



Planning and Zoning Board Agenda January 9, 2024 Room 102 – 7:00 P.M.

Call to Order and Roll Call

Approval of Minutes, November 14, 2023

Public Comment: For matters that are not on the agenda

Pending Applications:

1. **Address:** 1183 S. River Road

Case Number: 23-047-V

The petitioner has requested a major variation from the fence regulations to allow the finished side of a wood privacy fence to face the subject property instead of facing neighboring properties as required by code, and any other variations, waivers, and zoning relief as may be necessary.

PIN: 09-21-105-016-0000

Petitioner: Kathryn S. Kuntz, 1183 S. River Road, Des Plaines, IL 60016

Owner: Kathryn S. Kuntz, 1183 S. River Road, Des Plaines, IL 60016

2. **Address:** 542 Webford Avenue

Case Number: 23-069-V

The petitioner has requested a standard variation to reduce the required front yard building setback from 25 feet to 9 feet to allow for construction of a second-story addition onto the existing residence in the R-1 Single Family Residential district, and any other variations, waivers, and zoning relief as may be necessary.

PIN: 09-17-314-017-0000

Petitioner: Cortni Jablenski, 542 Webford Avenue, Des Plaines, IL 60016

Owner: The Gina B. Jablenski Revocable Living Trust, 542 Webford Avenue, Des Plaines, IL 60016

New Business:

1. Discussion of availability for special meetings:
 - a. February 6, 2024 – Legal training
 - b. March 5, 2024 – Workshop to discuss text amendment to revise [Section 12-3-11 – Building Design Review](#) of the Zoning Ordinance

Next Agenda: Next meeting on January 23, 2023

City of Des Plaines, 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 the meeting(s) or have questions about the accessibility of the meeting(s) or facilities, contact the ADA Coordinator at 847-391-5486 to allow the City to make reasonable accommodations for these persons. The public hearing may be continued to a further date, time and place without publication of a further published notice such as this notice.



DES PLAINES PLANNING AND ZONING BOARD MEETING
November 14, 2023
MINUTES

The Des Plaines Planning and Zoning Board held its regularly scheduled meeting on Tuesday, November 14, 2023, at 7:00 p.m. in Room 102 of the Des Plaines Civic Center.

Chair Szabo called the meeting to order at 7:00 p.m. and roll call was established.

PRESENT: Szabo, Fowler, Weaver, Catalano, Saletnik, Veremis
ABSENT: Hofherr
ALSO PRESENT: Ryan Johnson, Assistant CED Director
Samantha Redman, Senior Planner

A quorum was present.

APPROVAL OF MINUTES

A motion was made by Board Member Saletnik, seconded by Board Member Veremis to approve the meeting minutes of October 24, 2023.

AYES: Catalano, Weaver, Szabo, Saletnik, Veremis
NAYES: None
ABSENT: Hofherr
ABSTAIN: Fowler

*****MOTION CARRIES UNANIMOUSLY ****

Board Member Hofherr entered the meeting at 7:03 p.m.

PUBLIC COMMENT ON NON-AGENDA ITEM

There was no public comment.

Pending Applications:

Address: 1775 Elm Street

Case Number: 23-063-V

The petitioner has requested a standard variation to vary from the building coverage requirements to allow for construction of a garage that would result in building coverage in excess of 30 percent for an interior lot in the R-1 Single-Family Residential District.

PINs: 09-29-211-066-0000

Petitioner: Gene Johnson, 1775 Elm Street, Des Plaines, IL 60018

Owner: Gene Johnson, 1775 Elm Street, Des Plaines, IL 60018

Ward: #6, Alderman Mark Walsten

Existing Zoning: R-1, Single Family Residential

Existing Land Use: Single family residence

Surrounding Zoning: North: R-1 Single Family Residential District
 South: R-1 Single Family Residential District
 East: R-1 Single Family Residential District
 West: R-1 Single Family Residential District

Surrounding Land Uses: North: Single Family Dwellings (Residential)
 South: Single Family Dwellings (Residential)
 East: Single Family Dwellings (Residential)
 West: Single Family Dwellings (Residential)

Street Classification: Elm Street is classified as a local road.

Comprehensive Plan: The Comprehensive Plan illustrates the site as single family residential.

Property/Zoning History: The subject property at 1775 Elm Street currently consists of a 780 square foot, one-story house on a 3,125-square-foot lot that is non-conforming in terms of width and size for an R-1-zoned property. Based on historical records, this property was part of Ira Brown’s Subdivision recorded in the late 1800s¹ and historic aerials indicate this house, or a similar structure, have been located on the property since at least 1931, although the Cook County Assessor states the building was constructed in 1903. The property existed as the only house on the 1700 block of Elm Street for several decades.² The narrowness of the property is within the character of the original subdivision, which created 25-foot-wide, 125-foot-long lots, consistent with standard lot dimensions in the late 1800s for many urban environments. In fact, many houses in this neighborhood stretch across two 25-foot-wide lots, as the consolidation of parcels is not necessary to construct a building, provided the parcels are contiguous, with the same zoning and under single ownership (“Lot” defined in Section 12-13-3). The existing house has likely abutted property lines throughout its known history, without any setback from the side and rear lot lines.

¹ “Real Estate – Suburban Interests and the Outlook for 1875”, Chicago Daily Tribune, April 18, 1875, page 5, <https://newspaperarchive.com/chicago-daily-tribune-apr-18-1875-p-5/>

² Historic Aerials, 1931-1961 Aerials, historicaerials.com

An unimproved alley is located to the east of the property; historic aerials indicate a portion of the alley from Riverside Avenue to 1748 Illinois Avenue was improved in approximately the 1970s.³ However, the alley improvements never stretched to the portion of Elm Street behind the subject site and there are no current plans to improve this alley. A depressed curb is located in front of this property; however, no evidence of a prior driveway or garage was discovered by staff.

A portion of the house was demolished with a permit in September 2022. A permit was issued in February 2023 for interior and exterior alterations to the house, which are currently in progress. A condition of approval requires exterior maintenance to be completed and the house weatherproofed prior to issuance of permit for the garage. A hard surface permit was issued in October 2023 and concrete construction is nearing completion.

Project Description:

Overview

The subject property consists of a single-story, single-family residence located in the R-1 zoning district. The lot and structure are both non-conforming and subject to Section 12-5-4 and 12-5-6 of the Zoning Ordinance. The petitioner is currently undergoing renovations on the exterior and interior of the house. Refer to Site and Context Photos attachment. The request is to vary from the 30% building coverage requirement for R-1 zoning districts to allow for a building coverage of 35.2% where 30% is allowed. This request is associated with a proposed 320 square foot garage (Refer to Proposed Elevations and Floor Plan attachment).

Accessory Structure Requirements and Minor Variation

A garage is classified as an “accessory structure” which is regulated by Section 12-8-1. The location and size of the garage meets most requirements for an accessory structure, with the exception of the side yard. A minor variation granted by the Zoning Administrator is required to approve a variation to reduce the side yard to allow the garage to be located 4 feet instead of the required 5 feet from the property line.

Building code requires any structure constructed less than five feet from the property line to meet certain fire rating requirements; for the proposed garage, a fire rated wall and overhangs must be installed for any portion less than 5 feet from the property line. During the building permit review process and inspection, City staff will confirm the structure will meet these requirements.

³ Historic Aerials, 1972 Aerial, historicaerials.com

Accessory structures must be located behind the “principal building line” which in this circumstance is 25 feet from the property line or the typical required front yard for an R-1 zoned property. To locate a garage on the property, the garage must be located 25 feet from the property line. The proposed site plan indicates the garage will be 25 feet from the property line to meet this requirement and to match the existing setback of neighboring buildings from the property line.

Standard Variation Request

A variation to the minimum building coverage requirement is necessary to allow for the construction of a 320-square-foot garage on this property. A standard variation allows the PZB to vary maximum lot requirements, including building coverage, by not more than 20 percent. Therefore, the maximum excess in building coverage the PZB can authorize with a standard variation is 6 percent. The requested relief is 5.2 percent to allow for building coverage of 35.2 percent. Refer to Proposed Site Plan attachment.

R-1 District Standards	Requirement	Existing / Proposed
Maximum Height	2 ½ stories to 35 feet	< 35 feet
Minimum Front Yard	25 feet	Existing House: 70.5 feet Proposed Garage: 25 feet
Minimum Side Yard	5 feet	Existing House: 0 feet ¹ Proposed Garage: 4 ft ²
Minimum Rear Yard	25 feet	Existing House: 9.5 feet ¹ Proposed Garage: 80 feet
Minimum Lot Width	55 feet	25 ft ¹
Minimum Lot Area	6,875 square feet	3,125 square feet ¹
Maximum Building Coverage	Maximum 30 percent	Existing: 780 square feet 25 percent Proposed: 1100 square feet 35.2 percent³

¹ Existing non-conformity; no changes proposed to house or lot

² Minor variation required

³ Standard variation requested

Driveway and Off-Street Parking Requirements

When the residence was constructed in the early 20th century, no zoning ordinance existed within Des Plaines. Current zoning regulations for single family residences require two off-street parking spaces. This property does not have any off-street parking, although on-street parking is allowed on both sides of Elm Street.

An unimproved alley is located adjacent to the rear property line, which was likely intended to be improved when this area was

originally subdivided in the late 19th century. An alley would have allowed for rear vehicle access to the property, which would have reduced the amount of impervious surface on the subject property. However, the lack of improved alleyway requires any off-street parking to be accessed from the front and the paving of the driveway in the front yard.

At some point in history, a depressed curb was added along Elm Street in front of this property, although Staff could not locate evidence of a previous driveway, or an apron being located on or adjacent to the property. The depressed curb combined with the lack of paved surface have contributed to several code enforcement violations for vehicles parking on the front lawn; vehicles must be parked on a dust-free hard surface pursuant to Section 12-9-6.B.3.k. and without a driveway, on-street parking is the only permitted option for parking of any vehicles associated with the property.

Staff approved a driveway permit for a 20-foot-wide driveway and associated apron. If the standard variation is not approved, the proposed accessory structure will be required to either be reduced or the permitted driveway will need to come into conformance with requirements for properties without garages. Section 12-9-6 limits driveways without a garage or carport to be up to 20 feet in width, no longer than 40 feet long, and with evergreen shrubs planted on the exterior of the driveway.

Variation Findings: Variation requests are subject to the standards set forth in Section 12-3-6.H. of the Zoning Ordinance. Rationale for how well the proposal addresses the standards is provided below and in the attached petitioner responses to standards. The Board may use the provided responses as written as its rationale, modify, or adopt its own.

1. Hardship: No variation shall be granted pursuant to this subsection H unless the applicant shall establish that carrying out the strict letter of the provisions of this title would create a particular hardship or a practical difficulty.

If the standard variation is not approved, it is unlikely the property will be able to construct a parking structure. The hardship is related to the size of the property, which provides limitations in terms of building coverage due to the small lot. Regardless of whether a garage is constructed, the property will encounter issues meeting the building coverage requirement if the house is expanded or any accessory structure added. The garage provides for space for both vehicles and any associated storage on the property and the building coverage is less than the maximum relief the PZB can grant with a standard variation.

2. Unique Physical Condition: The subject lot is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming; irregular or substandard

shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.

The property is a “non-conforming lot” in terms of lot width and area. The minimum required size of an R-1 property is 6,875 square feet, which is 45% larger than this lot. For an average size lot, 2,062 square feet of a property could be covered with buildings (including houses and any accessory structures). For this lot, the maximum area that could be covered with buildings is 937 square feet. The existing house is 780 square feet without a basement, smaller than most modern houses. To not exceed the 30 percent requirement, the maximum size of an accessory structure could be 157 square feet. The petitioner selected a 320 square foot one-car garage that is smaller than a typical garage and fits within the scale of the property.

3. Not Self-Created: The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title and existed at the time of the enactment of the provisions from which a variance is sought or was created by natural forces or was the result of governmental action, other than the adoption of this title.

The unique physical condition is not the result of the current owner or previous owners. There is not a way for the petitioner to expand the property to relieve the building coverage limitations since the property is landlocked.

4. Denied Substantial Rights: The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

Carrying out the strict letter of the code would prevent the petitioner from constructing a garage to provide a covered off-street parking area, which is privilege many neighboring property owners are able to enjoy. Although it is not a right of residents to have covered parking on their property, it is a desirable feature and provides a more aesthetically pleasing environment for the neighborhood versus uncovered parking.

5. Not Merely Special Privilege: The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject lot:

The variation request would not provide the petitioner with any special privilege that is not already enjoyed by many of the surrounding property owners. The size and narrowness of the lot creates limitations, and the property owner intends to construct a smaller than average garage (one-car, 320 square feet total in size).

6. Title And Plan Purposes: The variation would not result in a use or development of the subject lot that would be not in harmony with the general and specific purposes for which this title and the provision from which a variation is sought were enacted or the general purpose and intent of the comprehensive plan:

The request would result in the future development of this site that would be in harmony with the surrounding neighborhood, providing an enclosed parking structure where none exists and efficiently using this space. The proposed garage will be located along the same building line as the neighboring properties and conceals vehicles and any associated materials within the garage.

7. No Other Remedy: There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot.

As discussed in standard 2, it would be challenging to construct any type of garage with the size limitations presented by this unique lot. The option would be to either reduce the size of the structure, so it meets the coverage requirements, or not construct the garage and revise the driveway to meet zoning requirements.

8. Minimum Required: The requested variation is the minimum measure of relief necessary to alleviate the alleged hardship or difficulty presented by the strict application of this title.

The variation request is the minimum measure of relief needed in terms of building coverage. A separate minor variation can be approved for a reduced setback of the structure.

PZB Procedure:

Standard Variation

Under Section 12-3-6(F) of the Zoning Ordinance (Standard Variations), the PZB has the authority to approve, approve subject to conditions, or deny the request. The decision should be based on review of the information presented by the applicant and the standards and conditions met by Section 12-3-6(H) (Findings of Fact for Variations) as outlined in the Zoning Ordinance.

Condition of Approval:

1. Prior to issuance of building permit for the garage, all exterior walls of the principal structure (house) shall be free of holes, breaks, and loose or rotting materials and must be weatherproof and properly surface coated where required to prevent deterioration. A city inspection is required to confirm this condition is met prior to issuance of building permit for garage.

Mr. Gene Johnson, the Petitioner, was sworn in. Mr. Johnson explained that he bought the house two years ago and he is still in the process of making repairs to the home. Mr. Johnson is requesting a garage to park his car and lawn mower.

Samantha Redman, Senior Planner provided an overview of Mr. Johnson's request. Currently there is a permit for the driveway. This is a smaller lot that is 25 feet wide and does not meet the current minimum lot size. In Des Plaines, the City does not allow a driveway without a garage. There has been a depressed curb in front of this house for all known history, and to staff's knowledge, there has never been a paved driveway; the alley behind the house is not paved. The variation is to exceed building coverage by 5.2%, to a total 35.2% lot coverage. The proposed garage is from Menards and is proposed to be located 25 feet from the street so that it meets setback requirements. There is a side lot encroachment, on one side, where it is less than 5 feet, but this can be evaluated as a minor variation and staff would impose requirements that the garage have preventative fire protection in place. Staff have a recommended condition to ensure

that the work on the exterior of the house must be completed before the garage permit can be granted.

Member Weaver asked for clarification regarding the permit. Ms. Redman said that a permit for an accessory structure would not be issued before exterior work was completed on the primary structure.

Chairman Szabo explained that the Board could grant this property non-conformance, like a grandfather clause. In the past, houses have been approved that are exactly on the lot line, so that it's on the record as being legal non-conforming.

Member Saletnik stated that there are numerous garages that have variations for location, many that have a 0-foot offset, or have been granted variations, and feels this is justified, especially considering the hardship of a legal non-conforming lot.

Ellen Brannan, 1767 S. Elm Street, was sworn in. Ms. Brennen expressed her opposition to the variation and stated that she is concerned that if a variation is granted for the garage the project will not be completed and that if the garage is built, the Fire Department will not have access to her home because the garage will be in the way.

Member Veremis inquired if the Fire Department could use the unimproved alley behind the house for access. Senior Planner REDman stated that we cannot answer that on behalf of the Fire Department.

Member Weaver asked how can the Fire Department get around the sides of the house, considering 0' side yards? DC Foster stated that perhaps from the front, over the top, or around the side of the garage. Senior Planner Redman stated the Fire Department reviewed the plan and did not have comments.

Member Fowler asked the Petitioner when he would want to start the garage. Mr. Johnson answered that if approved he will want to start as soon as possible. The siding will begin on the house tomorrow.

A motion was made by Board Member Weaver, seconded by Board Member Hofherr pursuant to Section 12-3-6.F of the Zoning Ordinance to approve a Variation with the presented Condition for 1775 Elm Street.

AYES: Weaver, Hofherr, Veremis, Szabo, Catalano, Saletnik, Fowler
NAYES: None
ABSENT: None

*****MOTION CARRIES UNANIMOUSLY ****

2 . Address: 2174 South Chestnut Street Unit A

Case Number: 23-062-V

The petitioner has requested a standard variation to reduce the front yard from 25 to 15 feet (40 percent reduction) to allow for a patio in the R-1 Single-Family Residential District.

PINs: 09-29-409-193-0000

Petitioner: Maria Gallardo, 2174 South Chestnut Street Unit A, Des Plaines, IL 60018

Case Number: #23-062-V

Ward: #5, Carla Brookman

Existing Zoning: R-3, Townhouse Residential District

Existing Land Use: Townhouse

Surrounding Zoning: North: R-3, Townhouse Residential District
 South: R-3, Townhouse Residential District
 East: M-2, General Manufacturing District
 West: R-3, Townhouse Residential District

Surrounding Land Use: North: Townhouses
 South: Townhouses
 East: Warehouse / retail store (Restaurant Depot)
 West: Townhouses

Street Classification: Chestnut Street is classified as a local road.

Comprehensive Plan: The Comprehensive Plan illustrates the site as single family residential.

Zoning/Property History: This property currently consists of one townhouse unit within a six-unit townhouse building. The townhouse is within the Terrsal Park development, originally subdivided in 1959 and constructed in the early 1960s.⁴ The area has been zoned for townhouses since 1959.

A 4-foot-tall, chain link fence was installed around the property with a permit in 2009. Other permits approved for this unit and surrounding units have included exterior and interior repairs and repair/replacement of sidewalks. The patio requested with this standard variation was installed without a permit in 2022 and there is an open code enforcement case to address this issue. The petitioner requested a building permit in 2023 for this patio, but it did not pass zoning review due to the issues outlined in this staff report.

Project Description: *Overview*

The subject property at 2174 South Chestnut Street Unit A is a townhouse unit located within the Terrsal Park development. The building is two stories, partially enclosed by a four-foot-tall chain

⁴ Historic Aerials, 1961 Aerial, historicaerials.com

link fence and the PIN is associated with one assigned parking space in the common parking area of the development.

Standard Variation Request

The requested relief is to reduce the required front yard by 10 feet to allow a patio to be located in this area. A standard variation allows the Planning and Zoning Board (PZB) to reduce required yards between 30 percent and 100 percent of the required size; the requested relief is reducing the front yard from 25 to 15 feet, or a 40 percent reduction. A patio was installed in 2022 without a building permit in the required front yard and relief is necessary to allow the patio to remain. If the standard variation is not granted, the property owner will be required to remove the existing patio.

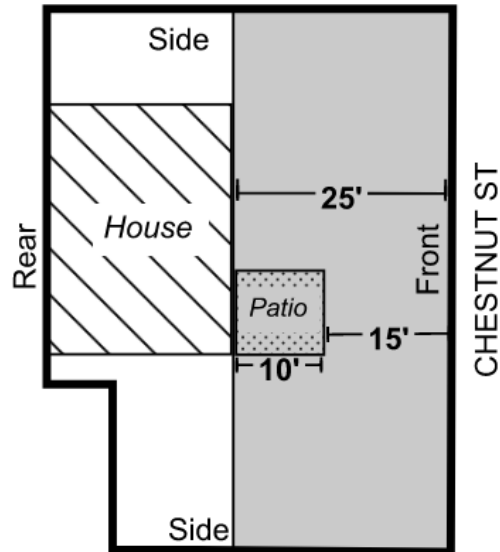
Required Yards and Permitted Obstructions

All properties have “required yards” also known as “setbacks” that are spaces intended to be free of obstruction and provide separation between buildings, structures, and other features. The definition in Section 12-13-3 reflects this purpose:

YARD: An open space on a zoning lot which is unoccupied and unobstructed from its lowest level to the sky.

