

Winnetka Village Council
REGULAR MEETING
Village Hall
510 Green Bay Road
July 20, 2021
7:00 p.m.

Emails regarding any agenda item are welcomed. Please email contactcouncil@winnetka.org, and your email will be relayed to the Council members. Emails for the Tuesday Council meeting must be received by Monday at 4 p.m. Any email may be subject to disclosure under the Freedom of Information Act.

AGENDA

- 1) Call to Order
- 2) Pledge of Allegiance
- 3) Quorum
 - a) August 3, 2021 Regular Meeting
 - b) August 10, 2021 Study Session
 - c) August 17, 2021 Regular Meeting
- 4) Public Comment
- 5) Reports
- 6) Approval of Agenda
- 7) Consent Agenda
 - a) Approval of Village Council Minutes:
 - i) May 18, 2021 Regular Meeting3
 - ii) June 29, 2021 Special Meeting9
 - b) Approval of Warrant List dated June 25 – July 15, 202111
 - c) Resolution No. R-24-2021: Approving a Class A-1 Liquor License for Little Honeycomb Inc. (Adoption)12
 - d) Resolution No. R-64-2021: Approving a Class A-1 Liquor License for Spruce Operations LLC (Adoption).....15
 - e) Outdoor Seating Permit: At Properties18
- 8) Ordinances and Resolutions
 - a) Resolution No. R-65-2021: 800-808-812 Oak Subdivision – Final Plat Approval (Adoption).....19
- 9) Old Business
 - a) 880 Willow Road Zoning Variations (Policy Direction).....54

10) New Business:

- a) Comprehensive Annual Financial Report (CAFR).....114

11) Appointments

12) Closed Session

13) Adjournment

NOTICE

All agenda materials are available at villageofwinnetka.org (Governance > Agendas & Minutes); the Reference Desk at the Winnetka Library; or in the Manager's Office at Village Hall (2nd floor). Webcasts of the meeting may be viewed on the Internet via a link on the Village's web site:

<https://www.villageofwinnetka.org/AgendaCenter>.

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that all persons with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities, contact the Village ADA Coordinator, 510 Green Bay Road, Winnetka, Illinois 60093, 847-716-3545; T.D.D. 847-501-6041.

**MINUTES
WINNETKA VILLAGE COUNCIL
REGULAR VIRTUAL MEETING
May 18, 2021**

(Approved: xx)

A record of a legally convened regular meeting of the Council of the Village of Winnetka, which was held virtually on the Zoom videoconference platform on Tuesday, May 18, 2021, at 7:00 PM.

- 1) Call to Order. President Rintz called the meeting to order at 7:00 PM. Manager Bahan called the roll. Present: Trustees Robert Apatoff, Andrew Cripe, Robert Dearborn, Penfield Lanphier, Kim Mancini, and John Swierk. Absent: None. Also present: Village Manager Robert Bahan, Assistant Village Manager Kristin Kazenas, Village Attorney Peter Friedman, Community Development Director David Schoon, and approximately 20 persons in the audience.
- 2) Pledge of Allegiance. President Rintz led the group in the Pledge of Allegiance.
- 3) Quorum.
 - a) June 1, 2021 Regular Meeting. All of the Council members present said they expect to attend.
 - b) June 8, 2021 Study Session. All of the Council members present said they expect to attend.
 - c) June 15, 2021 Regular Meeting. All of the Council members present said they expect to attend.
- 4) Public Comment.

Mickey Archambault, Winnetka resident. Mr. Archambault asked about the status of bike paths in Winnetka. Manager Bahan explained that the Park District has developed a Bike Plan; however, pedestrian and bike access was deferred to tie in with the Comprehensive Plan update, which was put on hold due to the Covid-19 pandemic.

Mike Finnerty, part owner of Minos restaurant. Mr. Finnerty explained that he owns the building that Minos is located in, that he values the Winnetka community, and finds Village staff very supportive and accommodating to work with. He commended the Village for mobilizing to help restaurants during the Covid-19 pandemic. However, he suggested the Council examine its emergency outdoor seating provisions as he felt the pandemic is effectively over. Specifically, additional outdoor seating for restaurants that no longer need it, as it hurts other restaurants.

Al Steppan, owner of Fred's Garage. Mr. Steppan agreed with Mr. Finnerty comments and also urged the Council to rescind emergency outdoor seating provisions. He opined that other restaurant owners feel strongly about the emergency outdoor seating, but are hesitant to speak out of a fear of retribution from the Village.

President Rintz said the Village would review the Covid-19 restaurant measures. Manager Bahan explained that the State is in its Bridge phase, and that the pandemic is not over until

Stage 5 is reached. During this transitional period, the Village is monitoring events to determine when emergency provisions will be ended.

Trustee Dearborn commented that he did not believe the Village would exact any sort of retribution on any person who makes a public comment, as the Council wants and values public opinion.

5) Reports:

- a) Trustees. None.
- b) Attorney. None.
- c) Manager. None.
- d) Village President. President Rintz said the Lloyd Beach improvement ribbon-cutting is next week and urged the community to visit the beach to see the new amenity.

6) Resolution No. R-53-2021: Proclamation Honoring Louise Holland. President Rintz read aloud a Resolution commending the retiring Chair of the Landmark Preservation Commission (LPC), Louise Holland for her 15 years of service on the Commission and thanking her for her many contributions towards historic preservation in Winnetka.

Ms. Holland thanked the Council for its commendation, and expressed gratitude for the chance to work for historic preservation in the Village.

Jack Coladarci, current Chair of the LPC; Laura Good, LPC Commissioner; and Susan Curry, former LPC Commissioner. The foregoing all expressed their thanks for Ms. Holland's expertise, dedication, leadership, diplomacy, and service to the Village. The Village Council was also commended for its preservation of Winnetka's architecture and culture.

Next Ms. Kazenas read an email comment from Jessica Tucker, former Village President, commending Ms. Holland for her contributions to Winnetka, especially her efforts to get a Landmark Ordinance passed.

The Council members all expressed their gratitude to Ms. Holland for her long service to the Village especially for her outreach efforts to get the Landmark Ordinance passed, as it enhances the culture and ambiance of Winnetka.

Trustee Dearborn, seconded by Trustee Apatoff, moved to adopt Resolution No. R-53-2021. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Cripe, Dearborn, Lanphier, Mancini, and Swierk. Nays: None. Absent: None

7) Approval of the Agenda. Trustee Lanphier, seconded by Trustee Cripe, moved to approve the final form of the Agenda. By voice vote, the motion carried.

8) Consent Agenda

- a) Village Council Minutes.
 - i) April 20, 2021 Regular Meeting.
- b) Approval of Warrant List dated April 30 – May 13, 2021 in the amount of \$1,139,238.08.
- c) Resolution No. R-54-2021: Directional Boring Contract (Adoption).

- d) Resolution No. R-55-2021: Memorandum of Agreement with the Illinois EPA for 93 Green Bay Road (Adoption).
- e) Resolution No. R-56-2021: Pavement Rejuvenation Contract (Adoption).
- f) Resolution No. R-57-2021: Restoration of LGDF Revenue (Adoption).
- g) Resolution No. R-58-2021: Office 365 Renewal Subscription (Adoption).
- h) Resolution No. R-59-2021: Covid-19 Support Services Reimbursement Agreement (Adoption).

Trustee Dearborn, seconded by Trustee Swierk, moved to approve the foregoing items on the Consent Agenda by omnibus vote. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Cripe, Dearborn, Lanphier, Mancini, and Swierk. Nays: None. Absent: None.

9) Ordinances and Resolutions.

- a) Ordinance No. M-10-2021: Strong Nail City Special Use - 548 Lincoln Avenue (Introduction/Adoption). President Rintz explained that this request for a special use permit was unanimously approved by the Plan Commission. The request is being made because an existing business had a change of ownership and special use permits run with the applicant and not the business.

Mr. Schoon briefly reviewed the approval process for the special use permit; and he noted that the Ordinance was noticed to give the Council the option to waive introduction and proceed directly to adopting the Ordinance.

There being no public comment or Council discussion, the Council was in unanimous agreement to waive introduction and adopt the Subject Ordinance.

Trustee Swierk, seconded by Trustee Cripe, moved to waive introduction of Ordinance No. M-10-2021. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Cripe, Dearborn, Lanphier, Mancini, and Swierk. Nays: None. Absent: None.

Trustee Cripe, seconded by Trustee Swierk, moved to adopt Ordinance No. M-10-2021. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Cripe, Dearborn, Lanphier, Mancini, and Swierk. Nays: None. Absent: None.

10) Old Business. None.

11) New Business.

- a) Temporary Pool Dome Zoning Amendment – 123 Fuller Drive (Policy Direction).

Mr. Schoon explained that the applicant has already installed the temporary pool dome and is asking the Council to make Zoning Code amendments permitting such structures. He noted that Village officials met with the property owner in 2019 and informed her that a zoning variation would be required to install such a structure; however, the property owners disregarded the determination that a zoning variation is required and went ahead with their installation.

Mr. Schoon explained that the Village Code does not currently contain provisions for temporary pool coverings; if the Council wishes to consider amending the Zoning Ordinance, a public hearing would be scheduled either for an advisory body or the

Village Council to hear public input; after the public hearing the Council would deliberate and reach a decision on the issue. Staff is seeking guidance to ascertain: (i) does the Council wish to allow temporary pool domes that do not meet all or some of the applicable zoning standards; and (ii) if the Council does wish to allow temporary pool domes, an approval process and standards for approval need to be developed.

Mr. Schoon listed options to consider for an approval process if the Council wishes to allow temporary pool domes: (i) the regular zoning variation process; (ii) amend the Zoning Ordinance to allow temporary pool domes; (iii) similar to the recent Zoning Code amendment to allow temporary tents for schools, amend the Code to allow the domes but require that setbacks and/or other zoning provisions be observed; (iv) or, establish a new review process for the domes with a different set of standards from the regular zoning variation standards.

President Rintz called on the applicant for their comments.

Lee Ann Rechlin, owner of the Subject Property, explained that she had not known the Zoning Ordinance prohibited her pool dome and that when she was made aware of the restriction by Village staff, she started the process to get approval two years ago. She claimed that the Village was being unfair and that she felt ambushed by the restrictions, which she characterized as obscure.

Trustee Swierk noted that temporary tents are in use for a short period of time, and he asked how long the pool dome would be up. Ms. Rechlin said the dome is only for use during the winter and she would like flexibility to use it as the weather determines.

Trustee Apatoff thought the school tent situation was a different situation, and it seemed that the Village was very clear with the homeowner that the dome would not be permissible without requesting zoning variations.

Trustee Cripe asked if Ms. Rechlin had discussed the dome with her neighbors before installing it and if there are any less opaque options for the dome. Ms. Rechlin explained that she has five neighbors adjacent to her back yard and that she has not heard complaints from any of them; and she added that the walls are see-through and the top is beige.

Trustee Mancini asked how a pool dome differs from a garden bubble, and if there are any installed in the Village for comparison purposes. Mr. Schoon said he has not seen an application for an inflatable dome.

Trustee Swierk asked Ms. Rechlin why she installed the dome knowing she did not have Village approval. Ms. Rechlin said she discussed the issue with Trustee Lanphier and that the pandemic pushed her to want to put the dome up as a test issue for the Village to see what the pros and cons of such structures are.

Mr. Schoon explained that a temporary pool dome would be allowed if it meets all the applicable zoning requirements (setbacks, lot coverage, etc.) He noted that if Ms. Rechlin's dome met all the zoning regulations, she could use the dome however she sees fit. Ms. Rechlin disagreed that she should meet the zoning requirements since her dome was temporary in nature.

Trustee Swierk brought up safety concerns with the pool dome. Trustee Dearborn noted that although the Village's Zoning Ordinance may have some shortcomings, it exists

primarily for the health, safety, and welfare of residents. He thought the issue should be examined in light of precedent, not a one-off case which has never gone before the Zoning Board of Appeals (ZBA). Clearly there were issues with putting up the dome, and he expressed concern that this case did not go through zoning.

President Rintz called for public comment; there was none.

Trustee Lanphier explained that the choice she put before the Rectins was to go before the ZBA for a zoning variation or to appeal to the Council for a Zoning Ordinance amendment. She also called for clarification of zoning provision pertaining to temporary structures.

Trustee Swierk expressed support for the applicant going through the zoning variation process to keep the dome.

Trustee Cripe explained that zoning issues rely on many facts and he suggested this case should go through the zoning variation process and meet all the standards with the exception of “reasonable return.” He noted that a temporary structure cannot meet that standard because of its temporary nature; in the event this case goes to the ZBA it should get its full hearing and have a chance of success. He called for a Zoning Ordinance amendment that would eliminate the reasonable return standard for temporary structures.

Trustee Apatoff noted that the Village needs to more clearly define temporary structures.

Ms. Rectin said she should have been on a Council agenda much earlier in the year than May. She questioned the fairness of ice rinks not needing to go through the zoning variation process and her pool dome does.

President Rintz said it was his preference to delay a discussion on the pool dome until spring when the structure would naturally come down so she could continue using it during the winter since it was already installed.

The Council was in agreement to send the applicant to the ZBA for the zoning variation process, and to make time in the future to revise and clarify the definition of temporary structures.

11) Appointments:

- a) Trustee Cripe, seconded by Trustee Apatoff, moved to approve the Council organization assignments as recommended by President Rintz by omnibus vote. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Cripe, Dearborn, Lanphier, Mancini, and Swierk. Nays: None. Absent: None.
- b) Next, Manager Bahan read a list of advisory board appointments recommended by Trustee Rintz:
 - i) Kate Casale McNally to the Zoning Board of Appeals for a full term;
 - ii) Jack Coladarci as Chair of the Landmark Preservation Commission for a full term;
 - iii) Todd Vender to the Zoning Board of Appeals for a full term;
 - iv) Liz Kunkle to the Environmental & Forestry Commission for a full term;
 - v) Chris Enck to the Landmark Preservation Commission for a full term;

- vi) John Golan to the Plan Commission for a full term;
 - vii) Bridget Orsic to the Plan Commission for a full term;
 - viii) Jay Vanderlann to the Plan Commission for a full term;
 - ix) Tina Dalman as Chair of the Planned Development Commission for a full term;
 - x) Matt Bradley as Vice Chair of the Planned Development Commission for a full term;
 - xi) Layla Danley to the Planned Development Commission for a full term;
 - xii) John Golan to the Planned Development Commission for a full term;
 - xiii) Bridget Orsic to the Planned Development Commission for a full term;
 - xiv) Lynn Hanley to the Planned Development Commission for a full term;
 - xv) Kim Handler to the Planned Development Commission for a full term;
 - xvi) John Sobol to the Firefighters Pension Board for a full term;
 - xvii) Mark Fuller to a one-year term on the Firefighters Pension Board
- c) Trustee Apatoff, seconded by Trustee Cripe, moved to appoint the foregoing by omnibus vote. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Cripe, Dearborn, Lanphier, Mancini, and Swierk. Nays: None. Absent: None.

12) Closed Session. None.

13) Adjournment. Trustee Dearborn, seconded by Trustee Cripe, moved to adjourn the meeting. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Cripe, Dearborn, Lanphier, Mancini, and Swierk. Nays: None. Absent: None The meeting adjourned at 9:01 PM.

Recording Secretary

**MINUTES
WINNETKA VILLAGE COUNCIL
SPECIAL MEETING
June 29, 2021**

(Approved: xx)

A record of a legally convened regular meeting of the Council of the Village of Winnetka, which was held at Village Hall, 510 Green Bay Road, on Tuesday, June 29, 2021, at 7:00 PM.

- 1) Call to Order. President Rintz called the meeting to order at 7:02 PM. Present: Trustees Robert Apatoff, Robert Dearborn, Penfield Lanphier, Kim Mancini, and John Swierk. Absent: Trustee Andrew Cripe. Also present: Village Manager Robert Bahan, Assistant Village Manager Kristin Kazenas, Village Attorney Peter Friedman, and approximately eight persons in the audience.
- 2) Pledge of Allegiance. President Rintz led the group in the Pledge of Allegiance.
- 3) Quorum.
 - a) July 20, 2021 Regular Meeting. All of the Council members present said they expect to attend.
 - b) August 3, 2021 Regular Meeting. All of the Council members present said they expect to attend.
 - c) August 10, 2021 Study Session. All of the Council members present said they expect to attend.
- 4) Public Comment. None.
- 5) Reports:
 - a) Village Attorney Report - Remote Participation. Attorney Friedman explained that the Open Meetings Act (OMA) only allows remote participation at a public meeting when there is an in-person quorum for the meeting. This rule was amended during the Covid 19 pandemic to allow virtual public meetings in the interest of public safety. After the emergency provisions lapse, State regulations will only allow remote participation by a Council member in three instances: (i) family emergency; (ii) being away for business or health reasons, and (iii) being away on the business of the Village. Since the OMA permits a public body to be more strict in its application of the law, Winnetka further only allows remote participation a maximum of four times per term.

The Council briefly discussed the process of remote meeting participation.
 - b) Trustees.
 - i) Trustee Lanphier said the 2021 Farmers' Market is up and running and she encouraged the Council and community to attend.
 - ii) Trustee Swierk reported on the most recent Plan Commission meeting.
 - iii) Trustee Dearborn noted that the Streetscape project in East Elm is finished and the result looks very nice.

- iv) Trustee Apatoff said he attended his first ribbon cutting as Chamber liaison, and he noted that the community is starting to gather in the downtowns again.
- c) Attorney. None.
- d) Manager. None.
- e) Village President. President Rintz echoed Trustee Lanphier's comments about the Farmers' Market, and he reported on a meeting with Rep. Jan Schakowsky about the Forest Preserve stormwater project.
- 6) Approval of the Agenda. Trustee Swierk, seconded by Trustee Mancini, moved to approve the Agenda. By voice vote, the motion carried.
- 7) Consent Agenda
 - a) Village Council Minutes. None.
 - b) Approval of Warrant List dated June 11 – June 24, 2021 in the amount of \$857,408.57.
 - c) Outdoor Dining Permit- HeART Studio.

Trustee Swierk, seconded by Trustee Dearborn, moved to approve the foregoing items on the Consent Agenda by omnibus vote. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Dearborn, Lanphier, Mancini, and Swierk. Nays: None. Absent: Trustee Cripe.
- 8) Ordinances and Resolutions.
 - a) Ordinance No. M-12-2021: Amendment to Special Use Permit & Variations - New Trier High School, 385 Winnetka Avenue (Introduction/Adoption).

Trustee Dearborn, seconded by Trustee Swierk, moved to waive introduction of Ordinance No. M-12-2021. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Dearborn, Lanphier, Mancini, and Swierk. Nays: None. Absent: Trustee Cripe.

Trustee Dearborn, seconded by Trustee Swierk, moved to adopt Ordinance No. M-12-2021. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Dearborn, Lanphier, Mancini, and Swierk. Nays: None. Absent: Trustee Cripe.
- 9) Old Business. None.
- 10) New Business. None.
- 11) Appointments. None.
- 12) Closed Session. None.
- 13) Adjournment. Trustee Apatoff, seconded by Trustee Swierk, moved to adjourn the meeting. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Cripe, Dearborn, Lanphier, Mancini, and Swierk. Nays: None. Absent: None. The meeting adjourned at 7:16 PM.

Recording Secretary



Agenda Item Executive Summary

Title: Approval of Warrant List Dated June 25 - July 15, 2021

Presenter: Robert M. Bahan, Village Manager

Agenda Date: 07/20/2021

Consent: ☒ YES ☐ NO

☐ Ordinance
☐ Resolution
☐ Bid Authorization/Award
☐ Policy Direction
☒ Informational Only

Item History:

None.

Executive Summary:

The Warrant List dated June 25 - July 15, 2021 was emailed to each Village Council member.

Recommendation:

Consider approving the Warrant List dated June 25 - July 15, 2021.

Attachments:

None.



Agenda Item Executive Summary

Title:

Resolution No. R-24-2021: Approving a Class A-1 Liquor License for Little Honeycomb Inc. (Adoption)

Presenter:

Marc Hornstein, Chief of Police and Peter Friedman, Village Attorney

Agenda Date:

07/20/2021

Consent:

YES



NO

☐

Ordinance



Resolution

☐

Bid Authorization/Award

☐

Policy Direction

☐

Informational Only

Item History:

None.

Executive Summary:

Little Honeycomb Inc. desires to open a restaurant at 540 Lincoln Ave. Little Honeycomb is a full-service restaurant that sells and serves alcoholic beverages incidental and complementary to the sale and service of meals and also has a counter area where food and liquor will be served. Little Honeycomb has applied for a Class A-1 liquor license.

A Class A-1 liquor license authorizes the retail sale and service of alcoholic beverages by restaurants, but only when such sales and service are incidental and complementary to the sale and service of meals for consumption only on the premises where sold, provided that patrons may be served alcoholic beverages while waiting to be seated when no tables are available. The Class A-1 license additionally authorizes the service of food or liquor at a counter, bar or waiting area, subject to certain conditions.

If approved, Resolution No. R-24-2021 will grant the requested liquor license, subject to the following conditions: (i) completion of the liquor license application background investigation by the police department; (ii) final inspection and approval of the premises; (iii) issuance of a certificate of occupancy for the premises. The resolution will also update the appendix to Chapter 5.09 of the Village Code that sets forth all authorized licenses by classification, which is attached to the Resolution as Exhibit A.

Recommendation:

Consider adopting Resolution No. R-24-2021, "Approving and Authorizing a Class A-1 Liquor License for Little Honeycomb Inc. (540 Lincoln Ave)."

Attachments:

1) Resolution No. R-24-2021

**A RESOLUTION APPROVING AND AUTHORIZING A CLASS A-1 LIQUOR
LICENSE FOR LITTLE HONEYCOMB, INC.
(540 Lincoln Avenue)**

WHEREAS, the Village of Winnetka (“**Village**”) is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970; and

WHEREAS, Little Honeycomb, Inc. (“**Applicant**”) is the lessee of the property commonly known as 540 Lincoln Avenue in the Village (“**Property**”); and

WHEREAS, the Applicant desires to operate a full-service restaurant on the Property (“**Restaurant**”); and

WHEREAS, pursuant to Section 5.09.100 of the Winnetka Village Code (“**Village Code**”), on May 10, 2021, the Applicant submitted an application to the Village for a Class A-1 liquor license (“**Liquor License**”) for the Restaurant; and

WHEREAS, the Council of the Village of Winnetka (“**Village Council**”) has determined that it is in the best interest of the Village to approve and authorize the issuance of the Liquor License to the Applicant for the Restaurant;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1: RECITALS. The Village Council hereby adopts the foregoing recitals as its findings, as if fully set forth herein.

SECTION 2: APPROVAL AND AUTHORIZATION OF CLASS A-1 LICENSE. The Village Council hereby approves and authorizes the issuance of the Class A-1 License to the Applicant for the Restaurant.

SECTION 3: AUTHORIZED LIQUOR LICENSES. The Appendix to Chapter 5.09 of the Village Code titled “Authorized Liquor Licenses” is hereby amended to read as follows:

Classification	Number	Licensee
*	*	*
A-1	<u>910</u>	Avli Restaurant Bad Dog House, LLC (Stacked and Folded) FFMM, Inc. (George Trois & Aboyer) Fred’s Garage, LLC MGS Hospitality LLC (501 Local)

		Mino's, LLC Paradise Food Italia, LLC (Tocco) Salsito Inc. (Guanajuato Contemporary Mexican and Tequila Bar) Wild Thing, LLC (Spirit Elephant) <u>Little Honeycomb, Inc.</u>
*	*	*

SECTION 4: EFFECTIVE DATE. This Resolution will be in full force and effect from and after:

- A. Its passage and approval according to law;
- B. Approval of application background investigation for the Restaurant by the Village Chief of Police, or his designee; and
- C. Final inspection approval and issuance of a certificate of occupancy for the Property.

ADOPTED this 20th day of July, 2021, pursuant to the following roll call vote:

AYES: _____
NAYS: _____
ABSENT: _____
ABSTAIN: _____

Signed

Village President

Countersigned:

Village Clerk



Agenda Item Executive Summary

Title: Resolution No. R-64-2021: Approving a Class A-1 Liquor License for Spruce Operations LLC (Adoption)

Presenter: Marc Hornstein, Chief of Police and Peter Friedman, Village Attorney

Agenda Date: 07/20/2021

Consent: ☒ YES ☐ NO

☐ Ordinance
☒ Resolution
☐ Bid Authorization/Award
☐ Policy Direction
☐ Informational Only

Item History:

None.

Executive Summary:

Spruce Operations LLC d/b/a Pomeroy desires to open a restaurant at 844 Spruce Street. Pomeroy is a full-service restaurant that sells and serves alcoholic beverages incidental and complementary to the sale and service of meals. Pomeroy also has a counter area where food and liquor will be served, and has applied for a Class A-1 liquor license.

A Class A-1 liquor license authorizes the retail sale and service of alcoholic beverages by restaurants, but only when such sales and service are incidental and complementary to the sale and service of meals for consumption only on the premises where sold, provided that patrons may be served alcoholic beverages while waiting to be seated when no tables are available. The Class A-1 license additionally authorizes the service of food or liquor at a counter, bar or waiting area, subject to certain conditions.

If approved, Resolution No. R-64-2021 will grant the requested liquor license, subject to the following conditions: (i) completion of the liquor license application background investigation by the police department; (ii) final inspection and approval of the premises; (iii) issuance of a certificate of occupancy for the premises. The resolution will also update the appendix to Chapter 5.09 of the Village Code that sets forth all authorized licenses by classification, which is attached to the Resolution as Exhibit A.

Recommendation:

Consider adopting Resolution No. R-64-2021, "Approving and Authorizing a Class A-1 Liquor License for Spruce Operations LLC (844 Spruce St).

Attachments:

1) Resolution No. R-64-2021

**A RESOLUTION APPROVING AND AUTHORIZING A CLASS A-1 LIQUOR
LICENSE FOR SPRUCE OPERATIONS LLC
(844 Spruce Street)**

WHEREAS, the Village of Winnetka (“**Village**”) is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970; and

WHEREAS, Spruce Operations LLC (“**Applicant**”) is the lessee of the property commonly known as 844 Spruce Street in the Village (“**Property**”); and

WHEREAS, the Applicant desires to operate a full-service restaurant on the Property called Pomeroy (“**Restaurant**”); and

WHEREAS, pursuant to Section 5.09.100 of the Winnetka Village Code (“**Village Code**”), on June 21, 2021, the Applicant submitted an application to the Village for a Class A-1 liquor license (“**Liquor License**”) for the Restaurant; and

WHEREAS, the Council of the Village of Winnetka (“**Village Council**”) has determined that it is in the best interest of the Village to approve and authorize the issuance of the Liquor License to the Applicant for the Restaurant;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1: RECITALS. The Village Council hereby adopts the foregoing recitals as its findings, as if fully set forth herein.

SECTION 2: APPROVAL AND AUTHORIZATION OF CLASS A-1 LICENSE. The Village Council hereby approves and authorizes the issuance of the Class A-1 License to the Applicant for the Restaurant.

SECTION 3: AUTHORIZED LIQUOR LICENSES. The Appendix to Chapter 5.09 of the Village Code titled “Authorized Liquor Licenses” is hereby amended to read as follows:

Classification	Number	Licensee
*	*	*
A-1	10 <u>11</u>	Avli Restaurant Bad Dog House, LLC (Stacked and Folded) FFMM, Inc. (George Trois & Aboyer) Fred’s Garage, LLC MGS Hospitality LLC (501 Local)

		Mino's, LLC Paradise Food Italia, LLC (Tocco) Salsito Inc. (Guanajuato Contemporary Mexican and Tequila Bar) Wild Thing, LLC (Spirit Elephant) Little Honeycomb, Inc. <u>Spruce Operations LLC</u> <u>(Pomeroy)</u>
*	*	*

SECTION 4: EFFECTIVE DATE. This Resolution will be in full force and effect from and after:

- A. Its passage and approval according to law;
- B. Approval of application background investigation for the Restaurant by the Village Chief of Police, or his designee; and
- C. Final inspection approval and issuance of a certificate of occupancy for the Property.

ADOPTED this 20th day of July, 2021, pursuant to the following roll call vote:

AYES: _____
NAYS: _____
ABSENT: _____
ABSTAIN: _____

Signed

Village President

Countersigned:

Village Clerk

July 20, 2021
{00121316.1}

R-64-2021



Agenda Item Executive Summary

Title: Outdoor Seating Permit: At Properties

Presenter: Liz Dechant, Economic Development Coordinator

Agenda Date: 07/20/2021

Consent: ☒ YES ☐ NO

☐	Ordinance
☐	Resolution
☐	Bid Authorization/Award
☒	Policy Direction
☐	Informational Only

Item History:

Outdoor seating permit approval, as required for commercial use of Village sidewalks (Village Code Section 12.04.070).

Executive Summary:

A late application for an outdoor seating area permit was submitted by At Properties at 30 Green Bay Road. At Properties is requesting to place two tables and four chairs on the sidewalk in front of their business during the remainder of the 2021 Outdoor Seating Season. The required layout schematic and certificate of insurance have been submitted and approved by the Village. Staff will work with the applicant to assure appropriate passage of pedestrians.

Recommendation:

Consider approval of the 2021 Outdoor Seating Permit application for At Properties

Attachments:

None.



Agenda Item Executive Summary

Title: Resolution No. R-65-2021: 800-808-812 Oak Subdivision - Final Plat Approval (Adoption)

Presenter: David Schoon, Community Development Director

Agenda Date: 07/20/2021

Consent: ☐ YES ☒ NO

☐ Ordinance
☒ Resolution
☐ Bid Authorization/Award
☐ Policy Direction
☐ Informational Only

Item History:

None

Executive Summary:

On July 20, the Village Council is scheduled to consider Resolution No. R-65-2021, which would grant Final Plat approval of the proposed Bartnell's Subdivision of 800/808/812 Oak Street, submitted by (i) Chicago Trust Co. Trust; (ii) Evanston Bond and Mortgage Co.; and (iii) the 812 Oak Condominium Association (the "Applicants").

PLAN COMMISSION REVIEW

The Plan Commission (PC) considered the request at its regular meeting on June 23, 2021, where it heard from the Applicant and one member of public seeking clarification regarding the status of the existing private drive serving each of the three lots. In addition, the Commission received one written comment from a resident of 800 Oak Street who was opposed to the proposed subdivision (Attachment 3). After the PC discussed the request, the Commission voted unanimously to: (a) approve a variation from the Subdivision Code requirement that commercial lots be platted with 20' wide public alleys; and (b) approve the proposed Bartnell's Subdivision of 800-808-812 Oak Street.

Future development of the now-vacant 808 Oak parcel will require the provision of stormwater detention at a volume to accommodate a 100-year storm event assuming 100% impermeable lot coverage, which is allowed under the zoning. The Public Works Department estimates the detention volume to be 0.04 acre feet (1,742 cubic feet).

Details of the request can be found in the attached staff report to the PC (Attachment 2). Minutes of the PC meeting are not yet available.

Recommendation:

Consider adoption of Resolution No. R-65-2021, which would grant Final Plat approval of the proposed Bartnell's Subdivision of 800-808-812 Oak Street.

Attachments:

Attachment 1: Resolution No. R-65-2021

Attachment 2: April 30, 2021 PC Staff Report and Attachments

Attachment 3: Public Comments received

RESOLUTION NO. R-65-2021

**A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION AND
GRANTING A VARIATION FROM SECTION 16.12.010.B.3 OF
THE WINNETKA VILLAGE CODE
(800, 808, and 812 Oak Street)**

WHEREAS, the Village of Winnetka is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970; and

WHEREAS, Chicago Trust Company, as successor trustee to the Wayne Hummer Trust Company, under Trust Agreement dated August 2, 2007 and known as Trust No. 2426 (***“808 Oak Owner”***) is the owner of the real property commonly known as 808 Oak Street in Winnetka, Illinois, and legally described in **Exhibit A** attached to and by this reference, made a part of this Resolution (***“808 Oak Lot”***); and

WHEREAS, Evanston Bond and Mortgage Company (***“800 Oak Owner”***) is the owner of the real property commonly known as 800 Oak Street in Winnetka, Illinois, and legally described in Exhibit A (***“800 Oak Lot”***); and

WHEREAS, the 812 Oak Condominium Association (***“812 Oak Owner”***) is the owner of the real property commonly known as 812 Oak Street in Winnetka Illinois, and legally described in Exhibit A (***“812 Oak Lot”***); and

WHEREAS, the 808 Oak Owner, 800 Oak Owner, and 812 Oak Owner are, (collectively, ***“Applicant”***) the owner of the real property legally described in Exhibit A, (the 808 Oak Lot, 800 Oak Lot, and 812 Oak Lot are, collectively, ***“Subject Property”***); and

WHEREAS, the Subject Property is currently divided into two lots of record; and

WHEREAS, the southerly fifty feet of the Subject Property is located within the B-1 Multifamily Residential District of the Village and the remainder of the Subject Property is located within the C-2 General Retail Commercial District; and

WHEREAS, the Applicant desires to re-subdivide the Subject Property into three lots of record (***“Proposed Subdivision”***); and

WHEREAS, pursuant to Section 16.12.010.B.3 of the “Winnetka Village Code,” as amended (***“Village Code”***), alleys that are at least 20 feet wide shall be provided at the rear of all commercial lots; and

WHEREAS, the Applicants do not desire to provide an alley along the rear of the Subject Property; and

{00121323.1}

July 20, 2021

1

R-65-2021

WHEREAS, the Applicants filed an application with the Village for: (i) approval of a final plat of subdivision for the Proposed Subdivision (***“Final Plat”***); and (ii) a variation from Section 16.12.010.B.3 of the Village Code to waive the requirement that the Applicants provide an alley along the rear of the Subject Property (***“Variation”***) (collectively, the ***“Requested Relief”***); and

WHEREAS, on June 23, 2021, after due notice thereof, the Winnetka Plan Commission held a public hearing on the Requested Relief; and

WHEREAS, pursuant to Section 16.12.010.D.4 of the Winnetka Village Code, as amended, the Plan Commission determined that the Variation, in the context of the proposed Final Plat, would not result in a material increased adverse impact upon the public health, safety, or welfare; and

WHEREAS, on June 23, 2021, the Plan Commission, by a vote of 5 members in favor and 0 opposed, recommended that the Council of the Village of Winnetka (***“Village Council”***) approve the Requested Relief; and

WHEREAS, the Village Council has determined that it is in the best interest of the Village to approve the Requested Relief, subject to and in strict accordance with the terms and conditions of this Resolution;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

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

SECTION 2: APPROVAL OF FINAL PLAT. Pursuant to Sections 16.04.030 and 16.08.010 of the “Winnetka Village Code,” as amended, and the Village’s home rule authority, the Village Council hereby approves the Final Plat, prepared by Geodetic Survey, Ltd., consisting of one sheet, with a latest revision date of November 22, 2019, in substantially the same form attached to and, by this reference, made a part of this Resolution as **Exhibit B**.

SECTION 3: APPROVAL OF VARIATION. The Variation from Section 16.12.010.B.3 of the Village Code is hereby granted, in accordance with and pursuant to Section 16.08.010 of the Village Code and the home rule powers of the Village.

SECTION 4: EXECUTION OF FINAL PLAT. The Village Council hereby authorizes and directs the Village President and the Village Clerk to execute and attest, on behalf of the Village, the Final Plat in substantially the form attached as Exhibit D, but only upon the completion of the demolition the two single-family homes currently located on Lot 2.

SECTION 5: RECORDATION OF FINAL PLAT. Upon execution of the Final Plat as provided in Section 4 of this Resolution, the Village Clerk is hereby directed to cause the Final Plat to be recorded in the office of the Cook County Clerk's Recordings Division.

{00121323.1}

July 20, 2021

2

R-65-2021

SECTION 6: EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval according to law.

ADOPTED this 20th day of July, 2021, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

Signed:

Village President

Countersigned:

Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

PARCEL 1: THE WEST 33-1/2 FEET OF LOT 2 OF OWNERS SUBDIVISION OF THE WEST 189 FEET OF THE NORTH 187 FEET OF BLOCK 35 OF CHARLES E. PECK'S SUBDIVISION OF WINNETKA, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 20, AND THE NORTH HALF OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 05-20-217-002-0000

COMMONLY KNOWN AS: 808 OAK STREET, WINNETKA, ILLINOIS 60093

PARCEL 2: LOT 3 AND THE EAST 40 FEET OF LOT 2 IN OWNER'S SUBDIVISION OF THE WEST 189 FEET OF THE NORTH HALF OF BLOCK 35 IN CHARLES E. PECK'S SUBDIVISION OF WINNETKA, IN SECTIONS 20 AND 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO,

THE EAST 80.50 FEET OF THE NORTH 50 FEET OF THE SOUTH HALF OF THE WEST 189 FEET OF BLOCK 35 IN CHARLES E. PECK'S SUBDIVISION OF WINNETKA, IN SECTIONS 20 AND 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 05-20-217-003-0000; PIN: 05-20-217-004-0000 & PIN: 05-20-217-017-0000

COMMONLY KNOWN AS: 800 OAK STREET, WINNETKA, ILLINOIS 60093

PARCEL 3: LOT 1 IN OWNER'S SUBDIVISION OF THE WEST 189 FEET OF THE NORTH HALF OF BLOCK 35 IN THE VILLAGE OF WINNETKA, IN TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 05-20-217-022-0000 & PIN: 05-20-217-023-1001 through -1012

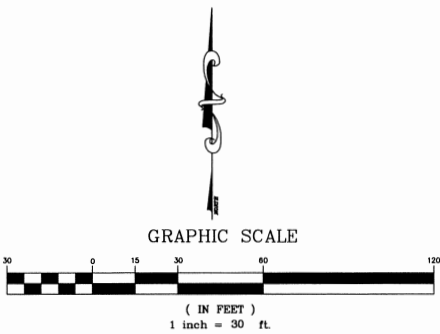
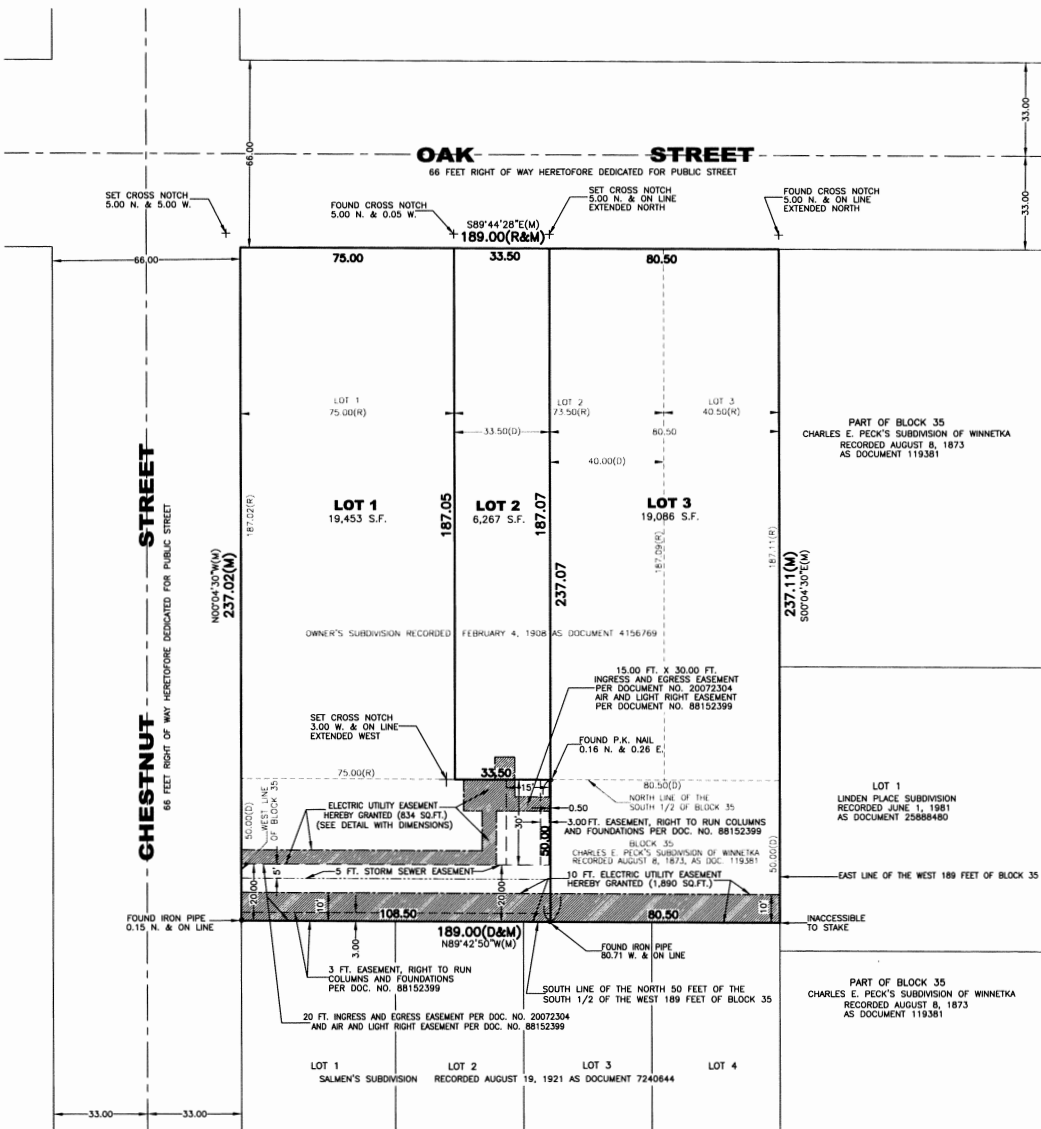
COMMONLY KNOWN AS 812 OAK STREET, WINNETKA, ILLINOIS 60093

EXHIBIT B
FINAL PLAT

{00121323.1}

BARTNELL'S RESUBDIVISION

BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



This plot submitted for recording by:
Name: VILLAGE OF WINNETKA
Address: 510 GREEN BAY ROAD
City: WINNETKA
State: ILLINOIS Zip: 60093

PERMANENT INDEX NUMBERS: 05-20-217-003-0000
05-20-217-004-0000
05-20-217-017-0000

TAX BILL RECIPIENT:
SCHERMEHORN & CO.
2737 CENTRAL STREET
EVANSTON, ILLINOIS 60201

OWNER'S CERTIFICATE: 800 Oak Street, Winnetka, IL 60093

State of Illinois } s.s.
County of Cook }

We, _____ do hereby certify that we are the owners of Lot 3 as shown hereon and that we have caused the said property to be surveyed and resubdivided as shown hereon as the Bartnell's Subdivision and legally described on the plot of the same name.

Dated this ____ day of _____, A.D. 20____

By: _____

Its: _____

NOTARY CERTIFICATE:

State of Illinois } s.s.
County of Cook }

I, _____ a Notary Public in and for said County in the State

of said do hereby certify that _____ personally known to me to be the same persons whose names are subscribed to the foregoing instrument as owners of the property described hereon, appeared before me this day in person and acknowledged that they signed and delivered this plat as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this ____ day of _____, A.D. 20____

Notary Public

MORTGAGE CERTIFICATE:

State of _____ } s.s.
County of _____ }

This is to certify that _____ as mortgage under the provisions of that certain mortgage and assignments of rents dated _____ recorded in the public records of _____ County, _____ on _____ as Document No. _____ is the mortgage of the property described on the plat of subdivision and does hereby consent to and acknowledge and adopt said plat.

Dated this ____ day of _____, A.D. 20____

By: _____

Title: _____

Attest: _____

PERMANENT INDEX NUMBER: 05-20-217-022-0000

OWNER'S CERTIFICATE: 812 Oak Street, Winnetka, IL 60093

State of Illinois } s.s.
County of Cook }

We, The 812 Oak Street Condominium Association, do hereby certify that we are the owners of Lot 1 as shown hereon and that we have caused the said property to be surveyed and resubdivided as shown hereon as the Bartnell's Subdivision and legally described on the plot of the same name.

Dated this ____ day of _____, A.D. 20____

By: _____

Its: _____

NOTARY CERTIFICATE:

State of Illinois } s.s.
County of Cook }

I, _____ a Notary Public in and for said County in the State

of said do hereby certify that _____ personally known to me to be the same persons whose names are subscribed to the foregoing instrument as owners of the property described hereon, appeared before me this day in person and acknowledged that they signed and delivered this plat as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this ____ day of _____, A.D. 20____

Notary Public

SURVEYOR'S CERTIFICATE:

State of Illinois } s.s.
County of Cook }

I, Thomas R. Krohn an Illinois licensed land surveyor do hereby certify that I have surveyed and subdivided the following described property:

PARCEL 1: THE WEST 33-1/2 FEET OF LOT 2 OF OWNERS SUBDIVISION OF THE WEST 189 FEET OF THE NORTH 187 FEET OF BLOCK 35 OF CHARLES E. PECK'S SUBDIVISION OF WINNETKA, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 20, AND THE NORTH HALF OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 3 AND THE EAST 40 FEET OF LOT 2 IN OWNERS SUBDIVISION OF THE WEST 189 FEET OF THE NORTH 187 FEET OF BLOCK 35 IN CHARLES E. PECK'S SUBDIVISION OF WINNETKA, IN SECTIONS 20 AND 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOT 1 IN OWNERS SUBDIVISION OF THE WEST 189.0 FEET OF THE NORTH 187 FEET OF BLOCK 35 IN CHARLES E. PECK'S SUBDIVISION OF WINNETKA, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTIONS 20 AND 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THE WEST 108.50 FEET OF THE NORTH 50.0 FEET OF THE SOUTH HALF OF THE WEST 189.0 FEET OF BLOCK 35 IN THE VILLAGE OF WINNETKA, IN TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

All dimension are in feet and decimal parts thereof.

I further certify that the property shown hereon is identified as Zone "X" (Unshaded), areas determined to be outside the 0.2% annual chance floodplain and is not situated in a special flood hazard area, by The Federal Emergency Management Agency, as per The Flood Insurance Rate Map, Village of Winnetka Community Number 170176, Map Number 1703102251 J, effective date August 19, 2008.

I further certify that the property shown hereon is situated within the corporate limits of the Village of Winnetka, Illinois.

Dated this 25th of November, 2019.

Illinois Licensed Land Surveyor No. 3000

State of Illinois } s.s.
County of Cook }

Approved this ____ day of _____, 20____ by the VILLAGE PRESIDENT AND BOARD OF TRUSTEES of the Village of Winnetka, Cook County, Illinois.

