



Village of Winnetka

Zoning Board of Appeals Regular Meeting

September 12, 2022 at 7:00 PM
Winnetka Village Hall Council Chambers - 510
Green Bay Road

AGENDA

1. **Call to Order & Roll Call**
2. **Approval of Minutes**
 - a. August 15, 2022, Special Meeting Minutes
3. **Community Development Report**
 - a. Comprehensive Plan Open House - Thursday, September 22, 2022, from 6:00 to 8:00 pm.
4. **New Cases**
 - a. **Case No. 22-19-V2 - 644 Pine Lane:** An application submitted by Doug Minahan seeking approval of a zoning variation to allow alterations to the existing coach house at 644 Pine Lane. The requested variation would permit garage space at 644 Pine Lane to exceed the maximum permitted garage capacity of four vehicles in the R-2 Single Family Residential District. The Village Council has final jurisdiction on this request.
 - b. **Case No. 22-21-V - 1550 Edgewood Lane - Nick Corwin Park:** An application submitted by the Winnetka Park District seeking approval of a zoning variation to allow improvements to an existing playground located at 1550 Edgewood Lane. The requested variation would permit the playground equipment to exceed the maximum permitted height. The Zoning Board of Appeals has final jurisdiction on this request.
 - c. **Case No. 22-22-V2 - 1122 Gage Street:** An application submitted by Iretta Brennan seeking approval of zoning variations to allow construction of an addition to the existing residence at 1122 Gage Street. The requested variations would permit the addition to (i) provide less than the minimum required front yard setback from Gage Street; and (ii) provide less than the minimum required rear yard setback from the south property line. The Village Council has final jurisdiction on this request.
5. **New Business**
 - a. October 10, 2022, Meeting - Quorum Check
6. **Public Comments**
7. **Adjournment**

NOTICE

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

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities contact the Village ADA Coordinator at 510 Green Bay Road, Winnetka, Illinois 60093, (Telephone (847) 501-6040; TDD (847) 501-6041).

1 WINNETKA ZONING BOARD OF APPEALS SPECIAL MEETING MINUTES
2 AUGUST 15, 2022
3

4 **Zoning Board Members Present:** Matt Bradley, Chairman
5 Lynn Hanley
6 Mike Nielsen
7 Max Weigandt
8

9 **Zoning Board Members Absent:** Kate Casale MacNally
10 Todd Vender
11

12 **Village Staff:** Ann Klaassen, Senior Planner
13

14 **Special Meeting Minutes of the Zoning Board of Appeals**
15 **August 15, 2022**
16

17 **Call to Order:**

18 Chairman Bradley called the meeting to order at 7:00 p.m. Ms. Klaassen took roll call of the Board
19 Members present.
20

21 **Approval of Minutes.**

22 a. June 13, 2022 Meeting Minutes

23 Chairman Bradley asked for a motion to approve the June 13, 2022, meeting minutes. A motion was made
24 by Ms. Hanley and seconded by Mr. Weigandt. A vote was taken and the motion unanimously passed, 4
25 to 0:

26 AYES: Bradley, Hanley, Nielsen, Weigandt

27 NAYS: None
28

29 **Community Development Report.**

30 Ms. Klaassen provided the Board with an update on the Comprehensive Plan and the proposed mixed-use
31 building at 564 Green Bay Road.
32

33 **Public Comments.**

34 Chairman Bradley asked if there were any comments from the audience. No comments were made at this
35 time.
36

37 **New Cases.**

38 a. **Case No. 22-18-V - 480 Willow Road:** An application submitted by Mike Meiners seeking
39 approval of zoning variations to allow construction of additions to the existing residence and a window
40 well at 480 Willow Road. The requested zoning variations would permit the additions and window well
41 to (i) provide less than the minimum required side yard setback; and (ii) provide less than the minimum
42 required total side yard setbacks. The Zoning Board of Appeals has final jurisdiction on this request.

43 Ms. Klaassen identified the relief being requested from the side yard and total side yard requirements.
44 She explained the reasoning behind the minimum total side yard requirements noting the home is existing
45 nonconforming. Ms. Klaassen noted the degree of nonconformity would not be increased. She then
46 identified the property's location, zoning classification and photos of the existing home as well as the
47 location of the proposed additions. Ms. Klaassen explained how the window well's location affected the
48 side yard setback. She also identified the front porch addition which did not require zoning relief and the

rooms contained in the proposed addition. Ms. Klaassen noted no public comment was received and stated following public comment and Board discussion, a Board Member may wish to make a motion to approve or deny the request as indicated in the draft resolutions provided in the agenda packet. Chairman Bradley referred to the zoning matrix on page 8 and Ms. Klaassen further explained in detail the encroachments for the side yard and total side yard setback requirements.

Chairman Bradley swore in those speaking to this matter. Scott Fortman, the project architect, clarified the fact that they would be extending the existing setbacks and would not encroach further into the existing setbacks. He described how an existing one story addition would be taken down and replaced with a two story addition which would improve fire resistance conditions. Mr. Fortman also stated a space would be extended in the basement which included the window well in terms of egress. No additional questions or comments were made at this time.

Chairman Bradley noted there is no one in the audience to comment and called the matter in for discussion. He began by stating he would be in support of the request. Ms. Hanley and Mr. Nielsen agreed with Chairman Bradley. Chairman Bradley then asked for a motion to approve the request as indicated on page 77 of the agenda packet. A motion was made by Mr. Weigandt to approve the request and seconded by Ms. Hanley. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Bradley, Hanley, Nielsen, Weigandt

NAYS: None

New Business.

a. September 12, 2022 Meeting - Quorum Check.

The Board Members discussed their availability while noting some Board Members need to be replaced.

Adjournment:

Chairman Bradley asked for a motion to adjourn. A motion was made by Ms. Hanley and seconded by Mr. Weigandt. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Bradley, Hanley, Nielsen, Weigandt

NAYS: None

The meeting adjourned at 7:30 p.m.

Respectfully submitted,

Antionette Johnson

Recording Secretary



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: SEPTEMBER 7, 2022
SUBJECT: 644 PINE LANE – VARIATION (CASE NO. 22-19-V2)

INTRODUCTION

On September 12, 2022, the Zoning Board of Appeals is scheduled to hold a public hearing on an application submitted by Doug Minahan (the “Applicant”) as the owner of the property located at 644 Pine Lane (the “Subject Property”). The Applicant requests approval of the following zoning variation to allow alterations to the existing coach house on the Subject Property:

1. A variation to allow garage space on the Subject Property to exceed the maximum permitted garage capacity of four vehicles in the R-2 Single Family Residential District [Section 17.24.020 – Permitted Uses].

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 August 25, 2022. 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 the Council reserves for itself the authority to make the final decision to grant or deny any and all variations that have not been delegated to the Zoning Board of Appeals, such as this request to exceed the maximum permitted garage capacity of four vehicles.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 2.4 acres in size, is located at the north end of Pine Lane, between Hibbard and Ardsley Roads (see Figures 1 and 2). The Subject Property contains an existing coach house with a new single-family residence currently under construction. The property is zoned R-2 Single Family Residential, and it is surrounded by R-2 Single Family Residential (see Figure 3). 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.



Figure 1 – Aerial Map

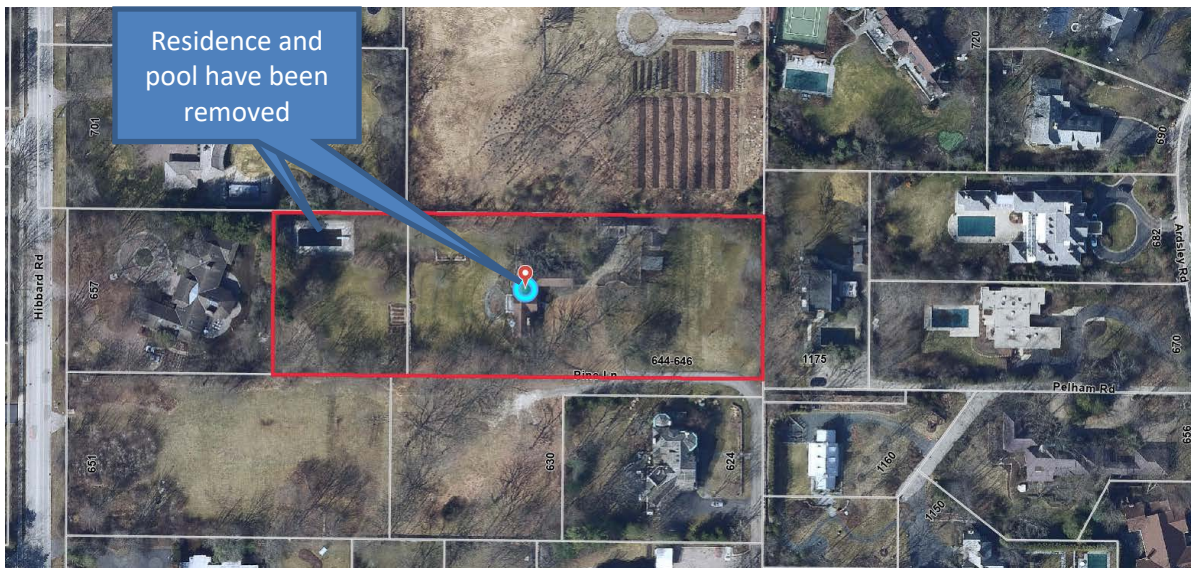


Figure 2 – Up-Close Aerial Map

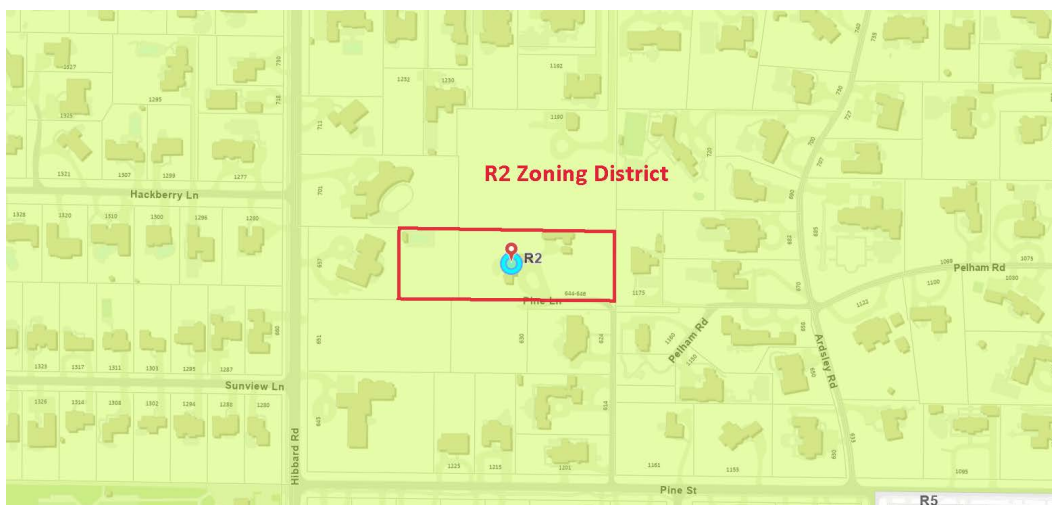


Figure 3 – Area Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

As noted previously, a new single-family residence is currently under construction on the Subject Property. The building permit for the new residence was issued in January 2022. The following subsequent building permits were issued in:

1. May 2022 to install a new pool, patio, firepit, and pond on the site; and
2. June 2022 for remodeling of the existing coach house.

The Applicant acquired the property in August 2020. On November 18, 2021, the Village Council adopted Resolution R-91-2021 approving a final plat of subdivision to consolidate the Subject Property into a single lot of record. Prior to consolidation, the Subject Property consisted of two lots; Lot 1 contained the single-family residence and detached garage that have been torn down, as well as the coach house that remains on site, Lot 2 contained a pool that has also been removed.

Figure 4 below and Figure 5 on the following page are current photos of the coach house that is currently being renovated.



Figure 4 – Coach House on Subject Property (South and East Elevations)



Figure 5 – Coach House on Subject Property (Partial South Elevation – Garage)

PROPOSED PLAN

The variation is being requested to allow alterations to the existing coach house on the Subject Property in order to maintain the existing two-car attached garage, bringing the total vehicle capacity on the Subject Property to six. The building permit issued in June of this year to remodel the existing coach house included the removal of the two existing garage doors. According to the approved building permit, the existing garage space is to be converted into a property maintenance storage area. The two overhead garage doors are to be replaced with 6-foot wide swinging carriage doors to allow for equipment access only. The conversion of the garage space in the coach house to storage was driven by the fact that the new single-family residence that is currently under construction includes garage space to accommodate four vehicles, the maximum permitted garage capacity.

Since the issuance of the building permit for the coach house, the Applicant has decided to submit the variation application that is currently before the Board in order to maintain the existing two-car attached garage in the coach house.

The proposed work does not include expansion of the existing coach house. Therefore, there is no increase in gross floor area or lot coverage with the proposed alterations. Excerpts of the site plan, floor plans, and building elevations are provided on the following pages as Figures 6 through 10. The complete set of plans are provided in the application materials (Attachment B).

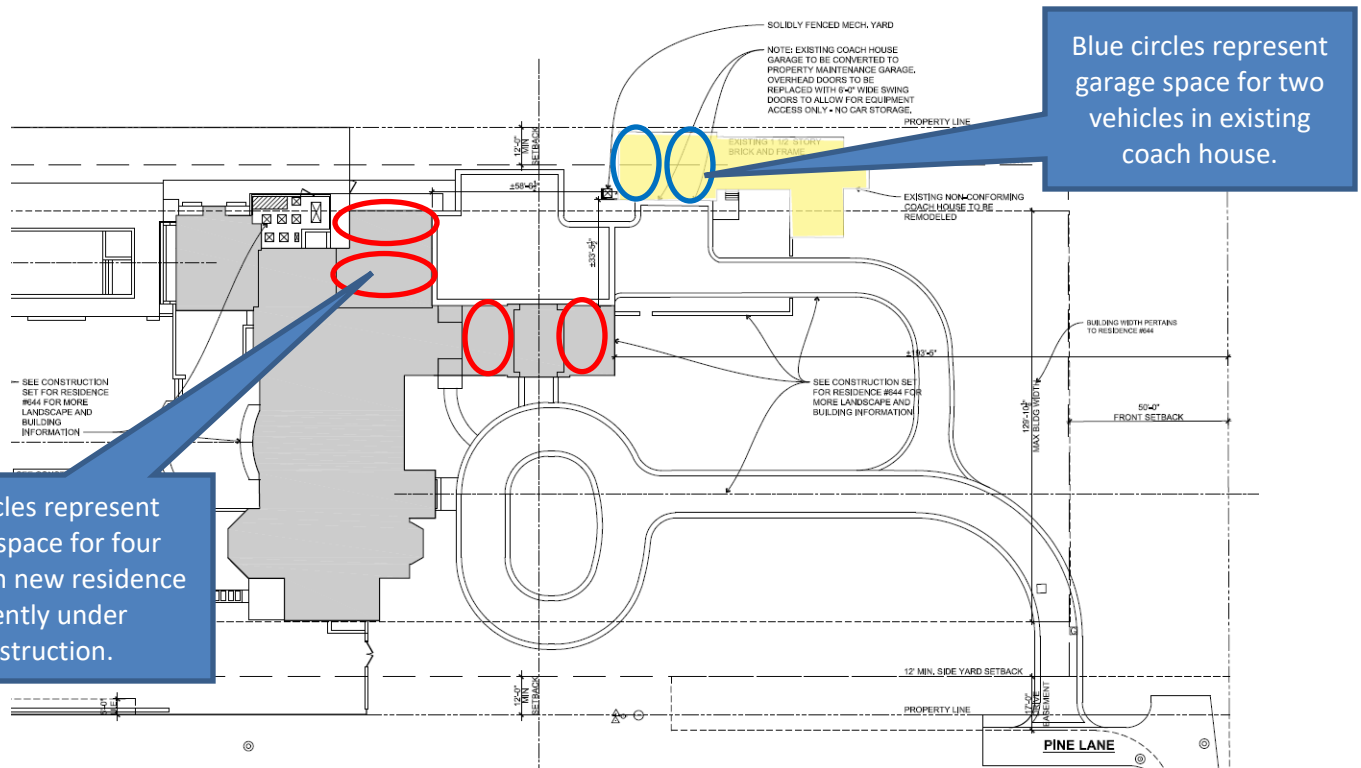


Figure 6 – Excerpt of Site Plan

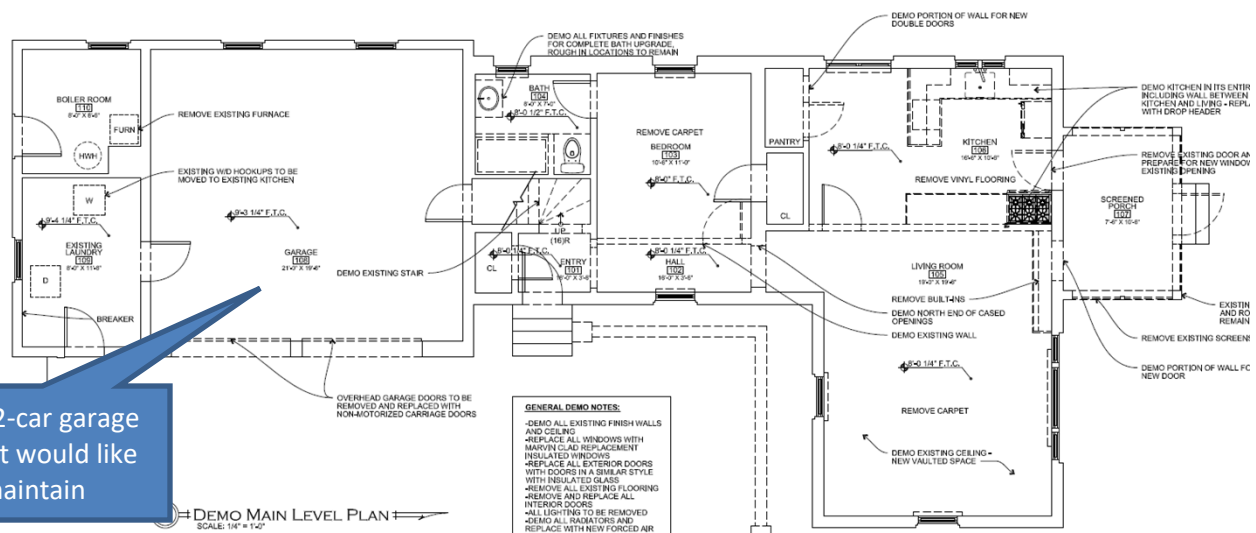


Figure 7 – Demolition Plan for Main Level of Coach House

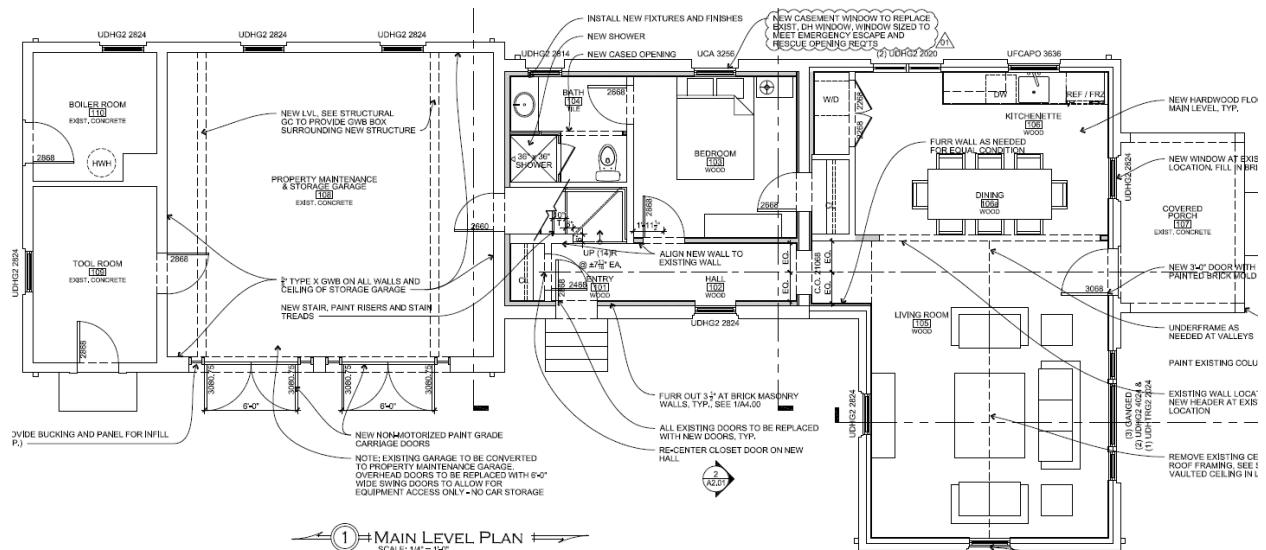


Figure 8 – Main Level Floor Plan of Coach House
(Showing conversion of garage space into storage with installation of swinging carriage doors.)

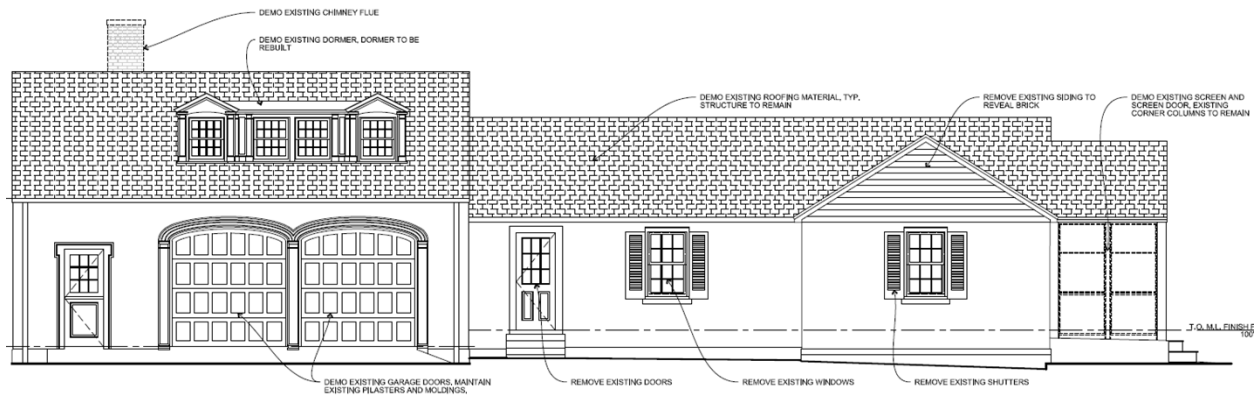


Figure 9 – Front Elevation of Coach House with Existing Garage Door Openings Remaining and Replaced with New Garage Doors

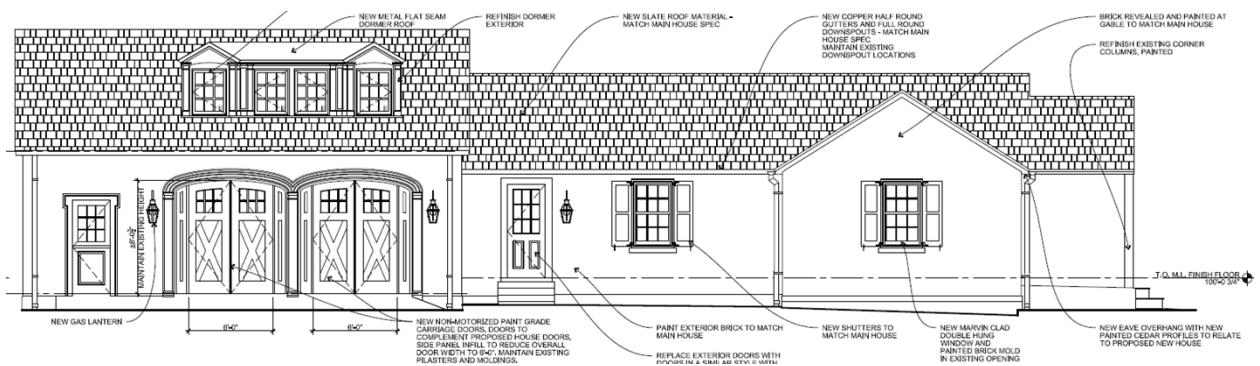


Figure 10 – Front Elevation of Coach House with Installation Non-Motorized Carriage Doors

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). One variation is being requested to allow garage capacity for six (6) vehicles on the Subject Property; four vehicles in the new residence that is currently under construction and two vehicles in the existing coach house. The Zoning Ordinance states:

A permitted accessory use and use of an accessory building may include private garages with a total capacity of not more than four vehicles, in which may be housed not more than one vehicle not the property of the owner or occupants of the premises.

This garage capacity limit of four vehicles applies to all single-family residential zoning districts, including the larger estate-size properties located in the R-2 and R-1 Districts. The intent of this requirement is to define the accessory nature of a garage space to a single-family home, so that the use of accessory garage space does not dominate the principal use of the property, which is the living space of the home. The purpose is to limit the amount of enclosed on-site vehicle storage activity that can occur on a single-family residential lot as well as to limit the amount of building gross floor area dedicated to the on-site storage of vehicles within the buildings on the site. As previously stated, this limit applies to all single-family lots no matter a lot's size, ranging from the minimum lot area of 8,400 square feet in the R-5 District to the size of the Subject Property, which is 101,955 square feet. The limit also applies no matter the size of the home, which can range from the maximum size of a home in the R-5 District of approximately 3,200 square feet to the maximum size that would be allowed on the Subject Property of 25,273.85 square feet. (It should be noted the proposed gross floor area for the Subject Property is 15,053.4 square feet). A two-stall garage can typically range from approximately 400 square feet on the lower end to something greater.

Another reason for limiting the number of garage vehicle spaces is to prevent the façades of buildings from being dominated by garage doors. Again, the current limit does not take into consideration the size of the home, whether the garage space is in a detached or attached structure, whether the garage spaces are accessed from the same or different facades of the building, or how the garage facades are viewed from adjacent properties or the street.

FINDINGS

Does the ZBA find that the requested variation meets the standards for granting such variation 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 zoning relief granting:

1. A variation to allow garage space on the Subject Property to exceed the maximum permitted garage capacity of four vehicles in the R-2 Single Family Residential District [Section 17.24.020 – Permitted Uses].

The Zoning Board of Appeals finds, based on evidence in the record or a public document, that the variation requested is **in harmony [not in harmony]** with the general purpose and intent of the Zoning Ordinance and that each of the following eight standards on which evidence is required pursuant to Section 17.60.050 of this Code **have been met [have not been met]** in connection with this variation application **[subject to the following conditions...]**

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

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

ATTACHMENTS

Attachment A: Zoning Matrix

Attachment B: Application Materials

ATTACHMENT A

ZONING MATRIX

ADDRESS: 644 Pine Lane

CASE NO: 22-19-V2

ZONING: R-2

ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (3)
Min. Lot Size	24,000 SF	101,995 SF (1)	N/A	N/A	OK
Min. Average Lot Width	100 FT	181.99 FT	N/A	N/A	OK
Min. Lot Depth	200 FT	560.43 FT	N/A	N/A	OK
Max. Roofed Lot Coverage	25,498.75 SF (2)	10,021.81 SF	10,021.81 SF	0 SF	OK
Max. Gross Floor Area	25,273.85 SF (2)	15,053.4 SF	15,053.4 SF	0 SF	OK
Max. Impermeable Lot Coverage	50,997.5 SF (2)	26,552.34 SF	26,552.34 SF	0 SF	OK
Min. Front Yard (East)	57.92 FT	113.18 FT (4)	113.18 FT (4)	N/A	OK
Min. Side Yard	12 FT	1.44 FT (5)	1.44 FT (5)	N/A	EXISTING NONCONFORMING
Min. Total Side Yards	54.6 FT	56.16 FT (6)	56.16 FT (6)	N/A	OK
Min. Rear Yard (West)	25 FT	203.33 FT	203.33 FT	N/A	OK

NOTES:

(1) Net lot area excluding private road easement. Gross lot area is 104,107 s.f.

(2) Based on net lot area of 101,995 s.f.

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

(4) Setback to existing coach house. Residence under construction to provide a front yard setback greater than 193 feet.

(5) North side yard setback to existing coach house. Residence to provide a north side yard setback of 26.37 feet.

(6) Total side yards to be provided by residence.

ATTACHMENT B

Village of Winnetka
ZONING VARIATION APPLICATION

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. 22-19-V2

Property Information

Site Address: 644 Pine Lane

Owner Information

Name: Doug Minahan

Address: [REDACTED]

City, State, ZIP: [REDACTED]

Email: [REDACTED]

Primary Contact: Doug Minahan

Phone No. [REDACTED]

Date property acquired by owner: 08/18/2020

Architect Information

Name: Wade Weissmann

Primary Contact: Susan Harrington

Address: 8655 N Deerwood Dr.

City, State, ZIP: Milwaukee, WI 53209

Phone No. 414-351-1200

Email: wadeweissmannarchitecture.com

Attorney Information

Name: N/A

Primary Contact:

Address:

City, State, Zip:

Phone No.

Email:

Nature of any restrictions on property: None

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

Coach house garage door variance, please see the attached letter.

Property Owner Signature: [REDACTED]

Date: 7/18/22

PHOTOS OF THE EXISTING COACH HOUSE

Below are a few photos of the existing coach house. As shown in the approved remodel set of plans, we intend to fix up the existing building with changes including new slate roof to match the new home, new windows, paint the brick white to match the new home, new plumbing and electrical, clean up the overgrown landscaping, etc., but the intent is to maintain the existing architecture of the original structure.



Coach house looking northeast.



Coach house garage with bedroom above.



Front entrance to coach house living space.



Coach house looking northeast.

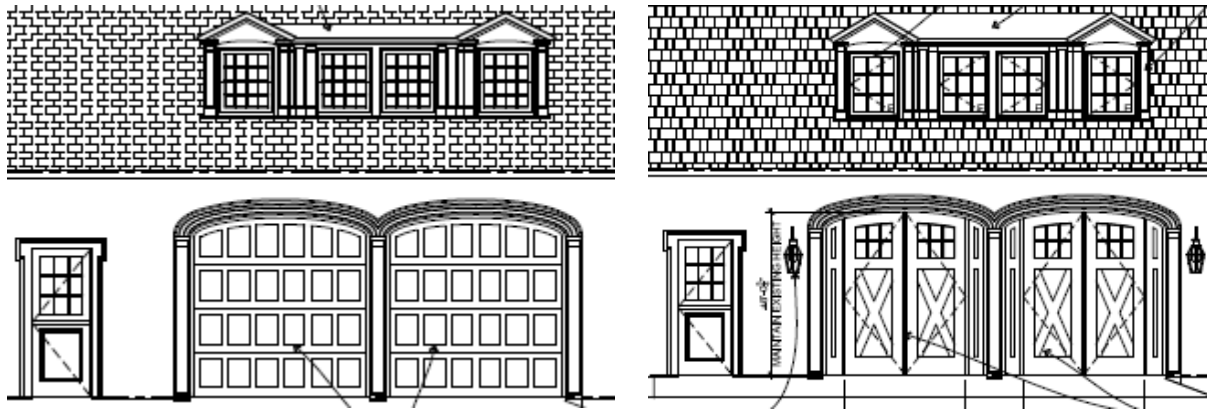


Coach house rear façade.



Coach house screened-in porch.

The diagram below shows the existing garage doors on the left and the proposed carriage doors on the right. In either case the look is similar as the building is already there and thus having garage doors doesn't seem to be all that different from carriage doors.



STANDARDS FOR GRANTING OF ZONING VARIATIONS

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allow by regulations in that district;
 - Installing the garage doors doesn't change the use or visual look to the structure. However, the carriage doors are very expensive and an unanticipated cost for something that seems unnecessary.
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;
 - As outlined above, the property is unique as it sits at the end of a private road on 2.4 acres. As a result, there is no outside traffic and the lot is not visible to anyone. The variance would not impact any neighbors as the building is already in place.
3. The variation, if granted, will not alter the essential character of the locality;
 - Not at all. The building is already there and as shown in the diagrams above the garage door compared to carriage door character is virtually the same.
4. An adequate supply of light and air to adjacent property will not be impaired;
 - Not at all. Same comments as above, but the building is there and there would be no difference to the light or air. The area is well screened from anyone with no outside visibility and sits far (over 100 feet) from an neighbors.
5. The hazard from fire and other damages to the property will not be increased;

- Not at all. Same comments as above.
6. The taxable value of the land and buildings throughout the Village will not diminish;
- Not at all.
7. The congestion in the public street will not increase; and
- Not at all. There is no visibility from a public street.
8. The public health,
- Not at all.

PERMIT SET

for the

MDJ - WINNETKA RESIDENCE
COACH HOUSE RENOVATION



MDJ

WINNETKA RESIDENCE
COACH HOUSE RENOVATION
644 Pine Lane, Winnetka, Illinois 60093
WADE WEISSMANN ARCHITECTURE, INC. © 2022 / P: 414-351-1200 F: 414-352-8385

ISSUE:
PERMIT SET
2022.05.16



COVER

G0.00

WADE WEISSMANN ARCHITECTURE, INC.
8655 NORTH DEERWOOD DRIVE - BROWN DEER, WISCONSIN 53209

PROJECT DATA

OWNER INFORMATION

OWNER:

DOUG & JESI MINAHAN
c/o Wade Weissmann Architecture Inc.
8655 N. Deerwood Drive
Brown Deer, WI 53209

PROJECT CONTACTS

ARCHITECT:

Wade Weissmann Architecture Inc.
8655 N. Deerwood Drive
Brown Deer, WI 53209

Tele: 414.351.1200
Fax: 414.352.8385

Contact: Susan Harrington
email: susanh@wwa-design.com

GEN. CONTRACTOR:

Next Level Custom Builders
7305 Bob-O-Link Road
Spring Grove, IL, 60081

Tele: 414.841.6113
Fax:

Contact: Josh Mescall
email: jmescall-js-nl@outlook.com

STRUCTURAL ENGINEER:

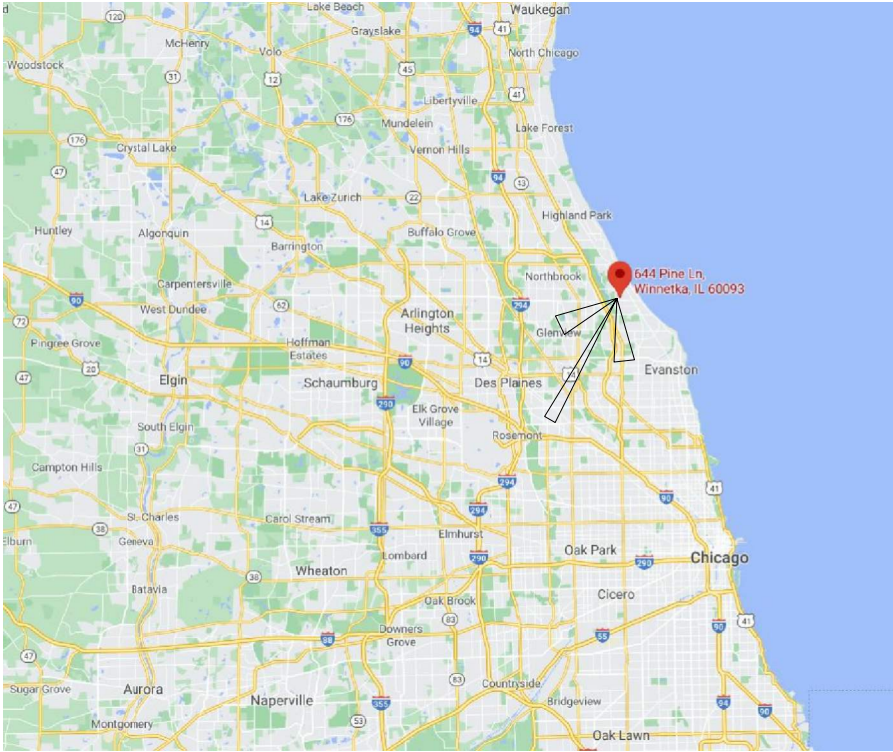
Spire Engineering, Inc.
305 N. Plankinton Avenue, Suite 101
Milwaukee, WI, 53203

Tele: 414.278.9200
Fax:

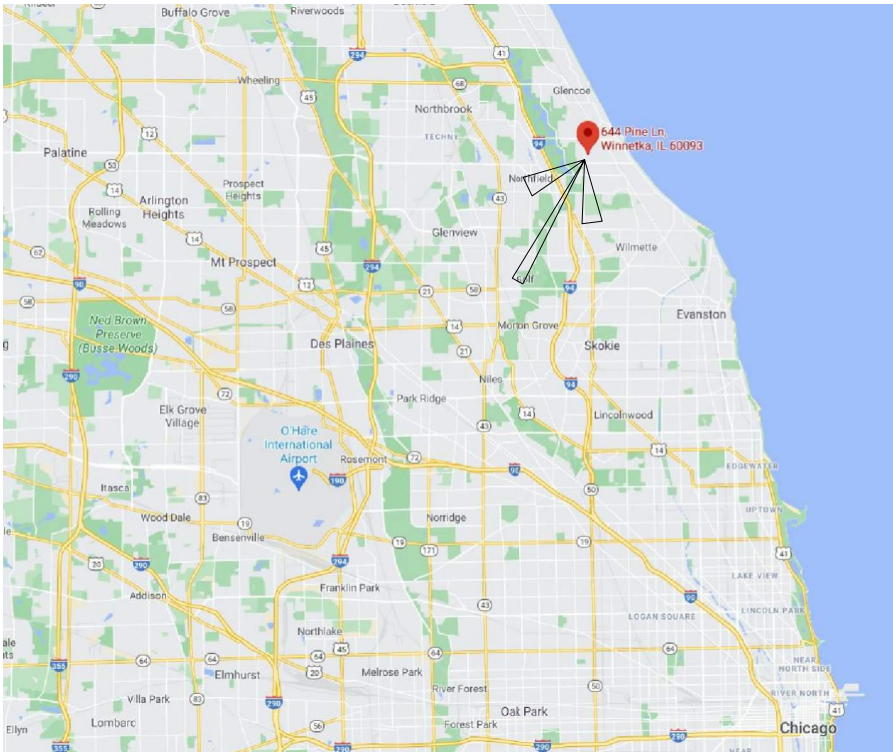
Contact: Brian J. Genduso
email: bjg@spireengineer.com

SITE LOCATION MAPS

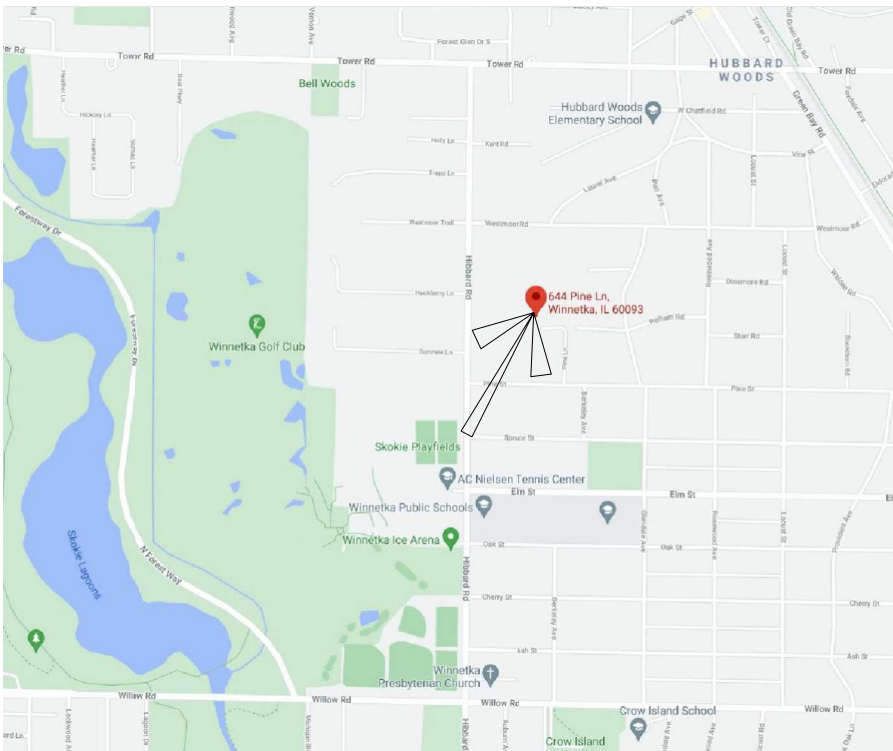
REGION LOCATION MAP



CITY LOCATION MAP



STREET LOCATION MAP



ABBREVIATIONS LIST

ADJ.	ADJUSTABLE	N.	NORTH
A.F.F.	ABOVE FINISHED FLOOR	NOM	NOMINAL
ALUM	ALUMINUM	O.A.	OVERALL
BLDG	BUILDING	O.C.	ON CENTER
BSMT	BASEMENT	OH	OVERHANG
B.O.F.	BOTTOM OF FOOTING	OPP.	OPPOSITE
B.O.O.	BOTTOM OF OPENING	PCC	PRE-CAST CONCRETE
BD	BOARD	PNLD	PANELED
CAB	CABINET	PLYWD	PLYWOOD
CB	CONSTRUCTION BULLETIN	PWDR	POWDER
CIP	CAST IN PLACE	P.T.	PRESSURE TREATED
CHNL	CHANNEL	PNT	PAINT OR PAINTED
CJ	CONTROL JOINT	PVC	POLYVINYL CHLORIDE
CLG	CEILING	RBR	RUBBER
CLR	CLEAR	RCP	REFLECTED CEILING PLAN
CLO	CLOSET	REF	REFRIGERATOR
CMU	CONCRETE MASONRY UNIT	REBAR	REINFORCEMENT BAR
C.O.	CASED OPENING	REQD.	REQUIRED
COL.	COLUMN	REV.	REVISION
CONC	CONCRETE	R	RISER
CONT.	CONTINUOUS	RM	ROOM
CPT	CARPET	R.O.	ROUGH OPENING
CSMT	CASEMENT	S	SOUTH
DBL	DOUBLE	SIM.	SIMILAR
DEMO	DEMOLISH OR DEMOLITION	SHWR	SHOWER
DH	DOUBLE HUNG	SK	SKETCH
DIA.	DIAMETER	SPEC.	SPECIFIED OR SPECIFICATION
DIM	DIMENSION	SQ.FT.	SQUARE FEET
DIMS	DIMENSIONS	SS	STAINLESS STEEL
DISP	DISPOSAL	STL	STEEL
DN	DOWN	STN	STAIN OR STAINED
DR	DOOR	T&G	TOUNGE AND GROOVE
DW	DISHWASHER	T.B.D.	TO BE DETERMINED
DWG	DRAWING	T.B.S.	TO BE SELECTED
DS	DOWNSPOUT	TCC	TERNE COATED COPPER
E.	EAST	T.D.	TRENCH DRAIN
EA.	EACH	THRU	THROUGH
EJ	EXPANSION JOINT	TELE	TELEPHONE
ELEC	ELECTRIC OR ELECTRICAL	T.M.E.	TO MATCH EXISTING
ELEV.	ELEVATION	T.O.	TOP OF
EPDM	ETHYLENE PROPYLENE DIENE M - CLASS	T.O.C.	TOP OF CONCRETE
EQ.	EQUAL	T.O.B.	TOP OF BEAM
EXIST.	EXISTING	T.O.D.	TO OF DRAIN
EXT.	EXTERIOR	T.O.F.	TOP OF FOOTING
F.D.	FLOOR DRAIN	T.O.L.	TOP OF LEDGE
FIN	FINISHED	T.O.O.	TOP OF OPENING
FIXT	FIXTURE	T.O.S.	TOP OF SLAB
FLR	FLOOR	T.O.W.	TOP OF WALL
FND	FOUNDATION	TYP.	TYPICAL
F.O.	FACE OF	UC	UNDER COUNTER
FP	FIREPLACE	UNEXC	UNEXCAVATED
FRZ	FREEZER	U.N.O.	UNLESS NOTED OTHERWISE
FTG	FOOTING	VEST.	VESTIBULE
GA.	GAUGE	V.I.F.	VERIFY IN FIELD
GALV	GALVANIZED	W.	WEST
GC	GENERAL CONTRACTOR	W/	WITH
GWB	GYPSPUM WALL BOARD	WIN.	WINDOW
HD.	HEAD	WC	WATER CLOSET
HR.	HOUR	WD	WOOD
HT.	HEIGHT	WP	WATERPROOF
HVAC	HEATING, VENTILATING, AND COOLING	WRB	WEATHER RESISTANT BARRIER
ICE	ICE MAKER		
I.D.	INTERIOR DESIGNER		
INSUL	INSULATION		
INT.	INTERIOR OR INTERNAL		
LIN	LINEN		
MAX.	MAXIMUM		
M.O.	MASONRY OPENING		
MECH	MECHANICAL		
MEMB	MEMBRANE		
MIN.	MINIMUM		
MW	MICROWAVE		
MTL	METAL		

INDEX OF DRAWINGS / DOCUMENTS

GENERAL

G0.00	COVER
G1.00	PROJECT DATA

ARCHITECTURAL

C0.00	EXISTING PROPERTY SURVEY
C1.00	SITE PLAN

D1.01	DEMO MAIN & UPPER LEVEL FLOOR PLANS
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D2.00	DEMO EXTERIOR ELEVATIONS
D2.01	DEMO EXTERIOR ELEVATIONS

A1.01	MAIN & UPPER LEVEL FLOOR PLANS
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A2.00	EXTERIOR ELEVATIONS
A2.01	EXTERIOR ELEVATIONS

A3.00	BUILDING SECTIONS
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A4.00	TYPICAL DETAILS
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E1.01	LIGHTING & RECEPTACLE PLANS
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P1.00	PLUMBING DIAGRAMS
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STRUCTURAL

S0.00	---
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S1.00	MAIN & UPPER LEVEL FRAMING PLANS
S1.01	ROOF FRAMING PLAN

APPLICABLE CODES:

THIS PROJECT SHALL COMPLY WITH:

INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO-FAMILY DWELLINGS, 2015 EDITION W/ APPENDIX J (EXISTING BUILDINGS)

INTERNATIONAL PROPERTY MAINTENANCE CODE, 2015 EDITION

INTERNATIONAL MECHANICAL CODE, 2015 EDITION

INTERNATIONAL FUEL GAS CODE, 2015 EDITION

STATE OF ILLINOIS PLUMBING CODE, 2014 EDITION

NATIONAL ELECTRICAL CODE, NFPA 70, 2014 EDITION

INTERNATIONAL FIRE CODE, 2015 EDITION

NFPA 101 LIFE SAFETY CODE, 2015 EDITION

NFPA PUBLICATION 13, 13R, 13D, 72, 2016 EDITION

INTERNATIONAL ENERGY CONSERVATION CODE 2018 EDITION WITH THE ILLINOIS AMENDMENTS

VILLAGE OF WINNETKA BUILDING CODE AMENDMENTS, AUGUST, 2019

ARCHITECTURAL SYMBOLS

KITCHEN 101 WW X HH	ROOM TAG	ELEVATION 100'-0"	ELEVATION DATUM SYMBOL
XXX / X	DOOR TAG	XX	CB REVISION TAG & CLOUD
X	WINDOW TAG		
X AXXX	SECTION TAG	X AXXX	DETAIL TAG
X AXXX	EXTERIOR ELEVATION TAG		
X AXXX X	INTERIOR ELEVATION TAG		
X/12 X/12	ROOF PITCH TAGS		

WALL LEGEND	
BRICK	
FIREBRICK	
STONE	
CMU	
CONCRETE	
EXISTING	
DEMO	
NEW PARTITION	

GENERAL NOTES

1) CONSTRUCTION IS TO BE IN COMPLIANCE W/ ALL GOVERNING CODES, ORDINANCES, & STANDARDS. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING & SUPERVISING ALL SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION W/ THE PERFORMANCE OF THIS CONTRACT.

2) ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY COST, SCHEDULE, OR CONSTRUCTION ISSUES ARISING DUE TO GENERAL CONTRACTORS/ OWNERS FAILURE TO DISTRIBUTE ALL DOCUMENTS TO EACH SUBCONTRACTOR OR MATERIAL SUPPLIER. SUBCONTRACTORS & MATERIAL SUPPLIERS SHOULD ENDEAVOR TO REVIEW A COMPLETE SET OF DOCUMENTS BEFORE BIDDING, FABRICATING, OR INSTALLING WORK.

3) GENERAL CONTRACTOR, SUBCONTRACTORS, AND MATERIAL SUPPLIERS MUST NOTIFY ARCHITECT OF ANY ERRORS, OMISSIONS, OR DEFECTS IN THE CONSTRUCTION DOCUMENTS PRIOR TO BIDDING, FABRICATING, OR INSTALLING WORK.

4) ALL MEANS & METHODS OF CONSTRUCTION TO BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

5) MECH., ELEC., PLUMB & FIRE PROTECTION ARE TO BE DESIGNED IN COMPLIANCE WITH ALL GOVERNING CODES, ORDINANCES & STANDARDS, WHICH WILL BE THE FULL RESPONSIBILITY OF THE MEP/FP DESIGN BUILD CONTRACTOR, THE ARCHITECT ASSUMES NO LIABILITY.

6) ALL MECH., ELEC., PLUMB & FIRE PROTECTION SYSTEMS/ EQUIP. SHALL BE MAINTAINED ACCORDING TO MANUFACTURER'S STANDARDS. BLDG. OWNER ASSUMES FULL RESPONSIBILITY FOR MAINTENANCE/ OPERATION UPON OCCUPANCY.

7) THE INSTALLATION AND EXECUTION OF ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S STANDARDS AND SPECIFICATIONS.

8) ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR LIMITING THE ACCUMULATION OF WASTE MATERIALS AND RUBBISH. WASTE MATERIALS SHALL BE REMOVED FROM PREMISES DAILY.

9) DIMENSIONS ARE TO BE FIELD VERIFIED & ADJUSTED ACCORDINGLY. THE ARCHITECT SHALL BE NOTIFIED OF ANY VARIANCES BEFORE CONTRACTOR BEGINS OR PROCEEDS WORK.

10) REMOVE AND LEGALLY DISPOSE OF ANY HAZARDOUS MATERIALS THAT MAY BE PART OF THE CONSTRUCTION PROJECT AREA.

12) ALL ORIGINAL CONTRACT DOCUMENTS AND COPIES THEREOF ARE THE PROPERTY OF THE ARCHITECT. THE ARCHITECT EXPRESSLY RESERVES HIS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS WITH REGARD TO THESE CONTRACT DOCUMENTS. THE CONTRACT DOCUMENTS AND THE DESIGNS THEREIN ARE PROVIDED FOR THE CONSTRUCTION OF THIS PROJECT, AND SHALL NOT BE REPRODUCED, MODIFIED, OR RECREATED FOR ANY OTHER PURPOSE OR PROJECT.

13) THE LARGEST-SCALED DETAIL SHALL SUPERSEDE SMALLER-SCALED DRAWINGS. DETAILS SHALL NOT BE SURMISED FROM THE ARCHITECTURAL FLOOR PLANS OR ARCHITECTURAL ELEVATIONS. IF A CONDITION IS NOT SPECIFICALLY DETAILED, ASSUME THAT THE LEVEL OF DETAIL AND QUALITY WILL BE CONSISTENT WITH WHAT IS SHOWN FOR SIMILAR CONDITIONS.

14) UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR SCALE THE DRAWINGS. THE CONTRACTOR SHALL PERFORM ALL LAYOUTS USING THE SPECIFIED CALCULATED DIMENSIONS, REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING. DIMENSIONS ARE TYPICALLY TO FACE OF MASONRY FOUNDATION, FACE OF EXTERIOR SHEATHING, FACE OF INTERIOR STUD, OR CENTERLINE.



MDJ

WINNETKA RESIDENCE
COACH HOUSE RENOVATION
644 Pine Lane, Winnetka, Illinois 60093

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ISSUE:
PERMIT SET
2022.05.16

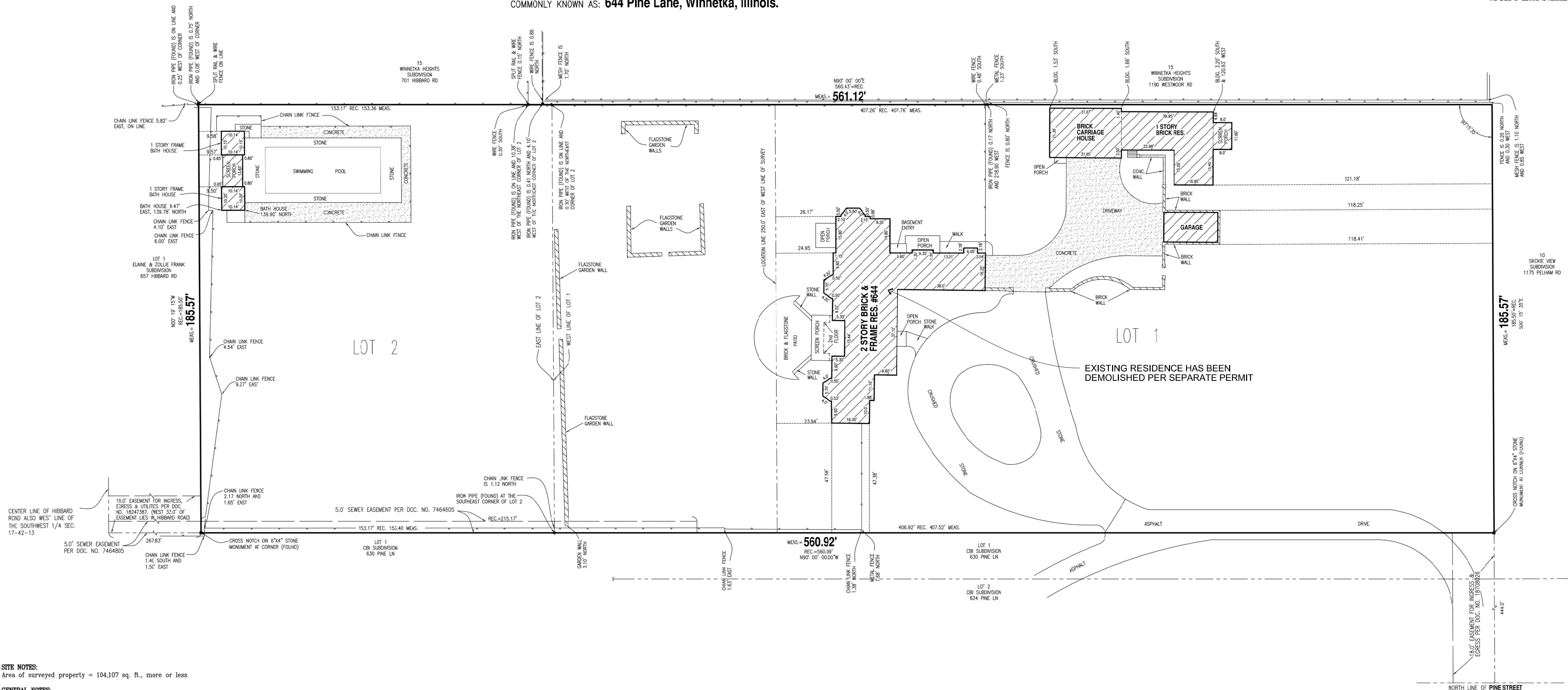
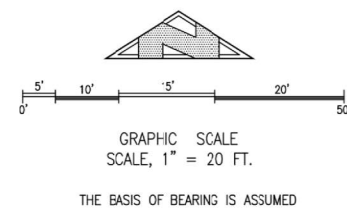


PROJECT DATA

G1.00

PLAT of SURVEY

LEGAL DESCRIPTION:
LOTS 1 AND LOT 2 OF THE HAROLD NUTTING SUBDIVISION OF PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 17,
TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 15, 1961,
AS DOCUMENT 18247865 AND CORRECTED BY PLAT RECORDED DECEMBER 5, 1961 AS DOCUMENT 18347583, IN COOK COUNTY, ILLINOIS.
COMMONLY KNOWN AS: **644 Pine Lane, Winnetka, Illinois.**



SITE NOTES:
Area of surveyed property = 104,107 sq. ft., more or less.

GENERAL NOTES:
All information provided to the surveyor is shown or noted herein.

The legal description on this plat was provided to us by the client or obtained from public records and should be compared to your Deed, Abstract or Certificate of Title.

No title report was supplied for this survey.

This plat and the legal description shown hereon does not determine, imply or guarantee ownership.

underground utilities are not shown hereon.

Prior to excavation call
JULIE at 811 or 800-892-0123

All building restrictions, building lines and easements may or may not be shown. Check your Deed, Abstract, Title Report, and local ordinances. No responsibility is assumed by the surveyor.

Compare all points before building by same and report any discrepancy at once.

Dimensions are shown in feet and decimal parts thereof. No dimension is to be assumed by scaling.

B.H. SUHR & COMPANY, INC.	
E. B. HANSEN MEMBER I.S.S.A. S.S.P.S.	SURVEYORS ESTABLISHED 1911 450 SKEOKE BLVD. SUITE 105, NORTHBROOK, ILLINOIS, 60062 TEL: (847) 864-0415 FAX: (847) 864-0411 E-MAIL: SURVEY@BHSUHR.COM
LOCATION 644 PINE LANE	SURVEY DATE November 12, 2020
ORDER No. 20-185-PLAT OF SURVEY	ORDERED BY Doug Minahan

FIELD MEASUREMENTS COMPLETED **November 12, 2020**

STATE OF ILLINOIS
COUNTY OF COOK

This professional service conforms to the current Illinois Minimum Standards for a boundary survey.

By *Michael E. Farrell* Dated **June 18, 2021**

Michael E. Farrell
Illinois Professional Land Surveyor No. 035-000899
License Expiration Date 11/30/25



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**WINNETKA RESIDENCE
COACH HOUSE RENOVATION**
644 Pine Lane, Winnetka, Illinois 60093

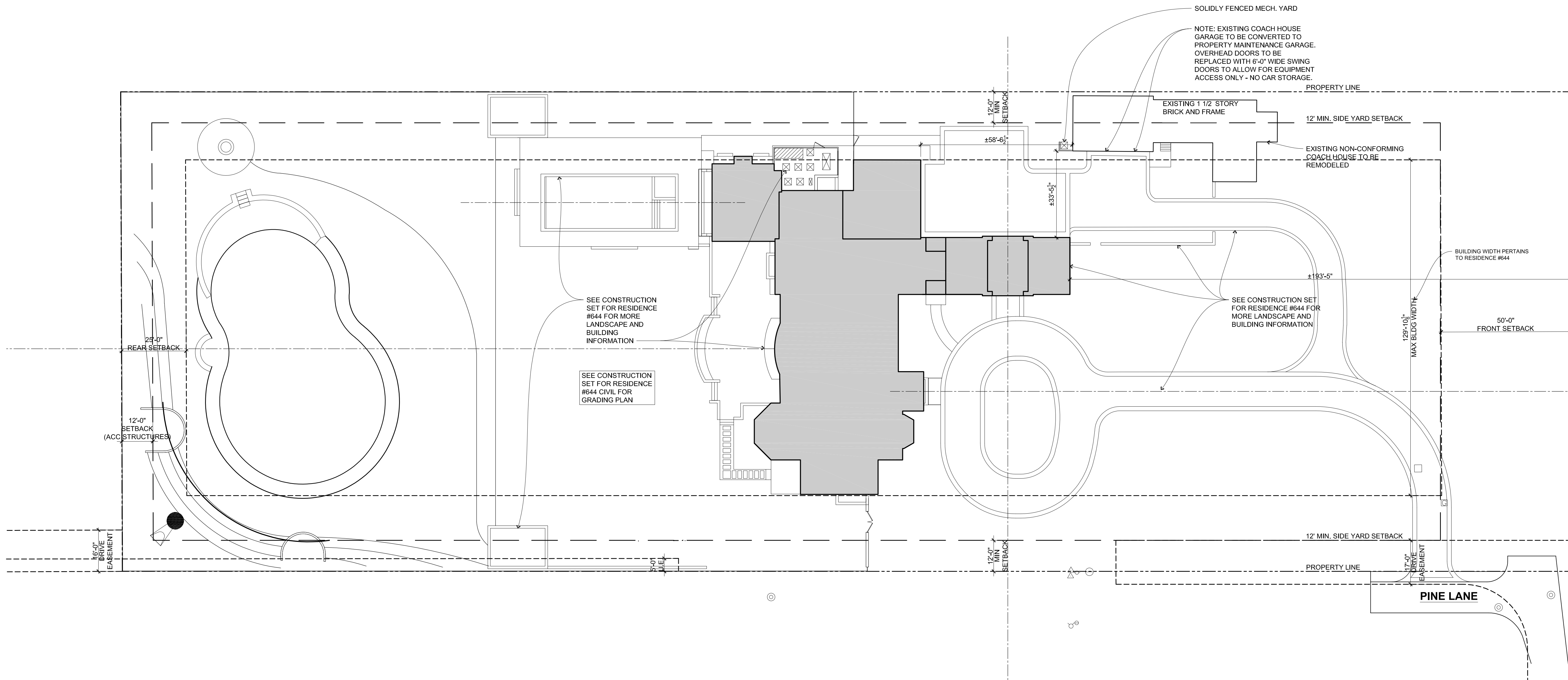
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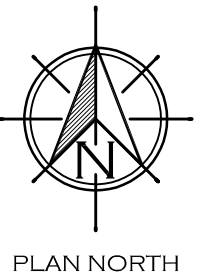


EXISTING
PROPERTY
SURVEY
SCALE: 1" = 30'
C0.00

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1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"



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ARCHITECTURAL
SITE PLAN
SCALE: 1" = 20'-0"
C1.00



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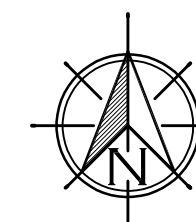
ISSUE: PERMIT SET 2022 05 19



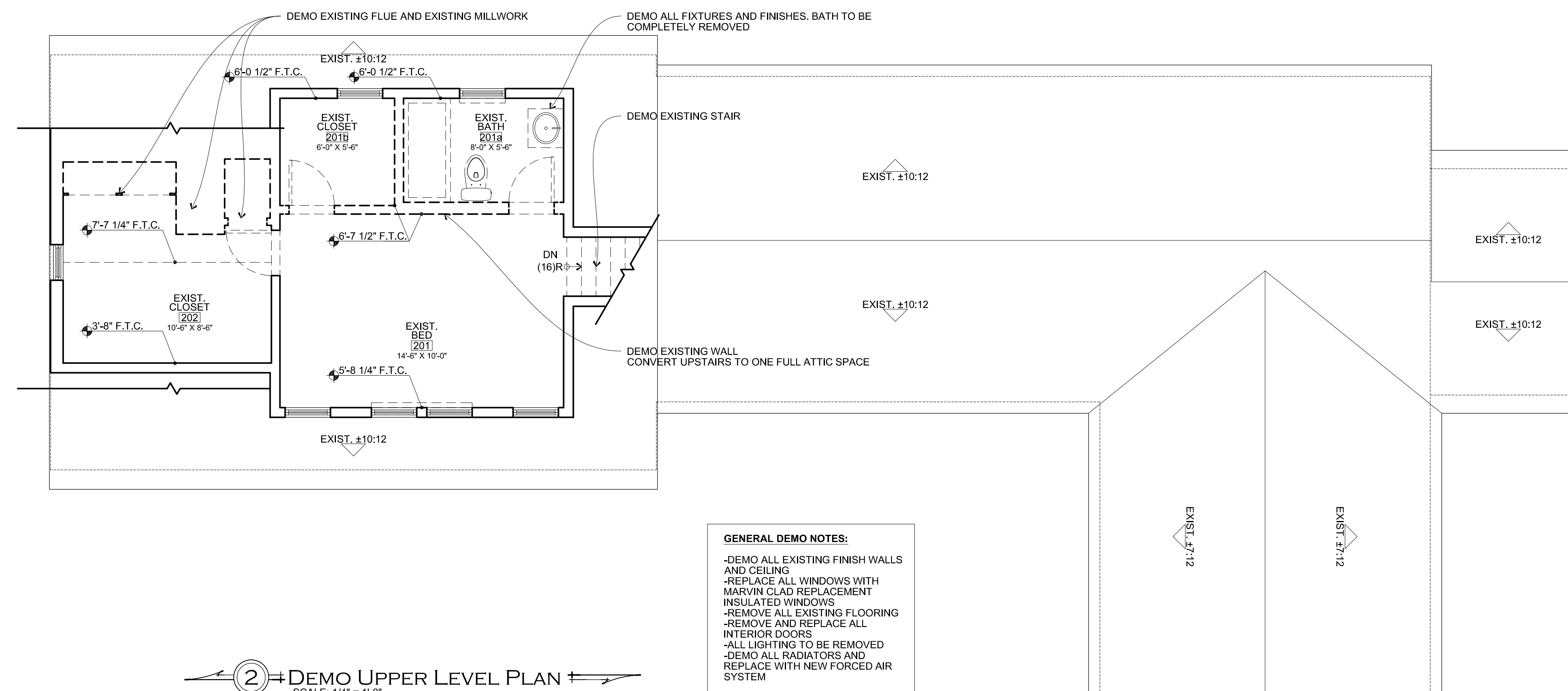
DEMO MAIN & UPPER LEVEL FLOOR PLANS

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

D1.01

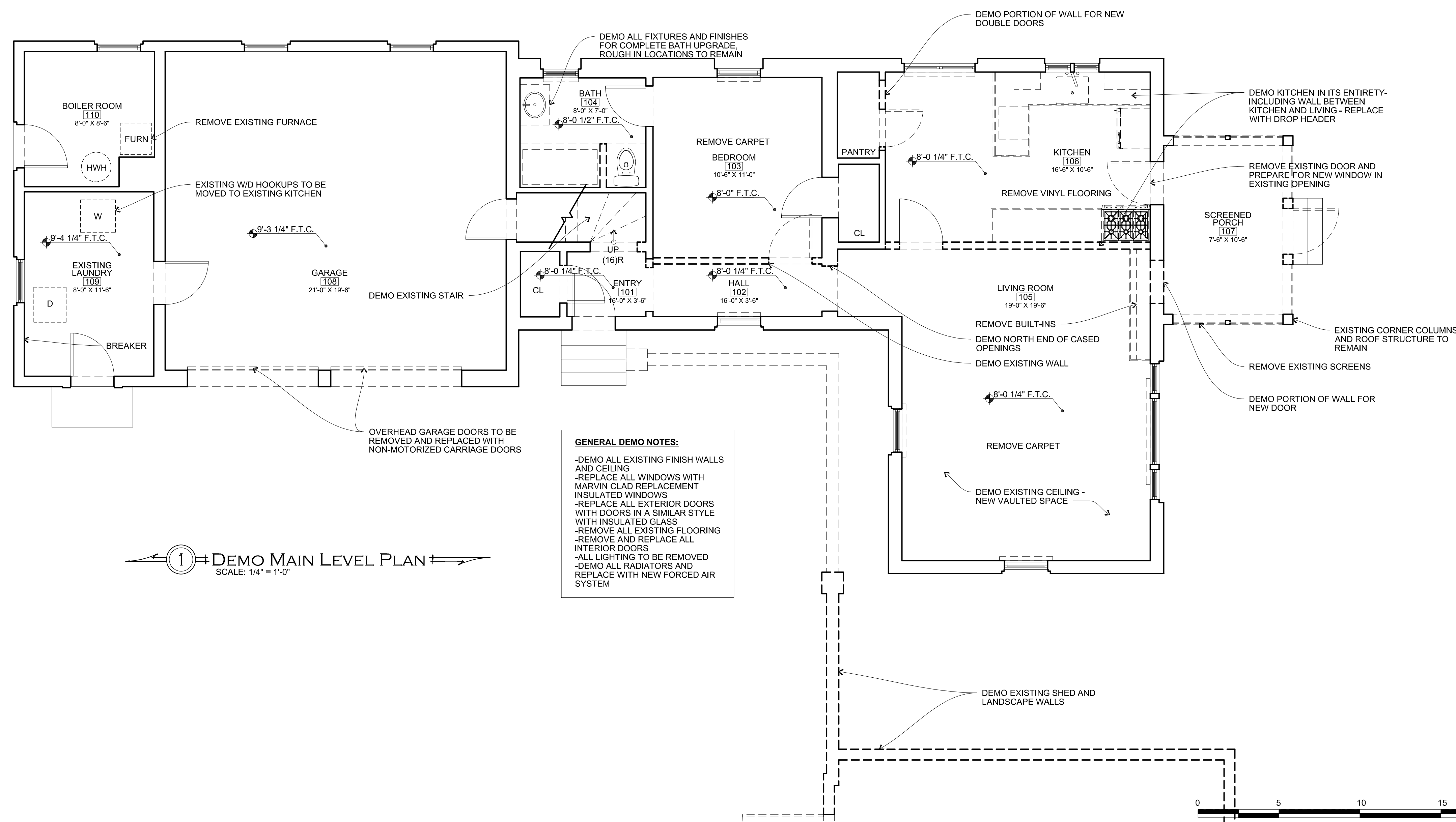


PLAN NORTH



2 DEMO UPPER LEVEL PLAN
SCALE: 1/4" = 1'-0"

- GENERAL DEMO NOTES:**
- DEMO ALL EXISTING FINISH WALLS AND CEILING
 - REPLACE ALL WINDOWS WITH MARVIN CLAD REPLACEMENT INSULATED WINDOWS
 - REMOVE ALL EXISTING FLOORING
 - REMOVE AND REPLACE ALL INTERIOR DOORS
 - ALL LIGHTING TO BE REMOVED
 - DEMO ALL RADIATORS AND REPLACE WITH NEW FORCED AIR SYSTEM



1 DEMO MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"

- GENERAL DEMO NOTES:**
- DEMO ALL EXISTING FINISH WALLS AND CEILING
 - REPLACE ALL WINDOWS WITH MARVIN CLAD REPLACEMENT INSULATED WINDOWS
 - REPLACE ALL EXTERIOR DOORS WITH DOORS IN A SIMILAR STYLE WITH INSULATED GLASS
 - REMOVE ALL EXISTING FLOORING
 - REMOVE AND REPLACE ALL INTERIOR DOORS
 - ALL LIGHTING TO BE REMOVED
 - DEMO ALL RADIATORS AND REPLACE WITH NEW FORCED AIR SYSTEM

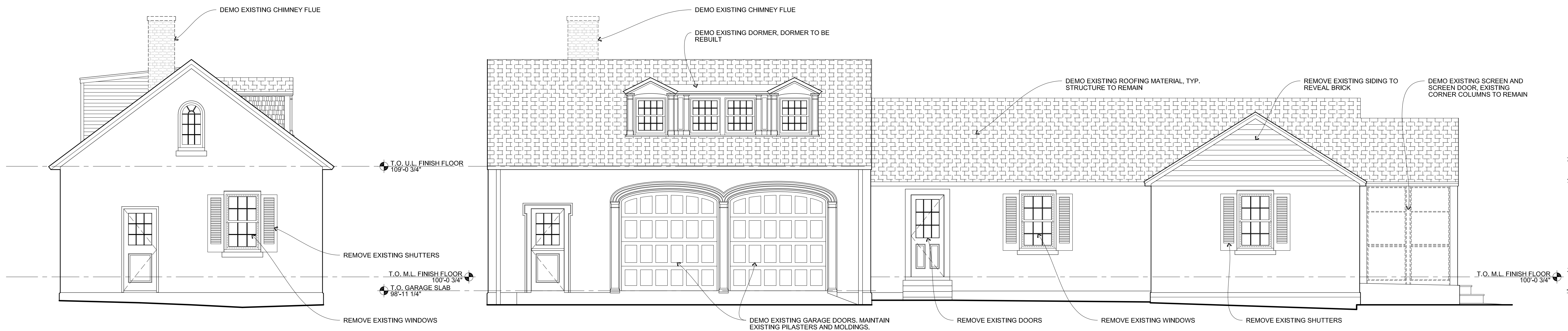
— DEMO EXISTING SHED AND
LANDSCAPE WALLS





GENERAL DEMO NOTES:
-REPLACE ALL WINDOWS WITH MARVIN CLAD REPLACEMENT INSULATED WINDOWS
-REPLACE ALL EXTERIOR DOORS WITH DOORS IN A SIMILAR STYLE WITH INSULATED GLASS

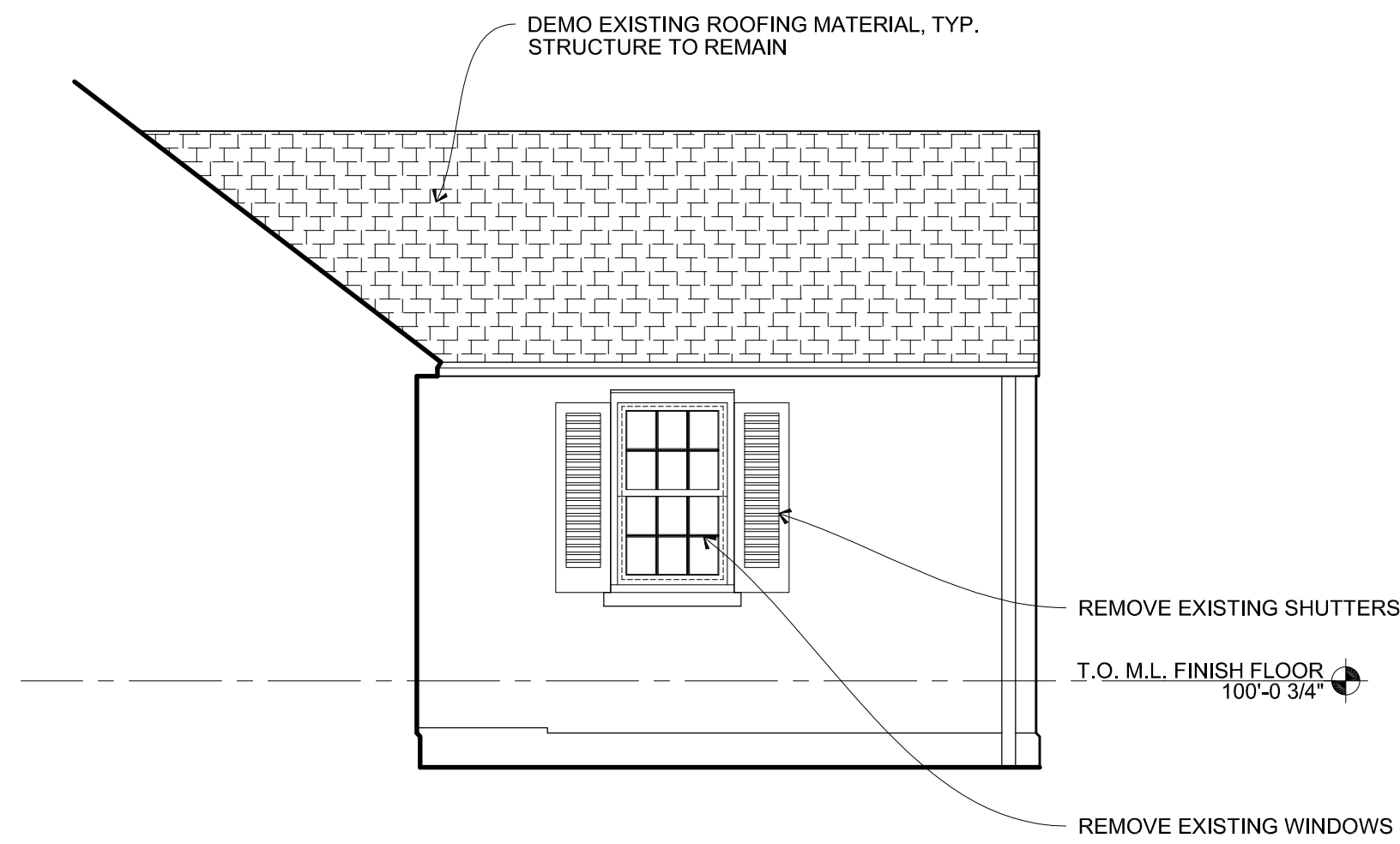
3 DEMO NORTH ELEVATION
SCALE: 1/4" = 1'-0"



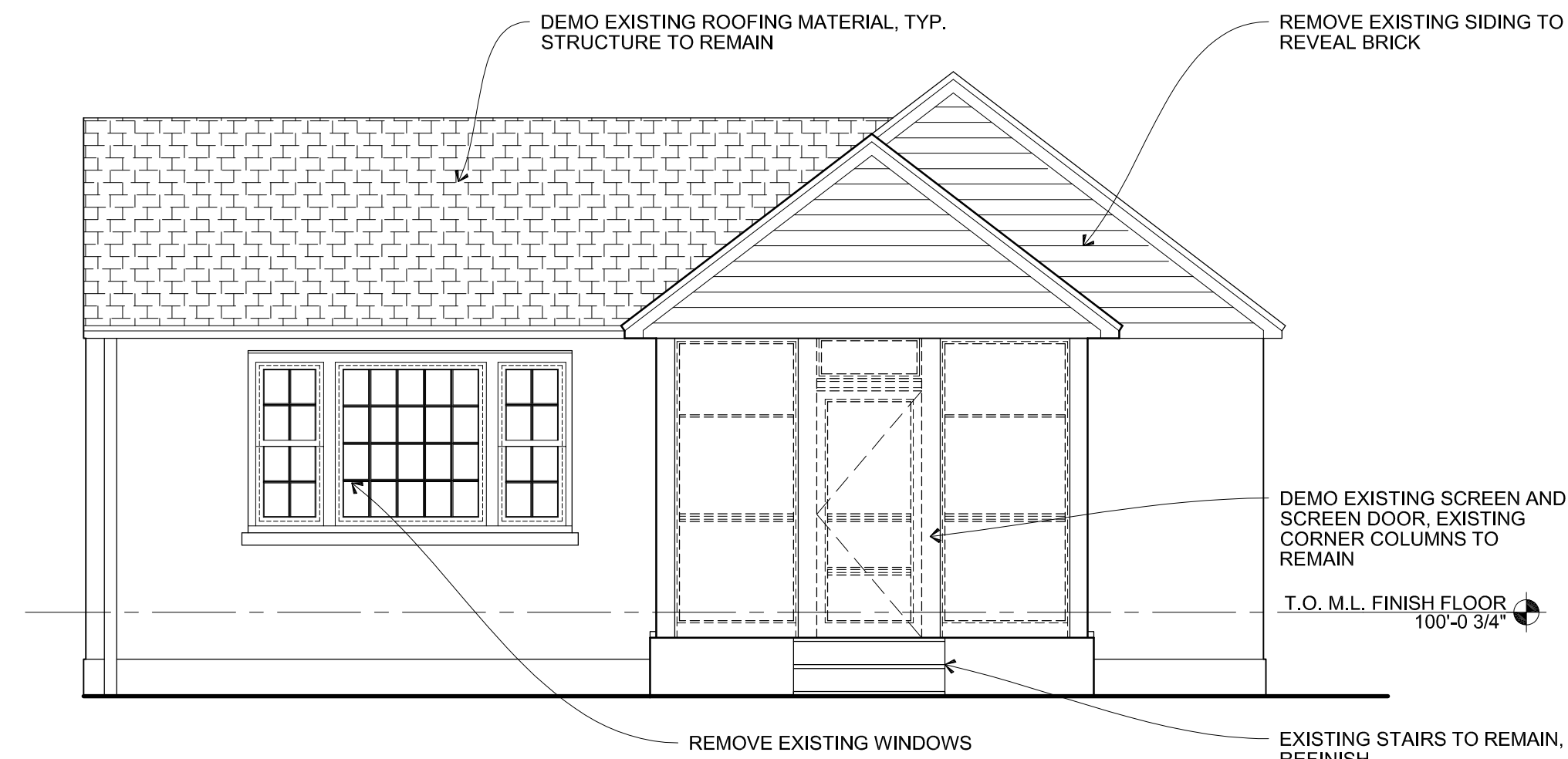
2 DEMO EAST ELEVATION - NORTH
SCALE: 1/4" = 1'-0"

1 DEMO SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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2 DEMO EAST ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"



1 DEMO WEST ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL DEMO NOTES:
-REPLACE ALL WINDOWS WITH MARVIN CLAD REPLACEMENT INSULATED WINDOWS
-REPLACE ALL EXTERIOR DOORS WITH DOORS IN A SIMILAR STYLE WITH INSULATED GLASS



MDJ

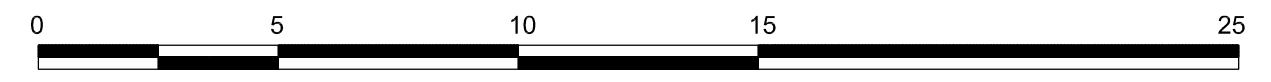
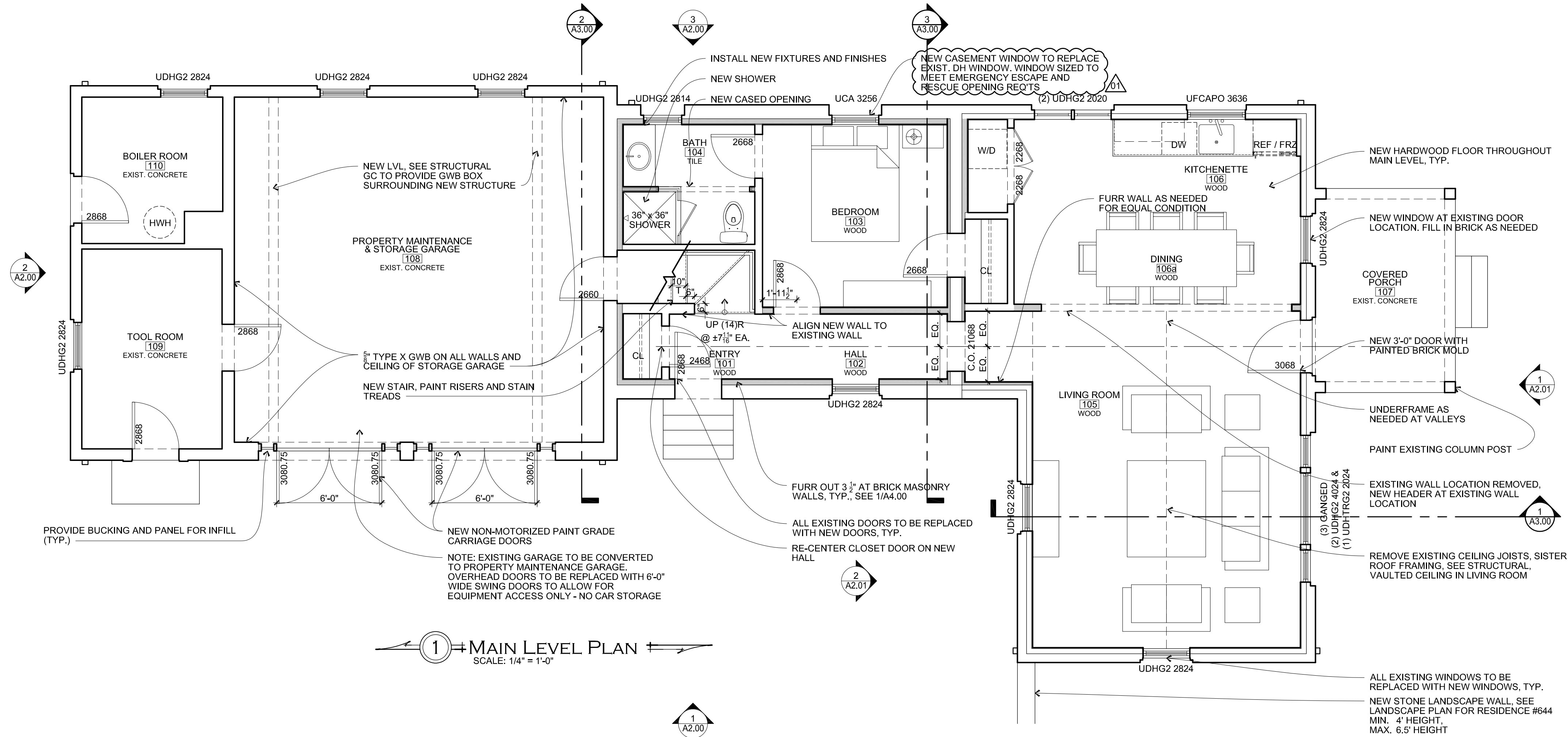
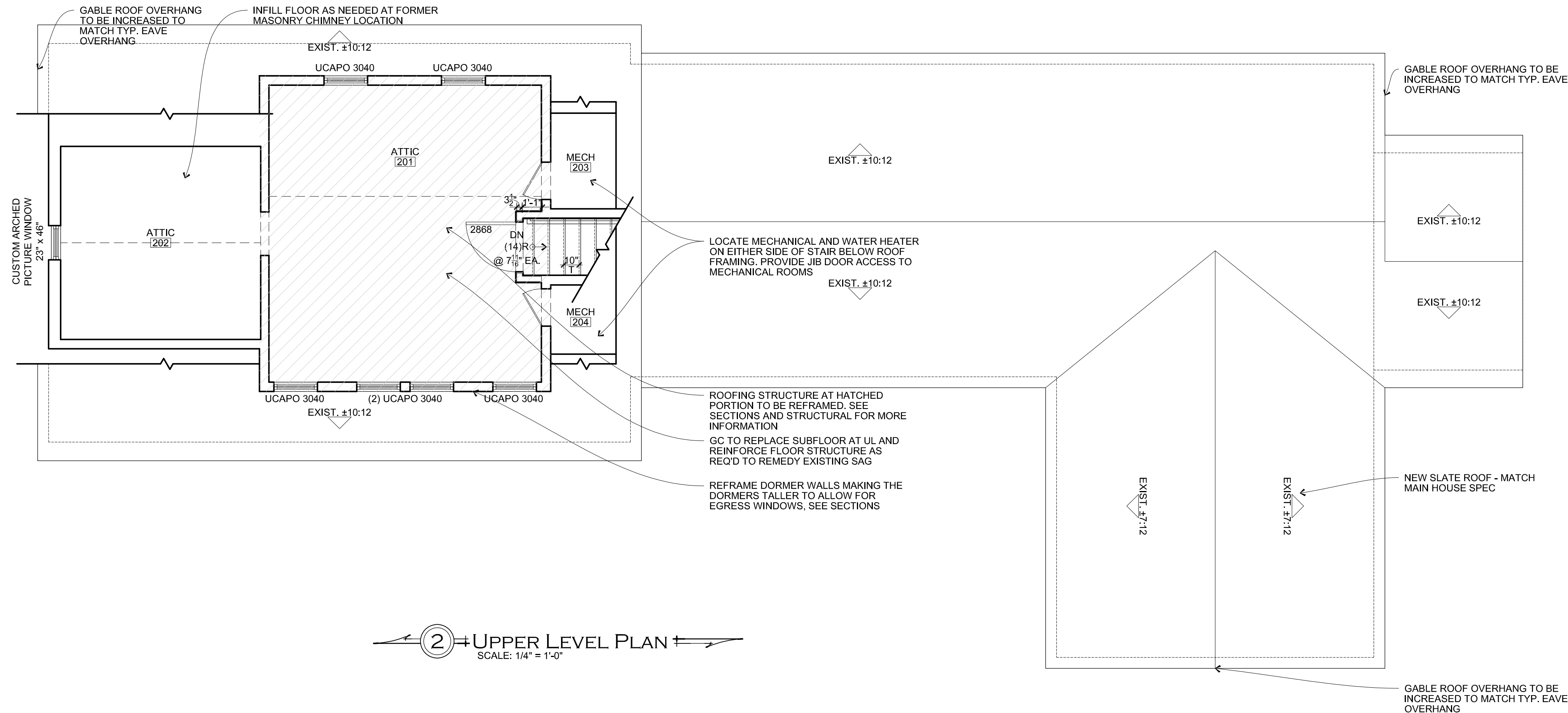
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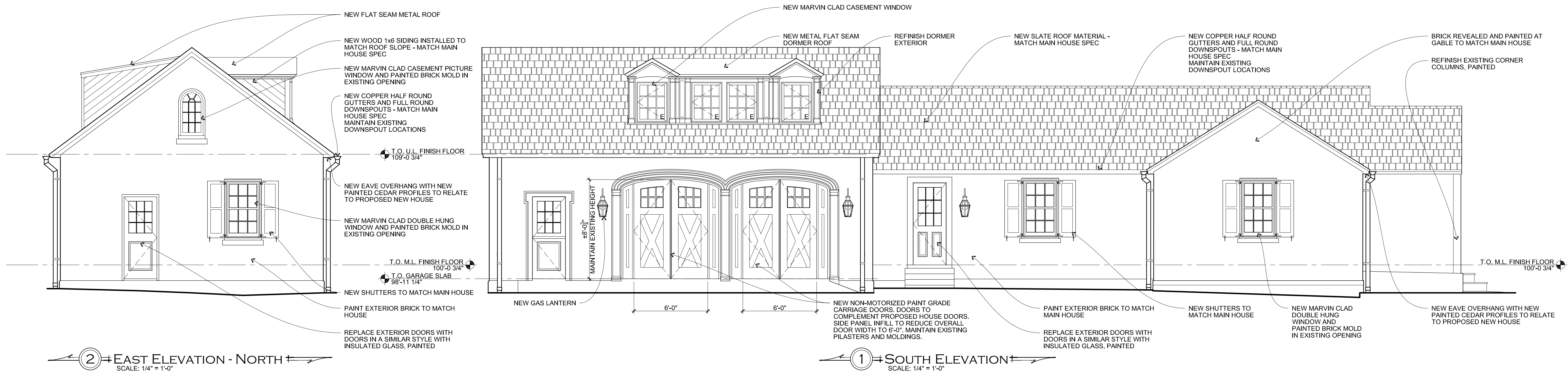
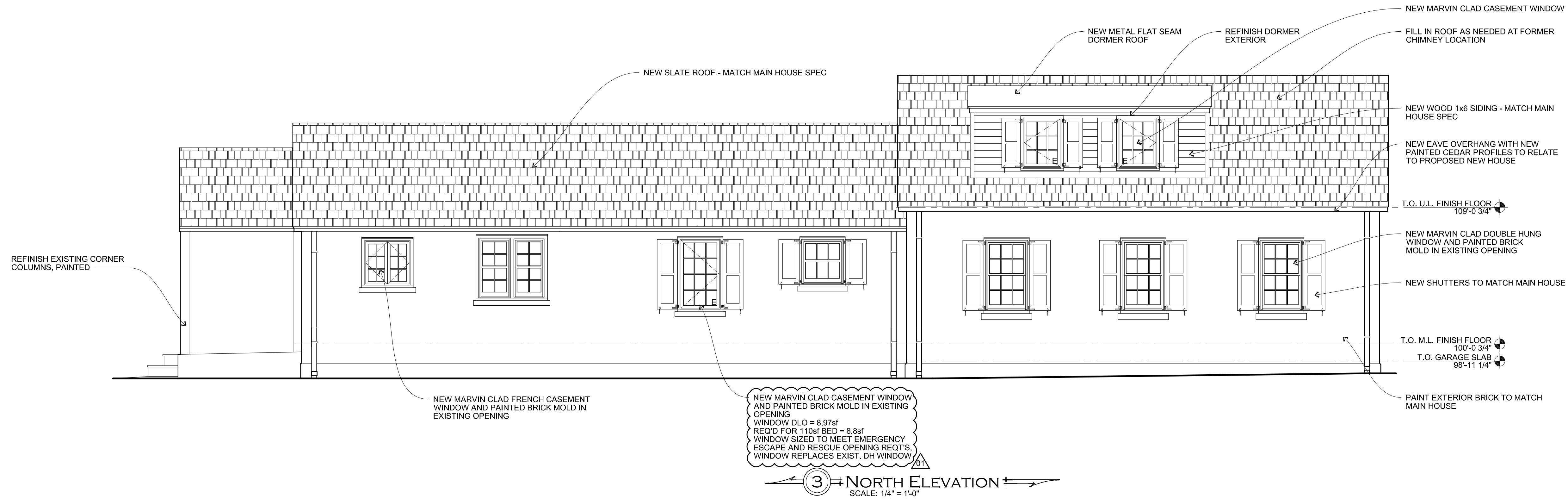
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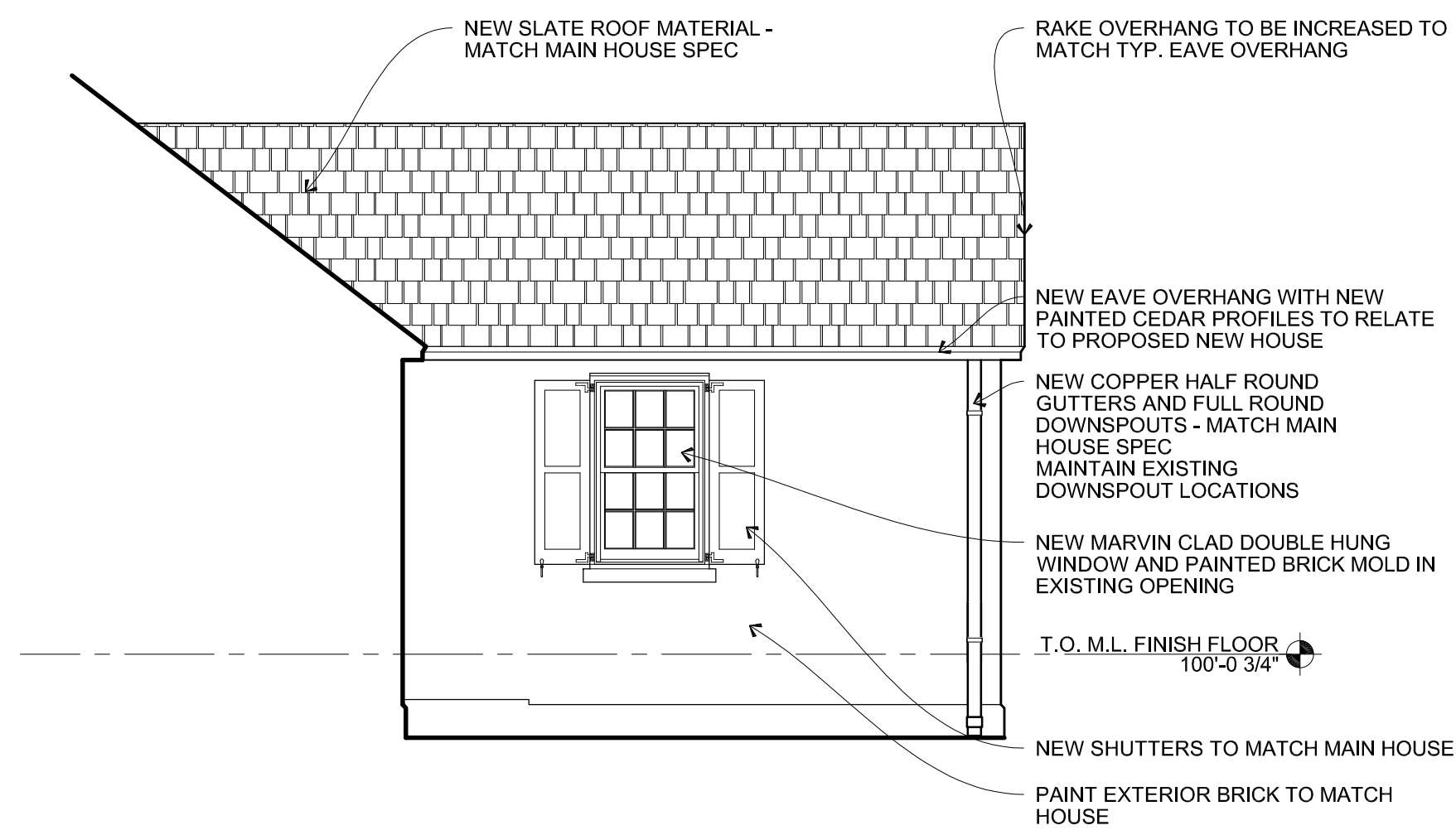
DEMO
EXTERIOR
ELEVATIONS

