



# VILLAGE · OF · WINNETKA

*Incorporated in 1869*

## WINNETKA ZONING ADMINISTRATOR

The Winnetka Zoning Administrator will convene a meeting on Thursday, September 22, 2016 in the Council Chamber at the Winnetka Village Hall, 510 Green Bay Road, at 11:00 a.m.

### **September 22, 2016 Agenda Zoning Administrator Cases**

1. Case No. 16-17-ZA: 1233 Forest Glen Dr. North  
Donald and Denise Carr  
Variation by Zoning Administrator
  1. Side Yard Setback
  
2. Case No. 16-18-ZA: 335 Sheridan Rd.  
Douglas and Karen Kiersey  
Variation by Zoning Administrator
  1. Conforming Uses of Nonconforming Buildings

Note: Public comment is permitted on all agenda items.

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

**510 Green Bay Road, Winnetka, Illinois 60093**

Administration and Finance (847) 501-6000 Fire (847) 501-6029 Police (847) 501-6034

Community Development (847) 716-3520

Public Works (847) 716-3568 Water and Electric (847) 716-3558



# VILLAGE · OF · WINNETKA

*Incorporated in 1869*

**WINNETKA ZONING ADMINISTRATOR  
NOTICE OF PUBLIC HEARING  
September 22, 2016**

**1233 Forest Glen Dr. North  
CASE NO. 16-17-ZA**

Notice is hereby given that a public hearing will be held Thursday, September 22, 2016 at 11:00 a.m. in the Council Chamber of the Winnetka Village Hall at 510 Green Bay Road, Winnetka, Illinois. The purpose of this hearing is to hear testimony and receive public comment regarding a request by Donald and Denise Carr concerning a variation by the Zoning Administrator from Section 17.30.060 [Side Yard Setback] of the Winnetka Zoning Ordinance to permit an addition that would result in a side (east) yard setback of 5.95 ft., whereas a minimum of 7.22 ft. is required, a variation of 1.27 ft. (17.59%).

For additional details or questions, please contact Planning Assistant Ann Klaassen at 847.716.3525 or [aklaassen@winnetka.org](mailto:aklaassen@winnetka.org).

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].

**510 Green Bay Road, Winnetka, Illinois 60093**

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Public Works (847) 716-3568 Water and Electric (847) 716-3558

APPLICATION FOR VARIATION  
WINNETKA ZONING BOARD OF APPEALS

Owner Information:

Name: DONALD SCOTT CARR AND DENISE QUAIN CARR

Property Address: 1233 FOREST GLEN DRIVE NORTH

Home and Work Telephone Number: [REDACTED]

E-mail: [REDACTED]

Architect Information: Name, Address, Telephone, E-mail:

DAN KUNZER, DAVID A SCHAEFER ARCHITECTS  
2500 S HIGHLAND AVENUE, SUITE 340  
LOMBARD IL 60148

Attorney Information: Name, Address, Telephone, E-mail:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date Property Acquired by Owner: 4/30/2003

Nature of Any Restrictions on Property: \_\_\_\_\_  
\_\_\_\_\_

Explanation of Variation Requested: VARIANCE FOR EXISTING LEGAL  
(Attach separate sheet if necessary)  
NON-CONFORMITY - EXISTING GARAGE WALL ENCRUSHEES  
SIDE YARD BY APPROXIMATELY 0.6'

OWNER PROPOSES TO EXTEND THE SECOND FLOOR TO ALIGN WITH FIRST FLOOR  
TO CREATE A MASTER SUITE, THE PROPOSED IMPROVEMENTS ARE STILL WITHIN THE  
FAR LIMITATIONS AND THE ONLY WAY TO CURE THE NONCONFORMITY IS TO DEMOLISH  
THE HOUSE AND BUILD ANEW.

OFFICE USE ONLY

Variation Requested Under Ordinance Section(s): \_\_\_\_\_

Staff Contact: \_\_\_\_\_ Date: \_\_\_\_\_



## STANDARDS FOR GRANTING OF ZONING VARIATIONS

Applications must provide evidence and explain in detail the manner wherein the strict application of the provisions of the zoning regulations would result in a clearly demonstrated practical difficulty or particular hardship. In demonstrating the existence of a particular difficulty or a particular hardship, please direct your comments and evidence to each of the following items:

1. The property in question can not 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 circumstance. 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.

For your convenience, you will find attached examples of general findings, for and against the granting of a variation, which have been made by the Zoning Board of Appeals and Village Council in prior cases.

**NOTE:** The Zoning Board of Appeals or the Village Council, depending on which body has final jurisdiction, must make a finding that a practical difficulty or a particular hardship exists in order to grant a variation request.

Property Owner's Signature: \_\_\_\_\_

Date: \_\_\_\_\_


(Proof of Ownership is required)

**Variations, if granted, require initiation of construction activity within 12 months of final approval. Consider your ability to commence construction within this 12 month time period to avoid lapse of approvals.**

## Responses to the Standards for Granting of Zoning Variations

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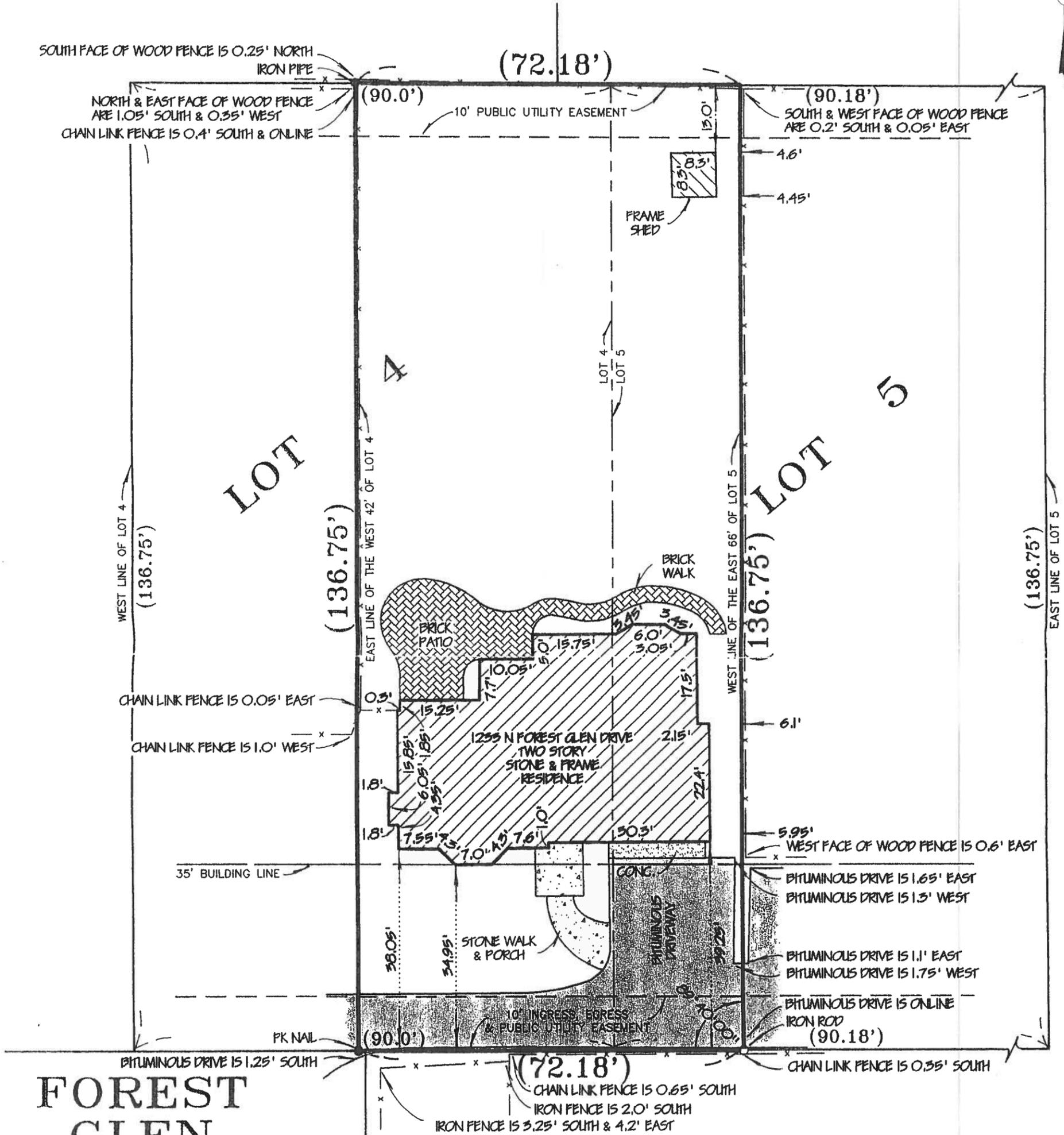
1. Our home is currently a 3-bedroom home. The standard in our neighborhood of Forest Glen is 4 or 5 bedrooms for a lot of this size. We are trying to modernize the home with regard to this respect. We are also looking to modernize the home to create a master suite that would include a modern bathroom and walk-in closet that are up the standard of current Winnetka homes.
2. The existing house is located where it was built and complied with the regulations in existence at the time it was built. But due to current regulations, the existing building is non-conforming with respect to the side yards. We are seeking only to build a vertical addition to the home. We are requesting a variation to build a second floor addition within the current required side yard codes.
3. This variation will not alter the essential character of the locality.
4. The variation will not impair an adequate supply of light and air to the adjacent property and will still have a large setback.
5. The hazard from fire and other damages will not be increased as this will be built to code.
6. The taxable value of the land and buildings will not diminish as the home will increase in value.
7. The congestion to the public street will not increase.
8. There will be no impact to the public health, safety, comfort, morals or welfare of the Village inhabitants.