Village President

Village Clerk

State of Illinois } s.s.
County of Cook }

Approved this ____ day of _____, 20____ by the DIRECTOR OF THE WATER AND ELECTRIC DEPARTMENT of the Village of Winnetka, Cook County, Illinois.

Water and Electric Director

State of Illinois } s.s.
County of Cook }

Approved this ____ day of _____, 20____ by the DIRECTOR OF THE COMMUNITY DEVELOPMENT DEPARTMENT of the Village of Winnetka, Cook County, Illinois.

Community Development Director

State of Illinois } s.s.
County of Cook }

Approved this ____ day of _____, 20____ by the VILLAGE ENGINEER of the Village of Winnetka, Cook County, Illinois.

Village Engineer

State of Illinois } s.s.
County of Cook }

I, _____ Village Collector of the Village of Winnetka, Illinois, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments, or any deferred installments thereon that have been apportioned against the tract of land included in this plat of consolidation

Dated this ____ day of _____, 20____

Village Collector

Public Utility Easement

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

GEODETIC SURVEY, LTD.
PROFESSIONAL DESIGN FIRM NO. 184-003942
200 WAUKEGAN ROAD, GLENVIEW IL 60025
TEL. (847) 904-7690; FAX (847) 904-7691

REVISIONS	DATE
PER VILLAGE COMMENTS	11/14/2019
PER VILLAGE COMMENTS	11/22/2019

FILE NO. 19-263
DATE: 09/30/2019





ATTACHMENT 2

MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION
FROM: BRIAN NORKUS, ASSISTANT DIRECTOR OF COMMUNITY DEVELOPMENT
DATE: JUNE 3, 2021
SUBJECT: CASE NO. 21-19-SD: 800, 808 AND 812 OAK STREET - FINAL PLAT APPROVAL - BARTNELL'S RESUBDIVISION

INTRODUCTION

On June 23, 2021 the Plan Commission is scheduled to hold a virtual public meeting (*in accordance with social distancing requirements and Governor Pritzker's Stay-at-Home Executive Order*) on an application submitted by (i) *Chicago Trust Company* (as Successor Trustee to Wayne Hummer Trust Company, under trust agreement dated August 2, 2007 and known as Trust #2426), as the owner of the property located at **808 Oak Street**, (ii) *Evanston Bond and Mortgage Company*, as the owner of the property located at **800 Oak Street**, and (iii) the *812 Oak Condominium Association*, as the owner of the property located at **812 Oak Street**, (collectively, the "Subject Property").

The Subject Property currently consists of two (2) lots of record, and *Chicago Trust Company*, *Evanston Bond and Mortgage Company*, and the *812 Oak Condominium Association* (collectively, as the "Applicants") have filed an application seeking Final Plat approval to allow for the re-subdivision of Subject Property into three (3) lots, together with the following relief:

1. A variation from Section 16.12.010.B.3 of the Village Subdivision Code, which requires that alleys measuring 20' in width be provided at the rear of all commercial lots; and
2. Any other subdivision and zoning relief necessary for the Final Plat Approval.

The proposed subdivision would result in the creation of a **new lot that would be 33 ½ foot-wide and 187 feet long** between existing buildings at **800 Oak Street** and **812 Oak Street**, on vacant land depicted in Figure 1 below. The lot would be 6,267 square feet in land area.



Figure 1 – view from Oak Street looking south

The Plan Commission is charged with making a recommendation to the Village Council regarding the subdivision, including the requested Subdivision Code relief from the requirement to dedicate a 20' wide public alley at the rear of all commercial lots.

A mailed notice was sent to property owners within 250 feet of the subject property, and notice published in the *Winnetka Talk* on June 3, 2021, in compliance with the Subdivision Code. Notice was also mailed to non-owner occupants within 250 feet as a courtesy notice. As of the date of this memo, staff has received no written comments from the public regarding this application.

EXISTING PROPERTY DESCRIPTION

The Subject Property is located on the southern end of the *West Elm Business District* on the south side of Oak Street, east of Chestnut. The Subject Property is currently comprised of two (2) lots of record, each described in more detail below.

The Subject Property is zoned *C-2 General Retail Commercial*, except for the southerly 50 feet thereof, which is zoned *B-1 Multifamily Residential*, as shown in Figure 2 below.

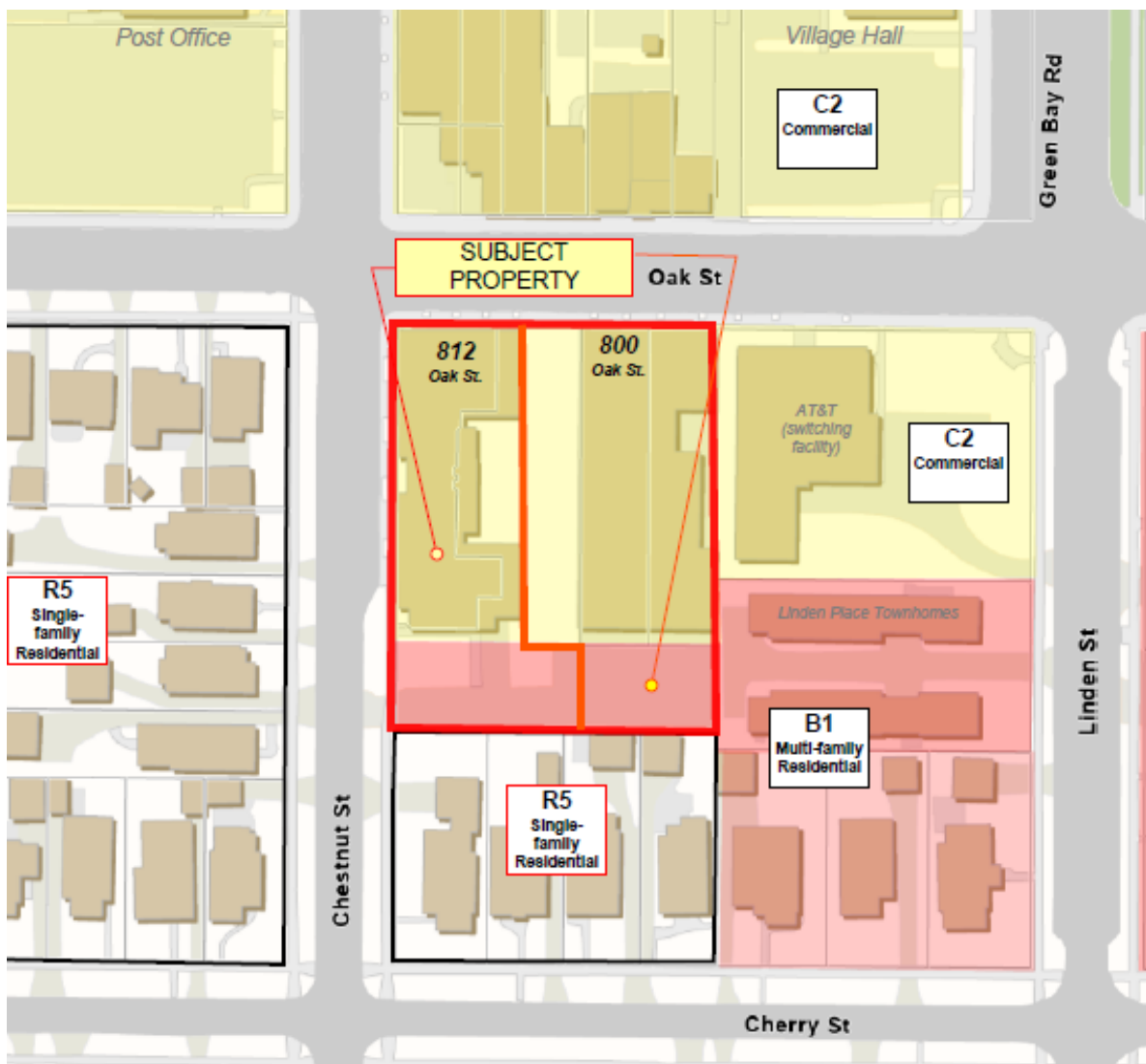


Figure 2 – Subject Property & Zoning Map

- 800 Oak Street is improved with a three-story mixed use commercial building built in 1968. The first floor is comprised of nine (9) commercial office tenant spaces, and a total of twelve (12) residential apartments are located on the second and third floor. Office and residential entry lobbies for 800 Oak are located on Oak Street (Figure 3, below).



Figure 3 - 800 Oak Street building (north elevation)

In addition to the building improvements shown above, the lot of record at 800 Oak Street also includes vacant land immediately adjacent to the west, shown in Figure 4 and 5 below. The vacant land was purchased by the builder of 800 Oak Street circa 1968, **to achieve zoning compliance for the project, and to secure a building permit for the building now located at 800 Oak Street.** The vacant land purchase, its necessity in 1968, and the land's current "surplus" status is discussed in further detail later in this report.



Figure 4



Figure 5

- 812 Oak Street is improved with a four-story mixed use commercial building built in 1996. The first floor is comprised of three (3) commercial office tenant spaces, and a total of twelve (12) residential condominium units are located on floors 2 through 4. A residential lobby is accessed from Oak Street (Figure 6 and 7), while ground floor commercial space is accessed directly from Chestnut Street (Figure 8).



Figure 6 - 812 Oak residential entry forecourt (courtyard in background)



Figure 7 - residential courtyard & entry lobby



Figure 8 - 812 Oak (west elevation)

Both 800 and 812 Oak Street are served by private parking located below grade for each building, accessed via a 20' wide private alley from Chestnut Street, as shown below in Figure 9 and 10.



Figure 9 - private alley, entered from Chestnut St.

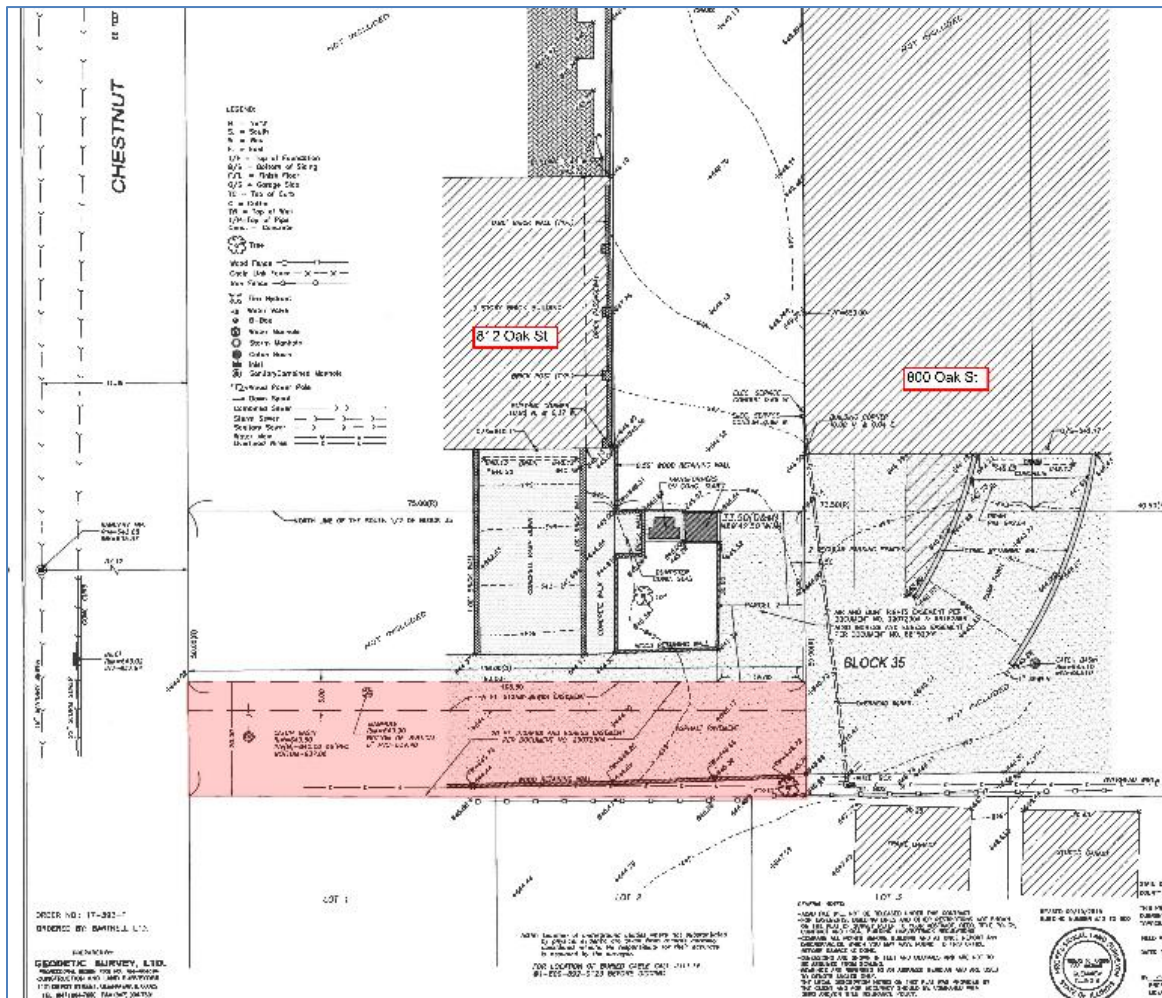


Figure 10 - 20' wide private alley easement (highlighted red)

Parking for the occupants of the 800 Oak and 812 Oak buildings are provided primarily by enclosed, below-grade parking beneath each building, along with some supplemental surface parking at the rear of each site. Both existing sites comply with the zoning ordinance parking requirements.



Figure 11 – 812 Oak below-grade parking entrance from private alley



Figure 12 – 800 Oak below-grade parking entrance from private alley

PROPOSED SUBDIVISION

As depicted in the following two images, the proposed subdivision would establish a third lot of record at 808 Oak Street measuring 6,267 square feet in area, reducing the adjacent 800 Oak Street lot by the same amount.

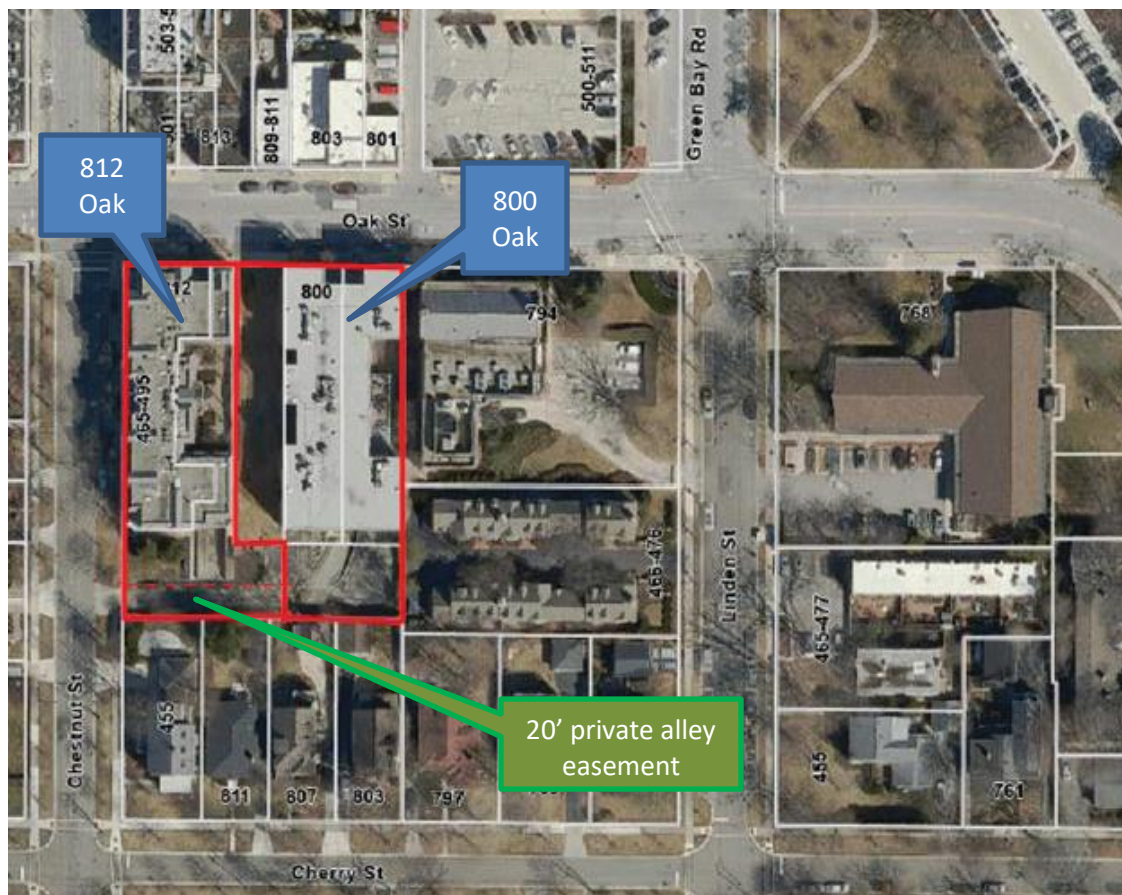


Figure 13 – EXISTING two-lot configuration

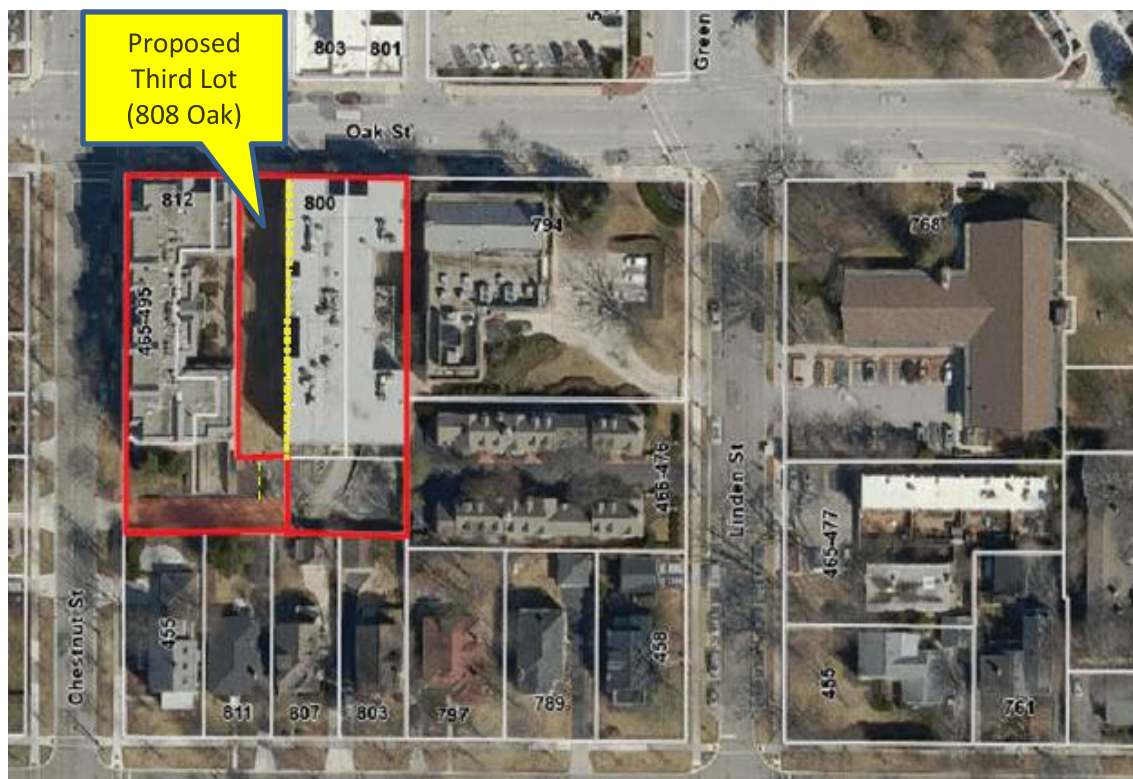


Figure 14 – PROPOSED 3 lot configuration

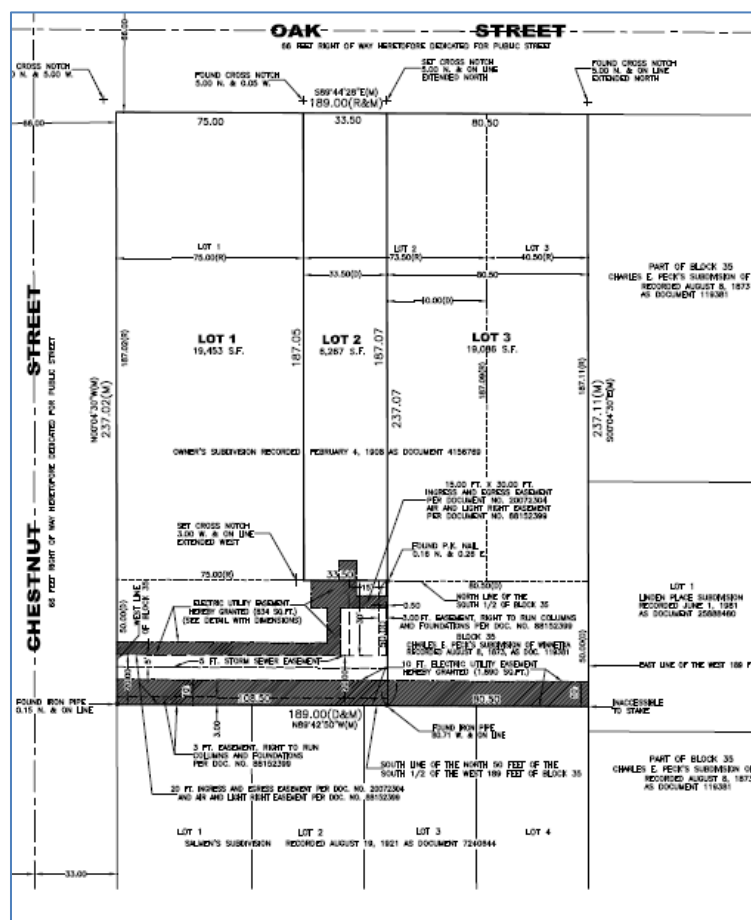


Figure 15 – excerpt of proposed *Bartnell's Subdivision* plat

Rear access to the proposed third lot at 808 Oak Street would be partially served by the existing 20' wide private alley described earlier; however, because the proposed lot at 808 Oak Street does not extend fully to that existing "east-west" easement, an additional 15-foot wide "north-south" easement exists to connect the rear lot line of 808 Oak Street to the 20-foot wide "east-west" easement (See *Figures 16 and 17* below).

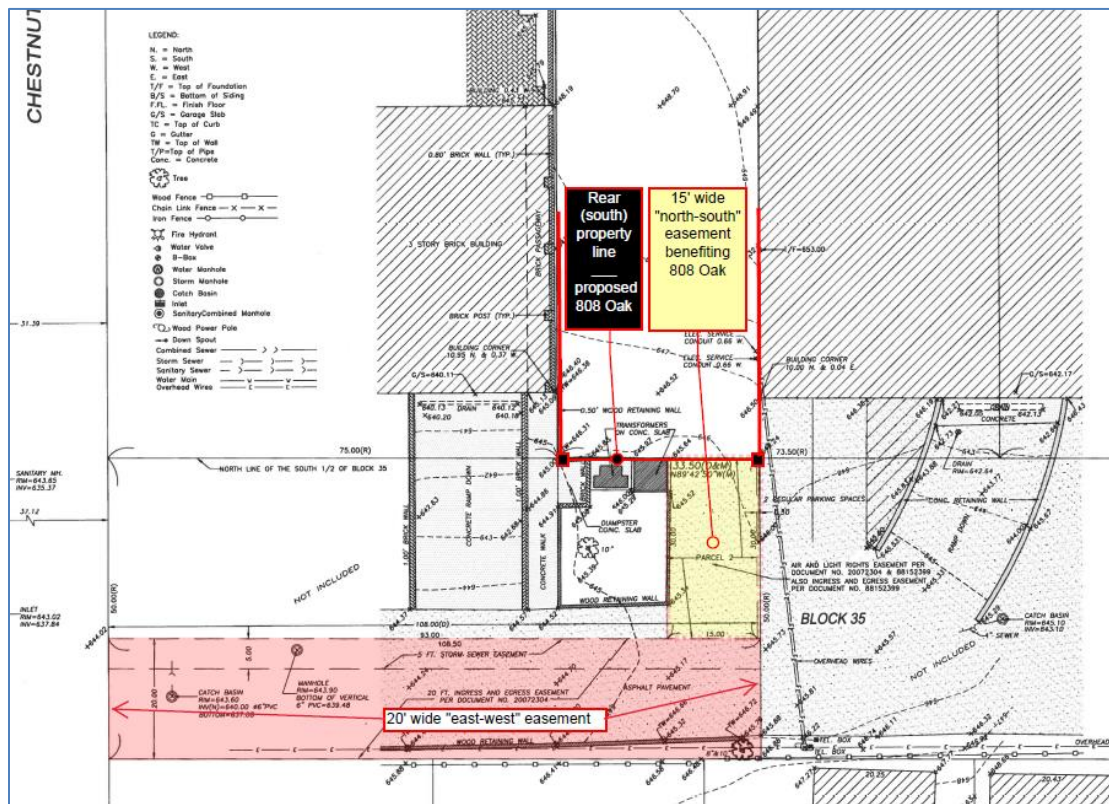


Figure 16



Figure 17

HISTORICAL PERSPECTIVE

The existence of unimproved frontage on Oak Street has led some to believe that the proposed “third lot” at 808 Oak Street is already in existence. In fact, the “lot” has been marketed for sale as a development in the past despite the fact that the lot has not been formally split off from the 800 Oak parcel. A brief historical perspective describing how the current conditions came to be may assist the Plan Commission in understanding the basis for the current Subdivision application. The summary of events that follows has been established through the Village’s building permitting and zoning records.

In 1967, the Williams-Willis Realty Co (“WWR”) acquired three contiguous parcels from the *Shell Oil Company* (shown as “A”, “B”, and “C” in *Figure 18* below). WWR would subsequently file on May 14, 1968, for approval of a new mixed-use office and residential building at 800 Oak Street, to be constructed on parcels “A”, “B” and “C”.

Plans presented at that time appear to be consistent in all respects to the building that exists today at 800 Oak Street.

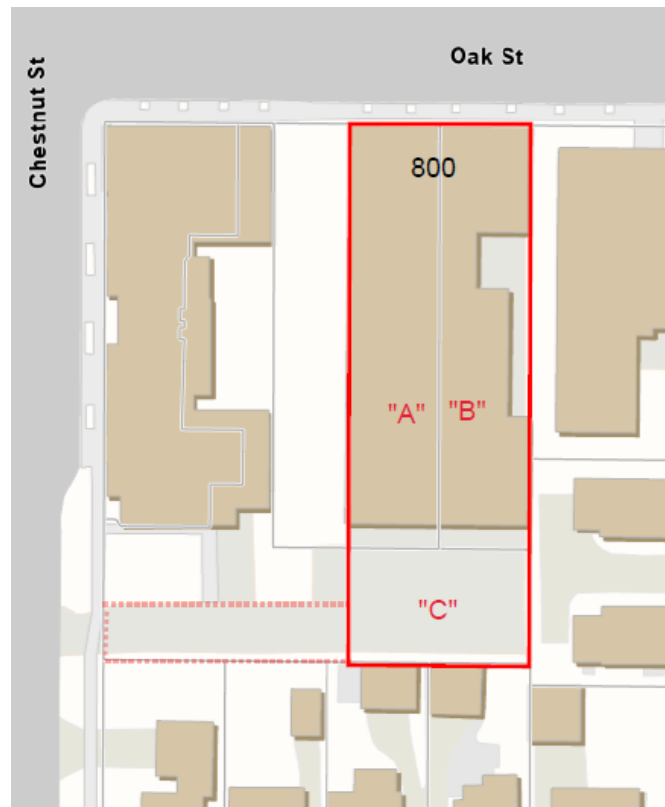


Figure 18 – original three parcels (1968)

Following submittal of the initial plan, Village records indicate that WWR was informed that the proposed building exceeded zoning density limits in place at that time to a significant degree. While the first-floor footprint was found to comply with zoning limits, **the second and third floor** of the proposed building exceeded the Village’s lot coverage limitations by approximately 3,000 square feet.

Under zoning regulations in place at the time of construction in 1968, buildings in the C-2 zoning district could occupy up to 90% of lot area at the ground floor level. However, upper floors used for residential purposes were **subject to a more restrictive “lot coverage” limitation, with such floors being allowed to occupy only 60% of the lot area.**

Village records indicate that the original, unaltered plan for the 800 Oak Street building was subsequently approved later in 1968, with a notation made to the file indicating that WWR had cured the zoning nonconformity “by buying more land”.

Permit application records indicate that WWR purchased 808 Oak Street (“D” in *Figure 19*) specifically to make the already designed building comply with zoning limitations. It is worth noting that in 1968, the Village did not require the purchase of additional land (“D”) to be memorialized or approved through a formal plat of resubdivision.

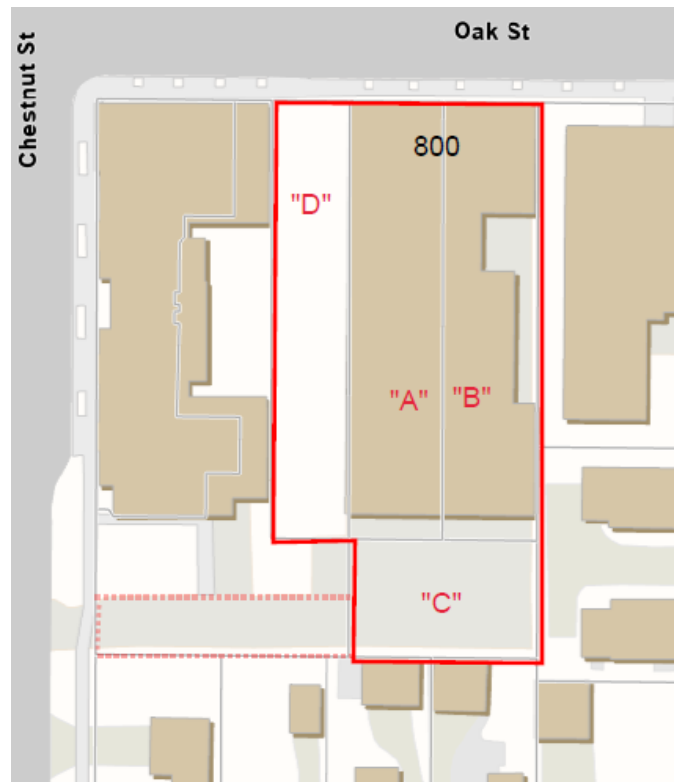


Figure 19 – added fourth (“D”) parcel (1968)

Twenty years later, in 1988, in order to secure a minor permit, WWR would file a ‘zoning lot letter’ with the Community Development Department, acknowledging that Parcels “A”, “B”, “C”, and “D” were to be considered a single lot for zoning purposes. However, despite that acknowledgment, WWR sold “Parcel “D” to one of the Applicants in 1995, who still owns it to this date.

In the years that followed the 1995 sale of “Parcel D”, the Village has informed the owners as well as potential purchasers and developers of “Parcel D” that it could not recognize the lot as being a buildable lot unless it were created through a proper resubdivision application. More importantly, Village staff informed the same parties that such a subdivision would require consideration of a zoning variation from the “Lot Coverage” standards, which was the zoning requirement that had led to WWR’s original purchase of the parcel in 1968.

2015 Commercial zoning amendments – In 2013 the Village Council received two reports issued by the *Urban Land Institute (“ULI”)* which provided a series of recommendations for further review of zoning regulations, building codes, parking, and other factors which they found to impact the economic redevelopment potential of the downtown.

Following receipt of the ULI reports, the Plan Commission, Business Community Development Commission and Zoning Board of Appeals all participated in a review of the Village’s regulatory environment. This

review culminated in the adoption of a series of zoning amendments, ranging from increasing allowable building heights in certain areas to modification of zoning parking requirements for new developments. In March 2015, the Village Council adopted Ordinance MC-2-15, which among many other amendments, eliminated the more restrictive lot coverage standard applicable to residential floors of mixed-use commercial buildings. Today, the C-2 District does not have a maximum lot coverage limitation.

Due to the 2015 repeal of the zoning standard which prompted the purchase of parcel “D”, **the current Subdivision Application does not require any zoning relief.** Compliance with various zoning requirements will be detailed in the following pages.

COMPREHENSIVE PLAN

The Comprehensive Plan designates the entirety of the Subject Property as appropriate for Mixed Use development (*Figures 20 and 21*). The **C-2 Commercial** zoning is consistent with the Comprehensive Plan by providing for the development of mixed-use commercial / residential development.

As described earlier and shown in *Figure 2*, the southerly 50 feet of the subject property is zoned **B-1 Multiple Family Residential**. The Comprehensive Plan, citing the Zoning Ordinance’s “Purpose Statement” for the B-1 zoning district, notes that the B-1 District is intended to “provide a land use buffer between commercial and detached single family land uses”, and as such ‘smoothes the transition between different land uses so that adjacent land uses are compatible’. This offers some clarification of the rationale for zoning the southerly 50 feet of the Subject Property as Multi-Family Residential.

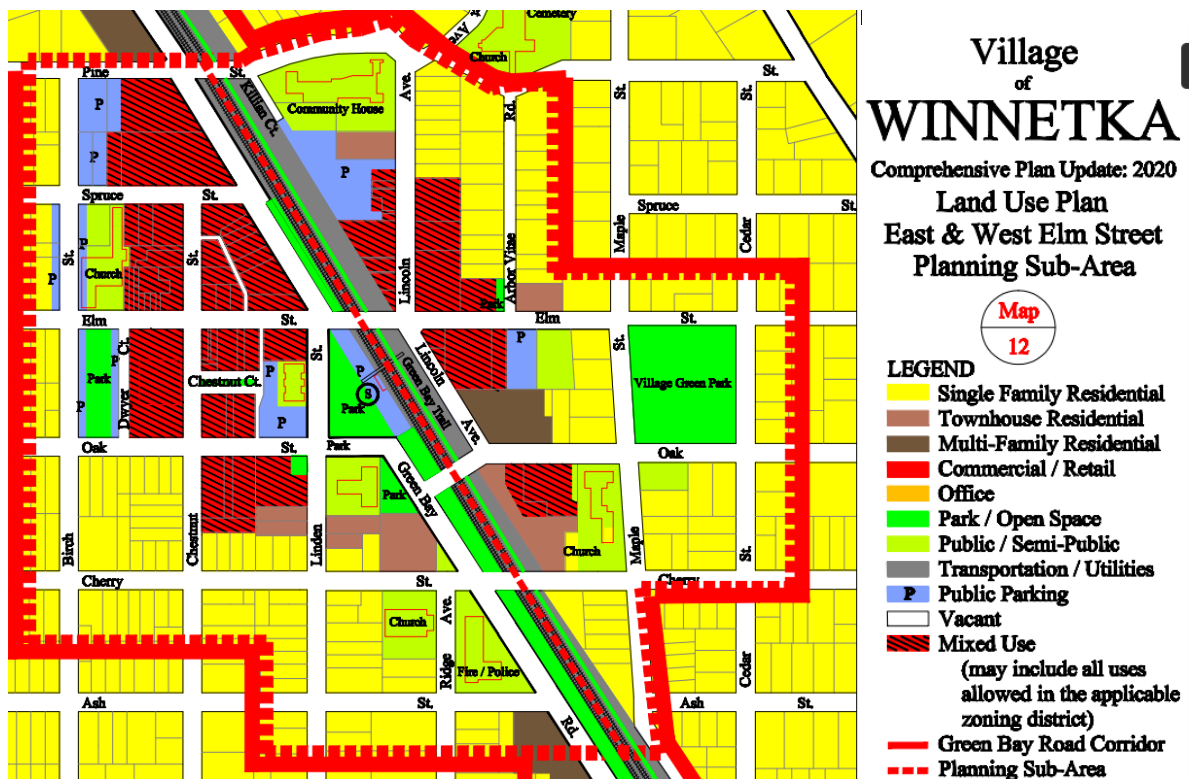


Figure 20 – Comprehensive Plan Land Use Map
(East and West Elm Districts)

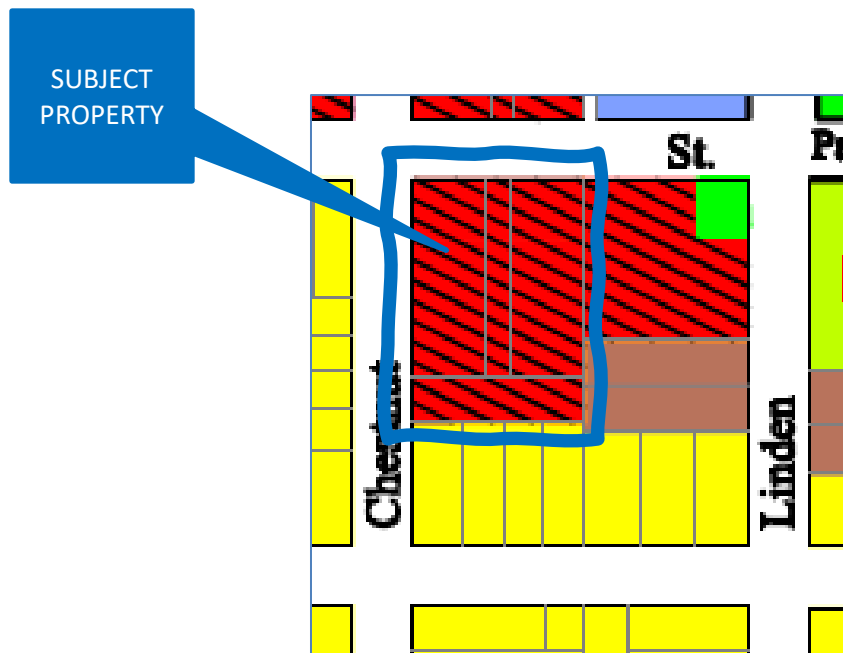


Figure 21 – Land Use Map (closeup)

DESCRIPTION OF ZONING STANDARDS

Most subdivision activity in the Village occurs within single-family residential areas, where lot size requirements and related zoning standards (setbacks, building height, building size) were established to maintain appropriately scaled homes and a relative balance between developed areas and open space. As such, the Plan Commission is accustomed to seeing agenda materials summarizing a proposed subdivision's compliance with a lengthy list of zoning standards.

In commercially zoned areas, the structure of zoning regulations is still focused on maintaining appropriately scale development, but with a differing structure of regulations. [Table 1](#) provides a brief comparison of one single-family residential zoning district's requirements compared to those in the C-2 Commercial District, to clarify the differing nature of such subdivisions.

<i>Table 1</i> Comparison of <i>Residential</i> and <i>Commercial</i> Zoning requirements	<i>R-5 Single Family</i> <i>Residential Zoning District</i>	<i>C-2 Commercial Zoning</i> <i>District</i>
Minimum Lot Area	8,400 sq.ft.	No minimum required
Minimum Lot Width	60'	No minimum required
Minimum Lot Depth	120'	No minimum required
Minimum Front Setback	30'	0'
Minimum Side Yard Setback	6'	0'
Minimum Rear Yard Setback	25'	10'
Maximum Gross Floor Area (as a percentage of lot area)	40 %	No limitation
Maximum Roofed Lot Coverage (as a percentage of lot area)	27%	No limitation (100% lot coverage permitted)

APPLICABLE ZONING STANDARDS IN THE C2 COMMERCIAL ZONING DISTRICT

The existing buildings and improvements on each of the newly created 800 lot and the 812 lot would comply with the current C2 Commercial District requirements, and certain zoning standards unique to the C2 Commercial zoning district will shape the character of any future development on the newly created 808 lot.

- Section 17.46.020 (Building Height) - The C2 Commercial Zoning District is divided into the *Transitional Height District* (3 stories maximum), and the *Standard Height District* (4 stories maximum). As shown in *Figure 21* below, that portion of the Subject Property zoned C2 is located within the *Standard Height District*, allowing a maximum height of 4 stories / 45 feet.

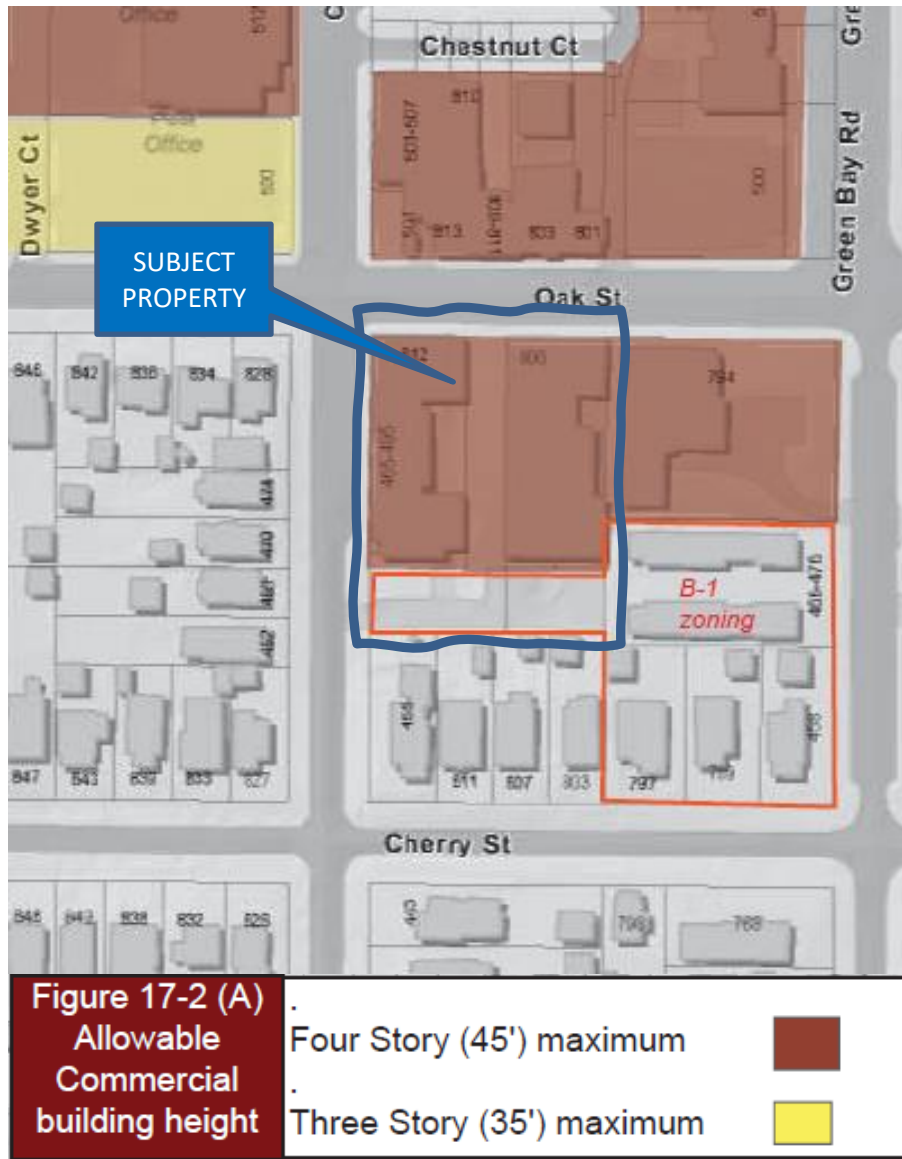


Figure 21 – C2 building height limits (excerpt)

- Section 17.46.025 (Upper Story Setback) - Enacted in 2015 as part of the comprehensive review of zoning regulations described earlier, the zoning ordinance requires that buildings with a fourth story include a 10-foot 'step-back' at the fourth-floor level (pictured below) to reduce the perceived scale of the building from the street.

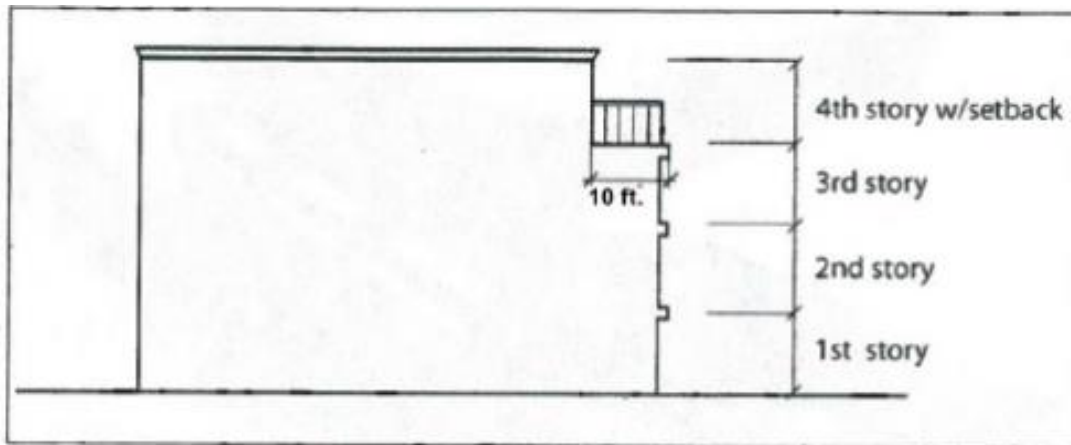


Figure 22

- Section 17.46.030 (Front Setback) - Within the C2 Commercial Zoning District there is no minimum required setback, allowing buildings to abut the front property and observe a 'zero setback', promoting a continuous 'street wall' along the public sidewalk. In addition, the C2 Zoning District establishes a maximum front setback of 3 feet to promote this same concept.
- Section 17.46.030 (Rear Yard) – The C2 zoning district requires a minimum rear yard setback of 10 feet from the rear property line.
- Section 17.46.110 (Off-Street Parking) – The C2 District requires the following number of parking spaces for any development of the site.

Off-Street Required Parking in C2 District

Commercial space – 1 space per 1,000 sf, for spaces over 2,500 sf

Residential Units

Studio / 1 BR - 1 ¼ spaces

2 BR - 1 ½ spaces

3+BR - 2 spaces

Given that the lot is only 33 ½ feet wide, providing parking on the lot will be a challenge. Development of the site may require unique solutions by either (a) providing the required parking on the lot in a unique way, (b) providing the required parking on another lot within 300 feet, as long as a 20-year plus lease is provided, or (c) an applicant requesting a parking variation.

In addition to the above zoning standards, it is important to point out that new commercial development, as well as modification of existing buildings is subject to review and approval by the *Design Review Board*. The DRB reviews all such projects for consistency with the Village's *Commercial Area Design Guidelines*. The Guidelines provide recommendations for treatment of commercial buildings in a wide variety of areas including appropriate (and inappropriate) materials, proportions, scale, façade articulation, and more.