To meet the intent of a yard, the zoning ordinance limits what can obstruct these areas of intended open space. Section 12-7-1.C includes a table of “Permitted Obstructions in Required Yards.” This table lists various types of structures and how much they can encroach into a required yard. Twenty-five different types of structures can encroach into a required yard, but only 14 types of structures can encroach into the required front yard. A patio is permitted to encroach inside and rear yards if located five feet from the property line, but patios are not permitted in front or corner side yards.

Identifying where the required yards are on a property is essential to understanding where buildings and structures can be located on a property during zoning processes, including reviewing building permits. The illustration below demonstrates where staff have interpreted the required front yard to be on the subject property and the area the existing patio is encroaching.



Variation Findings: Variation requests are subject to the standards set forth in Section 12-3-6.H. of the Zoning Ordinance. Rationale for how well the proposal addresses the standards is provided below and in the attached petitioner responses to standards. The Board may use the provided responses as written as its rationale, modify, or adopt its own.

1. Hardship: No variation shall be granted pursuant to this subsection H unless the applicant shall establish that carrying out the strict letter of the provisions of this title would create a particular hardship or a practical difficulty.

The hardship for this property owner is the orientation and layout of this property. Due to the arrangement of the townhouse building, the larger yard area fronting Chestnut St cannot be used for a patio or for many other typical residential structures (sheds, gazebos, etc.) because it is within the required front yard. Functionally, this front yard serves as the only private recreational area for the inhabitants of this townhouse.

The area near the front door has some space for a patio area (Refer to Site Context Photos) but the rear of the house abuts the parking area. In addition, this townhouse shares a wall with the adjacent townhouse, further reducing the available area. However, the hardship is not atypical for a townhouse development. The other units within this townhouse building have little to no private outdoor space. Apache Park, a public park located less than 400 feet from the property, was dedicated during the original subdivision process of the Terral Park townhouse development and provides recreational space for the neighborhood, including picnic areas and a gazebo that function similarly to the patio at this subject site.

2. Unique Physical Condition: The subject lot is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.

As shown in the yard illustration above, the front yard encompasses the majority of the available private, landscaped area that would typically be available space for a property owner to recreate. The property is bounded by the shared wall of the townhouse unit to the west and the parking area to the south. However, space exists in front of the unit for a patio feature outside of the front yard setback.

3. Not Self-Created: The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title and existed at the time of the enactment of the provisions from which a variance is sought or was created by natural forces or was the result of governmental action, other than the adoption of this title.

The unique physical condition existed prior to the current owner and was present when the buildings were constructed.

4. Denied Substantial Rights: The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

Carrying out the strict letter of the code would prevent the location of a patio in this front yard area. It is not inherently a right to have a patio on a residential property, but the property and layout of the townhouses create limitations in terms of usable space that are not present with other properties within the City.

5. Not Merely Special Privilege: The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject lot:

It can be argued the petitioner would experience a special privilege by allowing a patio in the front yard where many other properties in the City are not permitted to have this type of yard feature. However, the uniqueness of the lot limits locations for these types of structures and limits the use of the grassy front yard. As noted in the Patio Exhibit attachment, most other properties along this street have a similar patio in the same location, also installed without permits.

6. Title And Plan Purposes: The variation would not result in a use or development of the subject lot that would be not in harmony with the general and specific purposes for which this title and the provision from which a variation is sought were enacted or the general purpose and intent of the comprehensive plan:

The request would result in the future development of this site that would be in harmony with the surrounding neighborhood, as most properties along this street have a patio (Refer to the Patio Exhibit attachment). It is important to note that there are no permits for the existing patios on neighboring properties, but they are generally in the same location and scale as the patio at this subject site.

7. No Other Remedy: There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot.

Another remedy would be to relocate this patio near the front door, outside of the front yard, which would technically fit the 10 by 10 patio. In addition, covered or open decks, porches and landings can encroach into a front yard by 5 feet. A patio is defined as constructed of a “hard surface”, which means if the deck or porch remedy is pursued, the structure would need to be constructed of a different material. Reasonable use of the property is still possible without this variation.

8. Minimum Required: The requested variation is the minimum measure of relief necessary to alleviate the alleged hardship or difficulty presented by the strict application of this title.

The variation request is the minimum measure of relief necessary.

PZB Procedure:

Standard Variation

Under Section 12-3-6(F) of the Zoning Ordinance (Standard Variations), the PZB has the authority to approve, approve subject to conditions, or deny the request. The decision should be based on review of the information presented by the applicant and the standards and conditions met by Section 12-3-6(H) (Findings of Fact for Variations) as outlined in the Zoning Ordinance.

Conditions of Approval:

1. A plat of survey prepared by a licensed land surveyor must be submitted with the building permit for the subject site.
2. Outdoor storage on the patio is limited to patio furniture and associated yard features like barbecues or movable playground equipment. All other storage must be indoors. No items may be stored on or behind the air conditioning condenser or associated concrete pad.

Applicant Martha Garcia was sworn in. Ms. Garcia stated that family members installed the patio, without a permit, about a year ago. Although the area is considered the front yard this is the only area to install a patio and spend their time outdoors.

Chairman Szabo inquired if neighbors had any concerns. Ms. Garcia replied that their only concern was that they thought the hearing involved the whole building not only her unit.

Senior Planner Redman reviewed the presentation slides. This request is considered a standard variation. The property fronts one City street, so that is the side that is technically the front yard, and the patio is located in the front yard. Tonight’s request is to reduce the size of the front yard, as patios are not allowed in front yards. There are other patios in this area, along this street, however no permits were located.

Member Hofherr recommended that staff should pursue the other front yard patios. Senior Planner Redman explained that staff could ask the others to present permits for their work, to see if the patio was legal at the time of installation; if not the owner would be asked to remove the patio or go through the standard variation process.

Member Saletnik thinks the four other non-conforming properties should be addressed.

Senior Planner Redman reviewed the two recommendations of approval.

A motion was made by Board Member Weaver, seconded by Board Member Fowler to approve Section 12-3-6(F) of the Zoning Code, including both presented conditions, and approve a standard variation to reduce the front yard from 25 to 15 feet (40 percent reduction) to allow for a patio in the R-1 Single-Family Residential District.

AYES: Weaver, Veremis, Fowler, Hofherr, Szabo, Saletnik, Catalano
NAYES: None
ABSTAIN: None

*****MOTION CARRIES UNANIMOUSLY ****

The Proposed Planning and Zoning Board Hearing Dates and Application Deadlines were reviewed.

A motion was made by Board Member Weaver, seconded by Board Member Fowler to Approve the presented 2024 Planning and Zoning Board Hearing Dates and Application Deadlines.

AYES: Weaver, Veremis, Fowler, Hofherr, Szabo, Saletnik, Catalano
NAYES: None
ABSTAIN: None

ADJOURNMENT

The Cumberland Crossing workshop is scheduled for Tuesday, November 28, 2023.

Chairman Szabo adjourned the meeting by voice vote at 7:41 p.m.

Sincerely,

Laura Fast, Deputy City Clerk/Recording Secretary

cc: City Officials, Aldermen, Planning & Zoning Board, Petitioners

MEMORANDUM

Date: January 3, 2024

To: Planning and Zoning Board (PZB)

From: Jonathan Stytz, AICP, Senior Planner JS

Cc: Jeff Rogers, Director of Community and Economic Development
Ryan Johnson, Assistant Director of Community and Economic Development RJ

Subject: Major Variation for Fence Design in the R-1 Single Family Residential District at 1183 S. Des Plaines River Road (2nd Ward)

Issue: The petitioner is requesting a major variation from Section 12-8-2.D of the Zoning Ordinance to allow a fence design with the finished side of the wood fence facing inward towards the subject property instead of the finished fence side facing neighboring properties as required.

Petitioner: Kathryn S. Kuntz, 1183 S. Des Plaines River Road, Des Plaines, IL 60016

Owners: Donald and Kathryn Kuntz, 1183 S. Des Plaines River Road, Des Plaines, IL 60016

Case Number: 23-047-V

PIN: 09-21-105-016-0000

Ward: #2, Alderman Colt Moylan

Existing Zoning: R-1, Single Family Residential District

Existing Land Use: Single Family Residence

Surrounding Zoning: North: R-1, Single Family Residential District
South: R-1, Single Family Residential District
East: R-1, Single Family Residential / I-1, Institutional Districts
West: R-1, Single Family Residential District

Surrounding Land Use: North: Single Family Residences (residential)
South: Single Family Residences (residential)
East: Des Plaines River; then, Single Family Residences (residential)
West: Single Family Residences (residential)

Street Classification: Des Plaines River Road is a minor arterial under Des Plaines jurisdiction.

Comprehensive Plan : Single Family Residential is the recommended use of the property.

Zoning/Property History: Based on historic aerial imagery, the subject property has been utilized as a single-family residence since 1961. City records indicate that the original fence permit was in 1990 approving a six-foot-tall wood fence along a portion of the north and south property lines of the subject property with the notation that the finished side of the fence must face the adjacent lots. However, the fence sections were installed with the finished side of the fence facing inward towards the subject property. It is unknown whether a final fence inspection was required or completed by City staff in 1990.

On August 24, 2022, staff received a complaint from a neighbor that the existing wood fence on the subject property was in disrepair. In 2022, a fence permit was approved to replace 300 linear feet of the southern fence section that was in disrepair with the notation that fences shall be erected so that all supporting members (i.e., posts, rails) and the rough unfinished side face towards the permit owner’s property. However, the replacement fence section was installed with the finished fence side facing inward towards the subject property resulting in a failed final fence inspection on December 14, 2022.

On April 10, 2023, staff issued another warning to the property owner to either alter the fence to meet the requirements in Section 12-8-2.D of the Zoning Ordinance or apply for a variation. The property owner did not alter the fence or apply for a variation, so staff issued a citation for May 4, 2023. Since this citation, the court hearing has been continued multiple times to provide the petitioner additional time to submit a complete application. A completed major variation application was submitted for the fence on November 28, 2023.

Project Description:

Overview

Petitioner Kathryn S. Kuntz has requested a Major Variation to retain the existing fence design with the finished side facing inward towards the subject property. The subject property at 1183 S. Des Plaines River Road contains a two-story single-family residence with an asphalt driveway and various patio and walkway surfaces as shown in the attached Plat of Survey. The subject property is located along Des Plaines River Road within the R-1 Single Family Residential district and is accessed by a single curb-cut. The subject property is located in the floodway based off Federal Emergency Management Agency (FEMA) data, which allows the replacement of an existing fence structure in a floodway, but not the installation of a new fence.

Non-Conforming Fence Structure

The fence regulation requiring the finished side of fences to face adjoining lots has been in existence as early as 1975—as referenced in Title VI, Chapter 7 of the city code—which predated the installation of the fence sections installed on the subject property. If the fence regulations in effect in 1990 did not have this requirement and a permit was issued, the fence would have been considered a non-conforming structure and it would have been permitted to be repaired and replaced as is, pursuant to Section 12-5-6, non-conforming structures. However, the installation was completed in conflict with the regulations and therefore the fence is considered *illegally* non-conforming.

PZB Considerations

Given the non-conforming fence described above, the PZB may wish to analyze if the hardship identified by the petitioner truly meets the standards for variation and if the approval of the variation request for an incorrectly installed fence may set a negative precedence. Nonetheless, see staff’s analysis of the variation standards.

Variation Findings: Variation requests are subject to the standards set forth in Section 12-3-6.H. of the Zoning Ordinance. Rationale for how well the proposal addresses the standards is provided below and in the attached petitioner responses to standards. The Board may use the provided responses as written as its rationale, modify, or adopt its own.

- 1. Hardship: No variation shall be granted pursuant to this subsection H unless the applicant shall establish that carrying out the strict letter of the provisions of this title would create a particular hardship or a practical difficulty.**

Comment: The hardship identified by the petitioner is the large expense associated with the alteration of a few hundred linear feet of fencing—which was installed incorrectly following the approval of the 2022 fence permit—to make it conforming with Section 12-8-2.D of the Zoning Ordinance requiring the finished side of fences to face adjoining lots. The petitioner also describes that the variation is necessary to coordinate the replacement fence section with the original section, which was installed incorrectly following approval of the 1990 fence permit. While it could be inconvenient or costly for the property owner to correct the fence section to meet the approved Site Plan, the Site Plan was approved with the condition that the fence is installed so that the finished side faces adjoining lots. As such, it can be argued that the hardship described by the petitioner was self-created (see response for standard 3 for additional details). Nonetheless, the PZB should decide.

PZB Additions or Modifications (if necessary): _____
_____.

- 2. Unique Physical Condition: The subject lot is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.**

Comment: The subject property is uniquely shaped and located within the floodway. However, none of these attributes impact the ability of the petitioner to install the fence sections with the finished side facing adjoining lots. The petitioner describes that the subject property abuts the rear yards of the adjoining lots, and the fence sections would not be seen from the street. However, Section 12-8-2.D does not differentiate or provide an exception from the fence design standard based on the fence location. In addition, city records indicate that the southern fence section on the subject property serves as the rear yard fence section to enclose the rear yards for the adjoining lots along Algonquin Road meaning that the unfinished side of the subject property fence is directly visible on adjoining lots. As such, it can be argued that there is no unique physical condition contributing to the hardship identified and that the variation request is based on a personal situation of the current owner.

PZB Additions or Modifications (if necessary): _____
_____.

- 3. Not Self-Created: The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title and existed at the time of the enactment of the provisions from which a variance is sought or was created by natural forces or was the result of governmental action, other than the adoption of this title.**

Comment: There is nothing to indicate that the property owner or their predecessors created the unique physical conditions described above. However, the variation request is not related to a unique physical condition of the property, but rather the design of fence, in which the property owner and their predecessors have directly created. The original fence in 1990 was installed incorrectly by the previous property owner and a portion of the original fence was replaced and installed incorrectly by the current property owner in 2022.

PZB Additions or Modifications (if necessary): _____
_____.

- 4. Denied Substantial Rights: The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other lots subject to the same provision.**

Comment: Carrying out the strict letter of the code would require the property owner to correct the fence section installed incorrectly to match the approved Site Plan. However, it can be argued that correcting a nonconforming fence does not in itself deny the property owner of substantial rights enjoyed by other property owners. Instead, correcting the fence fosters consistency and compliance with the Zoning Ordinance in which all properties are governed. Moreover, it is not inherently a right to have a fence on a residential property—especially properties located in floodways—but, where permitted, property owners do have the ability to install a fence provided that it complies with the Zoning Ordinance.

PZB Additions or Modifications (if necessary): _____
_____.

- 5. Not Merely Special Privilege: The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject lot:**

Comment: It can be argued the petitioner would experience a special privilege if they were allowed to retain a nonconforming fence that was installed incorrectly despite conditions stated on the approved Site Plan. Since there are many examples throughout Des Plaines of properties that are improved with code-compliant fences, the approval of this variation to allow the retention of a non-conforming fence—especially with viable alternatives available (see response to Standard 7)—could err on the side of providing a special privilege. In addition, it could set a negative precedence leading to further fence code violations and additional fence variations for property owners with similar structures.

PZB Additions or Modifications (if necessary): _____
_____.

- 6. Title And Plan Purposes: The variation would not result in a use or development of the subject lot that would be not in harmony with the general and specific purposes for which this title and the provision from which a variation is sought were enacted or the general purpose and intent of the comprehensive plan:**

Comment: The request would retain an existing improvement on the subject property that is not in harmony with the general and specific purposes of Section 12-8-2 of the Zoning Ordinance. While replacing the fence section in disrepair could be construed as preservation and reinvestment in a residential property—in line with one of the general purposes of the Comprehensive Plan—the design of the fence does not meet the specific requirements for fences in Section 12-8-2, which is in effect for all properties in Des Plaines.

PZB Additions or Modifications (if necessary): _____
_____.

- 7. No Other Remedy: There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot.**

Comment: There are viable alternatives to the existing fence design that could make the existing fence section compliant with Section 12-8-2 and avoid a variation. One alternative involves relocating the fence panels to the other side of the post so that the finished side faces adjacent lots without the removal of the posts and the expense of additional fence material. Another remedy would be to install additional fence material and alter the existing fence so that both sides are finished. In all, reasonable use of the property is still possible without this variation.

PZB Additions or Modifications (if necessary): _____
_____.

- 8. Minimum Required: The requested variation is the minimum measure of relief necessary to alleviate the alleged hardship or difficulty presented by the strict application of this title.**

Comment: The variation request is the minimum measure of relief necessary.

PZB Additions or Modifications (if necessary): _____
_____.

PZB Procedure and Recommended Conditions: Under Section 12-3-6.G (Procedure for Review and Decision for Major Variations) of the Zoning Ordinance, the PZB has the authority to *recommend* that the City Council approve, approve subject to conditions, or deny the above-mentioned major variation request for the fence design at 1183 S. Des Plaines River Road. City Council has final authority on the proposal.

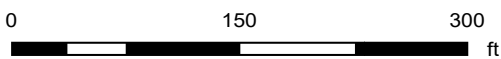
Consideration of the request should be based on a review of the information presented by the applicant and the findings made above, as specified in Section 12-3-6.H (Findings of Fact for Variations) of the Zoning Ordinance. If the PZB recommends approval of the request, staff recommends the following condition.

Condition of Approval:

1. That the fence is altered as necessary to be in conformance with all regulations in Title 14 Flood Control in the Des Plaines Municipal Code or a variance is granted by the Director of Public Works and Engineering.

