



NOTICE OF WINNETKA ZONING ADMINISTRATOR PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the Winnetka Zoning Administrator on **MONDAY, DECEMBER 12, 2022, AT 4:00 PM** in the Council Chamber of the Winnetka Village Hall at 510 Green Bay Road, Winnetka, Illinois for the purpose of considering the following:

CASE NO. 22-28-ZA

742 PINE STREET – ALTERATIONS TO RESIDENCE

An application submitted by Heidi Thornton (the “Applicant”), as the owner of the property located at 742 Pine Street (the “Subject Property”), **to allow replacement of the existing legally nonconforming attached garage with a one-story addition to the existing residence on the Subject Property.** The Applicant has filed an application seeking the following variation from the Zoning Ordinance:

1. A variation to provide less than the minimum required front yard setback of 30 feet from Lincoln Avenue.

The Subject Property (Parcel Index Number 05-17-418-001-0000) is generally located on the southeast corner of the intersection of Lincoln and Prospect Avenues with Pine Street and is zoned R-5 Single Family Residential. The Subject Property contains an existing two-story residence with an attached garage.

SPECIAL NOTICE

Due to the ongoing COVID-19 emergency, and the possibility that an Executive Order of the Governor, an Emergency Order of the Village President, a determination made by the Zoning Administrator, or other government order or law may prohibit or make it more difficult for the public hearing to be held at the Winnetka Village Hall, the Winnetka Zoning Administrator meeting may be held virtually on December 12, 2022, via Zoom.

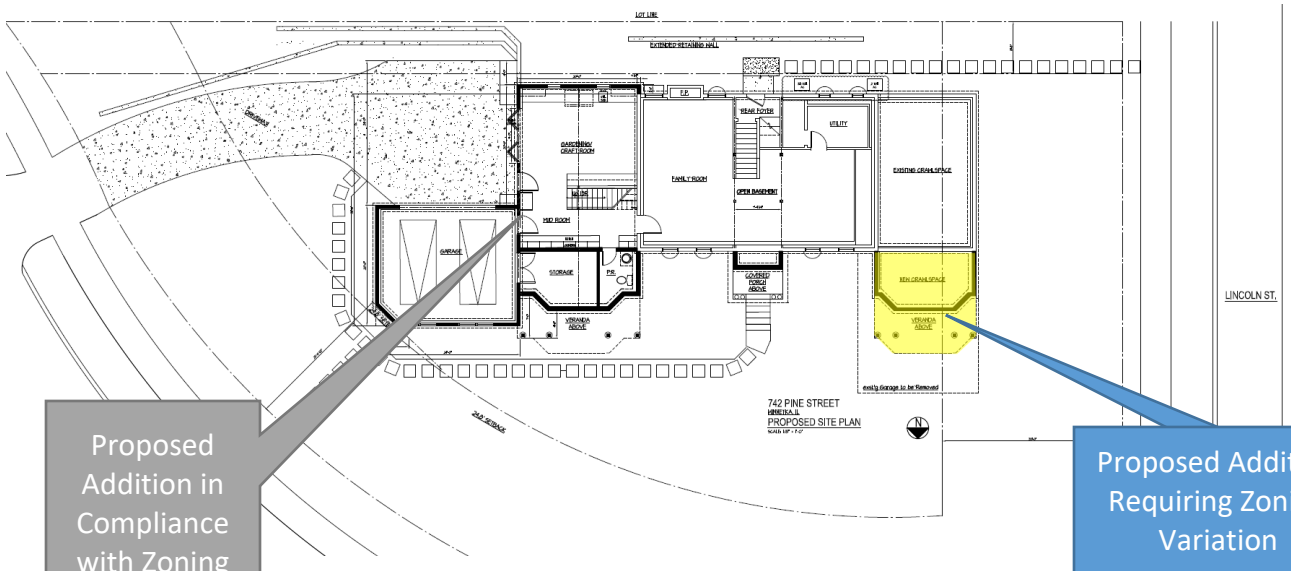
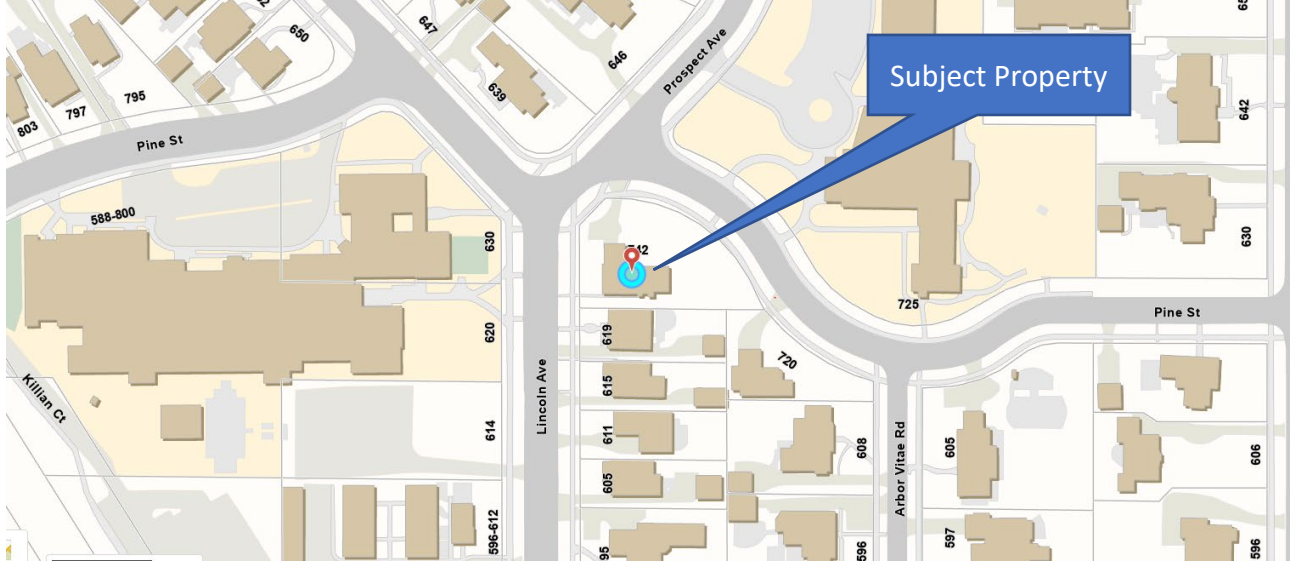
If you wish **to provide testimony or comments prior to the meeting**, you may provide them one of two ways:

- 1) By sending **an email** to planning@winnetka.org; or
- 2) By sending **a letter** to Community Development, Village of Winnetka, 510 Green Bay Rd, Winnetka, IL 60093.

No further notice of this hearing, or of its location or manner in which it will be conducted, will be provided. Information regarding the location of the public hearing and any changes to instructions for participating in the public hearing will be included on the meeting agenda posted on the Village’s website - www.villageofwinnetka.org/agendacenter - no later than Thursday, December 8, 2022. Please contact the Community Development Department at 847-716-3525 for confirmation of the meeting location.

At said public hearing and at any adjournment thereof, all persons interested are invited to attend and be heard. Persons seeking additional information concerning any of the applications or requesting alternative means to provide testimony or public comment are directed to email inquiries to planning@winnetka.org or by calling 847-716-3525.

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 facilities, contact the Village ADA Coordinator at 510 Green Bay Road, Winnetka, Illinois 60093 [Telephone: (847) 716-3543; T.T.Y.: (847) 501-6041.



Proposed Addition in Compliance with Zoning

Excerpts of Proposed Site Plan and Front Elevation
(Note: Details may change through review process.)

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. 22-28-ZA

Property Information

Site Address: 742 Pine St

Owner Information

Name: Heidi Thornton

Address: 742 Pine St.

City, State, ZIP: Winnetka, IL 60093

Email: [REDACTED]

Primary Contact: Thomas Hickman

Phone No. (847) 772-8443

Date property acquired by owner: 03/30/20

Architect Information

Name: TLH Architects & Developers,

Primary Contact: Thomas L Hickman

Address: 6519 Saddle Ridge Ct

City, State, ZIP: Long Grove, IL 60047

Phone No. (847)772-8443

Email: tomhickman@tlharchitects.com

Attorney Information

Name: N/A

Primary Contact: _____

Address: _____

City, State, Zip: _____

Phone No. _____

Email: _____

Nature of any restrictions on property: Setbacks

Brief explanation of variation(s) requested (attach separate sheet providing additional details): Minor variance on northwest corner due to change in appearance and function

Property Owner Signature: [REDACTED]

Date: 11/03/2022

Attachment to Minor Zoning Variation Request

742 Pine Street

October 25, 2022

Explanation of Minor Variation Requested:

The applicant, Heidi Thornton, purchased the home at 742 Pine Street in early 2022 with the intent to renovate and modify it to be the principal residence for herself and her family. A first review of her permit application has been conducted and is the basis for requesting the minor variation.

The home is a vintage (1929) center-entry stucco and Tudor “pre FAR” structure on an irregularly shaped corner lot. An addition of an attached garage was made on the northwest corner of the home in 1944 and was apparently zoning code-compliant at the time it was made. By the current ordinance, the home is non-compliant with “front setback” restrictions on its west side, although the true front of the home faces directly north to Pine Street. Per the current zoning code the front setback (which is actually occupied by the side of the home) calls for 30’ because the homes on Lincoln Avenue south of the subject home face Lincoln Avenue and have a 30’ setback requirement. The West Elevation of the subject home, per the survey on file at time of purchase shows that the residence’s west facade is set back 24.39’ from the West property line at its closest point. The need for the minor variance request results from a proposed modification to the northwest corner of the home.

To be clear, no further encroachment into the setback is being proposed as part of Ms. Thornton’s pending application for a building permit or as part of this variance request. In fact the portion of the west side that is proposed to change is actually proposed to be pulled back slightly further from the west property line and modified to shorten the extension of the non-compliance to the north. So, as proposed, the renovated home will be less non-compliant than it is today. The minor variance request is required because the proposed change goes beyond “routine maintenance.” At the same time it substantially reduces the area of non-compliance and converts it’s use from a garage into an attractive architectural feature.

This aesthetic point is important. 742 Pine Street is an irregular 3-sided site fronting on both Pine Street and Lincoln Avenue with its 3rd side an interior lot line in common with its residential neighbors to the south. When approached from the north it is in a visually prominent location at the confluence of three streets (Pine, Prospect and Lincoln). The site is occupied by a stately existing home, but one where, due to an unfortunate decision in the past,

the attached garage is the feature that occupies its most prominent point. It is a point that begs to be occupied by a strong architectural feature – not a garage. Instead of highlighting the architecture of the otherwise stately home at this highly visible site, it showcases its garage door with a driveway that backs out virtually at the intersection of Pine Street, Lincoln Avenue and Prospect Avenue. It is visually disappointing and, even more importantly, an unsafe location to be backing into traffic. Because of all that, when the Applicant bought the home to renovate it, one of the first decisions made was to relocate the Garage and Kitchen functions to the opposite (east) side of the home primarily for safety and ease of vehicle movement onto and off of the site. And, rather than eliminating the volume and space taken up by the existing garage the Applicant’s vision was to retain it while transforming it into an elegant architectural feature that would enhance the elevation and act as a counterpoint on the west to the architecturally similar addition on the east. From a zoning perspective, the proposed modifications to the garage reduce its size and bulk (and thus, its degree of non-conformance) while making it a more appropriate aesthetic feature on the most prominent corner of the site. In transforming it from a garage It should be noted that many of the defining rules of the residential zoning ordinance clearly are articulated specifically to minimize and reduce the prominence of garage fronts when homes are viewed from the street. So the proposed modification is very much in keeping with one of the clear intents of the current residential zoning rules.

The strict application of the provisions of the zoning ordinance result in a particular hardship to the applicant in this case because although the nonconforming portion of the home is considered a “legal nonconformance” it is occupied by a function that is not currently in a safe location and is aesthetically inappropriate. It simply doesn’t make sense in its current location. By limiting any proposed modification to routine maintenance only, it requires that its function remain the same and deprives the applicant of the opportunity to use this space for an appropriate functional (and aesthetically more satisfying) purpose. As proposed, the modifications to the function of the spaces on the west side of the home enable the applicant to develop a first floor Owner Suite (which does not exist now) that may be occupied either by her or by another family member requiring single level living inside the home. So it adds a valuable feature to the home

Accordingly:

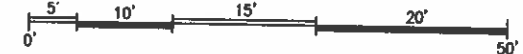
1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by regulations in this zone, because requiring that changes to the space in question can only be for routine maintenance, renders the space to be limited to (what amounts to) an attached storage shed since it is not an appropriate or safe location for ingress to and egress from a garage.

2. The plight of the homeowner is due to unique circumstances, namely the past placement of the existing garage in a non-functional location, most likely due to the irregular shape of the lot, the past differences in the zoning code and the pre-existing placement of the main structure of the home.
3. The variation, if granted, will not alter the essential character of the locality. On the contrary, it will enhance and reinforce the essential character of the locality by making the home more attractive from the street.
4. An adequate supply of light and air will be unaffected since there will be no change that will reduce or negatively alter the supply of light and air.
5. The hazard from fire and other damages to the property will not be increased. Again to the contrary – due to the relocation of the driveway – hazard will be reduced.
6. If the variation is allowed, the taxable value of the developed property will not be diminished and it will not affect the taxable value of other property within the Village. Rather it will be enhanced.
7. There will be no negative impact to congestion in the public street as the variation, if granted, will result in reduced congestion and greater safety at the street.
8. The public health, safety, comfort, morals and welfare of the inhabitants of the Village will not be otherwise impaired or impacted by the granting of this variance.

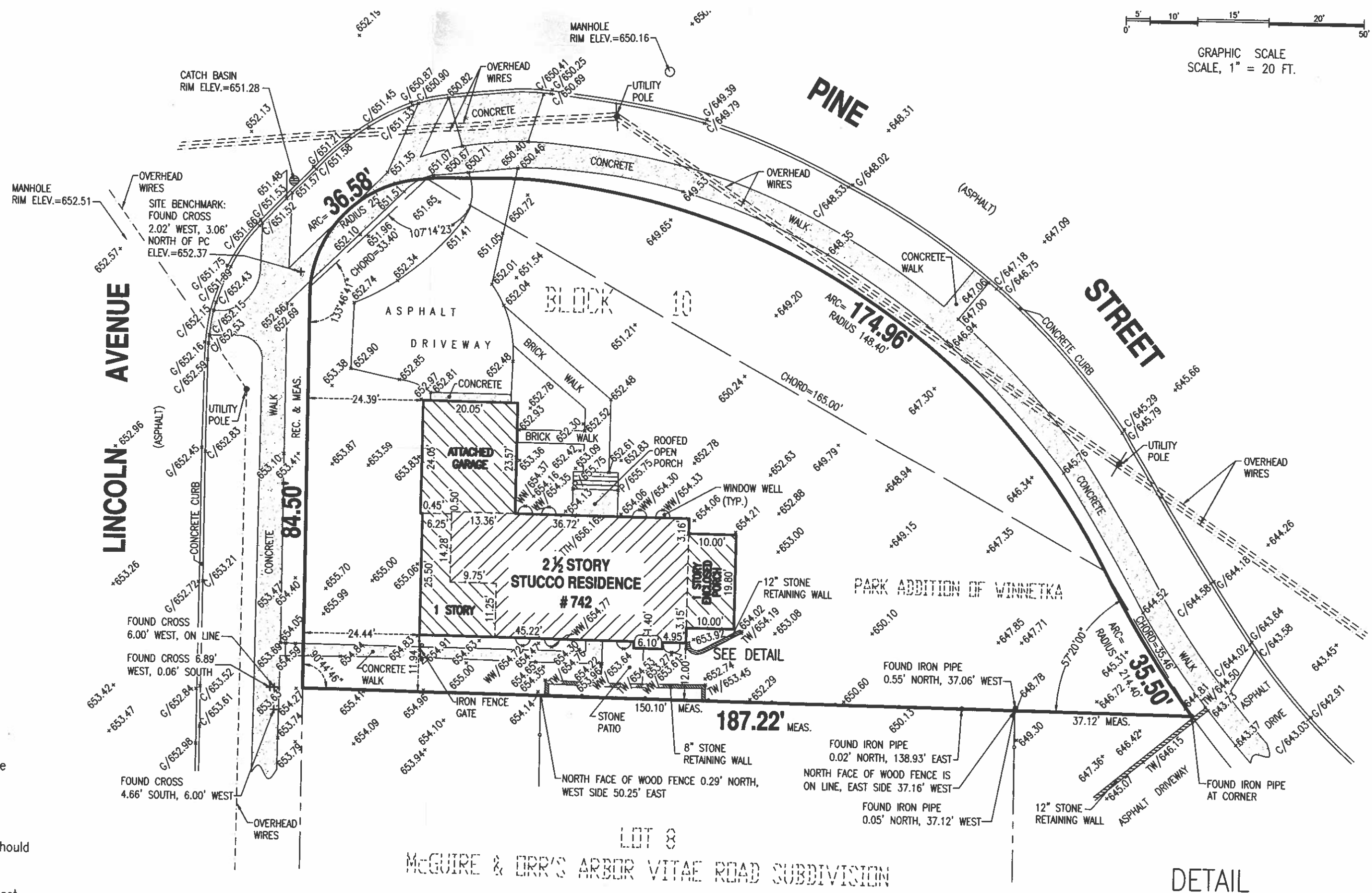
For the reasons stated above, the applicant, Heidi Thornton, hereby requests that the Village of Winnetka grant the requested minor variance to allow the proposed modifications to the interior function and appearance of the legal non-conforming portion of the northwest corner of the home.

Your consideration and cooperation in this matter is greatly appreciated.

Thomas Hickman
Architect of Record

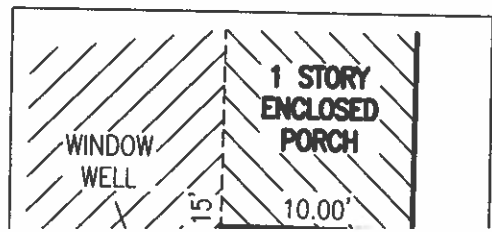


GRAPHIC SCALE
SCALE, 1" = 20 FT.



LOT 8
McGUIRE & ORR'S ARBOR VITAE ROAD SUBDIVISION

DETAIL
(NOT TO SCALE)



rest corner of
concrete walk at

the top of pavement in
for inspection.

nce are taken from records
eir accuracy is assumed by the

i)
not guarantee ownership, and should

shown, check your Deed, Abstract,
r.

once.

to be assumed by scaling.

742 Pine Street



North Building Elevation (Pine Street)



742 PINE STREET
WINNETKA, IL
EXISTING FRONT ELEVATION

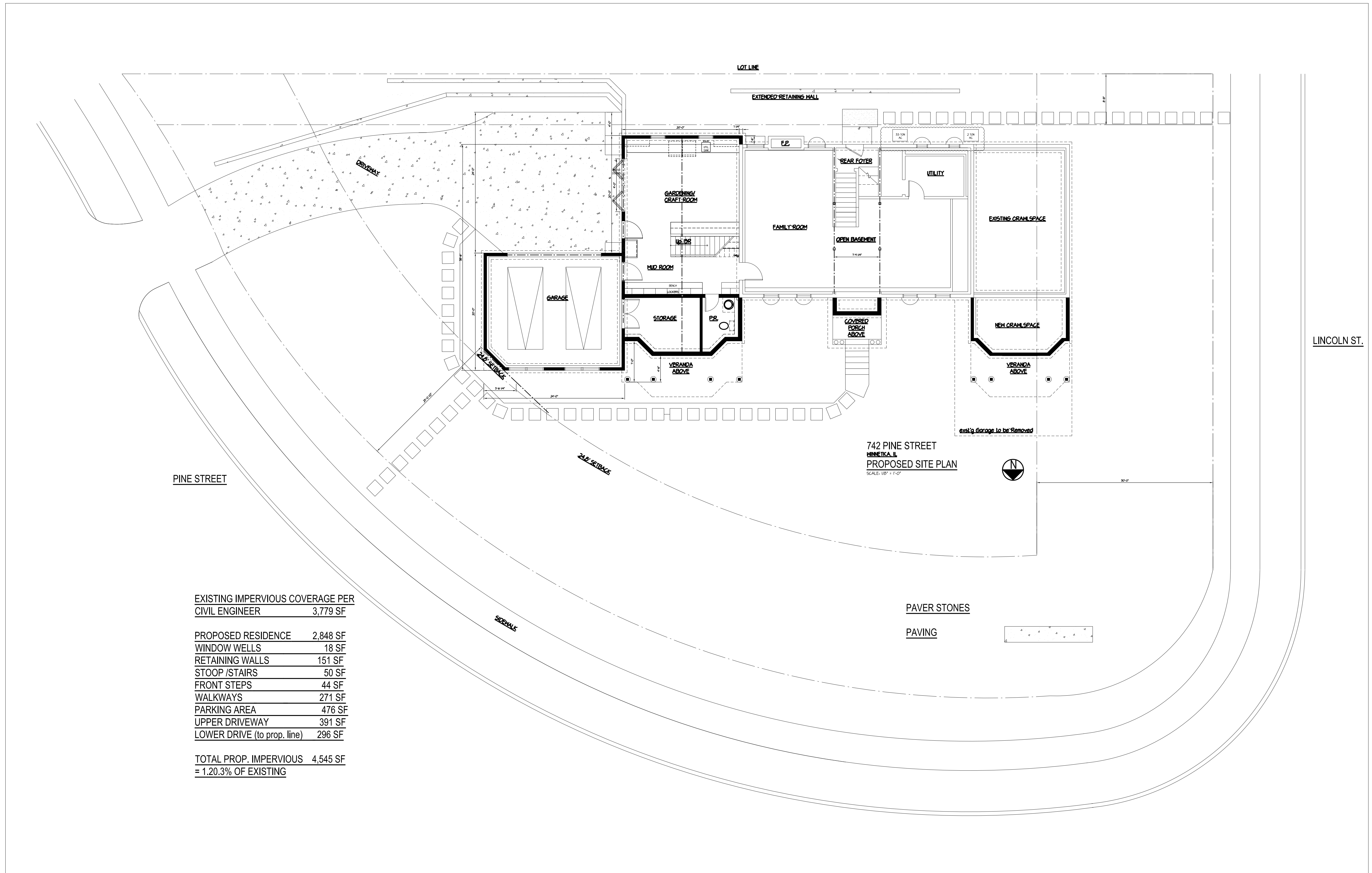


742 PINE STREET

WINNETKA, IL

EXISTING WEST ELEVATION

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



EXISTING IMPERVIOUS COVERAGE PER
CIVIL ENGINEER 3,779 SF

PROPOSED RESIDENCE 2,848 SF
WINDOW WELLS 18 SF
RETAINING WALLS 151 SF
STOOP /STAIRS 50 SF
FRONT STEPS 44 SF
WALKWAYS 271 SF
PARKING AREA 476 SF
UPPER DRIVEWAY 391 SF
LOWER DRIVE (to prop. line) 296 SF