# PLAT OF SURVEY

- LEGEND**
- Monumentation Found
  - Monumentation Set (IRLS 36-2551)
  - (50') Record Dimension
  - X- Fence Line

LOT 4 (EXCEPT THE WEST 42 FEET THEREOF) AND LOT 5 (EXCEPT THE EAST 66 FEET THEREOF) IN FOREST GLEN ADDITION, BEING A SUBDIVISION IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOGETHER WITH THE EAST 33 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



**FOREST GLEN DRIVE NORTH**

(40' R/W)



**NOTES**

1. All distances shown hereon are in feet and decimal parts thereof corrected to 68° f. Distances shown along curved lines are Arc Measurements unless otherwise noted.
2. Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
3. Consult local authorities for additional setbacks and restrictions not shown hereon.
4. Compare all survey points and report any discrepancies immediately.
5. Consult utility companies and municipalities prior to the start of any construction.
6. Dimensions to and along buildings are exterior foundation measurements.
7. Do Not Assume distances from scaled measurements made hereon.

STATE OF ILLINOIS )  
COUNTY OF DU PAGE ) SS

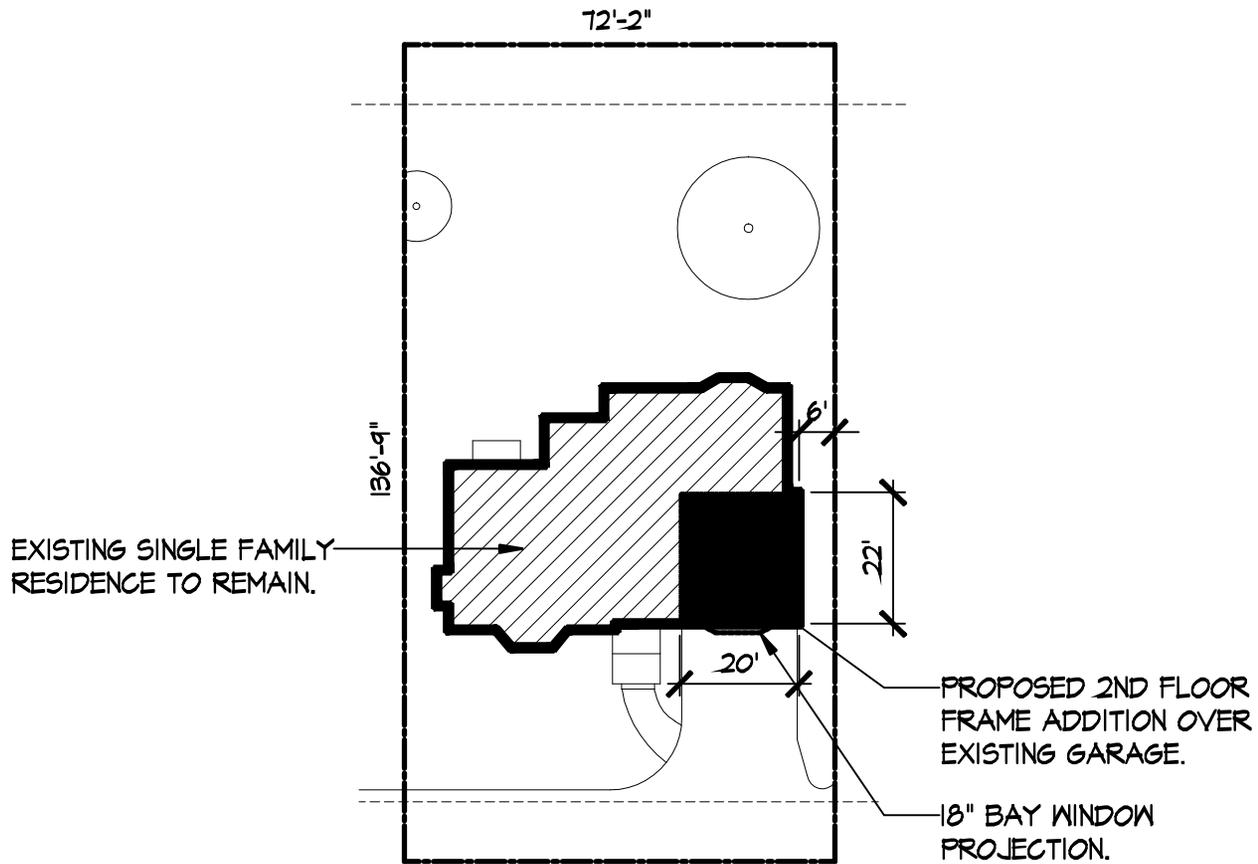
THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF ILLINOIS, HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SIGNED AND SEALED AT WHEATON, ILLINOIS THIS 23rd DAY OF April, A.D. 2003.  
BY Allen D. Carradus ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551.  
MY LICENSE EXPIRES NOVEMBER 30, 2004

**ALLEN D. CARRADUS AND ASSOCIATES**  
Land Surveying, Land Planning, & Engineering Services  
108 W. Liberty Drive, Wheaton, Illinois 60187  
(630) 588-0416 (Fax) 653-7682

