



Village of Winnetka

Zoning Board of Appeals Regular Meeting

May 11, 2026 at 7:00 PM
Village Hall Council Chambers
510 Green Bay Road

AGENDA

1. **Call to Order & Roll Call**
2. **Community Development Report**
3. **Continued Cases**
 - a. **Case No. 26-07-V2: 286 Ridge Avenue:** An application seeking approval of a zoning variation to allow construction of a swimming pool at 286 Ridge Avenue. The requested variation would permit the proposed pool to provide less than the minimum required corner yard setback from the north property line along Mt. Pleasant Street. The Village Council has final jurisdiction on this request. *This item was continued from the April 13, 2026, Zoning Board of Appeals meeting. The Applicant is requesting this item be continued to the June 8, 2026, Zoning Board of Appeals meeting.*
4. **New Cases**
 - a. **Case No. 26-10-V2: 1412 Scott Avenue:** An application seeking approval of a zoning variation to allow expansion of the driveway at 1412 Scott Avenue. The requested variation would permit the driveway to exceed the maximum permitted front yard lot coverage. The Village Council has final jurisdiction on this request.
 - b. **Case No. 26-11-V: 1287 Scott Avenue:** An application seeking approval of a zoning variation to allow construction of a second-floor addition to the existing residence at 1287 Scott Avenue. The requested variation would permit the addition to exceed the maximum permitted gross floor area. The Zoning Board of Appeals has final jurisdiction on this request.
5. **New Business**
 - a. June 8, 2026, Regular Meeting - Quorum Check
6. **Public Comments**
7. **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).



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: CHRISTOPHER MARX, ACIP - ASSOCIATE PLANNER
DATE: MAY 7, 2026
SUBJECT: 1412 SCOTT AVENUE - VARIATION (CASE NO. 26-10-V2)

INTRODUCTION

On May 11, 2026, the Zoning Board of Appeals (“ZBA”) is scheduled to hold a public hearing on an application submitted by Adam and Jamie Rothschild (collectively, the “Applicant”), as the owners of the property located at 1412 Scott Avenue (the “Subject Property”). The Applicant requests approval of the following zoning variation to allow construction of an expanded driveway in the front yard of the Subject Property:

1. **Front Yard Lot Coverage (FYLC)** of 943.06 square feet, whereas a maximum of 675 square feet is permitted, a variation of 268.06 square feet (39.71%) [Section 17.30.030 – Intensity of Use of Lot] [Note: The existing improvements currently consist of 828.06 square feet. The proposed driveway expansion would add 115 square feet of FYLC].

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 April 23, 2026. As of the date of this memo, staff has not received any written comments from the public regarding this application.

The Village Council has final jurisdiction on this request, as only the Council has the authority to grant a variation to exceed the maximum permitted front yard lot coverage.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.27 acres in size, is located on the south side of Scott Avenue between Vernon Avenue and Greenwood Avenue and contains an existing two-story residence with an attached three-car garage (see Figure 1). The property is zoned R-5 Single Family Residential and is surrounded by the same (see Figure 2). The Comprehensive Plan designates the Subject Property as appropriate for single-family residential development. The R-5 zoning of the property is consistent with the Comprehensive Plan land use designation.

The property also contains an existing four-foot-wide ingress-egress easement on the west side of the property which contains a portion of a paved driveway that serves the neighboring property at 1418 Scott Avenue.



Figure 1 – GIS Aerial Map

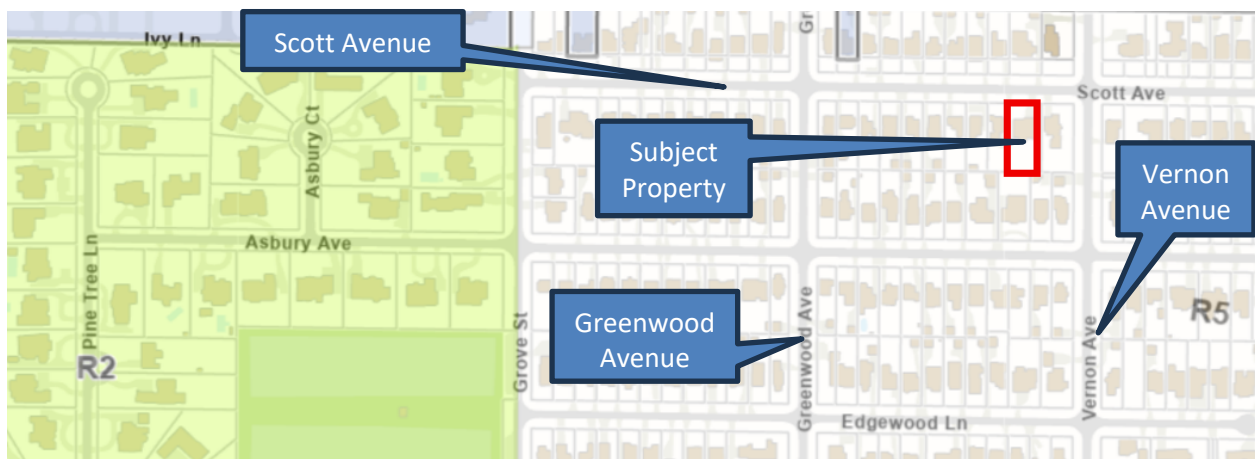


Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

The existing residence was constructed in 1997. There were subsequent building permits for a kitchen remodel in 2011, a roof replacement in 2022, and other minor permits in subsequent years. The Applicant acquired the property in 2024. There are no other previous zoning cases on file for the Subject Property. A building permit application for the proposed driveway expansion was submitted by the Applicant in 2025. The application was not approved because it did not comply with the front yard lot coverage regulation.

Figures 3 and 4 on the following page are current photos of the Subject Property.



Figure 3 – Subject Property (Front Elevation – Scott Avenue)



Figure 4 – Subject Property – Front Yard Along Scott Avenue

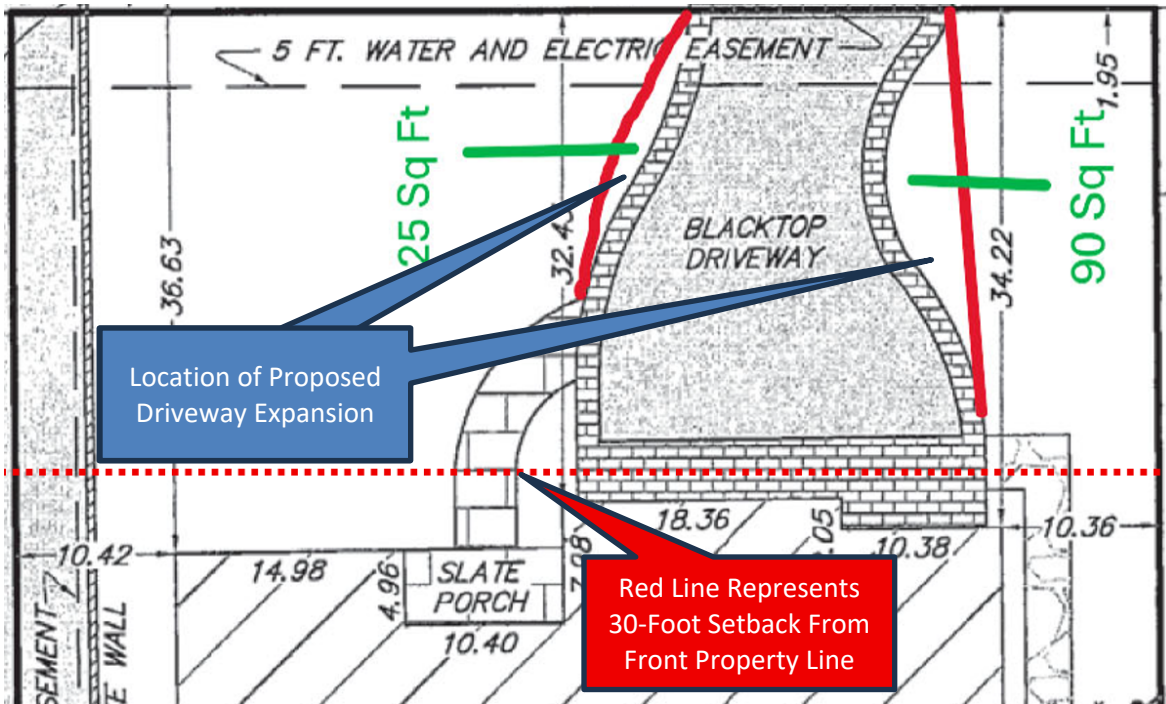


Figure 6 – Proposed Site Plan

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**). Village Engineering staff approved the plans from the initial building permit submission in 2025, noting that detention would not be required while specifying that storm water would need to be managed on site. Figure 7 below represents the Subject Property’s proximity to the floodplain; the cyan represents the 100-year floodplain.



Figure 7 - GIS Floodplain Map

REQUESTED ZONING RELIEF

The attached Zoning Matrix highlights the existing lot and the proposed improvement's compliance with the R-5 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-5 zoning district is 30% of the minimum required front yard setback, which means no more than 30% of the area measured within 30 feet from the front property line may be covered with impermeable surfaces or structures. 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 existing improvements within the front yard consist of 828.06 square feet, exceeding the maximum permitted FYLC by 153.06 square feet (22.67%). The increase in FYLC with the proposed expansion is 115 square feet, bringing the total FYLC to 943.06 square feet, whereas a maximum of 675 square feet is permitted, a variation of 268.06 square feet (39.71%).

It is important to note that the driveway on the west side of the Subject Property within the ingress-egress easement, which provides driveway access for the neighboring property, is included in the calculation of FYLC for the Subject Property and consists of 153.06 square feet (16.23% of the total proposed FYLC and 22.67% of the permitted FYLC).

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 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 943.06 square feet**, whereas a maximum of 675 square feet is permitted, a variation of 268.06 square feet (39.71%) [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 A

ZONING MATRIX					
ADDRESS: 1412 Scott Avenue					
CASE NO: 26-10-V2					
ZONING: R-5					
ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (3)
Min. Lot Size	8,400 SF	11,936.25 SF	N/A	N/A	OK
Min. Average Lot Width	60 FT	75 FT	N/A	N/A	OK
Min. Lot Depth	120 FT	159.15 FT	N/A	N/A	OK
Max. Roofed Lot Coverage	2,984.06 SF (1)	2,533.03 SF	2,533.03 SF	0 SF	OK
Max. Gross Floor Area	3,963.53 SF (1)	N/A	N/A	0 SF	EXISTING NONCONFORMING
Max. Impermeable Lot Coverage	5,968.13 SF (1)	4,318.13 SF	4,433.13 SF	115 SF	OK
Max. Front Yard Lot Coverage	675 SF (2)	828.06 SF	943.06 SF	115 SF	268.06 SF (39.71%) VARIATION
Min. Front Yard (North)	30 FT	32.43 FT	32.43 FT	0 FT	OK
Min. Side Yard (East)	7.5 FT	10.29 FT	10.29 FT	0 FT	OK
Min. Total Side Yard	18.75 FT	20.71 FT	20.71 FT	0 FT	OK
Min. Rear Yard (South)	23.87 FT	69.3 FT	69.3 FT	0 FT	OK
NOTES:	(1) Based on lot area of 11,936.25 square feet.				
	(2) Based on lot width of 75 feet and R-5 minimum front yard setback of 30 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 greater or equal to <u>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 1412 Scott Avenue.</i> <i>Based upon review of information to date, it appears that 1412 Scott Avenue <u>would not have to provide additional storm water detention volume.</u></i> <i>Village Engineering staff approved the initial building permit in 2025 with a note that additional detention wouldn't be required.</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. 	

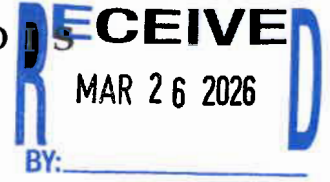
Stormwater Volume Requirements for Development Sites

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

Village of Winnetka
ZONING VARIATION APPLICATION

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT



ZONING VARIATION APPLICATION

Case No. _____

Property Information

Site Address: 1412 Scott Ave., Winnetka, IL 60093

Owner Information

Name: Adam & Jamie Rothschild

Address: [REDACTED]

City, State, ZIP: Winnetka, IL 60093

Email: [REDACTED]

Primary Contact: Adam Rothschild

Phone No. [REDACTED]

Date property acquired by owner: _____

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: The property is subject to a driveway easement benefitting the property to the north.

The easement contains an existing paved driveway not available for our use. It is included in the impermeable surface calculations.

Brief explanation of variation(s) requested (attach separate sheet providing additional details): Please see attached documents.

Property Owner Signat [REDACTED]

Date: 3-26-26

Dear Members of the Board,

We respectfully request a zoning variance to allow for the widening of our existing driveway by approximately 115 square feet. This variance request relates to the Front Yard Lot Coverage limitation. This amounts to only a few additional feet on each side along the current driveway alignment. We are seeking this relief because of specific physical and legal characteristics of our property that create a practical hardship in the safe and reasonable use of our home as it was constructed.

Our home includes a three-car garage with bays positioned across the front facade. When the home was originally built in the late 1990s, the driveway configuration provided a wider paved approach to the garage. The current alignment was modified by the 2nd and previous owner many years ago, resulting in a narrower paved surface. As it exists today, the driveway no longer adequately supports the garage configuration as designed.

With the current driveway width, the far-left and far-right garage bays cannot be reasonably accessed without vehicles sharply angling and frequently leaving the paved surface to drive over lawn and landscaping. As a result, two of the three garage bays cannot be practically used without encroaching onto grass. This is not a matter of personal preference or convenience. It is a functional limitation created by the fixed placement of the garage structure and the constrained driveway width within the required front yard.

We acknowledge that the existing FYLC already exceeds the permitted 30% maximum. The requested improvement would increase the coverage within the first 30 feet by only the portion of the approximately 115 square feet that lies within the required front yard. This is a modest incremental adjustment relative to the overall required front yard area and does not expand the building footprint or change the use of the property. It simply modifies the existing driveway configuration to allow the garage to function safely and as originally intended.

Compounding this limitation is a recorded easement under which a separate neighboring driveway exists on our parcel. That driveway is not available for our use, yet the paved area associated with it is counted toward our property's allowable impermeable surface coverage. In practical terms, a portion of the allowable coverage is consumed by pavement that we do not control or benefit from. This legal and structural condition is unique to our lot and materially limits our ability to modify our own driveway within current ordinance constraints.

Because of setback requirements, the fixed placement of the garage structure, and the impermeable surface limitation impacted by the easement, there is no conforming alternative that would allow reasonable vehicular access to all three garage bays. Relocating the driveway or reconstructing the garage would require substantial structural demolition and reconstruction and is not a viable solution. The requested widening represents the minimum modification necessary to allow the garage to function reasonably as designed.

In addition to the functional constraint, there is a genuine safety concern. The narrow driveway forces angled turning movements that significantly restrict sightlines when backing out of the outer garage bays. When backing out of the garage bays, vehicles must pivot sharply, creating blind spots toward the sidewalk and driveway apron. Our neighborhood has regular pedestrian activity, including children riding bicycles and scooters.

There have already been three separate near-miss incidents involving children approaching the driveway while a vehicle was backing out. Fortunately, no injuries occurred. However, these incidents demonstrate that the visibility limitation is structural and ongoing, not theoretical. The proposed widening would allow vehicles to exit in a straighter, more predictable alignment with improved visibility, reducing foreseeable pedestrian conflict, and promoting public safety.

The requested adjustment is modest in scale and maintains the existing driveway alignment. It will not alter the essential character of the neighborhood, impair light or air to adjacent properties, increase congestion, or create additional nonconformities. Other than the modest FYLC increase requested, all conditions remain as existing and the improvement is limited to the minimum necessary to address the hardship and safety concern. It is a limited and measured modification intended to address a structural constraint unique to this property while improving safety for both our family and our neighbors.

We are not seeking this variance lightly. We are requesting a minimal and reasonable adjustment that allows the property to function safely and as originally intended. We respectfully ask for your approval.

Thank you for your time and consideration.

G. Rothchild


Adam & Jamie Rothschild

STANDARDS FOR GRANTING OF ZONING VARIATIONS

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 property cannot yield a reasonable return under the strict application of the zoning regulations because a substantial portion of the existing three-car garage cannot be reasonably accessed or utilized as constructed. The garage spans the front facade of the home and was lawfully constructed prior to my ownership. Due to the fixed structural placement of the garage and the impermeable surface limitations, which are reduced by a separate neighboring driveway located on this parcel pursuant to a recorded easement and counted toward the property's allowable coverage, there is no conforming means to provide functional vehicular access to all three bays. As a result, a principal structural improvement on the property cannot be reasonably used for its intended purpose without the requested variation. The strict application of the ordinance therefore deprives the property of reasonable functional utility as improved.

2. The plight of the owner is due to unique circumstances associated with the characteristics of the property, rather than being related to the occupants.

The circumstances giving rise to this request are due to unique physical and legal characteristics of the property itself, not to our family as the current occupants. The garage spans the front facade of the home, the driveway width is constrained by its established alignment, and a recorded easement permits a separate neighboring driveway to exist on this parcel while being counted toward this property's allowable impermeable surface coverage. These structural and legal conditions are inherent to the lot and are unrelated to personal preference, family circumstances, or any action taken by us as the current owner.

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

The variation, if granted, will not alter the essential character of the locality. The proposed widening consists of approximately 115 square feet added along the existing driveway footprint and does not involve new structures, increased building mass, additional dwelling units, or intensified residential use. The property will remain a single-family residence consistent with the surrounding neighborhood in scale, density, and character.

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

An adequate supply of light and air to adjacent property will not be impaired because the request involves only a minor horizontal expansion of an existing paved surface and does not include vertical construction, changes to building height, or modifications to setbacks.

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

The hazard from fire or other damage to the property will not be increased. The proposed variation does not alter building construction or introduce additional structural risk. Improved vehicular maneuverability may reduce the likelihood of accidental damage associated with constrained turning movements.

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

The taxable value of land and buildings throughout the Village will not diminish as a result of the requested variation. The proposal does not change the scale, density, or permitted use of the property and will not negatively affect surrounding properties or the broader tax base.

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

Congestion in the public street will not increase because the proposed widening does not increase traffic generation, parking demand, or the number of vehicles associated with the property. It improves internal driveway maneuverability without affecting street conditions.

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

The public health, safety, and welfare of the inhabitants of the Village will not be impaired and will be enhanced by the requested variation. The current driveway configuration creates restricted sightlines when exiting the outer garage bays due to angled turning movements within a constrained paved area. Three separate near-miss incidents have occurred involving children riding bicycles or scooters approaching or in the driveway while a vehicle was backing out. Although no injuries occurred, these incidents demonstrate that the visibility limitation is structural and ongoing. The proposed widening would allow vehicles to exit in a straighter alignment with improved sightlines, thereby reducing foreseeable pedestrian conflict and promoting public safety.



Jens K. Doe

Professional Land Surveyors

A DIVISION OF CDK IL DESIGN FIRM SURVEYOR 2812

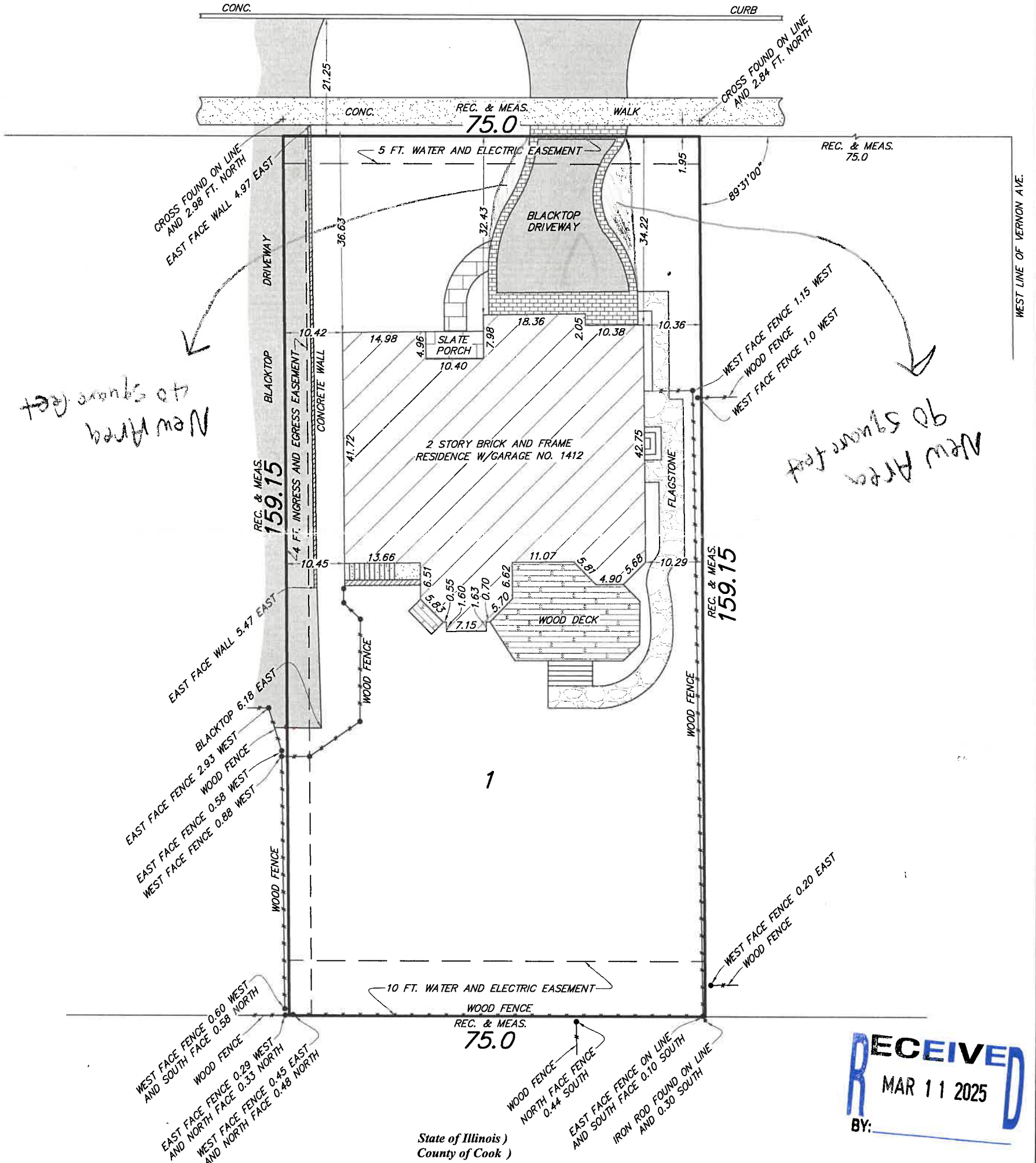
PLAT OF SURVEY

LOT 1 IN JOSEPH SUBDIVISION OF THE WEST 1/2 OF LOT 2 AND ALL OF LOT 3 IN BLOCK 22 IN CHICAGO NORTH SHORE LAND CO'S SUBDIVISION IN SECTION 17 AND SECTION 18, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT RECORDED OCTOBER 11, 1996 AS DOCUMENT 96781509.

COMMONLY KNOWN AS: 1412 SCOTT AVE., WINNETKA, ILLINOIS.

Scale - 1 inch = 20 feet

SCOTT AVE.



New Area

New Area 90 square feet

State of Illinois)
County of Cook)

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

Chicago, Illinois, Dated this 18th Day of July

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

JENS K. DOE PROFESSIONAL LAND SURVEYORS, (A DIVISION OF CDK.)



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

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

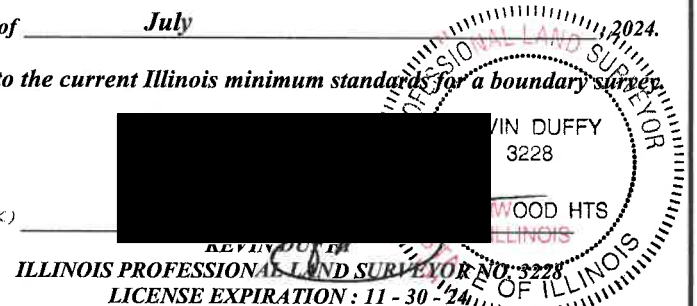
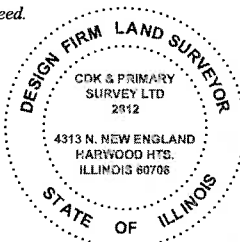
Dimensions shown hereon are not to be assumed or scaled.

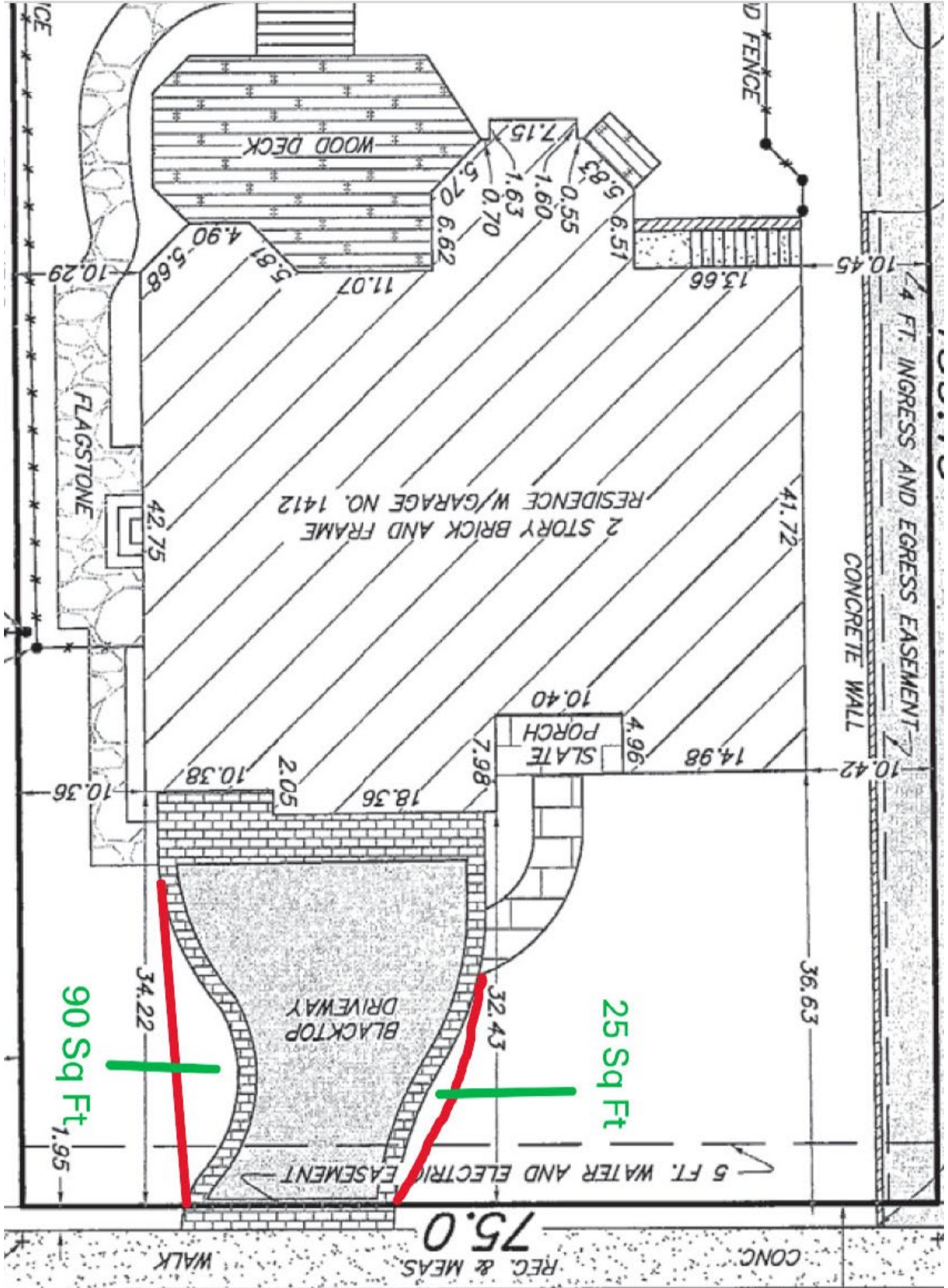
Dimensions shown hereon are in feet and decimal parts thereof.

Field work completion date : July 18, 2024.

ORDERED BY:

LAW OFFICE OF ROBIN KING







MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: CHRISTOPHER MARX, ACIP - ASSOCIATE PLANNER
DATE: MAY 7, 2026
SUBJECT: 1287 SCOTT AVENUE - VARIATION (CASE NO. 26-11-V)

INTRODUCTION

On May 11, 2026, the Zoning Board of Appeals (“ZBA”) is scheduled to hold a public hearing on an application submitted by Theresa and Michael Rose (collectively, the “Applicant”), as the owners of the property located at 1287 Scott Avenue (the “Subject Property”). The Applicant requests approval of the following zoning variation to allow construction of a second-floor addition to the existing residence on the Subject Property:

1. **Gross Floor Area (GFA)** of 3,308.86 square feet, whereas a maximum minimum of 3,198.8 square feet is permitted, a variation of 110.06 square feet (3.44%) [Section 17.30.040 – Maximum Building Size].

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 April 23, 2026. As of the date of this memo, staff has not received any written comments from the public regarding this application.

The ZBA has final jurisdiction on this request as the ZBA has the authority to grant a variation to allow a zoning lot with a pre-FAR building (constructed prior to 1989) to exceed the maximum permitted GFA by no more than 10%.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.18 acres in size, is located on the north side of Scott Avenue between Randolph and Lake Streets and contains an existing two-story residence with an attached garage and detached storage shed (see Figure 1). The property is zoned R-5 Single Family Residential and is bordered by the same to the west, south, and east, while properties to the north are located in the Village of Glencoe (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 land use designation.

The existing lot is a legally nonconforming interior lot that is 7,997 square feet in lot area, while the minimum required lot area for an interior lot in the R-5 District is 8,400 square feet. Additionally, the lot has an average lot width of 50.05 feet, while the minimum required average lot width for an interior lot is 60 feet in the R-5 District.



Figure 1 – GIS Aerial Map

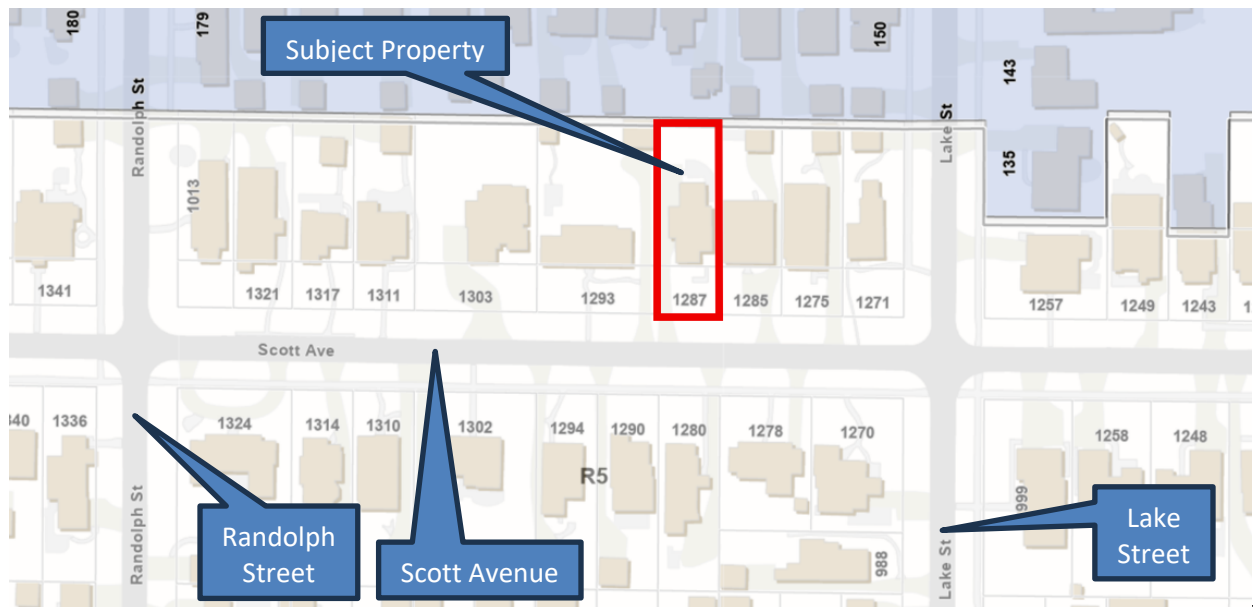


Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

The residence was constructed in approximately 1931 with an addition constructed in 1994. 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.