TOTAL PROP. IMPERVIOUS 4,545 SF
= 1.20.3% OF EXISTING

742 PINE STREET
WINNETKA, IL
PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

PAVER STONES
PAVING

LANDMARK
BUILDING
GROUP
TONY MEYERS
WINNETKA, ILLINOIS 60093
PH: (281) 636-1655

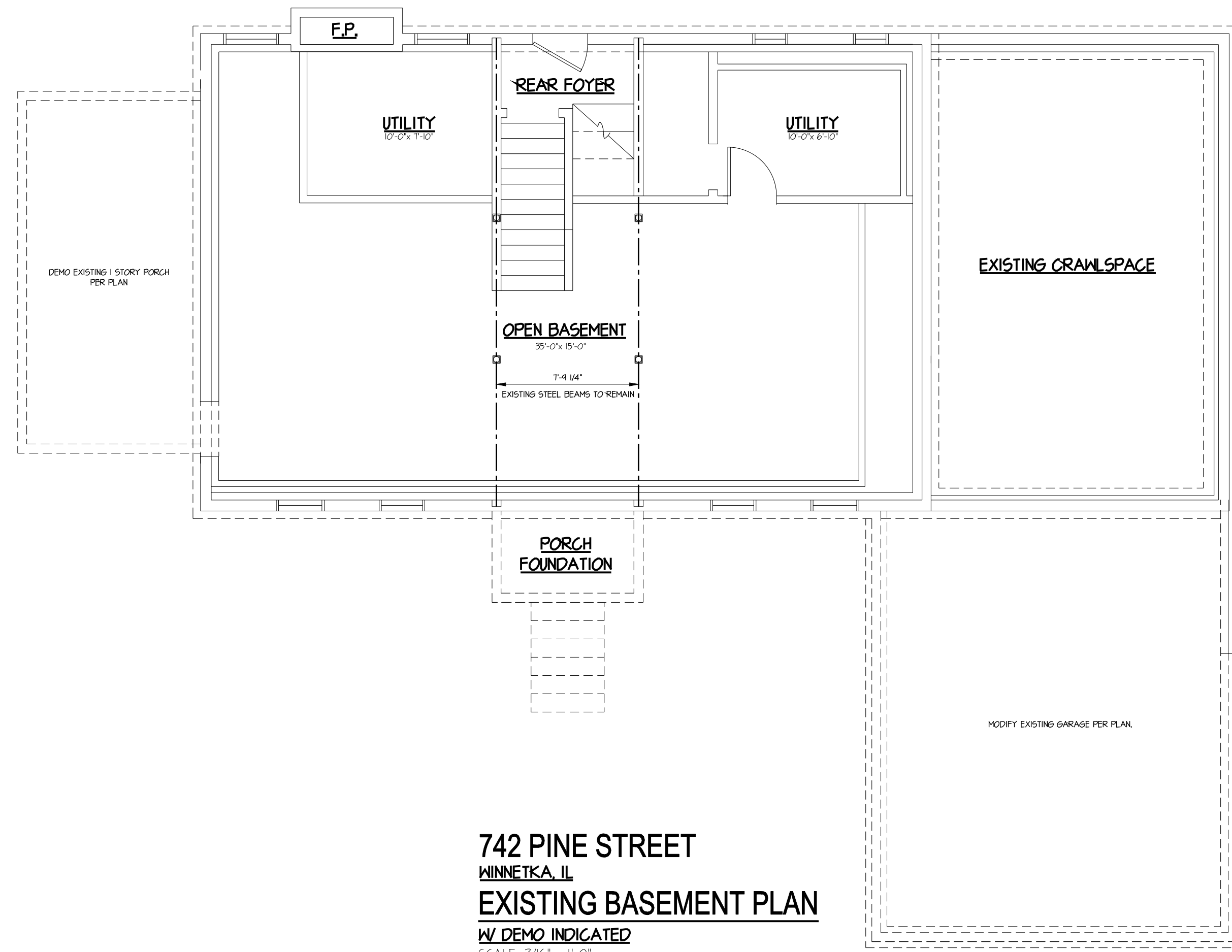
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THOMAS L. HICKMAN
ARCHITECT
LONG GROVE ILLINOIS
PH: (847) 772-9443

NO.	DATE	BY	ISSUED FOR
01	08/22/22	TH	PERMIT APPLICATION
02	10/17/22	TH	RESPONSE TO 10/4 REVIEW
03	11-29-22	TH	RESP TO 11-29 ZONING COM.

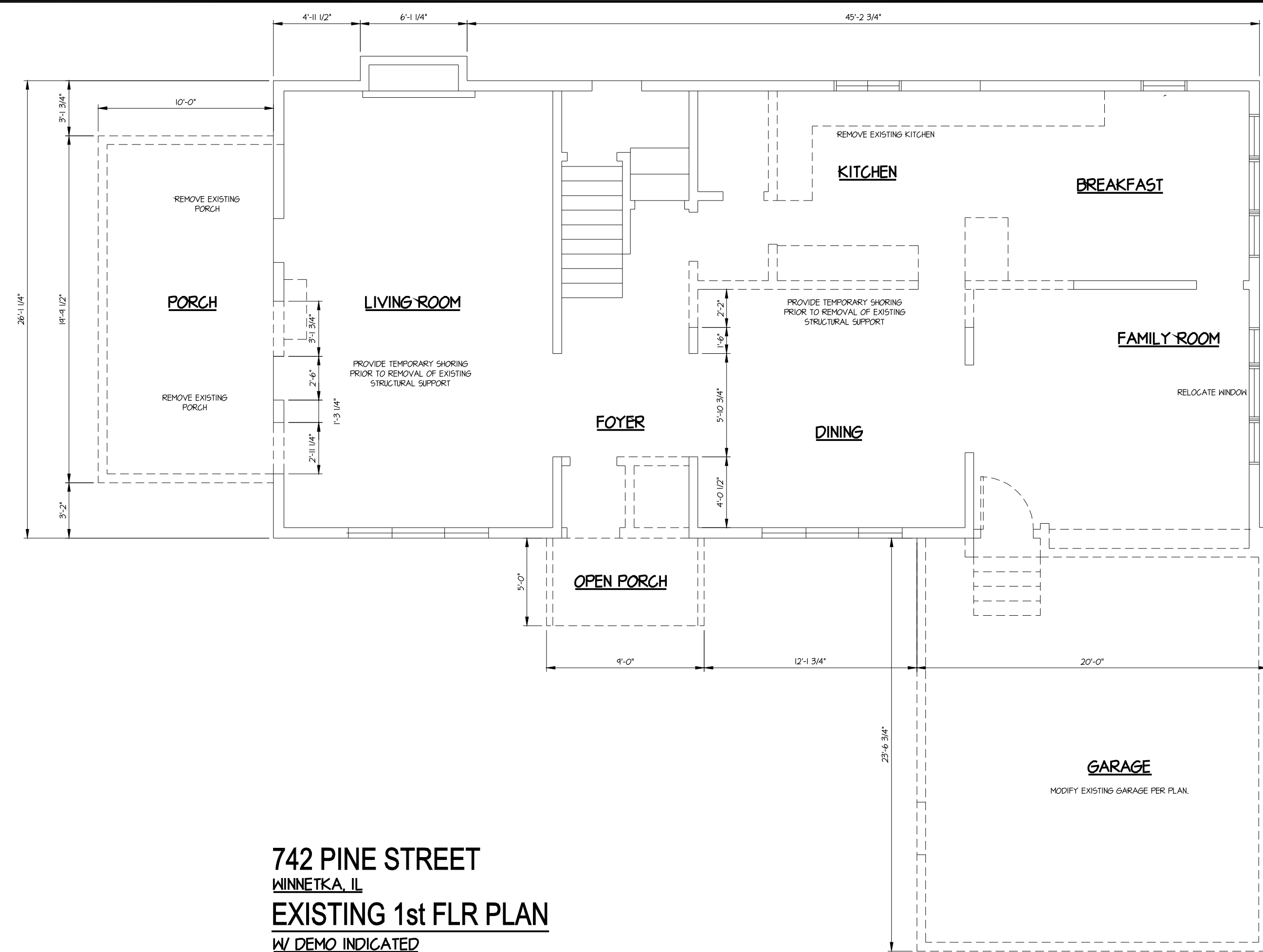
THORNTON RESIDENCE
ADDITION - REMODELING
742 PINE STREET
Winnetka, Illinois
PROPOSED SITE PLAN

DATE:	5/31/22
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CHECKED:	T.H.
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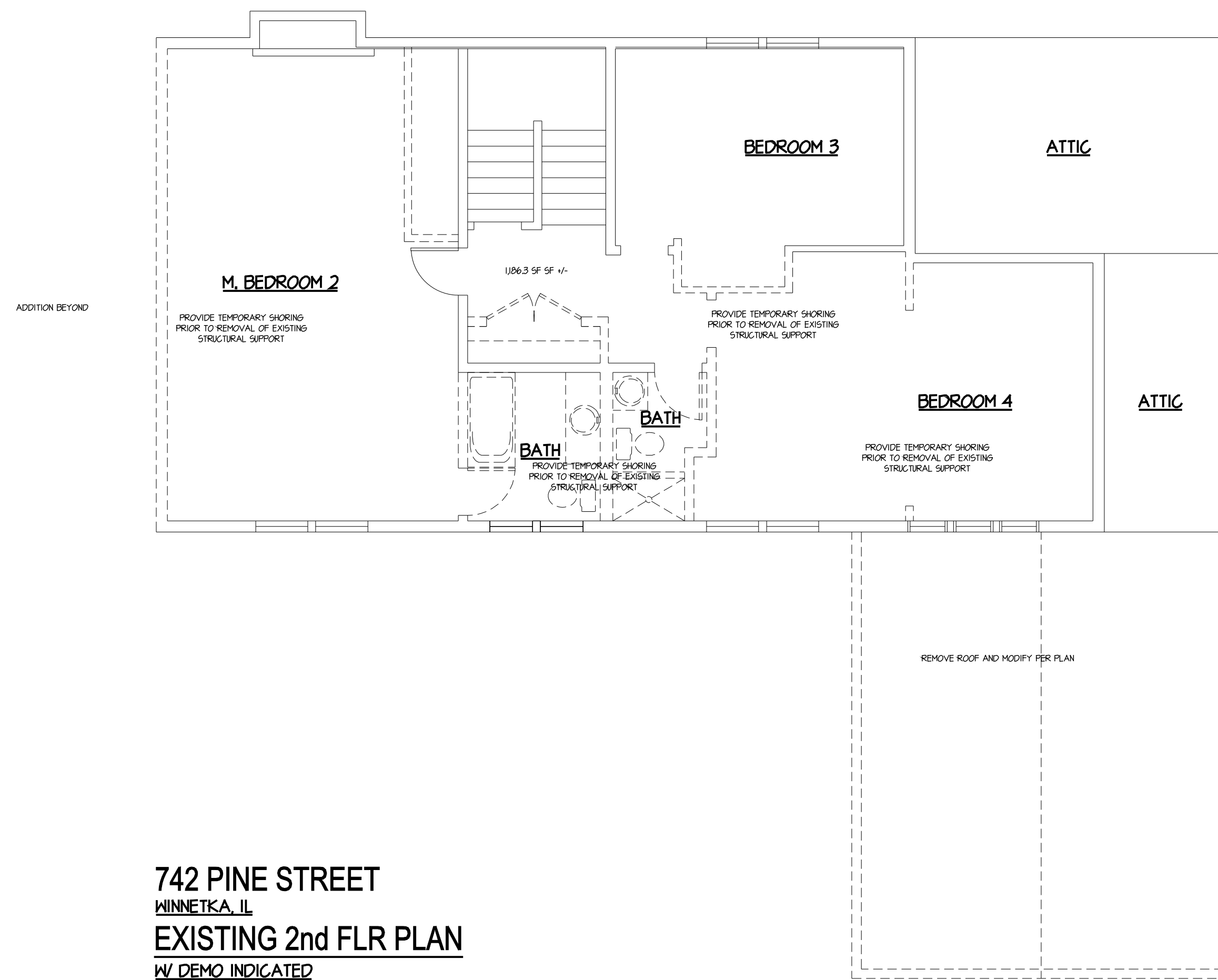
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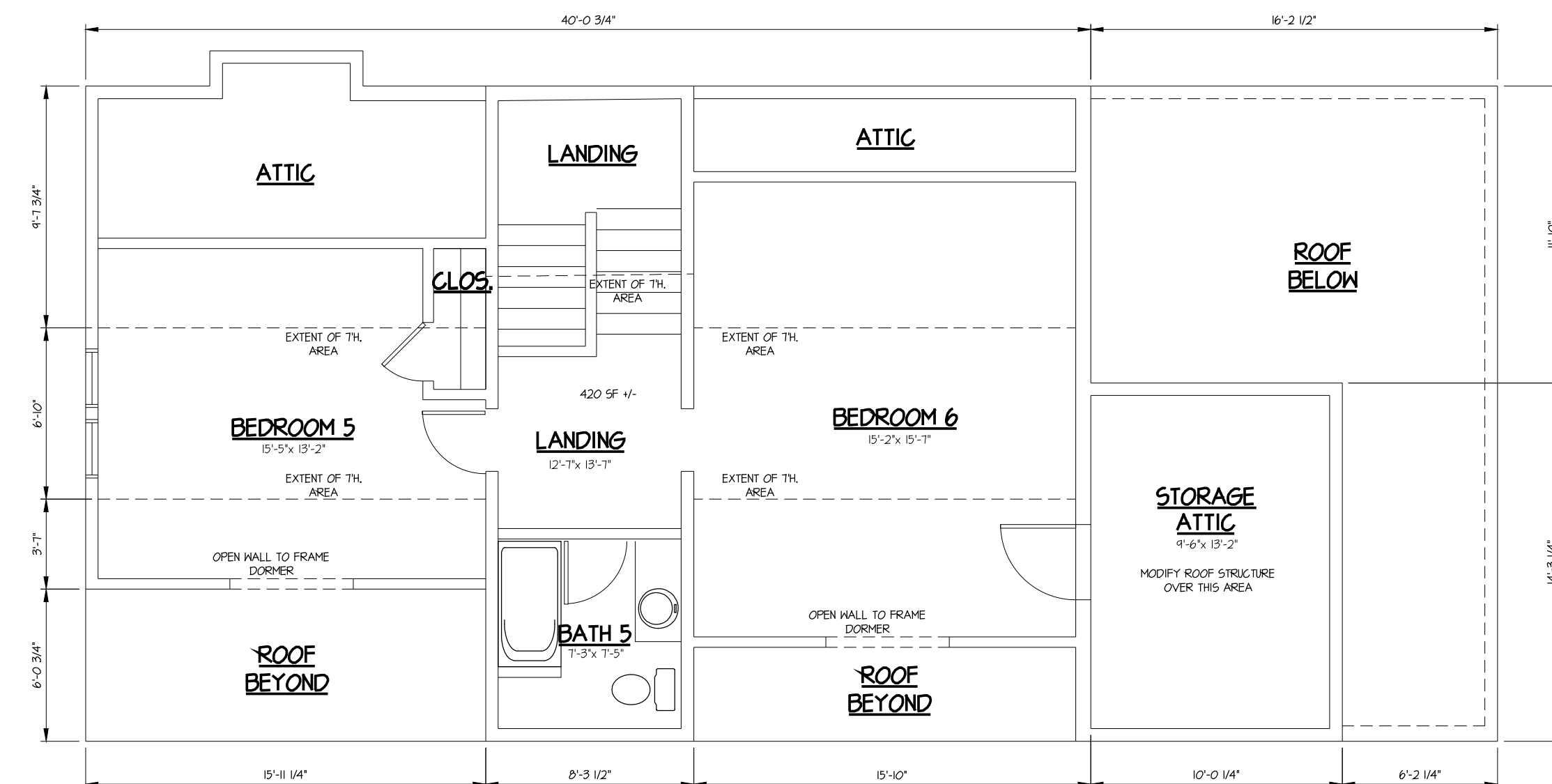
742 PINE STREET
WINNETKA, IL
EXISTING BASEMENT PLAN
W/ DEMO INDICATED
SCALE: 3/16" = 1'-0"



742 PINE STREET
WINNETKA, IL
EXISTING 1st FLR PLAN
W/ DEMO INDICATED
SCALE: 3/16" = 1'-0"



742 PINE STREET
WINNETKA, IL
EXISTING 2nd FLR PLAN
W/ DEMO INDICATED
SCALE: 3/16" = 1'-0"



742 PINE STREET
WINNETKA, IL
EXISTING ATTIC PLAN
W/ DEMO INDICATED
SCALE: 3/16" = 1'-0"

LANDMARK
BUILDING
GROUP
TONY MEYERS
WINNETKA, ILLINOIS 60093
PH: (239) 838-1855

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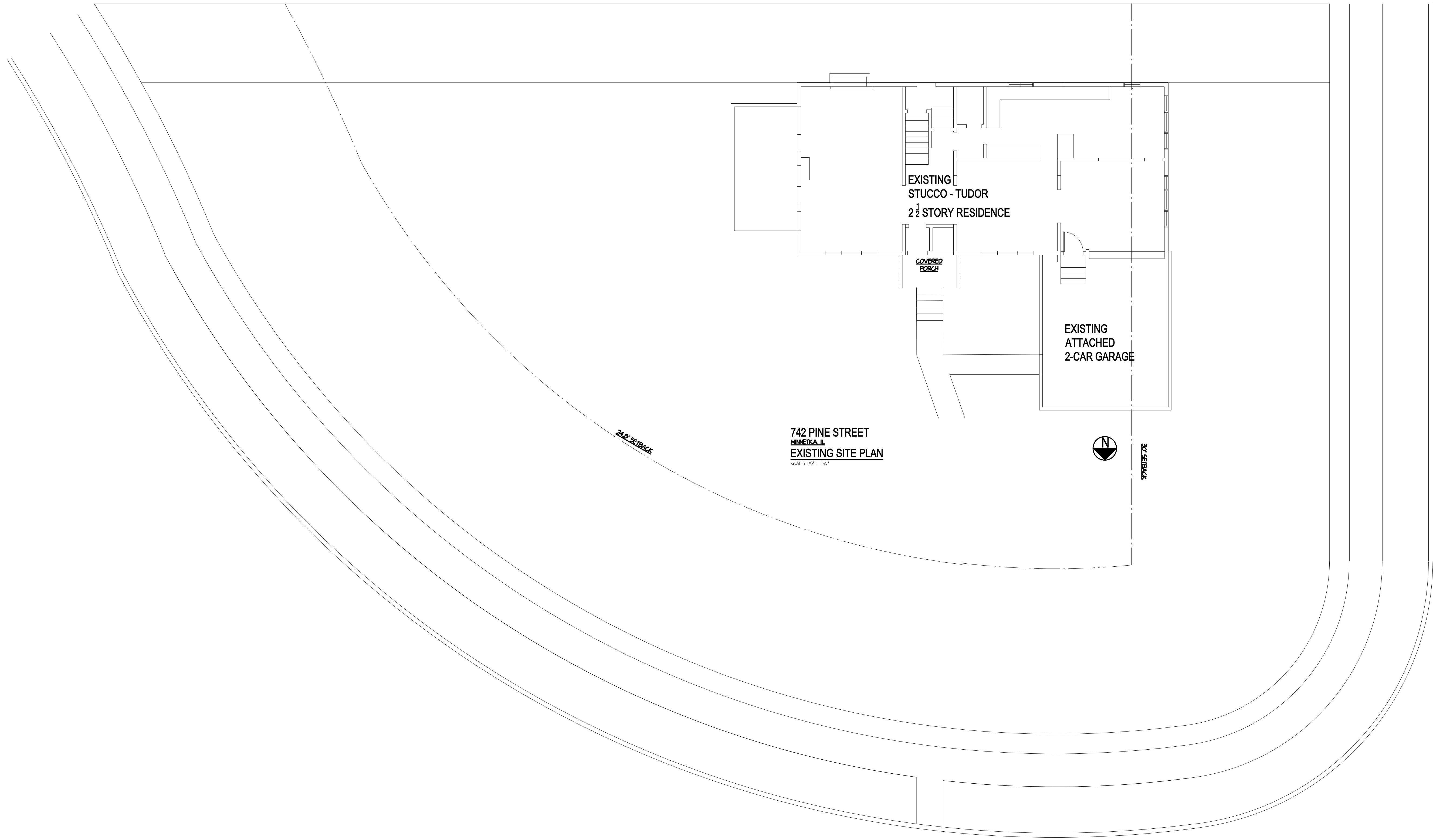
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THORNTON RESIDENCE
ADDITION - REMODELING
742 PINE STREET
Winnetka, Illinois
EXIST'G / DEMO PLANS

DATE:	5/31/22
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742 PINE STREET
WINNETKA, IL
EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



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THORNTON RESIDENCE
ADDITION - REMODELING
742 PINE STREET
Winnetka, Illinois
EXISTING SITE PLAN

