



ZONING BOARD OF APPEALS REGULAR VIRTUAL MEETING AGENDA

MONDAY, FEBRUARY 8, 2021 - 7:00 PM

In accordance with social distancing requirements and Governor Pritzker's Executive Order 2021-01 and Senate Bill 2135, the Winnetka Zoning Board of Appeals meeting on Monday, February 8, 2021 **will be held virtually**. The meeting **will be livestreamed via the Zoom platform**. In accordance, with Public Act 101-0640, at least one representative from the Village will be present at Village Hall Council Chambers at 510 Green Bay Road, Winnetka, IL, and **the virtual meeting will be simulcast at Village Hall for members of the public who do not wish to view the virtual meeting from another location**. Pursuant to Executive Order 2021-01 issued by the Governor, the number of people who may gather at Village Hall for the meeting is limited due to the mandated social distancing guidelines. **Accordingly, the opportunity to view the virtual meeting at Village Hall is available on a "first-come, first-served" basis.**

The public has the following two options **for virtually observing and participating during this virtual Zoning Board of Appeals meeting, including the ability to provide testimony or comments**. Persons wishing to participate are strongly encouraged (but not required) to complete the Sign-In form found at www.villageofwinnetka.org/meetingsignin.

- 1) **Telephone (audio only)**. Call: 312-626-6799; when prompted enter the Webinar ID: 9214 073 5967 (Please note there is no additional passcode or attendee ID required.)
- 2) **Livestream (both audio and video feed)**. Download the Zoom meetings app to your smart phone, tablet, or computer, and then join Webinar ID: 9214 073 5967; Webinar Passcode: ZBA020821

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

- 1) By sending **an email** to planning@winnetka.org;
- 2) By sending **a letter** to Community Development Department, Village of Winnetka, 510 Green Bay Road, Winnetka, IL 60093; or
- 3) By leaving **a voice mail message** at the phone number 847-716-3524. All voicemail messages will be transcribed into a written format.

All comments received prior to the posting of the agenda packet will be included in the agenda packet. All comments received after the agenda packet has been posted and received by 6:00 PM the day of the meeting will be read at the meeting by staff. Such public comment is limited to 200 words or less and should identify both (1) the subject of the comment being offered (such as property address or case number of the agenda item) and (2) the full name of the individual providing the comments. In addition, you may wish to include your street address, phone number, and the name of the organization or agency you represent, if applicable.

General comments for matters not on the agenda will be read at the end of the meeting under Public Comment. Comments specific to a particular agenda item will be read during the discussion of that agenda item.

All emails received will be acknowledged either during or after the meeting, depending on when they are received.

Persons seeking additional information concerning any of the applications, accessing the virtual meetings, or requesting alternative means to provide testimony or public comment are directed to email inquiries to planning@winnetka.org or by calling 847-716-3525.

**ZONING BOARD OF APPEALS REGULAR VIRTUAL MEETING AGENDA
MONDAY, FEBRUARY 8, 2021 - 7:00 PM**

AGENDA ITEMS

1. Call to Order & Roll Call.
2. Introductory Remarks Regarding Conduct of Virtual Meeting.
3. Approval of Minutes – November 9, 2020.
4. Approval of Minutes – December 14, 2020.
5. **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.
6. Consideration of New Zoning Board of Appeals Rules of Procedure.
7. Other Business.
 - a. Community Development Report
 - b. March 8, 2021 Meeting - Quorum check
8. Public Comment.
9. Adjournment

Note: Public comment is permitted on all agenda items.

NOTICE

All agenda materials are available at www.villageofwinnetka.org/agendacenter.

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that all persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities contact the Village ADA Coordinator at 510 Green Bay Road, Winnetka, Illinois 60093, (Telephone (847) 716-3543; T.D.D. (847) 501-6041).

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**WINNETKA ZONING BOARD OF APPEALS
NOVEMBER 9, 2020**

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

Zoning Board Members Absent: E. Gene Greable
Kimberly Handler

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

Village Attorney: Benjamin Schuster

**Minutes of the Zoning Board of Appeals
November 9, 2020**

Call to Order:

Chairman Bradley called the meeting to order at 7:01 p.m. and read the Oral Declaration into the record. Ms. Klaassen took roll call of the Board Members present.

Introductory Remarks Regarding Conduct of Virtual Meeting.

Chairman Bradley outlined the agenda items and explained how the virtual meeting would take place. He also explained how public participation would take place and outlined the rules of procedure.

Approval of October 12, 2020 meeting minutes:

Chairman Bradley asked for a motion to approve the October 12, 2020 meeting minutes. A motion was made by Mr. Weigandt and seconded by Ms. Hanley. A vote was taken and the motion unanimously passed:

AYES: Bradley, Hanley, Nielsen, Weigandt

NAYS: None

Case No. 20-32-V: 160 Westview Road: An application submitted by Thomas and Suzanne Lyman seeking approval of a zoning variation to allow a fence at 160 Westview Road along its Hibbard Road property line. The requested zoning variation would permit the fence to exceed the maximum permitted height. The ZBA has final jurisdiction on this request.

Ms. Klaassen identified the applicants who are requesting an 8 foot fence along the west Hibbard Road property line. She then described the variation being requested regarding the fence height as well as the property location and zoning classification. Ms. Klaassen then described the reasoning for the replacement fence request and its location along the entire length of the Hibbard Road property line. She stated the additional height is to increase privacy and reduce noise from Hibbard Road. Ms. Klaassen noted the Board has final jurisdiction and draft resolutions for the Board to consider are included in the packet on page nos. 12 and 19. She noted they received one email which she would read into the record after the applicants' presentation. Ms. Klaassen asked if there were any questions.

Chairman Bradley stated this request is different than the 130 Westview application which was similar but was in need of repair. Ms. Klaassen responded the applicants' fence is relatively new and the 130 Westview fence may not have been in that bad of condition. She referred the Board to the illustration with the fence to the south which may be slightly taller. Ms. Klaassen noted that applicant requested a height of 8 feet which was approved. Chairman Bradley commented the fence height appeared to be similar to that of the neighboring fence. No additional questions were raised at this time.

Chairman Bradley swore in those speaking to this matter. Thomas and Suzanne Lyman stated they are requesting an 8 foot fence with the primary reason being is due to the increased noise. He stated they discussed with companies regarding putting a sound fence up on their side of the property and were told a height of 8 feet would dramatically reduce the noise. Mr. Lyman stated the neighbors confirmed raising their fence height to 8 feet dramatically decreased the vehicle noise. He also stated they have planting on their property and the fence height would not impact anyone. Mr. Lyman noted although it is a through lot, they do not plan to gate the fence. Mrs. Lyman stated they did their own noise testing with an app and acoustical testing and are looking to improve their property. She added it is difficult to maintain planting on the other side of the fence and was told the height would mitigate the noise.

Chairman Bradley asked if there were any questions. No questions were raised at this time. Mr. Schoon confirmed there is a member of the public in the "room". Mr. Norkus allowed the caller into the meeting. No comments were made at this time. Chairman Bradley confirmed any subsequent communication would be included as part of the record. Ms. Klaassen read an email from Eric and Elizabeth Kaufman, 130 Westview, in support of the application. Chairman Bradley confirmed public comment is concluded.

Chairman Bradley informed the Board Ms. Handler noted the precedent setting situation in granting relief to the 130 Westview application and referred to the property which installed an 8 foot fence without approval. He stated the Kaufmans' request will seem to be followed by subsequent applications from other homeowners on the block. Chairman Bradley then stated properties which back up to major thoroughfares do suffer from traffic although he is worried about the precedent being set with through lots on major roads. He then stated he is in support of the request.

Ms. Hanley agreed with Ms. Handler's comment that it would appear to be a wall on Hibbard Road which is actually a shrubbery wall and you cannot see the fence behind it. She stated Hibbard Road is busy and noisy enough to warrant consideration. Chairman Bradley stated all of the fences are at different levels and there may have been applications in the past from applicants seeking noise attenuation. He indicated they may revisit the fence height restrictions with residences backing up to major urban areas. Mr. Nielsen agreed there are different fence heights and the new fence at the Kaufmans looked big. He then stated he hoped all the neighbors would go to 8 feet in order to have a clean line since they are near a busy road with the precedent being set with the last approval. Mr. Nielsen stated he would be in favor of the request. Chairman Bradley noted 140 Westview set the precedent with the unauthorized fence height. Mr. Weigandt agreed with the comments made and stated he is in support of the request.

Chairman Bradley then asked for a motion to approve the variance request as noted on page 12 of the agenda packet. A motion was made by Mr. Nielsen and seconded by Mr. Weigandt. A vote was taken and the motion unanimously passed:

AYES: Bradley, Hanley, Nielsen, Weigandt

NAYS: None

Training Session Regarding the Conduct of Meetings:

1 Mr. Schoon stated they have met with the Planned Development Commission, Plan Commission, DRB and
2 LPC to review their responsibilities, powers and duties and processes followed by Mr. Schuster's
3 presentation. He identified the Board's powers and duties as well as the zoning variation process. Mr.
4 Schoon then referred to the process for special use requests outside of the overlay district and zoning
5 code amendments. He identified the other boards and commissions and their roles and duties. Mr. Schoon
6 noted this Board is different that the vote of other boards/commission as the vote of four members of
7 the Board is required to approve or to forward a recommendation to the Village Council. He asked if there
8 were any questions. No questions were raised at this time.
9

10 Ben Schuster began by describing the Open Meetings Act and the regulations involved in the statute. He
11 defined the OMA components including the definition of a meeting as well as what is considered
12 communication among Board Members. Mr. Schuster described instances of what constituted an OMA
13 violation in terms of replying to emails. He also identified specific rules which were instituted as a result
14 of the pandemic allowing open meetings via other mediums. He stated the OMA component included the
15 requirement of having an agenda and identified its definition. Mr. Schuster then stated the next OMA
16 component included required training.
17

18 Mr. Schuster then referred to the procedures for conducting meetings which include Robert's Rules or
19 Order and outlined the components required for public hearings. He also outlined instances where the
20 Board should not participate in communications with applicants outside of the hearing. Chairman Bradley
21 raised several examples of communicating with others outside of a hearing and Mr. Schuster provided
22 clarification. Mr. Schuster then referred to FOIA, its definition and components. He also identified several
23 examples of what constituted items which are subject to FOIA and referred to two cases, the *City of*
24 *Champaign v. Madigan* and *BGA v. City of Chicago*. Mr. Schuster then identified examples of
25 communications which are not subject to FOIA. He asked if there were any questions. No questions were
26 raised at this time.
27

28 Mr. Schuster stated with regard to ethics, he referred to statutory conflicts of interest and described
29 common law conflicts of interest. He also described a gift ban and what is considered to be categorized
30 as a gift as well as what are considered to be exceptions. Mr. Schuster then asked if there were any
31 questions. No questions were raised at this time.
32

33 **Other Business**

34 a. **Community Development Report**

35 Mr. Schoon informed the Board the Planned Development Commission held its second public meeting on
36 The Walden which it recommended denial of the requested relief due to issues relating to bulk and
37 impermeable lot coverage. He stated they are working with the applicant with regard to next steps.
38

39 b. **December 14, 2020 Meeting – Quorum check.**

40 The Board Members confirmed their availability.
41

42 **Public Comment:**

43 Mr. Schoon confirmed there is no one from the public to comment.
44

45 **Adjournment:**

46 A motion to adjourn was made by Ms. Hanley and seconded by Mr. Weigandt. A vote was taken and the
47 motion unanimously passed:

48 AYES: Bradley, Hanley, Nielsen, Weigandt

1 NAYS: None
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3 The meeting adjourned at 8:42 p.m.
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5 Respectfully submitted,
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7 Antionette Johnson
8 Recording Secretary

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WINNETKA ZONING BOARD OF APPEALS
DECEMBER 14, 2020

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

Minutes of the Zoning Board of Appeals
December 14, 2020

Call to Order:

Chairman Bradley called the meeting to order at 7:05 p.m. and read the Oral Declaration into the record.

Introductory Remarks Regarding Conduct of Virtual Meeting.

Chairman Bradley outlined the agenda items and explained how the virtual meeting would take place. He also explained how public participation would take place and outlined the rules of procedure.

Case No. 20-33-V: 797 Walden Road: An application submitted by Liz and Max Winemiller seeking approval of a zoning variation to allow the existing artificial turf, an impermeable surface, to remain at 797 Walden Road. The requested zoning variation would permit the existing artificial turf to exceed the maximum permitted impermeable lot coverage. The Zoning Board of Appeals has final jurisdiction on this request.

Ms. Klaassen described the impermeable lot coverage variation being requested by the applicants as well as how the existing artificial turf added to the lot's impermeable lot coverage. She then described the property's location and zoning classification noting the existing lot is legal nonconforming. She noted a prior zoning variation request from 2005 was granted for a two story addition. Ms. Klaassen identified photos of the artificial turf which was installed without a permit and brought to the Community Development Department's attention in May 2020 and the applicants decided to apply for a variation.

Ms. Klaassen identified the maximum permitted impermeable lot area, requirements and allowable surfaces which included the underdrain system. She noted the Village Engineer determined the existing artificial turf system did not meet drainage system requirements although it met storm water requirements and described the reasoning why it met those requirements. Ms. Klaassen informed the Board there is an engineering and storm water component to impermeable lot coverage as well as a green space component of landscaping. She then stated draft resolutions are included in the agenda packet on page nos. 83 and 90 noting the Board has final jurisdiction. Ms. Klaassen added the two prior emails and three additional emails received would be read into the record following the applicants' presentation. She asked if there were any questions.

1 Ms. Hanley stated she is confused as to whether the system is impermeable or not based upon the code's
2 explanation. Chairman Bradley and Mr. Schoon explained the Village's Engineer's reasoning behind the
3 engineering report as well as impermeable, detention and drainage systems. Chairman Bradley noted the
4 applicants are taking a 100% deduction and they would still be over the permeability requirements even
5 if they took the 75% deduction. He then asked how they should address these new types of artificial
6 surfaces in terms of the code requirements. Mr. Schoon informed the Board the Village and MWRD have
7 standards with regard to storm water regulations and that the Village cannot be less restrictive than the
8 MWRD standards.
9

10 Mr. Norkus allowed the applicants and their legal counsel, Brendan Appel, into the meeting. Chairman
11 Bradley swore in those speaking to this matter. Brendan Appel explained the differences between the
12 impermeable surface materials and referred to the Village code impermeable surface definition. He also
13 referred to designed permeable surfaces which meant any pavement system allowing water to pass
14 through. Mr. Appel described the three different types of impermeable surfaces and in this instance, they
15 are discussing a relatively new SYNlawn turf product. He referred to before and after photos of the
16 property as well as video of the installed surface which allowed water to drain downward versus grass.
17 He stated the gravel under-table allowed water to go into the storm sewer system which drained water
18 better at a significant rate and better than that of grass. Mr. Appel then stated the installed system met
19 the Village's definition of a permeable surface. He also referred to the 2016 Dwyer Park application which
20 used a similar system noting the only difference is the applicants' installed system looked more like grass.
21

22 Chairman Bradley asked when the product was installed. Mr. Winemiller responded it was installed in
23 May 2020 and they were told by the contractor that a permit was not needed. He stated grass was planted
24 but would not grow due to the amount of shade and water. Mr. Winemiller then explained the entire
25 drainage system was redone to move the water and the installation was done to improve the property.
26 He added an email received from a neighbor with regard to water on their property was due to a berm
27 installed incorrectly and has since been corrected. Mr. Winemiller confirmed the water removal on their
28 property has been improved tenfold and asked the Board Members to view the YouTube links submitted
29 with the application relating to the system's ability to move water. He added they meant no harm by the
30 installation being done without permit. Mr. Appel asked if there were any questions.
31

32 Ms. Handler asked which landscape architects they consulted with in regard to using additional landscape
33 plantings before they decided to install the system. Mr. Winemiller stated they used several consultants
34 including Jose Gonzalez and due to the amount of trees on the property, there is no room to add more
35 trees. He stated they also considered the use of different types of grasses and due to the fact there is 90%
36 shade and the property's elevation, it is not possible. Mr. Winemiller stated the north neighbor made the
37 May 7, 2020 complaint and with regard to the east and south neighbor's complaints, those related to the
38 berms. He informed the Board the gutter investment, central drain system and turf totaled \$17,000 noting
39 their lot takes on most of the water from the surrounding properties.
40

41 Chairman Bradley asked if there were any other questions. No additional questions were raised at this
42 time. He then asked for public comment. Ms. Klaassen read several emails into the record, the first email
43 from Kelly and Collette Quackenbush, 801 Walden Road, the second email from William H., 791 Walden
44 and the third email from George Dowd, 808 Green Bay Road, all in opposition to the request. Ms. Klaassen
45 confirmed there are no members of the public in attendance at the Village Hall. Mr. Norkus allowed
46 several members of the public into the meeting to provide comment. Collette Quackenbush, 801 Walden,
47 noted they have been in Washington for some time and asked when studies would be revealed in

1 connection with the affected nearby properties and where the water would go. Mr. Norkus confirmed
2 there were no other members of the public to comment.

3
4 Chairman Bradley asked for the Village Engineer's findings to be shared in that there would be no negative
5 effect on neighboring properties. He then asked for the applicants' response. Mr. Appel agreed with
6 sharing the Village Engineer's report with the neighbors and confirmed the issue relating to the berm and
7 flooding issues have been corrected.

8
9 Chairman Bradley stated the Board would now deliberate and has final jurisdiction. Mr. Winemiller
10 referred to whether the neighbors think the installed product is working. Chairman Bradley stated it is
11 clear there are water issues on Walden Road and they need to be aware of the types of systems available
12 and referred to the Village Engineer's report that the synthetic product is not having a negative impact on
13 storm water impact as if it were not there. He then stated as a result of the Village Engineer's report, he
14 is confident the applicants are not contributing toward additional storm water issues as well as the fact
15 they did not intentionally seek to install the product without a permit. Chairman Bradley described the
16 situation as unique in terms of the owners' plight and that it met the standards as well with the exception
17 of keeping with the character of the locality since it is a new product. He referred to the money spent on
18 the project and the fact that it is a minimally sized area and concluded he is in support of the request.

19
20 Ms. Hanley described the request as an appeal as opposed to a request for a variation. She stated from
21 an engineering and storm water perspective, it is awkward in terms of handling the request procedurally.
22 Ms. Handler agreed with Ms. Hanley and stated the Board is to look at the existing code and standards
23 adding the first three standards have been met. She also stated a muddy backyard is not unusual for
24 Winnetka. Ms. Handler then stated the character of the locality would be altered and the ordinance
25 required greenspace. She stated she is not in support of the request.

