

Village of



There will be a regular meeting of the Zoning Board of Appeals at Kenilworth Village Hall, 419 Richmond Road; Kenilworth, IL. The public may attend in person or by utilizing the following link:

[TEAMS MEETING LINK](#)

**If you do not have access to a computer, you may attend via telephone:**

+1 872-242-8055

**Meeting ID: #151 767 049**

## **Zoning Board of Appeals Regular Meeting**

**Monday, April 13, 2026 at 7:00 p.m.**  
Kenilworth Village Hall, 419 Richmond Road

**I. Call to Order / Roll Call**

**II. Approval of Minutes**

A. March 9, 2026 Meeting Minutes

**III. Public Hearing**

A. Public Hearing to Consider a Variation at 257 Woodstock Avenue Pertaining to Minimum Rear Yard Requirements

**IV. Other Business**

**V. Business from the Public**

Rules for Public Comment may be viewed at

<https://www.vok.org/DocumentCenter/View/1423/Rules-for-Public-Comment>

**VI. Adjourn**

The Village of Kenilworth is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting or who have questions regarding the accessibility of the meeting or the facilities are requested to contact the Village Manager at 847-251-1666 promptly to allow the Village to make reasonable accommodations for those persons.



**Zoning Board of Appeals Meeting  
Monday, March 9, 2026**

**Agenda Item I. CALL TO ORDER / ROLL CALL**

The meeting of the Zoning Board of Appeals of the Village of Kenilworth in the Kenilworth Village Hall, Kenilworth, Illinois was held at 7:00 p.m. on Monday, March 9, 2026.

Chair Murphy called the meeting to order at 7:02 p.m.

**Attendance was as follows:**

**Zoning Board of Appeals Members Present:**

- Katherine Peterson Member
- Eamon Murphy Chair
- Mark Hinkamp Member
- Jenelle Chalmers Member
- Tim Quigley Member, Remote
- Emily Tzur Member
- Lori Roeser Member



**Zoning Board of Appeals Member Absent:**

None

**A quorum was present.**

**Others Recorded as in Attendance:**

- Village Officials and Staff:
- Heather McFarland Asst. to the Village Manager
  - Michael Blue Village Planner, Teska Associates
  - Megan Mack Village Attorney
  - Katarzyna Thake Village Manager, Remote

**Others in Attendance:**

- Quenby Erickson Applicant, 429 Warwick Rd
- Jim Janikowski Applicant, 429 Warwick Rd
- Abigal Lakowski Remote

**Agenda Item II. APPROVAL OF THE January 21, 2021 MEETING MINUTES**

The minutes of the special Zoning Board of Appeals (ZBA) meeting of January 21, 2021 were presented to the members. Chair Murphy recommended minor changes to the minutes.

**Member Hinkamp** made a motion to approve the January 21, 2021, meeting minutes as amended. **Member Chalmers** seconded the motion.

1 **A roll call vote was taken as follows on the motion:**

2 **Yea:** Peterson, Murphy, Hinkamp, Chalmers, Tzur, Quigley

3 **Nay:** None

4 **Absent:** None

5 **Abstain:** Roeser

6  
7 The motion was **approved** 6-0.

8  
9 **Agenda Item III. PUBLIC HEARING**

10 Chair Murphy opened the public hearing.

11 **III.A Public Hearing to Consider Variations at 429 Warwick Road Pertaining to: Maximum Building**  
12 **Size (Floor Area)**

13 Chair Murphy began and explained the format of the hearing, which would begin with a  
14 staff presentation, applicant presentation, and then be followed by ZBA deliberation.

15  
16 Village Planner Michael Blue provided an overview of the floor area request for a new  
17 single-family home at 429 Warwick Road. Mr. Blue explained that the request was the same  
18 as the prior floor area request the ZBA heard for the property on January 21, 2026. A written  
19 statement from the owners (applicants) that was included with the meeting materials was  
20 the only new piece of information. Variation standards the ZBA should apply in evaluating  
21 the floor area request were reviewed by Mr. Blue.

22  
23 Chair Murphy swore-in people wishing to speak regarding matters on the agenda.

24 Applicant Jim Janikowski presented his request for additional floor area at 429 Warwick Road.  
25 Mr. Janikowski explained that the requested floor area represented at 10% overage of what  
26 is permitted, and would be within what is permitted by code of the home benefitted by the  
27 increased allowance for existing homes. His family is designing a home for their family needs,  
28 he further explained, and the lot makes it challenging to do so for several reasons: reduced  
29 amount of buildable land due to Skokie ditch, and a permitted detached garage that would  
30 add additional free floor area would block neighbor's light and require removal of a heritage  
31 oak tree.

32 Mr. Janikowski stated that the existing home's character is not aligned with the block,  
33 whereas the proposed home's character fits with the block, protects the oak tree, and  
34 preserves the neighbor's light.

35 Abby Lakowski, neighbor at 421 Warwick Road, expressed her support for the request. Ms.  
36 Lakowski based her support on the consistency of the building's height, recognition of  
37 reduced buildable area, and the proposed concealed garage.

38 Member Lori Roeser inquired what the applicant meant by free floor area in the garage. Mr.  
39 Janikowski responded that the floor area in the half-story above a detached garage is not  
40 counted towards the maximum allowed for the property.

41 Member Chalmers noted that the applicant received setback variations last year for the  
42 project. She asked whether the applicant had tried to reduce their floor area since the last  
43 meeting. Mr. Janikowski stated that they had made sacrifices by removing the third car garage  
44 and enclosing a four-season room after the November ZBA meeting.

1 Member Chalmers explained that all applicants must prove a hardship and asked if their land  
2 was the hardship. Mr. Janikowski stated that it was because a detached garage would have to  
3 move far forward because of the Skokie ditch/creek, which would result in a loss of 15-20 feet  
4 in the backyard. Mr. Janikowski acknowledged that he is working with a blank slate, but he is  
5 running into issues. Quinby Erikson, applicant/owner, explained that it is a complicated  
6 hardship as their lot is non-conforming and adjacent to two large conforming lots. This  
7 condition, further explained, makes the existing home out of scale. She stated that the new  
8 home would balance the street's aesthetic.

9 Member Chalmers asked why the home could not be narrowed. Ms. Erikson responded that  
10 the building coverage is fine, but they lose floor area on the second story. She would like their  
11 home to have modern amenities, such as a guest bedroom and large master closets. The  
12 garage, she explained, takes up around 400 square feet.

13 Regarding the detached garage as a hardship, Chair Murphy stated that he did not see the  
14 backyard tree on their plans. He asked if they would need to remove two oak trees in front of  
15 their home for construction. Ms. Erickson responded that they would.

16 Chair Murphy acknowledged the applicants' goals to enhance the block's character, but  
17 believes the size of the home could be trimmed, or the vaulted space above the living room  
18 could be altered. Chair Murphy asked if the plans were the same as those presented in  
19 November 2025. Ms. Erickson confirmed that they were the same.

20 Chair Murphy asked if the chimney projecting into the setback would need to be fixed. Village  
21 staff, Heather McFarland, confirmed that it would.

22 Member Hinkamp referenced a letter of support from the Kennedys for the project that  
23 stated the proposal does not increase the building footprint, and asked the applicants to  
24 further explain. Mr. Janikowski stated that the existing home is 104% of the allowed building  
25 coverage, and the proposed home is 89% of what is allowed by code.

26 Chair Murphy opened the discussion to ZBA members.

27  
28 Member Hinkamp stated that he does not see a hardship with the request. Member Roeser  
29 responded that the applicant has stated that the garage and creek are a hardship, but  
30 moving the home forward would help with the backyard. Member Chalmers agreed, and  
31 stated that the Skokie ditch (creek) is not a unique hardship.

32  
33 Member Tzur agreed that a hardship existed with the lot and stated that it was addressed  
34 with the approval of setback variations. Member Peterson agreed with Member Tzur, and  
35 shared her home is also on the creek.

36  
37 Member Quigley agreed with the prior comments and expressed concern that approval  
38 would open the doors for developers to request floor area variances.

39  
40 Chair Murphy stated that he does not support the request. He acknowledged to need for  
41 relief from setbacks, however the code offers generous relief for the third floor ½ story.  
42 Chair Murphy also noted that the ZBA has not received new plans since November.  
43 Mr. Janikowski asked how he would be able to build upon the existing home with non-  
44 conformities, which is also not permitted. Chair Murphy responded that he sees a lot of

1 opportunities to move things around to make the home work. He explained a new variation  
2 request would be needed if the existing home was built upon, and all variations are  
3 reviewed on a case-by-case basis. Chair Murphy stated that the ZBA can not selectively  
4 apply standards or suggest designs to applicants, and all requests are evaluated on their  
5 own merits.  
6

7 **Member Hinkamp made a motion** to approve the request submitted by the petitioner,  
8 Greenside Design Build LLC, on behalf of owner Chicago Title Land Trust Co., to permit  
9 construction of a single-family residence which exceeds the maximum permitted  
10 building size of 3,956 sq. ft. by 394 sq. ft. at 429 Warwick Road in accordance with the  
11 materials included in this packet. The variation requested by the petitioner shall be  
12 granted conditioned upon the petitioner's strict compliance with the plans included  
13 within this packet. Any subsequent revisions to these plans that affect the scope of the  
14 variation granted or that the Code Official determines to be a material change will  
15 require the petitioner to resubmit an application for the requested variation. **Member**  
16 **Chalmers seconded the motion.**  
17

18 **A roll call vote was taken as follows on the motion:**

19 **Yea:** None

20 **Nay:** Peterson, Murphy, Hinkamp, Chalmers, Tzur, Quigley, Roeser

21 **Absent:** None

22 **Abstain:** None  
23

24 The motion failed 7-0.  
25

26 **Agenda Item IV. OTHER BUSINESS**

27 Mr. Blue stated that the ZBA's regular meeting on April 13<sup>th</sup> would have one agenda item.  
28

29 **Agenda Item V. BUSINESS FROM THE PUBLIC**

30 None  
31

32 **Agenda Item VI. ADJOURN**

33 **Member Hinkamp** made a motion to adjourn, and **Member Roeser** seconded the motion.  
34