D2.01

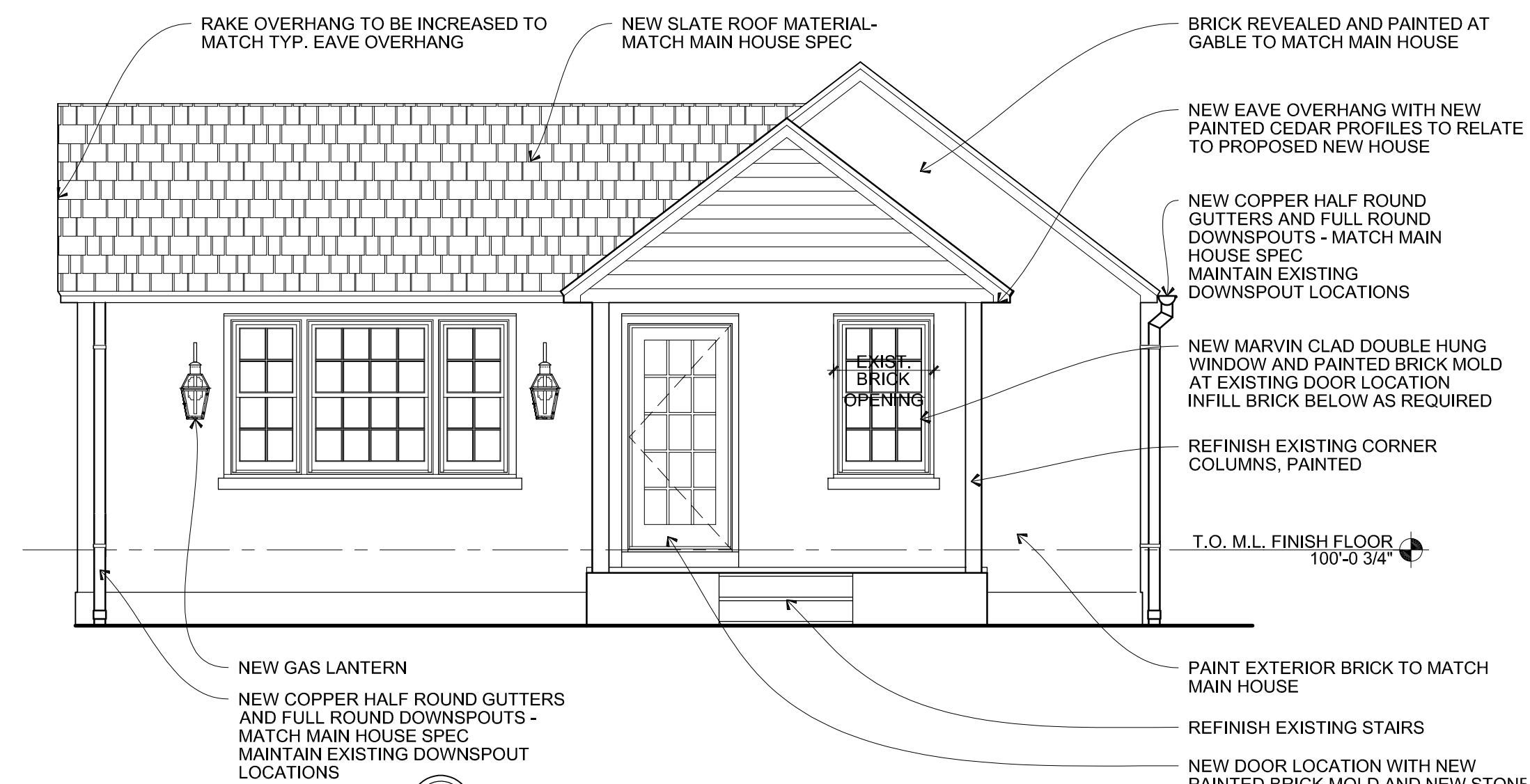




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2 EAST ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"



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



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EXTERIOR
ELEVATIONS

A2.01

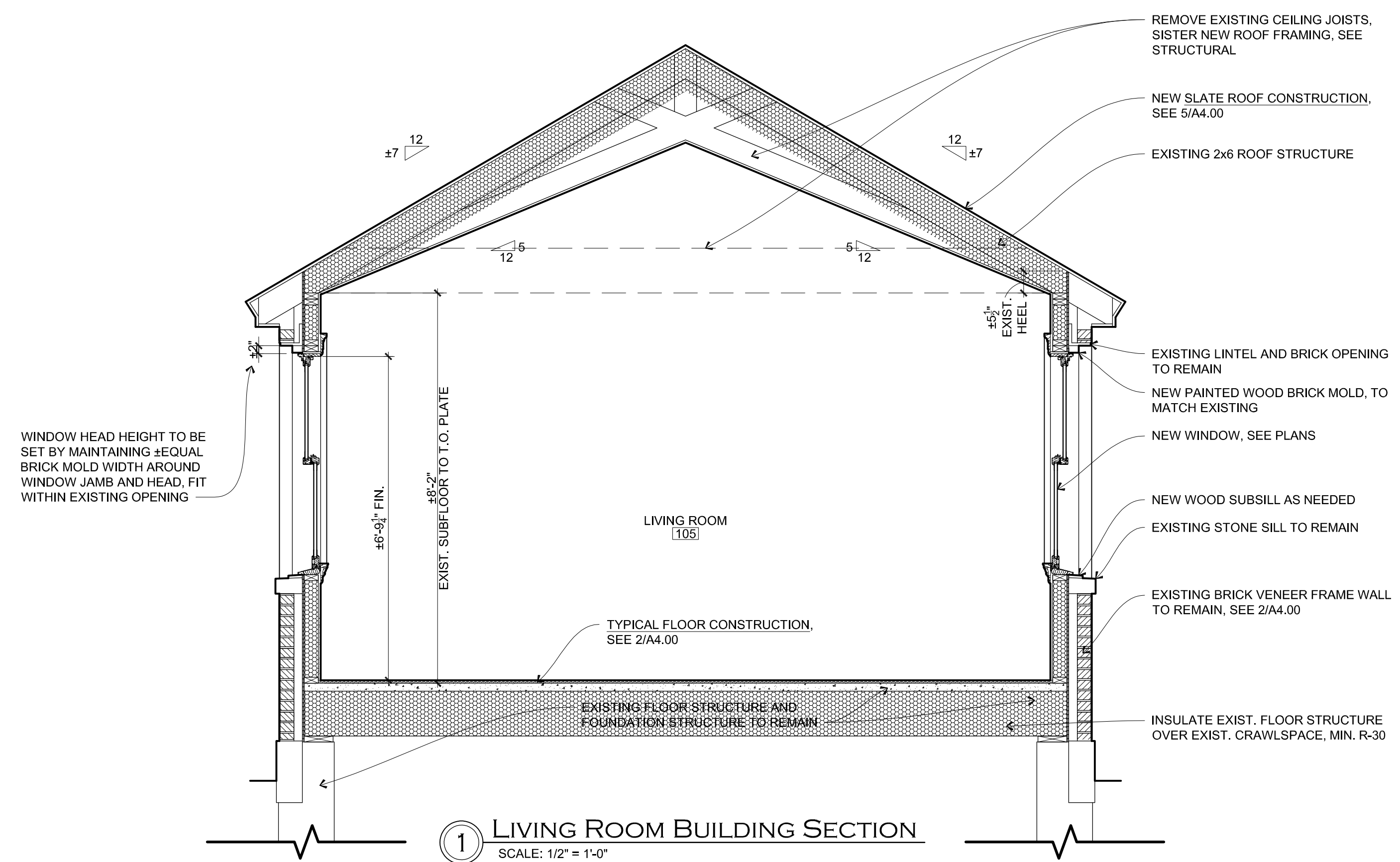
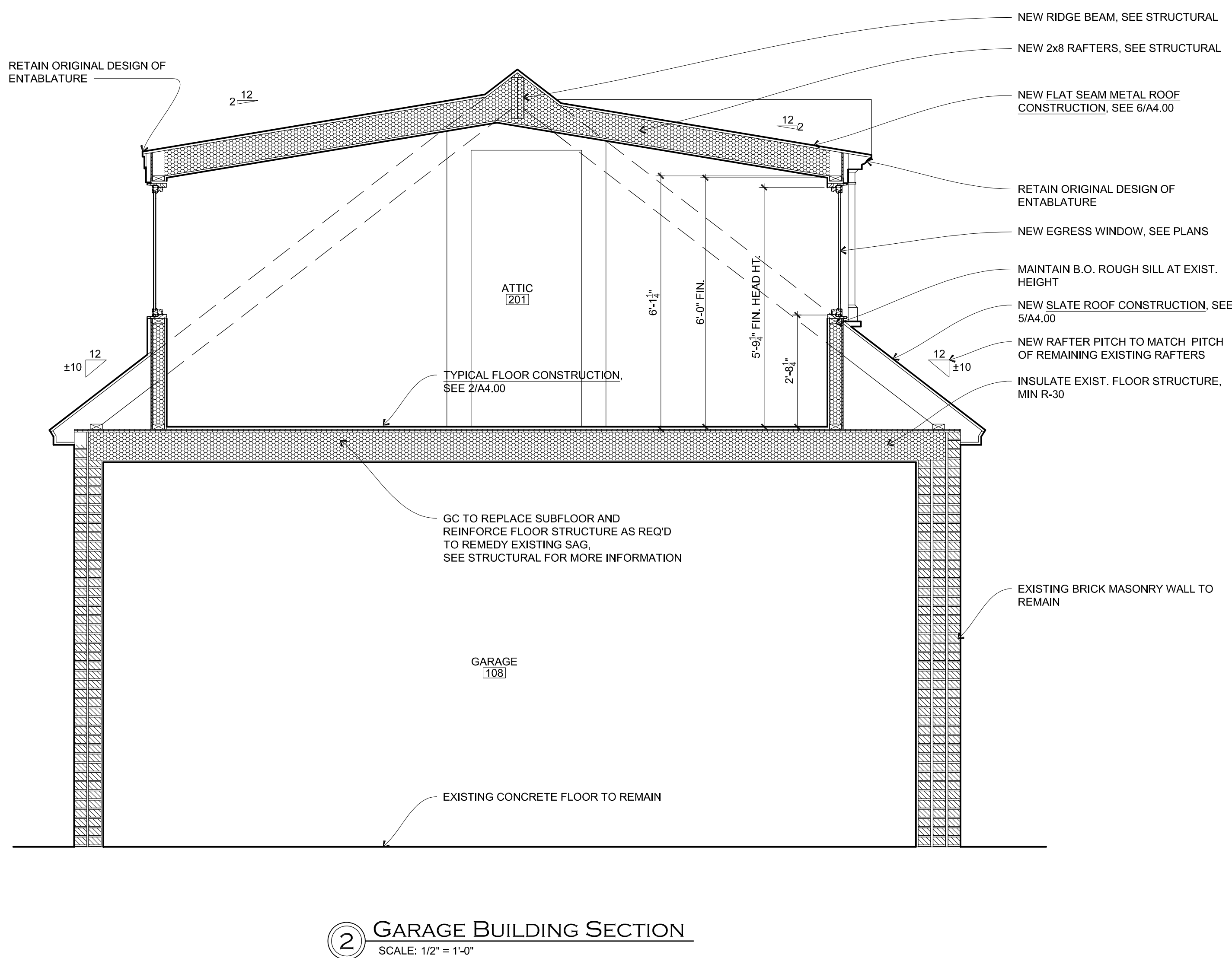
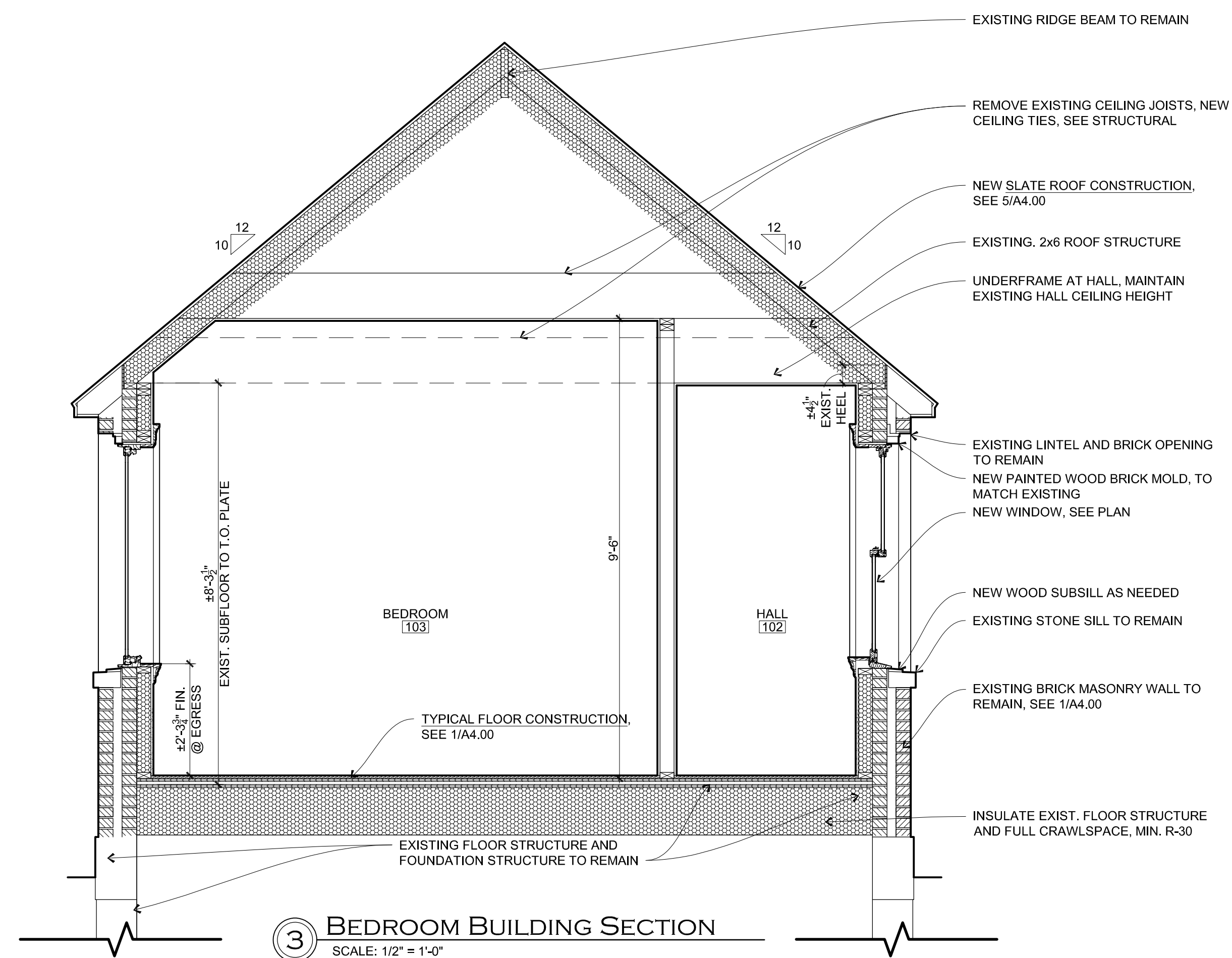
TYPICAL CONSTRUCTION

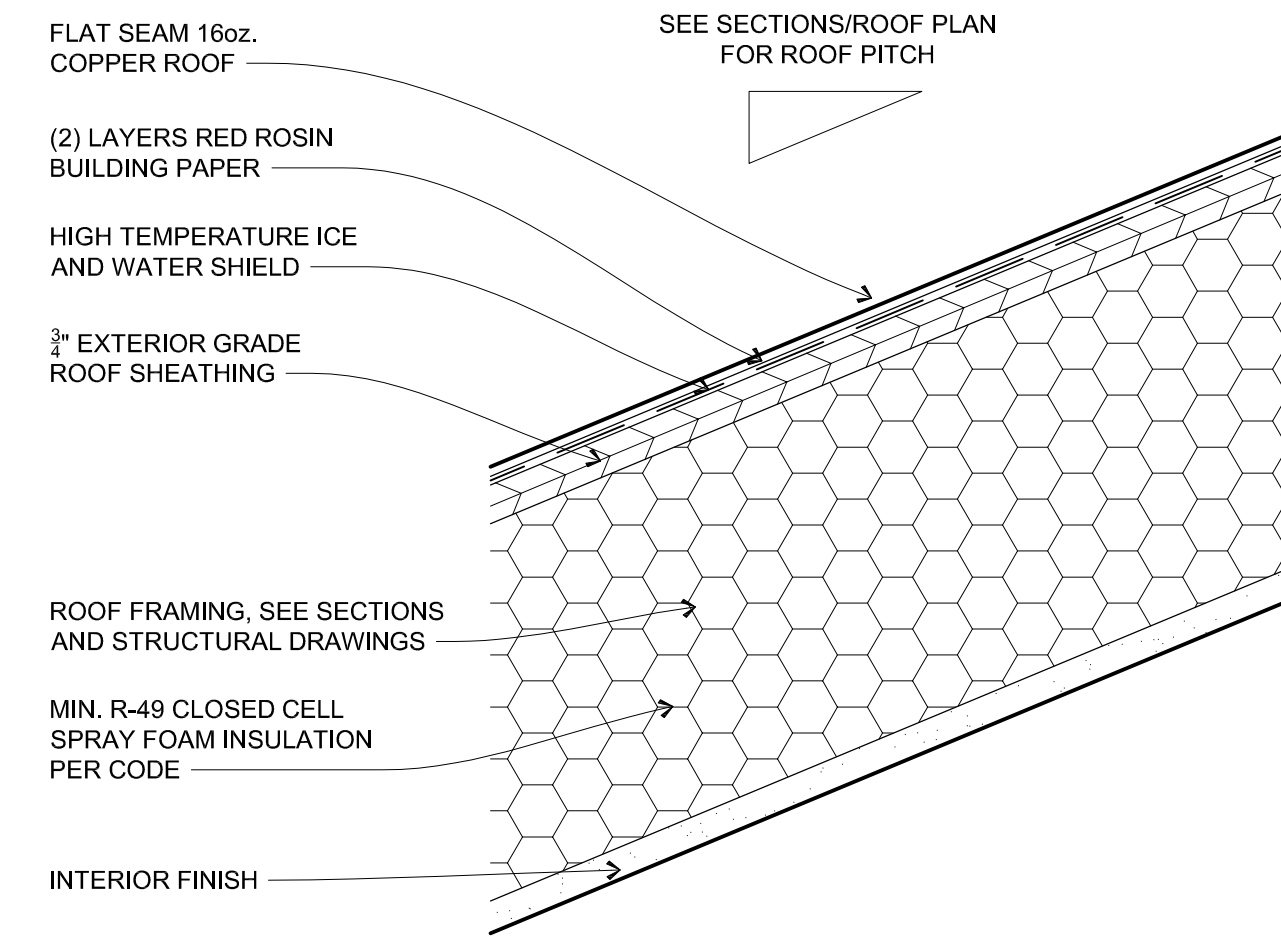
FIRE PROTECTION

- ALL FRAMING SYSTEMS TO BE PROTECTED BY AT LEAST ONE LAYER OF $\frac{5}{8}$ " TYPE X GYPSUM WALLBOARD
- FLOOR FRAMING SHALL HAVE DRAFTSTOPS INSTALLED SO THE AREA OF CONCEALED SPACE SHALL NOT EXCEED 500SF, PER SECTION R302.12
- 20-MINUTE RATED DOORS SHALL BE USED FOR DOORS TO BEDROOMS, DENS, STUDIES, OFFICES WITH CLOSETS, MECHANICAL ROOMS, LAUNDRY ROOMS, AND BASEMENTS
- WHERE THERE IS USEABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOORCEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 500SF

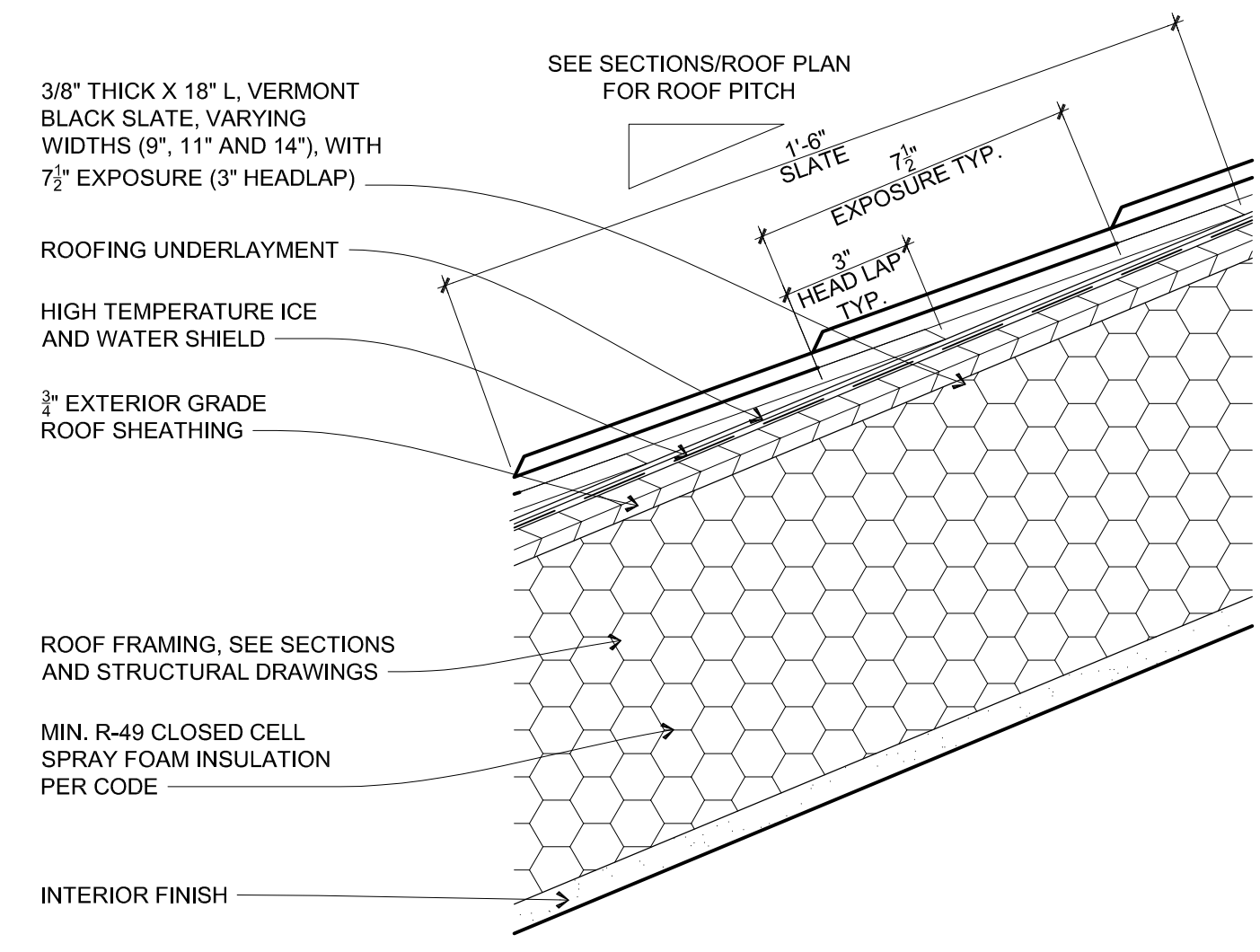
ENERGY CONSERVATION:

- ADHERE TO ALL PRESCRIPTIVE AND MANDATORY REQUIREMENTS OF CHAPTER 12 OF 2018 IECC AND TABLE ***R402.4.1.1***
- NEW WINDOWS SHALL MEET THE 0.30 U-FACTOR ***R402.4.1.4***

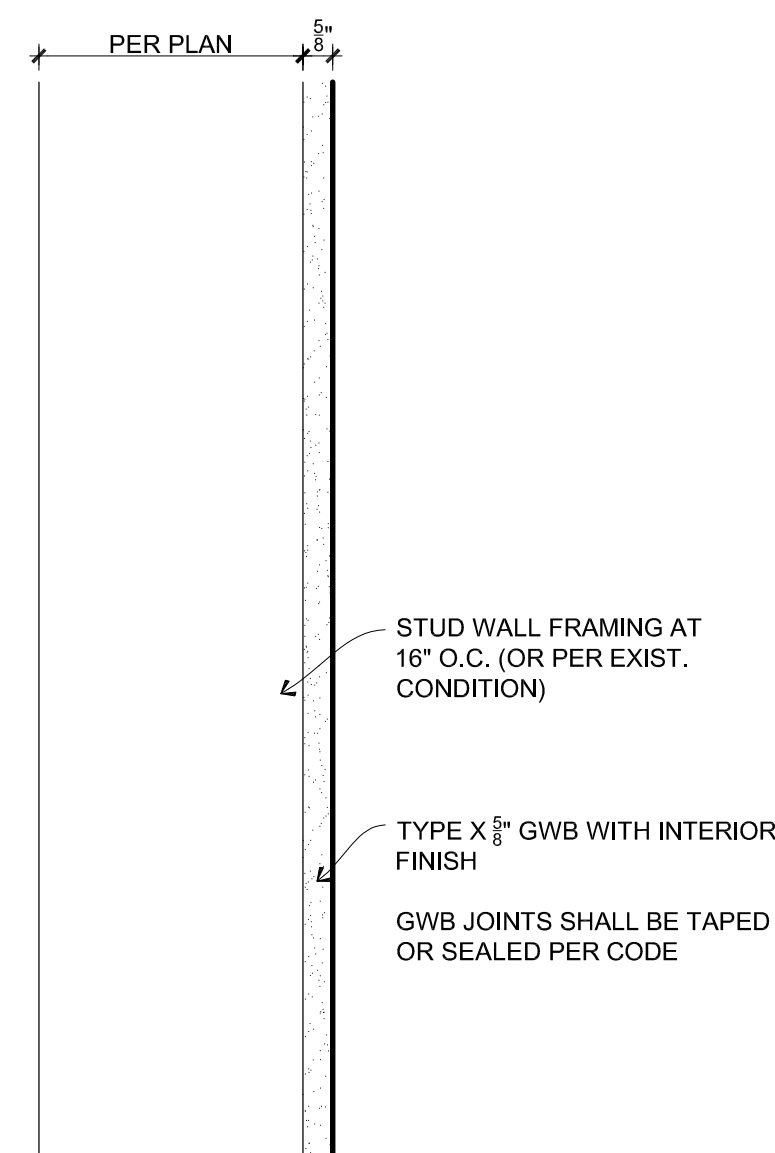




6 TYP. FLAT SEAM ROOF
SCALE: 3" = 1'-0"



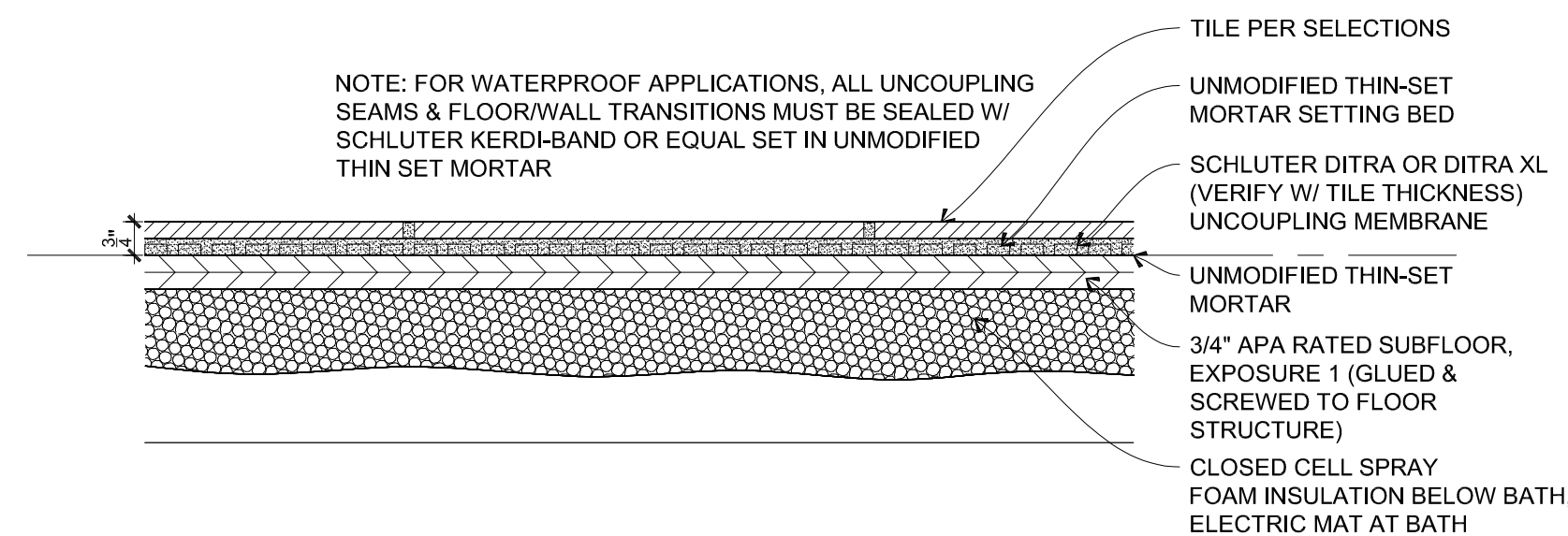
5 TYP. SLATE ROOF
SCALE: 3" = 1'-0"



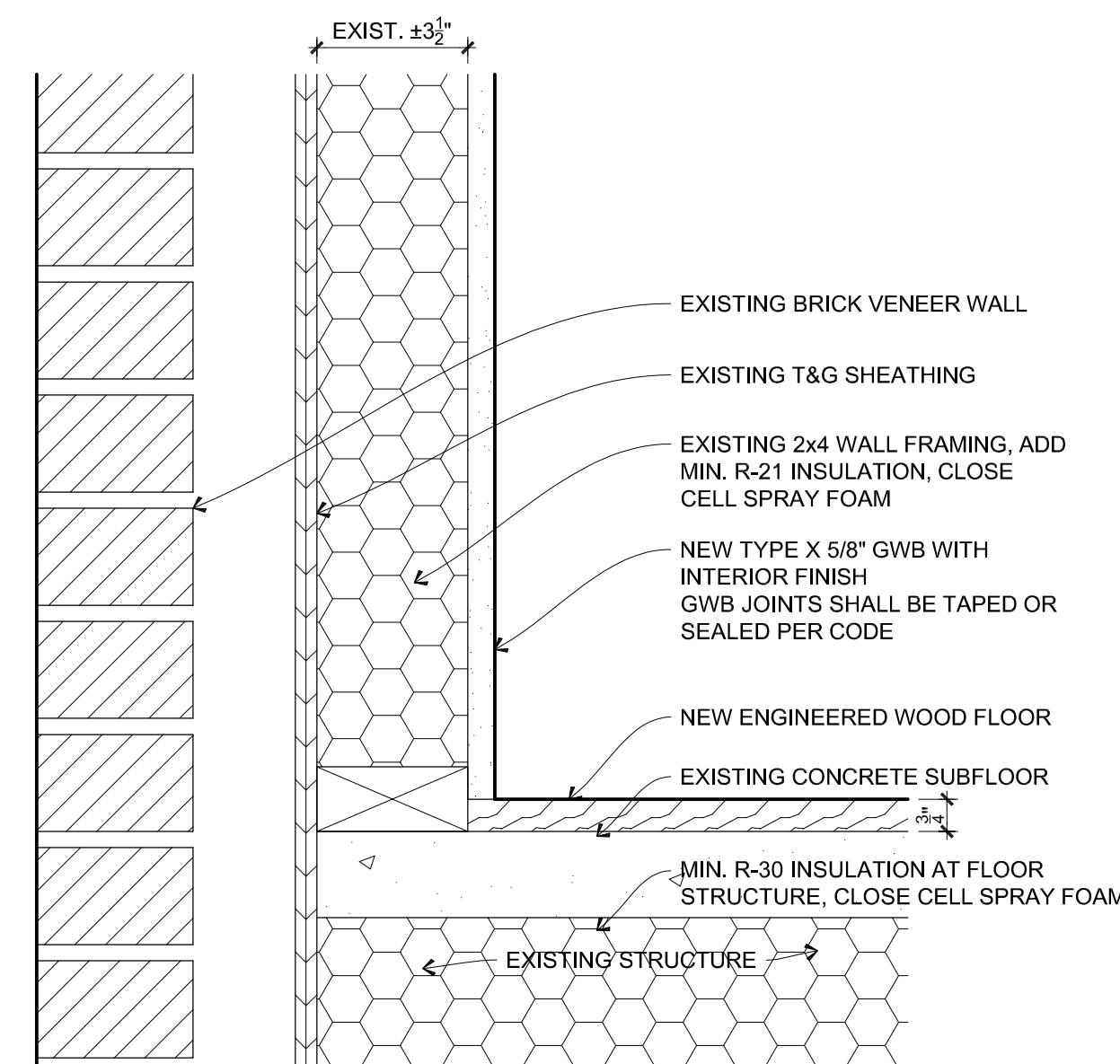
4 TYP. INT. GYPSUM BOARD
SCALE: 3" = 1'-0"

TILE UNDERLAYMENT GENERAL NOTE

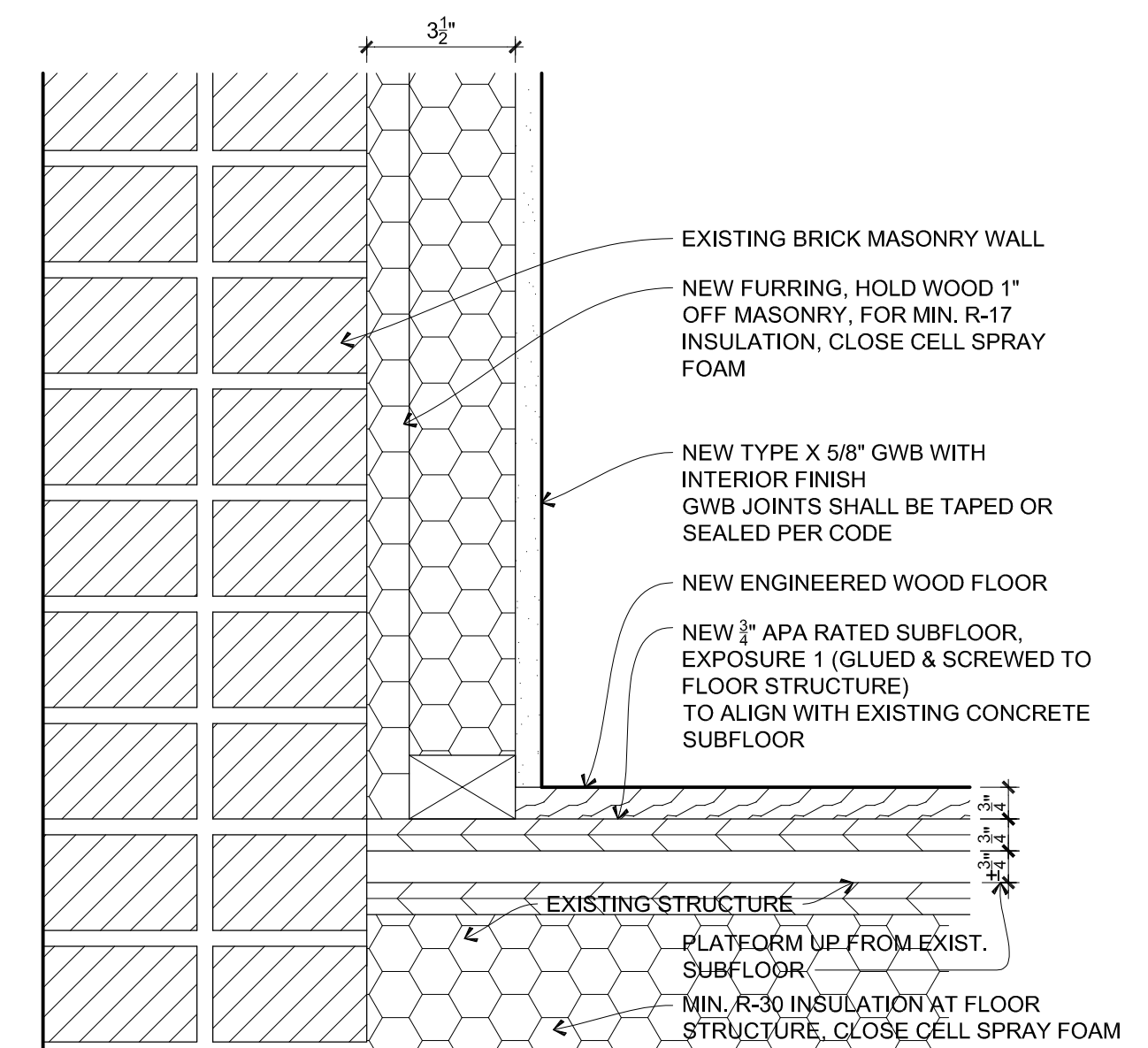
1. PLYWOOD & OSB PANELS MUST BE DRIED TO EQUILIBRIUM PRIOR TO APPLICATION OF UNDERLAYMENT. PANEL UNDERLAYMENT EDGES SHOULD BE OFFSET FROM SUBFLOOR EDGES BY AT LEAST 2" MINIMUM. UNDERLAYMENT PANEL ENDS SHOULD BE OFFSET FROM SUBFLOOR PANEL ENDS BY ONE OR MORE JOIST SPACINGS, PLUS 2 INCHES. ALL LAYERS OF PANELS SHOULD BE INSTALLED WITH STRENGTH AXIS PERPENDICULAR TO SUPPORTS. APA UNDERLAYMENT PANELS SHOULD BE INSTALLED WITH CORROSION RESISTANT FASTENERS. UNDERLAYMENT FASTENERS SHOULD AVOID PENETRATING JOISTS TO MINIMIZE NAIL POPS.



3 TYP. TILE FLOOR
SCALE: 3" = 1'-0"



2 TYP. WALL & FLOOR DETAIL @ EXIST. FRAMING
SCALE: 3" = 1'-0"



1 TYP. WALL & FLOOR DETAIL @ EXIST. MASONRY
SCALE: 3" = 1'-0"

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2022.05.16



TYPICAL DETAILS
SCALE: AS NOTED
A4.00

GENERAL ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK TO BE IN COMPLIANCE WITH ALL GOVERNING CODES, ORDINANCES AND STANDARDS. ELECTRICAL DEVICES SHOWN ILLUSTRATE DESIGN INTENT. ADDITIONAL DEVICES MAY BE REQUIRED BY GOVERNING CODES.

2. GC TO SCHEDULE DEVICE LOCATION WALK THRU WITH OWNER & ARCHITECT PRIOR TO HARDWIRING OR CONDUIT INSTALLATION.

3. ELECTRICAL CONTRACTOR TO COORDINATE CIRCUITING WITH ARCHITECT AND OWNER TO ACCOMMODATE OWNER REQUIREMENTS.

4. CENTER LIGHTING ON OTHER FIXTURES, OR ON AXIS WITH OTHER PHYSICAL COMPONENTS, AS SHOWN ON PLAN (DOOR CENTERLINES, WINDOW MULLIONS, ETC).

5. SMOKE DETECTORS TO BE HARDWIRED WITH BATTERY BACK-UP, SUCH THAT WHEN ONE ALARM IS ACTIVATED, ALL ARE ACTIVATED.

6. REFER TO AND FOLLOW LIGHTING AND/OR DEVICE MANUFACTURER'S REQUIREMENTS AND SPECIFICATIONS FOR SPECIFIC INSTALLATION DETAILS.

7. LAMPS SHALL BE PROVIDED FOR ALL NON-DECORATIVE FIXTURES ACCORDING TO SCHEDULE FURNISHED BY LIGHTING DESIGNER.

8. SITE/LANDSCAPE LIGHTING TO BE PROVIDED AS INDICATED BY DRAWINGS, OWNER, LANDSCAPE ARCHITECT, AND/OR INTERIOR DESIGNER.

9. SWITCHES AND RECEPTACLES IN BATHROOMS SHALL NOT BE LOCATED IN A MINIMUM OF THIRTY (30) INCHES FROM THE INSIDE EDGE OF A TUB OR SHOWER MEASURED HORIZONTALLY AT THE FLOOR LINE, UNLESS GFCI PROTECTED. LIGHTING FIXTURES ABOVE, OR WITHIN TWO FEET OF THE INSIDE OF THE TUB EDGE, MUST HAVE GFCI PROTECTION

10. GROUNDED CONDUCTORS SHALL BE AT LEAST THE SAME SIZE AS THE UNGROUNDED CONDUCTORS OF THE SAME CIRCUIT.

11. ANY CIRCUIT DEDICATED TO A SMOKE ALARM SYSTEM SHALL HAVE A "LOCKOUT" DEVICE INSTALLED ON THE SYSTEM'S CIRCUIT PROTECTION DEVICE TO MAINTAIN POWER TO THE EQUIPMENT

12. A SEPARATE RACEWAY SHALL BE PROVIDED FOR THE SYSTEM'S CIRCUIT AND DETECTOR'S CONTROL WIRING, THEREBY ELIMINATING THE INTERFERENCE OF CIRCUIT CONDUCTORS AND RACEWAYS, WHICH MAY BE INSTALLED FOR OTHER EQUIPMENT OR OUTLETS

13. ATTICS AND / OR CLOSETS THAT CONTAIN MECHANICAL EQUIPMENT, I.E. HEATING, VENTILATING, OR COOLING EQUIPMENT, SHALL CONTAIN AN APPROVED SMOKE DETECTOR

14. NOT LESS THAN 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LAMPS **R404.1**

15. GAS LIGHTS MUST BE **ANSI Z21.40.1** APPROVED AND HAVE A SHUT OFF INSIDE THE BUILDING **IFGC 628.1**

16. GFCI PROTECTION SHALL BE PROVIDED FOR THE DISHWASHER CIRCUIT PER **2014 NEC 210.8(D)**

17. GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL SHALL BE PROVIDED FOR ELECTRICALLY HEATED FLOORS IN BATHROOMS, KITCHENS, AND IN HYDROMASSAGE BATHTUB, SPA, AND HOT TUB LOCATIONS. **NEC424.44(G)**

18. ALL GARAGE OUTLETS SHALL BE LOCATED NOT LESS THAN FORTY-TWO (42) INCHES ABOVE THE FINISHED FLOOR **200.11 WINNETKA AMENDMENT**

19. KITCHEN RECEPTACLES SHALL BE SPACED ACCORDING TO **NEC 3901.4** THRU **NEC 3901.5**. RECEPTACLES SERVING KITCHEN COUNTERS SHALL BE LOCATED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24" FROM A RECEPTACLE, RECEPTACLE REQUIRED ON PENINSULA NOT MORE THAN 6" FROM THE EDGE OF A COUNTERTOP, OR LOWER THAN 12" FROM A COUNTERTOP

20. OUTLET BOX HOOD (IN-USE COVERS) FOR EXTERIOR RECEPTACLES SHALL BE LISTED AND IDENTIFIED AS "EXTRA DUTY." **2014 NEC 406.9(A)(1)**

21. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 6 FEET FROM A RECEPTACLE OUTLET **NEC210.52(A)(2)**

22. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN FAMILY ROOMS, RECREATION ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, CLOSETS, HALLWAYS, KITCHENS, AND LAUNDRY ROOMS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT **NEC 210.(A)**

23. LIGHTING FIXTURE OR FAN ABOVE, OR WITHIN TWO FEET OF THE INSIDE OF THE TUB/SHOWER EDGE MUST HAVE GFCI PROTECTION **NEC 200.11, AMENDED**

24. SEE E1.0 AND E1.1 FROM PERMIT SET FOR RESIDENCE #644 FOR ELECTRICAL LOADING INFORMATION

2 UPPER LEVEL LIGHTING & RECEPTACLE PLAN
SCALE: 1/4" = 1'-0"

LIGHTING & RECEPTACLE PLAN SYMBOLS KEY

DECORATIVE LIGHT FIXTURE, CEILING MOUNTED (SUSPENDED)

RECESSED LIGHT (4" DIA.)

RECESSED LIGHT WALL WASHER

RECESSED SHOWER LIGHT W/ GLASS COVER

LINEAR LED COVE LIGHT, CEILING MOUNTED

UNDER CABINET LIGHT

SINGLE ART LAMP

DECORATIVE GAS SCONCE

DECORATIVE SCONCE

RECESSED WALL-MOUNTED LIGHT

VERTICAL STRIP LIGHTING

RECESSED STEP LIGHT

FLOOD LIGHT

PORCELAIN SOCKET FIXTURE

RECESSED LIGHT/EXHAUST FAN COMBO, CEILING MOUNTED

EXHAUST FAN, CEILING MOUNTED

EXHAUST FAN, WALL MOUNTED (REMOTE MOTOR)

CEILING FAN

ELECTRICAL OUTLET - STANDARD DUPLEX

ELECTRICAL OUTLET - TOP HALF SWITCHED DUPLEX

WATER SENSOR OUTLET

ELECTRICAL OUTLET - GFI PROTECTED WATERPROOF

ELECTRICAL OUTLET - GROUND FAULT CIRCUIT INTERRUPTED DUPLEX

ELECTRICAL OUTLET - FOUR GANG

ELECTRICAL OUTLET - FLOOR MOUNTED DUPLEX

DEDICATED EQUIPMENT OUTLET - VERIFY W/ MANUF.