26
27 Mr. Nielsen referred to the neighbors' comments relating to where the water is going and questioned
28 whether the Village engineer's report is the final authority. Chairman Bradley responded the Village
29 Engineer would be the one who would stand up for water and flooding issues in the Village. Mr. Nielsen
30 and Mr. Weigandt stated they are in support of the request. Chairman Bradley reiterated the code is not
31 current with regard to new technology and the alternative would be to ask the applicants to remove the
32 system and go back to having a flooded backyard.

33
34 Ms. Handler stated the applicants did not exhaust all alternatives of solving the problem and the situation
35 is not unique. She stated the engineering staff was involved with writing the code definitions in terms of
36 what is impermeable and what is not. Ms. Hanley stated the issue is procedural and although the
37 applicants are asking for relief after installation would not weigh in on her decision, she referred to
38 drainage issues which can be solved and would solve a problem the code does not provide a solution for
39 with the variation being the only solution.

40
41 Chairman Bradley then asked for a motion to approve the variance request as noted on page 83 of the
42 agenda packet. Ms. Hanley moved to approve the variation request and the motion was seconded by Mr.
43 Weigandt. A vote was taken and the motion passed, 4 to 1:

44 AYES: Bradley, Hanley, Nielsen, Weigandt

45 NAYS: Handler

46
47 **Case No. 20-34-V: 1067 Cherry Street: An application submitted by Brett Williamson seeking approval**
48 **of a zoning variation to allow construction of a second floor addition at 1067 Cherry Street. The**

1 **requested zoning variation would permit the addition to exceed the maximum permitted gross floor**
2 **area. The Zoning Board of Appeals has final jurisdiction on this request.**

3 Ms. Klaassen described the variation being requested by the applicant and the proposed addition as well
4 as the property's location and zoning classification. She then referred to the property's photos and a table
5 outlining the GFA calculations. Ms. Klaassen identified the proposed addition's location and front and east
6 elevations. She noted draft resolutions are included on page nos. 23 and 42 with the Board having final
7 jurisdiction. She noted no correspondence was received and no members of the public are present in
8 Village Hall to comment. Ms. Klaassen then asked if there were any questions.
9

10 Ms. Handler referred to the space above the garage and if it did not count. Ms. Klaassen responded the
11 space that is less than 7 feet in height, did not count toward GFA. Mr. Weigandt described the addition as
12 similar to a dormer and Ms. Klaassen confirmed that is correct.
13

14 Mr. Norkus allowed the applicant and design team into the meeting. Chairman Bradley swore in those
15 speaking to this matter. Brett Williamson stated the issues of everyone working from home led them to
16 deal with the dead space above the garage to add a bedroom to allow for a family member to move into
17 the home. He stated they attempted to be as conservative as possible with regard to the design and kept
18 the addition as minimally sized as possible. Jeff Letzter of Aspect Design, Inc. identified the existing garage
19 ridge above grade and the proposed addition. He stated for the gambrel roof design and dormers, they
20 were able to utilize the space to provide the area needed for the bedroom addition.
21

22 Chairman Bradley asked if there were any questions. He asked for the size of the master bedroom addition
23 and Mr. Letzter responded it would measure 14x18 square feet with dormer elements. He noted the GFA
24 overage is due to the attached garage in the front. Mr. Letzter then further explained specifics relating to
25 height for the proposed addition referencing Sheet A-12.
26

27 Ms. Hanley asked if they considered converting the garage into a master suite and building a detached
28 garage. Mr. Williamson responded that alternative may lead to impermeable surface issues. He confirmed
29 they looked within the home's footprint for solutions. Ms. Hanley referred to the attached garage in the
30 front while there is an alley in the rear.
31

32 Chairman Bradley asked if there were any other questions. No additional questions were raised at this
33 time. He stated they would now allow public comment. Mr. Norkus allowed several members of the public
34 into the meeting to provide comment. No comments were made at this time. Mr. Norkus stated that
35 concluded public comment.
36

37 Chairman Bradley called the matter in for deliberation. Mr. Weigandt stated he is in favor of the request
38 and the addition would be an improvement and would not appear larger. He added the garage is unique
39 being located in the front of the home. Mr. Nielsen agreed with Mr. Weigandt's comments and stated he
40 is in favor of the request. Ms. Hanley stated there is nothing unique about the garage in the front of the
41 home. She also referred to reasonable return relating to it being a four bedroom and two bathroom home.
42 Ms. Hanley added there is room in the rear for a garage and to convert the existing garage to a bedroom
43 with there being enough space in terms impermeable lot coverage. Ms. Handler asked Mr. Letzter given
44 there are currently four bedrooms if the rooms could be rearranged necessitating a smaller variance. Mr.
45 Letzter agreed that alternative would reduce the square footage by 70-80 square feet but would eliminate
46 the study space needed for the applicants to work from home. He stated it would not be satisfactory for
47 what they are attempting to accomplish. Ms. Handler noted the needs of the applicants are not a
48 consideration in terms of the standards.

Chairman Bradley stated the proposal architecturally would fit the property and would cure what should not have been done. He noted by right, the applicants have 354 square feet of GFA to use as they see fit and the project cannot be done sufficiently within the GFA available. Chairman Bradley then stated all of the standards have not been met and referred to the applicants' needs although the result would be a nicer home. He stated he would not be in favor of the request and asked the applicants to continue the application to reconsider the design. Mr. Schoon confirmed four votes are needed for approval.

Mr. Williamson commented adding a garage in the rear and conversion of the existing garage would make the home look awful and would trade one variance for another. He stated there is not a way to cure the issue and it would disrupt the first floor layout and asked the Board to use a common sense approach. Chairman Bradley stated they would like for relief to be granted according to code and there is no way to use the 354 square feet without a bad aesthetic result. Ms. Handler stated the home is unique in that it has a wide, low roof over the garage and the issue related to the way in which the GFA is calculated since most of the space is currently there. Mr. Letzter confirmed there is a small, unusable space over the garage which is 7 feet tall. He then stated if they built a detached garage with a 5 foot apron, the area between the home and garage would be approximately 20 feet. Jeff then stated from a zoning standpoint, the mudroom and laundry room are in the front and would require their relocation which would result in numbers swapping and a less favorable design.

Chairman Bradley then stated there are no viable alternatives and the situation is sufficiently unique. He added a variation would still be required if the applicants are asked to come back. Mr. Letzter informed the Board adding impermeable surface would require additional engineering. Chairman Bradley stated he would change his vote to approve the request and took a straw poll of the Board Members. He then asked for a motion.

Mr. Weigandt moved to approve the variation request as stated on page 23 of the agenda packet and the motion was seconded by Ms. Handler. A vote was taken and the motion passed, 4 to 1:

AYES: Bradley, Handler, Nielsen, Weigandt

NAYS: Hanley

Case No. 20-35-V2: 1180 Oakley Avenue: An application submitted by Krzysztof and Magda Marzec seeking approval of zoning variations to allow construction of an addition at 1180 Oakley Avenue. The requested zoning variations would permit the proposed addition to: (a) exceed the maximum permitted gross floor area and (b) provide less than the minimum required total side yard setback. The Village Council has final jurisdiction on the request.

Ms. Klaassen described the GFA and total side yard setback variations requested by the applicants. She then described the property's location and zoning classification. Ms. Klaassen informed the Board the applicants planned to tear down the home and the LPC asked for an HAIS for the home before allowing demolition to proceed and issued a 60 day delay. She stated the applicants' plans are to retain the home and front façade and build an addition, requiring the zoning relief being requested. Ms. Klaassen described the proposed additions in first and second floor illustrations as well as the rear elevations. She stated the Board is to consider the proposed variations in terms of whether they meet the standards and may make a motion as indicated on page 7 of the agenda packet. Ms. Klaassen noted three emails were received in regard to the request which will be read into the record. She then asked if there were any questions.

Chairman Bradley also asked if there were any questions. He then asked if the LPC had the authority to deny demolition. Ms. Klaassen confirmed they do not and they can only issue a 60 day delay with the hopes of the owners finding alternatives to demolition. She added the LPC is primarily focused on the

1 home's exterior with the front portion of the home they recommended be preserved. Ms. Hanley asked
2 if she should recuse herself from the discussion since she lives near the property and Ms. Klaassen
3 confirmed she was not required to as long as she does not have a financial interest in the property.
4

5 Mr. Norkus allowed the applicants into the meeting. Chairman Bradley swore in those speaking to this
6 matter. Krzysztof Marzec, 1214 W. Newport in Chicago, identified himself as the property owner along
7 with Tom Corbett, the builder. Mr. Marzec stated they initially planned to build a new home and after
8 hearing feedback from the LPC, the neighbors, etc., they decided to renovate the home. He then stated
9 they have found it difficult to keep parts of the 100 year old home and described various rooms in the
10 home as well as engineering concerns. Mr. Marzec informed the Board they will be able to add modern
11 day features to the home while maintaining the home's architectural significance and described the
12 request as a win for everyone. Mr. Corbett stated they are attempting to modernize the 1925 home and
13 described the home as having a lot of antiquated space. He then stated they plan to add as little as they
14 could in order to make it a functional Winnetka home.
15

16 Chairman Bradley then asked if there were any questions. Ms. Hanley asked if they considered a detached
17 garage which would help with the side yard setback and GFA variations. Mr. Marzec responded they did
18 and noted the property sloped dramatically in the rear and would require extreme engineering to install
19 a garage. Ms. Hanley commented she is glad to see the applicants work with the existing home since there
20 are no teardowns in the neighborhood. Chairman Bradley asked if the existing one car garage is functional.
21 Mr. Corbett responded it is too narrow and it is not functionally possible to add on to it. Mr. Marzec stated
22 the garage would be converted to a study. Chairman Bradley asked if the GFA overage related to the
23 southeast portion and Mr. Marzec confirmed that is correct.
24

25 Ms. Klaassen read emails into the record from Chris Enck, 455 Birch Street, and Peter Eck in support of
26 the request. She noted there are no members of the public at the Village Hall to comment. Mr. Norkus
27 allowed several members of the public into the meeting to provide comment. Chairman Bradley swore in
28 those speaking to this matter. Mike Eagan, 911 Euclid, thanked the applicant for his plans to save the
29 home. Kathryn Moore, 1189 Oakley, stated she supported the request and is glad the applicants planned
30 to work with the existing home. Laura Good, a member of the Landmark Preservation Commission, stated
31 she is glad the applicants are planning to save the historic home after listening to the public and neighbors'
32 comments. She stated the LPC is extremely delighted they are planning to save the home and their
33 comments on demolition applications often fall on deaf ears. Ms. Good asked for the Board to support
34 the request and stated she hoped it would set a precedent in order to save more historic properties. Mr.
35 Norkus stated there are no other members of the public to provide comment. Mr. Marzec thanked
36 everyone for their comments. Mr. Corbett added the Village staff has been great to work with.
37

38 Chairman Bradley then called the matter in for deliberation. Ms. Hanley stated the standards have been
39 met and a lot of work will need to be done to make the home reasonable in terms of living quality which
40 cannot be done without the variations. Ms. Hanley added there is no other reasonable location for the
41 garage and the existing one car garage is small. Ms. Handler agreed with Ms. Hanley's comments and
42 stated she is in support of the request. Mr. Nielsen and Mr. Weigandt stated they are also in support of
43 the request. Chairman Bradley stated he is also in support and agreed a precedent needed to be set to
44 apply to these types of properties. He then asked for a motion.
45

46 Ms. Hanley moved to recommend approval of the requested variations and the motion was seconded by
47 Mr. Nielsen. A vote was taken and the motion unanimously passed, 5 to 0:

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

1 NAYS: None

2
3 **Other Business.**

4 a. Community Development Report.

5 Mr. Schoon informed the Board the Village Engineer, Steve Saunders, is retiring after over 30 years of
6 service with Jim Bernal becoming the new Village Engineer with another position being created for Public
7 Works operations and maintenance responsibilities.

8
9 b. January 11, 2021 meeting - quorum check.

10 The Board Members discussed their availability.

11
12 **Public Comment.**

13 Mr. Norkus allowed Casey Schrock into the meeting. No comments were made at this time. Mr. Norkus
14 noted that concluded public comment.

15
16 **Adjournment:**

17 A motion to adjourn was made by Ms. Hanley and seconded by Mr. Weigandt. A vote was taken and the
18 motion unanimously passed, 5 to 0:

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

20 NAYS: None

21
22 The meeting adjourned at 10:15 p.m.

23
24 Respectfully submitted,

25
26 Antionette Johnson

27 Recording Secretary



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

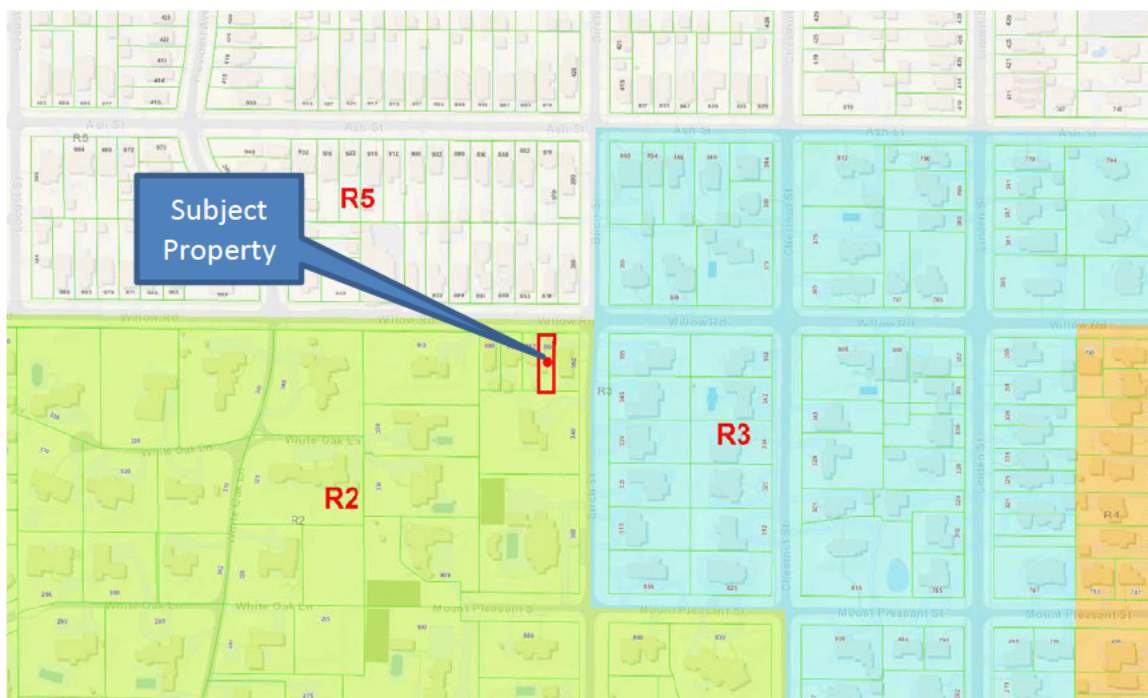


Figure 2 – Zoning Map

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.