35 **A voice vote was taken as follows on the motion:**

36 **Yea:** Peterson, Murphy, Hinkamp, Chalmers, Tzur, Quigley, Roeser

37 **Nay:** None

38 **Absent:** None

39 **Abstain:** None  
40

41 The motion was **approved** 7-0.  
42

43 **The meeting concluded at 7:57 p.m.**  
44

45 Respectfully Submitted,

46 Heather McFarland

47 Asst. to the Village Manager  
48



## Request for Commission Action

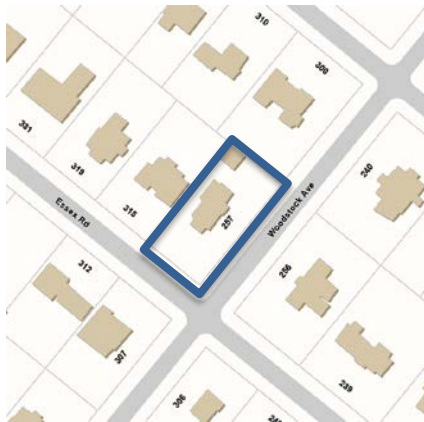
**Agenda Item:** III.A

**Considered By:**  
Zoning Board of Appeals

**Date:**  
04/13/26

**Staff Contact:** Michael Blue, Teska Associates, Inc.

**Subject:** Public Hearing to Consider a Variation at 257 Woodstock Avenue Pertaining to Minimum Rear Yard Requirements



**Petitioner:** Edward Deegan Architects, on behalf of owner William and Hilary Kallop

**Location:** 257 Woodstock Avenue

**Zoning:** R-1 Single-Family Residential

**Purpose:** Consider variations to permit construction of a new addition and garage to encroach into the required rear yard.

**Applicable Regulations:**  
§153.070 Minimum Yard Requirements

### **Introduction:**

The petitioner, Edward Deegan Architects, is requesting a variation to minimum rear yard requirements on behalf of the homeowner to permit construction of a 1 ½ story addition including a mud room and two-car garage into the required rear yard of the property. This property is situated at the northeast corner of the intersection of Essex Road and Kenilworth Avenue. A previous addition, also requiring a variance, was approved by the Zoning Board of Appeals on July 8<sup>th</sup>, 2024, but was never constructed. This current application consists of a different design from the previous application. Like the previous application, the new garage would be accessible from the existing driveway and does not face the street. A restoration of the existing detached one-car garage and its living quarters is also planned by the applicant, but does not require zoning relief.

### **Discussion:**

The proposed addition would consist of an expanded mud room and new two-car attached garage. The mud room addition meets the setback requirements, but garage extends into the required rear yard setback for principal structures. The placement of the garage is intended to preserve existing architectural features, such as an existing chimney, and the parking area of the garage is standard depth. The garage addition is accessed from the existing driveway and located near the existing detached garage. This variation is requested to modernize an existing home with additional garage parking and a mudroom, a common amenity in homes in Kenilworth. All other aspects of this proposed addition are compliant with the Zoning Code.

**Permit History:**

The permit and zoning request history of 257 Woodstock Avenue is detailed in the table below.

Year	Type	Purpose
2024	Addition	ZBA approved addition, never constructed
2014	Building	Amendment to P2013-212, Permit #2014-173
2014	Sprinkler	Lawn Sprinkler, P#2014-170
2014	Building	Interior Remodel, Permit #2014-01
2014	Tree	Tree Removal
2013	Building	2 <sup>nd</sup> Floor Addition, Remodel, Hardscapes, Permit #2013-121
2004	Building	Hardscapes
2002	Building	2 <sup>nd</sup> Floor Addition, Permit #9598
2002	Plumbing	Drain Tile
1937	Building	Addition to Kitchen, P#2795
1936	Building	Garage with living quarters, P#2605
1936	Building	Stone Veneer Garage, P#2454
1936		Estimated Construction Date

**Requested Variation:**

**Variation– Minimum Yard Requirements**

**Applicable Regulations:**      Section 153.070 of the Zoning Ordinance

The petitioner requests a variation from the required minimum rear yard depth (rear yard setback) of 5.04 feet less than is required for this lot. The proposed rear yard setback is 33.56 feet, and 38.6 feet is required by Village Code.

Section 153.070 of the Zoning Ordinance requires a minimum rear yard equal to the larger of 25 feet or 20% of the lot depth. The depth of this lot is 193 feet, resulting in a minimum rear yard requirement of 38.6 feet (20% of the lot depth). The proposed addition would extend the principal structure by 20.01 feet towards the rear lot line and encroach into the required rear yard.

The following table illustrates the requested variation from the minimum setback.

<i>Lot Area</i>		
Lot Area	19,300 sq. ft.	
<i>Lot Dimensions</i>		<i>% Lot Depth</i>
Lot Depth	193 ft.	100%
<i>Rear Yard Setbacks</i>		<i>% Lot Depth</i>
Existing Rear Yard Setback	53.57 ft.	28%
Proposed Rear Yard Setback	33.56 ft.	17.4%
<i>Variation</i>		<i>% Lot Depth</i>
Minimum Required Rear Yard Setback 25 ft. or 20% of Lot Depth, whichever is greater	38.6 ft.	20%
Proposed Variation	5.04 ft.	-2.6%

**Example Motion for Consideration:**

I move to **approve** (*with conditions*) the request submitted by the petitioner, Edward Deegan Architects, on behalf of owners William and Hilary Kallop, to permit construction of a rear addition to the principal structure of a single-family residence that encroaches into the required minimum rear yard by 5.04 ft. at 257 Woodstock Avenue in accordance with the materials included in this packet.

**Attachments:**

1. 257 Woodstock Avenue Zoning Board of Appeals Application, dated March 9, 2026
2. Narrative of zoning variation request provided by Edward Deegan Architects, dated March 13, 2026
3. Zoning Compliance Worksheet, dated March 2, 2026
4. Copy of Plat of Survey, undated
5. Architectural Drawings provided by Edward Deegan Architects, dated March 13, 2026
6. Section 153.224 (E), Standards for Variations

Village of



419 Richmond Road  
Kenilworth, IL 60043

Phone: 847-251-1666  
Fax: 847-251-3908

E-mail: info@vok.org

## Zoning Board of Appeals Application

### General Information

Date: 03/09/2026

#### Zoning Board of Appeals Jurisdiction

- Zoning Variations
- Special Uses
- Text Amendments
- Zoning Map Changes
- Administrative Appeals

#### Property Address

Address of Property That is the Subject of this Application : 257 Woodstock Ave Kenilworth, IL 60043

Attach Legal Description of Property that is the Subject of this Application.

Zoning District: R-1 Single-Family Residential

Current Use Single Family Residence

#### Applicant Information

**Applicant**

Name Edward Deegan

Address 560 Green Bay Road #301 Winnetka, IL 60093

Email ejd@edwarddeeganarchitects.com

Telephone (847) 906-4110

**Owner of Property (if different than Applicant)**

Name William and Hillary Kallop

Address 257 Woodstock Ave Kenilworth, IL 60043

Email william.kallop@gmail.com

Telephone (917) 670-2593

**Primary Contact Person for Applicant**

Name James Wooster

Address 560 Green Bay Road #301 Winnetka, IL 60093

Email jaw@edwarddeeganarchitects.com

Telephone (847) 906-4110

Applicant's and Primary Contact's Relationship to Property:

Architect

**Ownership Details**

Check appropriate category and attach proof of ownership and all relevant additional ownership information to this application.

Individual



Joint Tenants/Tenants in Common

Land Trust

Trust

Corporation

Limited Liability Company

Partnership

If property is held in a trust, also include a certified copy of the trust agreement or a simple affidavit (under oath before a notary) as to who are the beneficiaries of the trust.

**Consultants (as applicable)**

List any additional consultants and their contact information on additional sheets of paper and attach.

**Architect**

Name Edward Deegan

Company Edward Deegan Architects

Address 560 Green Bay Road #301 Winnetka, IL 60093

Phone (847) 906-4110

E-mail ejd@edwarddeeganarchitects.com

**Attorney**

Name \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

E-mail \_\_\_\_\_

## Requested Action

Check all that apply and provide on this form or attach on separate sheets all information required by the Sections of the Zoning Ordinance listed below for the types of relief requested:

Zoning Variation(s) for Extending new attached garage into rear yard setback to provide adequate depth to garage.

\_\_\_\_ Special Use for \_\_\_\_\_

\_\_\_\_ Zoning Ordinance Text Amendment

\_\_\_\_ Rezoning from \_\_\_\_\_ to \_\_\_\_\_ - Zoning Map Amendment

\_\_\_\_ Administrative Appeal

\_\_\_\_ Other (describe): \_\_\_\_\_

## Filing Fees

All Applications require payment of a non-refundable fee; in addition, applications for special uses, text amendments, and zoning map require additional funds that are held in escrow for recovery of actual costs pursuant to Sections 153.290 – 153.293 of the Zoning Ordinance.

Please attach a check with your application and indicate below the amount of fee submitted:

\$ 350.00

- Zoning Variations
- Special Uses
- Text Amendments
- Zoning Map Changes
- Air Conditioning
- Fences
- Administrative Appeals

### Kenilworth Code of Ethics

On a Separate Sheet of Paper, list and attach the name, address and nature and extent of any current or potential interest that any village officer or employee may have in or with respect to the owner, the Applicant or the property.

If none, Check here:

### Repeat Application

Has any other application for this property been submitted to the Village that seeks similar relief and has been denied within the last two years? \_\_\_\_ Yes  No

If yes, attach a statement of the ground Applicant believes justifies reconsideration.

# Application/Owner Acknowledgments

By execution of this application in the space provided below, the applicant and owner(s) do hereby certify, acknowledge, agree and affirm to the Village of Kenilworth that:

1. The Village and its representatives have the right, and are hereby granted permission and license, to enter upon property, and into any structures located therein, for the purposes of conducting any inspections that may be necessary in connection with this application.
2. I (We) have carefully read this application, the Kenilworth Zoning Ordinance and fully understand the terms and provisions of each.
3. I (We) waive any rights to exemption from disclosure under the Illinois Freedom of Information Act of any and all documents and information submitted in connection with this application.
4. I (We), in accordance with the requirements of the Kenilworth Zoning Ordinance agree to pay all applicable filing fees and be responsible for the payment of all reimbursable expenses associated with the processing of this application.
5. The Information contained in this application is true and correct.