PREPARED FOR: **LAW FIRM OF R.M. DREGER**

DRAWN BY: **CMG** DATE: **04/23/03** SCALE: **1" = 20'** P.L.D. BK. - PAGE: **166-19** PROJECT NO.: **10518**



# 1 SITE PLAN

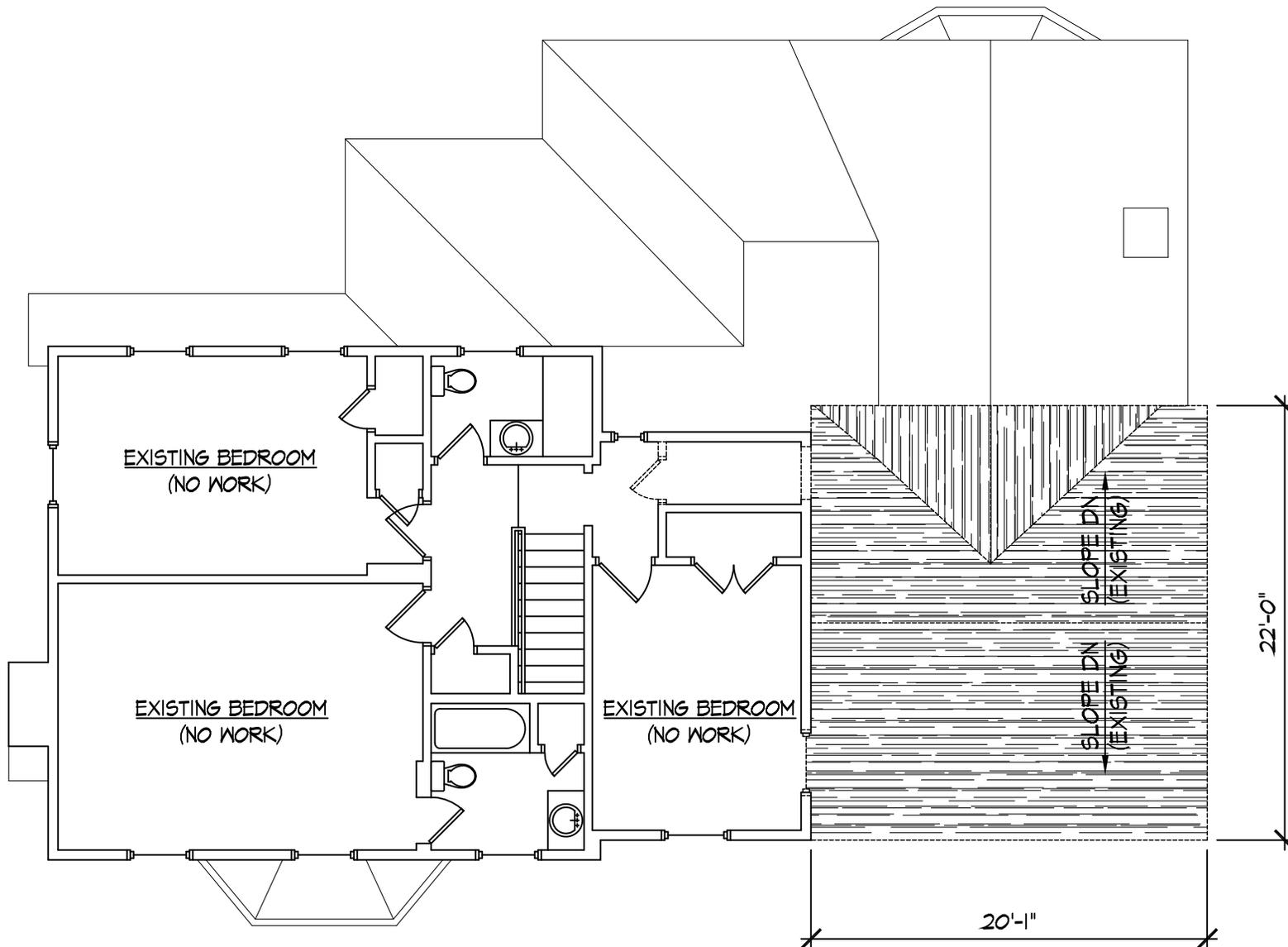
SCALE: 1/32" = 1'-0"



NORTH

<b>SK1</b>	SL
	16-172
	8-24-2016
<b>2nd FLR ROOM ADDITION</b>	
1233 FOREST GLEN DR. N., WINNETKA, IL	

DAVID A. SCHAEFER ARCHITECTS ©  
2500 S. HIGHLAND AVE., STE 340  
LOMBARD, ILLINOIS 60148



# 1 EXISTING 2nd FLOOR PLAN

SCALE: 1/8" = 1'-0"



EX1	SL
	16-172
	8-24-2016
<b>2nd FLR ROOM ADDITION</b> 1233 FOREST GLEN DR. N., WINNETKA, IL	

DAVID A. SCHAEFER ARCHITECTS ©  
 2500 S. HIGHLAND AVE., STE 340  
 LOMBARD, ILLINOIS 60148

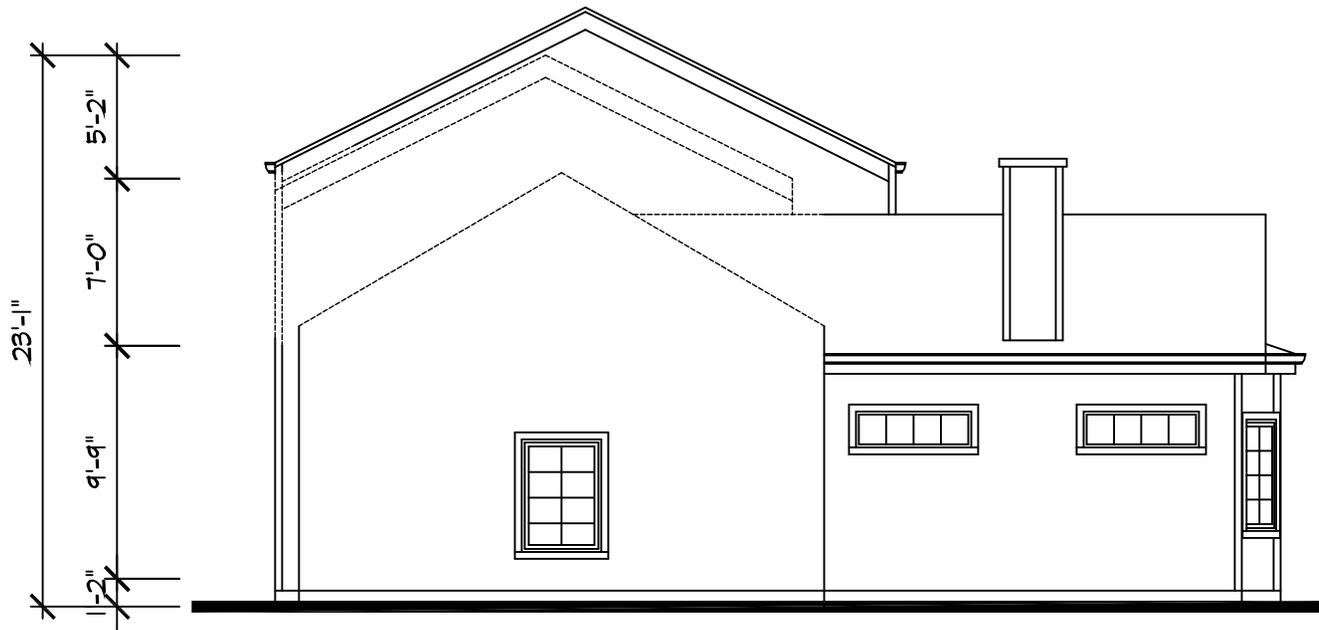


# 1 EXISTING FRONT ELEVATION

SCALE: 1/8" = 1'-0"