COMPLIANCE WITH SUBDIVISION CODE STANDARDS

Section 16.12 of the Village Code (*Subdivisions – Design Standards*) provide guidance on the design of subdivisions, including the appropriate design of individual lots, as well as larger scale concerns including the configuration of blocks, roadways, and alleys.

Section 16.12.010.B.3 of the Subdivision Code (*Design Standards – Street and Alley Widths*) states that

“Alleys shall be provided at the rear of all commercial lots and shall be at least twenty (20) feet wide.”

The subject property is currently configured to include a 20’ wide private easement for ingress and egress, which extends east to west for a portion of the block, described earlier in this report, and shown on Figure 15 (page 8).

The proposed subdivision does not propose to dedicate any public alley, and approval of the subdivision as requested by the Applicants requires approval of relief by the Village Council from Section 16.12.010.B.3, to allow the proposed subdivision to deviate from the 20’ wide public alley requirement.

It is worth noting that the Director of Engineering Jim Bernahl has expressed no interest in taking over or becoming responsible for a dead-end alley.

STORMWATER

The proposed subdivision consists of subdividing two lots into three lots. The lots are located outside the 100-year flood plain. As previously mentioned, two of the lots are currently improved, with a new third lot that would initially be vacant. Any future improvements proposed for the new lot will be evaluated by Village Engineering staff for compliance with the Village stormwater regulations upon submittal of permits necessary for such improvements.

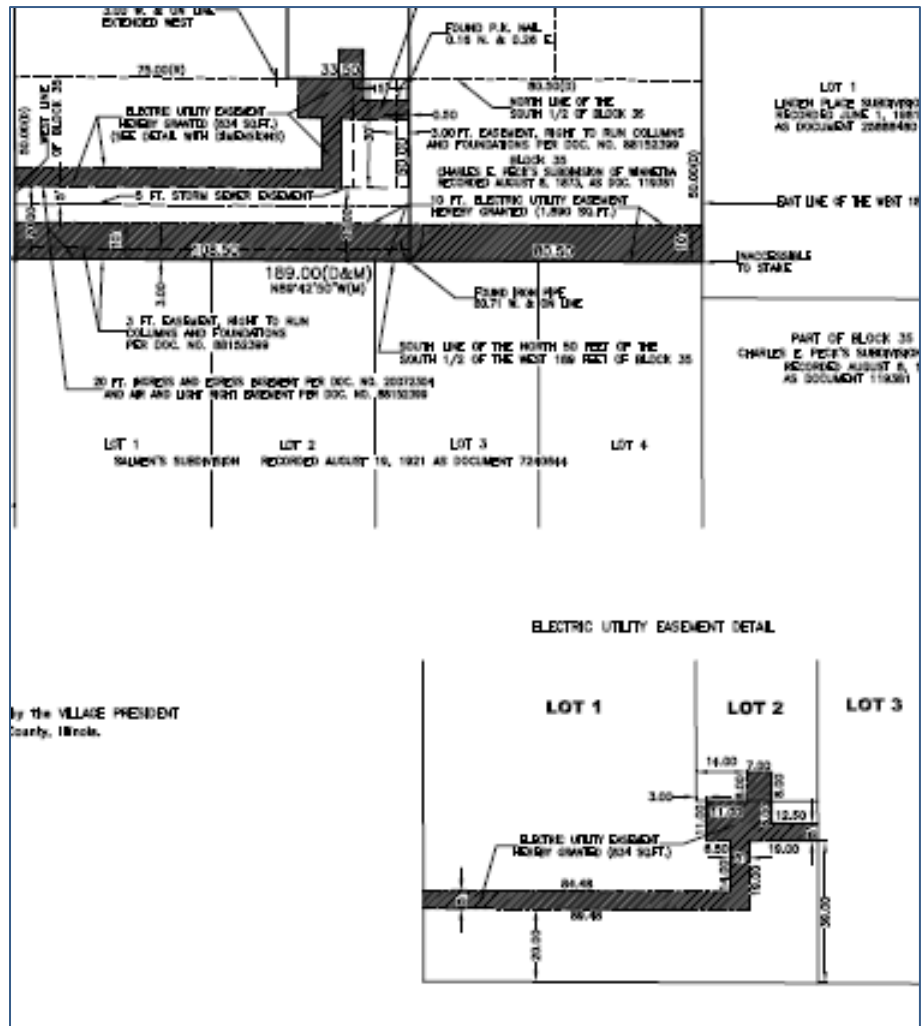
Prior to the development of the newly created lot, a stormwater detention system must be approved by the Village Engineering staff, with such system designed and constructed to assure that there is no increase in the rate of runoff from the site’s current undeveloped status. System design shall be based on an assumed maximum allowable impermeable surface allowed (100%) and using a runoff coefficient for a 100-year storm event.

CURRENT CONSIDERATION BY PLAN COMMISSION

Village Code does not require an applicant to obtain preliminary plat approval as a precondition of final plat approval. In this case, the Applicant has chosen to directly proceed with the final plat review.

In addition to evaluating prescriptive standards of the zoning and subdivision code, consideration of Final Subdivision Plat approval also needs to consider the details of the final plat such as utility easements, final plat formatting and related matters.

The Village Water & Electric Department is requesting additional utility easements, to accommodate both existing utility lines as well as potential improvements. The requested additional utility easements have been added to the final plat of subdivision and are depicted in Figure 23.



PLAT FORMATTING – SIGNATURE BLOCKS

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

RECOMMENDATION

Following conclusion of public comment and Commission discussion, the Commission may choose to consider the following motion:

The Plan Commission **finds** [does not find]:

1. That the proposed Bartnell's Subdivision Final Plat requires a variation from Section 16.12.010.B.3 of the Subdivision Code, which requires a public alley measuring 20 feet in width at the rear of all commercial lots, and;
2. That the proposed Bartnell's Subdivision meets the standards of the Subdivision Code for approving the final plat, and for approval of the associated variation, and that;

Based upon these findings, the Plan Commission **recommends [does not recommend]** that the proposed Bartnell's Subdivision, with the requested variation, be approved.

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Proposed Plat of Subdivision (Bartnell's Subdivision)

Attachment C: Plat of Survey of existing improvements (800 Oak Street)

Attachment D: Plat of Survey of existing vacant lot (808 Oak Street)

Attachment A

LAW OFFICES

COURI AND COURI

552 LINCOLN AVENUE
WINNETKA, ILLINOIS 60093

PHILLIP E. COURI
PHILLIP A. COURI
DAVID G. BURDEN
GEORGE L. PLUMB, d. '92

pec@courilaw.com
pac@courilaw.com
PHONE (847) 446-7372
FAX (847) 501-4858

May 13, 2021

Village of Winnetka
510 Green Bay Road
Winnetka, Illinois 60093

RE: Application for Land Re-Subdivision
800, 808, and 812 Oak Street, Winnetka, Illinois

All,

The 808 Oak, Winnetka, Illinois ("808 Property") was purchased by the current owners in 1995, from the property owners at 800 Oak Street, Winnetka, Illinois ("800 Property"). In attempting to develop the 808 Property, the owners learned from the Village that the property under the current plat of subdivision ("Original Plat") was still considered a part and parcel of the 800 Property. In addition, the Village also discovered that parts of 812 Oak, Winnetka, Illinois ("812 Property") and part of 800 Property under the Original Plat were not properly separated.

The owners of the 800, 808, and 812 Property, now wish to correctly subdivide their properties by separating the 800, 808, and 812 Properties from each other to depict the true ownership more accurately in relation to the property lines. Toward that end, we have employed the services of a surveyor to prepare a plat of re-subdivision, which has been executed by all the necessary parties expect for the Village of Winnetka.

The purpose of obtaining the re-subdivision of this parcel, is to clear title to each property to enable them to be sold without complications. Toward that end, please find enclosed the application for Subdivision, plat of survey and copies, and the proposed plat of re-subdivision.

Should you have any further request for information, please contact the undersigned.

Sincerely,


Phillip E. Couri

Enclosures

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SUBDIVISION/CONSOLIDATION APPLICATION

Case No. 2021-19-SD

Property Information

Site Address: 800, 808, 812 Oak Street, Winnetka, IL 60093

Parcel Identification Number(s) (PIN): 05-20-217-003; 004; 017
05-20-217-002 ; 05-20-217-002

Property Owner Information

Name: The Chicago Trust Company, Trustee
U/T # 2426 dated 8/2/07

Primary Contact: Phillip A. Couri

Address: 552 Lincoln

City, State, Zip: Winnetka IL 60093

Phone No. 847-446-7372

Email: pac@courilaw.com

Date owner acquired property: January, 1995
See attached Ex A For Beneficiary Info

Architect Information

Name: _____

Primary Contact: _____

Address: _____

City, State, ZIP: _____

Phone No. _____

Email: _____

Surveyor Information

Company Name: Geodetic Survey, Ltd.

Primary Contact: Thomas Krohn

Address: 200 Waukegan

City, State, Zip: Winnetka, IL 60093

Phone No. 847-901-7690

Email: info@gsurvey.net

Attorney Information

Name: Couri & Couri

Primary Contact: Phillip A. Couri

Address: 552 Lincoln

City, State, Zip: Winnetka, IL 60093

Phone No. 847-446-7372

Email: pac@courilaw.com

The Chicago Trust Company, Trustee, Trust No. 2426
Property Owner Signature: [Redacted]

Date: 03/24/21

Linda J. Pitrowski
Vice President & Trust Officer

Exhibit A

Beneficiary Info: 50% in Philip G. Prassas family Trust #2, 15 Meadowview Drive, Northfield, IL 60093

50% interest in Phillip E. Couri Family Trust, 1515 Meadow, Glenview, IL 60025

Linda J. Pitrowski
Vice President and Trust Officer
(773) 298-6208
(847) 853-5820 fax
lpitrowski@wintrustwealth.com

March 24, 2021

RE: Land Trust No SBL-2426 The Chicago Trust Company, N.A. Successor
Trustee to Wayne Hummer Trust Company, dated August 2, 2007

Property Address: 800 Oak Street, Winnetka, Illinois

To Village of Winnetka:

Please be advised that the beneficiary(ies) of the above mentioned Land Trust are as follows:

50% beneficial interest in the Philip G. Prassas Family Trust #2

50% beneficial interest in the Phillip E. Couri Family Trust

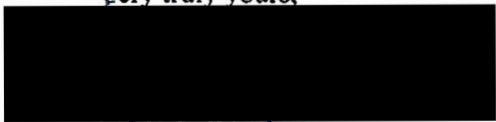
The power of direction in the Trust is held by any one of the following:

Philip G. Prassas OR Phillip E. Couri

The beneficial interest in the Land Trust has not changed since the inception of the Trust in 2007.

There are no collateral assignments of beneficial interest lodged against the Land Trust.

Very truly yours,



Linda J. Pitrowski
Vice President & Trust Officer

WAYNE HUMMER TRUST COMPANY

A SUBSIDIARY OF THE WINTRUST FINANCIAL GROUP

THIS TRUST AGREEMENT, dated this 2nd day of August, 2007, and known as Trust Number SBL 2426 is to certify that WAYNE HUMMER TRUST COMPANY, N.A., successor Trustee to State Bank of the Lakes, 440 Lake St., Antioch, IL 60002, as trustee hereunder, is about to take legal and equitable title to the following described real estate in Cook County, Illinois.

See attached legal description

Permanent Tax # 05-20-203-017-0000

Improved with:

otherwise known as: 552-554 Lincoln Avenue, Winnetka, IL

When the trustee has taken title to the real estate or has accepted in writing title to any other property conveyed to it as trustee hereunder, the trustee will hold it for the uses and purposes and on the trusts herein stated. Any attempted conveyance or assignment of property to the trustee (whether or not recorded) without the same being accepted in writing by the trustee shall be null and void, and the property described in such attempted conveyance or assignment shall not be subject to this agreement.

The following named person or persons and their successors in interest shall be entitled to the earnings, avails and proceeds of said real estate according to the respective interests herein set forth, to wit:

Philip G. Prassas Family Trust #2	50%
Phillip E. Couri Family Trust	50%

The power of direction referred to on the reverse side hereof shall be in: Any one of the following:

Philip G. Prassas
Phillip E. Couri

The trustee shall receive for its services in accepting this trust and taking title hereunder the sum of \$ 275.00 and in addition each year in advance for holding title after one year from the date hereof, an annual fee as determined by the trustee's then current rate and also its regular scheduled fee for executing deeds, mortgages or other instruments. It shall receive reasonable compensation for any special services which may be rendered by it and for taking and holding any other property which may hereafter be conveyed to it hereunder, which fees, charges and other compensation the beneficiaries jointly and severally agree to pay. If the value of the property is increased for any reason after the trustee has accepted title thereto, the trustee shall be entitled to a reasonable additional annual fee, in accordance with its scheduled fees for holding title to the property.

The name of any beneficiary will not be disclosed to the public unless otherwise directed in writing, except if prior notice be given by the trustee to the beneficiary, or if such disclosure be required by statute or court order.

Written inquiries, legal notices and other similar matters should be forwarded to: Philip G. Prassas
552 Lincoln Avenue, Winnetka, IL 60093

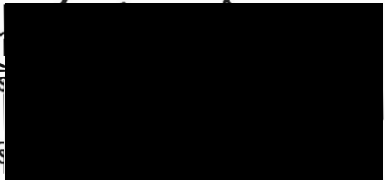
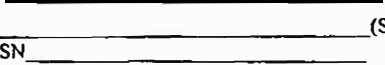
The following name(s) should be furnished to a person making an oral inquiry: NONE

Bills shall be mailed to:

THIS AGREEMENT IS SUBJECT TO ADDITIONAL PROVISIONS SET FORTH ON THE REVERSE SIDE HEREOF AND WHICH ARE HEREBY INCORPORATED HEREIN AND MADE A PART OF BY REFERENCE.

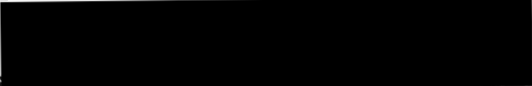
On said day, the said beneficiaries have signed this Declaration of Trust and Trust Agreement in order to signify their assent to the terms hereof.

MUST BE COMPLETED

	EAL) Address _____	Phone _____
	City _____	State/ZIP _____
	Date of Birth _____	
	EAL) Address _____	Phone _____
	City _____	State/ZIP _____
	Date of Birth _____	
SSN _____	(SEAL) Address _____	Phone _____
	City _____	State/ZIP _____
	Date of Birth _____	
Signature and address of the person having power of direction if other than a beneficiary:	(SEAL) Address _____	Phone _____
SSN _____	City _____	State/ZIP _____
	Date of Birth _____	

IN TESTIMONY WHEREOF, the WAYNE HUMMER TRUST COMPANY has caused this agreement to be executed by its Vice President/Trust Officer and attested by its Vice President/Trust Officer and has caused its corporate seal to be attached hereto as and for the act and deed of said corporation, the day and date above written.

By: 
Vice President/Trust Officer

Attest: 
Vice President/Trust Officer

by 
THE CHICAGO TRUST COMPANY, N.A.
We hereby certify that the above is a true and correct copy of the original now held in our files containing 3 pages, each bearing the initials of the undersigned.
3-64 20 21

The interest of every beneficiary and of any person who may become entitled to any interest under this trust shall consist only of (1) the power to direct the trustee to deal with title to the property; (2) the power to manage, possess, use and control the property; and (3) the right to receive the earnings, avails and proceeds from leases and other uses and from mortgages, sales and other dispositions of the property. Such rights and powers shall be personal property and may be assigned as such. On the death of any beneficiary, his interest, except as otherwise provided, shall pass to his executor or administrator and not his heirs at law. No beneficiary at any time shall have any right, title or interest in or to any portion of the legal or equitable title to the property. The death of any beneficiary shall not terminate the trust or affect the rights or powers of the trustee or of the beneficiaries except as provided by law.

By amendment in writing delivered to and accepted by the trustee, any beneficiary having a vested interest hereunder shall at any time or times have the right to revoke, alter or amend the provisions of this trust agreement relative to the person or persons who may be entitled from time to time, to the ownership and enjoyment of said beneficiary's interest hereunder.

No assignment of any beneficial interest shall be binding on the trustee until the original or executed duplicate of the assignment is delivered to the trustee and accepted by it in writing. Every assignment of any beneficial interest, the original or duplicate of which shall not have been so delivered to and accepted by the trustee, shall be ineffective as to all subsequent assignees or purchaser without notice.

The trustee shall have no obligation to file any income, profit or other tax reports or returns or pay such or any other taxes. The beneficiaries will make all such returns and reports, and pay general real estate and all other taxes or charges payable with respect to the property and to the earnings, avails and proceeds of the property or based on their interest under this agreement.

If the trustee shall make any advances of incur any expenses on account of this trust or the property or shall incur any expenses by reason of being made party to any litigation in connection with this trust or the property or if the trustee shall be compelled to pay money on account of this trust or the property, whether for breach of contract, injury to person or property, fines or penalties under any law, or otherwise, the beneficiaries jointly and severally on demand shall pay to the trustee, with interest at the highest rate per annum permitted by law the amount of all such expenses, advances or payments made by the trustee, plus all its expenses, including attorney's fees. The trustee shall not be obliged to convey, transfer or otherwise deal with the property or any part of it until all of the payments, advances and expenses made or incurred by it shall have been paid, with interest.

The trustee shall not be obligated to pay any money for this trust or the property or to prosecute or defend any legal proceeding involving this trust or the property unless it shall elect to do so and be furnished with sufficient funds or be indemnified to its satisfaction. If the trustee is served with process or notice of legal proceedings or of any other matter concerning the trust or the property, the sole duty of the trustee shall be to forward the process or notice to the person named herein as the person to whom inquiries or notices shall be sent, or, in the absence of such designation, to the beneficiaries. The latest address appearing in the records of the trustee shall be used for all mailings.

It shall not be the duty of the purchaser of the property or of any part of it to see to the application of the purchase money, nor shall anyone who may deal with the trustee be required or privileged to inquire into the necessity or expediency of any act of the trustee, or into the provisions of this agreement.

This agreement shall not be recorded in the county in which the property is situated, or elsewhere, but any recording shall not be notice of the rights of any person derogatory to the title or powers of the trustee. In this agreement, the plural includes the singular, and vice versa, and the masculine gender includes the feminine.

The trustee may at any time resign by sending by registered or certified mail a notice of such intention to each of the then beneficiaries at his latest address appearing in the records of the trustee. Such resignation shall become effective twenty days after such mailing. On such resignation a successor may be appointed in writing by the persons then entitled to direct the trustee in the disposition of the property, and the trustee shall thereupon convey or transfer the property to such successor. If no successor is named as above provided within twenty days after the mailing of such notices by the trustee, the trustee may convey or transfer the trust property to the beneficiaries in accordance with their interest hereunder, and the conveyance may be recorded or registered, as the case may be, by the trustee and such recording or registration shall constitute delivery of the conveyance or transfer to the beneficiaries. The trustee, at its option, may file a complaint for appropriate relief in any court of competent jurisdiction.

Every successor trustee shall become fully vested with all the title, estate, rights, powers, trusts, and shall be subject to the duties and obligations of its predecessor.

It is agreed by the parties and by any person who may hereafter acquire any interest in this trust that the trustee will deal with the trust property including cash or other assets of any kind which may have become subject to the trust only when authorized to do so in writing.

On the written direction of the party or parties designated on the reverse side hereof as having the power of direction, the trustee will make deeds for, or deeds conveying directly to a trust grantee or mortgagee or trust deeds (which may include a waiver of the right of redemption from sale under an order or decree of foreclosure) or execute leases or otherwise deal with title to the trust property including cash or other assets subject to the trust. The beneficiaries by written instrument delivered to the trustee may revoke the foregoing power of direction and designate the person thereafter to exercise the power. Such instrument shall be signed by all the then beneficiaries. The trustee shall not be required to inquire into the propriety of any direction.

The trustee shall not be required to assume any personal obligation of liability in dealing with the property or to make itself liable for any damages, costs, expenses, fines or penalties, or to deal with the property so long as any money is due to it hereunder.

The beneficiaries shall have the sole possession, management and control of the selling, renting, repairing, maintaining and handling of the property and the trustee shall have no right or duty in respect to any such matters. The beneficiaries shall have the right to execute leases and collect rents in their own name or through their agents. The trustee shall have no right or duty in respect to the payment of taxes or assessments or insurance, litigation or other matters relating to the property, except on written direction accepted by it as above provided and after the payment to it of all money necessary in its opinion to carry out the directions without liability to it. The beneficiaries are not the agents of the trustee for any purpose and do not have authority to contract or to execute leases or do any other act for or in the name of the trustee or to obligate the trustee personally or as trustee.

The trustee shall not be required to execute any instrument containing covenants of warranty.

If any property remains in this trust twenty years from the date of this agreement or any extension thereof, it shall be sold at public sale by the trustee on reasonable notice as determined by it and the net proceeds of the sale shall be divided among those who are then entitled thereto under this agreement in the proportions in which they are then entitled.

ENVIRONMENTAL COVENANTS

Beneficiary(ies) and holder(s) of the Power of Direction, covenant and agree that no real estate which is subject to the reporting requirements of "The Responsible Property Transfer Act of 1988," (30 Ill. Rev. Stat., Specs. 903-907, as Amended), will be conveyed to, or held by, the Trustee in any event. Beneficiary(ies) and holder(s) of the Power of Direction further agree that they will not cause or allow any real estate to be conveyed to, or held by, the Trustee upon which nuisance, environmental hazard, toxic material, radioactive material or other noxious materials are stored or otherwise exist.

Beneficiary(ies) shall hold Trustee harmless and shall defend and indemnify it from any and all loss, claims, actions, judgments, demands, costs of suit and attorneys' fees which Trustee may incur by reason of the violation of the foregoing covenants.

The Trustee shall be under no duty to inquire as to any environmental matters affecting any real estate held by the Trustee. No deed, instrument or other document executed or accepted by Trustee shall constitute any representation or warranty by Trustee as to any environmental matter.

LOT 7 (EXCEPT THE WESTERLY 40 FEET THEREOF) IN LEWIS D. WEBSTER'S RESUBDIVISION
OF BLOCK 11 (EXCEPT THE NORTH 75 FEET THEREOF) IN LOTS 6, 8, 9 AND 10 IN BLOCK 12
IN PARK ADDITION TO WINNETKA IN THE SOUTH EAST 1/4 OF SECTION 17, TOWNSHIP 42
NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

OF

66 FEET RIGHT OF WAY HERETOFORE DEDICATED FOR PUBLIC STREET

Agenda Packet P. 51

Attachment D

SCALE: 1 INCH = 10 FEET



Attachment 3

From: [REDACTED]
To: [Planning](#)
Subject: case no. 21-19-sd 800-808-812 Oak Street-Subdivision
Date: Sunday, June 20, 2021 7:40:01 AM

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

From: Resident of Apt. 3-E, 800 Oak Street

We are totally against the construction of the proposed new 808 Oak St. Building! Obviously, to build a 3-story building on this narrow lot,(33.5 feet), it would come very close to the existing condominium and apartment buildings on either side. Our only window on that side of the apartment would be closed off from the natural light of the day!

Doesn't the existing zoning laws prohibit this type of encroachment on existing residential structures?!!!

Larry R. Brown, Apt. 3-E, 800 Oak Street

[REDACTED]



Agenda Item Executive Summary

Title: 880 Willow Road Zoning Variations (Policy Direction)

Presenter: David Schoon, Community Development Director

Agenda Date: 07/20/21

Consent: ☐ YES ☒ NO

- ☐ Ordinance
- ☐ Resolution
- ☐ Bid Authorization/Award
- ☒ Policy Direction
- ☐ Informational Only

Item History:

04/08/2021 - Village Council considered the Zoning Board of Appeals (ZBA) recommendation of denial regarding variations requested to allow construction of a detached garage.

06/01/2021 - At the request of the Applicant, the item was continued to the July 6, 2021 Council meeting, which was subsequently canceled.

Executive Summary:

On July 20, the Village Council is scheduled to continue its consideration of the ZBA's recommendation regarding an application submitted by Julian Cazacu (the "Applicant") as the owner of the property located at 880 Willow Road (the "Subject Property"). The Applicant is requesting approval of zoning variations to exceed the maximum permitted roofed lot coverage and impermeable lot coverage to allow construction of a one-car detached garage and expansion of the existing driveway.

At the April 8 Council meeting, after hearing the comments and concerns of the Council, the Applicant requested a continuance until the June 1 Council meeting to have an opportunity to address the concerns that were raised by the Council. The continuance was granted by the Council. The Applicant requested a second continuance prior to the June 1 Council meeting in order to have additional time to work with their civil engineer and Village Engineering staff to explore the installation of a designed permeable surface to help reduce the extent of the impermeable lot coverage variation being requested. The second continuance was granted by the Council.

The Applicant has now provided civil engineering plans reflecting the proposed installation of a designed permeable paver surface to replace the existing driveway and patio. The civil engineering plans are provided as Attachment 1. Village Engineering staff have reviewed the proposed permeable paver surface and determined that the surface meets the standards in order to receive the 25% allowance for calculating impermeable lot coverage. Therefore, the proposed driveway and patio, which measures 1,491.23 square feet constitutes 1,118.42 square feet of impermeable lot coverage (ILC).

Based on the revised plan to install a designed permeable paver surface, the zoning relief that is now necessary to approve the proposed detached garage as well as the proposed driveway and patio improvements is as follows:

1. Roofed Lot Coverage (RLC) of 1,477.56 square feet, whereas a maximum of 1,236.8 square feet is permitted, a variation of 240.76 square feet (19.47%) [Note: The site currently contains 1,225.8 square feet of RLC. The proposed garage would add 251.76 square feet of RLC]; and
2. Impermeable Lot Coverage (ILC) of 2,786.73 square feet, whereas a maximum of 2,473.61 square feet is permitted, a variation of 313.12 square feet (12.66%) [Note: The site currently contains 2,774.99 square feet of ILC. The proposed improvements would add 11.74 square feet of ILC].

Executive Summary (continued):

Based on the civil engineering plans, the existing ILC exceeds the maximum permitted by 301.38 square feet. A building permit issued in 2019 required approval of zoning variations; however, the approvals did not include an ILC variation. It appears narrow strips of what were originally to be permeable surfaces were covered with pavers along both sides of the driveway and between the driveway and front walk. Since previous zoning relief was not granted to allow this overage, if the Village Council decides not to grant the current variation requests, the Council will need to decide whether (a) to grant a variation for just the existing 301.38 square feet of ILC that exceeds the maximum amount allowed; or (b) to require the Applicant to remove it to comply with the ILC limitation.

Given the concern related to stormwater, it is important to note that the proposed improvements are required to provide detention for all of the ILC added since 2019. Stormwater detention was not required in 2019 because the ILC was not being increased by 25%. However, since additional ILC was added subsequent to approval of the permit, the required detention is based on the ILC that existed on the Subject Property prior to 2019 and what is currently proposed. Therefore, all of the additional ILC added since 2019 is now required to provide stormwater detention. Should the Village Council grant the requested variations, the Applicant will be required to submit and receive approval of a building permit application for the proposed improvements.

ZONING BOARD OF APPEALS REVIEW

The ZBA considered the request on February 8, 2021. After hearing from the Applicant and no members of the public, the ZBA unanimously recommended denial of the application. The members thought that a garage should have been considered by the Applicant in 2019 when he was before the ZBA and Village Council for approval of zoning variations to allow construction of the new residence.

The members also expressed concern that the residence was given significant zoning relief in 2019 and if a garage had been considered at that time, the size of the residence would be smaller than it is, in order to accommodate a garage. It should be noted that a detached garage did exist on the Subject Property and was removed as part of the plans approved in 2019.

Details of the request can be found in the attached staff report to the ZBA from the February 8, 2021 ZBA meeting (Attachment 2). Minutes of the ZBA meeting are included as Attachment 3.

Given the Zoning Board of Appeals has forwarded a recommendation for denial, the passage of any ordinance granting the variation shall require the favorable vote of four Village Trustees.

Recommendation:

Staff requests policy direction from the Village Council regarding the requested relief. If the Council is ready to make a decision, does the Council find it appropriate to approve the requested variations from the Zoning Ordinance to exceed the permitted roofed lot coverage and impermeable lot coverage? Whatever decision the Council makes, the Council will need to direct staff to prepare the necessary documents to either approve or deny the requested variations.

Attachments:

Attachment 1: June 29, 2021 Civil Engineering Plans and Letter Provided by Applicant

Attachment 2: February 2, 2021 ZBA Staff Report and Attachments

Attachment 3: Excerpt of February 8, 2021 ZBA Meeting Minutes

Attachment 4: Written Comments from Public Submitted by Applicant

ATTACHMENT 1

CIVILAND, PLLC
7017 N Tripp Ave.
Lincolnwood, IL. 60712
847.877.6900
info@civilandllc.com


CiviLand LLC
Design Firm 184.008369
www.civilandllc.com

June 29, 2021

Village of Winnetka
Department of Community Development
Zoning Board of Appeals

RE: 880 Willow Rd., Winnetka, IL. 60093 / Updated

Please be advised that our firm has been retained by the owner, Iulian Cazacu, to provide civil engineering consultations related to this proposed improvement.

The owner would like to build a one car garage and that addition would exceed the allowable impermeable surface limit set by the village at 50% of the lot. The village allows for an exemption to the rule for 'design permeable surfaces' counted as 75% coverage. The owner has decided to use this type of semi-permeable surface to reduce the stormwater impact.

Civil engineering design plans were prepared and developed in close consultation with the village's engineering department such that the allowable coverage was reduced. In addition, a detention system is proposed that would restrict the flow from the site to the storm system, further reducing the impact from the garage addition.

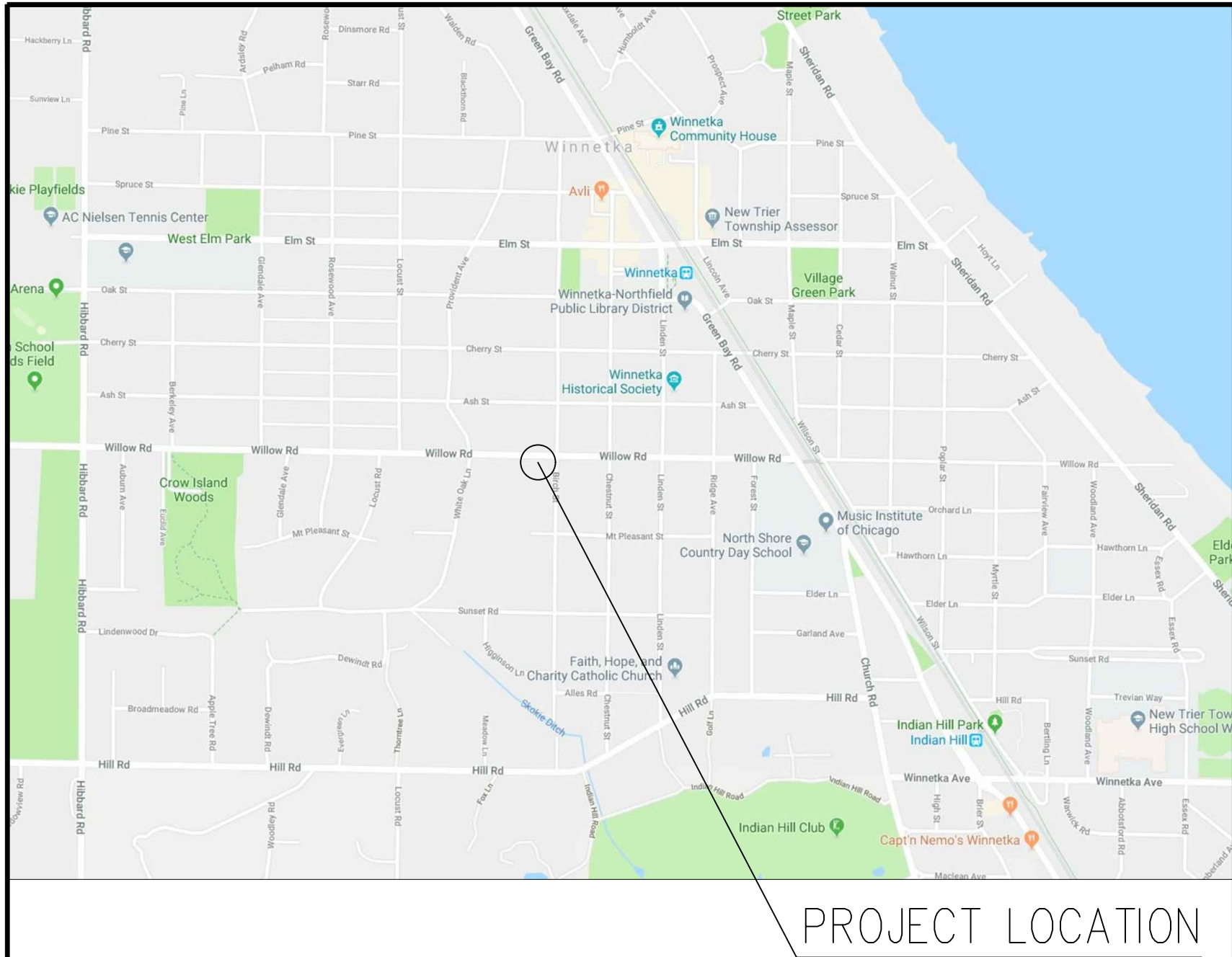
As a side note, please consider that a linear application of the 50% impervious cover creates two classes of owners, divided by lot size. A larger lot size allows for a better use and enjoyment of a residential property compared to a smaller lot. An updated ordinance on this subject (similar to the one used in Wilmette) would provide a more equitable land coverage distribution and a guaranteed constitutional right of equal use and enjoyment of private property.

Should you have any questions or require additional information, please contact me at 847-877-6900.

Sincerely,



Sabin Olteanu, PE



LEGEND AND SYMBOLS

MAILBOX

Splice Box Above Ground

INLET

MANHOLE

CATCH BASIN

CLEAN OUT

OVERLAND FLOW

STREET LIGHT

SHADE TREE

EXIST. SPOT GRADE EL.

PROP. SPOT GRADE EL.

EXIST. UTILITY POLE

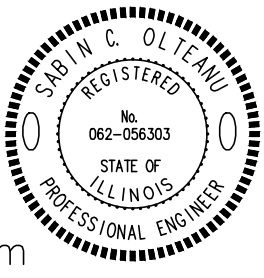
DOWNSPOUTS

The Contractor/Developer hereby agrees to defend, indemnify and hold harmless the Village of Winnetka, their agents, officials and employees against all injuries, deaths, losses, damages, claims, suits, liabilities, judgement costs, and expenses, etc., which may accrue against the Village of Winnetka in consequence of granting permission to work within the Village of Winnetka. The developer/contractor shall at their own expense appear, defend and pay all attorney fees and all costs and other expenses arising therefore or incurred in connection therewith, and satisfy and discharge any judgement which shall be rendered against the Village of Winnetka, their agents, officials and employees.

Signed: 03/12/2019
Julian G Cazacu
312-888-5981
juliangabriel81@yahoo.com

PLANS PREPARED BY:

SABIN OLTEANU, PE
7017 N Tripp Ave.
Lincolnwood IL 60712
847-877-6900
sabin.olteanu@gmail.com



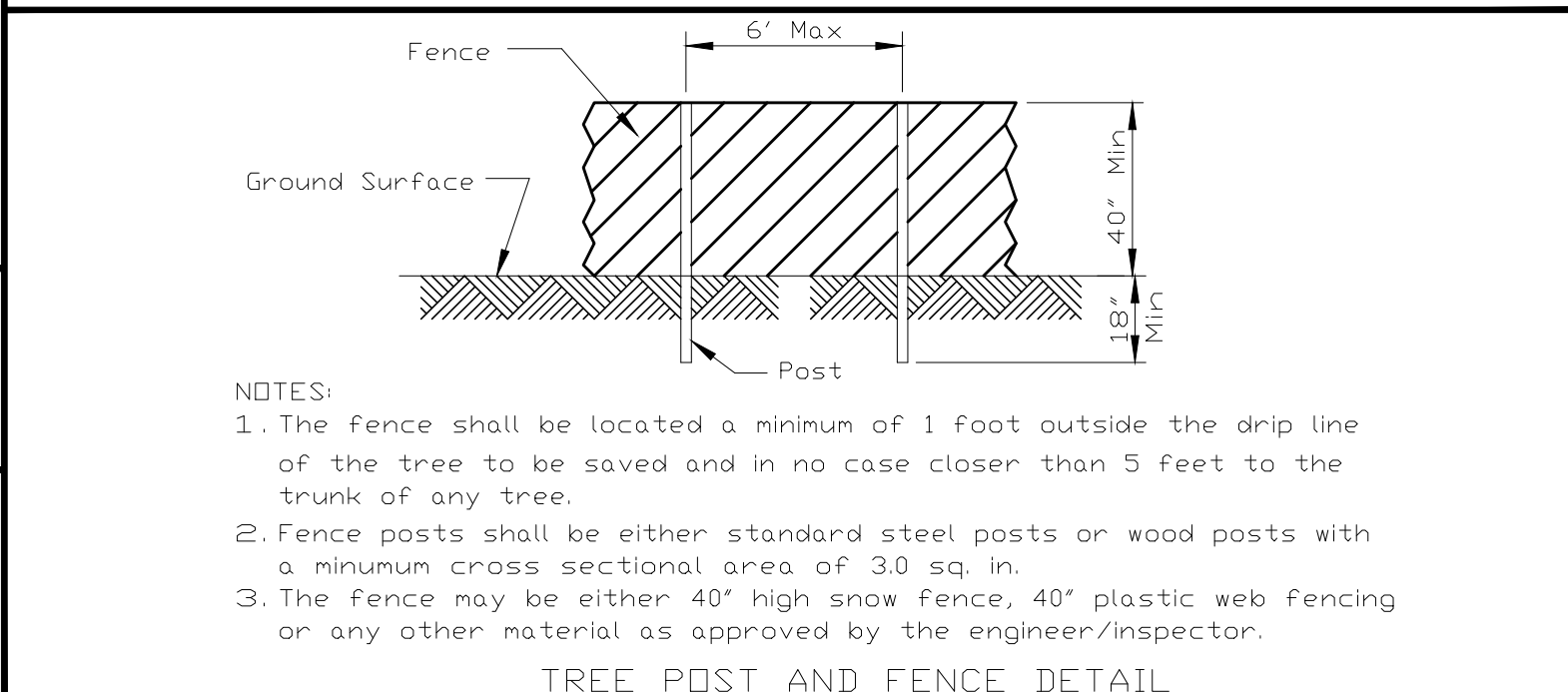
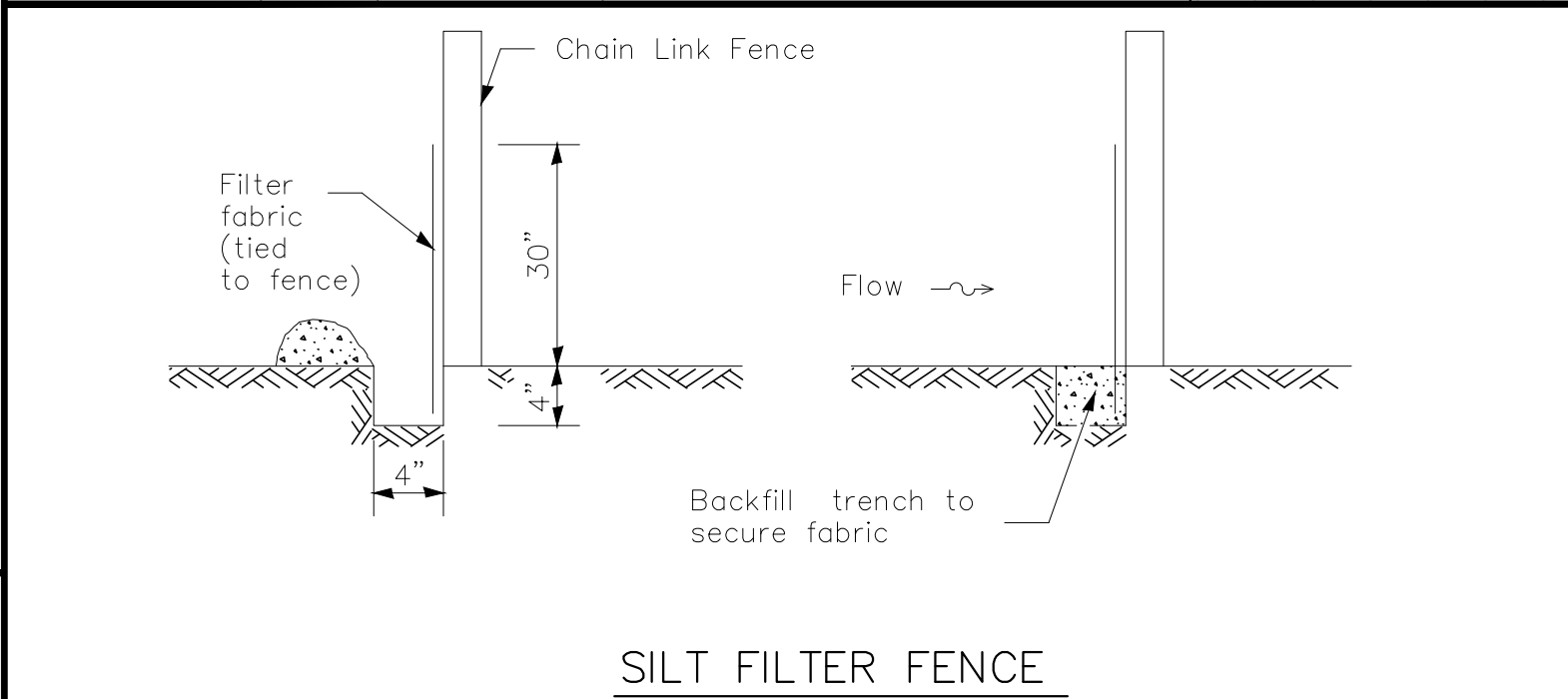
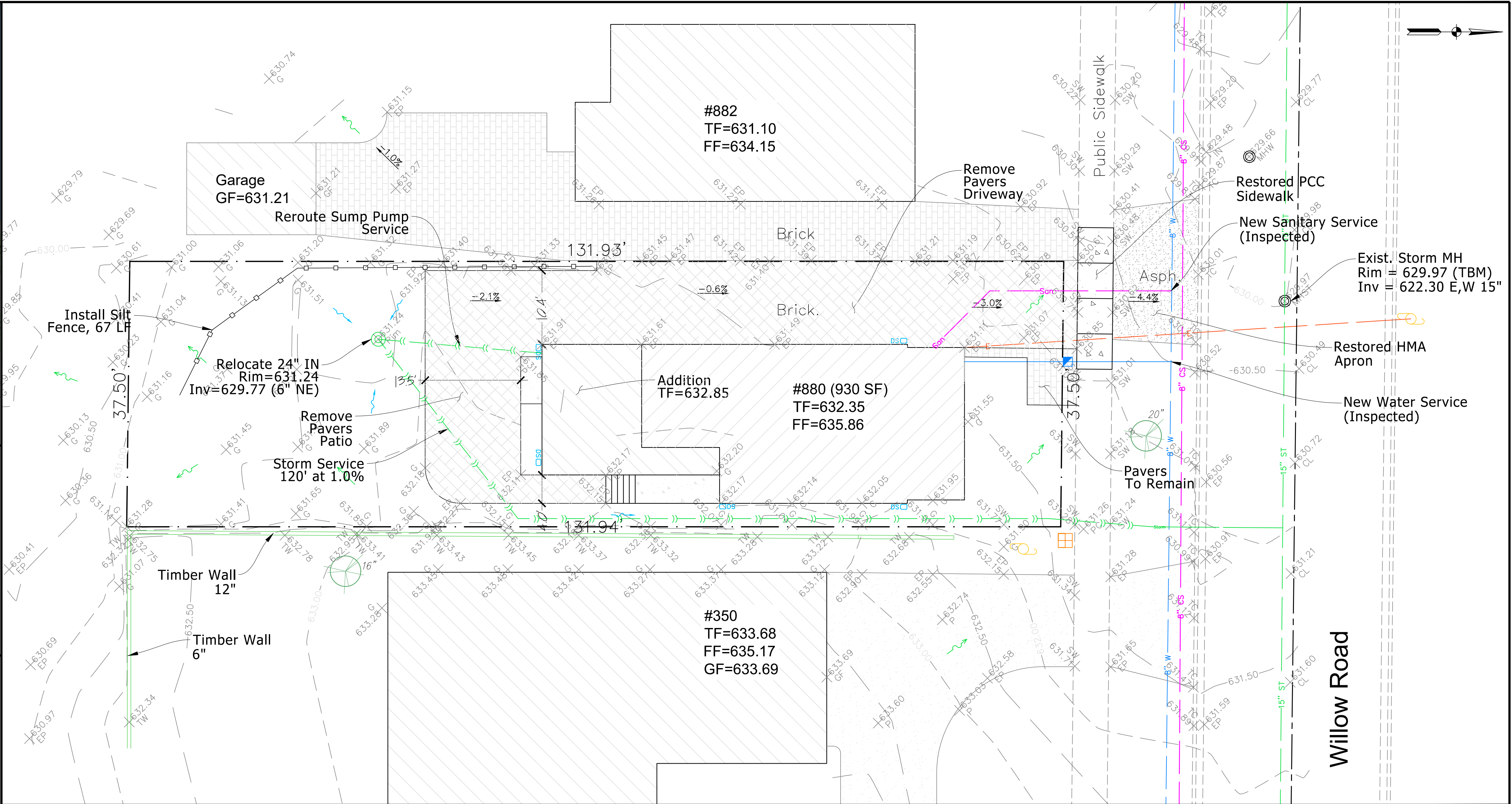
[Signature]

Expires: 11/30/2021

EVERY CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE SAFETY LAWS, REGULATIONS AND ORDINANCES; AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS AND WITH ALL PROVISIONS AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS.

EVERY CONTRACTOR AND SUBCONTRACTOR, BY USING THESE PLANS FOR HIS WORK, AGREES TO INDEMNIFY AND HOLD HARMLESS THE DESIGN ENGINEER FROM AND AGAINST ANY AND ALL LIABILITY, CLAIMS, DAMAGES, AND THE COST OF DEFENSE ARISING OUT OF THE CONTRACTOR'S OR SUBCONTRACTOR'S PERFORMANCE OF THE WORK DESCRIBED HEREIN.

