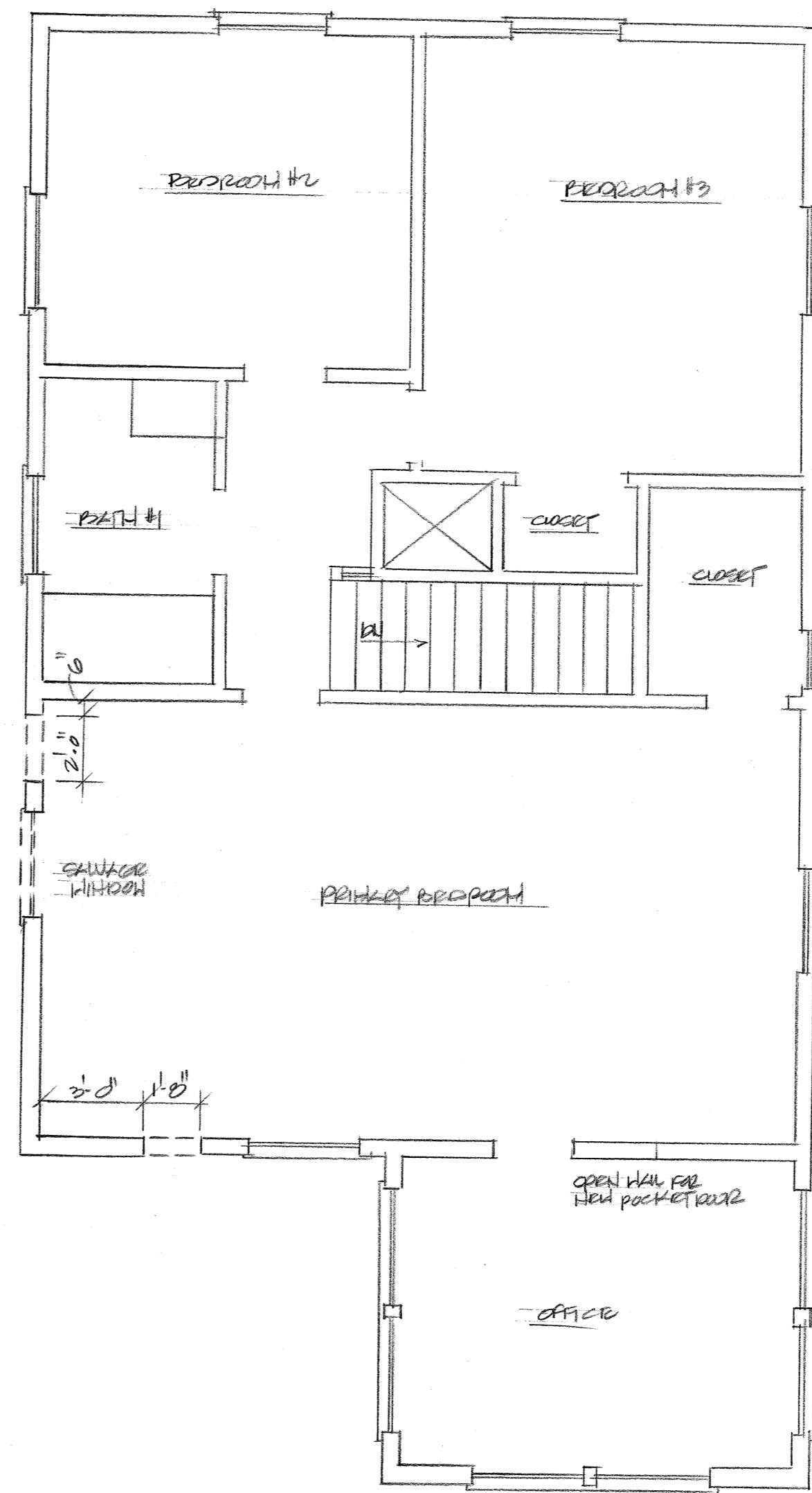
DATE OF LICENSE EXPIRATION: NOVEMBER 30 2014 DATE OF FIELD WORK COMPLETION: FEBRUARY 24 2014
 REVIEW YOUR DESCRIPTION AND PHYSICAL EVIDENCE WITH THIS PLAT AND REPORT ANY DIFFERENCES YOU MAY FIND



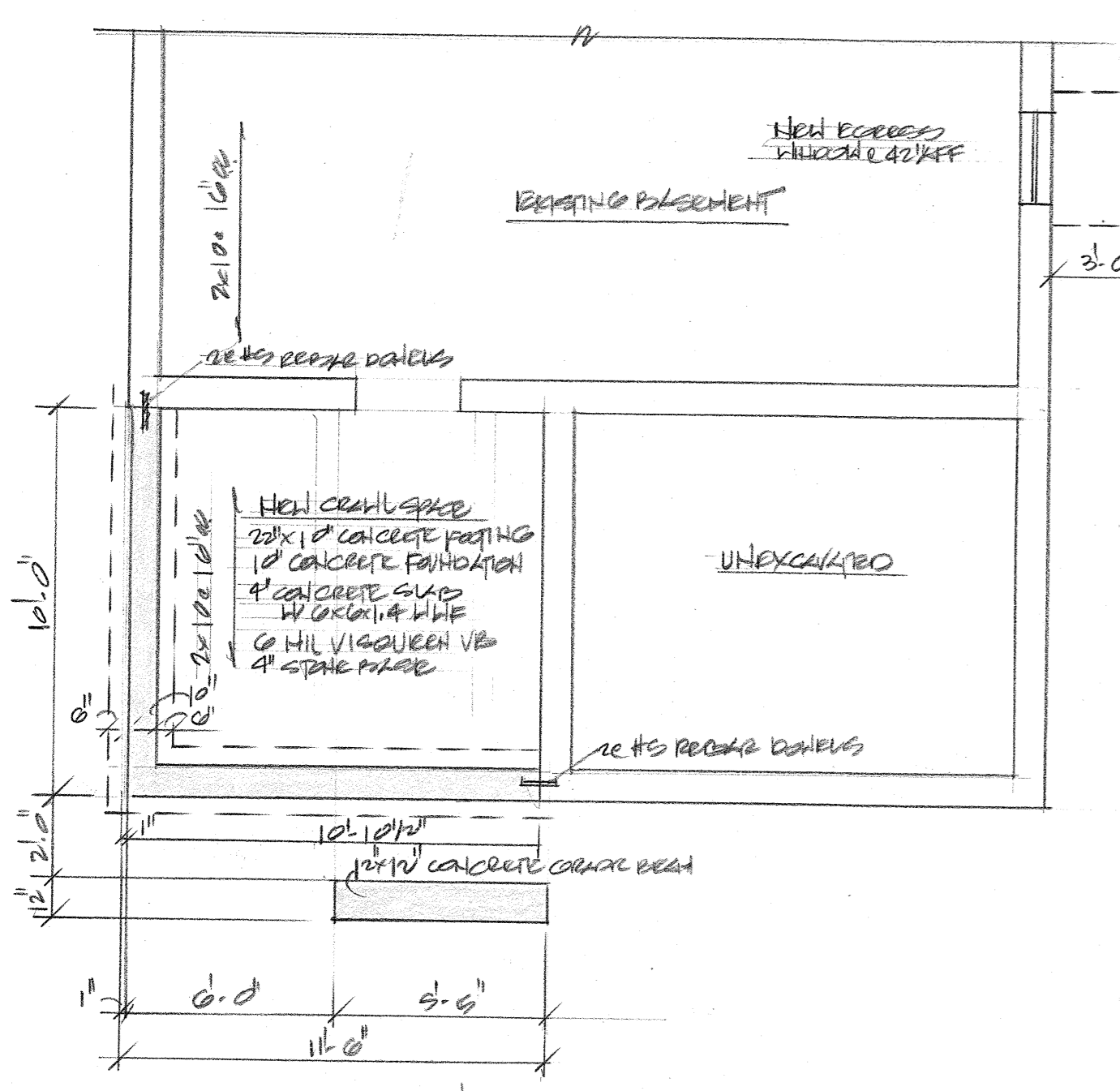
BASEMENT DEMOLITION
 1/4" = 1'-0"
 DEMOLITION



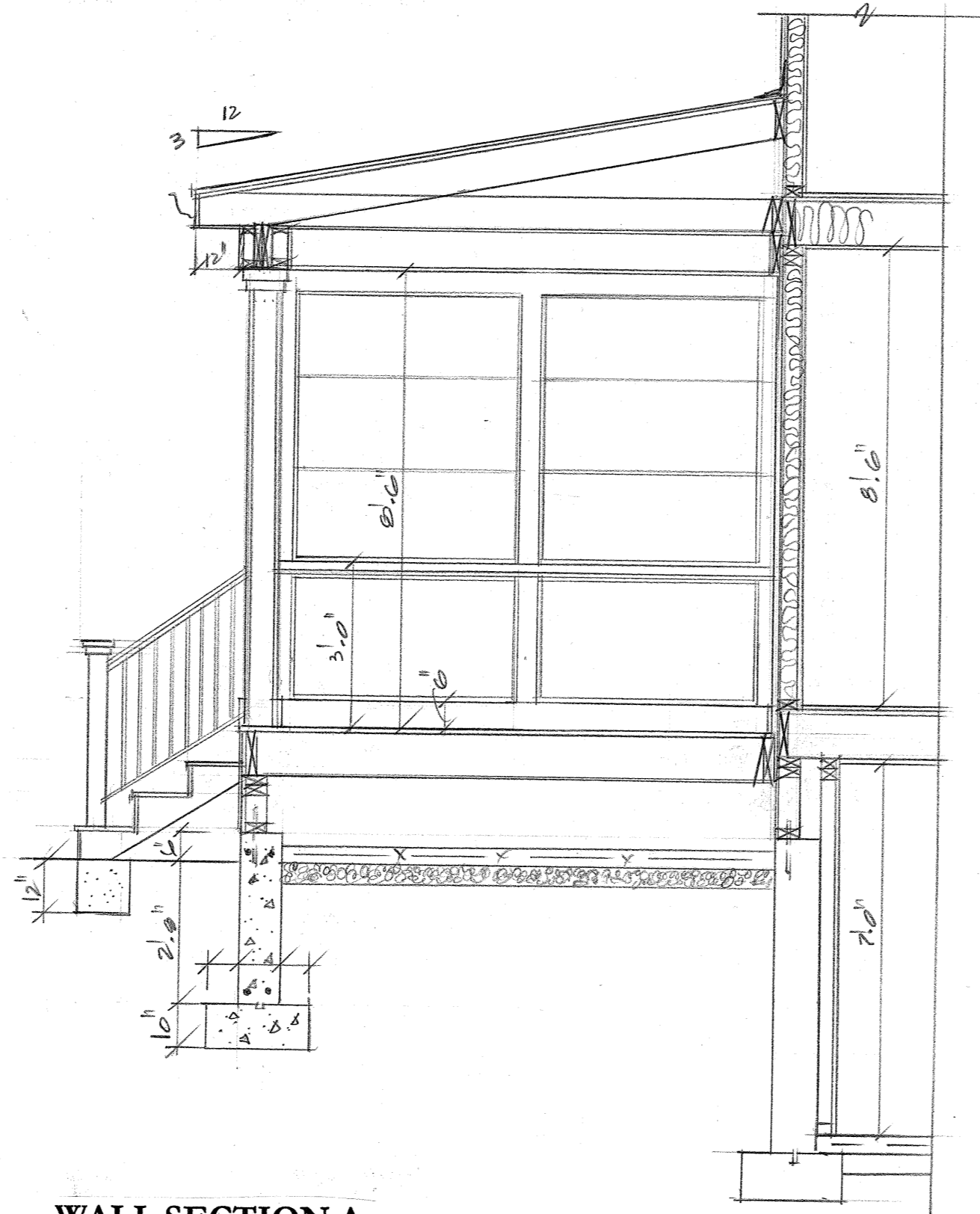
1ST FLOOR DEMOLITION
 1/4" = 1'-0"
 DEMOLITION



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



FOUNDATION PLAN
 1/4" = 1'-0"
 NEW CONSTRUCTION



WALL SECTION A
 3/8" = 1'-0"

ROOF/CEILING CONSTRUCTION

- ASPHALT SHINGLES TO MATCH EXIST
- 15# ROOFING FELT
- 5/8" CDX PLYWOOD
- 2 x 8 ROOF RAFTERS @ 16" O.C.
- 2 x 6 CEILING JOISTS @ 16" O.C.
- "V" GROOVE CEILING PANELING
- 4/4 x 7.25 HARDIE TRIM FASCIA
- 5/4 x 7.25 HARDIE TRIM FRIEZE
- ALUMINUM GUTTERS/DOWNSPOUTS

EXTERIOR WALL CONSTRUCTION

- 2 @ 2 x 10 BEAM
- 6 x 6 TREATED POST; CLAD WITH SMOOTH 4/4 x 7.25
- AZEK 8/4 RAILING @ 36" APF
- EZE BREEZE SCREEN/STORM SYSTEM
- FIXED GLASS PANEL

FLOOR CONSTRUCTION

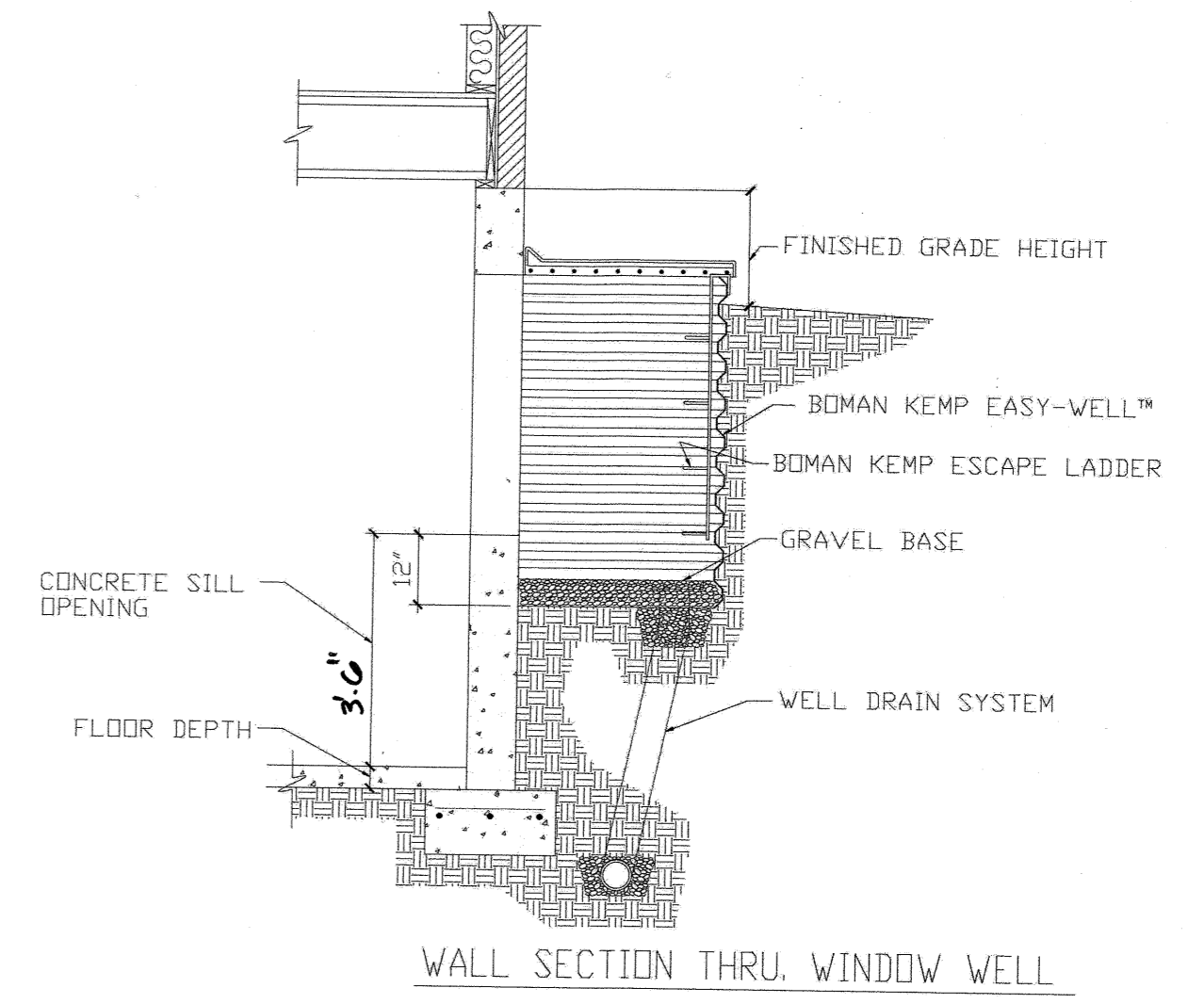
- 5/4" x 6" COMPOSITE DECKING
- TREATED 2 x 10 FLOOR JOISTS @ 16" O.C.