<b>EX2</b>	SL
	16-172
	8-24-2016
<b>2nd FLR ROOM ADDITION</b>	
1233 FOREST GLEN DR. N., WINNETKA, IL	

DAVID A. SCHAEFER ARCHITECTS ©  
2500 S. HIGHLAND AVE., STE 340  
LOMBARD, ILLINOIS 60148

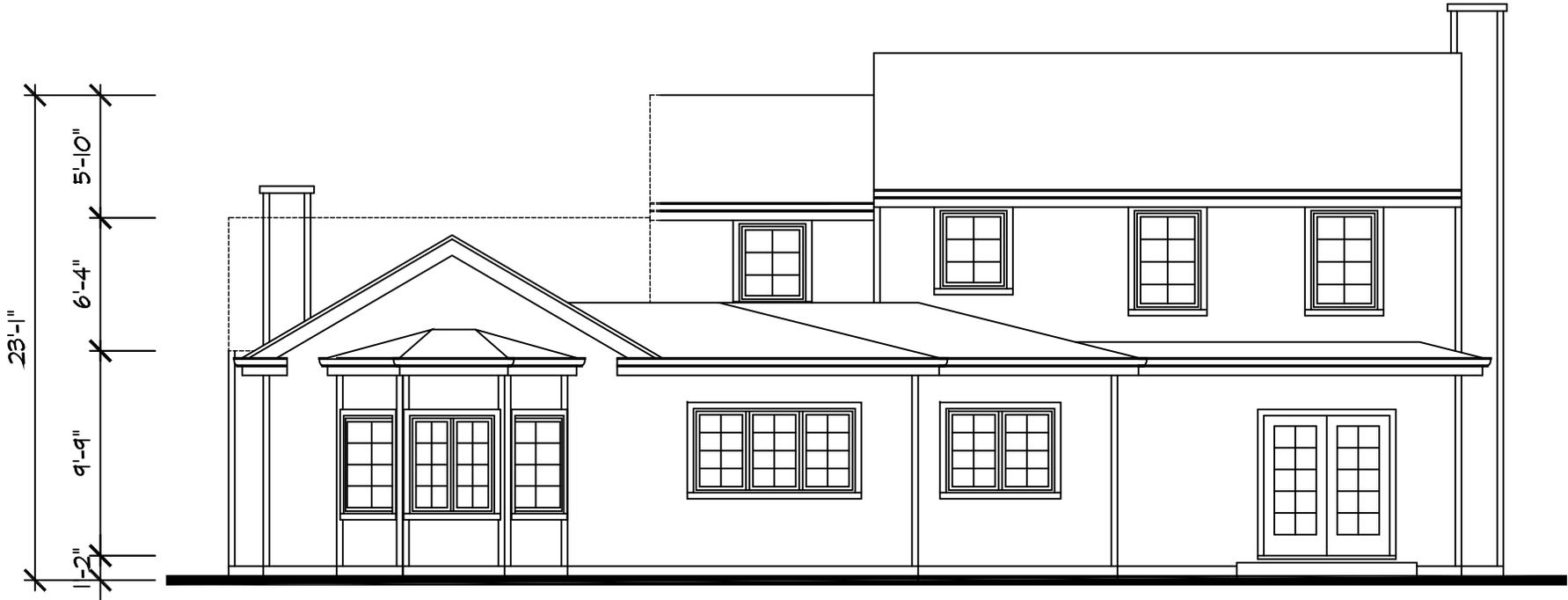


# 1 EXISTING SIDE ELEVATION

SCALE: 1/8" = 1'-0"

<b>EX3</b>	SL
	16-172
8-24-2016	
<b>2nd FLR ROOM ADDITION</b>	
1233 FOREST GLEN DR. N.,	
WINNETKA, IL	

DAVID A. SCHAEFER ARCHITECTS ©  
 2500 S. HIGHLAND AVE., STE 340  
 LOMBARD, ILLINOIS 60148

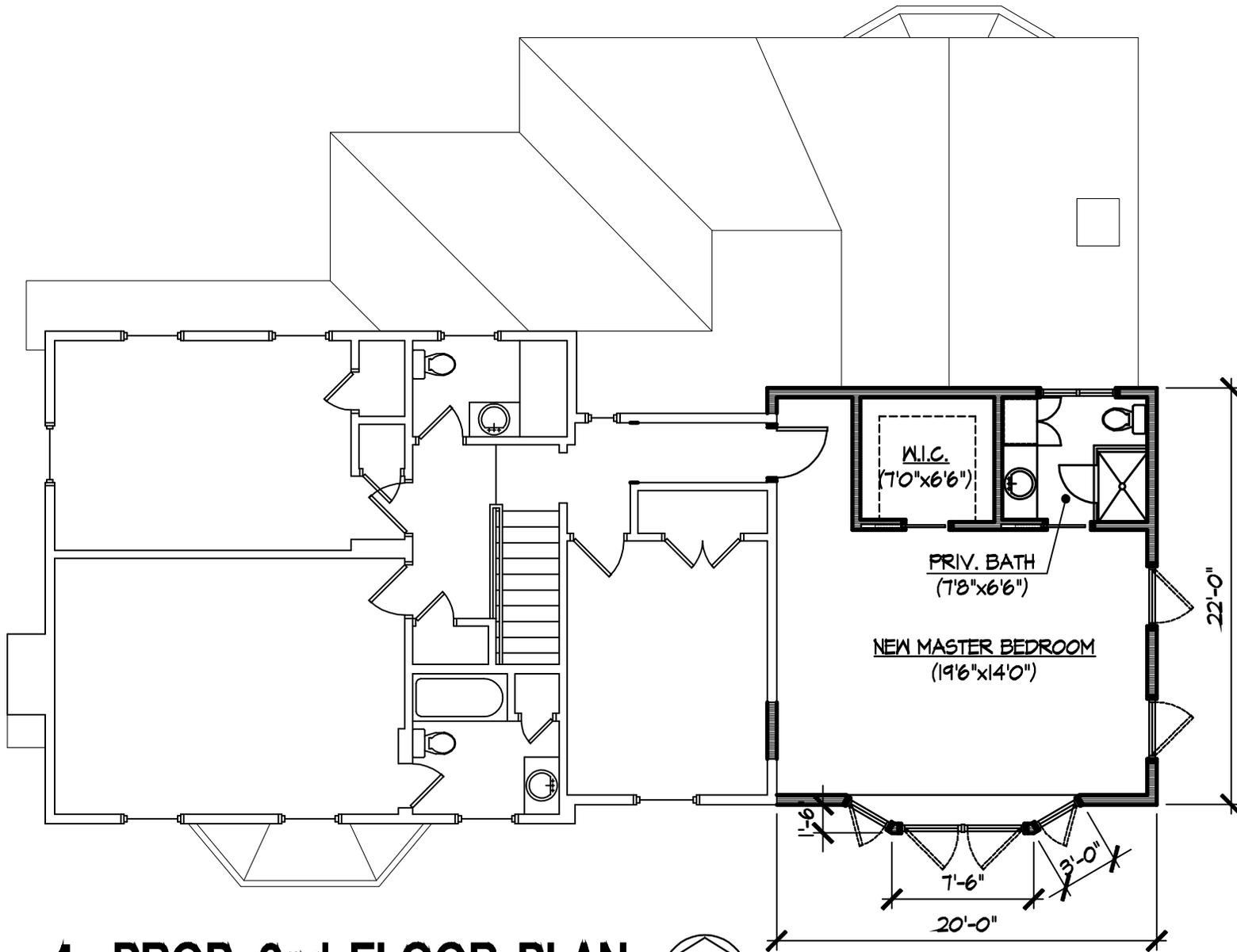


# 1 EXISTING REAR ELEVATION

SCALE: 1/8" = 1'-0"