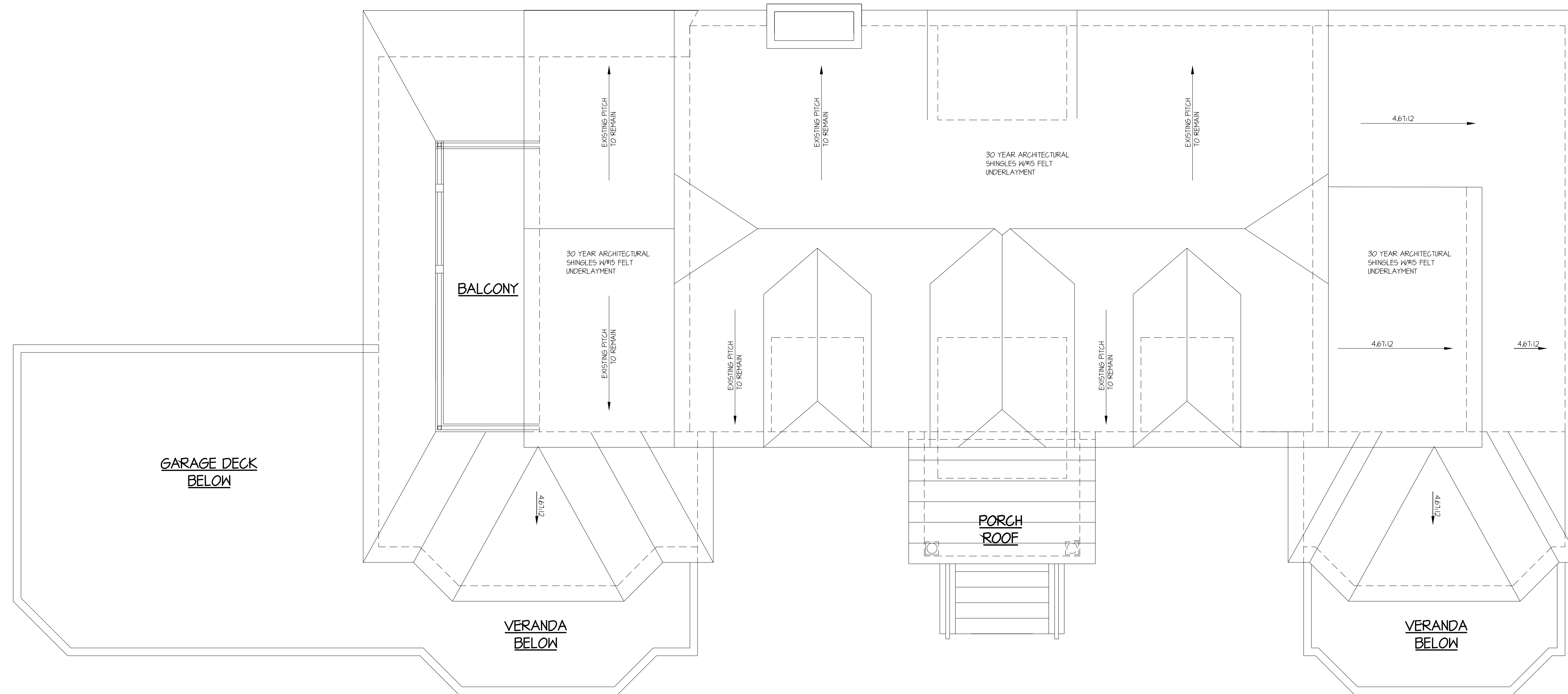
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03	11-29-22	TH	TH	RESP TO 11-29 ZONING COM.
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ARCHITECT
LONG GROVE, ILLINOIS
PH: (847) 772-8443

LANDMARK BUILDING GROUP
TONY MEYERS
WINNETKA, ILLINOIS 60093
PH: (239) 639-1855

Sheet No.
SP1.1



742 PINE STREET
 WINNETKA, IL
PROPOSED ROOF PLAN
 SCALE: 1/4" = 1'-0"

LANDMARK
 BUILDING
 GROUP
 TONY MEYERS
 WINNETKA, ILLINOIS 60093
 PH: (239) 838-1855

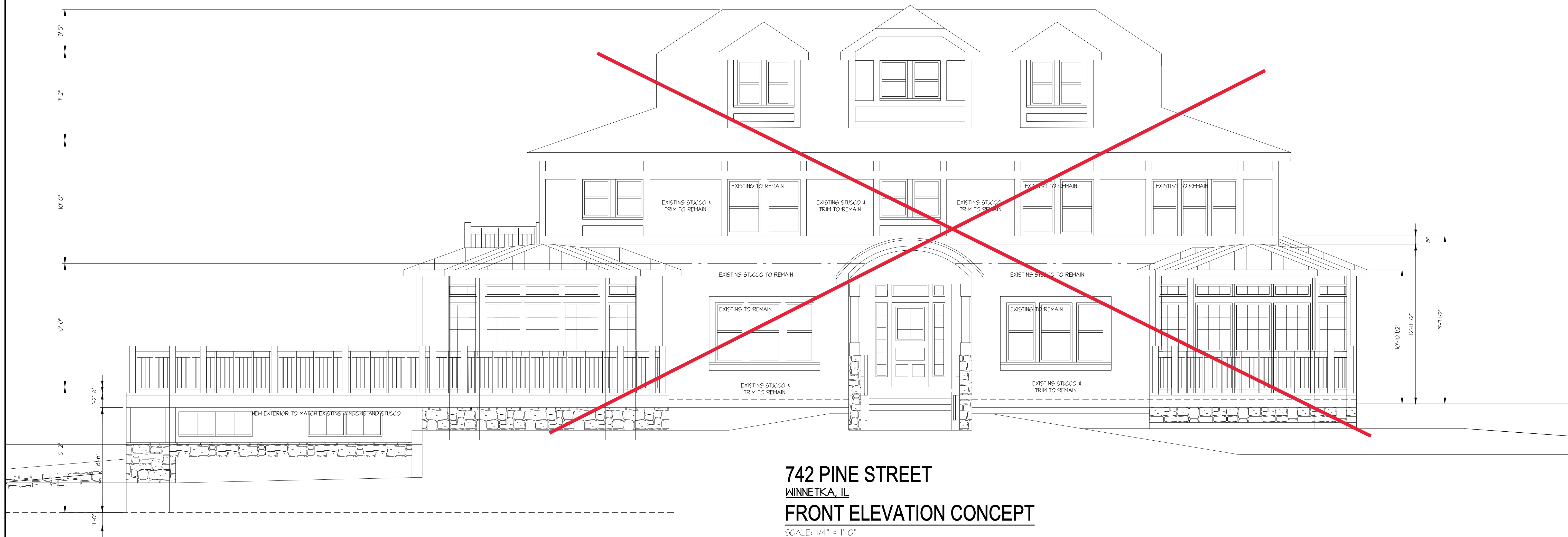
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THORNTON RESIDENCE
 ADDITION - REMODELING
742 PINE STREET
 Winnetka, Illinois
 Roof Plan

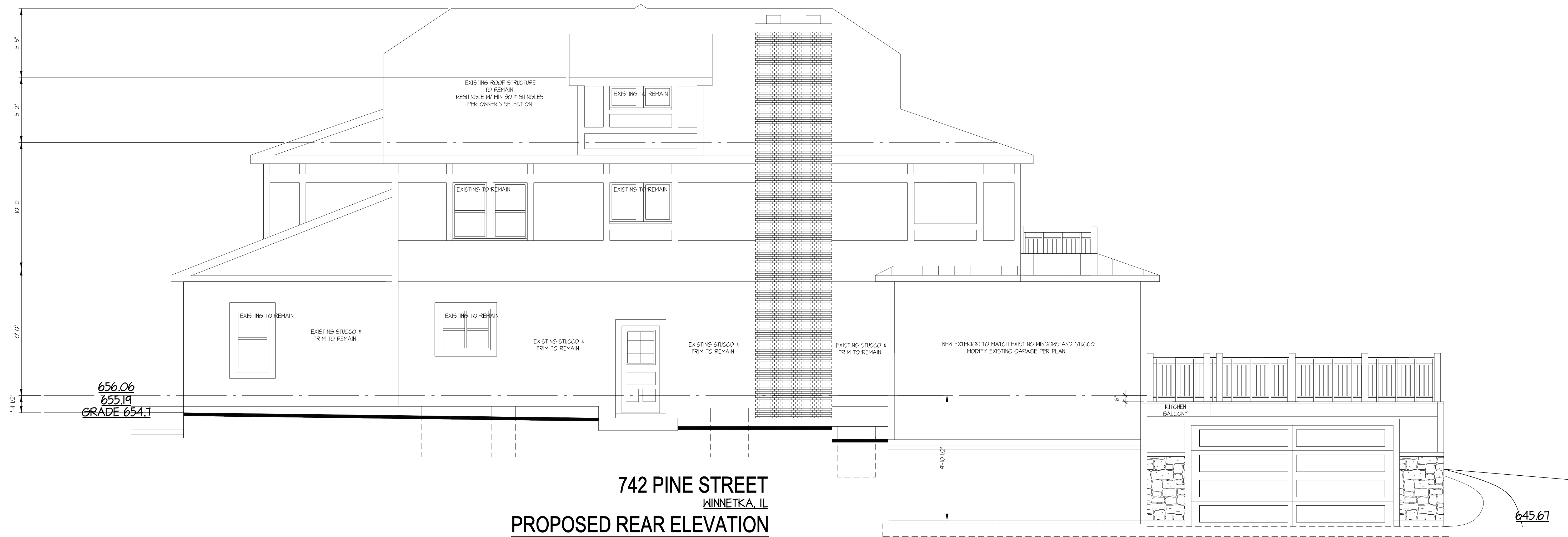
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742 PINE STREET
WINNETKA, IL
FRONT ELEVATION CONCEPT

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



742 PINE STREET
WINNETKA, IL
PROPOSED REAR ELEVATION

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

LANDMARK
 BUILDING
 GROUP
 TONY MEYERS
 WINNETKA, ILLINOIS 60093
 PH: (239) 838-1855

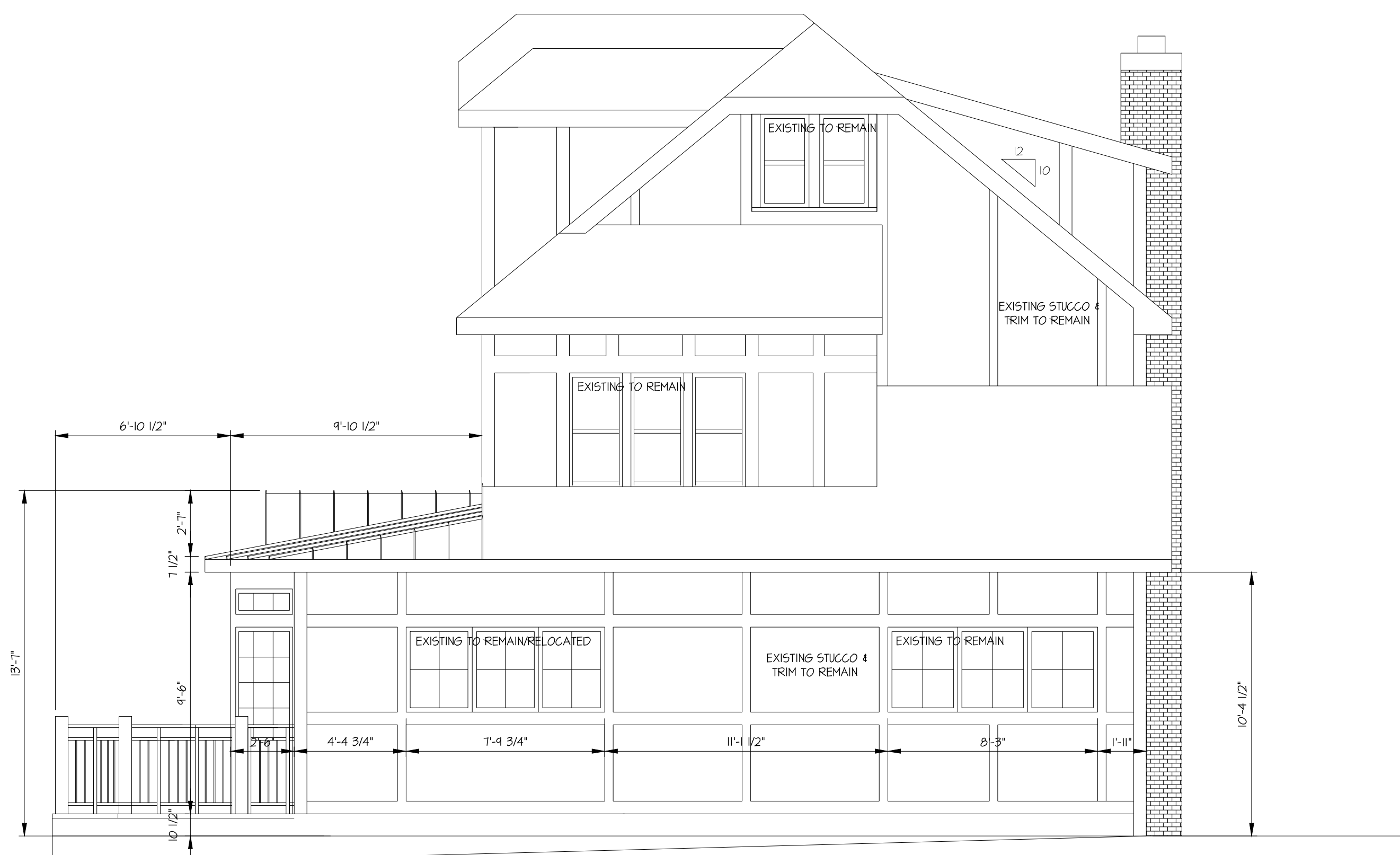
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THORNTON RESIDENCE
 ADDITION - REMODELING
742 PINE STREET
 Winnetka, Illinois
 Exterior Elevations

DATE:	5/31/22
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742 PINE STREET
 WINNETKA, IL
WEST ELEVATION CONCEPT
 SCALE: 1/4" = 1'-0"



742 PINE STREET
 WINNETKA, IL
EAST ELEVATION CONCEPT
 SCALE: 1/4" = 1'-0"

LANDMARK
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 GROUP
 TONY MEYERS
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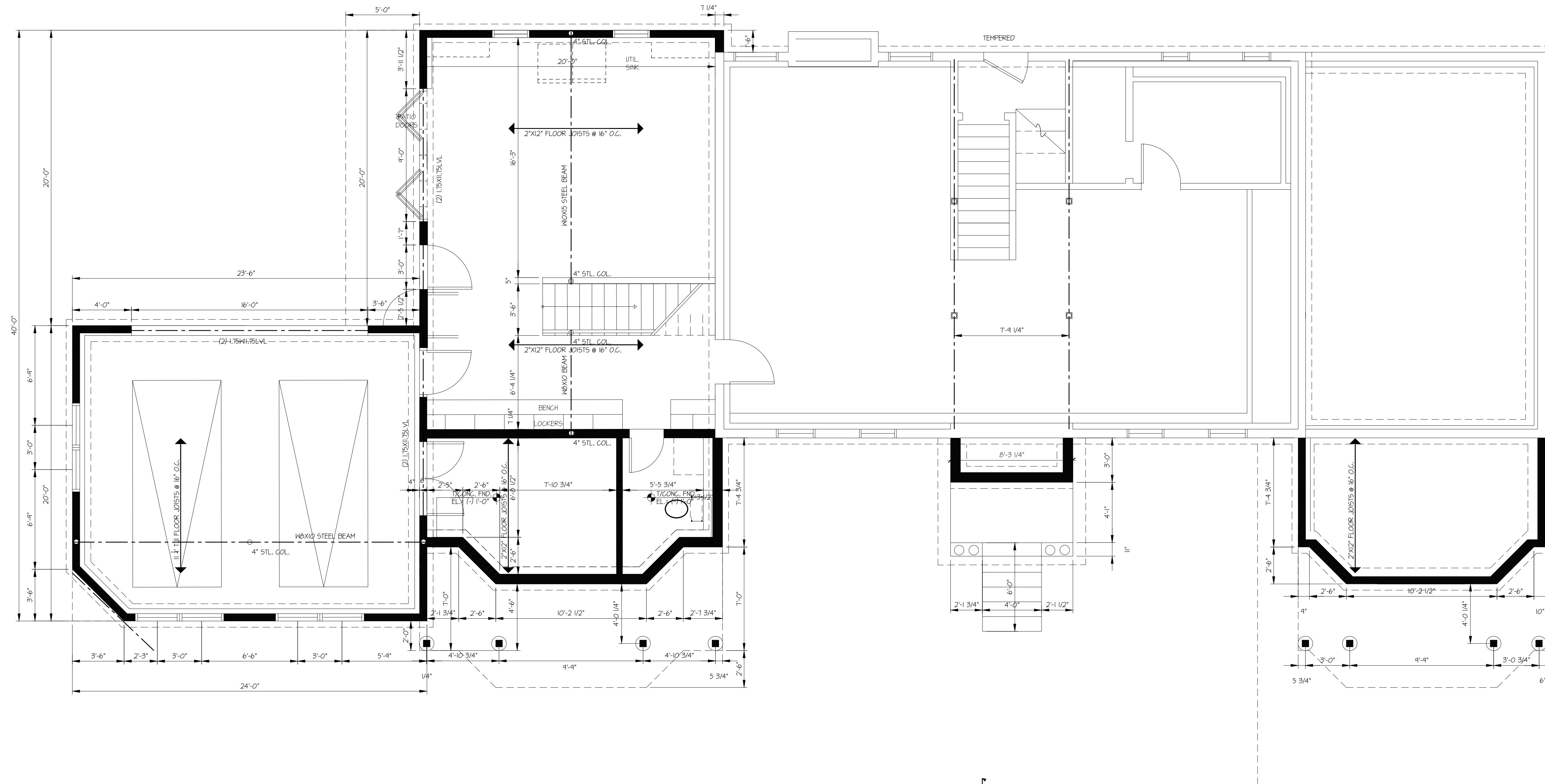
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THORNTON RESIDENCE
 ADDITION - REMODELING
742 PINE STREET
 Winnetka, Illinois
 Elevations and Roof Plan

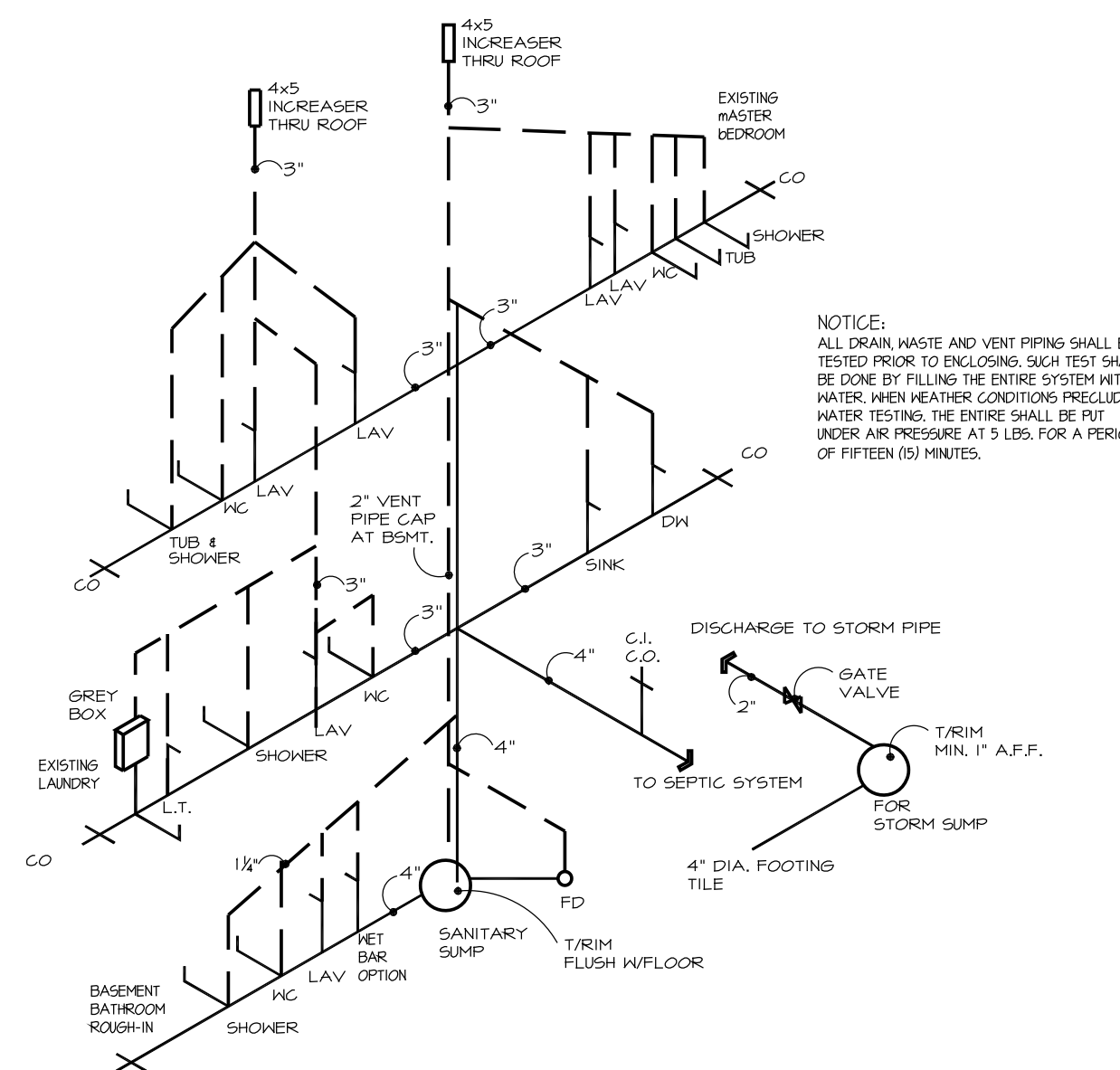
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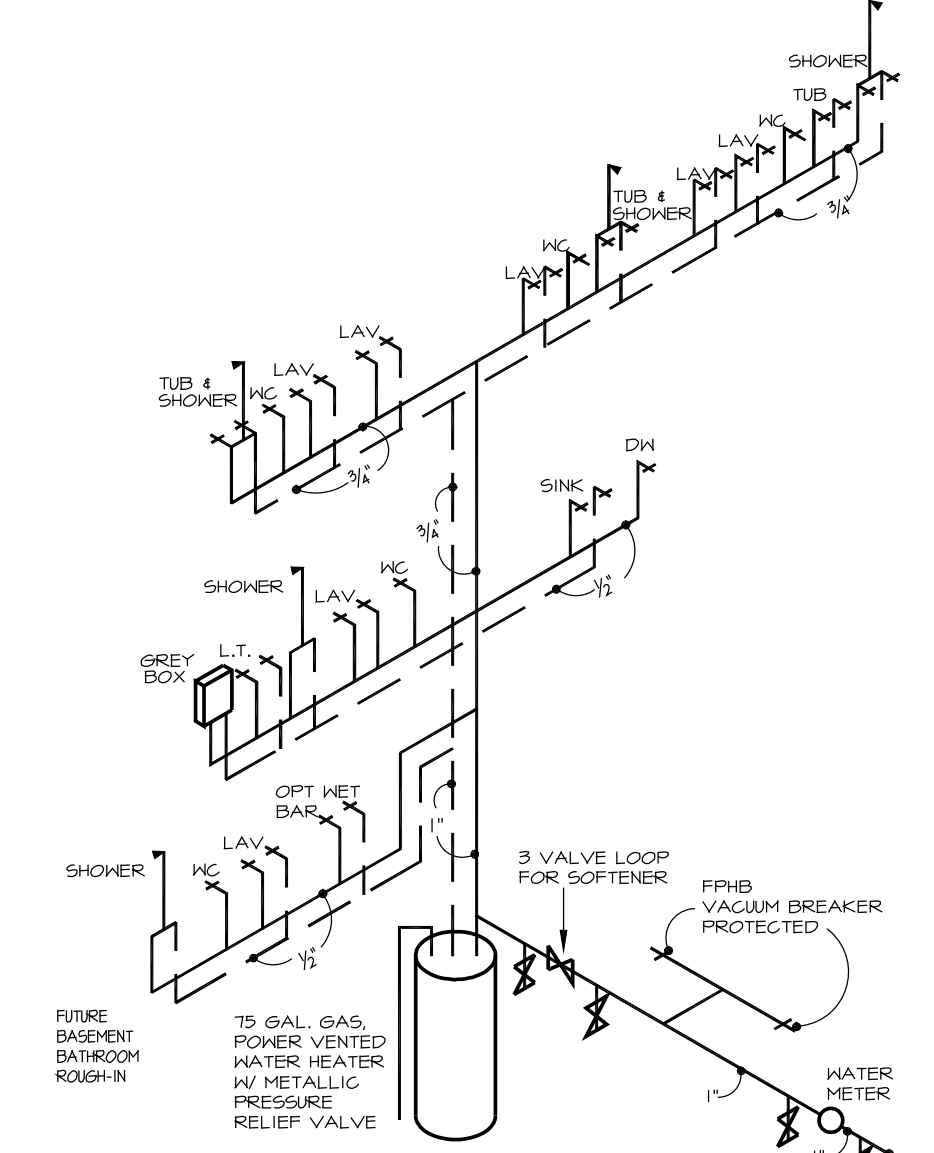