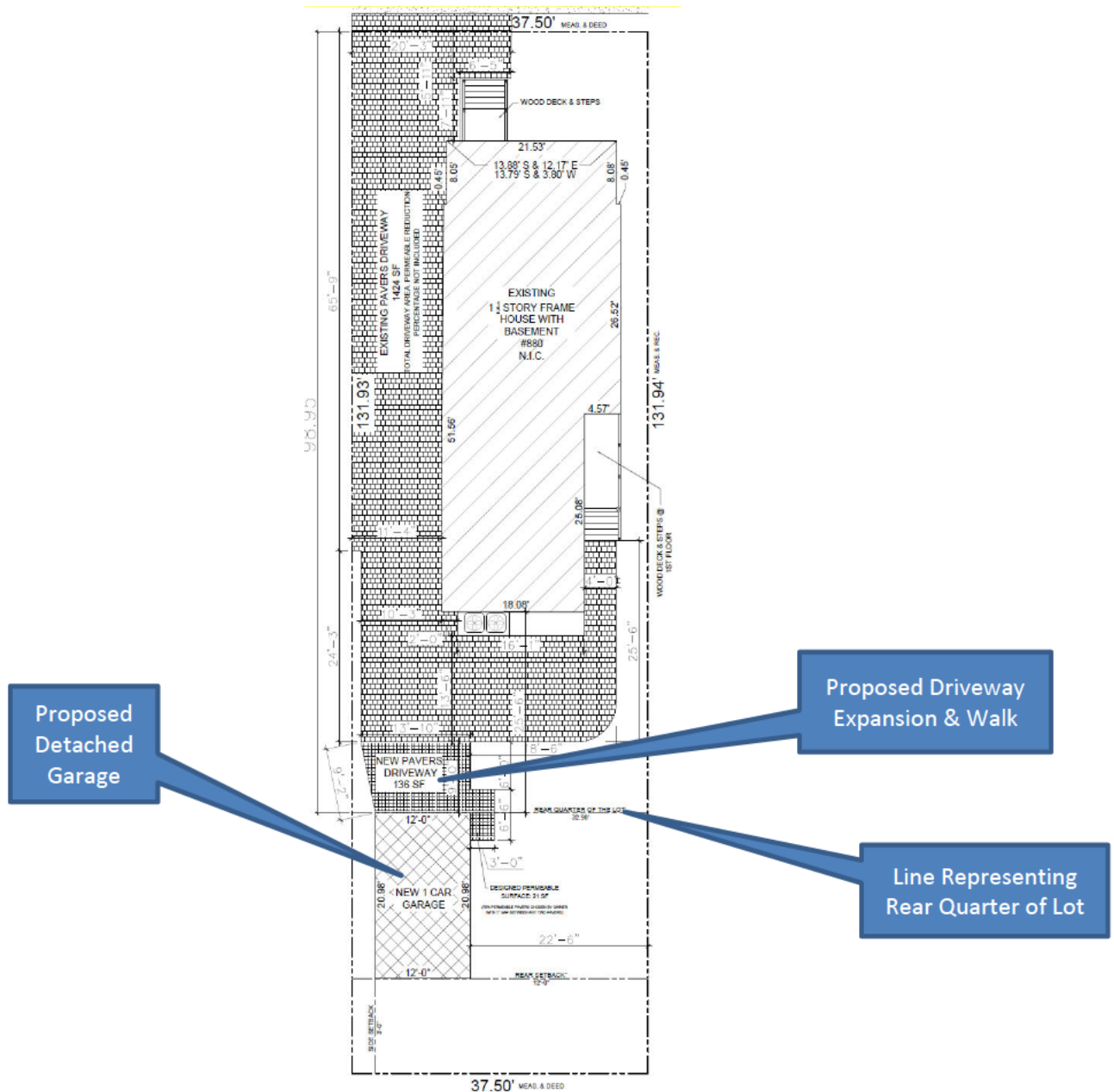


Figure 5 – Site Plan

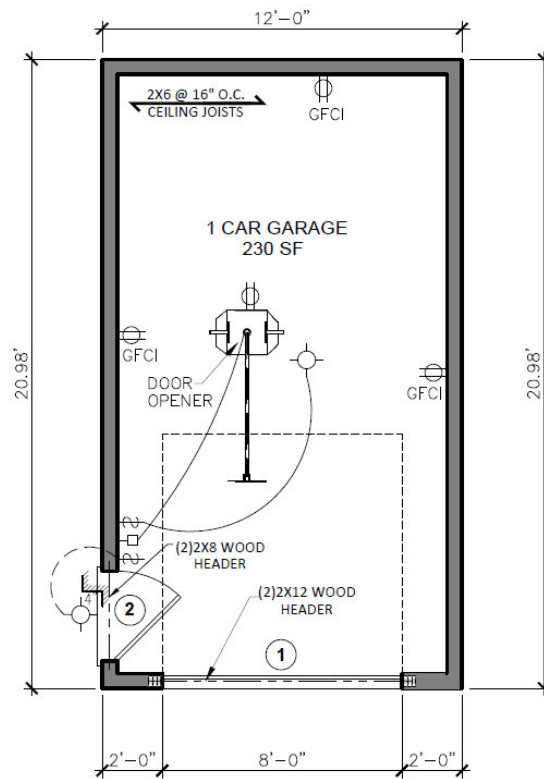


Figure 6 – Proposed Garage Floor Plan

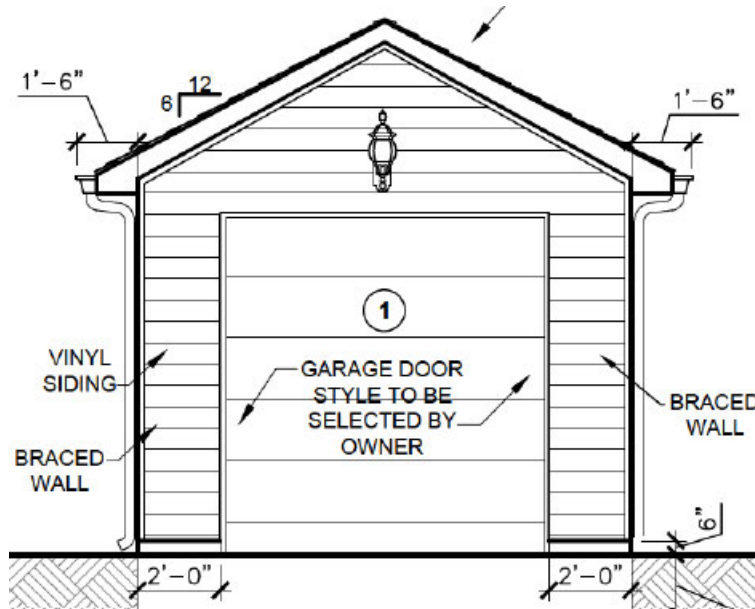


Figure 7 – Proposed Front Elevation

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.

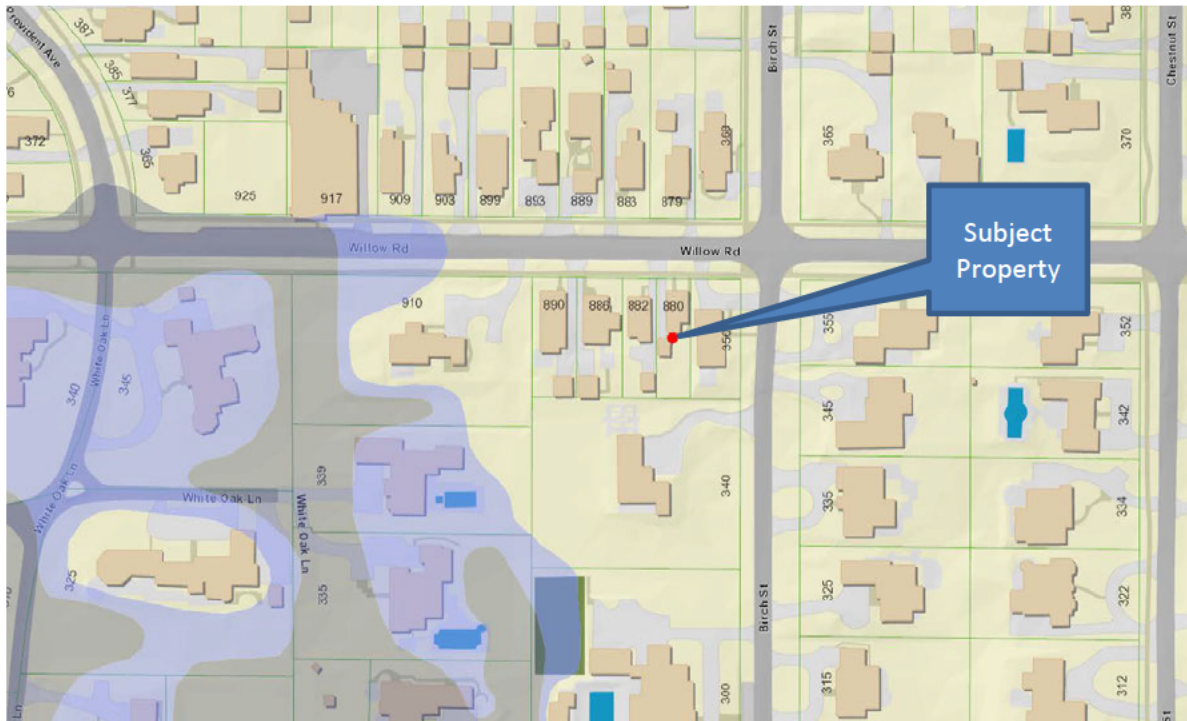


Figure 8 - GIS Floodplain Map

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

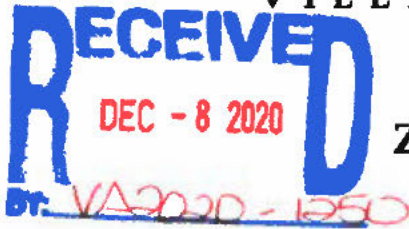
In addition to meeting the following storm water volume detention requirements, development sites must meet all other Village storm water management requirements such as drainage and grading, storm water release rates, storage system design requirements, etc.

	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: PO 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.

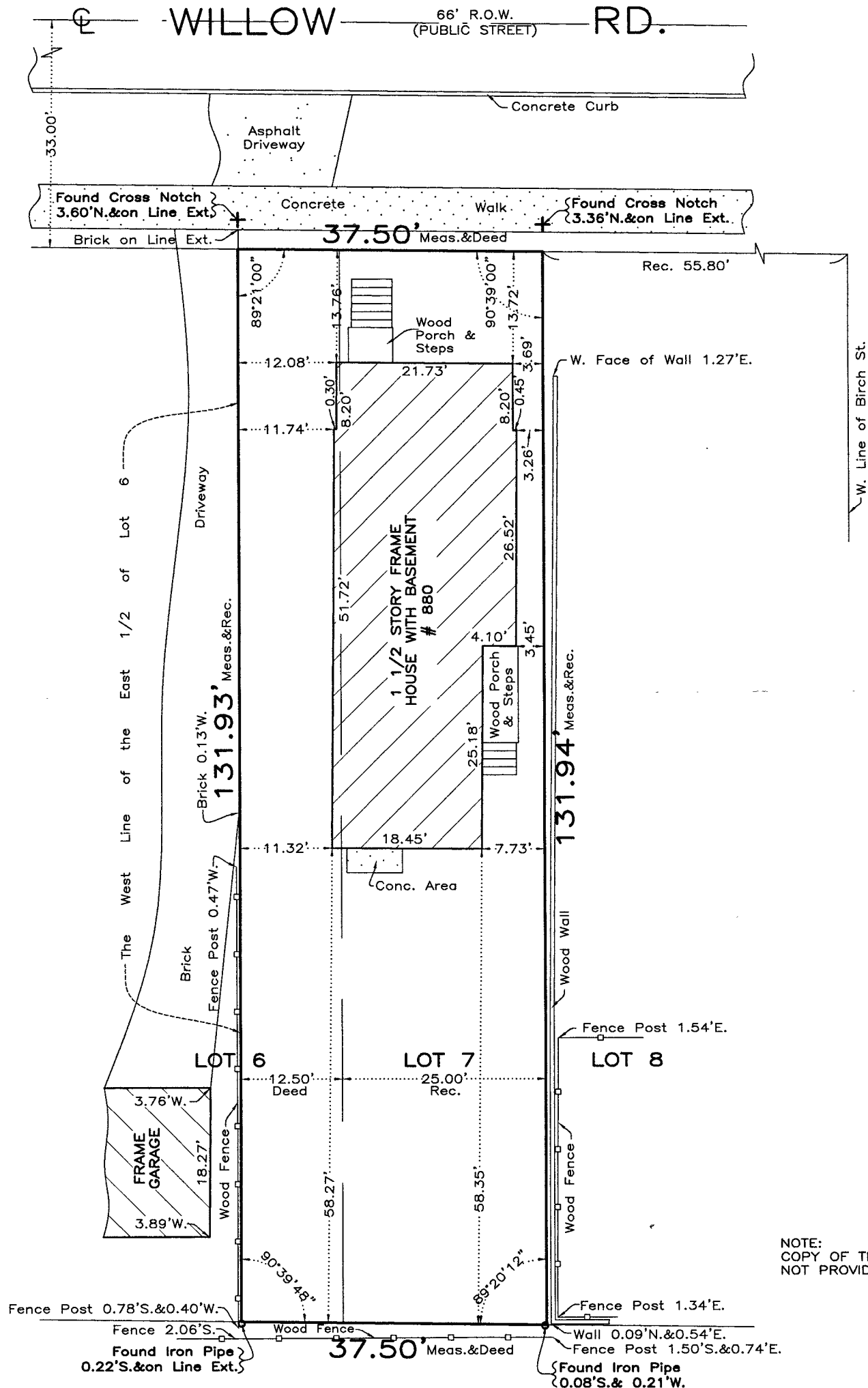
COMMONLY KNOWN AS: 880 WILLOW ROAD, WINNETKA, ILLINOIS.



GRAPHIC SCALE



(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.

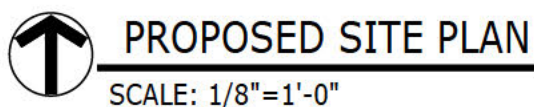
Date: July 1, 2020.

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

Drawn by: JR-A.T.

ZBA Agenda Packet - 880 Willow - Page14

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 FLOOR	PSL	PARALLEL STRAND LUMBER
A.F.F	ABOVE F.NISHED FLOOR	F.L.	FLOOR	P.T	PRESSURE TREATED
AFI	ARC FAULT INTERRUPTER	FNDN	FOUNDATION	PVC	PAINTED
A.F.S.	ABOVE FINISHED SURFACE	FTG.	FOOT NING	PTD	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	GYPSPUM BOARD	RET	RETURN
BSMT.	BASMENT	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	HMT	HIGH MOUNT	SCL D CORE	SOIL D 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
CMU	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	CENT	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	LINE	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 F.Y IN FIELD
E.F.	EXHAUST FAN	MTL	METAL	V.T.R	VENT TO ROOF
E.FIS	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
E.Q.P.	EQUIPMENT	O.H	OPPOSITE HAND	W&D	WASHER/DRYER
EXP	EXPOSED	P.C	PULL CHAIN	WIP	WATER PROOF
EXP	EXPOSED CONSTRUCTION	PLYWD.	PLYWOOD	WWF.	WELDED WIRE FABRIC

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.

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 DEDUCTIBILITY OF ALL PERMITS 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 COSTS OF DEFENSE, ARISING OUT OF THE WORK WHILE ACTING WITHIN 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 PROFESSIONAL LIABILITY 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

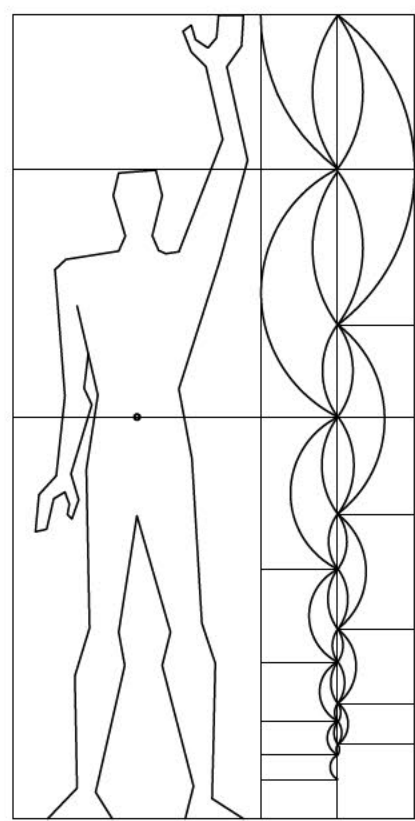
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DATE: 1.14.2021

**880 WILLOW RD
WINNETKA, IL**

**TITLE SHEET
SITE PLANS &
NOTES**

T-1



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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 UNIT 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 OF THE STATE OF ILLINOIS, THE ILLINOIS HIGHWAY 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, ACCESS WAYS, OWNER OCCUPIED AREAS AND DRIVES CLEAR 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 FILL 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 ACCESS WAYS 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" LFTS 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 = 1700 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 = 1750 PSI, E = 1700 KSI.
5. PROVIDE SOLID BLOCKING 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 INSTITUTE'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 PARALLAM 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, FLEER 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 CASINGS, AND WEAVER CARPENTRY.
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 FINISHED WITH A TRUE, FLAT, 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 THE 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.

STAIR 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.
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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 SHOP DRAWINGS FOR BLOCKING AND BACKING FOR REVIEW, SUPPORTS, AND REINFORCEMENT AS NEEDED TO ADEQUATELY SUPPORT STAIR WORK AND RAILINGS.
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 NO HALF-SIZE 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 SUBMIT SHOP DRAWINGS WITH DETAILS. DO NOT BEGIN WORK UNTIL ALL 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 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" PAIR HINGES FOR SIZES UP TO 36". LARGER SIZES SHALL HAVE 2" PAIR 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 1" 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 SCREWS 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 CONDITIONS AND MATERIALS PRIOR TO SUBMITTAL OF BID.
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 USED DURING 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-100 "TAPER" 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 PRIOR TO SUBMITTAL. THIS REQUIRES 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 SPECIFICATIONS IN MATERIALS AND WORKMANSHIP AT ONCE WITHOUT COST TO OWNER. DEFECTS INCLUDE, BUT ARE NOT LIMITED TO:
*BUCKLING, WARPING, SQUEAKS, 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

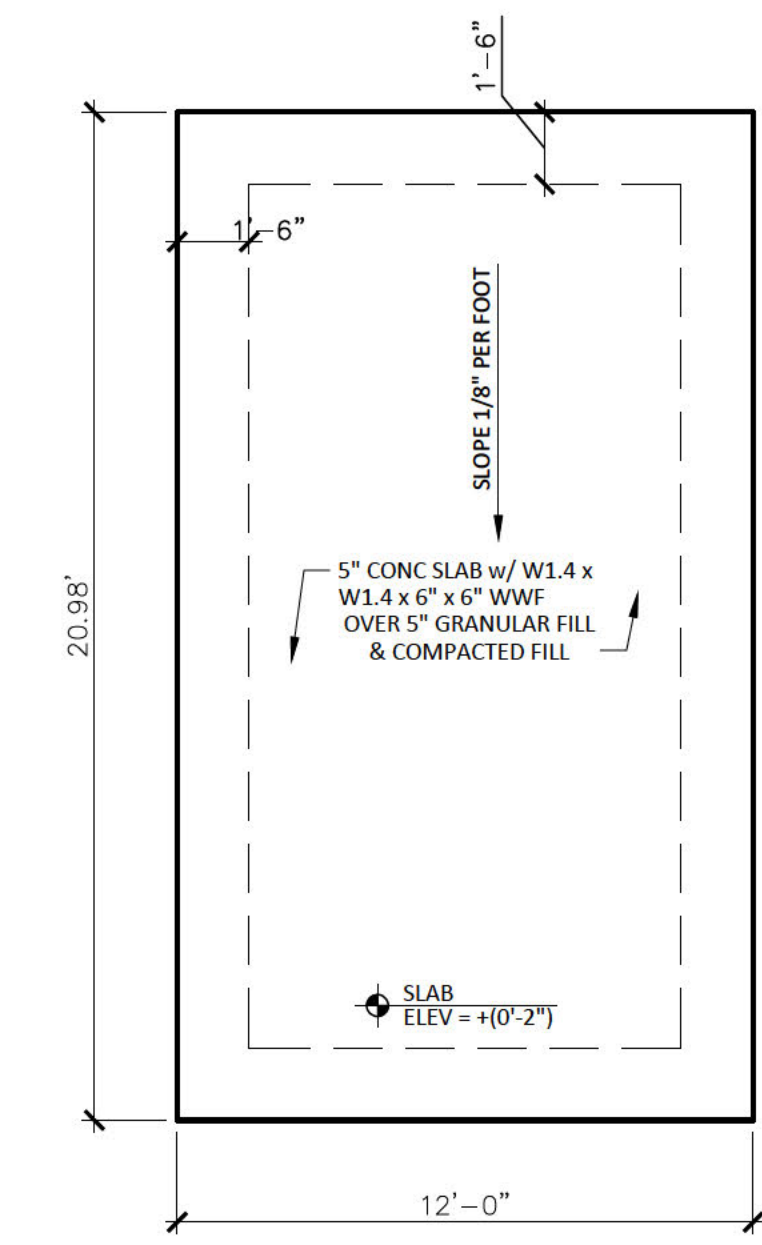
1. VERIFY ALL EXISTING CONDITIONS, DIMENSION, AND MATERIALS IN THE FIELD. REPORT ALL DISCREPANCIES TO ARCHITECT IN WRITING PRIOR TO START OF WORK.
2. ALL CONDUCTORS SHALL BE COPPER. MINIMUM CONDUCTOR SIZE SHALL BE #12 AWG SOLID WIRE. ALL CONDUCTORS #10 AND LARGER SHALL HAVE THIN OR THIN RATED INSULATION.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