### Applicant's Signature(s)

Signature: \_\_\_\_\_

Printed Name: Edward Deegan \_\_\_\_\_

Date: 03/13/2026 \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

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

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

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

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

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

## Required Materials

Submit a completed application with 9 copies of the following materials:

**Drawings**, if applicable, to Variance Application:

1. Existing Floor Plans - provide floor plans of all levels of the existing building
2. Demolition Floor Plans – provide floor plans of all levels of the existing building and indicate existing parts to be removed
3. Proposed Floor Plans - provide floor plans of proposed additions to the existing building
4. Existing Exterior Elevations – provide elevations of all existing exterior elevations that are to change
5. Proposed Exterior Elevations - provide elevations of all elevations that are altered

**Plat of Survey & Parcel(s) Legal Description**, no more than 5 years old

**Title Policy** or Deed.

Certified Copy of Trust Agreement, if applicable.

Simple Affidavit identifying Trust beneficiaries, if applicable.

Written **Explanation of Request**, on separate sheets of paper. Address the standards and requirements for the relief requested, and how they are satisfied by the request.

**Filing Fee** - payable to the Village of Kenilworth.

After this application and all necessary materials are submitted, the application will be put on the docket for a Zoning Board of Appeals Meeting. It is recommended that the application for any matter requiring public notice be submitted 45 days prior to the Zoning Meeting. The Village will provide Applicant with a notification packet containing a notice is to be delivered to all property owners living within 250 feet of property. The Zoning Board of Appeals meets once every other month. In general, applicants should expect a hearing within 60 days of submitting an application. Any party may appear at the hearing in person or by agent or attorney. The concurring vote of 4 members of the Zoning Board shall be necessary to grant a variation or to reserve any order, requirement, decision or determination of the Village, or to decide in favor of an applicant for relief. No order granting a variation shall be effective for a period longer than six months unless a building permit is obtained and the construction, alteration, or moving of the building covered by the order is started within such period. All Applicants are encouraged to read Sections 153.240 – 153.249 of the Village of Kenilworth Zoning Ordinance.

## Authorized Variations

- To vary any of the requirements with respect to minimum sizes of lots, maximum height of buildings and other structures, maximum and minimum size of buildings, maximum lot coverage by structures and other impervious surfaces, and minimum depth and width of yards per Section 153.244.
- To vary any of the regulations contained in Sections 153.075 – 153.086 (Supplemental Regulations Applicable to all Residential Districts).
- To vary any of the regulations contained in Section 153.185 – 153.192 (Off-Street Automobile Parking Requirements).
- To vary Sign Code regulations per Section 153.244

## Standards for Variations

**For Zoning Variations, please respond to the applicable standards listed below in the written explanation of the request.**

(1) The Board shall not grant a variance from any of the regulations of Chapter 153: Zoning, as authorized by Subsection 153.244(D), unless it shall make a finding of fact, based upon the evidence presented to it in a particular case, that:

- (a) In the case of property the principal use of which is for business purposes, the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations applicable to the district in which it is located;
- (b) The plight of the owner is due to unique circumstances; and
- (c) The variation, if granted, will not alter the essential character of the locality.

(2) For the purposes of supplementing the above standards, the Board, in making its determination whether the plight of the owner is due to unique circumstances and whether the variation, if granted, may alter the essential character of the locality, shall take into consideration the following factors to the extent they are established by the evidence and deemed relevant by the Board:

- (a) The particular physical surroundings, shape, or topographical condition of the property in question would result in a practical difficulty or particular hardship upon the applicant for the variation, as distinguished from a mere inconvenience, if the strict letter of the regulation were enforced;
- (b) The conditions upon which the application for variation is based would not be applicable generally to other property in the same district;
- (c) The request for the variation is not based exclusively upon the desire to make more money out of the property;
- (d) The alleged difficulty or hardship has not been created by any person presently having an interest in the property;
- (e) The variation will not impair an adequate supply of light and air to adjacent properties or substantially increase the runoff of storm water onto adjacent properties or public streets, or substantially increase congestion in the public streets or increase the danger of fire or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

(3) For the purpose of further supplementing the above standards and factors in connection with requests for variations from the requirements of Section 153.068, the Board, in making its determination, may also take into consideration the following factors, among other factors deemed relevant by the Board, to the extent they are established by the evidence and deemed relevant by the Board:

- (a) The effects of the proposed construction on the overall appearance of the size and bulk of the existing structures on the property when viewed from streets abutting the property and from adjacent properties;
- (b) The proximity of the proposed construction to streets abutting the property and to adjacent properties;
- (c) The relative proximity of the proposed construction to streets abutting the property and to adjacent properties in comparison with the relative proximity of existing structures on other properties in the same vicinity;
- (d) The magnitude of the variation requested in absolute terms and in proportion to the floor area and/or impervious surfaces allowed if the strict letter of the regulation were enforced;

- (e) The need for other variations in connection with the proposed construction and the nature and extent of those other variations;
- (f) The need for the variation to allow the owner or occupant of the property to make reasonable use of a structure, the design of which otherwise fails to conform to generally accepted or prevailing standards of the Village for the use and enjoyment of a structure as a residence for a family;
- (g) The efficient and advantageous use of existing structures and the degree to which the proposed construction makes efficient, economical, and advantageous use of existing and proposed floor area and impervious surfaces; and
- (h) The reasonableness of the variation requested in light of the purposes served by the proposed construction and the design problems of the existing structure intended to be alleviated by the proposed construction.

(4) For purposes of supplementing the above standards and factors in connection with requests for variations from the requirements of Section 153.067, the Board, in making its determination, may also take into consideration the following factors, among other factors deemed relevant by the Board, to the extent they are established by the evidence and deemed relevant by the Board:

- (a) The **height** and location of existing and proposed structures on the property and adjacent properties;
- (b) The need to maintain the **height** of the proposed structure in relation to the height of an existing structure in order to enable the existing and proposed structures to present a pleasing appearance reflecting architectural integrity and harmony among separate structural elements; and
- (c) The need to maintain a particular **height** of a proposed addition to a structure in order to observe sound structural design and accommodate good building practices in the construction of the proposed addition.

(5) For the purpose of supplementing the above standards with regard to **variations for signs**, the Board, in making its determination shall take into consideration the following factors to the extent they are established by the evidence and deemed relevant to the Board:

- a) In the case of a commercial message sign, strict application of the Kenilworth Sign Code would render the applicant unable to yield a reasonable return from its property.
- b) The variation will not endanger the public safety or substantially diminish or impair property values within the neighborhood;
- c) The variation would not result in a sign or master sign plan as required by the Kenilworth Sign Code that:
  1. Would not be in harmony with the general and specific purposes for which the Kenilworth Sign Code and the provisions from which a variation is sought were enacted;
  2. Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of adjacent property or improvements;
  3. Would substantially increase congestion in the public streets due to parking or traffic;
  4. Would create an unnecessary distraction to vehicle and pedestrian traffic; and
  5. Would result in a sign that is not aesthetically consistent with the environment, or not proportional or architecturally compatible with existing land uses and buildings and with any adjacent residential neighborhood.

## Standards for Special Uses

**For Special Use requests, please respond to the applicable standards listed below in the written explanation of the request.**

(G) Standards. No special use shall be recommended by the Board of Appeals or the Plan Commission, as the case may be, or authorized by the Board of Trustees unless the Board of Appeals or the Plan Commission, as the case may be, and the Board of Trustees shall have taken into consideration the following factors to the extent deemed relevant to the proposed special use and the principal structure and each accessory structure used for or associated with the proposed special use:

- (1) The necessity for the public convenience at the particular proposed location;
- (2) The effects of the proposed design, location and operation on the public health, safety and welfare;
- (3) Injury to the value of other property in the neighborhood in which it is proposed to be located;
- (4) Interference with the use and enjoyment of neighboring properties;
- (5) Compatibility with permitted uses in the district in which it is proposed to be located;
- (6) Increased traffic congestion on public ways or increased parking required on public ways;
- (7) Damage to or destruction of natural scenic or historic features of significance to the village or the immediate neighborhood; and
- (8) In the case of playground equipment, in addition to the foregoing applicable factors, its proximity to and effect on neighboring properties, its expected intensity of use, and the consistency of the equipment and its expected use with play equipment customarily associated with a residential use.

*Village of Kenilworth  
Zoning Board of Appeals  
419 Richmond Road  
Kenilworth, IL 60043*

*March 13, 2026*

**Re: Responses to Standards for Variation Application for 257 Woodstock Ave, Kenilworth, IL 60043**

**Dear Village of Kenilworth Zoning Board of Appeals,**

The following are responses to the Standards for Variation 153.244 (E):

**1. The Board shall not grant, and the Plan Commission, as applicable, shall not recommend approval of, a variance from any of the regulations of this chapter, as authorized by subsection 153.244 (D), unless it shall make a finding of fact, based upon the evidence presented to it in a particular case, that:**

a. In the case of property, the principal use ... Please see Section 153.244 (E.1a) i.

**Response:** Not applicable as this property is residential and not for business purposes.

b. The plight of the owner is due to... Please see Section 153.244 (E.1b) i.

**Response:** The unique circumstance of the property is the age of the existing structure and its placement on the corner lot. The current rear yard setback does not allow for a minimum depth attached garage without extending into the required rear yard setback.

c. The variation, if granted, will not alter ... Please see Section 153.244 (E.1c) i.

**Response:** The design of the proposed addition is harmonious with the character of the neighborhood. The scale and proportion of the design aligns with the adjacent properties.

**2. For the purpose of supplementing the above standards, the Board or, as applicable, the Plan Commission, in making its determination whether the plight of the owner is due to unique circumstances and whether the variation, if granted, may alter the essential character of the locality, shall take into consideration the following factors to the extent they are established by the evidence and deemed relevant by the Board or, as applicable, the Plan Commission:**

a. The particular physical surroundings ... Please see Section 153.244 (E.2a)

**Response:** The original historic house was built quite far back from the front property line and the previous attached garage was built out to make a family room by the previous owners. This created a unique condition that will make it infeasible to build an attached garage if the regulation were enforced.

b. The conditions upon ... Please see Section 153.244 (E.2b)

**Response:** The request for variation is based solely upon the specific conditions of 257



Woodstock Avenue and would not apply to other properties in the same district.

c. The request for variation is not ... Please see Section 153.244 (E.2c) i.