In December 2025, a building permit for the proposed improvements was submitted and reviewed by staff. Plan review letters that informed the Applicant of the zoning deficiencies in the proposed plans and resubmissions were issued on January 8, February 13, and March 20 of 2026. Subsequently, the Applicant submitted the zoning variation application which is currently being considered by the ZBA.

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



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



Figure 4 – Subject Property - Front and West Elevations



Figure 5 – Subject Property - Front and East Elevations

PROPOSED PLAN

The variation is being requested in order to construct a second-floor addition above the existing one-story attached garage, which is located towards the rear of the residence. The proposed addition would consist of a bedroom and a bathroom, that would measure 20 feet by 21.17 feet (423.4 square feet). There is currently a primary suite, plus two bedrooms, and a bathroom on the second floor. The proposed addition would add a fourth bedroom and a third bathroom on the second floor. With the exception of the GFA, the proposed addition complies with the zoning regulations.

Excerpts of the proposed site plan, floor plan, and building elevations are provided on the following pages as Figures 6 through 9. The complete set of plans is provided in the application materials (**Attachment B**).

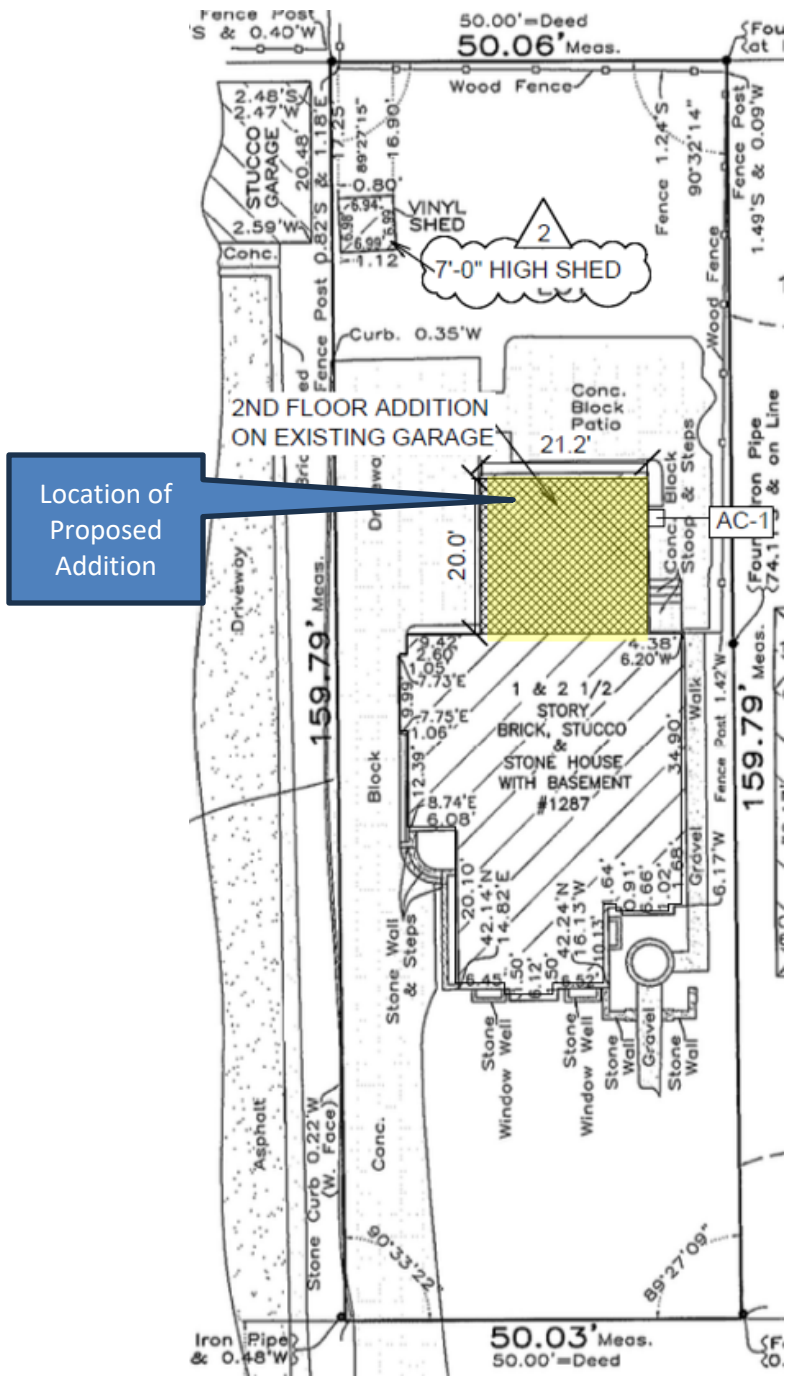


Figure 6 – Proposed Site Plan

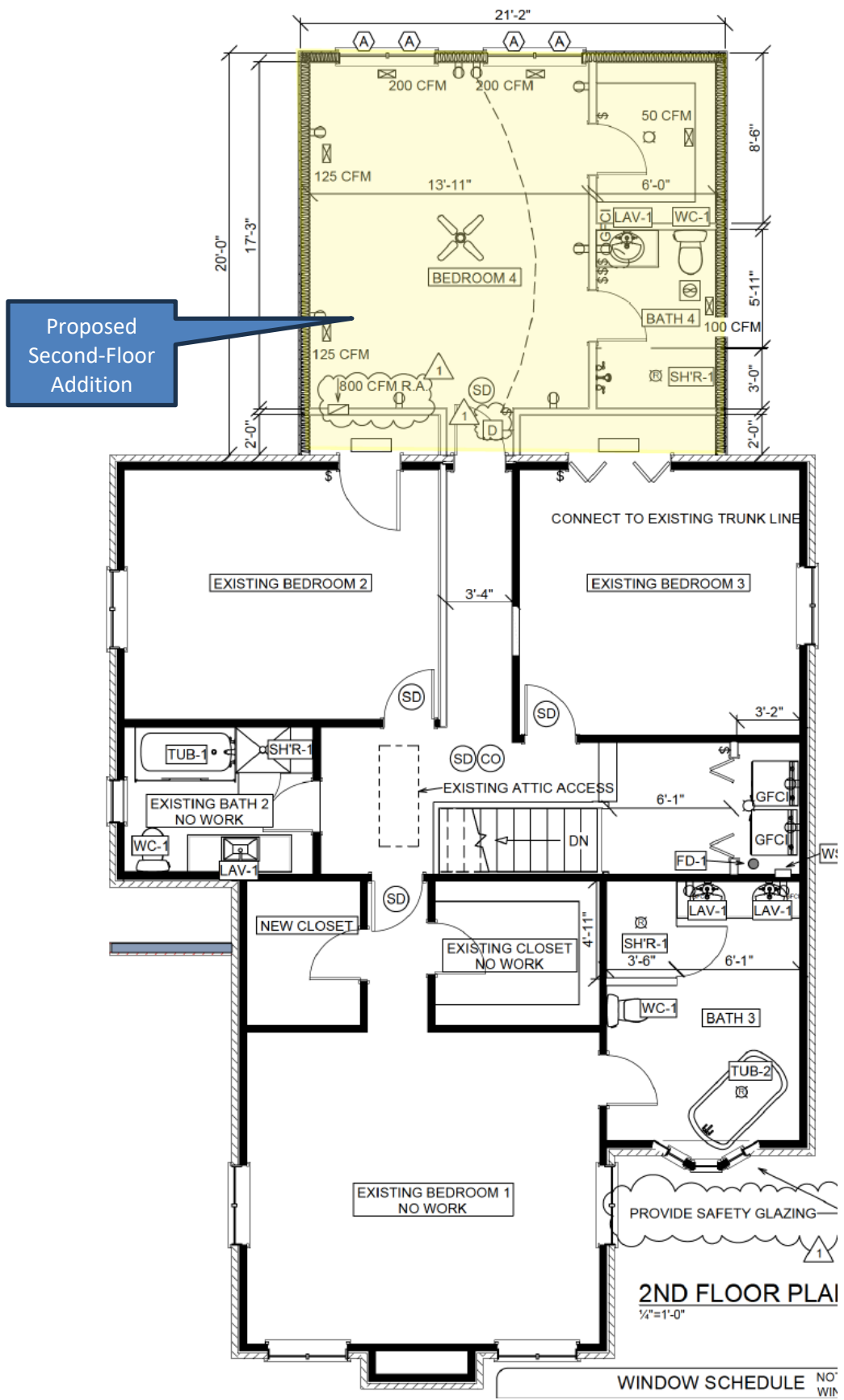


Figure 7 – Proposed Second Floor Plan

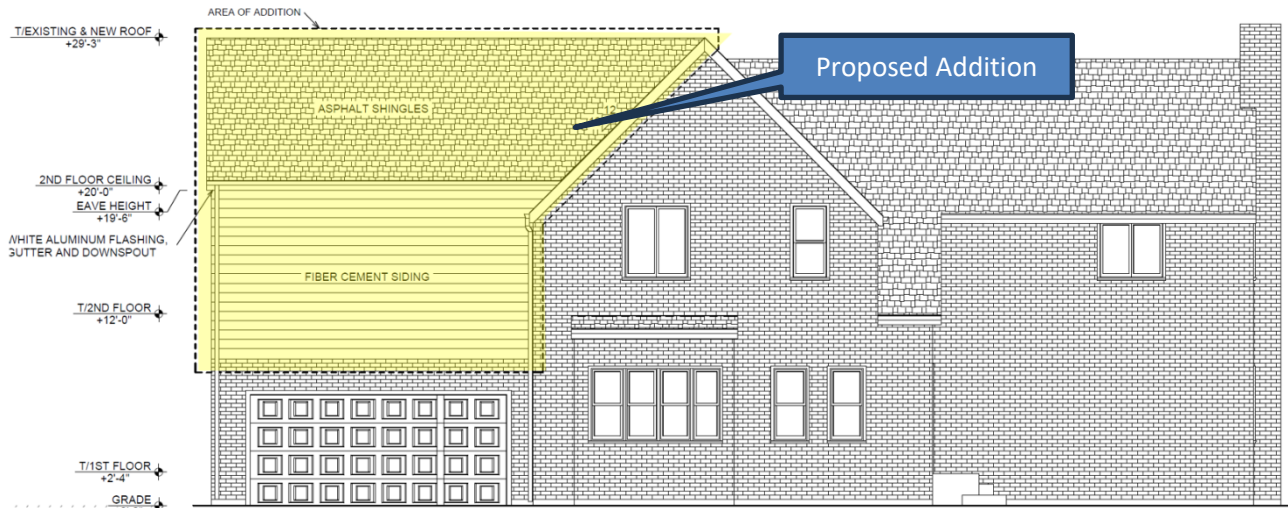


Figure 8 – Proposed Side (West) Elevation

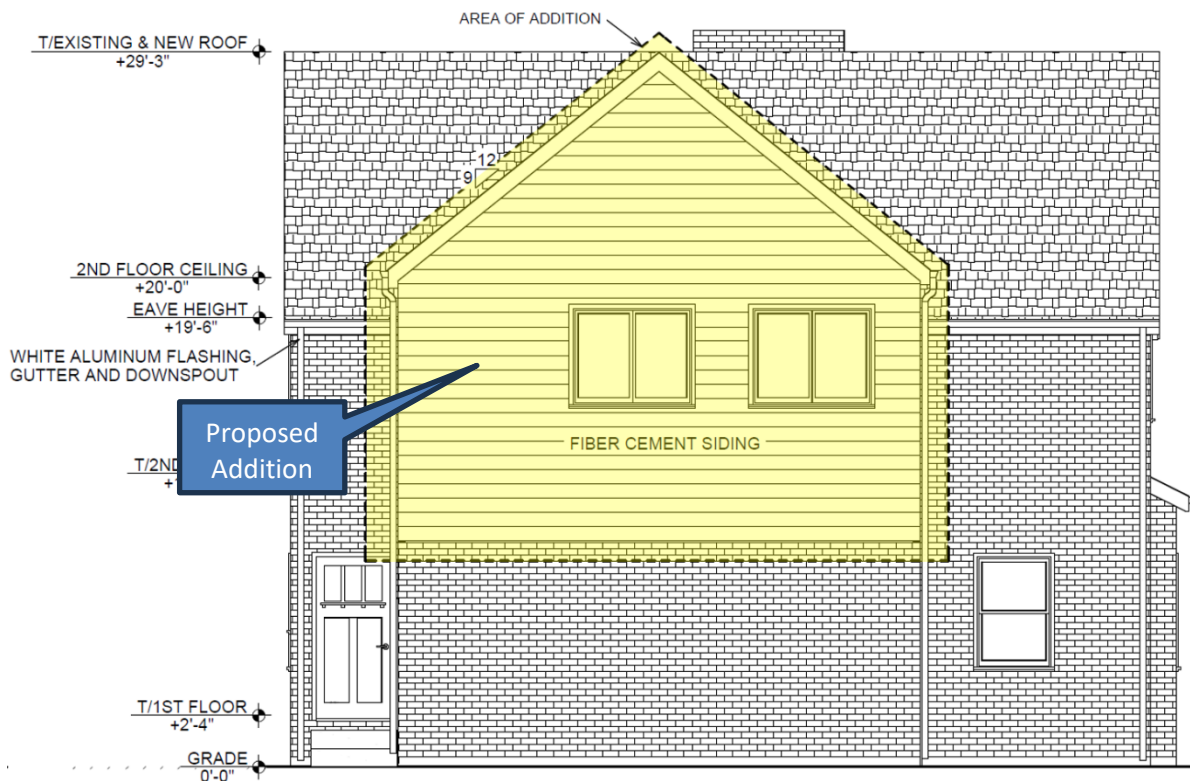


Figure 9 – Proposed Rear (North) Elevation

The Village Engineering Department approved the building permit application submitted in December of 2025 for the proposed improvement. They noted that the approval pertains only to the proposed second-floor addition and that no other impermeable lot coverage may be installed as part of the permit. Figure 10 on the following page represents the Subject Property's proximity to the floodplain; the cyan represents the 100-year floodplain.

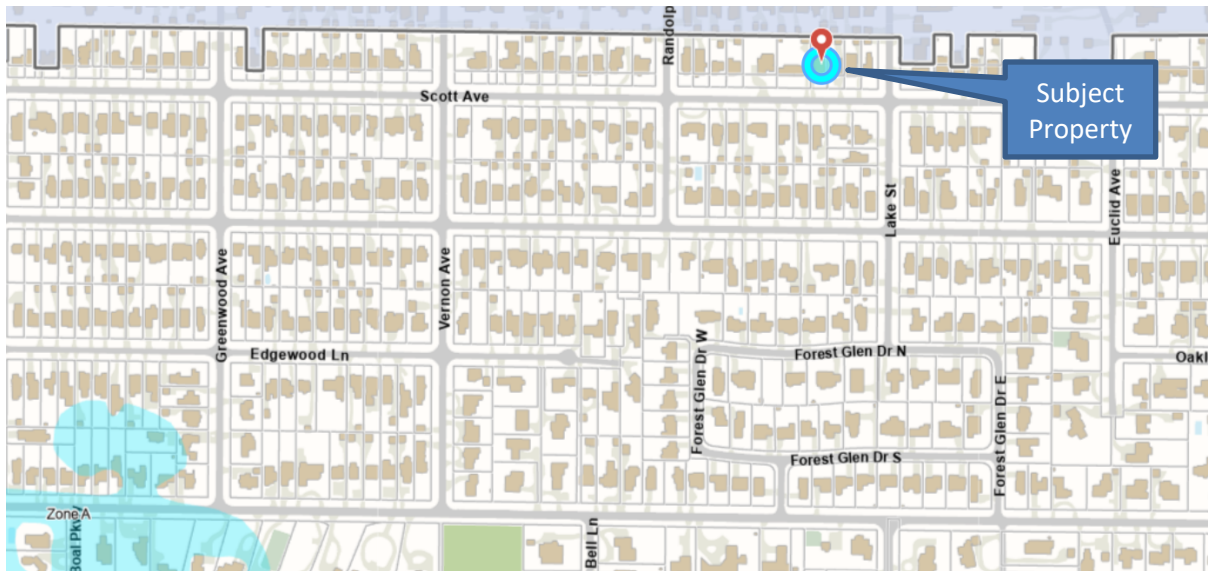


Figure 10 - GIS Floodplain Map

REQUESTED ZONING RELIEF

The attached Zoning Matrix highlights the existing lot and the proposed improvement’s compliance with the R-5 zoning district (**Attachment A**). One variation is being requested to exceed the maximum permitted GFA. The increase in GFA with the proposed addition is 423.4 square feet, bringing the total GFA to 3,308.86 square feet, whereas a maximum of 3,198.8 square feet is permitted, a variation of 110.06 square feet (3.44%).

FINDINGS

In the attached application materials submitted by the Applicant, the Applicant has provided a statement of justification regarding how the requested variation meets the standards for granting the requested zoning variation. The ZBA shall consider whether the requested variation meets the standards for granting such variation.

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

ATTACHMENTS

- Attachment A: Zoning Matrix
- Attachment B: Application Materials
- Attachment C: Draft Resolutions

ATTACHMENT A

ZONING MATRIX						
ADDRESS: 1287 SCOTT AVENUE						
CASE NO: 26-11-V						
ZONING: R-5						
ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (2)	
Min. Lot Size	8,400 SF	7,997 SFT	N/A	N/A	EXISTING NONCONFORMING	
Min. Average Lot Width	60 FT	50.05 FT	N/A	N/A	EXISTING NONCONFORMING	
Min. Lot Depth	120 FT	159.79 FT	N/A	N/A	OK	
Max. Roofed Lot Coverage	2,159.19 SF (1)	1,862.5 SF	1,862.5 SF	0 SF	OK	
Max. Gross Floor Area	3,198.8 SF (1)	2,885.46 SF	3,308.86 SF	423.4 SF	110.06 SF (3.44%) VARIATION	
Max. Impermeable Lot Coverage	3,998.5 SF (1)	4246.87 SF	4246.87 SF	0 SF	EXISTING NONCONFORMING	
Min. Front Yard (Scott Avenue)	40.71 FT	42.14 FT	42.14 FT	0 FT	OK	
Min. Side Yard (West)	8 FT	7.73 FT	7.73 FT	0 FT	EXISTING NONCONFORMING	
Min. Side Yard (East)	6 FT	6.17 FT	6.17 FT	0 FT	OK	
Min. Rear Yard (South)	23.97 FT	52.1 FT	52.1 FT	0 FT	OK	
NOTES:	(1) Based on lot area of 7,997 square feet					
	(2) Variation amount is the difference between proposed and requirement.					
	(3) Proposed addition complies with all required setbacks.					

ATTACHMENT B

Village of Winnetka
ZONING VARIATION APPLICATION

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

RECEIVED
MAR 27 2026
BY: _____

Case No. _____

Property Information

Site Address: 1287 SCOTT AVE

Owner Information

Name: THERESA & MICHAEL ROSE

Address: _____

City, State, ZIP: WINNETKA, IL 60093

Email: _____

Primary Contact: MICHAEL ROSE

Phone No. _____

Date property acquired by owner: 09/24/2025

Architect Information

Name: ROBERT N. FRIEDMAN

Primary Contact: ROBERT N. FRIEDMAN

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: Gross Floor Area

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

PLEASE SEE PAGE 3.1

Property Owner Signature

Date: 03/26/2026

**STANDARDS FOR GRANTING A ZONING VARIATION
FOR 1287 SCOTT AVE.
WINNETKA, IL 60093**

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

The R5 District requirements are based on a minimum lot size of 8,400 sq. ft, which then dictates a maximum FAR of .4 or 3,360 sq ft. With a minimal 2-car garage of 400 sq. ft., that leaves 2,960 sq. ft. for habitable space. The property at 1287 Scott Ave. is substandard in size at 7,994 sq. ft., which then limits the FAR square footage to 3,197 sq. ft., or 162 sq. ft. less than compliant properties, which results in one less bedroom. This substandard lot size and more-limited FAR square footage is a unique circumstance that does not exist at other nearby properties that are larger in size.

There is no way to add a 4th bedroom within the existing square footage of the home without eliminating key components of the home or rendering other rooms an unusable size.

As proposed, the addition will actually bring the floor area more in line with the Zoning Code's intent and what exists on other surrounding properties that feature larger lot sizes, thereby meeting the purpose of the R5 District (Section 17.12.010).

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 existing property as platted is 7,994 sq ft. which is substandard in size for the minimum lot size requirement in the R5 Single Family District, which creates a hardship or practical difficulty peculiar to the property. If the property were appropriately sized at 8,400 sq. ft. as required in the R5 District, the FAR would be compliant as proposed at .39 and the variation would not be triggered. The property was platted at least 113 years ago, prior to the current ownership and the current Zoning Code requirements, so the hardship was not self-created.

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

The addition will not alter the essential character of the locality. It's still only a 2-story house and the addition is in the rear and not visible from the street.

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

The addition will not be closer to the neighbors' properties than the existing house is now so no light and air is affected.

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

There is no increase from the risk of fire because the addition is just a Bedroom suite, no hazardous occupancy. The Bedroom is being built over an existing Garage and there is a code mandated 1-hour fire separation between the Garage and Bedroom.

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

Taxable value should not be diminished because additional usable space is being added.

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

Congestion in the public street will not increase because there are still the same amount of people living in the house.

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

The addition will not affect the public in any way. It is just a small addition to an existing private house with no increase in density. The same type and amount of people will be living in the house.

PROFESSIONALS ASSOCIATED - MM SURVEY CO.
BOUNDARY * ALTA * TOPOGRAPHIC * CONDOMINIUM SURVEYS

PROFESSIONAL DESIGN FIRM NO. 184-003023

PLAT OF SURVEY
OF

THE WEST 1/2 OF LOT 11 IN BLOCK 8 IN LLOYD'S SUBDIVISION OF BLOCKS 1, 2, 3, 4 AND 5 IN TAYLOR'S SECOND ADDITION TO TAYLORSPOUT, BEING A SUBDIVISION OF THE NORTH EAST 1/4 OF SECTION 18 AND PART OF THE NORTH WEST 1/4 OF SECTION 17, ALSO THE EAST 24 ACRES OF THE NORTH 48 ACRES OF THE NORTH EAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 7,997 SQ. FT. = 0.184 ACRES.

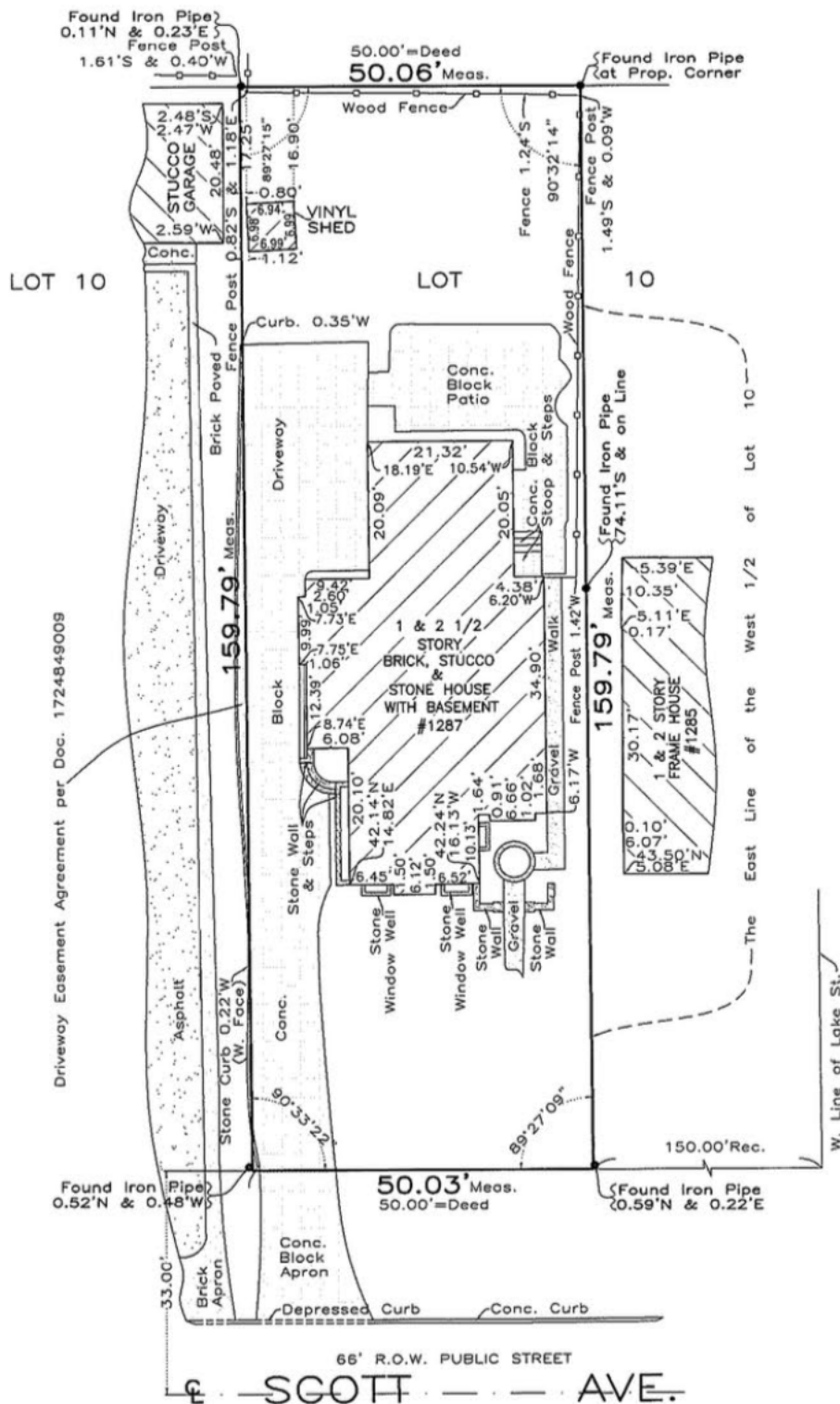
COMMONLY KNOWN AS: 1287 SCOTT AVENUE, WINNETKA, ILLINOIS.



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. 25-104181
Scale: 1 inch = 20 feet.
Date of Field Work: August 5, 2025.
Ordered by: Robert J. Ryan
Attorney at Law



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

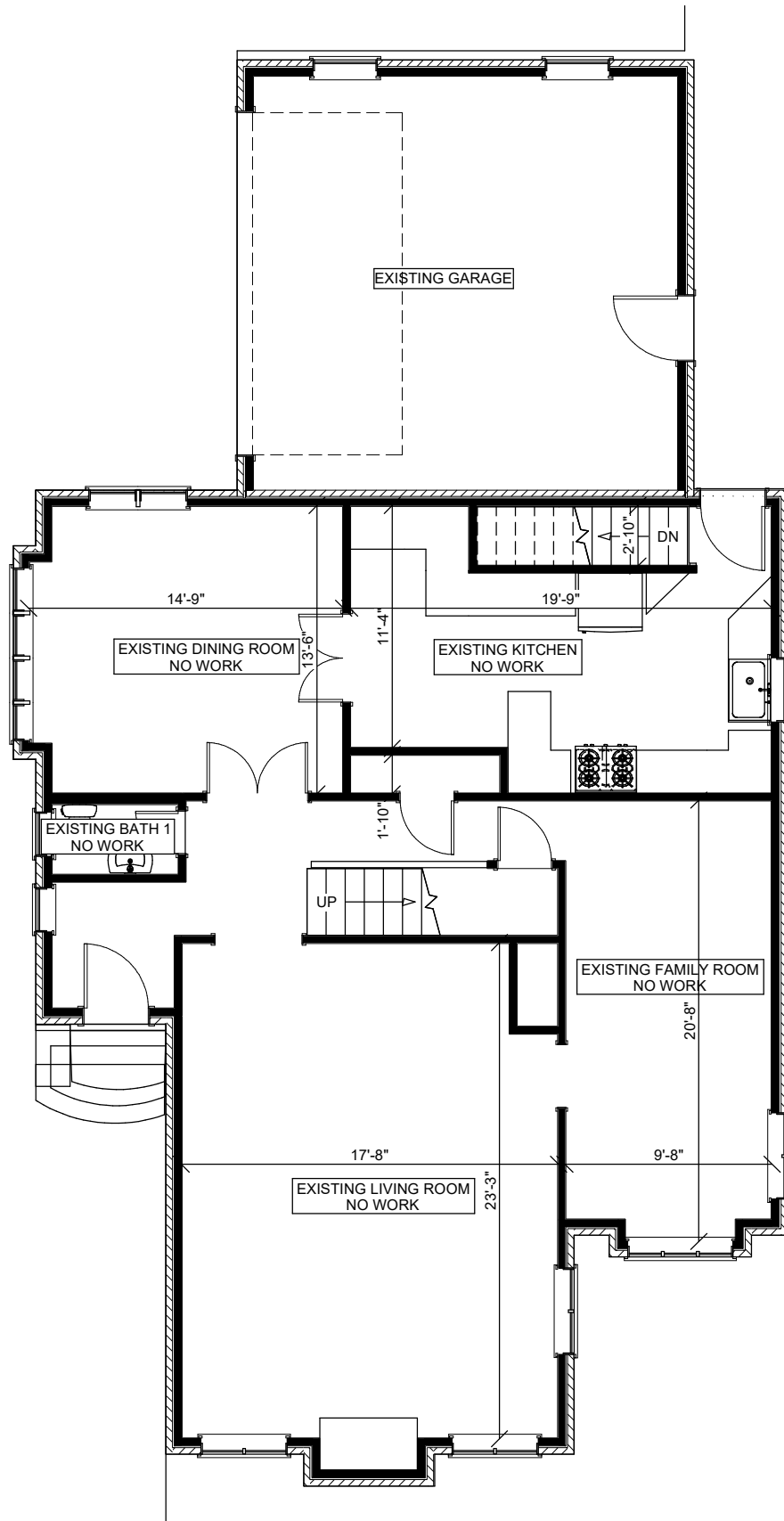
State of Illinois s.s.
County of Cook

We, PROFESSIONALS ASSOCIATED - MM SURVEY CO., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: August 7, 2025.

IL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2026.

Drawn by: A.S.