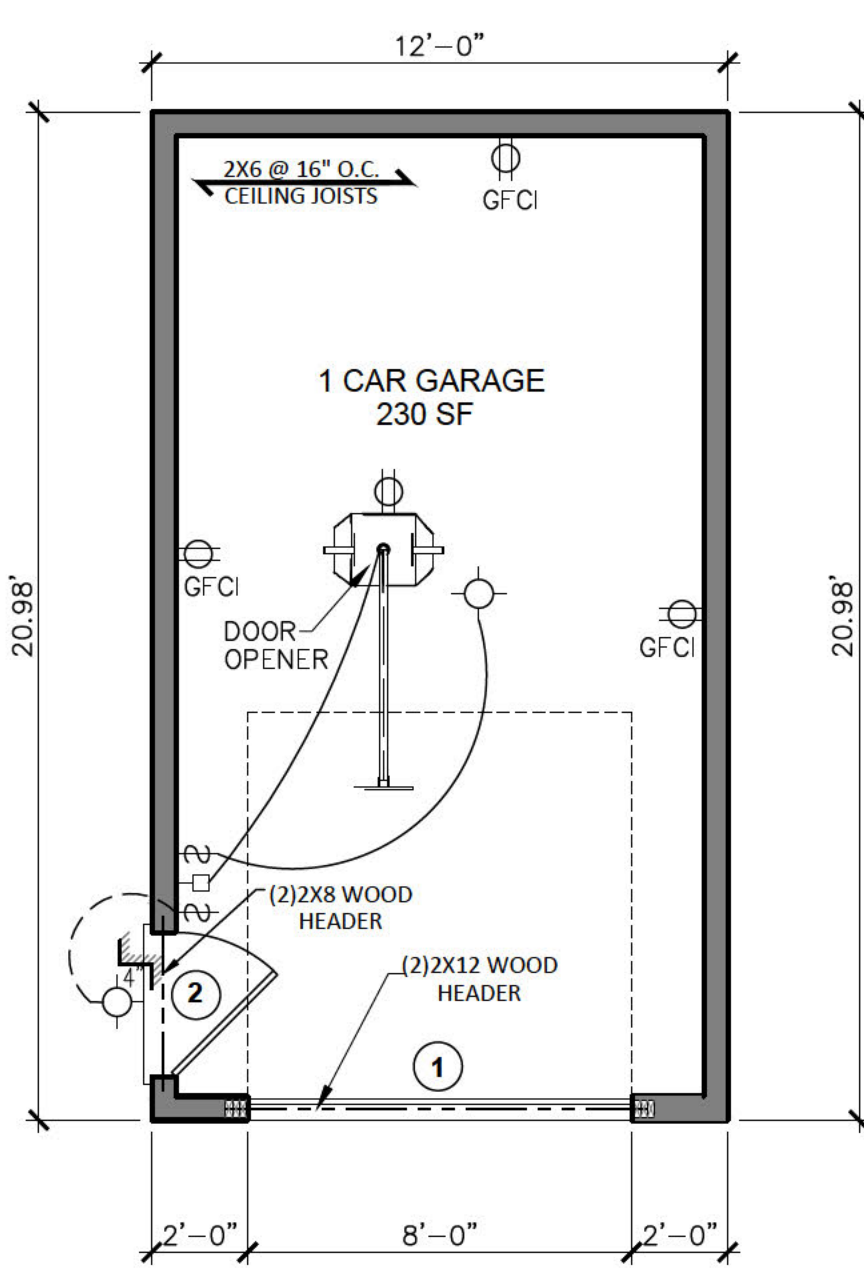
1. PROVIDE TEMPERED OR LAMINATED SAFETY GLASS AT ALL GLAZING IN DOORS OR WINDOWS ADJACENT TO DOORS WHERE GLASS AREA EXCEEDS 9 SQUARE FEET, IN ACCORDANCE WITH LOCAL CODES. ALL SAFETY GLASS SHALL BE 1/4" THICK MINIMUM.
2. ALL GLAZING AT EXTERIOR OPENINGS SHALL BE INSULATED DOUBLE PANE UNITS FACTORY SEALED.
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 NO HALF-SIZE 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 SUBMIT SHOP DRAWINGS WITH DETAILS. DO NOT BEGIN WORK UNTIL ALL CONDITIONS ARE ACCEPTABLE AND READY FOR THE NEW FLOOR SYSTEM.
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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 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.

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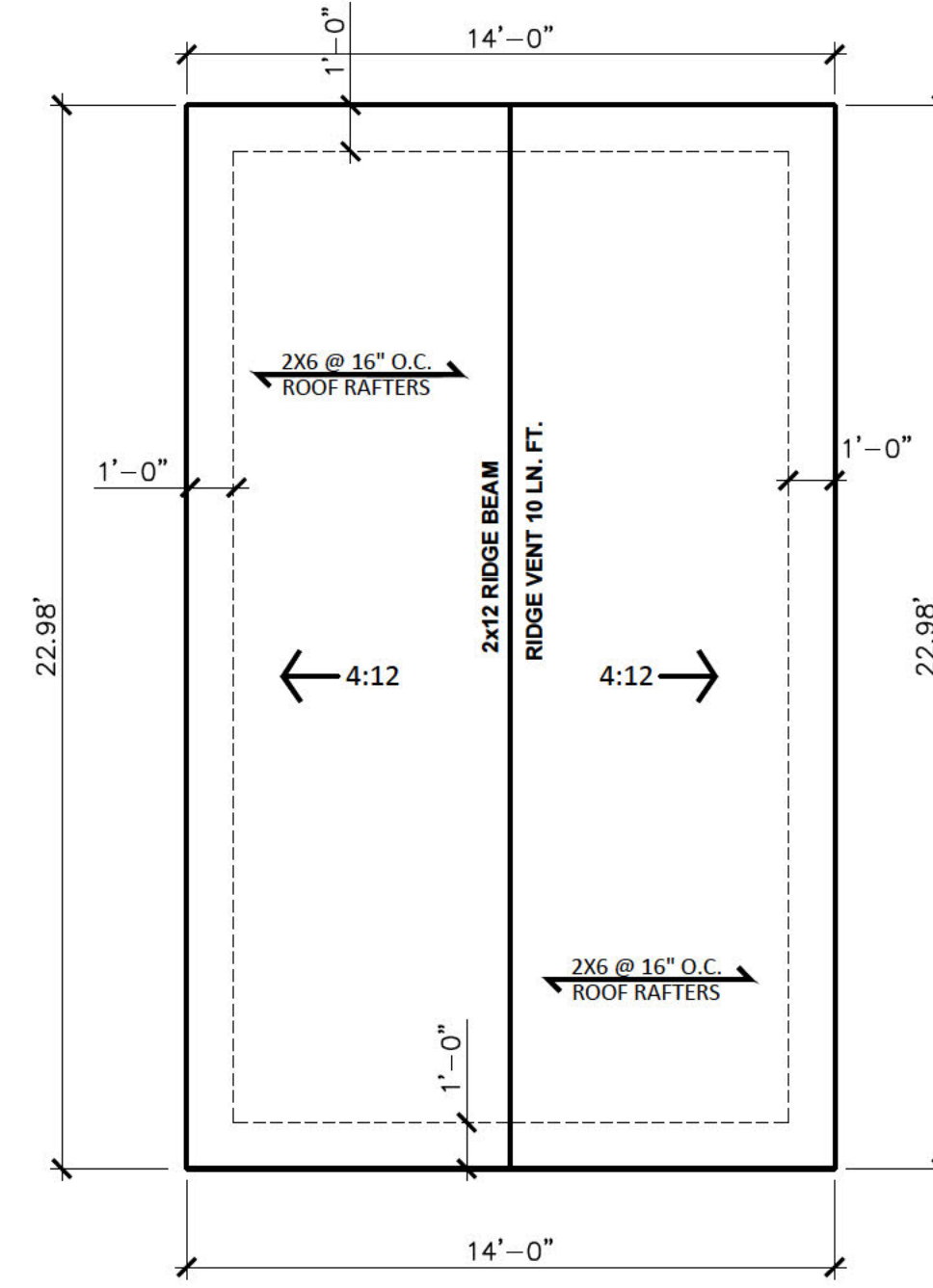
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GARAGE FOUNDATION PLAN
1/4" = 1'-0"



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

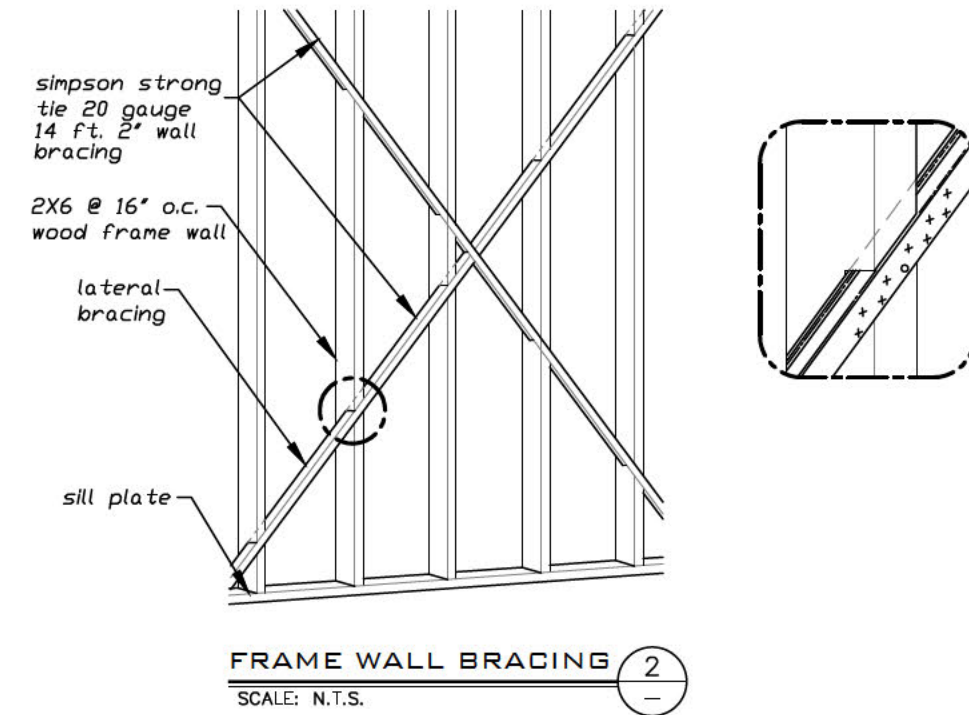
1. NOTCHES IN SOLID LUMBER JOIST, RAFTERS, AND BEAMS, SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER, SHALL NOT BE LONGER THAN ONE-THIRD OF THE DEPTH OF THE MEMBER, AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT THE ENDS OF MEMBERS SHALL NOT EXCEED ONE-FOURTH OF THE DEPTH 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.

4. 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.

5. 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.

6. 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.

7. MINIMUM GYPSUM WALL BOARD THICKNESS SHALL BE 5/8" FOR ALL APPLICATIONS.



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.

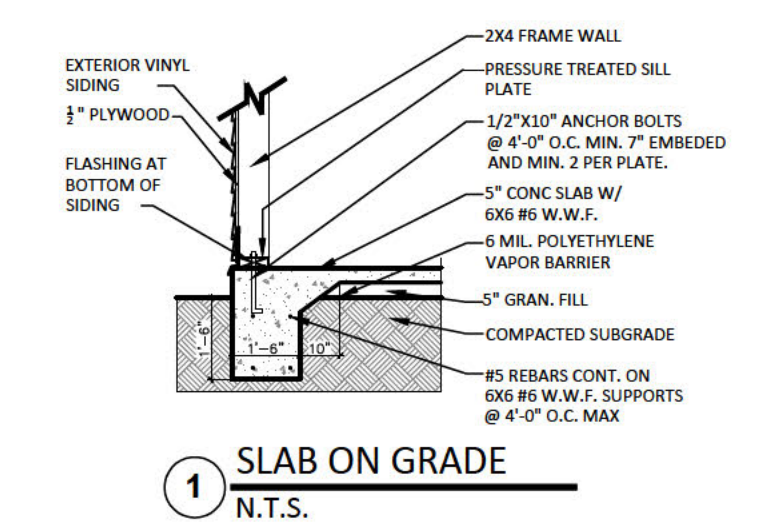
WALL LEGEND

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

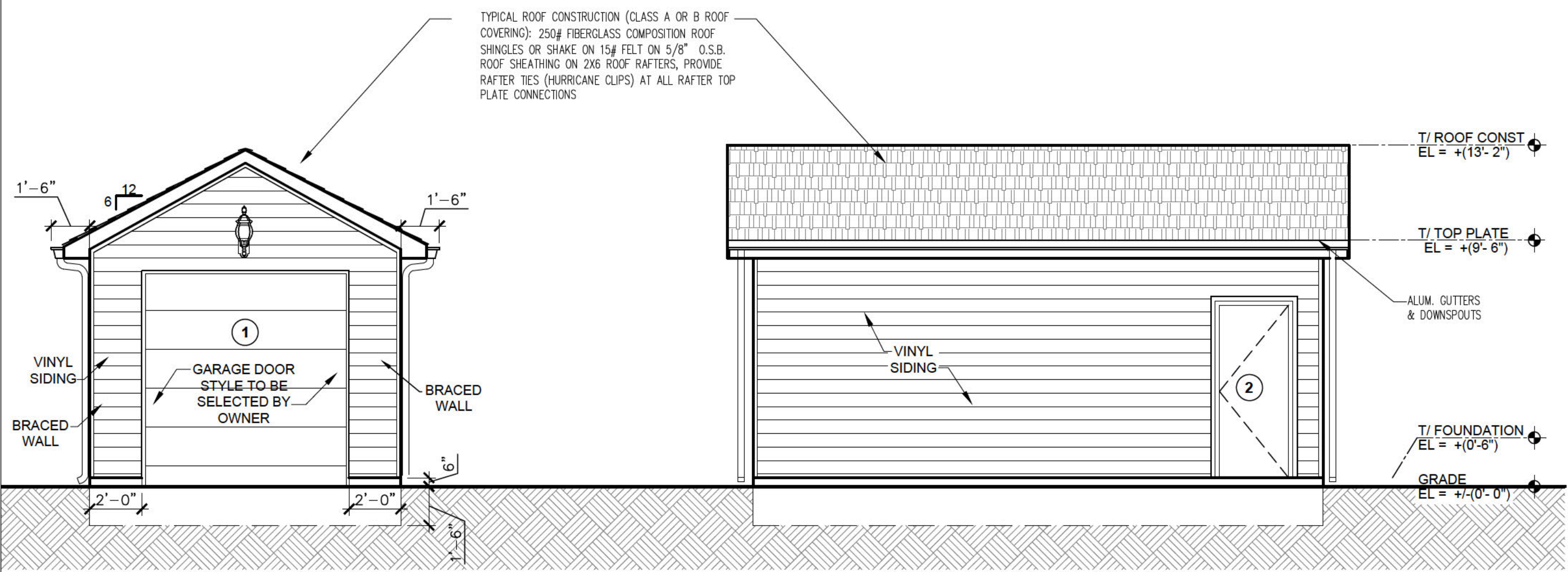
DOOR SCHEDULE

SYMBOL: ○

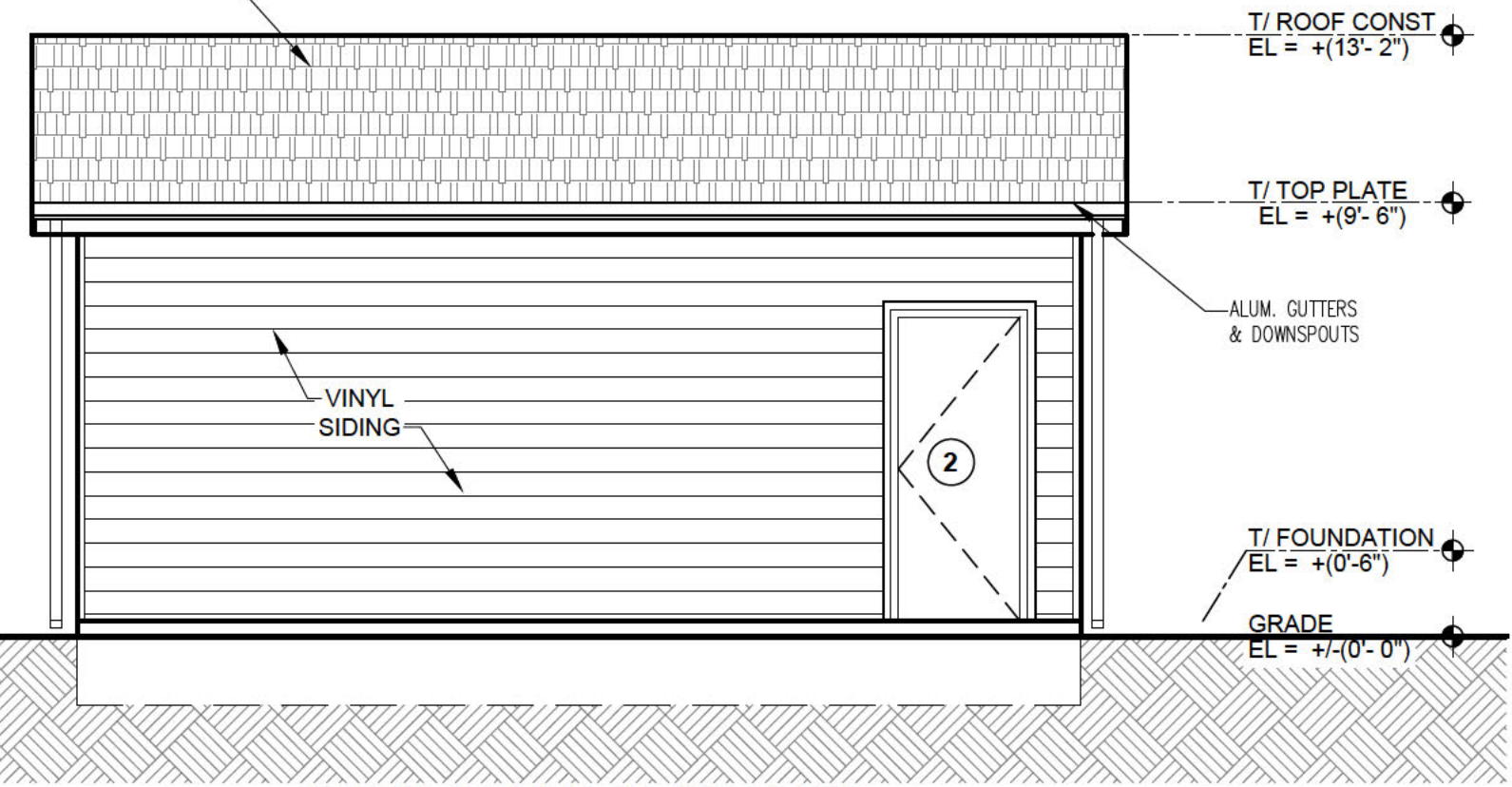
MARK	WIDTH	HEIGHT	DOOR	FRAME	NOTE
1	8'-0"	8'-0"	HC/M	HM	OVERHEAD DOOR
2	3'-0"	6'-8"	HC/M	HM	GARAGE ENTRY DOOR W/WEATHER STRIP