SINGLE POLE WALL SWITCH

DIMMER SWITCH

3-WAY SWITCH

3-WAY DIMMER SWITCH

4-WAY SWITCH

4-WAY DIMMER SWITCH

5-WAY DIMMER SWITCH

JAMB SWITCH

SMOKE DETECTOR

CO DETECTOR

COMBINED SMOKE & CO DETECTOR

COMBINED SMOKE & CO DETECTOR WITH FIRE HORN BASE

SPEAKER

CONCEALED SPEAKER

TELEPHONE

DATA

TELEVISION JACK, VERIFY LOCATION WITH OWNER

DOOR BELL

RECESSED CLOCK OUTLET

THERMOSTAT

ELEVATOR CALL BOX

RECESSED JUNCTION BOX

MOTION DETECTOR

GARBAGE DISPOSAL

1 MAIN LEVEL LIGHTING & RECEPTACLE PLAN
SCALE: 1/4" = 1'-0"

MDJ

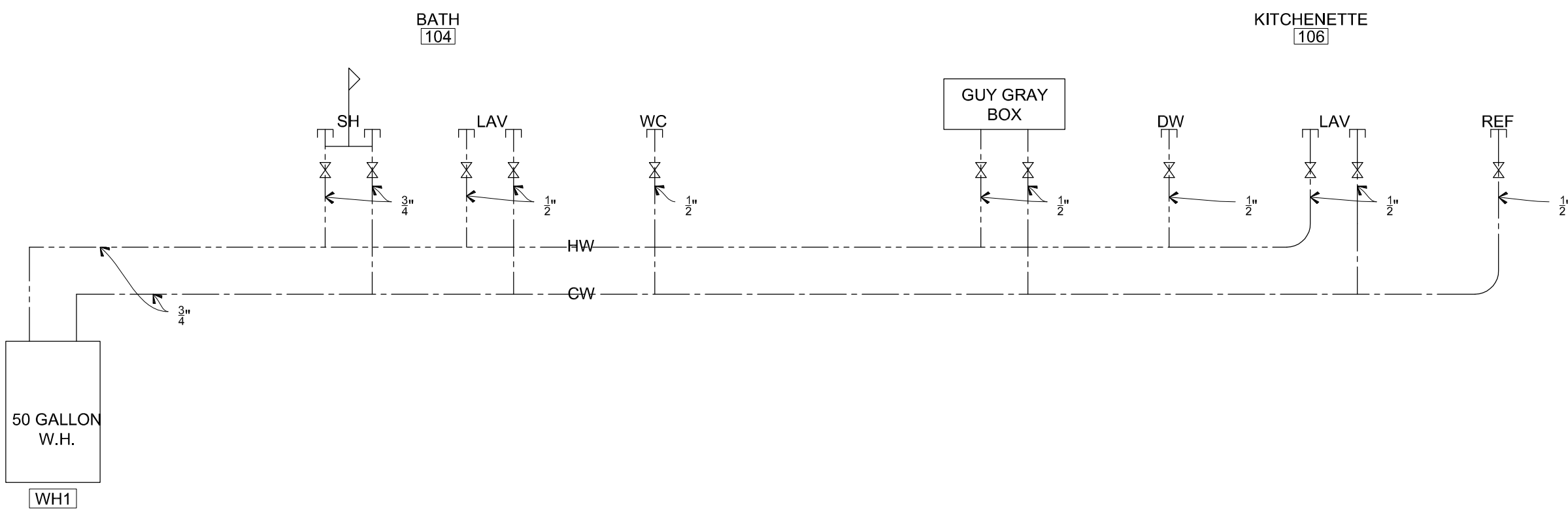
WINNETKA RESIDENCE
COACH HOUSE RENOVATION
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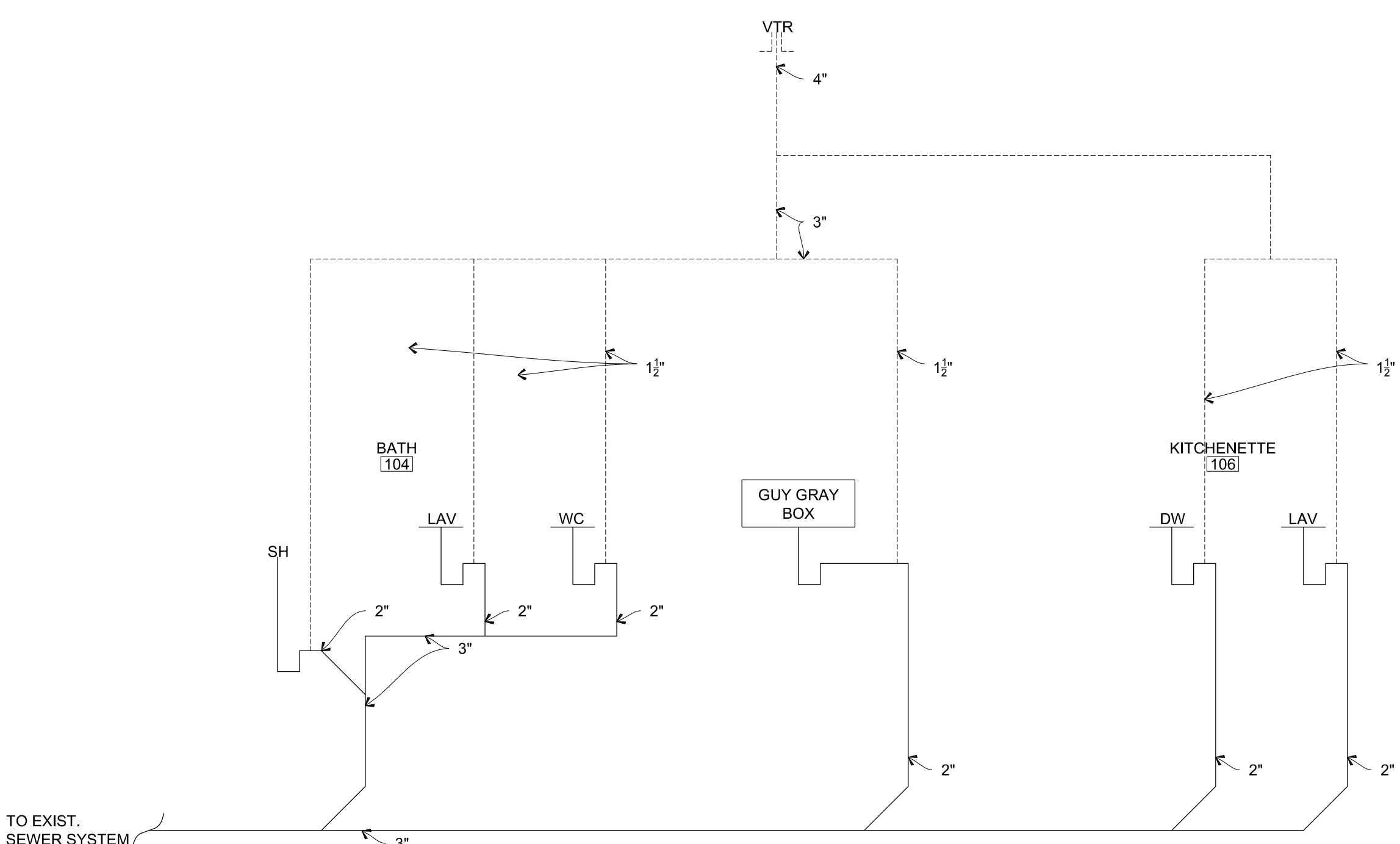
MAIN &
UPPER LEVEL
L&R PLANS
SCALE: 1/4" = 1'-0"
E1.01

Page 30 of 112

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2 Hot & Cold Water Riser Diagram
SCALE: NOT TO SCALE



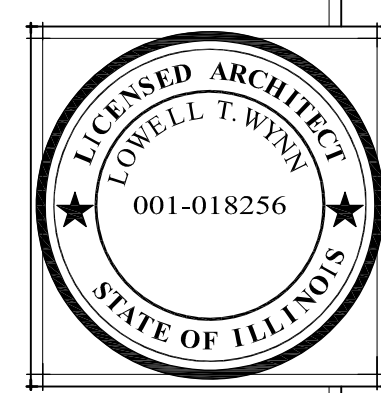
1 Waste, Vent, Drain Piping Diagram
SCALE: NOT TO SCALE



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PLUMBING
DIAGRAMS
SCALE: AS NOTED
P1.00

IBC 2015 TABLE 2304.10.1MINIMUM FASTENING SCHEDULE, UNO

CONNECTION TYPE	LOCATION	FASTENING
1. JOIST TO SILL OR GIRDER.	TOENAIL	3 - 8d COMMON
2. BRIDGING TO JOIST.	TOENAIL EA END	2 - 8d COMMON
3. 1"x6" SUBFLOOR OR LESS TO EACH JOIST.	FACE NAIL	2 - 8d COMMON
4. WIDER THAN 1"x6" SUBFLOOR TO EACH JOIST.	FACE NAIL	3 - 8d COMMON
5. 2" SUBFLOOR TO JOIST OR GIRDER.	BLIND AND FACE NAIL	2 - 16d COMMON
6. SOLE PLATE TO JOIST OR BLOCKING. SOLE PLATE TO JOIST OR BLOCKING.	TYPICAL FACE NAIL AT BRACED WALL PANELS	16d @ 16" OC 3 - 16d @ 16" OC
7. TOP PLATE TO STUD.	END NAIL	2 - 16d COMMON
8. STUD TO SOLE PLATE.	TOENAIL END NAIL	4 - 8d COMMON 2 - 16d COMMON
9. DOUBLE STUDS.	FACE NAIL	16d @ 24" OC
10. DOUBLE TOP PLATES. DOUBLE TOP PLATES.	TYPICAL FACE NAIL LAP SPLICE	16d @ 16" OC 8 - 16d COMMON, U.N.O.
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE.	TOENAIL	3 - 8d COMMON
12. RIM JOIST TO TOP PLATE.	TOENAIL	8d @ 6" OC
13. TOP PLATES, LAPS & INTERSECTIONS.	FACE NAIL	2 - 16d COMMON
14. CONTINUOUS HEADER, TWO PIECES.	16" OC ALONG EDGE	16d COMMON
15. CEILING JOISTS TO PLATE.	TOENAIL	3 - 8d COMMON
16. CONTINUOUS HEADER TO STUD.	TOENAIL	4 - 8d COMMON
17. CEILING JOISTS, LAPS OVER PARTITIONS.	FACE NAIL	3 - 16d COMMON, MINIMUM
18. CEILING JOISTS TO PARALLEL RAFTERS.	FACE NAIL	3 - 16d COMMON, MINIMUM
19. RAFTER TO PLATE.	TOENAIL	3 - 8d COMMON
20. 1" DIAGONAL BRACE TO EACH STUD AND PLATE.	FACE NAIL	2 - 8d COMMON
21. 1"x8" SHEATHING TO EACH BEARING WALL.	FACE NAIL	2 - 8d COMMON
22. WIDER THAN 1"x8" SHEATHING TO EACH BEARING.	FACE NAIL	3 - 8d COMMON
23. BUILT-UP CORNER STUDS.	24" OC	16d COMMON
24. BUILT-UP GIRDER & BEAMS.	FACE NAIL AT T&B STAGGERED ON OPPOSITE SIDES FACE NAIL AT ENDS & AT EACH SPLICE	20d COMMON @ 32" OC 2 - 20d COMMON
25. 2" PLANKS.	AT EACH BEARING	16d COMMON
26. COLLAR TIE TO RAFTER.	FACE NAIL	3 - 10d COMMON
27. JACK RAFTER TO HIP.	TOENAIL FACE NAIL	3 - 10d COMMON 2 - 16d COMMON
28. ROOF RAFTER TO 2x RIDGE BEAM.	TOENAIL FACE NAIL	2 - 16d COMMON 2 - 16d COMMON
29. JOIST TO BAND JOIST.	FACE NAIL	3 - 16d COMMON
30. LEDGER STRIP.	FACE NAIL	3 - 16d COMMON
31. WOOD STRUCTURAL PANELS AND PARTICLEBOARD (NAILS SPACED @ 6" OC EDGES & 12" OC FIELD): SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING):	1/2" AND LESS 19/32" TO 3/4" 7/8" TO 1" 1 1/8" TO 1 1/4"	6d COMMON 8d OR 6d COMMON 8d COMMON 10d COMMON
SINGLE FLOOR (COMBINATION SUBFLOOR- UNDERLAYMENT TO FRAMING):	3/4" AND LESS 7/8" TO 1" 1 1/8" TO 1 1/4"	6d DEFORMED SHANK 8d DEFORMED SHANK 10d COMMON
32. PANEL SIDING (TO FRAMING). (USE CORROSION-RESISTANT SIDING OR CASING NAIL)	1/2" AND LESS 5/8"	6d 8d
33. FIBERBOARD SHEATHING: (NAILS SPACED @ 3" OC EDGES & 6" OC FIELD)	1/2" 25/32"	6d COMMON NAIL 8d COMMON NAIL
34. INTERIOR PANELING. (NAILS SPACED @ 6" OC EDGES & 12" OC FIELD)	1/4" 3/8"	4d CASING OR FINISH 6d CASING OR FINISH
GENERAL NOTES: 1. NAILING PER SCHEDULE ABOVE IS TO BE USED WHERE NAILING IS NOT SPECIFIED ON PLANS OR DETAILS. NAILING PER PLANS & DETAILS SUPERSEDES THIS NAILING SCHEDULE UNLESS APPROVED BY THE ENGINEER OF RECORD. 2. COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE NOTED.		

STRUCTURAL ABBREVIATIONS

ABBREV.	WORD OR PHRASE	ABBREV.	WORD OR PHRASE
@	AT	LL	LIVE LOAD
&	AND	LLH	LONG LEG HORIZONTAL
AB	ANCHOR BOLT	LLV	LONG LEG VERTICAL
ALT	ALTERNATE	LSL	LAMINATED STRAND LUMBER
APA	AMERICAN PLYWOOD ASSOC	LVL	LAMINATED VENEER LUMBER
ARCH	ARCHITECT(URAL)	LW	LONG WAY
BC	BOTTOM CHORD	MFR	MANUFACTURER
BLDG	BUILDING	MAX	MAXIMUM
BLKG	BLOCKING	MECH	MECHANICAL
BM	BEAM	MIN	MINIMUM
BOT	BOTTOM	MISC	MISCELLANEOUS
BRG	BEARING	NIC	NOT IN CONTRACT
CL, c	CENTERLINE	NTS	NOT TO SCALE
CB	COLUMN BASE	OC	ON CENTER
CIP	CAST-IN-PLACE	O.F.	OUTSIDE FACE
CL	CENTERLINE	OPP	OPPOSITE
CLR	CLEAR	PARA	PARALLEL
CJ	CONTROL OR CONSTRUCTION JOINT	P/C	PRECAST CONCRETE
CMU	CONCRETE MASONRY UNIT	PCF	POUNDS PER CUBIC FOOT
COL	COLUMN	PERP	PERPENDICULAR
CONC	CONCRETE OR CONCENTRATED	PL, p	STEEL PLATE
CONT	CONTINUOUS	PLY	PLYWOOD
DBA	DECK BEARING ANGLE	PSI	POUNDS PER SQUARE INCH
DEFL	DEFLECTION	PSF	POUNDS PER SQUARE FOOT
DEMO	DEMOLITION	PSL	PARALLEL STRAND LUMBER
DFL	DOUGLAS FIR LARCH	P/T	POST-TENSIONED CONCRETE
DIA, ø	DIAMETER	PT	PRESSURE TREATED
DIM	DIMENSION	REINF	REINFORCEMENT
DL	DEAD LOAD	REQD	REQUIRED
DTL	DETAIL	RTU	ROOF TOP UNIT
DWL	DOWEL	SCHED	SCHEDULE
DWG	DRAWING	SHT	SHEET
EA	EACH	SIM	SIMILAR
EF	EACH FACE	SLRS	SEISMIC LOAD RESISTING SYSTEM
EJ	EXPANSION JOINT	SMF	SPECIAL MOMENT FRAME
EL	ELEVATION	SCBF	SPECIAL CONCENTRIC BRACED FRAME
EMBED	EMBEDMENT	SMS	SHEET METAL SCREWS
EOSL	EDGE OF SLAB	SOG	SLAB ON GRADE
EOS	EDGE OF STEEL	SPEC	SPECIFICATION
EQ	EQUAL	SPF	SPRUCE-PINE-FIR
EW	EACH WAY	SQ	SQUARE
EXIST	EXISTING	SS	STAINLESS STEEL
EXP	EXPANSION	STL	STEEL
EXT	EXTERIOR	STR	STRUCTURAL
FD	FLOOR DRAIN	SW	SHORT WAY
FND	FOUNDATION	SYM	SYMMETRICAL
FF	FINISH FLOOR	SYP	SOUTHERN YELLOW PINE
FIN	FINISH	T&B	TOP AND BOTTOM
FLR	FLOOR	TC	TOP CHORD
FRMG	FRAMING	T&G	TONGUE AND GROOVE
FTG	FOOTING	TF	TOP OF FOOTING ELEVATION
FV	FIELD VERIFY	TL	TOP OF LEDGE ELEVATION
GA	GAGE	TOC	TOP OF CONCRETE ELEVATION
GLV	GALVANIZED	TOSL	TOP OF SLAB ELEVATION
GB	GRADE BEAM	TOS	TOP OF STEEL ELEVATION
GC	GENERAL CONTRACTOR	TP	TOP OF PIER ELEVATION
GT	GIRDER TRUSS	TPC	TOP OF PILE CAP
GYP	GYPSPUM	TRANS	TRANSVERSE
HORIZ	HORIZONTAL	HTS	TUBE STEEL
HIF	HORIZONTAL INSIDE FACE	TW	TOP OF WALL ELEVATION
HOF	HORIZONTAL OUTSIDE FACE	TYP	TYPICAL
HSS	HOLLOW STRUCTURAL SECTION	UNO	UNLESS NOTED OTHERWISE
HT	HEIGHT	VERT	VERTICAL
HVAC	HEATING, VENTILATING & AIR COND.	VIF	VERTICAL INSIDE FACE
HWS	HEADED WELD STUD	VOF	VERTICAL OUTSIDE FACE
IF	INSIDE FACE	w	WITH
INFO	INFORMATION	WF	WIDE FLANGE
JST	JOIST	w/o	WITHOUT
KSI	KIPS PER SQUARE INCH	WP	WORKPOINT
L	ANGLE	WT	WEIGHT
		WWF	WELDED WIRE FABRIC

MATERIAL DESIGN PROPERTIES

WOOD STRENGTHS:	
WOOD MEMBERS USED FOR THIS PROJECT SHALL BE OF THE FOLLOWING GRADES/STRENGTHS AT A MINIMUM. HIGHER GRADES INDICATED IN PLANS OR SCHEDULES GOVERN OVER THESE MINIMUMS.	
WALL STUDS AND HEADERS	SEE PLAN AND SCHEDULES
INTERIOR BEAMS AND JOISTS	SPRUCE PINE FIR, No.1/No.2

WOOD MATERIAL PROPERTIES

SPECIES	GRADE	E (psi)	F _b (psi)	F _v (psi)	F _{c (perp)} (psi)	F _{c (para)} (psi)
SPRUCE PINE FIR	STUD	1,200,000	675	135	425	725
	No.1/No.2	1,400,000	875	135	425	1,150
	SS	1,500,000	1,250	135	425	1,400
LAMINATED VENEER LUMBER	2.0E	2,000,000	2,600	285	750	2,510
SCHEDULE NOTES: 1. DESIGN VALUES LISTED ARE FOR NORMAL LOAD DURATION AND DRY SERVICE CONDITIONS, UNLESS NOTED OTHERWISE. 2. CONTACT ENGINEER FOR REQUIRED DESIGN PROPERTIES OF SYP MEMBER SIZES OR OTHER LUMBER NOT LISTED IN SCHEDULE.						

WOOD FRAMING NOTES

(APPLY TO ALL FRAMING DRAWINGS)

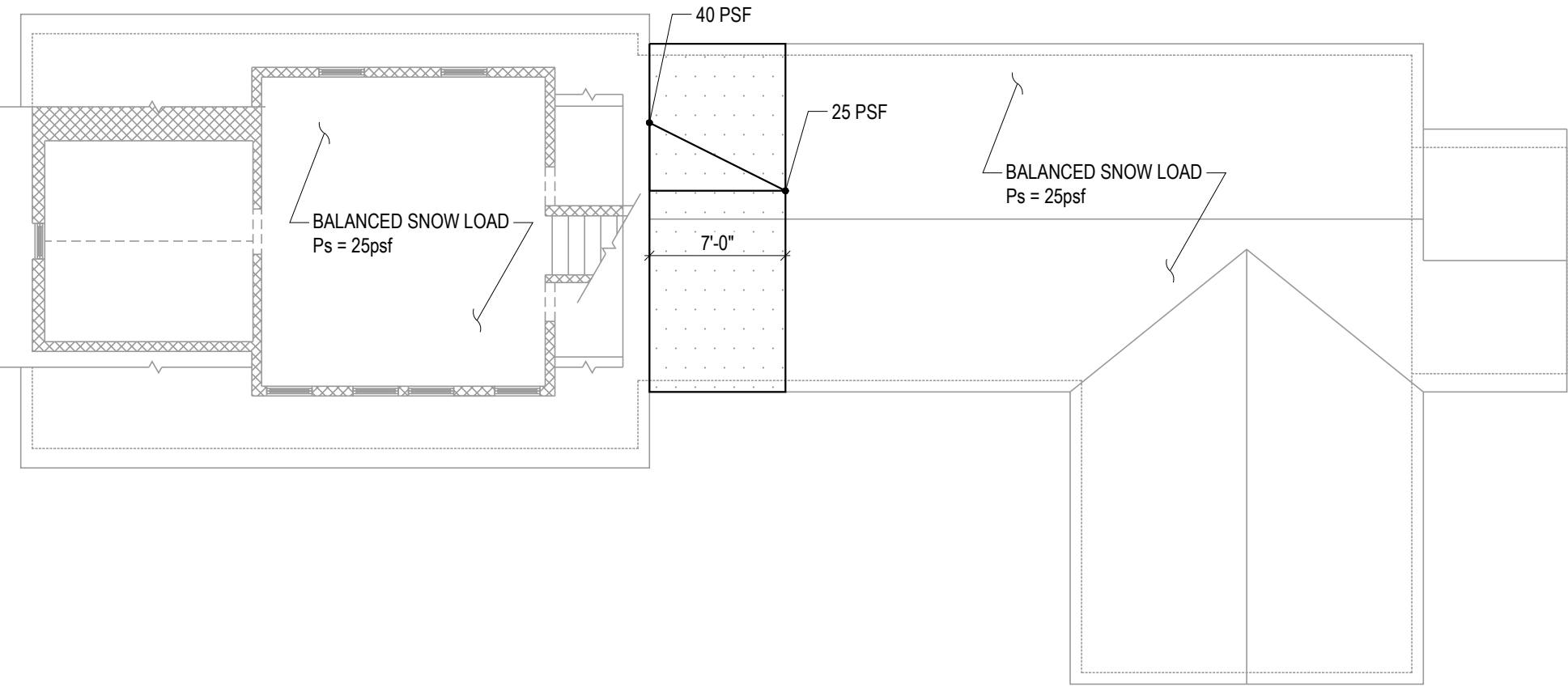
- ARCHITECT AND CONTRACTOR SHALL DETAIL AND CONSTRUCT BUILDING FINISHES TO ACCOMMODATE 1/4" TO 1/2" OF EXPECTED WOOD SHRINKAGE PER FLOOR OF WOOD CONSTRUCTION. LUMBER SHALL NOT BE STORED IN STANDING WATER AND INSTALLED LUMBER THAT HAS BEEN EXPOSED TO THE ELEMENTS SHALL BE DRIED SUFFICIENTLY BEFORE INTERIOR OR EXTERIOR FINISHES ARE APPLIED TO AVOID CRACKING/CRUSHING.
- FLOOR SHEATHING: 3/4" TONGUE AND GROOVE APA RATED WOOD FLOOR SHEATHING (PLYWOOD OR OSB). GLUE AND NAIL TO FLOOR FRAMING WITH 8d (2 1/2") COMMON OR BOX NAILS @ 6" O.C. ALONG PANEL EDGES AND 12" O.C. ALONG INTERMEDIATE MEMBERS.
- ROOF SHEATHING: 3/4" TONGUE AND GROOVE APA RATED WOOD SHEATHING (PLYWOOD OR OSB). ATTACH SHEATHING TO ROOF FRAMING MEMBERS WITH 8d (2 1/2") COMMON OR BOX NAILS @ 6" O.C. ALONG PANEL EDGES 12" O.C. ALONG INTERMEDIATE MEMBERS. DISTANCE OF NAILS FROM EDGE OF SHEATHING SHALL BE 3/4". STAGGER ALL SHEATHING JOINTS.
- EXTERIOR WALL SHEATHING: 1/2" OSB SHEATHING OR FIBERGLASS GYP. ATTACH DIRECTLY TO EXTERIOR FACE OF STUD WALL WITH 8d (2 1/2") COMMON OR BOX NAILS @ 6" O.C. ALONG PANEL EDGES AND 12" O.C. ALONG INTERMEDIATE MEMBERS.
- INTERIOR WALL SHEATHING: PROVIDE A MINIMUM OF (1) LAYER OF 5/8" GYPSUM BOARD ATTACHED TO WALL STUDS WITH #6 x 1 1/2" TYPE "S" OR "W" DRYWALL SCREWS @ 7" OC ALONG PANEL EDGES AND INTERMEDIATE MEMBERS.
- ALL CONNECTIONS SHALL COMPLY WITH IBC 2015/2018 TABLE 2304.10.1 FASTENING SCHEDULE, SEE SHEET S0.00. DETAILS IN DRAWINGS WITH MORE EXTENSIVE CONNECTIONS SHALL GOVERN OVER THOSE SHOWN IN TABLE.
- PROVIDE CROSS BRIDGING BETWEEN FLOOR JOISTS PER 2005 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION 4.4.1
- FOR ALL WOOD MEMBERS THAT FRAME INTO OTHER MEMBERS AND WHERE NOT SPECIFICALLY DETAILED OR SPECIFIED IN THE DRAWINGS, USE AN APPROPRIATE SIMPSON STRONG TIE HANGER SELECTED FOR ACTUAL END REACTION. CONTACT ENGINEER FOR END REACTION IF NECESSARY.

DESIGN DATA FOR ONE AND TWO FAMILY DWELLINGS

DESIGN CODE: 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) w/ WINNETKA VILLAGE AMENDMENTS	
WIND LOAD INFORMATION: DESIGN WIND PRESSURE WIND SPEED	20 psf 90 MPH (SERVICE LOAD) / 115 MPH (ULTIMATE LOAD)
SNOW LOAD INFORMATION: GROUND SNOW LOAD (Pg) DESIGN ROOF SNOW LOAD (Ps)	30 psf 25 psf + DRIFT
SOIL LOAD INFORMATION: LATERAL EARTH PRESSURE: ACTIVE AT-REST PASSIVE ALLOWABLE NET SOIL BEARING PRESSURE	55 pcf 65 pcf 245 pcf Qa = 3000 psf
BASED ON GEOTECHNICAL REPORT FROM SOIL AND MATERIAL CONSULTANTS, INC. REPORT #25719, DATED APRIL 1, 2021.	
LIVE LOADS: FLOORS GARAGE FLOORS EXTERIOR BALCONIES, DECKS, PORCHES MECHANICAL	40 psf 50 psf 60 psf 100 psf

CONTRACTOR NOTES

- PROVIDE ANY NECESSARY TEMPORARY BRACING OR GUYS TO PROVIDE LATERAL SUPPORT OF THE BUILDING UNTIL PERMANENT FRAME IS COMPLETELY INSTALLED.
- CONTRACTOR SHALL HIRE A SHORING ENGINEER & CONTRACTOR TO DESIGN AND PROVIDE ALL SHORING REQUIRED TO SUPPORT EXISTING CONSTRUCTION AND NEW CONSTRUCTION AS REQUIRED TO BUILD THIS PROJECT.
- SHORING/OR UNDERPINNING SHALL BE DESIGNED TO LIMIT HORIZONTAL AND VERTICAL MOVEMENT OF EXISTING CONSTRUCTION TO 1/4" MAXIMUM IN ANY DIRECTION.
- IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND CONSTRUCTION SEQUENCE IN ORDER TO ENSURE THE SAFETY OF THE BUILDING AND WORKMEN DURING CONSTRUCTION (MEANS & METHODS OF CONSTRUCTION). THIS INCLUDES, BUT IS NOT LIMITED TO: SHORING, UNDERPINNING, TEMPORARY BRACING, ETC.
- FIELD VERIFY ALL DIMENSIONS & EXISTING SIZES AND CONDITIONS SHOWN ON THESE CONSTRUCTION DOCUMENTS LOCATING EXISTING BUILDING ELEMENTS PRIOR TO PREPARING SHOP DRAWINGS & FABRICATING MATERIALS. GENERAL CONTRACTOR TO COORDINATE ANY CHANGES w/ ARCHITECT & ENGINEER.
- EXISTING FRAMING SHOWN ON THESE DRAWINGS IS BASED ON AVAILABLE DOCUMENTATION & FIELD OBSERVATION TO DATE. FIELD VERIFY ACTUAL DIMENSIONS/CONFIGURATIONS OF ALL STRUCTURAL MEMBERS AS NECESSARY FOR NEW CONSTRUCTION. IF SIZES DIFFER, NOTIFY ENGINEER PRIOR TO PROCEEDING WITH WORK. FIELD VERIFY ALL EXISTING MEMBER SIZES AND LOCATIONS AS REQUIRED TO PROPERLY INSTALL ALL NEW STRUCTURAL MEMBERS AS SHOWN. MODIFY AND RELOCATE ALL OTHER WORK (PLUMBING, ELECTRICAL, HVAC, ETC) AS REQUIRED TO INSTALL NEW STRUCTURAL MEMBERS AS SHOWN ON THESE DRAWINGS.
- ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED BY CONTRACTOR AND COORDINATED WITH ARCHITECT'S DRAWINGS. INFORM ARCHITECT OF ANY DISCREPANCIES
- SEE ARCHITECT'S DRAWINGS FOR FLOOR PITCHES, DEPRESSIONS, ETC
- IN THE CASE OF DISCREPANCIES OR CONFLICTS IN THE DRAWINGS, CONTRACTOR SHALL ASSUME THE MORE COSTLY DESIGN DURING BIDDING AND SHALL REQUEST CLARIFICATION PRIOR TO CONSTRUCTION. COORDINATE CHANGES WITH ARCHITECT AND ENGINEER.



1
S0.00

SNOW DRIFT PLAN

SCALE : NTS

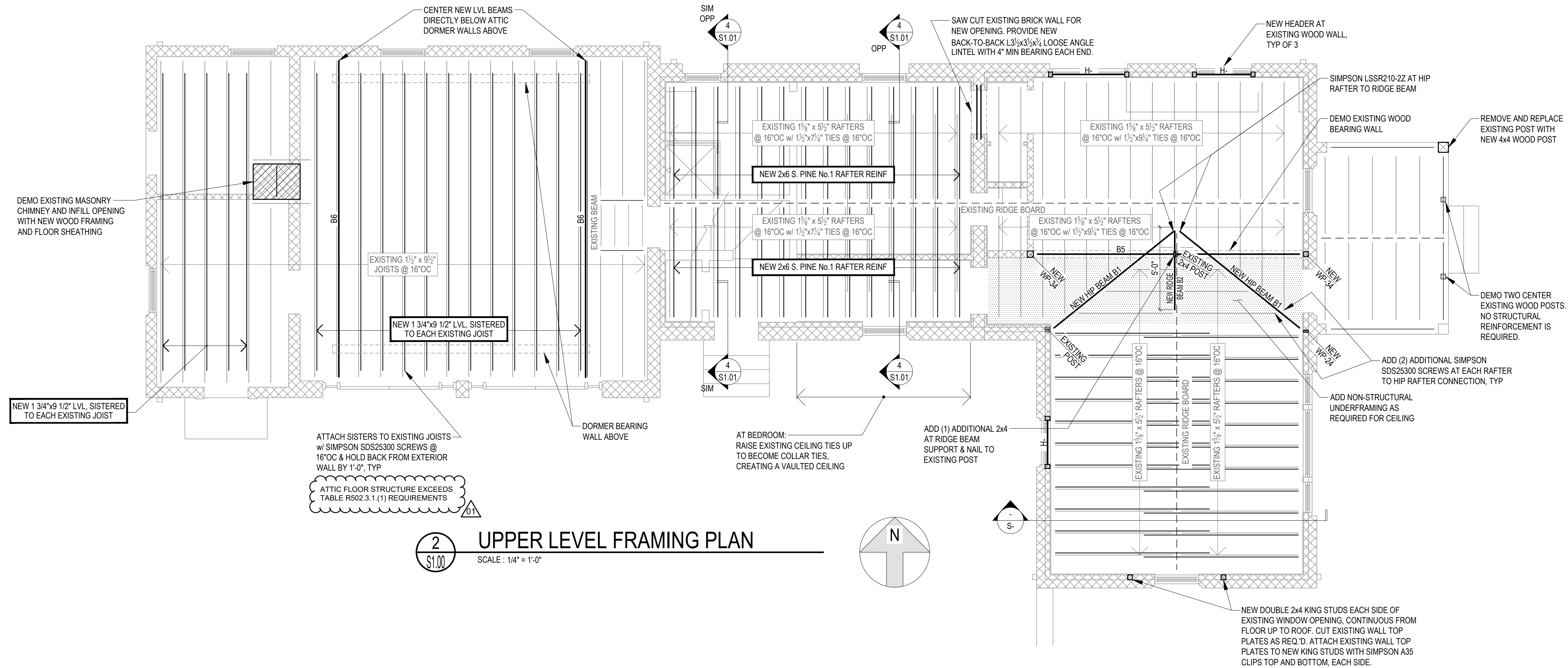


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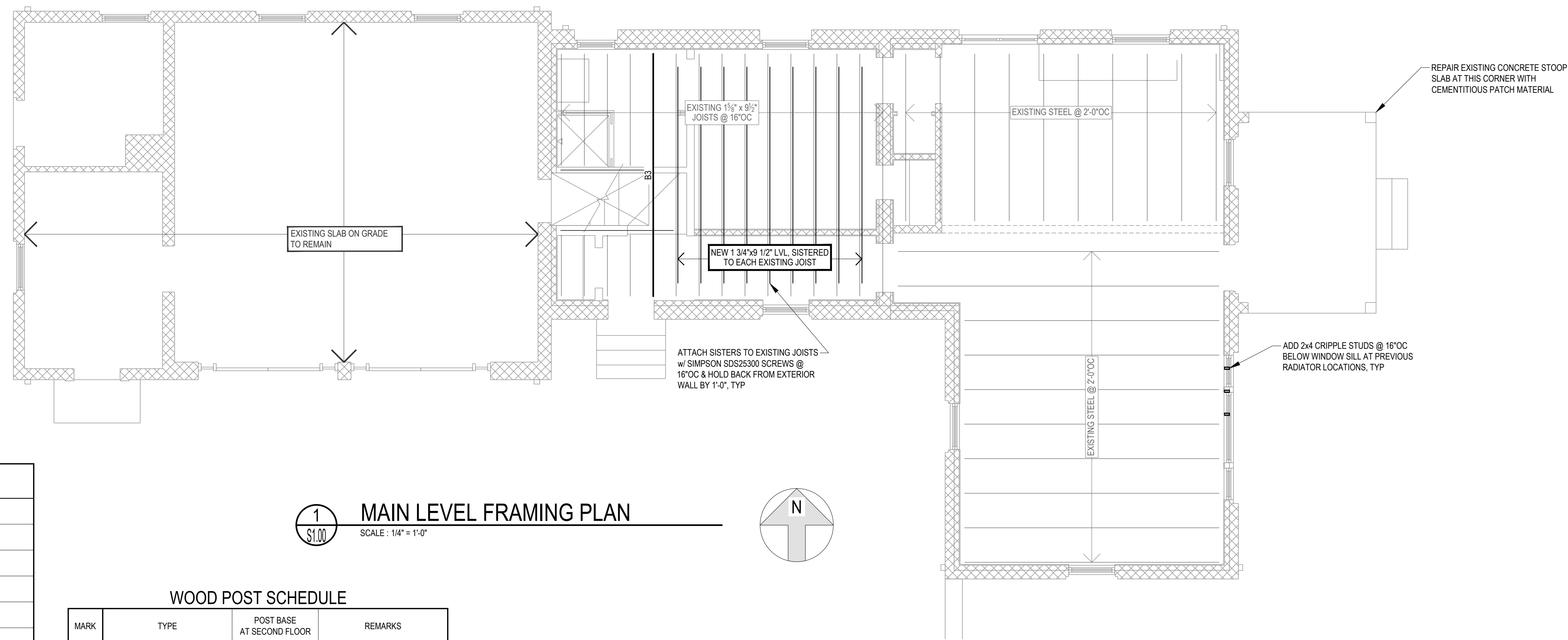
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ISSUE:
PERMIT SET

S0.00



2 UPPER LEVEL FRAMING PLAN
SCALE : 1/4" = 1'-0"



1 MAIN LEVEL FRAMING PLAN
SCALE : 1/4" = 1'-0"

WOOD BEAM SCHEDULE

MARK	TYPE	END POST, UNO	REMARKS
B1	(1) 1 1/2" x 9 1/2" LVL	SEE PLAN	
B2	(1) 1 1/2" x 11 3/8" LVL	SEE PLAN	
B3	(2) 1 1/2" x 9 1/2" LVL	SEE PLAN	
B4	(2) 1 1/2" x 11 3/8" LVL	SEE PLAN	
B5	(2) 1 1/2" x 14" LVL		
B6	(3) 1 1/2" x 16" LVL		

GENERAL NOTES:
1. LOCATE BEAMS BELOW WOOD POSTS OR SHOULDER STUDS FROM FLOOR ABOVE.
2. BEAMS ARE IN ADDITION TO REGULARLY SPACED JOISTS.
3. CARRY END POSTS DOWN TO CONCRETE STRUCTURE AT FIRST FLOOR.

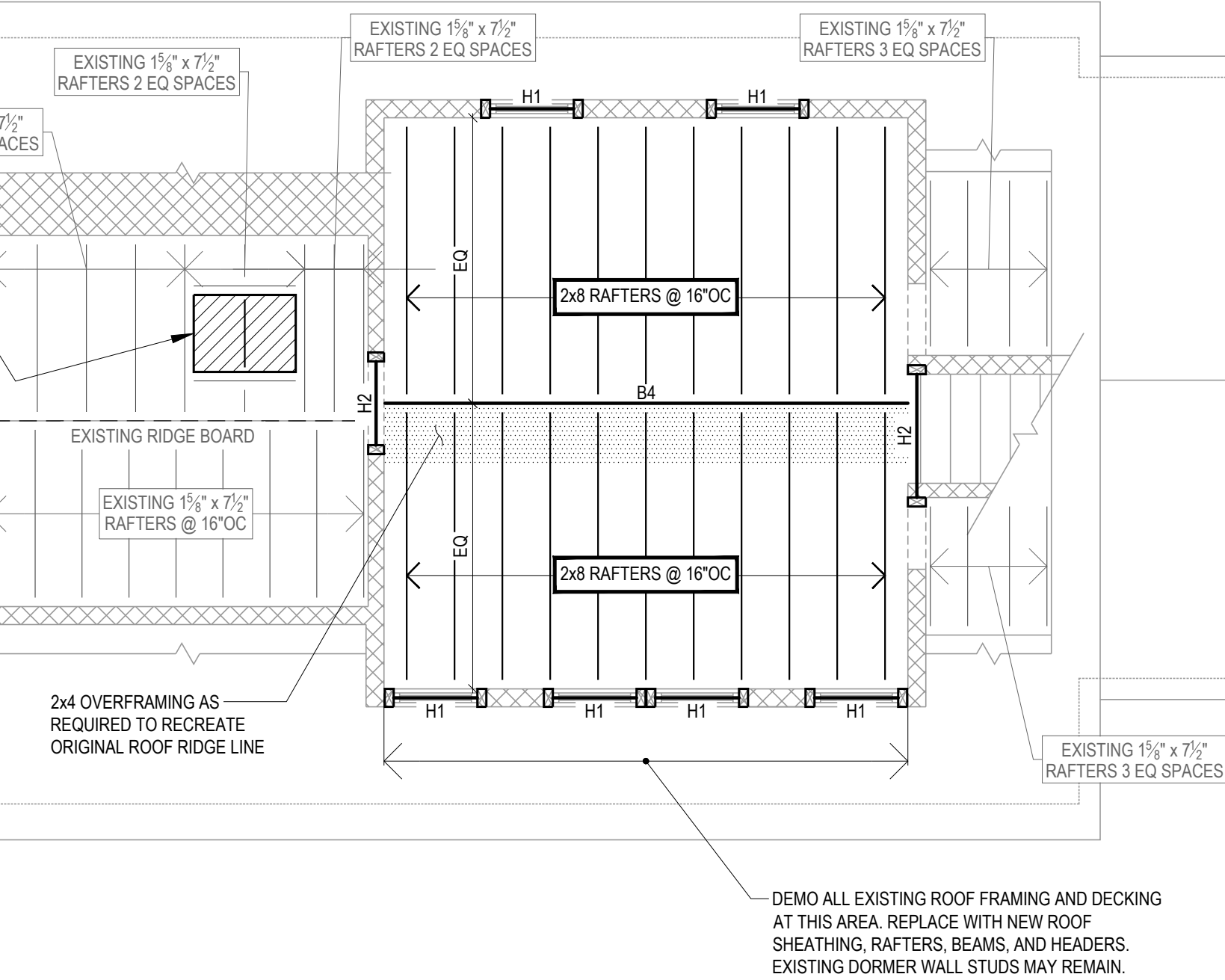
WOOD POST SCHEDULE

MARK	TYPE	POST BASE AT SECOND FLOOR	REMARKS
WP-24	(2) 2x4 SPF No. 1/ No. 2		
WP-34	(3) 2x4 SPF No. 1/ No. 2		

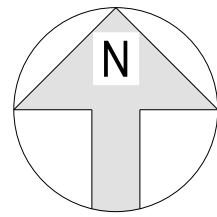
GENERAL NOTES:
1. CARRY ALL NEW POSTS DOWN TO FOUNDATION.

HEADER SCHEDULE				
MARK	TYPE	SHOULDER STUDS UNO		REMARKS
		MAIN	UPPER	
H1	(2) 2x6 SPF No.1/No.2	1	1	
H2	(2) 2x12 SPF No.1/No.2	2	2	
GENERAL NOTES: 1. SEE DETAIL 6/S1.01 FOR TYPICAL HEADER FRAMING INFORMATION. 2. PROVIDE FULL HEIGHT SPF NO.1/NO.2 KING STUDS ADJACENT TO EACH HEADER LOCATION. 3. AT CONTRACTOR'S OPTION, LARGER MEMBERS w/ EQUAL OR BETTER DESIGN PROPERTIES MAY BE SUBSTITUTED FOR SIZES LISTED ABOVE PROVIDED IT DOES NOT CHANGE THE STRUCTURAL OR ARCHITECTURAL DESIGN INTENT. 4. AT NON-TREATED, EXPOSED, EXTERIOR HEADERS, BOX OUT HEADERS AS SHOWN ON ARCH DWGS TO WEATHER PROOF. 5. SHOULDER STUDS TO BE OF SAME SPECIES AND GRADE AS BRG. WALLS UNLESS NOTED OTHERWISE. REFER TO SCHEDULE. 6. WHERE HEADER PLIES ARE LESS THAN THE CORRESPONDING WALL WIDTH, THE HEADER SHALL BE MODIFIED ACCORDING TO DETAIL 2/S1.01. 7. SEE DETAIL 1/S1.01 FOR PLY CONNECTION ASSEMBLIES.				

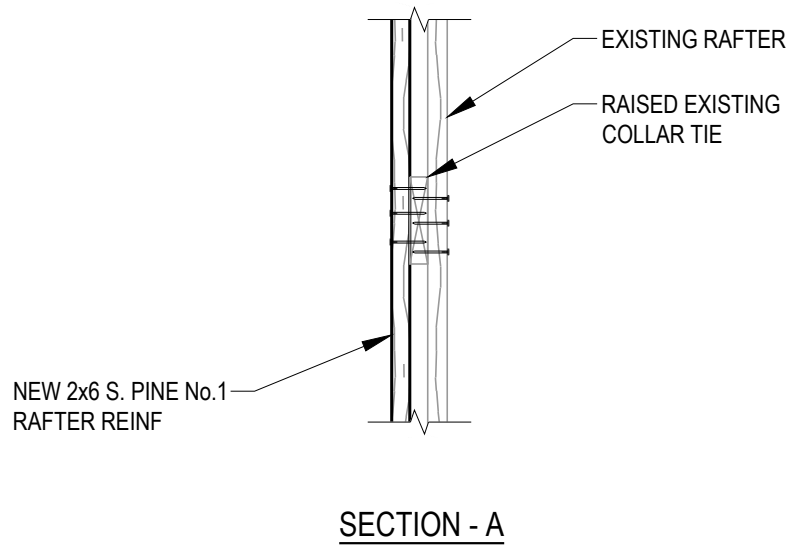
WOOD BEAM SCHEDULE			
MARK	TYPE	END POST, UNO	REMARKS
B1	(1) 1½" x 9½" LVL	SEE PLAN	
B2	(1) 1½" x 11½" LVL	SEE PLAN	
B3	(2) 1½" x 9½" LVL	SEE PLAN	
B4	(2) 1½" x 11½" LVL	SEE PLAN	
B5	(2) 1½" x 14" LVL	SEE PLAN	
B6	(3) 1½" x 16" LVL	SEE PLAN	
GENERAL NOTES: 1. LOCATE BEAMS BELOW WOOD POSTS OR SHOULDER STUDS FROM FLOOR ABOVE. 2. BEAMS ARE IN ADDITION TO REGULARLY SPACED JOISTS. 3. CARRY END POSTS DOWN TO CONCRETE STRUCTURE AT FIRST FLOOR.			