**Response:** The owner would like to have a more functional space for today's world while maintaining the character of the historic home.

d. The alleged difficulty or hardship ... Please see Section 153.244 (E.2d) i.

**Response:** The current hardship was not created by any person who has an interest in the property.

e. The variation will not impair ... Please see Section 153.244 (E.2e) i.

**Response:** There are no other variations that should be needed. Our current design is in compliance with all other aspects of the regulation.

**3. For the purpose of further supplementing the above standards and factors in connection with requests for variations from the requirements of § 153.068, the Board, in making its determination, may also take into consideration the following factors, among other factors deemed relevant by the Board, to the extent they are established by the evidence and deemed relevant by the Board:**

a. The effects of the proposed construction ... Please see Section 153.244 (E.3a) i.

**Response:** The proposed home is in keeping with the character of the neighboring homes.

b. The proximity of the proposed construction ... Please see Section 153.244 (E.3b) i.

**Response:** The proximity of the proposed footprint location is consistent with the neighboring homes to the northeast at 300 Warwick Road and to the northwest at 315 Essex Road.

c. The relative proximity of the proposed construction ... Please see Section 153.244 (E.3c) i.

**Response:** The request for variation of the proposed home is in keeping with the character of the neighborhood. The proposed west interior yard setback is sensitive to the existing condition at the neighbor's property at 300 Warwick Road where the variation is sought.

d. The magnitude of the variation ... Please see Section 153.244 (E.3d) i.

**Response:** The variation requested of 5.04' is 13% of the R1 side yard setback requirement of 38.6'. FAR is still in compliance with the proposed construction.

e. The need for other variations ... Please see Section 153.244 (E.3e) i.

**Response:** There are no other variations requested.

f. The need for the variation to allow ... Please see Section 153.244 (E.3f) i.

**Response:** The request for variation is based upon the owner's desire for a traditional family home with the conveniences of modern living.

g. The efficient and advantageous use ... Please see Section 153.244 (E.3g) i.

**Response:** The proposed construction makes efficient use of the existing Floor Area and Impervious surfaces. The Floor Area calculation is still within the allowed square footage and the total increase in impervious surfaces is just 76.58 square feet, up from 2,746.28 square feet to 2,822.86 square feet. This is less than a 3% increase and is still within the impervious square feet allowed.



h. The reasonableness of the variation ... Please see Section 153.244 (E.3h) i.

**Response:** Given the stateliness of the neighboring homes, the requested variations are reasonable and help achieve a cohesively scaled and proportioned residence that compliments the existing streetscape.

**4. For the purposes of supplementing the above standards and factors in connection with requests for variations from the requirements of § 153.067, the Board, in making its determination, may also take into consideration the following factors, among other factors deemed relevant by the Board, to the extent they are established by the evidence and deemed relevant by the Board:**

a. The height and location of existing and proposed structures ... Please see Section 153.244 (E.4a) i. **Response:** The addition hierarchically will be at a lower height than that of the main central form of the home and will architecturally complement the historic structure.

b. The need to maintain the height of the proposed structure ... Please see Section 153.244 (E.4b) i. **Response:** See above. The addition will be of appropriate scale.

c. The need to maintain a particular height of a proposed addition ... Please see Section 153.244 (E.4c) i.

**Response:** See above. The addition will be of appropriate scale.

**5. For the purpose of supplementing the above standards with regard to variations for signs, the Board or, as applicable, the Plan Commission, in making its determination or recommendation shall take into consideration the following factors to the extent they are established by the evidence and deemed relevant by the Board or, as applicable, the Plan Commission:**

a. In the case of a commercial message sign ... Please see Section 153.244 (E.5a) i.

**Response:** Not applicable as this property is residential and not for business purposes.

b. The variation will not endanger the public safety ... Please see Section 153.244 (E.5b) i.

**Response:** There will be no additional curb cut with the proposed construction therefore the request for variation will not cause any sort of public endangerment or diminished property values.

c. The variation would not result in a sign or master sign plan ... Please see Section 153.244 (E.5c) i.

**Response:** Not applicable as this property is residential and will not require signage.





# ZONING COMPLIANCE WORKSHEET

Completion of this worksheet is required for any construction that alters building floor area or existing impervious surfaces on a lot. See Section 6 for definitions of building coverage, impervious surfaces, and floor area, as well as samples of required diagrams and calculations.

Complete each Section of the worksheet based on the proposed scope of work: DATE: \_\_\_\_\_

- Section 1 Property Data - complete for all projects
- 2 Building Coverage - complete for changes to any roofed structure or impervious surfaces
- 3 Impervious Surfaces - complete for changes to any other impervious surfaces
- 4 Floor Area Calculations - complete for changes to any roofed structure
- 5 Required Minimum Yards - complete appropriate section for new construction
- 6 Diagrams and Calculations - definitions and examples of diagrams and calculations required for all projects

## 1: PROPERTY DATA code §153.033

STEEP SLOPE ZONE? Y N

1A Project address \_\_\_\_\_

1B: Using a current Plat of Survey, calculate the lot area in square feet. If the lot area is noted on the Plat, input that number in 1B.

\* Lakefront Lot Area: extends to toe of the bluff (base of sea wall closest to the lake), or where bluff meets the beach if there is no sea wall.

$$\text{Sq.Ft.} = \text{lot width} \times \text{lot length}$$

1B Lot area\*

## 2: BUILDING COVERAGE code §153.068(B)

2A: Complete the appropriate calculation for the lot area (1B), and enter product in line 2A

$$\text{Sq.Ft.} = \begin{cases} \text{For lot area } < 5,716 \text{ s.f.} & \text{LOT AREA} \times .3 \\ \text{For lot area } 5,716 - 19,999 \text{ s.f.} & (\text{LOT AREA} \times .16) + 800 \\ \text{For lot area } 20,000+ \text{ s.f.} & \text{LOT AREA} \times .2 \end{cases}$$

2A Building Coverage: Maximum Allowed

2B: Enter the sum of numbers 2C-2E in line 2B. Submit diagrams with dimensions and square footage calculations per Section 6A.

$$\text{Sq.Ft.} = \begin{cases} 2c \text{ Total existing building coverage} & \text{Sq.Ft.} \\ 2d \text{ Existing building coverage to be removed} & - \text{ Sq.Ft.} \\ 2e \text{ New building coverage to be added} & + \text{ Sq.Ft.} \end{cases}$$

2B Building Coverage: Total Existing + Proposed

## 3: IMPERVIOUS SURFACES code §153.068(C)

3A: Enter the sum of 3C and 3D in line 3A. If 3D is a negative number, subtract it from 3C.\*

\*For single family attached dwellings, the maximum impervious surface allowed is: 100 + (.35 x lot area)

$$\text{Sq.Ft.} = \begin{cases} 3c \text{ Maximum impervious allowed*} & \text{LOT AREA} \times .25 = \text{Sq.Ft.} \\ 3d & \text{2A MINUS 2B} = \text{Sq.Ft.} \end{cases}$$

3A Impervious Surfaces: Maximum Allowed\*

3B: Enter the sum of numbers 3E-3G in line 3B. Submit diagrams with dimensions and square footage calculations per Section 6B.

$$\text{Sq.Ft.} = \begin{cases} 3E \text{ Total existing impervious surfaces} & + \text{ Sq.Ft.} \\ 3F \text{ Existing impervious surfaces to be removed} & - \text{ Sq.Ft.} \\ 3G \text{ New impervious surfaces to be added} & + \text{ Sq.Ft.} \end{cases}$$

3B Impervious Surfaces: Total Existing to remain + Proposed



# ZONING COMPLIANCE WORKSHEET

## PROJECT ADDRESS

### 4: FLOOR AREA

§153.068(A)

4A: Complete the appropriate calculation for the building type and enter product in line 4A

$$\text{4A Floor Area: Maximum Allowed (Sq.Ft.)} = \begin{cases} \text{New building or substantial alteration built after 10/22/2005} & (\text{LOT AREA} \times .21) + 1,200 \\ \text{Existing buildings built on or before 10/22/2005} & (\text{LOT AREA} \times .24) + 1,200 \end{cases}$$

4B: Enter the sum of 4c through 4F in line 4B.

Submit diagrams with dimensions and square footage calculations per Section 6C.

$$\text{4B Floor Area: Total Existing to remain + Proposed (Sq.Ft.)} = \begin{cases} \text{4c Total existing floor area} & \text{Sq.Ft.} \\ \text{4d Subtract existing floor area to be removed} & - \text{Sq.Ft.} \\ \text{4E Subtract Zoning Credit (see Section 5 for description of applicable areas).} & - \text{Sq.Ft.} \\ \text{4F Add proposed new floor area} & + \text{Sq.Ft.} \end{cases}$$

### 5: REQUIRED MINIMUM YARDS + BUILDING HEIGHT

§153.067 + §153.070 + 153.085\*

Complete the appropriate information for the proposed scope of work. Submit with site plan or annotated survey showing dimensions to lot line.

#### ROOFED STRUCTURES

Principal Building:	distance to lot line
Front	
Side	
Side	
Rear	
Height	
Accessory Structure (includes detached garage)	
Side	
Side	
Rear	
Height	
Roof overhang	
Distance to nearest lot line	

#### GARAGE

#### ALL OTHER EQUIPMENT + SURFACES

Air conditioning units:	distance to lot line
Side	
Side	
Rear	
Installed at grade? Y N	
Screened from street view? Y N	
Wall mounted? Y N	
Other outdoor electrical equipment	
Side	
Side	
Rear	
Installed at grade? Y N	
Screened from street view? Y N	
Other impervious surfaces*	
Distance to nearest lot line	
Height from grade	

\* Additional sections of village code regulate distance of new impervious surfaces to lot lines and/or the public right of way.

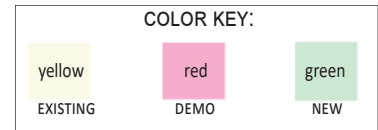
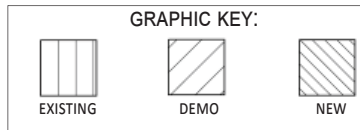
# ZONING COMPLIANCE WORKSHEET

## 6: DIAGRAMS AND CALCULATIONS

**Instructions:** Diagrams + calculations showing existing conditions, demolition, and proposed conditions are required for all submissions.