EVERY CONTRACTOR AND SUBCONTRACTOR SHALL PROVIDE ALL REQUIRED INSURANCE TO THE LIMITS REQUIRED BY THE OWNER AND THE LOCAL, COUNTY OR STATE GOVERNMENT AGENCY.



Project TBM
ELEV = 629.97
Top of MH lid of storm sewer manhole, in the center of Willow Rd. and in front of property, as shown.

Village BM No. 20-EC
Land Survey Monument at the intersection of Willow Rd with Ridge Ave, at East 1/4 Corner of Section 20-42-13.
Elev. 646.49

SUBMITTALS	
DATE	REMARKS
06/21/2021	CURRENT CONDITIONS
10/15/2020	UPDATED AS PER SITE CONDITION
08/31/2020	FOR PERMIT REVIEW

- Notes:
1. FIELD VERIFY EXISTING UTILITY LOCATIONS.
 2. CALL JULIE LOCATES PRIOR TO ANY EXCAVATION WORK.
 3. PROTECT PARKWAY TREE.
 4. NO CHANGES TO SURFACE DRAINAGE PATTERNS ARE ALLOWED.

EXISTING Impervious Surface Calculations (2021):	
LOT AREA (SF)	Exist. Imp. Surf. (SF)
4,947.37	1,228.07
Main House + Addition	1,061.25
Brick Pavers Drive	350.55
Patio	135.12
Walks / Stoops	2,774.99
Exist. Impervious Surface Area	56.09%
% Exist. Impervious Surface Area	

EXIST. TOPOGRAPHY (2021)
880 Willow Road
Village of Winnetka
PIN 05-20-400-022-0000

DESIGNED BY: SCO
PROJECT NO.: 19880
DATE: 08/31/2020
SCALE: 1:10 (FULL) 1:20 (11X17)
SHEET 1 OF 2

SOIL EROSION & SEDIMENTATION CONTROL NOTES

Soil disturbance shall be conducted in such a manner as to minimize erosion. Soil stabilization measures shall consider the time of year, site conditions and the use of temporary or permanent measures. Soil erosion and sediment control features shall be constructed prior to the commencement of upland disturbance. Temporary soil stabilization shall be applied to topsoil stockpiles and disturbed areas, where construction activity will not occur for a period of more than 14 calendar days. The sediment control measures shall be maintained on a continuing basis until the site is permanently stabilized and all inspections are complete. Permanent stabilization shall be done within 14 days after completion of final grading of soil. All temporary And permanent erosion control measures shall be removed within 30 days after final site stabilization is achieved or after the temporary measures are no longer needed. Trapped sediment and other disturbed soil areas shall be permanently stabilized. Final site stabilization is defined by the EPA general permit as meaning that all soil disturbing activities at the site have been completed, and that a uniform perennial vegetative cover with a density of 70% of the cover for unpaved areas not covered by permanent structures has been established or equivalent permanent stabilization measures (such as the use of riprap, gabions, or geotextiles) have been employed. All storm sewer structures that are, or will be, functioning during construction shall be protected, filtered, or otherwise treated to remove sediment. The general contractor shall use "Catch-All" inlet protectors (or equal) and filter wattles around the grate in landscaped areas and "Catch-All" inlet protectors in paved areas to prevent siltation. Install and maintain silt fence at the perimeter of the construction zone and wetland areas. Maintain silt fence throughout construction and until vegetation has been fully established. The erosion control measures indicated on the drawings are the minimum requirements. Additional measures may be required as directed by the engineer or governing agency. Concrete washout shall conform to the "Temporary Concrete Washout Facility" Standards (Code 954) of the Illinois Urban Manual, Latest Edition.

Notes:

1. All sump pump discharge lines shall be provided with a minimum of a three-inch (3") air gap prior to entering the storm drainage system.
2. All downspouts shall drain onto the ground unless doing so will result in an adverse affect on other private or public properties from such drainage.
3. All excavation made in grassed parkways shall be replaced with sod surface.
4. Sidewalks constructed over utility trenches shall have three equally spaced, epoxy coated #4 rebars centered in the sidewalk over the trench.

Proposed Impervious Surface Calculations:

LOT AREA (SF) 4947.37	Prop. Imp. Surf. (SF)	75% Design Permeable Surf. (SF)
50% MAX ALLOWED (SF) 2473.685		
Main House + Addition	1,228.07	1,228.07
Brick Pavers Drive + Patio	1,491.23	1,118.42
Proposed Garage	252.00	252.00
Concrete Apron & Walk	53.36	53.36
Walks / Stoops	135.12	135.12
Prop. Impervious Surface Area	3,159.78	2,786.97
% Prop. Impervious Surface Area	63.9%	56.3%

Volume Control Calcs

Impervious Area (SF)	3,159.78
Rain Depth (Inches)	1
Suggested Residential Storage (CF) (1-inch)	263.32
Perious Pavers Area (SF)	1,491.23
Clean Layer Agg. Depth (FT)	0.50
Aggregate Porosity	0.36
Proposed Storage, 6" (CF)	268.42

The proposed grade changes will not cause surface water runoff to be diverted onto or detained on abutting or nearby property, will not significantly alter existing drainage patterns and will not increase or concentrate storm water runoff onto abutting or nearby property.

SABIN OLTEANU, PE
7017 N Tripp Ave.
Lincolnwood IL 60712
847-877-6900
sabin.olteanu@gmail.com



Expires: 11/30/2021

Julian G Cazacu
312-888-5981
juliangabriel81@yahoo.com

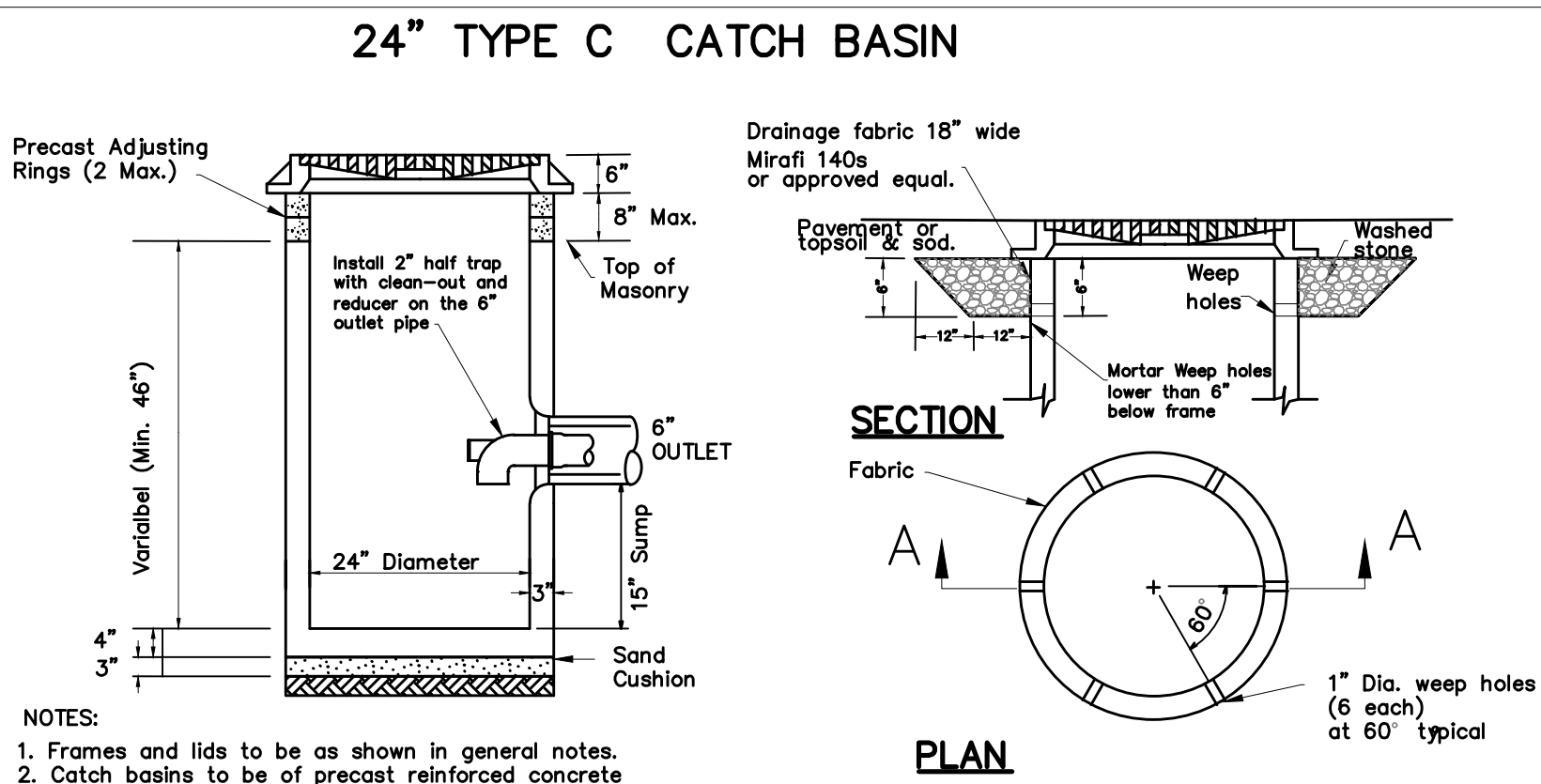
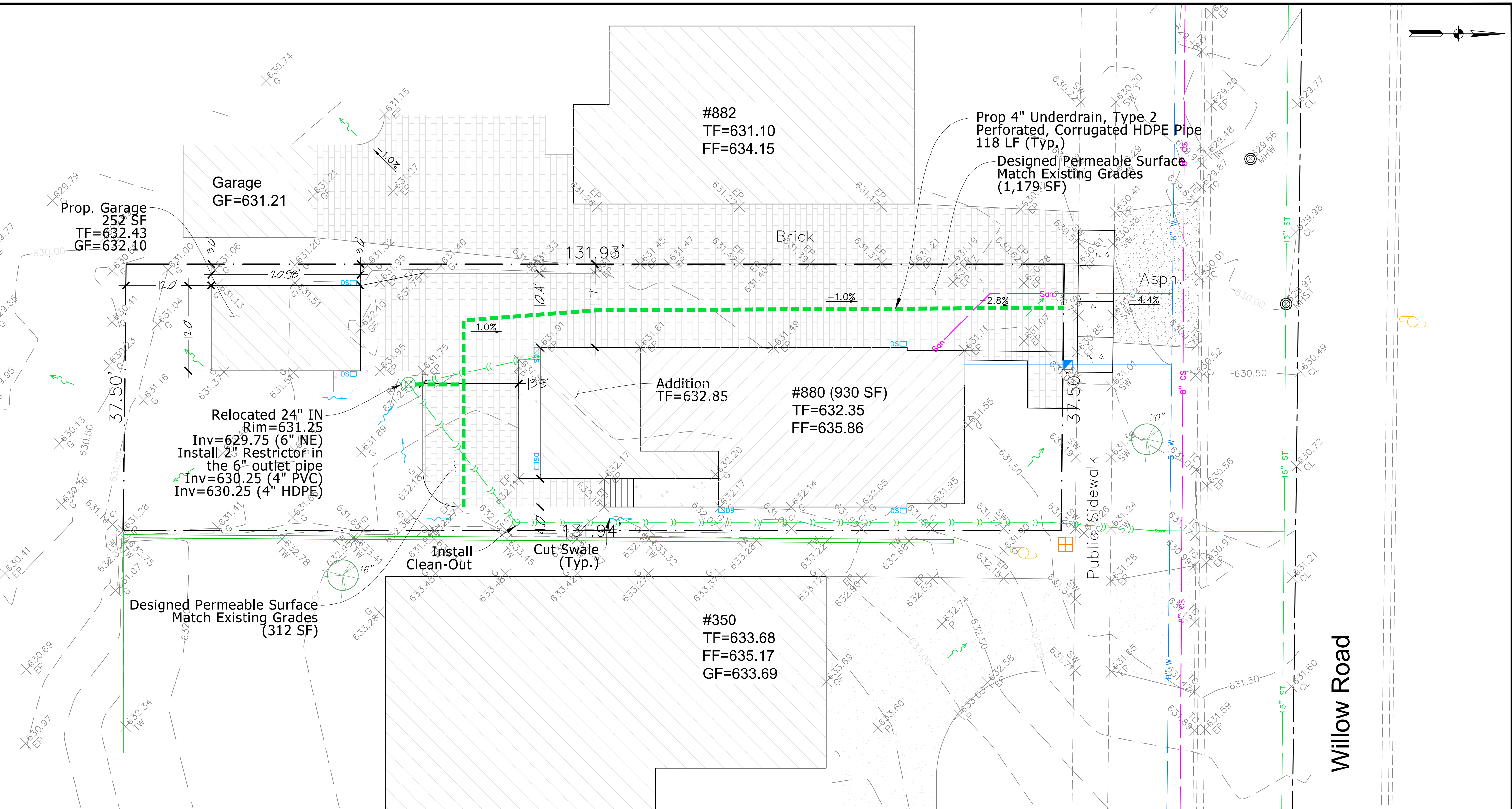
All work shall be designed and constructed in accordance with the following references as they apply:

1. Standard Specifications for Road and Bridge Construction", Illinois Department of Transportation, latest edition.
2. "Manual for Structural Design of Portland Cement Concrete Pavement", Illinois Department of Transportation, latest edition.
3. "Manual of Instructions for the Structural Design of Flexible Pavements on Projects involving MFT, FAS and FAUS Funds", Illinois Department of Transportation, latest edition.
4. "Design Manual", Illinois Department of Transportation, latest edition.
5. Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition.
6. MWRDGC Manual of Procedures, latest edition.
7. IEPA Illinois Urban Manual, latest edition.

EVERY CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE SAFETY LAWS, REGULATIONS AND ORDINANCES; AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS AND WITH ALL PROVISIONS AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS.

EVERY CONTRACTOR AND SUBCONTRACTOR, BY USING THESE PLANS FOR HIS WORK, AGREES TO INDEMNIFY AND HOLD HARMLESS THE DESIGN ENGINEER FROM AND AGAINST ANY AND ALL LIABILITY, CLAIMS, DAMAGES, AND THE COST OF DEFENSE ARISING OUT OF THE CONTRACTOR'S OR SUBCONTRACTOR'S PERFORMANCE OF THE WORK DESCRIBED HEREIN.

EVERY CONTRACTOR AND SUBCONTRACTOR SHALL PROVIDE ALL REQUIRED INSURANCE TO THE LIMITS REQUIRED BY THE OWNER AND THE LOCAL, COUNTY OR STATE GOVERNMENT AGENCY.

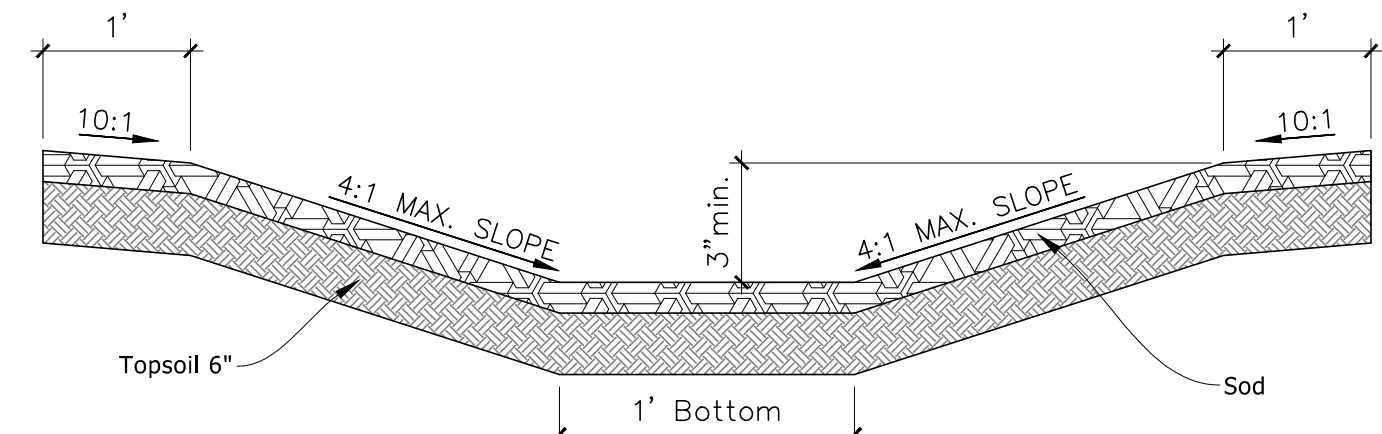


- NOTES:
1. Frames and lids to be as shown in general notes.
 2. Catch basins to be of precast reinforced concrete construction only.
 3. For adjustments, use only precast concrete adjusting rings, maximum of 8" total height.
 4. Adjusting rings and frames to be joined with mortar.
 5. For rim and pipe invert elevations, refer to plans.
 6. Install 2" PVC reducer inside the 6" PVC outlet pipe.

Project TBM
ELEV = 629.97
Top of MH lid of storm sewer manhole, in the center of Willow Rd. and in front of property, as shown.

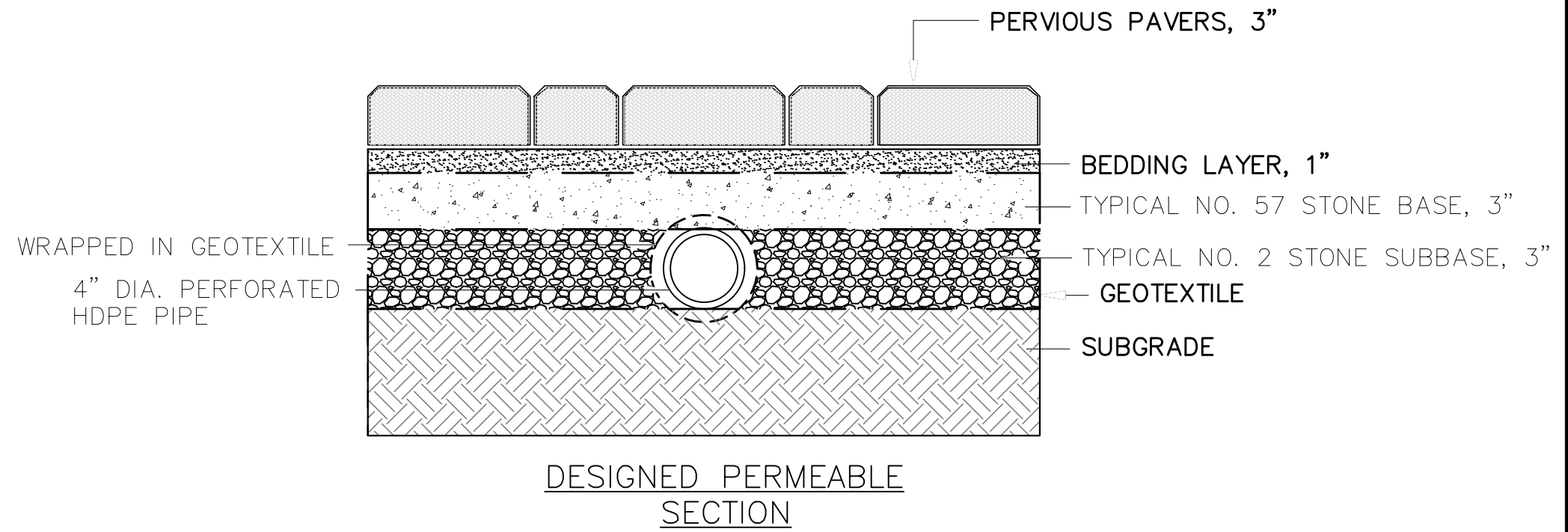
Village BM No. 20-EC
Land Survey Monument at the intersection of Willow Rd with Ridge Ave, at East 1/4 Corner of Section 20-42-13.
Elev. 646.49

SUBMITTALS	
DATE	REMARKS
06/29/2021	UPDATED PLAN W/RESTRICTOR
06/21/2021	REVISED PLAN
10/15/2020	UPDATED AS PER SITE CONDITION
08/31/2020	FOR PERMIT REVIEW



SODDED SWALE

NO SCALE



DESIGNED PERMEABLE SECTION

PROP. IMPROVEMENTS (2021)

880 Willow Road
Village of Winnetka
PIN 05-20-400-022-0000

DESIGNED BY: SCO
PROJECT NO.: 19880
DATE: 08/31/2020
SCALE: 1:10 (FULL) 1:20 (11X17)
SHEET 2 OF 2



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: FEBRUARY 2, 2021
SUBJECT: 880 WILLOW ROAD – VARIATIONS (CASE NO. 21-03-V2)

INTRODUCTION

On February 8, 2021, the Zoning Board of Appeals is scheduled to hold a virtual public hearing, in accordance with social distancing requirements and Governor Pritzker's Executive Orders and Senate Bill 2135, on an application submitted by Julian Cazacu (the "Applicant") as the owner of the property located at 880 Willow Road (the "Subject Property"). The Applicant requests approval of the following zoning variations to allow construction of a detached garage and expansion of the existing driveway on the Subject Property:

1. Roofed Lot Coverage (RLC) of 1,477.56 square feet, whereas a maximum of 1,236.8 square feet is permitted, a variation of 240.76 square feet (19.47%) [Section 17.30.030 – Intensity of Use of Lot] [Note: The site currently contains 1,225.8 square feet of RLC. The proposed garage would add 251.76 square feet of RLC]; and
2. Impermeable Lot Coverage (ILC) of 3,058.56 square feet, whereas a maximum of 2,473.61 square feet is permitted, a variation of 584.95 square feet (23.65%) [Section 17.30.030 – Intensity of Use of Lot] [Note: The site currently contains 2,649.8 square feet of ILC. The proposed improvements would add 408.76 square feet of ILC].

A mailed notice was sent to property owners within 250 feet of the Subject Property in compliance with the Zoning Ordinance. The hearing was properly noticed in the *Winnetka Talk* on January 21, 2021. As of the date of this memo, staff has not received any written comment from the public regarding this application.

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

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.11 acres in size, is located on the south side of Willow Road, between Birch Street and White Oak Lane, and contains an existing two-story residence (see Figure 1 on the following page). The property is zoned R-2 Single Family Residential, and it is bordered by R-2 Single Family Residential to the south, east and west, and R-5 Single Family Residential to the north (see Figure 2). The Comprehensive Plan designates the Subject Property as appropriate for single family residential development. The zoning of the property is consistent with the Comprehensive Plan.

The existing lot is a legal non-conforming lot in that it is only 4,947.22 square feet in lot area, while the minimum required lot area in the R-2 District is 24,000 square feet. The area of the lot is only 20% of the minimum required lot area. Additionally, the required minimum average lot width is 100 feet, while the existing lot is only 37.49 feet wide, and the required minimum lot depth is 200 feet, while the existing lot is only 131.93 feet deep. As you will note in Figure 1 below, this lot and the one to the east and three to the west are all legally non-conforming lots in the R-2 District. This area was originally subdivided in 1879 into nine lots, each of which were 25 feet wide and one that was 30.8 feet wide. Over time these lots have been combined into their current configurations. Also overtime, zoning regulations have been revised and amended which has led to these properties being legally non-conforming lots. It should be noted that all together these five existing lots are approximately 30,500 square feet.



Figure 1 – Aerial Map

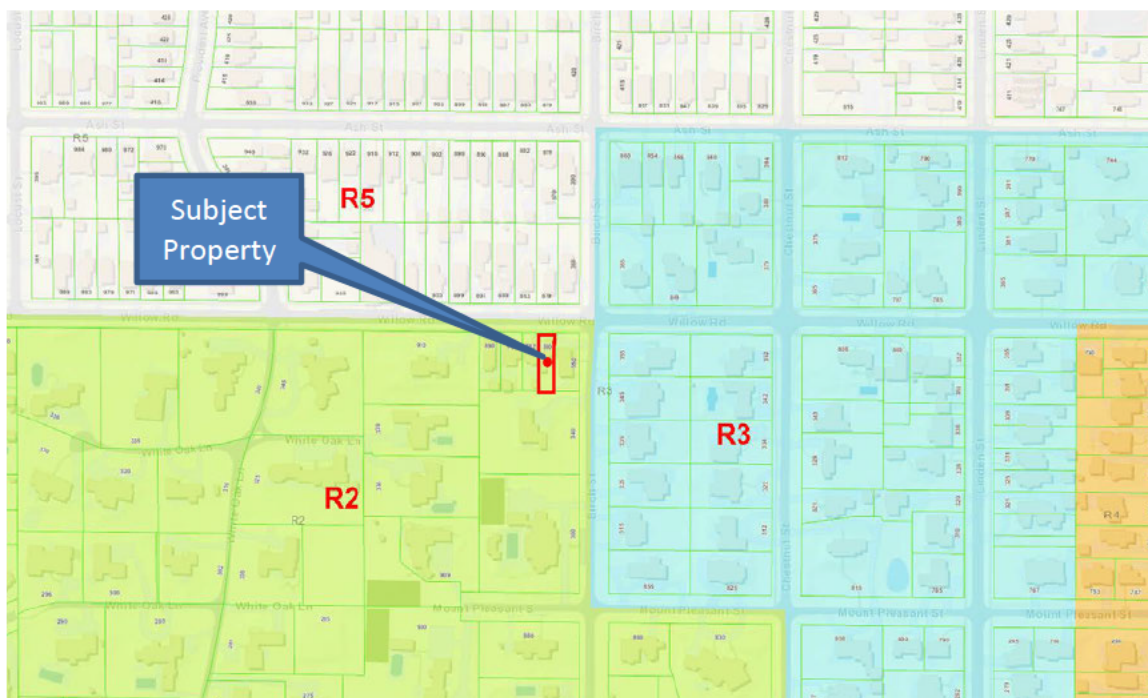


Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

After the following series of events, construction of the existing residence was completed in 2020. The Applicants acquired the property in January 2019. In April 2019, the Applicant was issued a building permit to build a two-story addition and remodel the residence. At that time plans called for the demolition of an existing detached one-car garage, with no plans to replace the garage. On July 29, 2019, Village staff noticed the entire residence above grade had been demolished. Subsequently, a Stop Work Order was issued due to the work going beyond the scope of the approved building permit. Given the entire structure above grade was torn down, the Village's codes thus defined the construction as a new home. A new home is required to meet current zoning requirements. Due to the pre-existing nonconformities of the residence that was torn down, zoning relief was necessary for the Applicant to proceed with construction to rebuild on the existing foundation. Thus, the Applicant applied for a variation in August 2019.

On September 9, 2019, the ZBA considered the following zoning variations to allow construction of what is now the existing residence: (1) gross floor area; (2) front yard setback; and (3) minimum side yard setback from the east property line. After hearing from the Applicant and four neighbors opposed to the request, the ZBA discussed the request at length. Some members felt that since the residence had been torn down the new construction should be required to comply with the current zoning regulations. However, given the neighborhood context in terms of the front yard setback, they would be willing to consider the front yard setback variation but they did not find the side yard and GFA variations met the standards for granting a zoning variation. Other members felt that since the proposed construction was the same as what was originally administratively approved by Village Staff, in compliance with the regulations prior to the construction going beyond the approved scope of work, the request should be approved. Additionally, some members found the nonconforming size of the lot to be a challenge, so much so, that zoning relief would likely be required for any construction on the Subject Property.

The ZBA was originally split 3 to 3 on the request. Recognizing the need to provide the Village Council with a recommendation of approval or denial, the ZBA continued to discuss the request. Ultimately, the ZBA recommended, by a vote of 4 to 2, approval of the variations. For reference, the minutes of the September 2019 ZBA meeting are included in this report as Attachment D.

Subsequently, on October 1, 2019, the Village Council waived introduction of Ordinance M-17-2019 and adopted the ordinance approving the requested variations. Ordinance M-17-2019 is included in this report as Attachment E. It is important to note that the approved plans did not include construction of a garage to replace the garage that was torn down. The Zoning Ordinance does not require enclosed parking.

Figures 3 and 4 on the following page identify the Subject Property.



Figure 3 – Subject Property (North Building Elevation)



Figure 4 – Subject Property (North/East Building Elevation)

PROPOSED PLAN

The variations are being requested to construct a detached one-car garage measuring 12 feet by 20.98 feet (251.76 square feet). Given the proposed garage would be located within the rear quarter of the lot, the garage does not contribute to the calculable GFA. However, the garage does add 251.76 square feet of roofed lot coverage. The proposed plan also calls for an expansion of the driveway to access the garage (136 square feet), as well as an access walk from the east side of the garage to the driveway (21 square feet). In total, the proposed plan would add approximately 409 square feet of impermeable lot coverage.

Excerpts of the proposed site plan, floor plan, and front building elevation of the garage are provided below and on the following pages as Figures 5 through 7. The complete set of plans are provided in the application materials, which are included in this report as Attachment C.

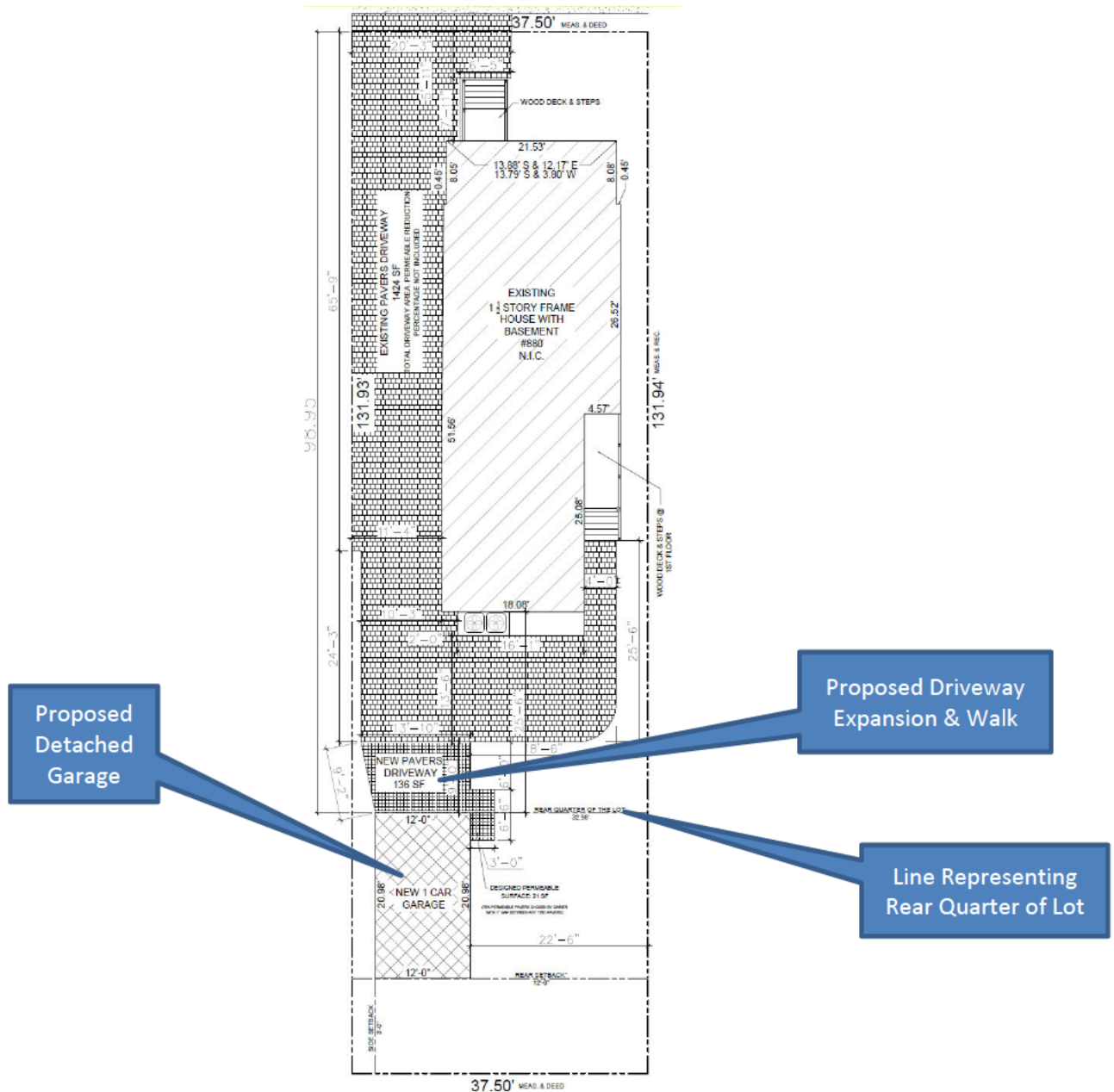


Figure 5 – Site Plan

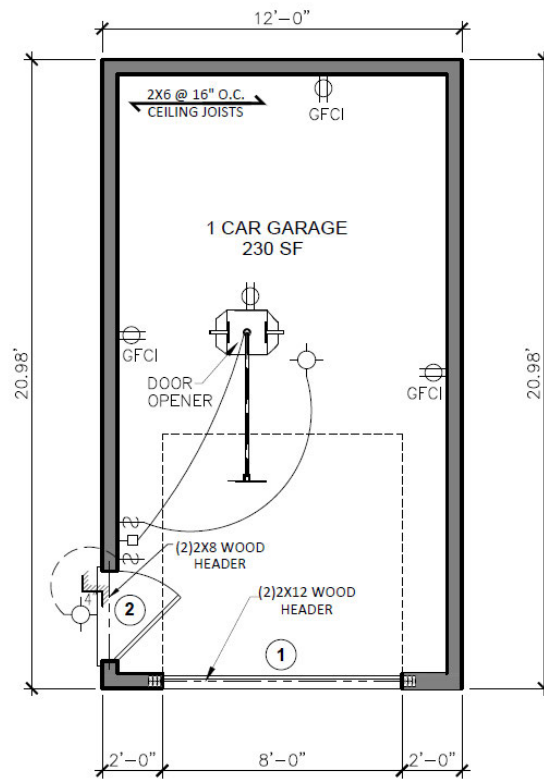


Figure 6 – Proposed Garage Floor Plan

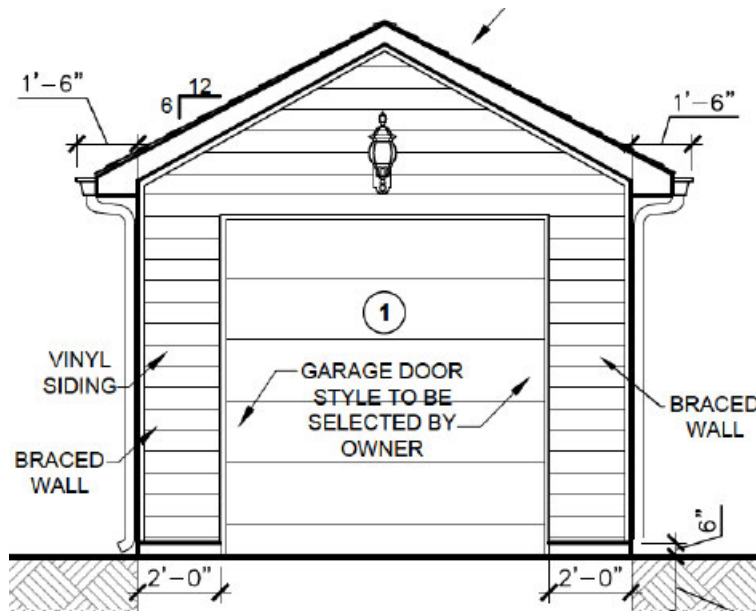


Figure 7 – Proposed Front Elevation

Given the ZBA often receives questions regarding the stormwater regulations applicable to a specific request being considered by the ZBA, attached is a Stormwater Matrix (Attachment B). Based on the proposed plan, it appears additional stormwater detention may be required. However, a final determination will be made by Village Engineering staff upon submittal of a building permit application. Additionally, Figure 8 on the following page represents the Subject Property's proximity to the floodplain; the grey represents the 100-flood area and the purple represents the 500-year flood area.

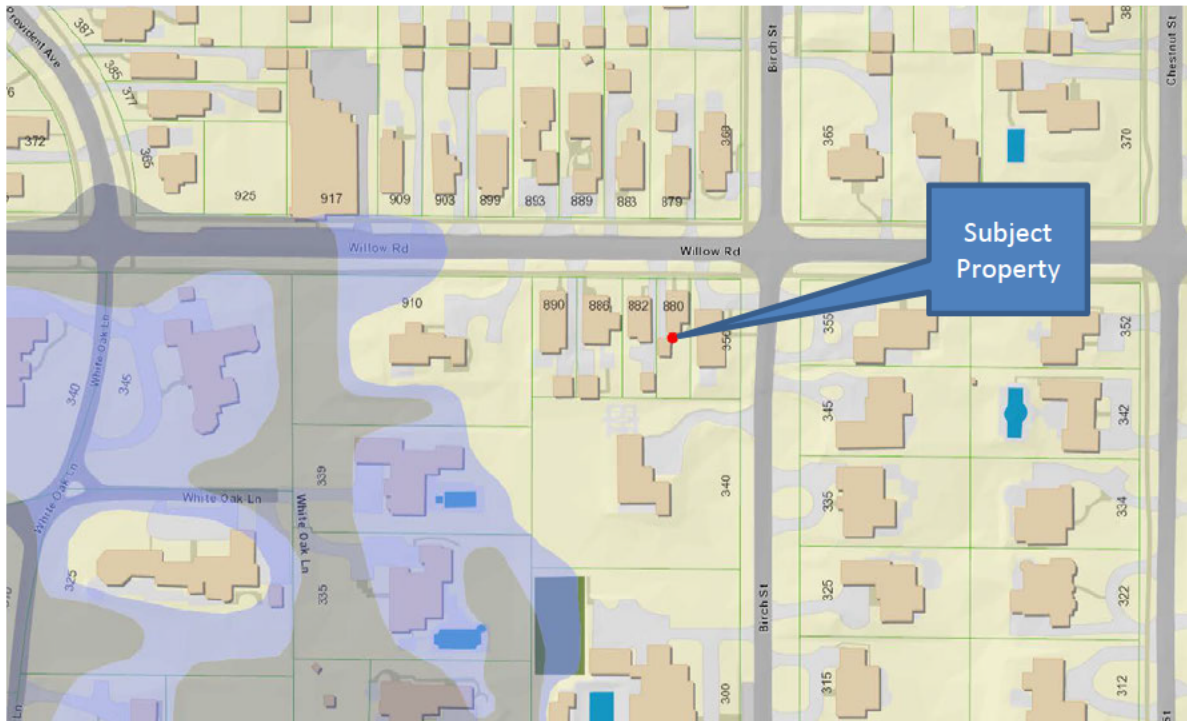


Figure 8 - GIS Floodplain Map

REQUESTED ZONING RELIEF

The attached zoning matrix highlights the existing lot and the proposed improvement's compliance with the R-2 zoning district (Attachment A). Two variations are being requested: (1) roofed lot coverage (RLC); and (2) impermeable lot coverage (ILC).

Roofed Lot Coverage. The site currently contains 1,225.8 square feet of RLC. The increase in RLC with the proposed garage is 251.76 square feet; bringing the total RLC to 1,477.56 square feet, whereas a maximum of 1,236.8 square feet is permitted, a variation of 240.76 square feet (19.47%).

Impermeable Lot Coverage. The site currently consists of 2,649.8 square feet of ILC, exceeding the maximum permitted ILC by approximately 176 square feet. The increase in ILC with the proposed improvements is 408.76 square feet; bringing the total ILC to 3,058.56 square feet of ILC, whereas a maximum of 2,473.61 square feet is permitted, a variation of 584.95 square feet (23.65%).

FINDINGS

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

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

1. Roofed Lot Coverage (RLC) of 1,477.56 square feet, whereas a maximum of 1,236.8 square feet is permitted, a variation of 240.76 square feet (19.47%) [Section 17.30.030 – Intensity of Use of Lot]; and
2. Impermeable Lot Coverage (ILC) of 3,058.56 square feet, whereas a maximum of 2,473.61 square feet is permitted, a variation of 584.95 square feet (23.65%) [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 variations requested are **in harmony [not in harmony]** with the general purpose and intent of the Zoning Ordinance and that each of the following eight standards on which evidence is required pursuant to Section 17.60.050 of this Code **has been met [has not been met]** in connection with this variation application **[subject to the following conditions...]**

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

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

ATTACHMENTS

Attachment A: Zoning Matrix

Attachment B: Stormwater Matrix

Attachment C: Application Materials

Attachment D: Excerpt of September 9, 2019 ZBA meeting minutes

Attachment E: Ordinance M-17-2019, adopted October 1, 2019

ATTACHMENT A

ZONING MATRIX

ADDRESS: 880 Willow Road

CASE NO: 21-03-V2

ZONING: R-2

ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (2)
Min. Lot Size	24,000 SF	4,947.22 SF	N/A	N/A	EXISTING NONCONFORMING
Min. Average Lot Width	100 FT	37.49 FT	N/A	N/A	EXISTING NONCONFORMING
Min. Lot Depth	200 FT	131.93 FT	N/A	N/A	EXISTING NONCONFORMING
Max. Roofed Lot Coverage	1,236.8 SF (1)	1,225.8 SF	1,477.56 SF	251.76 SF	240.76 SF (19.47%) VARIATION
Max. Gross Floor Area	1,879.94 SF (1)	2,813.9 SF	2,813.9 SF	0 FT	EXISTING NONCONFORMING
Max. Impermeable Lot Coverage	2,473.61 SF (1)	2,649.8 SF	3,058.56 SF	408.76 SF	584.95 SF (23.65%) VARIATION
Min. Front Yard (Willow/North)	50 FT	13.72 FT	13.72 FT	0 FT	EXISTING NONCONFORMING
Min. Side Yard (East)	6 FT	3.26 FT	3.26 FT	0 FT	EXISTING NONCONFORMING
Min. Side Yard (West)	8 FT	11.32 FT	11.32 (3) FT	0 FT	OK
Min. Rear Yard (South)	19.79 FT	58.27 FT	58.27 FT (4)	0 FT	OK

NOTES:

(1) Based on lot area of 4,947.22 s.f.

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

(3) Proposed detached garage would provide a west side yard setback of 3 feet, which is permitted because the garage would be located in the rear quarter of the lot.

(4) Proposed detached garage would provide a rear yard setback of 12 feet, which is the minimum required setback as the property is abutting the side yard of the neighboring property to the south.

ATTACHMENT B

Stormwater Volume Requirements for Development Sites

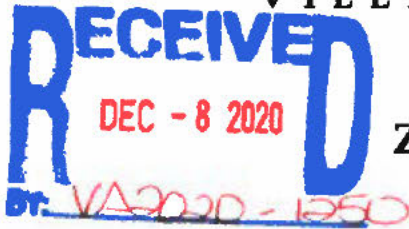
In addition to meeting the following storm water volume detention requirements, development sites must meet all other Village storm water management requirements such as drainage and grading, storm water release rates, storage system design requirements, etc.

	Storm Water Detention Volume Requirements	Applicable Requirement
A. New Home Construction - Previously Developed Lot	The amount of additional required storm water detention volume is based upon the difference between maximum impermeable lot coverage, per Zoning Code, and existing lot coverage, using the run-off coefficient for a 100-year storm event for both.	
B. New Home Construction - Previously <u>Undeveloped</u> Site	The amount of required storm water detention volume is based upon the maximum impermeable lot coverage, using the run-off coefficient for 100-year storm event.	
C. Redevelopment of Site for Different Use (e.g. single family to multi-family, or commercial)	The amount of required storm water detention volume is based upon the maximum impermeable lot coverage, using the run-off coefficient for 100-year storm event.	
D. Improvements to Existing Home and/or Lot, causing an increase in impermeable lot coverage <u>greater or equal to 25%</u>.	The amount of additional required storm water detention volume is based upon the difference between the proposed and existing impermeable lot coverage, using the run-off coefficient for 100 year storm event. (Note: If the increase in impermeable lot coverage is less than 25%, additional storm water detention volume is <u>not</u> required.)	<i>Applies to 880 Willow Road</i> <i>Based upon a preliminary review of information to date, it appears that 880 Willow Road <u>may</u> have to provide additional storm water detention volume. However, a final determination will be made by Village Engineering staff.</i>

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION



Case No. 21-03-V2

Property InformationSite Address: 880 Willow rd, Winnetka, IL, 60093Owner InformationName: Iulian CazacuAddress: 880 Willow RdCity, State, ZIP: Winnetka, IL, 60093Email: [REDACTED]Primary Contact: Iulian CazacuPhone No. [REDACTED]Date property acquired by owner: 01/2019Architect InformationName: Edvard Livanu

Primary Contact: _____

Address: 70 Box 59116City, State, ZIP: Chicago, IL, 60659Phone No. 312 866 0946Email: edishoo@gmail.comAttorney InformationName: N/A

Primary Contact: _____

Address: _____

City, State, Zip: _____

Phone No. _____

Email: _____

Nature of any restrictions on property: N/A

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

We want to build a 1(one) car garage in the back of the property which will be less than 25% of the rear yard but it may exceed the zone allowances by little bit

Property Owner Signature: [REDACTED]Date: 12/08/2020

Proposal application for zone variance

1) Statement of ownership and interest

- a) The applicant Julian Cazacu is the owner of the property situated at 880 Willow rd in Winnetka
- b) This is a single family home newly constructed in 2020, was initially acquired in 2019 and had a garage behind the house but it got demolished during reconstruction of the house.
- c) The new owner is in need of a garage as it was originally the case with the old property.
- d) The owner of this property being a new construction strived to adhere to any new regulations of environment protection and hazard prevention.

2) Request

- a) The owner request approval of approximate 250sqft (12ft x21ft) from the following variance "Roofed Lot Coverage", "Impermeable Surface", "Gross Floor Area" but I think it is exempt from GFA calculations due to the fact that is smaller than 400sqft of total GFA and will be built in the rear 25 percent of the lot depth.
- b) Roofed area should not be a concern since all the area around the house is not covered with concrete or asphalt but is paved driveway which is permeable to water drainage and if the garage is being built all the additional pavement will just be extended to in front of the garage
- c) As far as the roofed area it will have gutters all around collecting all the rain water and will be directed to drain into the storm collector catch basin which was just installed in the back yard to help with storm drainage as per new construction requirements.
- d) The new garage if it is granted construction permit will not impose any strain to existing storm water dissipation in the area therefore the zoning regulation regarding roofed area requested of about 250sqft should be a minimal abatement of conformity

3) Facts

- a) Building the garage at the back of the property will clear the clutter on the driveway present at this time.
- b) The property cannot be entirely used at its full potential since more than a half of the property sits empty at the back and the owner is keeping one of his valuable vehicles garaged somewhere else and cannot have access to it unless he drives there.
- c) The plight of the owner in this case has also to do with the fact that the property shape is more long than wide so when he parks 2 cars in the

side driveway interferes severely with the neighbor's cars leaving little to no room to move around or to pass by. This would be alleviated by moving the cars forward and parking one in the garage.