742 PINE STREET
PROPOSED FOUNDATION PLAN

- PLUMBING NOTES**
- 3" x 4" C.I. STUB FOR SANITARY SEWER
 - ALL BELOW-GRADE SANITARY PIPES TO BE A MIN. OF 4"
 - ALL ABOVE-GRADE COPPER SUPPLY PIPE TO BE TYPE "L"
 - ALL BELOW-GRADE COPPER SUPPLY PIPE TO BE TYPE "K"
 - ALL P.V.C. DRAIN & VENT TO BE SCHEDULE 40 PIPE
 - A MAXIMUM 20' OF 2" CAST IRON PIPE IS ALLOWED FOR SINK AND LAV WASTE AND VENT LINES
 - ALL FLOOR DRAINS GOING INTO A SEALED EJECTOR PIT MUST BE SEPARATELY VENTED
 - ALL EJECTOR PITS SHALL HAVE GATE VALVE INSTALLED ON 2" DISCHARGE WASTE LINE
 - RUBBER CHECK VALVES ARE NOT PERMITTED ON SUMP DISCHARGE LINES
 - ALL STORM SUMP PITS AND SEALED EJECTOR PITS SHALL BE INSTALLED WITH TOP EDGE 2" ABOVE FINISH FLOOR
 - ALL FLAGGING TO BE LEAD
 - ALL FITTINGS AND PIPING FOR PLUMBING FIXTURES ARE TO BE CAPPED OFF PROPERLY AND IN ACCORDANCE WITH CODE
 - PLUMBING CONTRACTOR TO SUPPLY A FULL SIZED CLEAN-OUT AT WASTE LINE WITHIN 5' OF EXTERIOR OF BUILDING
 - ALL UNDERGROUND WASTE AND VENT PIPING TO BE CAST IRON SCHEDULE 40 P.V.C. ONLY IF PERMISSIBLE PER LOCAL AUTHORITY
 - ALL FRAMING DRILLED FOR PLUMBING VENTS OR SIMILAR HOLES MUST BE A MINIMUM OF 2x4 STUDS IN LIEU OF 2x4 STUDS PER CODE
 - PROVIDE NON-SCALDING SHOWER VALVES
 - ALL JOINTS TO BE SOLDERED WITH LEAD-FREE SOLDER
 - ALL FIXTURES TO HAVE SHUT-OFF VALVES
 - WASTE PIPING ABOVE GRADE TO BE SERVICE WITHOUT CAST IRON OR SCHEDULE 40 P.V.C. AS APPROVED BY THE BUILDING DEPARTMENT
 - 12" AIR CHAMBERS @ ALL FIXTURES
 - 24" AIR CHAMBERS @ ALL RISERS



WASTE RISER DIAGRAM
 ALL INTERIOR WASTE LINES P.V.C. CAST IRON 5'-0" FROM HOUSE W/ CLEAN-OUT
 N.T.S.



WATER RISER DIAGRAM
 ALL SUSPENDED WATER PIPING TO BE L-COPPER ALL BELOW-GRADE WATER PIPING TO BE K-COPPER
 INSTALL 24" HIGH AIR CHAMBER AT ALL RISERS
 INSTALL 12" HIGH AIR CHAMBER AT ALL FIXTURES
 INSTALL SHUT-OFF VALVE AT ALL FIXTURES
 PROVIDE SCALDPROOF SHOWER MIXER
 1 1/2" IN FOR SERVICE (VERIFY)
 --- HOT
 --- COLD
 N.T.S.

LANDMARK
 BUILDING
 GROUP
 TONY MEYERS
 WINNETKA, ILLINOIS 60093
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THORNTON RESIDENCE
 ADDITION - REMODELING
742 PINE STREET
 Winnetka, Illinois
 Foundation Plan

DATE:	5/31/22
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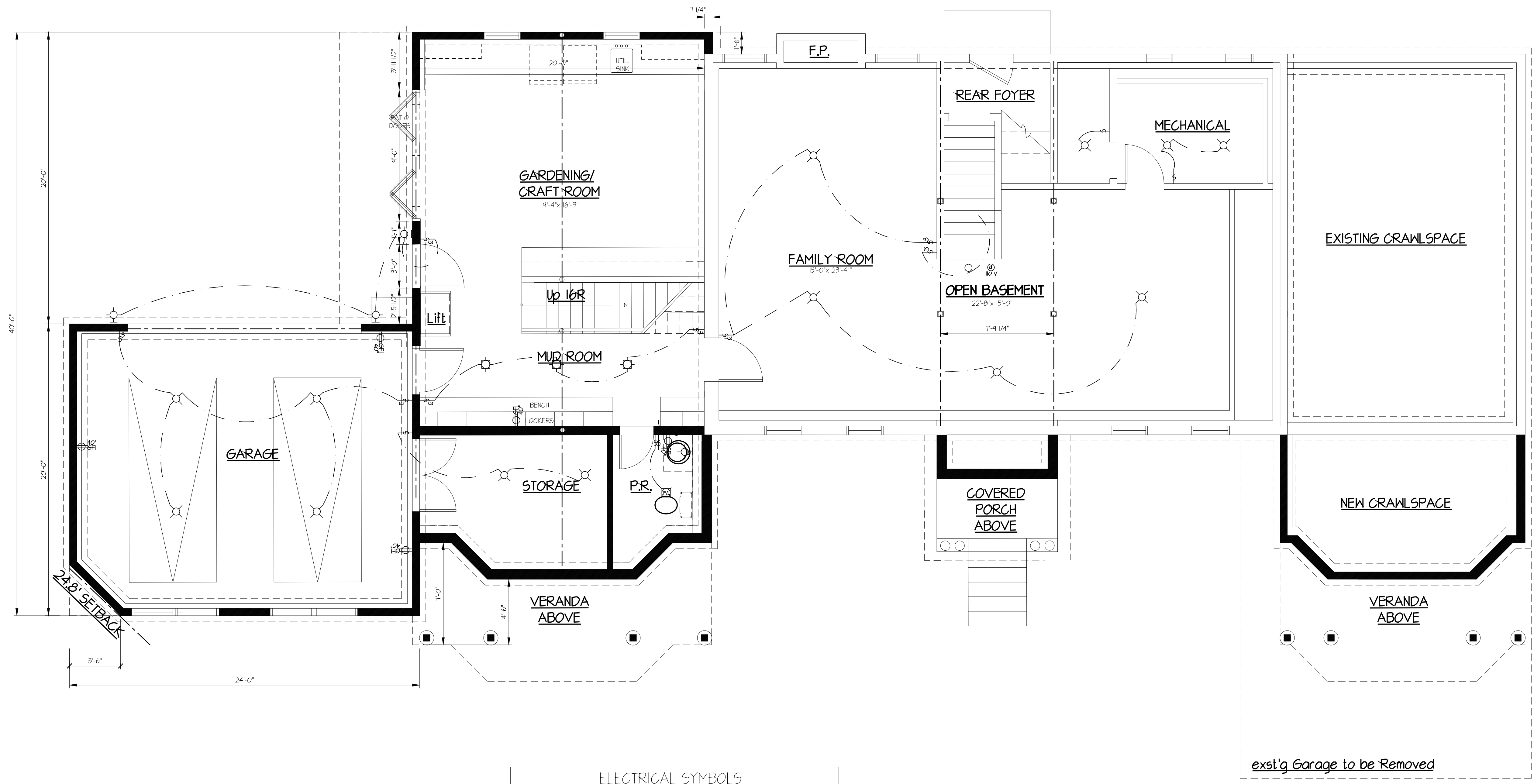
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**THORNTON RESIDENCE
ADDITION - REMODELING
742 PINE STREET
Winnetka, Illinois
BASEMENT PLAN**

DATE:	5/31/22
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CHECKED:	T.H.
PROJECT NO.:	--

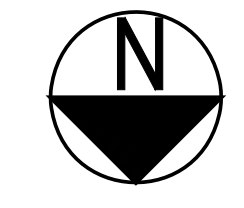
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A2.2

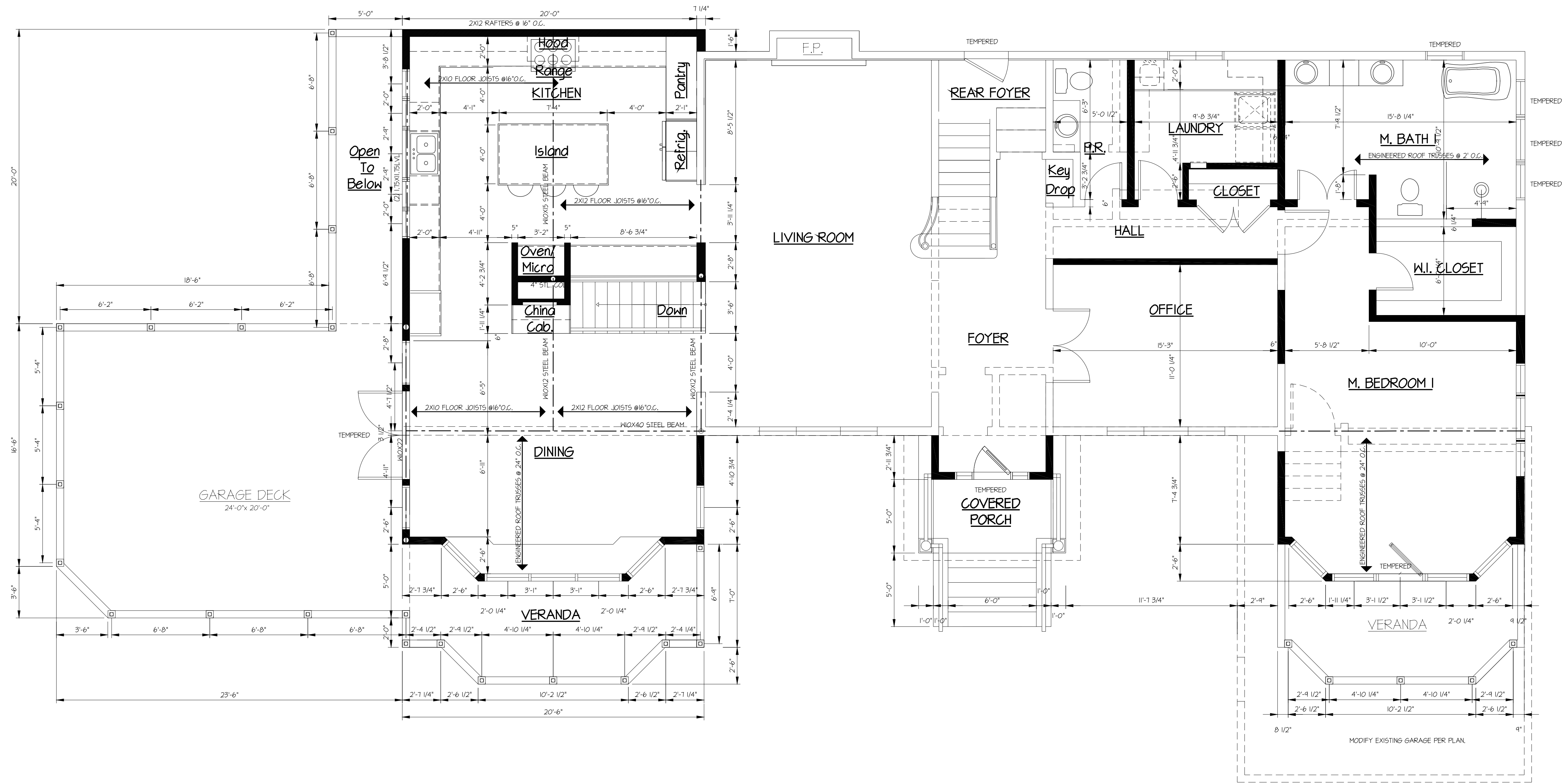


ELECTRICAL SYMBOLS			
	SINGLE POLE SWITCH		FLUORESCENT LIGHT W/ PULL CHAIN
	3-WAY SWITCH		EXHAUST FAN
	4-WAY SWITCH		EXHAUST FAN & LIGHT
	DIMMER SWITCH		FAN RATED JUNCTION BOX
	SINGLE POLE OUTLET - DEDICATED		110V INTERCONNECTED SMOKE DETECTOR W/BATTERY BACKUP
	DUPLEX OUTLET		110V INTERCONNECTED CARBON MONOXIDE DETECTOR W/BATTERY BACKUP
	DUPLEX OUTLET - HALF SWITCHED		DOOR BELL
	DUPLEX OUTLET W/ GROUND FAULT INTERRUPTER		DOOR BELL CHIMES
	DUPLEX OUTLET - NUMBER INDICATES MOUNTING HEIGHT ABOVE FLOOR		THERMOSTAT
	WEATHERPROOF DUPLEX OUTLET		TELEPHONE JACK
	DUPLEX OUTLET - 220V OR HIGH VOLTAGE		TELEVISION JACK
	JUNCTION BOX		ELECTRICAL PANEL
	CEILING MOUNTED LIGHT FIXTURE	ADDITIONAL NOTES PER VILLAGE: 1. PROVIDE ARC FAULT PROTECTION AT BEDROOMS ON ALL OUTLETS, LIGHTS, & DEVICES 2. PROVIDE SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR WITHIN 5' OF BEDROOMS 3. ELECTRICAL OUTLETS SHALL BE SPACED AND LOCATED IN COMPLIANCE WITH ART 210-52 1990 NEC. 4. ALL CLOSET LITES SHALL HAVE A GLOBE, RECESSED, OR FLUORESCENT; ALL FIXTURES W/ LENS COVERS 5. NO BACK TO BACK ELECTRICAL DEVICES ALLOWED 6. GFI BREAKER REQUIRED FOR WAREHOUSE 7. ALL CEILING FAN OUTLETS REQUIRED RATED FAN BOXES	
	WALL MOUNTED LIGHT FIXTURE		
	RECESSED LIGHT FIXTURE		
	RECESSED W/WALL WASH TRIM		
	PULL CHAIN LIGHT		
	FLUORESCENT LIGHT - LENGTH AS NOTED PER PLAN		

**742 PINE STREET
WINNETKA, IL
PROPOSED BASEMENT PLAN**

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





742 PINE STREET
 WINNETKA, IL
PROPOSED 1st FLR PLAN

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

LANDMARK
 BUILDING
 GROUP
 TONY MEYERS
 WINNETKA, ILLINOIS 60093
 PH: (239) 838-1855

Design Firm License # 184-006073
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 THOMAS L. HICKMAN
 ARCHITECT
 LONG GROVE, ILLINOIS
 PH: (847) 772-8443

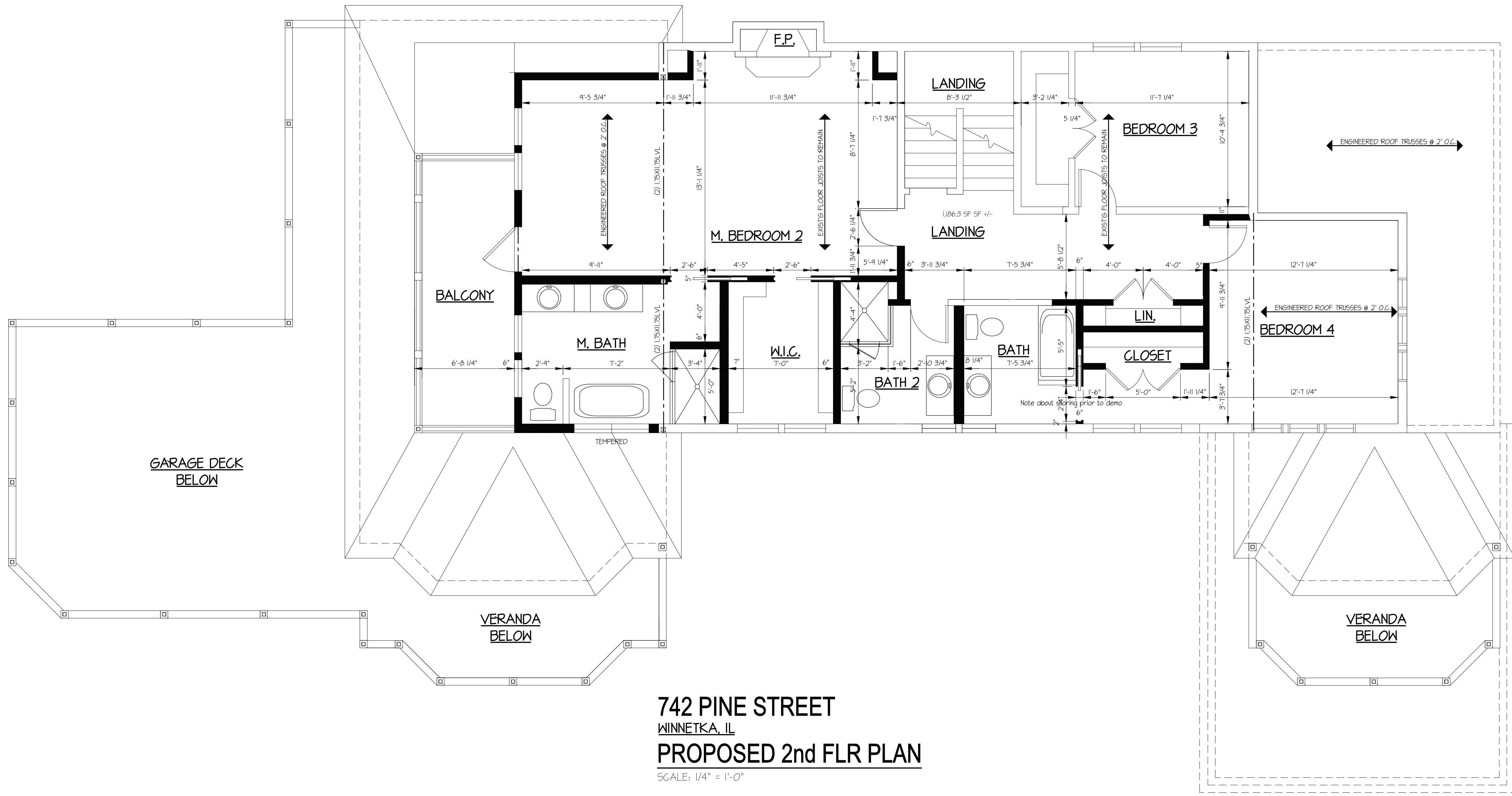
NO.	DATE	BY	ISSUED FOR
01	08/22/22	TH	PERMIT APPLICATION
02	10/17/22	TH	RESPONSE TO 10/4 REVIEW
03	11-29-22	TH	RESP TO 11-29 ZONING COM.
-	-	-	-
-	-	-	-

THORNTON RESIDENCE
 ADDITION - REMODELING
742 PINE STREET
 Winnetka, Illinois
 First Floor Plan

DATE:	5/31/22
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CHECKED:	T.H.
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A3.1