KNEEWALL CONSTRUCTION

- 3-COAT STUCCO FINISH TO MATCH EXISTING
- TYVBEK BUILDING PAPER
- 1/2" CDX PLYWOOD SHEATHING
- TREATED 2 x 4 WALL STUDS @ 16" O.C.
- TREATED PLATE

FOUNDATION CONSTRUCTION

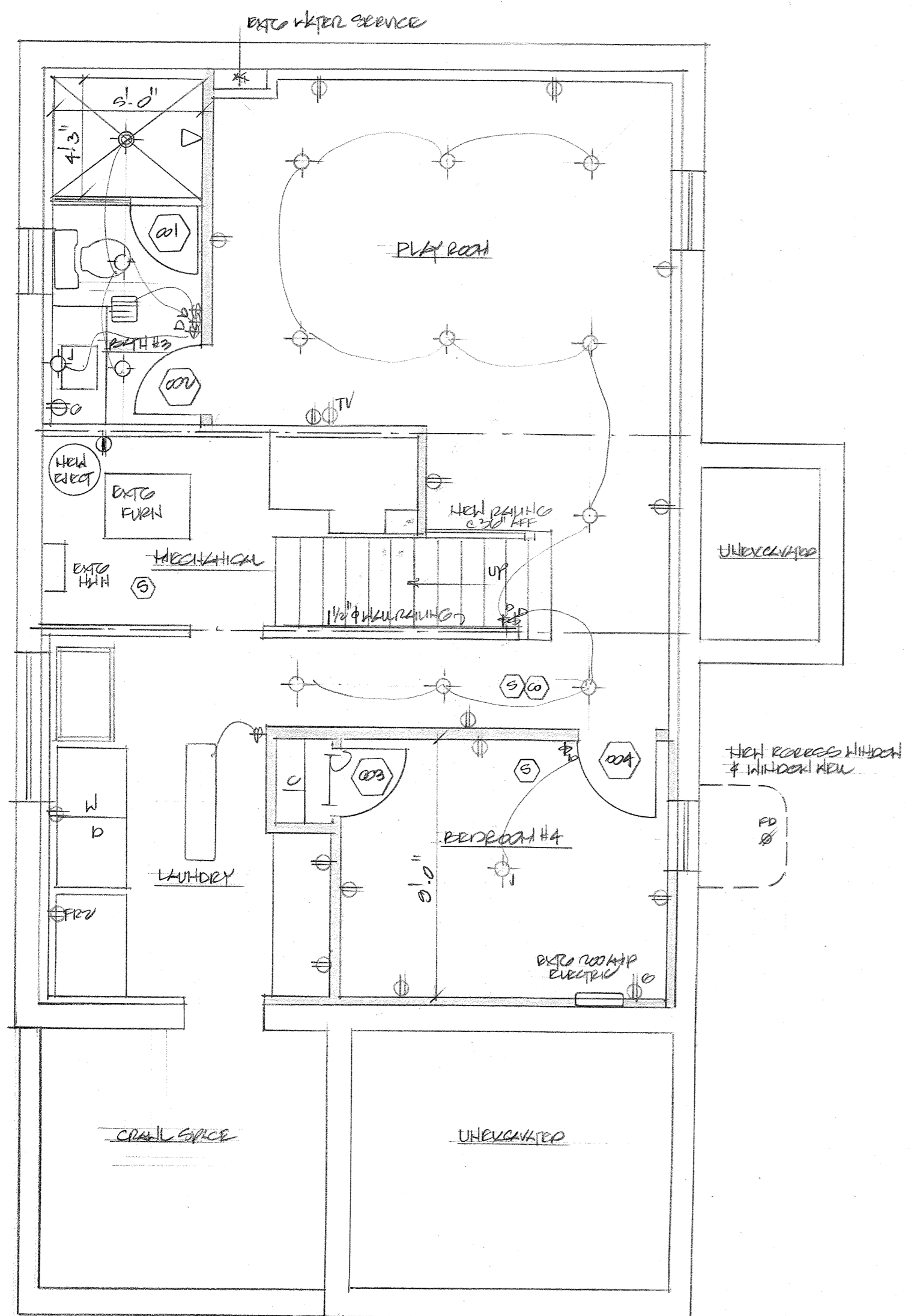
- 10" x 22" CONCRETE FOOTING W/ CONTINUOUS KEY
- 10" CONCRETE FOUNDATION W/ 2 @ #5 REBAR TOP AND BOTTOM
- 4" CONCRETE SLAB W/ 6x6x1.4 WWF
- 6 MIL VISQUEEN VAPOR BARRIER
- 4" GRAVEL BASE



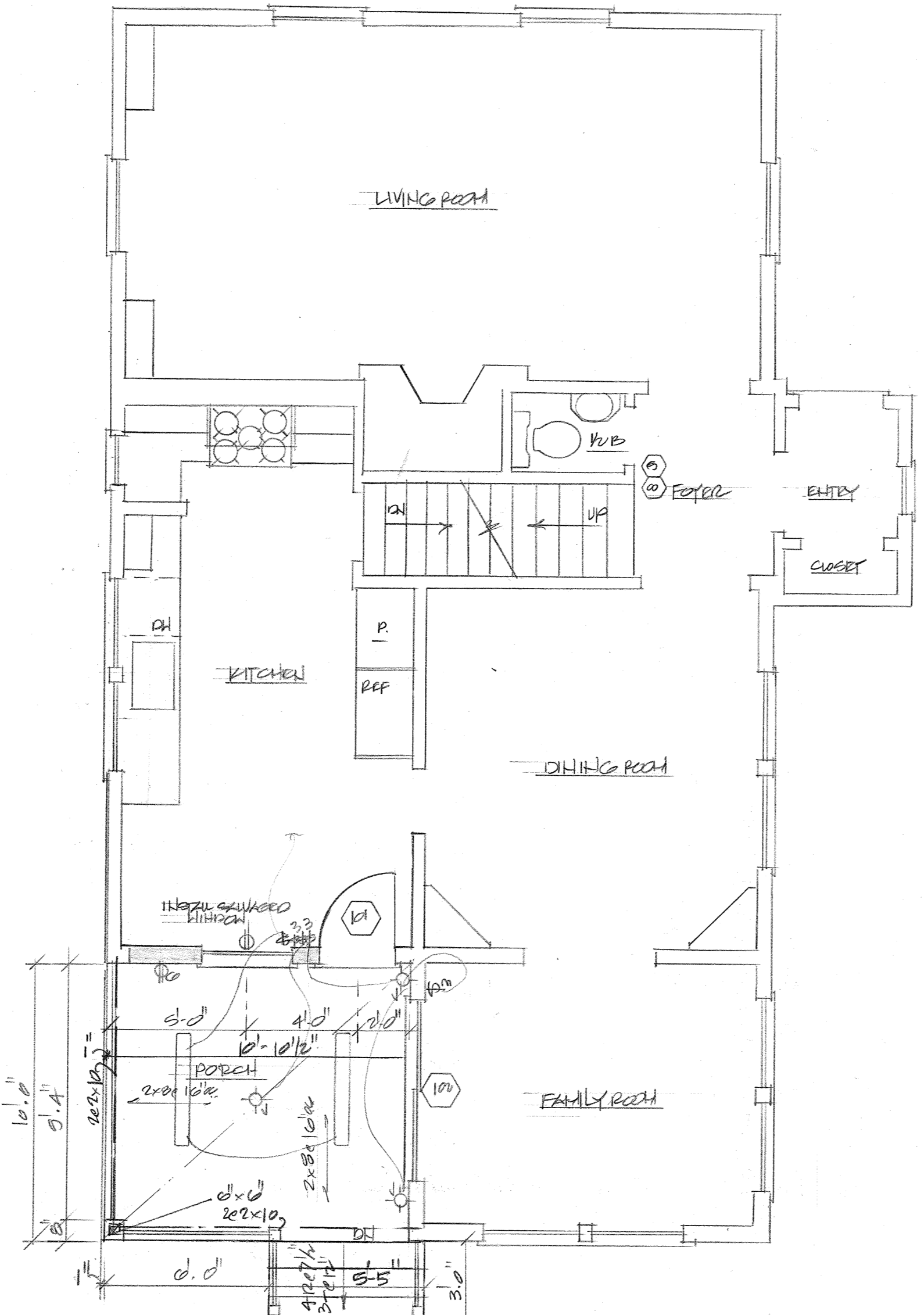
WALL SECTION THRU WINDOW WELL

AXLINE RESIDENCE
 614 CHERRY ST.
 WINNETKA, IL. 60093
HEALY M. RICE, P.C.
 415 WASHINGTON AVE.
 WILMETTE, IL. 60091
 847-853-0824
 healyrice1@gmail.com

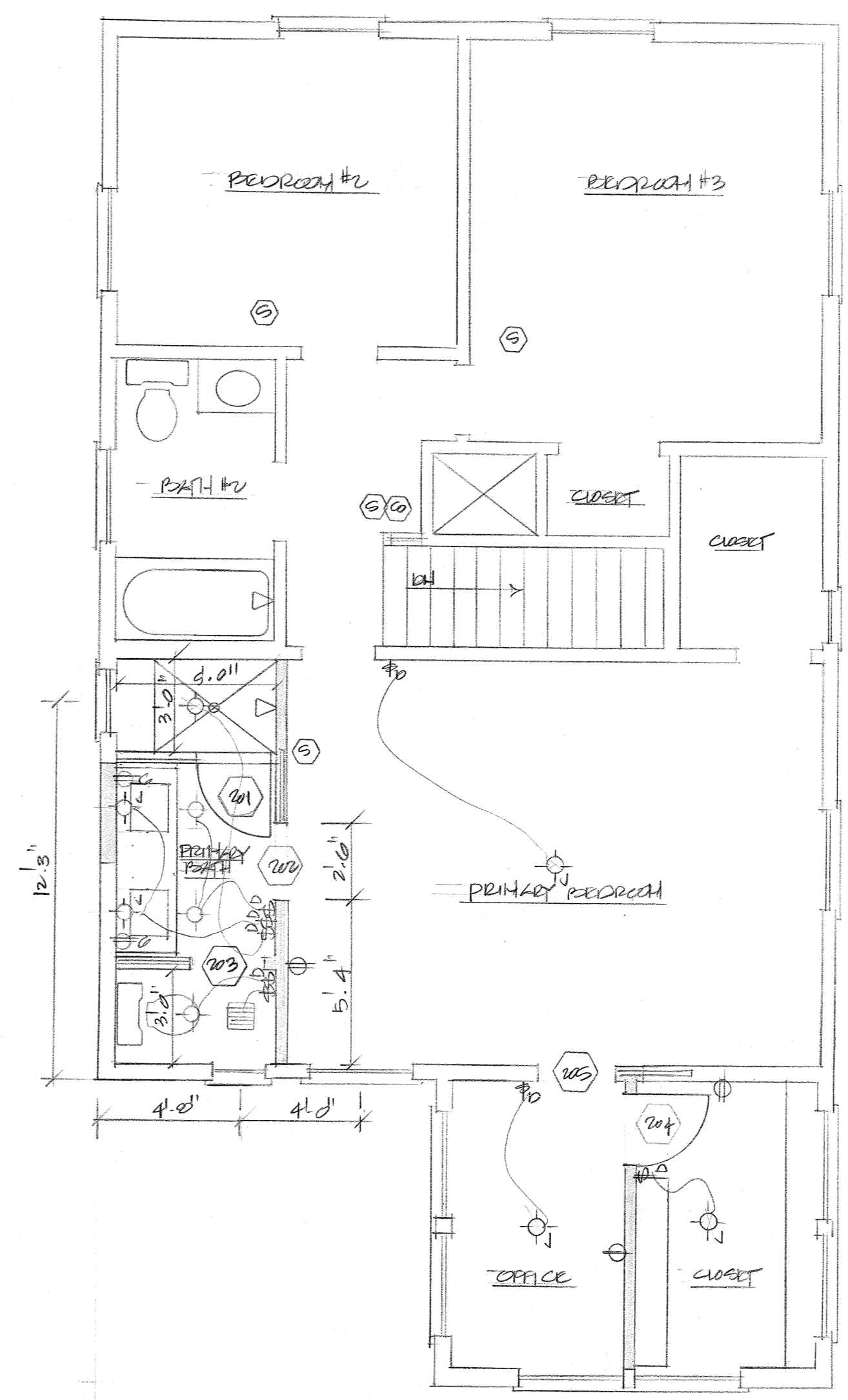
DATE 1 NOV 25
 REVISED
 SHEET 2 OF 3



BASEMENT PLAN
 1/4" = 1'-0"
 NEW CONSTRUCTION



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



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

ROOM FINISH SCHEDULE

ROOM	FLOOR	BASE	WALLS	CEILING
BASEMENT				
PLAYROOM	LVP	WD2	PAINT	PAINT
BATH #3	CT	WD2	PAINT	PAINT
STAIRS TO 1ST FLOOR	EXTG	EXTG	EXTG	EXTG
MECHANICAL	EXTG	EXTG	EXTG	EXTG
BEDROOM #4	LVP	WD2	PAINT	PAINT
CLOSET	LVP	WD2	PAINT	PAINT
LAUNDRY	LVP	WD2	PAINT	PAINT
FLOOR #1				
FOYER	EXTG	EXTG	EXTG	EXTG
CLOSET	EXTG	EXTG	EXTG	EXTG
STAIRS TO 2ND FLOOR	EXTG	EXTG	EXTG	EXTG
LIVING ROOM	EXTG	EXTG	EXTG	EXTG
DINING ROOM	EXTG	EXTG	EXTG	EXTG
FAMILY ROOM	REF EXTG	PATCH	PAINT	PAINT
KITCHEN	EXTG	PATCH	PAINT	PAINT
PORCH	CD	WD1	PAINT	VG
FLOOR #2				
PRIMARY BEDROOM	EXTG	EXTG	PAINT	PAINT
EXTG CLOSET	EXTG	EXTG	PAINT	PAINT
NEW CLOSET	EXTG	WD2	PAINT	PAINT
OFFICE	EXTG	WD2	PAINT	PAINT
PRIMARY BATH	ST	WD2	PAINT	PAINT
HALLWAY	EXTG	EXTG	EXTG	EXTG
BEDROOM #2	EXTG	EXTG	EXTG	EXTG
CLOSET #2	EXTG	EXTG	EXTG	EXTG
BATH #2	EXTG	EXTG	EXTG	EXTG
BEDROOM #3	EXTG	EXTG	EXTG	EXTG
CLOSET #3	EXTG	EXTG	EXTG	EXTG

- WD1 1 x 6 FLAT STOCK
- WD2 MATCH EXISTING
- ST STONE TILE
- CT CERAMIC OR PORCELAIN TILE
- VG 4" x 6" COMPOSITE DECKING
- CD 5/4 x 6" COMPOSITE DECKING
- PAINT PAINT OVER DRYWALL
- EXTG EXISTING TO REMAIN

DOOR SCHEDULE

001	2'-4" x 6'-6" x 1 3/8" SHOWER DOOR/SIDELITE
002	2'-4" x 6'-8" x 1 3/8"
003	2'-4" x 6'-8" x 1 3/8"
004	2'-6" x 6'-8" x 1 3/8"
101	2'-8" x 6'-8" x 1 1/2" WOOD/GLASS EXTERIOR
102	MARVIN ELSD 668 X0
201	2'-4" x 7'-0" x 1 3/8" SHOWER DOOR/SIDELITE
202	2'-6" x 6'-8" x 1 3/8"
203	2'-4" x 6'-8" x 1 3/8"
204	2'-6" x 6'-8" x 1 3/8"
205	2'-6" x 6'-8" x 1 3/8"

HARDWARE HAND

"D"RING	L
PRIVACY	L
PASSAGE	L
PASSAGE	L
LOCKSET/DEADBOLT	R
MULTIPOINT LOCK	R
"D"RING	L
POCKET	L
POCKET	L
POCKET	L

NEW INTERIOR DOORS TO BE MATCH EXISTING 6 PANEL STYLE FOR PAINT FINISH. HINGES TO BE SATIN BRASS CASING TO MATCH EXISTING FLAT STOCK WITH BACKBAND FOR PAINT FINISH. INCLUDE ALLOWANCE OF \$125.00/EA FOR NEW INTERIOR DOOR HARDWARE, AND \$250.00 FOR EXTERIOR DOOR #101 HARDWARE. DOOR #101 TO BE SIMPSON #7512, FIR FOR PAINT FINISH WITH IG, WATER BARRIER AND ULTRALOCK TECHNOLOGY. INCLUDE \$4,000.00 ALLOWANCE FOR SHOWER DOORS #001 AND 201. HARDWARE TO MATCH PLUMBING FIXTURE FINISH.