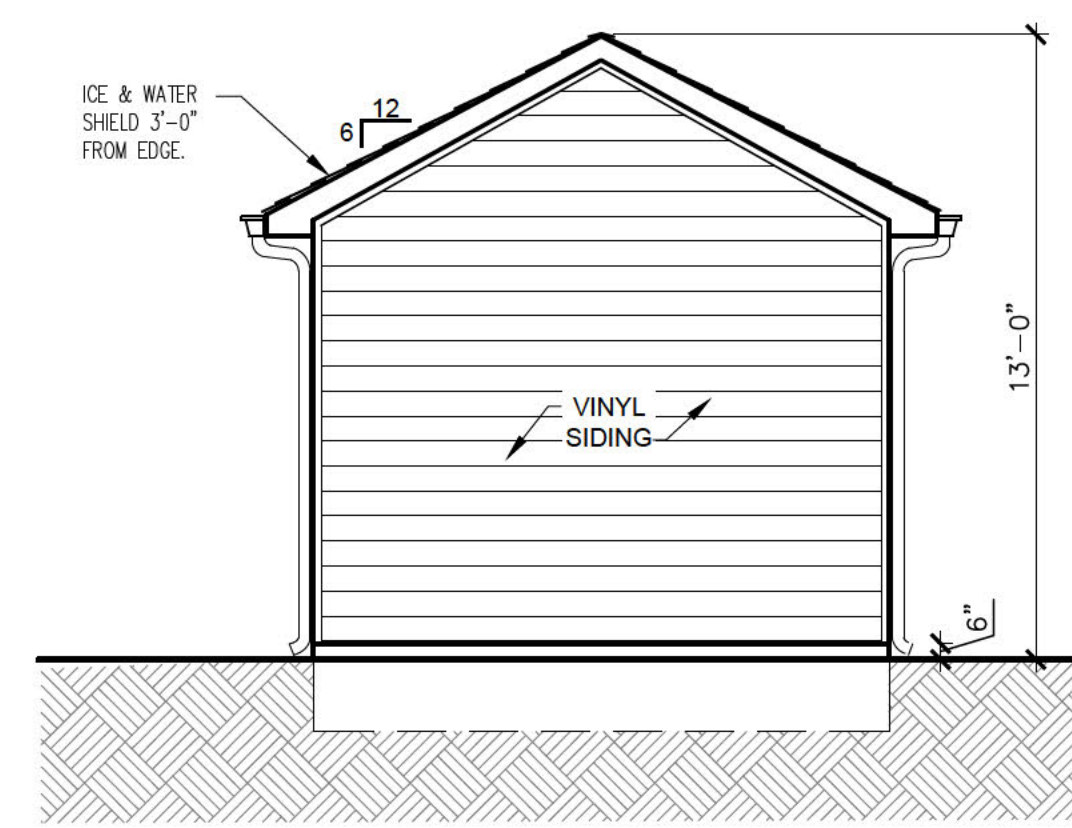
1 SLAB ON GRADE
N.T.S.



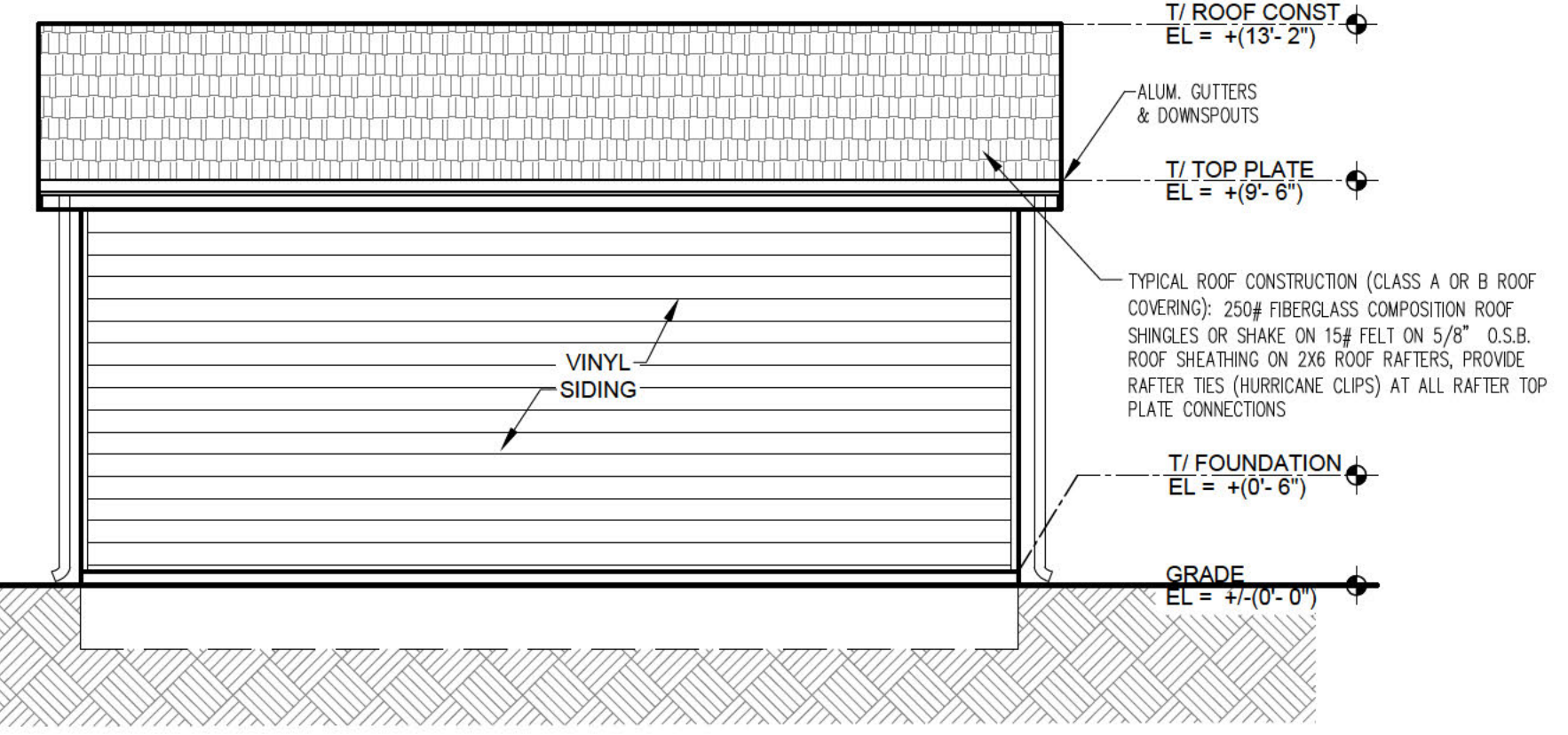
ARCH. FRONT ELEVATION
1/4" = 1'-0"



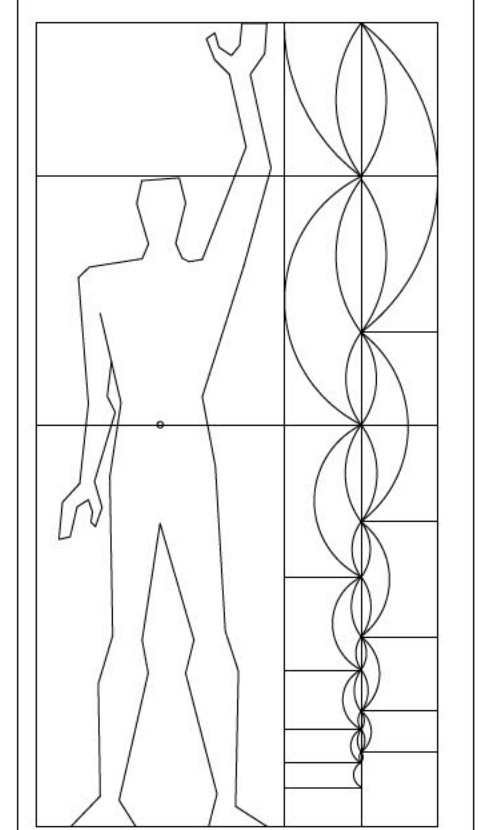
ARCH. LEFT ELEVATION
1/4" = 1'-0"



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



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



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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)
) SS
COUNTY OF COOK)

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

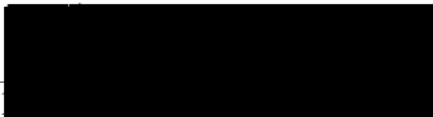
AN ORDINANCE GRANTING VARIATIONS FROM THE WINNETKA ZONING ORDINANCE FOR THE CONSTRUCTION OF A SINGLE FAMILY RESIDENCE WITHIN THE R-2 SINGLE FAMILY RESIDENTIAL DISTRICT (880 Willow Road)

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.

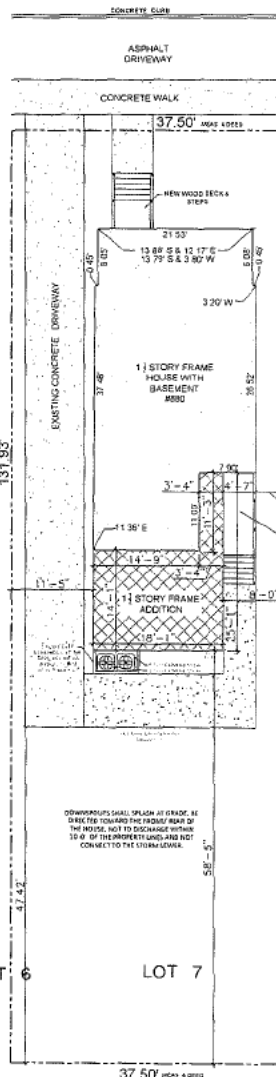
PIN: 05-20-400-022-0000

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 RENOVOLING 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
860 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 CONSERVATION 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 WILMINGTON BUILDING CODES DATED APRIL 26

2011 AND AMENDMENTS TO THE INTERNATIONAL CODES DATED AUGUST 16, 2012

DESIGN LOADS

ROOF LOAD LIVE = 20 PSF
FLOOR LOAD LIVE = 40 PSF (30 PSF AT SLEEPING AREAS)
WIND LOAD 80 MPH
GROUND SNOW LOAD 30 PSF

REFERENCE DRAWINGS

T-1	TITLE SHEET, SITE PLAN, & NOTES
G-1	GENERAL 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
M-1	MECHANICAL FLOOR PLANS
M-2	MECHANICAL SCHEDULES AND NOTES
E-1	ELECTRICAL FLOOR PLANS AND NOTES
E-2	ELECTRICAL LOAD CALC. & NOTES
P-1	PLUMBING NOTES AND DIAGRAMS

DRAWINGS LIST

7-1	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

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.

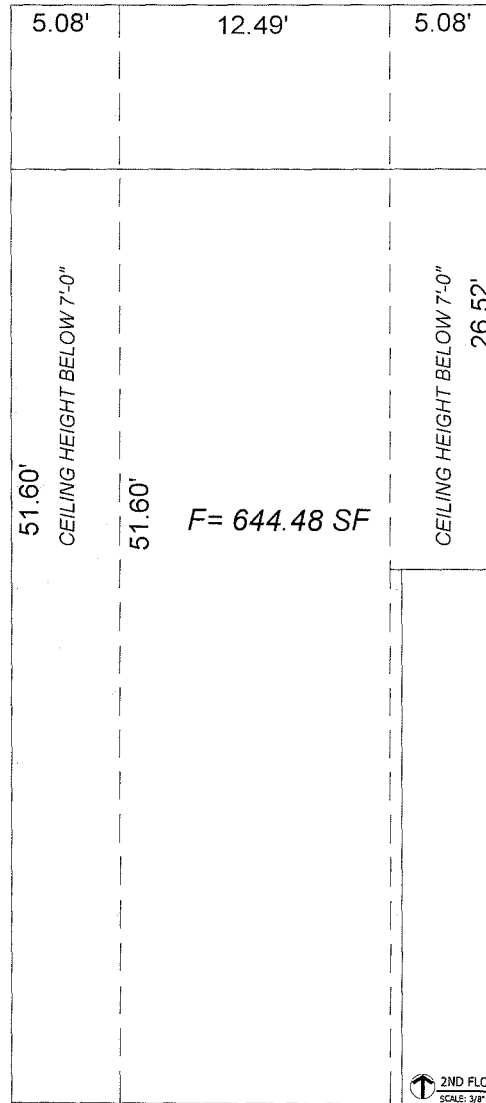
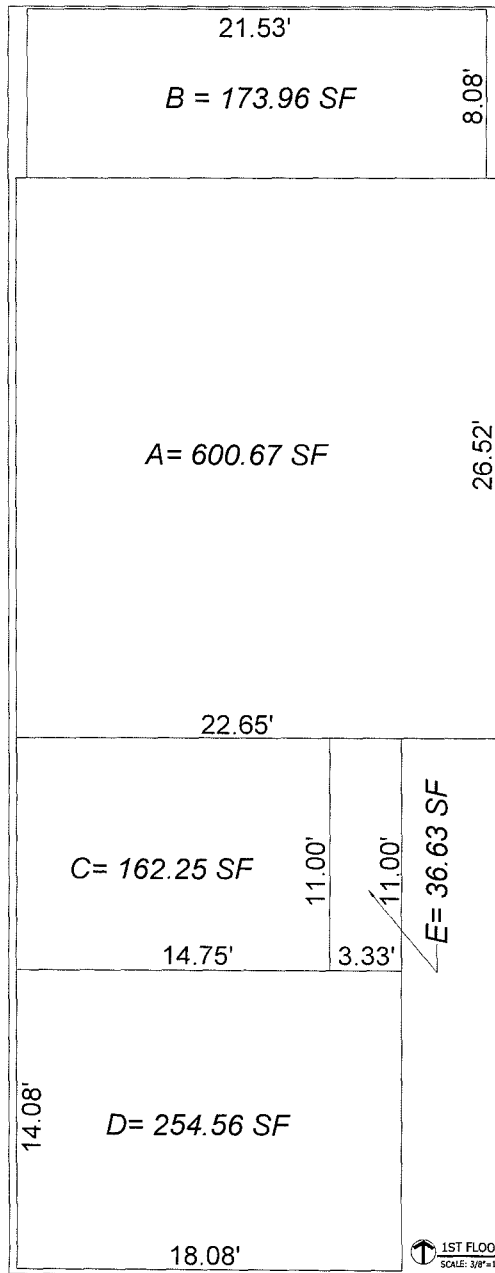
GENERAL NOTES:

[illegible]

880 WILLOW RD
WINNETKA, IL

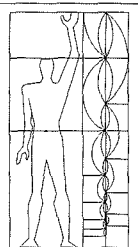
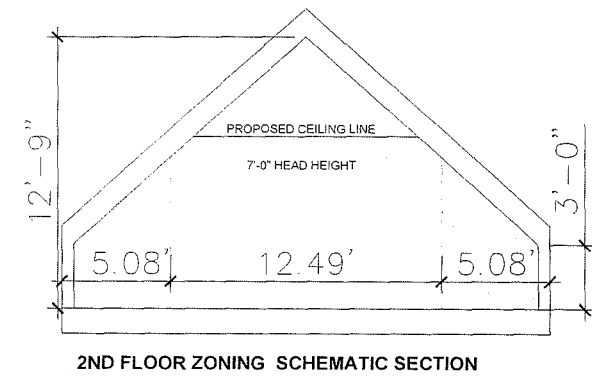
TITLE SHEET
SITE PLANS &
NOTES

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: 913.00 SF LEAVING BASEMENT WALLS SETBACK AND ABOVE GROUND LEVEL TO REMAIN IN PLACE (NO REPLACEMENT)
		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	12.86 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)	25'-0"	13'-0"
MINIMUM YARDS - SIDE (EAST)	6'-0"	3'-0"
MINIMUM YARDS - SIDE (WEST)	6'-0"	11'-0"
MINIMUM YARDS - REAR	18'-0"	18'-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

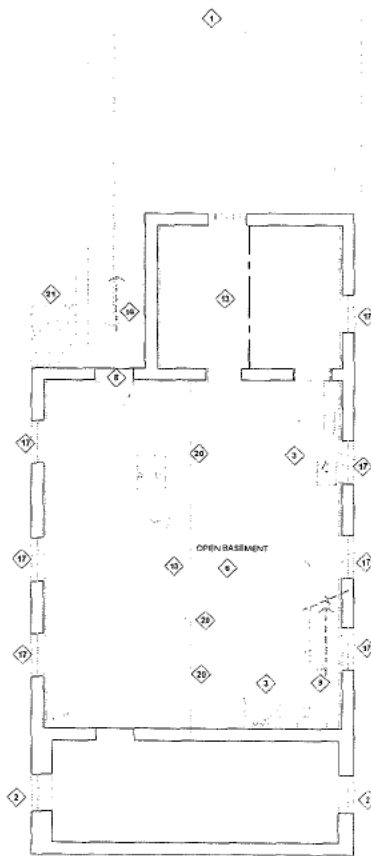


PO BOX 5816 Chicago, IL 60669
(773) 858-3438
edshco@gmail.com
www.edshco.info

**880 WILLOW RD
WINNETKA, IL**

**ZONING PLANS
AND AREA
CALCULATIONS**

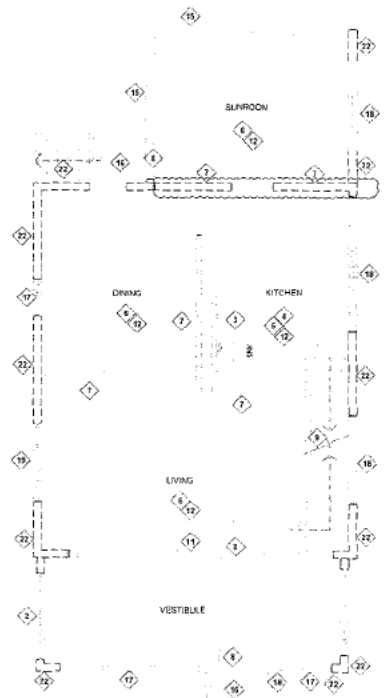
T-2



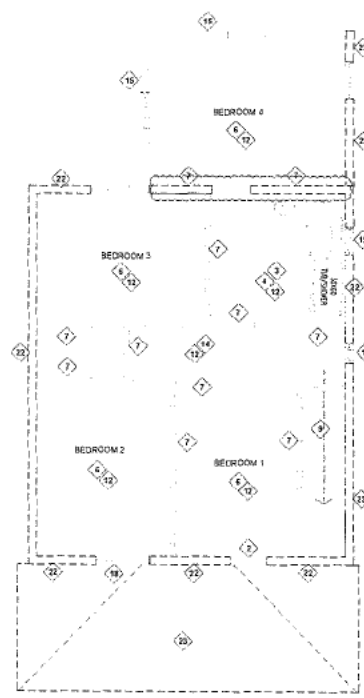
DEMO BSMT PLAN
1/4" = 1'-0"