1. Attach plans or diagrams showing existing conditions, areas to be demolished, and proposed additions
2. Identify each area with either a letter or number that is keyed to calculations showing the dimensions and total square footages.
3. Whenever possible, use either a graphic or color key to differentiate areas on a diagram
4. Calculations are required showing how the square footages were determined.
5. Separate diagrams and calculations are to be included for each of the following:
  - a. Building Coverage
  - b. Other Impervious Surfaces
  - c. Floor Area

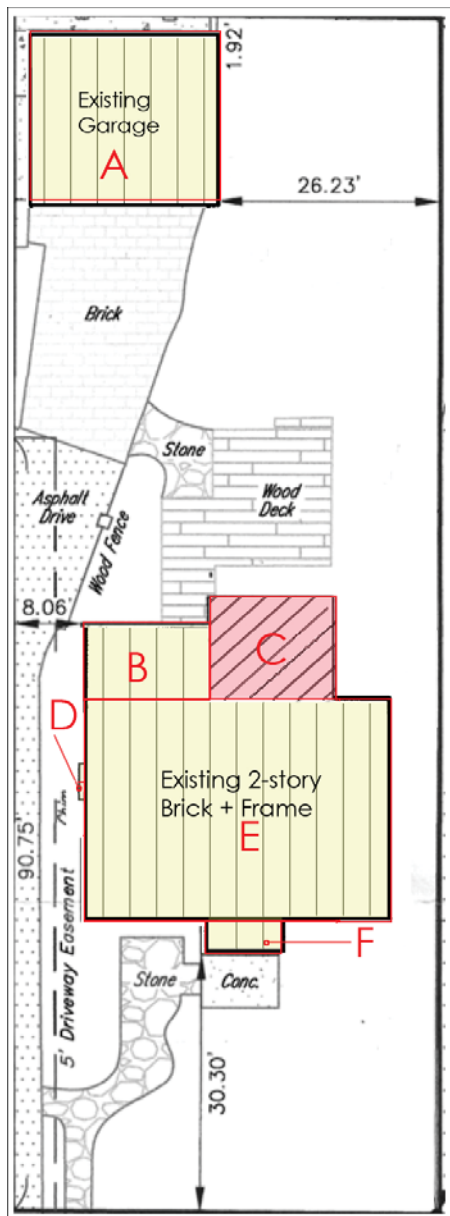
Graphic and color keys used in sample diagrams:



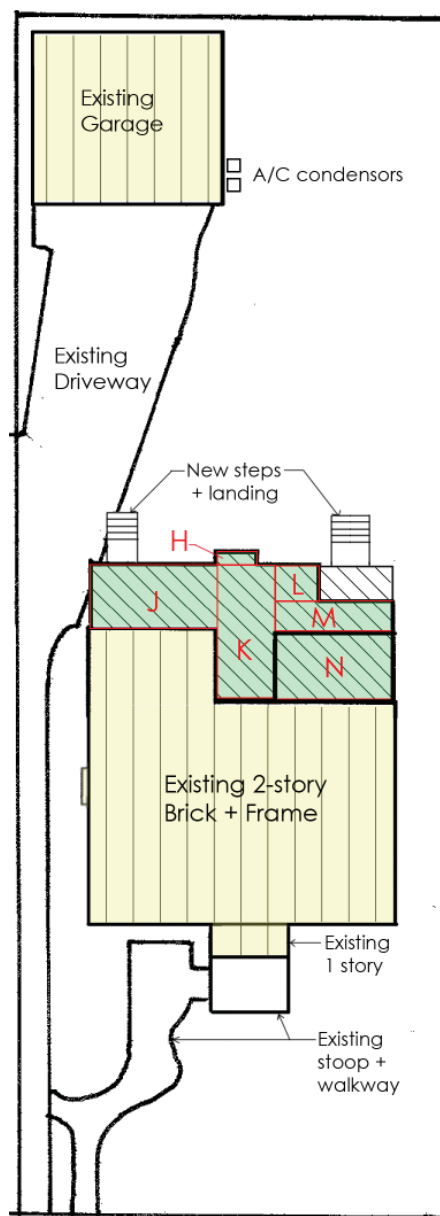
### 6A: BUILDING COVERAGE: SAMPLE DIAGRAMS + CALCULATIONS

**Definition:** Building Coverage includes all roofed structures + areas on the first floor and at grade level; see Village zoning code for further information. (i.e. principal + accessory structures, roofed entries + porches, second floor projections, carports, gazebos, etc). Excludes Porte Cochere.

#### SAMPLE DIAGRAMS



EXISTING + DEMO BUILDING COVERAGE



PROPOSED NEW BUILDING COVERAGE

#### SAMPLE CALCULATIONS

Total Existing Building Coverage					Demo sq.ft.
Area	Description	w	l	sq.ft.	
A	Garage	21.95	19.90	436.81	
B	House	14.80	8.75	129.50	
C	House - Demo	14.58	11.92	173.79	173.79
D	house	1.00	6.50	6.50	
E	house	35.77	26.06	932.17	
F	uncovered porch	8.95	4.00	35.80	
<b>Total Existing Bldg.Cov.</b>				<b>1714.56</b>	
Total Existing Bldg.Cov. to be demolished				173.79	173.79
<b>Total Existing Bldg.Cov. to remain</b>				<b>1540.77</b>	

Total Proposed Building Coverage				
Area	Description	w	l	sq.ft.
H	House - 1 story	5.00	1.50	7.50
J	House - 1 story	14.50	7.75	112.38
K	House - 1 story	7.00	16.25	113.75
L	House - 1 story	8.50	4.25	36.13
M	House - 1 story	13.50	3.75	50.63
N	House - 2 story	13.50	8.25	111.38
<b>Total Proposed Bldg.Cov.</b>				<b>431.75</b>
<b>Total Existing to remain + proposed Building Coverage</b>				<b>1972.52</b>

# ZONING COMPLIANCE WORKSHEET

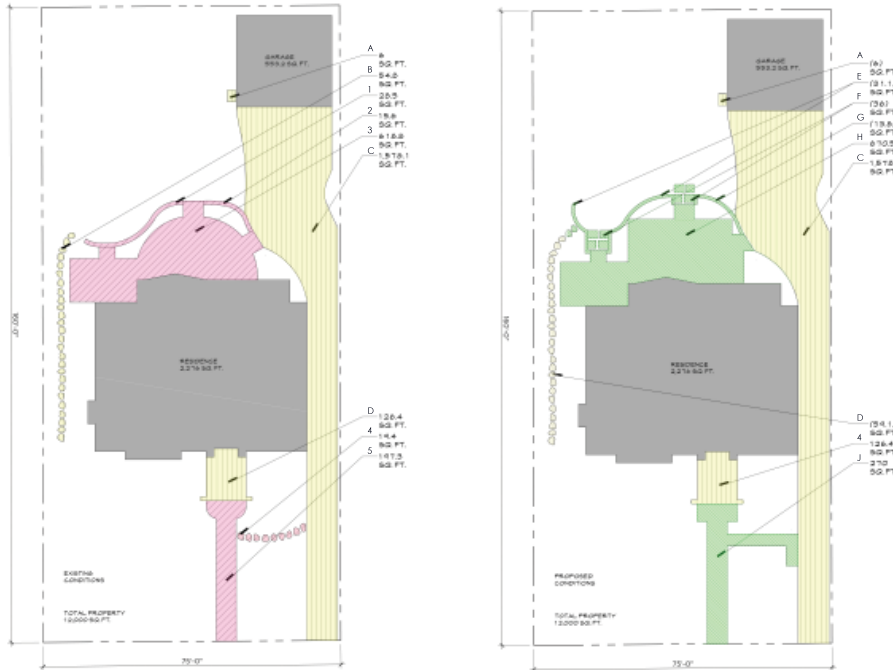
## 6: DIAGRAMS AND CALCULATIONS

Required for all submissions

### 6b OTHER IMPERVIOUS SURFACES: SAMPLE DIAGRAMS + CALCULATIONS

Definition: Other Impervious Surfaces includes all impermeable areas not listed under Building Coverage, (i.e. driveways, walkways, patios, decks). Includes Porte Cochere. See Village zoning code for further information.

#### SAMPLE DIAGRAMS



EXISTING + DEMO SITE PLAN

PROPOSED SITE PLAN

#### SAMPLE CALCULATIONS

Total Existing Other Impervious Surfaces					Demo sq.ft.
Area	Description	w	l	sq.ft.	
A	a/c pad	3.00	2.00	6.00	
B	stone steppers	Irregular		54.80	
C	driveway	Irregular		1578.10	
D	stoop	14.40	8.78	126.43	
1	demo - edging	Irregular		28.50	28.50
2	demo - edging	Irregular		15.60	15.60
3	demo - patio	Irregular		618.80	618.80
4	demo - steppers	Irregular		19.40	19.40
5	demo - walkway	25.50	7.75	197.63	197.63
<b>Total Existing Other Impervious Surfaces</b>				<b>2431.00</b>	
al Existing Other Impervious. to be demolished				879.93	879.93
<b>Total Existing Other Impervious to remain</b>				<b>1551.08</b>	

Total Proposed Impervious Surfaces				
Area	Description	w	l	sq.ft.
E	edge + stepper	Irregular		31.10
F	edging	Irregular		36.00
G	edging	Irregular		13.80
H	patio	Irregular		670.50
J	walkway	Irregular		270.00
<b>Total Proposed Other Impervious Surfaces</b>				<b>1021.40</b>
<b>Total Existing to remain + proposed Other Impervious Surfaces</b>				<b>2572.48</b>

### 6c FLOOR AREA: SAMPLE DIAGRAMS + CALCULATIONS

Definition: Floor Area includes the areas listed below, see Village zoning code for further information:

#### Principal Building floor area

- Basement: any areas that are used for automobile storage and/or garage.
- First floor: all areas included under Building Coverage section - see example diagram + calculations
- Second floor: all area except half stories above the first story with a floor to ceiling height of less than 5 ft.
- Third floor: excludes half stories above the second floor

#### Accessory Structures floor area

- First floor and grade levels: all areas included under Building Coverage section.
- Excludes half stories above the first floor

Zoning Credits for the following floor areas in single family homes where both the home and feature existed before 6/22/1990

- Bay windows, open porches, and covered entries.