ELECTRICAL SCHEDULE

- DUPLICATE OUTLET
- QUADRAPLEX OUTLET
- SEPARATE CIRCUIT OUTLET
- GROUND FAULT CIRCUIT INTERRUPTER
- RECESSED LIGHT FIXTURE
- J-BOX FOR OWNER FURNISHED LIGHT FIXTURE
- EXTERIOR SMOKE LIGHT
- LED STRIP LIGHT
- INFRARED HEATER
- SINGLE TOGGLE SWITCH
- 3-WAY SWITCH
- ELECTRONIC DIMMER SWITCH
- HARDWIRED SMOKE DETECTOR
- DOOR CHIME
- EXHAUST FAN - PANASONIC FV-20VQ3
- CARBON MONOXIDE DETECTOR



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



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



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

AXLINE RESIDENCE
 614 CHERRY ST.
 WINNETKA, IL. 60093
HEALY M. RICE, PC
 415 WASHINGTON AVE.
 WILMETTE, IL 60091
 847-853-0824
 healyrice1@gmail.com

DATE 1 NOV 25
 REVISED
 SHEET 3 OF 3

ATTACHMENT D
RESOLUTION NO. ZBA-01-2026
VILLAGE OF WINNETKA
ZONING BOARD OF APPEALS
APPROVAL OF ZBA CASE NO. 26-03-V – 614 CHERRY STREET

WHEREAS, Brian and Jill Axline (collectively, the “Applicant”) are the owners of the property commonly known as 614 Cherry Street, Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made part of this Resolution (“**Subject Property**”); and

WHEREAS, the Subject Property is located in the R-4 Single Family Residential District; and

WHEREAS, the Subject Property is improved with a single-family residence that is nonconforming with respect to the minimum required side yard setback from the west property line (“**Building**”); and

WHEREAS, the Applicant desires to construct a one-story rear porch addition to the Building and create a new window opening in the legally nonconforming west side building wall of the Building on the Subject Property that would (i) provide less than the minimum required side yard setback; and (ii) require structural changes necessary to provide a new window opening in the legally nonconforming west side building wall of the existing Building that provides less than the minimum required side yard setback; (“**Proposed Improvement**”); and

WHEREAS, pursuant to Section 17.30.060 of the Winnetka Zoning Ordinance (“**Zoning Ordinance**”), the Subject Property is required a minimum side yard setback of 6 feet; and

WHEREAS, pursuant to Section 17.64.060 of the Zoning Ordinance, zoning relief is necessary to allow enlarged or relocated windows in a nonconforming side building wall; and

WHEREAS, the Applicant desires to construct the Proposed Improvement on the Subject Property with (i) a minimum side yard setback that is less than the required 6 feet, a violation of Section 17.30.060 of the Zoning Ordinance; and (ii) construct a new window opening in the legally nonconforming west side building wall that provides less than the minimum required side yard setback of 6 feet, a violation of Section 17.64.060 of the Zoning Ordinance; and

WHEREAS, the Applicant filed an application for variations from Sections 17.30.060 and 17.64.060 of the Zoning Ordinance to permit the Proposed Improvement on the Subject Property with (i) a side yard setback of 3.04 feet; and (ii) a new window opening in the existing west side building wall that provides a setback of 2.96 feet; (“**Requested Variations**”); and

WHEREAS, a public notice for the Requested Variations was duly published on December 25, 2025, in the *Winnetka Talk* and notice was mailed to the owners of record of all properties within 250 feet of the Subject Property as required by the Zoning Ordinance; and

WHEREAS, a public hearing was held by the Winnetka Zoning Board of Appeals during a meeting held on January 12, 2026, for the purpose of considering the Requested Variations with the final decision being rendered at the Zoning Board of Appeal’s Regular Meeting on January 12, 2026; and

WHEREAS, the Zoning Board of Appeals has considered the evidence presented, as follows:

1. Application for the Requested Variations submitted by the Applicant, dated November 22, 2025, including all attachments as well as all subsequent additions and revisions to these application materials and attachments; and
2. All written and oral testimony concerning the Requested Variations.

WHEREAS, the Zoning Board of Appeals has determined that the Requested Variations do satisfy the standards for a variation provided in Sections 17.60.040 and 17.60.050 of the Winnetka Zoning Ordinance; and

WHEREAS, the Zoning Board of Appeals has determined that it will serve and be in the best interest of the Village and its residents to grant the application for (i) side yard setback variation; and (ii) the structural changes necessary to provide a new window opening variation in accordance with, and subject to, the conditions, restrictions, and provisions of this Resolution.

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of Appeals of the Village of Winnetka, Cook County, Illinois, that:

SECTION 1. RECITALS. The foregoing recitals are incorporated into, and made part of, this Resolution as the findings of the Zoning Board of Appeals.

SECTION 2. APPROVAL OF VARIATIONS. Subject to and contingent upon the conditions, restrictions, and provisions set forth in Section Three of this Resolution, the requested (i) side yard setback variation from Section 17.30.060 of the Zoning Ordinance; and (ii) structural changes to allow a new window opening in a nonconforming side building wall variation from Section 17.64.060 of the Zoning Ordinance to permit the Proposed Improvement on the Subject Property is hereby granted, in accordance with and pursuant to Chapter 17.60 of the Zoning Ordinance and the home rule powers of the Village.

SECTION 3. CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Winnetka Zoning Ordinance or any other rights the Applicant may have, the approval granted in Section Two of this Resolution is hereby expressly subject to and contingent upon compliance with each and all of the following conditions:

- A. Compliance with Plans. Except for minor changes and site work approved by the Director of Community Development in accordance with all applicable Village standards, the development, use, operation, and maintenance of the Subject Property, shall comply with those certain plans attached hereto as **Exhibit B**.
- B. Compliance with Regulations. The construction, development, use, operation, and maintenance of the Proposed Improvement and the Subject Property must comply with all applicable Village codes and ordinances, as the same may be amended from time to time, except to the extent specifically provided otherwise in this Resolution.

SECTION 4. RECORDING; BINDING EFFECT. A copy of this Resolution will be recorded in the office of the Cook County Clerk Recording Division. This Resolution and the privileges, obligations, and

provisions contained herein will inure solely to the benefit of, and be binding upon, the Applicant and its respective heirs, personal representatives, successors and assigns.

SECTION 5. FAILURE TO COMPLY WITH CONDITIONS. Upon the failure or refusal of the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Resolution, the approval granted in Section Two of this Resolution will, at the sole discretion of the Zoning Board of Appeals, by Resolution duly adopted, be revoked and become null and void; provided, however, that the Zoning Board of Appeals may not so revoke the approval granted in Section Two of this Resolution 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 Zoning Board of Appeals. In the event of revocation, the development and use of the Subject Property will be governed solely by the applicable regulations of the Winnetka Zoning Ordinance, including, without limitation, (i) side yard setback from Section 17.30.060 of the Zoning Ordinance; and (ii) structural changes to provide a new window opening in a nonconforming side building wall requirement set forth in Section 17.64.060 of the Zoning Ordinance. 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 6. AMENDMENTS. Any amendments to the Requested Variations granted in Section Two of this Resolution may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Winnetka Zoning Ordinance.

SECTION 7. EFFECTIVE DATE.

- A. This Resolution will be effective only upon the occurrence of all of the following events:
- B. Passage by the Zoning Board of Appeals in the manner required by law; and
- C. 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 Resolution, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Resolution and to indemnify the Village for any claims that may arise in connection with the approval of this Resolution.
- D. In the event that the Applicant does not file fully executed copies of the Unconditional Agreement and Consent, as required by Section 7.C of this Resolution, within 60 days after the date of final passage of this Resolution by the Zoning Board of Appeals, the Zoning Board of Appeals will have the right, in its sole discretion, to declare this Resolution null and void and of no force or effect.

[SIGNATURE PAGE FOLLOWS]

ADOPTED this 12th day of January, 2026, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Signed:

Matthew Bradley, Chairperson

Countersigned:

Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

The West 47 Feet of the East 93 ½ Feet of the Northwest Quarter of Block 47 in the Village of Winnetka, Being a Subdivision of the Northeast Quarter of Section 20 and the North One-Half of Fractional Section 21, Township 42 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois.

Commonly known as 614 Cherry Street, Winnetka, Illinois.

Parcel Index Number: 05-21-123-002-0000

EXHIBIT B
PLANS

(SEE ATTACHED EXHIBIT B)

GENERAL NOTES

INCLUDED AS PART OF THESE DOCUMENTS IS THE GENERAL CONDITIONS FOR CONSTRUCTION, AIA DOCUMENT A201, ARTICLES 1 - 14 INCLUSIVE.

THE VILLAGE OF WINNETKA HAS ADOPTED THE 2021 INTERNATIONAL BUILDING CODE AS AMENDED, 2021 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE AS AMENDED, 2021 EDITION OF INTERNATIONAL MECHANICAL CODE, THE 2021 INTERNATIONAL ENERGY CONSERVATION CODE WITH ILLINOIS AMENDMENTS, 2014 EDITION OF THE ILLINOIS PLUMBING CODE, 2020 NATIONAL ELECTRIC CODE AS AMENDED, 2024 NEPA LIFE SAFETY CODES, AND THE VILLAGE OF WINNETKA BUILDING CODES AND AMENDMENTS TO THE INTERNATIONAL CODES DATED SEPTEMBER 3, 2024. THE BUILDING MUST COMPLY WITH THE SAID CODES.

THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE ARCHITECTURAL DESIGN CONCEPT, DIMENSIONS, MAJOR ELEMENTS, AND MATERIALS. THE DRAWINGS AND SPECIFICATIONS GUARANTEE THE BIDS WILL INCLUDE ALL WORK REASONABLY INFERRRED THEREFROM, AND SHALL MAKE UP THE SCOPE OF THE PROJECT.

THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS SHALL FURNISH ALL WORK REQUIRED FOR THE FULL COMPLETION OF THIS PROJECT IN A FIRST-CLASS WORKMANSHIP-LIKE MANNER, AND IN NO WAY DAMAGE OR REMOVE ANY WORK WHICH MIGHT REDUCE THE STRUCTURAL STRENGTH OF THE EXISTING BUILDING.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND CONDITIONS AND SHALL REPORT ANY DISCREPANCIES TO THE OWNER AND ARCHITECT.

ALL WORK IS TO BE PERFORMED FROM FINAL CONSTRUCTION DOCUMENTS ONLY, AND A COPY OF THE APPROVED PERMIT SET SHALL BE ON SITE AT ALL TIMES. ALL SUBCONTRACTORS SHALL RECEIVE THE FINAL FULL SET OF DOCUMENTS ISSUED FOR CONSTRUCTION.

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROCAUTIONS IN CONNECTION WITH THE WORK, OR FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS.

THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ADHERENCE TO ALL APPLICABLE CITY, STATE, AND NATIONAL CODES AND ORDINANCES. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL ACQUIRE ALL BONDS, LICENSES, AND PERMITS REQUIRED FOR THE PROJECT.

THE GENERAL CONTRACTOR SHALL MAINTAIN A CERTIFICATE OF INSURANCE FOR ALL LIABILITIES THROUGHOUT THE COURSE OF THE PROJECT NAMING THE OWNER AND ARCHITECT AS ADDITIONAL INSUREDS.

ALL MATERIALS SHALL BE NEW AND OF FIRST QUALITY. ALL WORK SHALL BE GUARANTEED FOR ONE YEAR, (UNLESS EXTENDED WARRANTIES APPLY), FOLLOWING COMPLETION OF THE PROJECT.

THE PROJECT SHALL BE THOROUGHLY CLEANED BY THE GENERAL CONTRACTOR PRIOR TO OWNER OCCUPANCY. ALL SUBCONTRACTORS SHALL REMOVE THEIR DEBRIS ON A REGULAR BASIS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR RESTORING TO ORIGINAL CONDITION ANY DAMAGE TO THE EXISTING PREMISES.

OWNER'S WRITTEN AUTHORIZATION IS REQUIRED PRIOR TO ORDERING ANY MATERIALS, OR EXECUTION OF ANY WORK WHICH INVOLVES ADDITIONAL COST OR INCREASE IN TIME TO THE PROJECT.

ALLOWANCES AND CHANGE ORDERS SHALL BE ADDED AND CREDITED AT FULL VALUE PLUS G.C. MARKUP. ALLOWANCES ONLY TO BE USED WITH OWNER'S AUTHORIZATION.

PROVIDE PORT-A-JOHN FOR DURATION OF PROJECT

DESIGN LIVE LOADS:	
• ROOF	30 P.S.F.
• CEILING	10 P.S.F.
• LIVING AREA FLOORS	40 P.S.F.
• BATHROOMS	40 P.S.F.
• STAIRS	40 P.S.F. OR 300 P.S.F. CONCENTRATED LOAD
• GUARDRAILS/HANDRAILS	200 P.S.F.