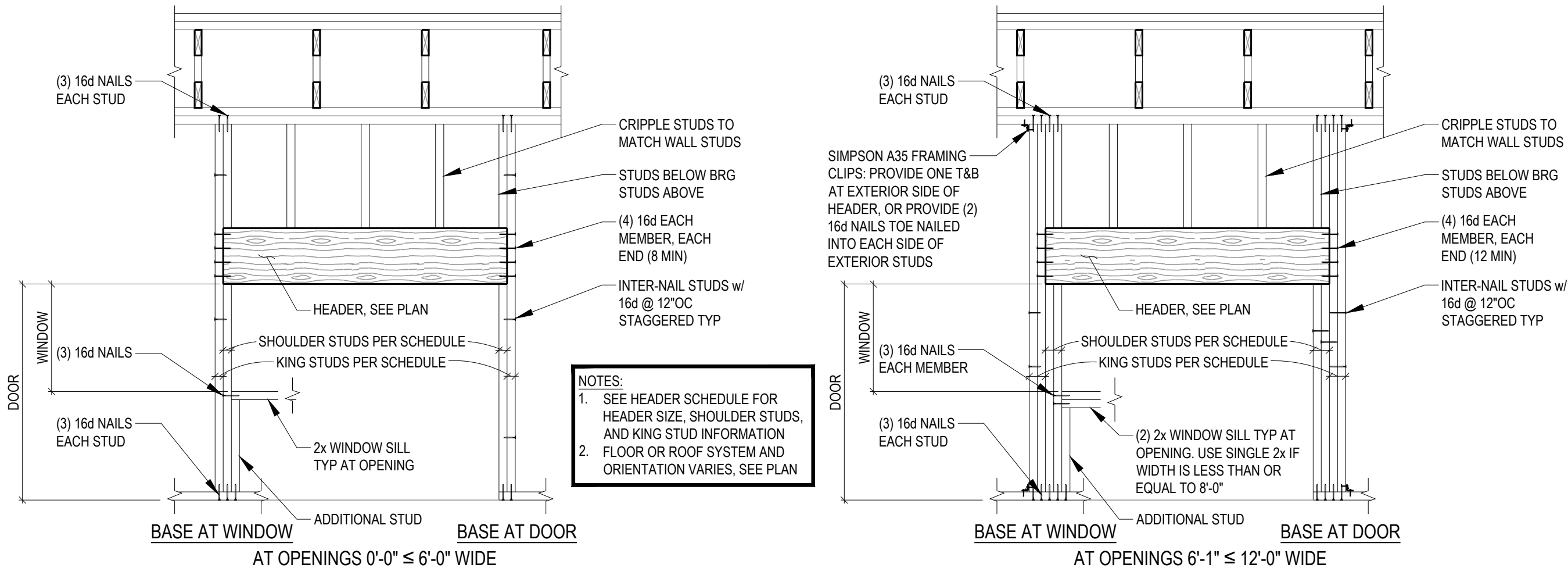
1
S1.01
ROOF FRAMING PLAN
SCALE : 1/4" = 1'-0"



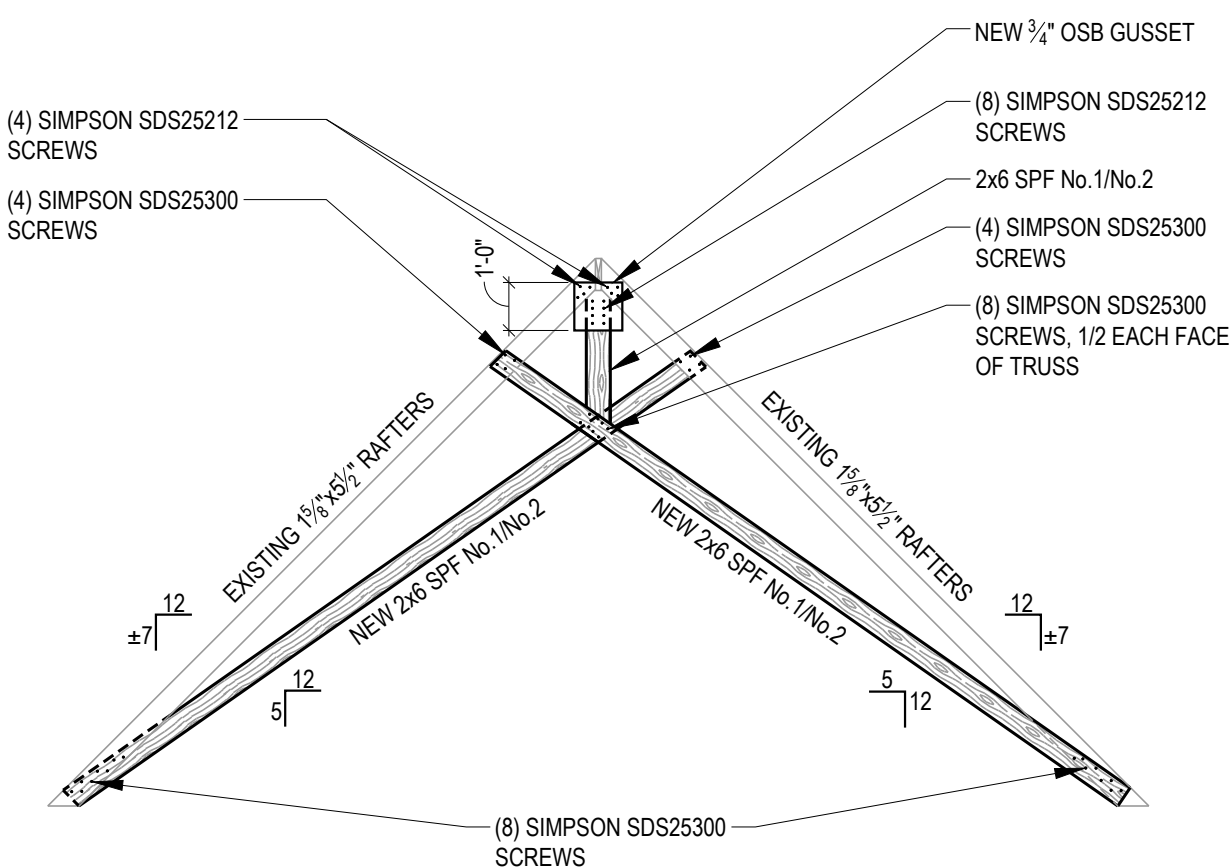
WOOD POST SCHEDULE			
MARK	TYPE	POST BASE	REMARKS
WP-24	(2) 2x4 SPF No.1/No.2	NONE	
WP-34	(3) 2x4 SPF No.1/No.2	NONE	
GENERAL NOTES: 1. CARRY ALL NEW POSTS DOWN TO FOUNDATION.			



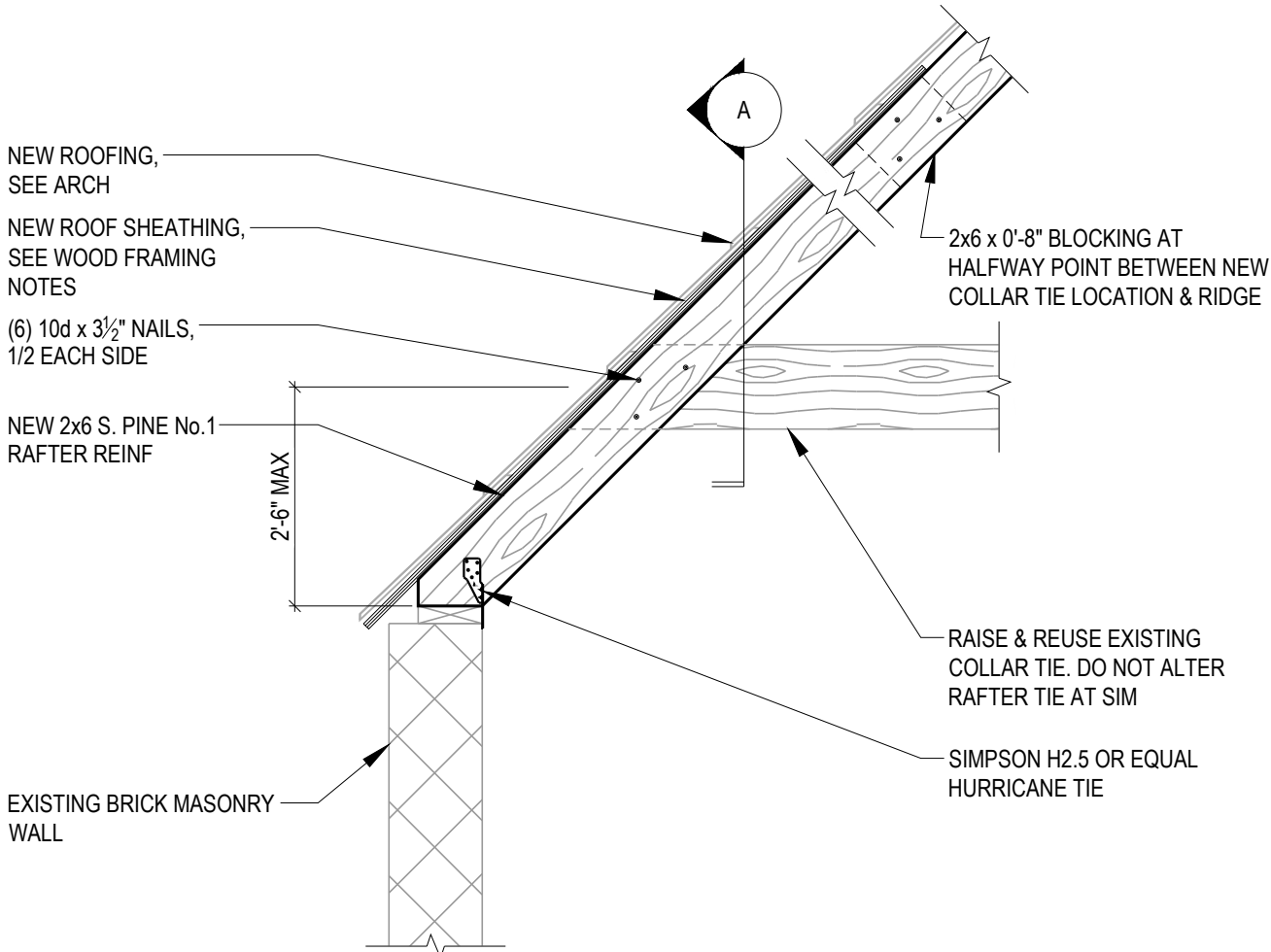
SECTION - A



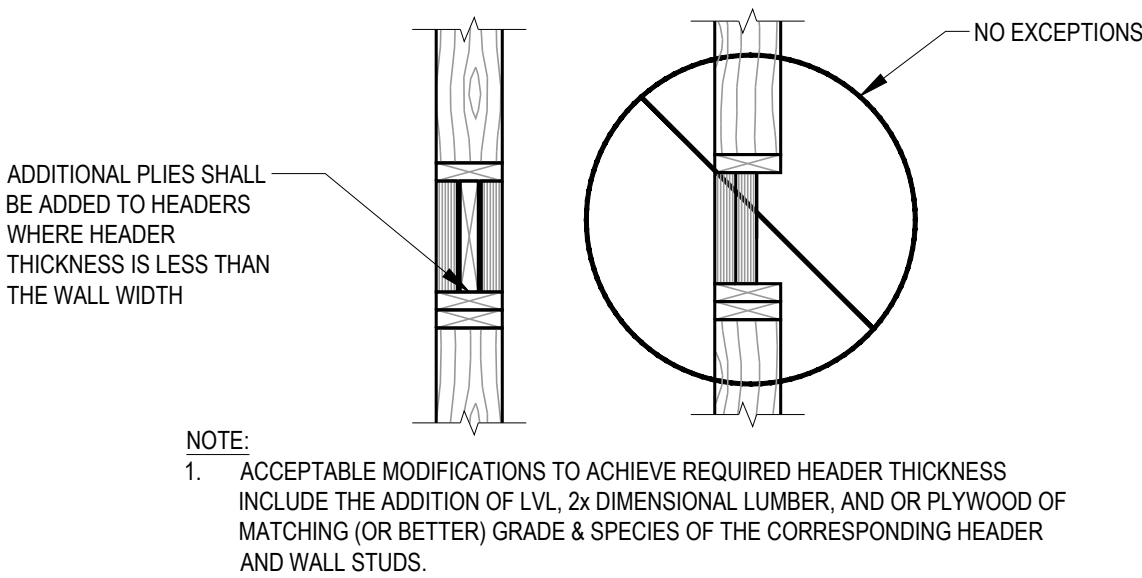
6
S1.01
ELEVATION DETAIL OF TYPICAL OPENING IN WOOD FRAMED WALL (SINGLE STORY)
SCALE : NTS



5
S1.01
TRUSS ELEVATION
SCALE : NTS



4
S1.01
SECTION AT RAFTER REINFORCEMENT
SCALE : NTS



3
S1.01
HEADER FRAMING DETAIL
SCALE : NTS

- 1 3/4" WIDTH PIECES:
- MINIMUM OF (2) ROWS 12d (3/4") COMMON NAILS @ 12"OC
 - MINIMUM OF (3) ROWS 12d (3/4") COMMON NAILS @ 12"OC FOR 14", 16", 18", AND 20" BEAMS.
 - NAILED CONNECTIONS REQUIRE AN ADDITIONAL ROW OF NAILS WHEN NAIL SIZE IS SMALLER THAN SPECIFIED ABOVE (MINIMUM 0.128"x3").
 - LOAD MUST BE APPLIED EVENLY ACROSS ENTIRE BEAM WIDTH. OTHERWISE, USE CONNECTIONS FOR SIDE-LOADED BEAMS.
- 3 1/2" WIDTH PIECES:
- MINIMUM OF (2) ROWS OF ½"Ø BOLTS @ 24"OC, STAGGERED.
- FOR ALL OTHER TWO PIECE, CONTINUOUS HEADERS, PROVIDE 16d COMMON NAILS @ 16"OC ALONG EACH EDGE, UNLESS NOTED OTHERWISE.

NOTE:
1. MULTIPLE PIECES OF LVL OR LSL CAN BE NAILED OR BOLTED TOGETHER TO FORM A HEADER OR BEAM OF THE REQUIRED SIZE, UP TO A MAXIMUM WIDTH OF 7".

2
S1.01
MULTIPLE-MEMBER CONNECTIONS FOR TOP-LOADED BEAMS
SCALE : NTS



MDJ

WINNETKA RESIDENCE
COACH HOUSE RENOVATION
644 Pine Lane, Winnetka, Illinois 60093
WADE WEISSMANN ARCHITECTURE, INC. © 2022 / P: 414-351-1200 F: 414-3528395

2022.05.16
ISSUE:
PERMIT SET

ROOF FRAMING PLAN

S1.01



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: SEPTEMBER 7, 2022
SUBJECT: 1550 EDGEWOOD LANE - NICK CORWIN PARK PLAYGROUND -
VARIATION (CASE NO. 22-21-V)

INTRODUCTION

On September 12, 2022, the Zoning Board of Appeals is scheduled to hold a public hearing on an application submitted by the Winnetka Park District (the "Applicant"), as the owner of the property located at 1550 Edgewood Lane (the "Subject Property"). The Applicant requests approval of the following zoning variation to allow improvements to the existing playground located on the Subject Property:

1. Height of 21.83 feet for play equipment, whereas a maximum height of 15 feet is permitted, a variation of 6.83 feet (45.53%) [Section 17.30.080 Height of Buildings and Structures].

A mailed notice has been 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 August 25, 2022. As of the date of this memo, staff has not received any comments from the public regarding this application.

As will be discussed later in this report, the Applicant has also submitted an application for a Certificate of Appropriateness for the proposed improvements to the existing playground. The Design Review Board (DRB) considered the Certificate of Appropriateness on August 24, 2022 and voted unanimously to approve the Certificate of Appropriateness with a recommendation that in the near future the Applicant consider additional plantings and vegetation for the purpose of providing shade.

The Zoning Board of Appeals has final jurisdiction on this request as the Board has the authority to grant variations to exceed the maximum height for accessory buildings and structures other than fences (vertical height in feet only).

PROPERTY DESCRIPTION

The Subject Property, which is approximately 6.05 acres in size, is generally located on the west side of Grove Street between Tower Road and Asbury Avenue and contains Nick Corwin Park, which includes athletic fields, a playground, a storage building, and general an open space (see Figure 1).

The Comprehensive Plan designates the Subject Property as appropriate for "Park/Open Space" uses. The property is zoned R-2 Single Family Residential, and it is bordered by R-2 Single Family Residential to the north, south, and west and R-5 Single Family Residential to the east (see Figure 2).

In addition to single-family residential uses, the R-2 District allows a limited range of additional uses by Special Use Permit. Nonessential public uses, such as the public parks owned and operated by the Winnetka Park District, are permitted, at the Village Council's discretion, as special uses in all districts within the Village. The Applicant's use of the Subject Property as a park is generally consistent with the Comprehensive Plan land use designation and the R-2 zoning district.

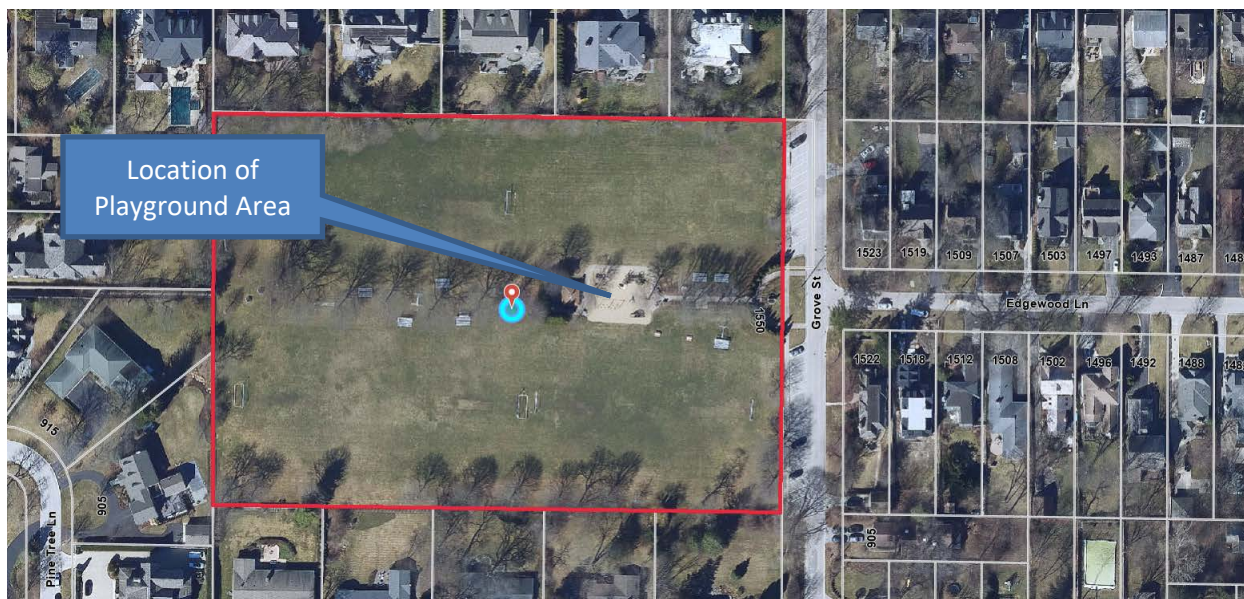


Figure 1 – Aerial Map

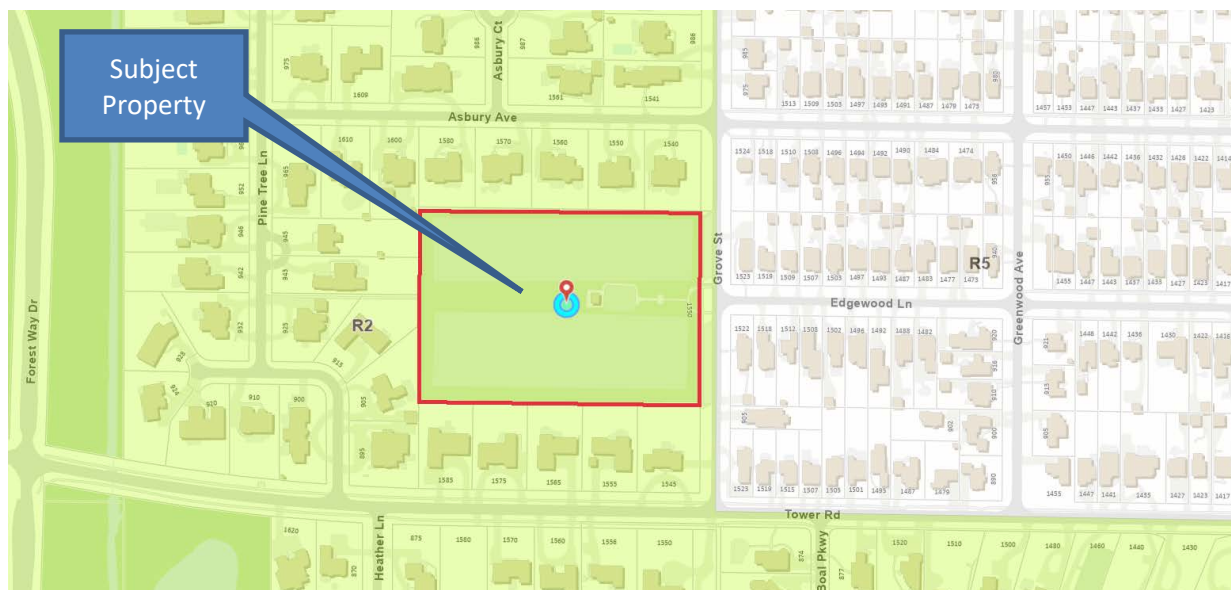


Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

The Applicant acquired the property in 1985. Subsequently, the following building permits were issued in:

1. 1991 to construct a storage building; and
2. 1999 to install a new playground.

There is one previous zoning case on file for the Subject Property: Ordinance M-583-99 was adopted in September 1999 by the Village Council, granting a Special Use Permit to allow renovation of the playground, play surface, pathways, benches, landscaping, and curbing and drainage.

Figures 3 through 5 on the following pages are current photos of the site where the improvements are proposed.



Figure 3 – Subject Property – Playground - Looking Southwest



Figure 4 – Subject Property – Playground – Looking Southeast



Figure 5 – Subject Property – Walkway to Playground - Looking East

PROPOSED PLAN

The proposed playground improvements include the following: (1) replacement of the existing play equipment; (2) removal of existing mature landscaping, including trees, within the existing play area and along the path to the east of the play area and replacement with new landscaping including trees; and (3) additional hardscaping improvements for the play area.

The Applicant states that the playground needs to be brought up to current accessibility guidelines. All of the existing play equipment would be removed along with the sand play surface. In its place, the play area would have installations of a swing-set, group seesaw, a curva spinner, two large climbing structures, two bobble riders, a series of chatter noodle listeners, and a sand pit. The equipment would be made of PVC and metal materials with varying shades of green and brown, supplied by NuToys Leisure Products, specifically from the manufacturer Landscape Structures.

The two large play structures would have a total of eight (8) triangular fabric canopies over their tops to provide shade, the canopies would range in height between approximately 21.83 feet and 16.5 feet. The Applicant states that the canvas covers on the structures are intended to provide shade for children using the play equipment.

The surrounding brick and concrete border of the playground would be removed and replaced with a standard brushed concrete surface. The proposed play surface would consist of wood chips.

The mature growth trees along the play area and the east walkway from Grove Street would be removed. New landscaping would include two triumph elm trees on the east side of the Subject Property, close to the park entrance on Grove Street and two autumn blaze maples on the east side of the playground.

An excerpt of the proposed site plan and a rendering of the proposed equipment are provided below as Figures 6 and 7. The complete set of plans are provided in the application materials, which are included in this report as Attachment A.

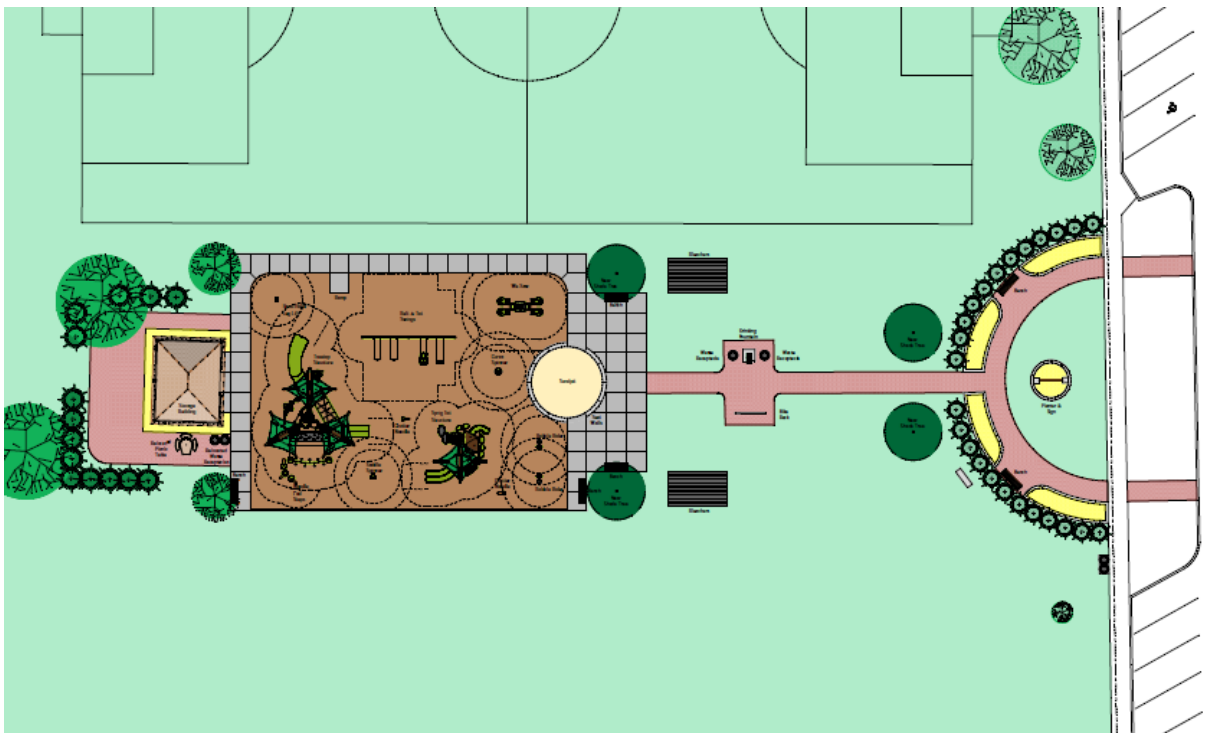


Figure 6 – Excerpt of Proposed Site Plan



Figure 7 – Rendering of Proposed Play Equipment

Given the ZBA often receives questions regarding the stormwater regulations applicable to a specific request being considered by the ZBA, attached is a Stormwater Matrix (Attachment B). Based on the proposed plan, it appears additional stormwater detention would not be required. However, a final determination will be made by Village Engineering staff. Figure 8 on the following page represents the Subject Property's proximity to the floodplain; the cyan represents the 100-year flood area.



Figure 8 – GIS Floodplain Map

REQUESTED ZONING RELIEF

The attached Zoning Matrix highlights the existing lot and the proposed improvements' compliance with the R-2 zoning district (Attachment A). One variation is being requested to allow play equipment 21.83 feet in height, whereas the maximum permitted height is 15 feet, a variation of 6.83 feet (45.53%).

CONSIDERATION BY OTHER ADVISORY BOARDS/COMMISSIONS

As previously noted, the Design Review Board (DRB) considered a Certificate of Appropriateness for the proposed playground improvements on August 24, 2022. Two members of the DRB voiced concerns about the tree removals and mature trees being replaced with smaller trees. Two members also voiced concern about the proposed lime green color of the equipment compared to the brown color of the existing playground equipment, as well as the height of the canopies and a concern that they may not provide adequate shade. Two members were in full support of the plan as proposed. Ultimately, by a vote of 5-0, the DRB approved the Certificate of Appropriateness with a recommendation that the Applicant consider additional landscaping to enhance the area and provide additional shade options.

Village Forester, Andrew Lueck, has provided the following preliminary comments on the proposed tree removals:

1. All but two of the trees that would be removed are pear trees that are in poor condition and have poor structure. Additionally, these pear trees are considered invasive so he is not opposed to their removal;
2. The other two trees located within the play area are mature and they have looked at ways to save them but are unable to given their proximity to the play equipment. Root damage from planned construction would likely render the trees unstable;
3. In summary, for the most part, the trees that would be removed are not good quality and replacement trees would be an improvement; and
4. Replacement plantings will be required. The number of inches that will have to be planted will be determined upon review of the building permit.

FINDINGS

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

Staff has prepared the attached draft resolutions for the Board's consideration (Attachment D). One resolution approves the request, while the other denies the request. A Board member may wish to make a motion to adopt either the resolution to approve the requested variation or the resolution to deny the requested variation.

ATTACHMENTS

Attachment A: Zoning Matrix

Attachment B: Stormwater Matrix

Attachment C: Application Materials

Attachment D: Draft Resolutions

ATTACHMENT A

ZONING MATRIX

ADDRESS: 1550 Edgewood Lane - Nick Corwin Park

CASE NO: 22-21-V

ZONING: R-2

ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (2)
Min. Lot Size	24,000 SF	263,620.19 SF	N/A	N/A	OK
Min. Average Lot Width	100 FT	425.3 FT	N/A	N/A	OK
Min. Lot Depth	200 FT	619.84 FT	N/A	N/A	OK
Max. Roofed Lot Coverage	65,905.05 SF (1)	344.07 SF	564.63 SF	220.56 FT	OK
Max. Gross Floor Area	62,477.64 SF (1)	344.07 SF	344.07 SF	0 FT	OK
Max. Impermeable Lot Coverage	131,810.09 SF (1)	4,620.07 SF	5,178.63 SF	588.56 SF	OK
Min. Front Yard (Grove/East)	50 FT	+/-200 FT	+/-200 FT	0 FT	OK
Min. Side Yard	12 FT	+/-160 FT	+/-160 FT	0 FT	OK
Min. Total Side Yards	127.59 FT	+/-360 FT	+/-360 FT	0 FT	OK
Min. Rear Yard (West)	25 FT	+/-400 FT	+/-400 FT	0 FT	OK

NOTES:

(1) Based on lot area of 263,620.19 s.f.

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

ATTACHMENT B

Stormwater Volume Requirements for Development Sites

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

	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 1550 Edgewood Lane</i> <i>Based upon preliminary review of information to date, it appears that 1550 Edgewood Lane <u>would not</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. 22-21-V

Property Information

Site Address: Nick Corwin Park, 1550 Edgewood Ln., Winnetka, IL 60093

Owner Information

Name: Winnetka Park District

Address: 540 Hibbard Rd.

City, State, ZIP: Winnetka, IL 60093

Email: ckutulas@winpark.org

Primary Contact: Costa Kutulas

Phone No. 847/501-2052

Date property acquired by owner: 04/15/1985

Architect Information

Name: Winnetka Park District

Primary Contact: Costa Kutulas

Address: 540 Hibbard Rd.

City, State, ZIP: Winnetka, IL 60093

Phone No. 847/501-2052

Email: ckutulas@winpark.org

Attorney Information

Name: Robbins Schwartz

Primary Contact: Steven B. Adams

Address: 55 W. Monroe, Suite 800

City, State, Zip: Chicago, IL 60603

Phone No. 312/332-7760

Email: sadams@robbins-schwartz.com

Nature of any restrictions on property: None

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

Please see attached explanation

Property Owner Signature:



Date: 3/10/22

NICK CORWIN PARK PLAYGROUND RENOVATION EXPLANATION OF VARIANCE REQUESTED

The Winnetka Park District proposes to renovate the Nick Corwin Park playground, which was installed in 1999. It is the only park district playground that currently fails to meet accessibility guidelines.

The Winnetka Park District is requesting a variation to the zoning for this park location, which is in an R-2 district, to allow for the height on the playground structure to exceed 15'0".

With the proposed removal of some of the surrounding trees, there will be a lack of shade over the playground. The district has received complaints over the years about the lack of shade to protect children and caregivers around park playgrounds. To solve this problem, the district is proposing the addition of eight (8) triangular (each approximately 7'6" x 7'6" x 9'6") dark green fabric shade canopies over the two (2) larger play structures. The canopies will be attached to curved posts that support the play decks below them (96", 64", 40", 32", 16", 8" and 48"). The canopies must be located high enough to discourage access and contact at their lowest points from the attached decks and the play features per ASTM safety standards. This requires the highest point of one of the shade canopies to be a maximum of 21'10" (262"), which exceeds the 15'0" maximum height stated in the zoning ordinance for structures. An additional six (6) of the other shade canopies and supports are between 15'0" and 21'10". One canopy and accompanying post supports are below 15'0".

PLAT OF SURVEY

PARCEL 1

Except the East 33.00 feet thereof, the North 1/2 of the East Half of that part of the Southeast Quarter of the Northeast Quarter of Section 18, Township 42 North, Range 15 East of the Third Principal Meridian described as follows:

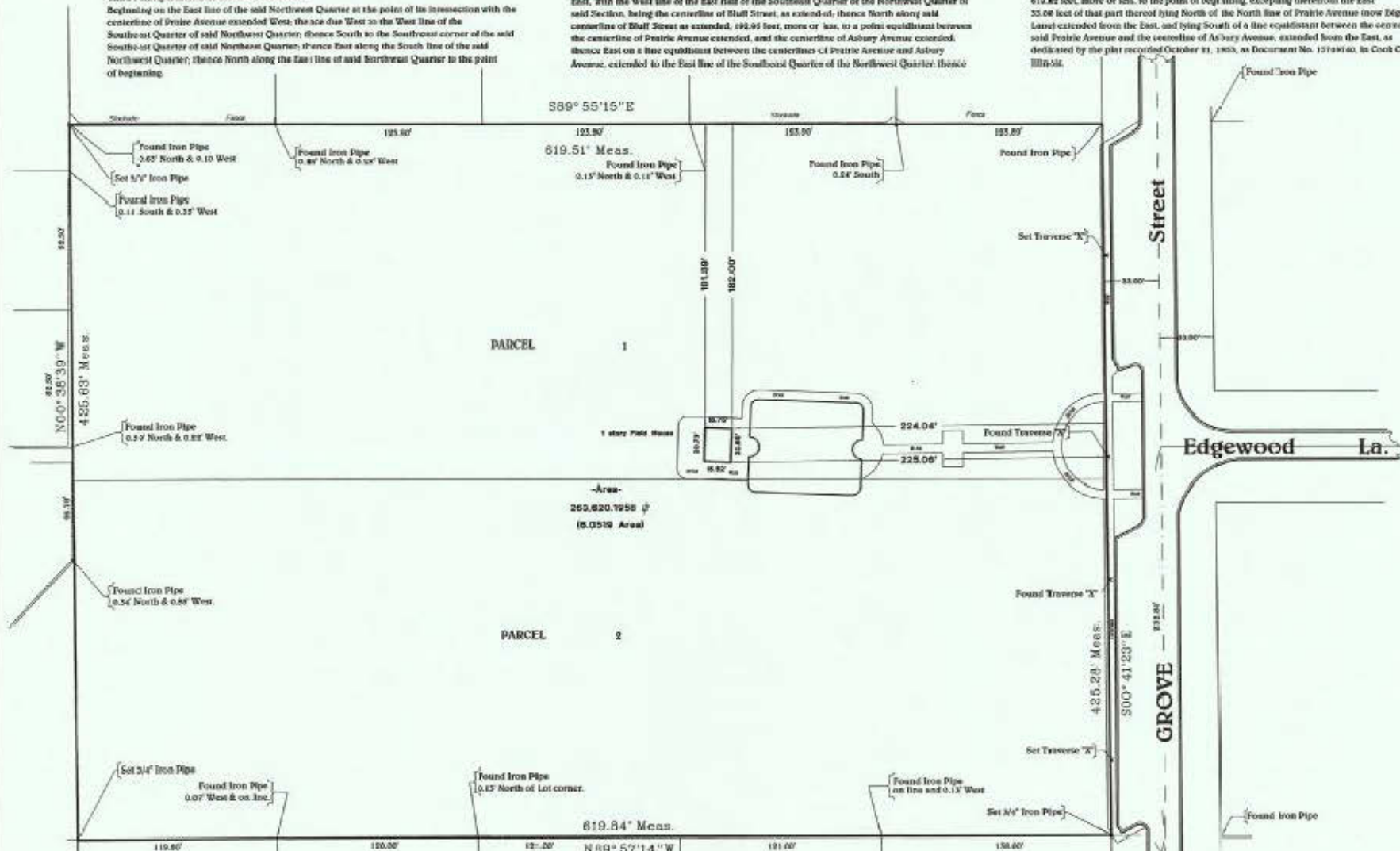
Beginning on the East line of the said Northeast Quarter at the point of its intersection with the centerline of Prairie Avenue extended West, thence due West to the West line of the Southeast Quarter of said Northeast Quarter; thence South to the Southeast corner of the said Southeast Quarter of said Northeast Quarter; thence East along the South line of the said Northeast Quarter; thence North along the East line of said Northeast Quarter to the point of beginning.

PARCEL 2

That part of the Southeast Quarter of the Northwest Quarter of Section 18, Township 42 North, Range 15, East of the Third Principal Meridian, bounded and described as follows:

Beginning at the point of intersection of the centerline of Prairie Avenue, extended from the East, with the West line of the East Half of the Southeast Quarter of the Northwest Quarter of said Section, being the centerline of Bluff Street, as extended, thence North along said centerline of Bluff Street as extended, 192.95 feet, more or less, to a point equidistant between the centerline of Prairie Avenue extended, and the centerline of Aubury Avenue extended; thence East on a line equidistant between the centerlines of Prairie Avenue and Aubury Avenue, extended to the East line of the Southeast Quarter of the Northwest Quarter; thence

South to the North line of Prairie Avenue; thence West along the North line of Prairie Avenue, 33.00 feet; thence South to a point of intersection of the centerline of Prairie Avenue extended from the East, thence West along the centerline of Prairie Avenue extended from the East 619.82 feet, more or less, to the point of beginning, excepting therefrom the East 33.00 feet of that part thereof lying North of the North line of Prairie Avenue (now Edgewood Lane) extended from the East, and lying South of a line equidistant between the centerline of said Prairie Avenue and the centerline of Aubury Avenue, extended from the East, as dedicated by the plat recorded October 31, 1903, as Document No. 1574940, in Cook County, Illinois.



DANIEL CREANEY COMPANY
CONSULTING CIVIL ENGINEERS
10-30000 RD. SUITE 105
NORTHBRIDGE, ILLINOIS
(815) 586-5107
FAX (815) 586-5209



BOOK: 6045
JOB NO.: 6045
SHEET 1 OF 1

Notes

- This plat is subject to the conditions and restrictions as shown on the title insurance policy. A copy of a current title insurance policy should be obtained when using this plat.
- All survey points should be compared on the ground and with one another before building by name and any discrepancies be reported immediately to the firm.
- The dimensions or angles herein to be assumed by setting. Distances herein are on feet and decimal parts thereof.
- Any information relative to utilities or elevations herein are taken from available records, unless otherwise noted.



Tower - Road



STATE OF ILLINOIS CO
COUNTY OF COOK
I, Jeffrey D. Carlson, do hereby certify that I, have surveyed the property as described in the above caption and that the Plat herein drawn is a correct representation of said survey.
I further state that this professional service conforms to current Illinois minimum standards for a boundary survey. The work was performed for W. D. D., and the field work was completed on September 10, 2007.
Northbrook, Illinois September 10, 2007
Jeffrey D. Carlson
Illinois Professional Land Surveyor No. 2038



**EXISTING ENTRY
LOOKING NORTHEAST**



**EXISTING CENTRAL PATH
LOOKING WEST**



**EXISTING ENTRY
LOOKING NORTHWEST**



**EXISTING PLAYGROUND
LOOKING NORTHWEST**



**EXISTING PLAYGROUND
LOOKING WEST**



**EXISTING BUILDING
LOOKING SOUTHWEST**



**EXISTING CENTRAL PATH
LOOKING EAST**



**EXISTING PLAYGROUND
LOOKING NORTHEAST**



HANDHOLD LEGLIFT



SWING STRUCTURE



CURVA SPINNER



WE-SAW



TREE TOPS PLAYSTRUCTURE



SPRIG PLAYSTRUCTURE



NOODLE PODS



SADDLE SPINNER



CHATTER NOODLE



BOBBLE RIDER

NOTE: COLORS SHOWN DO NOT REPRESENT FINAL COLORS FOR NICK CORWIN PARK PLAYGROUND RENOVATION

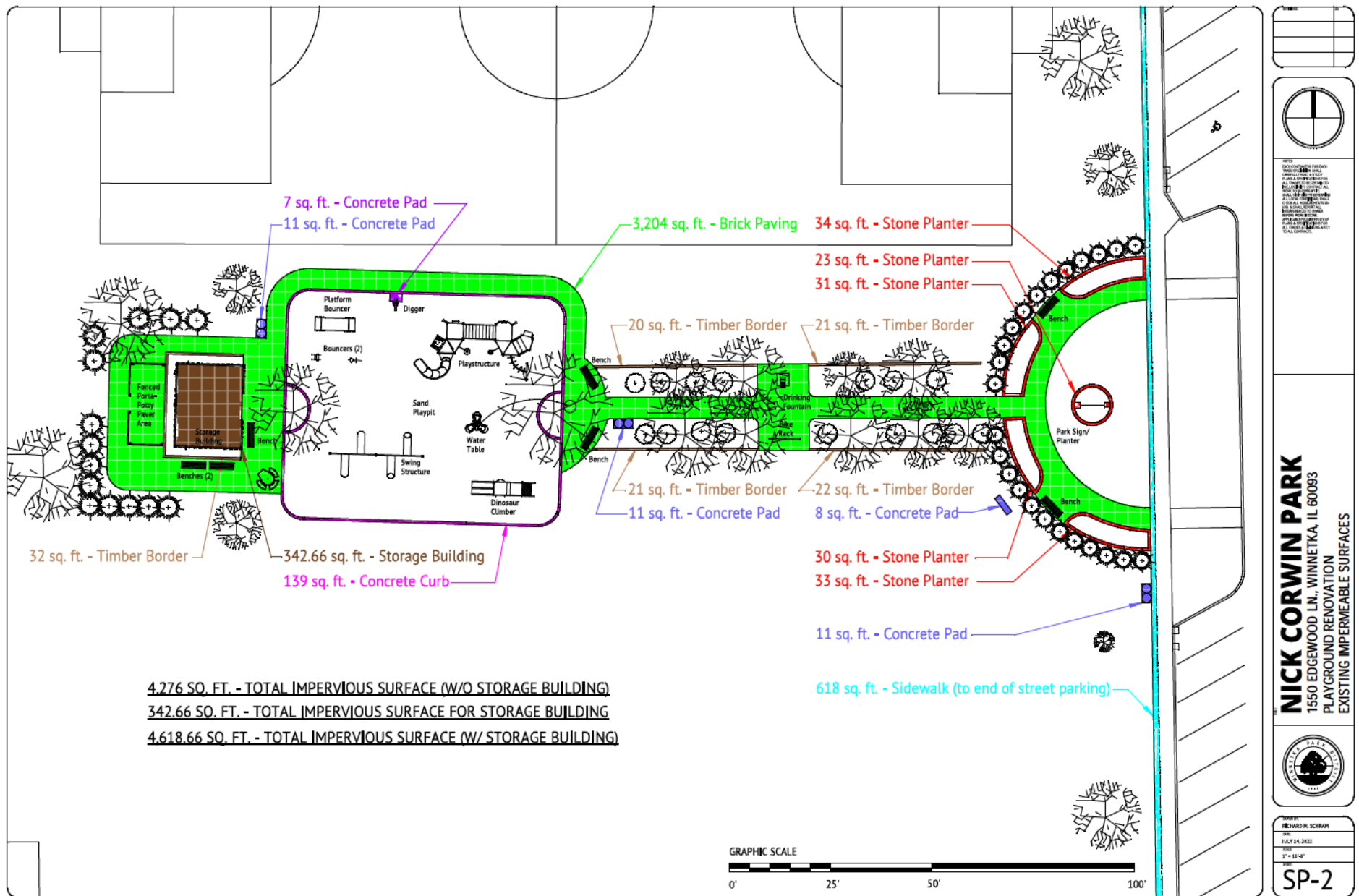


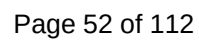
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landscape
structures

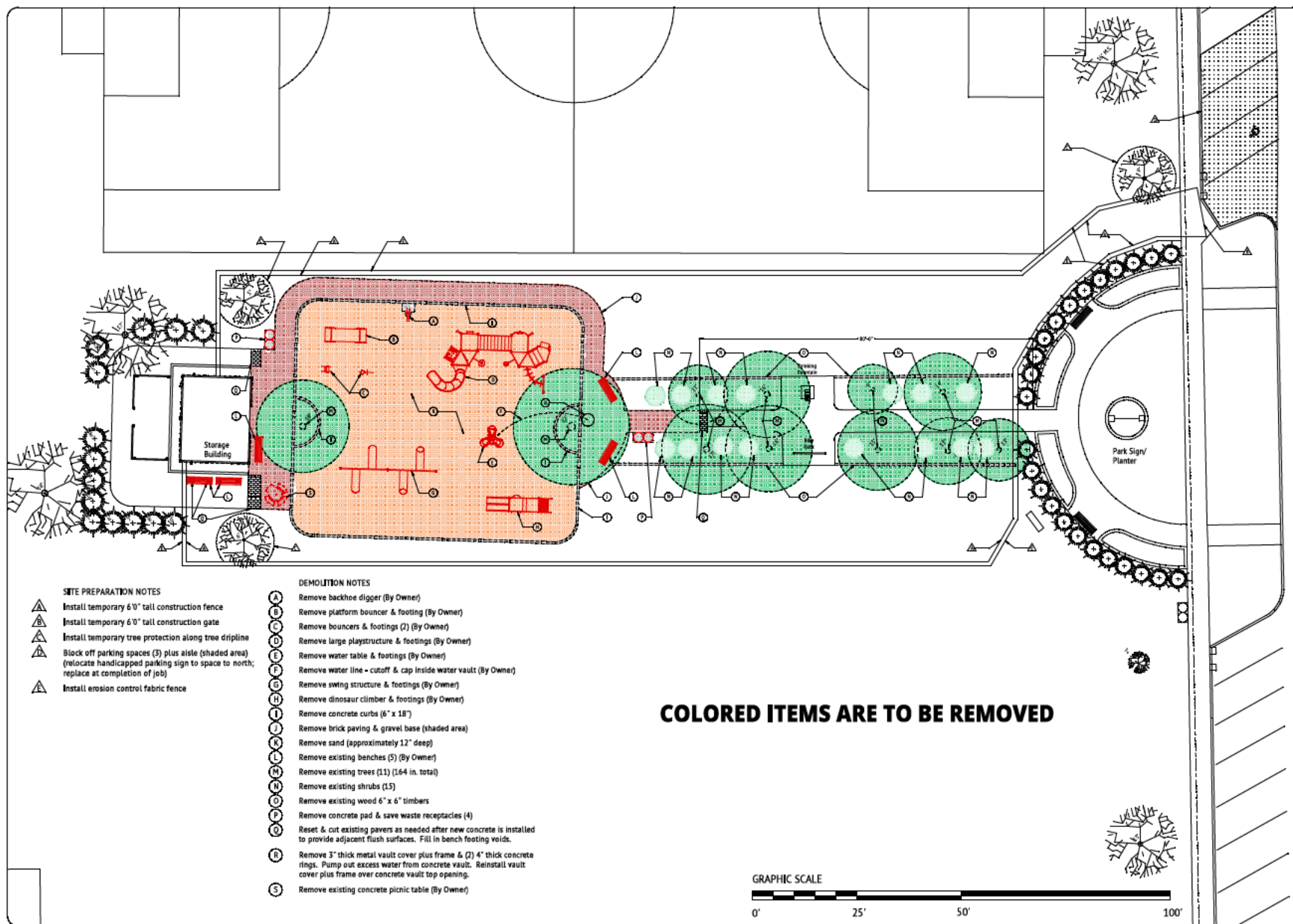
Nick Corwin Park - We-Saw alternate
Colors shown represent a close approximation of the final colors selected for the playground
WNN22COR2-2-1 • 04.28.2022

nJOYS
Leisure Products

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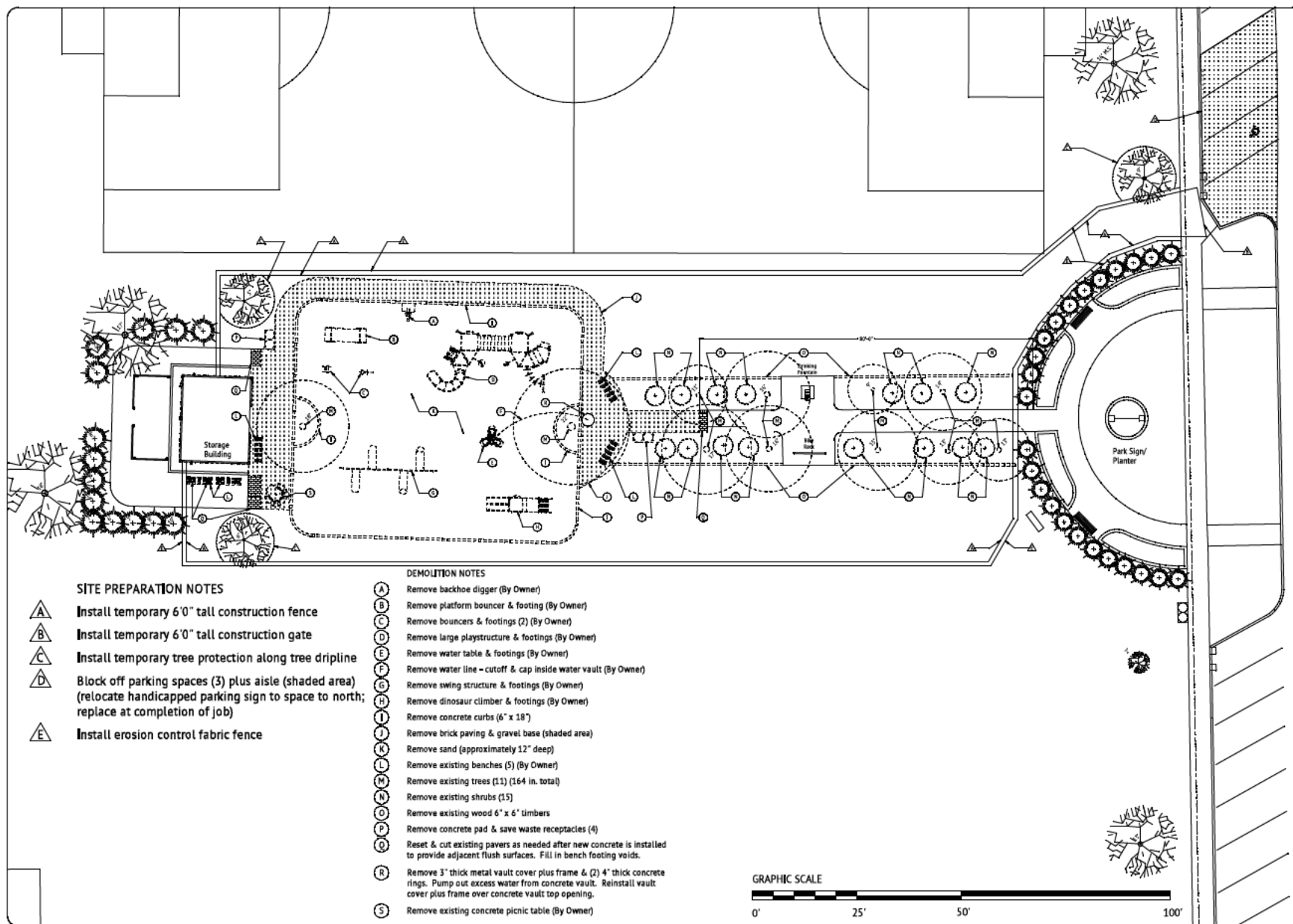