#### SAMPLE DIAGRAMS



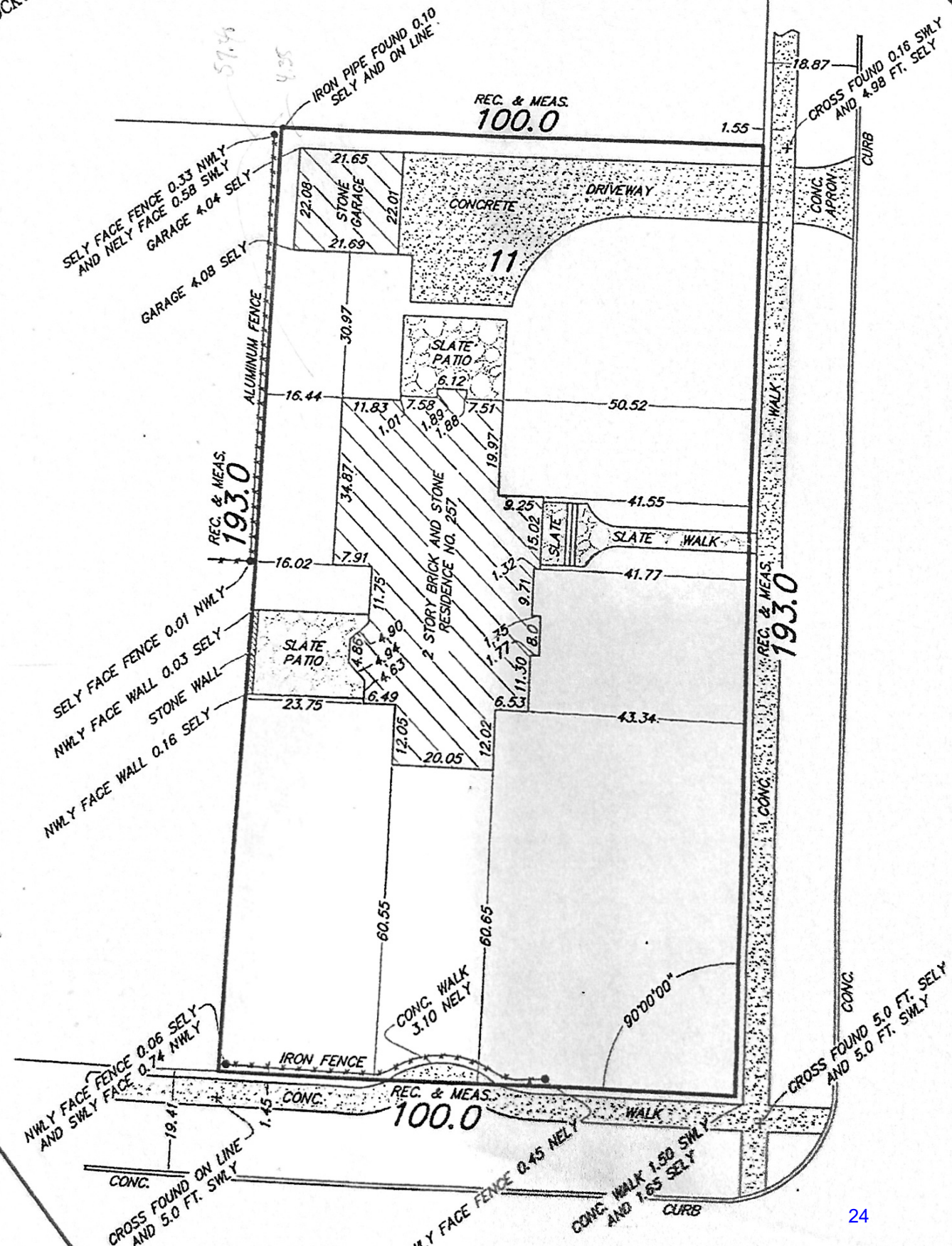
EXISTING + DEMO FLOOR PLAN

PROPOSED FLOOR PLAN

#### SAMPLE CALCULATIONS

Total Floor Area					
Area	Description	w	l	sq.ft.	
Floor 1	See Building Coverage	Existing 1st Floor Area		1714.56	
		Demo 1st Floor Area		173.79	
	Exist. to remain 1st Floor			1540.77	
Floor 2	P	14.80	8.33	123.28	
	Q	35.77	26.48	947.19	
	R	13.50	5.25	70.88	
	Total Existing 2nd Floor Area				1070.47
	S	13.50	8.25	111.38	
Total New 2nd Floor Area				111.38	
Total Existing to remain + new 2nd Floor Area				1181.85	
<b>Total existing to remain + new Floor Area</b>				<b>2722.62</b>	

PART, BEING A SUBDIVISION OF  
 TRACT 13, EAST OF THE THIRD PRINCIPAL  
 257 WOODSTOCK AVE., KENILWORTH, ILLINOIS.



Rec'd  
 59.45  
 4.35  
 29.60

AN ADDITION AND RENOVATION IN KENILWORTH

# THE KALLOP RESIDENCE

257 WOODSTOCK AVE  
KENILWORTH, IL 60043

## ARCHITECTURAL DRAWINGS:

A001	COVER SHEET
A002	SITE PLAN
D100	BASEMENT DEMOLITION PLAN
D101	FIRST FLOOR DEMOLITION PLAN
D102	SECOND FLOOR DEMOLITION PLAN
D103	ATTIC DEMOLITION PLAN
A100	BASEMENT CONSTRUCTION PLAN
A101	FIRST FLOOR CONSTRUCTION PLAN
A102	SECOND FLOOR CONSTRUCTION PLAN
A103	ATTIC CONSTRUCTION PLAN
A104	ROOF CONSTRUCTION PLAN
A105	COACH HOUSE DEMOLITION & CONSTRUCTION PLANS
E200	NORTH & EAST EXISTING ELEVATIONS
A200	NORTH & EAST PROPOSED ELEVATIONS
E201	SOUTH & WEST EXISTING ELEVATIONS
A201	SOUTH & WEST PROPOSED ELEVATIONS
E202	COACH HOUSE EXISTING ELEVATIONS
A202	COACH HOUSE PROPOSED ELEVATIONS

Professional Design Firm  
License NO. 184.007114

DATE	DRAWING SET
10.07.25	Field Measure
11.12.25	Design Meeting #1
12.16.25	Budget Set
03.02.26	Village Review
03.13.26	Variance Submission

-NOT FOR CONSTRUCTION-

Kallop Residence

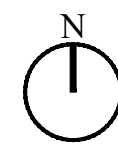
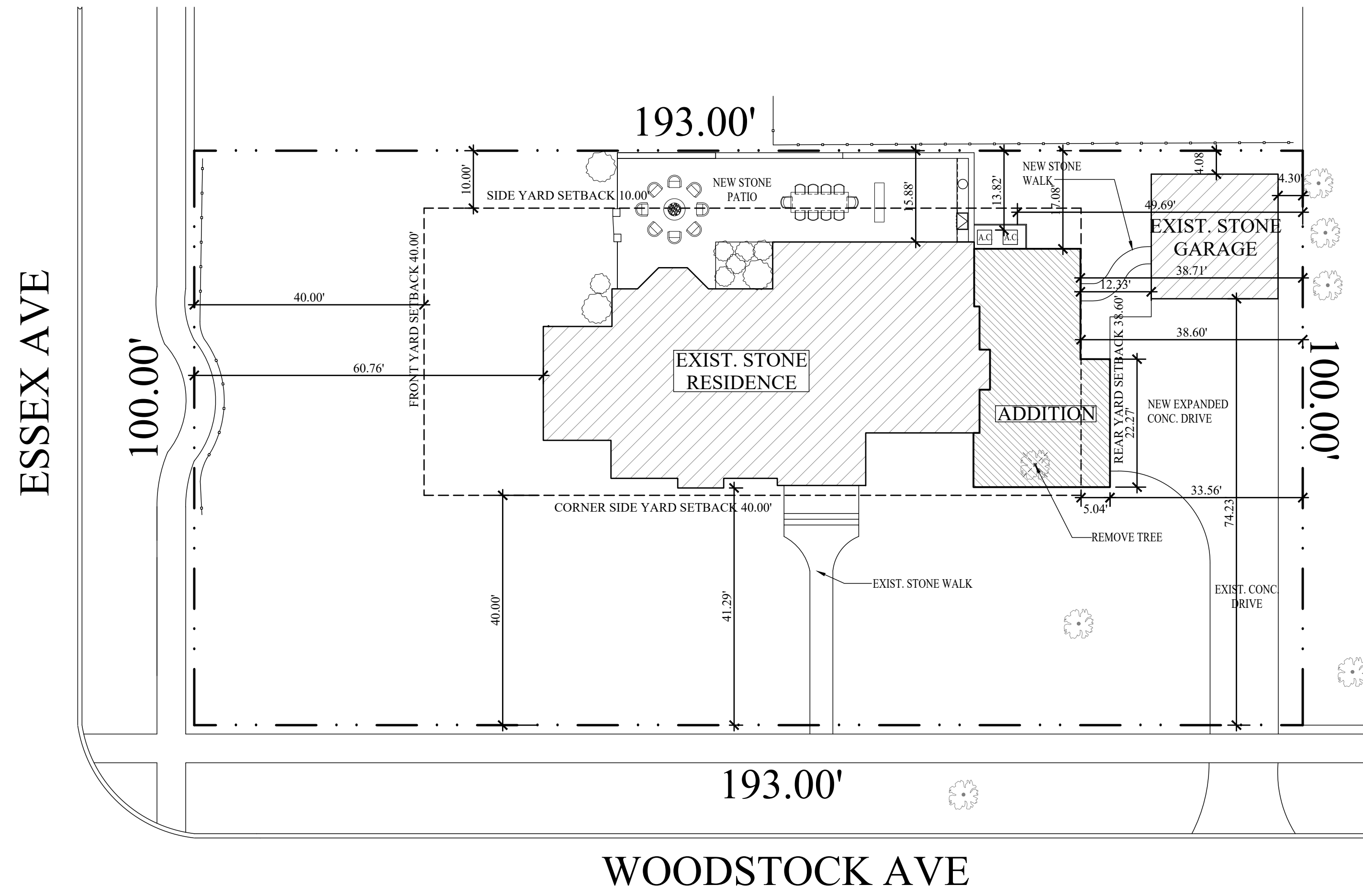
257 Woodstock Ave  
Kenilworth, IL 60043

EDWARD DEEGAN  
ARCHITECTS & INTERIORS  
560 Green Bay Road #301  
Winnetka, IL 60093  
(847) 906-4110

Sheet No.