- DEMOLITION**
- PROVIDE DUST PARTITIONS/TEMPORARY BARRIERS AS NEEDED
 - PROVIDE TEMPORARY SHORING DURING DEMOLITION
 - DEMO EXISTING BACK PORCH AND STEPS
 - DEMO EXISTING EXTERIOR BASEMENT STAIR
 - DEMO NOTED WALLS AND WINDOWS, SALVAGE WINDOWS AS NOTED
 - DEMO NOTED BASEMENT FINISHES AND FIXTURES

- EXCAVATION**
- CONFIRM SOIL CONDITION SUITABILITY, EXCAVATE TO STABLE DEPTH - MIN 3,000 PSF
 - EXCAVATE NEW FOUNDATION TO 3-6" BELOW GRADE.
 - **PROVIDE ALTERNATE TO EXCAVATE TO MATCH EXISTING BASEMENT FLOOR**
 - PROVIDE SILT FENCING AS REQUIRED
 - REMOVE SPOILS FOLLOWING CONSTRUCTION

- CONCRETE**
- CONCRETE IS TO DEVELOP A MINIMUM COMPRESSIVE STRENGTH IN 28 DAYS AS FOLLOWS: FOOTINGS AND WALLS 3500 P.S.I. SLABS 3500 P.S.I.
 - PROVIDE NEW 10" x 22" CONCRETE FOOTING W/ CONTINUOUS KEY
 - PROVIDE NEW 10" CONCRETE FOUNDATION WALL WITH 2 @ #5 REBAR TOP AND BOTTOM
 - FURNISH AND INSTALL 1/2" ANCHOR BOLTS WITH MINIMUM 7" EMBEDMENT INTO CONCRETE AT 48" O.C., MINIMUM ON THE CORNERS, MAXIMUM OF 60" ON CENTER. A NUT AND WASHER SHALL BE TIGHTENED ON EACH BOLT TO THE PLATE
 - NEW SLABS BE 4" CONCRETE WITH 666x14 W/F
 - FURNISH AND INSTALL 6 MIL VISQUEEN VAPOR BARRIER OVER 4" CRUSHED STONE BASE
 - INSTALL SPRAYED ON BITUMINOUS DAMPROOFING; DAMPROOFING IS REQUIRED ON FOUNDATION WALLS FROM THE TOP OF THE FOOTING TO FINISHED GRADE
 - FURNISH AND INSTALL 12" x 12" GRADE BEAM FOR NEW STAIRS
 - FURNISH AND INSTALL NEW CORRUGATED STEEL WINDOW WELL WITH ESCAPE LADDER AND ALUMINUM GUARDRAIL TO 36" AFF, EGRESS WINDOW WILL TO BE 42" ABOVE NEW BASEMENT FLOOR

- LUMBER/CARPENTRY**
- ALL 2" x 6" AND LARGER FRAMING LUMBER SPANS ARE BASED ON THE USE OF NO. 2 SPRUCE-PINE-FIR OR EQUAL HAVING A MODULUS OF ELASTICITY OF 1,500,000 AND A NORMAL DURATION DESIGN VALUE OF F_b 460, WITH A MOISTURE CONTENT NOT TO EXCEED 19%.
 - NEW PORCH FLOOR JOISTS TO BE TREATED 2 X 10S @ 16" O.C.
 - NEW PORCH CEILING TO BE 2 x 6S @ 16" O.C.; NEW ROOF RAFTERS TO BE 2 x 8S @ 16" O.C.
 - NEW PERIMETER AND PLUMBING WALLS TO BE 2 x 6S @ 16" O.C.; INTERIOR WALLS TO BE 2 x 4S @ 16" O.C.
 - HEADERS SHALL BE MINIMUM 2 @ 2x6 @ 2x12 IN BEARING WALLS
 - WHERE TOP PLATE IS CUT BY 50% OR MORE ON A BEARING OR EXTERIOR WALL, THE PLATE SHALL BE REINFORCED WITH 24 GAUGE STEEL.
 - DRILLING AND NOTCHING OF STUDS SHALL COMPLY WITH THE REQUIREMENTS OF IRC, CUTTING AND NOTCHING OF ROOF RAFTERS AND WALLS ARE TO COMPLY WITH IRC.
 - FIRSTCOPPING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
 - IN CONCEALED SPACE OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACE AT THE CEILING AND FLOOR LEVEL.
 - AT ALL INTERCONNECTION BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURRED AT SOFFITS
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN
 - AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, AND FIREPLACES AT CEILING AND FLOOR LEVEL
 - EXCEPT AS PROVIDED IN ITEM #4 ABOVE, FIRESTOPPING SHALL CONSIST OF 2" NOMINAL LUMBER, OR TWO THICKNESSES OF 1" NOMINAL LUMBER, WITH BROKEN LAP JOINTS, OR ONE THICKNESS OF 2X12" WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 2 1/2" WOOD STRUCTURAL PANELS, OR ONE THICKNESS OF 3/4" PARTICLE BOARD WITH JOINTS BACKED BY 3/4" PARTICLE BOARD, 1/2" GYPSUM BOARD, OR 1/4" CEMENT BASED MILLBOARD.
 - PROVIDE SOLID BLOCKING, DIAGONAL BRIDGING OR WOOD BRIDGING NOT LESS THAN 1" x 3" NOMINAL IN SIZE NAILED TO THE BOTTOM OF THE JOIST WHEN SUCH MEMBERS HAVE A DEPTH TO THICKNESS RATIO EXCEEDING 6:1, BASED ON NOMINAL DIMENSIONS.

- STUCCO/EXTERIOR TRIM**
- PATCH EXISTING 3-COAT CEMENTITIOUS STUCCO AT WINDOW AND DOOR INFILLS.
 - **PROVIDE ALTERNATE PRICE TO REPAIR EXISTING STUCCO AT WHOLE HOUSE; FINISH TO MATCH EXISTING AND TO PAINT ALL STUCCO WITH 100% ACRYLIC PAINT**
 - REVIEW CONDITION OF EXISTING FASCIA AND FRIEZE, REPAIR/REPLACE AS NECESSARY
 - FURNISH AND INSTALL 5/4" x 4" CASING AT WINDOWS/SLIDING DOOR
 - NEW PORCH CEILING TO BE "V" GROOVE - PRIME/PAINT
 - TRIM BOARDS TO BE SMOOTH HARDIETRIM
 - NEW FASCIA TO BE SMOOTH HARDIETRIM 4/4 x 7.25
 - PORCH FRIEZE TO BE SMOOTH HARDIETRIM 5/4 x 7.25
 - PORCH RAILING TO BE 8/4
 - COLUMNS TO BE TREATED 6 x 6 CLAD WITH 4/4 x 7.25 SMOOTH HARDIETRIM
 - FURNISH AND INSTALL EGRESS FRIEZE (OR EQUAL) VERTICAL 3-TRACK SCREEN/STORM PANELS AT SCREENED PORCH - WWW.EGRESSHOME.COM/PORCHES/VERTICAL-3-TRACK; COLOR TO BE WHITE

- MILLWORK AND FINISH CARPENTRY**
- WALLBASE - MATCH EXISTING FOR PAINT FINISH
 - WINDOW AND DOOR CASING - FLAT STOCK WITH BACKBAND TO MATCH EXISTING
 - NEW PRIMARY BATH CROWN MOLDING TO BE METRIE #24136 FOR PAINT FINISH
 - BATH AND LAUNDRY CABINETS WILL BE FURNISHED BY OWNER; INSTALLATION BY G.C.
 - PRIMARY BEDROOM CLOSET INTERIORS BY OWNER

- ROOFING**
- FURNISH AND INSTALL GAF TIMBERLINE LIFETIME SHINGLES TO MATCH EXISTING AT PORCH. PROVIDE COLOR SAMPLES FOR OWNER/ARCHITECT SELECTION.
 - PROVIDE W/LR GRADE ICE & WATER SHIELD AT NEW PORCH ROOF
 - NEW PORCH GUTTER AND DOWNSPOUT TO MATCH EXISTING/ REVIEW CONDITION OF EXISTING ALUMINUM GUTTERS AND DOWNSPOUTS. COORDINATE DOWNSPOUT CONNECTION WITH YARD DRAINAGE SYSTEM
 - ALUMINUM FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH STANDING SEAM ROOF REQUIREMENTS
 - ALL SINGLE-FAMILY DWELLINGS SHALL HAVE A ROOF COVERING OF A GRADE WHICH WOULD BE RATED AS CLASS "C" OR HIGHER FIRE-RESISTANCE BY AN APPROVED TESTING AGENCY. STANDING SEAM ROOFS MEET THIS CRITERIA.

- DRYWALL AND INSULATION**
- ALL NEW PARTITIONS, PERIMETER WALLS AND CEILINGS TO BE 5/8" DRYWALL.
 - ALL WET AREA FLOORS AND WALLS TO HAVE DUROCK UNDERLAYMENT.
 - FURNISH AND INSTALL R-49 AT ANY EXPOSED ROOF/CEILING JOISTS
 - FURNISH AND INSTALL R-30 CLOSED CELL FOAM INSULATION AT NEW/EXPOSED PERIMETER WALLS
 - FURNISH AND INSTALL FIBREGLOSS SOUND INSULATION AT PRIMARY BEDROOM/BATHROOM SHARED WALLS.

- FLOORING**
- BUFF AND RECOAT EXISTING WOOD FLOORS IN WORK AREAS.
 - PRIMARY BATHROOM AND BATH #3 TO BE TILED
 - FURNISH AND INSTALL VINYL PLANK FLOORING AT BASEMENT AS NOTED
 - HVAC GRILLES TO BE FLUSH INSET, WOOD SPECIES TO MATCH FLOOR.

- STONE/CERAMIC TILE**
- FURNISH AND INSTALL FLOOR TILE AT PRIMARY AND BATH #3. (SEE ROOM FINISH SCHEDULE FOR MATERIALS)
 - FURNISH AND INSTALL WALL TILE TO AND INCLUDING CEILINGS AT SHOWERS
 - ALL WET AREAS TO BE INSTALLED OVER 5/16" DUROCK; SHOWER ENCLOSURE WALLS AND FLOORS TO HAVE REDGUARD WATERPROOFING; SHOWER PAN TO BE POURED IN PLACE
 - INCLUDE \$7,000.00 MATERIAL ALLOWANCE FOR STONE/CERAMIC TILE AND GROUT
 - FURNISH AND INSTALL KARDEAN LOOSELAY VINYL PLANK FLOORING AT BASEMENT; COLOR TO BE SELECTED BY OWNER

- CAULKING**
- FURNISH AND INSTALL NON-STAINING POLYSULPHIDE, ACRYLIC OR URETHANE EXTERIOR CAULKING TO MATCH THE MATERIAL BEING CAULKED. CAULK ALL WINDOW AND DOOR PERIMETERS, TRIM JOINTS, AND JUNCTIONS OF DISMILAR MATERIALS
 - CAULKING TO BE WATER AND WEATHERTIGHT

- SPECIALTIES**
- **COUNTERTOPS** - INCLUDE \$6,000.00 ALLOWANCE TO FURNISH AND INSTALL AT LAUNDRY ROOM, PRIMARY BATH AND BATH #3. FURNISH AND INSTALL SHOWER SEATS, SHOWER JAMBS, NICHES AND THRESHOLDS
 - **TOILET ACCESSORIES AND MEDICINE CABINETS** - INSTALL OWNER FURNISHED
 - **SHOWER DOORS** - INCLUDE \$4,000.00 TO FURNISH AND INSTALL AT PRIMA
 - **APPLIANCES** - OWNER TO FURNISH SUPPLIER TO INSTALL
 - **PAINTING** - FURNISH AND INSTALL INTERIOR PRIME COAT FOLLOWING DRYWALL INSTALLATION, AND 2 FINISH COATS BENJAMIN MOORE OR EQUAL ON ALL WALLS AND TRIM. TRIM TO BE SPRAYED ON FINISH.

- WINDOWS/FRENCIL DOORS**
- NEW WINDOWS TO BE MARVIN ELEVATE WITH LOW E II INSULATED GLASS WITH ARGON GAS 7/8" SDL W/SPACER, EXTERIOR CLADDING COLOR TO BE STONE WHITE. INTERIORS TO BE WHITE. WINDOW HARDWARE TO BE WHITE, SCREENS TO BE MATCH CLADDING
 - INSTALL SALVAGED WINDOW AS NOTED
 - NEW FRENCH SLIDING DOORS TO BE MARVIN ELEVATE WITH LOW E II INSULATED GLASS WITH ARGON GAS, 7/8" SDL W/SPACER, EXTERIOR CLADDING COLOR TO BE WHITE. INTERIORS TO BE WHITE. HARDWARE TO BE SATIN NICKEL. SCREENS TO BE WHITE.
 - HABITABLE ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF THE ROOM. ONE HALF OF THE REQUIRED AREA OF GLAZING SHALL BE OPERABLE. LIGHT AND VENT SCHEDULES SHALL COMPLY W/ IRC.
 - NO WINDOW MAY BE SELECTED WHOSE AIR INFILTRATION EXCEED 50 CUBIC FEET PER MINUTE PER LINEAR FOOT OF CRACK.
 - TEMPERED GLASS SHALL BE USED IN ALL DOORS AND SIDELITES.
 - HAZARDOUS LOCATIONS - THE FOLLOWING SHALL BE CONSIDERED HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING. PROVIDE SAFETY OR TEMPERED GLASS AT THESE LOCATIONS:
 - GLAZING IN ALL UNFRAMED SWINGING DOORS
 - GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS.
 - GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE IS LESS THAN 60" ABOVE THE DRAIN INLET OR LESS THAN 18" ABOVE THE FLOOR.
 - GLAZING IN STAIRWELLS.

- PLUMBING NOTES**
- ALL WORK SHALL COMPLY WITH THE 2014 EDITION OF THE ILLINOIS STATE PLUMBING CODE AND THE VILLAGE CODE.
 - PURSUANT TO SECTION 5 OF THE ILLINOIS PLUMBING LICENSE LAW, A LETTER OF INTENT SHALL BE INCLUDED WITH PLUMBING PERMIT APPLICATIONS. THE LETTER SHALL BE WRITTEN ON THE LICENSED PLUMBER OF RECORD'S BUSINESS STATIONERY, AND SHALL INCLUDE THE LICENSE HOLDER'S SIGNATURE AND CORPORATE SEAL. IF A CORPORATE SEAL IS NOT AVAILABLE, THEN SAID LETTER SHALL BE NOTARIZED. ORIGINAL LETTER IS REQUIRED.
 - EXISTING WATER SERVICE TO REMAIN
 - ALL NEW WATER PIPING TO BE COPPER
 - NEW WASTE AND VENT TO BE PVC - INSULATE FOR SOUND.
 - EXISTING HOT WATER HEATER TO REMAIN
 - SHOWER VALVES SHALL BE PRESSURE BALANCED AND THERMOSTATIC CONTROL
 - ANTI-SCALD VALVES ON SHOWER COMBINATIONS SHALL BE SET AT 115 DEGREES AT TIME OF INSPECTION
 - ALL SHOWER COMBINATIONS SHALL BE PROVIDED WITH AUTOMATIC SAFETY WATER MIXING DEVICE TO PREVENT SUDDEN UNANTICIPATED CHANGES IN WATER TEMPERATURE OR EXCESSIVE WATER TEMPERATURES. THE AUTOMATIC SAFETY WATER MIXING DEVICE SHALL BE EITHER THERMOSTATIC, PRESSURE BALANCED, OR COMBINATION CONTROLLED, IN ACCORDANCE WITH ANCI/ASSE 1016-1990, AND DESIGNED WITH A MAXIMUM HANDLE ROTATION LIMIT/STOP ADJUSTED TO A MAXIMUM SETTING OF 115 DEGREES F.
 - ALL HAND-HELD SHOWERS SHALL HAVE APPROVED BACKFLOW PREVENTION
 - PLUMBING WALLS WHERE STACKS ARE LOCATED MUST BE BUILT WITH NOT LESS THAN 2x4 FRAMING (15-08.060 C3 LOCAL AMENDMENT)
 - FOR ALL NEW CONSTRUCTION, INCLUDING ADDITIONS AND SUBSTANTIAL REMODELING, A MINIMUM OF 1" COPPER WATER SUPPLY IS REQUIRED (15-08.060 C6 LOCAL AMENDMENT)
 - ALL NEW PLUMBING FIXTURES AND IRRIGATION CONTROLLERS SHALL BEAR THE WATERSENSE LABEL AS DESIGNATED BY THE EPA - 15-08.060 #8 LOCAL ORDINANCE
 - INSULATE HOT WATER AND RETURN LINES PER IECC 2021

PLUMBING FIXTURES	QUANTITY	QTY
EXHIBURE	500.00	2
TOILET	500.00	2
LAV BOWL	250.00	3
LAV FAUCET	450.00	3
SHOWER VALVE/HEAD	600.00	1
DELUGE SHOWER HEAD	400.00	1
HAND HELD SHOWER	400.00	1
SHOWER VALVE/HEAD	500.00	1

MECHANICAL NOTES

- ALL WORK SHALL COMPLY WITH THE 2021 EDITION OF THE INTERNATIONAL MECHANICAL CODE AND THE VILLAGE CODE.
- MECHANICAL CONTRACTOR TO DESIGN/BUILD/EXTEND EXISTING GAS FORCED AIR HEATING AND COOLING SYSTEM FOR WHOLE HOUSE; REVIEW OPTIONS WITH OWNER/ARCHITECT
- MECHANICAL CONTRACTOR TO PROVIDE DUCT LAYOUT FOR WINNETKA REVIEW AND APPROVAL. ALL DUCTWORK MUST COMPLY WITH SECTION M1601 DUCT CONSTRUCTION, DUCT SYSTEMS SERVING HEATING, COOLING AND VENTILATION EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH SECTION M1601 AND ACCA MANUAL D
- FURNISH AND INSTALL ALL TOILET EXHAUST DUCTWORK. TOILET EXHAUSTS SHALL NOT TERMINATE IN AN EAVE.
- EXHAUST DUCTS SHALL BE SUPPORTED AT INTERVALS NOT TO EXCEED 12 FEET AND SHALL BE SECURED IN PLACE. EXHAUST DUCT JOINTS SHALL BE SEALED IN ACCORDANCE WITH SECTION M1601.41 AND SHALL BE MECHANICALLY FASTENED. DUCTS SHALL NOT BE JOINED WITH SCREENS OR SIMILAR FASTENERS THAT PROTRUDE MORE THAN 1/8" INSIDE THE DUCT. JOINTS OF DUCT SYSTEM SHALL BE SEALED, MASTIC OR GASKETED AIR-TIGHT. JOINTS AND SEAMS SHALL COMPLY WITH EITHER THE INTERNATIONAL MECHANICAL CODE OR INTERNATIONAL RESIDENTIAL CODE.
- DUCT INSULATION SHALL BE INSTALLED IN ALL DUCTWORK INSTALLED IN NON CONDITIONED AREAS.
- DUCT COVERINGS AND LINING SHALL HAVE A FLAME-SPREAD INDEX NOT GREATER THAN 25, SMOKE-DEVELOPED INDEX NOT GREATER THAN 50.
- GAS PIPING SHALL NOT BE RUN IN OR THROUGH THE FOLLOWING: SUPPLY OR RETURN AIR DUCTS, CLOTHES CHUTES, CHIMNEYS, VENTS, DUMBWATERS, OR ELEVATOR SHAFTS
- GAS PIPING SYSTEMS INSTALLED IN CONCEALED LOCATIONS SHALL NOT HAVE UNIONS OR RUNNING THREADS.
- DUCTS THAT PENETRATE FIRE RESISTANCE RATED FLOOR ASSEMBLY SHALL BE PROVIDED W/ APPROVED FIRE DAMPER THAT COMPLIES WITH BOCA SECTION 7184
- FLEXIBLE AIR DUCTS AND FLEXIBLE AIR CONNECTORS SHALL NOT PASS THROUGH ANY WALL, FLOOR, CEILING, OR FIRE RESISTANCE RATED ASSEMBLY.
- COMMERCIAL QUALITY REGISTERS TO BE WOOD FLUSH WITH FLOOR OR ALUMINUM ON WALLS AND CEILINGS; REVIEW LOCATIONS WITH OWNER/ARCHITECT.