EX4	SL
	16-172
	8-24-2016
<b>2nd FLR ROOM ADDITION</b>	
1233 FOREST GLEN DR. N., WINNETKA, IL	

DAVID A. SCHAEFER ARCHITECTS ©  
2500 S. HIGHLAND AVE., STE 340  
LOMBARD, ILLINOIS 60148



# 1 PROP. 2nd FLOOR PLAN

SCALE: 1/8" = 1'-0"



SK2	SL
	16-172
	8-24-2016
<b>2nd FLR ROOM ADDITION</b>	
1233 FOREST GLEN DR. N., WINNETKA, IL	

DAVID A. SCHAEFER ARCHITECTS ©  
2500 S. HIGHLAND AVE., STE 340  
LOMBARD, ILLINOIS 60148



# 1 PROP. FRONT ELEVATION

SCALE: 1/8" = 1'-0"

SK3	SL
	16-172
8-24-2016	
<b>2nd FLR ROOM ADDITION</b>	
1233 FOREST GLEN DR. N.,	
WINNETKA, IL	

DAVID A. SCHAEFER ARCHITECTS ©  
 2500 S. HIGHLAND AVE., STE 340  
 LOMBARD, ILLINOIS 60148



# 1 PROP. SIDE ELEVATION

SCALE: 1/8" = 1'-0"

SK4	SL
	16-172
8-24-2016	
<b>2nd FLR ROOM ADDITION</b>	
1233 FOREST GLEN DR. N.,	
WINNETKA, IL	

DAVID A. SCHAEFER ARCHITECTS ©  
 2500 S. HIGHLAND AVE., STE 340  
 LOMBARD, ILLINOIS 60148



# 1 PROP. REAR ELEVATION

SCALE: 1/8" = 1'-0"

<b>SK5</b>	SL
	16-172
	8-24-2016
<b>2nd FLR ROOM ADDITION</b>	
1233 FOREST GLEN DR. N., WINNETKA, IL	

DAVID A. SCHAEFER ARCHITECTS ©  
2500 S. HIGHLAND AVE., STE 340  
LOMBARD, ILLINOIS 60148



# VILLAGE · OF · WINNETKA

*Incorporated in 1869*

**WINNETKA ZONING ADMINISTRATOR  
NOTICE OF PUBLIC HEARING  
September 22, 2016**

**335 Sheridan Rd.  
CASE NO. 16-18-ZA**

Notice is hereby given that a public hearing will be held Thursday, September 22, 2016 at 11:00 a.m. in the Council Chamber of the Winnetka Village Hall at 510 Green Bay Road, Winnetka, Illinois. The purpose of this hearing is to hear testimony and receive public comment regarding a request by Douglas and Karen Kiersey concerning a variation by the Zoning Administrator from Section 17.64.060 [Conforming Uses of Nonconforming Buildings] of the Winnetka Zoning Ordinance to permit new windows in the nonconforming south side wall which has a nonconforming side yard setback of 5.82 ft., whereas a minimum of 7.1 ft. is required.

For additional details or questions, please contact Planning Assistant Ann Klaassen at 847.716.3525 or [aklaassen@winnetka.org](mailto:aklaassen@winnetka.org).

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].

**510 Green Bay Road, Winnetka, Illinois 60093**

Administration and Finance (847) 501-6000 Fire (847) 501-6029 Police (847) 501-6034

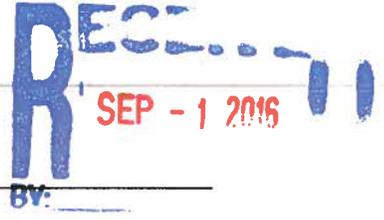
Community Development (847) 716-3520

Public Works (847) 716-3568 Water and Electric (847) 716-3558

VA-2016-950

CASE NO. 16-18-2A

APPLICATION FOR VARIATION  
WINNETKA ZONING BOARD OF APPEALS



**Owner Information:**

Name: Douglas and Karen Kiersey

Property Address: 335 Sheridan Road, Winnetka, Illinois 60093

Home and Work Telephone Number: [REDACTED]

E-mail: [REDACTED]

**Architect Information:** Name, Address, Telephone, E-mail:

Amy Mangold - Mangold Architecture LLC

700 North Larrabee #1601, Chicago, Illinois 60654

312-285-2880 ofc 773-386-0737 cell amy@mangoldarchitecture.com

**Attorney Information:** Name, Address, Telephone, E-mail:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date Property Acquired by Owner: 03-10-2014

Nature of Any Restrictions on Property: \_\_\_\_\_

Explanation of Variation Requested: Minor Variation  
(Attach separate sheet if necessary)

The Owner requests permission to install (2) new second floor windows in the nonconforming south wall which has a nonconforming setback of 5.82'. A 7' side yard setback is required.

**OFFICE USE ONLY**

Variation Requested Under Ordinance Section(s): \_\_\_\_\_

Staff Contact: \_\_\_\_\_ Date: \_\_\_\_\_

**STANDARDS FOR GRANTING OF ZONING VARIATIONS**

Applications must provide evidence and explain in detail the manner wherein the strict application of the provisions of the zoning regulations would result in a clearly demonstrated practical difficulty or particular hardship. In demonstrating the existence of a particular difficulty or a particular hardship, please direct your comments and evidence to each of the following items:

1. The property in question can not 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 circumstance. 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.

RECEIVED  
SEP - 1 2016  
BY: \_\_\_\_\_

For your convenience, you will find attached examples of general findings, for and against the granting of a variation, which have been made by the Zoning Board of Appeals and Village Council in prior cases.

**NOTE:** The Zoning Board of Appeals or the Village Council, depending on which body has final jurisdiction, must make a finding that a practical difficulty or a particular hardship exists in order to grant a variation request.

Property Owner's Signature: \_\_\_\_\_ Date: 8.19.16

(Proof of Ownership is required)

**Variations, if granted, require initiation of construction activity within 12 months of final approval. Consider your ability to commence construction within this 12 month time period to avoid lapse of approvals.**

August 31, 2016

Ann Klaassen  
Planning Assistant – Department of Community Development  
Village of Winnetka  
510 Green Bay Road  
Winnetka, Illinois 60093



RE: Standards for Granting of Zoning Variations  
Proposed Minor Variation – 335 Sheridan Road

The Owner respectfully requests a minor variation from Section 17.64.060 (Conforming Uses of Nonconforming Buildings) of the Winnetka Zoning Ordinance. The proposed project is a remodeling of the 630sf second floor master suite. There is no change to the lot coverage or gross floor area. The Owner requests permission to install (2) new second floor windows in the nonconforming south wall which has a nonconforming side yard setback of 5.82'. A 7' side yard setback is required.