- d) The new garage will serve the owner as to protect his valuable vehicles from the elements as in a community of this reputation should not be a hardship coming from the village council especially after spending so much money in building a new house which in itself rise the value of the community.
- e) Most of the other properties similar with this one in the immediate vicinity (up the street, across the street) have garages in the similar way as the one requested here, and they have asphalt driveways and no storm catch basin in the back either.
- f) The new garage will not be visible from any exterior point to consider that will change the look of the locality since is behind all houses in that particular area.
- g) It will not block any light or wind passing by around the adjacent area.
- h) It doesn't add any hazard in any way (health, safety, comfort, morals or impair access around the property or neighbor property whatsoever.
- i) It will not change the value of the land or the taxable amount that the village currently collects.
- j) It might release some parking on the public street.

PROFESSIONALS ASSOCIATED SURVEY, INC.

PROFESSIONAL DESIGN FIRM NO. 184-003023

7100 N. TRIPP AVENUE
LINCOLNWOOD, ILLINOIS 60712
www.professionalsassociated.com

TEL: (847) 675-3000
FAX: (847) 675-2167
e-mail: pa@professionalsassociated.com

PLAT OF SURVEY

OF

LOT 7 AND THE EAST HALF OF LOT 6 IN OAK GROVE ADDITION TO WINNETKA,
A SUBDIVISION OF THE EAST 8 ACRES OF THE NORTHWEST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 4,947.22 SQ.FT. = 0.1136 ACRE.

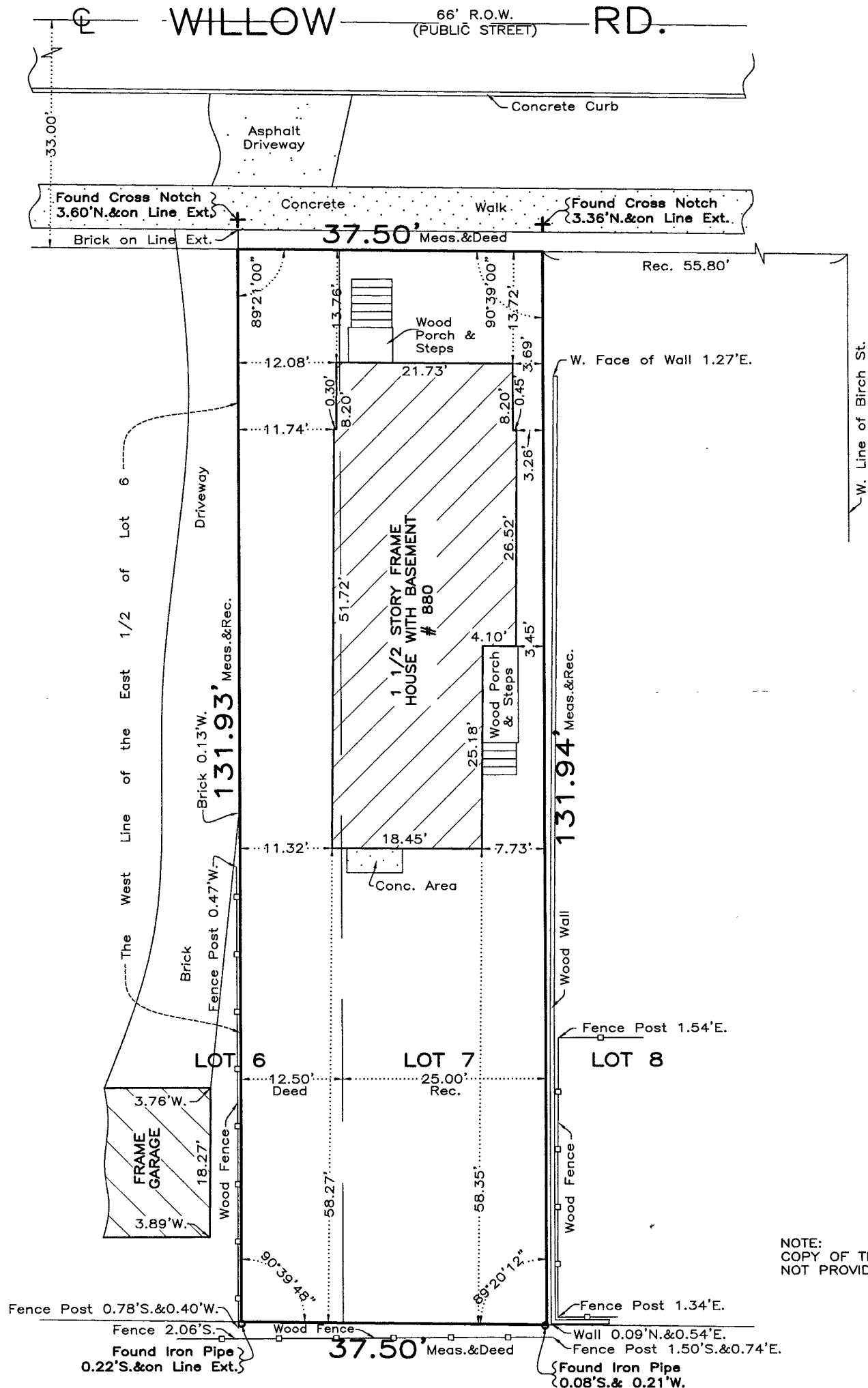
COMMONLY KNOWN AS: 880 WILLOW ROAD, WINNETKA, ILLINOIS.



GRAPHIC SCALE

0 16

(IN FEET)
1 inch = 16 ft.



NOTE:
COPY OF TITLE INSURANCE POLICY
NOT PROVIDED TO SURVEYOR.

LOT A
OWNER'S CONSOLIDATION

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. 17-93115

Scale: 1 inch = 16 feet.

Date of Field Work: June 25, 2020.

Ordered by: Donya Tanzif



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
County of Cook

We, PROFESSIONALS ASSOCIATED SURVEY INC., 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.

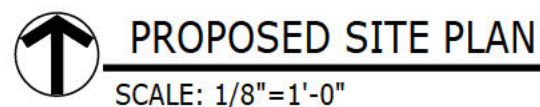
Date: July 1, 2020.

Hylton E. Donaldson
ILL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2020.

Drawn by: JR-A.T.

ZBA Agenda Packet - 880 Willow - Page14
Agenda Packet P. 72

WILLOW RD.



NEW DETACHED 1 CAR FRAME GARAGE
AT 880 WILLOW AVE.

ZONING NOTES

Section 17.30.040 Maximum Building Size

E. Exclusions from Gross Floor Area Calculations.

The following floor areas shall be excluded from the maximum building size:

1. An amount of garage floor area equal to one of the following:

a. The first 400 square feet of the floor area of a one-story detached garage located in the rear quarter of the lot;

Section 17.30.070 Rear Yard Setback

B. Rear Yard Abutting a Side Yard. Where the rear yard abuts a side yard of an adjoining property, the rear yard setback shall be no less than the minimum side yard requirement established for the adjoining property pursuant to Section 17.30.060 of this title.

C.

REAR ADJ. PROPERTY #340 BIRCH ST.

Section 17.30.060 Side Yard Setback

F. Minimum Side Yard Setback

LOT WIDTH:	100 feet or more
For each side yard:	12 feet for each

2015 INTERNATIONAL RESIDENTIAL CODE W/ APPENDIX B (RADON CONTROL)

2018 INTERNATIONAL ENERGY CONSERVATION CODES WITH THE ILLINOIS AMENDMENTS

2014 NATIONAL ELECTRIC CODE

2014 STATE OF ILLINOIS PLUMBING CODE

2014 INTERNATIONAL MECHANICAL CODES & INTERNATIONAL FIRE CODES

AB.	ANCHOR BOLT	EXTST.	EXISTING	PROVID	PROVID
ABV. GRD.	ABOVE GRADE	EXTT	EXTERIOR	PS	PLUMB NG STACK
ACC.	ACCESSIBLE	F.D.	FLOOR DRAIN	PSF	POUNDS PER SQUARE FOOT
ACT	ACCESSIONAL T.F.E	F.F.	F NISH FLOOR	PSI	POUNDS PER SQUARE INCH
A.D.	AREA DRAIN	FIN.	F NISH	PSL	PARALLEL STRAND LUMBER
A.F.F	ABOVE F NISHED FLOOR	FLOOR	FLOOR	P.T	PRESSURE TREATED
AFI	ARC FAULT INTERRUPTER	FNDN	FOUNDATION	PTD	PAINTED
A.F.S.	ABOVE FINISHED SURFACE	FTG.	FOOT NING	PVC	POLYVINYL CHLORIDE
APT	APARTMENT	FURN.	FURNACE	Q.T.	QUARRY TILE
B.	BUILDING	F.W.	FIRE WALL	R	ROOF
BLKG	BLOCKING	GFI	GROUND FAULT INTERRUPTER	R.A.	RETURN AIR
B.O.	BOTTOM OF	GL	GLAZING	REF.	REFRIGERATOR
BR	BED ROOM	GL BL	GLASS BLOCK	REG.	REGISTER
B.RG	BEARING	GND	GROUND	REQD	REQUIRED
BRK.	BRICK	GYP BD	GYPSON BOARD	RET	RETURN
BRMT.	BROOM TEMENT	H	HOLLOW CORE	RM	ROOM
BTUH	BRITISH THERMAL UNITS PER HOUR	HDWR	HARDWARE	R.O.	ROUGH OPENING
C.	CARBON MONOXIDE DETECTOR	HR	HOLLOW METAL	S	SEALANT
CAF	CABINET	HO	HOLE	SCL D CORE	SCREW DRILL CORE
CFM	CUBIC FEET PER MINUTE	HT	HEIGHT	SCFS	SEALED CONCRETE FLOOR
CHEKD	CHECKERED	HW	HOT WATER HEATER	S.D	SMOKE DETECTOR
CLG	CLINET	NSUL	INSULATION	S.F	SQUARE FEET (FOOT)
CLO.	CLOSET	NT	INTERIOR	SHO	SHOWER
CPT.	CARPET	JBOX	JUNCTION BOX	SH	SHEET
CRU	CONCRETE MASONRY UNIT	KIT.	KITCHEN	S.M.	SIM LAR
CONC.	CONCRETE	KIP	KIP PER SQUARE FOOT	S.P	SUMP PUMP
CONST.	CONSTRUCTION	LAV.	LAVATORY	S&P	STAIN & POLYURETHANE
CONT.	CONT NUOUS	LB	POUND	STL	STEEL
C.T	CUT	LB	LEAD BASED PAINT	STRUCT	STRUCTURAL
C.U.	CONDENSING UNIT	L	L NEN CLOSET	T	TREAD
D	DRYER	LV. RM.	LIVING ROOM	T&B	TOP AND BOTTOM
DOUBLE	DOUBLE	LL	LINEN	T.D	TRAVEL DISTANCE
DIM.	DIMENSION	LVL	LAMINATED VENEER LUMBER	T.GL.	TEMPERED GLASS
DIN. RM	DINING ROOM	MANUF.	MANUFACTURER	T.O	TOP OF
DISP.	DRAIN	MATL.	MATERIAL	T&P	TEMPERATURE AND PRESSURE
DL	DEAD LOAD	MAX.	MAXIMUM	TJ	TRUSS JOIST
DR	DOOR	MECH.	MECHANICAL	TYP.	TYPICAL
D.S.	DRAIN SPOUT	M.L.	MILLIMETER	UL	UNDERWRITERS LABORATORY
DTL	DETAIL	M.N.	MINIMUM	VCT	VINYL COMPOSITION TILE
DW	DRESHWASHER	M.O.	MASONRY OPEN NG	VENT	VENTILATION
E.A.	ELECTRIC	MTD.	MOUNTED	V.F	VER FY IN FIELD
E.F.	EXHAUST FAN	MTL	METAL	V.T.R	VENT TO ROOF
EFS	EXTERIOR FINISH INSULATING SYSTEM	N.I.C	NOT IN CONTRACT	W	WASHER
ELEC	ELECTRIC	N.TS	NOT TO SCALE	W	WITH
ELEV.	ELEVATION	O.C	ON CENTER	W.C.	WATER CLOSET
EP	EJECTOR PUMP	OCC.	OCCUPANCY	WOOD	WOOD
EQU P.	EQUIPMENT	O.H	OPPOSITE HAND	W&D	WASHER/DRYER
EXP	EXPOSED CONSTRUCTION	P.C	PULL CHAIN	WIP	WATER PROOF
EXP	EXPOSED CONSTRUCTION	PLYWD.	PLYWOOD	WWF.	WELDED WIRE FABRIC

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF CONFORM TO THE CURRENT EDITION OF VILLAGE OF WINNETKA BUILDING AND ZONING CODE.

SIGNED: _____ DATE: 6/9/2020

EDUARD LIVANU
Illinois License Number: 001-023546 Exp: 11/2022

1. DRAWINGS GENERALLY INDICATE SCOPE OF WORK. EACH CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK TO ENSURE A COMPLETE AND PROPER INSTALLATION OF THEIR WORK. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

2. ALL WORK SHALL COMPLY WITH VILLAGE OF WINNETKA, STATE AND FEDERAL ORDINANCES HAVING JURISDICTION, NOTHING HEREIN SHALL BE INTERPRETED TO THE DETERIMENT OF ALL LAWS AND INSPECTIONS REQUIRED SHALL BE SECURED BY THE CONTRACTOR INVOLVED.

3. EVERY CONTRACTOR AND SUB-CONTRACTOR BY USING THESE PLANS FOR THEIR WORK HEREBY AGREES TO HOLD THE VILLAGE OF WINNETKA, THE OWNER OF RECORD, HARMLESS FROM ALL CLAIMS, DAMAGES AND LOSSES OF ANY KIND, INCLUDING REASONABLE ATTORNEY'S FEES, WHILE ACTING WITH THE SCOPE OF THEIR DUTIES, FROM AND AGAINST ANY LIABILITY, CLAIMS, DAMAGES AND THE COST OF DEFENSE, ARISING OUT OF THE CONTRACTORS PERFORMANCE OF THE WORK DESCRIBED IN THESE PLANS AND SPECIFICATIONS, BUT NOT INCLUDING THE WORK REQUIRED OF THE OWNER, ARCHITECT, ENGINEER OR THEIR EMPLOYEES AND AGENTS.

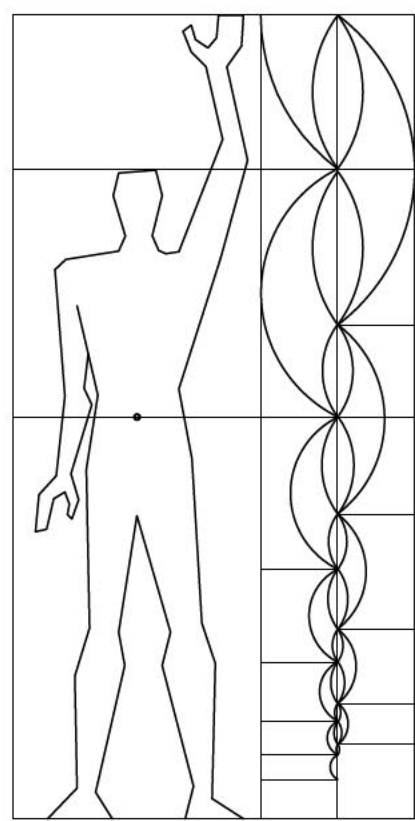
ROOF LOAD: LIVE = 20 PSF
FLOOR LOAD: LIVE = 40 PSF (30 PSF AT SLEEPING AREAS)
WIND LOAD: 90 MPH
GROUND SNOW LOAD: 30 PSF

DATE: 1.14.2021

**880 WILLOW RD
WINNETKA, IL**

TITLE SHEET SITE PLANS & NOTES

T-1



PO BOX 59116 Chicago, IL 60659
O: 312.866.0946
edishco@gmail.com
www.edishco.info

DATE: 1.14.2021

880 WILLOW RD
WINNETKA, IL

GENERAL
NOTES

G-1

GENERAL CONDITIONS

1. VERIFY ALL EXISTING CONDITIONS, MATERIALS, DIMENSIONS, AND UTILITIES IN FIELD PRIOR TO EXECUTION OF THE WORK.
2. PERFORM ALL CUTTING, PATCHING, AND REPAIR WORK AS REQUIRED TO COMPLETE THE PROJECT.
3. OWNER WILL OBTAIN THE GENERAL PERMIT, GENERAL CONTRACTOR SHALL OBTAIN AND ARRANGE FOR ALL OTHER PERMITS REQUIRED FOR COMPLETION OF THE PROJECT, ARRANGE FOR ALL NECESSARY INSPECTIONS AND TESTS AS REQUIRED BY THE VILLAGE OF WINNETKA AND MAKE ALL REQUIRED SUBMITTALS.
4. DESIGN BUILD PORTIONS OF THE WORK SHALL INDICATE THAT WORK WILL BE PERFORMED ON A DESIGN/BUILD BASIS. IN SUCH CASES, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE COMPLETE DESIGN, ENGINEERING, AND INSTALLATION OF SUCH SYSTEMS OR EQUIPMENT, AND SHALL WARRANT TO THE OWNER THAT SUCH WORK SHALL ADEQUATELY MEET THE NEEDS AND REQUIREMENTS OF THE OWNER AND OF THE PROJECT AS PLANNED AND ITS INTENDED USES AS WELL AS COMPLY COMPLETELY WITH ALL APPLICABLE CODES, ORDINANCES, AND GOVERNING REGULATIONS. IN NO WAY SHALL A DESIGN/BUILD ARRANGEMENT LIMIT THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLETE HIS OBLIGATION TO MEET SUCH NEEDS AND REQUIREMENTS. DESIGN/BUILD WORK SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

*HVAC SYSTEM
*PLUMBING SYSTEM
*ELECTRICAL SYSTEM
*STRUCTURAL SYSTEM (TRUSSES, TRUSS RODS)
*REAR DECK/STAIR

5. COORDINATE ALL WORK WITH OTHER TRADES AND WITH THE OWNER.
6. PROTECT PROPERTY AND OWNER OPERATIONS FROM DAMAGE AND/OR DELETERIOUS ACTIVITIES. REPAIR ANY DAMAGE THAT MAY OCCUR AT ONCE.
7. PROVIDE ALL TEMPORARY LIGHTING, POWER, AND HEAT AND VENTILATION, GUARDS AND ENCLOSURES, SCAFFOLDING SYSTEMS, SECURITY AND WEATHER PROTECTION AS REQUIRED TO PROPERLY PERFORM THE WORK AND INSURE THE SAFETY OF THE WORKMEN AND PROJECT OCCUPANTS. MAINTAIN TEMPORARY SYSTEMS THROUGHOUT DURATION OF THE WORK UNTIL PERMANENT SYSTEMS ARE COMPLETED.

8. THE CONTRACTOR AND ALL OF HIS SUBCONTRACTORS, EMPLOYEES AND PERSONNEL SHALL BE INSURED FOR THE DURATION OF THE PROJECT IN ACCORDANCE WITH CONTRACT DOCUMENTS. ARCHITECT SHALL BE NAMED AS "ADDITIONAL INSURED" ON INSURANCE POLICIES OF ALL CONTRACTORS ON THE PROJECT AND SHALL BE PROVIDED EVIDENCE OF SAME PRIOR TO THE BEGINNING OF CONSTRUCTION ACTIVITIES.
9. MAINTAIN THE SITE IN A CLEAN AND ORDERLY MANNER. REMOVE ALL DEBRIS, EXCESS MATERIALS, DIRT AND SIMILAR ITEMS AND PROPERLY DISPOSE OF OFF SITE.

10. ALLOWABLE UNITS STRESS AND LOADING IN ACCORDANCE WITH LOCAL CODES AND AS FOLLOWS:
*LIVE LOADS AT ROOF 40 LBS/SF
*LIVE LOADS AT FLOORS 40 LBS/SF
*LIVE LOADS AT PORCHES/BALCONY/DECKS 100 LBS/SF
*LIVE LOADS AT STAIRS 100 LBS/SF
*WIND LOADS 20 LBS/SF

11. NOT BY ARCHITECT IN WRITING AT ONCE IF ANY DISCREPANCIES FOUND IN THE CONSTRUCTION DOCUMENTS. IN SUCH CASES THE MOST RESTRICTIVE (GREATER QUANTITY OR THE BETTER QUALITY) SHALL GOVERN.
12. THE OWNER MAY OCCUPY PORTIONS OF THE PROJECT PRIOR TO COMPLETION OF THE WORK. PHASE WORK OPERATIONS TO MAINTAIN HABITABLE STANDARDS OF SECURITY, SANITATION, WEATHER PROTECTION, AND CLEANLINESS FOR THE OWNER. PROVIDE TEMPORARY ENCLOSURES TO SEPARATE AREAS OF WORK FROM OCCUPIED PORTIONS OF THE PROJECT.
13. ALL MATERIALS SHALL BE NEW. EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH BUILDING CODE REGULATIONS AND MANUFACTURER'S INSTRUCTIONS. ALL MATERIALS FOR WHICH UNDERWRITERS LABORATORIES ISSUES A LABEL SHALL CARRY THE UL LABEL. PROVIDE ADDITIONAL CONTROLS, ACCESSORIES AND DEVICES TO COMPLETE THE INSTALLATION WHETHER OR NOT SHOWN IN THE PERMIT DOCUMENTS.
14. TEST, BALANCE, ADJUST AND REPAIR WORK AND EQUIPMENT FOR PROPER OPERATION AND OPTIMUM PERFORMANCE.
15. AT TIME OF SUBSTANTIAL COMPLETION, ALL LAMPS SHALL BE OPERATIONAL, ALL FILTERS CLEAN, ALL SYSTEMS OPERATIONAL WITHOUT LEAKAGE EXCESSIVE VIBRATION OR NOISE.
16. PROVIDE SAFETY-GLAZING MATERIALS AT ALL HAZARDOUS LOCATIONS AS DEFINED BY THE VILLAGE OF WINNETKA AND CODES CURRENTLY ENFORCED BY THAT MUNICIPALITY.

SITEWORK AND PAVING

1. THE CONTRACTOR SHALL CAREFULLY AND FULLY EXAMINE THE SITE OF THE WORK, AND COMPARE IT TO THIS DOCUMENT AND ALL OTHER CONDITIONS AND LIMITATIONS PERTAINING TO WORK. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND SHALL PROVIDE SITE SURVEY DETERMINING CRITICAL GRADE ELEVATIONS FOR REVIEW BY ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK. NO WORK IS TO START UNTIL ALL DISCREPANCIES ARE RESOLVED.
2. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE ORDINANCES AND REGULATIONS AND SPECIFICATIONS FOR ROAD, SIDEWALK AND BRIDGE CONSTRUCTION, DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, ADOPTED OCTOBER 1, 1983 AND SUPPLEMENTAL SPECIFICATIONS.
3. PROVIDE ALL CUTTING, PATCHING SHORING AND DE-WATERING NECESSARY TO COMPLETE THE WORK.
4. KEEP EXITS, ACCESSWAYS, OWNER OCCUPIED AREAS AND DRIVES CLEAN AND FREE FROM DEBRIS.
5. CUT AND CAP UTILITY LINES THAT ARE TO BECOME ABANDONED OR REPLACED BY NEW WORK. COORDINATE WITH UTILITY OWNER PRIOR TO SUBMITTING BID.
6. EARTHWORK:
*COORDINATE WITH ALL UNDERGROUND UTILITIES PRIOR TO STARTING EXCAVATION.
*LOCATE EXISTING UNDERGROUND UTILITIES IN AREAS OF WORK. UTILITY LINES ARE TO REMAIN IN PLACE, PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING EARTHWORK OPERATIONS. SHOULD UNCHARTED UTILITY BE ENCOUNTERED DURING EXCAVATION, NOTIFY UTILITY OWNER IMMEDIATELY FOR DIRECTIONS. EXISTING UTILITY LINES ARE TO REMAIN IN EFFECT DURING CONSTRUCTION.
7. UNIFORM GRADE AREAS WITHIN SPECIFIC TOLERANCES, COMPACT WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE INDICATED AND BETWEEN SUCH POINTS AND EXISTING GRADES.
*DETERMINE EXTENT OF CUT OR FULL REQUIRED PRIOR TO SUBMITTING BID.
*PROVIDE SUFFICIENT FILL REQUIRED. DISPOSE OF EXCESS EXCAVATED MATERIAL, WASTE, TRASH, AND DEBRIS OFF-SITE.
*PROTECT EXISTING LANDSCAPE (IE. TREE TRUNKS, ROOTS, SHRUBS, ETC.) DURING CONSTRUCTION. TREE TRUNKS SHALL BE WRAPPED WITH A 4 FOOT HIGH SHEATHING OF 2X4 OR SIMILAR AT THE BASE. ADDITIONALLY, A 3 FOOT HIGH SNOW FENCE OR SIMILAR FENCE SHALL BE ERECTED AROUND THE TREE OR PLANT TO PROTECT THE TREE ROOT SYSTEM FROM VEHICLE COMPACTION. THESE PROTECTIONS SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT FOR ALL TREES IN THE WORK AREA AND WITHIN 20 FEET OF THE ACCESSWAYS TO WORK AREA.
8. EXCAVATED MATERIALS SHALL BE REMOVED FROM SITE IMMEDIATELY OR SHALL BE STOCK PILED IN APPROVED AREAS IN PLYWOOD SHEATHING LADDED ON THE GROUND.
9. PAVEMENT:
*APPLY BINDER AND SURFACE COURSES WHEN AMBIENT TEMPERATURE IS ABOVE 40 DEGREES F AND WHEN TEMPERATURE HAS NOT BEEN BELOW 30 DEGREES F FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION.
*BITUMINOUS ASPHALT SHALL BE PLANT-MIXED HOT LAY ASPHALT AGGREGATE. MIXTURE IN 2 1/2" MINIMUM THICKNESS COMPLYING WITH ASTM D 3515 AND AS RECOMMENDED BY LOCAL AUTHORITIES TO SUIT PROJECT CONDITIONS.
APPLICATION SHALL BE 1 1/2" BINDER AND 1" SURFACE COURSE THICKNESS ON 6" STONE OR GRAVEL ON COMPACTED FILL. SURFACE SMOOTHNESS TOLERANCES SHALL BE 1/4". PROVIDE PROPER SURFACE PITCH TO AVOID ANY PONDING.
*ALL UNSUITABLE MATERIAL AND SOFT YIELD AREAS SHALL BE REMOVED AND REPLACED WITH CRUSHED STONE, DOT C&B GRADATION, AND COMPACTED TO 98% MODIFIED PROCTOR DENSITY IN PAVEMENT AREAS AND COMPACTED TO 3000 PSF IN BUILDING PAD LIMITS.
10. BACKFILL ALL WALLS BY PLACING GRANULAR FILL IN 1'-0" LIFT EVENLY ON BOTH SIDES OF WALL. ALL BACKFILL SHALL BE COMPACTED TO 98% MAXIMUM DENSITY.

WOOD AND PLASTIC

1. ALL SAWN LUMBER FRAMING SHALL COMPLY WITH THE REQUIREMENTS AND RECOMMENDATIONS OF THE NATIONAL DESIGN SPECIFICATION (NDS), LATEST EDITION, AS PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA).
2. ALL PLYWOOD DECKING AND SHEATHING SHALL COMPLY WITH THE REQUIREMENTS AND RECOMMENDATIONS OF THE AMERICAN PLYWOOD ASSOCIATION (APA), LATEST EDITION.

3. ALL SAWN LUMBER SHALL BE OF A SPECIES AND GRADE HAVING THE FOLLOWING MIN. VALUES:
Fb = 1300 PSI, Fc = 1000 PSI, Fv = 175 PSI, E = 1,700 KSI.
MAXIMUM ALLOWABLE MOISTURE CONTENT SHALL BE 19%.
4. ALL HEAVY TIMBER SHALL BE DOUGLASS FIR #1, HAVING THE FOLLOWING MIN. VALUES:
Fb = 1650 PSI, Fc = 1250 PSI, Fv = 1700 KSI.
5. PROVIDE SOLID BLOTTING OF THE SAME DIMENSION AS THE JOISTS AT ALL SUPPORTS.
6. ALL PLYWOOD FOR FLOORFLOOR DECKS AND AS WALL SHEATHING SHALL BE OF THE THICKNESS SHOWN ON THE DRAWINGS AND SHALL MEET ALL THE REQUIREMENTS OF U.S. PRODUCT STANDARD PS 1, LATEST EDITION, FOR STRUCTURAL 1 GRADE MATERIAL AND/OR APA PERFORMANCE STANDARDS AND POLICIES FOR STRUCTURAL USE PANELS, FORM NO. E445.
8. ALLOWABLE UNIT STRESSES FOR LAMINATED MEMBERS: BENDING - 2900 PSI HORIZONTAL SHEAR - 285 PSI.
9. ALL PRE-ENGINEERED WOOD PRODUCTS, INCLUDING BUT NOT LIMITED TO, WOOD TRUSSES, SHALL BE DESIGNED AND DETAILED TO SUPPORT THE LOADS INDICATED ON THE DRAWINGS. SHOP DRAWINGS AND CALCULATIONS BEARING A REGISTERED ENGINEER'S CERTIFICATION SHALL BE SUBMITTED FOR REVIEW AND SHALL CONTAIN SIZE, SPACING, LOCATION, AND CONFIGURATION OF SUCH MEMBERS. ALL SPECIES AND GRADES OF MATERIALS USED SHALL BE CLEARLY STATED ON SHOP DRAWINGS. CALCULATIONS SHALL BE SUBMITTED SHOWING LOADS, SHEARS, MOMENTS, AND DEFLECTIONS FOR ALL SUCH MEMBERS. CALCULATIONS SHALL CLEARLY STATE ALL SECTION PROPERTIES (SECTION MODULUS, MOMENT OF INERTIA, MODULUS OF ELASTICITY), ALL DESIGN STRESSES, AND ALLOWABLE STRESSES USED IN DETERMINING SUCH MEMBERS.
10. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AS REQUIRED TO INSURE PROPER ALIGNMENT AND STABILITY OF TRUSSES DURING CONSTRUCTION PER THE TRUSS PLATE INSTITUTION'S PUBLICATION BWT-76, "BRACING WOOD TRUSSES - COMMENTARY AND RECOMMENDATIONS".

11. GALVANIZED OR COATED CONNECTORS SHALL BE USED FOR ALL OUTDOOR WOOD INSTALLATIONS.
12. ALL EXTERIOR EXPOSED WOOD AND SLAT PLATES IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESURE PRESERVATIVE TREATED LUMBER AS PER ARCHITECTURAL SPECIFICATIONS.
13. MINIMUM NAIL CONNECTIONS FOR WOOD FRAMING MEMBERS SHALL BE IN ACCORDANCE WITH THE NAILING SCHEDULE GIVEN IN APPENDIX M OF THE BOCA BASIC BUILDING CODE, LATEST EDITION.
14. BACKSPLINE AND PREPARE ALL EXPOSED WOOD FOR FINAL PAINT FINISH UNLESS NOTED OTHERWISE.
15. ALL MANUFACTURED LAMINATED WOOD BEAMS SUCH AS MICROLAM OR PARALAM AS SHOWN ON THE DRAWINGS SHALL FOLLOW THE MANUFACTURER'S NAILING AND BOLTING PATTERNS FOR SYSTEMS THROUGHOUT DURATION OF THE WORK UNTIL PERMANENT SYSTEMS ARE COMPLETED.
16. WHEN USING TJS OR OTHER ENGINEERED JOIST PRODUCTS, CARPENTER CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH AND FAITHFULLY ABIDE BY ALL INSTALLATION, STORAGE AND HANDLING SCHEDULES AS SPECIFIED BY THE MANUFACTURER. ALL JOIST JOISTS MUST BE PAID TO AREAS INCLUDING, BUT NOT LIMITED TO, REQUIRED MINIMUM BEARING, SQUASH BLOCKING, RIM JOIST CONSTRUCTION, FLOOR BLOCKING, WEB STIFFENERS, ALLOWABLE HOLE OPENING SIZES, CANT LEVER REINFORCEMENT AND TEMPORARY STRUT LINES.

FINISH CARPENTRY NOTES

1. FURNISH AND INSTALL ALL FINISH CARPENTRY INCLUDING NG TRIM AND MOULDINGS, DOOR AND WINDOW CASES, AND CASES AND CASES.
2. ALL JOINTS SHALL BE TIGHT AND TRUE AND SECURELY FASTENED. CORNERS SHALL BE NEATLY MITERED, SCRIBED, AND COPED. ALL EXPOSED SURFACES SHALL BE FREE OF TOOL MARKS.
3. ALL WORK SHALL BE ACCURATELY SCRIBED TO FIT ADJACENT SURFACES.
4. FINISH CARPENTRY SHALL BE DONE IN A WORKMANLIKE MANNER, TRUE, AND STRAIGHT WITH NO DISTORTIONS. SHIM AS REQUIRED USING CONCEALED SHIMS.

BLOCKING

1. DRYWALL CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR BLOCKING AND BACKING AS INDICATED IN THE DRAWINGS. BLOCKING AND BACKING SHALL BE TREATED FOR FIRE RESISTANCE AS REQUIRED BY CODE. ANCHOR ALL BLOCKING AND BACKING RIGIDLY TO BUILDING STRUCTURE OR PARTITION FRAMING.
2. PROVIDE BLOCKING AND BACKING FOR ITEMS INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
*TO LET ACCESSORIES. INSTALL BLOCKING AS REQUIRED OR RECOMMENDED BY ACCESSORY MANUFACTURER.
3. VENERY FLOOR-FLOOR HEIGHTS: NFIELD. PRIOR TO FABRICATION, CHECK WORK IN PLACE AND ALL CLEARANCES FOR COMPLIANCE WITH CODE REQUIREMENTS.
4. ALL STAIRS SHALL HAVE RAILINGS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 3/8" BETWEEN THE WALL AND THE HANDRAILS AND SHALL RETURN TO WALL OR TERMINATE IN NEARBY CORNER OR SAFETY TERMINAL. HANDRAILS SHALL BE SECURELY ANCHORED TO STAIRS AND/OR ADJACENT WALLS.
5. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LAND OR PLATFORM ON THAT PORTION OF THE STAIRWAY.
6. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38".
7. HANDRAILS SHALL BE SECURELY FASTENED TO WALLS WITH AN OUTLET OF DIAMETER OF AT LEAST 1/4" AND NOT GREATER THAN 3/8". PROTECTION SHALL NOT BE MORE THAN 4 1/2" FROM FACE OF WALL OR PASSAGEWAY.
8. GUARDRAILS SHALL BE NOT LESS THAN 36" HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE. ADJACENT FIXED SEATING, OR THE LINE CONNECTING THE LEAD EDGES OF THE TREADS.
7. REQUIRE GUARD RAILS NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER.

STAIRS AND RAILINGS

1. VENERY FLOOR-FLOOR HEIGHTS: NFIELD. PRIOR TO FABRICATION, CHECK WORK IN PLACE AND ALL CLEARANCES FOR COMPLIANCE WITH CODE REQUIREMENTS.
4. ALL STAIRS SHALL HAVE RAILINGS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 3/8" BETWEEN THE WALL AND THE HANDRAILS AND SHALL RETURN TO WALL OR TERMINATE IN NEARBY CORNER OR SAFETY TERMINAL. HANDRAILS SHALL BE SECURELY ANCHORED TO STAIRS AND/OR ADJACENT WALLS.
5. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LAND OR PLATFORM ON THAT PORTION OF THE STAIRWAY.
6. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38".
7. HANDRAILS SHALL BE SECURELY FASTENED TO WALLS WITH AN OUTLET OF DIAMETER OF AT LEAST 1/4" AND NOT GREATER THAN 3/8". PROTECTION SHALL NOT BE MORE THAN 4 1/2" FROM FACE OF WALL OR PASSAGEWAY.
8. GUARDRAILS SHALL BE NOT LESS THAN 36" HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE. ADJACENT FIXED SEATING, OR THE LINE CONNECTING THE LEAD EDGES OF THE TREADS.
7. REQUIRE GUARD RAILS NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER.
8. MAXIMUM TREAD 10".
9. VARIATION IN THE HEIGHT OF ADJACENT STAIR RISERS AND THE DEPTH OF ADJACENT STAIR TREADS SHALL NOT EXCEED 3/8". HEIGHT OF THE LARGEST AND SMALLEST STAIR RISER OR STAIR TREAD IN A SINGLE FLIGHT OF STAIRS SHALL NOT EXCEED 3/8".
10. PROVIDE TEMPORARY PROTECTION TO STAIRS UNTIL FINAL ACCEPTANCE.
11. NEW STAIR WORK SHALL FULLY COMPLY WITH ALL APPLICABLE CODE REQUIREMENTS INCLUDING BUT NOT LIMITED TO LOAD CAPACITY, MATERIALS AND DIMENSIONS.
12. SUBMIT PRODUCT DATA, INCLUDING HALF-SECTION DETAILS OF EACH TYPICAL SECTION, SHOWING GLAZING DETAILS.
13. GLUE AND NAIL OR SCREW ALL NEW STAIR WORK. ATTACH STAIR WORK RIGIDLY TO BUILDING STRUCTURE.
14. THE UNDERSIDES OF ALL STAIRS SHALL BE COVERED WITH 5/8" GYPSUM DRYWALL. PROVIDE ADDITIONAL FRAMING/BLOCKING AS NEEDED.

DOORS AND WINDOWS

1. PROVIDE TEMPERED OR LAMINATED SAFETY GLASS AT ALL GLAZING IN DOORS OR WINDOWS ADJACENT TO DOORS WHERE GLASS AREA EXCEEDS 9 SQUARE FEET, IN ACCORDANCE WITH LOCAL CODES. ALL SAFETY GLASS SHALL BE 1/4" THICK MINIMUM.
2. ALL GLAZING AT EXTERIOR OPENINGS SHALL BE INSULATED DOUBLE PANE UNITS FACTORY SEALED.
3. UNLESS NOTED OTHERWISE, ALL GLASS SHALL BE CLEAR.
4. GLAZING SHALL BE SEALED AT FRAMES WITH GASKETS, GLAZING COMPOUND, OR SEALANTS, AND SHALL BE WEATHER-TIGHT.
5. CLEAN ALL GLASS AND REMOVE ALL LABELS AND TAGS.
6. ALL MATERIALS USED FOR STOPS, FRAMES, AND GLAZING ANCHORS SHALL BE NON-CORROSIVE.
7. SUBMIT PRODUCT DATA, INCLUDING HALF-SECTION DETAILS OF EACH TYPICAL SECTION, SHOWING GLAZING DETAILS.
8. PROVIDE REMOVABLE INSECT SCREEN PANEL FOR EACH MOVABLE GLAZED SASH. COMPLY WITH THE REQUIREMENTS OF SNA-2002. SCREEN FRAME COLOR TO MATCH WINDOW COLOR.
9. COMPLY WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION OF WINDOWS UNITS, HARDWARE, OPERATORS, ACCESSORIES, AND OTHER WINDOW COMPONENTS. SET UNITS PLUMB, LEVEL, TRUE TO LINE, WITHOUT WARP OR WRACK OF FRAMES OR SASH. PROVIDE PROPER SUPPORT AND ANCHOR SECURELY IN PLACE. SET SILL MEMBERS IN A BED OF COMPOUND OR WITH JOINT FILLERS OR GASKETS TO PROVIDE WEATHER-TIGHT CONSTRUCTION. COORDINATE WINDOW INSTALLATION WITH WALL FLASHINGS AND OTHER WINDOW GROUPS OR HARDWARE. COMPLY WITH LOCAL BUILDING CODES. DO NOT BEGIN WORK UNTIL CONDITIONS ARE ACCEPTABLE AND READY FOR THE NEW FLOOR SYSTEM.
10. ADJUST OPERATING SASH AND HARDWARE TO PROVIDE A TIGHT FIT AT CONTACT POINTS AND WEATHER-STRIPPING, AND TO PROVIDE SMOOTH OPERATION AND A WEATHER-TIGHT CLOSURE. LUBRICATE HARDWARE AND MOVING PARTS.
11. CLEAN SURFACES IMMEDIATELY AFTER INSTALLATION. AVOID DAMAGE TO PROTECTIVE COATINGS AND FINISHES.
12. REMOVE AND REPLACE GLASS THAT IS BROKEN, CHIPPED, CRACKED, ABRADED, OR OTHERWISE DAMAGED DURING THE COURSE OF THE PROJECT. REPORT ALL GLASS BREAKS, ACCIDENTS, AND VANDALISM TO THE INSTITUTE AND MAINTAIN PROTECTION AND OTHER PRECAUTIONS THROUGHOUT REMAINDER OF CONSTRUCTION PERIOD TO ENSURE THAT EXCEPT FOR NORMAL WEATHER NG, WINDOWS UNITS WILL BE WITHOUT DAMAGE OR DETERIORATION AT THE TIME OF SUBSTANTIAL COMPLETION.
13. ALL WOOD WINDOWS SHALL BE FACTORY CLAD, FINISH COLOR AS SELECTED BY OWNER.
14. PROVIDE JAMB EXTENSIONS AS REQUIRED TO SUIT SPECIFIED WALL THICKNESS.
15. CONTRACTOR TO REVIEW ALL WINDOW/DOOR SIZES, OPERABILITY, FINISH, SCREEN OPTIONS AND HARDWARE WITH OWNER AND ARCHITECT PRIOR TO ORDERING. CONTRACTOR MUST HAVE WRITTEN APPROVAL FROM ARCHITECT OR OWNER BEFORE ORDERING NEW WINDOWS AND DOORS.

HARDWARE

1. PROVIDE THRESHOLDS FOR ALL EXTERIOR DOORS, NEOPRENE WEATHER-STRIPPING TYPICAL HEAD, JAMB, AND SILL.

2. PROVIDE HARDWARE COMPATIBLE WITH DOOR THICKNESS, WEIGHTS, AND MATERIALS.
3. ALL EXTERIOR DOORS SHALL HAVE PINNED SECURITY HINGES.
4. ALL DOORS SHALL HAVE LOCKS UNLESS NOTED OTHERWISE.
5. ALL DOORS TO HAVE 1-1/2" Pairs Hinges for sizes up to 36". LARGER SIZES SHALL HAVE 2" Pairs Hinges. ALL EXIT DOORS AND FIRE-RATED DOORS SHALL HAVE BALL BEARING HINGES.
6. ALL DOUBLE DOORS TO HAVE TOP AND BOTTOM FLUSH BOLTS WITH DOWELROOF STRIKES AT INACTIVE LEAF.
7. LATCH BOLTS SHALL HAVE 5/8" THROW AT ALL LATCHSETS AND LOCKSETS.
8. SUBMIT HARDWARE SCHEDULE FOR ALL COMPONENTS FOR ARCHITECT'S REVIEW.
9. PROVIDE WALL OR FLOOR BUMPERS FOR ALL DOORS. VERIFY WITH ARCHITECT PRIOR TO INSTALLATION.
10. ALL DOORS SHALL OPERATE IN THE DIRECTION OF EXIT TRAVEL WITHOUT THE USE OF KEYS.
11. ALL FIRE-RATED DOORS TO HAVE SELF-CLOSING DEVICES.
12. ALL DOORS LEADING INTO HAZARDOUS AREAS SHALL HAVE KNURLED HARDWARE.

GENERAL

1. ALL FINISHES SHALL BE CLASS 1, 0.25 MILS. SPREAD RATING.
2. ALL DRYWALL SURFACES SHALL BE PAINTED EXCEPT WHERE CERAMIC TILE OR A WALL COVERING FABRIC IS SPECIFIED.
3. PROVIDE CORNER AND J-BEADS AT ALL TERM NATIONS AND CORNERS OF GYPSUM BOARD.
4. ALL CLOSET OR UTILITY SHELVING TO BE MEDIUM DENSITY FIBERBOARD WITH FIBERGLASS FIBER WITH OIL BASE PAINT FINISH. PROVIDE WOOD CLOSET ROD WITH FINISHED METAL SOCKETS AND INTERMEDIATE SUPPORTS AS REQUIRED.
5. ALL DIMENSIONS ARE TO FACE OF FINISHED WALL, UNLESS NOTED OTHERWISE.
6. GENERAL CONTRACTOR IS TO COORDINATE STAIR CONSTRUCTION WITH FINAL FLOOR FINISH SPECIFICATIONS TO OBTAIN PROPER HEIGHTS.
7. REVIEW LAYOUT OF STONE, TILE AND CERAMIC TILE WITH ARCHITECT PRIOR TO INSTALLATION. ALL GROUT LINES TO ALIGN VERTICALLY AND HORIZONTALLY AND AT ALL INTERSECTIONS AND CORNERS.
8. PROVIDE WATER-RESISTANT GYPSUM BOARD AT BATHROOMS AND OTHER WET LOCATIONS. PROVIDE 1/2" CEMENTIOUS BACKER BOARD AT ALL TILE LOCATIONS UNLESS NOTED OTHERWISE. AT SHOWER PANS, NO SCREENS SHALL BE LOCATED IN THE BOTTOM 8" OF THE WALL.
9. PROVIDE BLOCK NG IN ALL BATHROOM ACCESSORIES, ELECTRICAL LOCATIONS, PLUMBING, ETC. AND AS REQUIRED FOR PROPER INSTALLATION AND SUPPORT.
10. PROVIDE WOOD OR MARBLE THRESHOLDS AS REQUIRED OR AS NOTED AT ALL FLOOR MATERIAL TRANSITIONS.