ELECTRICAL NOTES

- ALL WORK SHALL COMPLY WITH THE 2020 EDITION OF THE NATIONAL ELECTRIC CODE, AND THE WINNETKA, ILLINOIS ELECTRICAL CODE.
- ALL NON-CONFORMING ELECTRICAL INSTALLATIONS OR MATERIALS DISCOVERED OR REVEALED DURING REMODELING, RENOVATION, OR OTHER ALTERATION PROJECTS SHALL BE CORRECTED IN ACCORDANCE WITH WINNETKA CODE.
- EXISTING 200 AMP ELECTRICAL SERVICE SHALL REMAIN
- ALL CONTRACTOR TO COMPLY WITH ARTICLE 210-9 FPN NO. 4
- SMOKE DETECTORS MUST BE PROVIDED TO MEET THE REQUIREMENTS FOR NEW CONSTRUCTION AS FOLLOWS AND MUST BE HARDWIRED WITH BATTERY BACK-UP. IN EACH SLEEPING ROOM, WITHIN 15' OF EACH SLEEPING ROOM, ON EACH LEVEL INCLUDING THE BASEMENT, AND AT THE HEAD OF EACH STAIR.
- FURNISH AND INSTALL HARDWIRED CARBON MONOXIDE DETECTORS IN ACCORDANCE WITH NEC AND WINNETKA REQUIREMENTS.
- FIXTURES IN CLOTHES CLOSETS TO BE PER NEC410.8
- ALL DEVICES TO BE WHITE
- PROVIDE GROUND FAULT CIRCUIT PROTECTION AT ALL BATHROOM, WET AREA, AND EXTERIOR ELECTRICAL OUTLETS. EXTERIOR OUTLETS TO BE WEATHERPROOF.
- INSTALL OWNER FURNISHED DECORATIVE FIXTURES
- NEW RECESSED CANS TO BE JUNO LIGHTING I220-4" IC UNIVERSAL HOUSING WITH 205W, W/ 4" LED TRIM - WARM WHITE 2700K WITH WHITE BAFFLES
- SWITCHES AND DIMMERS TO BE DECORA PADDLE W/ SLIDE
- FURNISH AND INSTALL INFRARED CEILING HEATERS AT PORCH
- RECESSED CAN LIGHTING IN CONTACT WITH INSULATION SHALL BE IC LISTED FIXTURES.
- ALL 15 AND 20 AMP CIRCUITS SERVING RECEPTACLES AND LIGHTING IN THE BEDROOMS, FAMILY ROOM, PLAYROOMS, CLOSETS, HALLWAYS, KITCHEN, LAUNDRY ROOMS, MUDROOMS, OR SIMILAR AREAS SHALL BE COMBINATION ARC FAULT PROTECTED.
- ALL 125 VOLT, SINGLE-PHASE 15 AND 20-AMP RECEPTACLES INSTALLED IN LAUNDRY AREAS SHALL BE GFCI PROTECTED.
- OUTLET BOX HOOD (IN-USE COVERS) FOR NEW EXTERIOR RECEPTACLES SHALL BE LISTED AND IDENTIFIED AS "EXTRA DUTY"
- OUTLETS OVER OR WITHIN 24" OF A SHOWER OR BATHTUB SHALL BE GFCI PROTECTED.
- ALL NEW OUTLETS SHALL BE TAMPER RESISTANT.
- NEW CIRCUIT WIRING TO BE RUN IN CONDUIT WITH LIMITED USE OF FLEX UNLESS OTHERWISE APPROVED IN ADVANCE.
- ALL CEILING BOXES THAT COULD REASONABLY ACCOMMODATE A CEILING FAN SHALL BE RATED TO HOLD A FAN.
- FURNISH AND INSTALL ALL NOTED LED STRIP CLOSET LIGHTING - HOUSING TO BE WHITE
- FURNISH AND INSTALL IN-FLOOR ELECTRIC HEAT AT PRIMARY BATHROOM, INSTALL PER MANUFACTURER INSTRUCTIONS. RADIANT PANELS SHALL BE INSTALLED PARALLEL TO FRAMING MEMBERS AND SECURED TO THE SURFACE OF FRAMING MEMBERS OR MOUNTED BETWEEN FRAMING MEMBERS.
- RADIANT PANELS SHALL BE INSTALLED AS COMPLETE UNIT, UNLESS LISTED AND LABELED FORFIELD CUTTING. FIELD CUTTING OF RADIANT HEATING SHALL BE PROHIBITED, UNLESS LISTED AND LABELED FOR FIELD CUTTING.
- ELECTRICIAN TO SUBMIT SPECIFICATIONS AND OR MANUFACTURERS BROCHURE FOR THE INSTALLATION OF RADIANT HEATING SYSTEM.

ENERGY CONSERVATION

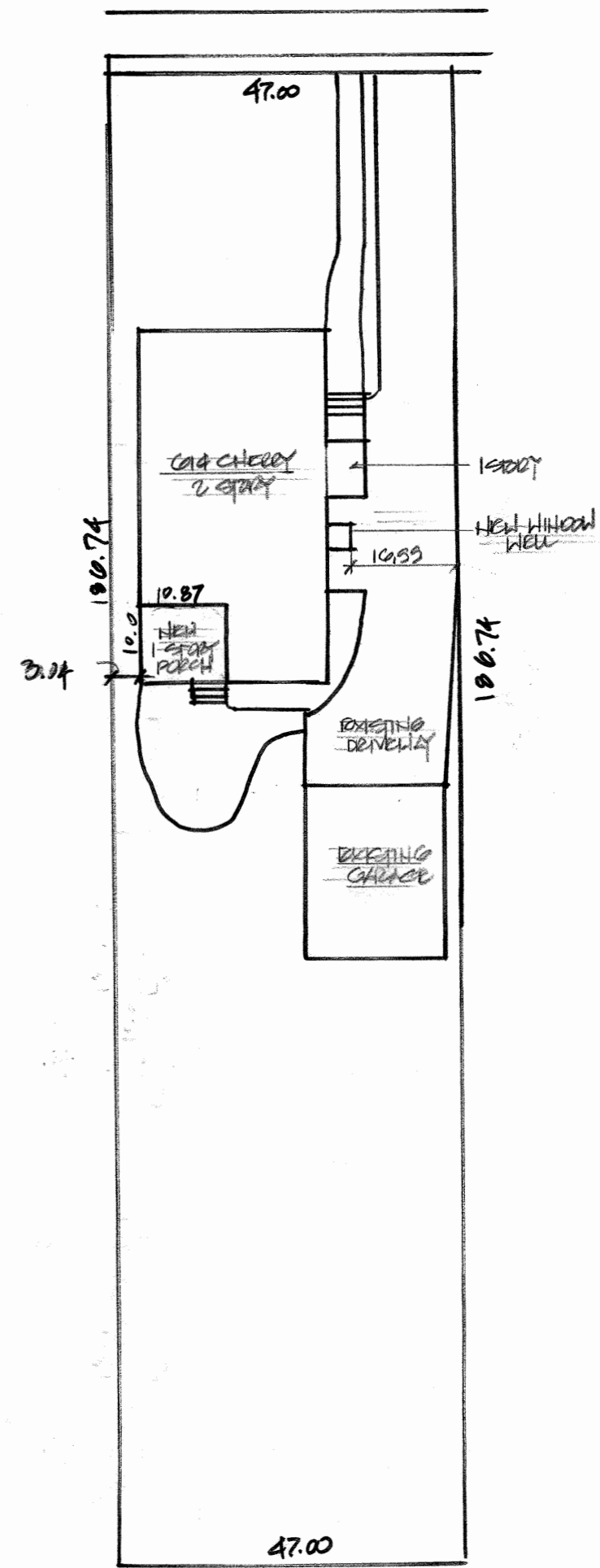
ALL BUILDINGS AND/OR STRUCTURES WHICH PROVIDE OR SHELTER FOR HUMAN OCCUPANCY CONSTRUCTED HEREIN, SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE 2021 INTERNATIONAL ENERGY CONSERVATION CODE. THESE CONSTRUCTION DOCUMENTS CONFORM TO THIS REQUIREMENT, AND OTHER APPLICABLE SECTIONS OF THE INTERNATIONAL MECHANICAL CODE AND ILLINOIS PLUMBING CODE.

R VALUES AND MINIMUM ASSEMBLIES FOR THE COMPONENTS ARE AS FOLLOWS:

WALLS	INSULATION	NOT LESS THAN R-20 +R 3.8cI OR R13+ R7.5 cI
ROOF/CEILING	INSULATION	NOT LESS THAN R-49
UNHEATED SLAB	INSULATION	NOT LESS THAN R-15 for 24" below
HEATED SLAB	INSULATION	NOT LESS THAN R-15 for 4" below +R5 full slab
FLOOR OVER UNHEATED SLAB	INSULATION	NOT LESS THAN R-1
HEATED CRAWL SPACE WALL	INSULATION	NOT LESS THAN R-11
HEATED BASEMENT WALL	ASSEMBLY	NOT LESS THAN R-13
UNHEATED BASEMENT WALL	ASSEMBLY	NOT LESS THAN R-15
DUCT INSULATION	INSULATION	NOT LESS THAN R-5
ON ALL DUCTS LOCATED IN UNHEATED SPACES WITH REQUIRED VAPOR BARRIER	INSULATION	NOT LESS THAN R-8
WATER HEATER INSULATION	INSULATION	NOT LESS THAN R-5

- **THE PROPOSED BUILDING MEETS THE PRESCRIPTIVE COMPLIANCE REQUIREMENTS**
- ALL PRESCRIPTIVE AND MANDATORY REQUIREMENTS OF CHAPTER 4 OF THE 2021 IECC AS WELL AS TABLE 402.1.3 NEED TO BE ADHERED TO.
- ALL PROPOSED INSULATION SHALL HAVE R VALUES IN COMPLIANCE WITH IECC CHAPTER 4 RESIDENTIAL ENERGY
- ALL EXTERIOR JOINTS, SEAMS, AND PENETRATIONS IN THE BUILDING ENVELOPE MUST BE SEALED WITH CAULKED, TAPED, GASKETS OR WEATHERSTRIPPING TO PREVENT AIR LEAKAGE.
- VAPOR RETARDERS WITH A PERM RATING OF 1.0 OR LESS MUST BE INSTALLED IN ALL FRAMED CEILINGS, WALLS, AND FLOORS OF THE INSULATION.
- ALL SUPPLY AND RETURN AIR DUCTS MUST BE SEALED USING MASTIC WITH FIBROUS BACKING TAPE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. FOR FIBROUS DUCTS, PRESSURE SENSITIVE TAPE MAY BE USED. DUCT TAPE IS NOT PERMITTED.
- WINDOW AND DOOR OR GLAZING FACTOR NOT TO EXCEED 0.30 IN COMPLIANCE WITH TABLE N102.1 LABELS ON WINDOWS AND DOORS SHALL DEMONSTRATE COMPLIANCE WITH SECTION 601.3.2.2 AT FINAL INSPECTION.
- PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, AN OCCUPANT CONTROL, OR OTHER CONTROL THAT IS INSTALLED OR BUILT-IN TO THE FIXTURE. EXCEPTIONS - LIGHTING CONTROLS SHALL NOT BE REQUIRED FOR THE FOLLOWING: BATHROOMS; HALLWAYS; EXTERIOR LIGHTING FIXTURES; LIGHTING DESIGNED FOR SAFETY OR SECURITY

CHERRY STREET



SITE PLAN

1" = 20'-0"

SITework

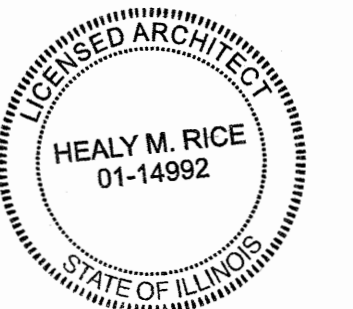
- GENERAL CONTRACTOR AND SUBCONTRACTORS TO COMPLY WITH AND FOLLOW VILLAGE OF WINNETKA SITE MAINTENANCE REQUIREMENTS.
- TREES ON THE PROPERTY AND PARKWAY SHALL RECEIVE PROTECTIVE FENCING IN ACCORDANCE WITH VILLAGE OF WILMETTE REQUIREMENTS.
- EXISTING GRADES SHALL REMAIN
- ALL DISTURBED PARKWAY LAWN AREAS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE RESTORED WITH 6" OF MULCHIFIED TOPSOIL AND SOD. ALL DAMAGED SECTIONS OF THE PUBLIC SIDEWALK ARE TO BE REPLACED WITH 5" PCC CLASS SI OVER A 3" C&G BASE. ALL SOD MUST BE WATERED TO SUSTAIN GROWTH.