EMPERED
EMPERED
EMPERED



742 PINE STREET
WINNETKA, IL
PROPOSED 2nd FLR PLAN
SCALE: 1/4" = 1'-0"

LANDMARK
BUILDING
GROUP
TONY MEYERS
WINNETKA, ILLINOIS 60093
PH: (239) 838-1855

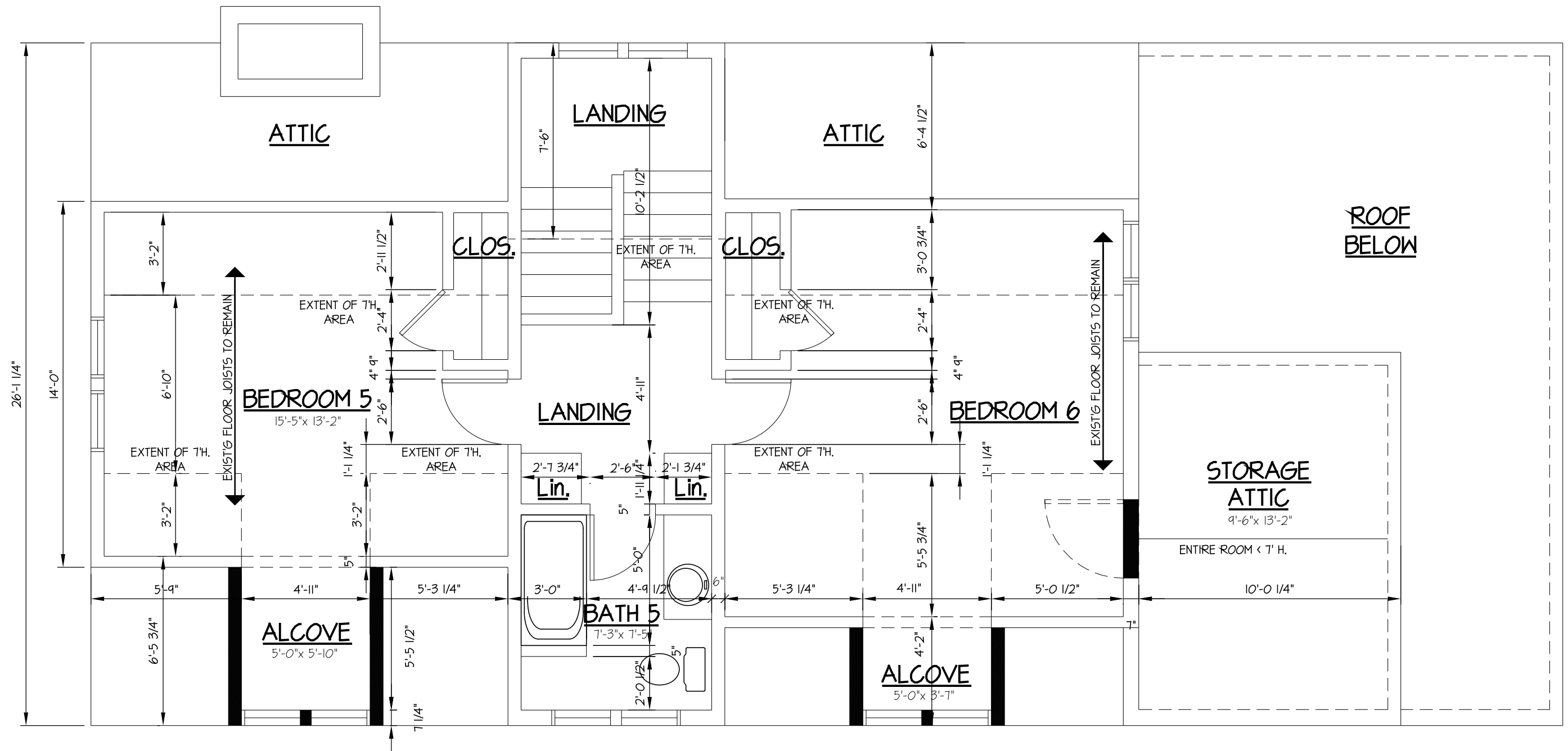
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03	11-29-22	TH	RESP TO 11-29 ZONING COM.
-	-	-	-
-	-	-	-

THORNTON RESIDENCE
ADDITION - REMODELING
742 PINE STREET
Winnetka, Illinois
Second Floor Plan

DATE:	5/31/22
DRAWN:	T.H.
CHECKED:	T.H.
PROJECT NO.:	--

Sheet No.
A4.1

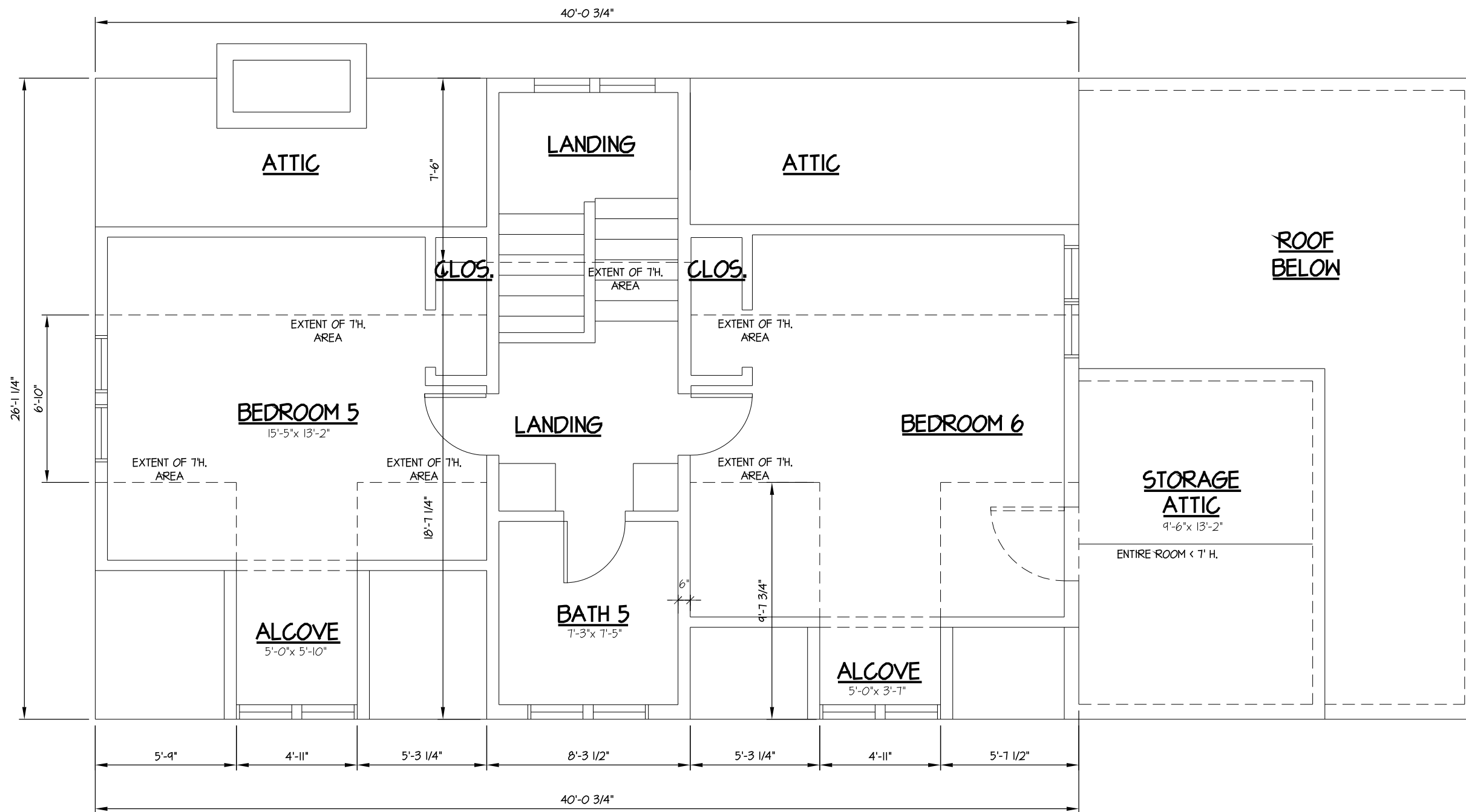


742 PINE STREET

WINNETKA, IL

PROPOSED ATTIC PLAN

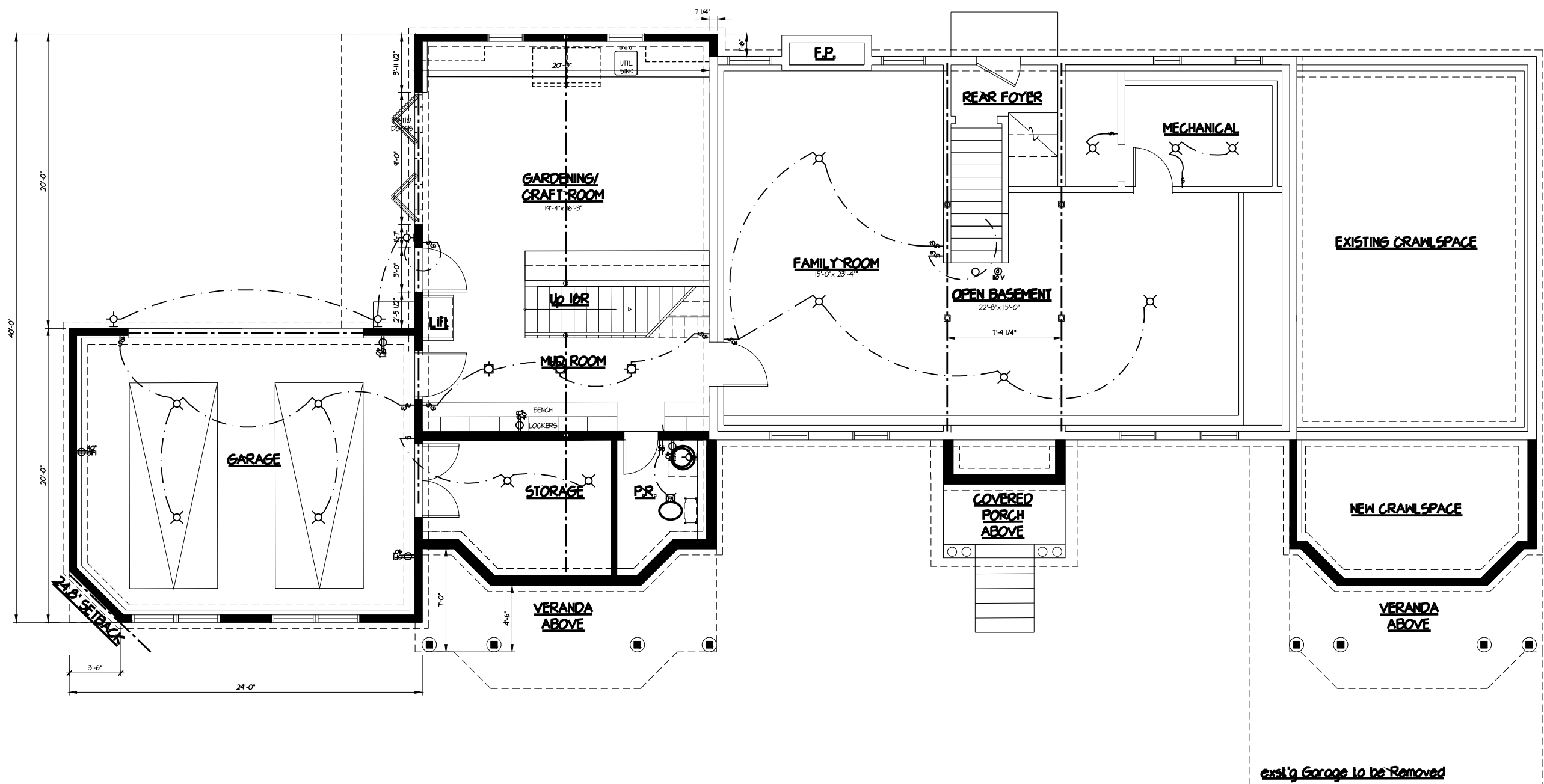
SCALE: 1/4" = 1'-0"



TOTAL FLOOR PLATE: 1,045 SF

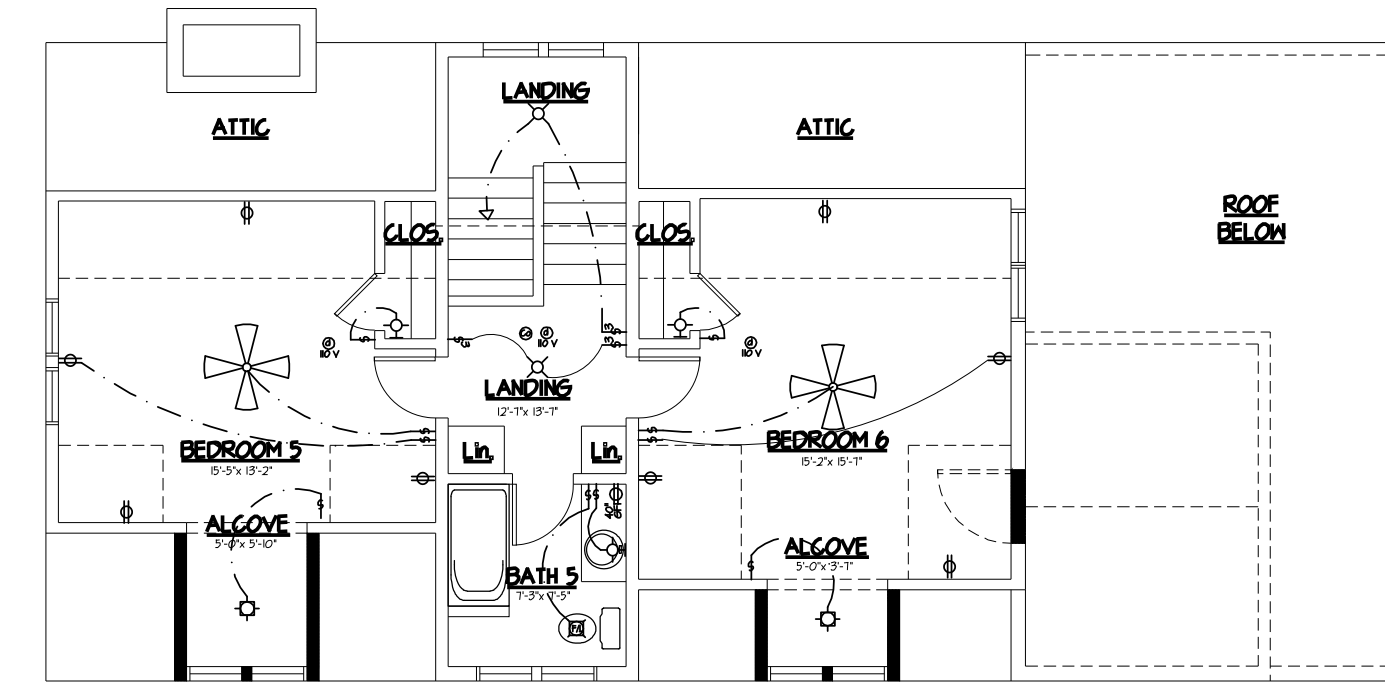
AREA AT 7' H. OR MORE 466 SF

742 PINE STREET
WINNETKA, IL
PROPOSED ATTIC PLAN

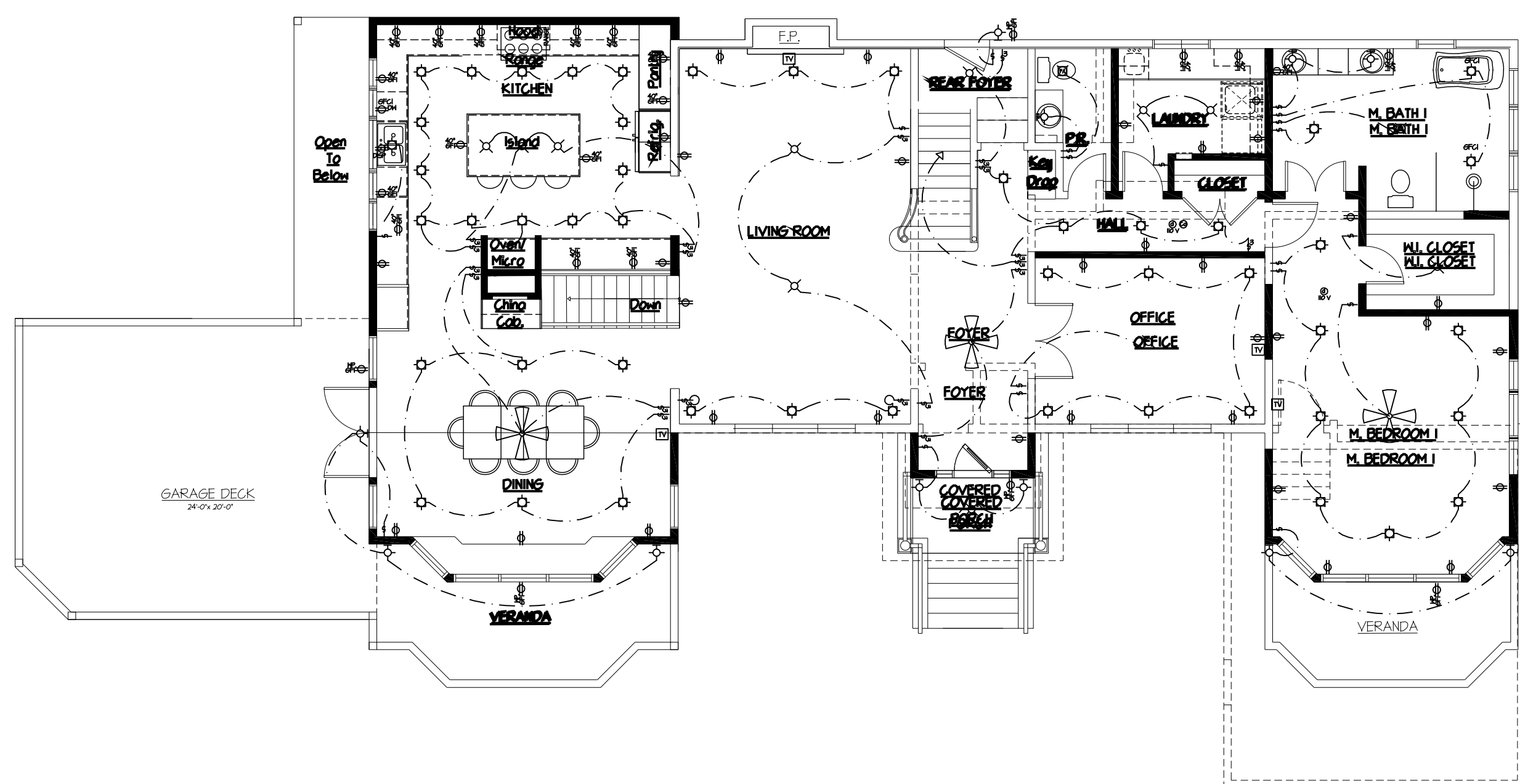


742 PINE STREET
MINNETKA, IL
PROPOSED BASEMENT PLAN
SCALE: 1/4" = 1'-0"

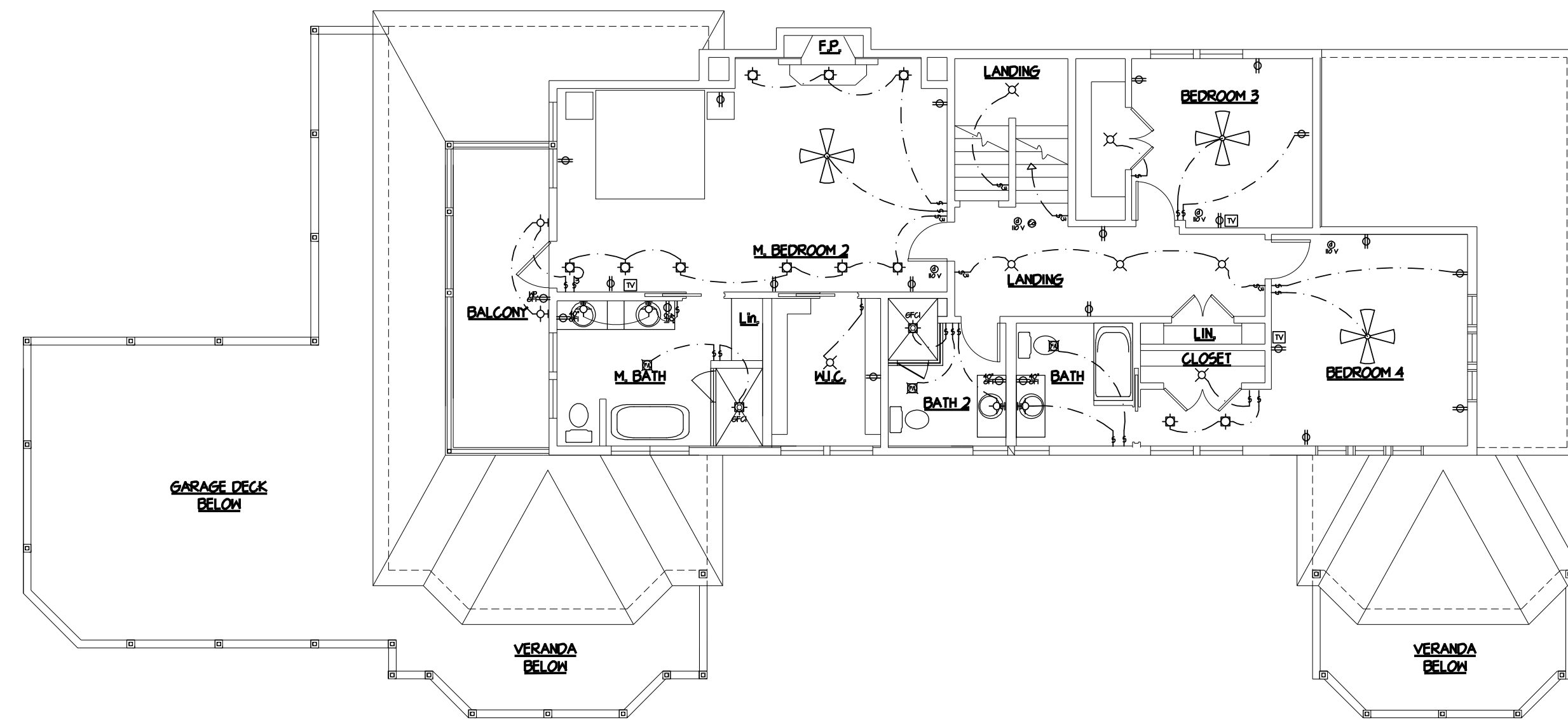
ELECTRICAL SYMBOLS			
⊞	SINGLE POLE SWITCH	TRAC-LITE FLUORESCENT LIGHT W/ PULL CHAIN	
⊞	3-WAY SWITCH	⊞	EXHAUST FAN
⊞	4-WAY SWITCH	⊞	EXHAUST FAN & LIGHT
⊞	DIMMER SWITCH	⊞	FAN RATED JUNCTION BOX
⊞	SINGLE POLE OUTLET - DEDICATED	⊞	110V INTERCONNECTED SMOKE DETECTOR W/BATTERY BACKUP
⊞	DUPLEX OUTLET	⊞	110V INTERCONNECTED CARBON MONOXIDE DETECTOR W/BATTERY BACKUP
⊞	DUPLEX OUTLET - HALF SWITCHED	⊞	DOOR BELL
⊞	DUPLEX OUTLET W/ GROUND FAULT INTERRUPTER	⊞	DOOR BELL CHIMES
⊞	DUPLEX OUTLET - NUMBER INDICATES MOUNTING HEIGHT ABOVE FLOOR	⊞	THERMOSTAT
⊞	WEATHERPROOF DUPLEX OUTLET	⊞	TELEPHONE JACK
⊞	DUPLEX OUTLET - 220V OR HIGH VOLTAGE	⊞	TELEVISION JACK
⊞	JUNCTION BOX	⊞	ELECTRICAL PANEL
⊞	CEILING MOUNTED LIGHT FIXTURE	ADDITIONAL NOTES PER VILLAGE: 1. ALL NEW OR MODIFIED APPLICABLE CIRCUITS SHALL BE AFCI PROTECTED. ALL 120 VOLT, SINGLE PHASE 15 & 20 AMP OUTLETS IN OCCUPIED ROOMS, HALLWAYS AND CLOSETS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. 2. PROVIDE SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR WITHIN 5' OF BEDROOMS 3. ELECTRICAL OUTLETS SHALL BE SPACED AND LOCATED IN COMPLIANCE WITH ART 210-52 IAPRO N.E.C. 4. ALL CLOSET LITES SHALL HAVE A GLOBE, RECESSED, OR FLUORESCENT. ALL FIXTURES W/ LENS COVERS. 5. NO BACK TO BACK ELECTRICAL DEVICES ALLOWED 6. GFI BREAKER REQUIRED FOR WHIRLPOOL 7. ALL CEILING FAN OUTLETS REQUIRED RATED FAN BOXES	
⊞	WALL MOUNTED LIGHT FIXTURE		
⊞	RECESSED LIGHT FIXTURE		
⊞	RECESSED W/ WALL WASH TRIM		
⊞	PULL CHAIN LIGHT		
⊞	FLUORESCENT LIGHT - LENGTH AS NOTED PER PLAN		