Attachments:

- Attachment 1: Location and Zoning Map
- Attachment 2: Site and Context Photos
- Attachment 3: Photos of Existing Conditions
- Attachment 4: Plat of Survey
- Attachment 5: 1990 Fence Permit Approved Site Plan
- Attachment 6: 2022 Fence Permit Approved Site Plan
- Attachment 7: Petitioner’s Responses to Standards for Variations
- Attachment 8: Project Narrative
- Attachment 9: Site Plan



Print Date: 1/2/2024

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



1183 S. Des Plaines River Rd – Public Notice



1183 S. Des Plaines River Rd – Looking East at Front of Property



1183 S. Des Plaines River Rd – Looking Southeast at Existing Fence



1183 S. Des Plaines River Rd – Close-up of Existing Fence Section



Same design as
existing picture
above is homeowner's
fence

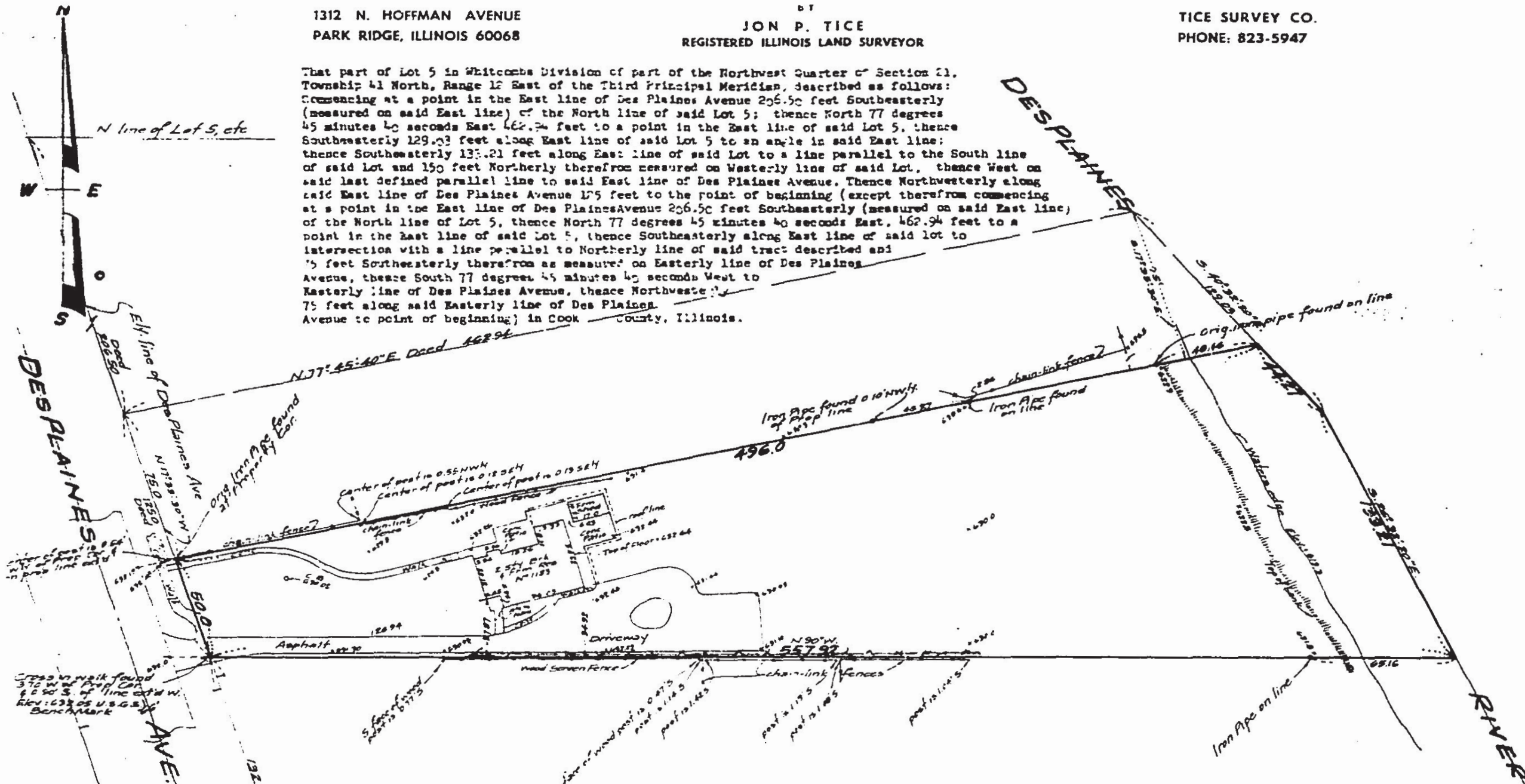


1312 N. HOFFMAN AVENUE
PARK RIDGE, ILLINOIS 60068

BY
JON P. TICE
REGISTERED ILLINOIS LAND SURVEYOR

TICE SURVEY CO.
PHONE: 823-5947

That part of Lot 5 in Whitcomb's Division of part of the Northwest Quarter of Section 21, Township 41 North, Range 12 East of the Third Principal Meridian, described as follows: Commencing at a point in the East line of Des Plaines Avenue 256.50 feet Southeastery (measured on said East line) of the North line of said Lot 5; thence North 77 degrees 45 minutes 40 seconds East 462.94 feet to a point in the East line of said Lot 5; thence Southeastery 129.03 feet along East line of said Lot 5 to an angle in said East line; thence Southeastery 133.21 feet along East line of said Lot to a line parallel to the South line of said Lot and 150 feet Northerly therefrom measured on Westerly line of said Lot, thence West on said last defined parallel line to said East line of Des Plaines Avenue. Thence Northwestery along said East line of Des Plaines Avenue 175 feet to the point of beginning (except therefrom commencing at a point in the East line of Des Plaines Avenue 256.50 feet Southeastery (measured on said East line) of the North line of said Lot 5; thence North 77 degrees 45 minutes 40 seconds East, 462.94 feet to a point in the East line of said Lot 5; thence Southeastery along East line of said lot to intersection with a line parallel to Northerly line of said tract described and 15 feet Southeastery therefrom as measured on Easterly line of Des Plaines Avenue, thence South 77 degrees 45 minutes 40 seconds West to Easterly line of Des Plaines Avenue, thence Northwestery 75 feet along said Easterly line of Des Plaines Avenue to point of beginning; in Cook County, Illinois.



Distances are marked in feet and decimal parts thereof.

Order No. 9056

Scale: 1 inch = 40 feet.

Date July 16, 1990

Owner _____

State of Illinois } ss
County of Cook }

I, JON P. TICE, a Reg. Ill. Land Surveyor, do hereby certify that I have located the building on the above property.

Jon P. Tice
Reg. Ill. Land Surveyor

Compare all points before building by same and

State of Illinois } ss
County of Cook }

I, JON P. TICE, a Reg. Ill. Land Surveyor, hereby certify that I have surveyed the described property and that the plat hereon is a correct representation of said survey correct to a temperature of 68° Fahrenheit.

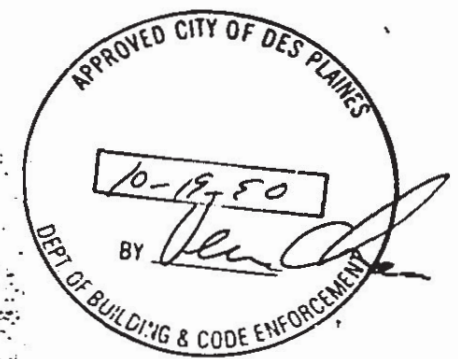
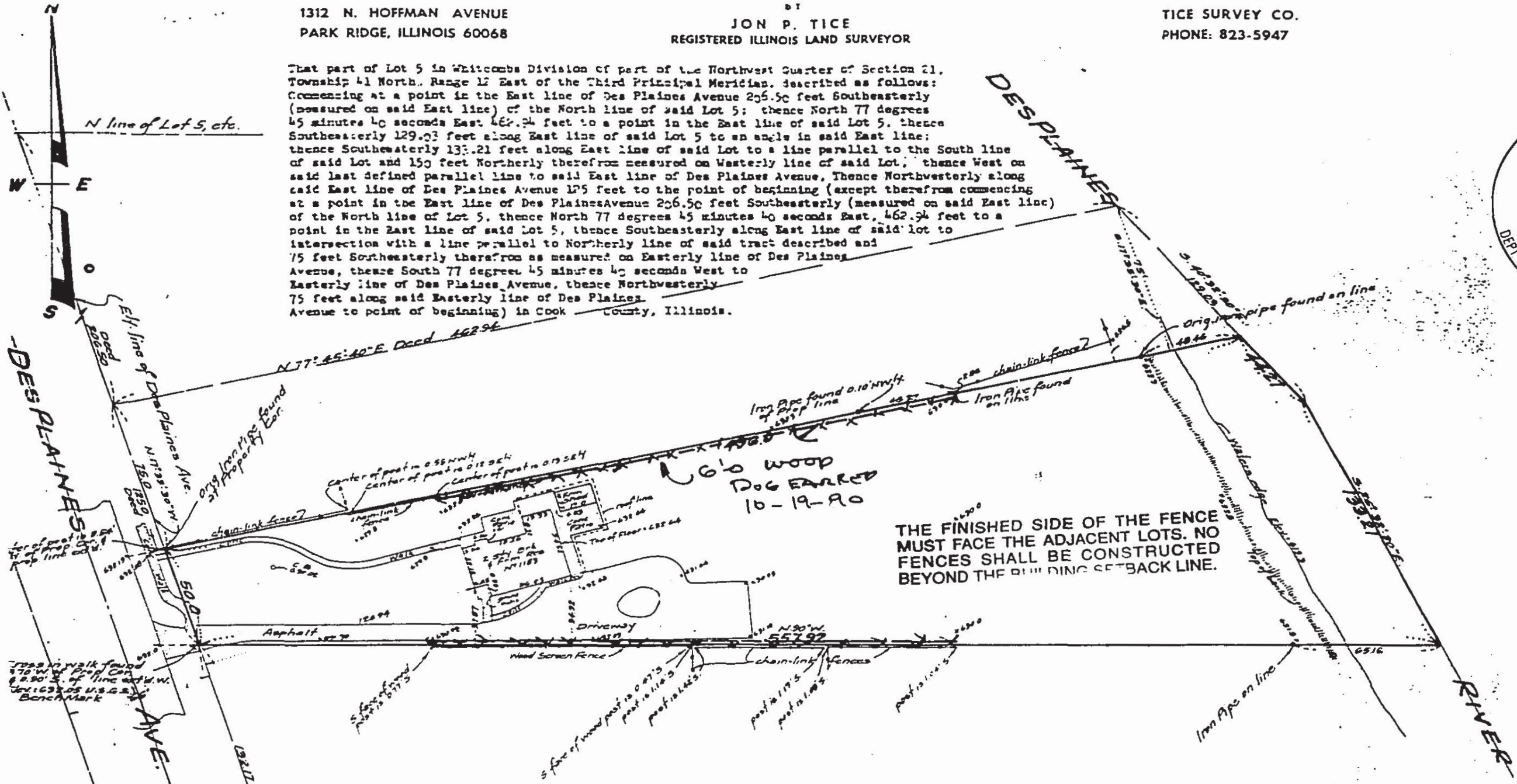
Jon P. Tice

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REGISTERED ILLINOIS LAND SURVEYOR

TICE SURVEY CO.
PHONE: 823-5947

That part of Lot 5 in Whitcomb's Division of part of the Northwest Quarter of Section 21, Township 41 North, Range 12 East of the Third Principal Meridian, described as follows: Commencing at a point in the East line of Des Plaines Avenue 206.50 feet Southeasterly (measured on said East line) of the North line of said Lot 5; thence North 77 degrees 45 minutes 40 seconds East, 462.94 feet to a point in the East line of said Lot 5; thence Southeasterly 129.03 feet along East line of said Lot 5 to an angle in said East line; thence Southeasterly 133.21 feet along East line of said Lot to a line parallel to the South line of said Lot and 150 feet Northerly therefrom measured on Westerly line of said Lot; thence West on said last defined parallel line to said East line of Des Plaines Avenue. Thence Northwesterly along said East line of Des Plaines Avenue 175 feet to the point of beginning (except therefrom commencing at a point in the East line of Des Plaines Avenue 206.50 feet Southeasterly (measured on said East line) of the North line of Lot 5; thence North 77 degrees 45 minutes 40 seconds East, 462.94 feet to a point in the East line of said Lot 5; thence Southeasterly along East line of said lot to intersection with a line parallel to Northerly line of said tract described and 75 feet Southeasterly therefrom as measured on Easterly line of Des Plaines Avenue, thence South 77 degrees 45 minutes 40 seconds West to Easterly line of Des Plaines Avenue, thence Northwesterly 75 feet along said Easterly line of Des Plaines Avenue to point of beginning) in Cook County, Illinois.



Distances are marked in feet and decimal parts thereof.
Order No. 9056
Scale: 1 inch = 40 feet.
Date July 16, 1990
Owner _____

State of Illinois } ss
County of Cook }
I, JON P. TICE, a Reg. Ill. Land Surveyor, do hereby certify that I have located the building on the above property.
Jon P. Tice
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Compare all points before building by same and

State of Illinois } ss
County of Cook }
I, JON P. TICE, a Reg. Ill. Land Surveyor hereby certify that I have surveyed the a described property and that the plat hereon d is a correct representation of said survey corre to a temperature of 68° Fahrenheit.
Jon P. Tice

Call J.U.I.E. before you dig. Dial 811 or 800-892-0123

PERMIT

Fences shall be erected so that all supporting members (i.e. posts, rails) and the rough unfinished side face towards the permit owner's property. Please Call for Final Inspection 847-391-5382 or inspections@desplaines.org

CITY OF DES PLAINES BUILDING DEPARTMENT

APPROVED

APPROVED AS NOTED

NOT APPROVED REVISIONS REQUIRED

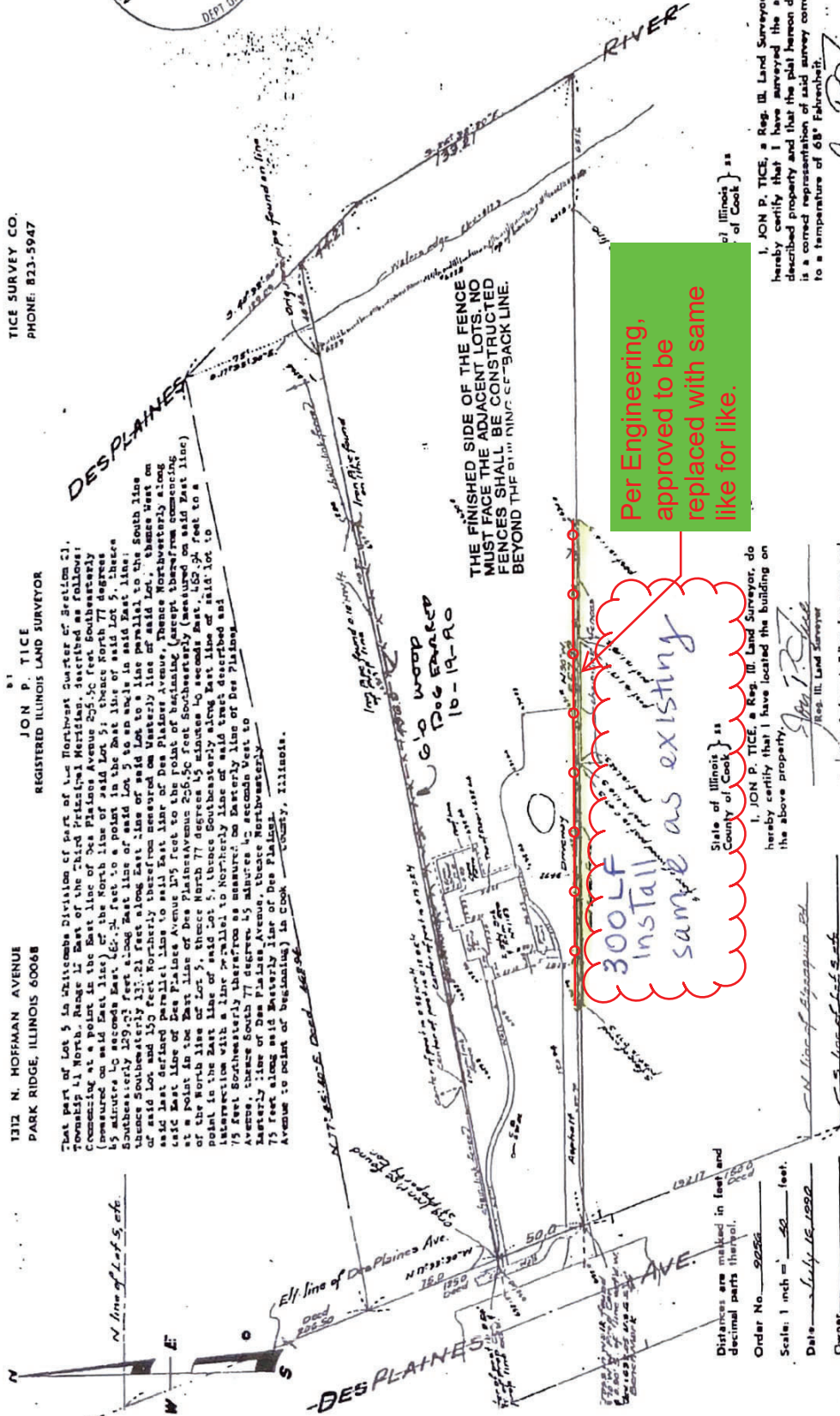
Date 11/29/2023 BY: mmramirez

1312 N. HOFFMAN AVENUE
PARK RIDGE, ILLINOIS 60068

JON P. TICE
REGISTERED ILLINOIS LAND SURVEYOR

TICE SURVEY CO.
PHONE: 823-5947

That part of Lot 5 in Quadrangle Division of part of the Northwest Quarter of Section 21, Township 11 North, Range 12 East of the Third Principal Meridian, described as follows: Commencing at a point in the East line of Des Plaines Avenue 255.50 feet Southeastwardly (measured on said East line) of the North line of said Lot 5; thence North 77 degrees 45 minutes 40 seconds East 467.34 feet to a point in the East line of said Lot 5; thence Southeastwardly 189.73 feet along East line of said Lot 5 to an angle in said Lot 5; thence South line of said Lot 5 157.21 feet to a point therefrom measured on Westwardly line of said Lot 5; thence West on said East defined parallel line to said East line of Des Plaines Avenue, thence Northwardly along said East line of Des Plaines Avenue 175 feet to the point of beginning (except therefrom commencing at a point in the East line of Des Plaines Avenue 255.50 feet Southeastwardly (measured on said East line) of the North line of Lot 5; thence North 77 degrees 45 minutes 40 seconds East 467.34 feet to a point in the East line of said Lot 5; thence Southeastwardly along East line of said Lot 5 to a intersection with a line parallel to Northwardly line of said East line of Des Plaines Avenue 75 feet Southwardly therefrom 45 measured on said East line of Des Plaines Avenue; thence West on Westwardly line of Des Plaines Avenue 40 seconds West to a point on said Westwardly line of Des Plaines Avenue to point of beginning) in Cook County, Illinois.



I, JON P. TICE, a Reg. Ill. Land Surveyor, hereby certify that I have surveyed the described property and that the plat hereon is a correct representation of said survey conducted at a temperature of 68° Fahrenheit.

J.P. Tice
Reg. Ill. Land Surveyor

Responses to Standards for Variation

11/28/2023

1. Hardship: No variation shall be granted pursuant to this subsection H unless the applicant shall establish that carrying out the strict letter of the provisions of this title would create a particular hardship or a practical difficulty.

The existing fence with the finished side was constructed at least 32 years ago. There would be a substantial cost associated with fixing the entire fence section to meet the code requirements.

2. Unique Physical Condition: The subject lot is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.

The subject property is uniquely shaped, which is substantially different from the surrounding residential properties. The existing southern fence portion in question abuts the rear of other residential properties and cannot be seen from the street.

3. Not Self-Created: The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title and existed at the time of the enactment of the provisions from which a variance is sought or was created by natural forces or was the result of governmental action, other than the adoption of this title.

The existing fence and design were constructed prior to the property owner purchasing the property and the request is not result of any action of the current property owner.

4. Denied Substantial Rights: The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

Upholding the fence design regulation would create an unnecessary burden on the property owner and prevent us from repairing and maintaining the existing fence structure.

5. Not Merely Special Privilege: The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject lot.

Property owners have the ability to install and maintain fences within the City of Des Plaines. Allowing the property owner to fix a portion of an existing fence to match the existing fence design would not provide a special privilege but rather address an existing code violation.

6. Title And Plan Purposes: The variation would not result in a use or development of the subject lot that would be not in harmony with the general and specific purposes for which this title and the provision from which a variation is sought were enacted or the general purpose and intent of the comprehensive plan.

The Comprehensive Plan strives to foster reinvestment in residential properties throughout Des Plaines. Allowing the property owner to repair the damaged fence section to match the existing fence section will meet this goal.

7. No Other Remedy: There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot.

There is not a practical alternative that would be reasonable for the property owner to implement. Requiring the property owner to alter the fence to meet the fence design regulation would, in fact, create a burden on the property owner.

8. Minimum Required: The requested variation is the minimum measure of relief necessary to alleviate the alleged hardship or difficulty presented by the strict application of this title.

The approval of the requested variation is the minimum measure of relief necessary to address the code violation.