LANDSCAPING

- RESTORE TO GRADE ALL AREAS AFFECTED BY CONSTRUCTION FOLLOWING COMPLETION
- PROTECT ALL TREES IN ACCORDANCE WITH VILLAGE REQUIREMENTS
- FINAL STOPS, STEPS AND PATIO BY LANDSCAPE CONTRACTOR

AXLINE RESIDENCE REMODELING

614 CHERRY ST.
WINNETKA, IL 60093
brian.axline@gmail.com



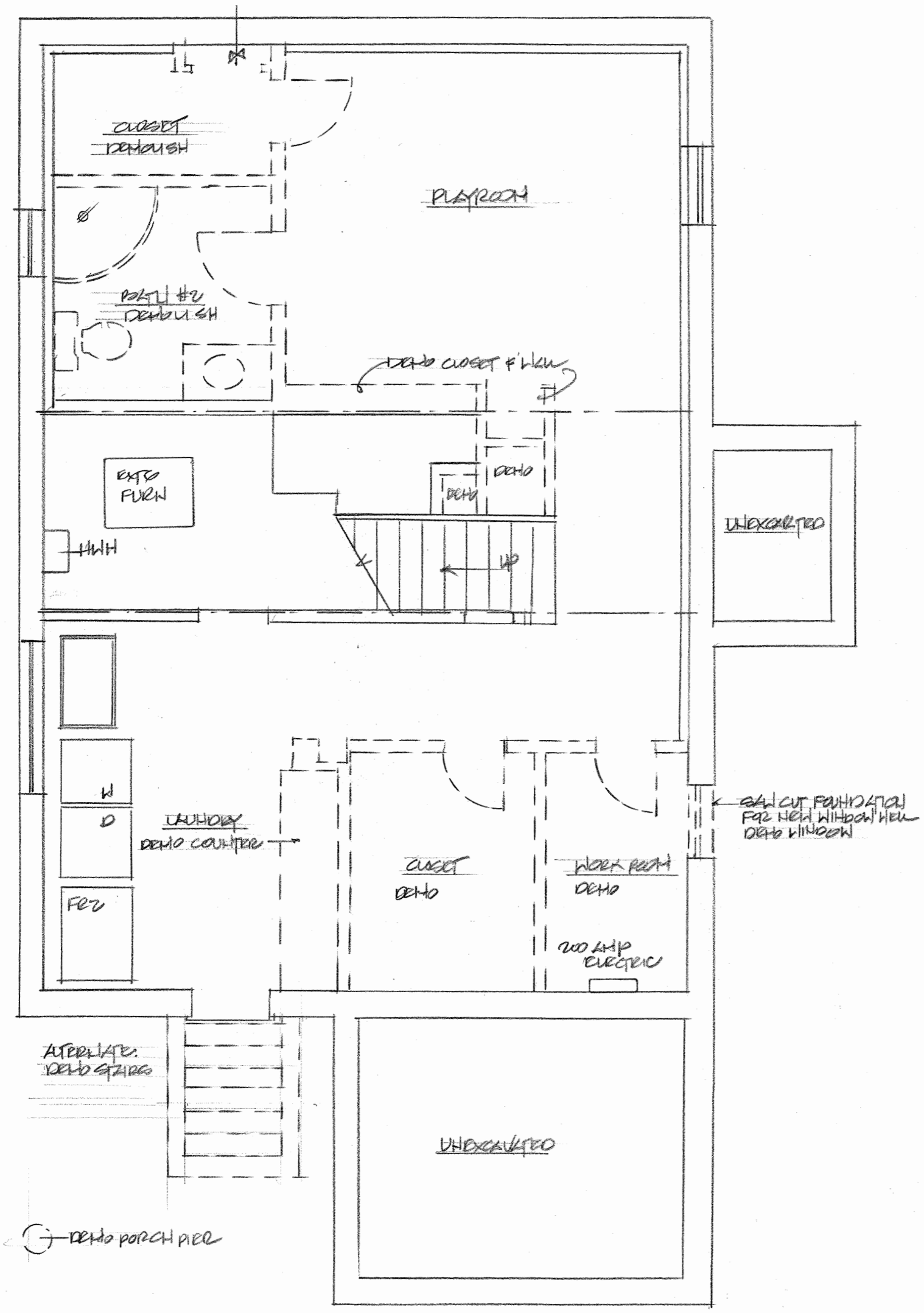
HEALY M. RICE, P.C.

415 WASHINGTON AVE.
WILMETTE, IL 60091
847-853-0824
healyrice1@gmail.com

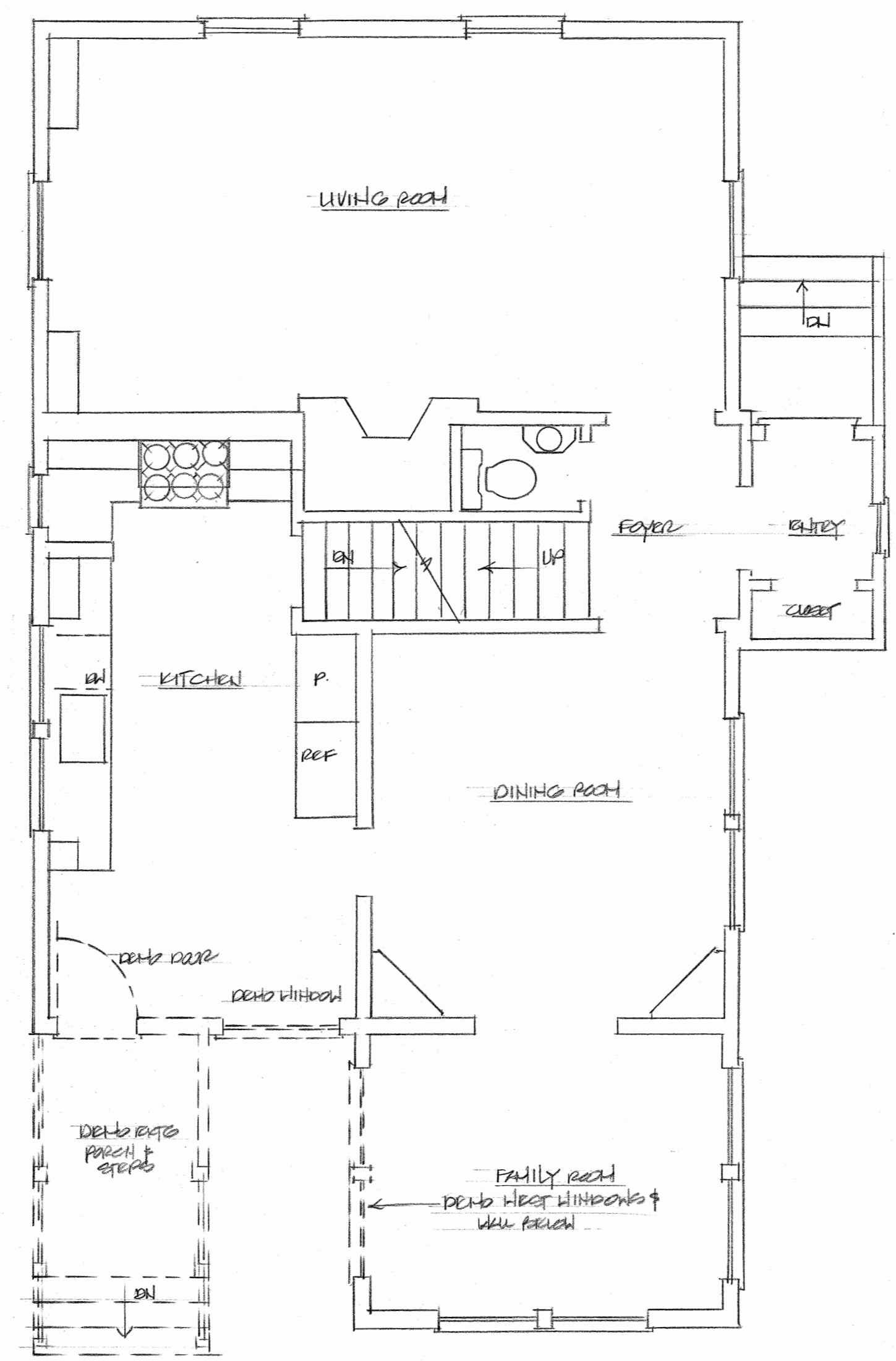
ISSUED FOR BID 11 NOVEMBER 25
ISSUED FOR PERMIT 11 NOVEMBER 25
ISSUED FOR CONSTRUCTION
REVISED

ALL WORK TO COMPLY WITH THE 2021 SERIES OF INTERNATIONAL CODE COUNCIL BUILDING CODES AND THE CODES AND ORDINANCES OF WINNETKA, ILLINOIS.

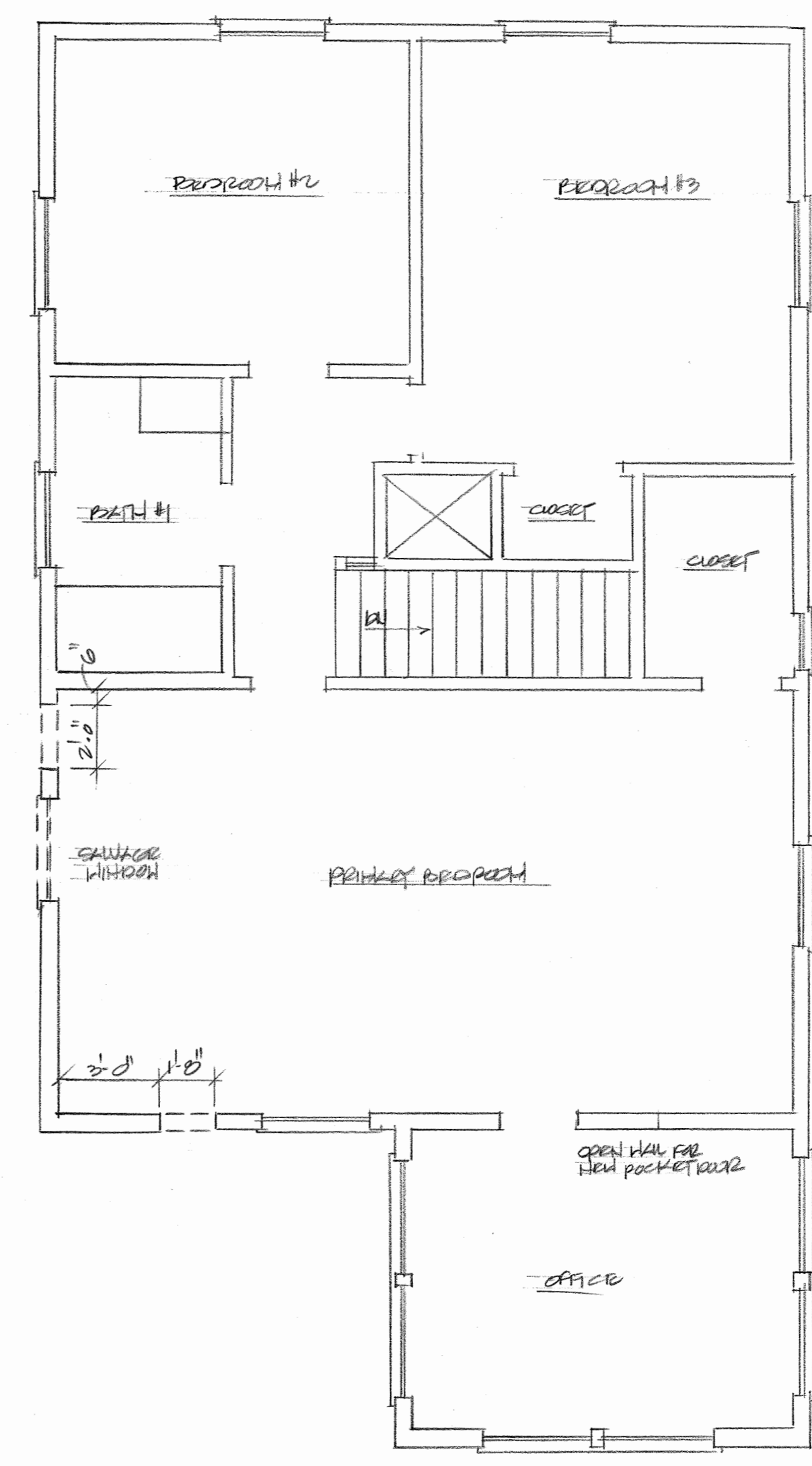
HEALY M. RICE, P.C. LICENSE #001-14992 (EXP. 11/30/26) DATE
HEALY M. RICE, P.C. LICENSE #184-000721 (EXP. 4/30/27)



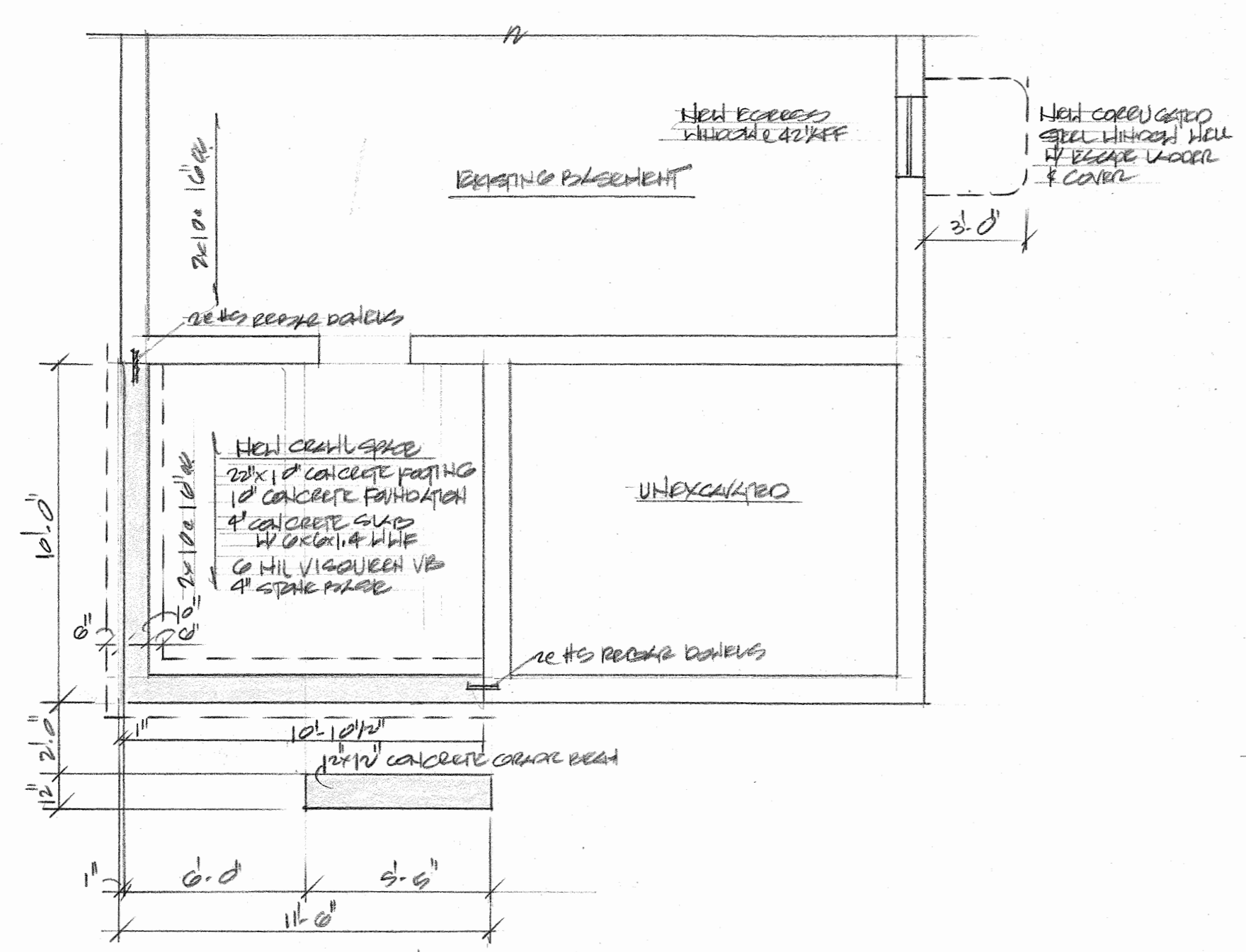
BASEMENT DEMOLITION
 1/4" = 1'-0"
 DEMOLITION