EXISTING 1ST FLOOR PLAN

2ND FLOOR ADDITION 1287 SCOTT AVE. WINNETKA, IL 60093

SPECIFICATIONS

NOTE:
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING CODES FOR WINNETKA, IL:

NOTE:
CONSTRUCTION HOURS SHALL BE BETWEEN
• 7:00AM & 7:00PM, MONDAY THROUGH FRIDAY
• 9:00AM & 5:00PM, SATURDAY

- 2021 INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS
- 2021 INTERNATIONAL MECHANICAL CODE WITH AMENDMENTS
- 2021 INTERNATIONAL FIRE CODE WITH AMENDMENTS
- 2021 INTERNATIONAL FUEL GAS CODE WITH AMENDMENTS
- 2021 IECC - ILLINOIS ENERGY CONSERVATION CODE WITH AMENDMENTS
- 2014 ILLINOIS STATE PLUMBING CODE WITH AMENDMENTS
- 2020 NATIONAL ELECTRICAL CODE WITH AMENDMENTS
- 2024 LIFE SAFETY CODE WITH AMENDMENTS

DESIGN LOADS
FLOOR: 40 PSF LIVE LOAD
10 PSF DEAD LOAD
ROOF: 30 PSF LIVE LOAD
HANDRAILS/
GUARDRAILS: 50 PLF SIMULTANEOUS HORIZONTAL
AND VERTICAL OR 200# CONCENTRATED
IN ANY DIRECTION

• DIVISION 1 - GENERAL REQUIREMENTS
THE GENERAL CONDITIONS GOVERNING THE WORK SET FORTH IN THE FOLLOWING SPECIFICATIONS AND ACCOMPANYING DRAWINGS SHALL BE THE STANDARD FORM OF THE AMERICAN INSTITUTE OF ARCHITECTS' GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" DOCUMENT A201, 1987 EDITION.

THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE COMPLEMENTARY. ANY ITEMS REFERRED TO IN EITHER SHALL BE INCLUDED IN THE WORK. ANY ITEMS WHICH ARE NECESSARY FOR COMPLETION OF THE WORK AND ARE NOT SPECIFICALLY MENTIONED OR DRAWN BUT ARE IMPLIED IN ORDER TO COMPLETE THE WORK, SHALL BE FURNISHED AND INSTALLED AS PART OF THE WORK.

ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE STATUTES, ORDINANCES AND REGULATIONS OF THE CITY OF PARK RIDGE, ILLINOIS.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS. THE ARCHITECT SHALL BE NOTIFIED OF ANY OMISSION OR DISCREPANCY IN THE DRAWINGS OR ANY VARIATIONS IN DIMENSIONS OR CONDITIONS ON THE SITE FROM THOSE ON THE DRAWINGS BEFORE THE START OF THE WORK. CHANGES IN THE WORK REQUIRED BY FIELD CONDITIONS SHALL NOT BE MADE WITHOUT THE APPROVAL OF THE ARCHITECT.

CONTRACTOR SHALL OBTAIN BUILDING PERMIT AND ARRANGE AND SUPERVISE ALL INSPECTIONS.

UNLESS NOTED OTHERWISE, THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, TOOLS, LABOR AND ALL OTHER ITEMS NECESSARY TO COMPLETE THE WORK. MATERIALS SHALL BE NEW, UNLESS APPROVED BY THE ARCHITECT AND THE WORK SHALL BE PERFORMED IN ACCORDANCE WITH ACCEPTED TRADE STANDARDS.

CONTRACTOR SHALL GUARANTEE THE WORK AND MATERIALS FOR ONE (1) YEAR.

• DIVISION 2 - SELECTIVE DEMOLITION
REMOVE ALL CONSTRUCTION MATERIAL EXCEPT FOUNDATION.

• DIVISION 3 - CONCRETE
CONCRETE WORK IS NOT PART OF THIS JOB

• DIVISION 4 - MASONRY
MASONRY WORK IS NOT PART OF THIS JOB

• DIVISION 6 - CARPENTRY
CONTRACTOR SHALL BE RESPONSIBLE FOR A COMPLETE PRELIMINARY LAYOUT OF THE PROJECT SHOWN ON THE ATTACHED DRAWINGS USING CHALK, STRINGS, ETC. BEFORE INSTALLING ANY WALLS, PARTITIONS, CEILINGS, BLOCKING, OPENINGS, ETC. AND ANY DISCREPANCIES FOUND SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

STRESS GRADE OF LUMBER SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENERS NCM LATEST EDITION WITH A FIBER STRESS IN BENDING OF NOT LESS THAN 1,000 PSI.

ITEMS INCLUDED IN THE PROJECT INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

INSTALL BLOCKING FOR OTHER TRADES SUCH AS ELECTRICAL FIXTURES, DRYWALL, PLUMBING, ETC.

BEAMS AND JOISTS SUPPORTING BEARING WALLS OR OTHER CONCENTRATED LOADS SHALL NOT BE NOTCHED. JOISTS EXCEPT AS ABOVE MAY BE NOTCHED NO DEEPER THAN 1/4 THE DEPTH AT THE TOP EDGE ONLY, PROVIDED SUCH NOTCH IS LOCATED WITHIN 1/8 TO 1/4 OF SPAN FROM FACE OF SUPPORT. SAWCUTS FOR NOTCHES SHALL NOT OVERRUN THE DEPTH OF THE NOTCH. HOLES IN JOISTS AND BEAMS SHALL NOT BE LARGER IN DIAMETER THAN 1/3 THE DEPTH OF MEMBER. ALL HOLES SHALL BE CENTERED WITHIN DEPTH OF MEMBER. HOLES AND NOTCHES IN STUDS SHALL BE LOCATED WITHIN 1/3 OF HEIGHT FROM EITHER TOP OR BOTTOM BUT NO CLOSER THAN 8" FROM PLATES. HOLES IN EXTERIOR STUDS SHALL NOT EXCEED 1-3/8" Ø AND SHALL NOT BE NOTCHED.

INSTALL ALL BEAMS AND JOISTS WITH CROWN UP.

ANY NEW WALL WHICH CONTAINS ANY PLUMBING OR MECHANICAL PIPING AND/OR DUCTWORK MUST HAVE A MINIMUM DEPTH OF THE STRUCTURAL MEMBERS OF 5/8". BORED HOLES SHALL NOT EXCEED MORE THAN 5/8" OF THE STUD REMAINING TO THE EDGE.

INSTALL BRIDGING BETWEEN ALL FLOOR JOISTS THAT EXCEED 8'-0" IN LENGTH. ALL BRIDGING THAT IS REMOVED DURING CONSTRUCTION SHALL BE REINSTALLED.

INSTALL SOLID BLOCKING BETWEEN JOISTS AND STUDS WHERE SHEATHING OR DECKING IS NOT CONTINUOUS.

ALL FRAMING MEMBERS SHALL ALIGN WITH ADJACENT MEMBERS AND FORM ACCURATE ANGLES AS NOTED ON THE PLANS AND SHALL NOT VARY MORE THAN 1/8" IN 12'-0" IN LENGTH FROM POINT TO POINT.

ALL PLYWOOD SHALL BE PLACED WITH GRAIN RUNNING PERPENDICULAR TO SUPPORTS AND CONTINUOUS OVER A MINIMUM OF TWO (2) SUPPORTS WITH ALL JOINTS FALLING OVER CENTER OF SUPPORT. ALL HORIZONTAL SHEATHING SHALL BE STAGGERED.

PROTECT ALL PLYWOOD FROM MOISTURE DURING THE FRAMING PERIOD AND COMPLETELY PROTECTED FROM THE ELEMENTS. ALL SHEATHING THAT BECOMES EXCESSIVELY WET OR SHOWS ANY TRACE OF LAYER SEPARATION SHALL BE REPLACED.

USE ONLY WIRE NAILS OR SPIKES. NO STAPLES WILL BE APPROVED. NO SPLITS IN FRAMING LUMBER WILL BE ALLOWED AND MUST BE REPLACED. BEFORE INSTALLING FLOOR DECKING, A CONTINUOUS BEAD OF SUBFLOOR ADHESIVE SHALL BE INSTALLED OVER EACH JOIST. FIT ALL TONGUES AND GROOVES FIRMLY TOGETHER BEFORE NAILING TO JOISTS.

ALL DIMENSIONAL LUMBER SHALL BE DOUGLAS FIR LARCH UNLESS NOTED OTHERWISE ON THE DRAWINGS AND GRADED IN ACCORDANCE WITH THE STANDARD GRADING RULES OF WWPA OR RULE NO. 16 OF WCLB, AS FOLLOWS:
LIGHT FRAMING - NO. 2 AND BETTER
STUDS - NO. 2 AND BETTER
JOISTS AND PLANKS - NO. 1 AND BETTER
BEAMS AND STRINGERS - DENSE NO. 1 AND BETTER
2" LUMBER SHALL BE SEASONED TO 19% MAXIMUM MOISTURE CONTENT.

• DIVISION 6 - CARPENTRY (CONTINUED)
ALL WOOD THAT CONTACTS CONCRETE OR MASONRY OR IS EXPOSED TO THE EXTERIOR SHALL BE PRESURE TREATED IN ACCORDANCE WITH UBC STANDARDS 25-12 OR NATURALLY DURABLE.

ALL INTERIOR SUBFLOORING SHALL BE 3/4" TONGUE AND GROOVE PLYWOOD, NAILED AND GLUED TO JOISTS.

INTERIOR STUD WALLS SHALL BE 2"x4" STUDS SPACED AT 16" O.C. UNLESS NOTED OTHERWISE.

EXTERIOR STUD WALLS SHALL BE 2"x6" STUDS SPACED AT 16" O.C. UNLESS NOTED OTHERWISE.

TOP PLATES SHALL BE DOUBLED ON ALL WALLS.

• DIVISION 7 - MOISTURE PROTECTION, INSULATION AND ROOFING
FURNISH AND INSTALL R-20 BATT INSULATION WITH VAPOR BARRIER AT EXTERIOR WALLS.

EXPOSED CAVITIES IN EXISTING EXTERIOR WALLS AND CEILINGS OPENED DURING CONSTRUCTION SHALL BE FILLED WITH INSULATION.

FURNISH AND INSTALL R-49 INSULATION WITH VAPOR BARRIER AT CEILING.

MAINTAIN A 1" MINIMUM AIR SPACE BETWEEN SUBROOF AND INSULATION.

PROVIDE CAULKING AT ALL OPENINGS THROUGH EXTERIOR WALLS INCLUDING BACK-UP FILLER WHERE REQUIRED. CAULK SHALL BE SILICONE BASE NON-STAINING TYPE.

ALL SLOPED ROOF SURFACES TO BE FINISHED WITH 30 YEAR WARRANTY ASPHALT OR FIBERGLASS SHINGLES (COLOR TO BE DETERMINED BY OWNER).

FURNISH AND INSTALL BAKED ENAMEL ALUMINUM GUTTERS AND DOWNSPOUTS (COLOR TO BE DETERMINED BY OWNER).

• DIVISION 8 - DOORS, WINDOWS AND HARDWARE
ALL NEW WINDOWS ARE TO BE PELLA LIFESTYLE SERIES OR EQUAL.

SCREENS ARE TO BE PROVIDED FOR ALL OPERABLE SASH WINDOWS.

NEW INTERIOR DOORS TO BE MINIMUM 1-3/8" THICK SOLID CORE WOOD.

• DIVISION 9 - FINISHES
ALL FINISH COLORS AND MATERIALS TO BE SELECTED BY OWNER.

PROVIDE 1/2" THICK GYPSUM WALLBOARD ON INTERIOR FACE OF EXTERIOR WALLS AND ON BOTH SIDES OF INTERIOR PARTITIONS.

PROVIDE 1/2" THICK GYPSUM WALLBOARD ON CEILINGS.

PROVIDE 1/2" THICK TYPE W/R U. S. GYPSUM SHEETROCK OR APPROVED EQUAL FOR ALL BATHROOM WALLS AND CEILINGS.

PROVIDE "DUROCK" CEMENT BOARD AT TUB AND SHOWER SURROUNDS.

GYPSUM BOARD WORK AND MATERIALS SHALL MEET ALL REQUIREMENTS OF ANSI NO. A97-1 FOR THE "APPLICATION AND FINISHING OF WALLBOARD." JOINT COMPOUND SYSTEM SHALL BE MIXED, APPLIED AND FINISHED IN COMPLIANCE WITH MANUFACTURER'S PRINTED DIRECTIONS, TO BE INVISIBLE AFTER FINISHED, INCLUDING ALL METAL CORNER BEAD AND TRIM.

ALL MATERIALS, INSTALLATION AND WORKMANSHIP FOR CERAMIC TILE SHALL COMPLY WITH ANSI SPECIFICATIONS: A 108.4 AND A 108.5 AND "HANDBOOK FOR CERAMIC TILE INSTALLATION" PUBLISHED BY THE TILE COUNCIL OF AMERICA AND ARE HEREBY MADE PART OF THIS SPECIFICATION. ALL TILE SHALL COMPLY WITH ANSI SPECIFICATIONS FOR CERAMIC TILE A 137.1. JUNCTION BETWEEN DISSIMILAR SURFACES TO BE GROUDED WITH A SILICONE RUBBER SEALANT OR APPROVED EQUAL.

• DIVISION 15 - PLUMBING

- ALL WATER PIPE SHALL BE SIZED IN ACCORDANCE WITH ILLINOIS PLUMBING CODE APPENDIX A, TABLES M & N

- ALL BRANCH DRAIN AND VENT PIPING SHALL BE SIZED IN ACCORDANCE WITH ILLINOIS PLUMBING CODE APPENDIX A, TABLES E, F & G

- ALL PLUMBING FIXTURES SHALL BE OF WATER SENSE TYPE 1.28 GPF TOILETS, 1.5 GPM LAVATORIES AND 2.0 GPM SHOWER HEADS.

- LAVATORIES SHALL BE PROVIDED WITH 1017 OR 1070 STANDARD MIXING VALVE (IPC 850.60) (E)

- ALL VENT/WASTE PIPE TO BE SCHEDULE 40 PVC OR CAST IRON

- UNDERGROUND SANITARY TO BE SCHEDULE 40 PVC OR SERVICE WEIGHT CAST IRON

- ALL COPPER ABOVE GROUND TO BE "L" TYPE

- ALL COPPER BELOW GROUND TO BE "K" TYPE

- ALL COPPER FITTINGS TO BE FORGED WITH NO LEAD/SOLDER/FLUX

- PROVIDE 24" AIR CHAMBERS ON ALL MAIN WATER RISERS

- PROVIDE 12" AIR CHAMBERS ON ALL FIXTURES

- PROVIDE SHUT-OFF STOPS ON ALL FIXTURES

- TEMPERED HOT WATER NOT TO EXCEED 110°F TO BE SUPPLIED TO PUBLIC LAVATORIES

- 75 LB AIR TEST OR WATER PRESSURE TEST REQUIRED ON WATER PIPING AT TIME OF ROUGH INSPECTION

- ALL EXISTING PLUMBING THAT MAY POSE A HEALTH OR SAFETY HAZARD MUST BE REVISED TO MEET ILLINOIS PLUMBING CODE REQUIREMENTS

- ALL NEW PLUMBING MUST MEET ILLINOIS PLUMBING CODE REQUIREMENTS

- ALL PIPING FOR ABANDONED PLUMBING FIXTURES SHALL BE DISCONNECTED AT THE SOURCE AND CAPPED OR DELETED

- NO WATER OR DRY DEAD ENDS ALLOWED

- ISOLATION VALVES SHUT-OFF VALVES SHALL BE INSTALLED TO PERMIT THE WATER SUPPLY TO ALL EQUIPMENT AND/OR FIXTURES IN EACH SEPARATE ROOM TO BE SHUT OFF WITHOUT INTERFERING WITH THE WATER SUPPLY TO ANY OTHER ROOM OR PORTION OF THE BUILDING. FOR PLUMBING EQUIPMENT OR FIXTURES THAT ARE INSTALLED BACK-TO-BACK IN ADJACENT ROOMS, A COMMON SHUT-OFF VALVE MAY BE USED TO SHUT OFF THE WATER SUPPLY TO THE BACK-TO-BACK FIXTURES IN NO MORE THAN 2 ADJACENT ROOMS.

- PROVIDE R-3 INSULATION AT HOT WATER PIPES 1/2" AND LARGER

- PLUMBING WORK SHALL BE PERFORMED BY AN ILLINOIS LICENSED PLUMBER.

- NEW AND REPLACEMENT PLUMBING FIXTURES SHALL BE "WATERSENSE" LABELED WHEN AVAILABLE

- DISHWASHER DRAIN LINE SHALL BE SECURED OR LOOPED TO THE UPPEMOST PART OF THE UNDERSIDE OF THE COUNTERTOP AND SHALL NOT CONNECT TO THE GARBAGE DISPOSAL

- BATH/SHOWER CONTROLS SHALL HAVE A WATER TEMPERATURE SAFETY DEVICE TO PREVENT SUDDEN CHANGES IN WATER TEMPERATURE SET TO A MAXIMUM TEMPERATURE OF 115°F

• DIVISION 15 - PLUMBING (CONTINUED)
- COPPER WATER LINES SHALL NOT BE INSTALLED IN DIRECT CONTACT WITH METAL ELECTRICAL CONDUITS

• DIVISION 15.7 - MECHANICAL HEATING, VENTILATION AND AIR CONDITIONING
THE EXTENT OF THE WORK IS TO INSTALL (1) SPLIT SYSTEM HVAC SYSTEM.

ALL WORK AND MATERIALS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL CODES.

ALL DUCTWORK SHALL BE GALVANIZED SHEET METAL, 30 GAGE FOR DUCTS LESS THAN 14" AND 28 GAGE FOR DUCTS LARGER THAN 14".

ALL GALVANIZED STEEL SHALL CONFORM TO ASTM A525.

TRANSFER DUCTS SHALL NOT EXCEED 5'-0".

THE MINIMUM AMOUNT OF AIR SUPPLIED TO OR EXHAUSTED FROM A ROOM SHALL BE 50 CFM.

FLOOR REGISTERS SHALL BE PLACED NO MORE THAN 9" FROM A WALL.

ALL DAMPERS SHALL BE "LOCK TYPE".

WARM AIR HEATING SYSTEM SHALL HEAT ALL ROOMS TO BE HEATED TO A DESIGN TEMPERATURE DIFFERENCE OF 80°F

ALL ROOMS SHALL BE CAPABLE OF BEING HEATED TO A MINIMUM OF 68°F

ALL DUCTWORK SHALL BE RIGID.

DUCTWORK IN UNCONDITIONED ATTIC SHALL BE R-8 MINIMUM.

ALL JOINTS, LONGITUDINAL AND TRANSVERSE SEAMS AND CONNECTIONS IN DUCTWORK SHALL BE SECURELY FASTENED AND SEALED WITH WELDS, GASKETS, MASTICS, MASTIC-PLUS-EMBEDDED-FABRIC SYSTEMS OR TAPES

METAL DUCTS SHALL BE SUPPORTED BY 1/2" WIDE 18-GAGE METAL STRAPS OR 12-GAGE GALVANIZED WIRE AT INTERVALS NOT EXCEEDING 10 FEET OR OTHER APPROVED MEANS. NONMETALLIC DUCTS SHALL BE SUPPORTED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

MECHANICAL EXHAUSTS SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS

• DIVISION 16 - ELECTRICAL

PROVIDE ARC-FAULT CIRCUIT INTERRUPTER BREAKERS FOR ALL OUTLETS AND LIGHTS.

ALL RECEPTACLES SHALL BE TAMPER-RESISTANT.

ALL ELECTRICAL CONNECTIONS SHALL MEET THE REQUIREMENTS OF COMMONWEALTH EDISON COMPANY AND SHALL CONFORM TO THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE CODES.

ALL LIGHTING IS TO BE PROVIDED AS INDICATED ON DRAWINGS AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS.

FURNISH AND INSTALL TELEPHONE, CABLE TV, OUTLETS, SATELLITE TV OUTLETS, COMPUTER CABLE, DOORBELL CABLE AND ALL OTHER LOW VOLTAGE CABLE AS INDICATED ON DRAWINGS.

ALL LIGHTING IN CLOSETS SHALL BE SURFACE MOUNTED FLUORESCENT.

PROVIDE SMOKE DETECTORS IN EVERY BEDROOM AND ON EVERY LEVEL. SMOKE DETECTORS SHALL BE INTERCONNECTED SO THAT ALL WILL ALARM WHEN ONE (1) IS ACTIVATED.

ALL NEW LIGHT FIXTURES SHALL HAVE HIGH EFFICACY SOURCES.

LIGHTING FIXTURES OR FAN ABOVE OR WITHIN TWO FEET OF THE INSIDE OF THE TUB, SHOWER EDGE MUST HAVE GFCI PROTECTION

NM CABLE (ROMEX) AND SEC WIRING METHODS ARE NOT ALLOWED.

EXTERIOR HVAC EQUIPMENT LOCATED SHALL HAVE A DISCONNECTING MEANS LOCATED WITHIN SIGHT OF THE EQUIPMENT OR A LOCKOUT BREAKER IN THE OPEN POSITION IS PROVIDED FOR THE CIRCUIT.

PROVIDE A CIRCUIT DIRECTORY IN MAIN ELECTRIC PANEL FOR NEW CIRCUITS.

BATHROOM ELECTRIC RECEPTACLE OUTLETS SHALL BE SERVED BY A MINIMUM OF 1-20 AMP CIRCUIT

A DISCONNECTING MEANS SHALL BE LOCATED WITHIN SIGHT OF THE DISHWASHER OR A LOCKOUT BREAKER IN THE OPEN POSITION IS PROVIDED FOR THE CIRCUIT

EXTENSION RINGS ON ELECTRICAL DEVICE BOXES ARE REQUIRED TO BE MOUNTED FLUSH WITH SURROUNDING FINISHED WALL SURFACES SUCH AS CERAMIC TILE, MARBLE OR OTHER SOLID SURFACE MATERIALS

CEILING PADDLE FANS SUPPORTED BY ELECTRICAL BOXES. BOXES SHALL BE FAN LISTED

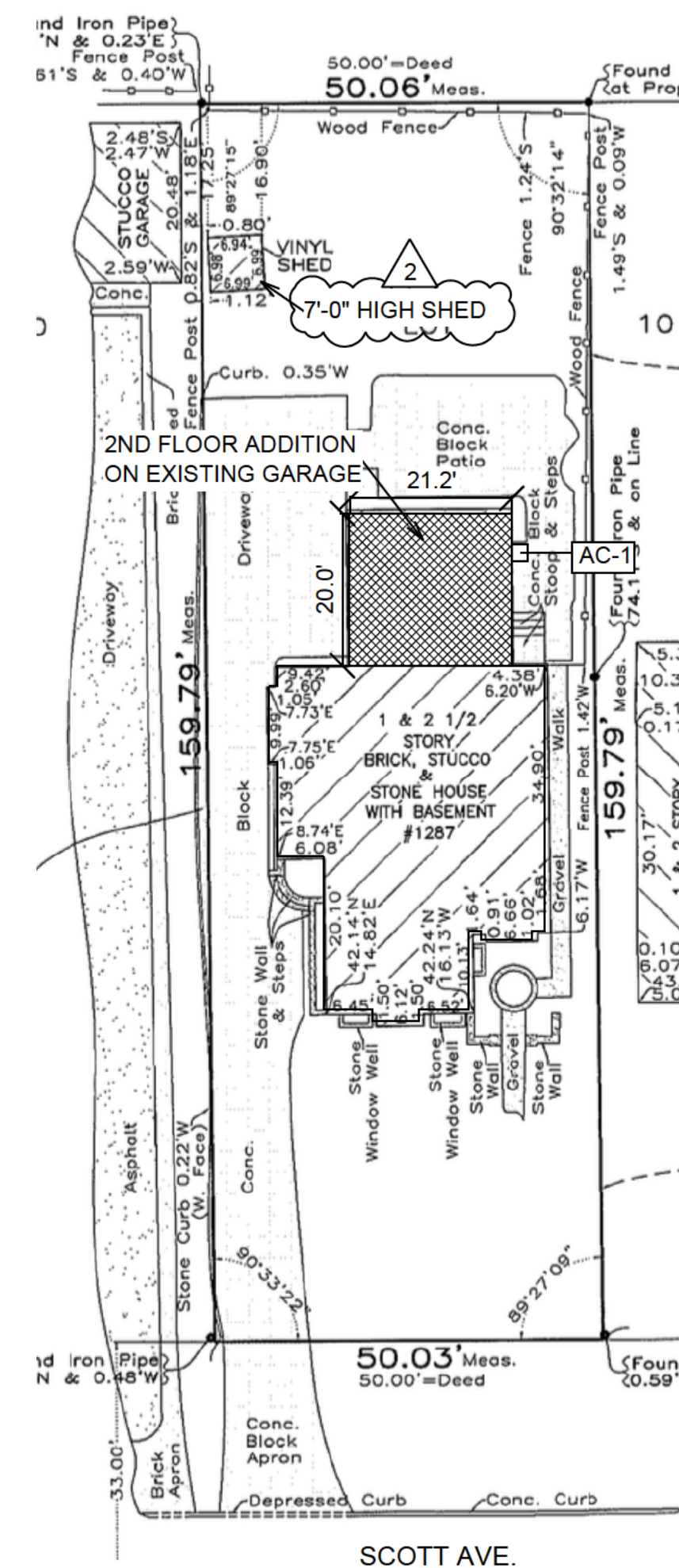
RECESSED LIGHTING FIXTURES IN CONTACT WITH INSULATION MUST BE IC-RATED

A DISCONNECTING MEANS SHALL BE LOCATED WITHIN SIGHT OF EQUIPMENT (I.E. HVAC FURNACE, HVAC CONDENSER) OR A LOCKOUT BREAKER IN THE OPEN POSITION IS PROVIDED FOR THE CIRCUIT

ALL NEW EXTERIOR LIGHTING SHALL BE DESIGNED, SHIELDED AND DIRECTED SO THAT DIRECT LIGHT FROM THE LAMP DOES NOT CAUSE LIGHT TRESPASS AND PROTECTS ADJACENT PROPERTIES AND PUBLIC WAYS FROM GLARE AND EXCESSIVE LIGHTING. LIGHT LEVEL AT ANY PROPERTY LINE IS LIMITED TO ONE-HALF (0.5) FOOT-CANDLE UNLESS OTHERWISE REGULATED BY CITY CODE

LUMINAIRES LOCATED WITHIN THE ACTUAL OUTSIDE DIMENSION OF THE SHOWER OR TUB TO A HEIGHT OF 8 FT. VERTICALLY FROM THE TOP OF THE RIM SHALL BE MARKED SUITABLE FOR DAMP LOCATIONS OR MARKED SUITABLE FOR WET LOCATIONS. LUMINAIRES LOCATED WHERE SUBJECT TO SHOWER SPRAY SHALL BE MARKED SUITABLE FOR WET LOCATIONS.

UPGRADED ELECTRICAL SERVICE SHALL HAVE A SURGE PROTECTION DEVICE AS AN INTEGRAL PART OF THE SERVICE EQUIPMENT OR SHALL BE LOCATED IMMEDIATELY ADJACENT THERETO



SITE PLAN
1"=20.0'



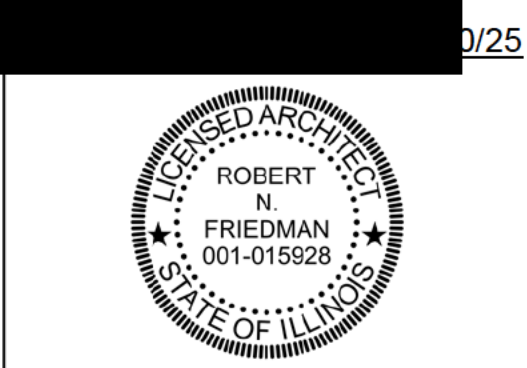
2	REVISED ISSUED FOR PERMIT	02/16/26
1	REVISED ISSUED FOR PERMIT	01/09/26
	ISSUED FOR PERMIT	11/19/25

2ND FLOOR ADDITION
1287 SCOTT AVE.
WINNETKA, IL 60093

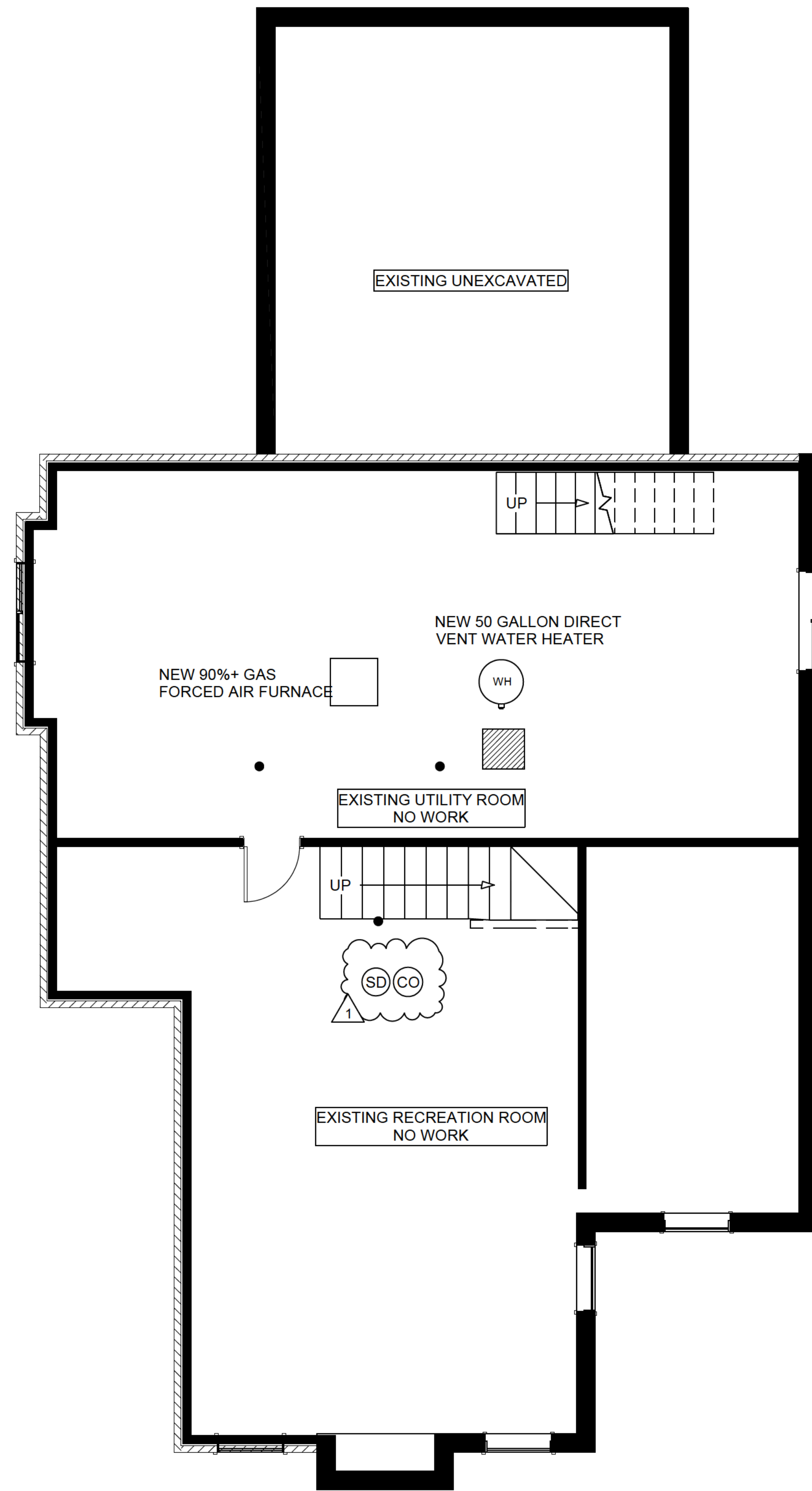
DRAWING INDEX

- A-1 • SPECIFICATIONS
- SITE PLAN
- A-2 • EXISTING FLOOR PLANS
- A-3 • 2ND FLOOR PLAN
- ROOF PLAN
- SCHEDULES
- DETAILS
- A-4 • EXTERIOR ELEVATIONS
- A-5 • EXTERIOR ELEVATIONS WITH ATTIC DIMENSIONS
- A-6 • EXTERIOR ELEVATIONS WITH ATTIC DIMENSIONS