Project Narrative

11/28/2023

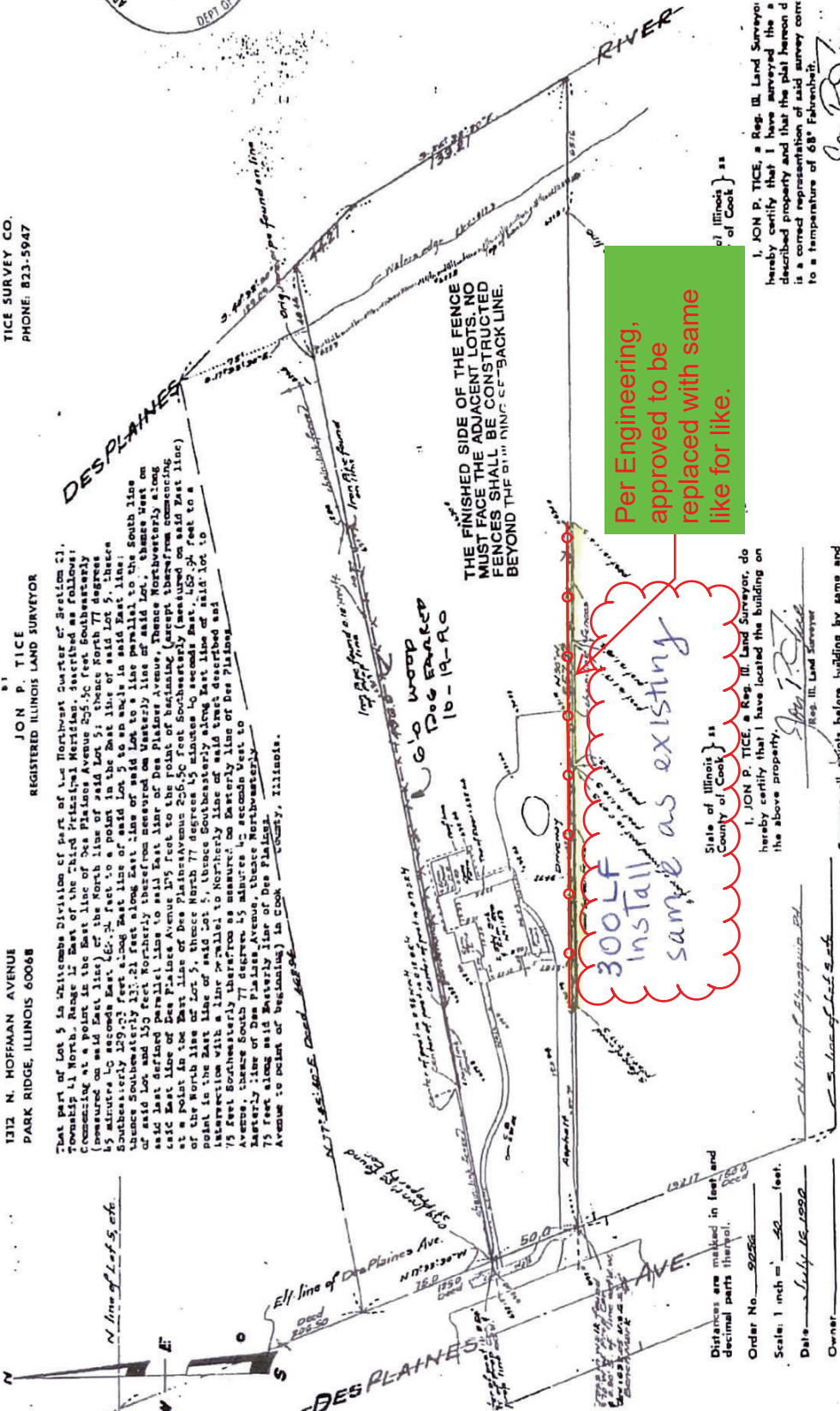
Tear down old portion of fence that was in disrepair. Replace with same fence as the fence still standing. Area of fence disrepair to the south of the property. The fence portion in the north is still standing. The variation request is necessary to coordinate the new fence section with the existing fence section.

1312 N. HOFFMAN AVENUE
PARK RIDGE, ILLINOIS 60068

JON P. TICE
REGISTERED ILLINOIS LAND SURVEYOR

TICE SURVEY CO.
PHONE: 823-5947

That part of Lot 5 in the 12th East Division of part of the Northwest Quarter of Section 21, Township 11 North, Range 12 East of the Third Principal Meridian, described as follows: Commencing at a point in the East line of Des Plaines Avenue 255.50 feet Southeastwardly (measured on said East line) of the North line of said Lot 5; thence North 77 degrees 45 minutes 10 seconds East 467.34 feet to a point in the East line of said Lot 5; thence Southwesterly 189.73 feet along East line of said Lot 5 to an angle in said Lot 5; thence South on or said Lot and 157.21 feet to a point therefrom measured on West line of said Lot; thence West on said Lot defined parallel line to said East line of Des Plaines Avenue; thence Northwesterly along said East line of Des Plaines Avenue 175 feet to the point of beginning (except therefrom commencing at a point in the East line of Des Plaines Avenue 255.50 feet Southwesterly (measured on said East line) of the North line of Lot 5; thence North 77 degrees 45 minutes 10 seconds East 467.34 feet to a point in the East line of said Lot 5; thence Southwesterly along East line of said Lot 5 to a intersection with a line parallel to Northwesterly line of said East line of Des Plaines Avenue; 75 feet Southwesterly therefrom 45 measured on said East line of Des Plaines Avenue; thence West on West line of Des Plaines Avenue 100 feet to a second West to of Des Plaines Avenue to point of beginning) in Cook County, Illinois.



Per Engineering, approved to be replaced with same like for like.

THE FINISHED SIDE OF THE FENCE MUST FACE THE ADJACENT LOTS. NO FENCES SHALL BE CONSTRUCTED BEYOND THE 91111 NINE-CE-79 BACK LINE.

Distances are marked in feet and decimal parts thereof.
Order No. 9256
Scale: 1 inch = 40 feet.
Date July 16, 1999
Owner: [Signature]

State of Illinois } ss
County of Cook } ss
I, JON P. TICE, a Reg. Ill. Land Surveyor, do hereby certify that I have surveyed the above property, and that the building on the above property, is the same as existing.
[Signature]
Reg. Ill. Land Surveyor

State of Illinois } ss
County of Cook } ss
I, JON P. TICE, a Reg. Ill. Land Surveyor, do hereby certify that I have surveyed the described property and that the plat hereon is a correct representation of said survey conducted at a temperature of 68° Fahrenheit.
[Signature]

Compare all points before building by same and



MEMORANDUM

Date: January 3, 2024
To: Planning and Zoning Board (PZB)
From: Jonathan Stytz, AICP, Senior Planner JS
Cc: Jeffrey Rogers, AICP, Director of Community and Economic Development
Ryan Johnson, Assistant Director of Community and Economic Development RJ
Subject: Standard Variation for Building Setbacks in the R-1 Single Family Residential District at 542 Webford Avenue (3rd Ward)

Issue: The petitioner is requesting a standard variation from Section 12-7-2.J of the Zoning Ordinance to reduce the required front yard setback from 25 feet to nine feet to construct a full second-story addition onto the existing single-family residence at 542 Webford Avenue.

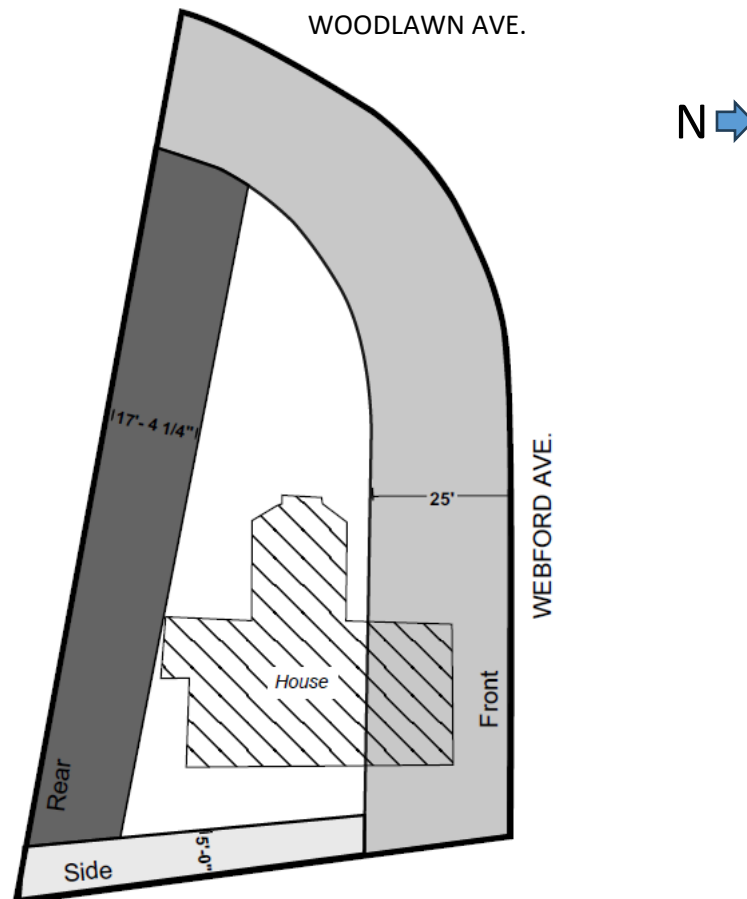
Petitioner: Cortni Jablenski, 542 Webford Avenue, Des Plaines, IL 60016
Owner: Cortni Jablenski, 542 Webford Avenue, Des Plaines, IL 60016
Case Number: 23-069-V
PIN: 09-17-314-017-0000
Ward: #3, Alderman Sean Oskerka
Existing Zoning: R-1, Single Family Residential District
Existing Land Use: Single Family Residence
Surrounding Zoning: North: R-1, Single Family Residential District
South: R-1, Single Family Residential District
East: R-1, Single Family Residential District
West: R-1, Single Family Residential District
Surrounding Land Use: North: Single Family Residences (residential)
South: Single Family Residences (residential)
East: Single Family Residences (residential)
West: Single Family Residences (residential)

Street Classification: Webford Avenue and Woodlawn Avenue are local streets under Des Plaines jurisdiction.

Comprehensive Plan : Single Family Residential is the recommended use of the property.

Zoning/Property History: Based on historical aerial imagery and information provided in the attached Petitioner Responses to Standards for Variation, the subject property has contained the same single-family residence since it was constructed in 1926. When constructed, the residence was positioned a little over nine feet from the north (front) property line along Webford Avenue. Since its construction, the Zoning Ordinance has been updated to require a minimum 25-foot-setback between the residence and the front property line, making the existing residence a legal nonconforming structure. The petitioner has attested that no structural changes have been made to the residence since it was built.

Project Description: *Overview*
The petitioner, Cortni Jablenski, is requesting a standard variation to reduce the required front yard setback from 25 feet to nine feet to construct a full second-story addition onto the existing single-family residence at 542 Webford Avenue. The subject property consists of a single, 9,919-square foot (0.23 acre) lot with a 1½-story brick and siding house, detached garage, concrete driveway off Webford Avenue, and residential walkways as shown in the attached Plat of Survey. The property shape is unique as it fronts both Webford Avenue and Woodlawn Avenue on a curve—which serves as the front yard for the property—and does not include a corner side yard as shown on the yard designation diagram below.



Existing Non-Conformity

The existing residence footprint is located a little over nine feet (9'-0 1/4") at its closest point from the north (front) property line abutting Webford Avenue. Since City records indicate that this residence has been in existence on site prior to the adoption of the 1998 Zoning Ordinance, it is classified as a non-conforming structure governed by Section 12-5-6 of the Zoning Ordinance. This section does allow, with some limitations, a nonconforming structure to be repaired, maintained, altered, or enlarged provided that the repair, maintenance, alteration, or enlargement does not:

“create any new nonconformity or increase the degree of the existing nonconformity of all or any part of such structure. For the purposes of this section, the vertical or horizontal extension of a structure shall be considered to increase the degree of an existing nonconformity related to a required yard or setback.” (Section 12-5-6.B)

The petitioner’s proposal to construct a second story addition on top of the existing building footprint increases the degree of the non-conformity requiring a variation request.

Proposed Floor Plan and Scope of Work

The new second story addition includes four separate bedrooms—including a master bedroom with its own bathroom—each with their own closets and a separate bathroom and closet area as shown on the attached Site and Architectural Plan. Also included in the proposal is the full remodel of the existing main level of the residence—including alterations to the existing front porch, family room, kitchen, office, closet, and mudroom—and excluding the dining room and bathroom areas as shown in the attached Site and Architectural Plan. Aside from the existing mudroom located at the rear of the residence, which will be repurposed for a storage area, the uses of all other existing areas of the main level will be retained. The walls of the existing screened front porch will be removed but the roof structure will remain. The last portion of the proposal includes the construction of a new wood deck with stairs proposed for the southwest corner of the residence.

Proposed Elevations and Required Building Design Standards

The proposal will increase the existing residence height to 30 feet, which is under the maximum building height of 35 feet pursuant to Section 12-7-2.J of the Zoning Ordinance for residences located in the R-1 district. The existing exterior building materials for the residence are predominately vinyl siding with some brick accent areas on the north and west elevations. The existing brick will be retained, and the existing vinyl siding will be replaced with new vinyl siding. The proposed second story addition will be constructed entirely with vinyl siding as shown in the attached Site and Architectural Plan.

Section 12-3-11 of the Zoning Ordinance requires that building design standards are met for projects when there are “appearance altering renovations to the front or corner facades of a principal structure.” Since the proposal does alter the front of the residence, the regulations in this section are required to be met. For the subject property, the front façade is the north and northwest elevations facing Webford Avenue and Woodlawn Avenue. The table below provides a comparison between the required building design standards and the proposed alterations to the residence on the subject property. Refer to the attached Site and Architectural Plan for additional information.

Section 12-3-11: Building Design Standards		
	Requirement	Proposed
Building Materials – Ground Story	Natural stone, face brick, or anchored or adhered masonry veneer	Existing face brick areas will be retained in their entirety Existing vinyl siding areas will be replaced with new vinyl siding*
Building Materials – Upper Story	Ground story materials plus painted or stained wood, stucco, vinyl siding, and fiber cement board	New vinyl siding to be installed for entire second story addition (all elevations)**
Blank Wall Limitations	No rectangular area greater than 30 percent of a story's facade may be windowless	Compliant, largest windowless area comprises 21 percent of the front facade
	No part of a story's facade may be windowless for a horizontal distance greater than 15 feet	Compliant, largest windowless area comprises six linear feet

* Existing legal non-conformity governed under Section 12-5-6 since the residence was constructed prior to the adoption of the building design standards.

** All new vinyl siding must be installed above the first-floor ceiling to be compliant with Section 12-3-11. Adjustments may be necessary so as not to increase the degree of an existing non-conformity.

Off-Street Parking

The attached Site and Architectural Plan indicates that there are no proposed changes to the current number of off-street parking spaces and that the existing driveway and detached garage footprint will remain the same. Single family residences are required to provide two off-street parking spaces pursuant to Section 12-9-7 of the Zoning Ordinance. As shown on the attached Plat of Survey, there is ample space for one off-street parking space in the detached garage and multiple off-street parking spaces on the concrete driveway.

Variation Findings: Variation requests are subject to the standards set forth in Section 12-3-6.H. of the Zoning Ordinance. Rationale for how well the proposal addresses the standards is provided below and in the attached petitioner responses to standards. The Board may use the provided responses as written as its rationale, modify, or adopt its own.

- 1. Hardship: No variation shall be granted pursuant to this subsection H unless the applicant shall establish that carrying out the strict letter of the provisions of this title would create a particular hardship or a practical difficulty.**

Comment: The existing residence was constructed prior to current regulations requiring the 25-foot-front-yard-setback and is positioned nine feet from the front property line. Requiring the addition to comply with the required front yard setback would substantially restrict the property owner from making improvements to the existing structure.

PZB Additions or Modifications (if necessary): _____

_____.

2. **Unique Physical Condition: The subject lot is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.**

Comment: The subject property is located on a curve where Webford Avenue intersects with Woodlawn Avenue creating a uniquely shaped corner lot with three sides and no corner-side yard. The front yard extends along the curve of both Webford Avenue and Woodlawn Avenue reducing the available space on the property for an addition.

PZB Additions or Modifications (if necessary): _____
_____.

3. **Not Self-Created: The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title and existed at the time of the enactment of the provisions from which a variance is sought or was created by natural forces or was the result of governmental action, other than the adoption of this title.**

Comment: The unique physical conditions of the subject property are not the result of the current property owner or their predecessor. In addition, the subject property is land-locked preventing the property owner from addressing the physical conditions on the subject property.

PZB Additions or Modifications (if necessary): _____
_____.

4. **Denied Substantial Rights: The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other lots subject to the same provision.**

Comment: Given the unique physical conditions of the subject property, it can be argued that carrying out the strict letter of this code for the front yard setback could deprive the property owner of the ability to make improvements to the subject property that are commonly enjoyed by other owners of single-family residential lots. The petitioner intends to add the second story addition in lieu of expanding the existing main level in order to preserve the character of the existing residence.

PZB Additions or Modifications (if necessary): _____
_____.

5. **Not Merely Special Privilege: The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject lot.**

Comment: Granting this variation would not provide a special privilege for the property owner not available to other single-family residential properties. Instead, it allows the property owner the ability to make improvements to the subject property as other property owners along Webford Avenue who reside in homes with similar reduced setback distances as the subject property. The petitioner has noted that there are several homes in the surrounding area that have similar reduced setbacks from the front property line—a characteristic that is prevalent in the neighborhood—and they have made improvements to their residents in a similar fashion. In addition, the granting of this variation does not inherently allow the property owner to make additional money off the subject property and its development.

PZB Additions or Modifications (if necessary): _____

_____.

6. **Title And Plan Purposes: The variation would not result in a use or development of the subject lot that would be not in harmony with the general and specific purposes for which this title and the provision from which a variation is sought were enacted or the general purpose and intent of the comprehensive plan.**

Comment: The project would allow re-investment into a single-family home, which the Zoning Ordinance and Comprehensive Plan encourage. While one could argue that the proposed second story addition in the location and design identified on the attached Site and Architectural Plan is largely for the benefit of the property owner, a study of the area indicates that many of the neighboring properties are developed in a similar fashion. It can be concluded that the proposed second story addition as proposed will be in harmony with existing development and potentially provide more benefit for the neighborhood as a whole—in relation to property values—than just for the petitioner.

PZB Additions or Modifications (if necessary): _____

_____.

7. **No Other Remedy: There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot.**

Comment: There are alternatives to the proposed setback variation being requested including a one-story addition on the west side of the existing residence or reduced second-story addition. However, after consideration of these alternatives, it can be argued that either alternative could negatively impact the existing character of the residence making it less harmonious with neighboring properties. Also, the alternative of adding a one-story addition would inherently increase the building coverage of the subject property, which is not necessarily promoted by the Comprehensive Plan for lower-density residential developments. The PZB may wish to ask why certain alternative designs are not feasible.

PZB Additions or Modifications (if necessary): _____

_____.

8. Minimum Required: The requested variation is the minimum measure of relief necessary to alleviate the alleged hardship or difficulty presented by the strict application of this title.

Comment: The approval of the setback reduction would be the minimum relief for the petitioner given their current proposal.

PZB Additions or Modifications (if necessary): _____

_____.

PZB Procedure and Recommended Conditions: Under Section 12-3-6.F (Procedure for Review and Decision for Standard Variations) of the Zoning Ordinance, the PZB has the *final* authority to approve, approve subject to conditions, or deny the above-mentioned standard variation request for the building setback at 542 Webford Avenue.

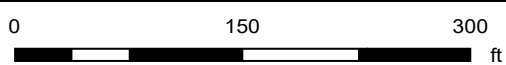
Consideration of the request should be based on a review of the information presented by the applicant and the findings made above, as specified in Section 12-3-6.H (Findings of Fact for Variations) of the Zoning Ordinance. If the PZB approves the request, staff recommends the following condition.

Condition of Approval:

1. Architectural plans included with this variation may be revised during final building permit review process without requiring an amendment to this variation ordinance, provided there is no increase in front yard encroachment or building height and the approved plans conform with Building Design Standards in Section 12-3-11.