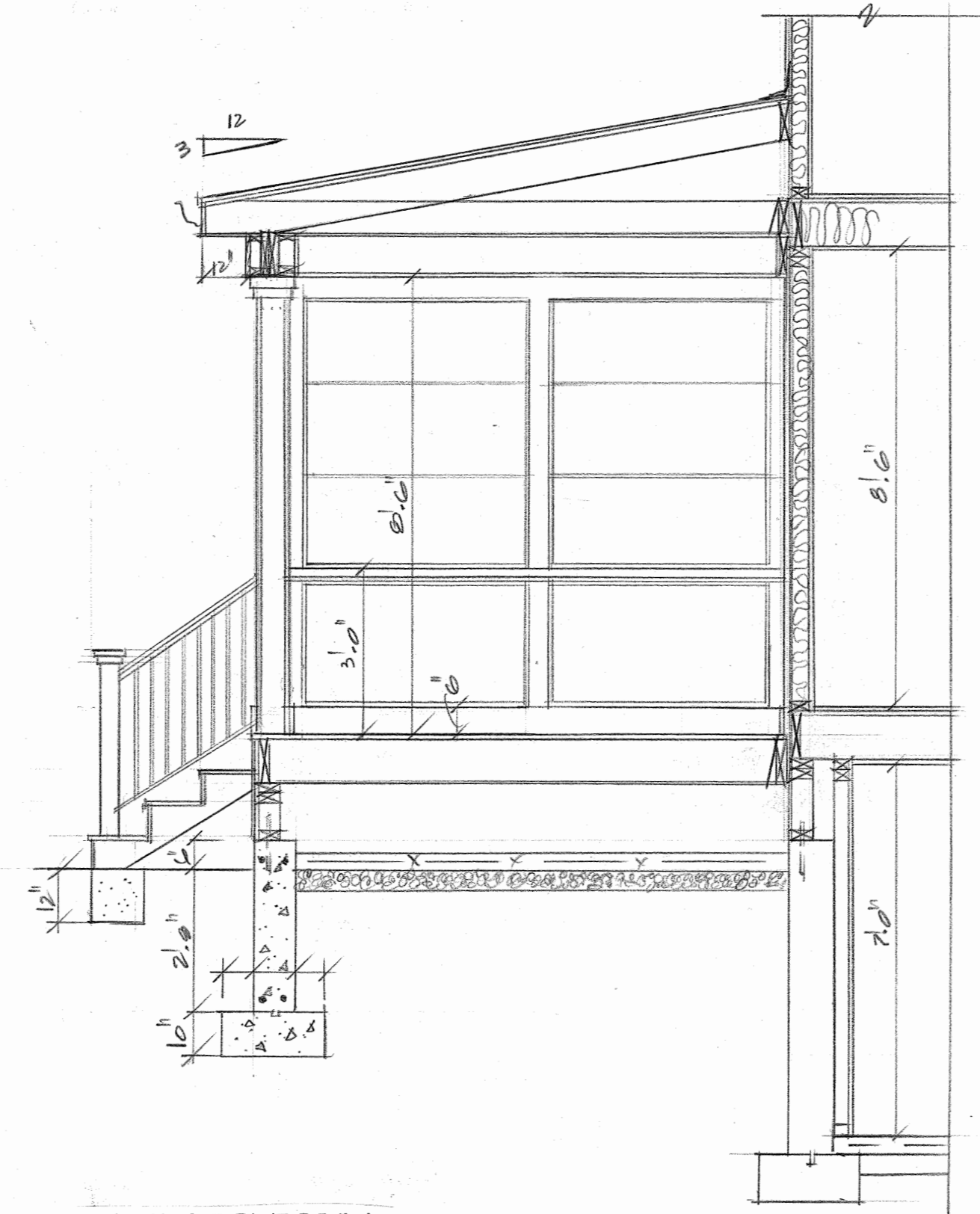
1ST FLOOR DEMOLITION
 1/4" = 1'-0"
 DEMOLITION



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



FOUNDATION PLAN
 1/4" = 1'-0"
 NEW CONSTRUCTION



WALL SECTION A
 3/8" = 1'-0"

ROOF/CEILING CONSTRUCTION

- ASPHALT SHINGLES TO MATCH EXTG
- 15# ROOFING FELT
- 5/8" CDX PLYWOOD
- 2 x 8 ROOF RAFTERS @ 16" O.C.
- 2 x 6 CEILING JOISTS @ 16" O.C.
- "V" GROOVE CEILING PANELING
- 4/4 x 7.25 HARDIETRIM FASCIA
- 5/4 x 7.25 HARDIETRIM FRIEZE
- ALUMINUM GUTTERS/DOWNSPOUTS

EXTERIOR WALL CONSTRUCTION

- 2 @ 2 x 10 BEAM
- 6 x 6 TREATED POST; CLAD WITH SMOOTH 4/4 x 7.25
- AZEK 8/4 RAILING @ 36" AFF
- EZE BREEZE SCREEN/STORM SYSTEM
- FIXED GLASS PANEL

FLOOR CONSTRUCTION

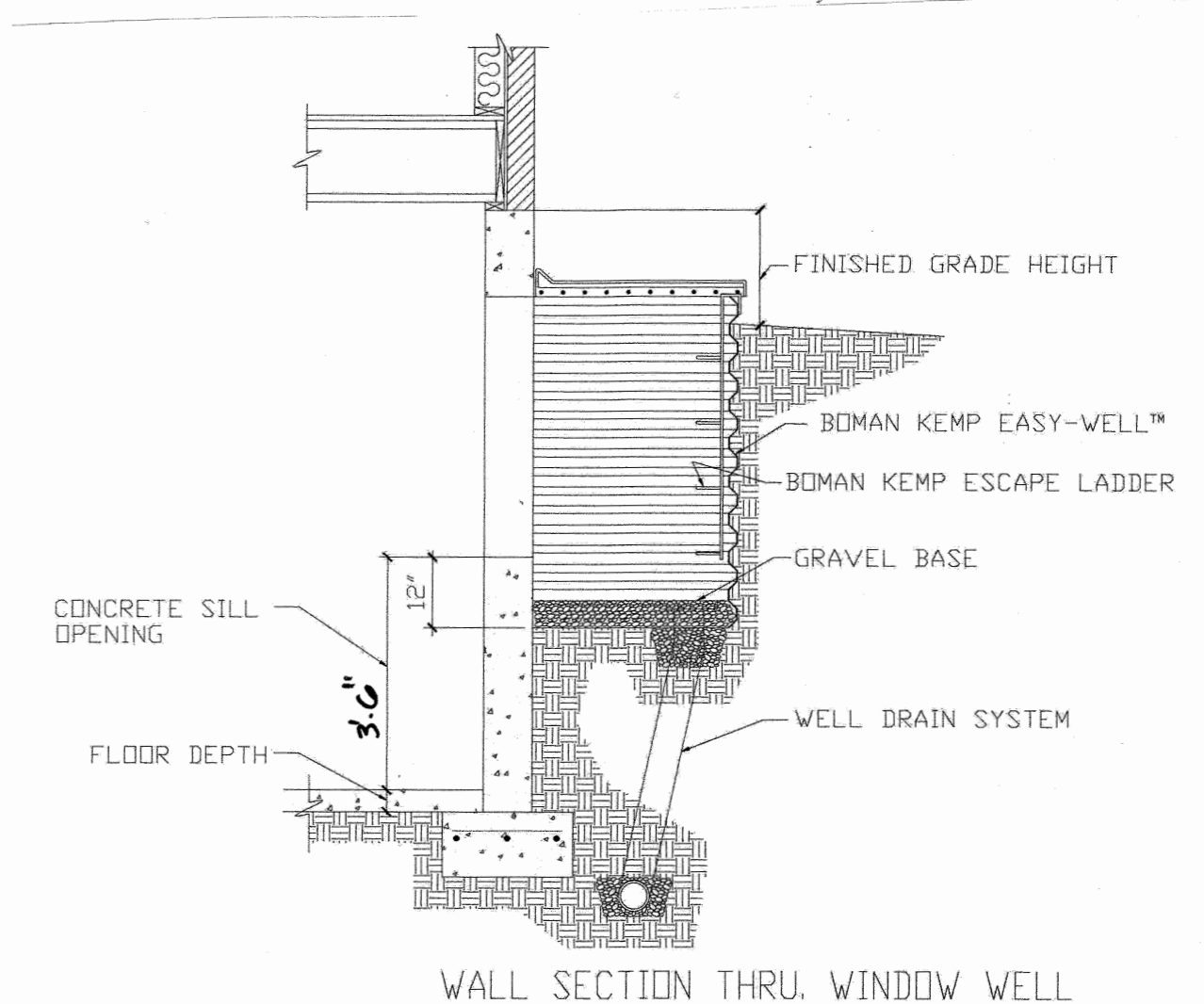
- 5/4" x 6" COMPOSITE DECKING
- TREATED 2 x 10 FLOOR JOISTS @ 16" O.C.

KNEEWALL CONSTRUCTION

- 3-COAT STUCCO FINISH TO MATCH EXISTING
- TYVBEK BUILDING PAPER
- 1/2" CDX PLYWOOD SHEATHING
- TREATED 2 x 4 WALL STUDS @ 16" O.C.
- TREATED PLATE

FOUNDATION CONSTRUCTION

- 10" x 22" CONCRETE FOOTING W/ CONTINUOUS KEY
- 10" CONCRETE FOUNDATION W/ 2 @ #5 REBAR TOP AND BOTTOM
- 4" CONCRETE SLAB W/ 6x6x1.4 WWF
- 6 MIL VISQUEEN VAPOR BARRIER
- 4" GRAVEL BASE

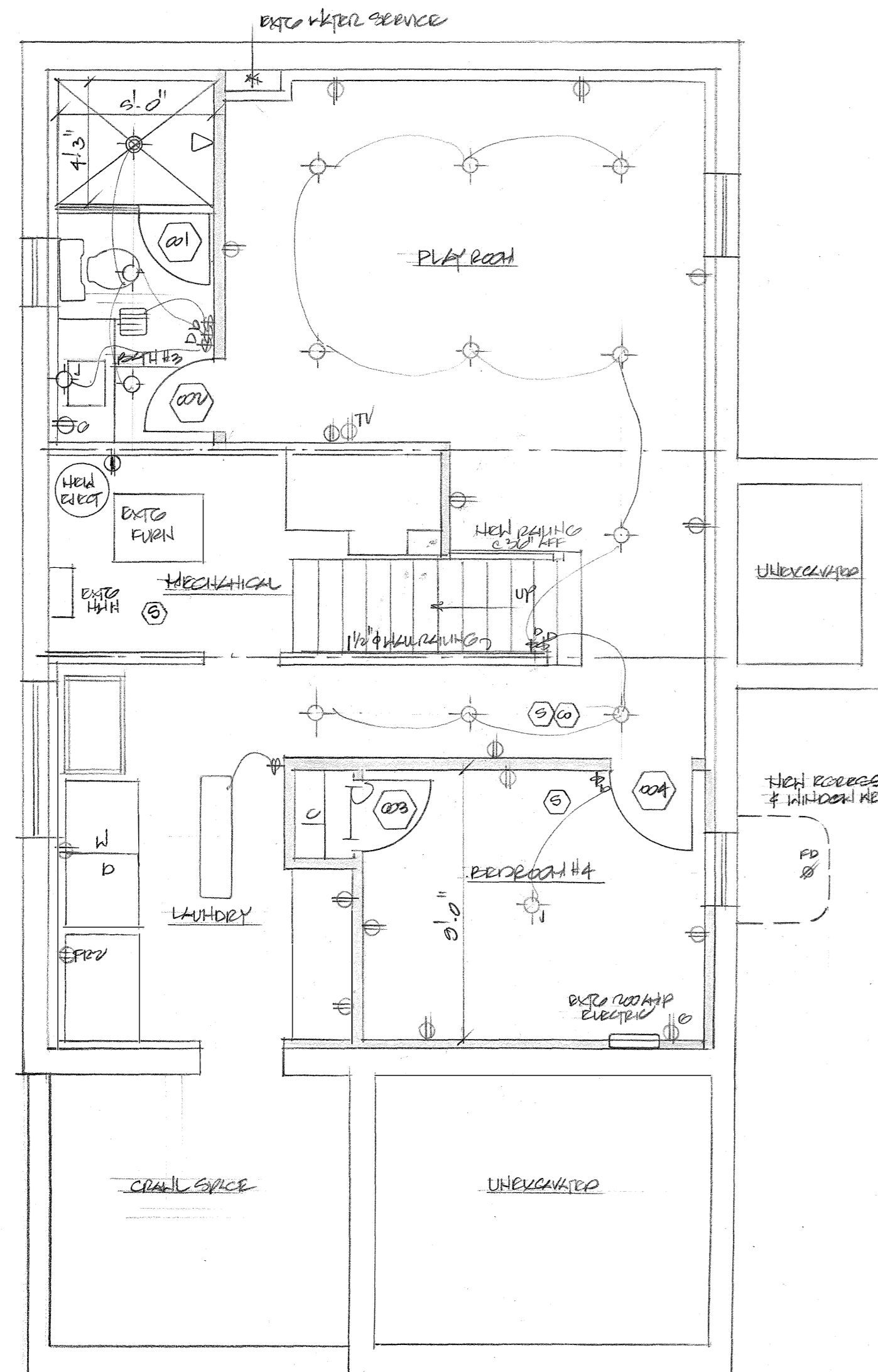


WALL SECTION THRU WINDOW WELL

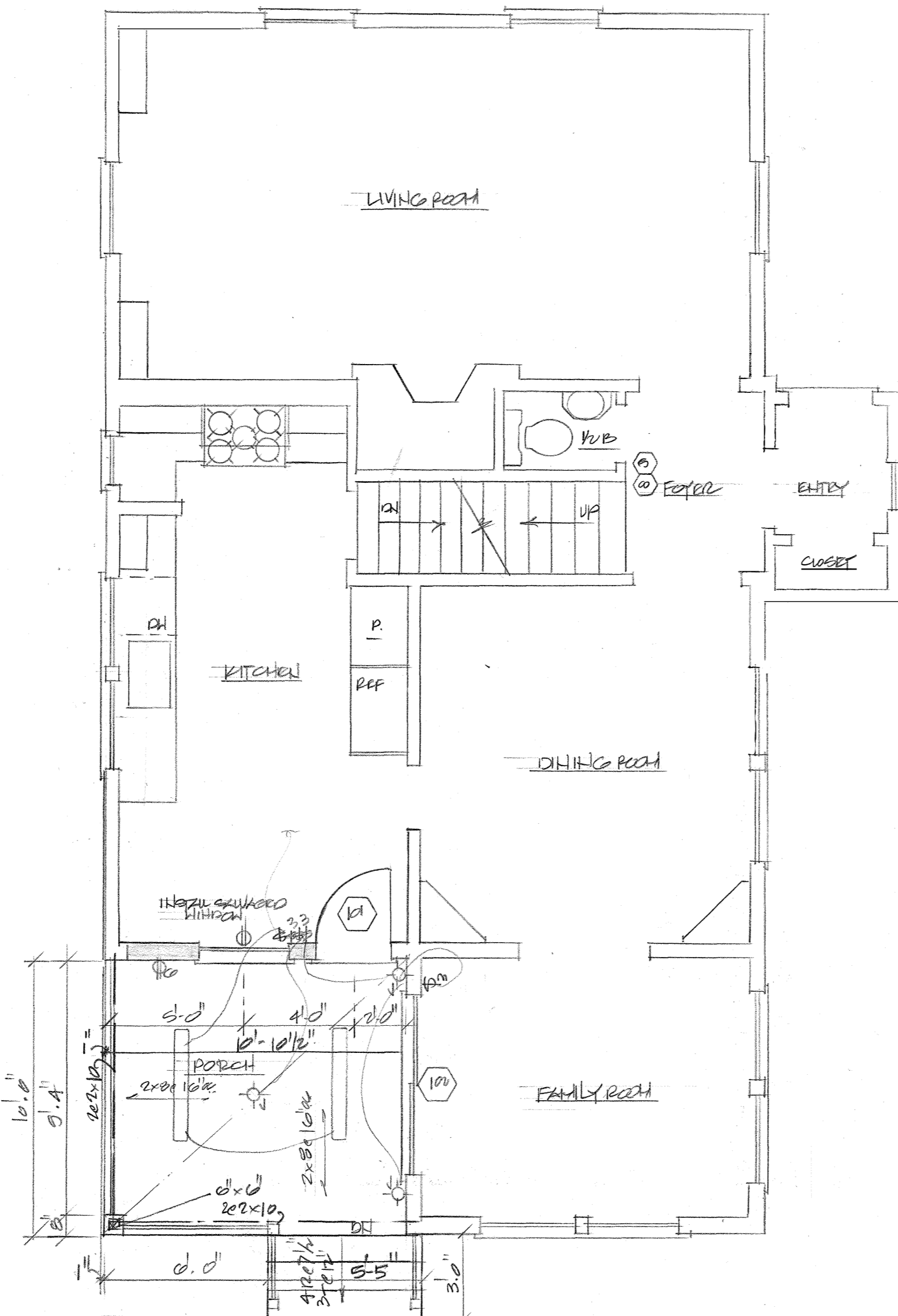
AXLINE RESIDENCE
 614 CHERRY ST.
 WINNETKA, IL. 60093
HEALY M. RICE, PC
 415 WASHINGTON AVE.
 WILMETTE, IL 60091
 847-853-0824
 healyrice@gmail.com