NICK CORWIN PARK
1550 EDGEWOOD LN., WINNETKA, IL 60093
PLAYGROUND RENOVATION
PROPOSED PREPARATION & DEMOLITION PLAN

DATE: JULY 14, 2022
SCALE: 1" = 30'-0"

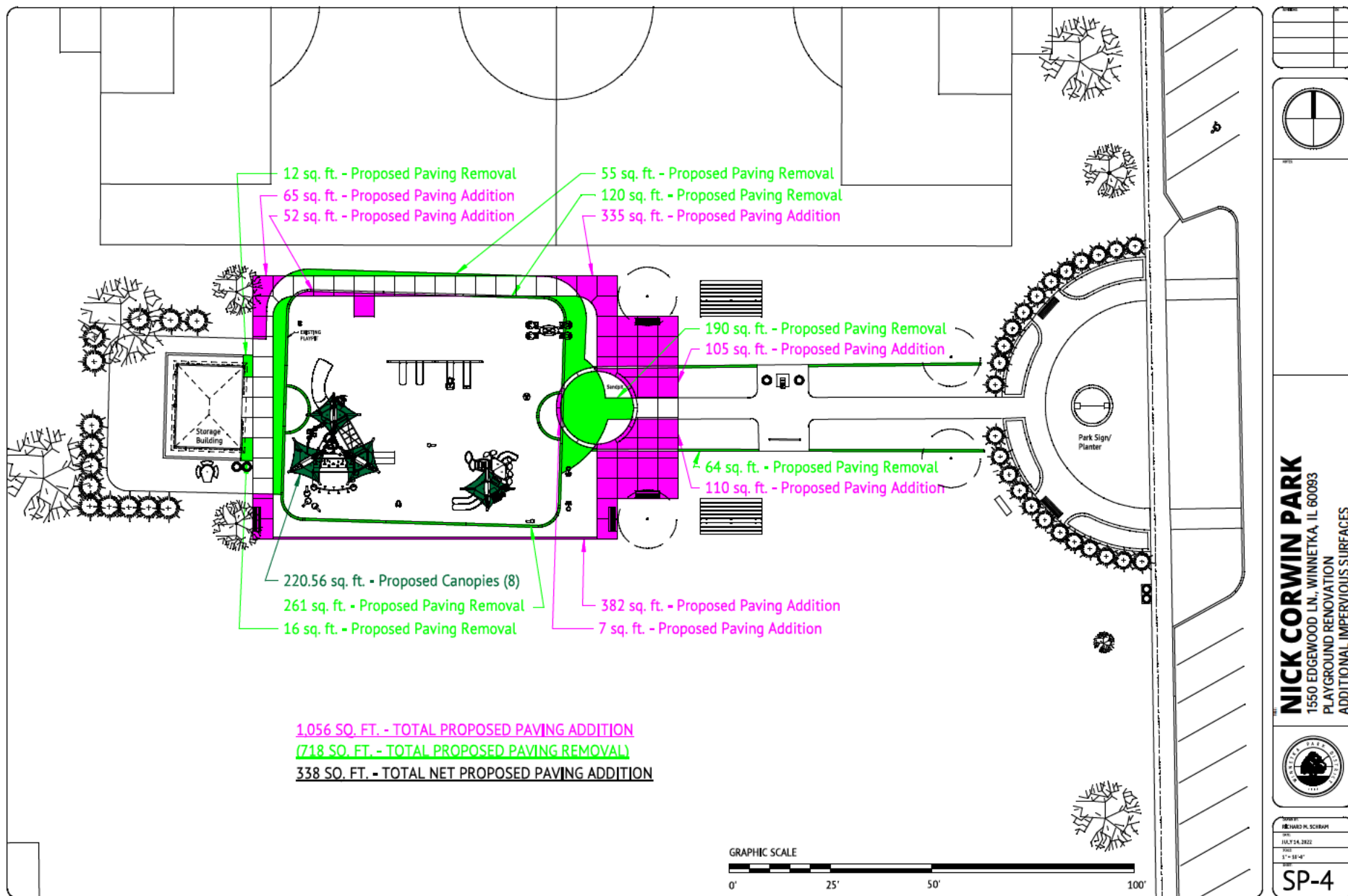
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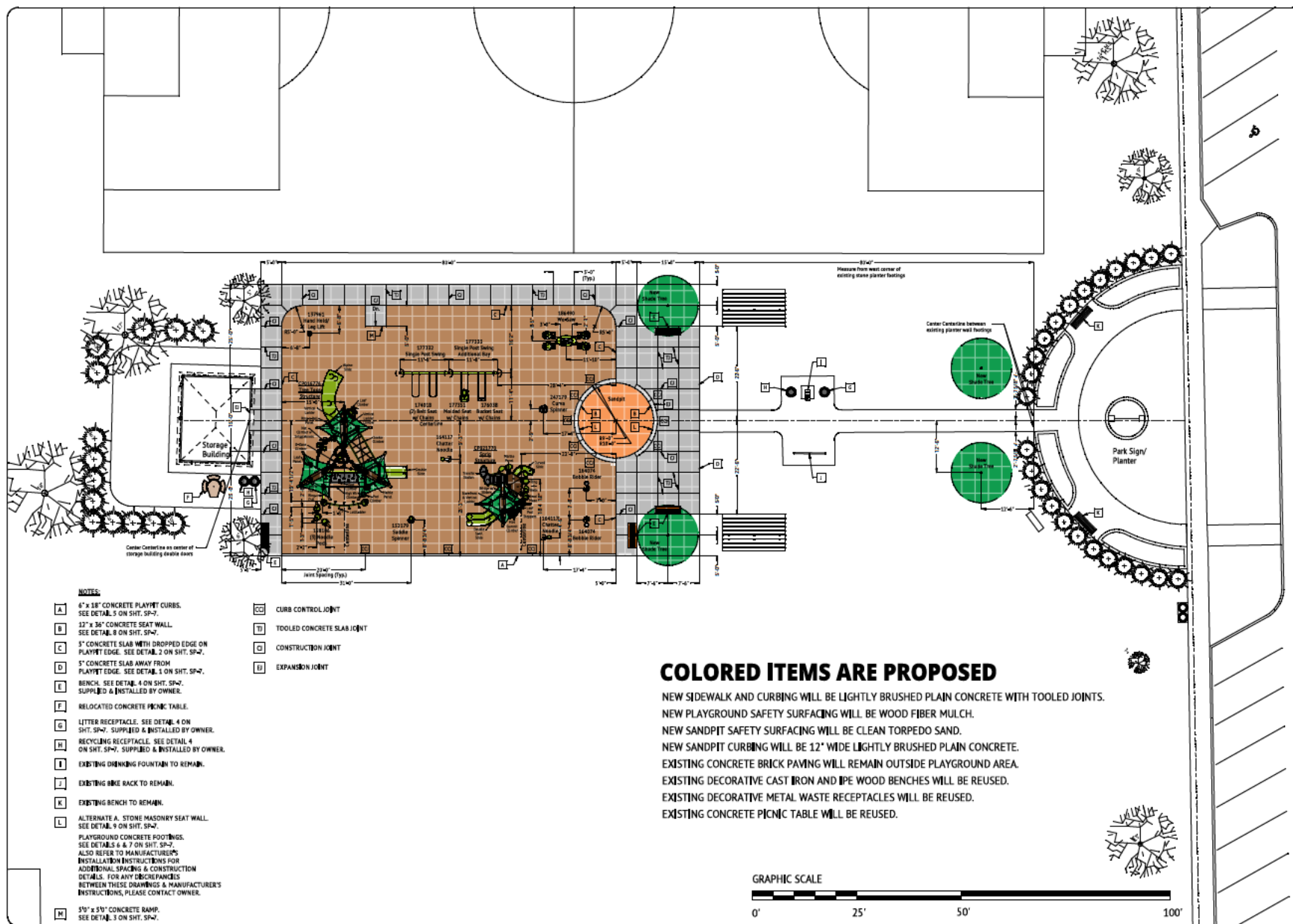


NICK CORWIN PARK
 1550 EDGEWOOD LN., WINNETKA, IL 60093
 PLAYGROUND RENOVATION
 PROPOSED PREPARATION & DEMOLITION PLAN

DESIGNED BY: RICHARD M. SCHRAP
 DATE: JULY 14, 2022
 SCALE: 1" = 30'-0"

SP-3



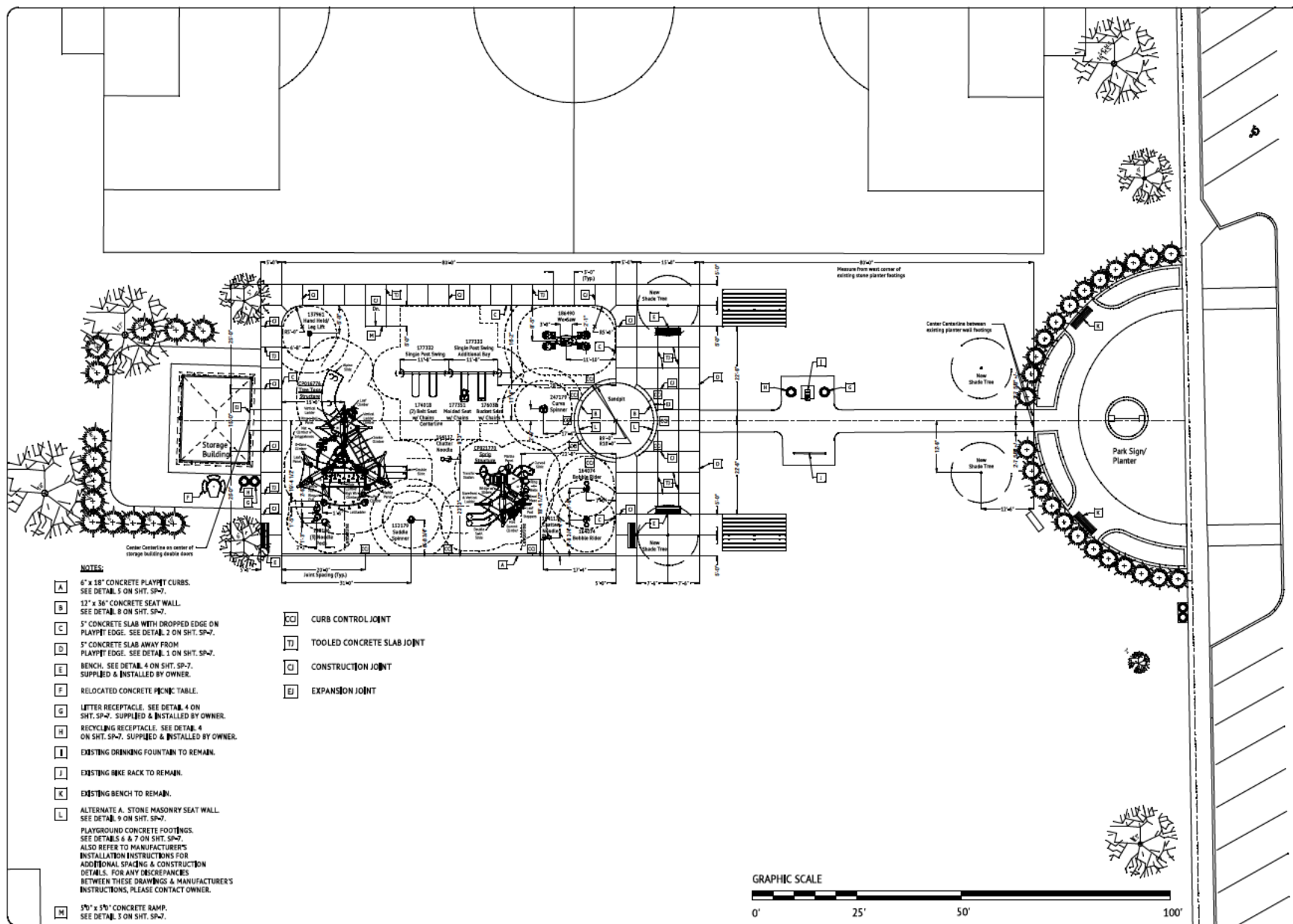




NICK CORWIN PARK
1550 EDGEWOOD LN., WINNETKA, IL 60093
PLAYGROUND RENOVATION
PROPOSED LAYOUT PLAN



DESIGNED BY: **HEWARD H. SCHWAB**
DATE: **JULY 14, 2022**
SHEET: **SP-4**



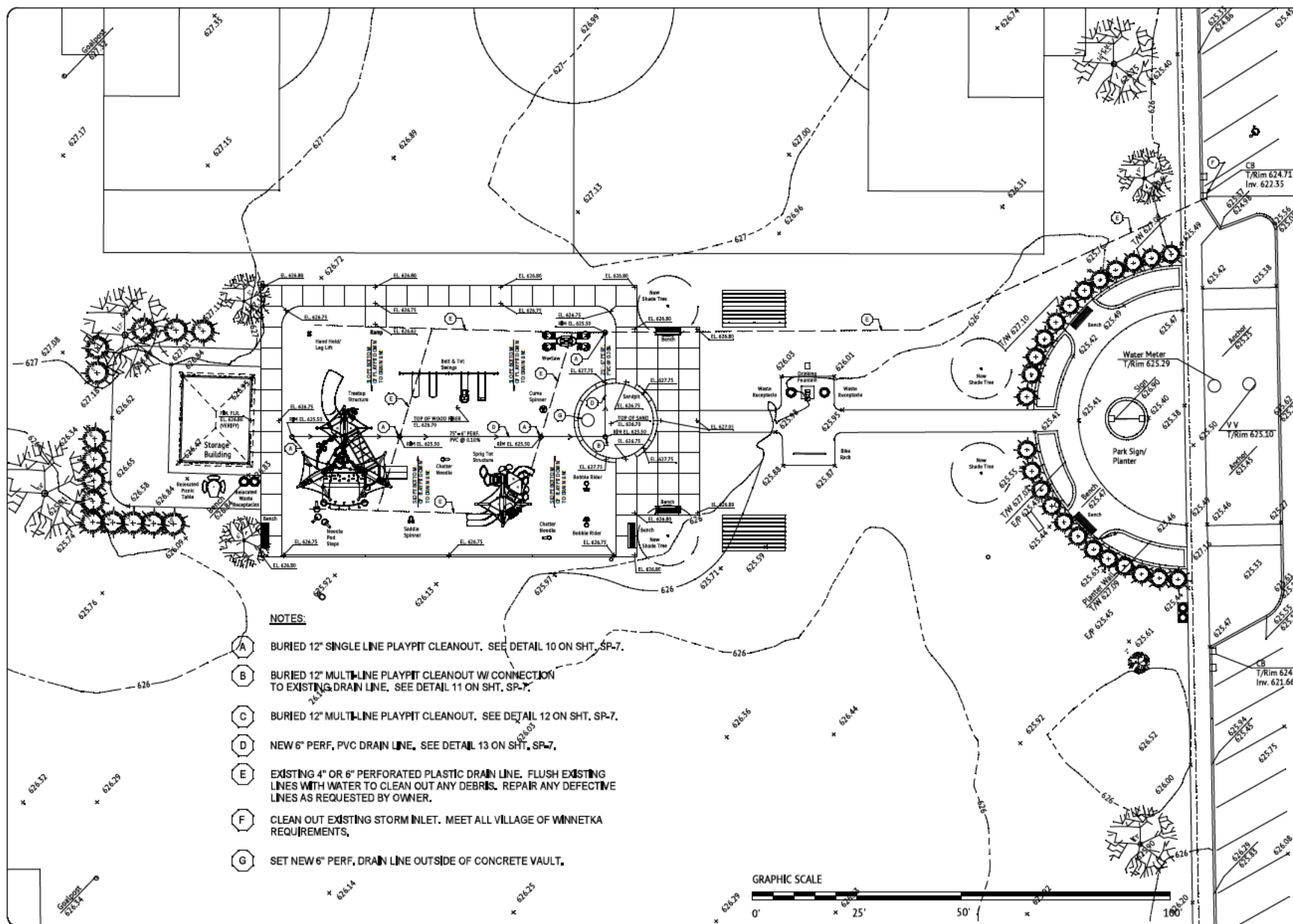


NICK CORWIN PARK
 1550 EDGEWOOD LN., WINNETKA, IL 60093
 PLAYGROUND RENOVATION
 PROPOSED LAYOUT PLAN



DESIGNED BY: HAROLD H. SCHRAM
 DATE: JULY 14, 2022
 SCALE: 1" = 30'-0"

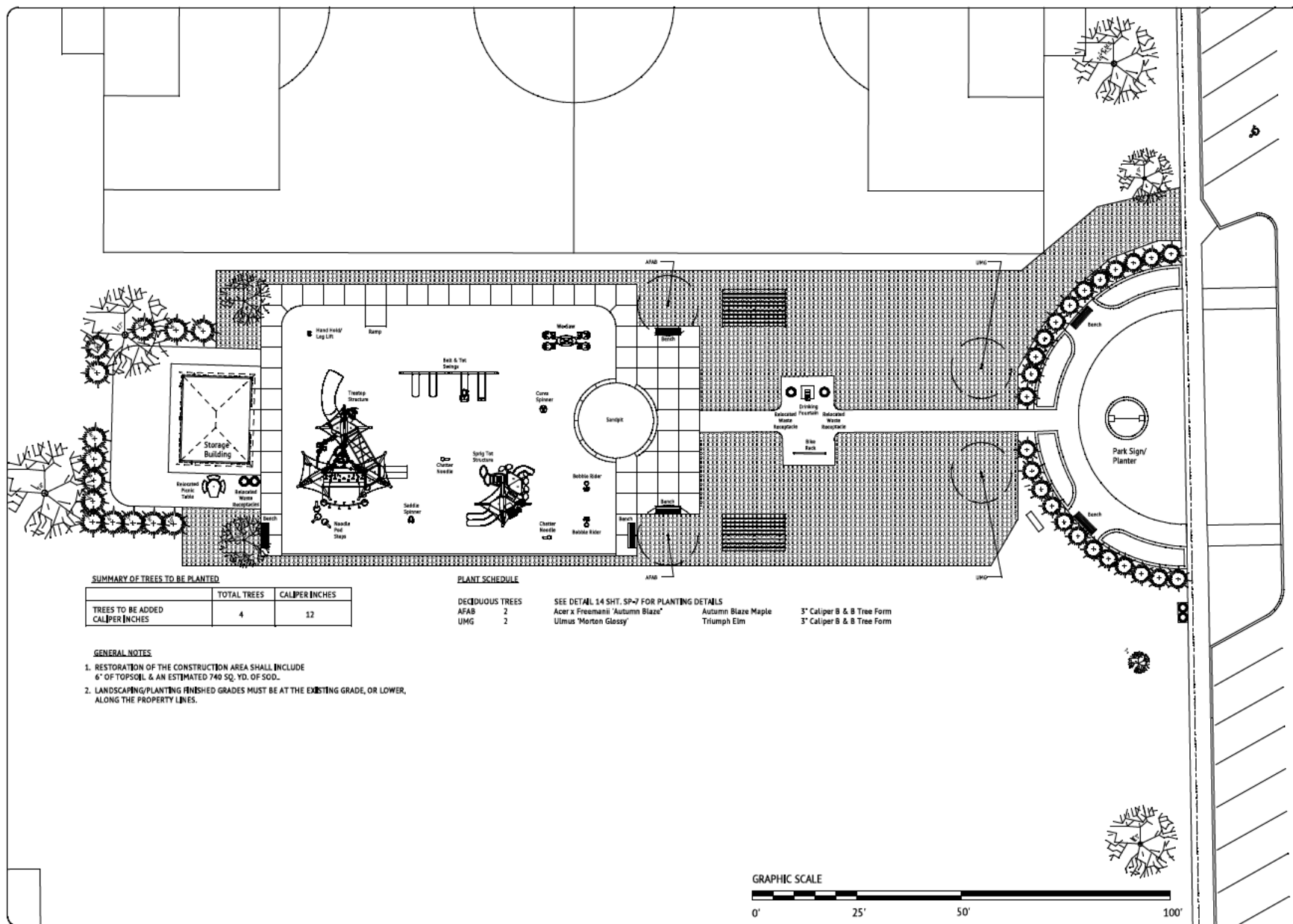
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NICK CORWIN PARK
1550 EDGEWOOD LN., WINNETKA, IL 60093
PLAYGROUND RENOVATION
PROPOSED ELEVATION & DRAINAGE PLAN

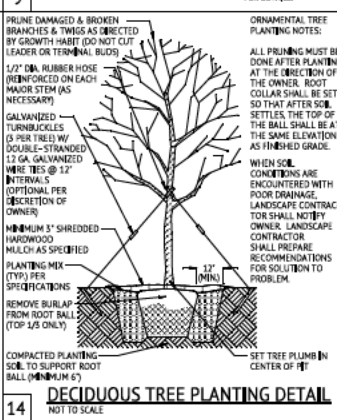
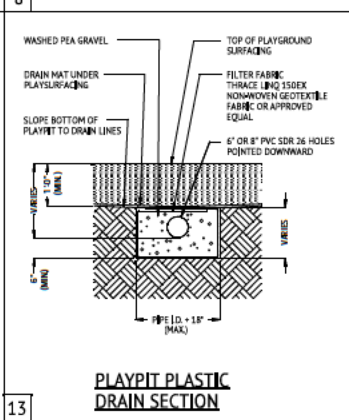
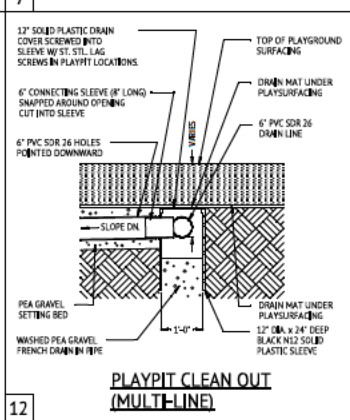
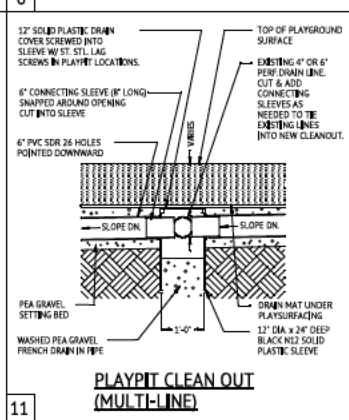
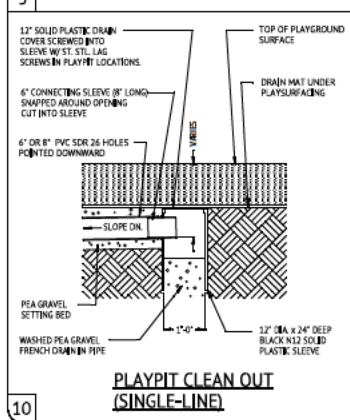
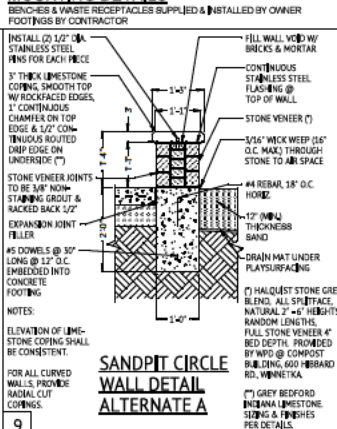
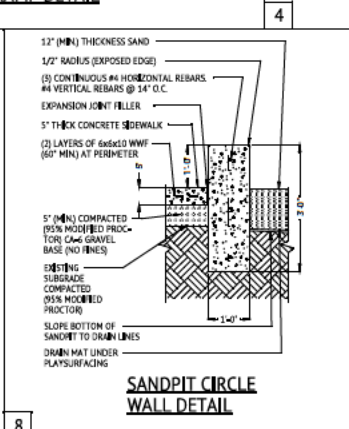
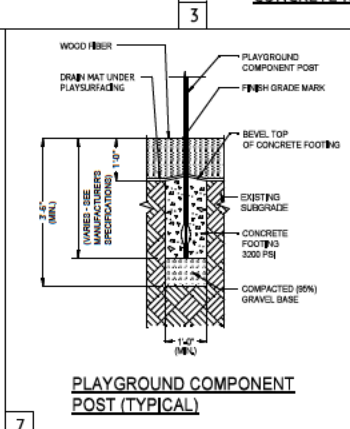
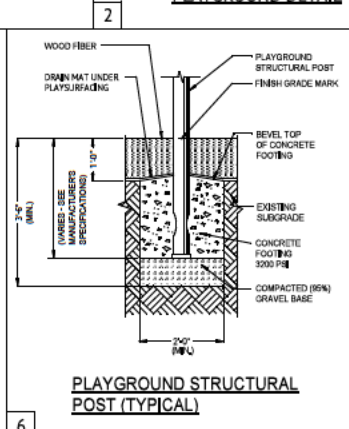
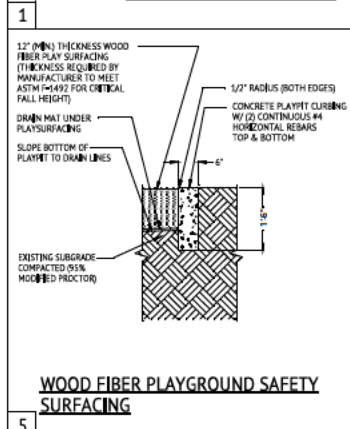
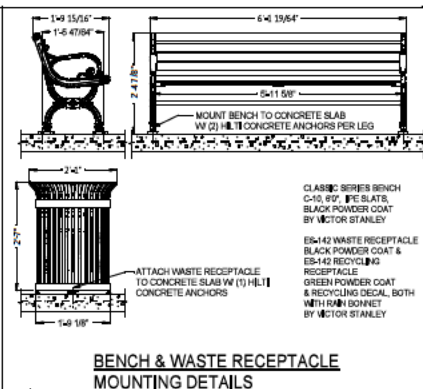
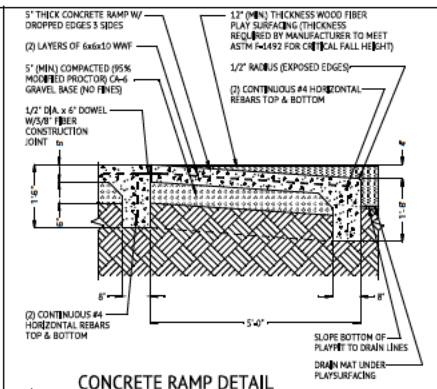
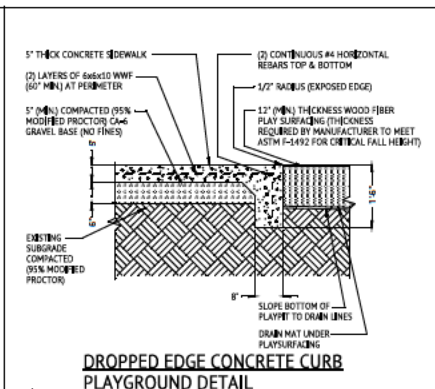
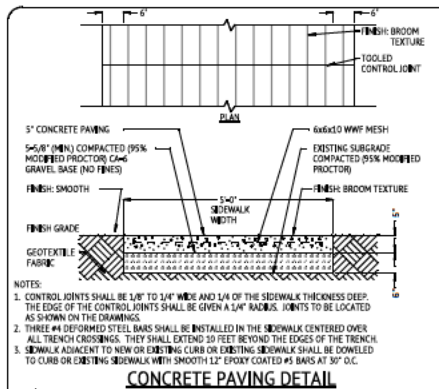


ISSUED BY:	RICHARD H. SCHRAM
DATE:	JULY 14, 2022
SCALE:	1" = 10'-0"
PROJECT:	SP-5



NICK CORWIN PARK
1550 EDGEWOOD LN., WINNETKA, IL 60093
PLAYGROUND RENOVATION
PROPOSED LANDSCAPING PLAN

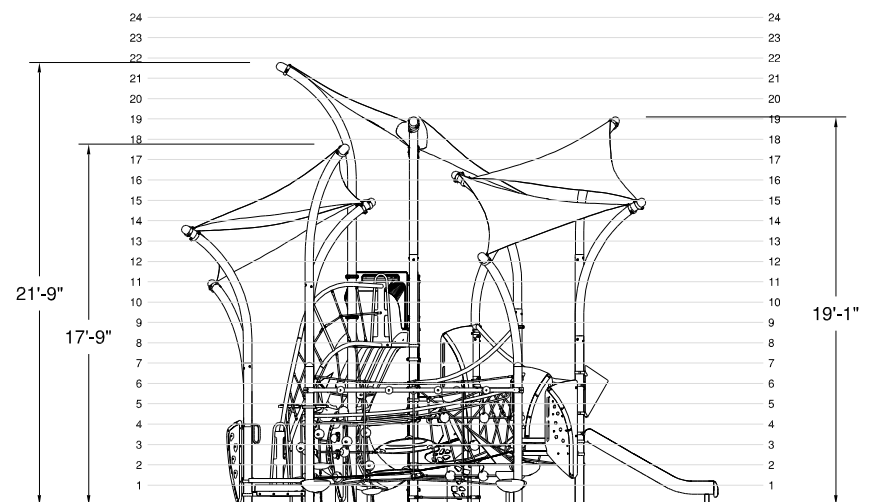
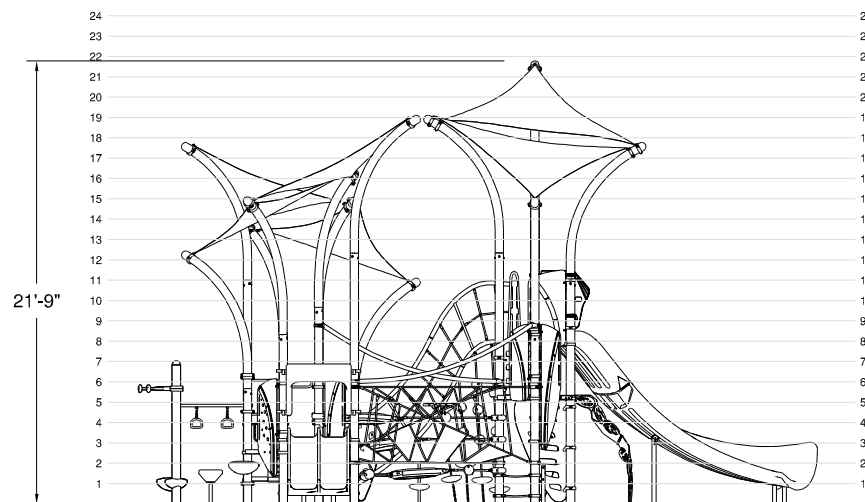
DESIGNED BY: HENRY H. SCHWAB
DATE: JULY 14, 2022
SHEET: 1" = 10'-0"
SP-6



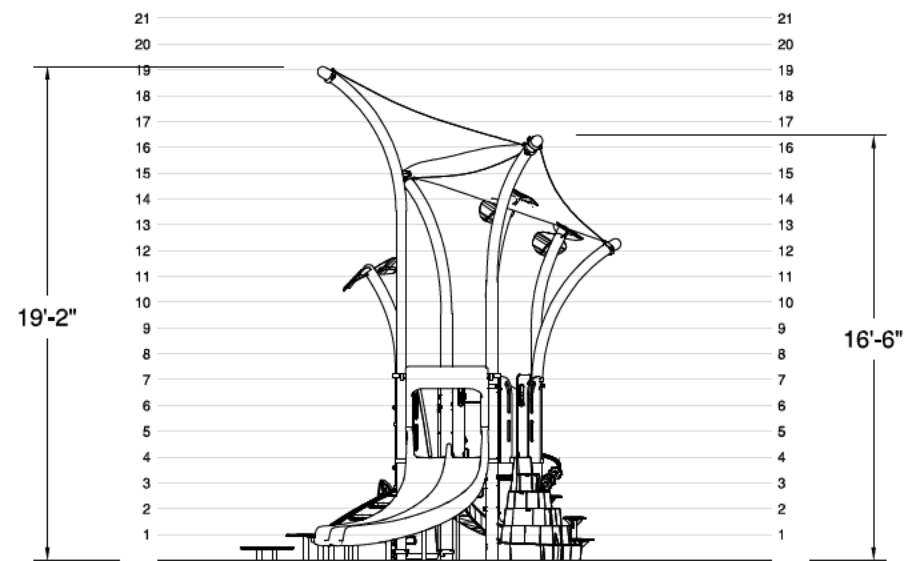
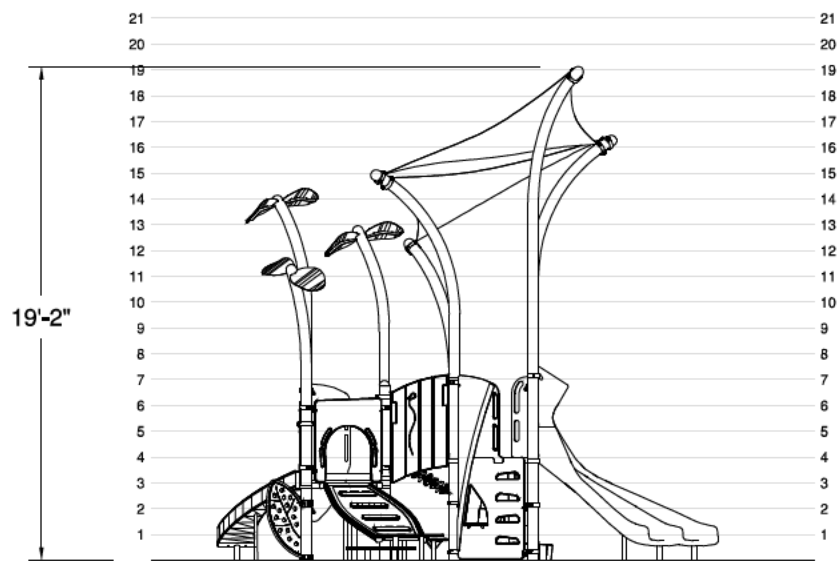
NICK CORWIN PARK
1550 EDGEWOOD LN., WINNETKA IL 60093
PLAYGROUND RENOVATION
PROPOSED DETAILS

DATE: MAY 14, 2022
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

SP-7



Tree Top Shade Structure Heights



Sprig Shade Structure Heights

**ATTACHMENT D
RESOLUTION NO. ZBA-05-2022**

**VILLAGE OF WINNETKA
ZONING BOARD OF APPEALS**

APPROVAL OF ZBA CASE NO. 22-21-V – 1550 EDGEWOOD LANE – NICK CORWIN PARK

WHEREAS, the Winnetka Park District, (the “Applicant”) is the owner of the property commonly known as 1550 Edgewood Lane, Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made part of this Resolution (***“Subject Property”***); and

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

WHEREAS, the Subject Property consists of approximately 6 acres, improved with a public park including a playground (***“Playground”***), as well as other amenities such as open space, athletic fields, and a storage building; and

WHEREAS, the Playground consists of outdoor playground equipment (collectively, ***“Existing Equipment”***), a sand play surface, and accessory improvements; and

WHEREAS, the Applicant desires to construct improvements to the Playground by: (i) removing the Existing Equipment and installing new playground equipment (***“Proposed Equipment”***) that would exceed the maximum permitted height for play equipment; (ii) removing the sand play surface and installing a mulch-based play surface; and (iii) make other ancillary improvements to the Playground (collectively, ***Proposed Improvement”***); and

WHEREAS, pursuant to Section 17.30.080 of the Winnetka Zoning Ordinance (***“Zoning Ordinance”***), the maximum permitted height for play equipment is 15 feet; and

WHEREAS, the Applicant desires to install the Proposed Equipment on the Subject Property measuring 21.83 feet in height, a violation of Section 17.30.080 of the Zoning Ordinance; and

WHEREAS, the Applicant filed an application for a variation from Section 17.30.080 of the Zoning Ordinance to permit the Proposed Equipment on the Subject Property with a height of 21.83 feet (***“Requested Variation”***); and

WHEREAS, a public notice for the Requested Variation was duly published on August 24, 2022, in the “Winnetka Talk” and notice was mailed to the owners of record of all properties within 250 feet of the Subject Property as required by the Zoning Ordinance; and

WHEREAS, a public hearing was held by the Winnetka Zoning Board of Appeals during a meeting held on September 12, 2022, for the purpose of considering the Requested Variation with the final decision being rendered at the Zoning Board of Appeal’s Regular Meeting on September 12, 2022; and

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

1. Application for the Requested Variation submitted by the Applicant, dated August 10, 2022, including all attachments as well as all subsequent additions and revisions to these application materials and attachments; and
2. All written and oral testimony concerning the Requested Variation.

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

WHEREAS, the Zoning Board of Appeals has determined that it will serve and be in the best interest of the Village and its residents to grant the application for the play equipment height variation in accordance with, and subject to, the conditions, restrictions, and provisions of this Resolution.

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

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

SECTION 2. APPROVAL OF VARIATION. Subject to and contingent upon the conditions, restrictions, and provisions set forth in Section Three of this Resolution, the requested maximum play equipment height variation from Section 17.30.080 of the Zoning Ordinance to permit the installation of play equipment on the Subject Property is hereby granted, in accordance with and pursuant to Chapter 17.60 of the Zoning Ordinance and the home rule powers of the Village.

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

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

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

SECTION 5. FAILURE TO COMPLY WITH CONDITIONS. Upon the failure or refusal of the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Resolution, the approval granted in Section Two of this Resolution will, at the sole discretion of the Zoning Board of Appeals, by Resolution duly adopted, be revoked and become null and void; provided, however, that

the Zoning Board of Appeals may not so revoke the approval granted in Section Two of this Resolution unless it first provides the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Zoning Board of Appeals. In the event of revocation, the development and use of the Subject Property will be governed solely by the applicable regulations of the Winnetka Zoning Ordinance, including, without limitation, the play equipment height requirement set forth in Section 17.30.080 of the Winnetka Zoning Ordinance. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

SECTION 6. AMENDMENTS. Any amendments to the Requested Variation granted in Section Two of this Resolution may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Winnetka Zoning Ordinance.

SECTION 7. EFFECTIVE DATE.

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

ADOPTED this 12th day of September, 2022, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Signed:

Matthew Bradley, Chairperson

Countersigned:

Village Clerk

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

PARCEL 1: Except the East 33.00 Feet thereof, the North Half of the East Half of that part of the Southeast Quarter of the Northwest Quarter of Section 18, Township 42 North, Range 13, East of the Third Principal Meridian described as follows: Beginning on the East line of the said Northwest Quarter at the point of its intersection with the centerline of Prairie Avenue extended West; thence due West to the West line of the Southeast Quarter of said Northwest Quarter; thence South to the Southwest corner of the said Southeast Quarter of said Northeast Quarter; thence East along the south line of the said Northwest Quarter; thence North along the East line of said Northwest Quarter to the point of beginning.

PARCEL 2: That part of the Southeast Quarter of the Northwest Quarter of Section 18, Township 42 North, Range 13, East of the Third Principal Meridian, bounded and described as follows: Beginning at the point of intersection of the centerline of Prairie Avenue, extended from the East, with the West line of the East Half of the Southeast Quarter of the Northwest Quarter of said Section, being the centerline of Bluff Street, as extended; thence North along said centerline of Bluff Street as extended, 192.95 Feet, more or less, to a point equidistant between the centerline of Prairie Avenue extended, and the centerline of Asbury Avenue extended; thence East on a line equidistant between the centerline of Prairie Avenue and Asbury Avenue, extended to the East line of the Southeast Quarter of the Northwest Quarter; thence

Commonly known as 1550 Edgewood Lane, Winnetka, Illinois.