Attachments:

- Attachment 1: Location Map
- Attachment 2: Site and Context Photos
- Attachment 3: Photos of Existing Conditions
- Attachment 4: Plat of Survey
- Attachment 5: Petitioner Responses to Standards for Variations
- Attachment 6: Site and Architectural Plan



Print Date: 1/2/2024

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



542 Webford Ave – Public Notice



542 Webford Ave – Looking South at Front of Property



542 Webford Ave – Looking East at Subject Property



542 Webford Ave – Looking Southeast at Subject Property







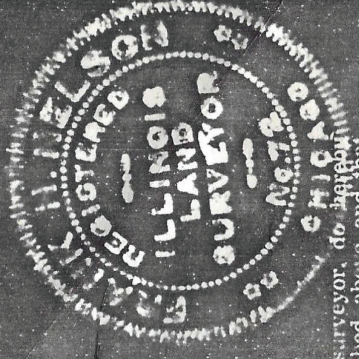
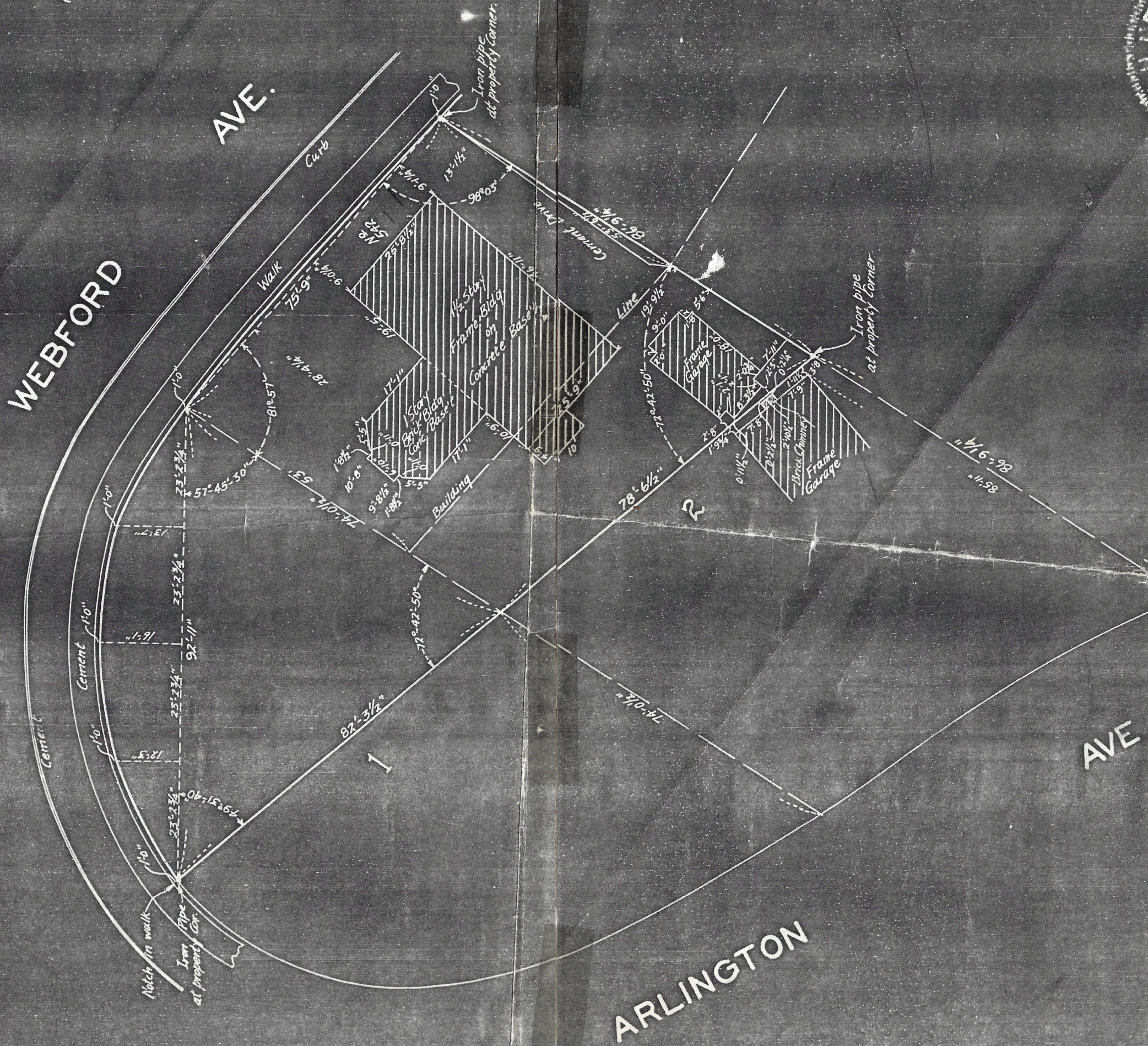


PLAT OF SURVEY

— BY —
FRANK H. NELSON
 5460 N. MONITOR AVE.
 CHICAGO, ILL.

REGISTERED ILLINOIS LAND SURVEYOR

— OF —
 All that part of Lot 1 in Block 2 in Des Plaines Manor Tract No. 1, a subdivision of part of Sections 17 and 20, Township 41 North, Range 12 East of the 3rd Principal Meridian lying Northeasterly of a straight line drawn from a middle point in the Southeastery line of lot 2 in Block 2 abovesaid, through a middle point in the Northwesterly line of said Lot 2 and extended Northwesterly to the Northwesterly line of said Lot 1. Also that part of Lot 2 lying Northeasterly of a line drawn from a middle point in the Southeastery line of said Lot 2 through a middle point in the Northwesterly line of said Lot 2.



For *Charles Hadlmaier*
 SCALE: 1 inch equals 20 feet.
 Please check Legal Description and Deed and report any discrepancy immediately.
 Book No. 10-41-12 Page 15B

State of Illinois } ss.
 County of Cook }

I, Frank H. Nelson, a registered Illinois land surveyor, do hereby certify that I have surveyed the property described above and that the plat shown hereon is a correct representation of said survey.
 DATED THIS 12th DAY OF April A. D. 1947

Frank H. Nelson
 ILLINOIS LAND SURVEYOR No. 72

1. Hardship: No variation shall be granted pursuant to this subsection H unless the applicant shall establish that carrying out the strict letter of the provisions of this title would create a particular hardship or a practical difficulty.

Due to the home being built before there was a 25' setback rule, by enforcing the front yard setback would prevent us from being able to build up on the existing 2nd story.

2. Unique Physical Condition: The subject lot is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.

The property lot is a unique shape in that it is not a traditional rectangular lot. With it being a corner lot, the majority of our property is considered our front yard. However, the portion of the home that would traditionally be considered the front of our property (front porch) facing the street was not built 25' from the street. We are seeking to build on top of the current structure of the home just building up to maximize the space of the current 2nd floor.

3. Not Self-Created: The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title and existed at the time of the enactment of the provisions from which a variance is sought or was created by natural forces or was the result of governmental action, other than the adoption of this title.

The property was built in 1926. At this time, the home was not built with a 25'-0" setback required along full line. No structural changes have been made to the home by myself or the previous owners.

4. Denied Substantial Rights: The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

The proposed second story is an expansion of the existing half- story, which is constructed over the main portion of the existing first floor structure. We didn't want to expand further over the dining room wing (which would have been permitted) because it would have diminished the only masonry finished part of the residence and would make the residence far more bulky in appearance. The design we chose better matches the character and scale of the other homes in the neighborhood. Our design is the most compact solution we could pick, which has benefits as far as energy conservation, storm water absorption, and limiting the impact on neighboring properties regarding blocking sunlight (casting shadows) and fresh air, and also preserving the open space and sight lines around that tight bend in the road.

5. Not Merely Special Privilege: The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject lot.

There are many homes in the neighborhood currently making/have made second story front yard additions that come close to and/or meet the 25 ft front yard setback to their homes that have been provided the opportunity to add value to their home and the neighborhood including but not limited to:

**516 Arlington Ave, Des Plaines
551 Arlington Ave, Des Plaines
708 Arlington Ave, Des Plaines
776 Arlington Ave, Des Plaines
877 Hollywood Ave, Des Plaines
991 Hollywood Ave, Des Plaines**

**977 North Ave, Des Plaines
1086 Walter Ave, Des Plaines
1315 Wayne Dr, Des Plaines
548 Webford Ave, Des Plaines
593 Webford Ave, Des Plaines**

6. Title And Plan Purposes: The variation would not result in a use or development of the subject lot that would be not in harmony with the general and specific purposes for which this title and the provision from which a variation is sought were enacted or the general purpose and intent of the comprehensive plan.

This proposal aligns with the title and plan purposes of the Comprehensive Plan. Specifically, it aligns with the city’s strategic plan, in particular the goal of furthering “Community Character”. In our current historic neighborhood, there are many homes that have or currently are updating and/or adding additions to their homes which has added value to the historic neighborhood. Our current second story addition aligns with the city’s goal of adding Community Character by allowing us to invest in our property, ultimately adding value and equity into the home along with the neighborhood.

7. No Other Remedy: There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot.

The proposed second story is an expansion of the existing half- story, which is constructed over the main portion of the existing first floor structure. We didn't want to expand further over the dining room wing (which would have been permitted) because it would have diminished the only masonry finished part of the residence and would make the residence far more bulky in appearance. By choosing vinyl siding for the secondary addition, we are aligning this design with many of the homes in the neighborhood along with the above mentioned homes that have been allowed to build a second story front yard addition. In addition, the design we chose better matches the character and scale of the other homes in the neighborhood. Our design is the most compact solution we could pick, which has benefits as far as energy conservation, storm water absorption, and limiting the impact on neighboring properties regarding blocking sunlight (casting shadows) and fresh air, and also preserving the open space and sight lines around that tight bend in the road.

8. Minimum Required: The requested variation is the minimum measure of relief necessary to alleviate the alleged hardship or difficulty presented by the strict application of this Title.

The request is to reduce the required 25'-0" front yard setback to 9'-0". This approval will alleviate the issues identified in hardship and uniqueness and will provide enough relief.

SUPPORT DECK FRAMING ON 6X6 PRESSURE-TREATED PINE POSTS ON CONCRETE PIER FOOTINGS (SIZES NOTED ON PLAN-TYP.)

ALL FRAMING FOR DECK SHALL BE PRESSURE-TREATED PINE (TYP.)

VERIFY FINAL LOCATION OF NEW DECK STAIRS WITH OWNERS

CONST. 1'-4" X 5'-0" X 12" THICK CONCRETE PAD TO SERVE AS BOTTOM TREAD AND RISER AND AS BASE FOR STAIR STRINGERS- SUPPORT ON 2- 8"Ø CONCRETE PIERS DOWN TO 3'-6" BELOW GRADE

NEW 2X8 P.T. PINE LEDGER FASTENED TO EXIST. FRAME WALL CONST. WITH 1/2"Ø LAG BOLTS @ 16" O.C. STAGGERED

DO NOT FASTEN ENDS OF GIRDERS TO NEW 2X8 P.T. PINE LEDGER- LEDGER SHALL SUPPORT NEW DECKING ONLY

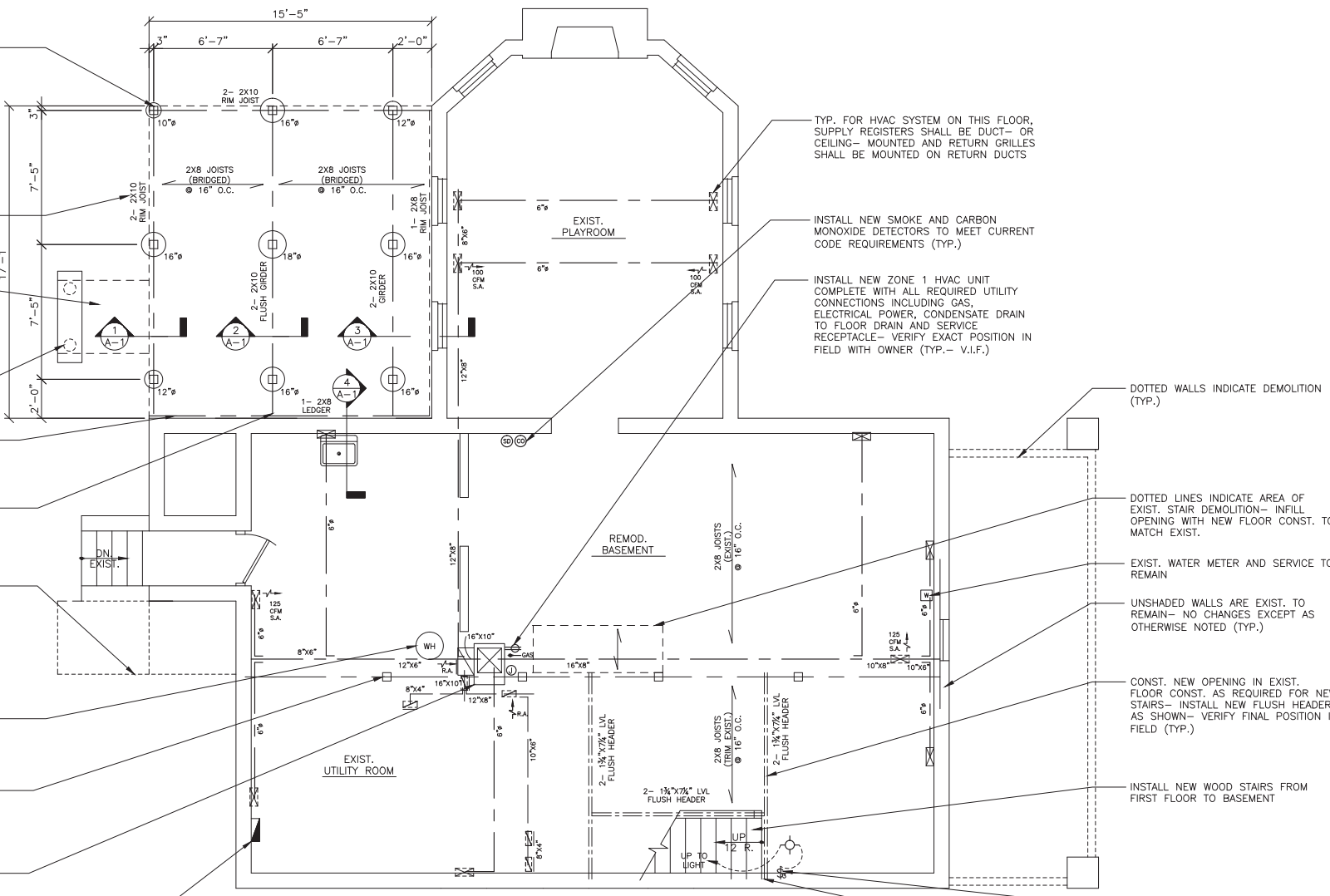
DOTTED LINES INDICATE DEMOLITION OF EXIST. REAR STAIRS TO FIRST FLOOR

EXIST. WATER HEATER TO REMAIN

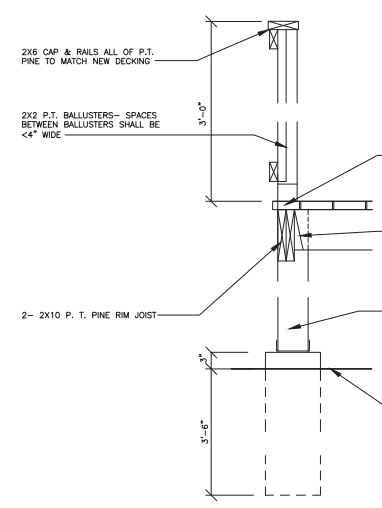
EXIST. WOOD GIRDERS AND POSTS TO REMAIN- TYP.

REMOVE EXIST. BOILER UNIT, RADIATORS AND PIPING AND INSTALL NEW ZONE 1 HVAC SYSTEM- SEE MECHANICAL NOTES, SHEET M-1

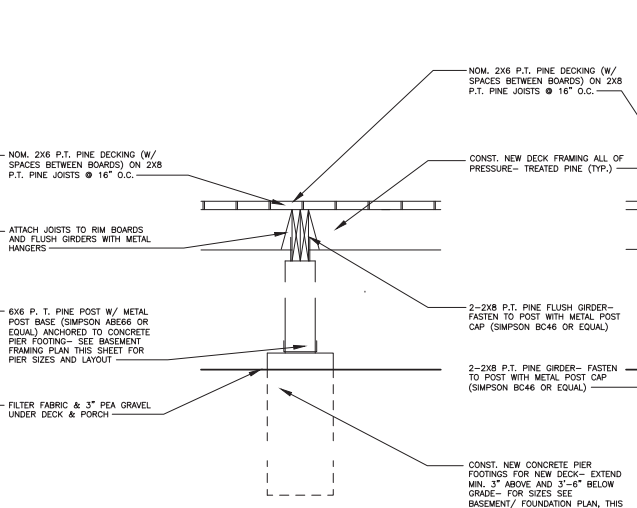
REPLACE EXIST. ELECTRIC PANEL AND SERVICE WITH NEW 200A SERVICE AND 40- SPACE PANEL- SEE ELECTRICAL NOTES, SHEET M-1



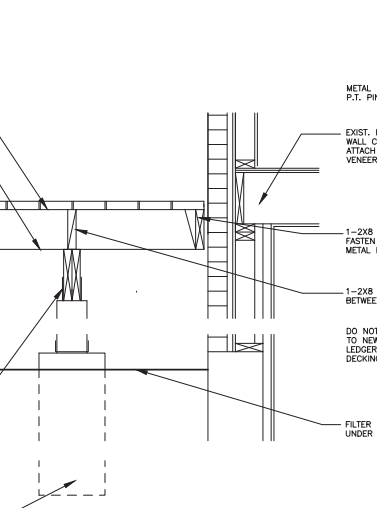
BASEMENT/ FOUNDATION PLAN
SCALE: 1/4" = 1'-0" NORTH



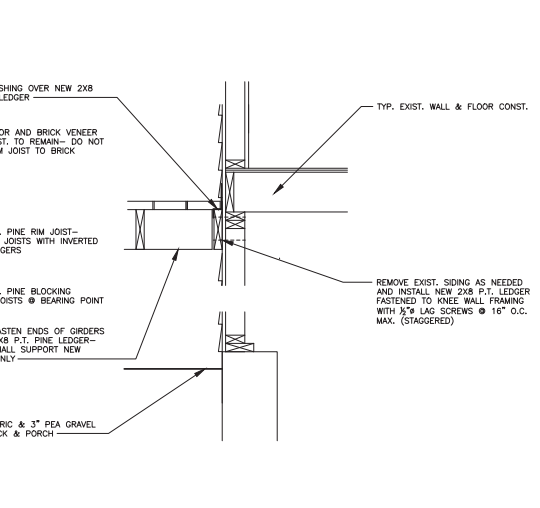
DECK & RAIL (REAR) SECTION
SCALE: 3/4" = 1'-0" 1 A-1



DECK INTERIOR GIRDER SECTION
SCALE: 3/4" = 1'-0" 2 A-1



DECK CANTILEVER SECTION
SCALE: 3/4" = 1'-0" 3 A-1



DECK LEDGER SECTION
SCALE: 3/4" = 1'-0" 4 A-1

HATCHING INDICATES AREA OF PROPOSED WOOD DECK & STEPS

HATCHING INDICATES AREAS OF EXIST. HALF STORY TO BE REMODELED INTO NEW SECOND FLOOR AND OF EXIST. FIRST FLOOR TO BE REMODELED

EXIST. GARAGE TO REMAIN

DOTTED WALLS INDICATE DEMOLITION (TYP.)

DOTTED LINES INDICATE AREA OF EXIST. STAIR DEMOLITION- INFILL OPENING WITH NEW FLOOR CONST. TO MATCH EXIST.

EXIST. WATER METER AND SERVICE TO REMAIN

UNSHADED WALLS ARE EXIST. TO REMAIN- NO CHANGES EXCEPT AS OTHERWISE NOTED (TYP.)

CONST. NEW OPENING IN EXIST. FLOOR CONST. AS REQUIRED FOR NEW STAIRS- INSTALL NEW FLUSH HEADERS AS SHOWN- VERIFY FINAL POSITION IN FIELD (TYP.)