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE CONFORM TO THE CODES AND ORDINANCES OF WINNETKA, ILLINOIS

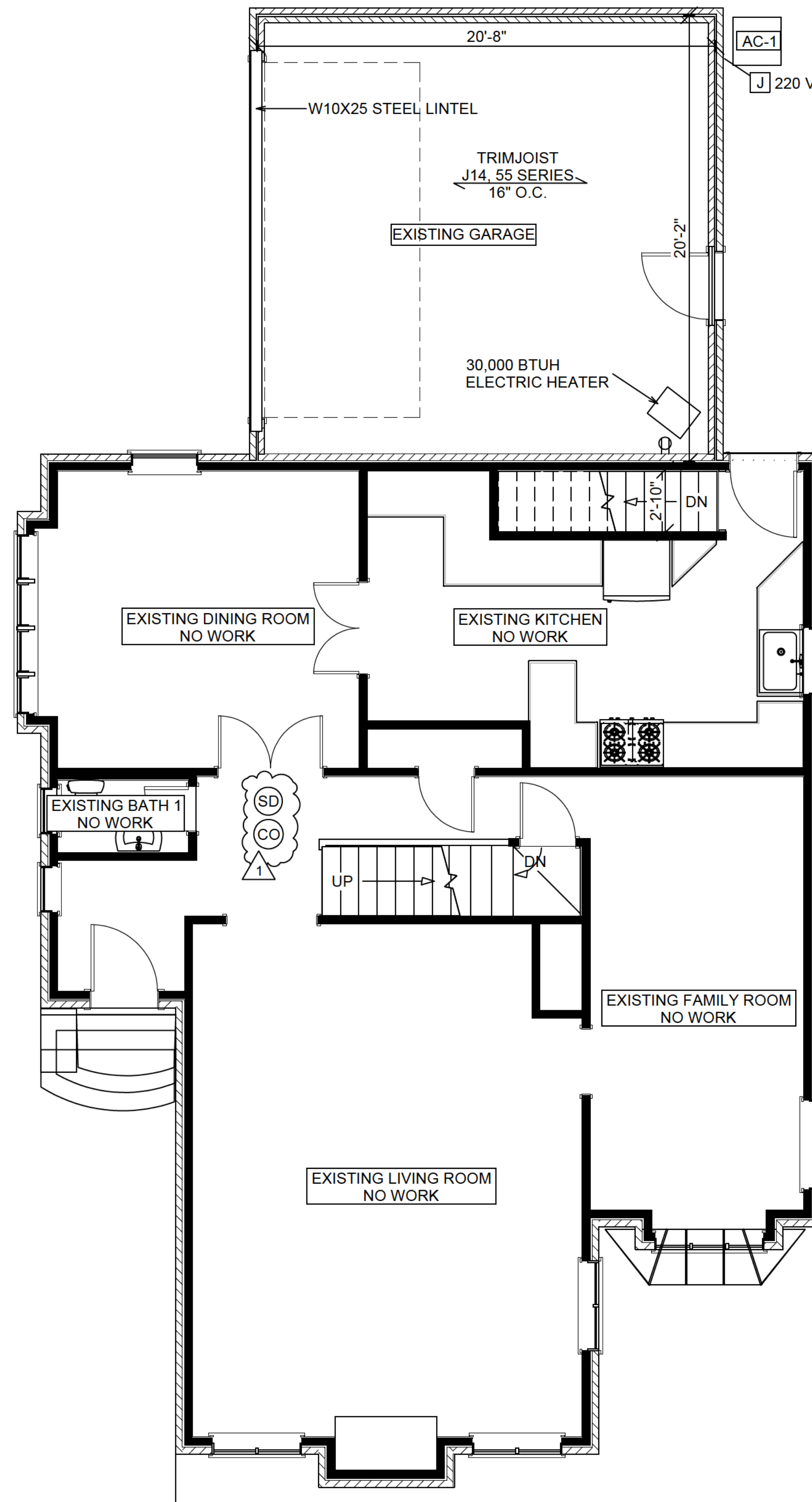


SHEET NO.
A-1
OF 6



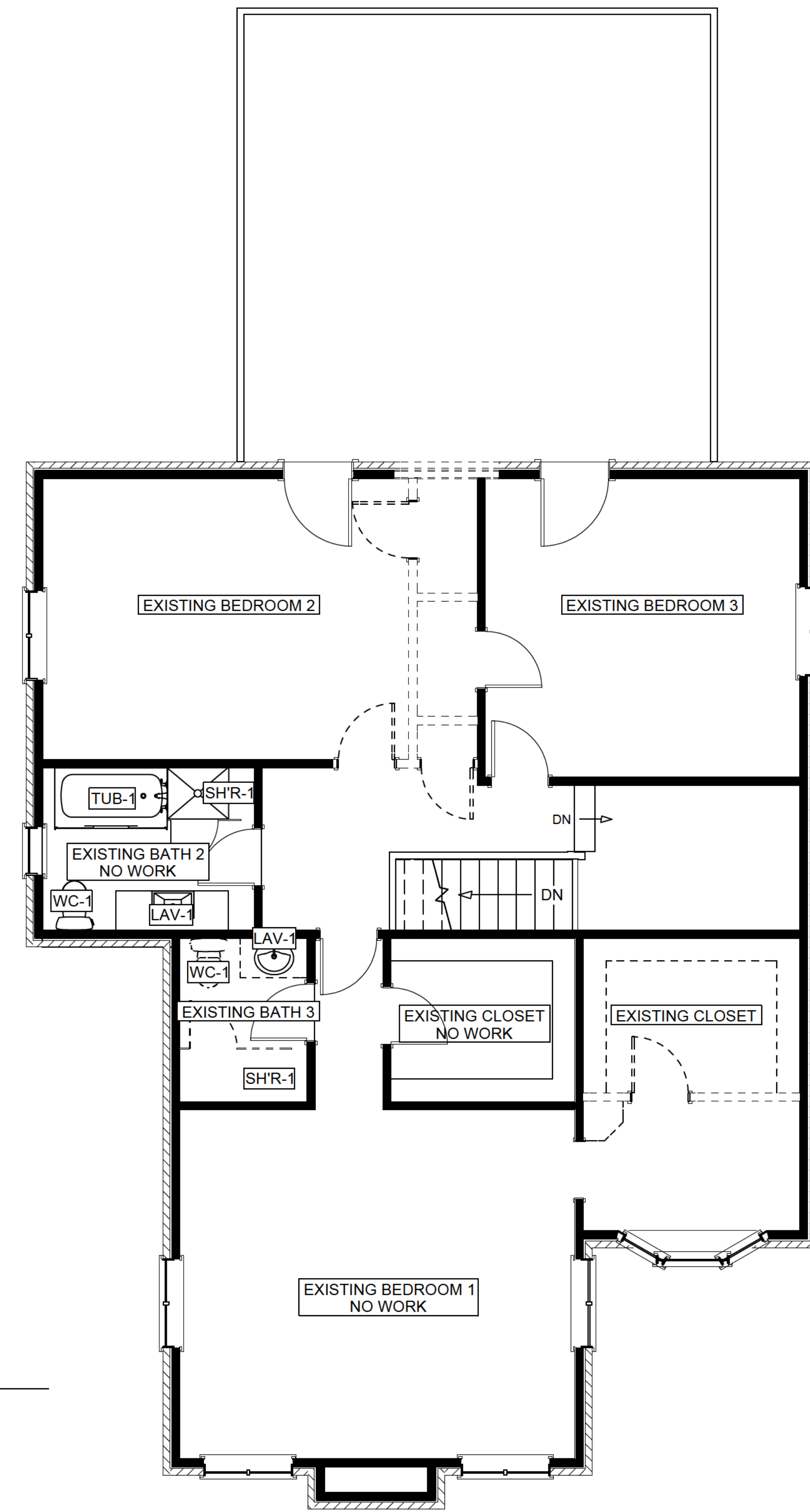
EXISTING BASEMENT PLAN

1/4"=1'-0"



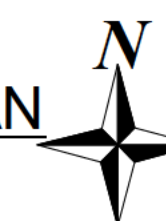
EXISTING 1ST FLOOR PLAN

1/4"=1'-0"



EXISTING 2ND FLOOR PLAN

1/2"=1'-0"



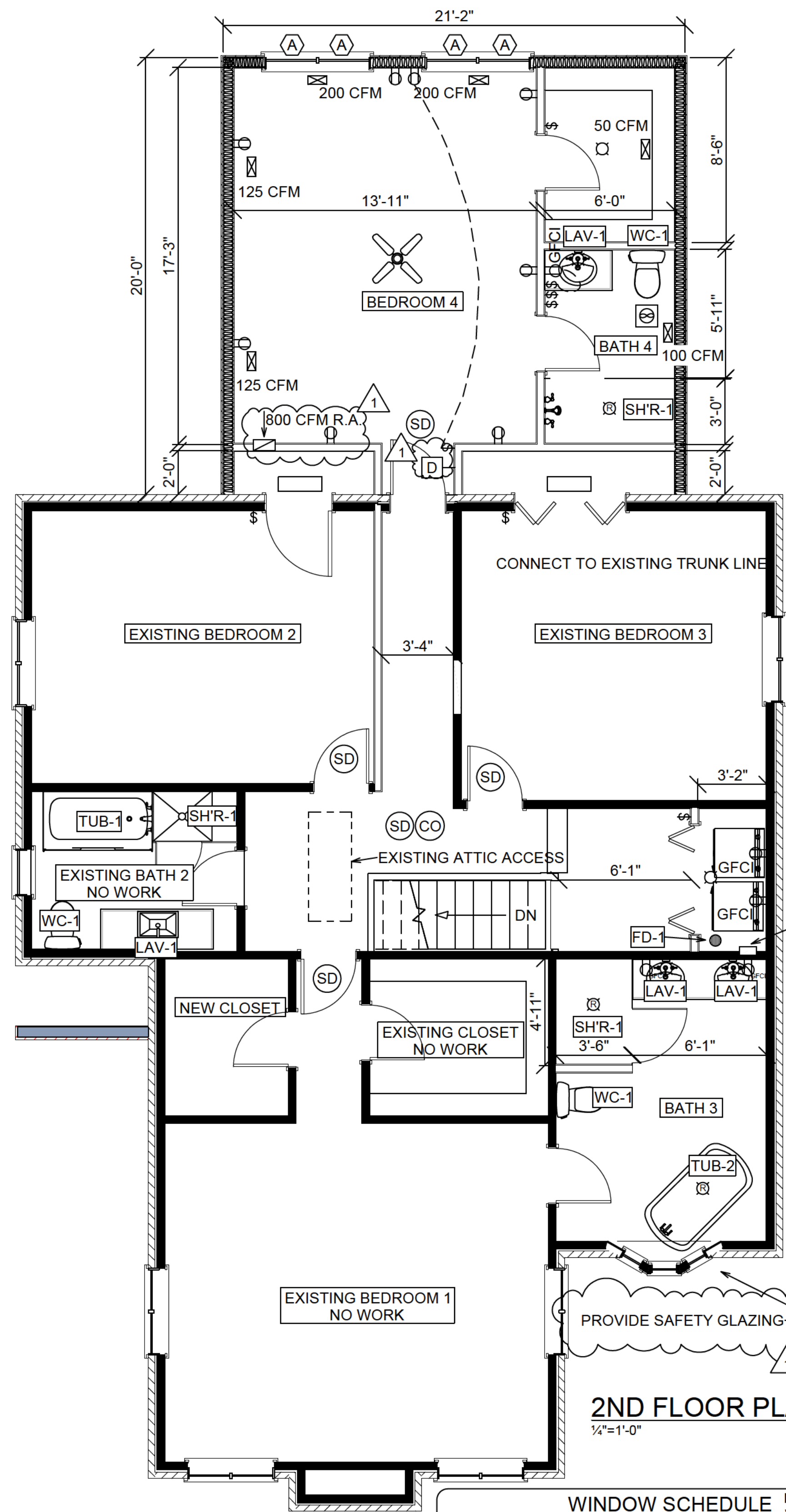
2	REVISED ISSUED FOR PERMIT	02/16/26
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2ND FLOOR ADDITION
1287 SCOTT AVE.
WINNETKA, IL 60093



ROBERT N. FRIEDMAN
ARCHITECT

SHEET NO.
A-2
OF 6



WINDOW SCHEDULE NOTE: MAXIMUM U-VALUE OF WINDOWS SHALL BE 0.30

SYMBOL	SIZE	TYPE	GLASS AREA S.F.	VENT AREA S.F.	REMARKS
(A)	29"X47"	CASEMENT	7.0	6.4	

TYPICAL BEDROOM WINDOW: 2947 CASEMENT CLEAR OPENING = 20" WIDE X 42-7/8" HIGH (6.0 S.F.) SILL HEIGHT = 31" ABOVE FINISHED FLOOR

CODE REQUIREMENT: CLEAR OPENING = 20" WIDE X 24" HIGH (5.7 S.F.) SILL HEIGHT = <44" ABOVE FINISHED FLOOR

MECHANICAL LEGEND

- SUPPLY AIR DIFFUSER - CEILING MOUNTED
- RETURN AIR GRILLE - WALL MOUNTED
- TOILET EXHAUST FAN, BROAN AE50

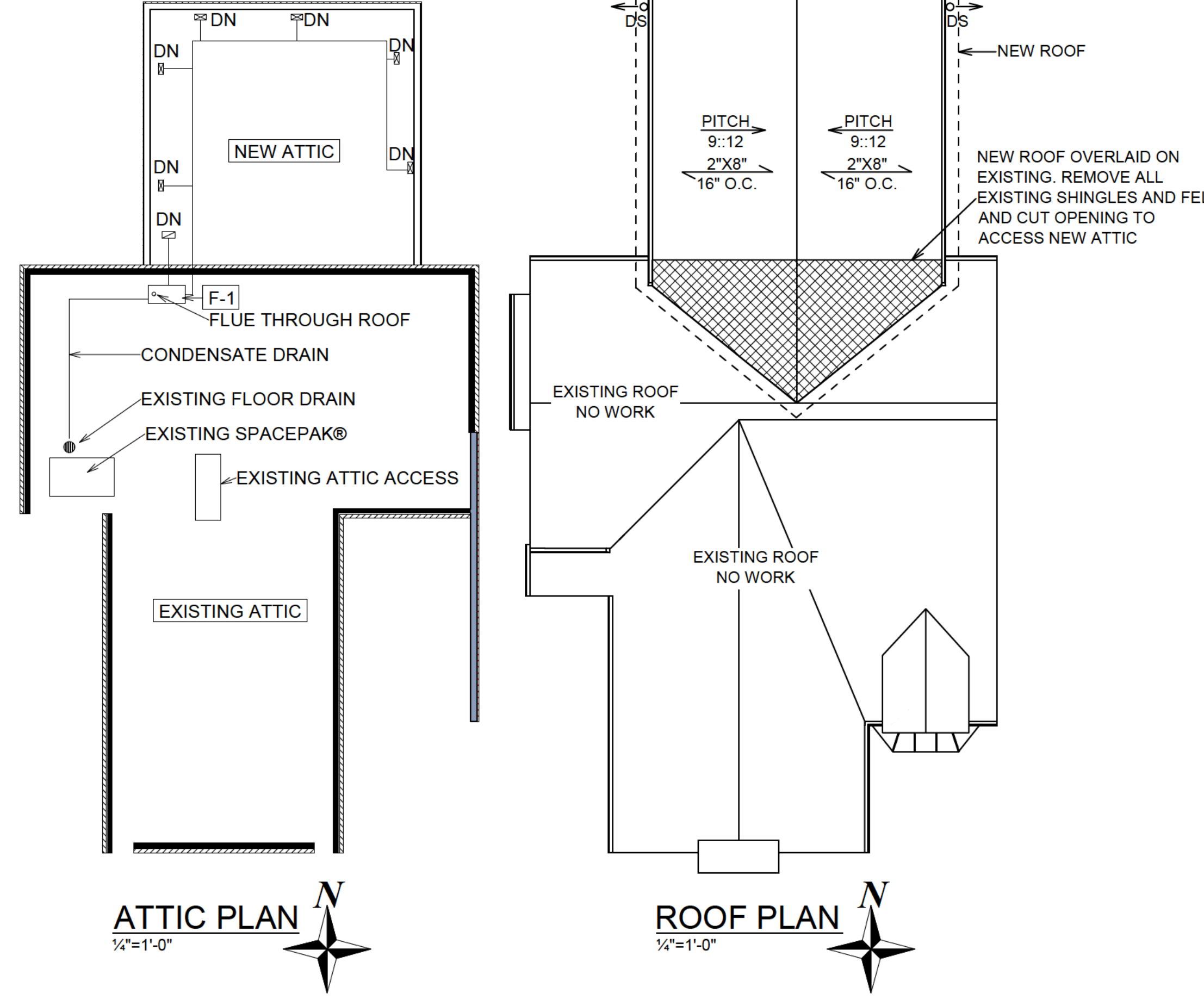
FURNACE SCHEDULE

SYMBOL	SERVICE AREA	MODEL NO.	RATED HEATING INPUT/OUTPUT	VOLTS	CFM	FLUE SIZE	LOCATION	QUANTITY
F-1	2ND FLOOR BEDROOM 4	GOODMAN MFG. GMVC96403BNB	40,000 BTUH/38,440 BTUH	115	800	3" PVC	ATTIC	1

* MANUFACTURER'S SPECIFICATION

REFRIGERATION SCHEDULE

SYMBOL	MODEL NO.	NO. OF COMPRESSORS	TON	H.P.	REFRIGERANT	WEIGHT OF REFRIGERANT	LOCATION	NO. OF UNITS	REMARKS
AC-1	GOODMAN MFG. GSXN401810A 18,000 BTUH, 14 SEER	1 EACH	3	3	R-410A	114 OZ.	SIDE YARD	1	REMOTE AIR COOLED

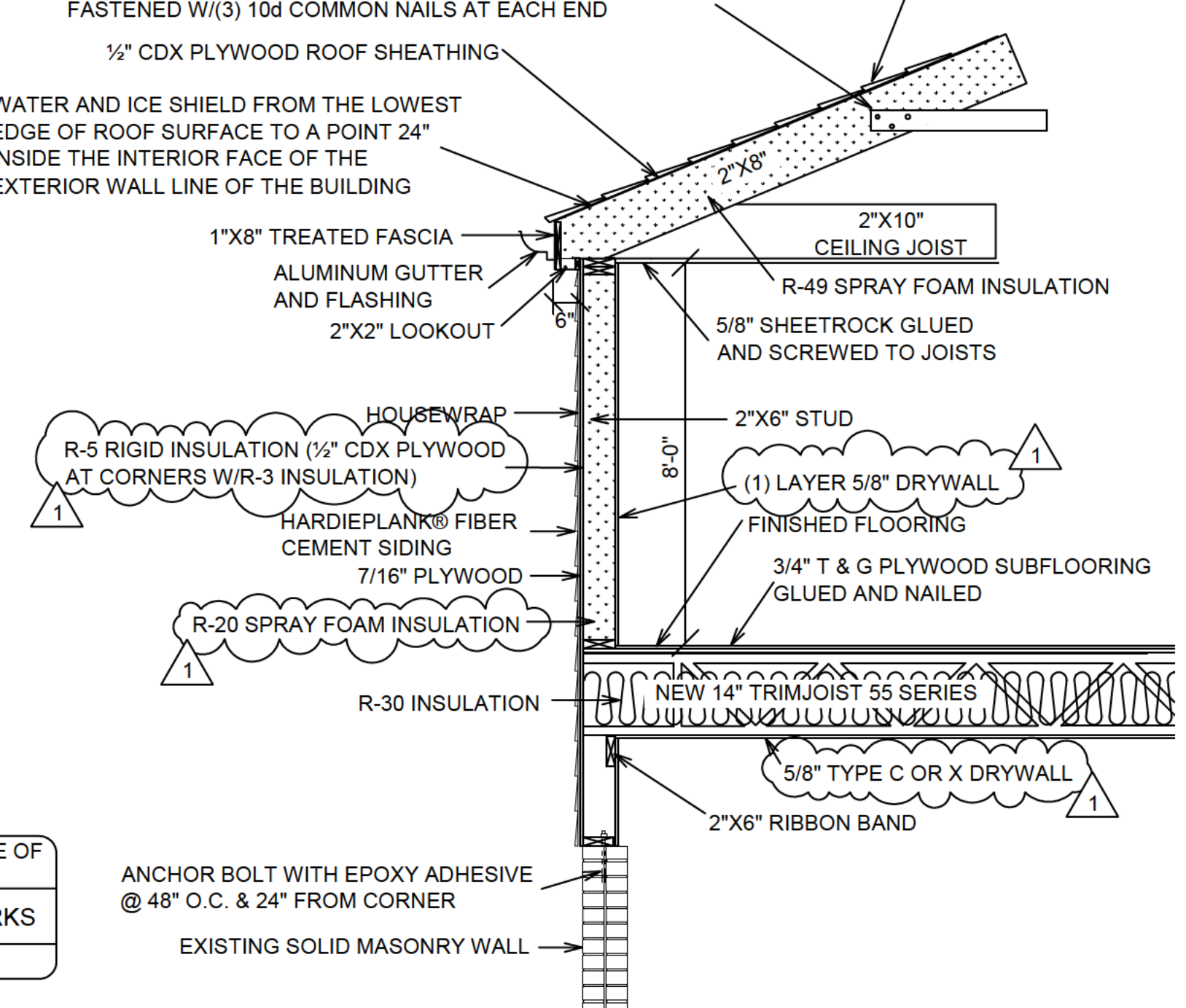


30 YEAR ASPHALT SHINGLE WITH 15 YEAR ROOF FELT (COLOR TO BE SELECTED BY OWNER) SHINGLES TO BE FASTENED WITH 12 GAGE GALVANIZED STEEL NAILS WITH 3/8"Ø HEAD AND PENETRATE THE ROOF SHEATHING COMPLETELY. USE THE NUMBER OF NAILS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.

COLLAR TIES @ 48" O.C. IN UPPER 1/3 OF ATTIC SPACE AND FASTENED W/(3) 10d COMMON NAILS AT EACH END

1/2" CDX PLYWOOD ROOF SHEATHING

WATER AND ICE SHIELD FROM THE LOWEST EDGE OF ROOF SURFACE TO A POINT 24" INSIDE THE INTERIOR FACE OF THE EXTERIOR WALL LINE OF THE BUILDING



2ND FLOOR EXTERIOR WALL ON EXISTING MASONRY WALL
1/2"=1'-0"

NATURAL LIGHT AND VENTILATION AND HEAT LOSS

UNIT NO.	FLOOR	ROOM NAME	ROOM AREA S.F.	S.F.		BTUH	
				REQ	ACT	REQ	ACT
	2ND	BEDROOM 4	247	19.8	28.0	9.9	25.6
		BATH 4	52	0	0	0	0*
		BATH 3	124	0	0	0	0*

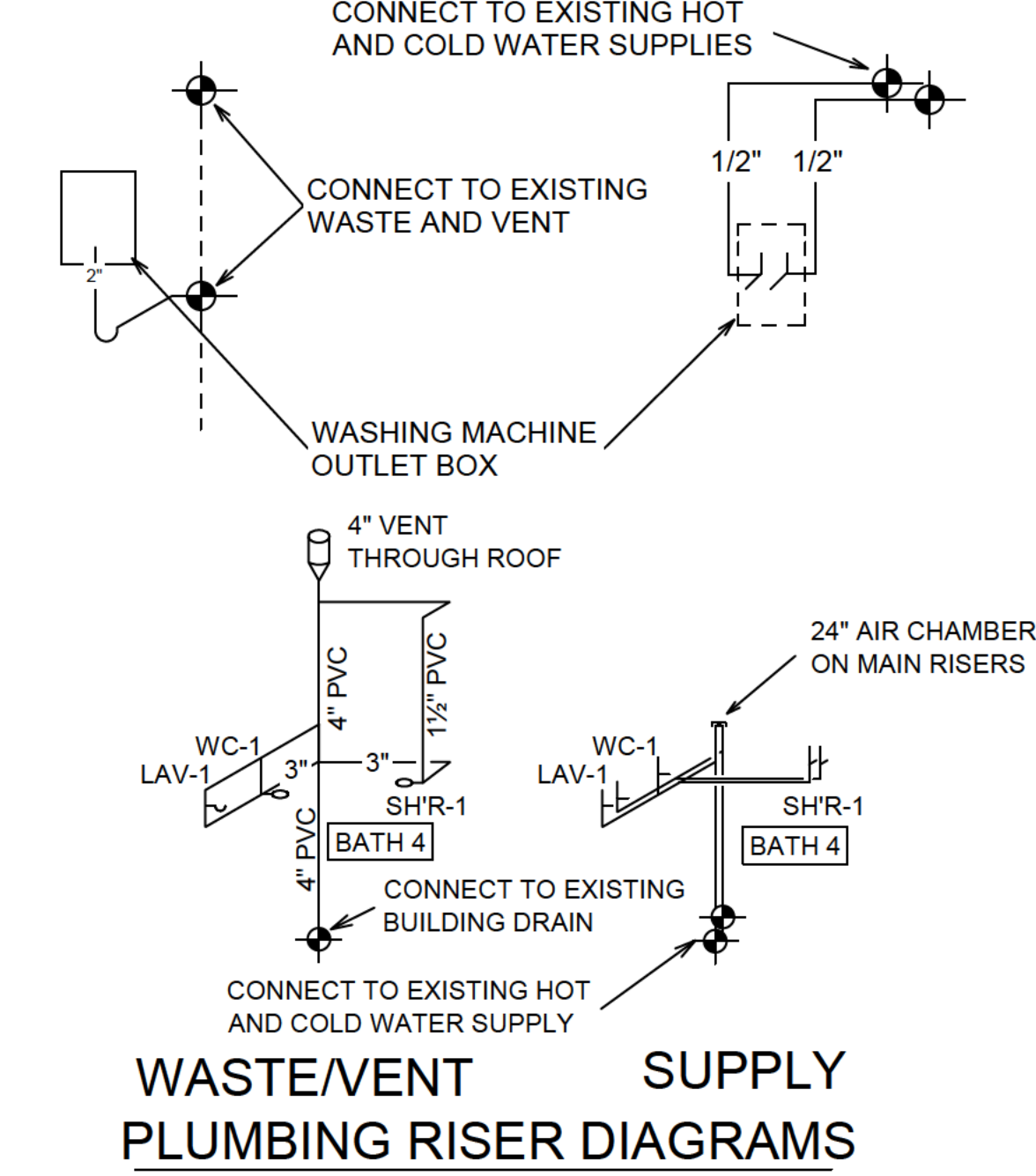
*+50 CFM EXHAUST
**+50 CFM EXHAUST

CONSTRUCTION LEGEND

- EXISTING PARTITION TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW INTERIOR PARTITION - 2"x4" STUD WITH ONE (1) LAYER 1/2" DRYWALL EACH SIDE
- NEW EXTERIOR WALL - 1/2" DRYWALL, 2"x6" STUD, R-26 CAVITY INSULATION, R-2 CONTINUOUS INSULATION, FIBER CEMENT SIDING

PLUMBING NOTES

- ALL WATER PIPE SHALL BE SIZED IN ACCORDANCE WITH ILLINOIS PLUMBING CODE APPENDIX A, TABLES M & N
- ALL BRANCH DRAIN AND VENT PIPING SHALL BE SIZED IN ACCORDANCE WITH ILLINOIS PLUMBING CODE APPENDIX A, TABLES E, F & G
- ALL PLUMBING FIXTURES SHALL BE OF WATER SENSE TYPE 1.28 GPF TOILETS, 1.5 GPM LAVATORY'S AND 2.0 GPM SHOWER HEADS.
- LAVATORIES SHALL BE PROVIDED W/1017 OR 1070 STANDARD MIXING VALVE (IPC 890.680 (E))
- ALL VENT/WASTE PIPE TO BE SCHEDULE 40 PVC OR CAST IRON
- UNDERGROUND SANITARY TO BE SCHEDULE 40 PVC OR SERVICE WEIGHT CAST IRON
- ALL COPPER ABOVE GROUND TO BE "L" TYPE
- ALL COPPER BELOW GROUND TO BE "K" TYPE
- ALL COPPER FITTINGS TO BE FORGED WITH NO LEAD/SOLDER/FLUX
- PROVIDE 24" AIR CHAMBERS ON ALL MAIN WATER RISERS
- PROVIDE 12" AIR CHAMBERS ON ALL FIXTURES
- PROVIDE SHUT-OFF STOPS ON ALL FIXTURES
- TEMPERED HOT WATER NOT TO EXCEED 110°F TO BE SUPPLIED TO PUBLIC LAVATORIES
- 75 LB AIR TEST OR WATER PRESSURE TEST REQUIRED ON WATER PIPING AT TIME OF ROUGH INSPECTION
- ALL EXISTING PLUMBING THAT MAY POSE A HEALTH OR SAFETY HAZARD MUST BE REVISED TO MEET ILLINOIS PLUMBING CODE AND VILLAGE OF WINNETKA ORDINANCES
- ALL NEW PLUMBING MUST MEET ILLINOIS PLUMBING CODE AND VILLAGE OF WINNETKA ORDINANCES
- ISOLATION VALVES-SHUT-OFF VALVES SHALL BE INSTALLED TO PERMIT THE WATER SUPPLY TO ALL EQUIPMENT AND/OR FIXTURES IN EACH SEPARATE ROOM TO BE SHUT OFF WITHOUT INTERFERING WITH THE WATER SUPPLY TO ANY OTHER ROOM OR PORTION OF THE BUILDING. FOR PLUMBING EQUIPMENT OR FIXTURES THAT ARE INSTALLED BACK-TO-BACK IN ADJACENT ROOMS. A COMMON SHUT-OFF VALVE MAY BE USED TO SHUT OFF THE WATER SUPPLY TO THE BACK-TO-BACK FIXTURES IN NO MORE THAN 2 ADJACENT ROOMS.