DEMOLITION GENERAL NOTES

1. CONTRACTOR SHALL VERIFY AND PROTECT THE SITE TO REMAIN IN COMPLIANCE WITH THE JOB LOADS PRIOR TO DEMOLITION AND SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES.
2. CONTRACTOR IS TO THOROUGHLY EXAMINE ALL LOCATIONS WHERE NEW WORKS TO BE INSTALLED AND WHERE ANY EXISTING CONSTRUCTION IS TO BE REMOVED OR MODIFIED.
3. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING STRUCTURE CONDITIONS AND REPORT ANY DISCREPANCIES, OMISSIONS, OR CONFLICTS TO THE ARCHITECT IMMEDIATELY IN WRITING BEFORE WORK COMMENCEMENT.
4. SCOPE OF DEMOLITION WORK IS TO INCLUDE, BUT NOT BE LIMITED TO, ALL DEMOLITION, REMOVAL, DISCONNECTION, REPAIRING AND STRUCTURAL BRACING, TEMPORARY SHORING & SUPPORTS AS REQUIRED.
5. CONTRACTOR SHALL PROVIDE ALL NECESSARY MATERIALS AND LABOR TO FULLY COMPLY WITH THE SCOPE OF WORK, WHETHER OR NOT SPECIFIED OR SHOWN ON THE PERMIT DOCUMENTS.
6. CONTRACTOR SHALL VERIFY ALL NECESSARY ENGINEERING REQUIREMENTS AND UNLIMITED LABOR MAJOR OF 12 HOURS IN ADVANCE OF ANY DEMOLITION WORK. CONTRACTOR SHALL PERSONALLY INSPECT THE LOCATION TO PROTECT AND MAINTAIN EXISTING UTILITIES.
7. CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES TO LOCATE AND SHUT OFF ALL UTILITIES PRIOR TO DEMOLITION. CONTRACTOR SHALL OBTAIN ALL UTILITIES THAT ARE SHUT OFF OR LAPPED.
8. CAP-OFF ALL PILING LINES TO MATCH EXISTING DEMOLITION.
9. CONTRACTOR TO STAY IN COMPLIANCE WITH THE VILLAGE OF WINNETKA BUILDING CODE, ALL OTHER GOVERNING CODES, AND ALL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR THE SAFE ERECTION OF ALL SCAFF.
10. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS BY THE METHOD OF PLANS, CONDITIONS, STRUCTURES, ETC. WORK MATERIALS TO MATCH EXISTING CONSTRUCTION AND TO MAINTAIN REQUIRED FIRE RATING.
11. CONTRACTOR SHALL REMOVE ALL RUBBER DEBRIS, ETC. CAUSED BY THIS WORK AS WELL AS IT IS EVALUATED. CONTRACTOR SHALL PROVIDE ONE LITE CUMPLYING.
12. CONTRACTOR SHALL VERIFY AND COORDINATE PLACEMENT OF DIMENSIONS WITH OWNER AND IN ACCORDANCE WITH REQUIREMENTS OF THE VILLAGE OF WINNETKA.
13. CONTRACTOR SHALL COORDINATE WITH THE OWNER ANY ITEMS OR EQUIPMENT TO BE SALVAGED PRIOR TO DEMOLITION.
14. CONTRACTOR SHALL COORDINATE WITH THE INSURANCE COMPANY REQUIREMENTS PRIOR TO THE START OF ANY WORK.
15. ALL WORK SHALL BE IN ACCORDANCE WITH THE ARCHITECT'S FIELD MEASUREMENTS AND ANY PROBLEMS THAT ARISE BEFORE COMMENCEMENT OF CONSTRUCTION.
16. REFER TO SHEET 0-1 FOR ADDITIONAL NOTES.



DEMO 1ST FL PLAN
1/4" = 1'-0"



DEMO 2ND FL PLAN
1/4" = 1'-0"

DEMOLITION KEY NOTES

1. EXCAVATE AREA FOR NEW ADDITION FOUNDATION.
2. REMOVE EXISTING WINDOW AND REPLACE WITH NEW. SAME SIZE, SAME LOCATION. SET WINDOW SCHEDULE FOR DETAILS.
3. ALL PLUMBING FEATURES AND ASSOCIATED WASTE/WASTEWATER LINES TO BE REMOVED. CUT OFF ALL PLUMBING LINES. TIP.
4. REMOVE AND REPLACE ALL KITCHEN CABINETS.
5. REMOVE AND REPLACE ALL APPLIANCES.
6. REMOVE AND REPLACE EXISTING ELECTRICAL AS SHOWN ON ELECTRICAL PLANS.
7. REMOVE EXISTING INTERIOR PARTITION.
8. REMOVE EXISTING DOORS.
9. REMOVE AND REPLACE EXISTING DOORS. SAME SIZE SAME LOCATION AS EXISTING. (1-1/2" SEE DOOR SCHEDULES ON A-2 SHEET).
10. REMOVE EXISTING EXTERIOR SHIMS.
11. REMOVE EXISTING CONCRETE STAIRS.
12. REMOVE EXISTING EXTERIOR BEAMS. INSTALL NEW LVL.
13. REMOVE EXISTING FLOOR JOISTS AND REPLACE WITH NEW. (1-1/2" SEE FLOOR PLANS).
14. REMOVE EXISTING CONCRETE SLAB. NEW SLAB @ 8" LOWER THAN EXISTING. (1-1/2" SEE ARCHITECTURAL PLANS).
15. REMOVE EXISTING ROOF STRUCTURE. REPLACE WITH NEW.
16. REMOVE PORTION OF THE EXISTING EXTERIOR WALL. NOT NEW SECTION.
17. REMOVE EXISTING EXTERIOR PORCH AND DECK. NEW DECK IS PROPOSED. SEE DETAILS.
18. REMOVE EXISTING EXTERIOR WINDOW AND PORTION OF THE EXTERIOR WALL. FOR NEW OPENING. SET WINDOW SCHEDULE FOR DETAILS.
19. REMOVE EXISTING WINDOW AND INSTALL OPENING. SEE ARCHITECTURAL PLANS FOR DETAILS.
20. REMOVE EXISTING BEAM AND POST. NEW LVL TO BE INSTALLED.
21. EXCAVATE AREA FOR NEW LIGHT WELL. (1-1/2" SEE DETAILS).
22. REMOVE EXISTING EXTERIOR WALL. (1-1/2" SEE DETAILS).
23. REMOVE EXISTING EXTERIOR WALL. (1-1/2" SEE DETAILS).
24. REMOVE EXISTING EXTERIOR WALL. (1-1/2" SEE DETAILS).
25. REMOVE EXISTING EXTERIOR WALL. (1-1/2" SEE DETAILS).
26. REMOVE EXISTING EXTERIOR WALL. (1-1/2" SEE DETAILS).
27. REMOVE EXISTING EXTERIOR WALL. (1-1/2" SEE DETAILS).
28. REMOVE EXISTING EXTERIOR WALL. (1-1/2" SEE DETAILS).
29. REMOVE EXISTING EXTERIOR WALL. (1-1/2" SEE DETAILS).



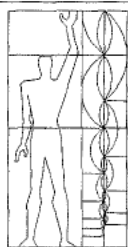
EXP 11/03/2020
773 858-3438
edisco@edisco.com
www.edisco.info

8/12/2019

880 WILLOW RD
WINNETKA, IL

DEMOLITION
FLOOR PLANS
AND NOTES

D-1



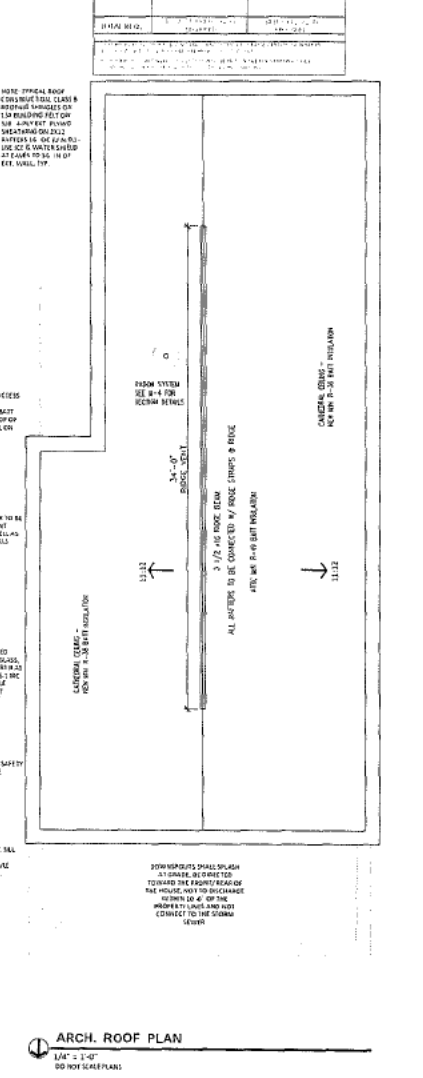
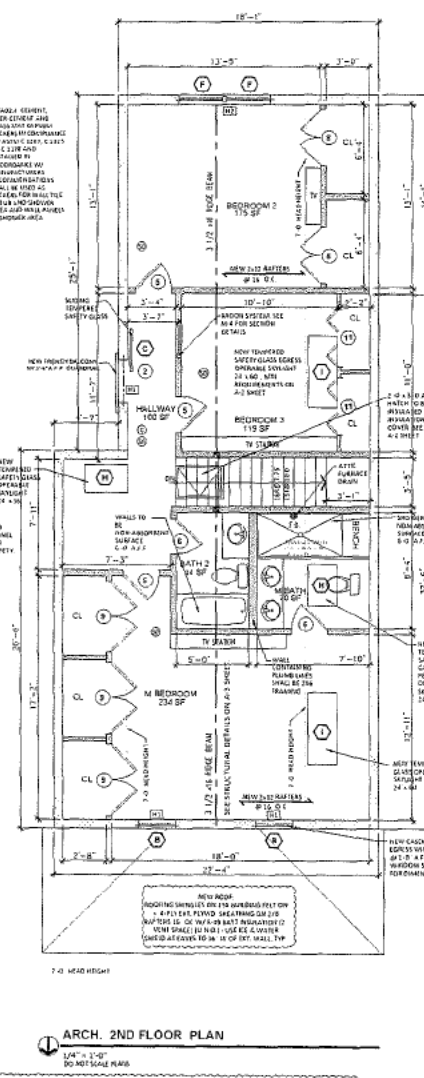
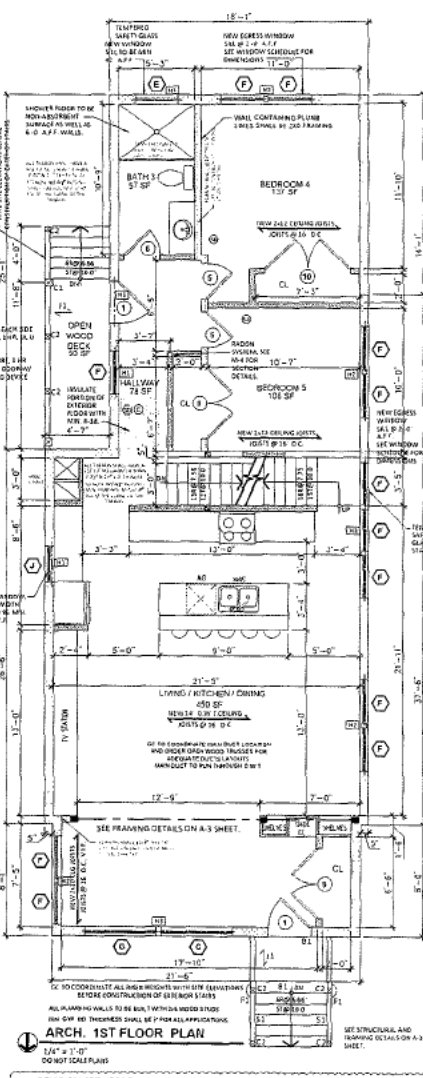
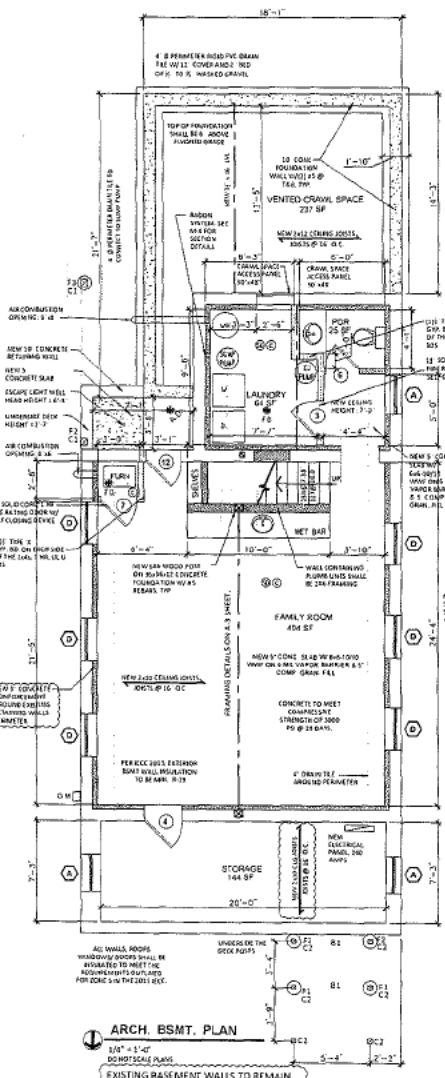
NO. 880 WILLOW RD. CHICAGO, IL 60609
 (773) 658-3438
 edis@edisinc.com
 www.edisinc.com

880 WILLOW RD WINNETKA, IL

ARCHITECTURAL
FLOOR PLANS
AND NOTES

A-1

ATTIC VENT SCHEDULE		
ATTIC VENT	VENT TYPE	VENT SIZE
1. 1/2" x 1/2" VENT	1. 1/2" x 1/2" VENT	1. 1/2" x 1/2" VENT
2. 1/2" x 1/2" VENT	2. 1/2" x 1/2" VENT	2. 1/2" x 1/2" VENT
3. 1/2" x 1/2" VENT	3. 1/2" x 1/2" VENT	3. 1/2" x 1/2" VENT
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10. 1/2" x 1/2" VENT	10. 1/2" x 1/2" VENT	10. 1/2" x 1/2" VENT



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.

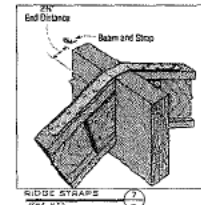
1. GC TO VERIFY STABILITY OF EXISTING EXTERIOR WALLS AFTER DEMO IS COMMENCED, ARCHITECT TO BE INFORMED OF ANY STRUCTURAL DETERIORATION OR NONCONFORMANCE WITH DRAWINGS.
2. GC TO ENSURE NECESSARY SHORING AND STRENGTHEN EXISTING FRAME WALLS AS NEEDED.

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	SIZE	TYPE	QTY
101	JOIST	2" x 12"	4"	
102	RAFTER	6" x 12"	4"	
103	CEILING JOIST	2" x 12"	4"	

GENERAL NOTING AND BIDDING NOTES

1. RAFTERS SHALL BE SPACED AT 24" O.C. UNLESS OTHERWISE NOTED.
2. RAFTERS SHALL BE SPACED AT 24" O.C. UNLESS OTHERWISE NOTED.
3. RAFTERS SHALL BE SPACED AT 24" O.C. UNLESS OTHERWISE NOTED.
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10. RAFTERS SHALL BE SPACED AT 24" O.C. UNLESS OTHERWISE NOTED.