Parcel Index Number: 05-18-106-004-0000

EXHIBIT B
PLANS

(SEE ATTACHED EXHIBIT B)

EXHIBIT B



HANDHOLD LEGLIFT



SWING STRUCTURE



CURVA SPINNER



WE-SAW



TREE TOPS PLAYSTRUCTURE



SPRIG PLAYSTRUCTURE



NOODLE PODS



SADDLE SPINNER



CHATTER NOODLE



BOBBLE RIDER

NOTE: COLORS SHOWN DO NOT REPRESENT FINAL COLORS FOR NICK CORWIN PARK PLAYGROUND RENOVATION

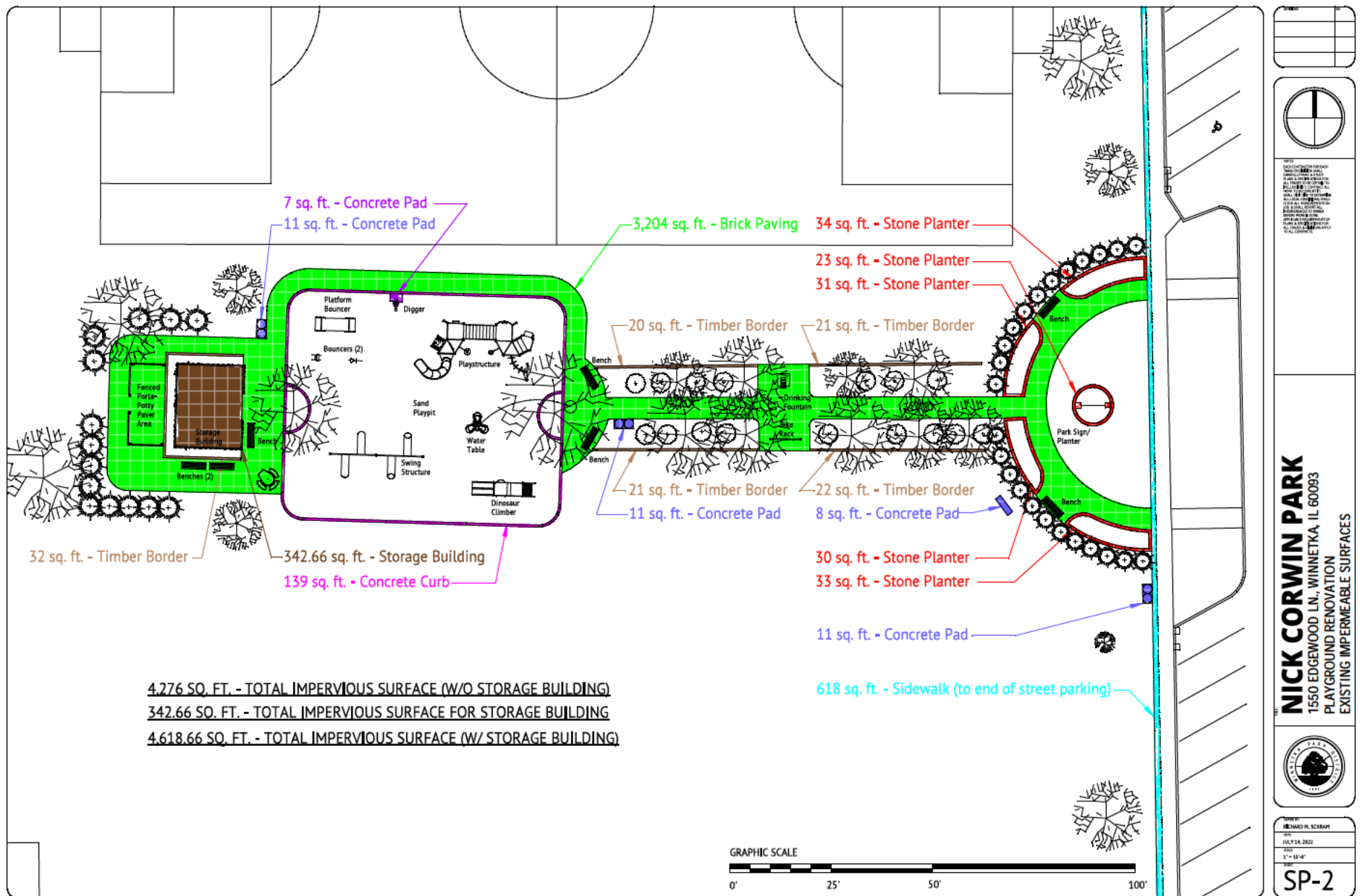


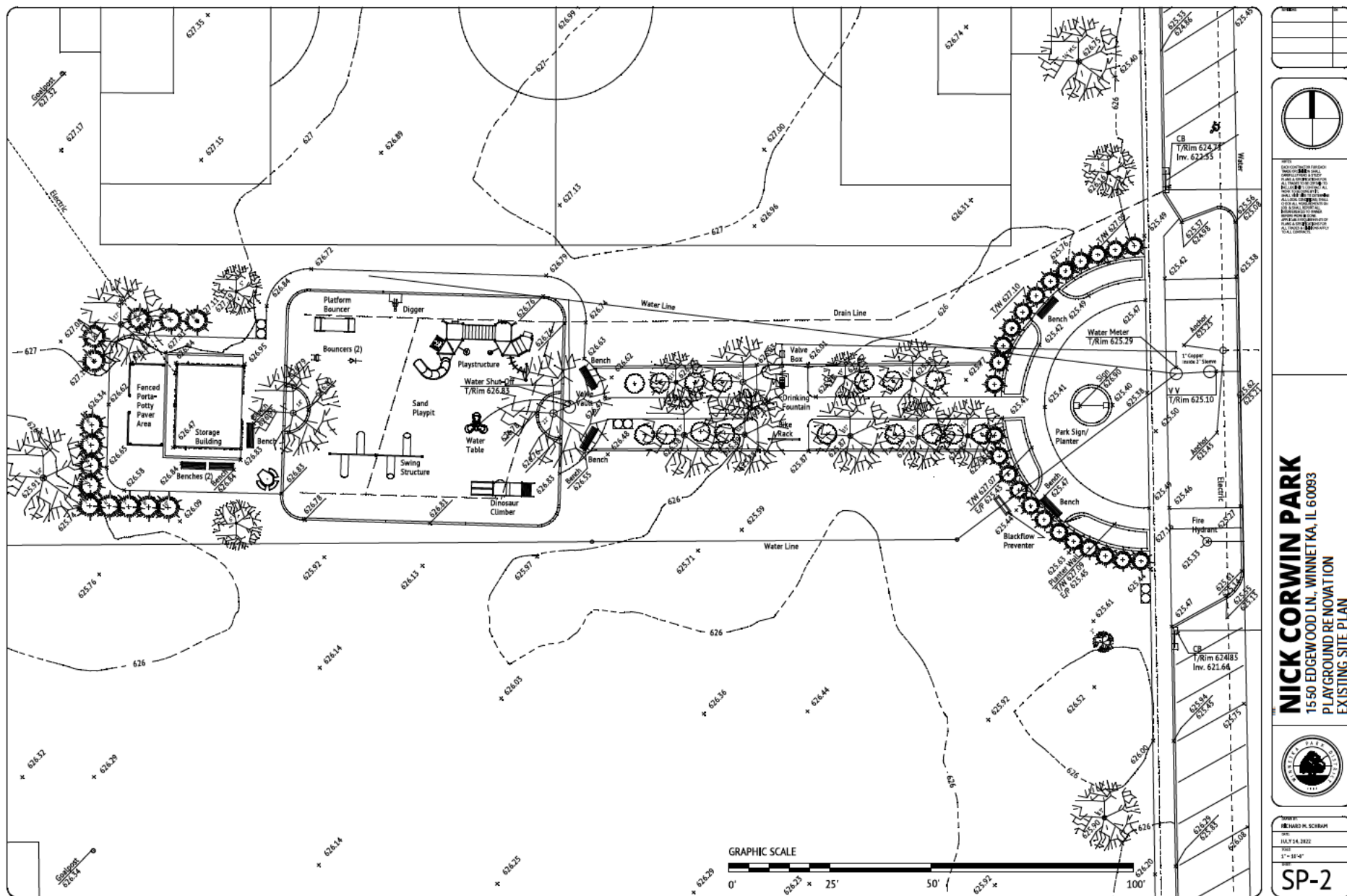
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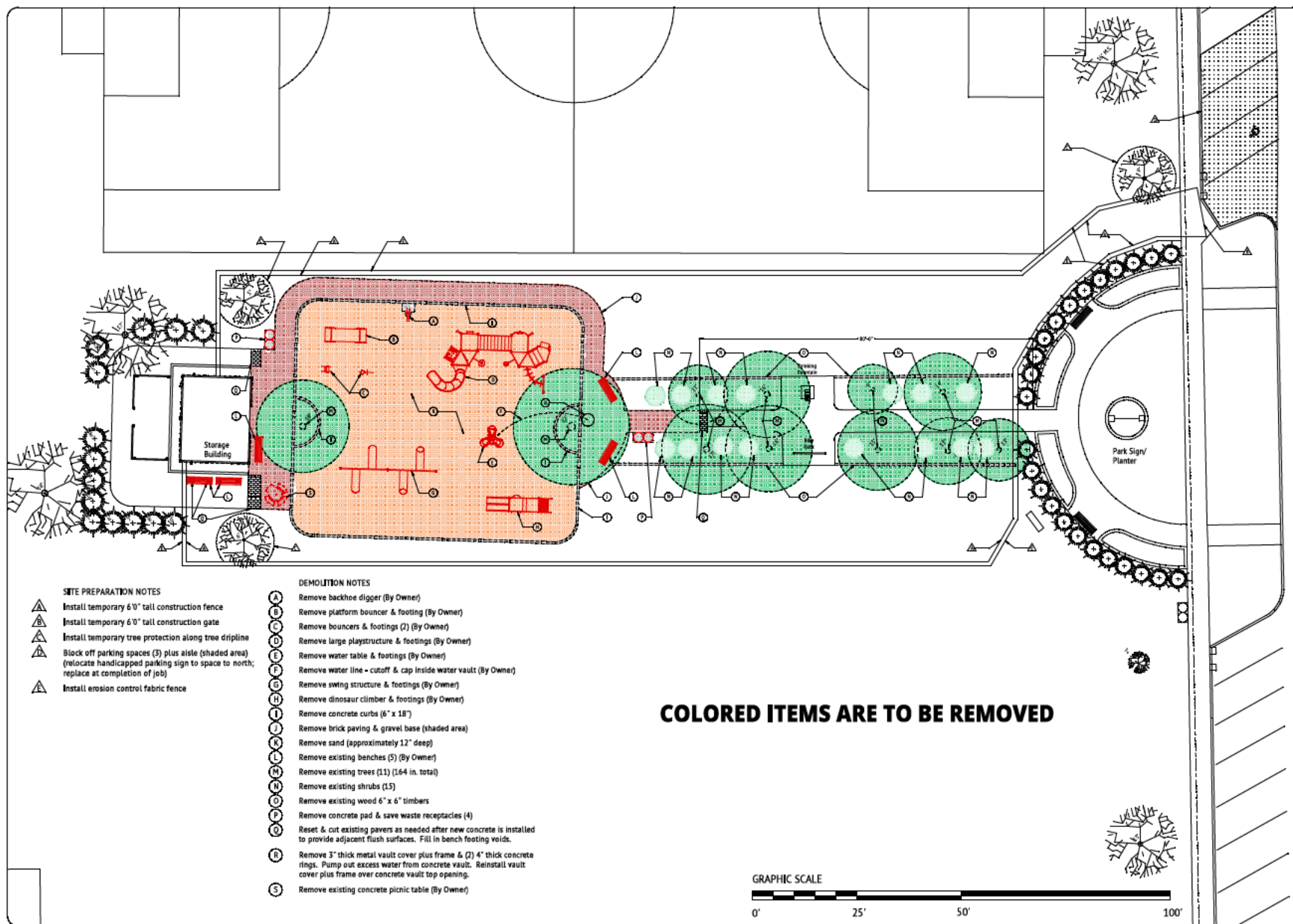
Nick Corwin Park - We-Saw alternate
Colors shown represent a close approximation of the final colors selected for the playground
WNN22COR2-2-1 • 04.28.2022

nJOYS
Leisure Products

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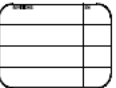
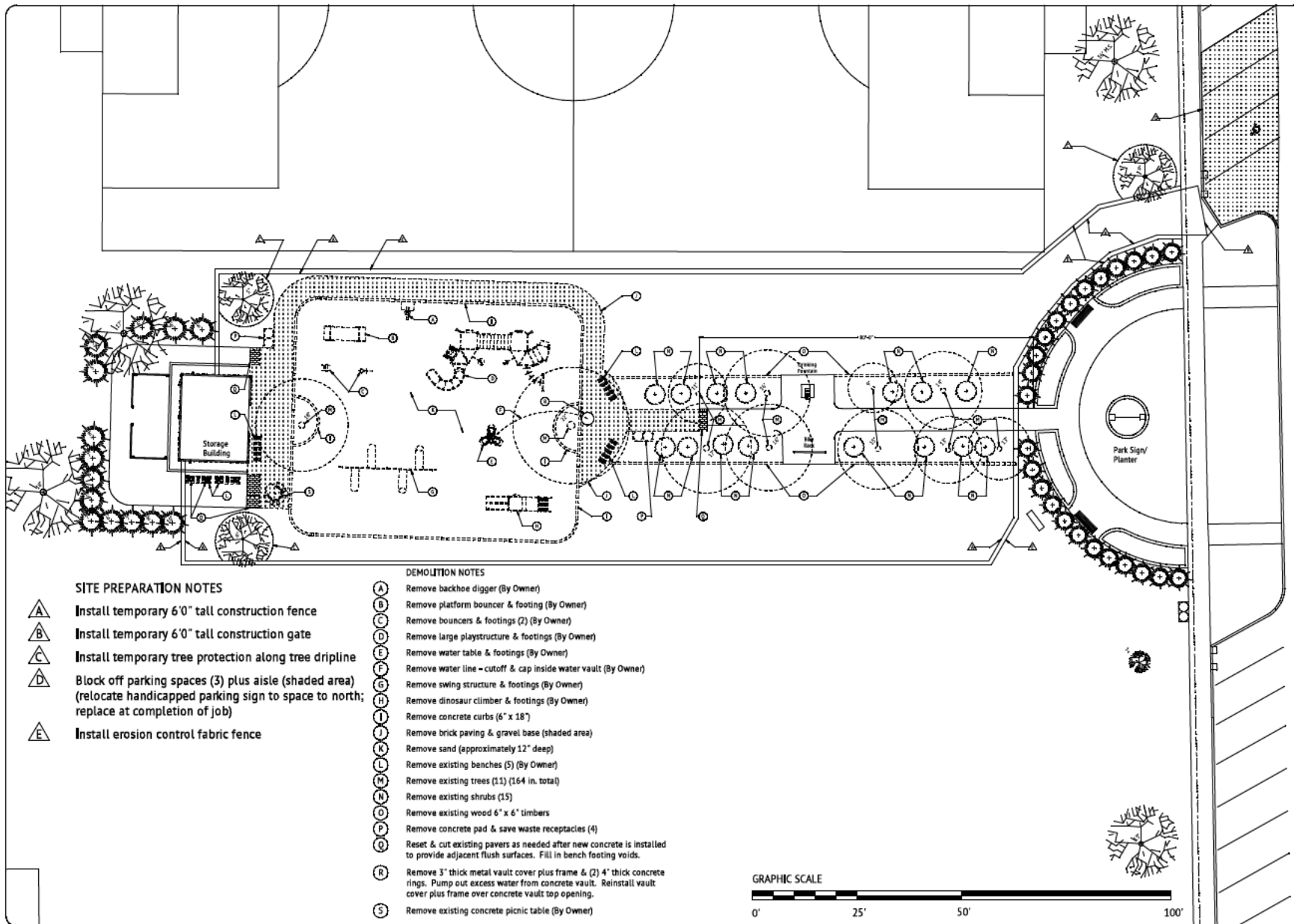




NICK CORWIN PARK
1550 EDGEWOOD LN., WINNETKA, IL 60093
PLAYGROUND RENOVATION
PROPOSED PREPARATION & DEMOLITION PLAN

DATE: JULY 14, 2022
SCALE: 1" = 30'-0"

SP-3



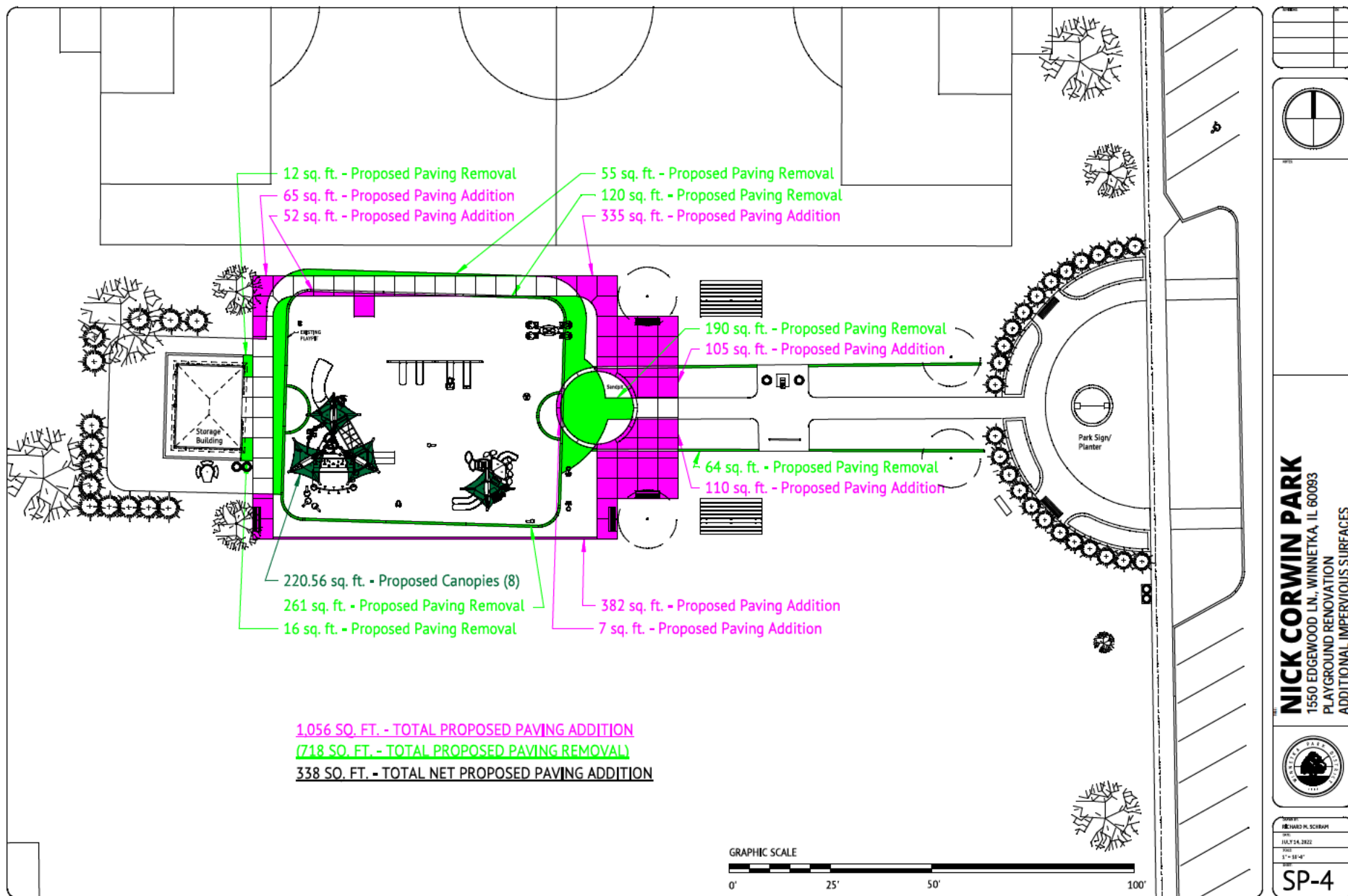
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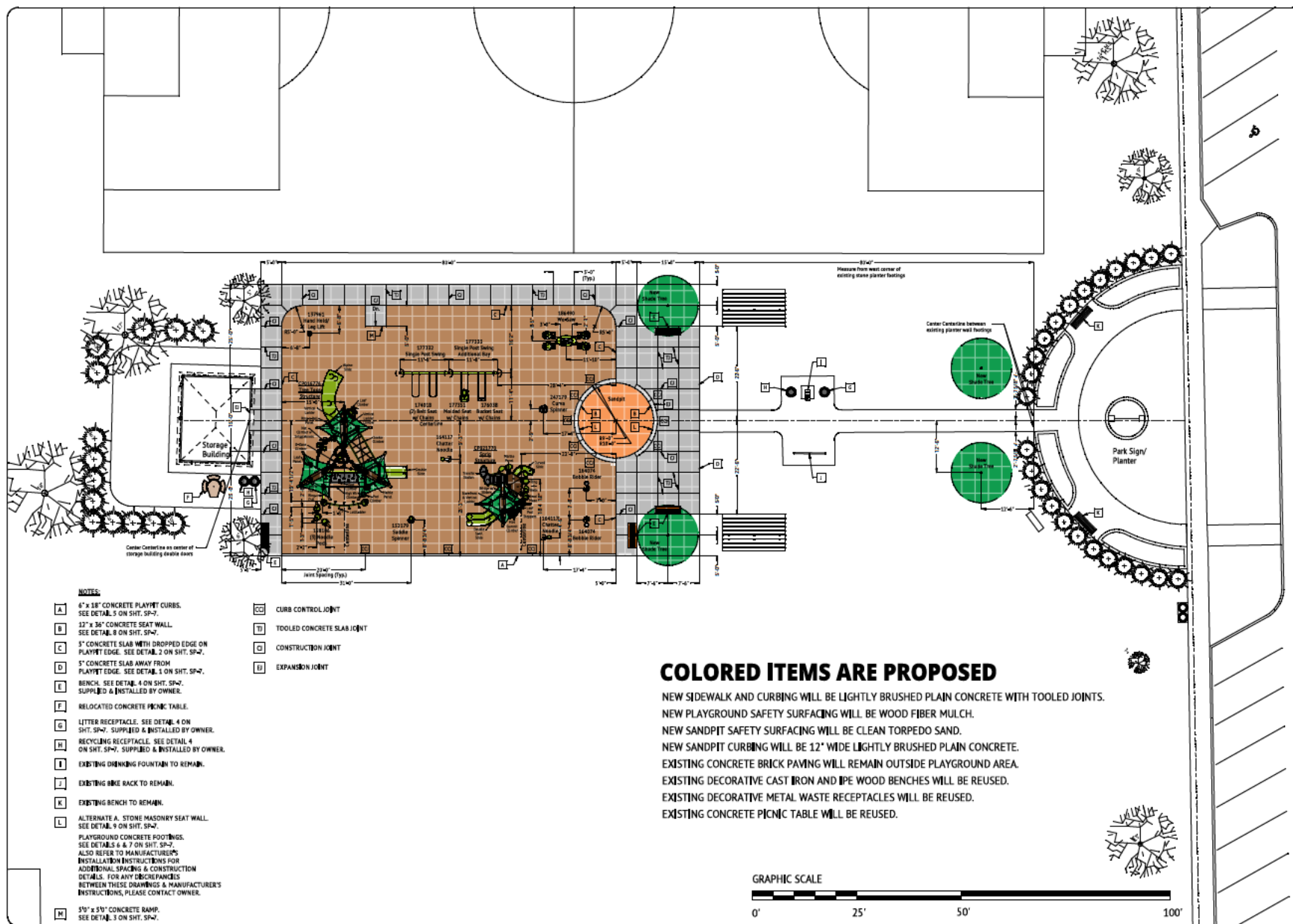
NICK CORWIN PARK
1550 EDGEWOOD LN., WINNETKA, IL 60093
PLAYGROUND RENOVATION
PROPOSED PREPARATION & DEMOLITION PLAN



DESIGNED BY: HAROLD H. SCHRAFF
DATE: JULY 14, 2022
SHEET: 1 OF 1
SCALE: 1" = 30'-0"

SP-3







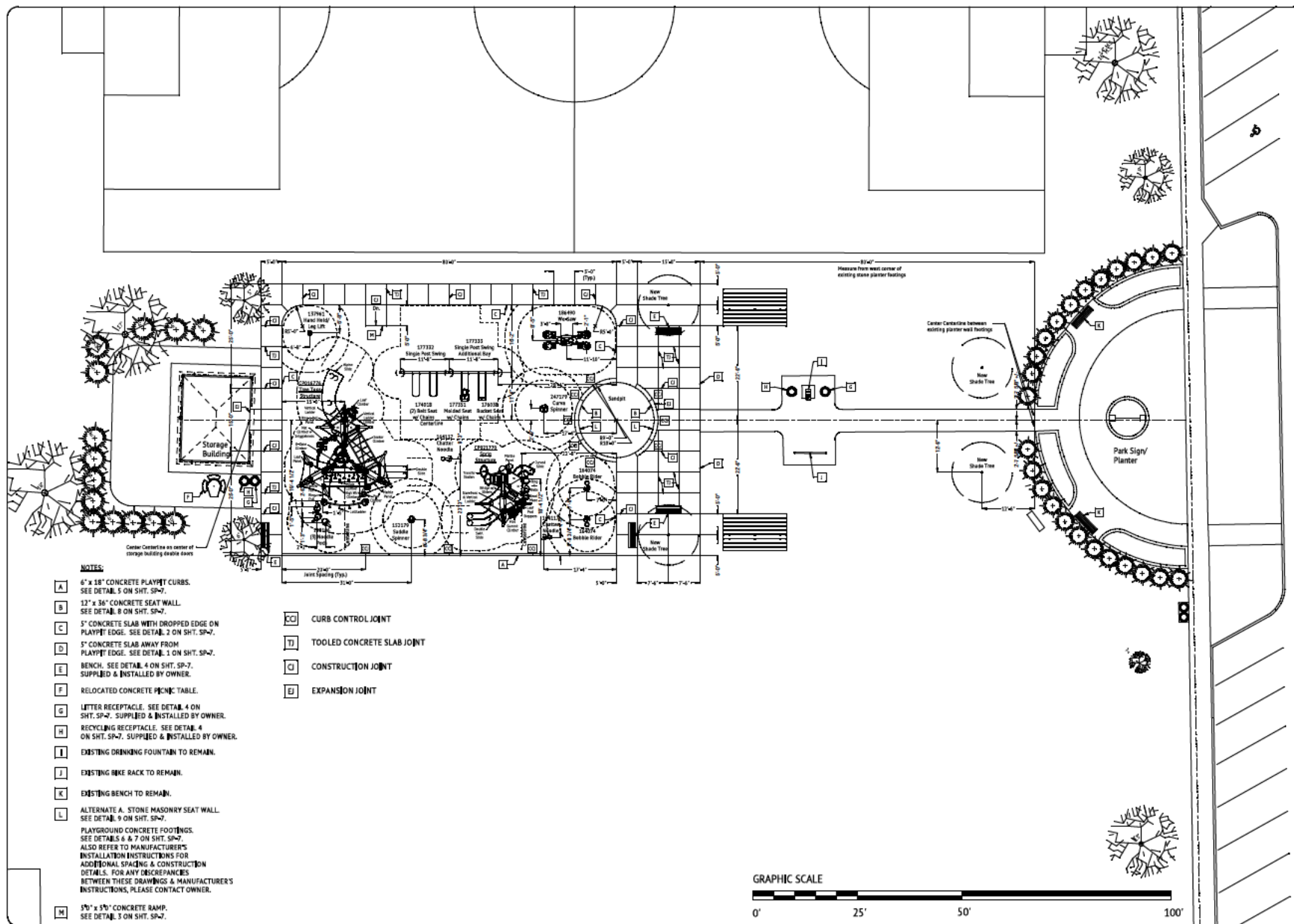
1550 EDGEWOOD LN., WINNETKA, IL 60093

NICK CORWIN PARK

PLAYGROUND RENOVATION
PROPOSED LAYOUT PLAN



DESIGNED BY: HEYWARD H. SCHWAB
 DATE: JULY 14, 2022
 SCALE: 1" = 30'-0"
 SHEET: SP-4





NICK CORWIN PARK

1550 EDGEWOOD LN., WINNETKA, IL 60093

PLAYGROUND RENOVATION

PROPOSED LAYOUT PLAN

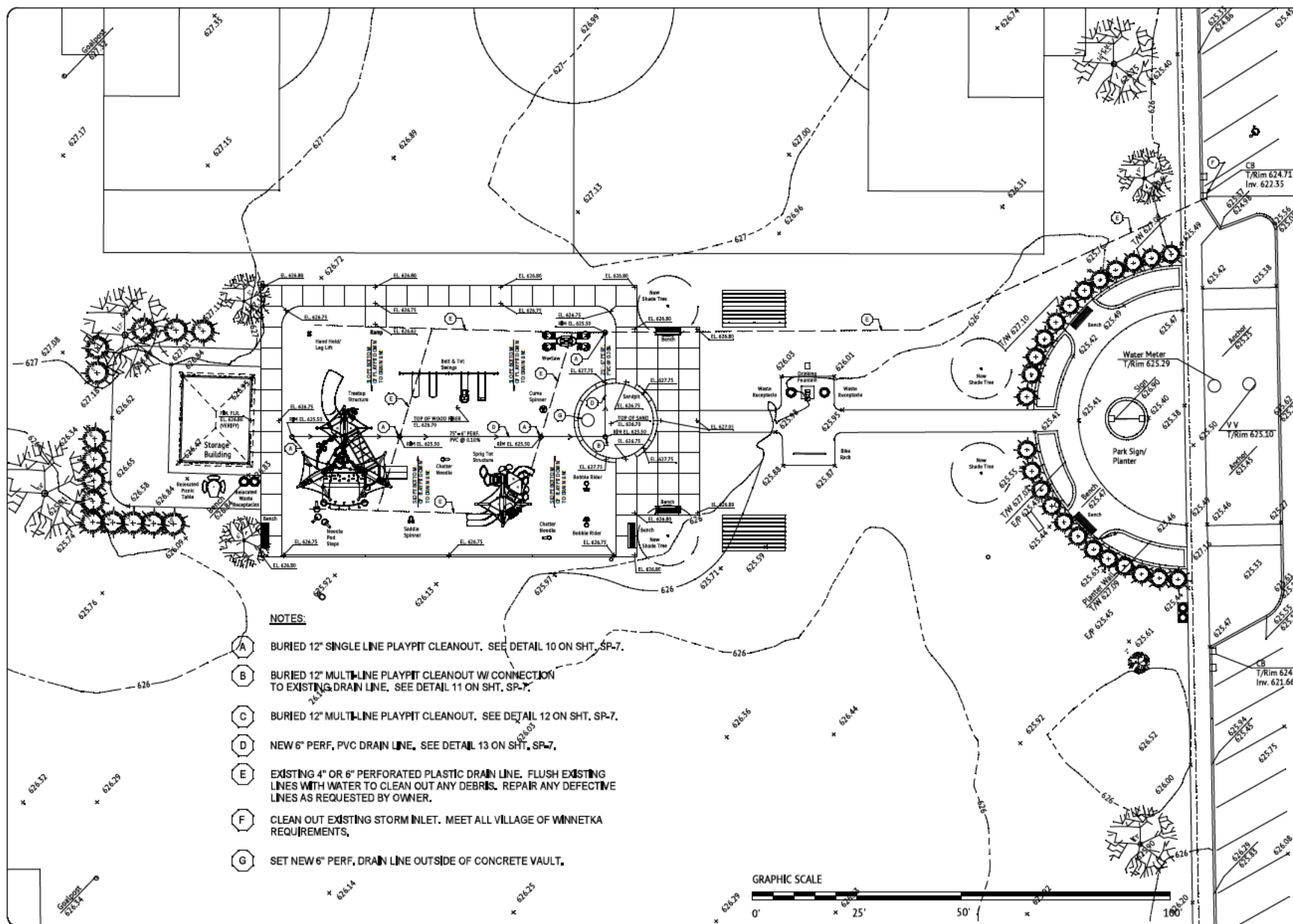


DESIGNED BY: RICHARD H. SCHRAM

DATE: JULY 14, 2022

SCALE: 1" = 30'-0"

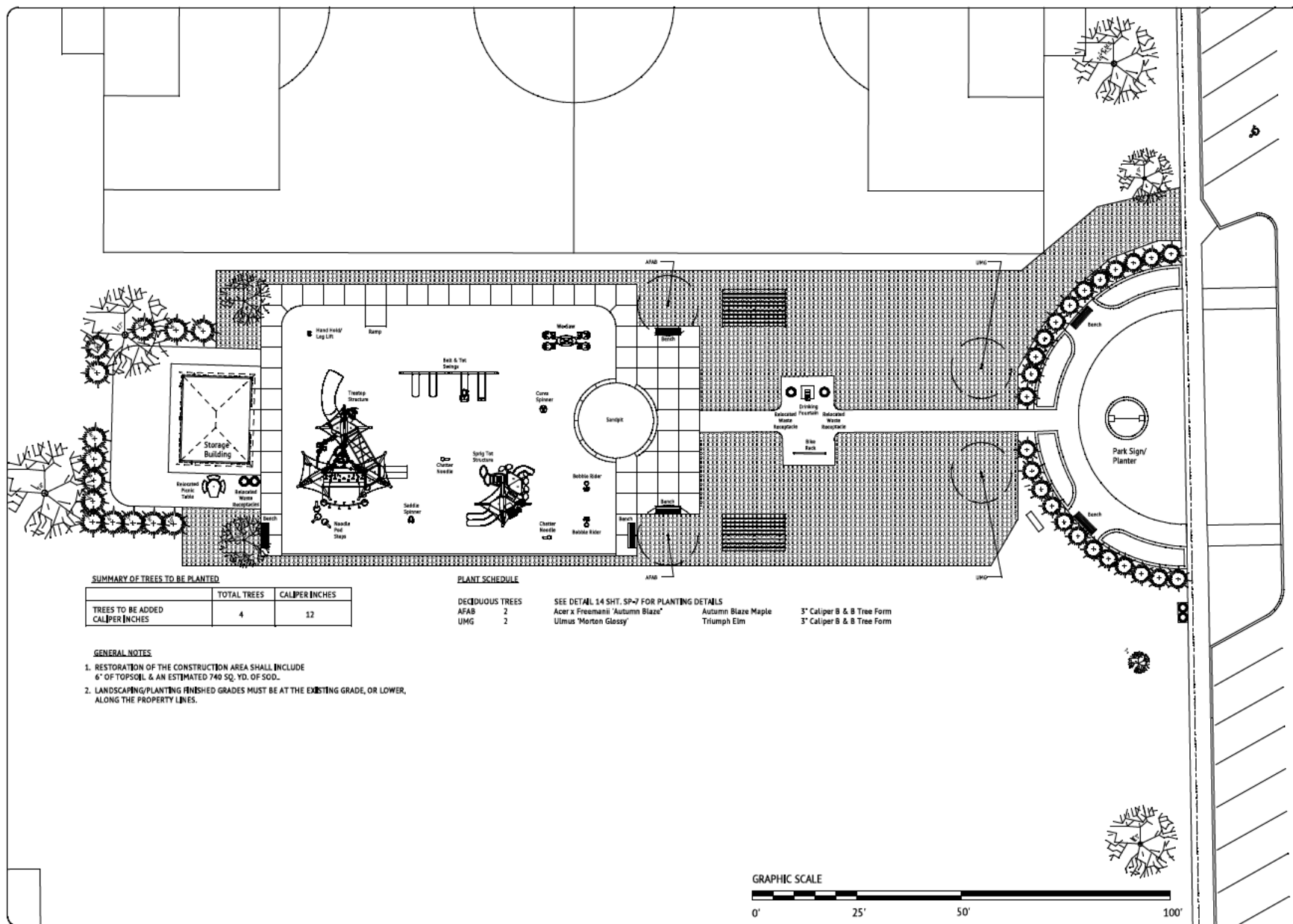
SP-4



NICK CORWIN PARK
1550 EDGEWOOD LN., WINNETKA, IL 60093
PLAYGROUND RENOVATION
PROPOSED ELEVATION & DRAINAGE PLAN



DESIGN BY	RICHARD H. SCHRAM
DATE	JULY 14, 2022
SCALE	1" = 10'-0"
SHEET	SP-5





NICK CORWIN PARK

1550 EDGEWOOD LN., WINNETKA, IL 60093

PLAYGROUND RENOVATION PROPOSED LANDSCAPING PLAN

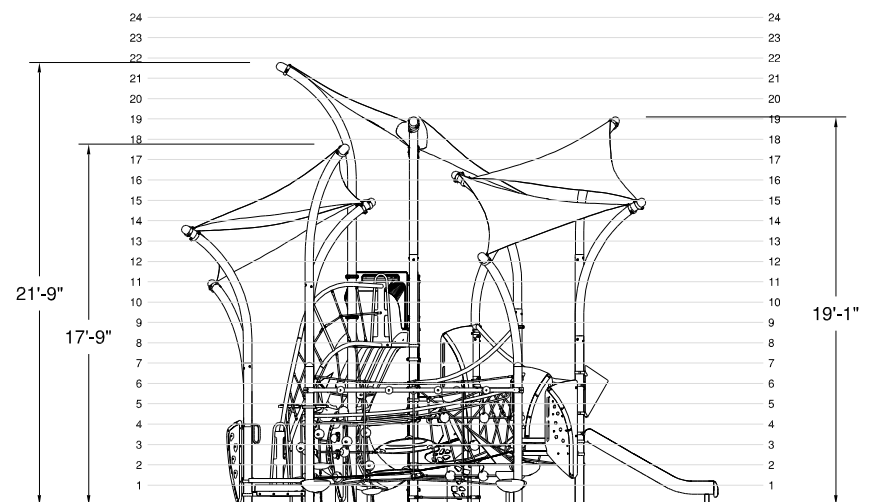
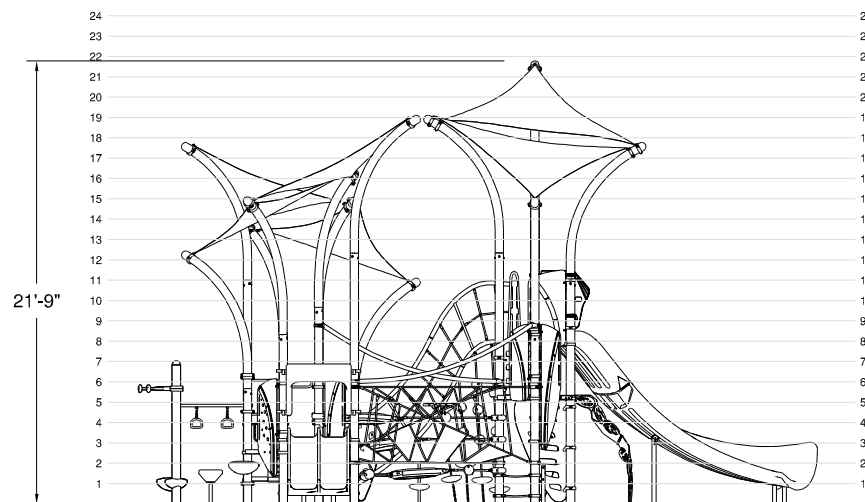


DESIGNED BY: HENRY H. SCHMIDT

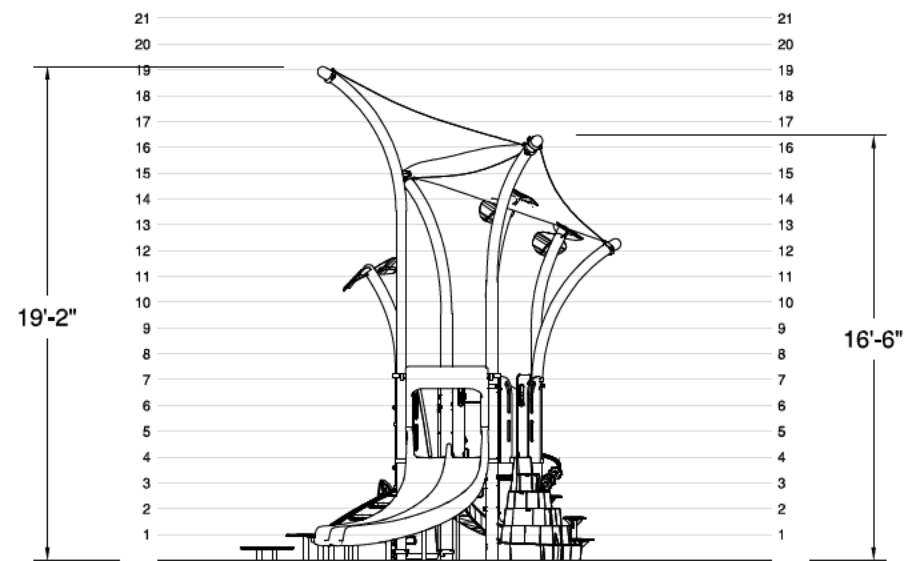
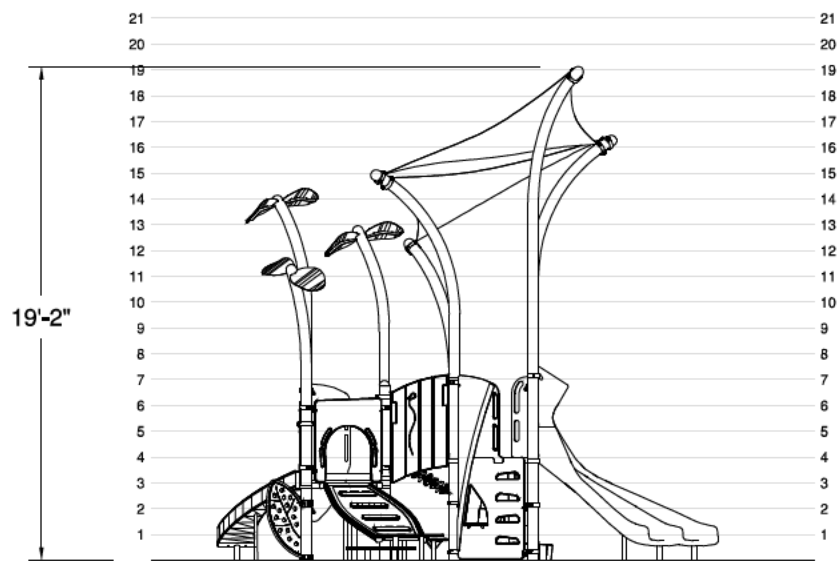
DATE: JULY 14, 2022

SCALE: 1" = 30'-0"

SP-6



Tree Top Shade Structure Heights



Sprig Shade Structure Heights

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, the Winnetka Park District (the "**Owner**") is the owner of record of that certain real property located at 1550 Edgewood Lane, Winnetka, Illinois ("**Property**"); and

WHEREAS, Resolution No. ZBA-05-2022, adopted by the Winnetka Zoning Board of Appeals on September 12, 2022 ("**Resolution**"), grants a variation to allow play equipment measuring 21.83 feet in height on the Subject Property; and

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

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

1. The Owner hereby unconditionally agrees to accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Resolution.
2. The Owner acknowledges that public notices and virtual public hearings have been properly given and held with respect to the adoption of the Resolution, have considered the possibility of the revocation provided for in the Resolution, and agree not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.
3. The Owner acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's granting of the variation, and that the Village's approval of the variation does not, and will not, in any way, be deemed to insure the Owner against damage or injury of any kind and at any time.
4. The Owner hereby agrees to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Resolution granting the variation for the Property.

[SIGNATURES ON FOLLOWING PAGE]

Dated: _____, 2022.

ATTEST

WINNETKA PARK DISTRICT

By: _____

By: _____

Its: _____

Its: _____

RESOLUTION NO. ZBA-05-2022
VILLAGE OF WINNETKA
ZONING BOARD OF APPEALS
DENIAL OF ZBA CASE NO. 22-21-V – 1550 EDGEWOOD LANE – NICK CORWIN PARK

WHEREAS, the Winnetka Park District, (the “Applicant”) is the owner of the property commonly known as 1550 Edgewood Lane, Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made part of this Resolution (***“Subject Property”***); and

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

WHEREAS, the Subject Property consists of approximately 6 acres, improved with a public park including a playground (***“Playground”***), as well as other amenities such as open space, athletic fields, and a storage building; and

WHEREAS, the Playground consists of outdoor playground equipment (collectively, ***“Existing Equipment”***), a sand play surface, and accessory improvements; and

WHEREAS, the Applicant desires to construct improvements to the Playground by: (i) removing the Existing Equipment and installing new playground equipment (***“Proposed Equipment”***) that would exceed the maximum permitted height for play equipment; (ii) removing the sand play surface and installing a mulch-based play surface; and (iii) make other ancillary improvements to the Playground (collectively, ***Proposed Improvement”***); and

WHEREAS, pursuant to Section 17.30.080 of the Winnetka Zoning Ordinance (***“Zoning Ordinance”***), the maximum permitted height for play equipment is 15 feet; and

WHEREAS, the Applicant desires to install the Proposed Equipment on the Subject Property measuring 21.83 feet in height, a violation of Section 17.30.080 of the Zoning Ordinance; and

WHEREAS, the Applicant filed an application for a variation from Section 17.30.080 of the Zoning Ordinance to permit the Proposed Equipment on the Subject Property with a height of 21.83 feet (***“Requested Variation”***); and

WHEREAS, a public notice for the Requested Variation was duly published on August 24, 2022, in the “Winnetka Talk” and notice was mailed to the owners of record of all properties within 250 feet of the Subject Property as required by the Zoning Ordinance; and

WHEREAS, a public hearing was held by the Winnetka Zoning Board of Appeals during a meeting held on September 12, 2022, for the purpose of considering the Requested Variation with the final decision being rendered at the Zoning Board of Appeal’s Regular Meeting on September 12, 2022; and

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

1. Application for the Requested Variation submitted by the Applicant, dated August 10, 2022, including all attachments as well as all subsequent additions and revisions to these application materials and attachments; and
2. All written and oral testimony concerning the Requested Variations.

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

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

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

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

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

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

ADOPTED this 12th day of September 2022, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Signed:

Matthew Bradley, Chairperson

Countersigned:

Village Clerk

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

PARCEL 1: Except the East 33.00 Feet thereof, the North Half of the East Half of that part of the Southeast Quarter of the Northwest Quarter of Section 18, Township 42 North, Range 13, East of the Third Principal Meridian described as follows: Beginning on the East line of the said Northwest Quarter at the point of its intersection with the centerline of Prairie Avenue extended West; thence due West to the West line of the Southeast Quarter of said Northwest Quarter; thence South to the Southwest corner of the said Southeast Quarter of said Northeast Quarter; thence East along the south line of the said Northwest Quarter; thence North along the East line of said Northwest Quarter to the point of beginning.

PARCEL 2: That part of the Southeast Quarter of the Northwest Quarter of Section 18, Township 42 North, Range 13, East of the Third Principal Meridian, bounded and described as follows: Beginning at the point of intersection of the centerline of Prairie Avenue, extended from the East, with the West line of the East Half of the Southeast Quarter of the Northwest Quarter of said Section, being the centerline of Bluff Street, as extended; thence North along said centerline of Bluff Street as extended, 192.95 Feet, more or less, to a point equidistant between the centerline of Prairie Avenue extended, and the centerline of Asbury Avenue extended; thence East on a line equidistant between the centerlines of Prairie Avenue and Asbury Avenue, extended to the East line of the Southeast Quarter of the Northwest Quarter; thence South to the North line of Prairie Avenue; thence West along the North line of Prairie Avenue, 33.00 Feet; thence South to a point of intersection of the centerline of Prairie Avenue extended from the East; thence West along the centerline of Prairie Avenue extended from the East 619.62 Feet, more or less, to the point of beginning, excepting therefrom the East 33.00 Feet of that part thereof lying North of the North line of Prairie Avenue (now Edgewood Lane) extended from the East, and lying South of a line equidistant between the centerline of said Prairie Avenue and the centerline of Asbury Avenue, extended from the East, as dedicated by the plat recorded October 21, 1953, as Document No. 15749740, in Cook County, Illinois.

Commonly known as 1550 Edgewood Lane, Winnetka, Illinois.

Parcel Index Number: 05-18-106-004-0000



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: SEPTEMBER 8, 2022
SUBJECT: 1122 GAGE STREET – VARIATIONS (CASE NO. 22-22-V2)

INTRODUCTION

On September 12, 2022, the Zoning Board of Appeals is scheduled to hold a public hearing on an application submitted by Iretta Brennan (the “Applicant”) as the owner of the property located at 1122 Gage Street (the “Subject Property”). The Applicant requests approval of the following zoning variations to allow construction of an addition to the existing residence on the Subject Property:

1. Front Yard Setback of 11.8 feet from Gage Street, whereas a minimum of 30 feet is required, a variation of 18.2 feet (60.67%) [Section 17.30.050 – Front and Corner Yard Setbacks] [Note: The existing residence currently provides a front yard setback of 29.98 feet]; and
2. Rear Yard Setback of 5.21 feet from the south property line, whereas a minimum of 13.57 feet is required, a variation of 8.36 feet (61.61%) [Section 17.30.070 – Rear Yard Setback] [Note: The existing residence currently provides a rear yard setback of 5.21 feet].

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 August 24, 2022. 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 reduce a front yard setback or a rear yard setback for a principal building by more than 50% of the required setback.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.2 acres in size, is located on the south side of Gage Street, between Burr Avenue and Gordon Terrace, and contains an existing two-story residence with an attached garage (see Figure 1). The Subject Property is not a rectangular shape. It is a triangular shape lot with a front lot line, which runs along Gage Street, that is wider than the rear lot line, which is the south property line. Also, there is only one side lot line, and it is not perpendicular to the front lot line. The property is zoned R-5 Single Family Residential, and it is bordered by R-5 Single Family Residential to the north, south, east, and west, as well as B-1 Multifamily 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 nonconforming interior lot that is 90.5 feet in lot depth, while the minimum required lot depth for a lot in the R-5 District is 120 feet.

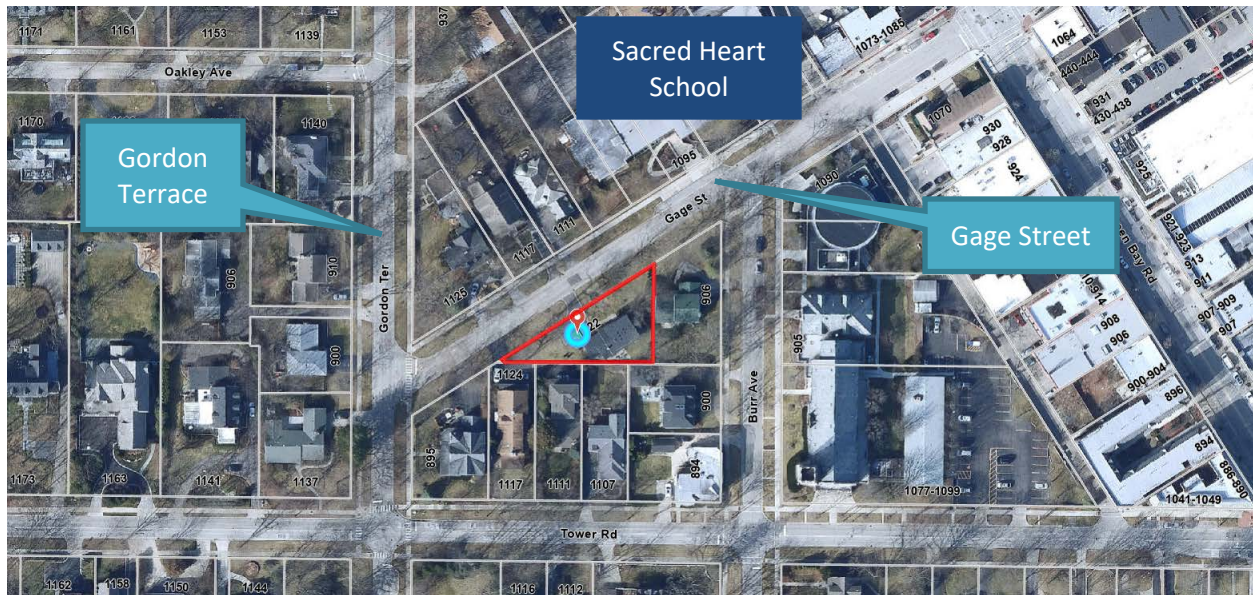


Figure 1 – Aerial Map

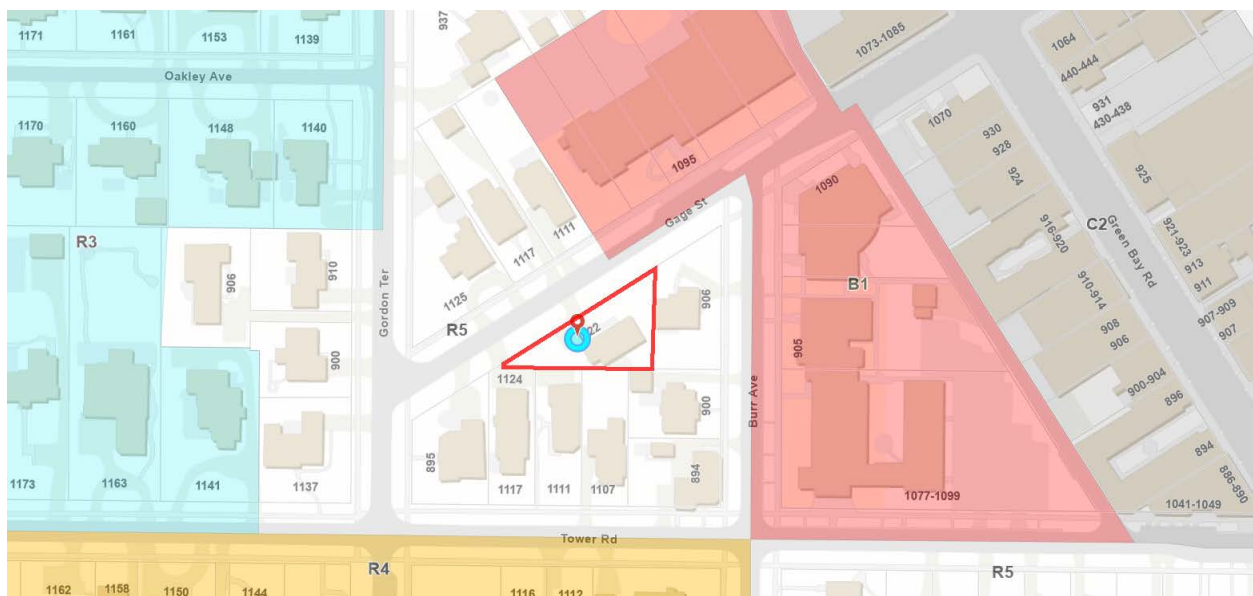


Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

The residence was built in 1979. A subsequent building permit was issued in 2016 to add dormers on the second floor and remodel the interior the residence. Other minor permits have been issued over the last several years. The Applicant acquired the property in 2018. There are no previous zoning cases on file for the Subject Property.