PLUMBING FIXTURE SCHEDULE NOTE: ALL FIXTURES MAY BE SUBSTITUTED BY "EQUAL" BRANDS AND MODELS

SYMBOL	DESCRIPTION	SPECIFICATION	QUANTITY				LOAD VALUE	WSFU	
			EXISTING	REPLACED	RELOCATED	NEW			
LAV-1	VANITY MOUNTED OR PEDESTAL LAVATORY	KOHLER PORCELAIN OR EQUAL WITH MIXING VALVES	2		1	2	5	1	5
WC-1	WATER CLOSET	KOHLER FLUSH TANK OR EQUAL	2		1	1	4	3	12
TUB-1	BATHTUB	FAUCET - TUB/SHOWER COMBO WITH ANTI-SCALD MIXING VALVE	1		1	1	3	2	6
SHR-1	SHOWER	FAUCET WITH ANTI-SCALD MIXING VALVE	1			1	2	2	4
SINK-1	KITCHEN SINK	KITCHEN SINK	1				1	2	2
DW-1	DISHWASHER	DISHWASHER	1				1	2	2
WSH-1	LAUNDRY WASHER	LAUNDRY WASHER	1			1	2	3	6

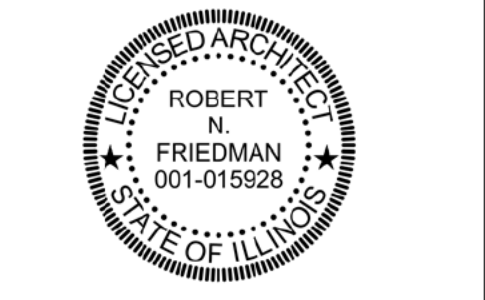
TOTAL W.S.F.U. = 37.0
1 1/4" WATER SERVICE
1" METER

LIGHTING & ELECTRICAL LEGEND

- PENDANT OR SURFACE MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- RECESSED LED DOWNLIGHT, PROVIDE SEALED LENS IN BATH & SHOWER LOCATIONS & CLOSETS
- SURFACE MOUNTED LED FIXTURE AT CLOSETS
- WALL MOUNTED DUPLEX RECEPTACLE
- WALL MOUNTED GROUND FAULT CIRCUIT INTERRUPTER PROTECTED DUPLEX RECEPTACLE
- SINGLE POLE LIGHT SWITCH
- 3-WAY LIGHT SWITCH
- DIMMER SWITCH
- EXHAUST FAN, BROAN #AE50, 50 CFM. TERMINATE OUTDOORS
- CEILING MOUNTED CARBON MONOXIDE DETECTOR
- CEILING MOUNTED SMOKE DETECTOR WIRED TO BUILDING ELECTRIC. ALL DETECTORS ARE TO BE INTERCONNECTED SO THAT ACTUATION OF ONE DETECTOR ACTIVATES ALL DETECTORS

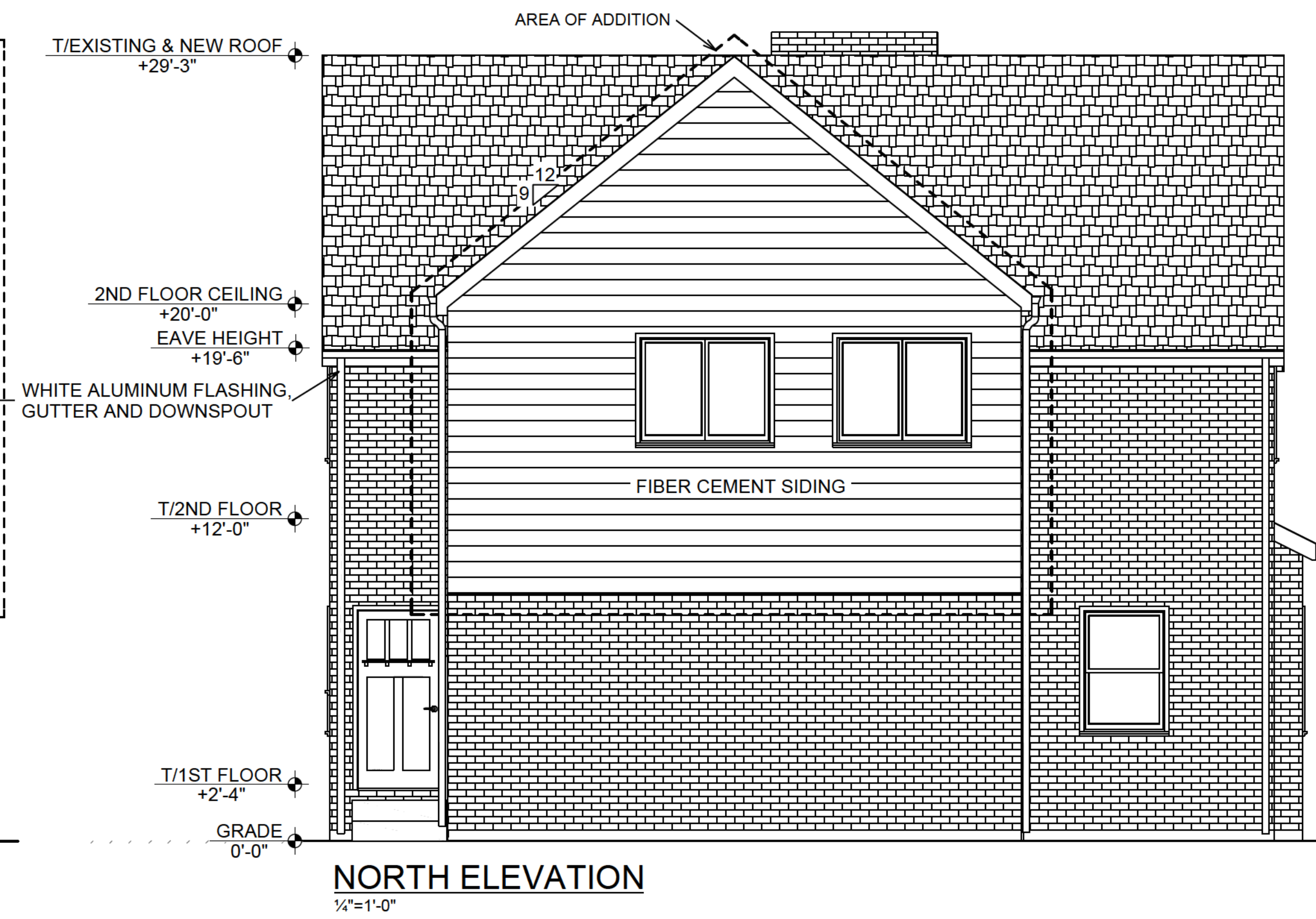
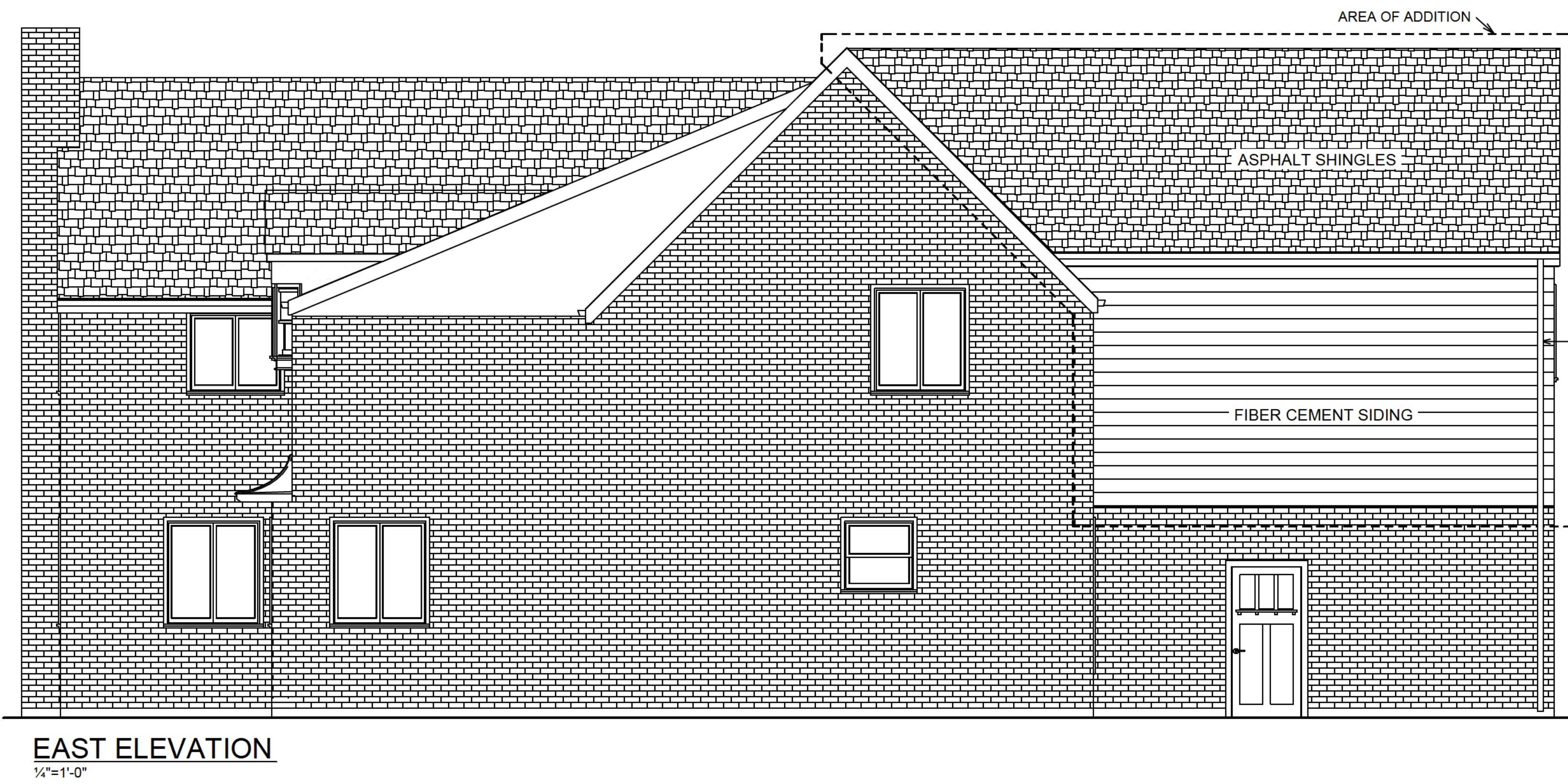
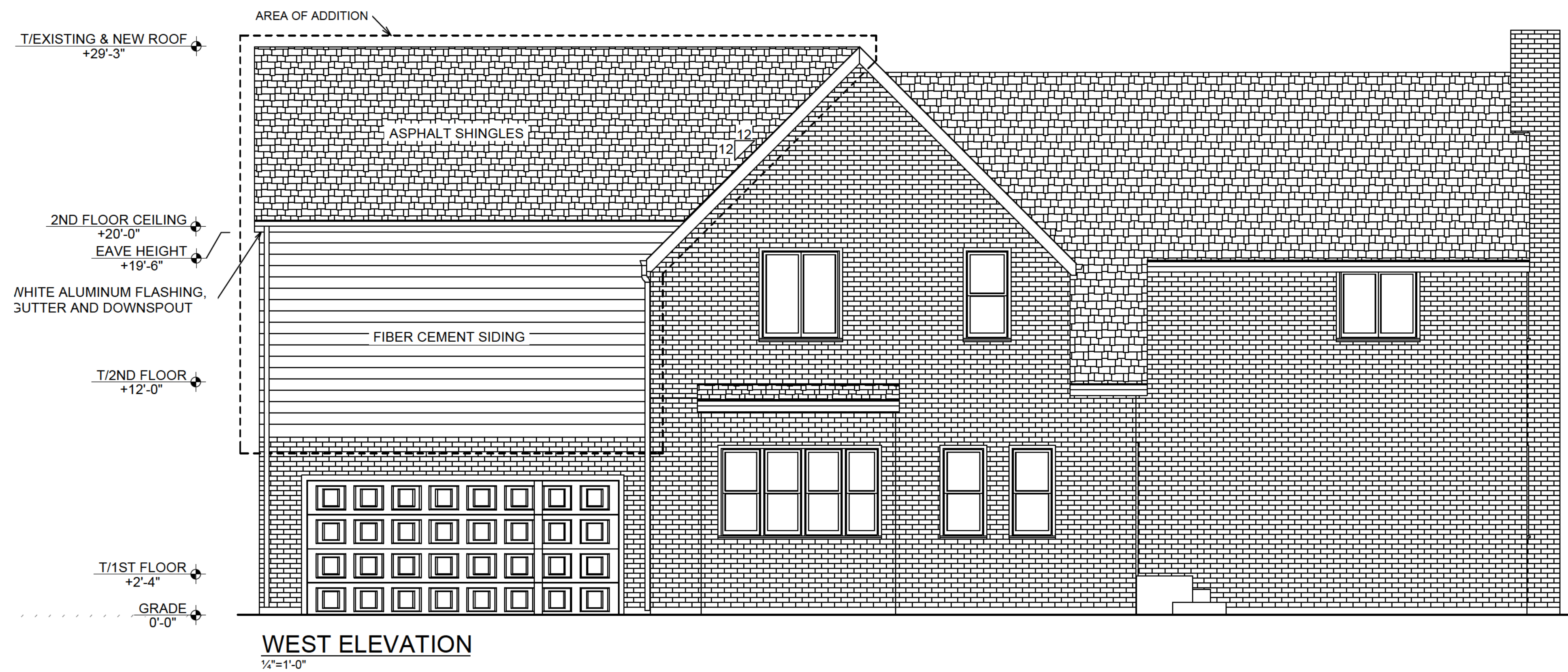
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2ND FLOOR ADDITION
1287 SCOTT AVE.
WINNETKA, IL 60093



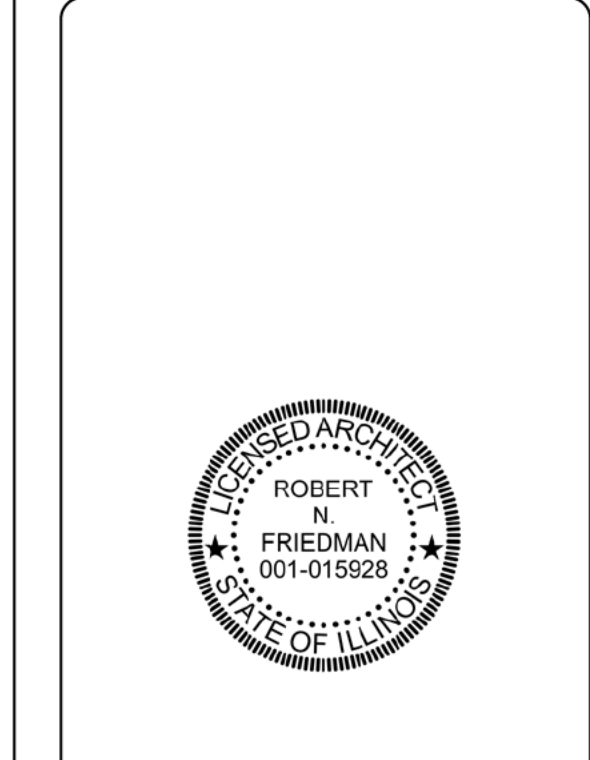
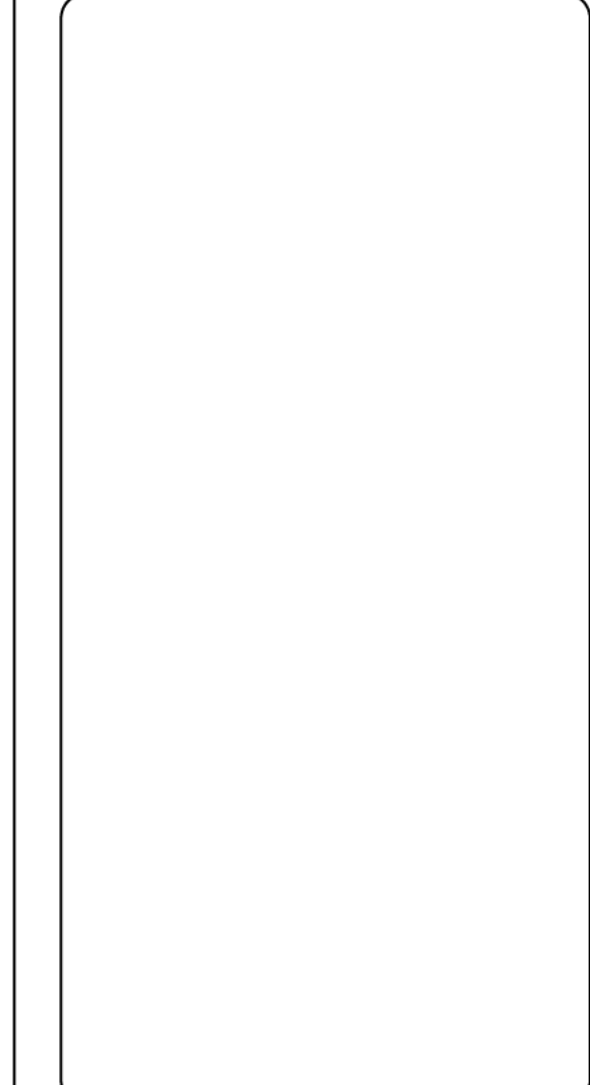
ROBERT N. FRIEDMAN ARCHITECT

SHEET NO. A-3 OF 6



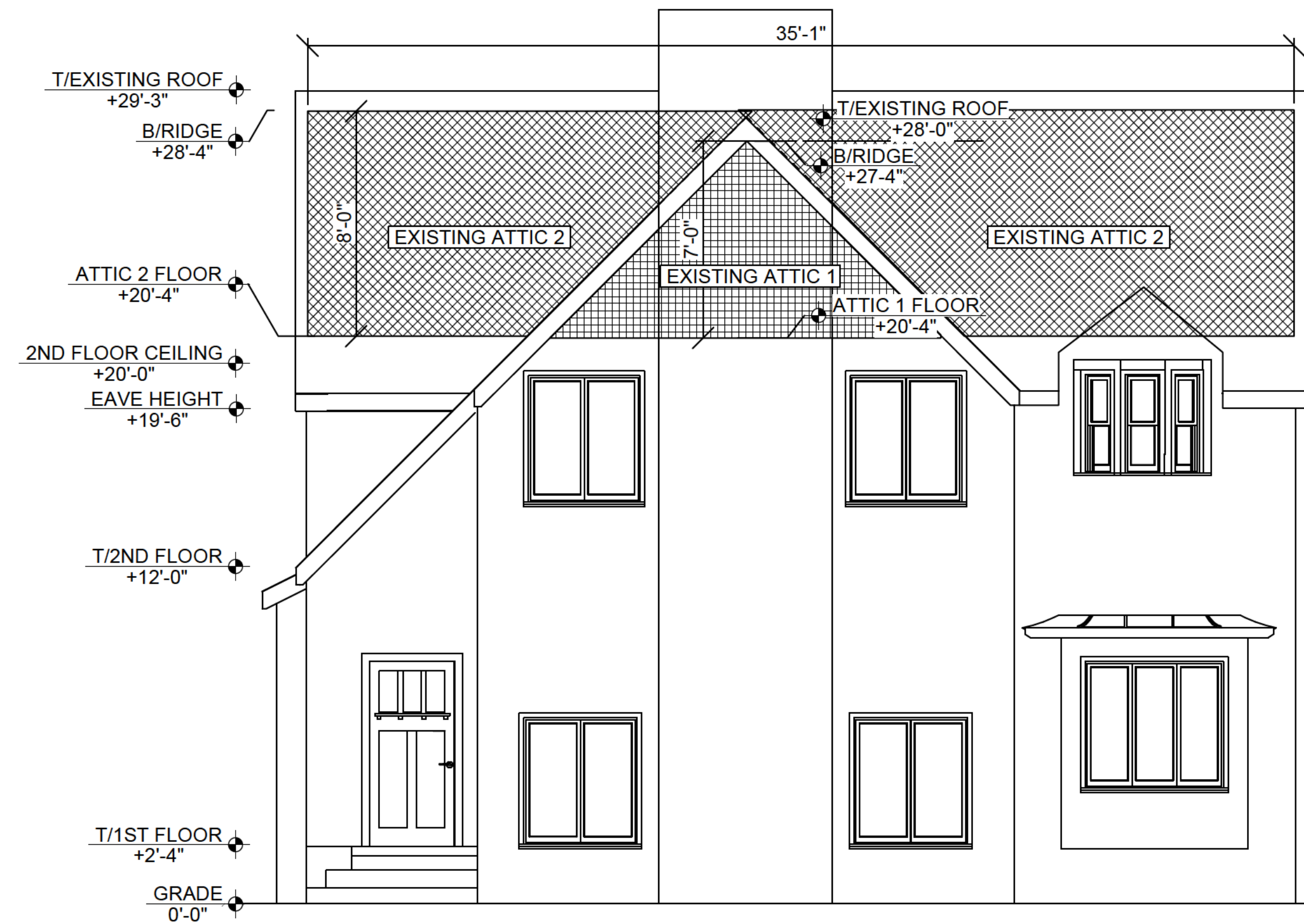
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2ND FLOOR ADDITION
1287 SCOTT AVE.
WINNETKA, IL 60093

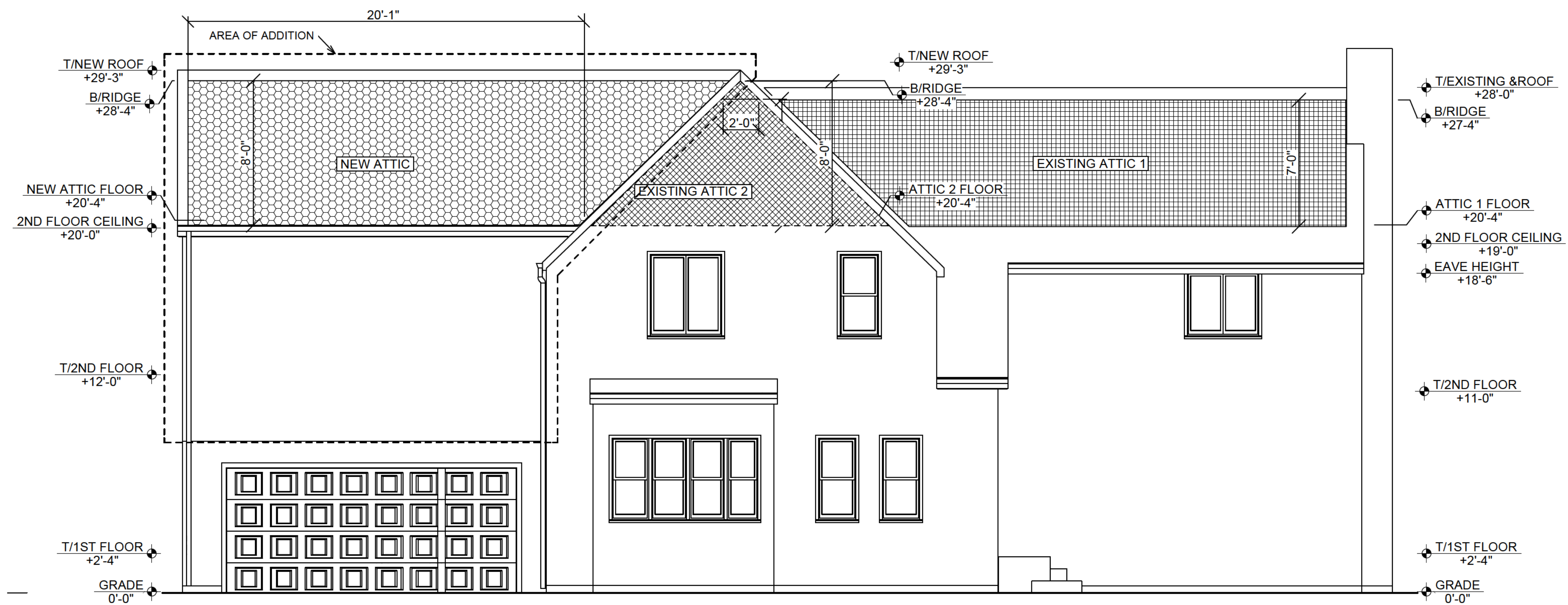


ROBERT N. FRIEDMAN
ARCHITECT

SHEET NO.
A-4
OF 6



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



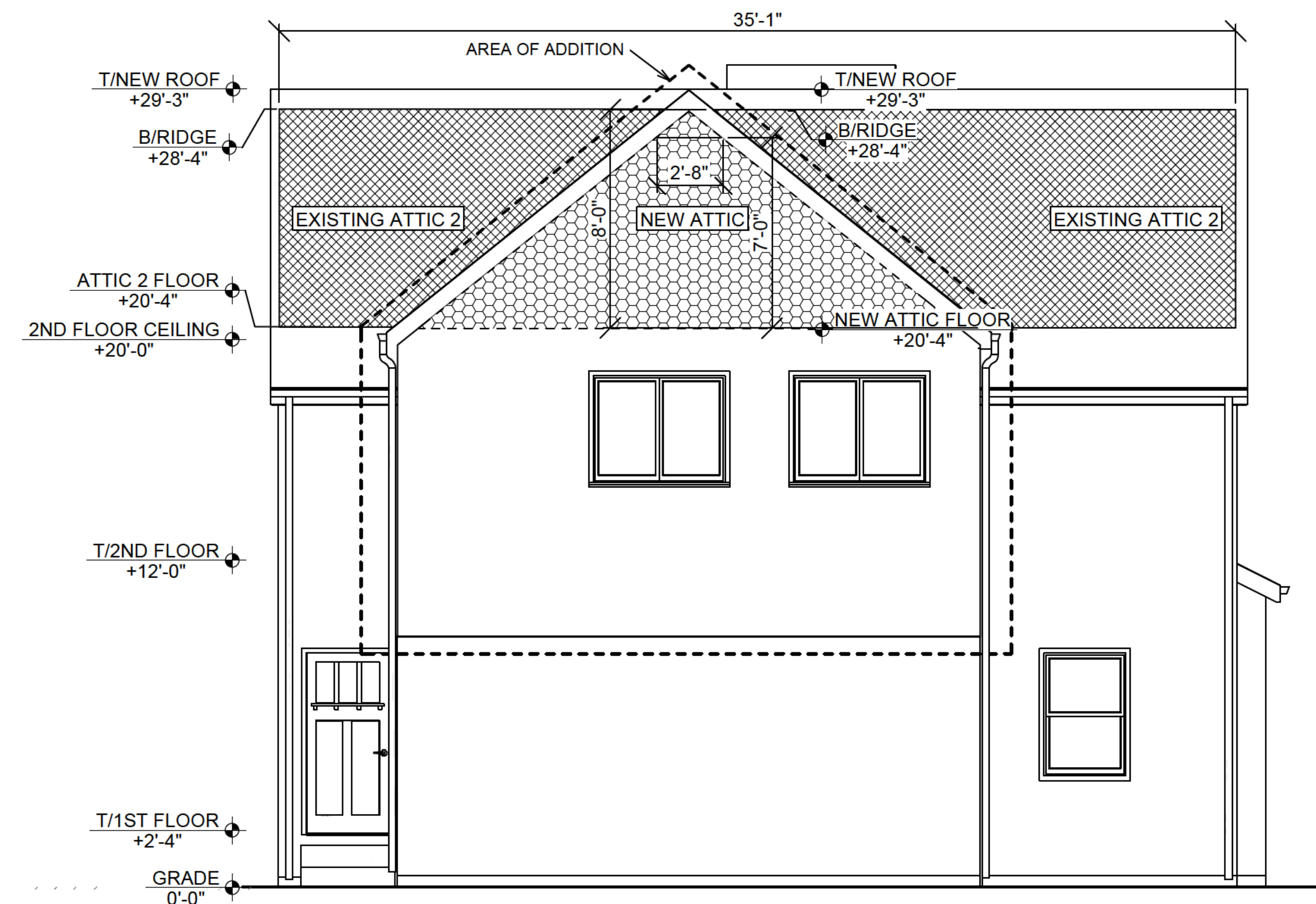
WEST ELEVATION ATTIC DIMENSIONS
 1/4"=1'-0"

2	REVISED ISSUED FOR PERMIT	02/16/26
1	REVISED ISSUED FOR PERMIT	01/09/26
	ISSUED FOR PERMIT	11/19/25

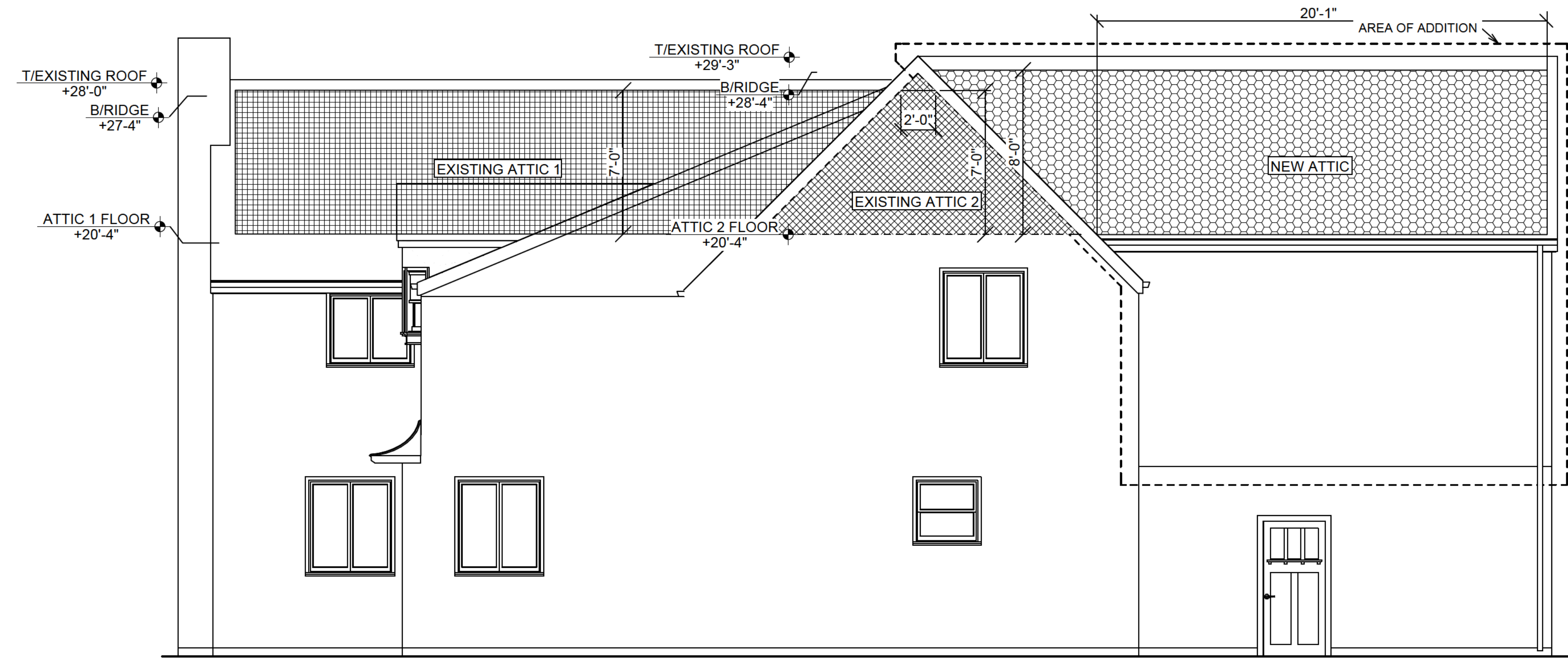
2ND FLOOR ADDITION
1287 SCOTT AVE.
WINNETKA, IL 60093



SHEET NO.
A-5
 OF 6



NORTH ELEVATION ATTIC DIMENSIONS
 1/4"=1'-0"



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

2	REVISED ISSUED FOR PERMIT	02/16/26
1	REVISED ISSUED FOR PERMIT	01/09/26
	ISSUED FOR PERMIT	11/19/25

2ND FLOOR ADDITION
1287 SCOTT AVE.
WINNETKA, IL 60093



SHEET NO.
A-6
 OF 6

ATTACHMENT C
RESOLUTION NO. ZBA-02-2026
VILLAGE OF WINNETKA
ZONING BOARD OF APPEALS
APPROVAL OF ZBA CASE NO. 26-11-V – 1287 SCOTT AVENUE

WHEREAS, Theresa and Michael Rose (collectively, the “Applicant”) are the owners of the property commonly known as 1287 Scott Avenue, 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-5 Single Family Residential District; and

WHEREAS, the Subject Property is improved with a single-family residence with an attached garage (**“Building”**); and

WHEREAS, the Applicant desires to construct a second-floor addition to the Building on the Subject Property that would exceed the maximum permitted gross floor area; (**“Proposed Improvement”**); and

WHEREAS, pursuant to Section 17.30.040 of the Winnetka Zoning Ordinance (**“Zoning Ordinance”**), the Subject Property is permitted a maximum gross floor area of 3,198.8 square feet; and

WHEREAS, the Applicant desires to construct the Proposed Improvement on the Subject Property with a gross floor area that exceeds the maximum permitted of 3,198.8 square feet, a violation of Section 17.30.040 of the Zoning Ordinance; and

WHEREAS, the Applicant filed an application for a variation from Section 17.30.040 of the Zoning Ordinance to permit the Proposed Improvement on the Subject Property with a gross floor area of 3,308.86 square feet; (**“Requested Variation”**); and

WHEREAS, a public notice for the Requested Variation was duly published on April 23, 2026, 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 May 11, 2026, for the purpose of considering the Requested Variation with the final decision being rendered at the Zoning Board of Appeal’s Regular Meeting on May 11, 2026; and

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

1. Application for the Requested Variation submitted by the Applicant, dated March 26, 2026, 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 Variation.