INSTALL NEW WOOD STAIRS FROM FIRST FLOOR TO BASEMENT

INSTALL NEW LIGHT AND SWITCH AT NEW STAIRS AS SHOWN

ADJUST POSITION OF THIS FLUSH HEADER AS NEEDED TO PROVIDE MIN. 6'-8" CLEAR HEADROOM ABOVE NEW WOOD STAIRS FROM FIRST FLOOR TO BASEMENT (V.I.F.)

TYP. FOR HVAC SYSTEM ON THIS FLOOR, SUPPLY REGISTERS SHALL BE DUCT- OR CEILING- MOUNTED AND RETURN GRILLES SHALL BE MOUNTED ON RETURN DUCTS

INSTALL NEW SMOKE AND CARBON MONOXIDE DETECTORS TO MEET CURRENT CODE REQUIREMENTS (TYP.)

INSTALL NEW ZONE 1 HVAC UNIT COMPLETE WITH ALL REQUIRED UTILITY CONNECTIONS INCLUDING GAS, ELECTRICAL POWER, CONDENSATE DRAIN TO FLOOR DRAIN AND SERVICE RECEPTACLE- VERIFY EXACT POSITION IN FIELD WITH OWNER (TYP.- V.I.F.)

CONCRETE NOTES

Provide labor, materials and equipment necessary to complete all concrete work including excavation, trenching, form work, reinforcing and finishing.

All concrete, unless otherwise noted, shall be 3000 psi strength at 28 days. Refer to drawings for sizes, depths and reinforcement. All work shall be done according to local codes and practices.

Slabs shall be reinforced with 6"x6", WT.4xW1.4 welded wire fabric installed in the center of the slab. All slabs, floors and walks shall be poured level. All stoops shall be poured so as to drain 3/4" over the width of the stoop.

Provide continuous 6 mil. 'vis-queen' vapor barrier on leveled gravel base. Lap edges of vapor barrier 6" and turn up at the walls.

Footings and foundations shall be of sizes, depths and reinforcement as indicated on the drawings. Reinforcing shall be unpainted and uncoated, free from rust or scale.

All concrete poured in freezing weather shall be protected so as to maintain concrete temperatures of between 40 and 50 degrees for a minimum of 5 days. Under no circumstances shall the concrete be allowed to freeze. Salt or other chemicals shall not be mixed with the concrete for any reason.

The contractor shall install, insert and locate any and all devices required for the attachment of other work.

GENERAL NOTES

All work shall conform to all local governing codes:

- 2021 International Residence Code
- 2020 National Electric Code
- 2018 International Energy Conservation Code
- 2014 Illinois Plumbing Code

Contractor shall familiarize himself with all site conditions and report any discrepancies with the plans to the architect and the owner upon discovery.

Building Design Loads are as follows:

LOAD TYPE	LIVE (PSF)	TOTAL (PSF)
Roof	30	40
Floor	40	50
Porch/Deck	40	50
Thrust	50	200#

Ground Snow Load: 30 PSF
Wind Speed: 115 MPH
Seismic Design Category: A

Building Construction Type: V-B.

Footings shown are designed for an assumed minimum safe soil bearing pressure of 3000 PSF. Contractor shall notify architect and owner immediately if site conditions indicate this minimum condition is not met.

Contractor shall verify dimensions on plans. Adjust as required to obtain proper alignment of new construction with existing walls, window openings, etc., or as directed by owners.

Stair risers shall not exceed 7 3/4" and stair treads shall be a minimum of 10" (nosing to nosing).

Minimum clear headroom at stairs shall be 6'-8" from a line through the edge of the treads to a line parallel taken at the obstruction.

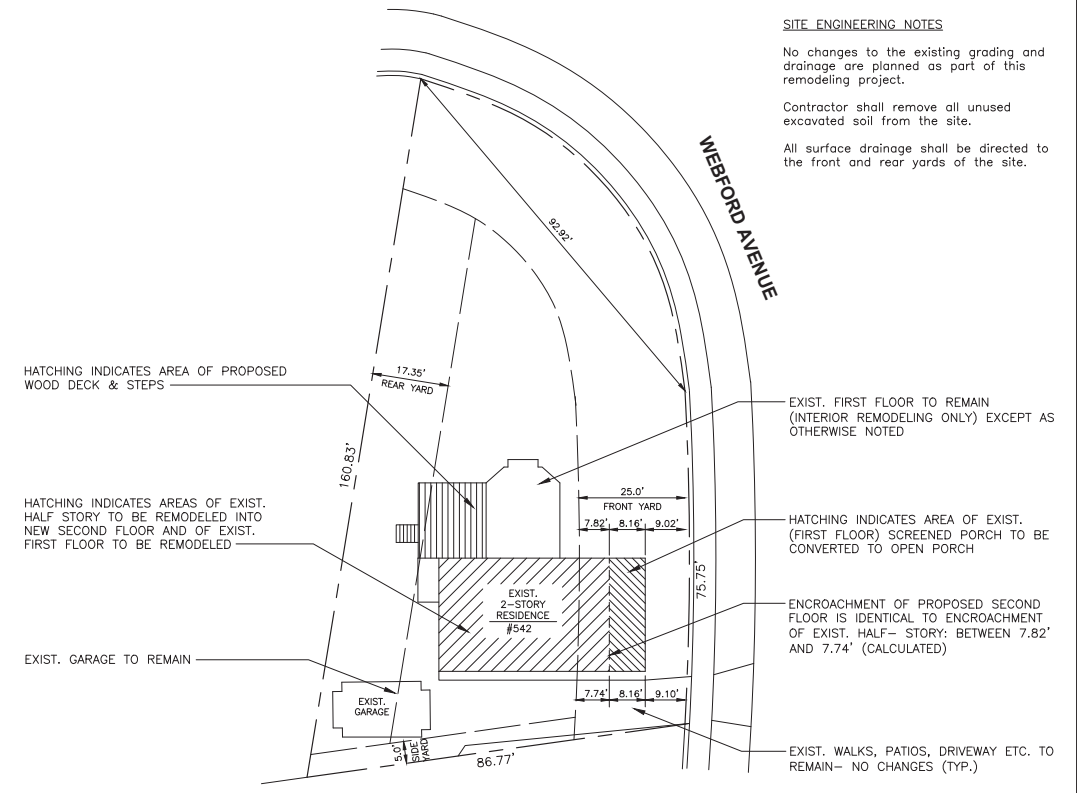
All glass used in hazardous locations, including shower doors & enclosures and Bathroom windows shall be tempered or other approved safety glazing.

SITE ENGINEERING NOTES

No changes to the existing grading and drainage are planned as part of this remodeling project.

Contractor shall remove all unused excavated soil from the site.

All surface drainage shall be directed to the front and rear yards of the site.



SITE PLAN
SCALE: 1" = 20' NORTH



NO	DATE	DESCRIPTION
		REVISION
		ISSUED FOR CONSTRUCTION
		ISSUED FOR PERMIT
10-23-23		ISSUED FOR PRICING
6-16-23		ISSUED FOR REVIEW

LINEWORKS LTD

ARCHITECTS 847-564-5280 SUITE 8 NORTHBROOK-ILLINOIS 60062

JABLENSKI- ANNAMANTHODO RESIDENCE
542 WEBFORD AVENUE
DES PLAINES, ILLINOIS

PROPOSED REMODELING

THESE DRAWINGS ARE PROTECTED BY COPYRIGHT AND MAY NOT BE USED WITHOUT THE EXPRESSED WRITTEN CONSENT OF UNWORKS, LTD. PROFESSIONAL DESIGN FIRM CORPORATION LICENSE # 184-003924

DRAWN	PROJECT
	23015
CHECKED	SHEET
	1 OF 8

A-1

CONST. NEW WOOD DECK, STAIRS, RAILINGS, ETC. ALL OF PRESSURE-TREATED PINE— SEE SHEET A-1 FOR FRAMING & OTHER INFORMATION

DEMOLISH PORTION OF WALL AND INSTALL NEW DOOR TO DECK

CONVERT EXIST. MUDROOM TO SHED— CHANGE DOORS AS INDICATED (TYP.)

INSTALL NEW KITCHEN CABINETS, COUNTERS, APPLIANCES, ETC. PER OWNER/ CONTRACTOR AGREEMENT

DEMOLISH EXIST. WOOD STAIRS SHOWN DOTTED

FASHION OPENING IN EXIST. WALL AND INSTALL NEW WINDOW FOR KITCHEN

REMODEL EXIST. BEDROOM INTO HOME OFFICE AND POWDER ROOM SPACES AS INDICATED (TYP.)

INSTALL NEW WOOD STAIRS TO BASEMENT

PROPOSED DECK
P.T. PINE
DECKING

EXIST. DINING RM.
H.W.D.
FLR.

REM. SHED
H.W.D.
FLR.

REM. KITCHEN
H.W.D.
FLR.

REM. FAMILY ROOM
H.W.D.
FLR.

REM. OFFICE
H.W.D.
FLR.

POWDER ROOM
C. TILE

EXIST. PORCH STAIRS TO REMAIN (TYP.)

OPEN UP EXIST. PORCH BY REMOVING ALL WINDOWS, DOORS AND FLOOR FINISH— NO CHANGES TO EXIST. PORCH STRUCTURE (TYP.)

REMOVE EXIST. STAIRS TO SECOND FLOOR AND BASEMENT— INFILL FLOOR OPENING WITH FRAME CONST. TO MATCH EXIST.

REWORK EXIST. EXTERIOR WALL AS NEEDED AND INSTALL NEW DOOR AND WINDOWS AS INDICATED (TYP.)

DOTTED WALLS INDICATE DEMOLITION (TYP.)

UNSHADED WALLS ARE EXIST. TO REMAIN— NO CHANGES EXCEPT AS OTHERWISE NOTED (TYP.)

SHADED WALLS INDICATE NEW CONST. (TYP.)

FASHION NEW OPENING AND RELOCATE EXIST. OVAL WINDOW TO CENTER OF NEW STAIR LANDING— PATCH REMAINING OPENING TO MATCH ADJACENT SURFACES

REMOVE EXIST. WINDOW BLOCKED BY NEW STAIRS— PATCH REMAINING OPENING TO MATCH ADJACENT SURFACES

FIRST FLOOR PLAN

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



INSTALL NEW KITCHEN CABINETS, COUNTERS, APPLIANCES, ETC. PER OWNER/ CONTRACTOR AGREEMENT

FASHION OPENING IN EXIST. WALL AND INSTALL NEW WINDOW FOR KITCHEN

INSTALL NEW KITCHEN CABINETS, COUNTERS, APPLIANCES, ETC. PER OWNER/ CONTRACTOR AGREEMENT

KITCHEN ELEVATION

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

DEMOLISH PORTION OF WALL AND INSTALL NEW DOOR TO DECK

INSTALL NEW KITCHEN CABINETS, COUNTERS, APPLIANCES, ETC. PER OWNER/ CONTRACTOR AGREEMENT

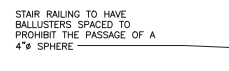
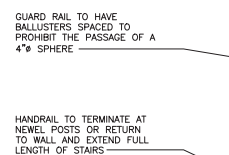
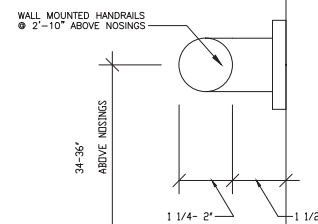
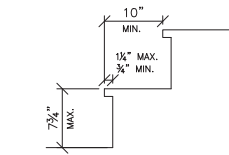
VERIFY FINAL SELECTION, LOCATION, ETC. FOR NEW KITCHEN EXHAUST HOOD

INSTALL NEW KITCHEN ISLAND WITH CABINETS, 2- LEVEL COUNTER, APPLIANCES, ETC. PER OWNER/ CONTRACTOR AGREEMENT

INSTALL NEW KITCHEN CABINETS, COUNTERS, APPLIANCES, ETC. PER OWNER/ CONTRACTOR AGREEMENT

KITCHEN ELEVATION

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



STAIR DIAGRAMS

NO SCALE

CARPENTRY NOTES

Floor Joists, Headers and Similar Members

Shall be #2 or better (fb=1200 psi) Douglas Fir, Western SPF, Hem/Fir or Southern Pine. Material shall have a moisture content of less than 19% at time of surfacing and shall be grade marked 'dry'. Double joists under all partitions. Headers at all windows and doors shall conform to the following maximum spans:

SIZE OF HEADER	ROOF ONLY	ROOF & FLOOR
2-2X6	5'	4'
2-2X8	6'	5'
2-2X10	7.25'	6'
2-2X12	8.5'	7'

Manufactured Members

Any prefabricated joists, laminated-veneer lumber headers, or other manufactured wooden framing shall be as manufactured by Trus-Joist Corp., in sizes and quantities shown on the plans.

Studs and Miscellaneous Members

Shall be S4S Douglas Fir, Southern Pine, Hem/Fir or approved equal, of nominal sizes shown; maximum moisture content 19% at time of grading.

Roof Sheathing

Shall be 5/8" CDX plywood and shall be installed over the roof rafters following the recommendations of the American Plywood Association.

Subflooring

Shall be 3/4" CDX Tongue and groove subflooring panel 48/24 glued and nailed to the floor joist system. Follow the application recommendations of the American Plywood Association.

Fire-blocking

Shall be provided in wood-frame construction in the following locations:
 - In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, vertically at the ceiling and floor levels. Horizontally at intervals not exceeding 10'.
 - At interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
 - In concealed spaces between stair stringers at the top and bottom of the run.
 - At opening of vents, pipes, ducts, cables, and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion.

Notching and Drilling

Notching and drilling of solid lumber joists, beams and rafters shall be in accordance with the following:

Notching— Shall not exceed 1/8th of the depth of the member, shall not be longer than 1/3rd of the depth of the member and shall not be located in the middle 1/3rd of the span. Notches at the ends of the member shall not exceed 1/4th the depth of the member. The tension side of members 4" or greater in nominal thickness shall not be notched except at the ends of the members.

Drilling— The diameter of holes bored or cut into members shall not exceed 1/3rd the depth of the member. Holes shall not be closer than 2" to the top or bottom of the member, or any other hole located in the member. Where the member is also notched, the hole shall not be closer than 2" to the notch.

Notching and drilling of studs shall be in accordance with the following:

Notching— Any stud in an exterior wall or bearing partition may be cut or notched to a depth not exceeding 25% of its width. Studs in nonbearing partitions may be notched to a depth not exceeding 40% of a single stud width.

Drilling— Any stud may be bored or drilled, provided that the diameter of the resulting hole is no more than 60% of the stud width, the edge of the hole is not less than 1/2" to the edge of the stud, and the hole is not located in the same section as a cut or notch. Studs located in exterior walls or bearing partitions drilled over 40% and up to 60% shall also be doubled with no more than two successive doubled studs bored.

FINISH NOTES

New and existing exterior walls shall be finished with new siding and stucco per contractor-owner agreement over infiltration barrier, and new & existing sheathing & 2x4 or 2x6 studs @ 16" o.c. with new minimum R-20 spray foam insulation (or fiberglass batt insulation filling existing stud spaces with kraft paper face to the interior).

All new and refinished interior walls and ceilings shall receive 5/8" gypsum board applied with glue and screws.

Window & exterior door designations (unless otherwise noted) indicate Andersen units for reference only. Refer to plan for units replacing existing in existing openings. All units shall have insulating "Low-E" double glazing, and openings at all operable sashes shall have insect screens.

All doors, hardware, trim, interior finishes, etc. shall be as specified in the contractor-owner agreement.

Wood rakes, trim boards, fascias and screened, vented soffits (all clad in aluminum) shall be as specified in the contractor-owner agreement and as shown on the plans.

Gutters and downspouts shall be aluminum and as specified in the contractor-owner agreement.

NO	DATE	DESCRIPTION
7-26-23	REVISION	
	ISSUED FOR CONSTRUCTION	
	ISSUED FOR PERMIT	
10-23-23	ISSUED FOR PRICING	
6-16-23	ISSUED FOR REVIEW	

LINEWORKS LTD

ARCHITECTS 847-564-5280

3501 WOODHEAD DRIVE SUITE 8 NORTHBROOK, ILLINOIS 60062

JABLENSKI- ANNAMANTHODO RESIDENCE

542 WEBFORD AVENUE
DES PLAINES, ILLINOIS

PROPOSED REMODELING

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DRAWN	PROJECT
CHECKED	23015
	SHEET
	2 OF 8

A-2

INSTALL NEW TEMPERED OR OTHER APPROVED SAFETY GLAZING IN BATH WINDOWS, SHOWER ENCLOSURES AND ALL OTHER HAZARDOUS LOCATIONS (TYP.)

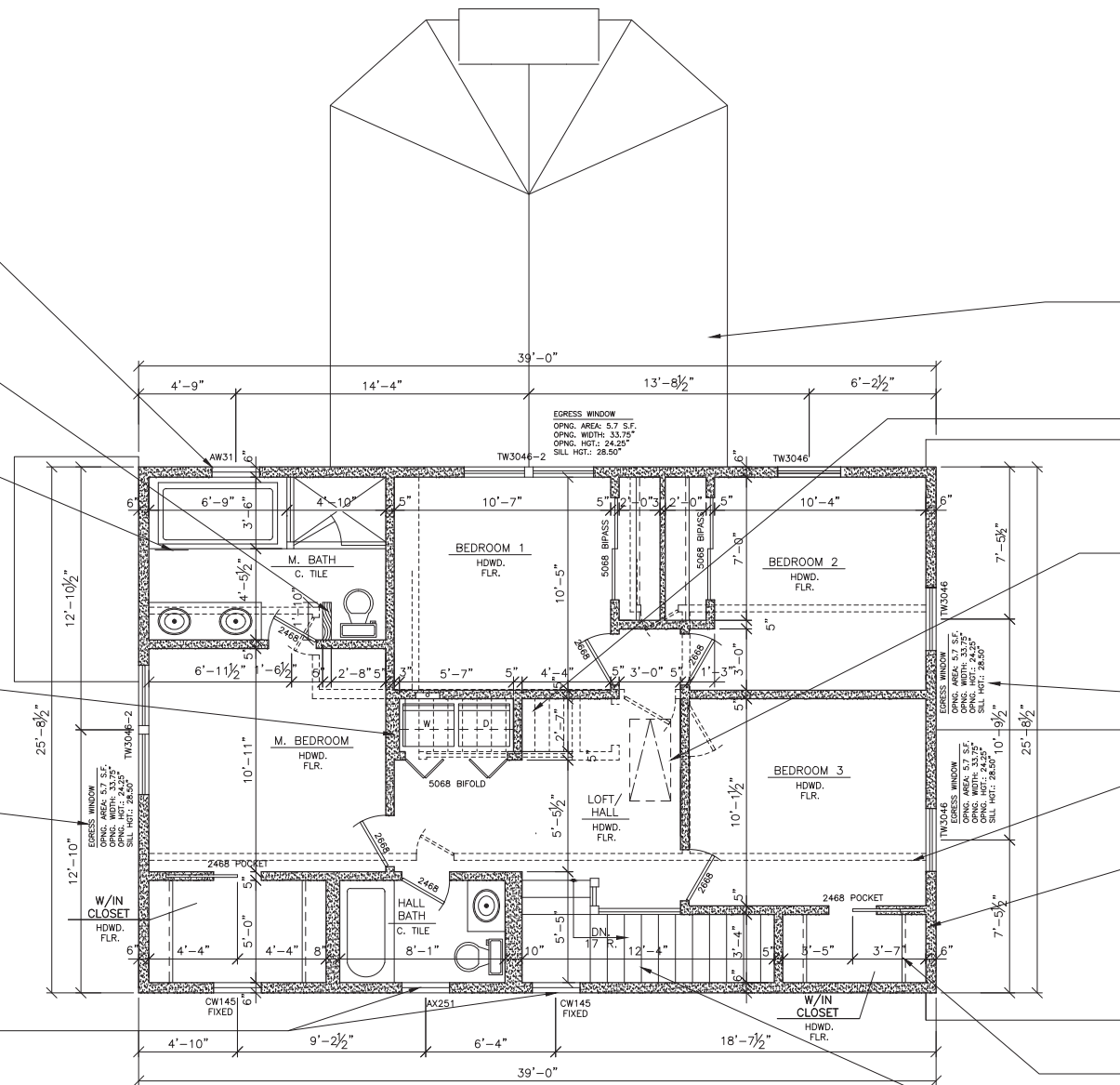
CONST. NEW 36" TALL HALF-WALL TO SCREEN TOILET- CAP AS SELECTED BY OWNERS (V.I.F.)