DRYWALL

1. PROVIDE ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE WORK IN ACCORDANCE WITH ALL CODES AND GOVERNING ORDINANCES.
2. ALL DRYWALL SHALL BE MINIMUM 5/8" THICK, TYPE "X" SCREWED AND GLUED WITH TAPERED EDGE UNLESS NOTED OTHERWISE.
3. METAL STUD FRAMING SHALL BE MINIMUM 25-GAUGE GALVANIZED OR EXISTING METAL SPACED MAXIMUM 24" ON CENTER UNLESS NOTED OTHERWISE.
4. COMPLY WITH THE RECOMMENDATIONS OF THE GYPSUM CONSTRUCTION HANDBOOK PUBLISHED BY USG CORP., LATEST EDITION FOR METHODS AND INSTALLATION OF METAL FRAMING AND GYPSUM DRYWALL SYSTEMS.
5. PROVIDE METAL CORNER REINFORCEMENT TRIM AT ALL OUTSIDE CORNER CONDITIONS. TRIM SHALL BE USG DURA-BEAD OR EQUAL.
6. PROVIDE GYPSUM BOARD EDGE TRIM, USG-801 AT EXPOSED EDGES OF ALL NON-FULL HEIGHT GYPSUM DRYWALL PARTITIONS EXCEPT WHERE TOP OF WALL HAS DRYWALL JOINTS.
10. FINISH DRYWALL JOINTS AND CONCEAL ALL FASTENERS USING USG DURA-BEAD SYSTEM OR EQUAL. APPLY FINISH COMPOUND, SAND, AND REPEAT AS NEEDED TO COMPLETELY CONCEAL ALL JOINTS AND FASTENERS.
11. PROVIDE ADDITIONAL SUPPORTS, BRACKETS, TIES, AND FRAMING AS RECOMMENDED OR REQUIRED FOR PROPER INSTALLATION AND RIGID ASSEMBLY.
12. CLEAN ALL SURFACES AND LEAVE READY FOR PAINT. REMOVE ALL EXCESS MATERIAL AND DEBRIS FROM SITE.
13. DRYWALL SUPPORT SYSTEMS AND FRAMING SHALL BE OF SUFFICIENT CAPACITY AND RIGIDITY TO SUPPORT THE ASSEMBLY WITH A MAXIMUM DEFLECTION OF L/360 WHERE L REPRESENTS THE LENGTH OF THE SPAN. DEFLECTION LIMIT INCLUDES LIVE LOADS AND DEAD LOADS SIMULTANEOUSLY APPLIED.
14. PRIME ALL DRYWALL SURFACES UNLESS NOTED OTHERWISE.
15. GENERAL CONTRACTOR IS RESPONSIBLE FOR REPAIRING DRYWALL CORNERS, LIPS, JOINTS, AND OTHER DEFECTS. CONTRACTOR SHALL REQUIRE THE GENERAL CONTRACTOR TO PATCH, REPAIR AND PAINT THE AREA TO MATCH EXISTING COLOR AND FINISH. PAINTING OF THE PATCHED AREAS SHALL BE THE RESPONSIBILITY OF THE DRYWALL CONTRACTOR.

WOOD FLOOR NG

1. VERIFY EXISTING CONDITIONS IN FIELD. PROVIDE ALL NECESSARY SURFACE PREPARATION AS NEEDED FOR INSTALLATION OF NEW WORK.
2. PROVIDE EXPANSION SPACE AT WALLS AND OTHER OBSTRUCTIONS AND TERMINATIONS OF FLOORING OR NOT LESS THAN 3/4" UNLESS NOTED OTHERWISE.
3. WARRANTY PERIOD IS THREE (3) YEARS FROM DATE OF SUBSTANTIAL COMPLETION.
4. SUBMIT PRODUCT DATA IN MATERIALS AND WORKMANSHIP AT ONCE WITHOUT COST TO OWNER. DEFECTS INCLUDE, BUT ARE NOT LIMITED TO:
*BUCKLING, WARPING, SQUEAKING, AND LOOSENING
*EXCESSIVE OPEN JOINTS FOR CRACKS
*DETERIORATION OF FINISHES BEYOND NORMAL WEAR.
5. PROVIDE TONGUED-AND-GROOVED SOLID WOOD FLOORING STRIPS TO MATCH WOOD SAMPLE COLOR, TEXTURE, CUT, GRADE, AND TYPE. PROVIDE SAMPLE TO ARCHITECT AND/OR OWNER FOR APPROVAL.
6. ALL WOOD FLOORING INSTALLATION TO COMPLY WITH FLOOR NG MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS, BUT NOT LESS THAN THAT RECOMMENDED IN NORMA HARDWOOD FLOORING INSTALLATION MATERIAL.
7. FINISHED MATERIAL INCLUDES BUT IS NOT LIMITED TO:
*MACH NE SAND: REMOVE OFFSETS AND NON-LEVEL CONDITIONS.
*STAIN: PENETRATING TYPE TO MATCH ARCHITECT'S SAMPLE.
*WOOD FILLER: PENETRATING TYPE COMPATIBLE WITH STAIN OR FINISH.
*FLOOR FINISH: BU-LD DRY FILM THICKNESS OF AT LEAST 3.0 MILS. FINISH TO MATCH ARCHITECT'S SAMPLE.
8. ACCESSORY MATERIALS INCLUDE, BUT ARE NOT LIMITED TO:
*MOISTURE BARRIER: POLYETHYLENE SHEETING NOT LESS THAN 6.0 MILS THICK.
*FELT UNDERLAYMENT: TYPE 1, NO 15 ASPHALT-SATURATED FELT.
*FINISH AND STAIN: PROVIDE PENETRATING STAIN AND FLOOR SEALER/FINISH SYSTEM THAT MATCHES EXISTING FLOOR FINISH.
9. INSPECT SUBFLOOR PRIOR TO BEGINNING OF THE WORK AND VERIFY EXISTING CONDITIONS. DO NOT BEGIN WORK UNTIL ALL CONDITIONS ARE ACCEPTABLE AND READY FOR THE NEW FLOOR SYSTEM.
10. WOOD FLOOR NG MATERIALS SHALL BE STORED ON-SITE FOR A MINIMUM OF ONE WEEK IN ORDER TO ACCLIMATE TO ENVIRONMENTAL CONDITIONS.

EQUIPMENT

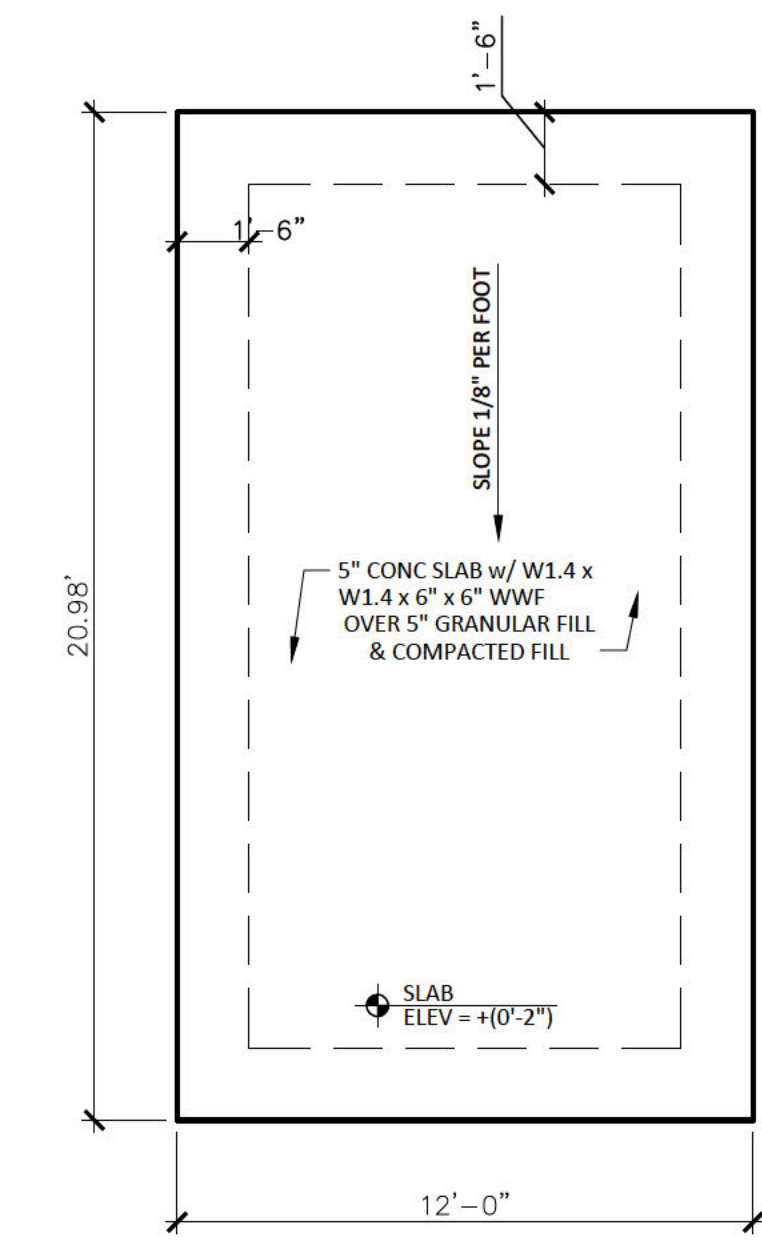
1. ALL KITCHEN APPLIANCES SHALL BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR.
2. ALL APPLIANCES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
3. CONTRACTOR SHALL COORDINATE APPLIANCE INSTALLATION WITH CABINETRY, MILLWORK, COUNTERTOPS AND UTILITY REQUIREMENTS.

ELECTRICAL

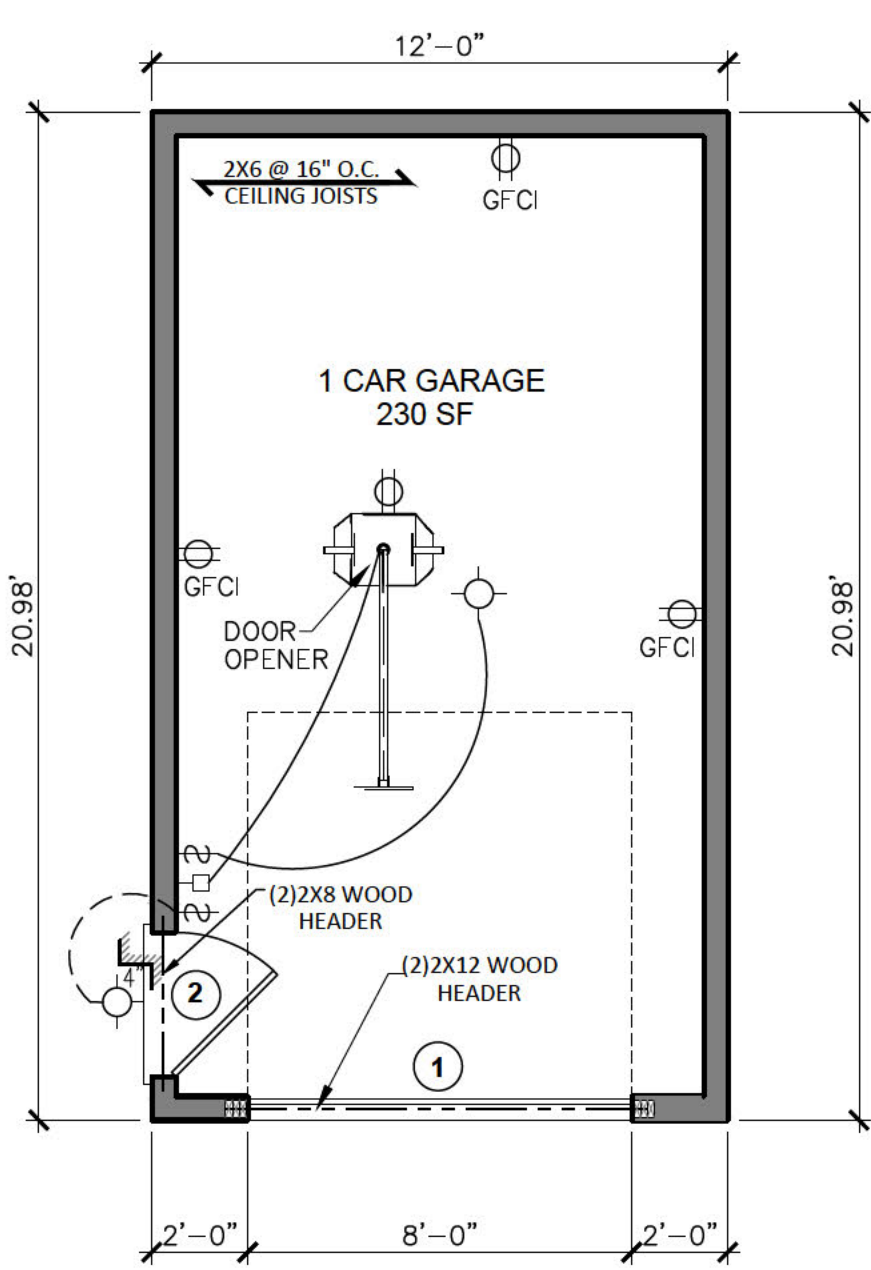
1. VERIFY ALL EXISTING CONDITIONS, DIMENSION, AND MATERIALS IN THE FIELD. REPORT ALL DISCREPANCIES TO ARCHITECT IN WRITING PRIOR TO START OF WORK.
2. ALL CONDUCTORS SHALL BE COPPER. MINIMUM CONDUCTOR SIZE SHALL BE #12 AWG SOLID WIRE. ALL CONDUCTORS #10 AND LARGER SHALL HAVE THIN OR THIN RATED INSULATION. ALL OTHERS SHALL HAVE THIN.
3. ALL WORK AND MATERIALS SHALL CONFORM TO ALL LOCAL CODES AND OTHER GOVERNING REGULATIONS.

4. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL PERMITS AND INSPECTIONS AND PAY FOR ALL FEES ASSOCIATED WITH THIS WORK.
5. ALL CONDUIT SHALL BE THIN WALL GALVANIZED STEEL OR INTERMEDIATE WALL GALVANIZED STEEL CONDUIT. WHERE CONDUIT RUNS MUST BE EXPOSED, INSTALL AGAINST WALLS OR CEILING. INSTALL PARALLEL TO MAJOR BUILDING LINES. DO NOT RUN DIAGONALLY ACROSS SPACES. EXPOSED CONDUIT SHALL ONLY BE PERMITTED IN MECHANICAL ROOMS UNLESS NOTED OTHERWISE. ALL OTHER CONDUIT SHALL BE CONCEALED FROM VIEW.
6. GROUND ALL EQUIPMENT AND ASSOCIATED ELECTRICAL WORK IN ACCORDANCE WITH CODE REQUIREMENTS.
7. PROVIDE ALL LAMPS FOR FIXTURES. PROVIDE ALL FUSES.
8. LABEL CIRCUIT BREAKERS AND DISCONNECT SWITCHES TO IDENTIFY EQUIPMENT AND DEVICES CONTROLLED. DIRECTOR ES AT PANELS SHALL TYPED.
9. BALANCE CIRCUIT LOADS AT PANELS TO PROVIDE EQUAL OR NEAR EQUAL LOADS FOR EACH OF THE PHASES.
10. WHERE PENETRATIONS FOR ELECTRICAL DEVICES OCCUR ON OPPOSITE SIDES OF THE SAME FULL HEIGHT WALL, DO NOT LOCATE WITHIN THE SAME STUD SPACE AS A SOUND PREVENTION MEASURE.
11. SEPARATE LIGHT NG CIRCUITS FROM RECEPTACLE CIRCUITS. MAXIMUM PERMITTED LOADS ON CIRCUITS SHALL BE AS FOLLOWS:
*20 A - 1700 WATTS
*15 A - 1200 WATTS
EXCEPT FOR DEDICATED RECEPTACLES, OUTLETS SHALL BE FIGURED FOR 200 WATTS EACH. OTHER CIRCUIT AMPACITIES SHALL BE LOADED IN ACCORDANCE WITH ALL LOCAL CODES.
12. "DEDICATED CIRCUITS" SHALL BE LIMITED TO OUTLETS SERVING LIKE PIECES OF EQUIPMENT. "SEPARATE CIRCUITS" SHALL SERVE A SINGLE OUTLET OR PIECE OF EQUIPMENT.
13. ALL DEVICE TRIM PLATES SHALL BE METAL PLATES PAINTED SEMI-GLOSS TO MATCH ADJACENT WALL SURFACE. RECEPTACLE AND SWITCH DEVICES TO BE AS NOTED.
14. PROVIDE A DEDICATED 20 AMP CIRCUIT FOR COUNTER TOP RECEPTACLES FOR KITCHEN COUNTER APPLIANCES. RECEPTACLES SHALL BE RATED FOR 20 A EACH.
15. REFER TO ELECTRICAL SCHEDULE FOR FIXTURE AND EQUIPMENT REQUIREMENTS.
16. LOCATE ELECTRICAL METER AND PANEL AS INDICATED ON PLANS. PROVIDE SERVICE ENTRANCE EQUIPMENT, CABLE, AND CONDUIT AS REQUIRED.
17. PROVIDE TRANSFORMER AND WIRING FOR DOORBELL AND INTERCOM SYSTEM. SEE PLANS FOR ADDITIONAL EQUIPMENT REQUIREMENTS.
18. ALL SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE UL RATED AND HARDWIRED TO ELECTRICAL SYSTEM AND INTERCONNECTED. SMOKE DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH ILLINOIS STATE SMOKE DETECTOR ACT OF 1988.

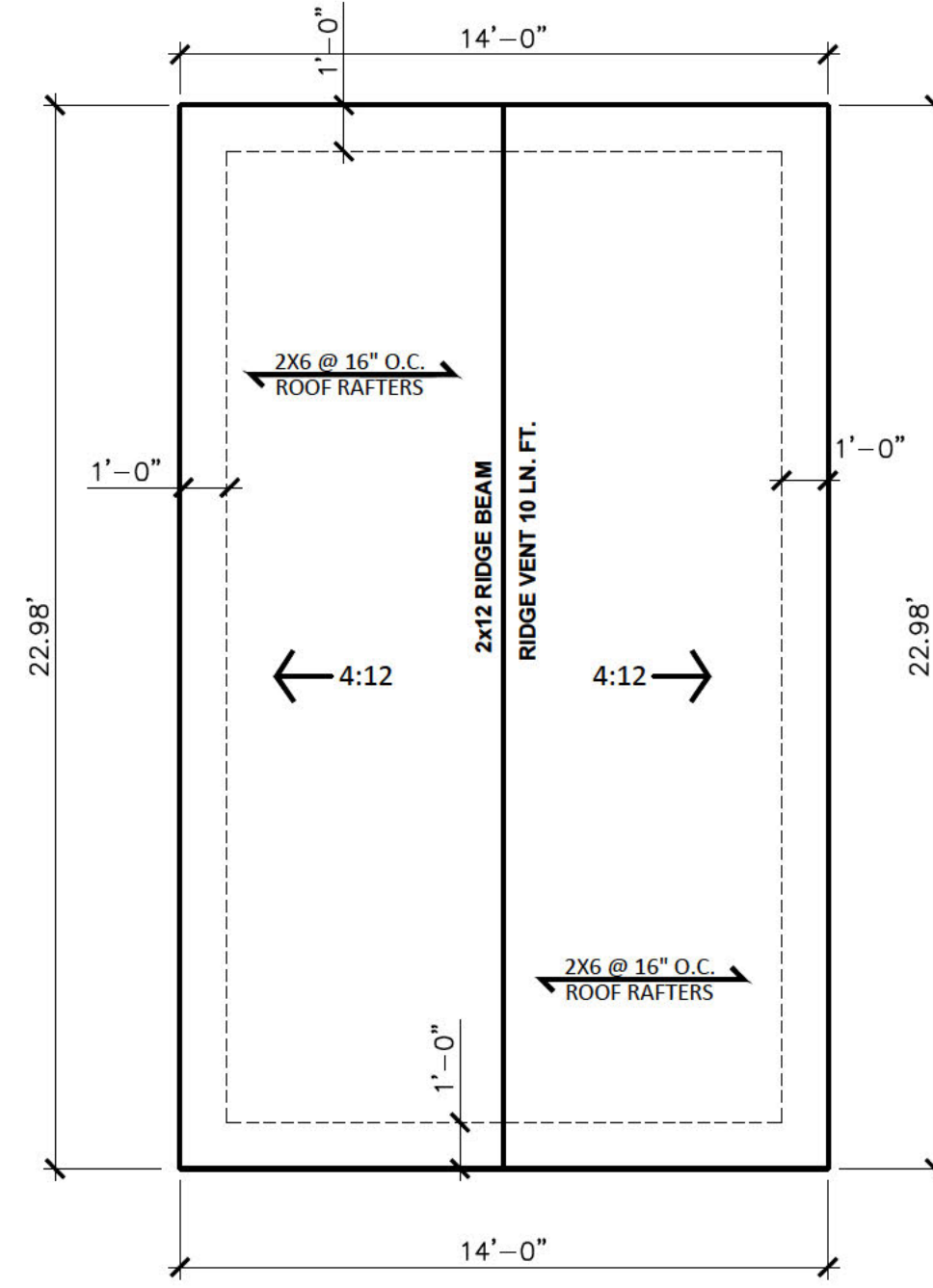
1. PROVIDE ALL LABOR AND MATERIALS FOR A COMPLETE PLUMBING SYSTEM IN ACCORDANCE WITH LOCAL AND STATE CODES AND ORDINANCES. INSPECT EXISTING CONDITIONS AND MATERIALS PRIOR TO SUBMITTAL OF BID.
2. PROVIDE SLEEVES FOR PIPING THROUGH EXISTING NG AND NEW CONSTRUCTION, AND SEAL FOLLOWING PIPEWORK INSTALLATION WITH UL APPROVED FIRE-RATED SEALANT.
3. ARRANGE PIPING TO PERMIT EQUIPMENT AND FIXTURE REMOVAL. PROVIDE SHUT-OFF VALVES AT ALL EQUIPMENT AND FIXTURES.
4. PRESSURE TEST ALL PIPING SYSTEMS PRIOR TO CONCEALMENT. FIX ALL LEAKS AT ONCE. TEST DURATION SHALL BE A MINIMUM OF ONE HOUR.
5. PROVIDE CODE-APPROVED ANTI-SCALD PRESSURE-BALANCED PLUMB NG FIXTURES.
6. PROVIDE EQUIPMENT SUBMITTALS TO ARCHITECT FOR REVIEW. SUBMITTALS ARE REQUIRED FOR ALL EQUIPMENT, FIXTURES, FAUCETS, AND ACCESSORIES ADEQUATELY SUPPORT ALL PIPING AND FIXTURES. PROVIDE EXPANSION LOOPS AS REQUIRED.
7. ALL WATER DISTRIBUTION PIPING SHALL BE COPPER PIPE.
8. SOD, DRAIN AND VENT LINES SHALL BE APPROVED PVC (SCHEDULE 40) AND SHALL CONFORM TO THE LATEST ASTM SPECIFICATIONS FOR RESIDENTIAL USE UNLESS NOTED OTHERWISE ON P-1.
9. ALL WASTE AND VENT PIPING UP TO 3" DIAMETER SHALL BE PVC. OVER 3" SHALL BE CAST IRON OR HARD DRAIN COPPER UNLESS NOTED OTHERWISE ON P-1.
10. CONTRACTOR SHALL PROTECT ALL FIXTURES AND FACETS FROM DAMAGE THROUGH DURATION OF PROJECT. FIXTURES, FAUCETS, AND EQUIPMENT SHALL BE CLEAN, FREE FROM DAMAGE AND OPERATIONAL FLAWS AT PROJECT COMPLETION.
11. ALL CUTTING AND PATCHING AS REQUIRED. CUTTING OF STRUCTURAL MEMBERS SUCH AS FLOOR JOISTS, BEAMS, TRUSSES, ETC. IS NOT PERMITTED WITHOUT SPECIFIC WRITTEN APPROVAL FROM THE ARCHITECT AND ENGINEER.
12. PROVIDE OPEN SITE DRAIN AT ALL AIR CONDITIONING FOR CONDENSATION.
13. PROVIDE AND INSTALL ALL GAS PIPING, FITTINGS, AND VALVES.
14. PROVIDE AND INSTALL A GAS WATER HEATER WITH ALL FITTINGS, VALVES, AND CONNECTIONS. FLUE BY HVAC CONTRACTOR.
15. PROVIDE A "GRAY BOX" WITH 2" DRAIN, AND 1/2" HOT AND COLD WATER SERVICE FOR WASHING MACHINE.
16. PROVIDE GRAVITY FED HOT WATER RECIRCULATION LOOP FROM FARTHEST FIXTURE TO WATER HEATER.
17. PLUMBING CONTRACTOR SHALL INSTALL ALL WORK IN ACCORDANCE WITH ALL LOCAL AND STATE GOVERNING LAWS, CODES, AND ORDINANCES.
18. THE PLUMBING CONTRACTOR SHALL PROVIDE WATER AND WASTE PIPING FOR ALL PLUMB NG FIXTURES INDICATED ON THE PLAN. THIS SHALL INCLUDE ALL FIXTURES AND EQUIPMENT IN KITCHEN AND/OR AS INDICATED ON DRAWINGS AND SCHEDULES.
19. PLUMBING CONTRACTOR SHALL BE LICENSED AND BONDED TO PERFORM PLUMBING WORK. ALL WORK SHALL BE BY JOURNEYMAN PLUMBERS. THE PLUMBING CONTRACTOR SHALL PROVIDE PLUMBER'S LETTER FOR PERMIT ON COMPANY LETTERHEAD.
20. ALL DOMESTIC WATER PIPING SHALL BE INSULATED WITH 1" THICK FIBERGLASS SECTIONAL PIPE COVERS.
21. ALL DOMESTIC WATER PIPING INCLUDING FITTINGS, VALVES, ETC. SHALL BE INSULATED WITH 1" THICK FIBERGLASS. UNRATED NON-COMBUSTIBLE SECTIONAL PIPE, 5 LB DENSITY INSULATION WITH ALL SERVICE JACKET AND SELF-SEALING LAPS, AS MANUFACTURED BY JOHNS MANVILLE, OWENS CORNING, CERTANATED, OR KNAUF. FITTINGS, VALVES, ETC. SHALL BE INSULATED BY WRAPPING WITH FIBERGLASS BLANKET AND SECURING WITH JUTE-TWINE. THEN WRAPPING WITH CLOTH TAPE TO FORM A VAPOR BARRIER, AND FINISH NG WITH A 1/4" LAYER OF VAPOR PROOF FINISH NG CEMENT INSULATION BUTT JOINTS SHALL BE SEALED WITH 3/4" DEEP SELF-SEALING LAP STRIPS. WHERE INSULATION ENDS, THE INSULATION SHALL BE BEVELED AND SEALED TO PIPE WITH CLOTH TAPE AND A 1/4" LAYER OF VAPOR-PROOF FINISHING CEMENT. FIBERGLASS PREFORMED FITTINGS SHALL LAGGING INSULATION BUTT JOINTS SHALL BE SEALED WITH 3/4" DEEP SELF-SEALING LAP STRIPS. WHERE INSULATION ENDS, THE INSULATION SHALL BE BEVELED AND SEALED TO PIPE WITH CLOTH TAPE AND A 1/4" LAYER OF VAPOR-PROOF FINISHING CEMENT. FIBERGLASS PREFORMED FITTINGS SHALL LAGGING INSULATION BUTT JOINTS SHALL BE SEALED WITH 3/4" DEEP SELF-SEALING LAP STRIPS. WHERE INSULATION ENDS, THE INSULATION SHALL BE BEVELED AND SEALED TO PIPE WITH CLOTH TAPE AND A 1/4" LAYER OF VAPOR-PROOF FINISHING CEMENT. FIBERGLASS PREFORMED FITTINGS SHALL LAGGING INSULATION BUTT JOINTS SHALL BE SEALED WITH 3/4" DEEP SELF-SEALING LAP STRIPS. WHERE INSULATION ENDS, THE INSULATION SHALL BE BEVELED AND SEALED TO PIPE WITH CLOTH TAPE AND A 1/4" LAYER OF VAPOR-PROOF FINISHING CEMENT. FIBERGLASS PREFORMED FITTINGS SHALL LAGGING INSULATION BUTT JOINTS SHALL BE SEALED WITH 3/4" DEEP SELF-SEALING LAP STRIPS. WHERE INSULATION ENDS, THE INSULATION SHALL BE BEVELED AND SEALED TO PIPE WITH CLOTH TAPE AND A 1/4" LAYER OF VAPOR-PROOF FINISHING CEMENT. FIBERGLASS PREFORMED FITTINGS SHALL LAGGING INSULATION BUTT JOINTS SHALL BE SEALED WITH 3/4" DEEP SELF-SEALING LAP STRIPS. WHERE INSULATION ENDS, THE INSULATION SHALL BE BEVELED AND SEALED TO PIPE WITH CLOTH TAPE AND A 1/4" LAYER OF VAPOR-PROOF FINISHING CEMENT. FIBERGLASS PREFORMED FITTINGS SHALL LAGGING INSULATION BUTT JOINTS SHALL BE SEALED WITH 3/4" DEEP SELF-SEALING LAP STRIPS. WHERE INSULATION ENDS, THE INSULATION SHALL BE BEVELED AND SEALED TO PIPE WITH CLOTH TAPE AND A 1/4" LAYER OF VAPOR-PROOF FINISHING CEMENT. FIBERGLASS PREFORMED FITTINGS SHALL LAGGING INSULATION BUTT JOINTS SHALL BE SEALED WITH 3/4" DEEP SELF-SEALING LAP STRIPS. WHERE INSULATION ENDS, THE INSULATION SHALL BE BEVELED AND SEALED TO PIPE WITH CLOTH TAPE AND A 1/4" LAYER OF VAPOR-PROOF FINISHING CEMENT. FIBERGLASS PREFORMED FITTINGS SHALL LAGGING INSULATION BUTT JOINTS SHALL BE SEALED WITH 3/4" DEEP SELF-SEALING LAP STRIPS. WHERE INSULATION ENDS, THE INSULATION SHALL BE BEVELED AND SEALED TO PIPE WITH CLOTH TAPE AND A 1/4" LAYER OF VAPOR-PROOF FINISHING CEMENT. FIBERGLASS PREFORMED FITTINGS SHALL LAGGING INSULATION BUTT JOINTS SHALL BE SEALED WITH 3/4" DEEP SELF-SEALING LAP STRIPS. WHERE INSULATION ENDS, THE INSULATION SHALL BE BEVELED AND SEALED TO PIPE WITH CLOTH TAPE AND A 1/4" LAYER OF VAPOR-PROOF FINISHING CEMENT. FIBERGLASS PREFORMED FITTINGS SHALL LAGGING INSULATION BUTT JOINTS SHALL BE SEALED WITH 3/4" DEEP SELF-SEALING LAP STRIPS. WHERE INSULATION ENDS, THE INSULATION SHALL BE BEVELED AND SEALED TO PIPE WITH CLOTH TAPE AND A 1/4" LAYER OF VAPOR-PROOF FINISHING CEMENT. FIBERGLASS PREFORMED FITTINGS SHALL LAGGING INSULATION BUTT JOINTS SHALL BE SEALED WITH 3/4" DEEP SELF-SEALING LAP STRIPS. WHERE INSULATION ENDS, THE INSULATION SHALL BE BEVELED AND SEALED TO PIPE WITH CLOTH TAPE AND A 1/4" LAYER OF VAPOR-PROOF FINISHING CEMENT. FIBERGLASS PREFORMED FITTINGS SHALL LAGGING INSULATION BUTT JOINTS SHALL BE SEALED WITH 3/4" DEEP SELF-SEALING LAP STRIPS. WHERE INSULATION ENDS, THE INSULATION SHALL BE BEVELED AND SEALED TO PIPE WITH CLOTH TAPE AND A 1/



GARAGE FOUNDATION PLAN
1/4" = 1'-0"



ARCH. GARAGE PLAN
1/4" = 1'-0"



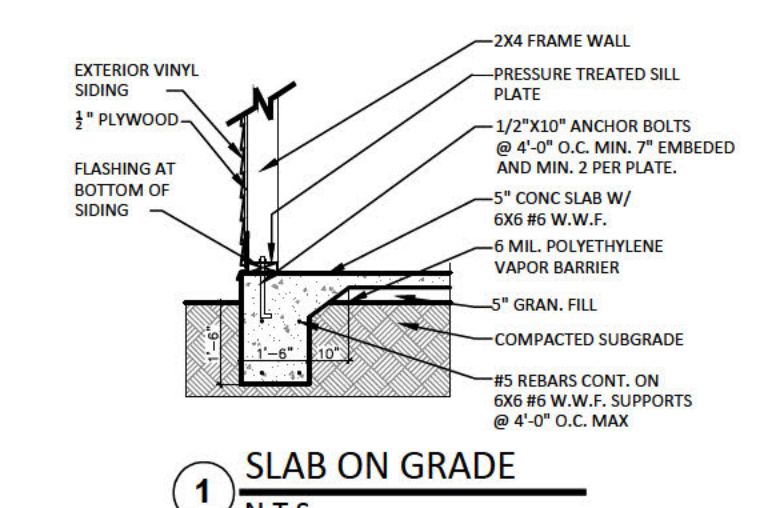
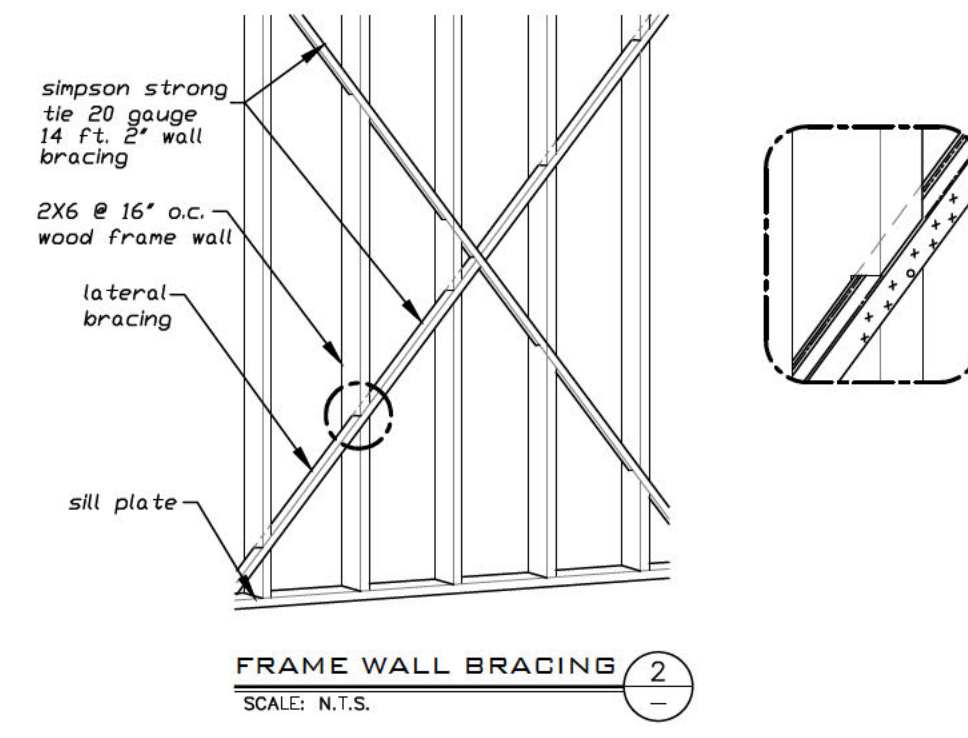
GARAGE ROOF PLAN
1/4" = 1'-0"

CONSTRUCTION HOURS/ SITE PROTECTION

THE ERECTION, DEMOLITION, ALTERATION, OR REPAIR OF ANY BUILDING OR SITE WORK IS PROHIBITED BETWEEN THE HOURS OF 6:00 p.m. AND 7:00 a.m. AND SUNDAYS AND HOLIDAYS EXCEPT IN CASE OF AN EMERGENCY IN THE INTEREST OF PUBLIC HEALTH AND SAFETY, AND THEN ONLY WITH WRITTEN PERMISSION FROM THE VILLAGE MANAGER OR DESIGNEE. SUCH PERMISSION MAY BE GRANTED FOR A PERIOD NOT TO EXCEED 3 DAYS WHILE THE EMERGENCY CONTINUES AND MAY BE EXTENDED FOR AN ADDITIONAL 3 DAYS IF THE EMERGENCY CONTINUES. A SIX (6) FOOT CHAIN LINK FENCE SHALL BE INSTALLED AROUND EXCAVATION.

GENERAL NOTCHING AND BORING NOTES

- NOTCHES IN SOLID LUMBER JOIST, RAFTERS, AND BEAMS, SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER, SHALL NOT BE LONGER THAN ONE-THIRD OF THE DEPTH OF THE MEMBER, AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT THE ENDS OF MEMBERS SHALL NOT EXCEED ONE-FOURTH OF THE DEPTH OF THE MEMBER. THE TENSION SIDE OF MEMBERS 4 INCHES OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT THE ENDS OF THE MEMBERS.
- WHERE POSTS AND BEAM OR GIRDER CONSTRUCTION IS USED TO SUPPORT FLOOR FRAMING, POSITIVE CONNECTIONS SHALL BE PROVIDED TO ENSURE AGAINST UPLIFT AND LATERAL DISPLACEMENT.
- THE DIAMETER OF HOLES DRILLED INTO WOOD FLOOR JOISTS, RAFTERS, AND BEAMS SHALL NOT EXCEED ONE-THIRD OF THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE LOCATED CLOSER THAN 2 INCHES TO THE TOP OR BOTTOM OF THE MEMBER, OR TO ANY OTHER HOLE IN THE MEMBER, WHERE THE MEMBER IS ALSO NOTCHED, THE HOLE SHALL NOT BE CLOSER THAN 2 INCHES TO THE NOTCH.
- ANY STUD IN AN EXTERIOR WALL AND BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF THE WIDTH OF THE STUD. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NO MORE THAN 40% OF THE WIDTH OF THE STUD AND THE EDGE OF THE HOLE IS NO CLOSER THAN 5/8" TO THE EDGE OF THE STUD. A STUD MAY BE BORED TO A DIAMETER OF 60% OF THE STUD WIDTH, PROVIDED THAT SUCH STUDS ARE DOUBLED AND NO MORE THAN 2 SUCCESSIVE STUDS ARE BORED.
- MINIMUM GYPSUM WALL BOARD THICKNESS SHALL BE 5/8" FOR ALL APPLICATIONS.



1 SLAB ON GRADE
N.T.S.

WALL LEGEND

TYPE	NOTE
	VINYL SIDING ON 1/2" EXT. PLYWD. W/ HOUSE WRAP ON OUTBOARD AND 6 MIL. VAPOR BARRIER ON INBOARD SIDE, 2X4 @ 16" OC STUDS, UNFINISHED INTERIOR

DOOR SCHEDULE

SYMBOL: ○

MARK	WIDTH	HEIGHT	DOOR	FRAME	NOTE
1	8'-0"	8'-0"	HC/M	HM	OVERHEAD DOOR
2	3'-0"	6'-8"	HC/M	HM	GARAGE ENTRY DOOR W/WEATHER STRIP

NOTES:

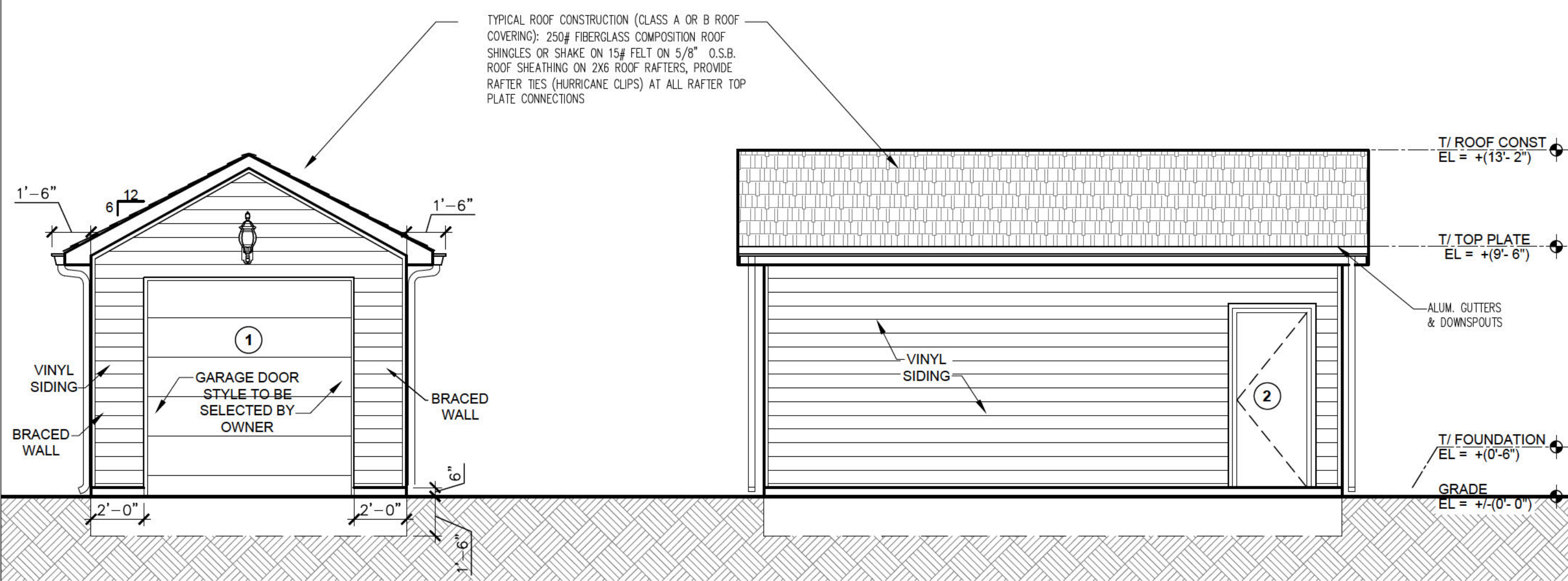
(1) ARCHITECT SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE QUALITY OF MATERIALS OR FOR THE QUALITY OF WORKMANSHIP USE ON THE JOB.

(2) ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY SITE INSPECTIONS OF WORK QUALITY OR PROGRESS.

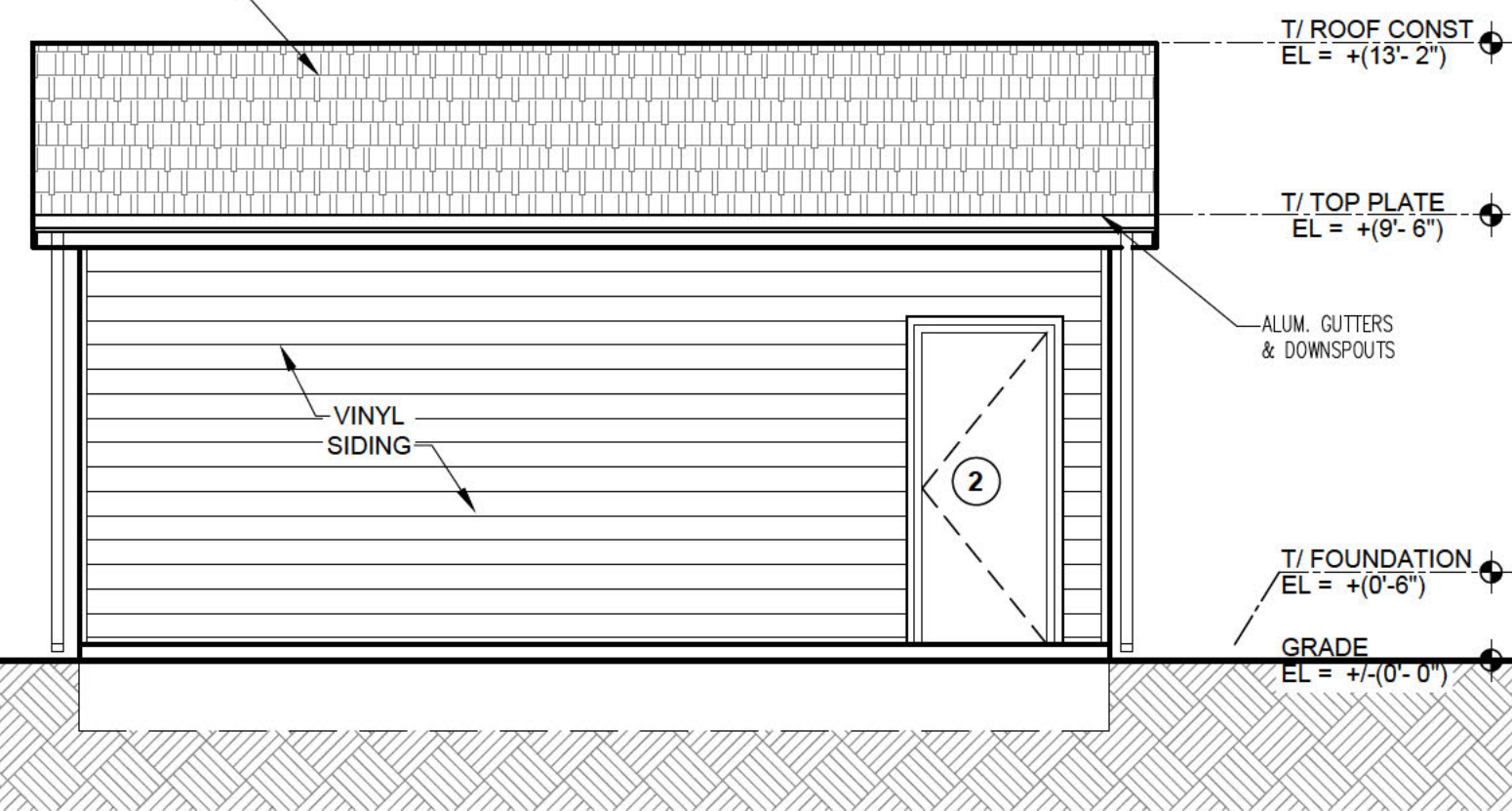
(3) ALL WORK SHALL COMPLY WITH ALL CURRENT APPLICABLE CODES.

(4) CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL ASSUME FULL RESPONSIBILITY FOR SAME PRIOR TO EXECUTING ANY WORK.