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.  
*The existing house, built in the 1920s, pre-dates the original zoning ordinance. The existing legal nonconformity is minimal (14" over the setback) and the proposed variation will formalize the nonconformity without increasing the degree of nonconformity.*
2. The plight of the Owner is due to unique circumstance. Such circumstances must be associated with the characteristics of the property in question, rather than being related to the occupants.  
*The existing house pre-dates the original zoning ordinance. The 14" side yard encroachment is an existing nonconforming condition which preceded the purchase of the property by the present Owner.*
3. The variation, if granted, will not alter the essential character of the locality.  
*The proposed variation is not visible from the public way; therefore, the character of the neighborhood will not be altered.*
4. An adequate supply of light and air to the adjacent property will not be impaired.  
*The proposed variation does not alter light and air to the adjacent property.*
5. The hazard from fire and other damages to the property will not be increased.  
*The proposed variation will not increase the hazard from fire or other damages.*
6. The taxable value of the land and buildings throughout the Village will not diminish.  
*The proposed variation will not diminish the taxable value of the land and building in the Village.*
7. The congestion in the public street will not increase.  
*The proposed variation will not increase congestion.*
8. The public health, safety, comfort, morals, and welfare of the inhabitants of the Village will not otherwise be impaired.  
*The proposed variation will not impair the public health, safety, comfort, morals and welfare of the Village inhabitants.*

M a n g o l d   A r c h i t e c t u r e   L L C

*thoughtful design ~ delightful living*

700 N Larrabee Street Unit 1601 • Chicago Illinois 60654 • 773-386-0737  
mangoldarchitecture.com

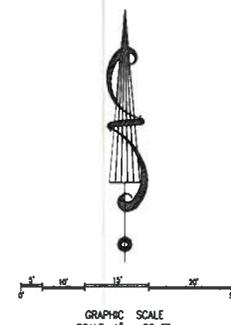
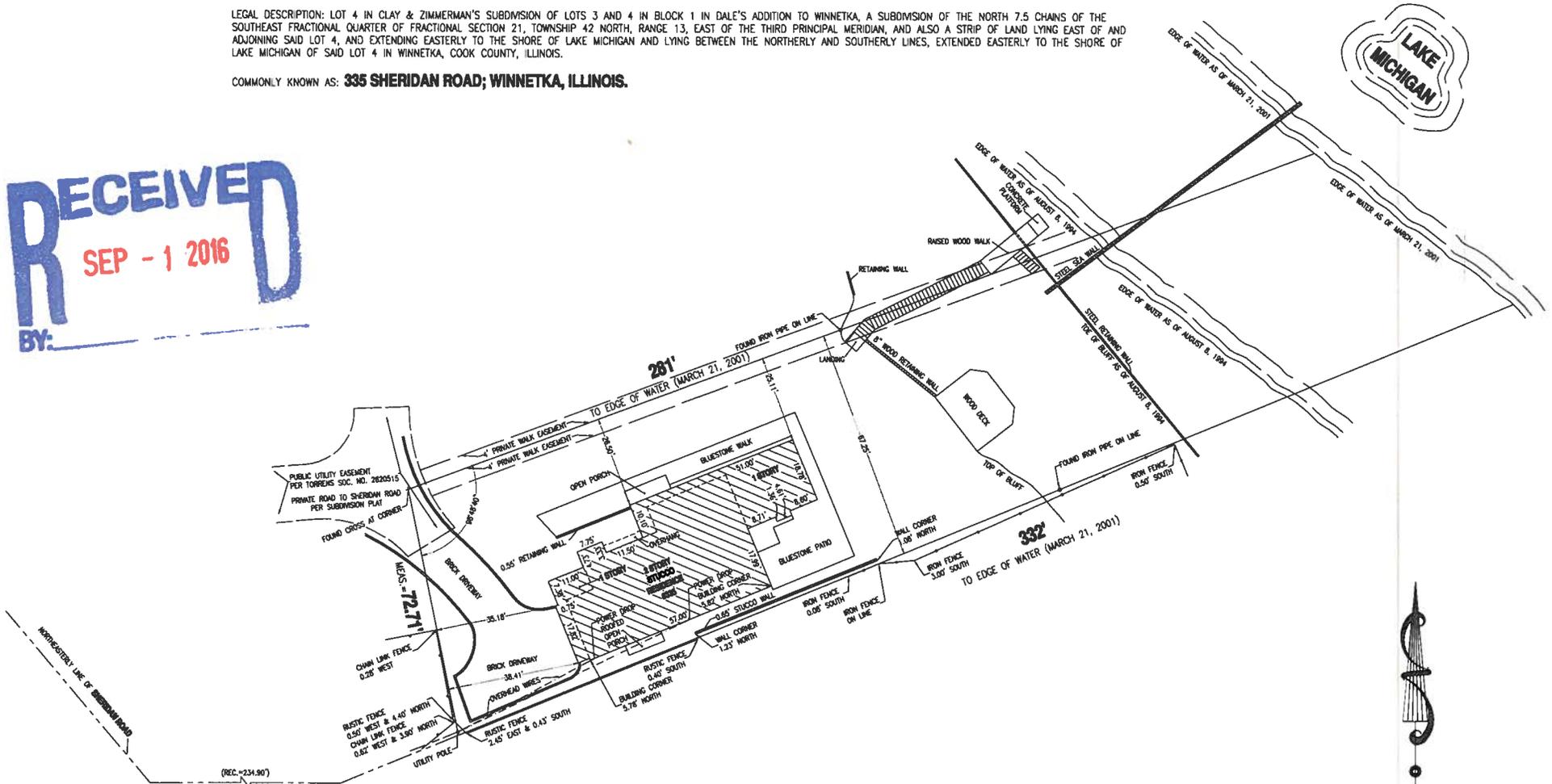


# PLAT of SURVEY

LEGAL DESCRIPTION: LOT 4 IN CLAY & ZIMMERMAN'S SUBDIVISION OF LOTS 3 AND 4 IN BLOCK 1 IN DALE'S ADDITION TO WINNETKA, A SUBDIVISION OF THE NORTH 7.5 CHAINS OF THE SOUTHEAST FRACTIONAL QUARTER OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO A STRIP OF LAND LYING EAST OF AND ADJOINING SAID LOT 4, AND EXTENDING EASTERLY TO THE SHORE OF LAKE MICHIGAN AND LYING BETWEEN THE NORTHERLY AND SOUTHERLY LINES, EXTENDED EASTERLY TO THE SHORE OF LAKE MICHIGAN OF SAID LOT 4 IN WINNETKA, COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: **335 SHERIDAN ROAD; WINNETKA, ILLINOIS.**

**RECEIVED**  
**SEP - 1 2016**  
 BY: \_\_\_\_\_



**SITE NOTES:**  
 Area (to water's edge as of March 21, 2001) = 20,437 sq. ft.  
 Due to ice and snow, edge of water location not available  
 Distances shown are to water's edge as of March 21, 2001.

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

The description on this plat was provided to us by the client, and does not guarantee ownership, and should be compared to your Deed, Abstract or Certificate of Title.

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 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.