**A001**

Project No. 25.52



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

Professional Design Firm  
License NO. 184.007114

DATE	DRAWING SET
10.07.25	Field Measure
11.12.25	Design Meeting #1
12.16.25	Budget Set
03.02.26	Village Review
03.13.26	Variance Submission

-NOT FOR CONSTRUCTION-

Kallop Residence

257 Woodstock Ave  
Kenilworth, IL 60043

EDWARD DEEGAN  
ARCHITECTS & INTERIORS  
560 Green Bay Road #301  
Winnetka, IL 60093  
(847) 906-4110

Sheet No.  
**A002**  
Project No. 25.52



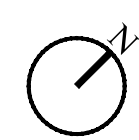
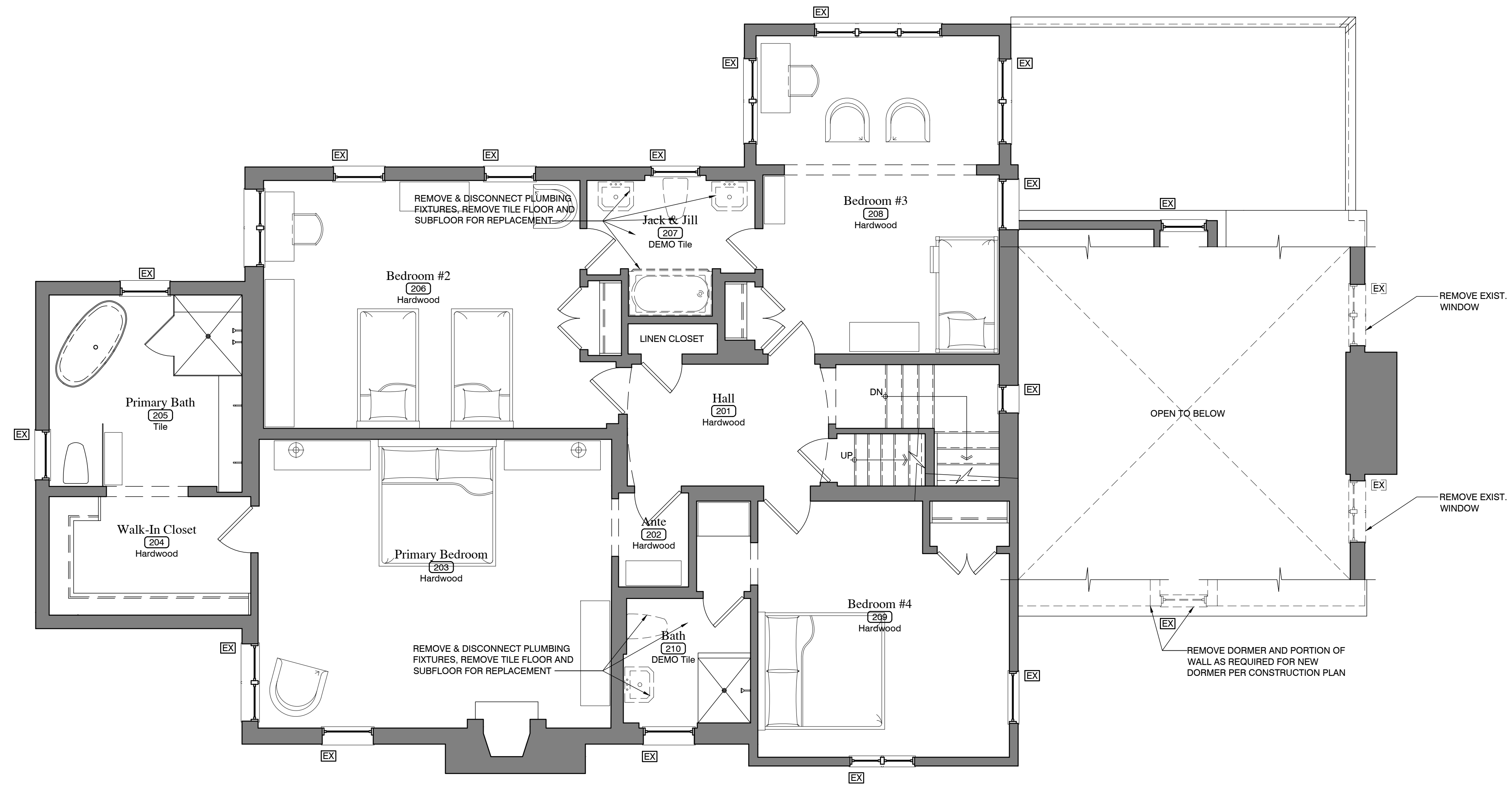


**DEMOLITION**

EXISTING CONSTRUCTION:  
• TO REMAIN

EXISTING CONSTRUCTION:  
• TO DEMOLISH

REMOVE CEILING/ROOF



Second Floor Demolition Plan  
SCALE: 1/4" = 1'-0"

Professional Design Firm  
License NO. 184.007114

DATE DRAWING SET  
10.07.25 Field Measure  
11.12.25 Design Meeting #1  
12.16.25 Budget Set  
03.02.26 Village Review  
03.13.26 Variance Submission

**-NOT FOR CONSTRUCTION-**

**Kallop Residence**

257 Woodstock Ave  
Kenilworth, IL 60043

**EDWARD DEEGAN**  
ARCHITECTS & INTERIORS  
560 Green Bay Road #301  
Winnetka, IL 60093  
(847) 906-4110

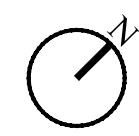
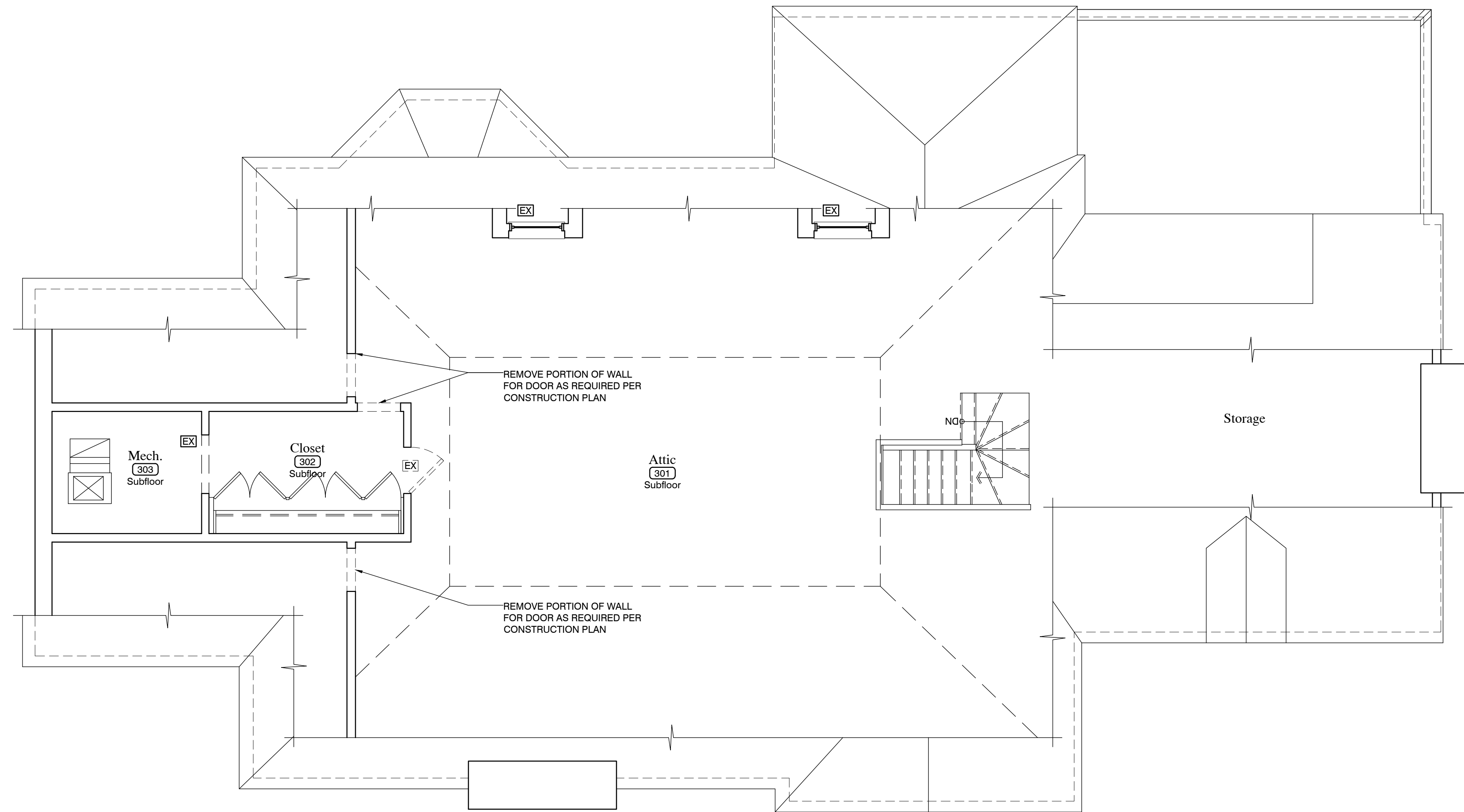
Sheet No.  
**D102**  
Project No. 25.52

**DEMOLITION**

EXISTING CONSTRUCTION:  
• TO REMAIN

EXISTING CONSTRUCTION:  
• TO DEMOLISH

REMOVE CEILING/ROOF



Attic Demolition Plan  
SCALE: 1/4" = 1'-0"

Professional Design Firm  
License NO. 184.007114

DATE DRAWING SET  
10.07.25 Field Measure  
11.12.25 Design Meeting #1  
12.16.25 Budget Set  
03.02.26 Village Review  
03.13.26 Variance Submission