DATE 1 NOV 25
 REVISED

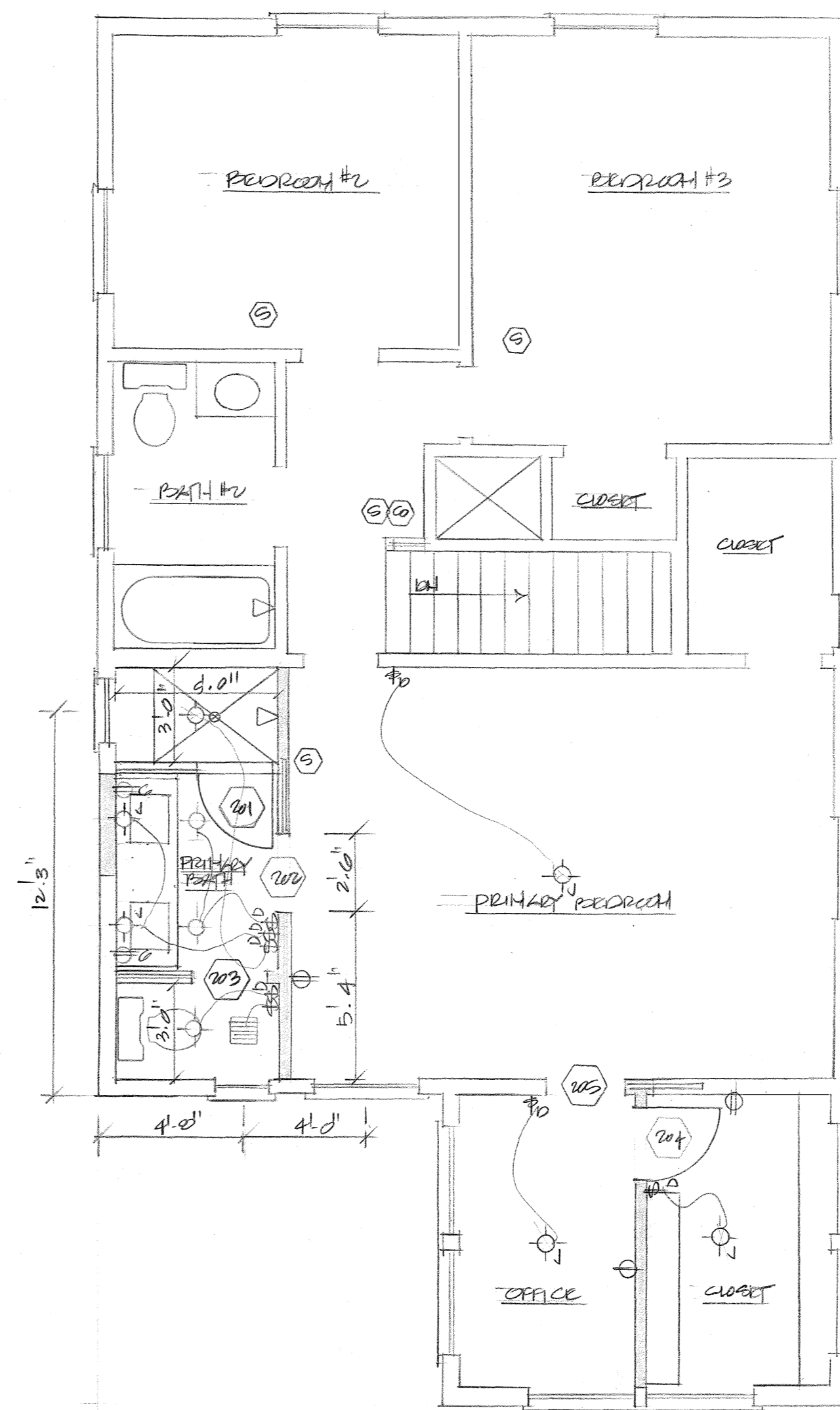
SHEET 2 OF 3



BASEMENT PLAN
 1/4" = 1'-0"
 NEW CONSTRUCTION



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



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

ROOM FINISH SCHEDULE

ROOM	FLOOR	BASE	WALLS	CEILING
BASEMENT				
PLAYROOM	LVP	WD2	PAINT	PAINT
BATH #3	CT	WD2	PAINT	PAINT
STAIRS TO 1ST FLOOR	EXTG	EXTG	EXTG	EXTG
MECHANICAL	EXTG	EXTG	EXTG	EXTG
BEDROOM #4	LVP	WD2	PAINT	PAINT
CLOSET	LVP	WD2	PAINT	PAINT
LAUNDRY	LVP	WD2	PAINT	PAINT
FLOOR #1				
FOYER	EXTG	EXTG	EXTG	EXTG
CLOSET	EXTG	EXTG	EXTG	EXTG
STAIRS TO 2ND FLOOR	EXTG	EXTG	EXTG	EXTG
LIVING ROOM	EXTG	EXTG	EXTG	EXTG
DINING ROOM	EXTG	EXTG	EXTG	EXTG
FAMILY ROOM	REP EXTG	PATCH	PAINT	PAINT
KITCHEN	EXTG	PATCH	PAINT	PAINT
PORCH	CD	WD1	PAINT	VG
FLOOR #2				
PRIMARY BEDROOM	EXTG	EXTG	PAINT	PAINT
EXTG CLOSET	EXTG	EXTG	PAINT	PAINT
NEW CLOSET	EXTG	WD2	PAINT	PAINT
OFFICE	EXTG	WD2	PAINT	PAINT
PRIMARY BATH	ST	WD2	PAINT	PAINT
HALLWAY	EXTG	EXTG	EXTG	EXTG
BEDROOM #2	EXTG	EXTG	EXTG	EXTG
CLOSET #2	EXTG	EXTG	EXTG	EXTG
BATH #2	EXTG	EXTG	EXTG	EXTG
BEDROOM #3	EXTG	EXTG	EXTG	EXTG
CLOSET #3	EXTG	EXTG	EXTG	EXTG

- WD1 1 x 6 FLAT STOCK
- WD2 MATCH EXISTING
- ST STONE TILE
- CT CERAMIC OR PORCELAIN TILE
- VG "V" GROOVE PANELING
- CD 5/4 x 6" COMPOSITE DECKING
- PAINT PAINT OVER DRYWALL
- EXTG EXISTING TO REMAIN

DOOR SCHEDULE

001	2'-4" x 6'-6" x 3/8" SHOWER DOOR/SIDELITE
002	2'-4" x 6'-8" x 1 3/8"
003	2'-4" x 6'-8" x 1 3/8"
004	2'-6" x 6'-8" x 1 3/8"
101	2'-8" x 6'-8" x 1 1/2" WOOD/GLASS EXTERIOR
102	MARVIN ELSFD 6068 XO
201	2'-4" x 7'-0" x 3/8" SHOWER DOOR/SIDELITE
202	2'-6" x 6'-8" x 1 3/8"
203	2'-4" x 6'-8" x 1 3/8"
204	2'-6" x 6'-8" x 1 3/8"
205	2'-6" x 6'-8" x 1 3/8"

HARDWARE HAND

- "D"RING L
- PRIVACY L
- PASSAGE L
- PASSAGE L
- LOCKSET/DEADBOLT R
- MULTIPOINT LOCK R
- "D"RING L
- POCKET L
- POCKET L
- PASSAGE L
- POCKET L

ELECTRICAL SCHEDULE

- DUPLX OUTLET
- QUADRUPLX OUTLET
- SEPARATE CIRCUIT OUTLET
- GROUND FAULT CIRCUIT INTERRUPTER
- RECESSED LIGHT FIXTURE
- 1 BOX FOR OWNER FURNISHED LIGHT FIXTURE
- EXTERIOR SPOTLIGHT
- LED STRIP LIGHT
- INFRARED HEATER
- SINGLE TOGGLE SWITCH
- 3-WAY SWITCH
- ELECTRONIC DIMMER SWITCH
- HARDWIRED SMOKE DETECTOR
- DOOR CHIME
- EXHAUST FAN - PANASONIC FV-20VQ3
- CARBON MONOXIDE DETECTOR



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



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



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

AXLINE RESIDENCE
 614 CHERRY ST.
 WINNETKA, IL. 60093

HEALY M. RICE, P.C.
 415 WASHINGTON AVE.
 WILMETTE, IL 60091
 847-853-0824
 healyrice1@gmail.com

DATE 1 NOV 25
 REVISED

SHEET 3 OF 3

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, Brian and Jill Axline (collectively, the "**Owner**") are the owner of record of that certain real property located at 614 Cherry Street, Winnetka, Illinois ("**Property**"); and

WHEREAS, Resolution No. ZBA-01-2026, adopted by the Winnetka Zoning Board of Appeals on January 12, 2026 ("**Resolution**"), grants variations to construct a one-story porch addition and relocate a window in the existing legally nonconforming west side building wall of the existing single family residence on the Subject Property; and

WHEREAS, Section 7.A.2 of the Resolution provides, among other things, that the Resolution will be of no force or effect unless and until the Owner has filed, within 60 days following the passage of the Resolution, its unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Resolution;

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

1. The Owner hereby unconditionally agrees to accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Resolution.
2. The Owner acknowledges that public notices and public hearings have been properly given and held with respect to the adoption of the Resolution, have considered the possibility of the revocation provided for in the Resolution, and agree not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.
3. The Owner 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 granting of the variations, and that the Village's approval of the variations does not, and will not, in any way, be deemed to insure the Owner against damage or injury of any kind and at any time.
4. The Owner hereby agrees 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 Resolution granting the variations for the Property.

[SIGNATURE PAGE FOLLOWS]

Dated: _____, 2026.

ATTEST

OWNER

By: _____

By: _____

Brian Axline

Name: _____

By: _____

Jill Axline

RESOLUTION NO. ZBA-01-2026
VILLAGE OF WINNETKA
ZONING BOARD OF APPEALS
DENIAL OF ZBA CASE NO. 26-03-V – 614 CHERRY STREET

WHEREAS, Brian and Jill Axline (collectively, the “Applicant”) are the owners of the property commonly known as 614 Cherry Street, Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made part of this Resolution (“**Subject Property**”); and

WHEREAS, the Subject Property is located in the R-4 Single Family Residential District; and

WHEREAS, the Subject Property is improved with a single-family residence that is nonconforming with respect to the minimum required side yard setback from the west property line (“**Building**”); and

WHEREAS, the Applicant desires to construct a one-story rear porch addition to the Building and create a new window opening in the legally nonconforming west side building wall of the Building on the Subject Property that would (i) provide less than the minimum required side yard setback; and (ii) require structural changes necessary to provide a new window opening in the legally nonconforming west side building wall of the existing Building that provides less than the minimum required side yard setback; (“**Proposed Improvement**”); and

WHEREAS, pursuant to Section 17.30.060 of the Winnetka Zoning Ordinance (“**Zoning Ordinance**”), the Subject Property is required a minimum side yard setback of 6 feet; and

WHEREAS, pursuant to Section 17.64.060 of the Zoning Ordinance, zoning relief is necessary to allow enlarged or relocated windows in a nonconforming side building wall; and

WHEREAS, the Applicant desires to construct the Proposed Improvement on the Subject Property with (i) a minimum side yard setback that is less than the required 6 feet, a violation of Section 17.30.060 of the Zoning Ordinance; and (ii) construct a new window opening in the legally nonconforming west side building wall that provides less than the minimum required side yard setback of 6 feet, a violation of Section 17.64.060 of the Zoning Ordinance; and

WHEREAS, the Applicant filed an application for variations from Sections 17.30.060 and 17.64.060 of the Zoning Ordinance to permit the Proposed Improvement on the Subject Property with (i) a side yard setback of 3.04 feet; and (ii) a new window opening in the existing west side building wall that provides a setback of 2.96 feet; (“**Requested Variations**”); and

WHEREAS, a public notice for the Requested Variations was duly published on December 25, 2025, in the *Winnetka Talk* and notice was mailed to the owners of record of all properties within 250 feet of the Subject Property as required by the Zoning Ordinance; and

WHEREAS, a public hearing was held by the Winnetka Zoning Board of Appeals during a meeting held on January 12, 2026, for the purpose of considering the Requested Variations with the final decision being rendered at the Zoning Board of Appeal’s Regular Meeting on January 12, 2026; and

WHEREAS, the Zoning Board of Appeals has considered the evidence presented, as follows:

1. Application for the Requested Variations submitted by the Applicant, dated November 22, 2025, including all attachments as well as all subsequent additions and revisions to these application materials and attachments; and
2. All written and oral testimony concerning the Requested Variations.

WHEREAS, the Zoning Board of Appeals has determined that the Requested Variations **do not** satisfy the standards for a variation provided in Sections 17.60.040 and 17.60.050 of the Winnetka Zoning Ordinance because (i) the Requested Variations are not in harmony with the general purpose and intent of the Winnetka Zoning Ordinance; (ii) the Subject Property can yield a reasonable return if it is permitted to be used only under the conditions allowed for the R-4 Single Family Residential District; and (iii) the plight of the Applicant is not due to unique circumstances; and

WHEREAS, the Zoning Board of Appeals has determined that it will not serve and be in the best interest of the Village and its residents to approve the Requested Variations.

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of Appeals of the Village of Winnetka, Cook County, Illinois, that:

SECTION 1. RECITALS. The foregoing recitals are incorporated into, and made part of, this Resolution as the findings of the Zoning Board of Appeals.

SECTION 2. DENIAL OF VARIATIONS. In accordance with and pursuant to Chapter 17.60 of the Winnetka Zoning Ordinance and the home rule powers of the Village, the Zoning Board of Appeals denies the Requested Variations for the Subject Property.

SECTION 3. EFFECTIVE DATE. This Resolution will be effective upon passage by the Zoning Board of Appeals in the manner required by law.

ADOPTED this 12th day of January, 2026, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Signed:

Matthew Bradley, Chairperson

Countersigned:

Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

The West 47 Feet of the East 93 ½ Feet of the Northwest Quarter of Block 47 in the Village of Winnetka, Being a Subdivision of the Northeast Quarter of Section 20 and the North One-Half of Fractional Section 21, Township 42 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois.

Commonly known as 614 Cherry Street, Winnetka, Illinois.

Parcel Index Number: 05-21-123-002-0000

ATTACHMENT E

From: [REDACTED]
To: [REDACTED]
Subject: 614 Cherry Rear Porch 26-03-V
Date: Tuesday, December 23, 2025 8:41:02 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 wife and I reside at 605 Cherry Street across from the 614 Cherry Home since 1985.
I have reviewed the variance request for a covered rear porch at their home.
We have no problem with this reasonable addition to 614 Cherry Street and support allowing this project to proceed.

Sincerely,
Phil and Lucy Hoza
605 Cherry Street
Winnetka, Illinois 60093
Sent from my iPhone

From: [REDACTED]
To: [Planning](#)
Subject: Case No. 26-03-V
Date: Tuesday, December 23, 2025 9:22:30 AM

Some people who received this message don't often get email from rjburgdorfer@gmail.com. [Learn why this is important](#)

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.

Hello:

We are writing in support of the rear porch addition project at 614 Cherry St. We know the homeowner well and believe the plans would fit well within the neighborhood's overall character and composition.

614 Cherry is a great home. To us, the variance appears reasonable and logical. Our view is that preserving homes like this to adapt to today's living norms is much better than forcing a sale where the home might be demolished.

We are happy to talk with the committee if further views are helpful.

Best Regards,

Rex Burgdorfer
[REDACTED]