WHEREAS, the Zoning Board of Appeals has determined that the Requested Variation does 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 the 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 VARIATION. Subject to and contingent upon the conditions, restrictions, and provisions set forth in Section Three of this Resolution, the requested 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, the gross floor area requirement 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 Variation 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.

ADOPTED this 11th day of May, 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 ½ of Lot 11 in Block 8 in Lloyd's Subdivision of Blocks 1,2,3,4 and 5 in Taylor's Second Addition to Taylorsport, Being a Subdivision of the Northeast ¼ of Section 18 and Part of the Northwest ¼ of Section 17, Also the East 24 Acres of the North 48 Acres of the Northeast ¼ of Section 18, Township 42 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 1287 Scott Avenue, Winnetka, Illinois.

Parcel Index Number: 05-18-215-019-0000 and 05-18-215-029-0000

EXHIBIT B
PLANS

(SEE ATTACHED EXHIBIT B)

2ND FLOOR ADDITION 1287 SCOTT AVE. WINNETKA, IL 60093

SPECIFICATIONS

NOTE:
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING CODES FOR WINNETKA, IL:

- 2021 INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS
- 2021 INTERNATIONAL MECHANICAL CODE WITH AMENDMENTS
- 2021 INTERNATIONAL FIRE CODE WITH AMENDMENTS
- 2021 INTERNATIONAL FUEL GAS CODE WITH AMENDMENTS
- 2021 IECC - ILLINOIS ENERGY CONSERVATION CODE WITH AMENDMENTS
- 2014 ILLINOIS STATE PLUMBING CODE WITH AMENDMENTS
- 2020 NATIONAL ELECTRICAL CODE WITH AMENDMENTS
- 2024 LIFE SAFETY CODE WITH AMENDMENTS

NOTE:
CONSTRUCTION HOURS SHALL BE BETWEEN

- 7:00AM & 7:00PM, MONDAY THROUGH FRIDAY
- 9:00AM & 5:00PM, SATURDAY

DESIGN LOADS
FLOOR: 40 PSF LIVE LOAD
10 PSF DEAD LOAD
ROOF: 30 PSF LIVE LOAD
HANDRAILS/
GUARDRAILS: 50 PLF SIMULTANEOUS HORIZONTAL
AND VERTICAL OR 200# CONCENTRATED
IN ANY DIRECTION

• DIVISION 1 - GENERAL REQUIREMENTS
THE GENERAL CONDITIONS GOVERNING THE WORK SET FORTH IN THE FOLLOWING SPECIFICATIONS AND ACCOMPANYING DRAWINGS SHALL BE THE STANDARD FORM OF THE AMERICAN INSTITUTE OF ARCHITECTS "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" DOCUMENT A201, 1987 EDITION.

THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE COMPLEMENTARY. ANY ITEMS REFERRED TO IN EITHER SHALL BE INCLUDED IN THE WORK. ANY ITEMS WHICH ARE NECESSARY FOR COMPLETION OF THE WORK AND ARE NOT SPECIFICALLY MENTIONED OR DRAWN BUT ARE IMPLIED IN ORDER TO COMPLETE THE WORK, SHALL BE FURNISHED AND INSTALLED AS PART OF THE WORK.

ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE STATUTES, ORDINANCES AND REGULATIONS OF THE CITY OF PARK RIDGE, ILLINOIS.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS. THE ARCHITECT SHALL BE NOTIFIED OF ANY OMISSION OR DISCREPANCY IN THE DRAWINGS OR ANY VARIATIONS IN DIMENSIONS OR CONDITIONS ON THE SITE FROM THOSE ON THE DRAWINGS BEFORE THE START OF THE WORK. CHANGES IN THE WORK REQUIRED BY FIELD CONDITIONS SHALL NOT BE MADE WITHOUT THE APPROVAL OF THE ARCHITECT.

CONTRACTOR SHALL OBTAIN BUILDING PERMIT AND ARRANGE AND SUPERVISE ALL INSPECTIONS.

UNLESS NOTED OTHERWISE, THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, TOOLS, LABOR AND ALL OTHER ITEMS NECESSARY TO COMPLETE THE WORK. MATERIALS SHALL BE NEW, UNLESS APPROVED BY THE ARCHITECT AND THE WORK SHALL BE PERFORMED IN ACCORDANCE WITH ACCEPTED TRADE STANDARDS.

CONTRACTOR SHALL GUARANTEE THE WORK AND MATERIALS FOR ONE (1) YEAR.

• DIVISION 2 - SELECTIVE DEMOLITION
REMOVE ALL CONSTRUCTION MATERIAL EXCEPT FOUNDATION.

• DIVISION 3 - CONCRETE
CONCRETE WORK IS NOT PART OF THIS JOB

• DIVISION 4 - MASONRY
MASONRY WORK IS NOT PART OF THIS JOB

• DIVISION 6 - CARPENTRY
CONTRACTOR SHALL BE RESPONSIBLE FOR A COMPLETE PRELIMINARY LAYOUT OF THE PROJECT SHOWN ON THE ATTACHED DRAWINGS USING CHALK, STRINGS, ETC. BEFORE INSTALLING ANY WALLS, PARTITIONS, CEILINGS, BLOCKING, OPENINGS, ETC. AND ANY DISCREPANCIES FOUND SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

STRESS GRADE OF LUMBER SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENERS NCM LATEST EDITION WITH A FIBER STRESS IN BENDING OF NOT LESS THAN 1,000 PSI.

ITEMS INCLUDED IN THE PROJECT INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

INSTALL BLOCKING FOR OTHER TRADES SUCH AS ELECTRICAL FIXTURES, DRYWALL, PLUMBING, ETC.

BEAMS AND JOISTS SUPPORTING BEARING WALLS OR OTHER CONCENTRATED LOADS SHALL NOT BE NOTCHED. JOISTS EXCEPT AS ABOVE MAY BE NOTCHED NO DEEPER THAN 1/4 THE DEPTH AT THE TOP EDGE ONLY. PROVIDED SUCH NOTCH IS LOCATED WITHIN 1/8 TO 1/4 OF SPAN FROM FACE OF SUPPORT. SAWCUTS FOR NOTCHES SHALL NOT OVERRUN THE DEPTH OF THE NOTCH. HOLES IN JOISTS AND BEAMS SHALL NOT BE LARGER IN DIAMETER THAN 1/3 THE DEPTH OF MEMBER. ALL HOLES SHALL BE CENTERED WITHIN DEPTH OF MEMBER. HOLES AND NOTCHES IN STUDS SHALL BE LOCATED WITHIN 1/3 OF HEIGHT FROM EITHER TOP OR BOTTOM BUT NO CLOSER THAN 8" FROM PLATES. HOLES IN EXTERIOR STUDS SHALL NOT EXCEED 1-3/8" Ø AND SHALL NOT BE NOTCHED.

INSTALL ALL BEAMS AND JOISTS WITH CROWN UP.

ANY NEW WALL WHICH CONTAINS ANY PLUMBING OR MECHANICAL PIPING AND/OR DUCTWORK MUST HAVE A MINIMUM DEPTH OF THE STRUCTURAL MEMBERS OF 5/2". BORED HOLES SHALL NOT EXCEED MORE THAN 5/8" OF THE STUD REMAINING TO THE EDGE.

INSTALL BRIDGING BETWEEN ALL FLOOR JOISTS THAT EXCEED 8'-0" IN LENGTH. ALL BRIDGING THAT IS REMOVED DURING CONSTRUCTION SHALL BE REINSTALLED.

INSTALL SOLID BLOCKING BETWEEN JOISTS AND STUDS WHERE SHEATHING OR DECKING IS NOT CONTINUOUS.

ALL FRAMING MEMBERS SHALL ALIGN WITH ADJACENT MEMBERS AND FORM ACCURATE ANGLES AS NOTED ON THE PLANS AND SHALL NOT VARY MORE THAN 1/8" IN 12'-0" IN LENGTH FROM POINT TO POINT.

ALL PLYWOOD SHALL BE PLACED WITH GRAIN RUNNING PERPENDICULAR TO SUPPORTS AND CONTINUOUS OVER A MINIMUM OF TWO (2) SUPPORTS WITH ALL JOINTS FALLING OVER CENTER OF SUPPORT. ALL HORIZONTAL SHEATHING SHALL BE STAGGERED.

PROTECT ALL PLYWOOD FROM MOISTURE DURING THE FRAMING PERIOD AND COMPLETELY PROTECTED FROM THE ELEMENTS. ALL SHEATHING THAT BECOMES EXCESSIVELY WET OR SHOWS ANY TRACE OF LAYER SEPARATION SHALL BE REPLACED.

USE ONLY WIRE NAILS OR SPIKES. NO STAPLES WILL BE APPROVED. NO SPLITS IN FRAMING LUMBER WILL BE ALLOWED AND MUST BE REPLACED. BEFORE INSTALLING FLOOR DECKING, A CONTINUOUS BEAD OF SUBFLOOR ADHESIVE SHALL BE INSTALLED OVER EACH JOIST. FIT ALL TONGUES AND GROOVES FIRMLY TOGETHER BEFORE NAILING TO JOISTS.

ALL DIMENSIONAL LUMBER SHALL BE DOUGLAS FIR LARCH UNLESS NOTED OTHERWISE ON THE DRAWINGS AND GRADED IN ACCORDANCE WITH THE STANDARD GRADING RULES OF WWPA OR RULE NO. 16 OF WCLB, AS FOLLOWS:
LIGHT FRAMING - NO. 2 AND BETTER
STUDS - NO. 2 AND BETTER
JOISTS AND PLANKS - NO. 1 AND BETTER
BEAMS AND STRINGERS - DENSE NO. 1 AND BETTER
2" LUMBER SHALL BE SEASONED TO 19% MAXIMUM MOISTURE CONTENT.

• DIVISION 6 - CARPENTRY (CONTINUED)
ALL WOOD THAT CONTACTS CONCRETE OR MASONRY OR IS EXPOSED TO THE EXTERIOR SHALL BE PRESURE TREATED IN ACCORDANCE WITH UBC STANDARDS 25-12 OR NATURALLY DURABLE.

ALL INTERIOR SUBFLOORING SHALL BE 3/4" TONGUE AND GROOVE PLYWOOD, NAILED AND GLUED TO JOISTS.

INTERIOR STUD WALLS SHALL BE 2X4" STUDS SPACED AT 16" O.C. UNLESS NOTED OTHERWISE.

EXTERIOR STUD WALLS SHALL BE 2X6" STUDS SPACED AT 16" O.C. UNLESS NOTED OTHERWISE.

TOP PLATES SHALL BE DOUBLED ON ALL WALLS.

• DIVISION 7 - MOISTURE PROTECTION, INSULATION AND ROOFING
FURNISH AND INSTALL R-20 BATT INSULATION WITH VAPOR BARRIER AT EXTERIOR WALLS.

EXPOSED CAVITIES IN EXISTING EXTERIOR WALLS AND CEILINGS OPENED DURING CONSTRUCTION SHALL BE FILLED WITH INSULATION.

FURNISH AND INSTALL R-49 INSULATION WITH VAPOR BARRIER AT CEILING.

MAINTAIN A 1" MINIMUM AIR SPACE BETWEEN SUBROOF AND INSULATION.

PROVIDE CAULKING AT ALL OPENINGS THROUGH EXTERIOR WALLS INCLUDING BACK-UP FILLER WHERE REQUIRED. CAULK SHALL BE SILICONE BASE NON-STAINING TYPE.

ALL SLOPED ROOF SURFACES TO BE FINISHED WITH 30 YEAR WARRANTY ASPHALT OR FIBERGLASS SHINGLES (COLOR TO BE DETERMINED BY OWNER).

FURNISH AND INSTALL BAKED ENAMEL ALUMINUM GUTTERS AND DOWNSPOUTS (COLOR TO BE DETERMINED BY OWNER).

• DIVISION 8 - DOORS, WINDOWS AND HARDWARE
ALL NEW WINDOWS ARE TO BE PELLA LIFESTYLE SERIES OR EQUAL.

SCREENS ARE TO BE PROVIDED FOR ALL OPERABLE SASH WINDOWS.

NEW INTERIOR DOORS TO BE MINIMUM 1-3/8" THICK SOLID CORE WOOD.

• DIVISION 9 - FINISHES
ALL FINISH COLORS AND MATERIALS TO BE SELECTED BY OWNER.

PROVIDE 1/2" THICK GYPSUM WALLBOARD ON INTERIOR FACE OF EXTERIOR WALLS AND ON BOTH SIDES OF INTERIOR PARTITIONS.

PROVIDE 1/2" THICK GYPSUM WALLBOARD ON CEILINGS.

PROVIDE 1/2" THICK TYPE W/R U. S. GYPSUM SHEETROCK OR APPROVED EQUAL FOR ALL BATHROOM WALLS AND CEILINGS.

PROVIDE "DUROCK" CEMENT BOARD AT TUB AND SHOWER SURROUNDS.

GYPSUM BOARD WORK AND MATERIALS SHALL MEET ALL REQUIREMENTS OF ANSI NO. A97-1 FOR THE "APPLICATION AND FINISHING OF WALLBOARD." JOINT COMPOUND SYSTEM SHALL BE MIXED, APPLIED AND FINISHED IN COMPLIANCE WITH MANUFACTURER'S PRINTED DIRECTIONS, TO BE INVISIBLE AFTER FINISHED, INCLUDING ALL METAL CORNER BEAD AND TRIM.

ALL MATERIALS, INSTALLATION AND WORKMANSHIP FOR CERAMIC TILE SHALL COMPLY WITH ANSI SPECIFICATIONS: A 108.4 AND A 108.5 AND "HANDBOOK FOR CERAMIC TILE INSTALLATION" PUBLISHED BY THE TILE COUNCIL OF AMERICA AND ARE HEREBY MADE PART OF THIS SPECIFICATION. ALL TILE SHALL COMPLY WITH ANSI SPECIFICATIONS FOR CERAMIC TILE A 137.1. JUNCTION BETWEEN DISSIMILAR SURFACES TO BE GROUDED WITH A SILICONE RUBBER SEALANT OR APPROVED EQUAL.

• DIVISION 15 - PLUMBING
ALL WATER PIPE SHALL BE SIZED IN ACCORDANCE WITH ILLINOIS PLUMBING CODE APPENDIX A, TABLES M & N

- ALL BRANCH DRAIN AND VENT PIPING SHALL BE SIZED IN ACCORDANCE WITH ILLINOIS PLUMBING CODE APPENDIX A, TABLES E, F & G

- ALL PLUMBING FIXTURES SHALL BE OF WATER SENSE TYPE 1.28 GPF TOILETS, 1.5 GPM LAVATORY'S AND 2.0 GPM SHOWER HEADS.

- LAVATORIES SHALL BE PROVIDED W/1017 OR 1070 STANDARD MIXING VALVE (IPC 890.680 (E))

- ALL VENT/WASTE PIPE TO BE SCHEDULE 40 PVC OR CAST IRON

- UNDERGROUND SANITARY TO BE SCHEDULE 40 PVC OR SERVICE WEIGHT CAST IRON

- ALL COPPER ABOVE GROUND TO BE "L" TYPE

- ALL COPPER BELOW GROUND TO BE "K" TYPE

- ALL COPPER FITTINGS TO BE FORGED WITH NO LEAD/SOLDER/FLUX

- PROVIDE 24" AIR CHAMBERS ON ALL MAIN WATER RISERS

- PROVIDE 12" AIR CHAMBERS ON ALL FIXTURES

- PROVIDE SHUT-OFF STOPS ON ALL FIXTURES

- TEMPERED HOT WATER NOT TO EXCEED 110°F TO BE SUPPLIED TO PUBLIC LAVATORIES

- 75 LB AIR TEST OR WATER PRESSURE TEST REQUIRED ON WATER PIPING AT TIME OF ROUGH INSPECTION

- ALL EXISTING PLUMBING THAT MAY POSE A HEALTH OR SAFETY HAZARD MUST BE REVISED TO MEET ILLINOIS PLUMBING CODE REQUIREMENTS

- ALL NEW PLUMBING MUST MEET ILLINOIS PLUMBING CODE REQUIREMENTS

• DIVISION 15 - PLUMBING (CONTINUED)
- COPPER WATER LINES SHALL NOT BE INSTALLED IN DIRECT CONTACT WITH METAL ELECTRICAL CONDUITS

• DIVISION 15.7 - MECHANICAL HEATING, VENTILATION AND AIR CONDITIONING
THE EXTENT OF THE WORK IS TO INSTALL (1) SPLIT SYSTEM HVAC SYSTEM.

ALL WORK AND MATERIALS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL CODES.

ALL DUCTWORK SHALL BE GALVANIZED SHEET METAL, 30 GAGE FOR DUCTS LESS THAN 14" AND 28 GAGE FOR DUCTS LARGER THAN 14".

ALL GALVANIZED STEEL SHALL CONFORM TO ASTM A525.

TRANSFER DUCTS SHALL NOT EXCEED 5'-0".

THE MINIMUM AMOUNT OF AIR SUPPLIED TO OR EXHAUSTED FROM A ROOM SHALL BE 50 CFM.

FLOOR REGISTERS SHALL BE PLACED NO MORE THAN 9" FROM A WALL.

ALL DAMPERS SHALL BE "LOCK TYPE".

WARM AIR HEATING SYSTEM SHALL HEAT ALL ROOMS TO BE HEATED TO A DESIGN TEMPERATURE DIFFERENCE OF 80°F

ALL ROOMS SHALL BE CAPABLE OF BEING HEATED TO A MINIMUM OF 68°F

ALL DUCTWORK SHALL BE RIGID.

DUCTWORK IN UNCONDITIONED ATTIC SHALL BE R-8 MINIMUM.

ALL JOINTS, LONGITUDINAL AND TRANSVERSE SEAMS AND CONNECTIONS IN DUCTWORK SHALL BE SECURELY FASTENED AND SEALED WITH WELDS, GASKETS, MASTICS, MASTIC-PLUS-EMBEDDED-FABRIC SYSTEMS OR TAPES

METAL DUCTS SHALL BE SUPPORTED BY 1/2" WIDE 18-GAGE METAL STRAPS OR 12-GAGE GALVANIZED WIRE AT INTERVALS NOT EXCEEDING 10 FEET OR OTHER APPROVED MEANS. NONMETALLIC DUCTS SHALL BE SUPPORTED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

MECHANICAL EXHAUSTS SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS

• DIVISION 16 - ELECTRICAL
PROVIDE ARC-FAULT CIRCUIT INTERRUPTER BREAKERS FOR ALL OUTLETS AND LIGHTS.

ALL RECEPTACLES SHALL BE TAMPER-RESISTANT.

ALL ELECTRICAL CONNECTIONS SHALL MEET THE REQUIREMENTS OF COMMONWEALTH EDISON COMPANY AND SHALL CONFORM TO THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE CODES.

ALL LIGHTING IS TO BE PROVIDED AS INDICATED ON DRAWINGS AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS.

FURNISH AND INSTALL TELEPHONE, CABLE TV OUTLETS, SATELLITE TV OUTLETS, COMPUTER CABLE, DOORBELL CABLE AND ALL OTHER LOW VOLTAGE CABLE AS INDICATED ON DRAWINGS.

ALL LIGHTING IN CLOSETS SHALL BE SURFACE MOUNTED FLUORESCENT.

PROVIDE SMOKE DETECTORS IN EVERY BEDROOM AND ON EVERY LEVEL. SMOKE DETECTORS SHALL BE INTERCONNECTED SO THAT ALL WILL ALARM WHEN ONE (1) IS ACTIVATED.

ALL NEW LIGHT FIXTURES SHALL HAVE HIGH EFFICACY SOURCES.

LIGHTING FIXTURES OR FAN ABOVE OR WITHIN TWO FEET OF THE INSIDE OF THE TUB, SHOWER EDGE MUST HAVE GFCI PROTECTION

NM CABLE (ROMEX) AND SEC WIRING METHODS ARE NOT ALLOWED.

EXTERIOR WIRING EQUIPMENT LOCATED SHALL HAVE A DISCONNECTING MEANS LOCATED WITHIN SIGHT OF THE EQUIPMENT OR A LOCKOUT BREAKER IN THE OPEN POSITION IS PROVIDED FOR THE CIRCUIT.

PROVIDE A CIRCUIT DIRECTORY IN MAIN ELECTRIC PANEL FOR NEW CIRCUITS.

BATHROOM ELECTRIC RECEPTACLE OUTLETS SHALL BE SERVED BY A MINIMUM OF 1-20 AMP CIRCUIT

A DISCONNECTING MEANS SHALL BE LOCATED WITHIN SIGHT OF THE DISHWASHER OR A LOCKOUT BREAKER IN THE OPEN POSITION IS PROVIDED FOR THE CIRCUIT

EXTENSION RINGS ON ELECTRICAL DEVICE BOXES ARE REQUIRED TO BE MOUNTED FLUSH WITH SURROUNDING FINISHED WALL SURFACES SUCH AS CERAMIC TILE, MARBLE OR OTHER SOLID SURFACE MATERIALS

CEILING PADDLE FANS SUPPORTED BY ELECTRICAL BOXES. BOXES SHALL BE FAN LISTED

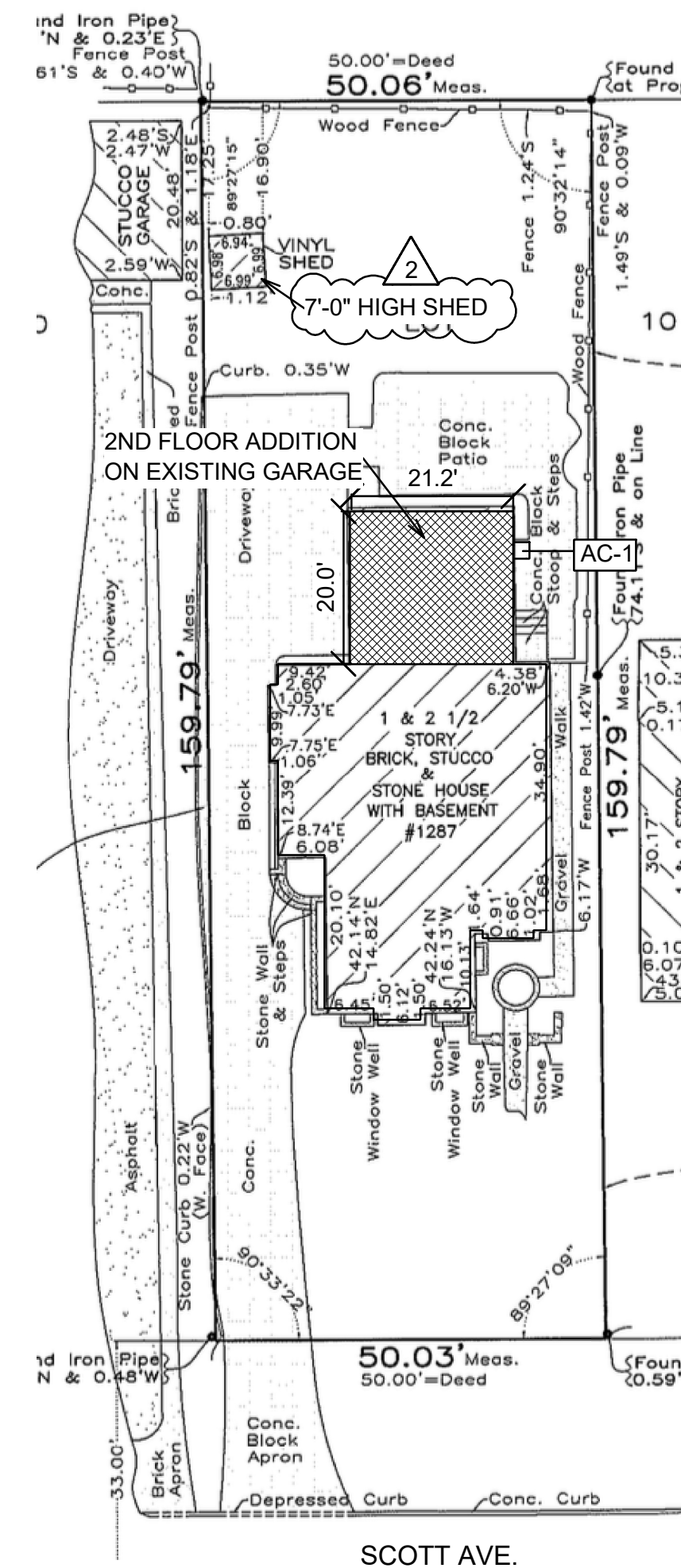
RECESSED LIGHTING FIXTURES IN CONTACT WITH INSULATION MUST BE IC-RATED

A DISCONNECTING MEANS SHALL BE LOCATED WITHIN SIGHT OF EQUIPMENT (I.E. HVAC FURNACE, HVAC CONDENSER) OR A LOCKOUT BREAKER IN THE OPEN POSITION IS PROVIDED FOR THE CIRCUIT

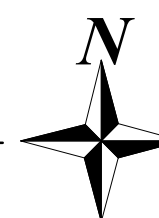
ALL NEW EXTERIOR LIGHTING SHALL BE DESIGNED, SHIELDED AND DIRECTED SO THAT DIRECT LIGHT FROM THE LAMP DOES NOT CAUSE LIGHT TRESPASS AND PROTECTS ADJACENT PROPERTIES AND PUBLIC WAYS FROM GLARE AND EXCESSIVE LIGHTING. LIGHT LEVEL AT ANY PROPERTY LINE IS LIMITED TO ONE-HALF (0.5) FOOT-CANDLE UNLESS OTHERWISE REGULATED BY CITY CODE

LUMINAIRES LOCATED WITHIN THE ACTUAL OUTSIDE DIMENSION OF THE SHOWER OR TUB TO A HEIGHT OF 8 FT. VERTICALLY FROM THE TOP OF THE RIM SHALL BE MARKED SUITABLE FOR DAMP LOCATIONS OR MARKED SUITABLE FOR WET LOCATIONS. LUMINAIRES LOCATED WHERE SUBJECT TO SHOWER SPRAY SHALL BE MARKED SUITABLE FOR WET LOCATIONS.