The boundary is subject to change due to natural causes and that it may or may not represent the actual location of the limit of title.

FIELD MEASUREMENTS COMPLETED JANUARY 30, 20 14

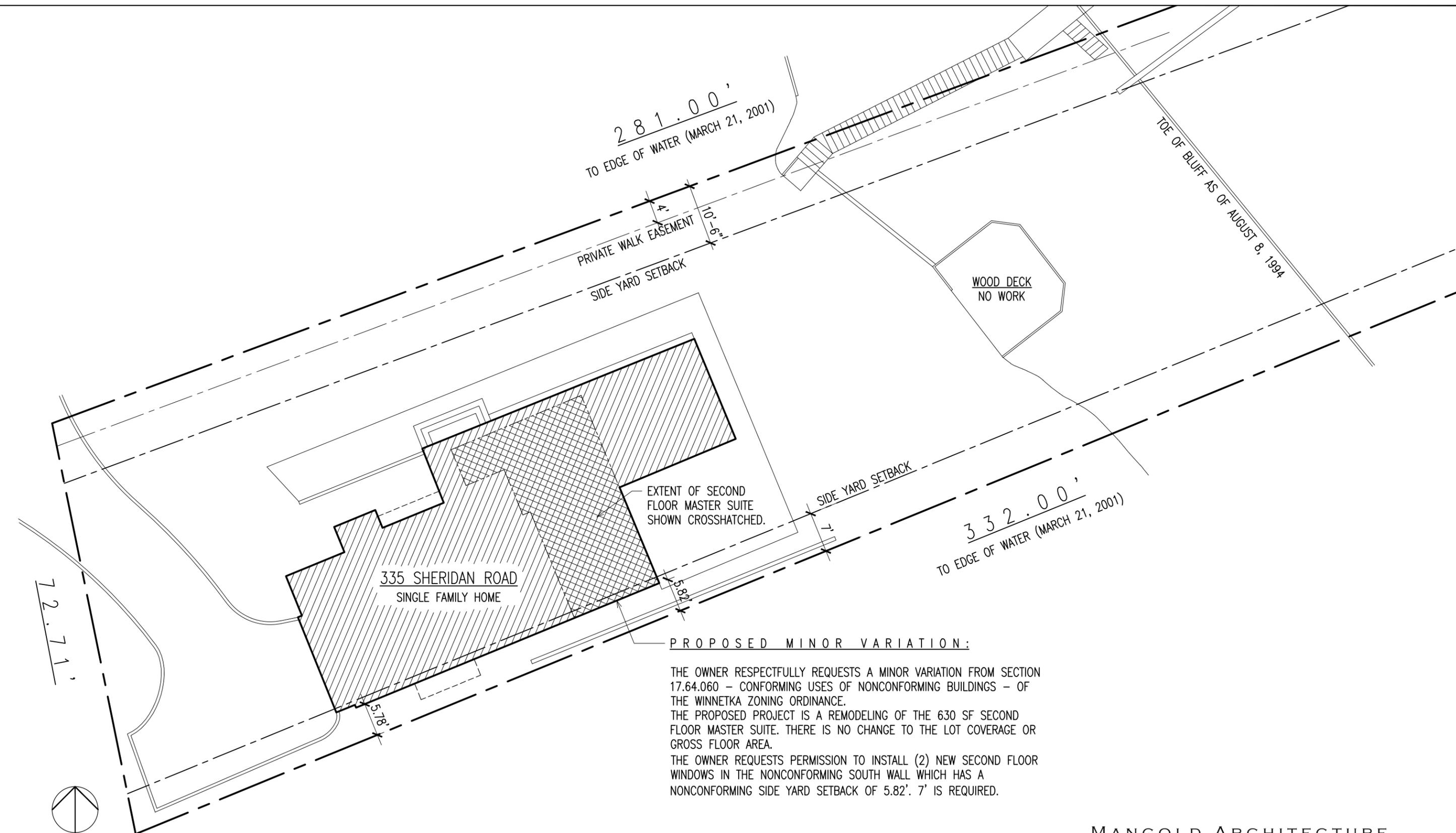
STATE OF ILLINOIS }  
 COUNTY OF COOK }

This is to certify that a survey of the above described property was performed under my supervision and that the above plat correctly represents said survey. This professional service conforms to the current Illinois Minimum Standards for a boundary survey.

By \_\_\_\_\_ Dated \_\_\_\_\_ 20 \_\_\_\_

Raymond R. Hansen  
 Illinois Professional Land Surveyor No. 035-002542  
 License Expiration Date 11/26/14

<b>B.H. SUHR &amp; COMPANY, INC.</b>	
<b>R. B. HANSEN</b> MEMBER: I.P.L.S.A. A.C.S.M. N.B.P.S.	SURVEYORS ESTABLISHED 1911 840 CENTER AVENUE, EVANSTON, ILLINOIS 60202 TEL. (847) 864-6316 / FAX (847) 864-5943 E-MAIL: SURVEYOR@BHSUHR.COM
LOCATION <u>335 SHERIDAN ROAD</u> EVANSTON, <u>JANUARY 30,</u> 20 <u>14</u> ORDER No. <u>14-18</u> ORDERED BY: <u>ELLEN MORRIS</u>	Professional Design Firm License No. 154-002871
REVISED FEBRUARY 26, 2014 <small>MS130 ©2014 B. H. Suhr &amp; Company, Inc. All rights reserved.</small>	



281.00'  
TO EDGE OF WATER (MARCH 21, 2001)

PRIVATE WALK EASEMENT  
10'-6"

SIDE YARD SETBACK

TOE OF BLUFF AS OF AUGUST 8, 1994

WOOD DECK  
NO WORK

EXTENT OF SECOND FLOOR MASTER SUITE SHOWN CROSSHATCHED.

335 SHERIDAN ROAD  
SINGLE FAMILY HOME

SIDE YARD SETBACK

332.00'  
TO EDGE OF WATER (MARCH 21, 2001)

**PROPOSED MINOR VARIATION:**

THE OWNER RESPECTFULLY REQUESTS A MINOR VARIATION FROM SECTION 17.64.060 – CONFORMING USES OF NONCONFORMING BUILDINGS – OF THE WINNETKA ZONING ORDINANCE. THE PROPOSED PROJECT IS A REMODELING OF THE 630 SF SECOND FLOOR MASTER SUITE. THERE IS NO CHANGE TO THE LOT COVERAGE OR GROSS FLOOR AREA. THE OWNER REQUESTS PERMISSION TO INSTALL (2) NEW SECOND FLOOR WINDOWS IN THE NONCONFORMING SOUTH WALL WHICH HAS A NONCONFORMING SIDE YARD SETBACK OF 5.82'. 7' IS REQUIRED.