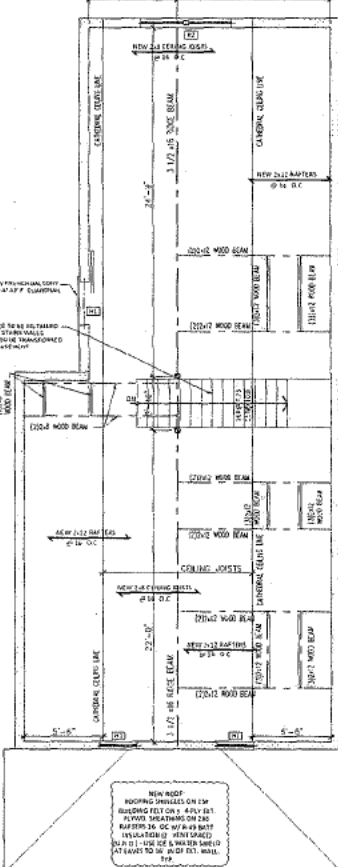
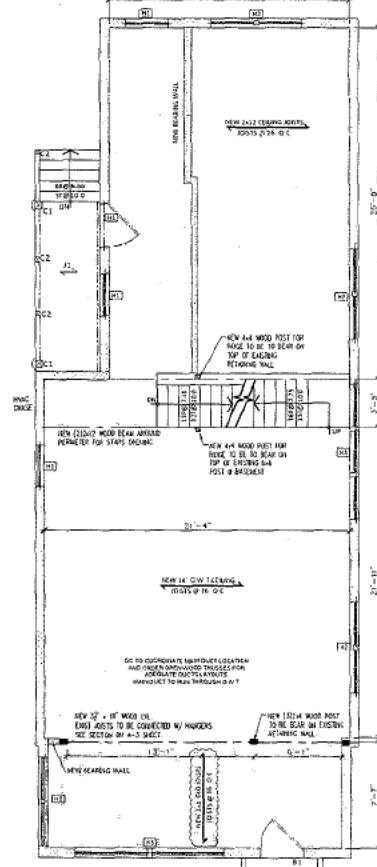
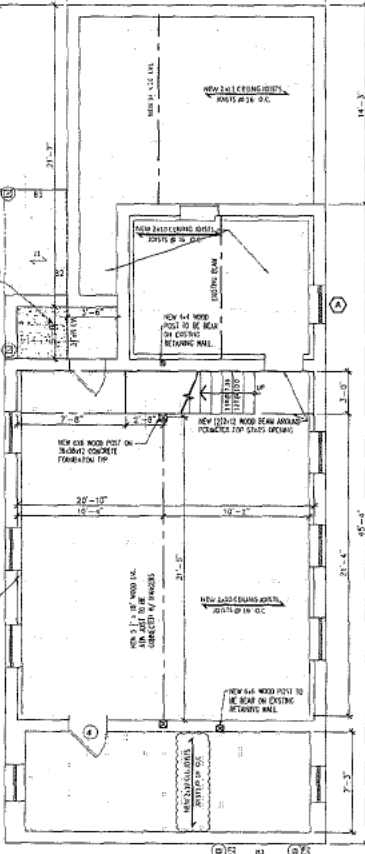
GENERAL NOTES
1. GENERAL INFORMATION MUST BE KEPT IN ALL WORKING IN FIELD.
2. RAFTERS SHALL BE SPACED AT 24" O.C. UNLESS OTHERWISE NOTED.
3. RAFTERS SHALL BE SPACED AT 24" O.C. UNLESS OTHERWISE NOTED.
4. RAFTERS SHALL BE SPACED AT 24" O.C. UNLESS OTHERWISE NOTED.
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10. RAFTERS SHALL BE SPACED AT 24" O.C. UNLESS OTHERWISE NOTED.

STRUCTURAL DESIGN CRITERIA

1. RAFTERS SHALL BE SPACED AT 24" O.C. UNLESS OTHERWISE NOTED.
2. RAFTERS SHALL BE SPACED AT 24" O.C. UNLESS OTHERWISE NOTED.
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CARPENTRY NOTES:

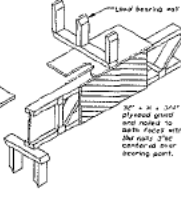
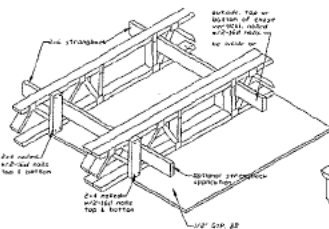
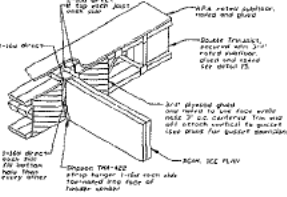
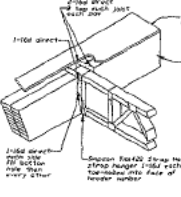
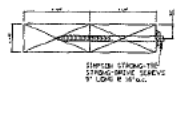
1. RAFTERS SHALL BE SPACED AT 24" O.C. UNLESS OTHERWISE NOTED.
2. RAFTERS SHALL BE SPACED AT 24" O.C. UNLESS OTHERWISE NOTED.
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10. RAFTERS SHALL BE SPACED AT 24" O.C. UNLESS OTHERWISE NOTED.



Framing BSMT. PLAN
1/4" = 1'-0"

Framing 1ST FLOOR PLAN
1/4" = 1'-0"

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



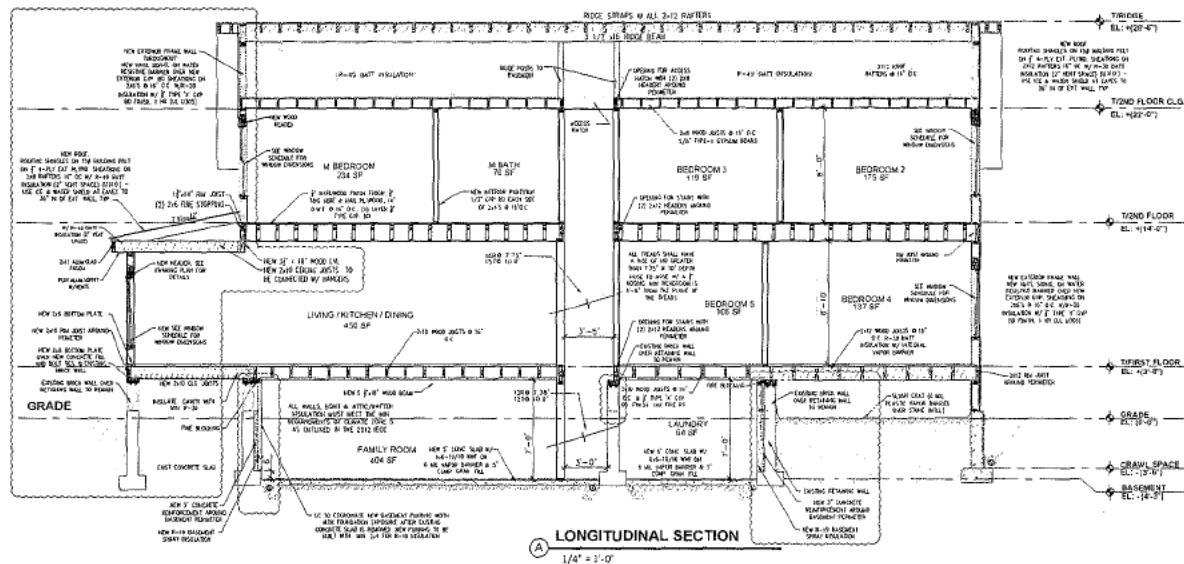
Edisto Group, Inc.
7753 858-3438
edisto@gmail.com
www.edistogroup.com

8/12/2019

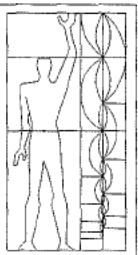
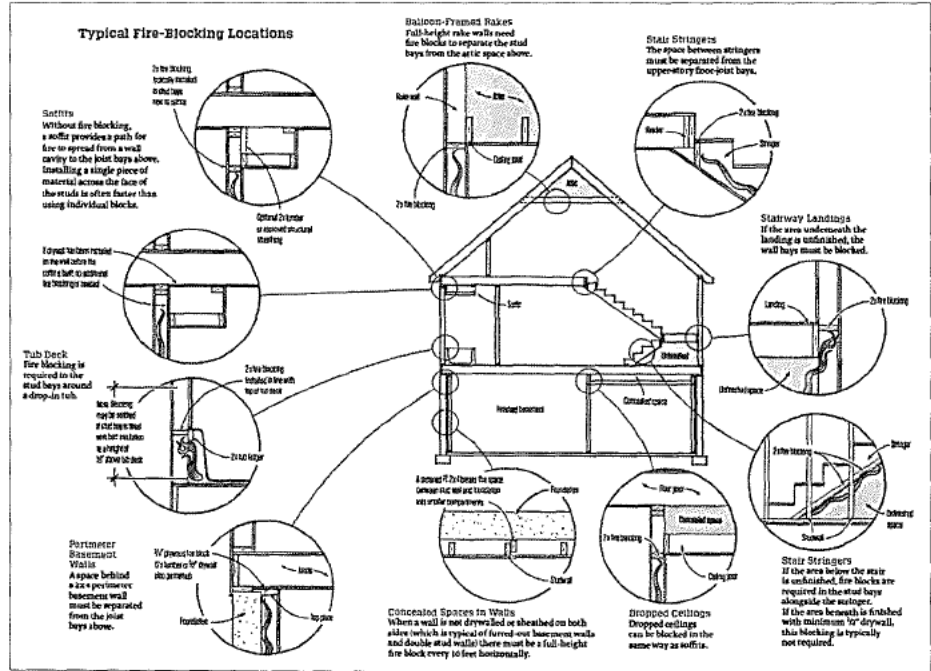
**880 WILLOW RD
WINNETKA, IL**

**ARCHITECTURAL
FRAMING
PLANS AND
DETAILS**

A-3



LONGITUDINAL SECTION
1/4" = 1'-0"

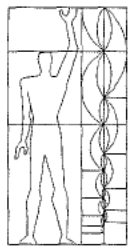


EXP 11/08/2019
 8/12/2019
 8/12/2019

880 WILLOW RD
 WINNETKA, IL

ARCHITECTURAL
 LONGITUDINAL
 SECTION AND
 FIRE STOPPING

A-4



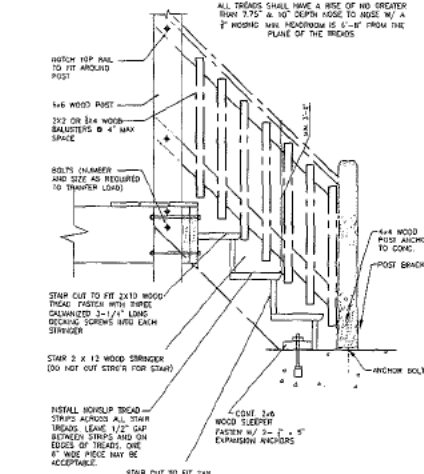
EXP 11/30/2020
 6/12/2019
 773) 858-3438
 edshaw@gmail.com
 www.edshawco.net

6/12/2019

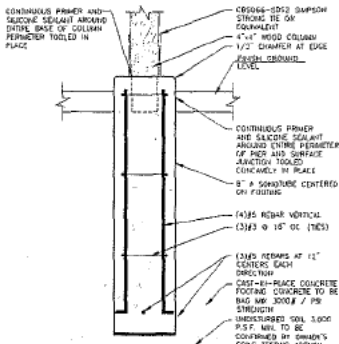
880 WILLOW RD WINNETKA, IL

ARCHITECTURAL
 WOOD DECK
 AND BALCONY
 DETAILS

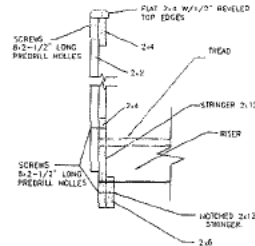
A-5



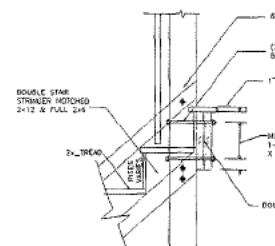
1 STRINGER/RAILING/CONCRETE PIER DETAIL (F2)
 SCALE: N.T.S.



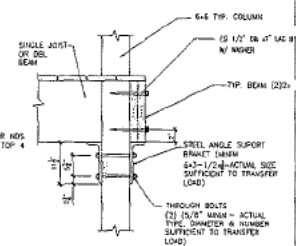
2 (F1) FOOTING & PIER DETAIL
 SCALE: 1/4\"/>



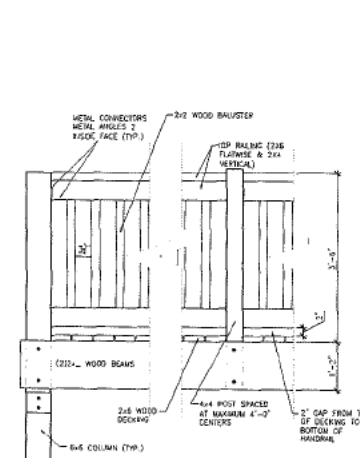
3 TYP. STAIR TRANSVERSE
 SCALE: N.T.S.



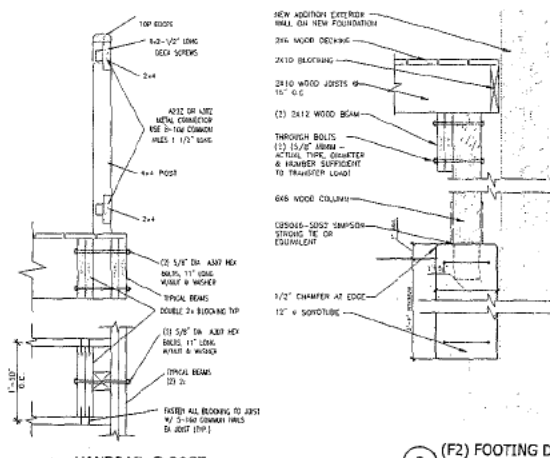
4 STAIR STRINGER CONNECTION
 SCALE: N.T.S.



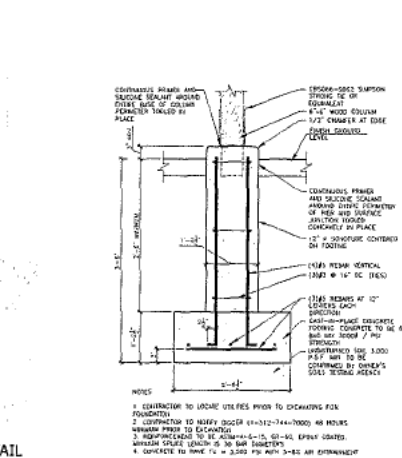
5 TYP. BEAM @ COLUMN
 SCALE: N.T.S.



6 RAILING ELEVATION
 SCALE: N.T.S.

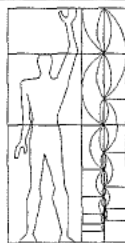
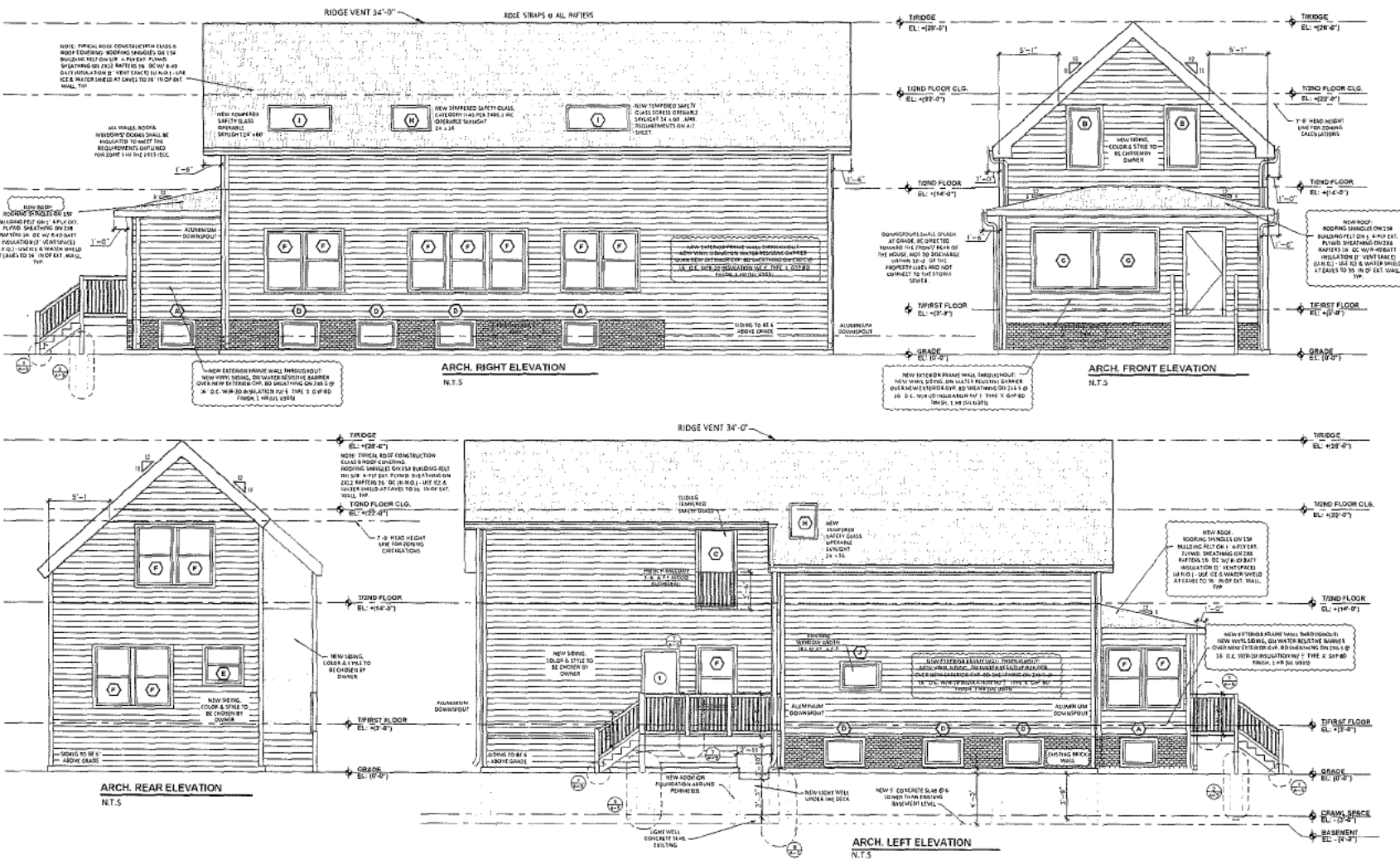


7 HANDRAIL @ POST
 SCALE: N.T.S.



8 (F2) FOOTING DETAIL
 SCALE: N.T.S.

WOOD PORCH FRAMING	
LABEL	NOTE
C1	6X6 WOOD POST
C2	4X4 WOOD POST
J1	2X10 JOISTS @ 16\" O.C.
S1	2X12 STRINGER
B1	2X10 BEAM
B2	2X12 BEAM
F3	FOOTING 2'-6\" X 2'-6\" X 1'-0\"
F2	8\" DIA. 2'-6\" DEEP CONC. PIER
F1	12\" DIA. 3'-6\" DEEP CONC. PIER



EXP 11/20/2025
THE ARCHITECT
EDLHCO INC
(773) 858-3438
edlhcob@gmail.com
www.edlhcob.com

8/12/2015

**880 WILLOW RD
WINNETKA, IL**

**ARCHITECTURAL
ELEVATIONS**

A-6

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

RECEIVED
OCT 28 2019
BY: [REDACTED]



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: DAVID SCHOON, DIRECTOR
DATE: FEBRUARY 2, 2021
SUBJECT: ZONING BOARD OF APPEALS RULES OF PROCEDURES

On February 8, 2021, the Zoning Board of Appeals is scheduled to consider adoption of rules of procedures. As discussed at the November 9, 2020, training session with the Zoning Board of Appeals, the Village Attorney and Village staff have prepared the attached draft rules of procedures for the Board's consideration. Staff will review them with the Board. The Board is scheduled to discuss them, consider any changes, and consider adopting them at the February 8 Board meeting.