UPGRADED ELECTRICAL SERVICE SHALL HAVE A SURGE PROTECTION DEVICE AS AN INTEGRAL PART OF THE SERVICE EQUIPMENT OR SHALL BE LOCATED IMMEDIATELY ADJACENT THERETO



SITE PLAN
1"=20.0'



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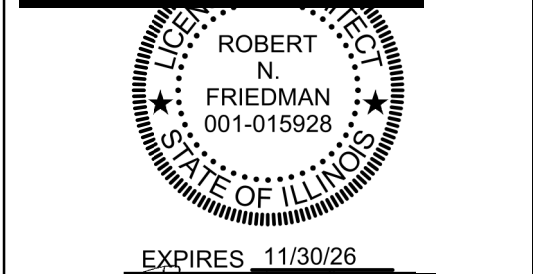
2ND FLOOR ADDITION
1287 SCOTT AVE.
WINNETKA, IL 60093

DRAWING INDEX

- A-1 • SPECIFICATIONS
- SITE PLAN
- A-2 • EXISTING FLOOR PLANS
- A-3 • 2ND FLOOR PLAN
- ROOF PLAN
- SCHEDULES
- DETAILS
- A-4 • EXTERIOR ELEVATIONS
- A-5 • EXTERIOR ELEVATIONS WITH ATTIC DIMENSIONS
- A-6 • EXTERIOR ELEVATIONS WITH ATTIC DIMENSIONS

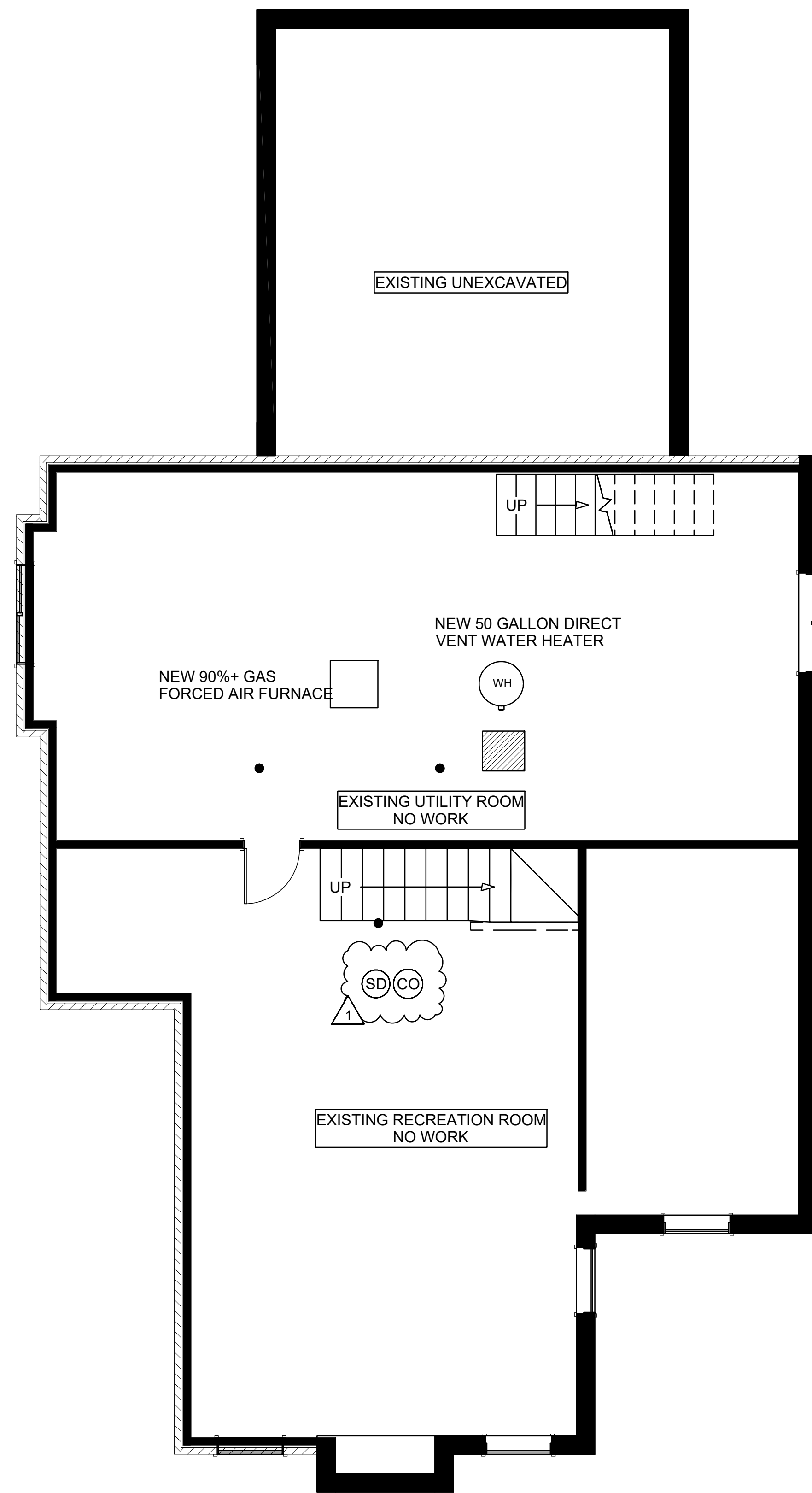
I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE CONFORM TO THE CODES OF

11/02/25



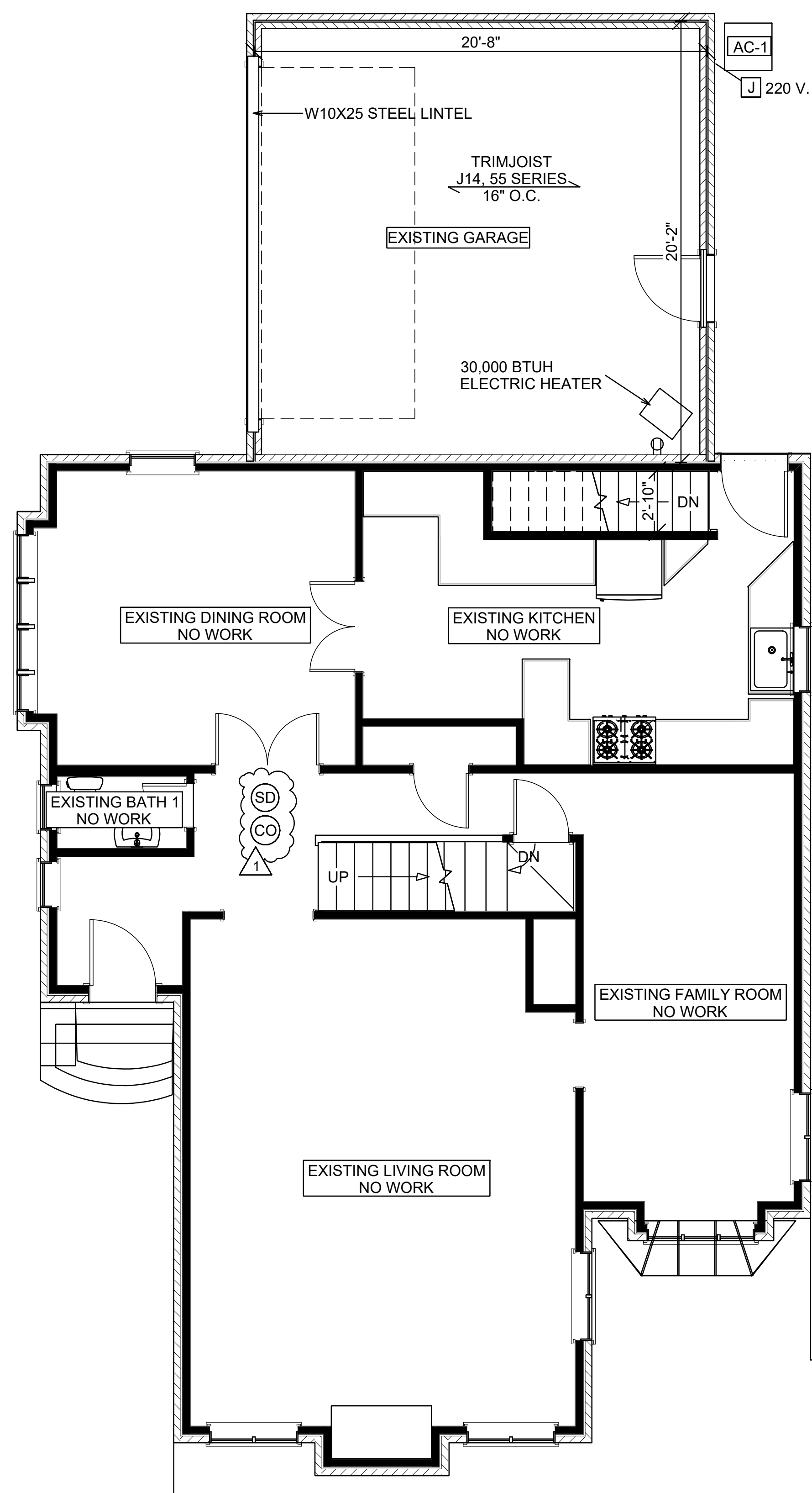
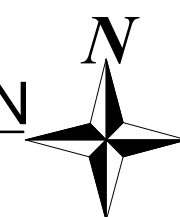
ROBERT N. FRIEDMAN
ARCHITECT

SHEET NO.
A-1
OF 6



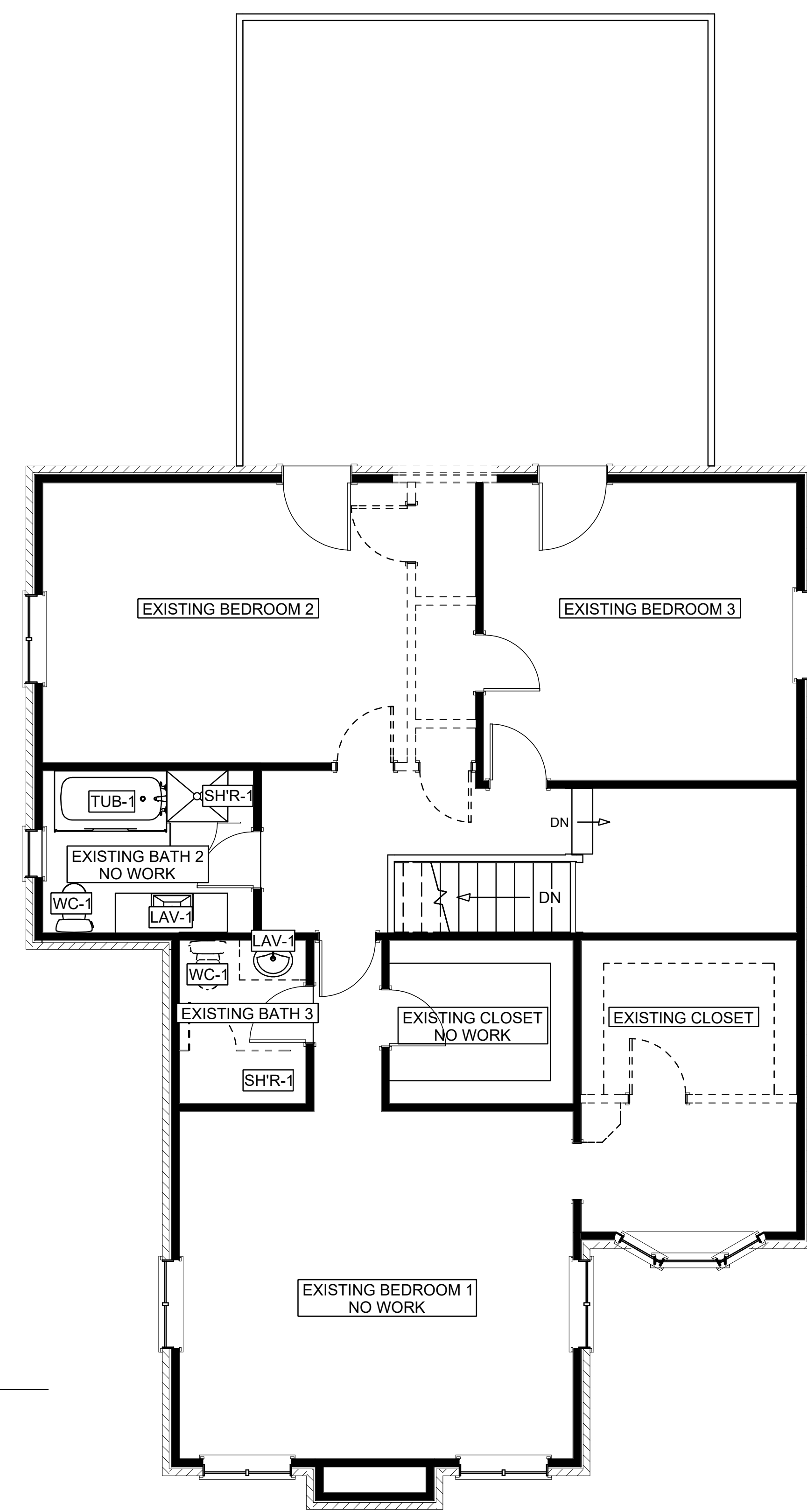
EXISTING BASEMENT PLAN

1/2"=1'-0"



EXISTING 1ST FLOOR PLAN

1/2"=1'-0"



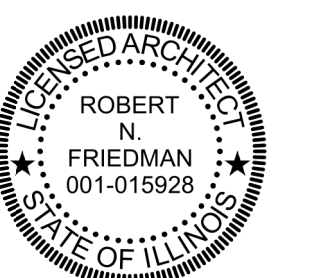
EXISTING 2ND FLOOR PLAN

1/2"=1'-0"



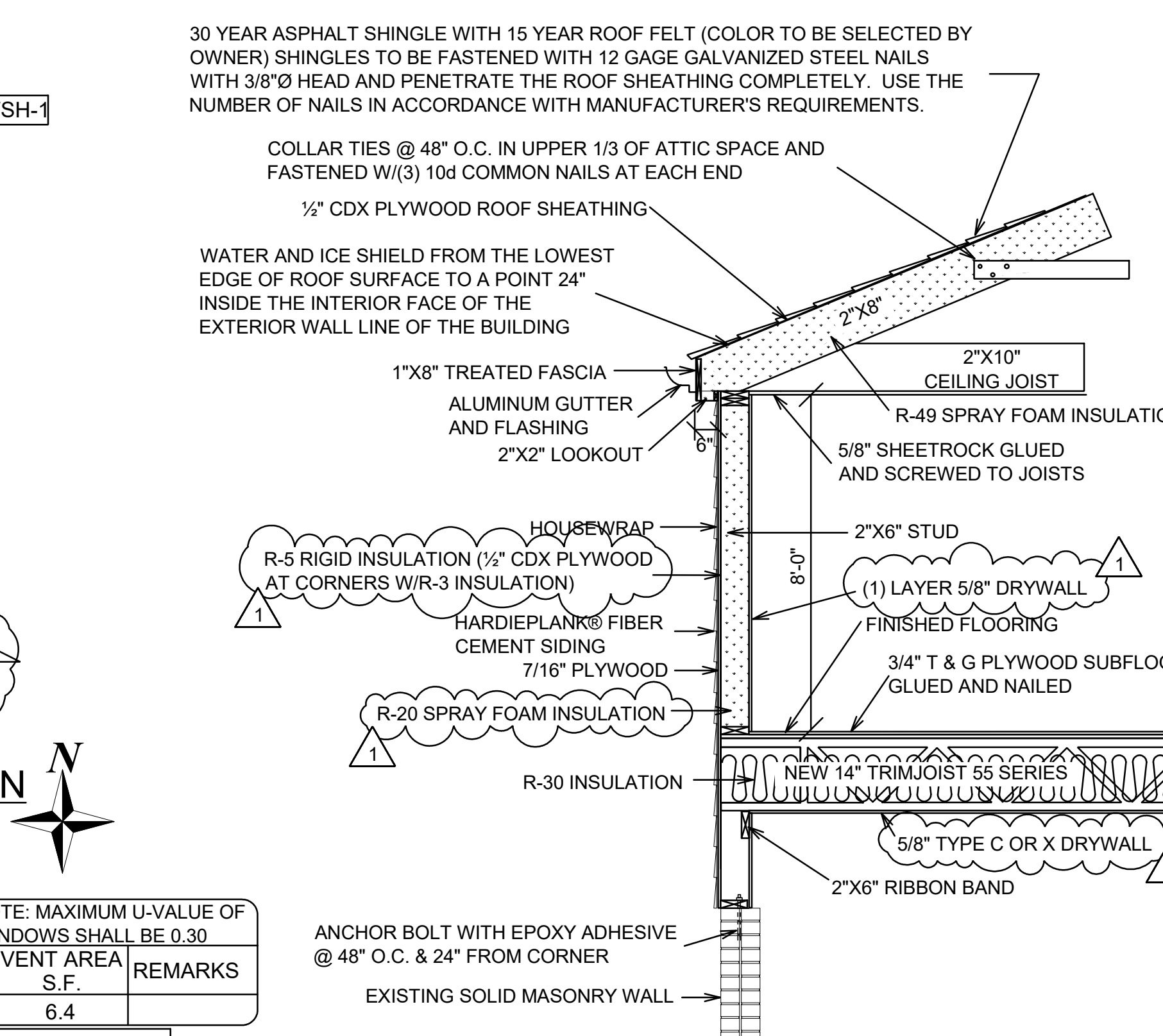
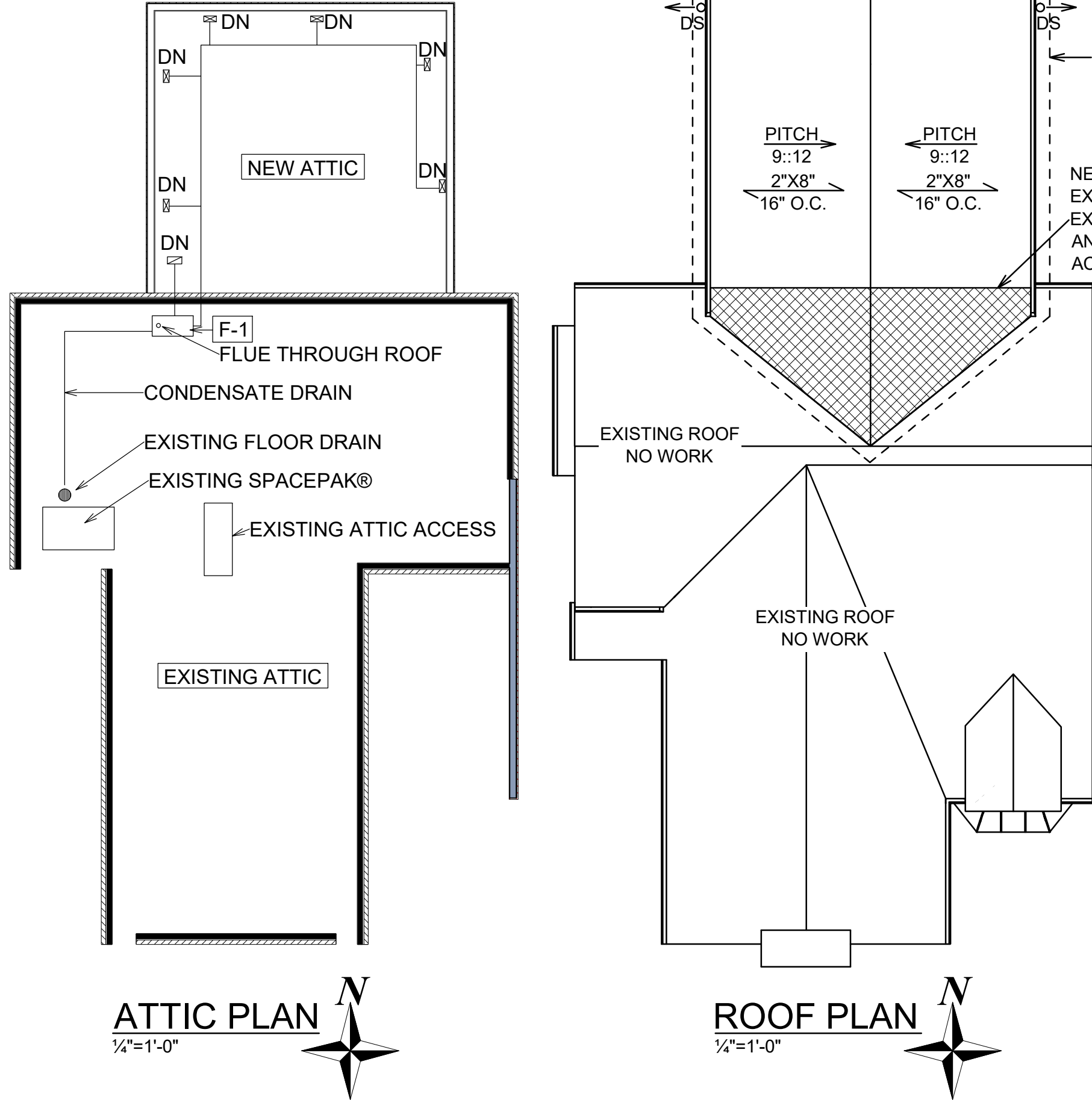
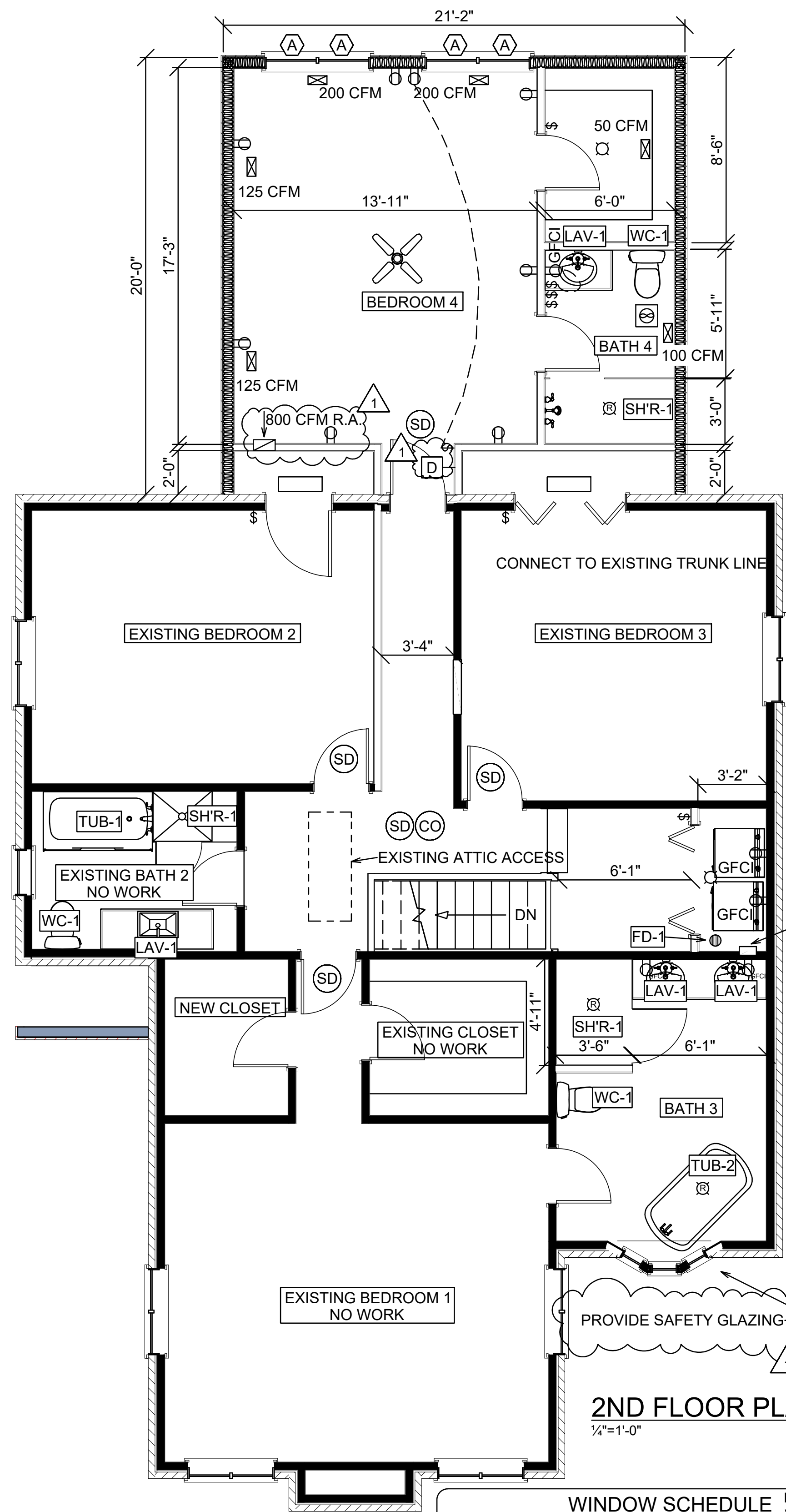
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2ND FLOOR ADDITION
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ROBERT N. FRIEDMAN
ARCHITECT

SHEET NO.
A-2
OF 6



MECHANICAL LEGEND

- Supply Air Diffuser - Ceiling Mounted
- Return Air Grille - Wall Mounted
- Toilet Exhaust Fan, Broan AE50

WINDOW SCHEDULE

SYMBOL	SIZE	TYPE	GLASS AREA S.F.	VENT AREA S.F.	REMARKS
(A)	29"x47"	CASEMENT	7.0	6.4	

NOTE: MAXIMUM U-VALUE OF WINDOWS SHALL BE 0.30
 TYPICAL BEDROOM WINDOW: 2947 CASEMENT CLEAR OPENING = 20" WIDE X 42-7/8" HIGH (6.0 S.F.) SILL HEIGHT = 31" ABOVE FINISHED FLOOR
 CODE REQUIREMENT: CLEAR OPENING = 20" WIDE X 24" HIGH (5.7 S.F.) SILL HEIGHT = <44" ABOVE FINISHED FLOOR

FURNACE SCHEDULE

SYMBOL	SERVICE AREA	MODEL NO.	RATED HEATING INPUT/OUTPUT	VOLTS	CFM	FLUE SIZE	LOCATION	QUANTITY
F-1	2ND FLOOR BEDROOM 4	GOODMAN MFG. GMVC96403BNB	40,000 BTUH/38,440 BTUH	115	800	3" PVC	ATTIC	1

* MANUFACTURER'S SPECIFICATION

REFRIGERATION SCHEDULE

SYMBOL	MODEL NO.	NO. OF COMPRESSORS	TON	H.P.	REFRIGERANT	WEIGHT OF REFRIGERANT	LOCATION	NO. OF UNITS	REMARKS
AC-1	GOODMAN MFG. GSXN401810A	1 EACH	3	3	R-410A	114 OZ.	SIDE YARD	1	REMOTE AIR COOLED

NATURAL LIGHT AND VENTILATION AND HEAT LOSS

UNIT NO.	FLOOR	ROOM NAME	S.F.		BTUH		
			ROOM AREA	VENT REQ	ACT REQ	HEAT LOSS	
	2ND	BEDROOM 4	247	19.8	28.0	9.9	25.6
		BATH 4	52	0	0	0	0*
		BATH 3	124	0	0	0	0*

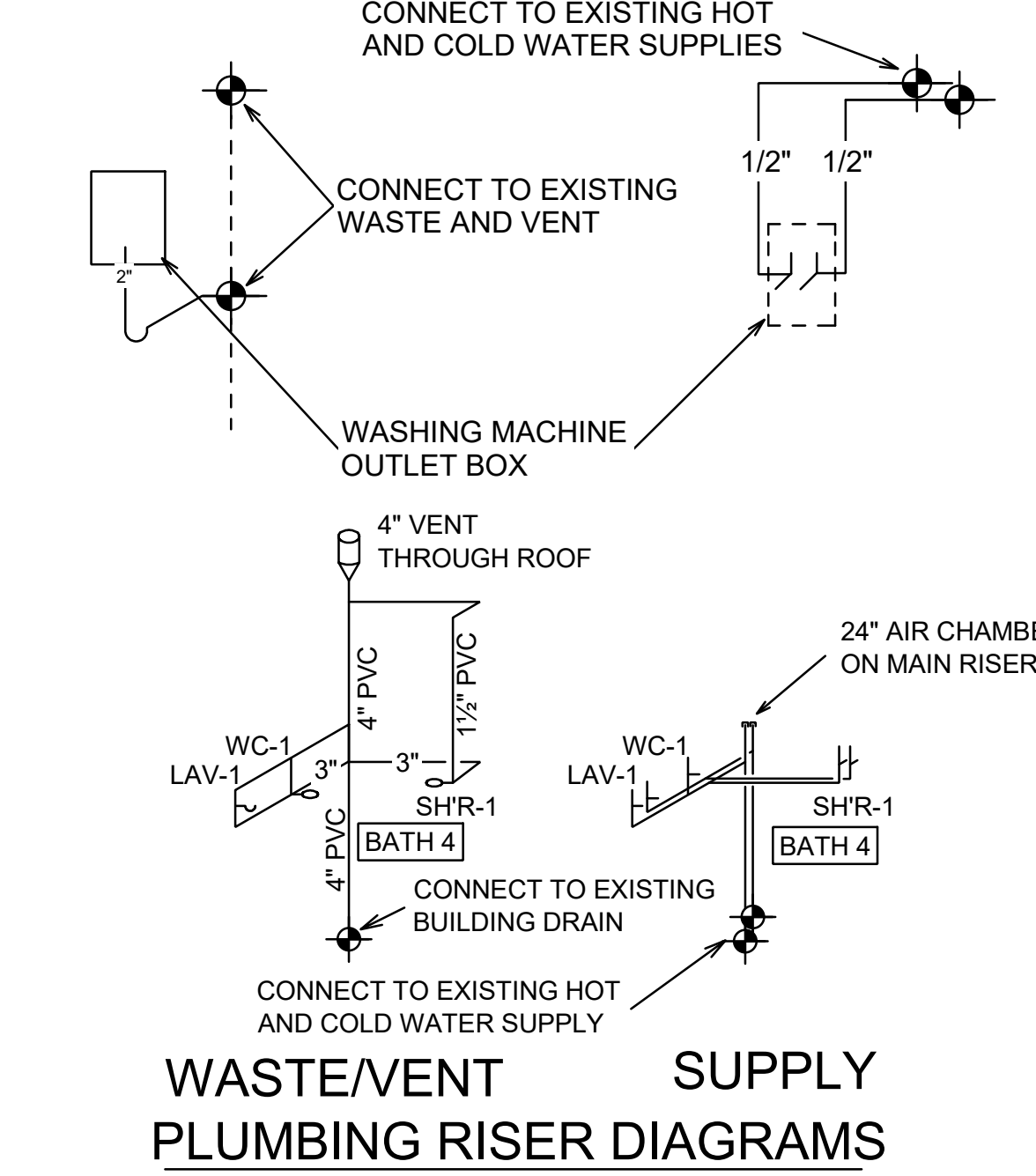
*+50 CFM EXHAUST
 **+50 CFM EXHAUST

CONSTRUCTION LEGEND

- Existing Partition to Remain
- Existing Wall to be Removed
- New Interior Partition - 2"x4" Stud with One (1) Layer 1/2" Drywall Each Side
- New Exterior Wall - 1/2" Drywall, 2"x6" Stud, R-26 Cavity Insulation, R-2 Continuous Insulation, Fiber Cement Siding

PLUMBING NOTES

- ALL WATER PIPE SHALL BE SIZED IN ACCORDANCE WITH ILLINOIS PLUMBING CODE APPENDIX A, TABLES M & N
- ALL BRANCH DRAIN AND VENT PIPING SHALL BE SIZED IN ACCORDANCE WITH ILLINOIS PLUMBING CODE APPENDIX A, TABLES E, F & G
- ALL PLUMBING FIXTURES SHALL BE OF WATER SENSE TYPE 1.28 GPF TOILETS, 1.5 GPM LAVATORY'S AND 2.0 GPM SHOWER HEADS.
- LAVATORIES SHALL BE PROVIDED W/1017 OR 1070 STANDARD MIXING VALVE (IPC 890.680 (E))
- ALL VENT/WASTE PIPE TO BE SCHEDULE 40 PVC OR CAST IRON
- UNDERGROUND SANITARY TO BE SCHEDULE 40 PVC OR SERVICE WEIGHT CAST IRON
- ALL COPPER ABOVE GROUND TO BE "L" TYPE
- ALL COPPER BELOW GROUND TO BE "K" TYPE
- ALL COPPER FITTINGS TO BE FORGED WITH NO LEAD/SOLDER/FLUX
- PROVIDE 24" AIR CHAMBERS ON ALL MAIN WATER RISERS
- PROVIDE 12" AIR CHAMBERS ON ALL FIXTURES
- PROVIDE SHUT-OFF STOPS ON ALL FIXTURES
- TEMPERED HOT WATER NOT TO EXCEED 110°F TO BE SUPPLIED TO PUBLIC LAVATORIES
- 75 LB AIR TEST OR WATER PRESSURE TEST REQUIRED ON WATER PIPING AT TIME OF ROUGH INSPECTION
- ALL EXISTING PLUMBING THAT MAY POSE A HEALTH OR SAFETY HAZARD MUST BE REVISED TO MEET ILLINOIS PLUMBING CODE AND VILLAGE OF WINNETKA ORDINANCES
- ALL NEW PLUMBING MUST MEET ILLINOIS PLUMBING CODE AND VILLAGE OF WINNETKA ORDINANCES
- ISOLATION VALVES-SHUT-OFF VALVES SHALL BE INSTALLED TO PERMIT THE WATER SUPPLY TO ALL EQUIPMENT AND/OR FIXTURES IN EACH SEPARATE ROOM TO BE SHUT OFF WITHOUT INTERFERING WITH THE WATER SUPPLY TO ANY OTHER ROOM OR PORTION OF THE BUILDING. FOR PLUMBING EQUIPMENT OR FIXTURES THAT ARE INSTALLED BACK-TO-BACK IN ADJACENT ROOMS, A COMMON SHUT-OFF VALVE MAY BE USED TO SHUT OFF THE WATER SUPPLY TO THE BACK-TO-BACK FIXTURES IN NO MORE THAN 2 ADJACENT ROOMS.