SITE PLAN  
1" = 20'-0"

MANGOLD ARCHITECTURE  
700 N LARRABEE ST No. 1601 - CHICAGO ILLINOIS 60654  
AUGUST 31, 2016

**KIERSEY RESIDENCE**  
335 SHERIDAN ROAD • WINNETKA ILLINOIS 60093

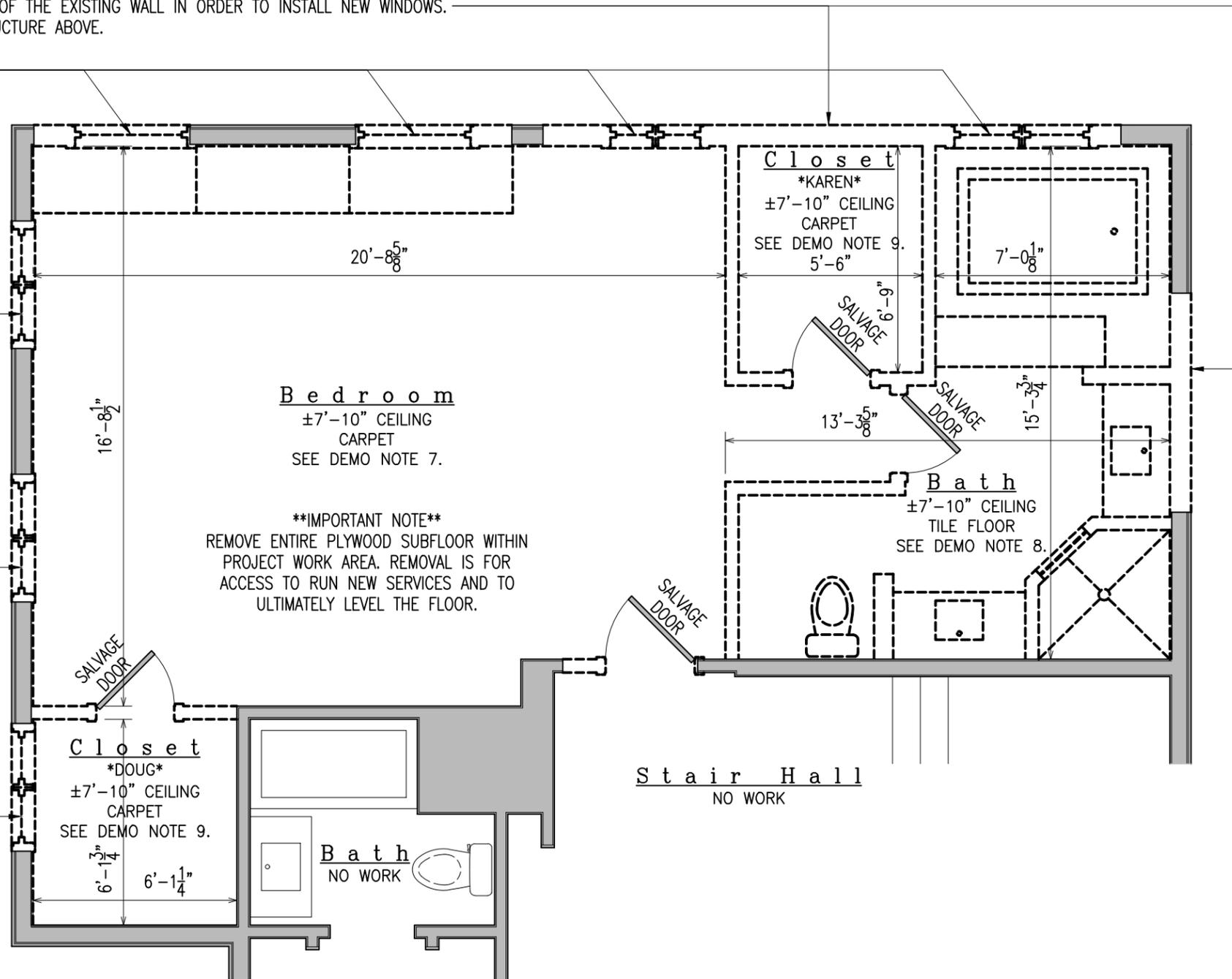
DEMOLISH A PORTION OF THE EXISTING WALL IN ORDER TO INSTALL NEW WINDOWS.  
SHORE & BRACE STRUCTURE ABOVE.

DEMOLISH WINDOWS.  
SHORE & BRACE  
STRUCTURE ABOVE.

DEMOLISH WINDOWS  
+ ENLARGE OPENING.  
SHORE & BRACE  
STRUCTURE ABOVE.

DEMOLISH WINDOWS  
+ ENLARGE OPENING.  
SHORE & BRACE  
STRUCTURE ABOVE.

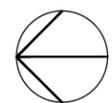
DEMOLISH WINDOWS  
+ ENLARGE OPENING.  
SHORE & BRACE  
STRUCTURE ABOVE.



DEMOLITION NOTES:

1. REMOVE CONSTRUCTION AS NOTED ON THE DEMOLITION PLAN AND/OR AS NEEDED FOR COMPLETION OF THE TOTAL PROJECT SCOPE.
2. REVIEW THE ENTIRE SET OF DRAWINGS FOR THE TOTAL SCOPE OF WORK PRIOR TO THE START OF DEMOLITION.
3. VERIFY IN EVERY RESPECT THE EXISTING CONDITIONS SHOWN ON THE DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS IMMEDIATELY. DIMENSIONS SHOWN ON DEMO PLAN ARE TO FACE OF FINISH.
4. PROPERLY CAP, RELOCATE AND/OR REMOVE ALL CONDUIT, PIPING, DUCTWORK, ETC. IN ORDER TO ACHIEVE THE PROPOSED CONSTRUCTION - EVEN IF NOT SPECIFICALLY NOTED.
5. HVAC DEMOLITION SCOPE:  
HVAC WORK IS DESIGN-BUILD BY OTHERS.  
RELOCATE T-STAT AND FORCED AIR DUCTWORK AS NEEDED TO PROPERLY HEAT AND COOL THE REMODELED MASTER SUITE.
6. ELECTRICAL DEMOLITION SCOPE:  
ALL SURFACE MOUNTED LIGHT FIXTURES, RECESSED CANS, SWITCHES AND RECEPTACLES SHALL BE DEMOLISHED.  
RE-LOCATE LOW-VOLTAGE ALARM PANEL.
7. DEMOLITION SCOPE FOR MASTER BEDROOM:  
REMOVE CARPET, FABRIC WALL PANELS, BUILT-IN CABINETRY, AND INTERIOR TRIM. REMOVE DRYWALL ON THE NORTH AND EAST WALLS TO ASSESS CONDITION OF INSULATION AND WOOD STUDS.
8. DEMOLITION SCOPE FOR MASTER BATH:  
DEMOLISH ENTIRE BATH. REMOVE DRYWALL ON THE SOUTH AND EAST WALLS TO ASSESS CONDITION OF INSULATION AND WOOD STUDS.
9. DEMOLITION SCOPE FOR MASTER CLOSETS:  
DEMOLISH BOTH CLOSETS. REMOVE DRYWALL ON THE NORTH AND EAST WALLS TO ASSESS CONDITION OF INSULATION AND WOOD STUDS.

--- EXISTING CONSTRUCTION TO BE DEMOLISHED  
— EXISTING CONSTRUCTION TO REMAIN



PARTIAL SECOND FLOOR - PROPOSED DEMOLITION PLAN  
1/4" = 1'-0"

MANGOLD ARCHITECTURE  
700 N LARRABEE ST No. 1601 - CHICAGO ILLINOIS 60654  
AUGUST 31, 2016

**KIERSEY RESIDENCE**  
335 SHERIDAN ROAD • WINNETKA ILLINOIS 60093





EXISTING SOUTH ELEVATION  
1/8" = 1'-0"

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700 N LARRABEE ST No. 1601 - CHICAGO ILLINOIS 60654  
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PROPOSED SOUTH ELEVATION  
 1/8" = 1'-0"

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