742 PINE STREET
MINNETKA, IL
PROPOSED ATTIC ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"



742 PINE STREET
MINNETKA, IL
PROPOSED 1st FLR ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"



742 PINE STREET
MINNETKA, IL
PROPOSED 2nd FLR ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

LANDMARK BUILDING GROUP
TONY MEYERS
WINNETKA, ILLINOIS 60093
PH: (239) 639-1855

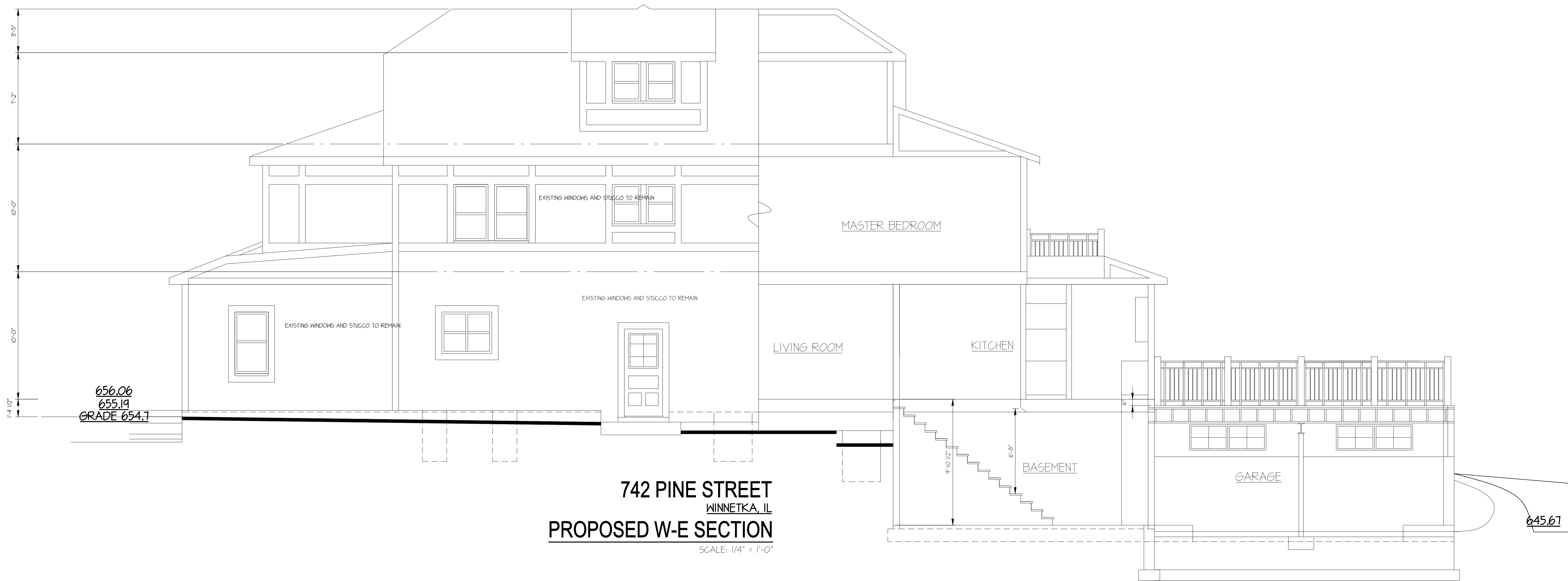
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ARCHITECT
LONG GROVE, ILLINOIS
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02	10/17/22	RESPONSE TO 10th REVIEW	TH	TH
03	11-29-22	RESP TO 11-29 ZONING COM.	TH	TH

THORNTON RESIDENCE
ADDITION - REMODELING
742 PINE STREET
Winnetka, Illinois
1st & 2nd Floor Electrical Plans

DATE:	5/31/22
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CHECKED:	T.H.
PROJECT NO.:	--

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E1.1



742 PINE STREET
 WINNETKA, IL
PROPOSED W-E SECTION
SCALE: 1/4" = 1'-0"

LANDMARK
 BUILDING
 GROUP
 TONY MEYERS
 WINNETKA, ILLINOIS 60093
 PH: (239) 838-1855

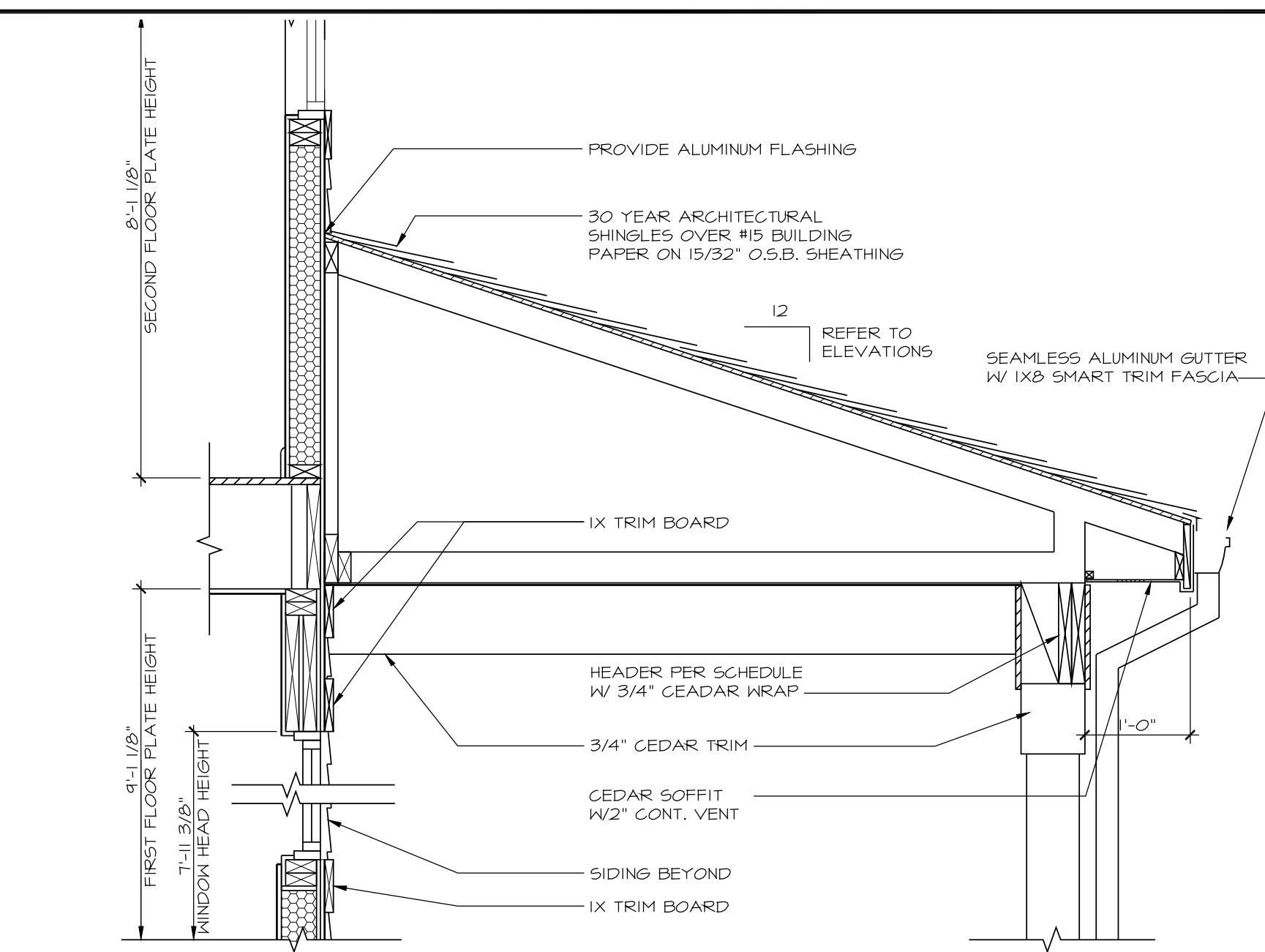
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 THOMAS L. HICKMAN
 ARCHITECT
 LONG GROVE, ILLINOIS
 PH: (847) 772-8443

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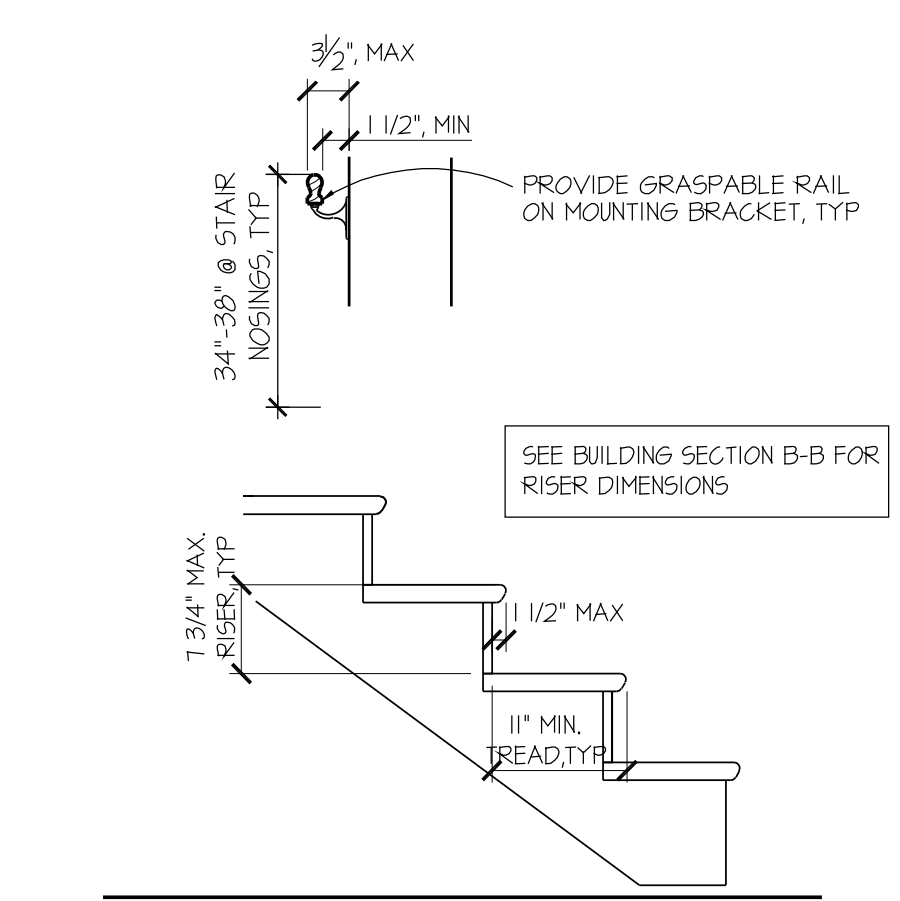
THORNTON RESIDENCE
 ADDITION - REMODELING
742 PINE STREET
 Winnetka, Illinois
 Building Sections

DATE:	5/31/22
DRAWN:	T.H.
CHECKED:	T.H.
PROJECT NO.:	--

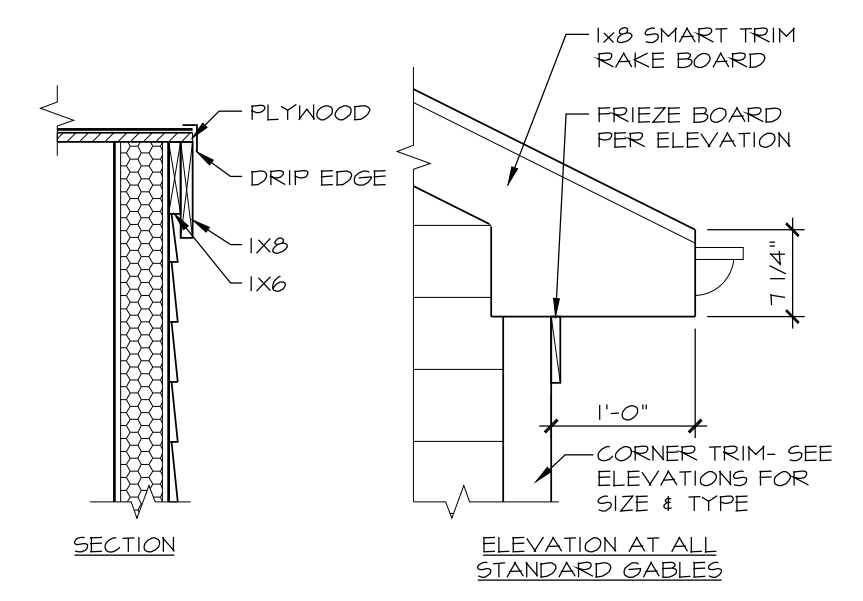
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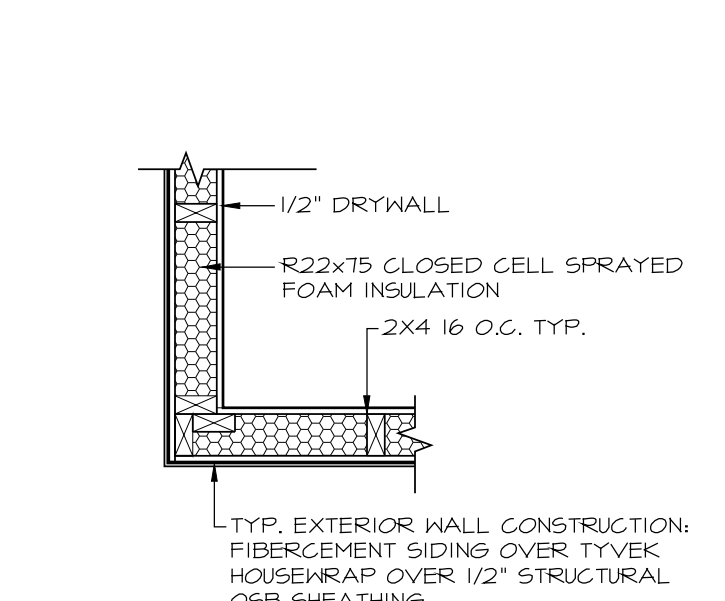
2 TYPICAL COVERED PORCH WALL SECTION
SCALE: 3/4"=1'-0"



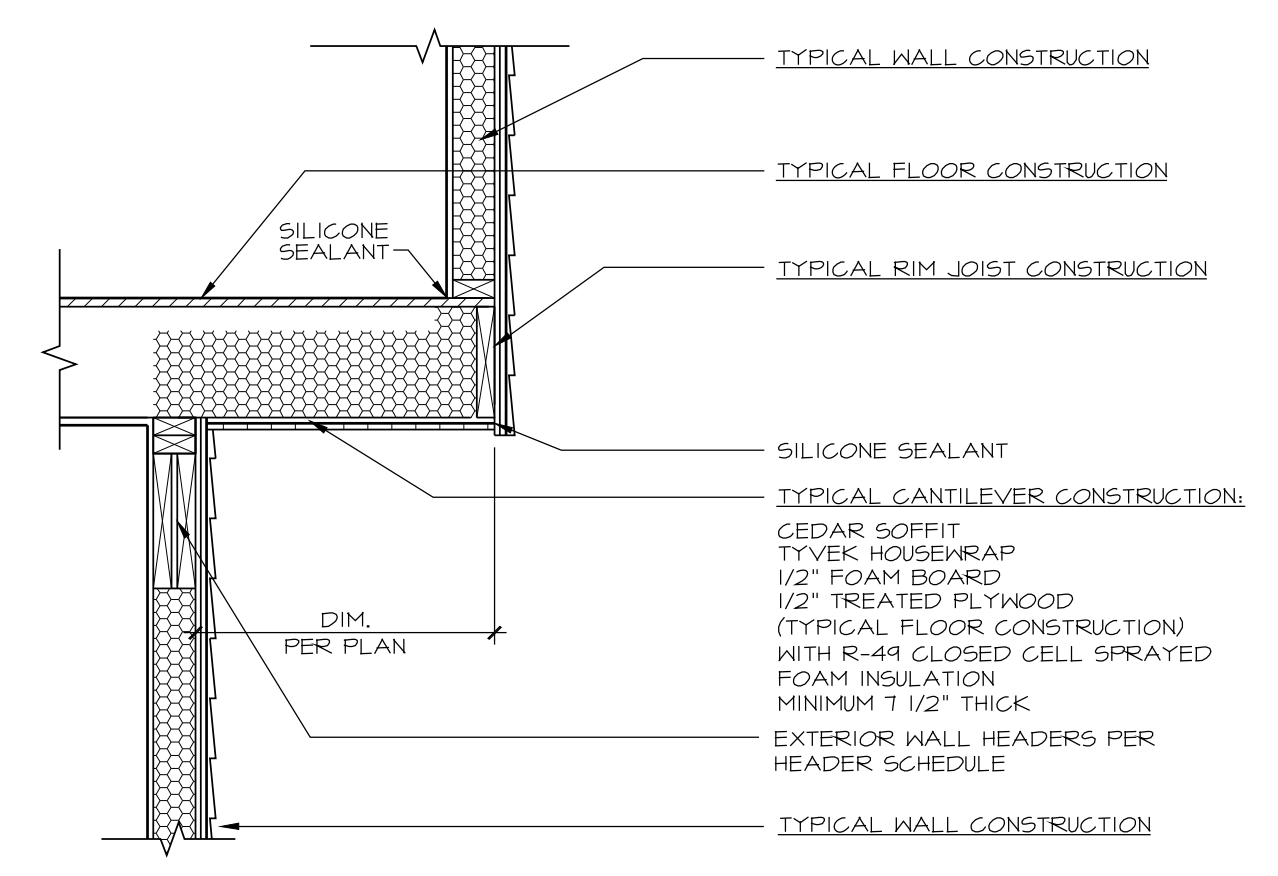
3 STAIR DETAIL
SCALE: 3/4"=1'-0"



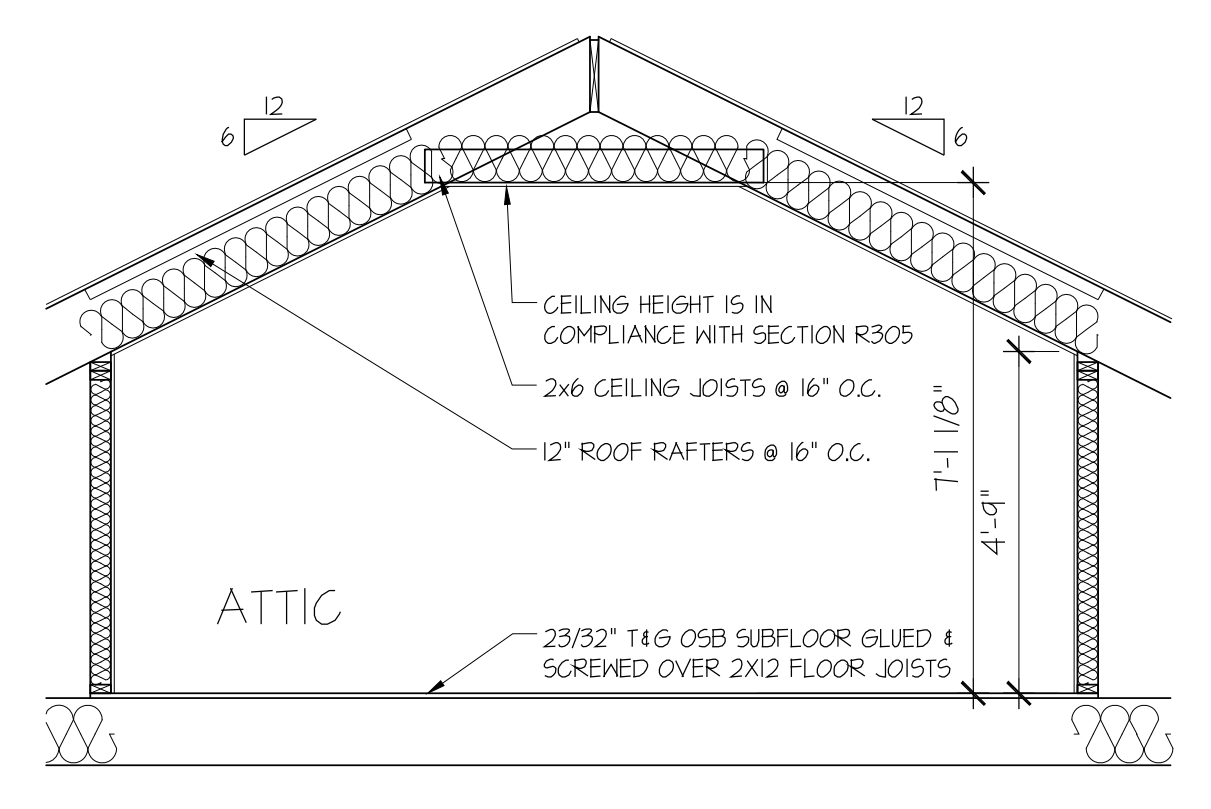
4 TYPICAL RAKE DETAIL
SCALE: 3/4"=1'-0"