PROVIDE ACCESS PANEL FOR BATHTUB EQUIP. IN TUB SKIRT AS SPECIFIED BY EQUIP. MFR. (V.I.F.)

OFFSET STUDS AND INSTALL SOUND INSULATION IN WALL BETWEEN LAUNDRY CLOSET AND M. BEDROOM

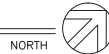
ALL SLEEPING ROOMS SHALL HAVE AT LEAST (1) WINDOW MEETING ALL REQUIREMENTS FOR EMERGENCY EGRESS (TYP.)

INSTALL NEW TEMPERED OR OTHER APPROVED SAFETY GLAZING IN BATH WINDOWS, SHOWER ENCLOSURES AND ALL OTHER HAZARDOUS LOCATIONS (TYP.)



SECOND FLOOR PLAN

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



EXIST. FIRST FLOOR ROOFS TO REMAIN- REMOVE EXIST. ROOFING ONLY AS NEEDED TO CONST. NEW SECOND FLOOR WALLS AND INSTALL NEW FLASHING AT NEW ROOF/ WALL JUNCTURES- PATCH ROOFS AFTERWARDS TO MATCH ADJACENT SURFACES (TYP.)

REMOVE EXIST. STAIRS TO FIRST FLOOR- INFILL FLOOR OPENING WITH FRAME CONST. TO MATCH EXIST.

INSTALL NEW 24" X 48" ATTIC ACCESS STAIR (DOUBLE 2X6 JOISTS AROUND OPENING BETWEEN TRUSSES AS HEADERS)- ATTIC INSULATION SHALL BE BETWEEN TOP CHORDS OF TRUSSES- FINAL SELECTION, LOCATION, ETC. PER OWNER/ CONTRACTOR AGREEMENT

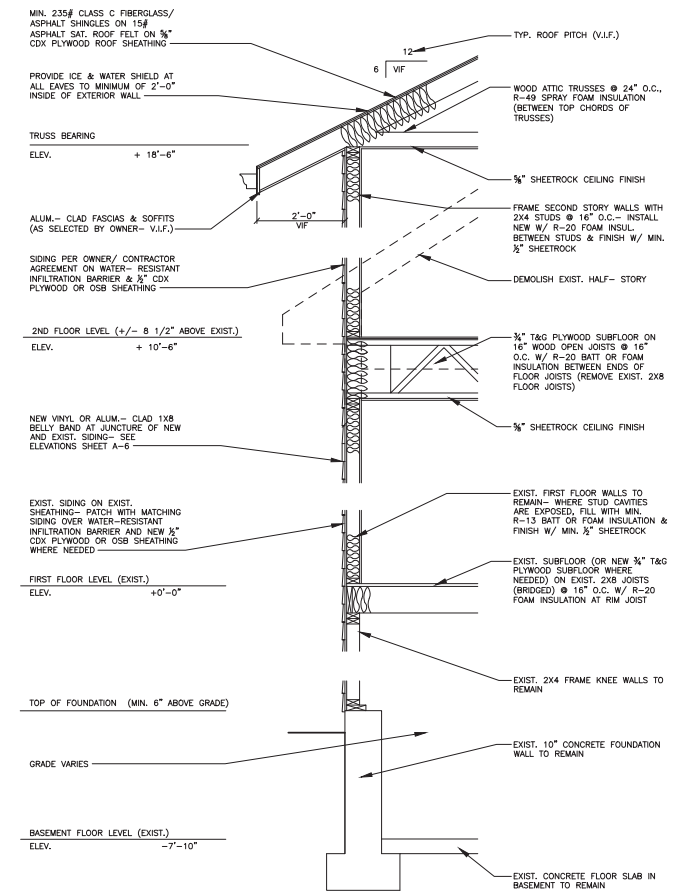
ALL SLEEPING ROOMS SHALL HAVE AT LEAST (1) WINDOW MEETING ALL REQUIREMENTS FOR EMERGENCY EGRESS (TYP.)

DOTTED WALLS INDICATE DEMOLITION (TYP.)

SHADED WALLS INDICATE NEW CONST. (TYP.)

INSTALL NEW RODS, SHELVES OR OTHER FIXTURES IN ALL NEW OR REMOD. CLOSETS AS DIRECTED BY OWNERS- TYP.

CONST. NEW WOOD STAIRS, RAILINGS, ETC. PER CODE AND AS SELECTED BY OWNER FROM SECOND FLOOR TO FIRST FLOOR (TYP.)



WALL SECTION - NEW SECOND STORY

SCALE: 1/2" = 1'-0"

9-21-23	REVISION- PER OWNER
	REVISION
	ISSUED FOR CONSTRUCTION
	ISSUED FOR PERMIT
10-23-23	ISSUED FOR PRICING
6-16-23	ISSUED FOR REVIEW
NO	DATE
	DESCRIPTION

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DRAWN	PROJECT	A-3
CHECKED	SHEET	
	3 OF 8	



NORTHEAST (FRONT) ELEVATION

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



NORTHWEST (SIDE) ELEVATION

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

NO	DATE	DESCRIPTION
12-19-23		REVISION- VARIANCE HEARING
9-21-23		REVISION- PER OWNER
		REVISION
		ISSUED FOR CONSTRUCTION
		ISSUED FOR PERMIT
10-23-23		ISSUED FOR PRICING
6-16-23		ISSUED FOR REVIEW

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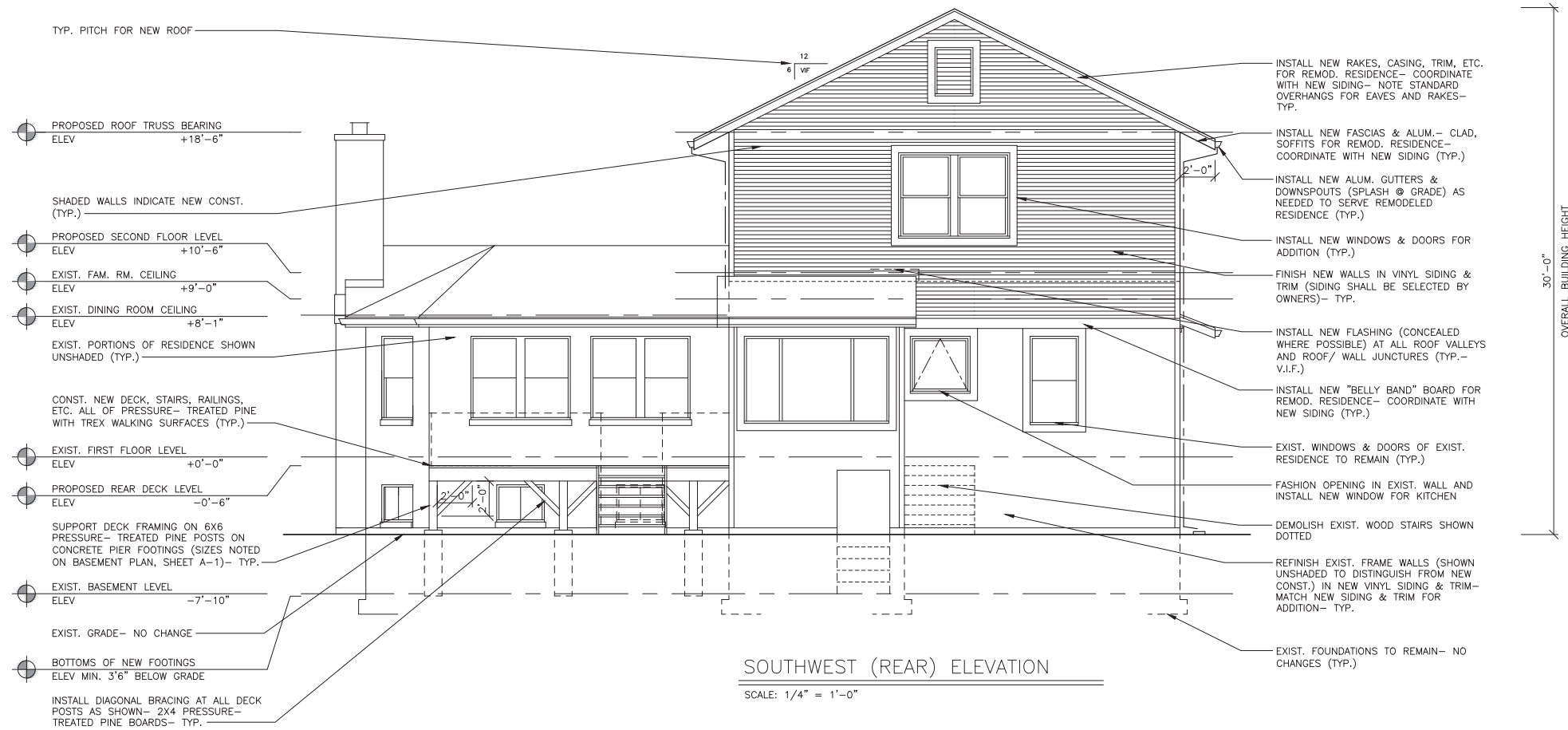
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PROPOSED REMODELING

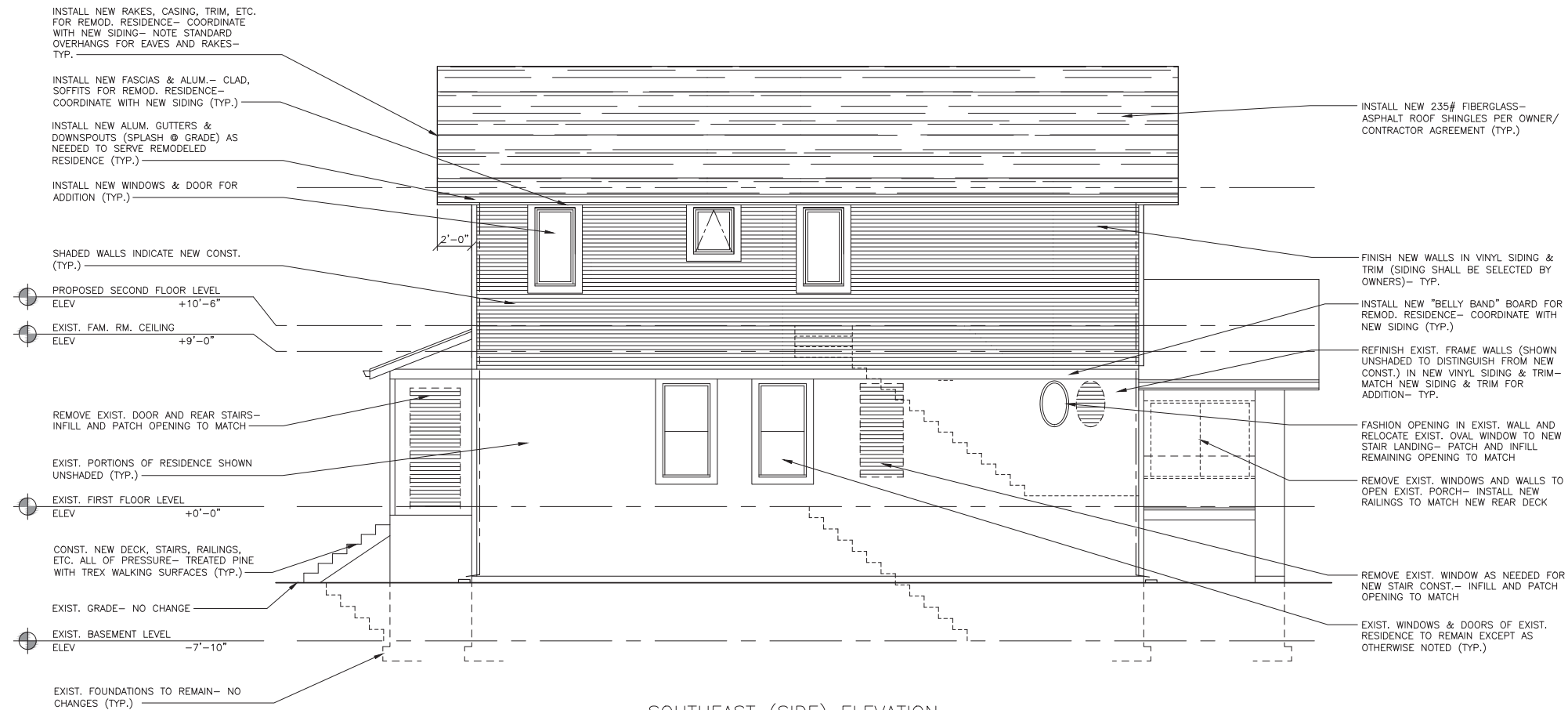
PROJECT	23015
SHEET	A-5
CHECKED	5 OF 8

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SOUTHWEST (REAR) ELEVATION

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



SOUTHEAST (SIDE) ELEVATION

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

NO	DATE	DESCRIPTION
12-19-23		REVISION- VARIANCE HEARING
9-21-23		REVISION- PER OWNER
		REVISION
		ISSUED FOR CONSTRUCTION
		ISSUED FOR PERMIT
10-23-23		ISSUED FOR PRICING
6-16-23		ISSUED FOR REVIEW

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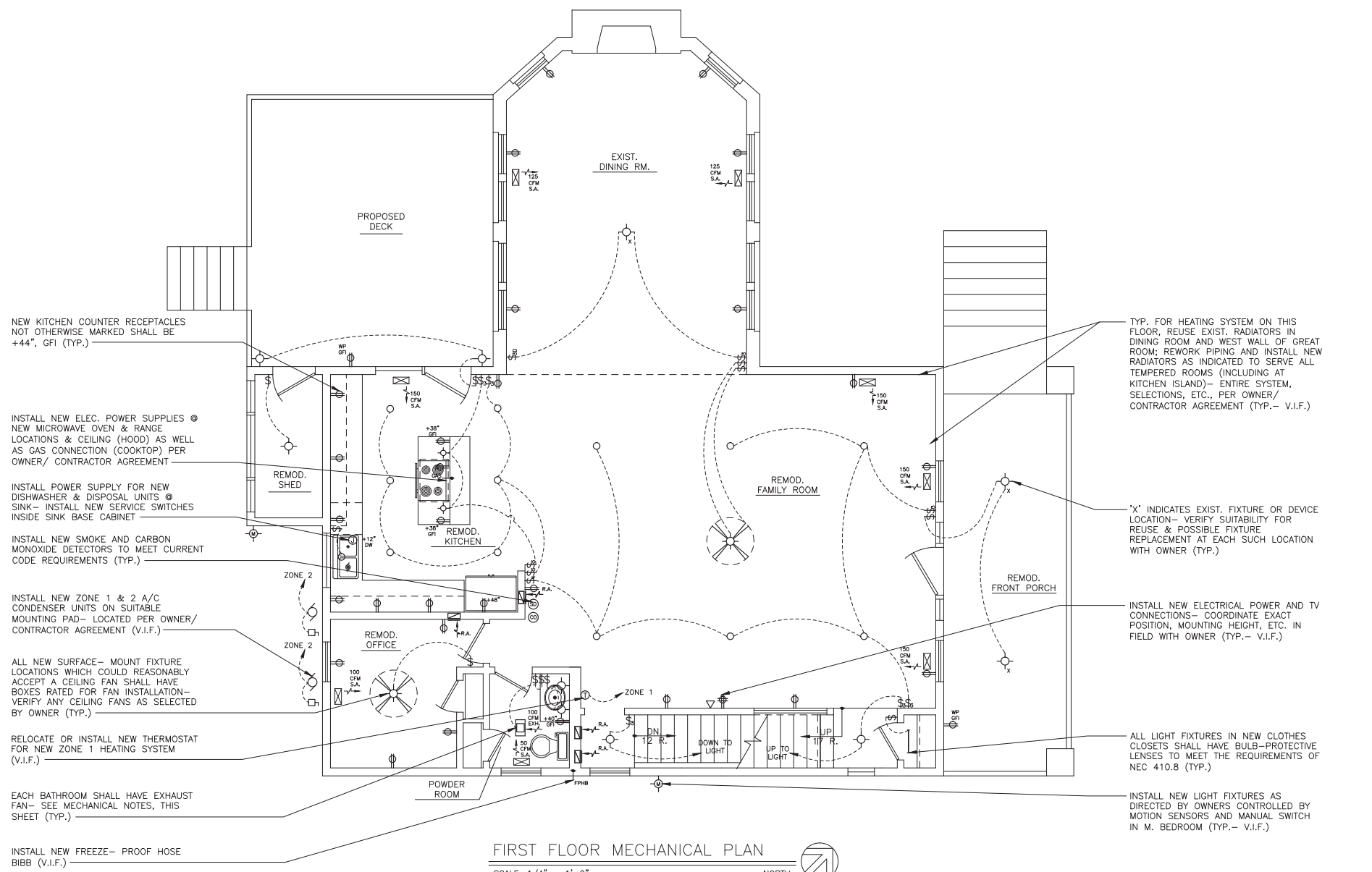
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DRAWN	PROJECT	A-6
CHECKED	SHEET	
	6 OF 8	



NEW KITCHEN COUNTER RECEPTACLES NOT OTHERWISE MARKED SHALL BE +44", GFI (TYP.)

INSTALL NEW ELEC. POWER SUPPLIES @ NEW MICROWAVE OVEN & RANGE LOCATIONS & CEILING (HOOD) AS WELL AS GAS CONNECTION (COOKTOP) PER OWNER/ CONTRACTOR AGREEMENT

INSTALL POWER SUPPLY FOR NEW DISHWASHER & DISPOSAL UNITS @ SINK- INSTALL NEW SERVICE SWITCHES INSIDE SINK BASE CABINET

INSTALL NEW SMOKE AND CARBON MONOXIDE DETECTORS TO MEET CURRENT CODE REQUIREMENTS (TYP.)

INSTALL NEW ZONE 1 & 2 A/C CONDENSER UNITS ON SUITABLE MOUNTING PAD- LOCATED PER OWNER/ CONTRACTOR AGREEMENT (V.I.F.)

ALL NEW SURFACE- MOUNT FIXTURE LOCATIONS WHICH COULD REASONABLY ACCEPT A CEILING FAN SHALL HAVE BOXES RATED FOR FAN INSTALLATION- VERIFY ANY CEILING FANS AS SELECTED BY OWNER (TYP.)

RELOCATE OR INSTALL NEW THERMOSTAT FOR NEW ZONE 1 HEATING SYSTEM (V.I.F.)

EACH BATHROOM SHALL HAVE EXHAUST FAN- SEE MECHANICAL NOTES, THIS SHEET (TYP.)

INSTALL NEW FREEZE- PROOF HOSE BIBB (V.I.F.)

FIRST FLOOR MECHANICAL PLAN
SCALE: 1/4" = 1'-0"
NORTH

ELECTRICAL NOTES

Replace existing electric service, meter, etc. with new 200A electric service entrance, meter, 40-circuit main panel board (remove existing panel board as part of demolition of this project).

Rework/ replace existing circuits and add new circuits as required for remodeling.

Provide GFI (Ground Fault) protection for damp location circuits.

All receptacles and switches shall be of style, finish, etc. as selected by owner. Match mounting heights of switches, devices, etc. with those existing unless noted otherwise. Refer to contractor-owner agreement.

Clothes closets with lights shall be provided with bulb protective fixtures complying w/ NEC 410.8.

For any alterations, repairs or additions requiring a permit, smoke detectors and carbon monoxide detectors shall meet the location, interconnection, primary power from building wiring and battery backup standards required of a new house.

All new receptacles shall be tamper-resistant type.