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



Figure 3 – Subject Property (Easterly Front Elevation – Gage Street)



Figure 4 – Subject Property (Westerly Front Elevation – Gage Street)



Figure 5 – Subject Property (West Elevation)

PROPOSED PLAN

The variations are being requested in order to construct a one-story addition on the west side of the existing residence. The existing one-car attached garage would be converted to a family room and a mudroom and attached two-car garage would be added. The proposed increase in gross floor area is approximately 646 square feet. The proposed addition is described as follows:

- Two-car attached garage measuring 22 feet by 22 feet (484 square feet); and
- Mudroom measuring approximately 162 square feet.

Excerpts of the proposed site plan, floor plan, and proposed building elevations are provided on the following pages as Figures 6 through 10. The complete set of plans are provided in the application materials (Attachment C).

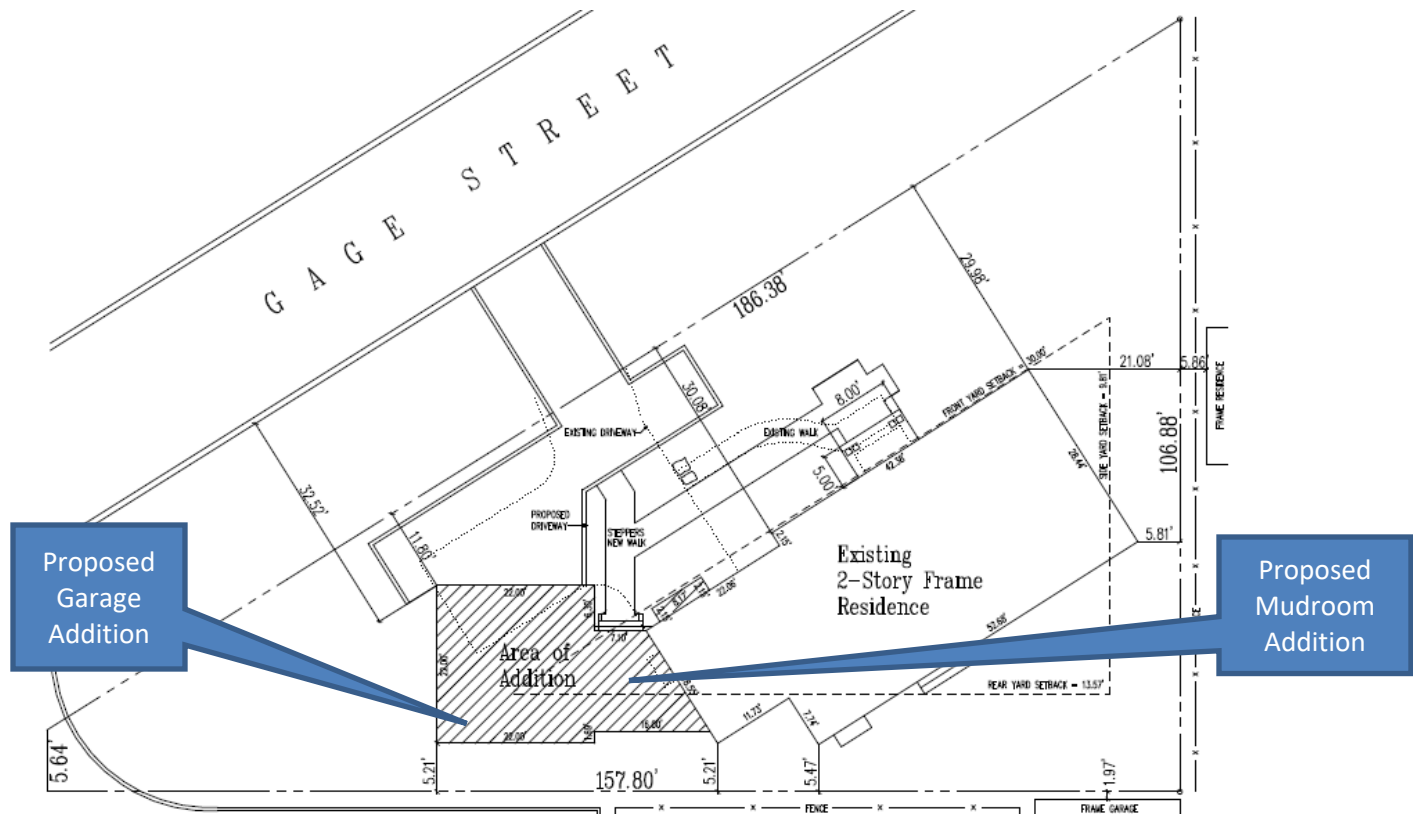


Figure 6 – Excerpt of Site Plan

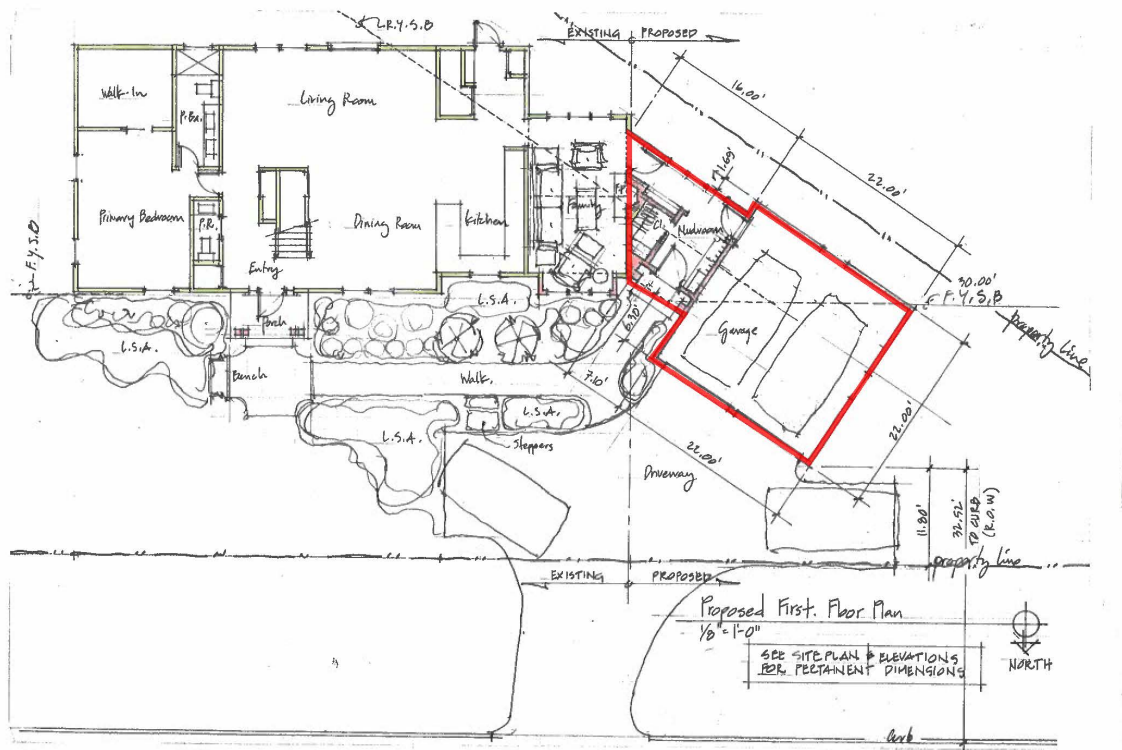


Figure 7 – Proposed First Floor Plan

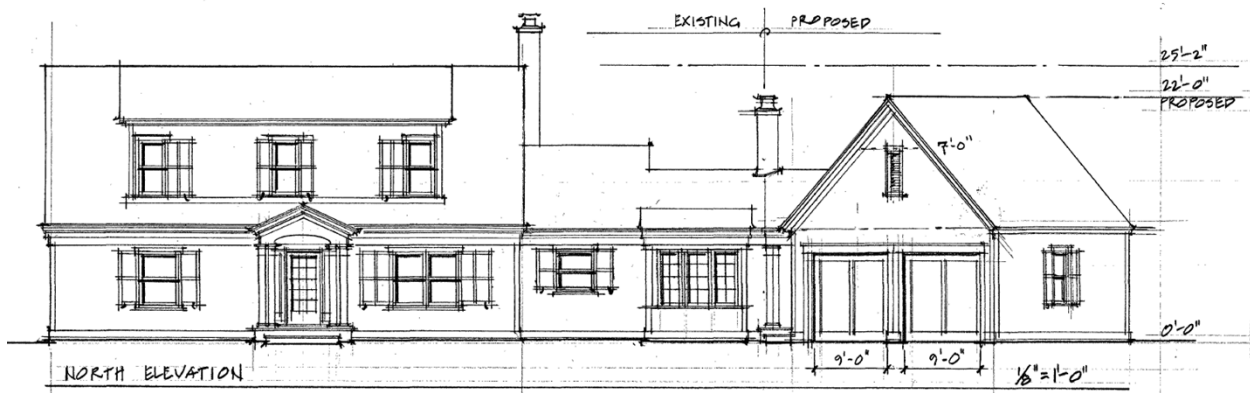


Figure 8 – Proposed Front Elevation (Gage Street)



Figure 9 – Proposed Rear Elevation (South)

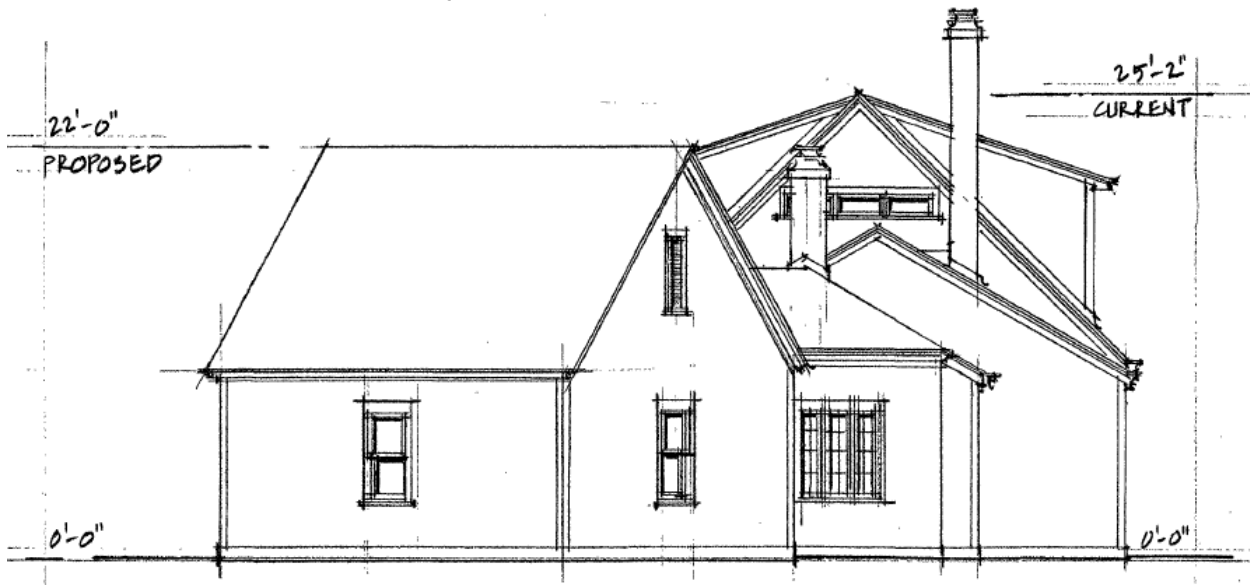


Figure 10 – Proposed West Elevation

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 would not be required. However, a final determination will be made by Village Engineering staff. Figure 11 below represents the Subject Property's proximity to the floodplain; the cyan represents the 100-year flood area.

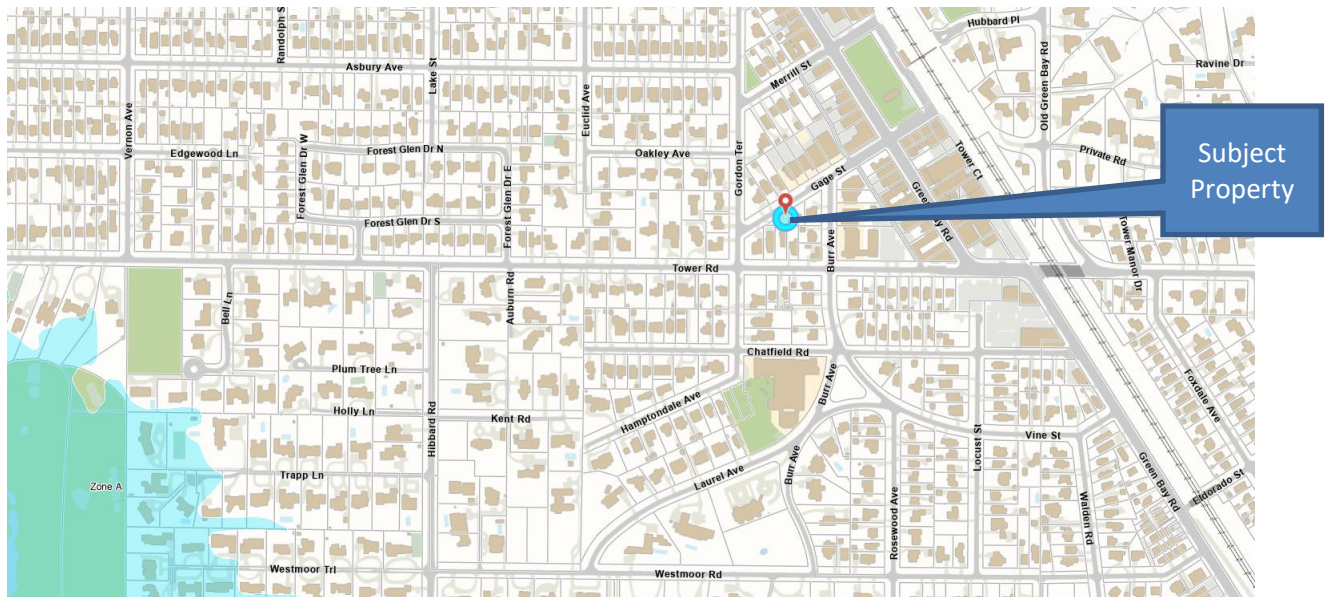


Figure 11 – GIS Floodplain Map

REQUESTED ZONING RELIEF

The attached Zoning Matrix highlights the existing lot and the proposed improvement's compliance with the R-5 zoning district (Attachment A). Two variations are being requested: (1) minimum front yard setback; and (2) minimum rear yard setback.

Front Yard Setback (Gage Street). The existing residence currently provides a front yard setback of 29.98 feet. The proposed addition would provide a front yard setback of 11.8 feet, whereas a minimum of 30 feet is required, a variation of 18.2 feet (60.67%).

Rear Yard Setback (South Property Line). The existing residence is legally nonconforming with respect to the minimum required rear yard setback as it currently provides a rear yard setback of 5.21 feet from the south property line, encroaching the minimum required setback of 13.57 feet by 8.36 feet. The proposed addition would also provide a rear yard setback of 5.21 feet, requiring a variation of 8.36 feet (61.61%).

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. Front Yard Setback of 11.8 feet from Gage Street, whereas a minimum of 30 feet is required, a variation of 18.2 feet (60.67%) [Section 17.30.050 – Front and Corner Yard Setbacks]; and

2. Rear Yard Setback of 5.21 feet from the south property line, whereas a minimum of 13.57 feet is required, a variation of 8.36 feet (61.61%) [Section 17.30.070 – Rear Yard Setback].

The Zoning Board of Appeals finds, based on evidence in the record or a public document, that the variations requested are **in harmony [not in harmony]** with the general purpose and intent of the Zoning Ordinance and that each of the following eight standards on which evidence is required pursuant to Section 17.60.050 of this Code **have been met [have not been met]** in connection with this variation application **[subject to the following conditions...]**

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

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

ATTACHMENTS

Attachment A: Zoning Matrix

Attachment B: Stormwater Matrix

Attachment C: Application Materials

ATTACHMENT A

ZONING MATRIX

ADDRESS: 1122 Gage Street

CASE NO: 22-22-V2

ZONING: R-5

ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (2)
Min. Lot Size	8,400 SF	8,878 SF	N/A	N/A	OK
Min. Average Lot Width	60 FT	98.1 FT	N/A	N/A	OK
Min. Lot Depth	120 FT	90.5 FT	N/A	N/A	OK
Max. Roofed Lot Coverage	2,397.06 SF (1)	1,692.17 SF	2,355.54 SF	663.37 SF	OK
Max. Gross Floor Area	3,551.2 SF (1)	2,565.64 SF	3,211.45 SF	645.81 SF	OK
Max. Impermeable Lot Coverage	4,439 SF (1)	2,907.67 SF	3,359.44 SF	451.77 FT	OK
Max. Front Yard Lot Coverage	1,341.14 SF	1,194.5 SF	1,332.12 SF	137.62 SF	OK
Min. Front Yard (Gage/North)	30 FT	29.98 FT	11.8 FT	-18.18 FT	18.2 FT (60.67%) VARIATION
Min. Side Yard (East)	9.81 FT	5.81 FT	5.81 FT	0 FT	EXISTING NONCONFORMING
Min. Rear Yard (South)	13.57 FT	5.21 FT	5.21 FT	0 FT	8.36 FT (61.61%) VARIATION

NOTES:

(1) Based on lot area of 8,878 s.f.

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

ATTACHMENT B

Stormwater Volume Requirements for Development Sites

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

	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 1122 Gage Street</i> <i>Based upon preliminary review of information to date, it appears that 1122 Gage Street <u>would not</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. 22-22-V2Property InformationSite Address: 1122 Gage Street Winnetka, Illinois 60093VA2022-807Owner InformationName: Iretta BrennanAddress: 1122 Gage StreetCity, State, ZIP: Winnetka, IL 60043Email: [REDACTED]Primary Contact: Iretta BrennanPhone No. [REDACTED]Date property acquired by owner: 03/28/2018Architect InformationName: Hackley & AssociatesPrimary Contact: Chip HackleyAddress: 440 Green Bay RoadCity, State, ZIP: Kenilworth, IL 60043Phone No. 847-942-3747Email: chip@hackleyarchitects.comAttorney InformationName: Dean Lurie (R.E. Atty.)Primary Contact: Address: City, State, Zip: Phone No. 312-782-3636Email: Nature of any restrictions on property: None other than irregular shaped lot causing this request for variation.

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

See attached.RECEIVED
AUG 10 2022Property Owner Signature: [REDACTED]Date: 08/09/2022

1122 Gage Street

August 10, 2022

Explanation of Requested Variations

The original 1-1/2 story Cape Cod style house received past modifications to provide a more open floor plan than the original design. Regardless of these prior improvements, the house lacks an informal family room (TV room), a minimally reasonable secondary entry and service area (mudroom) and a minimally useful garage. The current garage interior measures 11.39' x 17.88' which is entirely substandard for car storage, promoting parking of resident's cars in the driveway in front of the house. This is further exasperated by the inability to park anywhere along either side of Gage Street and the traffic generated by the proximity of Sacred Heart School.

The particular challenge of this house upon this lot is the ability to provide any of these standards without scraping the house and starting over. Even if this were to be the path, the characteristics of the lot would be challenging at best. Instead, the preferred design proposes to convert the existing one-car garage space into a small 200 square foot "family room", add a minimal two-car garage and add a modest service (mudroom/second entry) space in the triangular space between the south-west end of the house and the proposed garage. These three features construe minimal standards for houses in the Village of Winnetka. All proposed spaces shall be one-story and no requests for relief for maximum floor area, maximum roofed lot coverage or maximum impermeable surfaces are required. In fact, the proposed is below the maximum allowed for all three categories. Other parts of the proposed design are a new covered front entry porch and a box bay projection located on the north side of the proposed family room. Neither of these small additions require variations. The two variations requested are for front yard setback encroachment of 18.20' and rear yard setback of encroachment of 8.36'. Note the furthest forward corner of the proposed garage will be 33.35' from the right of way curb of Gage Street. Also note the closest proposed portion of the proposed will be 5.21' from the rear lot line, the same as the existing legally non-conforming corner of the existing house. Since no east side yard setback exists due to the triangulation, no request is necessary. The current height of the house ridge measures 25.17' above grade and the height of the proposed addition measures 22.00', both well beneath the R5 maximum height of 31.00'.

The hardship is a result of the combination of the siting of the original house, the orientation of the floor plan, the irregular shape of the lot and the R5 setbacks. Considering these conditions, the house currently sits as a legal non-conformity with the south-west corners of

the back of the house projecting into the rear yard setback by 8.36' and 8.10" and the easternmost corner of the house projecting into the side yard setback by 4.00' and the remaining legally buildable areas do not allow the ability to expand.

It is important to note the typical interior lot in Winnetka along much of the "tree streets" measures 50'x150' or 7500 square feet and due to their rectangular shape, provide the ability for a two-car garage, regardless if detached or attached. This lot encompasses 8878 square feet but due to the irregular triangular shape, the lot does not provide a conforming means for a reasonably minimal two-car garage.

Explanation of Requested Variations - End

1122 Gage Street

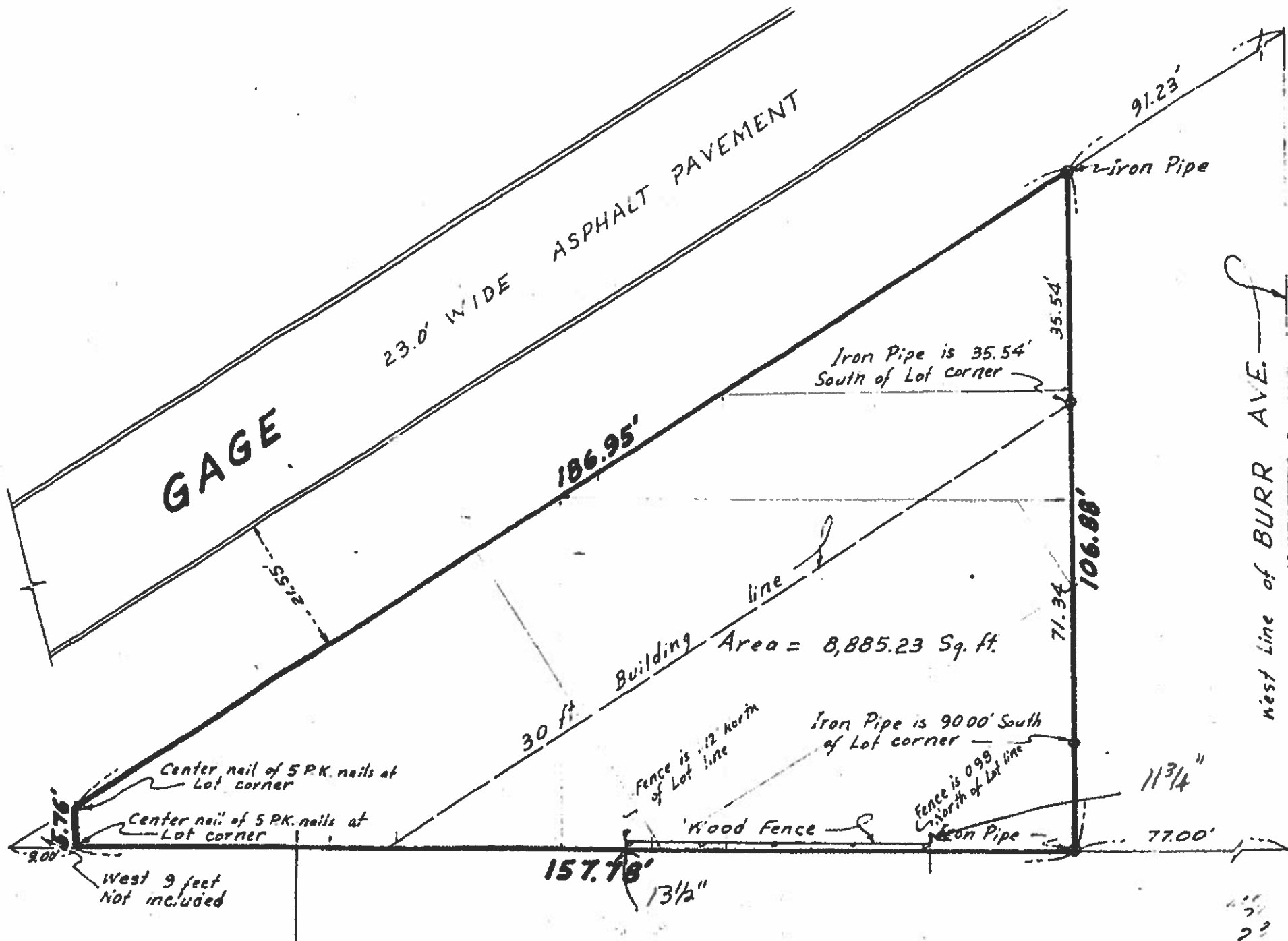
August 10, 2022

Standards for Granting of Zoning Variations

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allow by regulations in that district.
 - a. *The setbacks of the R5 district applied to this irregularly shaped triangular lot impose restrictions not typical of a non-irregular interior lot of similar square footage. The placement of the house in conjunction with the irregular shape eliminates the possibility of the minimum standard of a two-car garage, regardless if attached or detached. This is a disadvantage relative to reasonable return.*
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.
 - a. *The unique circumstances of the Owner's plight are directly associated with the characteristics of the property in question and in no way are related to the occupants.*
3. The variation, if granted, will not alter the essential character of the locality.
 - a. *The essential character of the locality will not be altered. In fact, the essential character of the locality will be upheld by the design in that the proposed is not excessively expansive, tall or intrusive. In conjunction with the proposed plan design, and not related to this request for variation, the exterior of the house is to receive improvements such as natural cedar shingle siding, authentic shutters and other authentic and correct details.*
4. An adequate supply of light and air to adjacent property will not be impaired.
 - a. *As the proposed is not excessively expansive, tall or intrusive, and due to few closely neighboring houses, an adequate supply of light and air to adjacent properties will not be impaired.*
5. The hazard from fire and other damages to the property will not be increased.
 - a. *As the proposed is not excessively expansive, tall or intrusive, and due to few closely neighboring houses, the hazard from fire and other damages will not be increased.*

6. The taxable value of the land and buildings throughout the Village will not diminish.
 - a. *The taxable value of the land and buildings throughout the Village will not be diminished. In fact, the taxable value of the land and buildings throughout the Village will theoretically increase with improvements such as the proposed upon a property within the Village.*
7. The congestion in the public street will not increase.
 - a. *The congestion in the public street will not increase. In fact, increased ability to park vehicles within a proper garage and upon an improved driveway will assist in alleviating congestion in the public street. This is especially important considering parking along Gage Street is prohibited at all times due to Sacred Heart School's location directly across the street.*
8. The public health, safety, comfort, morals and welfare of the inhabitants of the Village will not be otherwise impaired.
 - a. *The public health, safety, comfort, morals and welfare of the inhabitants of the Village will not be otherwise impaired.*

Standards for Granting of Zoning Variations - End



PLAT OF SURVEY
of

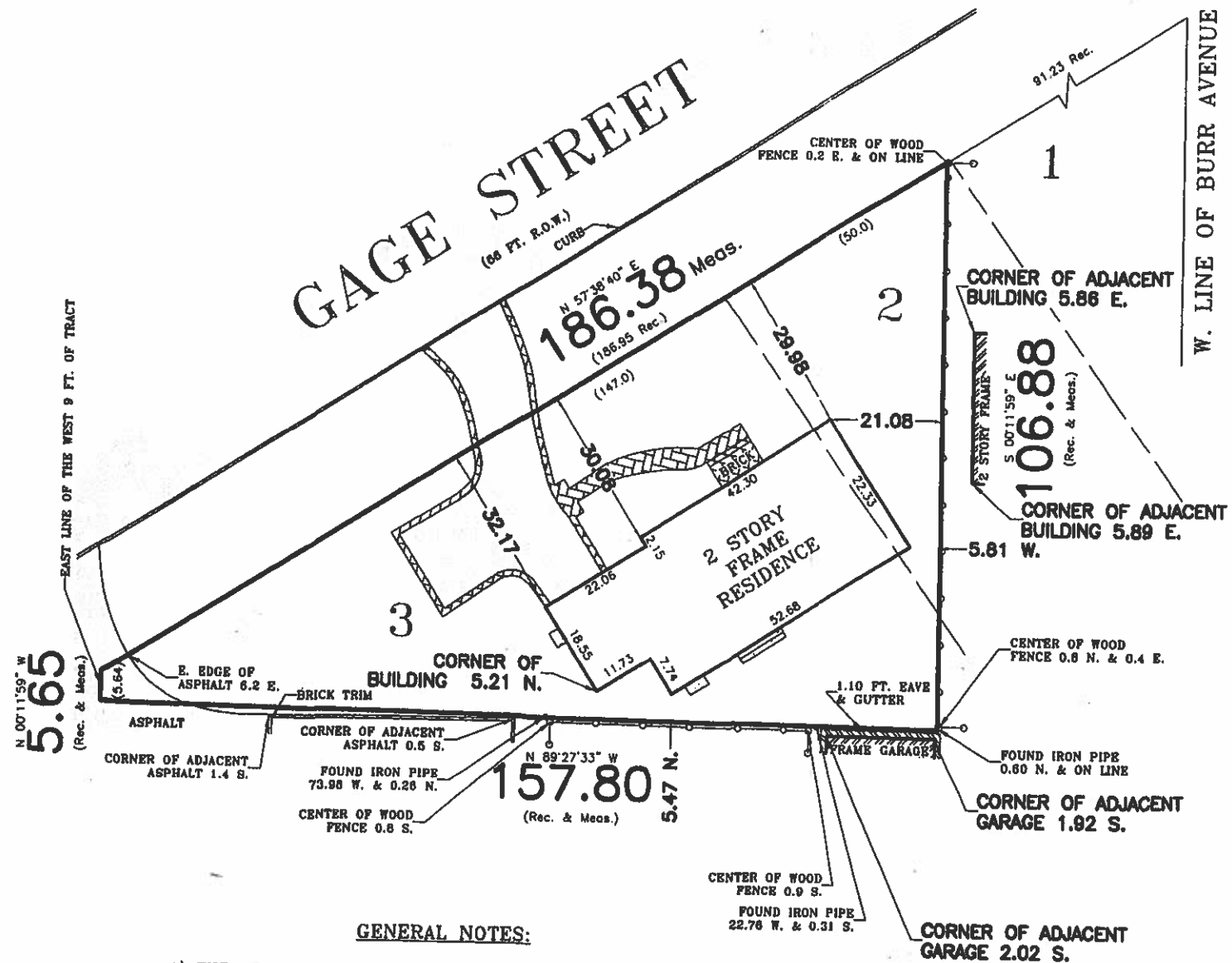
LOTS 1, 2 AND 3 (EXCEPT THE WEST 9 FEET) TAKEN AS A SINGLE TRACT, EXCEPTING THERE FROM THE EAST 77 FEET, IN BLOCK 7 IN JARED GAGE'S SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER, ALSO PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 17, TOWNSHIP 42 NORTH, RANGE 13, ALSO PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 1122 GAGE STREET, WINNETKA, ILLINOIS
P.I.N.# 05-17-121-013



SCALE: 1"=30'

RECEIVED
AUG 10 2022



GENERAL NOTES:

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS AS ASSUMED NORTH.
- 4) MONUMENTS; WERE NOT SET, AT THE CLIENTS REQUEST.
- 5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.

STATE OF ILLINOIS)
S.S.
COUNTY OF COOK)

SURVEY ORDERED BY: ANTONIA L. MILLS

I, GARY HOLT, AS AN EMPLOYEE OF PREFERRED SURVEY INC., DO HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR NOT IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS
27TH DAY OF MARCH A.D. 2018

GARY HOLT - LIC.# 035-002980 - EXPIRES ON 11/30/18

P.S.I. NO. 180684

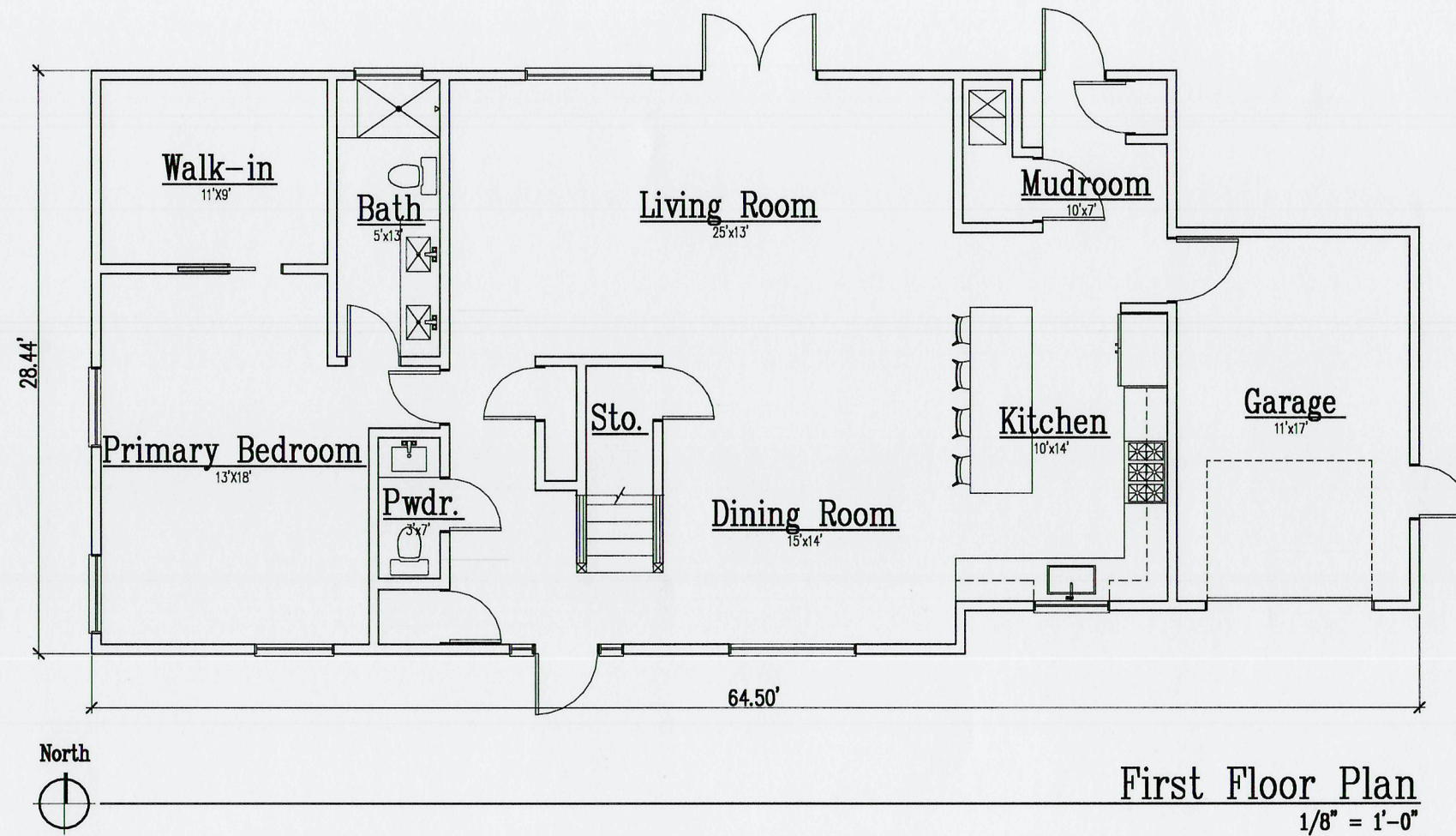
Professional Design Registration #184-002795

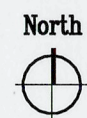
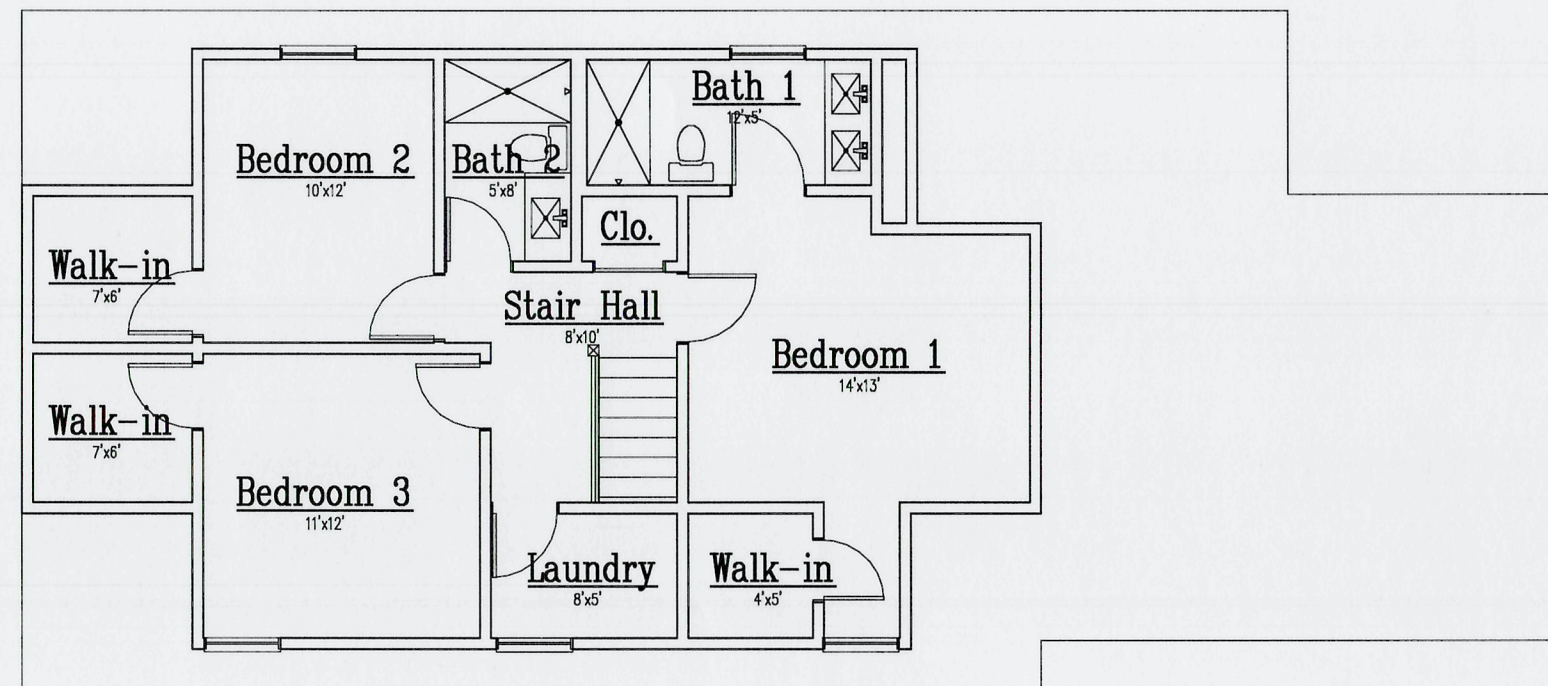
Preferred
SURVEY, INC

7845 W. 79TH STREET, BRIDGEVIEW, IL, 60455
Phone 708-458-7845 / Fax 708-458-7855
www.psisurvey.com

Field Work Completed	03/23/18	FLD CREW:	CD/CA
Land Area Surveyed	8,878.0 Sq. Ft.	CAD:	SH
Drawing Revised			





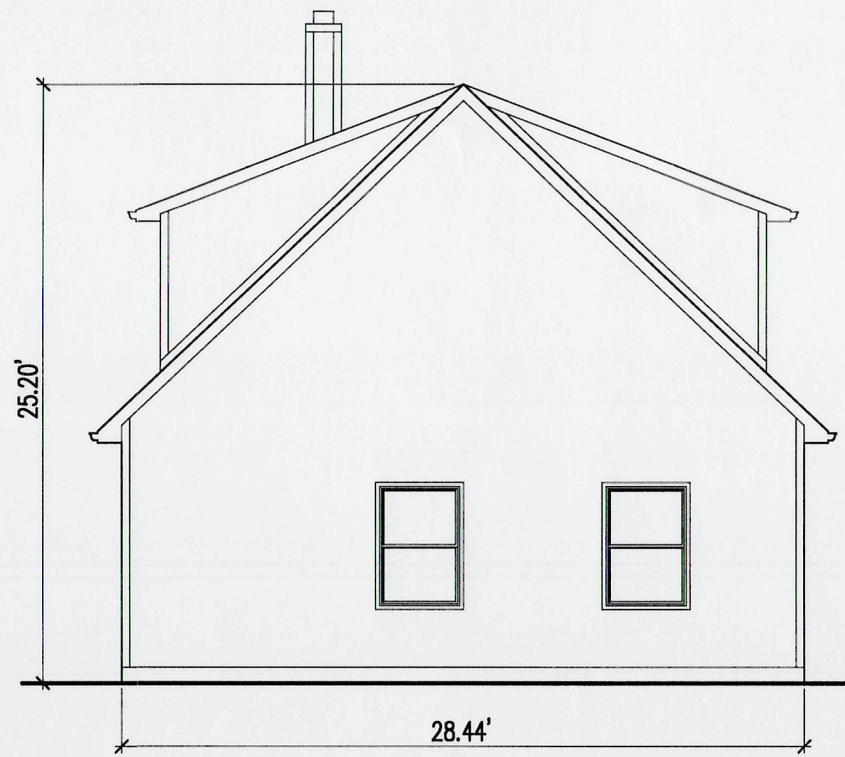


Second Floor Plan
1/8" = 1'-0"

Existing

1122 GAGE STREET
WINNETKA, ILLINOIS 60093

HACKLEY & ASSOCIATES ARCHITECTS
440 GREEN BAY ROAD - KENILWORTH, ILLINOIS
PH 847-853-8258 847-853-8351 FX



West Elevation
1/8" = 1'-0"



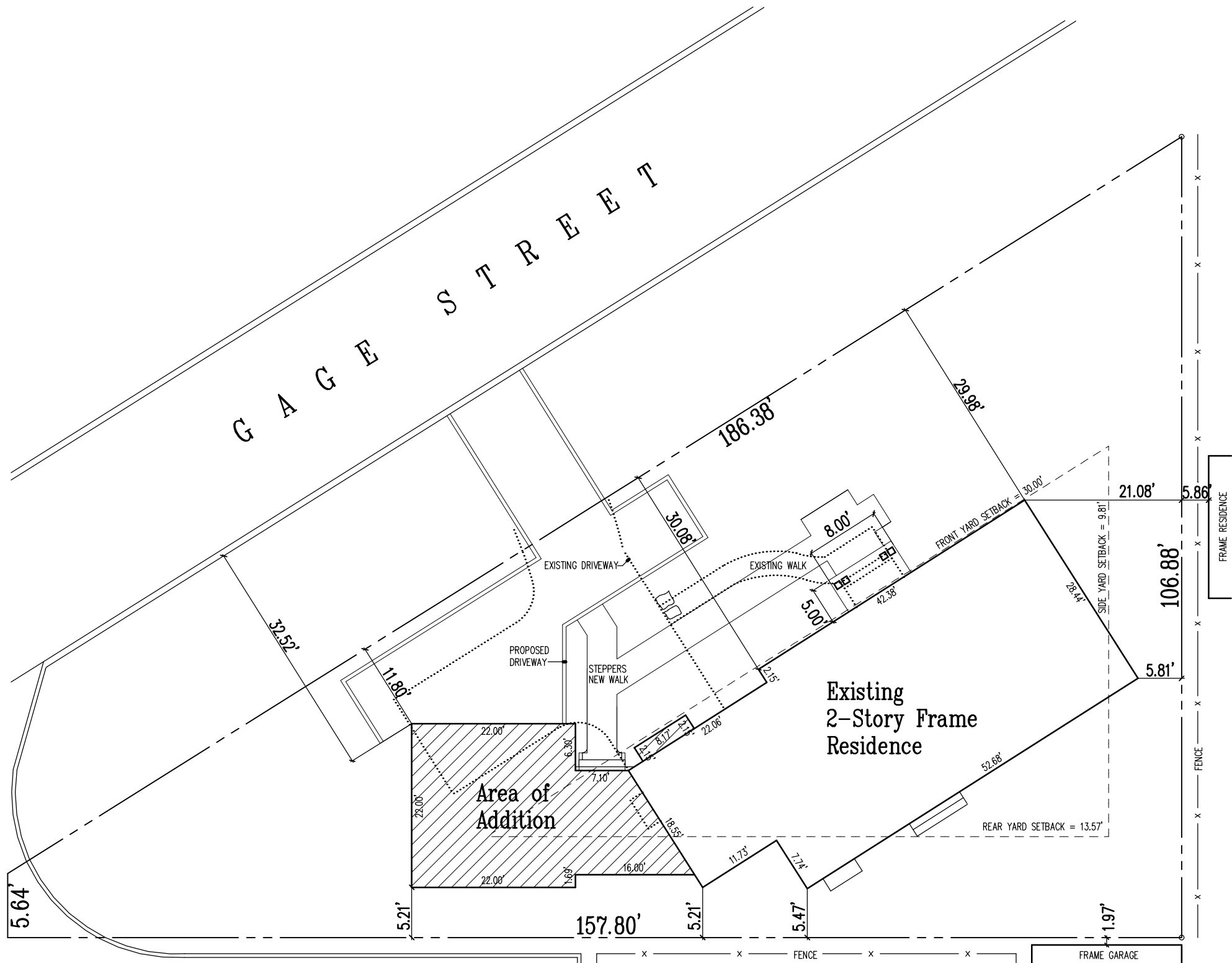
East Elevation
1/8" = 1'-0"



South Elevation
1/8" = 1'-0"



North Elevation
1/8" = 1'-0"



Site Plan
1/16" = 1'-0"