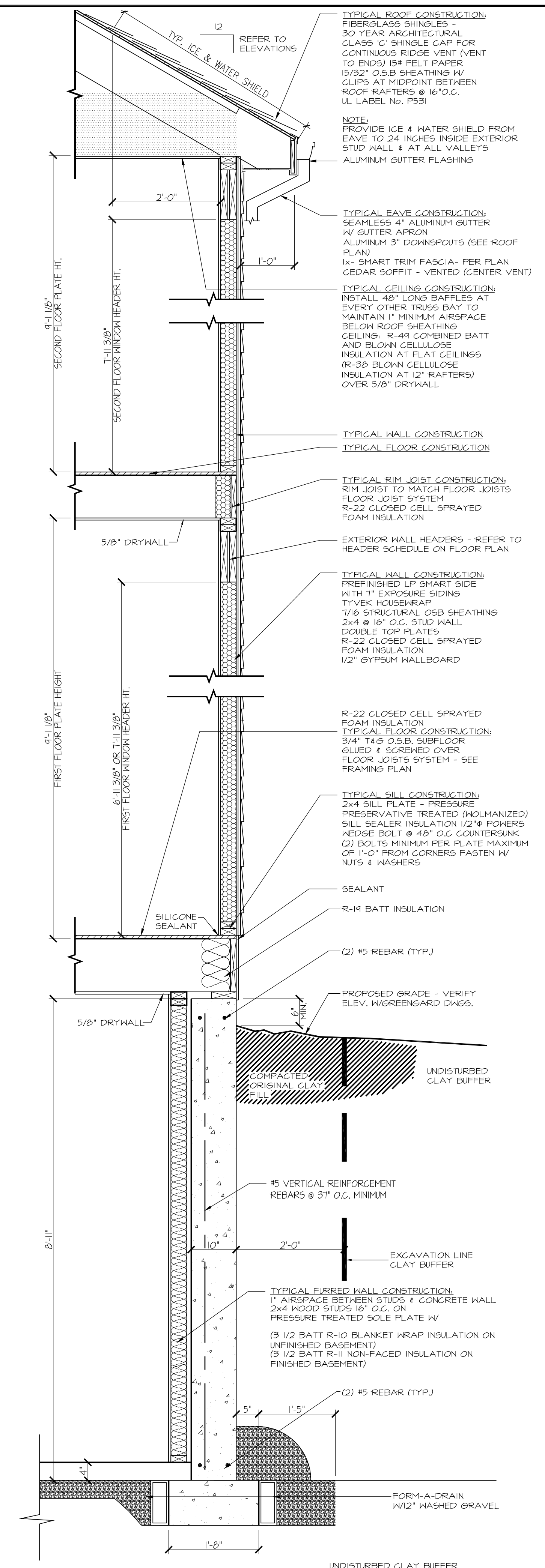
5 TYPICAL CALIFORNIA CORNER DETAIL
SCALE: 3/4"=1'-0"



6 CANTILEVERED WALL WALL SECTION
SCALE: 3/4"=1'-0"



7 ATTIC HEIGHT SECTION
SCALE: 3/8"=1'-0"



1 TYPICAL FRAME WALL WALL SECTION
SCALE: 3/4"=1'-0"

LANDMARK BUILDING GROUP
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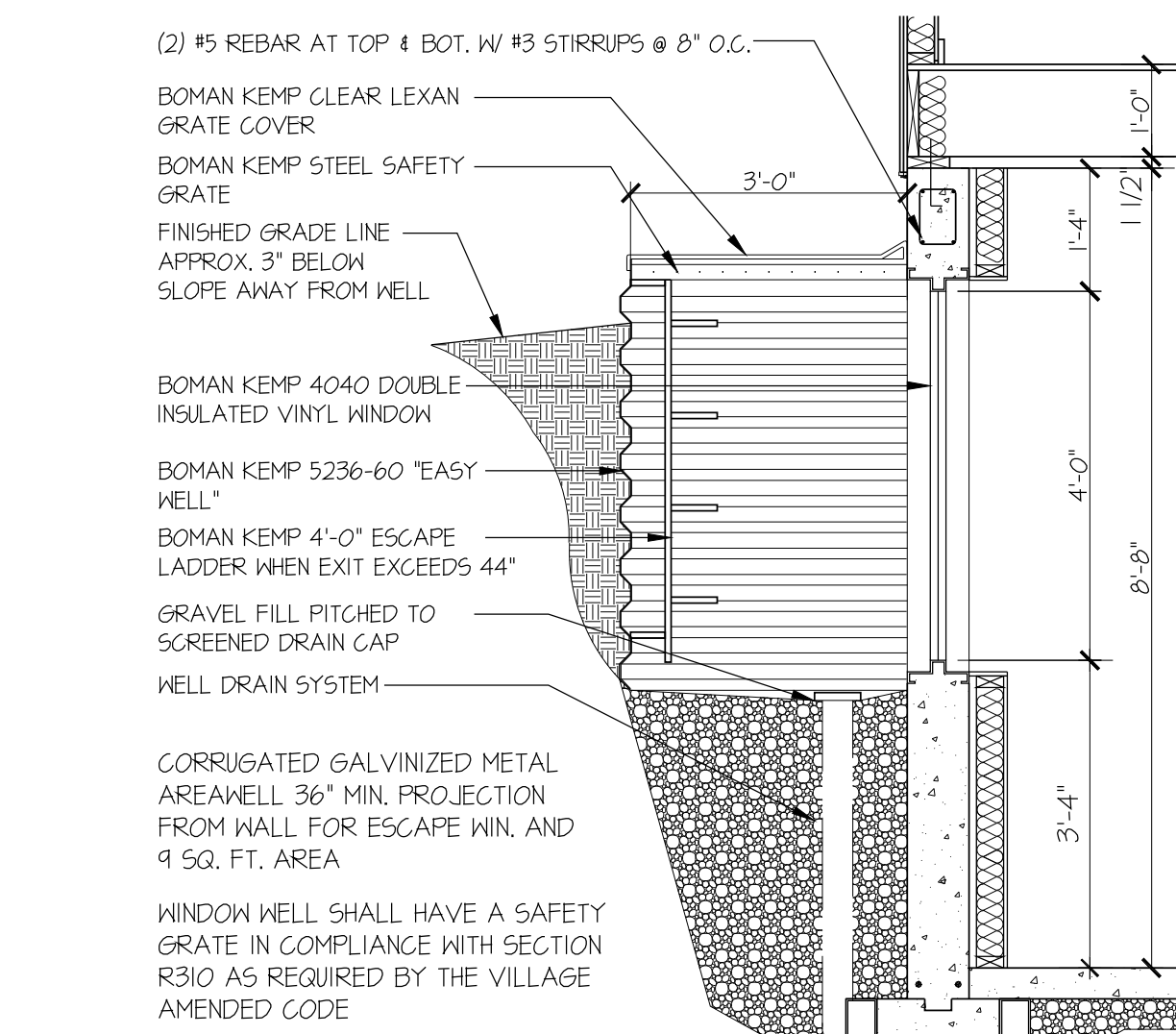
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LONG GROVE, ILLINOIS
PH: (647) 772-8443

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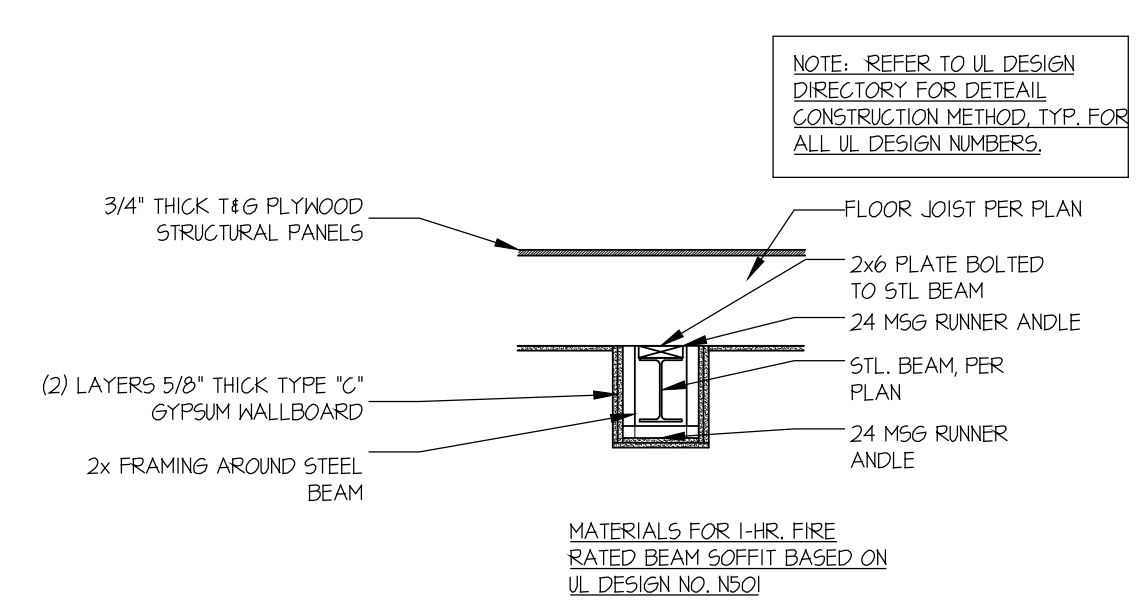
THORNTON RESIDENCE
ADDITION - REMODELING
742 PINE STREET
Winnetka, Illinois
Wall Sections

DATE:	5/31/22
DRAWN:	T.H.
CHECKED:	T.H.
PROJECT NO.:	--

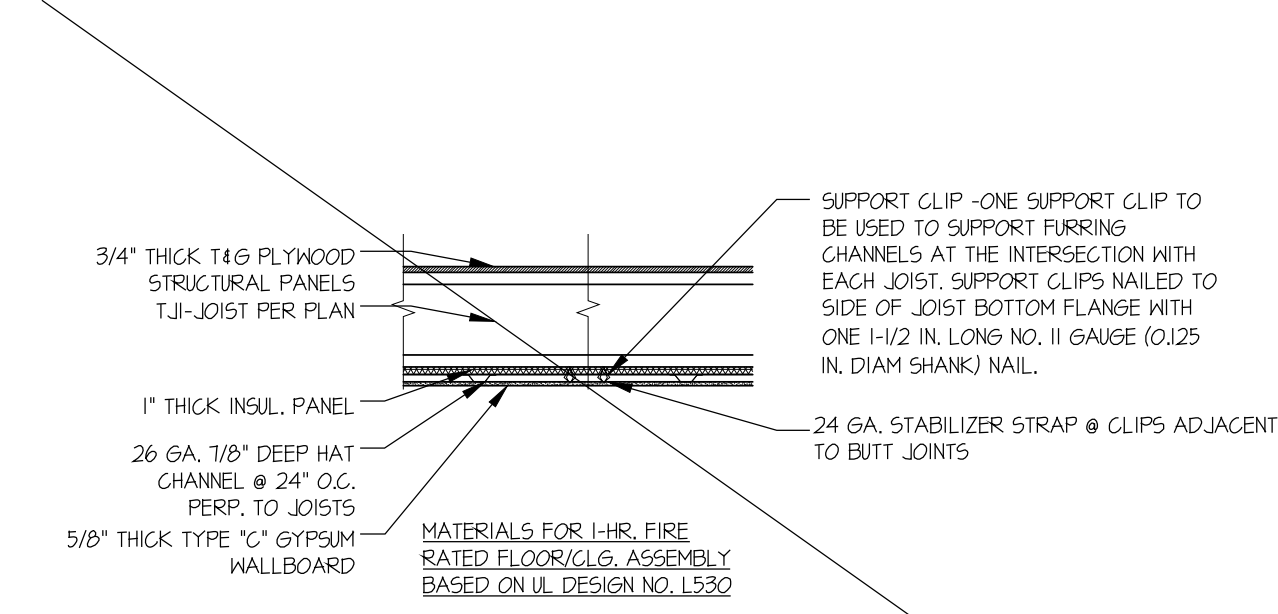
Sheet No.
A6.2



1 WINDOW WELL DETAIL
SCALE: 1/2"=1'-0"

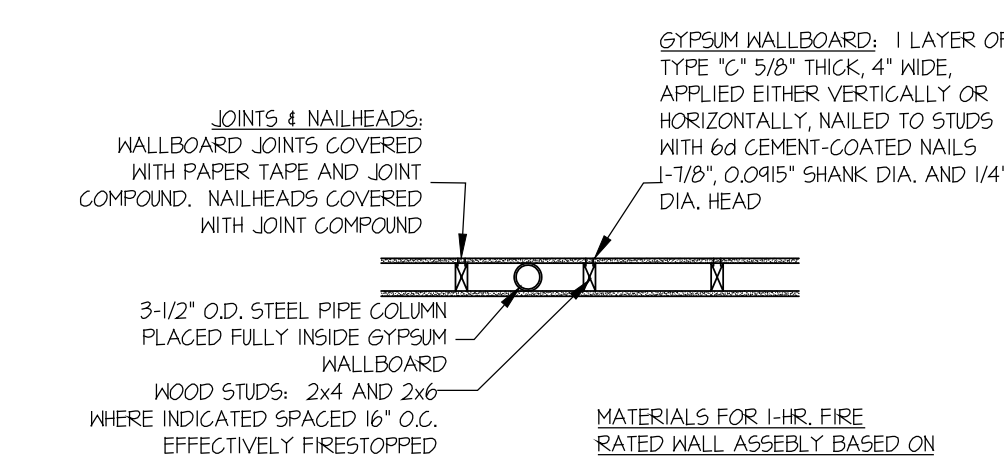


4 1-HR. FIRE RATED WRAP SECTION
SCALE: 1/2"=1'-0"

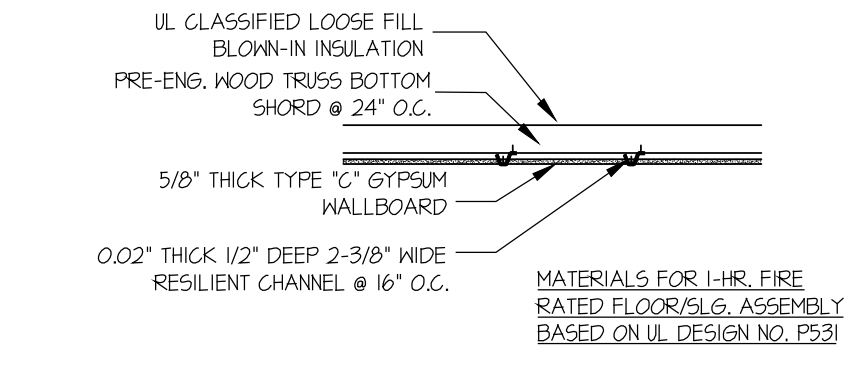


8 1-HR. FIRE RATED FLOOR SECTION
SCALE: 1/2"=1'-0"

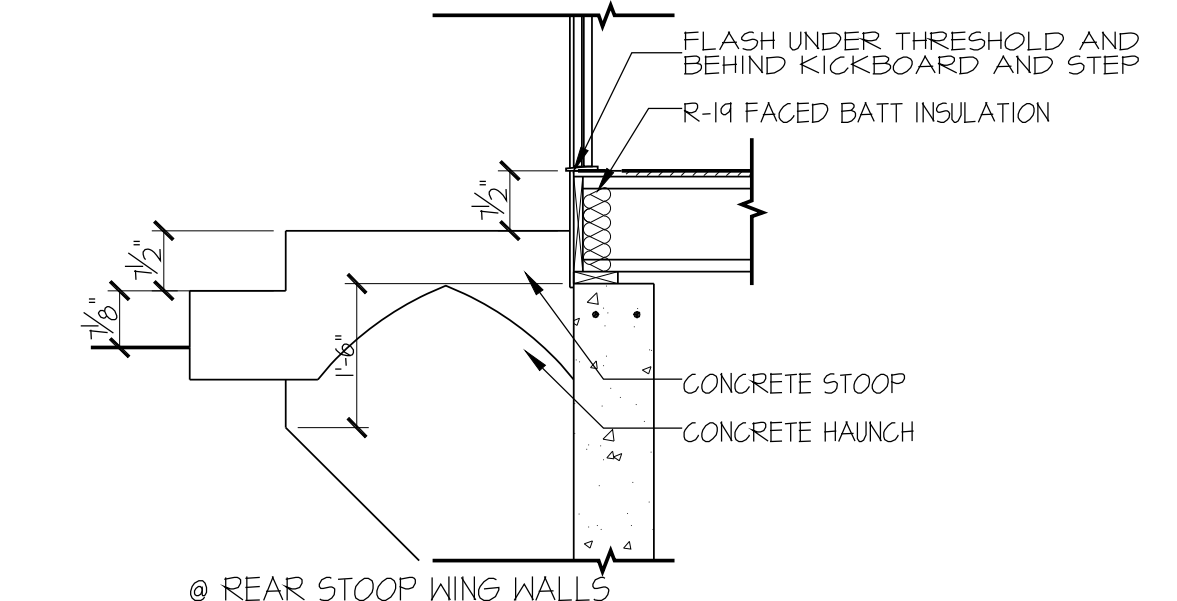
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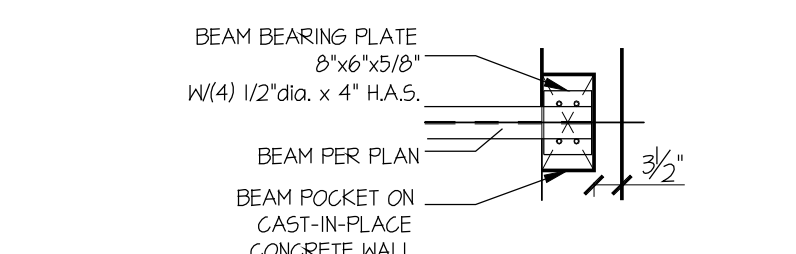
5 1-HR. FIRE RATED BEARING WALL INT. RATED WALL DETAIL
SCALE: 1/2"=1'-0"



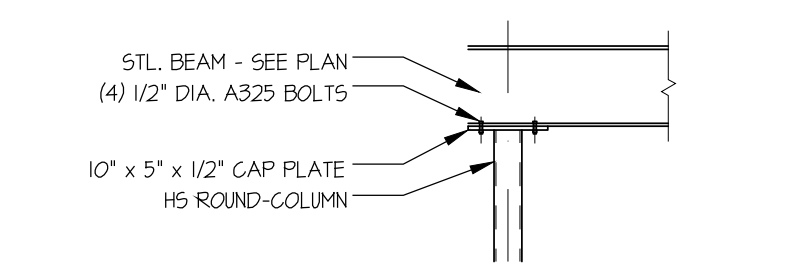
9 1-HR. FIRE RATED CEILING ROOF-CEILING DETAIL
SCALE: 1/2"=1'-0"



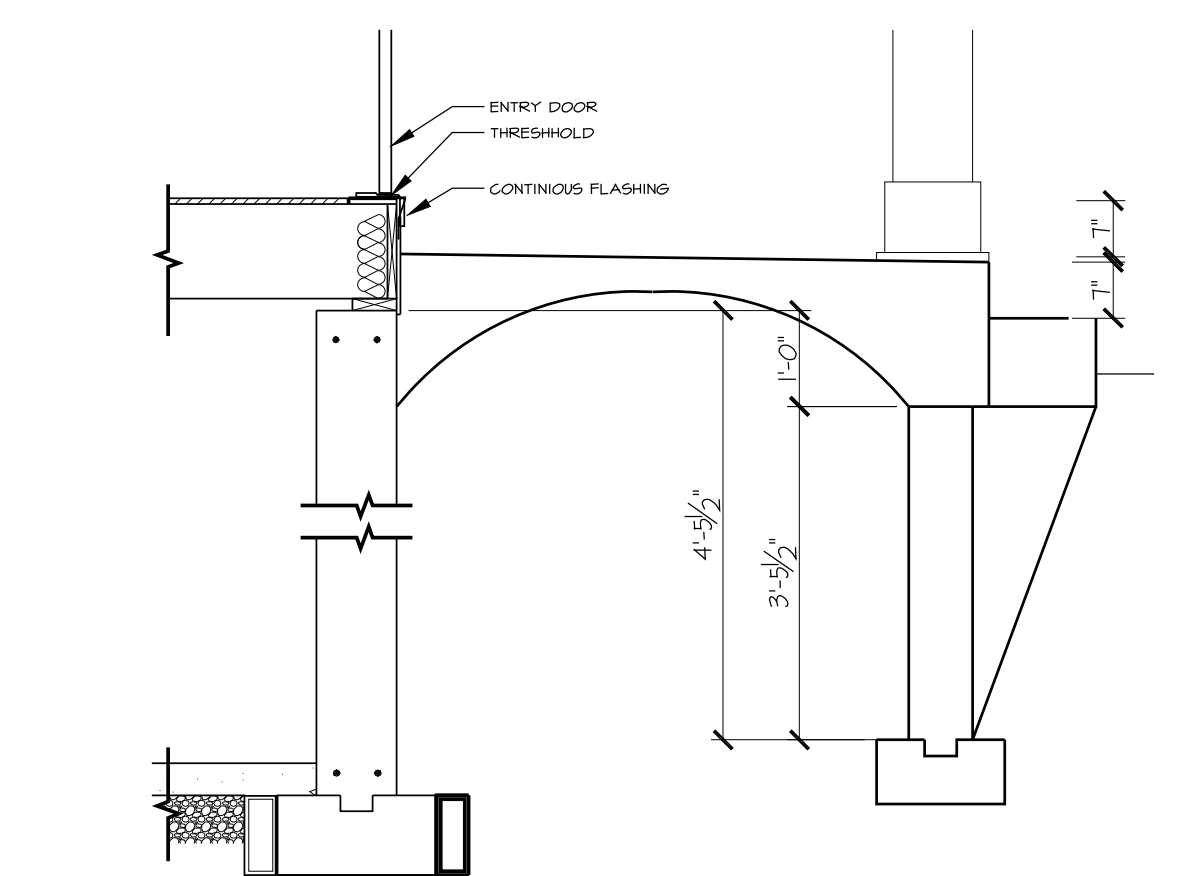
2 @ REAR STOOP WING WALLS WALL SECTION
SCALE: 1/2"=1'-0"