All 125v through 250v receptacles supplied by single-phase branch circuits rated 150v or less to ground installed in bathrooms, basements, kitchens and sinks (where receptacles are installed within 6' from the top edge of the bowl of the sink) shall be ground-fault interrupter (GFCI) protected.

All outlets serving dishwashers in a dwelling unit shall be ground-fault interrupter (GFCI) protected. The ground-fault interrupter (GFCI) shall be readily accessible, listed and located either within the branch circuit overcurrent device or a device/ outlet within the supply circuit.

Dedicated branch circuits are required:
- Two or more branch circuits shall be provided for small appliance outlets for kitchen.
- Minimum one dedicated 20- ampere branch circuit shall be provided for laundry receptacle outlets. This circuit shall have no other outlets.
- One or more dedicated 120v, 20- ampere branch circuit shall be provided for bathroom receptacle outlets and any countertop and similar work surface receptacle outlets. Such circuits shall have no other outlets.

All 120v single-phase, 15- and 20- ampere branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, living rooms, dining rooms, libraries, dens, bedrooms, recreation rooms, closets, hallways, laundry areas or similar rooms or areas shall be arc-fault circuit interrupter (AFCI) protected.

All permanently connected appliances shall be provided with a disconnecting means.

ENERGY CONSERVATION NOTES

New and remodeled spaces shall be insulated to meet the prescriptive component requirements set forth in Table 402.1.1 of the 2018 IECC for Climate Zone 5: Fenestration .30, Ceilings R-49, Floors R-30 & Walls R-20.

Permitted exceptions to above: Ceilings without attic spaces, R-30. Existing ceiling, floor or wall cavities exposed during construction, fill with insulation.

Supply ductwork shall be insulated (minimum R-8).

Blown or sprayed roof/ceiling insulation thickness shall be identified in written inches, affixed to the trusses or joists every 300 square feet for inspection.

The insulation installer shall sign, date and post the certification in a conspicuous location on the job site.

An approved party, independent from the installer of the insulation shall inspect the air barrier and insulation. Refer to IECC Section 402.4.2.1.

An approved party, independent from the installer of the insulation shall be tested and verified that the dwelling unit shall have an air leakage rate not exceeding 5 air changes per hour (ACH), and shall provide a written report of the test to local code official.

The dwelling unit shall be provided with a whole-house mechanical ventilating system. System shall operate intermittently (25% of each 4-hour segment) and supply 240 CFM of outdoor air (60 CFM x factor of 4 per Tables R403.6.6 (1) & (2)).

A permanent certificate shall be posted on or in the electric distribution panel. The certificate shall list the predominant R-values of insulation installed (ceilings, walls floors and ducts in non-conditioned spaces), and types and efficiencies of heating, cooling and water-heating equipment.

Recessed luminaires installed in the building thermal envelope shall be IC rated and sealed with a gasket or caulked to limit air leakage between conditioned and unconditioned spaces.

Supply and return ducts in attics shall be insulated to a minimum of R-8. All other ducts not located completely within the thermal envelope shall be insulated to a minimum of R-6.

Mechanical system piping capable of carrying fluids above 105°F and below 55°F shall be insulated to a minimum of R-3.

Hot water piping listed below shall be insulated to a minimum of R-3:
- Piping 3/4" and larger in nominal diameter.
- Piping located outside of conditioned space.
- Piping from the water heater to a distribution manifold.
- Piping located under a floor slab.
- Buried piping.
- Supply and return piping in recirculation systems other than demand recirculation systems.

A minimum of 90% of permanently installed lighting fixtures shall contain only high-efficacy lamps.

MECHANICAL NOTES

Exhaust-
New exhaust units for all bathrooms and powder room shall be Panasonic units (or equal; minimum 100 CFM exhaust). Provide separate fan & light switches, duct to exterior roof jack, backdraft damper and birdscreen for each unit.

Verify the capacity of the new kitchen exhaust fan/ hood. If the unit exhausts more than 400 CFM, it shall be mechanically or naturally provided with make-up air at a rate approximately equal to the exhaust air rate. Such make-up air system shall be equipped with not less than one damper.

Heating and Cooling
Zone 1- Basement & First Floor
Demolish the existing hot water heating system and boiler in basement and on first floor. Replace with new HVAC equipment (American Standard AUH1C100A9481A or equal, 97 MBH input, 92.1 MBH output) in basement, along with new coil and condenser for 4 tons of A/C.

Zone 2- Second Floor
Demolish the existing hot water heating system, and replace with new HVAC equipment (American Standard ADH065A9421A or equal, 60 MBH input, 57 MBH output) in attic, along with new coil and condenser for 3 1/2 tons of A/C.

Install new ductwork, registers and grilles as required for new room layout and as indicated on plan.

All ductwork shall be sheet metal, with flexvent ends if permitted by code. Size and locate ductwork to provide air quantities indicated. Insulate all ductwork in untempered spaces. Follow register and grille locations indicated on plan.

System shall be of sufficient capacity to maintain 70° F. indoors when the outdoor temperature is -10° F.

Install new equipment with all controls, wiring, mounts, utility connections, etc. for a complete working installation.

- ELECTRICAL SYMBOLS**
- 1' x 4' SURFACE FLUORESCENT FIXTURE
 - SURFACE STRIP LED OR FLUORESCENT FIXTURE
 - SURFACE LED OR INCANDESCENT FIXTURE
 - EXISTING SURFACE INCANDESCENT FIXTURE
 - RECESSED LED OR INCANDESCENT FIXTURE
 - RECESSED INCANDESCENT WALL WASHER
 - EXIT LIGHT
 - FLOODLIGHT
 - CEILING FAN W/ LIGHT
 - EXHAUST FAN/ LIGHT COMBINATION
 - CARBON MONOXIDE DETECTOR- 110 VOLT W/ BATTERY BACKUP
 - SWITCH
 - 3 WAY SWITCH
 - 4 WAY SWITCH
 - DIMMER SWITCH
 - SWITCH W/ PILOT LIGHT
 - TELEPHONE JACK
 - THERMOSTAT
 - DISCONNECT SWITCH
 - PUSH BUTTON (LOW VOLTAGE)
 - DOOR BELL/ CHIME
 - MOTOR OR FAN
 - JUNCTION BOX
 - DUPLEX RECEPTACLE
 - QUADRUPLUX RECEPTACLE
 - 240 VOLT RECEPTACLE
 - SPLIT WIRED DUPLEX RECEPTACLE
 - SPEAKER
 - COAXIAL OR DATA (D)
 - SMOKE DETECTOR
 - CARBON MONOXIDE DETECTOR
 - MOTION DETECTOR

ZONE	ROOM NAME	AREA (S.F.)	ORDINANCE REQUIREMENTS				PLAN REQUIREMENTS				REMARKS
			LIGHT & VENT.		MECH. VENT.		LIGHT & VENT.		MECH. VENT.		
			S.F. GLASS	S.F. VENT.	CFM SUPPLY	CFM EXHAUST	S.F. GLASS	S.F. VENT.	CFM SUPPLY	CFM EXHAUST	
1	BASEMENT	1193	NR	NR			EXIST.	EXIST.	450	400	
	DINING ROOM	296	23.7	11.8			83.0	47.0	250		
	KITCHEN	175	14.0	7.0			30.8	18.3	150		
	FAMILY ROOM	539	43.2	21.6			37.9	30.2	450	450	ADDL. NL BORROWED FROM DIN. RM.
	OFFICE	86	6.8	3.4			9.7	5.4	100	150	
	POWDER RM.	34	NR	MECH.	50		9.7	5.4	50	100	
2	M. BATH	92	NR	MECH.	50		5.2	1.4	100	100	
	M. BEDROOM	127	10.2	5.1			20.6	11.4	150	150	
	M. W/IN CLOSET	43	NR	NR			8.0	--	50		
	BEDROOM 1	110	8.8	4.4			20.6	11.4	150	150	
	LOFT/ HALL	142	NR	NR			8.0	--	150	150	
	HALL BATH	40	NR	MECH.	50		4.4	1.1	50	100	
	BEDROOM 2	111	9.0	4.5			20.6	11.4	150	150	
	BEDROOM 3	117	9.4	4.7			12.4	11.4	150	150	
	W/IN CLOSET	23	NR	NR			--	--	50		

NO OTHER HABITABLE SPACES WILL BE AFFECTED BY THIS REMODELING

NO	DATE	DESCRIPTION
		REVISION
		ISSUED FOR CONSTRUCTION
		ISSUED FOR PERMIT
10-23-23		ISSUED FOR PRICING
6-16-23		ISSUED FOR REVIEW

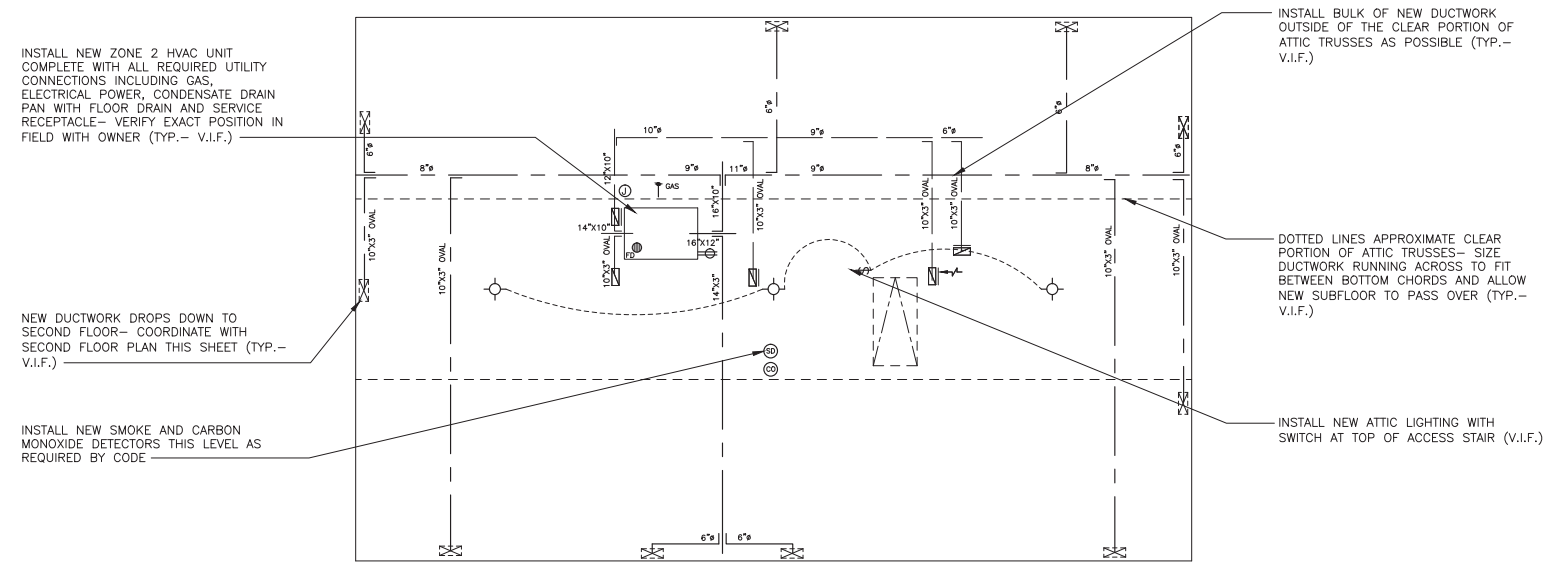
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PROPOSED REMODELING

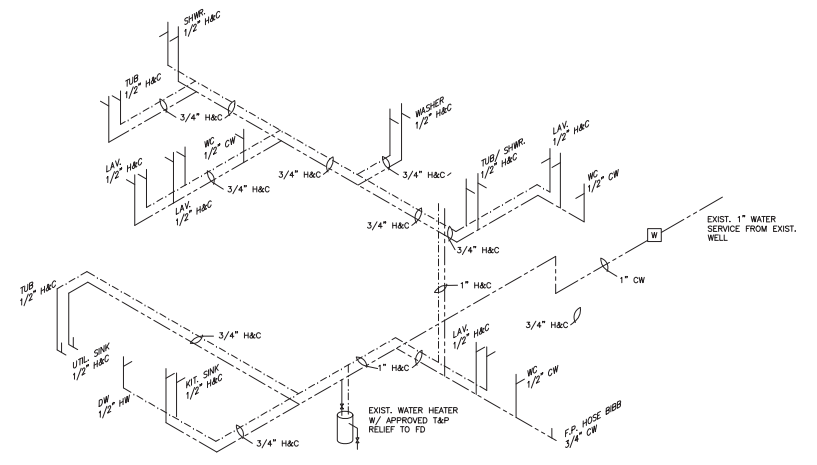
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DRAWN	PROJECT	M-1
CHECKED	SHEET	
	7 OF 8	



ATTIC LEVEL MECHANICAL PLAN
SCALE: 1/4" = 1'-0" NORTH

- ELECTRICAL SYMBOLS**
- 1' x 4' SURFACE FLUORESCENT FIXTURE
 - SURFACE STRIP FLUORESCENT FIXTURE
 - SURFACE INCANDESCENT FIXTURE
 - EXISTING SURFACE INCANDESCENT FIXTURE
 - RECESSED INCANDESCENT FIXTURE
 - RECESSED INCANDESCENT WALL WASHER
 - EXIT LIGHT
 - FLOODLIGHT
 - CEILING FAN W/ LIGHT
 - EXHAUST FAN/ LIGHT COMBINATION
 - CARBON MONOXIDE DETECTOR— 110 VOLT W/ BATTERY BACKUP
 - SWITCH
 - 3 WAY SWITCH
 - 4 WAY SWITCH
 - DIMMER SWITCH
 - SWITCH W/ PILOT LIGHT
 - TELEPHONE JACK
 - THERMOSTAT
 - DISCONNECT SWITCH
 - PUSH BUTTON (LOW VOLTAGE)
 - DOOR BELL/ CHIME
 - MOTOR OR FAN
 - JUNCTION BOX
 - DUPLEX RECEPTACLE
 - QUADRUPLX RECEPTACLE
 - 240 VOLT RECEPTACLE
 - SPLIT WIRED DUPLEX RECEPTACLE
 - SPEAKER
 - COAXIAL OR DATA (D)
 - SMOKE DETECTOR
 - CARBON MONOXIDE DETECTOR
 - MOTION DETECTOR



PLUMBING NOTES

Replace existing 3/4" water service and meter with new 1/2" copper water service and 1" meter for use in remodeled residence.

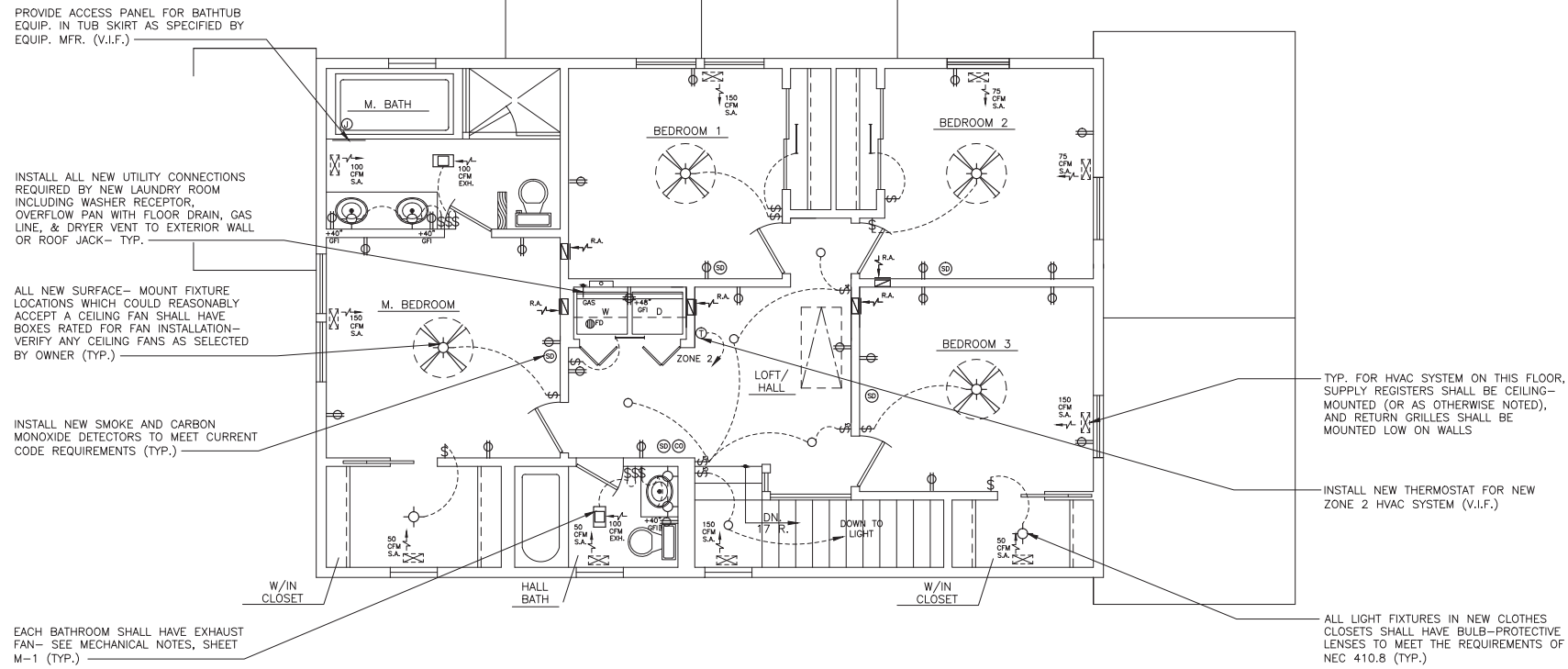
Verify location and suitability of existing main waste line and connection to existing sewer system. Refurbish as may be necessary.

Install new supply, waste & vent piping systems as required for installation of new & relocated fixtures— see plan for new fixture arrangement in all new and remodeled spaces.

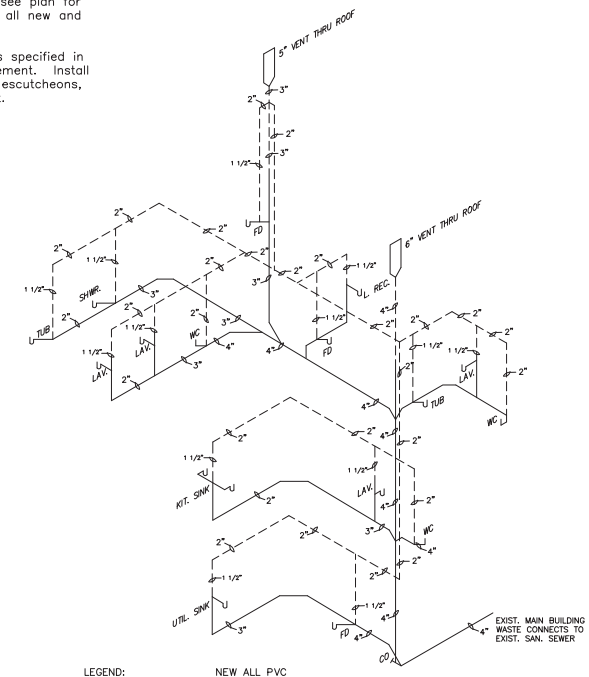
All new fixtures shall be as specified in the contractor-owner agreement. Install with all faucets, hardware, escutcheons, etc. for a complete project.

WATER SUPPLY DIAGRAM

NO SCALE



SECOND FLOOR MECHANICAL PLAN
SCALE: 1/4" = 1'-0" NORTH



WASTE & VENT DIAGRAM

NO SCALE

NO	DATE	DESCRIPTION
		REVISION
		ISSUED FOR CONSTRUCTION
		ISSUED FOR PERMIT
10-23-23		ISSUED FOR PRICING
6-16-23		ISSUED FOR REVIEW

LINEWORKS LTD
ARCHITECTS 847-564-5280
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DES PLAINES, ILLINOIS

PROPOSED REMODELING

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	23015	
	8 OF 8	