ATTACHMENTS

Attachment A: Draft Rules of Procedures

**DRAFT RULES OF PROCEDURE OF THE
WINNETKA ZONING BOARD OF APPEALS
COOK COUNTY, ILLINOIS
ADOPTED _____, 2021**

I. DEFINITIONS AND GENERAL PROVISIONS

- A. Definitions. The following terms shall have the following meanings when used in these Rules of Procedure:
1. "*Village Council*" means the President and Village Council of the Village of Winnetka, Cook County, Illinois.
 2. "*Winnetka Municipal Code*" means the Winnetka Municipal Code [WMC], as it has been and may be amended from time to time.
 3. "*Winnetka Zoning Ordinance*" means the Winnetka Zoning Ordinance, as it has been and may be amended from time to time.
 4. "*Board*" means the Zoning Board of Appeals of the Village of Winnetka, Cook County, Illinois.
 5. "*Village*" means the Village of Winnetka, Cook County, Illinois.
 6. "*Applicant*" means a person or entity presenting an application to the Board.
 7. "*Application*" means an application for a variation or special use permit, an appeal from a decision of the zoning administrator or building official, or any other matter that is within the Board's powers and duties to consider, including, without limitation, pursuant to Sections 3.44.050(B), 15.72.020, 17.56.060, and 17.60.020 of the Winnetka Municipal Code.
 8. "*Case*" means the consideration of an application by the Board.
- B. Tense and Form. Words used or defined in one tense or form shall include other tenses and derivative forms.
- C. Gender. The masculine gender shall include the feminine and neuter. The feminine gender shall include the masculine and neuter. The neuter gender shall include the masculine and feminine.
- D. Headings. Headings provided are intended as a convenience to the user. In case of any difference of meaning or implication between the text of these Rules and any heading, the text shall control.
- E. Conflicts. In the case of a conflict between these Rules and the codes and ordinances of the Village or the laws of the State of Illinois or the United States, such codes, ordinances and laws shall control.
- F. Amendments. These Rules may be amended only upon compliance with the requirements of the Winnetka Municipal Code for the adoption of Board Rules. A copy of any proposed amendment shall be provided to all members of the Board not less than three days prior to a vote on the adoption thereof.

- G. Waiver. The chairperson may, upon good cause shown, waive any Rule that relates solely to the conduct of the Board's meeting or hearing and is not mandated by Village codes or ordinances, or State law.

II. MEETINGS

- A. Open Meetings Act. All meetings of the Board shall be scheduled and held, and notice thereof shall be given, in the manner provided in the Open Meetings Act, 5 ILCS 120/1 et seq. [WMC, Section 3.44.040(A)]
- B. Regular Meetings. Board meetings shall be held at regularly scheduled dates, times, and locations to be established and published by the Board pursuant to the Illinois Open Meetings Act. [WMC, Section 3.44.040(A)]
- C. Special Meetings. The Board may call and conduct such special or emergency meetings as it determines may be necessary from time to time.
- D. Joint Meetings. The Board shall participate in joint meetings with the Village Council, as they may be called by the Village Council from time to time. The Board may also call and/or participate in joint meetings with other boards and commissions of the Village as may be necessary from time to time to perform their powers and duties.
- E. Workshops. The Board may hold such workshop sessions as it determines may be necessary from time to time.
- F. Closed Meetings. The Board may hold meetings or portions of meetings that are closed to the public only in accordance with applicable law.
- G. Notice of Absence. All members of the Board shall notify the Staff Secretary, or his designee, if they are unable to attend any meeting of the Board. Such notice shall be provided as far in advance as is practical under the circumstances.

III. ORDER OF BUSINESS/AGENDAS

- A. Establishing the Agenda. The Chairperson shall establish the items to be included on the agenda for each meeting of the Board. Each agenda shall be established in consultation with the Staff Secretary. In establishing each agenda, the Chairperson and Staff Secretary shall consider the number of pending Cases, the complexity of such Cases, and any applicable time constraints for the processing of such Cases; but in no event, without the prior consent of the Chairperson, shall more than five applications or cases be placed on an agenda for a meeting.
- B. Order of Business. In general, the order of business for each agenda shall contain the following items in the following order:
 - 1. CALL TO ORDER
Performed by the Chairperson or the temporary chairperson.
 - 2. ROLL CALL
Performed by the Staff Secretary or his designee.
 - 3. CONSIDERATION OF MINUTES
Consideration of any unapproved minutes of any previous Board meetings.

4. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Report by the Community Development Director, or his or her designee, of any activities or events of interest occurring since the last Board meeting or anticipated, including Village Council action on Board recommendations, actions of other Village boards and commissions on Board Cases, related Village staff activities, and pending legislation.

5. PENDING CASES

a. RECOMMENDATIONS AND DETERMINATIONS

Consideration of Board Cases (in numerical order) on which the Board has previously directed the preparation of a recommendation or determination for consideration and for which the public hearing has been closed.

b. CONTINUED CASES

Consideration of Board Cases (in numerical order) for which the public hearing or meeting has previously been convened and continued by the Board, and on which substantive evidence has been heard by the Board.

c. NEW CASES

Consideration of Board Cases (in numerical order) for which no public hearing or meeting has previously been convened or on which no substantive evidence has been heard by the Board.

6. OLD BUSINESS

Consideration of any matters previously before the Board.

7. NEW BUSINESS

Consideration of any matters not previously before the Board.

8. PUBLIC COMMENT TIME

Opportunity for members of the public to speak on topics not otherwise appearing on the meeting agenda.

9. ADJOURN

C. Modification of Order of Business. The order of items on the agenda as distributed may be modified or rearranged by the Chairperson, for good cause shown, with the consent of the Board.

D. Distribution of Agenda and Related Materials. The agenda for each Board meeting and all relevant materials prepared by applicants or Village staff shall be distributed to each Board member by the Staff Secretary.

IV. CONDUCT OF HEARINGS AND MEETINGS

A. Robert's Rules of Order. Robert's Rules of Order Newly Revised, current edition, shall govern the conduct of meetings of the Board. However, Robert's Rules of Order shall not govern where they conflict with these Rules of Procedure or other applicable law.

B. Standards of Decorum. All Board members and all others attending meetings of the Board shall

conduct themselves in a manner that shall not disrupt the business of the Board. The use of cellular phones in the meeting room is prohibited. The Chairperson may indicate that persons who become personally abusive or in other ways violate ordinary standards of decorum will be ruled out of order.

C. Public Comment and Participation

1. Rules Governing Public Comment Time.

- a. The agenda of every regular and special meeting of the Board shall include a reservation of time for public comment ("*Public Comment Time*").
- b. Subject to Rule IV.C.1.d, the Chairperson shall recognize and allow to speak any person desiring to speak during Public Comment Time.
- c. Public Comment Time is in addition to, and does not replace, the opportunity for the public to speak during any duly convened public hearing or meeting conducted by the Board on a specific case.
- d. If a person desires to speak during Public Comment Time about a matter or case that is the subject of its own agenda item at the same meeting, and public comment will be allowed during that agenda item whether by designation of the Chairperson or in the course of a duly convened public hearing, the Chairperson may require that person to speak about the matter during the agenda item instead of during Public Comment Time. If no public comment will be allowed during the specific agenda item, then the person will be allowed to speak about the matter during Public Comment Time.
- e. The total amount of time allocated for Public Comment Time at any meeting shall not exceed 30 minutes, unless determined otherwise by the Chairperson. In the event that all persons desiring to speak during the Public Comment Time are not able to do so within the time limit allowed, the Chairperson may either extend the time allocated for Public Comment Time, or allow for continuation of Public Comment Time after the completion of all other matters on the agenda, or as the Board may otherwise determine.
- f. No person shall speak during the Public Comment Time for more than three minutes, unless the Chairperson designates a longer or shorter time period. Generally, the longer or shorter time period will apply to all persons participating in the Public Comment Time at the same meeting.

2. Rules Governing All Public Comment.

- a. Each speaker should state his or her name and address in a clear manner so that it can be recorded in the minutes of the meeting. If a speaker chooses, they may decline to provide their address.
- b. If a speaker is representing, or speaking on behalf of, an individual, group, or association, the speaker must state the nature of that representation.
- c. For speakers desiring to use audio or visual equipment in connection with a presentation, arrangements for such use must be made with the Village in advance of the meeting.
- d. In the interest of promoting the efficient conduct of public business,

speakers should refrain from repeating their own testimony and comments, and should refrain from repeating testimony and comments that have previously been provided to the Board by other individuals.

- e. Speaker time limits may be enforced by the Chairperson.
- f. No person should be discourteous, belligerent, threatening, disparaging, or otherwise uncivil. The Chairperson may limit the comments of any person who engages in this conduct. No person may continue to speak after the Chairperson has taken the floor from that person.
- g. All questions or statements from the floor should be directed to the Chairperson and the members of the Board. All others may be ruled out of order.
- h. The Chairperson shall have the right to interrupt a speaker in order to enforce these Rules or other applicable rules.
- i. Interruptions and Other Disturbances: No person shall interrupt the proceedings of the Board or cause any other form of disturbance or disruption.
- j. Any person violating the standards of process and decorum set forth in these Rules may be evicted from the premises of the meeting at the order of the Chairperson or a majority of the Board, or be subject to other action as deemed necessary by the Chairperson and the Board.
- k. Any person shall have the right at any time to provide written comments to the Board by addressing those comments to: the Village of Winnetka, c/o Community Development Director, 510 Green Bay Road, Winnetka, IL 60093, and delivering the comments via any of the following methods:
 - i. by personal delivery at the front desk of the Village Hall between 8:30 a.m. and 5:00 p.m. Monday through Friday;
 - ii. by mail, courier, or any similar delivery service; or
 - iii. by email to the email address(es) of the current staff member(s) for the Board.

D. Procedures for Public Hearings and Meetings. Public hearings and meetings on Board Cases shall be conducted in accordance with the following general procedures:

1. Introduction by the Chairperson.

- a. General. The Chairperson shall begin each public hearing or meeting on a case by announcing the name of the applicant, the case number(s) and the relief requested in each case. The Chairperson shall explain the procedures for the conduct of the hearing or meeting, when oral testimony from the public will be received and when and to whom written testimony can also be submitted.
- b. Swearing In Witnesses. The Chairperson shall administer an oath to all persons intending to testify during the course of the hearing, whether for the applicant or from the public.

2. Community Development Director's Summary of Application. The Community Development Director or his or her designee shall explain, in summary form, the basic facts of, and relief requested in, the application. This summary may include relevant prior history of the property or code provisions involved.
3. Applicant's Presentation. The applicant shall present the application in such form and with testimony of witnesses and other evidence as it deems desirable. During the applicant's presentation, Board members, but not the public, may ask questions that may be necessary to aid the Board or the public in understanding the material being presented. The Chairperson may set a time limit for the applicant's presentation.
4. Questions by the Board. At the conclusion of the applicant's presentation, Board members may ask such questions of the applicant's witnesses as may be necessary to clarify material presented or the relief requested.
5. Public Testimony and Comment on Board Cases. Members of the public who are present shall have the right to address to the Board their questions, testimony, evidence and comments about the relief requested and the evidence presented by the applicant and other members of the public in accordance with the following rules.
 - a. At the start of the period for public testimony and comment on a Board Case, the Chairperson shall advise the public that all information presented is under oath.
 - b. Each speaker must state his or her name in a clear manner so that it can be recorded in the minutes of the meeting.
 - c. Unless the Chairperson determines another time limit is appropriate, at each Board meeting at which public testimony is to be heard on a specific Planned Development Case, each speaker shall be limited to three minutes to provide their testimony. The Chairperson may enforce the speaker time limits.
 - d. If a speaker is representing, or speaking on behalf of, an individual, group, or association, the speaker must state the nature of that representation. At the discretion of the Chairperson, such a speaker may be granted more than three minutes to speak.
 - e. For speakers desiring to use audio or visual equipment in connection with a presentation, arrangements for such use must be made with the Village in advance of the meeting.
 - f. In the interest of promoting the efficient conduct of public business, speakers should refrain from repeating their own testimony and comments, and should refrain from repeating testimony and comments that have previously been provided to the Board by others.
 - g. The Chairperson shall allow each speaker to speak one time only, unless the Chairperson determines that allowing a speaker to address the Board again will contribute new testimony or other evidence.
 - h. No person may be discourteous, belligerent, impertinent, threatening, disparaging, or otherwise uncivil. The Chairperson may limit the comments of any person who engages in this conduct. No person may continue to speak after the Chairperson has taken the floor from that person.

- i. All questions or statements from the public must be directed to the Chairperson and the Board members. The Chairperson shall determine the manner in which responses to questions or statements from the public will be handled. In general, following the conclusion of all public participation, the Chairperson shall direct the questions from the public to the applicant in an orderly and consolidated manner for response.
 - j. After general public testimony and comment, the Chairperson will open the floor to cross examination for those individuals that request the right to cross examine by entering their names on a sign in sheet for interested parties that has been made available by the Village staff (see **Appendix A**). The Chairperson shall have the responsibility to enforce proper decorum. Questions must be relevant to the subject matter as determined by the Chairperson. Individuals that enter their names on the sign in sheet for interested parties will be given an opportunity to cross examine the petitioner, Village Staff or others. The Chairperson may require some type of preliminary statement of the nature of the evidence proposed to be elicited from the witness.
 - k. The Chairperson shall have the right to interrupt a speaker in order to enforce these Rules or other applicable rules.
- 6. Response by the Applicant. The Chairperson shall allow the applicant a reasonable time to respond to the public testimony and comments presented.
- 7. Board Discussion and Deliberation. Following public testimony and comment and the applicant's response, the Board may discuss, in an orderly fashion, the application and all material presented. No further public testimony or comment nor further applicant information may be presented without permission of the Chairperson. During this discussion, members of the Board may ask the Chairperson to direct additional questions to the witnesses for the applicant or members of the public who testified. Witnesses for the applicant or members of the public may not address the Board during this portion of the meeting without the consent of the Chairperson.
- 8. Board Action.
 - a. Based on the Board's discussions, the Board may (i) act on a recommendation on the application; (ii) where the Board has recommending authority on an application, direct the Village staff and Village Attorney to prepare a draft recommendation for consideration at a subsequent meeting; (iii) direct the applicant, Village staff and/or Village Attorney to provide new or additional information in connection with the application; (iv) enter a final determination where the Board has final authority to act on an Application; or (v) take such other action as may be permitted by law.
 - b. Prior to consideration of any other item of business, the Board shall consider whether a public hearing should be reopened for future consideration of public testimony and comment.
- 9. Continuances. Any applicant may request and shall be granted one continuance of a public hearing on an application. If an applicant fails to appear at a scheduled hearing without giving prior notice to the Staff Secretary, the hearing shall be continued once so long as applicant has not previously used said one continuance. Any further requests for continuance by the applicant shall be subject to the approval of the Board for good

cause shown.

E. Voting.

1. On Applications. The Board shall vote to make a decision on an application only with a written recommendation before it where the applicable code or ordinance requires such a written recommendation. A concurring vote of four members of the Board shall be necessary to: (i) reverse any order, requirement, decision, or determination of the Zoning Administrator or any administrative official of the Village charged with the enforcement of the Zoning Ordinance or the Winnetka Building Code; (ii) grant any variation from the Zoning Ordinance; or (iii) to recommend any variation, amendment, or special use to the Village Council. A roll call vote shall be taken on all decisions regarding a case before the Board. Members absent from any portion of a hearing on an application shall not be qualified to vote on the matter unless they first certify that they have reviewed the entire record of such missed portion of the hearing and have fully informed themselves of the essential facts and issues of the matter being heard so as to be able to cast an informed and independent vote.
2. On Other Matters. Except as required by Paragraph 1 above, the Board may take such other action to conduct its business without a written recommendation before it. In such cases, the vote required to approve such an action shall be a majority of those present, unless another vote is specifically required.

VI. TRANSMITTAL OF BOARD DECISIONS

The Staff Secretary shall promptly transmit any resolution or other recommendation of the Board to the Village Council, the record of proceedings before the Board, and any additional materials received by the Village after Board action is taken; provided, however, that where the Board possess final authority over an application, the Staff Secretary shall promptly transmit only the resolution of the Board to the Village Council. In addition, the Staff Secretary shall identify any changes in the materials submitted to the Board that are made following the Board action, as well as any change in circumstances affecting the matter between Board action and transmittal to the Village Council.

VII. EFFECTIVE DATE

These Rules shall be effective upon:

- A. Approval of a majority vote of the members of the entire Board; and
- B. Review and approval by the Village Attorney.

ADOPTED BY MOTION BY THE BOARD OF THE VILLAGE OF WINNETKA ON _____, 2021.

AYES:

NAYS:

ABSENT:

**VILLAGE OF WINNETKA
ZONING BOARD OF APPEALS
PUBLIC HEARING APPEARANCE FORM**

Any person who wishes to appear at a Village of Winnetka Zoning Board of Appeals public hearing as an "interested party" with the right to cross-examine others must complete and file this appearance form with the Chairperson of the Board on the date of the hearing.

NOTE: IT IS NOT NECESSARY TO COMPLETE THIS FORM TO MAKE A GENERAL STATEMENT, OR OTHERWISE SPEAK AT THE PUBLIC HEARING WITHOUT CROSS EXAMINATION.

Please provide the following information:

NAME: _____

ADDRESS: _____

E-MAIL: _____

TELEPHONE NUMBER: _____

PUBLIC HEARING MATTER: _____

BOARD CASE NO.: _____

PLEASE PROVIDE A BRIEF EXPLANATION OF YOUR SPECIAL INTEREST IN THE PUBLIC HEARING (such as, without limitation, your property is within 250 feet of the subject property, or your property shares facilities with the subject property that may be impacted) (completion of this section is not required, but may provide useful information to the Board):

PLEASE DESCRIBE THE NATURE OF THE TESTIMONY YOU INTEND TO PROVIDE AND THE QUESTIONS YOU DESIRE TO POSE AT THE PUBLIC HEARING:

PRIVACY NOTICE: The information provided on this form is required for the purposes of the public hearing before the Board. These forms are subject to properly filed Freedom of Information Act requests, but will be redacted to protect "private information" as that term is defined in the Illinois Freedom of Information Act (5 ILCS 140).