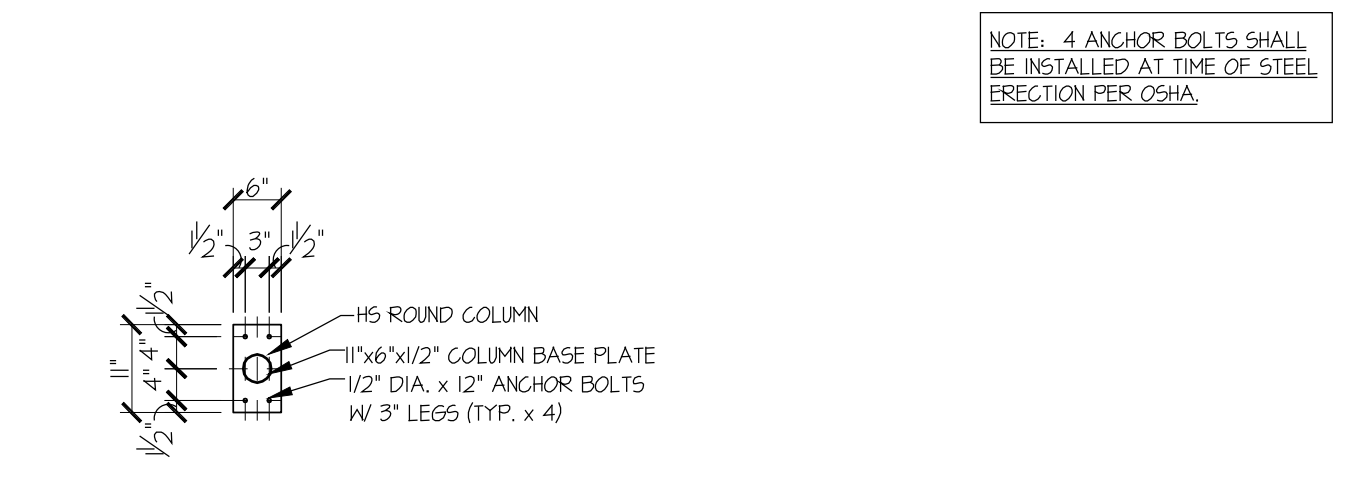
6 @ C.I.P. WALL BEAM POCKET STEEL CONNECTION
SCALE: 1/2"=1'-0"



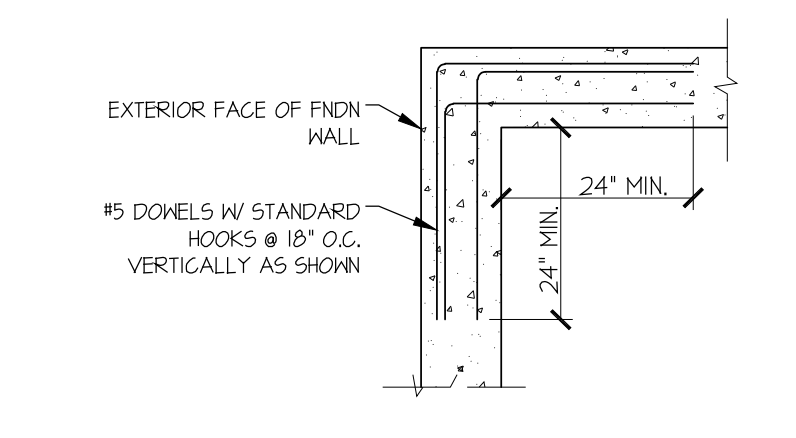
10 @ PIPE COLUMN STEEL CONNECTION
SCALE: 1/2"=1'-0"



3 @ FRONT STOOP WALL SECTION
SCALE: 1/2"=1'-0"



7 @ COLUMN BASE PLATE STEEL CONNECTION
SCALE: 1/2"=1'-0"



11 @ TYPICAL INTERSECTION FOUNDATION DETAIL
SCALE: 1/2"=1'-0"

LANDMARK BUILDING GROUP
TONY MEYERS
WINNETKA, ILLINOIS 60093
PH: (239) 838-1855

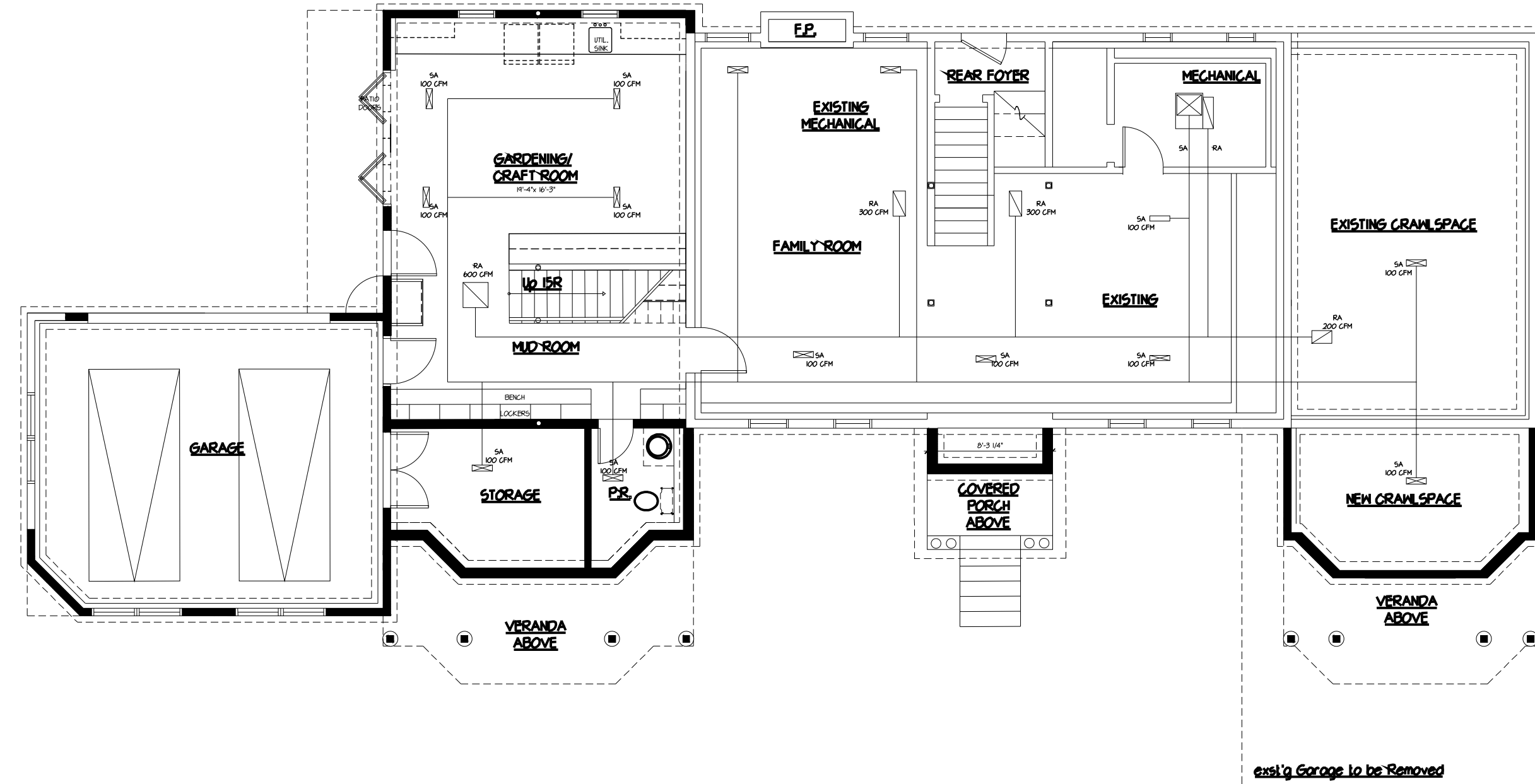
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THOMAS L. HICKMAN ARCHITECT
LONG GROVE, ILLINOIS
PH: (847) 772-9443

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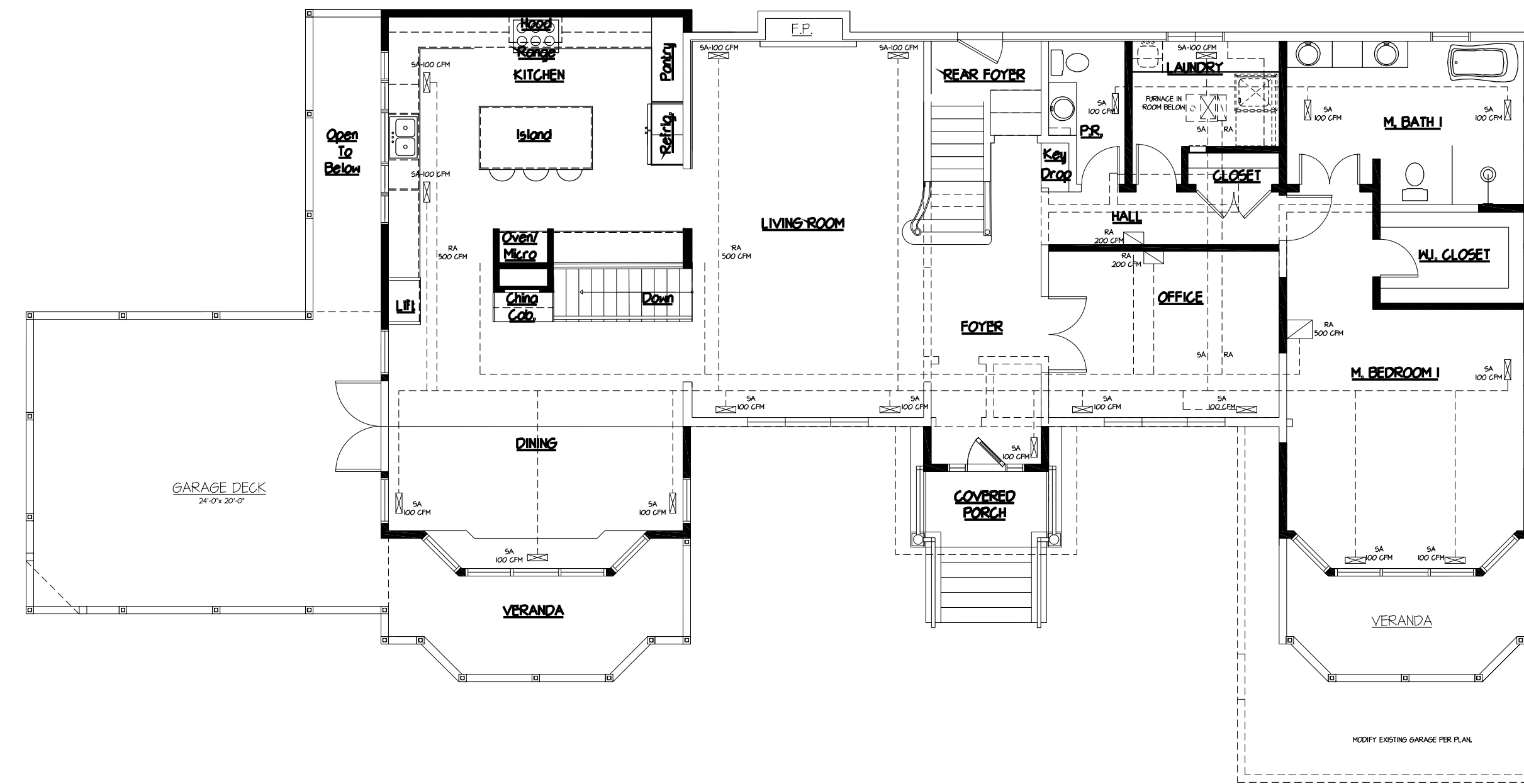
THORNTON RESIDENCE
ADDITION - REMODELING
742 PINE STREET
Winnetka, Illinois
DETAILS

DATE:	5/31/22
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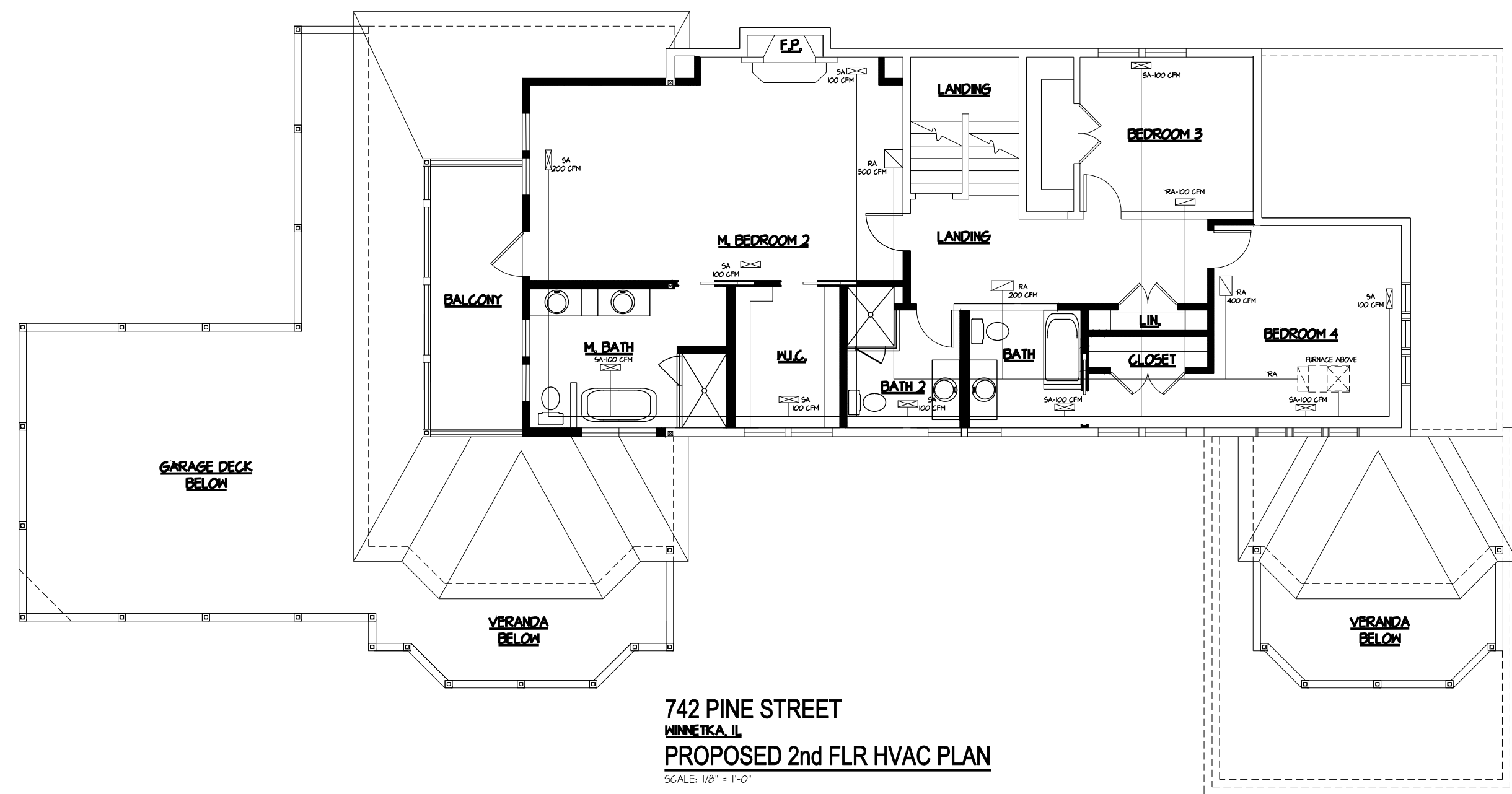
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A6.3



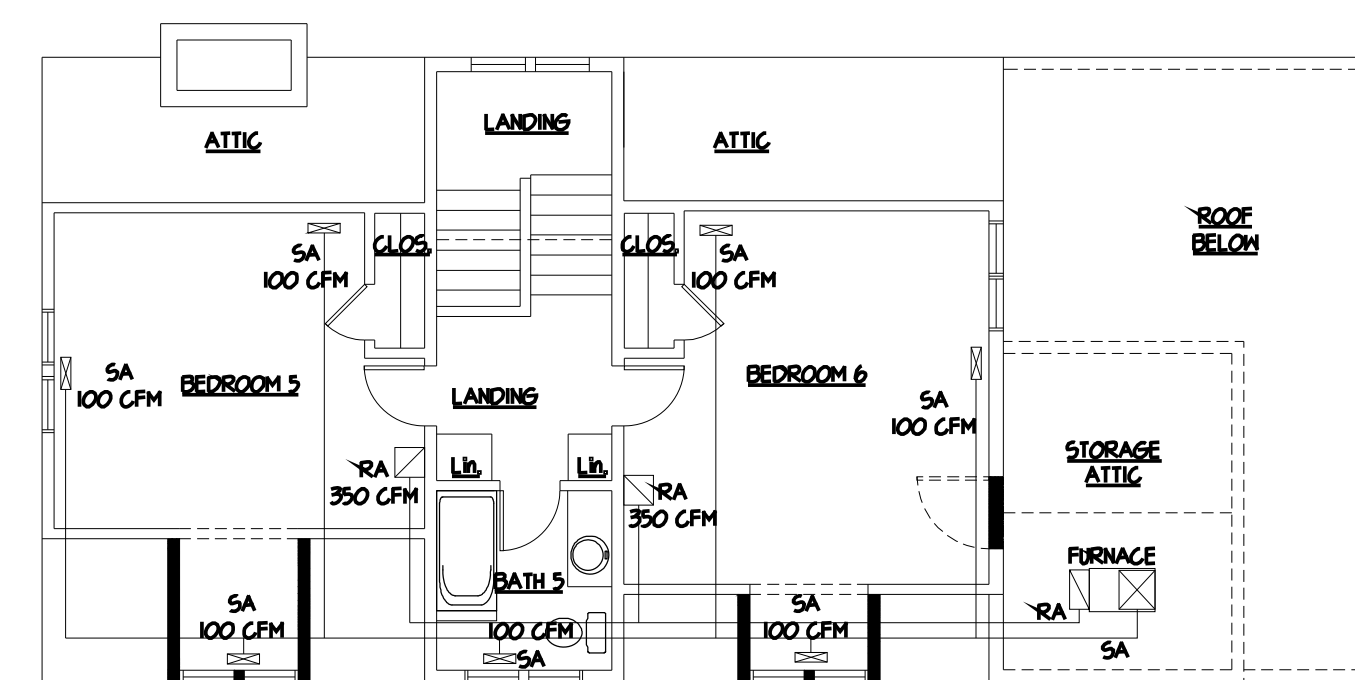
742 PINE STREET
WINNETKA, IL
PROPOSED FOUNDATION HVAC PLAN
SCALE: 1/8" = 1'-0"



742 PINE STREET
WINNETKA, IL
PROPOSED 1st FLR HVAC PLAN
SCALE: 1/8" = 1'-0"



742 PINE STREET
WINNETKA, IL
PROPOSED 2nd FLR HVAC PLAN
SCALE: 1/8" = 1'-0"



742 PINE STREET
WINNETKA, IL
PROPOSED ATTIC HVAC PLAN
SCALE: 1/8" = 1'-0"

HVAC SYMBOLS AND NOTES			
[Symbol]	SUPPLY	[Symbol]	RETURN
<p>NOTE: MINIMUM R-6 INSULATION AND R-6 INSULATION FOR ALL OTHER DUCTS LOCATED IN UNHEATED SPACES</p> <p>NOTE: ALL SUPPLY AND RETURN DUCTS MUST BE SEALED USING MASTIC WITH FIBROUS BACKING TAPE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. (FOR FIBROUS DUCTS, PRESSURE SENSITIVE TAPE MAY BE USED. DUCT TAPE NOT PERMITTED.)</p> <p>NO DUCT SHALL BE TERMINATED ON ONE-HOUR FIRE RATED ENCLOSURE OF MECHANICAL ROOMS WITHOUT A FIRE DAMPER INSTALLED IN COMPLIANCE WITH THE CODE.</p> <p>BASEMENT VENTILATION REQUIREMENTS: PROVIDE 90 CFM MECHANICAL VENTILATION FRESH AIR INTAKE FOR FINISHED BASEMENT SPACE EXCLUDING BEDROOM.</p> <p>GENERAL HVAC NOTES: <ul style="list-style-type: none"> EQUIPMENT IS TO BE SEALED COMBUSTION AIR & EXHAUST NO PENETRATIONS AT BEARING WALL TOP PLATE FOR DUCT WORK </p> <p>EQUIPMENT SCHEDULE: FURNACE: LENNOX MERIT 90 PER HVAC CONTRACTOR MANUAL J SIZING AND PROPOSAL</p> <p>MECHANICAL VENTILATION UNIT: (1) HEALTHY CLIMATE HEAT RECOVERY VENTILATORS (HRV) FILTER CABINET: HEALTHY CLIMATE MODEL #ACC16-20 HUMIDIFIER: HEALTHY CLIMATE MODEL #HCB2 IT BP BROAN EXHAUST FANS: PER PLANS - SEE LIGHT & VENT SCHEDULE ON SHEET 1J1 80CFM FAN MODEL #GTR080 100CFM FAN MODEL #GTR100</p> <p>GAS POWER VENT WATER HEATER: 75 GAL BRADFORD WHITE MODEL #M-2-TN-1516BN BTUWH INPUT 80,000</p> <p>*BATHROOM VENTS SHOULD NOT TERMINATE IN ATTICS OR EAVE</p> <p>WHERE THE WINTER DESIGN TEMPERATURE IN TABLE R301.2(1) IS BELOW 60 deg.F, EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF NOT LESS THAN 68 deg.F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN HABITABLE ROOMS AT THE DESIGN TEMPERATURE.</p>			

LANDMARK
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THORNTON RESIDENCE
 ADDITION - REMODELING
 742 PINE STREET
 Winnetka, Illinois
 MECHANICAL PLANS

DATE:	5/31/22
DRAWN:	T.H.
CHECKED:	T.H.
PROJECT NO.:	--

Sheet No.
M1.1