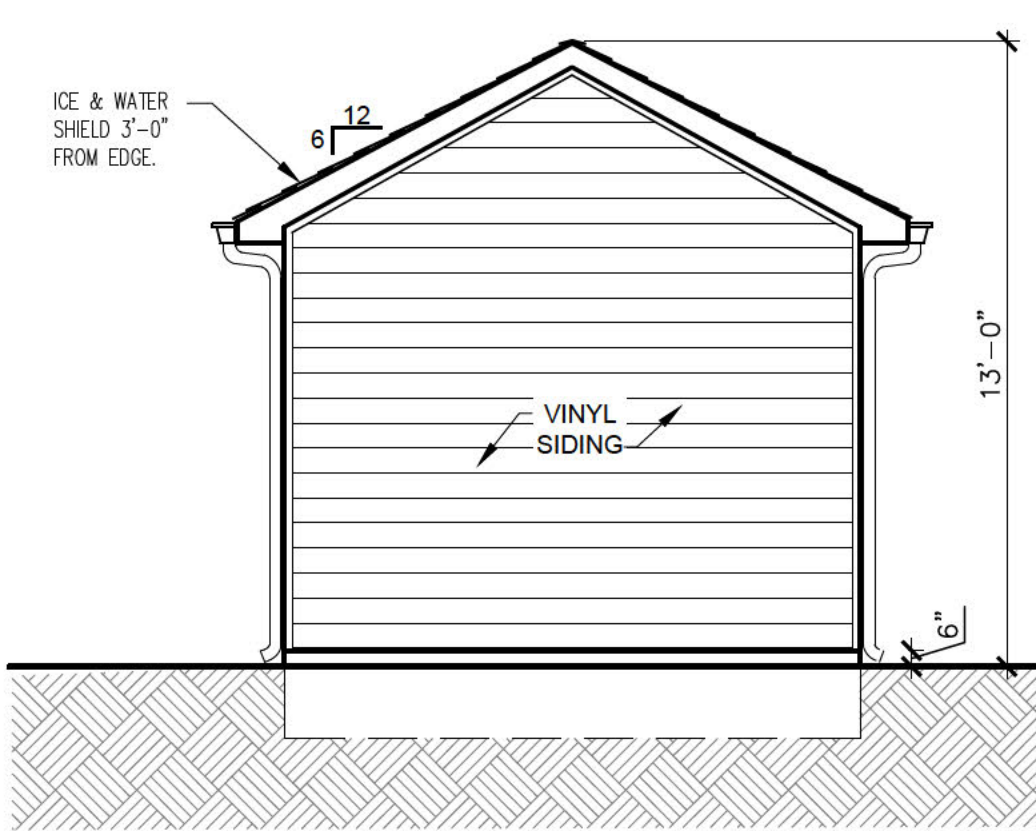
(5) FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE OF ALL DRAWINGS SEE NOTE 4.



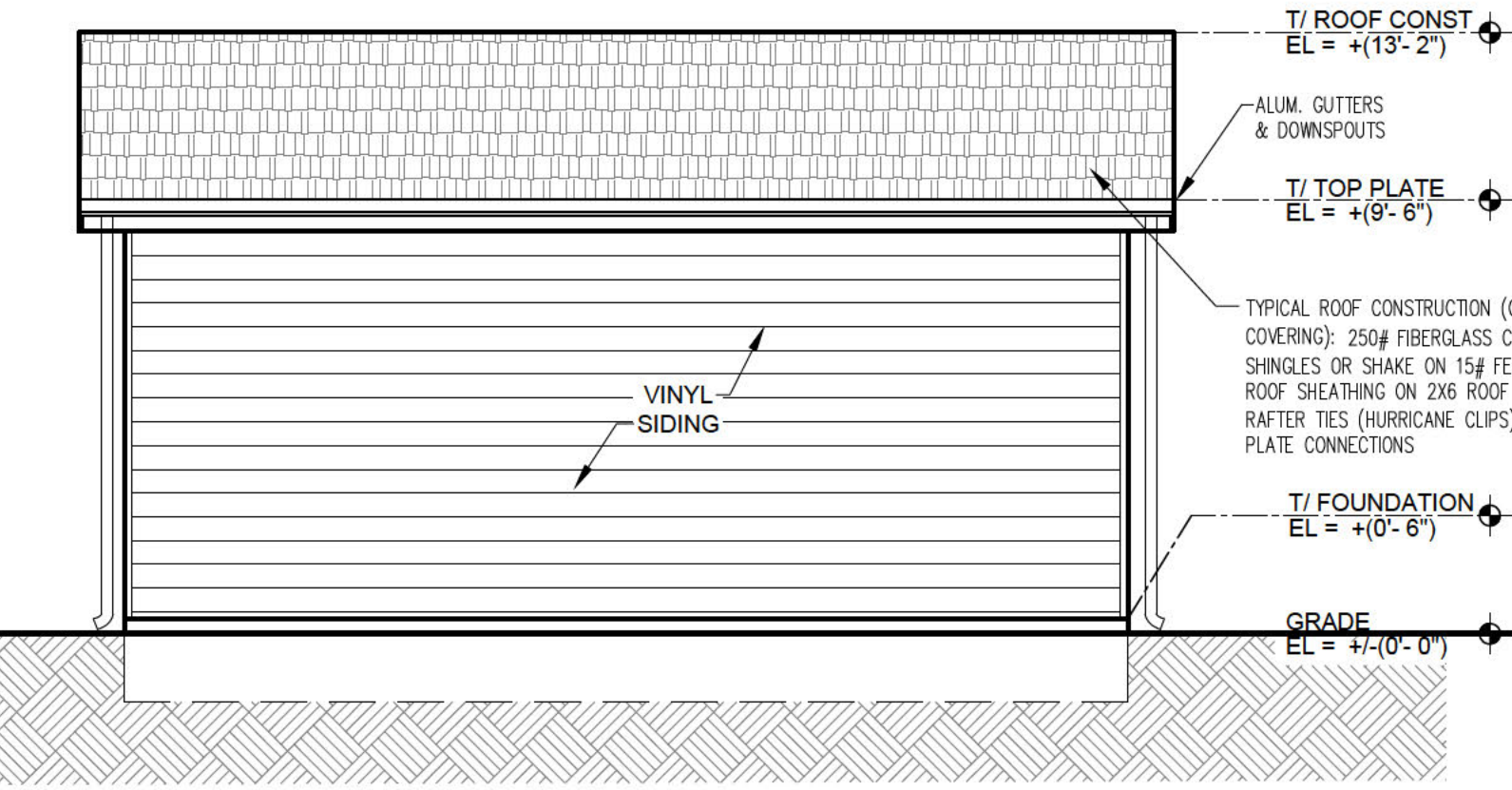
ARCH. FRONT ELEVATION
1/4" = 1'-0"



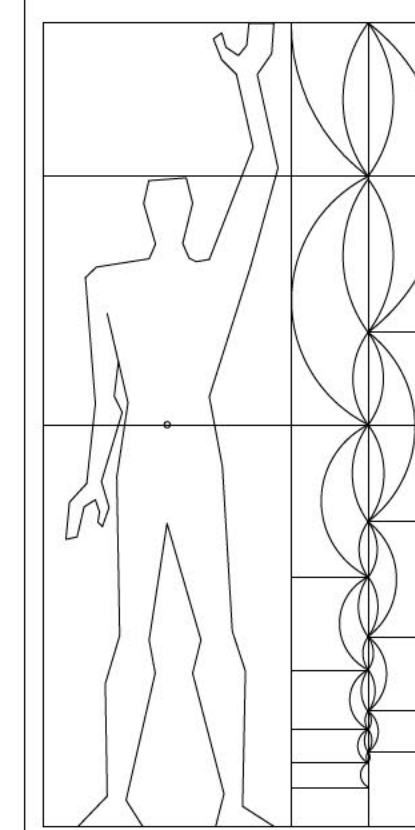
ARCH. LEFT ELEVATION
1/4" = 1'-0"



ARCH. REAR ELEVATION
1/4" = 1'-0"



ARCH. RIGHT ELEVATION
1/4" = 1'-0"



PO BOX 59116 Chicago, IL 60659
O: 312.866.0946
edishco@gmail.com
www.edishco.info

DATE: 1.14.2021

**880 WILLOW RD
WINNETKA, IL**

**ARCHITECTURAL
FLOOR PLANS,
ELEVATIONS
& NOTES**

A-1

ATTACHMENT D

Minutes adopted 10.14.2019

WINNETKA ZONING BOARD OF APPEALS EXCERPT OF SEPTEMBER 9, 2019 MEETING MINUTES

Zoning Board Members Present: Matt Bradley, Chairman
Sarah Balassa
E. Gene Greable
Wally Greenough
Lynn Hanley
Kimberly Handler

Zoning Board Members Absent: None

Village Staff: David Schoon, Director of Community Development
Ann Klaassen, Senior Planner

Case No. 19-23-V2: 880 Willow Road: An application submitted by Julian Cazacu seeking approval for zoning variations to allow construction of a new single family residence on the existing foundation at 880 Willow Road. The requested zoning variations would permit the residence (a) to exceed the maximum permitted building size, (b) to provide less than the minimum required front yard setback from Willow Road and (c) to provide less than the minimum required east side yard setback. The Village Council has final jurisdiction on this request.

Ms. Klaassen stated the applicant filed an application seeking approval of three variations, one for GFA in the amount of 2,814 square feet whereas a maximum of 1,880 square feet is permitted, a variation of 934 square feet or 49.68%, a front yard setback of 13.79 feet whereas a minimum of 50 feet is required, a variation of 36.21 feet or 72.4% and a side yard setback variation to allow a side yard setback of 3.2 feet whereas a minimum of 6 feet is required, a variation of 2.8 feet or 46%.

Ms. Klaassen stated the subject property is located on the south side of Willow Road between Birch Street and White Oak Lane. She then stated in April 2019, the applicant was issued a building permit to build a two story addition and remodel the existing residence. Ms. Klaassen stated on July 29, 2019, Village staff noticed the entire structure above grade had been demolished and a stop work order was issued due to the work going beyond the scope of the approved building permit. She then stated given the entire structure was torn down, the Village's codes define the construction now as a new home which is required to meet the current zoning regulations. Ms. Klaassen stated due to the existing nonconforming home being torn down, zoning relief is necessary for the applicant to proceed with construction to rebuild on the existing foundation.

Ms. Klaassen stated the plan submitted for consideration by the Board reflects the same improvements originally approved by the Village in April to remodel the residence and build a two addition at the rear of the home. She stated the proposed two story residence would be constructed on the existing foundation which has been reinforced with concrete. Ms. Klaassen stated the existing foundation is located within the required front and east side yard and the proposed residence would be in the same location as the previous residence with the exception that the residence would extend further south toward the rear of the property in compliance with the required setbacks.

1 Ms. Klaassen noted the existing lot is legal nonconforming as the lot measured only 4,974 square feet
2 while the R-2 district requires a minimum lot area of 24,000 square feet. She stated the area of the lot is
3 only 20% of the minimum lot requirement. Ms. Klaassen stated in addition, the minimum required
4 average lot width is 100 feet with the current lot measuring less than 38 feet wide. She noted the lot to
5 the east and three lots to the west are all legal nonconforming lots in the R-2 zoning district. Ms.
6 Klaassen reiterated the three variations being requested include a GFA variation, front yard setback and
7 side yard setback. She informed the Board the basement which measured approximately 943 square
8 feet is now included in GFA due to the elevation of the first floor above grade whereas prior to
9 demolition, the basement was not included in the GFA. Ms. Klaassen noted the zoning ordinance
10 requires that basements in buildings constructed since 1989 that have a first floor more than 2.5 feet
11 above grade are to be included in GFA, whereas basements built prior to 1989 are included in the GFA if
12 the basement walls are exposed more than 4 feet above grade. She stated in this particular case, the
13 first floor is located 3 feet 8 inches or 3.67 feet above grade. Ms. Klaassen stated prior to being torn
14 down, the GFA complied with the maximum permitted GFA. Ms. Klaassen stated since the residence was
15 torn down and although the foundation remains, it is considered new construction requiring the
16 entire basement be included in GFA due to the elevation of the first floor above grade.

17
18 Ms. Klaassen stated the Board is to consider whether the requested variations meet the standards for
19 granting such variations. She stated following public comment and Board discussion, the Board may
20 make a recommendation to the Village Council regarding the requested relief. Ms. Klaassen noted a
21 draft motion is included on page 7 of the agenda report.

22
23 Chairman Bradley informed Ms. Brya she did not have to stay and asked the applicant to speak to the
24 request.

25
26 Julian Cazacu, 880 Willow Road, stated he would present the situation to the Board. He stated the home
27 was torn down and the foundation remained to rebuild a new home. Mr. Cazacu stated there are photos
28 of the old home and he decided for the safety of his family and the neighbors, there was no way to build
29 using the existing walls. Chairman Bradley asked if there were any questions from the Board.

30
31 Ms. Handler stated the applicant is saying he bought the home for his family and asked if the co-owner
32 is his wife. Mr. Cazacu confirmed that is correct and his wife is a real estate agent. Ms. Handler asked
33 Mr. Cazacu if they were well aware of the due diligence when they purchased a North Shore property.
34 Mr. Cazacu confirmed that is correct. Ms. Handler noted she did research on the property and saw it is
35 one of the older homes in the Village and was built in 1905 with the last time a permit being issued was
36 in 1929. She then asked if they realized it would be a tough haul when they bought the home and if a
37 general contractor looked at the home. Mr. Cazacu confirmed that is correct. Ms. Handler also asked if
38 he had done renovations before and Mr. Cazacu responded not like this. Ms. Handler described the
39 situation as hitting the lottery and whether they did not think the home was well under market value
40 with a low tax bill and they are allowed to build a 1,800 square foot home with a 900 square
41 foot basement. Ms. Handler stated they should be able to build that. Mr. Cazacu stated they wanted to
42 build what would work for them and the old home was small and they could not make four rooms which
43 is why they decided to do an addition and bathroom. Mr. Cazacu also stated the home is almost 2,000
44 square feet now. Ms. Handler then stated they get to start from scratch and should be able to build a
45 home which would meet their family's needs and the zoning requirements for the Village. She also
46 stated the laws are set for a reason to make sure the housing stock remained as lovely as it is. Ms.
47 Handler then asked why he would not want to do that and build a home in accordance with the
48 ordinance. Mr. Cazacu stated if they were to build a new home according to the requirements, the width

1 of the home would be 16 feet which is very small. He also stated it would be 50 feet long and they want
2 to keep the existing foundation.

3
4 Chairman Bradley referred to the creation of a terrible ordeal in terms of what they contemplated
5 doing. He stated the applicant got a permit to do a build out and upon finding out the walls were not
6 safe, he referred to photos and with regard to the general contractor being able to proceed under the
7 current plans, he asked why the contractor didn't notify the Village he intended to demolish the home.
8 He stated the contractor should have known that would not be authorized. Mr. Cazacu responded when
9 they started demolition, they did it one by one and were planning to keep the east and west walls
10 and found out the home was not safe. He informed the Board the foundation was not connected to the
11 home and they decided to take the whole thing down and that it was a surprise.

12
13 Chairman Bradley asked on what date was the demolition done. Ms. Klaassen responded it was noticed
14 on July 29, 2019 and they are not sure if it happened that day. Mr. Cazacu responded it was within a
15 couple of hours. Chairman Bradley then stated the original plans from the April approval did not
16 contemplate a 933 square foot basement and asked if it was intended to be a crawl space. Ms. Klaassen
17 responded it was not. Chairman Bradley stated everything was approved under the condition it would
18 be a renovation and is existing nonconforming and now since the walls were demolished, it needs to be
19 considered as new construction which brought into play the GFA overage. He asked if there were any
20 other questions.

21
22 Ms. Hanley asked Mr. Cazacu did they know the home was nonconforming when they bought it. Mr.
23 Cazacu responded they did not. Ms. Hanley asked did the general contractor know. Mr. Cazacu
24 responded with regard to the general contractor, it was his idea to demolish it in case something
25 happened and he did not want to be responsible. Ms. Hanley stated the plans show they need variations
26 and the permitted plans should show what is required and what they would have in terms of minimum
27 side yard etc. Mr. Cazacu responded because of the safety situation, they could not leave it the way it
28 was. Ms. Hanley asked Mr. Cazacu if he was aware if you have a nonconforming building which burned
29 down, you cannot rebuild it nonconforming as it was. Mr. Cazacu reiterated it was for safety reasons.
30 Ms. Hanley stated the issue for discussion is securing and rebuilding walls. Mr. Cazacu informed the
31 Board in a meeting, they discussed trying to connect the walls with the foundation and found there was
32 no way to do it. He also stated the whole home was hanging in the wood and there was no connection
33 or support. Ms. Hanley asked Mr. Cazacu if he is aware he can build if they do a new foundation and
34 they are trying to not build a new foundation. Mr. Cazacu stated they want to keep the
35 existing foundation and build a new home. Ms. Hanley asked if with a new foundation, they can still
36 build a new home with just a front yard variation. Mr. Cazacu confirmed that is correct. Ms. Hanley
37 asked why they could not build on the existing basement. Mr. Cazacu referred to the space needed for
38 the family with five rooms and three bedrooms. Ms. Hanley referred to whether they can build this
39 home on a new foundation conforming to the side yard requirements. Mr. Cazacu noted the foundation
40 is in good shape.

41
42 Ms. Klaassen noted the side yard setback for the existing home is set back 3 feet and if they were
43 to remove the foundation and start from scratch, there would have to be a 6 foot setback to the east
44 and 8 feet to the west which leaves a width of 23 feet. Ms. Hanley stated they could still build a 21 foot
45 wide home conforming to the side yard requirements and asked if that would include a driveway. Ms.
46 Klaassen confirmed that is correct on the west side since they would need at least 8 feet for the
47 driveway. Chairman Bradley asked if there were any other questions.

1 Mr. Greenough asked Mr. Cazacu when they bought the home and Mr. Cazacu responded January 2019
2 and they never lived in it. Mr. Greenough asked if they considered the possibility of demolishing
3 and building a new home on the site and Mr. Cazacu confirmed that is correct. Mr. Greenough then
4 asked how the Village staff distinguished between it being an inadvertent teardown caused by
5 circumstances and deliberate teardowns. Mr. Schoon responded the submitted plan required them to
6 leave more than 50% of the structure in place to be considered a remodeling and not new home
7 construction. He stated when the developer proceeded with a gut rehab; they discovered the structural
8 support was not safe, which does happen on occasion.
9

10 Mr. Greenough asked what led them to believe they could partially demolish the home and rebuild
11 around it. Mr. Cazacu responded the foundation is in good shape and the walls were not open in order
12 to check them deeper and determine the shape of the home. He stated they checked parts of
13 the basement and decided to demolish it that far with 50% of the home being the same but the home
14 had old wood which was not in good shape. Mr. Cazacu stated they want to do the best rebuild so that it
15 would be strong and not a problem in the future. He then stated after the permit was issued,
16 they started demolition slowly and then saw the walls were in bad shape. Chairman Bradley asked if
17 there were any other questions.
18

19 Mr. Greable stated when the applicant bought the home, which was built prior to 1989, the basement
20 could have gone 4 feet above the foundation which would have been ok and the home was at 3.67 feet
21 and was legal. Chairman Bradley stated the applicant is not in the position for a height variation that
22 would count toward GFA in the remodel. Mr. Greable stated when the applicant bought the home; the
23 basement was 3.67 feet above the foundation which made it legal. Mr. Cazacu stated he did not have
24 that information and with regard to the existing basement, they broke everything down and referred to
25 new plumbing. Mr. Greable then stated what they are doing now brings in additional first floor height
26 which was not in it before because it was conforming. He asked what is the height they are using that
27 would bring this in to GFA. Mr. Cazacu confirmed the basement would be 7 feet deep and the first floor
28 would be 8 feet. Chairman Bradley stated if the basement is above 2.5 feet, it would be brought in to
29 GFA under the new rules and if they had it at 2.5 feet and below, it would not come in to GFA.
30

31 Ms. Klaassen referred the Board to Sheet A-4 which is the building section which showed the grade
32 elevation of 0 with the first floor at 3 feet 8 inches above grade. Mr. Greable asked if it was the same as
33 before the teardown and complies with the old grade. Ms. Klaassen stated it was not included
34 previously since the basement walls were not exposed more than 4 feet and now since it would be
35 new construction, the limit is 2.5 feet to the first floor. Mr. Greable then stated they are only talking
36 about 1 foot which he described as a minor amount. Chairman Bradley asked if there were any other
37 questions from the Board or audience.
38

39 Maureen Cline, 350 Birch Street, informed the Board she lives next to the subject property. She stated
40 she is not anti-development and understood there were issues with the previous structure which
41 definitely needed renovations. Ms. Cline then stated she had strong objections to the variations being
42 requested by the developer which will negatively impact their property. She noted the west side of the
43 home which shared the property line with this property only has three windows. Ms. Cline informed the
44 Board the previous structure came as far back as halfway to the kitchen window leaving the remaining
45 windows with unobstructed views and light. She stated the new structure would extend across the
46 kitchen window and one of the two dining room windows leaving only one window with natural light.
47 She stated although the back of the original structure extended into a portion of the kitchen window,
48 there is currently a sufficient distance between both properties to allow natural light into their kitchen.

1 Ms. Cline stated if the variations are granted, it would allow the new structure to sit closer to their
2 property line and this would no longer be the case. She indicated the developer knew what the
3 permissible footprint was and the purchase price reflected those restrictions. She then urged the Board
4 to reject the petition for these variations so as not to diminish their family's enjoyment of their home
5 and the value of their investment.

6
7 Chairman Bradley stated in terms of the setbacks, this is all existing as originally existed for the building
8 in April. He also stated for the permit granted in April, it was compliant with the ability for them
9 to extend the home as originally planned. Ms. Klaassen confirmed that is correct. Chairman Bradley
10 asked if there were any other comments.

11
12 Chairman Bradley swore in Doug Deets, 879 Willow Road. Mr. Deets stated he lives across the street and
13 has watched the progression of events on the property which he described as upsetting and the
14 applicant gutted the entire place. He questioned why they did not see the condition of the walls and
15 foundation then. He then referred to a footer being put in for the addition before knocking the home
16 down. Mr. James also stated there was no fencing except a bit around the front of the property. He then
17 stated the electrical was standing on a single piece of wood until the Village saw what occurred and the
18 power company shut it down. Mr. Deets stated while he understood the applicant wanted to go with
19 the existing footprint, the property is very small and questioned the effect on drainage and water for the
20 surrounding neighbors. He referred to a garage which may be in the plans. Ms. Klaassen stated there is
21 not. Mr. Deets then stated the basement is in bad shape with rotting 100 year old bricks. He stated his
22 concern is supervision and given the record of what they have found so far, there is a need for better
23 supervision of the applicant and the home should be built within the conformity of the guidelines.
24 Chairman Bradley asked if there were any other comments.

25
26 Chairman Bradley swore in Laurie DeJaines (sp?), 879 Willow Road. Ms. DeJaines stated she did
27 not believe based on the plans they reviewed that what they bought and what they intend to do should
28 be approved for the reasons stated by the neighbor at the corner of Birch. She informed the Board their
29 home was also built in 1905 and for the work done at that property, for a home this old and with a
30 realtor as a family member, they should have known what the restrictions are. Ms. DeJaines stated in
31 order to maintain the home integrity in the Village, building a larger home would be detrimental to the
32 neighbors. She also stated it is already difficult to get in and out of the shared driveway and it
33 is dangerous for the children next door since there was no fencing until the work stoppage on July 29th.
34 Ms. DeJaines referred to three children across the street whose home shares the driveway. She then
35 stated with regard to the work to be done, the Village told them it's just a remodel and addition when
36 clearly, it was not. Ms. DeJaines then stated when the electric pole was left standing; they connected it
37 to a pole in her front yard which was a huge danger. She also stated they have watched the entire
38 progression of the work being done from their home and while she understood the applicant wanted
39 a larger home and have the variations accepted for his family, the Village should stand by the zoning
40 laws and restrictions as well as for the protection of the community. Ms. DeJaines added while she is not
41 against a new home being built, a 1,800 square foot home in Winnetka is in great demand and
42 concluded it would be a detriment to not adhere to the regulations. Chairman Bradley asked if there
43 were any other comments.

44
45 Chairman Bradley swore in Kelly Horn, 340 Birch. Ms. Horn stated she saw everything happen and
46 had extreme concerns about the negligence and possible bait and switch which looked deliberate
47 and happened quickly. She informed the Board they had a tree removed from their front yard and went
48 through the proper approval process, talked to the Village Forester, etc. Ms. Horn then stated for

1 the safety and the community, she is very concerned about what happened. She also stated there was a
2 lack of integrity and a huge concern going forward that if they wanted to build an addition that should
3 have been done. Ms. Horn reiterated for the work they did to their home, they went through the
4 appropriate process. She again referred to it being a bait and switch and the applicant's first call should
5 have been to the Village if they felt the walls were unsafe. Ms. Horn commented it is upsetting to them
6 as neighbors and encouraged them to look at the precedence set by the homeowner and the integrity of
7 the process should be upheld.

8
9 Chairman Bradley asked if there were any other comments. No additional comments were made at this
10 time. He stated the Board would now bring the matter in for discussion and asked the Village staff if
11 they had paperwork in terms of the contractor working on the site as to whether they were licensed,
12 bonded and insured. Ms. Klaassen responded they are required to do that. Chairman Bradley stated it
13 was a typical process by which oversight in terms of interior renovation and fencing being required, he
14 asked to what extent the Village monitors what is happening from the period in April and notice of
15 demolition if there was any. Ms. Klaassen stated Village staff does code enforcement which did
16 not mean there was not any communication. She noted inspections are done through all phases of
17 construction. Chairman Bradley stated if the applicant is granted permission to move forward, he
18 referred to there being restriction around the surrounding area since it is new construction and security
19 fencing being taken care of. Ms. Klaassen confirmed that is correct.

20
21 Chairman Bradley asked if there was any additional comment and stated he did not have the sense the
22 Board is leaning one way or the other. He noted the Board is a recommending body to the Village
23 Council to approve or deny the request. Ms. Balassa stated she did not want there to be confusion with
24 regard to the neighbors' concerns or lose sight of the Board's requirements. She stated to review, the
25 home the applicant wanted to build was approved initially as an addition and remodel in the exact same
26 footprint and for them to keep the foundation and to do anything, it would not be conforming
27 and variations are required. Ms. Balassa stated in connection with the concerns of the neighbors' natural
28 light and air and effect on their property, they would not have had the ability to bring those concerns
29 with the remodel and addition and asked if there is no forum for that. Ms. Klaassen confirmed that is
30 correct because the addition and remodel complied with the regulations. Ms. Balassa then asked if the
31 only way it would come into conformance is to start fresh with a new foundation and stated those
32 four homes would no longer be in alignment which would change the streetscape and look of the street
33 on Willow Road. Ms. Klaassen confirmed that is correct. Ms. Balassa referred to the concerns with
34 regard to the children's safety issues which are very important to address no matter what. She also
35 stated she did not attribute the situation to be a bait and switch and the Board cannot assess that here
36 and for the testimony of the petitioner, photos and information, it is not relevant. Ms. Balassa reiterated
37 the Board should not discuss that and should say what is the best solution going forward. She noted
38 there would be a change to the neighborhood either way and the request was already approved for an
39 identical home by the Village, it is a difficult question. Ms. Balassa stated she is leaning toward allowing
40 the request and noted it is a very tight space and they have to make the best of the situation.

41
42 Ms. Handler referred to the satellite view and the home being the most forward home on the block. Ms.
43 Balassa stated it is by minor amounts and the distance between the homes is very tight which had an
44 effect on the neighbors. She added she did not know how much they should take the natural light effect
45 into account. Ms. Handler referred to the natural light effect since they would turn the back room into a
46 two story addition. Ms. Balassa confirmed they are allowed to do that and the neighbors' concern is not
47 resolved.

1 Chairman Bradley stated it becomes an issue of semantics when you consider the qualifications of
2 the property. He stated before the decision of the contractor was made to tear down the home, it was
3 in compliance with the ordinance for renovation and an addition. Chairman Bradley noted the R-2
4 district calls for 24,000 square feet and the applicant tried to put on an improvement and was staying
5 within the space provided. He then stated but for the careless decision which was done out of safety of
6 the teardown, they are now to look at it as new construction. Chairman Bradley then stated the issues
7 of the front yard setback and side yard setback are semantics to him and the structure was in place
8 when the home was bought and referred to the age of the home and neighbors who bought their
9 homes. He also referred to a home that size and housing stock staying available on the small parcel.
10 Chairman Bradley then stated the issue of GFA and overage only come in play because they are now to
11 look at it as new construction and the 933 square feet proffered overage is due to how the current
12 foundation would be set up. He also stated a 7 foot high ceiling is not elaborate for the structure or
13 space. He referred to stopping the applicant from going further down to stay within the side yard
14 setback and front yard setback to build an allowable home and the reason they are having the
15 conversation and the contractor is on watch now who decided to tear the home down.

16
17 Chairman Bradley noted the neighbors' concerns are valid and justified in terms of safety and referred to
18 citizens flagging issues to make sure things are policed. He then stated he would reluctantly be in favor
19 of the applicant going forward because semantics are driving it. Chairman Bradley also stated he
20 understood the residents' concerns and with regard to the reduction of light in the backyard, the Board
21 cannot make a decision on their rights to build on the property as long as it is in compliance with
22 the zoning ordinance. He agreed it is clear the variations given would not make a bigger home than
23 before on the property except what is allowed to take them beyond what was there before and they
24 would not have been given a variation to build anything if they were not within their legal right to build
25 from April.

26
27 Mr. Greenough referred to concern with regard to bait and switch, and he stated the proposed building
28 is what was already going to be built. He cautioned them to talk to the contractor and added he would
29 be in favor of the request.

30
31 Ms. Hanley stated while she did not feel there was a bait and switch, she referred to buying a
32 nonconforming 115 year old home and this happened whether it was intentional or not, the home was
33 demolished and the applicant should start within the confines of the zoning ordinance if they build a
34 new structure. She also stated they should not judge as to whether it was intentional or not and when
35 there is demolition of any kind, you should not be permitted to go ahead and not rebuild within
36 conformity. Ms. Hanley also stated they are subjecting to the situation being used as a loophole to skip
37 the demolition process and described the situation as extremely unfortunate. She also stated in shoring
38 the walls, foundation, etc. and jumping to demolition, they have to conform. Ms. Hanley then stated she
39 is sympathetic to the neighbor's light issues, which is why they have ordinances, although a 50
40 foot setback in the front would be ridiculous. She suggested they reapply for the front yard setback or
41 allow for a driveway and as a result of the demolition, to try to conform to the ordinance. Ms. Hanley
42 added she would hate to create a loophole and referred to other homes which were intentionally or
43 unintentionally demolished and they do not want to set up a precedent.

44
45 Mr. Greenough asked in those instances, if the concern is to take advantage of the demolition and
46 building something new. Ms. Hanley responded if the home falls down to the foundation, the new home
47 should conform to zoning. Chairman Bradley noted that is not possible in the R-2 district and given how
48 that lot is zoned; it would always need a variation. Ms. Hanley then stated an attempt should be

1 made to conform although a variation of the 50-foot setback should be allowed. Chairman Bradley
2 noted it is only because of the height of the basement that a GFA variation is necessary. Ms. Hanley
3 stated with a lower foundation, they can still build a 1,800 square foot home and she would not
4 recommend approval of the request as is and suggested the applicant come back with another design.
5

6 Chairman Bradley stated the Board seemed to be moving toward the applicant withdrawing the request
7 and reappear with modifications. Ms. Klaassen stated they would not withdraw the application but
8 would be given the opportunity to continue the case in order to revise the plans.
9

10 Mr. Greable stated he saw the property and described it as an unusual situation. He then stated the
11 existing foundation for the front and side setbacks is ok and would remain the same as it was. Mr.
12 Greable stated the first floor is giving him problems which is the basement which resulted in it being
13 2,813 square feet and the basement being 933 square feet. He stated that takes it over 2.5 feet and that
14 is the new rule and under the old rules prior to 1989, it was 4 feet. Mr. Greable then stated if they stay
15 below 4 feet, it would be in compliance and the basement would only be 3.67 feet above grade. He
16 reiterated the front and side yard setback are in compliance under the old rules and this is in compliance
17 with the old rules and he would therefore vote in favor recognizing the final decision maker is the Village
18 Council.
19

20 Ms. Handler stated there has been a lot of commentary and there are eight standards required to vote
21 in favor of the variance. She referred to three standards which she did not see as being met, the first of
22 which is reasonable return. Ms. Handler stated it would be new construction and would yield reasonable
23 return if built in accordance with the current laws. She stated with regard to the plight of the applicant
24 being due to unique circumstances, they are looking at a lot which is effectively a vacant lot and
25 required to be treated as new construction and they can construct a new home within zoning. Ms.
26 Handler also stated it is not a unique or narrow lot and has one street frontage. She then stated with
27 regard to light and air, when there would have been renovation on the existing home, it would not have
28 impaired light and air. Ms. Handler stated now it is new construction and they have to look at it under
29 those standards. She concluded by stating based on the plans and testimony of the neighbors, the new
30 home would impair the light and air of the adjoining home and she would not vote in favor of the
31 request since it did not meet three of the eight standards.
32

33 Chairman Bradley stated it is clear there is a set of standards to consider in order to grant variations. He
34 then referred to reasonable return and because it is new construction and in the R-2 district,
35 the minimum lot area is 24,000 square feet and this property cannot be built on without variances. He
36 then stated to the extent standard one is in question, he would be on the side of the applicant and no
37 home is possible on the lot. Ms. Klaassen stated to clarify; it is still considered a buildable lot. Chairman
38 Bradley then stated if they build a new home, the front yard setback would have to be 50 feet with
39 there being nothing left to build a home.
40

41 Mr. Greenough then stated he was moved by Ms. Handler's comments and referred to the concern of
42 the idea they ended up with total demolition and not treat what comes as new construction which is
43 what it is. He confirmed he is now against the request.
44

45 Chairman Bradley stated there are three Board Members in favor and three against the request and
46 referred to how the Board would proceed. Mr. Schoon stated the Board can try to identify whether
47 there would be a favorable amount of votes to approve an amended application so as to convince one
48 Board Members opposed to the project to recommend granting a variation. He also stated it would

1 require the applicant agreeing to that. Mr. Schoon then stated he is hearing there may be a need for
2 variations but this set of variations would not be appropriate. He questioned what set of variations did
3 the Board feel would be appropriate. Ms. Handler stated she could not support the GFA variation and
4 that a new foundation can be built in compliance with GFA and side yard requirements.

5
6 Chairman Bradley questioned how to suggest variations which are not before the Board. He noted GFA
7 is over the requirement because of treating the request as new construction. Chairman Bradley then
8 stated even if they say the applicant can lower the grade by some amount of the foundation to allow no
9 more than 2.5 feet above grade so that the 933 square foot variation goes away or build a new
10 foundation. He indicated it would not be appropriate for the Board say to the applicant what to do with
11 their property and to give the applicant a delay on the decision given the comments made by those not
12 in favor. Mr. Schoon informed the Board they can take more than one meeting if they cannot reach an
13 agreement, and after that try to forward a recommendation to the Village Council. He stated the others
14 can be asked how they could support it or not and then have the applicant come back to the next
15 meeting.

16
17 Chairman Bradley indicated it sounded like setbacks are not a deal breaker for Ms. Hanley. Ms. Hanley
18 referred to the east setback problem and FAR. She added a decent size home can be built with a 10 foot
19 driveway while leaving 8 feet on the other side with a 20 foot wide home. Ms. Hanley noted it is 21.5
20 feet now and the applicant can still build a decent home and meet the east setback and FAR
21 requirements. Mr. Greenough stated they should not tie up the applicant, and the request should go on
22 to the Village Council. He then stated he would be in favor to recommend approval and heard the
23 reluctance.

24
25 Chairman Bradley asked Ms. Handler with regard to her comments being rigid in that new construction
26 should be built in the strict interpretation of the regulations in the R-2 district and whether all
27 three variations were not acceptable to her. Ms. Handler responded some sort of front yard setback
28 variation of the 50-foot requirement would be reasonable. She reiterated FAR is the problem.

29
30 Chairman Bradley noted for the record potentially letting the rules allow intention and they would be
31 asking the applicant to spend money to demolish the foundation of the home at 21.53 feet in width,
32 which in April was compliant, to reduce it to 20 feet. He stated it amounted to 18 inches and the cost
33 the applicant would have to pay to get 18 inches for the side yard setback strikes him as not being
34 reasonable. Chairman Bradley then stated he appreciated the rigid holding to the standards, and they
35 should offer the applicant the ability to delay a vote and to recommend the applicant connect with their
36 contractor or architect with regard to plans to eliminate GFA and assuage the setback variations to
37 salvage the existing foundation.

38
39 Chairman Bradley then asked for a motion to recommend approval of the applicant's request as set
40 forth on page 7 of the staff report. Such a motion was made by Mr. Greable and seconded by Mr.
41 Greenough. A vote was taken and the motion passed, 4 to 2.

42
43 AYES: Balassa, Bradley, Greable, Greenough

44 NAYS: Handler, Hanley

45
46 ***

ATTACHMENT E

Prepared by:
Peter M. Friedman
Holland & Knight, LLP
150 N. Riverside Plaza, 27th Floor
Chicago, Illinois 60606

After recording, return to:
Recorder's Box 266



1930516078

Doc# 1930516078 Fee \$88.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/01/2019 03:35 PM PG: 1 OF 20

ORDINANCE NO. M-17-2019

**AN ORDINANCE GRANTING VARIATIONS
FROM THE WINNETKA ZONING ORDINANCE
FOR THE CONSTRUCTION OF A SINGLE FAMILY RESIDENCE
WITHIN THE R-2 SINGLE FAMILY RESIDENTIAL DISTRICT**

(880 Willow Road)



VILLAGE OF WINNETKA

Incorporated in 1869

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS

I, the undersigned, do hereby certify that I am the duly appointed, qualified and Deputy Village Clerk of the Village of Winnetka, Cook County, Illinois (the "Village") and as such officer I am the keeper of the official journal of proceedings, books, records, minutes, and files of the Village and of the Council (the "Village Council") thereof.

I do further certify that attached hereto is a full, true, and complete copy of the following:

ORDINANCE NO. M-17-2019

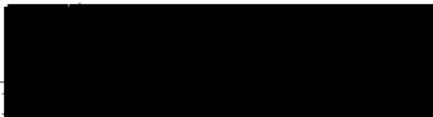
AN ORDINANCE GRANTING VARIATIONS FROM THE WINNETKA ZONING ORDINANCE FOR THE CONSTRUCTION OF A SINGLE FAMILY RESIDENCE WITHIN THE R-2 SINGLE FAMILY RESIDENTIAL DISTRICT (880 Willow Road)

Adopted by the Winnetka Village Council on October 1, 2019.

I do further certify that the deliberations of the Council on the adoption of said Ordinance were taken openly; that the vote on the adoption of said Ordinance was taken openly; that said meeting was held at a specified time and place convenient to the public; that notice of said meeting was duly given to all of the news media requesting such notice of said meeting; that said meeting was called and held in strict accordance with the provisions of the Open Meetings Act of the State of Illinois, as amended; and that the Council have complied with all of the applicable provisions of said Act, their procedural rules and the Village charter in the adoption of said Ordinance.

IN WITNESS WHEREOF, I have hereunto affixed my official signature and the seal of the Village this 16th day of October, 2019.

[SEAL]

By: 
Deputy Village Clerk

**AN ORDINANCE GRANTING VARIATIONS
FROM THE WINNETKA ZONING ORDINANCE
FOR THE CONSTRUCTION OF A SINGLE FAMILY RESIDENCE
WITHIN THE R-2 SINGLE FAMILY RESIDENTIAL DISTRICT
(880 Willow Road)**

WHEREAS, Iulian Cazacu and Donya Tanzif (collectively, the "*Applicant*") are the record title owners of the parcel of real property commonly known as 880 Willow Road in Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance ("*Subject Property*"); and

WHEREAS, the Subject Property is located within the R-2 Single Family Residential District of the Village ("*R-2 District*"); and

WHEREAS, the Subject Property was previously improved with a Single Family Residence ("*Former Structure*"), however, the Applicant demolished the Former Structure except for its foundation; and

WHEREAS, the Former Structure existed prior to February 7, 1989, and accordingly did not have the basement area included in the maximum building size and was a nonconforming structure related to front and corner yard setbacks and side yard setbacks; and

WHEREAS, the Applicant now desires to reconstruct a single-family residence on the Subject Property on the foundation of the Former Structure ("*Proposed Improvement*"); and

WHEREAS, pursuant to Section 17.64.040.E of the Winnetka Zoning Ordinance ("*Zoning Ordinance*"), no lawful nonconforming building that is destroyed shall be repaired or restored to its condition immediately prior to the occurrence of the destruction if the cost of such restoration would exceed 50 percent of the cost of construction of such building unless such building shall be made to conform to all of the regulations of the district in which it is located; and

WHEREAS, pursuant to Section 17.30.040 of the Zoning Ordinance, the Subject Property must have a gross floor area no greater than 1,879.94 square feet; and

WHEREAS, pursuant to Section 17.30.050 of the Zoning Ordinance, the Subject Property must have a minimum front yard setback of 50 feet; and

WHEREAS, pursuant to Section 17.30.060 of the Zoning Ordinance, the Subject Property must have a minimum side yard setback of 6 feet; and

WHEREAS, the Applicant filed an application for variations from: (i) Section 17.30.040 of the Zoning Ordinance to permit the Proposed Improvement to have a gross floor area of approximately 2,813.9 square feet; (ii) Section 17.30.050 of the Zoning Ordinance to permit the

construction of the Proposed Improvement with a front yard setback of approximately 13.79 feet; and (iii) Section 17.30.060 of the Zoning Ordinance to permit the construction of the Proposed Improvement with a side yard setback of approximately 3.2 feet (collectively, “*Variations*”); and

WHEREAS, on September 9, 2019, after due notice thereof, the Zoning Board of Appeals (“*ZBA*”) conducted a public hearing on the Variations and, by a vote of four to two, the members then present recommended that the Council of the Village of Winnetka (“*Village Council*”) approve the Variations; and

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

WHEREAS, the Village Council has determined that approval of the Variations for the Subject Property within the R-2 District is in the best interest of the Village and its residents;

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

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

SECTION 2: APPROVAL OF VARIATIONS. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Section 3 of this Ordinance, the Variations from Sections 17.30.040, 17.30.050, and 17.30.060 of the Zoning Ordinance to permit the construction of the Proposed Improvement on the Subject Property are hereby granted, in accordance with and pursuant to Chapter 17.60 of the Zoning Ordinance and the home rule powers of the Village.

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

- A. **Commencement of Construction.** The Applicant must commence the construction of the Proposed Improvement no later than 12 months after the effective date of this Ordinance.
- B. **Compliance with Regulations.** Except to the extent specifically provided otherwise in this Ordinance, the development, use, and maintenance of the Proposed Improvement and the Subject Property must comply at all times with all applicable Village codes and ordinances, as they have been or may be amended over time.
- C. **Reimbursement of Village Costs.** In addition to any other costs, payments, fees, charges, contributions, or dedications required under applicable Village codes,

ordinances, resolutions, rules, or regulations, the Applicant must pay to the Village, promptly upon presentation of a written demand or demands therefor, of all fees, costs, and expenses incurred or accrued in connection with the review, negotiation, preparation, consideration, and review of this Ordinance. Payment of all such fees, costs, and expenses for which demand has been made shall be made by a certified or cashier's check. Further, the Applicant must pay upon demand all costs incurred by the Village for publications and recordings required in connection with the aforesaid matters.

- D. Compliance with Plans. The development, use, and maintenance of the Proposed Improvement on the Subject Property must be in strict accordance with the following documents and plans, except for minor changes and site work approved by the Director of Community Development or the Director of Public Works (within their respective permitting authority) in accordance with all applicable Village codes, ordinances, and standards: the 880 Willow Road Development Plan, prepared by Eduard Livanu, consisting of nine sheets, a copy of which is attached to, and by this reference, made part of this Ordinance as **Exhibit B** ("**Plans**").

SECTION 4: RECORDATION; BINDING EFFECT. A copy of this Ordinance will be recorded with the Cook County Recorder of Deeds. This Ordinance and the privileges, obligations, and provisions contained herein inure solely to the benefit of, and are binding upon, the Applicant and each of its heirs, representatives, successors, and assigns.

SECTION 5: FAILURE TO COMPLY. Upon the failure or refusal of the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, in addition to all other remedies available to the Village, the approvals granted in Section 2 of this Ordinance will, at the sole discretion of the Village Council, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village Council may not so revoke the approvals granted in Section 2 of this Ordinance unless it first provides the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village Council. In the event of revocation, the development and use of the Subject Property will be governed solely by the regulations of the applicable zoning district and the applicable provisions of the Zoning Ordinance, as the same may, from time to time, be amended. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

SECTION 6: AMENDMENTS. Any amendment to this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance for amending or granting variations.

SECTION 7: SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance shall remain in full force and effect, and shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 8: EFFECTIVE DATE.

A. This Ordinance will be effective only upon the occurrence of all of the following events:

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

B. In the event that the Applicant does not file with the Village Clerk a fully executed copy of the unconditional agreement and consent described in Section 8.A.3 of this Ordinance within 60 days after the date of passage of this Ordinance by the Village Council, the Village Council shall have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

[SIGNATURE PAGE FOLLOWS]

ADOPTED this 1st day of October, 2019, pursuant to the following roll call vote:

AYES: Trustees Coladarci, Cripe, Lanphier, Swierk and Wedner

NAYS: None

ABSENT: Trustee Dearborn

APPROVED this 1st day of October, 2019

Signed:


Village President

Countersigned:


Village Clerk

Published by authority of the
President and Board of Trustees of
the Village of Winnetka, Illinois, this
2nd day of October, 2019.

Introduced: Waived

Passed and Approved: October 1, 2019

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

Lot 7 and the East Half of Lot 6 in Oak Grove Addition to Winnetka, a subdivision of the East 8 acres of the Northwest ¼ of the Southeast ¼ of Section 20, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 880 Willow Road Lane, Winnetka, Illinois.

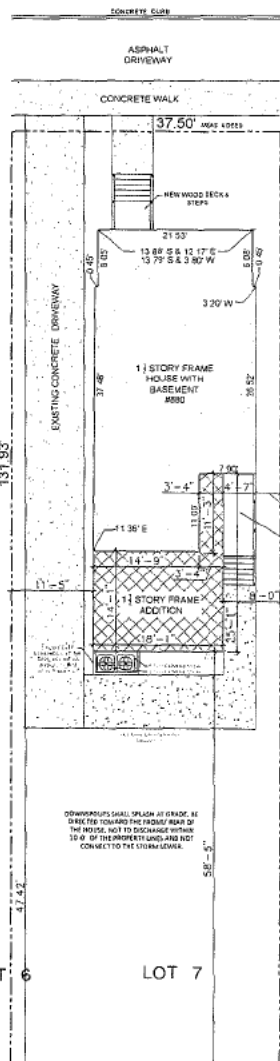
PIN: 05-20-400-022-0000

EXHIBIT B

PLANS

(SEE ATTACHED EXHIBIT B)

WILLOW RD.



PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"

PREVIOUSLY PERMITTED SCOPE OF WORK: NEW 1/2 STORY FRAME REAR ADDITION, INTERIOR REMODELING OF EXISTING HOUSE, REMOVE EXISTING FLOOR STRUCTURE AND REPLACE WITH NEW, NEW WOOD DECK AND BALCONY AT REAR, NEW WOOD STAIRS AT FRONT, REMOVE AND REPLACE EXISTING WINDOWS, INSTALL NEW SIDING AS PER PLANS

AT
880 WILLOW AVE.

[illegible]

**ENERGY CONSERVATION CODE
COMPLIANCE STATEMENT**

I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP) AND I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ATTACHED PLANS FULLY COMPLY WITH THE REQUIREMENTS OF 2015 INTERNATIONAL ENERGY CONSTRUCTION CODE

BUILDING CODES

2009 INTERNATIONAL BUILDING CODES & INTERNATIONAL RESIDENTIAL CODES FOR ONE- AND TWO-FAMILY DWELLINGS

2015 INTERNATIONAL ENERGY CONSERVATION CODES WITH THE KILGUS AMENDMENTS

2003 NATIONAL ELECTRICAL CODE

2014 STATE OF KILGUS PLUMBING CODE

2009 INTERNATIONAL MECHANICAL CODES & INTERNATIONAL FIRE CODES

2009 NFPA LIFE SAFETY CODES AND THE VILLAGE OF WAHATKA BUILDING CODES DATED APRIL 26

2011 AND AMENDMENTS TO THE INTERNATIONAL CODES DATED AUGUST 16 2012

CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF CONFORM TO THE CURRENT EDITION OF VILLAGE OF WINNETKA BUILDING AND ZONING CODE

DRAWINGS LIST

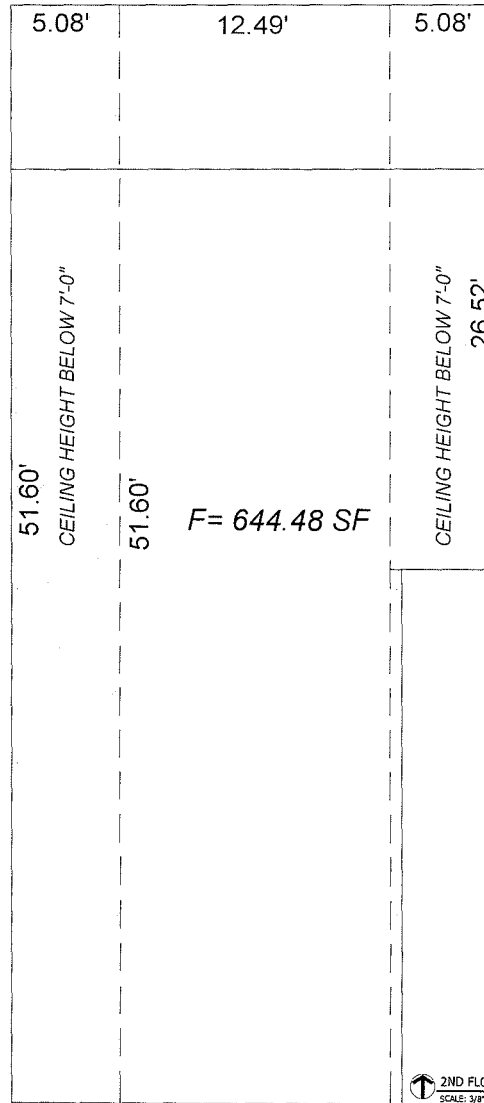
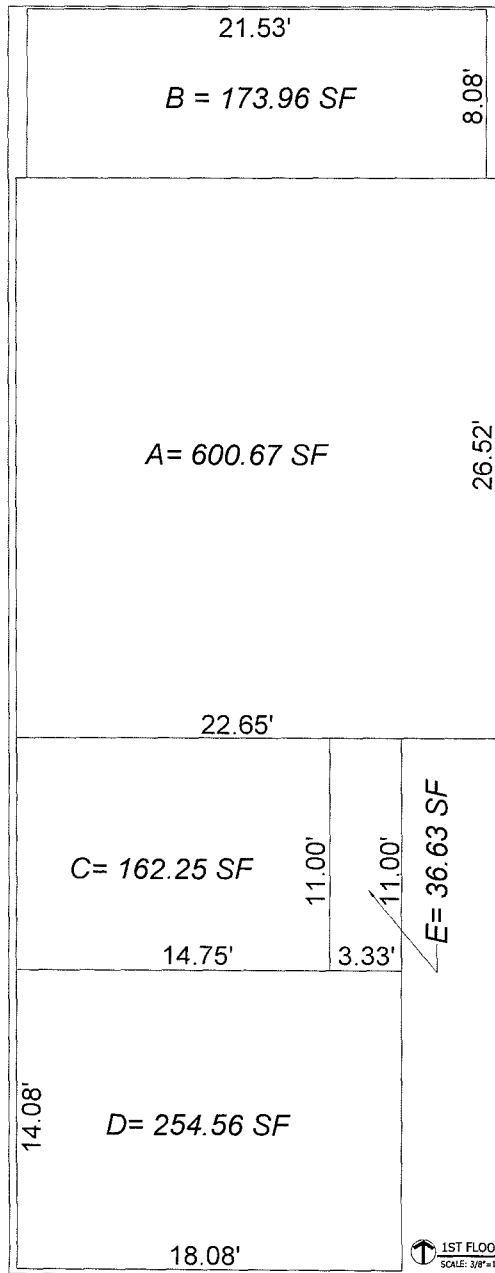
- | | |
|-----|--|
| Y-1 | TITLE SHEET SITE PLAN & NOTES |
| D-1 | DEMOLITION FLOOR PLANS |
| A-1 | ARCHITECTURAL FLOOR PLANS |
| A-2 | ARCHITECTURAL DETAILS
SCHEDULES AND NOTES |
| A-3 | ARCHITECTURAL FRAMING PLANS |
| A-4 | ARCHITECTURAL LONGITUDINAL
SECTION AND FIRE STOPPING
DETAILS |
| A-5 | ARCHITECTURAL WOOD PORCH
DETAILS |
| A-6 | ARCHITECTURAL ELEVATIONS |

[illegible]

880 WILLOW RD
WINNETKA, IL

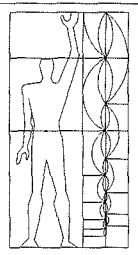
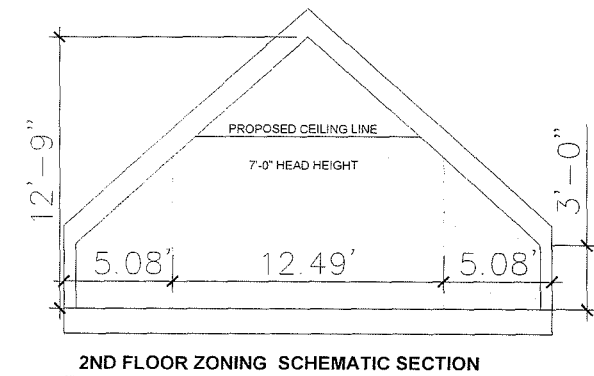
TITLE SHEET
SITE PLANS &
NOTES

T-1



ISSUE	ORDINANCE REQUIREMENT	ACTUAL
ZONING DISTRICT	R-2	R-2
G.F.A.	1,879.84 SF	1,872.55 SF
		BASEMENT 3'-6" ABOVE GRADE: 913.52 SF LEAVING BASEMENT WALLS SETBACK AND ABOVE GROUND LEVEL TO REMAIN UNOCCUPIED
		1ST FLOOR: 1,228.07 SF
		2ND FLOOR ABOVE 7'-0": 644.48 SF
		TOTAL G.F.A.: 1,872.55 SF
ROOFED LOT COVERAGE	12.36 SF	1,228.07 SF
PERMISSIBLE LOT COVERAGE	2473.61	1,228.07 SF
BUILDING HEIGHT TO ROOF	30'-0"	26'-0"
MINIMUM YARDS - FRONT (NORTH)	50'-0"	13'-0"
MINIMUM YARDS - SIDE (EAST)	6'-0"	3'-0"
MINIMUM YARDS - SIDE (WEST)	6'-0"	11'-0"
MINIMUM YARDS - REAR	18'-0"	11'-0"
NUMBER OF BEDROOMS	5	5
FIRE SPRINKLER SYSTEM TO BE PROVIDED	NO	NO

FLOOR	ZONING AREA	SQUARE FOOTAGE	ROOFED AREA
1ST FL	A	600.67 SF	1,228.07 SF
	B	173.96 SF	
	C	162.25 SF	
	D	254.56 SF	
	E	36.63 SF	
			PERMITTED: 1,236.80 SF
2ND FL	F	644.48 SF	
TOTAL PROPOSED G.F.A.		1,872.55 SF	
PERMITTED G.F.A.		1,978.89 SF	

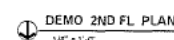
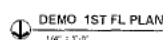
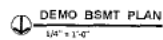


PO BOX 5816 Chicago, IL 60689
(773) 858-3438
edshco@gmail.com
www.edshco.info

**880 WILLOW RD
WINNETKA, IL**

ZONING PLANS
AND AREA
CALCULATIONS

T-2



- ### DEMOLITION KEY NOTES
- 1 **LOCALLY AREA FOR DEMO ONLY**
INDICATION
 - 2 **REMOVE EXISTING WINDOW AND
DOOR FRAME, EXISTING DOOR, SILL,
JAMB, AND SILL. REMOVE EXISTING
GLASS, INSULATION, AND SILL**
 - 3 **ALL FINISHING MATERIALS AND
ASSOCIATED INTERIORS ARE TO BE
REMOVED. REMOVE ALL EXISTING
PLUMBING LINES, TOP**
 - 4 **REMOVE AND REFACE ALL LATHING**
 - 5 **REMOVE AND REFACE ALL GYP.
REMOVE AND REFACE ALL GYP.**
 - 6 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 7 **REMOVE EXISTING BROWNS
DOORS, REMOVE AND REFACE
DOORS, REMOVE EXISTING DOOR
SILL, JAMB, AND SILL. REMOVE
EXISTING DOOR FRAME, SILL,
JAMB, AND SILL**
 - 8 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 9 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 10 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 11 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 12 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 13 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 14 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 15 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 16 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 17 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 18 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 19 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 20 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 21 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 22 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 23 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 24 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 25 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 26 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 27 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 28 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 29 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 30 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 31 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 32 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 33 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 34 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 35 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 36 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 37 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 38 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 39 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 40 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 41 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 42 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 43 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 44 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 45 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 46 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 47 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 48 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 49 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 50 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 51 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 52 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 53 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 54 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 55 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 56 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 57 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 58 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 59 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 60 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 61 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 62 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 63 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 64 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 65 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 66 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 67 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 68 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 69 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 70 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 71 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 72 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 73 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 74 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 75 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 76 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 77 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 78 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 79 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 80 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 81 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 82 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 83 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 84 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 85 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 86 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 87 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 88 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 89 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 90 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 91 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 92 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 93 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 94 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 95 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 96 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 97 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 98 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 99 **REMOVE EXISTING INTERIOR PARTITION
WALL**
 - 100 **REMOVE EXISTING INTERIOR PARTITION
WALL**

EXP 11/30/2020

UNIVERSITY OF CALIFORNIA
LIBRARY
101 SHALICE

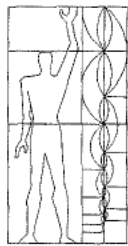
773) 858-3438
edishco@gmail.com

8/12/2019

880 WILLOW RD
WINNETKA, IL

DEMOLITION
FLOOR PLANS
AND NOTES

D-1



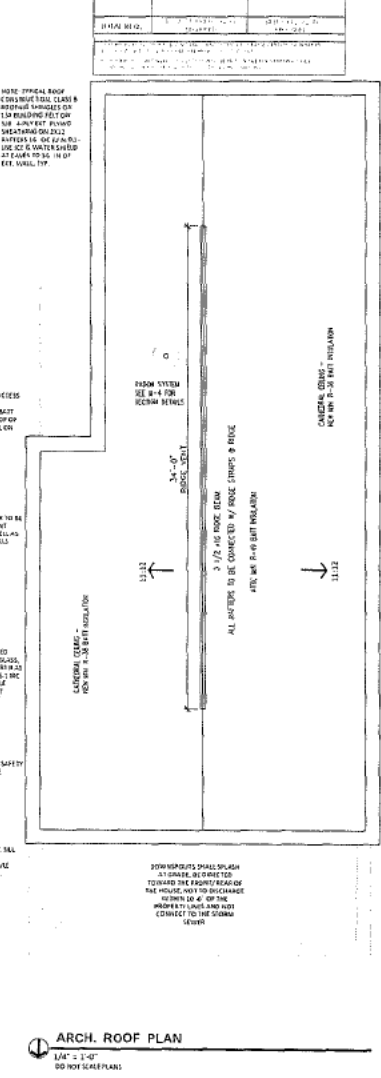
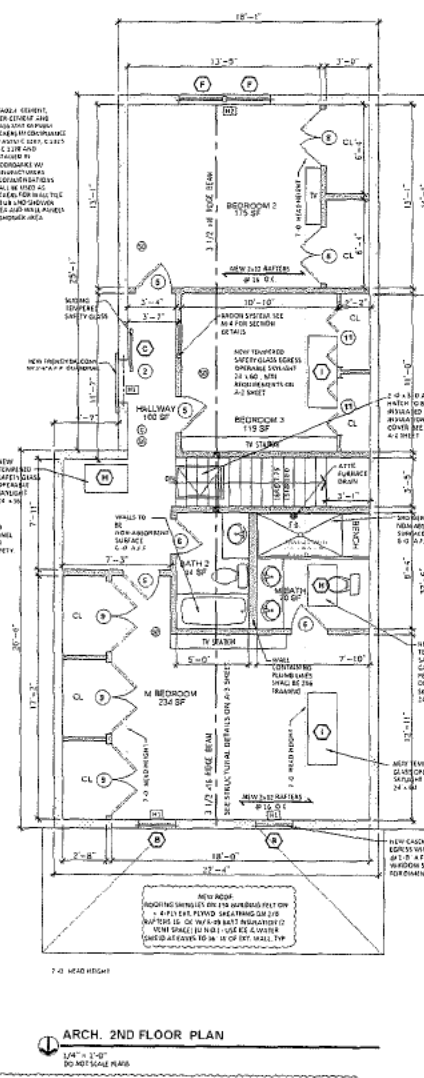
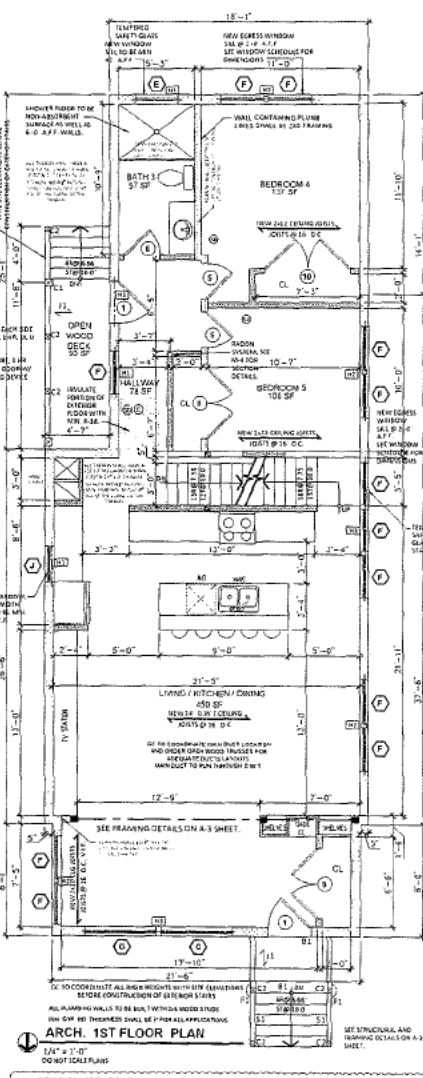
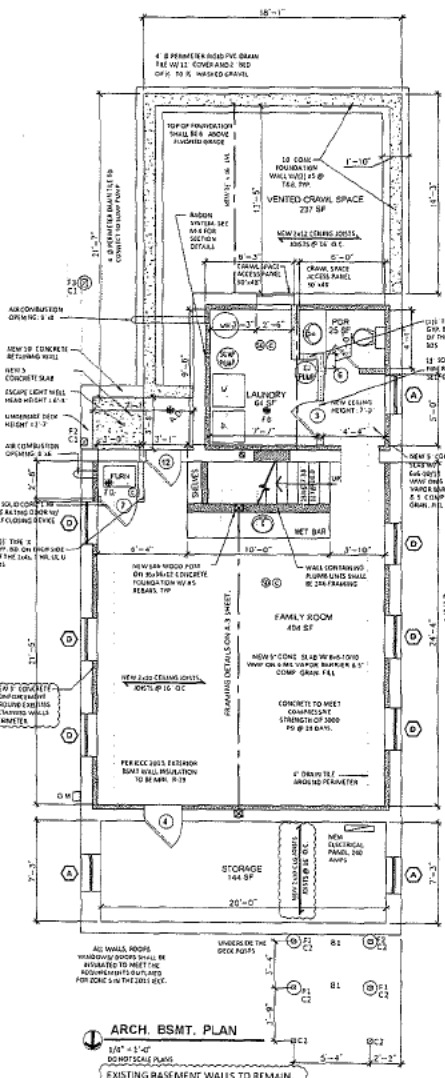
NO. 880 WILLOW RD. CHICAGO, IL 60609
(773) 658-3438
edshco@gmail.com
www.edshco.mio

880 WILLOW RD WINNETKA, IL

ARCHITECTURAL
FLOOR PLANS
AND NOTES

A-1

ATTIC VENT SCHEDULE			
VENT TYPE	VENT SIZE	VENT TYPE	VENT SIZE
AT 1000	1000	AT 1000	1000
AT 1000	1000	AT 1000	1000
AT 1000	1000	AT 1000	1000



REVISION SET SCOPE OF WORK:
EXISTING EXTERIOR FRAME WALLS TO BE REPLACED WITH NEW 2x6 FRAME WALLS, EXTERIOR HOUSE SETBACKS AND DIMENSIONS TO BE THE SAME AS EXISTING.
EXISTING BASEMENT CONCRETE AND BRICK WALLS TO REMAIN.

DRAFT-CROPPING MATERIALS SHALL NOT BE LESS THAN 1" GYP BOARD, 2" WOOD STRUCTURAL PANELS OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED.
OPEN WOOD TRUSSES SPECS AND MANUFACTURER DESCRIPTION SHOULD BE VERIFIED AND CONFIRMED WITH ARCHITECT PRIOR INSTALLATION.

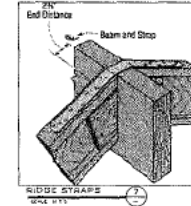
1. GC TO VERIFY STABILITY OF EXISTING EXTERIOR WALLS AFTER DEMO IS COMMENCED, ARCHITECT TO BE INFORMED OF ANY STRUCTURAL DETERIORATION OR NONCONFORMANCE WITH DRAWINGS.
2. GC TO ENSURE NECESSARY SHORINGS AND STRENGTHEN EXISTING FRAME WALLS AS NEEDED.

C.C. TO ALIGN RAFTERS ON BOTH SIDES OF THE RIDGE AS TO COORDINATE SYMMETRICAL INSTALLATION REGARDLESS OF THE SKETCHES. ALL RAFTERS TO BE CONNECTED TO RIGID STUPE IN PLACE.

NO.	MEMBER	SPAN	TYPE	SIZE
101	JOIST	10'-0"	2"	12"
102	RAFTER	10'-0"	2"	12"
103	CEILING JOIST	10'-0"	2"	12"

GENERAL NOTING AND BIDDING NOTES

1. RAFTERS SHALL BE SPACED AT 16" O.C. AND SHALL BE 2" X 12" DIMENSION. RAFTERS SHALL BE INSTALLED ON BOTH SIDES OF THE RIDGE AS TO COORDINATE SYMMETRICAL INSTALLATION REGARDLESS OF THE SKETCHES. ALL RAFTERS TO BE CONNECTED TO RIGID STUPE IN PLACE.
2. RAFTERS SHALL BE SPACED AT 16" O.C. AND SHALL BE 2" X 12" DIMENSION. RAFTERS SHALL BE INSTALLED ON BOTH SIDES OF THE RIDGE AS TO COORDINATE SYMMETRICAL INSTALLATION REGARDLESS OF THE SKETCHES. ALL RAFTERS TO BE CONNECTED TO RIGID STUPE IN PLACE.
3. RAFTERS SHALL BE SPACED AT 16" O.C. AND SHALL BE 2" X 12" DIMENSION. RAFTERS SHALL BE INSTALLED ON BOTH SIDES OF THE RIDGE AS TO COORDINATE SYMMETRICAL INSTALLATION REGARDLESS OF THE SKETCHES. ALL RAFTERS TO BE CONNECTED TO RIGID STUPE IN PLACE.



GENERAL NOTES

1. GENERAL OBSERVATION MUST VERIFY ALL DIMENSIONS IN FIELD.
2. RAFTERS SHALL BE SPACED AT 16" O.C. AND SHALL BE 2" X 12" DIMENSION. RAFTERS SHALL BE INSTALLED ON BOTH SIDES OF THE RIDGE AS TO COORDINATE SYMMETRICAL INSTALLATION REGARDLESS OF THE SKETCHES. ALL RAFTERS TO BE CONNECTED TO RIGID STUPE IN PLACE.
3. RAFTERS SHALL BE SPACED AT 16" O.C. AND SHALL BE 2" X 12" DIMENSION. RAFTERS SHALL BE INSTALLED ON BOTH SIDES OF THE RIDGE AS TO COORDINATE SYMMETRICAL INSTALLATION REGARDLESS OF THE SKETCHES. ALL RAFTERS TO BE CONNECTED TO RIGID STUPE IN PLACE.

STRUCTURAL DESIGN CRITERIA

1. RAFTERS SHALL BE SPACED AT 16" O.C. AND SHALL BE 2" X 12" DIMENSION. RAFTERS SHALL BE INSTALLED ON BOTH SIDES OF THE RIDGE AS TO COORDINATE SYMMETRICAL INSTALLATION REGARDLESS OF THE SKETCHES. ALL RAFTERS TO BE CONNECTED TO RIGID STUPE IN PLACE.
2. RAFTERS SHALL BE SPACED AT 16" O.C. AND SHALL BE 2" X 12" DIMENSION. RAFTERS SHALL BE INSTALLED ON BOTH SIDES OF THE RIDGE AS TO COORDINATE SYMMETRICAL INSTALLATION REGARDLESS OF THE SKETCHES. ALL RAFTERS TO BE CONNECTED TO RIGID STUPE IN PLACE.
3. RAFTERS SHALL BE SPACED AT 16" O.C. AND SHALL BE 2" X 12" DIMENSION. RAFTERS SHALL BE INSTALLED ON BOTH SIDES OF THE RIDGE AS TO COORDINATE SYMMETRICAL INSTALLATION REGARDLESS OF THE SKETCHES. ALL RAFTERS TO BE CONNECTED TO RIGID STUPE IN PLACE.

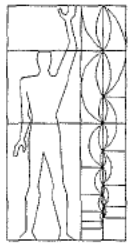
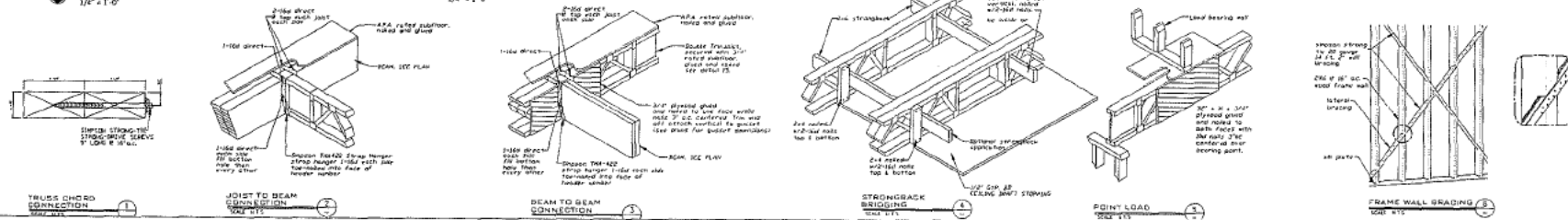
CARPENTRY NOTES:

1. RAFTERS SHALL BE SPACED AT 16" O.C. AND SHALL BE 2" X 12" DIMENSION. RAFTERS SHALL BE INSTALLED ON BOTH SIDES OF THE RIDGE AS TO COORDINATE SYMMETRICAL INSTALLATION REGARDLESS OF THE SKETCHES. ALL RAFTERS TO BE CONNECTED TO RIGID STUPE IN PLACE.
2. RAFTERS SHALL BE SPACED AT 16" O.C. AND SHALL BE 2" X 12" DIMENSION. RAFTERS SHALL BE INSTALLED ON BOTH SIDES OF THE RIDGE AS TO COORDINATE SYMMETRICAL INSTALLATION REGARDLESS OF THE SKETCHES. ALL RAFTERS TO BE CONNECTED TO RIGID STUPE IN PLACE.
3. RAFTERS SHALL BE SPACED AT 16" O.C. AND SHALL BE 2" X 12" DIMENSION. RAFTERS SHALL BE INSTALLED ON BOTH SIDES OF THE RIDGE AS TO COORDINATE SYMMETRICAL INSTALLATION REGARDLESS OF THE SKETCHES. ALL RAFTERS TO BE CONNECTED TO RIGID STUPE IN PLACE.

FRAMING 2ND FLOOR PLAN
1/8" = 1'-0"

FRAMING BSMT. PLAN
1/8" = 1'-0"

FRAMING 1ST FLOOR PLAN
1/8" = 1'-0"



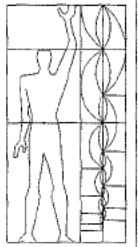
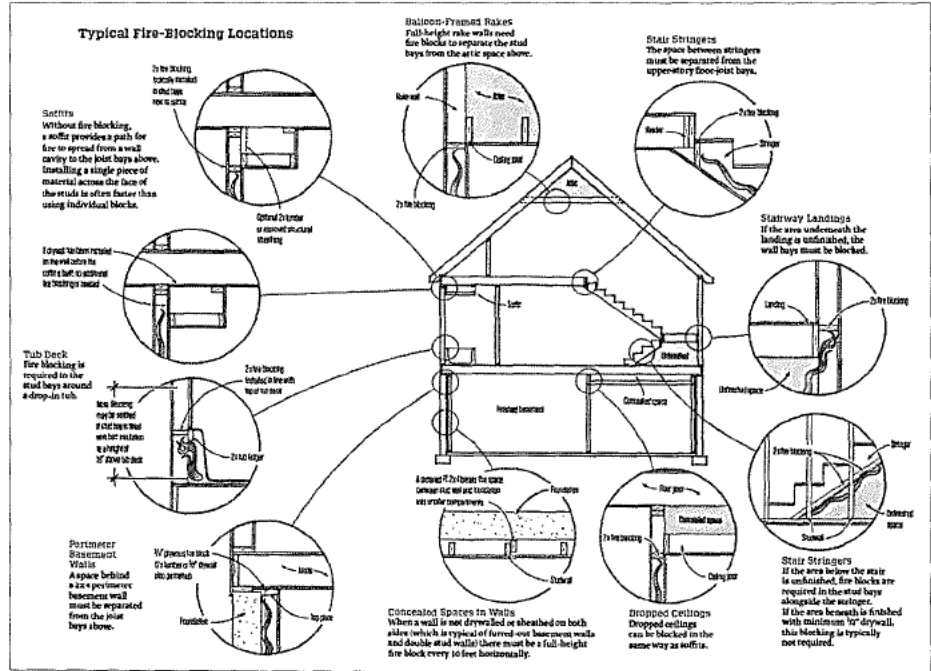
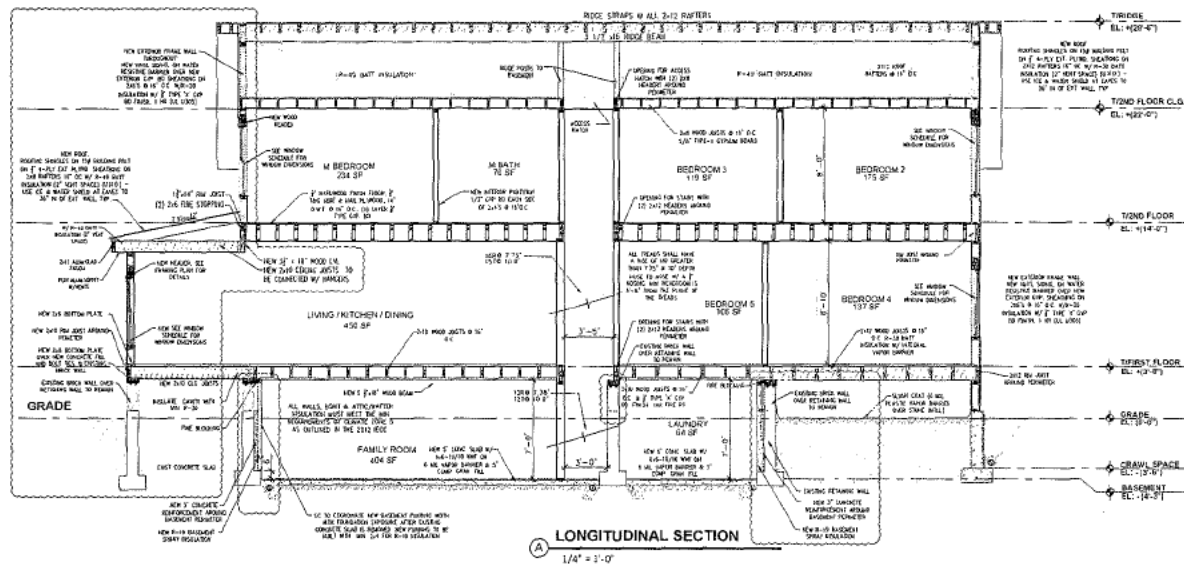
8/12/2019

8/12/2019

880 WILLOW RD
WINNETKA, IL

ARCHITECTURAL
FRAMING
PLANS AND
DETAILS

A-3



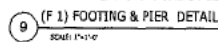
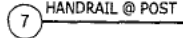
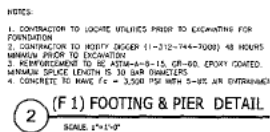
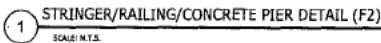
880 WILLOW RD
WINNETKA, IL

8/12/2019

880 WILLOW RD
WINNETKA, IL

ARCHITECTURAL
LONGITUDINAL
SECTION AND
FIRE STOPPING

A-4



EXP 11/30/2030

102446
150607
PLT 02146

edishco

PO BOX 59146 Chicago, IL 60659
(773) 858-3438
edishco@gmail.com
www.edishco.info

8/12/2019

880 WILLOW RD
WINNETKA, IL

ARCHITECTURAL
WOOD DECK
AND BALCONY
DETAILS

A-5



8/12/2019

ARCHITECTURAL
ELEVATIONS

A-6



ARCH. LEFT ELEVATION
N.T.S.

EXHIBIT D

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, Iulian Cazacu and Donya Tanzif (collectively, the "**Applicant**") are the record title owners of the parcel of real property commonly known as 880 Willow Road in Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance ("**Subject Property**"); and

WHEREAS, the Subject Property is located within the R-2 Single Family Residential District of the Village ("**R-2 District**"); and

WHEREAS, the Subject Property was previously improved with a Single Family Residence ("**Former Structure**"), however, the Applicant demolished the Former Structure except for its foundation; and

WHEREAS, the Former Structure existed prior to February 7, 1989, and accordingly was a nonconforming structure; and

WHEREAS, the Applicant now desires to reconstruct a single-family residence on the Subject Property on the foundation of the Former Structure ("**Proposed Improvement**"); and

WHEREAS, the Applicant filed an application for variations from: (i) Section 17.30.040 of the Zoning Ordinance to permit the Subject Property to have a gross floor area for the Subject Property of 2,813.9 square feet; (ii) Section 17.30.050 of the Zoning Ordinance to permit the construction of the Proposed Improvement with a front yard setback of 13.79 feet; and (iii) Section 17.30.060 of the Zoning Ordinance to permit the construction of the Proposed Improvement with a side yard setback of 3.2 feet (collectively, "**Variations**"); and

WHEREAS, Ordinance No. M-17-2019, adopted by the Village Council on 10/1, 2019 ("**Ordinance**"), grants the Variations; and

WHEREAS, Section 8 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Applicant has filed, within 60 days following the passage of the Ordinance, its unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

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

1. The Applicant does hereby unconditionally agree to accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.
2. The Applicant acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the

revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.

3. The Applicant acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's grant of the Variations for the Subject Property or its adoption of the Ordinance, and that the Village's approvals do not, and will not, in any way, be deemed to insure the Applicant against damage or injury of any kind and at any time.

4. The Applicant does hereby agree to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Ordinance granting the Variations for the Subject Property.

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

Dated: Oct, 28th, 2019

ATTEST: IULIAN CAZACU

By: [REDACTED]

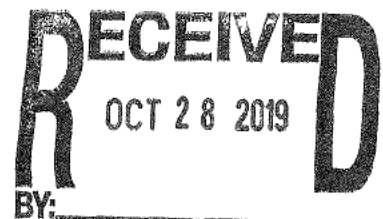
Name: Viorel Cabana

Dated: Oct, 28th, 2019

ATTEST: DONYA TANZIF

By: [REDACTED]

Name: Viorel Cabana



ATTACHMENT 3

Minutes adopted 03.08.2021

WINNETKA ZONING BOARD OF APPEALS EXCERPT OF FEBRUARY 8, 2021 MEETING MINUTES

Zoning Board Members Present: Matt Bradley, Chairman
Kimberly Handler
Lynn Hanley
Mike Nielsen
Max Weigandt

Zoning Board Members Absent: E. Gene Greable

Village Staff: David Schoon, Director of Community Development
Brian Norkus, Assistant Director of Community Development
Ann Klaassen, Senior Planner

Village Attorney: Ben Schuster

Case No. 21-03-V2: 880 Willow Road: An application submitted by Julian Cazacu seeking approval of zoning variations to allow construction of a detached garage at 880 Willow Road. The requested zoning variations would permit the proposed detached garage to: (a) exceed the maximum permitted roofed lot coverage and (b) exceed the maximum permitted impermeable lot coverage. The Village Council has final jurisdiction on this request.

Ms. Klaassen described the extent of variations being requested to construct a one car detached garage and expand the driveway for its access. She then identified the property's location, size and zoning classification and the manner in which the lot is nonconforming. Ms. Klaassen noted in September 2019, the Board considered a request to allow construction of the existing residence and identified the variations requested noting the Village Council approved the request. She stated the 2019 plans did not include construction of a detached garage to replace a one car detached garage torn down as part of the project. Ms. Klaassen then identified the size and location of the proposed garage noting the garage would add to RLC. She also identified the driveway to access the garage and walk expansion and referred the Board to an illustration of the floor plans. Ms. Klaassen noted no correspondence was received or no members of the public are in attendance at Village Hall. She then stated a draft motion is provided on page nos. 7 and 8 of the agenda report and asked if there were any questions.

Chairman Bradley also asked if there were any questions. Ms. Hanley asked if the applicant is the homeowner or builder. Ms. Klaassen confirmed they are the owner. Mr. Weigandt asked if there is currently no garage and Ms. Klaassen confirmed that is correct. Chairman Bradley asked why the GFA credit for garages in the rear did not extend to RLC. Ms. Klaassen explained there are several allowances which did not carry over to RLC with the GFA credit being given as an incentive to provide for garages in the rear of properties. Chairman Bradley then asked if the reason for requesting demolition in 2019 is during remodeling the discovery of a potential safety hazard, and Ms. Klaassen confirmed that is correct. No additional questions were raised at this time.

Mr. Norkus allowed the applicants into the meeting. Chairman Bradley swore in those speaking to this matter. Donya Tanzif and Julian Cazacu introduced themselves to the Board. Ms. Tanzif stated a garage

1 was not considered at the initial time of construction and plan submission and they subsequently
2 discovered a garage is necessary. Chairman Bradley asked the applicants who was advising them in terms
3 of their demolition plans and new construction and Mr. Cazacu responded they were initially advised by
4 a general contractor. He stated they initially considered demolishing the entire home and they were not
5 properly prepared. Mr. Cazacu then stated after they moved in, they discovered the driveway is 9 feet
6 wide which made it difficult in terms of access. Chairman Bradley asked the applicants if they planned to
7 utilize the existing garage when they first began their remodel project after which they decided to
8 completely demolish the home due to safety concerns. Mr. Cazacu confirmed that is correct and noted
9 the garage was part of the initial demolition since it was too close to the home after installing rear
10 additions.

11
12 Chairman Bradley then asked the applicants why plans for a garage were not included in the October 2020
13 approved plans. Ms. Tanzif responded they were not initially concerned about a lack of a garage and after
14 moving into the home, she referred to the difficulty due to the tight driveway. Chairman Bradley
15 commented the applicants are not being well advised by their contractors and asked the applicants to
16 address the standards. The applicants did not respond. Chairman Bradley then asked if there were any
17 questions from the Board.

18
19 Ms. Handler questioned the location of the new garage compared to the previous garage. Mr. Cazacu and
20 Mr. Schoon identified its location. Ms. Handler referred to the neighbors' limited amount of side yard and
21 with the garage addition, it would ruin the neighbors' entire yard visually. Mr. Cazacu responded with
22 their reasoning for the proposed garage's location. Ms. Hanley also questioned why a garage was not
23 included in the original request. Ms. Tanzif responded it is their first time building and they are not familiar
24 with variations and zoning. Ms. Hanley stated as a real estate agent, Ms. Tanzif should have had
25 knowledge of what is required. Ms. Tanzif reiterated they were not advised by their builder to get a garage
26 and they now realize the need for it. Mr. Nielsen asked the applicants why they could not locate the garage
27 behind the home near the driveway and walkway. The applicants responded there is a patio there.

28 Chairman Bradley suggested the Board consider the two variations separately and asked the applicants
29 which features constitute the impermeable lot surface variation. Ms. Klaassen identified the area
30 representing the 24 square feet of additional ILC, which provided a walkway from the garage to the
31 driveway. She also noted the garage is required to be 12 feet from the south property line since it is
32 adjacent to that property's side yard.

33
34 Chairman Bradley then called the matter in for discussion. Mr. Norkus confirmed there are no members
35 of the public to comment. Ms. Klaassen confirmed no materials needed to be read into the record.

36
37 Chairman Bradley stated the Board is to consider RLC and ILC and referred to the way the request and
38 project has taken place since its inception. He referred to the owners being ill advised by the architects
39 and contractors to abandon the remodel and demolish the property. Chairman Bradley stated the
40 resulting home was granted significant zoning relief and referred to a potential garage being placed on
41 the property which has significant overages. He stated the applicants have sought forgiveness rather than
42 permission and he cannot understand how the garage was not contemplated with the October plans
43 which would have reduced the amount of GFA they would have been allowed to build. Chairman Bradley
44 described the RLC and ILC overage requests and added plenty of Winnetka homes do not have garages
45 noting he is supportive of RLC but not ILC although they are connected and identified the standards which
46 were met.

1 Ms. Hanley stated she was not in favor of the request initially and is not in favor of granting a garage
2 variation. Ms. Handler, Mr. Nielsen and Mr. Weigandt agreed with the comments made and are not in
3 support of the request.
4

5 Chairman Bradley informed the applicants they can move forward to the Village Council with a negative
6 recommendation from the Board or withdraw their application to present a modified application. He
7 identified the Board's concerns as relating to additional variations being requested for the property when
8 significant variations were allowed and do not relate to the garage's size. The applicants asked for the
9 Board to proceed with a vote.
10

11 Chairman Bradley then asked for a motion to recommend against approval of the requested variations as
12 noted on pages 7 and 8. Ms. Hanley moved to recommend denial of the requested variations as noted on
13 pages 7 and 8 and Ms. Handler seconded the motion. A vote was taken, and the motion unanimously
14 passed:

15 AYES: Bradley, Handler, Hanley, Nielsen, Weigandt

16 NAYS: None
17
18

ATTACHMENT 4

Winnetka Village Board
Re: 880 Willow Road Garage
March 10, 2021

To Whom It May Concern:

I am writing on behalf of our neighbors, Julian and Donya. They are the best neighbors. They are kind, respectful, and fun. We have gotten to know them over the past 8 months and are thankful that they live next to us.

We own our home at 350 Birch Street, Winnetka. Our home sits on the adjoining lot to 880 Willow Road but our house faces Birch Street. Our "backyard" is approximately 6 feet wide and runs the length of the 880 Willow Road property. These two lots are long and narrow and consequently, our dining room, kitchen, and den look directly over the full back and side yard of 880 Willow Road. There is very little space between the two houses.

Mark and I are very much in favor of allowing a garage to be built on our neighbor's property because two of their parked cars in the driveway are always visible from our two dining room windows.

Also, there have been times when Julian has had to pull the cars all the way into the yard in order to make it possible for the neighbors to the west to access their adjoining driveway. That feels like their car is right up next to our windows.

When looking at these two neighboring properties coming east on Willow Road, several cars in both driveways are many times parked very close together and side-by-side. It all looks very crowded from the road.

A garage would also allow Julian to store garbage bins and lawn equipment out of sight. At the present time, everything has to be stored out in the open.

We cannot think of any reason why building a garage would be detrimental to our property. In fact we feel it would be a good addition to the property and improve our view of their yard. We feel that by building a garage, we would be seeing a new garage instead of a line of cars. We feel that a garage that matched the house would be a much more attractive view for us.

Thanks so much for your time.

Best Regards,

Julie and Mark Swislow

To the Village Of Winnetka,

This letter is reference to property address 880 Willow Road. Winnetka, IL 60093. Owners are Julian and Donya. We are aware of their new construction home, and we are in favor of our neighbor to build one car garage in their backyard.

Thank you.

Name: Julie Swislow
MARK Swislow

Address: 350 Birch St. Winnetka 60093

Signature: 

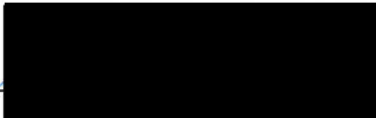
To the Village Of Winnetka,

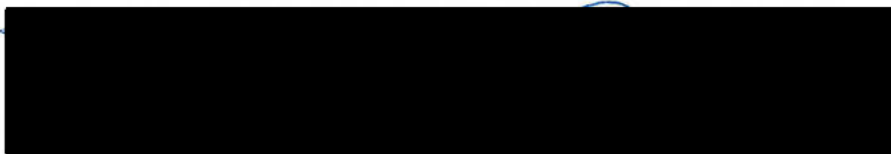
This letter is reference to property address 880 Willow Road. Winnetka, IL 60093. Owners are Julian and Donya. We are aware of their new construction home, and we are in favor of our neighbor to build one car garage in their backyard.

Thank you.

Name: Steven Fowler

Address: 882 Willow Rd.

Signature: 



To whom it may concern,
we share ex Drive way with 880 willow Rd. It
is extremely narrow and hard for both houses to
Park all of our cars. There have been shuffling,
dings and even an accident. It would be
helpful for there to be a garage to allievicate
the crowding and inaccessibility in the
shared driveway.

Thank you for your time,
 Steven

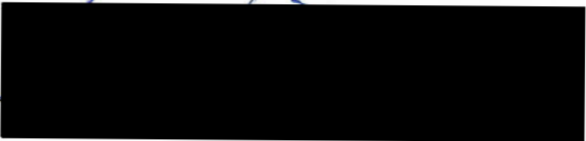
To the Village Of Winnetka,

This letter is reference to property address 880 Willow Road. Winnetka, IL 60093. Owners are Julian and Donya. We are aware of their new construction home, and we are in favor of our neighbor to build one car garage in their backyard.

Thank you.

Name: SCOTT WILLIAMSON

Address: 345 BIRCH ST

Signature: 

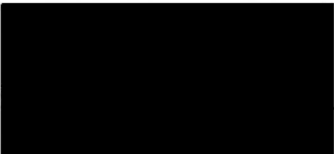
To the Village Of Winnetka,

This letter is reference to property address 880 Willow Road. Winnetka, IL 60093. Owners are Julian and Donya. We are aware of their new construction home, and we are in favor of our neighbor to build one car garage in their backyard.

Thank you.

Name: Elke McFarland

Address: 355 Birch St.

Signature:  _____

To the Village Of Winnetka,

This letter is reference to property address 880 Willow Road. Winnetka, IL 60093. Owners are Julian and Donya. We are aware of their new construction home, and we are in favor of our neighbor to build one car garage in their backyard.

Thank you.

Name: ALEX WHEEL

Address: 880 Willow Rd

Signature: 



Agenda Item Executive Summary

Title: Comprehensive Annual Financial Report (Annual Report)

Presenter: Tim Sloth, Finance Director

Agenda Date: 07/20/2021

Consent: ☐ YES ☒ NO

☐	Ordinance
☐	Resolution
☐	Bid Authorization/Award
☐	Policy Direction
☒	Informational Only

Item History:

The Village is required by the State of Illinois to have an audit of its financial statements by an independent auditor following the close of each fiscal year. The audit culminates with the production of the Comprehensive Annual Financial Report (Annual Report). A representative from the Village's accounting firm of Lauterbach and Amen, will be present at the meeting to provide a summary of the report and answer any questions.

Executive Summary:

The Annual Report is the Village's final accounting of the fiscal year ending December 31, 2020 and is summarized into four parts:

Transmittal Letter: The purpose of the Transmittal Letter is to provide a broader and more subjective overview of factors impacting the community, supporting, but not reproducing, the information included in the Management's Discussion and Analysis addressed below.

Independent Auditor's Report: This independent auditors report identifies the scope of the audit review and their opinion as to whether the municipality's financial data is fairly presented.

Management Discussion and Analysis (MD&A): The purpose of the MD&A is to introduce users to basic financial statements with a narrative, introduction, overview and analysis of those statements. The MD&A is required supplemental information and as such may address only the specific technical topics identified by GAAP (Generally Accepted Accounting Principles).

Financial Statements: This section includes both the Government-Wide and Fund Financial Statements and the accompanying notes.

The overall financial position of the Village remains strong. The General Fund Balance increased \$1.95 million to \$26.56 million, 98% of budgeted expenditures and within policy parameters.

Recommendation:

Review Annual Financial Report with the Village Auditor and Staff.

Attachments:

None: The Annual Financial Report was distributed to the Village Council on July 16, and is available on the Transparency section of the Village's website.