PLUMBING FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	SPECIFICATION	QUANTITY				TOTAL	LOAD VALUE	WSFU
			EXISTING	REPLACED	RELOCATED	NEW			
LAV-1	VANITY MOUNTED OR PEDESTAL LAVATORY	KOHLER PORCELAIN OR EQUAL WITH MIXING VALVES	2		1	2	5	1	5
WC-1	WATER CLOSET	KOHLER FLUSH TANK OR EQUAL	2		1	1	4	3	12
TUB-1	BATHTUB	FAUCET - TUB/SHOWER COMBO WITH ANTI-SCALD MIXING VALVE	1		1	1	3	2	6
SHR-1	SHOWER	FAUCET WITH ANTI-SCALD MIXING VALVE	1			1	2	2	4
SINK-1	KITCHEN SINK	KITCHEN SINK	1			1	2	2	2
DW-1	DISHWASHER	DISHWASHER	1			1	2	2	2
WSH-1	LAUNDRY WASHER	LAUNDRY WASHER	1			1	2	3	6

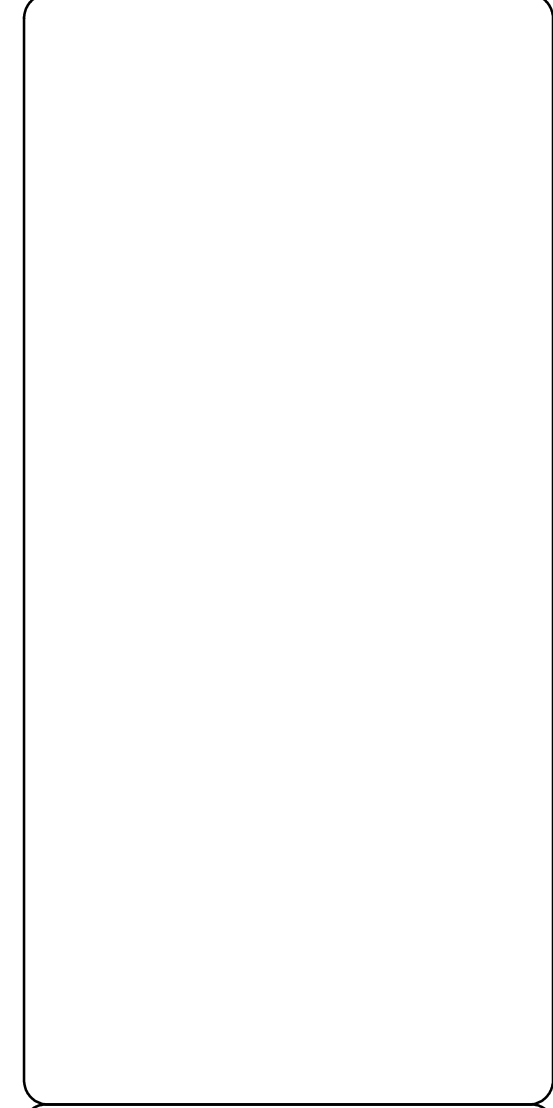
NOTE: ALL FIXTURES MAY BE SUBSTITUTED BY "EQUAL" BRANDS AND MODELS
 TOTAL W.S.F.U. = 37.0
 1 1/4" WATER SERVICE
 1" METER

LIGHTING & ELECTRICAL LEGEND

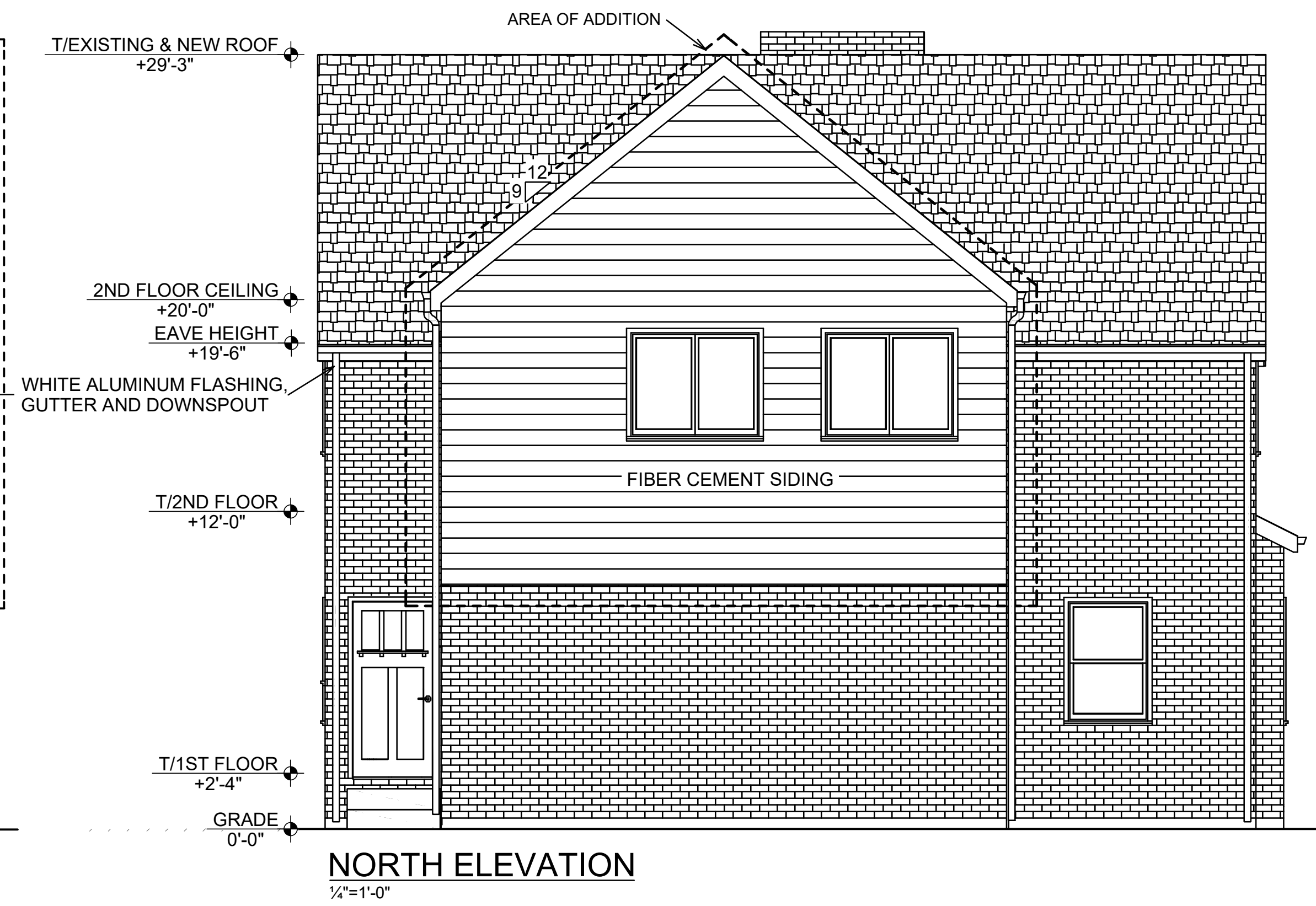
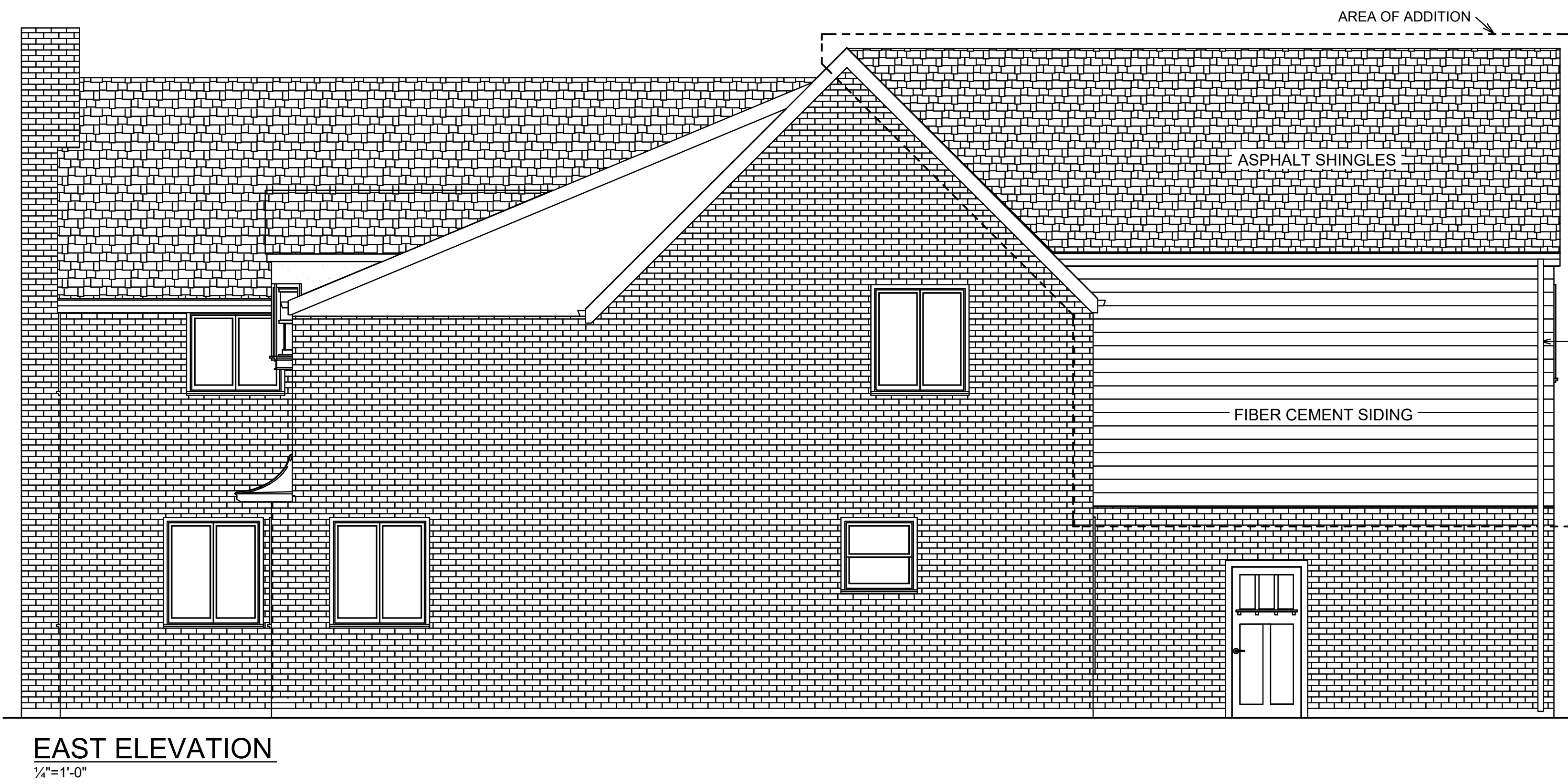
- Pendant or Surface Mounted Light Fixture
- Wall Mounted Light Fixture
- Recessed LED Downlight, Provide Sealed Lens in Bath & Shower Locations & Closets
- Surface Mounted LED Fixture at Closets
- Wall Mounted Duplex Receptacle
- Wall Mounted Ground Fault Circuit Interrupter Protected Duplex Receptacle
- Single Pole Light Switch
- 3-Way Light Switch
- Dimmer Switch
- Exhaust Fan, Broan #AE50, 50 CFM. Terminate Outdoors
- Ceiling Mounted Carbon Monoxide Detector
- Ceiling Mounted Smoke Detector Wired to Building Electric. All Detectors are to be Interconnected so that Actuation of One Detector Activates All Detectors

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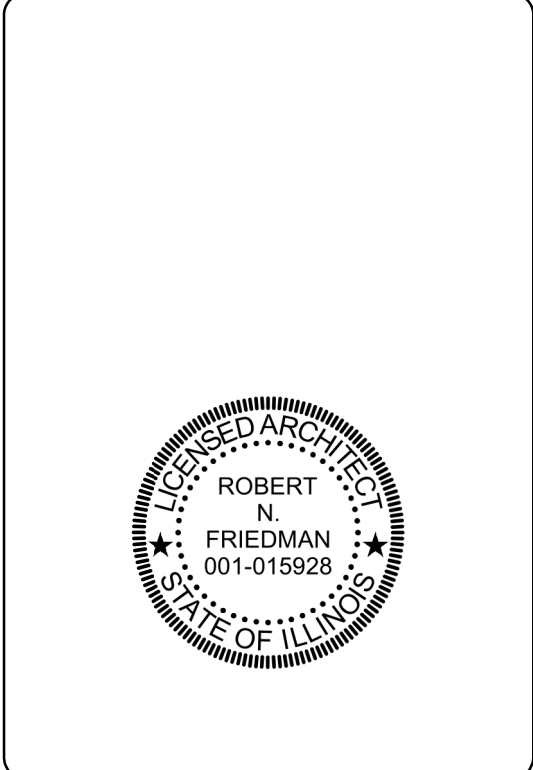
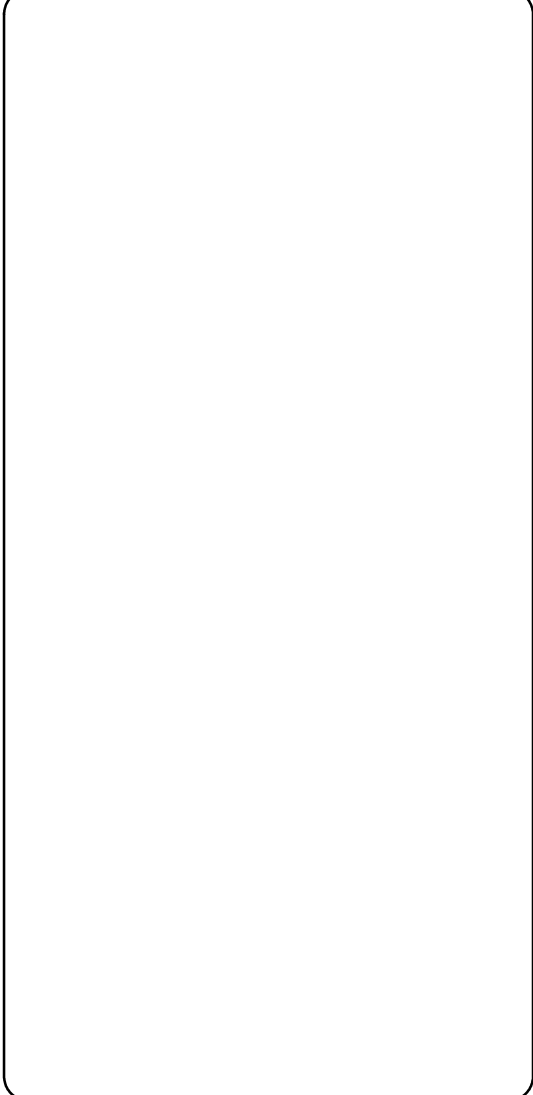


ROBERT N. FRIEDMAN
 ARCHITECT
 SHEET NO. A-3
 OF 6



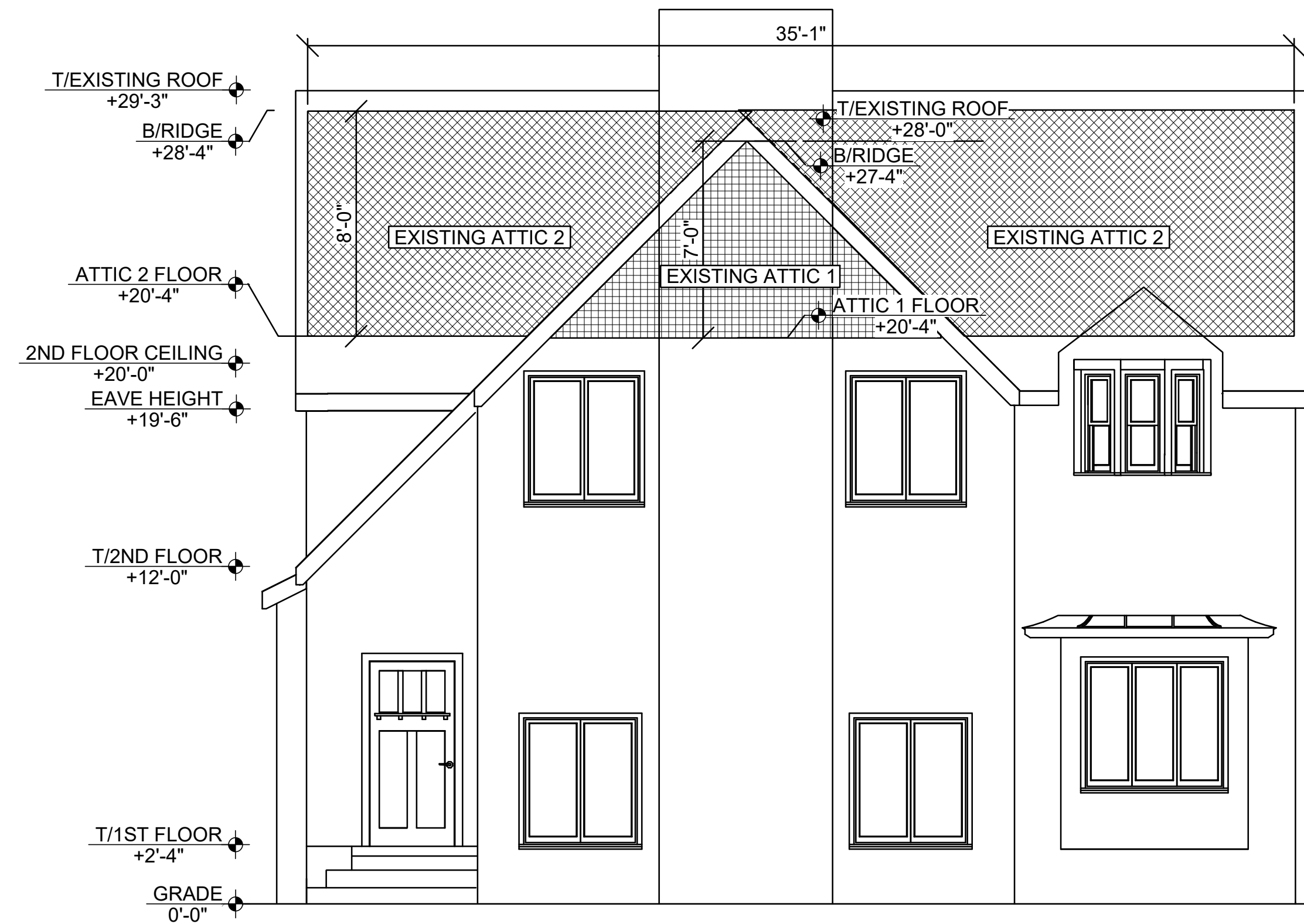
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1	REVISED ISSUED FOR PERMIT	01/09/26
	ISSUED FOR PERMIT	11/19/25

2ND FLOOR ADDITION
1287 SCOTT AVE.
WINNETKA, IL 60093

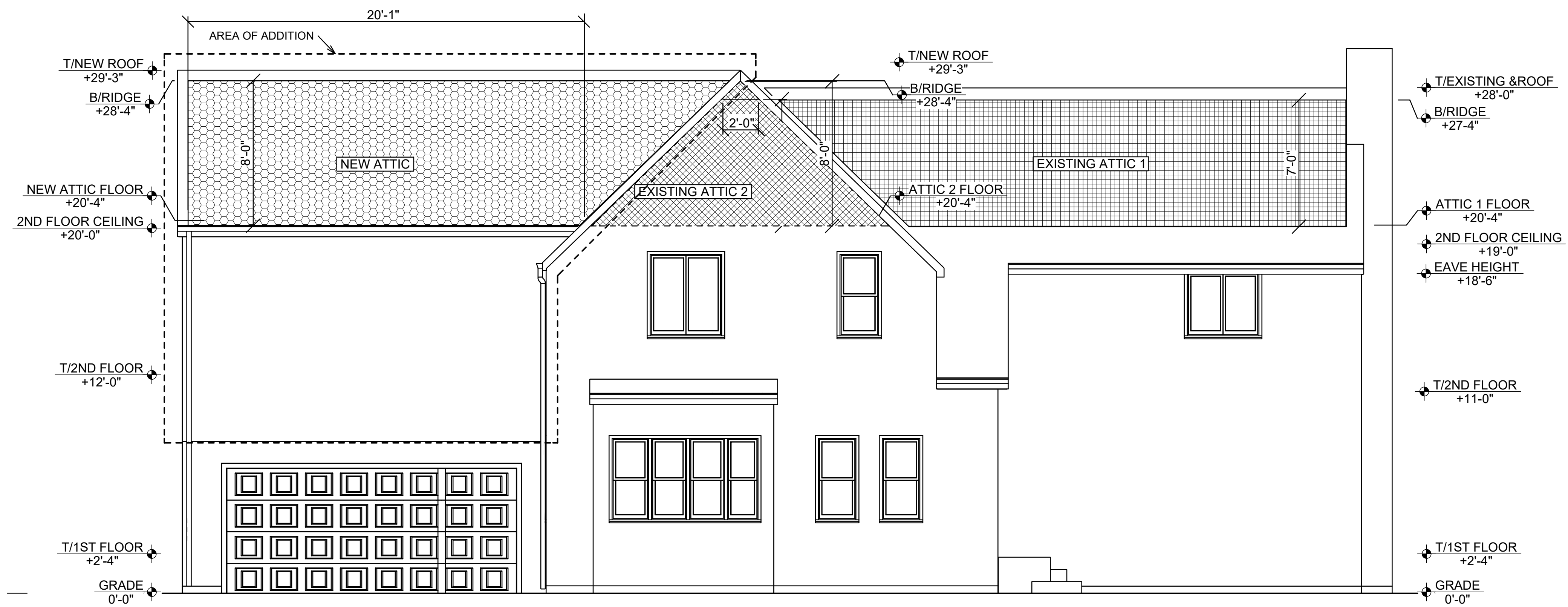


ROBERT N. FRIEDMAN
ARCHITECT

SHEET NO.
A-4
OF 6



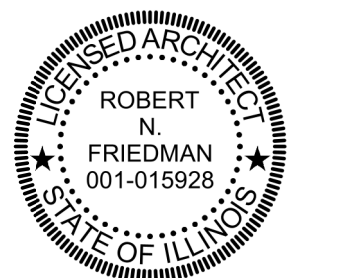
SOUTH ELEVATION ATTIC DIMENSIONS
1/4"=1'-0"



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

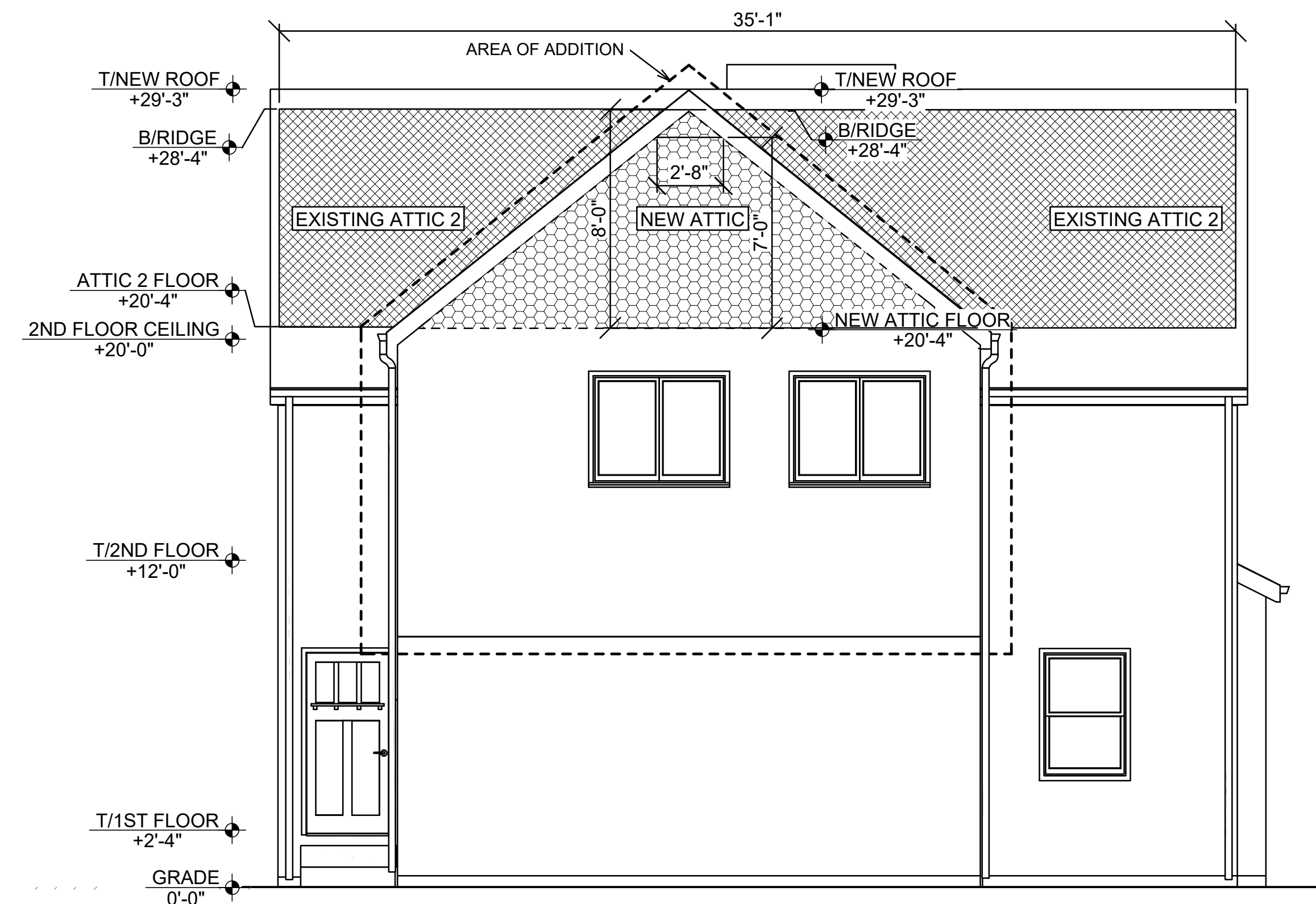
2	REVISED ISSUED FOR PERMIT	02/16/26
1	REVISED ISSUED FOR PERMIT	01/09/26
	ISSUED FOR PERMIT	11/19/25

2ND FLOOR ADDITION
1287 SCOTT AVE.
WINNETKA, IL 60093

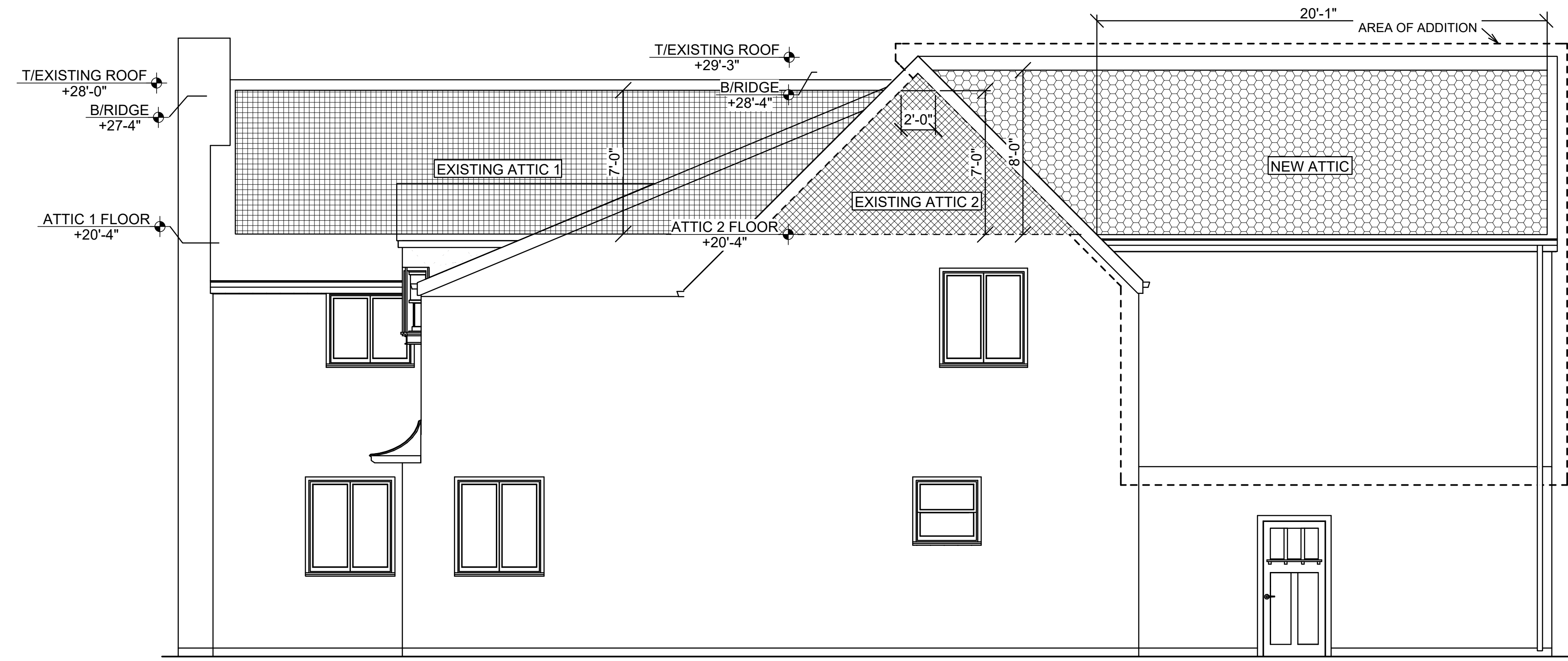


ROBERT N. FRIEDMAN
ARCHITECT

SHEET NO.
A-5
OF 6



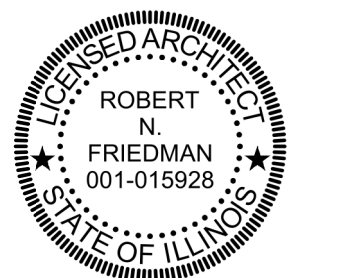
NORTH ELEVATION ATTIC DIMENSIONS
 1/4"=1'-0"



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

2	REVISED ISSUED FOR PERMIT	02/16/26
1	REVISED ISSUED FOR PERMIT	01/09/26
	ISSUED FOR PERMIT	11/19/25

2ND FLOOR ADDITION
1287 SCOTT AVE.
WINNETKA, IL 60093



ROBERT N. FRIEDMAN
 ARCHITECT

SHEET NO.
A-6
 OF 6

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, Theresa and Michael Rose (collectively, the "**Owner**") are the owners of record of that certain real property located at 1287 Scott Avenue, Winnetka, Illinois ("**Property**"); and

WHEREAS, Resolution No. ZBA-02-2026, adopted by the Winnetka Zoning Board of Appeals on May 11, 2026 ("**Resolution**"), grants a variation to construct a second-floor addition to 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 variation, and that the Village's approval of the variation 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 variation for the Property.

[SIGNATURE PAGE FOLLOWS]

Dated: _____, 2026.

ATTEST

OWNER

By: _____

By: _____

Theresa Rose

Name: _____

By: _____

Michael Rose

RESOLUTION NO. ZBA-02-2026
VILLAGE OF WINNETKA
ZONING BOARD OF APPEALS
DENIAL OF ZBA CASE NO. 26-11-V – 1287 SCOTT AVENUE

WHEREAS, Theresa and Michael Rose (collectively, the “Applicant”) are the owners of the property commonly known as 1287 Scott Avenue, 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-5 Single Family Residential District; and

WHEREAS, the Subject Property is improved with a single-family residence with an attached garage (**“Building”**); and

WHEREAS, the Applicant desires to construct a second-floor addition to the Building on the Subject Property that would exceed the maximum permitted gross floor area; (**“Proposed Improvement”**); and

WHEREAS, pursuant to Section 17.30.040 of the Winnetka Zoning Ordinance (**“Zoning Ordinance”**), the Subject Property is permitted a maximum gross floor area of 3,198.8 square feet; and

WHEREAS, the Applicant desires to construct the Proposed Improvement on the Subject Property with a gross floor area that exceeds the maximum permitted of 3,198.8 square feet, a violation of Section 17.30.040 of the Zoning Ordinance; and

WHEREAS, the Applicant filed an application for a variation from Section 17.30.040 of the Zoning Ordinance to permit the Proposed Improvement on the Subject Property with a gross floor area of 3,308.86 square feet; (**“Requested Variation”**); and

WHEREAS, a public notice for the Requested Variation was duly published on April 23, 2026, 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 May 11, 2026, for the purpose of considering the Requested Variation with the final decision being rendered at the Zoning Board of Appeal’s Regular Meeting on May 11, 2026; and

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

1. Application for the Requested Variation submitted by the Applicant, dated March 26, 2026, 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 Variation.

WHEREAS, the Zoning Board of Appeals has determined that the Requested Variation **does 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 Variation is 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-5 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 Variation.

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 VARIATION. 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 Variation 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 11th day of May, 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 ½ of Lot 11 in Block 8 in Lloyd's Subdivision of Blocks 1,2,3,4 and 5 in Taylor's Second Addition to Taylorsport, Being a Subdivision of the Northeast ¼ of Section 18 and Part of the Northwest ¼ of Section 17, Also the East 24 Acres of the North 48 Acres of the Northeast ¼ of Section 18, Township 42 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 1287 Scott Avenue, Winnetka, Illinois.

Parcel Index Number: 05-18-215-019-0000 and 05-18-215-029-0000