**-NOT FOR CONSTRUCTION-**

**Kallop Residence**

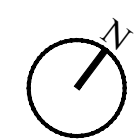
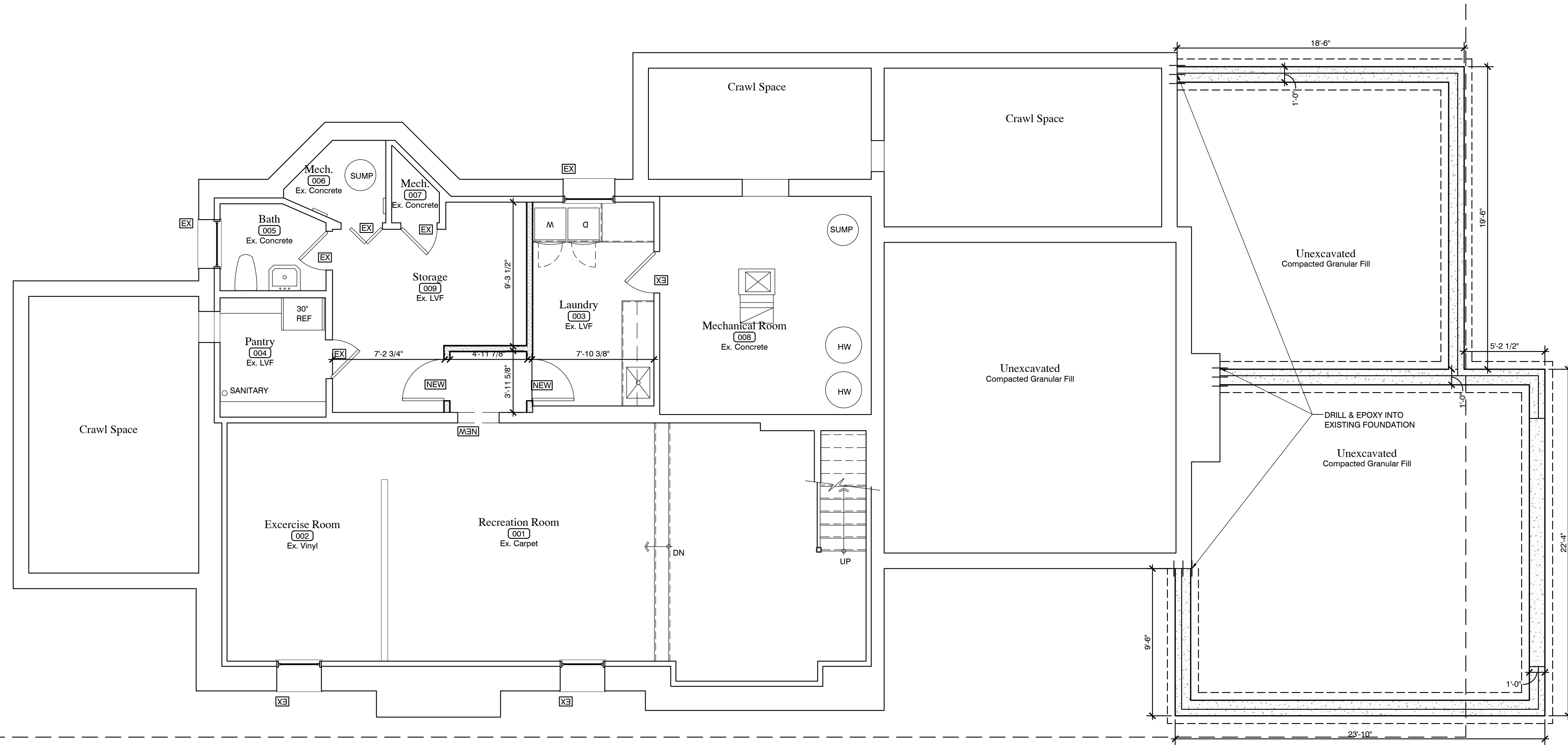
257 Woodstock Ave  
Kenilworth, IL 60043

**EDWARD DEEGAN**  
ARCHITECTS & INTERIORS  
560 Green Bay Road #301  
Winnetka, IL 60093  
(847) 906-4110

Sheet No.  
**D103**  
Project No. 25.52

### WALL TYPES

- INTERIOR WALL**
  - 5/8" TYPE "X" FIRE RATED GYPSUM BOARD ON EACH FACE OF 2X WOOD STUD FRAMING, 16" O.C. WITH R-11 SOUND ATTENUATION INSULATION IN STUD CAVITY.
- FOUNDATION WALL**
  - POURED CONCRETE FOUNDATION WALL WITH REINFORCEMENT PER STRUCTURAL PLANS
  - "TUFF-N-DRI" WATERPROOFING MEMBRANE
  - CONCRETE SPREAD FOOTING
  - 4" DIA. FABRIC WRAPPED PERFORATED PLASTIC DRAIN SET IN WASHED GRAVEL SURROUND (TYP. EACH SIDE OF BASEMENT FOOTING).



**Basement Construction Plan**  
SCALE: 1/4" = 1'-0"

Professional Design Firm  
License NO. 184.007114

DATE DRAWING SET  
10.07.25 Field Measure  
11.12.25 Design Meeting #1  
12.16.25 Budget Set  
03.02.26 Village Review  
03.13.26 Variance Submission

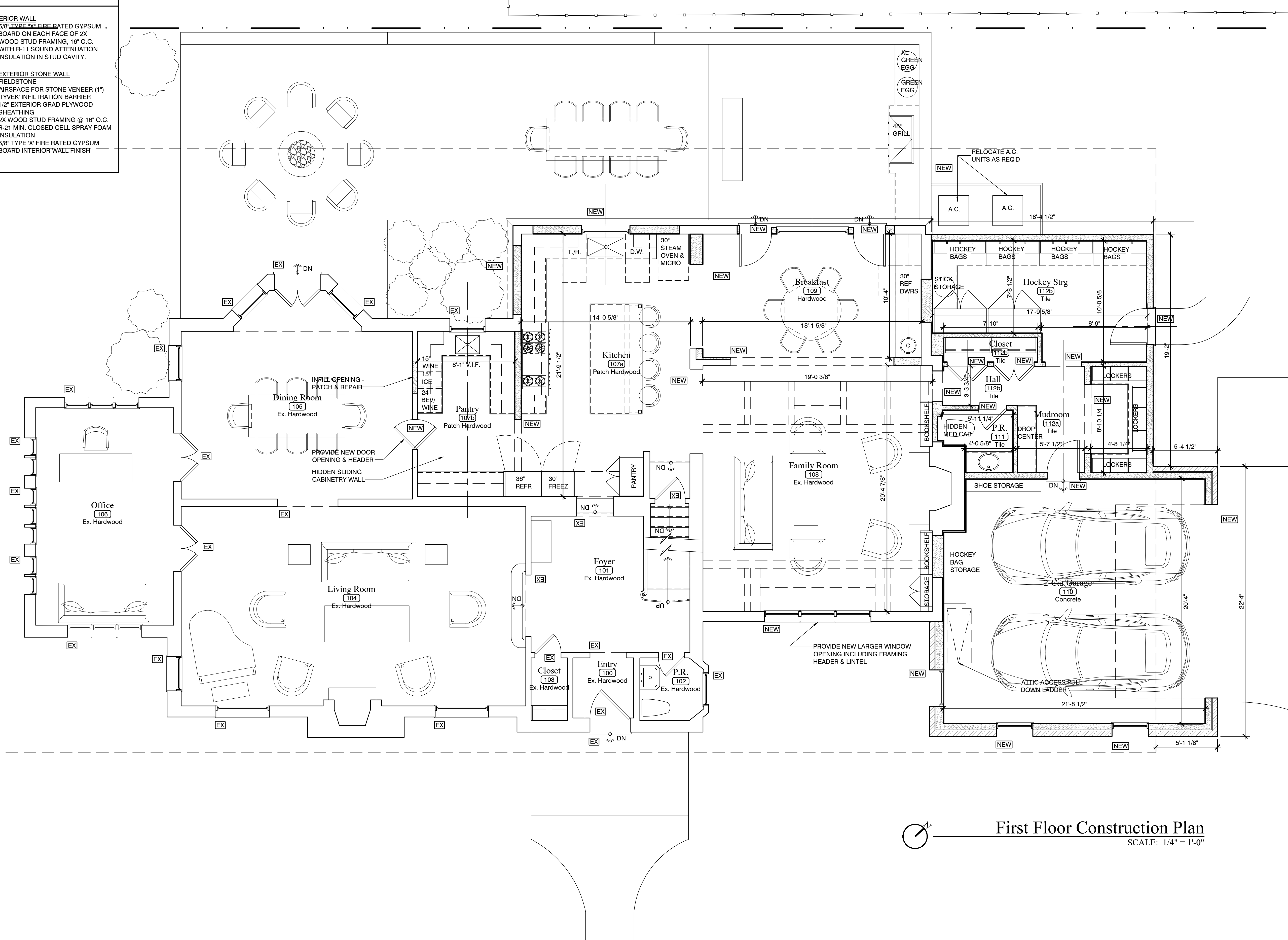
**Kallop Residence**  
 -NOT FOR CONSTRUCTION-  
 257 Woodstock Ave  
 Kenilworth, IL 60043

**EDWARD DEEGAN**  
 ARCHITECTS & INTERIORS  
 560 Green Bay Road #301  
 Winnetka, IL 60093  
 (847) 906-4110

Sheet No.  
**A100**  
 Project No. 25.52

### WALL TYPES

- INTERIOR WALL
  - 5/8" TYPE X FIRE RATED GYPSUM BOARD ON EACH FACE OF 2X WOOD STUD FRAMING, 16" O.C. WITH R-11 SOUND ATTENUATION INSULATION IN STUD CAVITY.
- EXTERIOR STONE WALL
  - FIELDSTONE
  - AIRSPACE FOR STONE VENEER (1")
  - TYVEK INFILTRATION BARRIER
  - 1/2" EXTERIOR GRAD PLYWOOD SHEATHING
  - 2X WOOD STUD FRAMING @ 16" O.C.
  - R-21 MIN. CLOSED CELL SPRAY FOAM INSULATION
  - 5/8" TYPE X FIRE RATED GYPSUM BOARD INTERIOR WALL FINISH



First Floor Construction Plan

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

Professional Design Firm  
License NO. 184.007114

DATE DRAWING SET  
10.07.25 Field Measure  
11.12.25 Design Meeting #1  
12.16.25 Budget Set  
03.02.26 Village Review  
03.13.26 Variance Submission

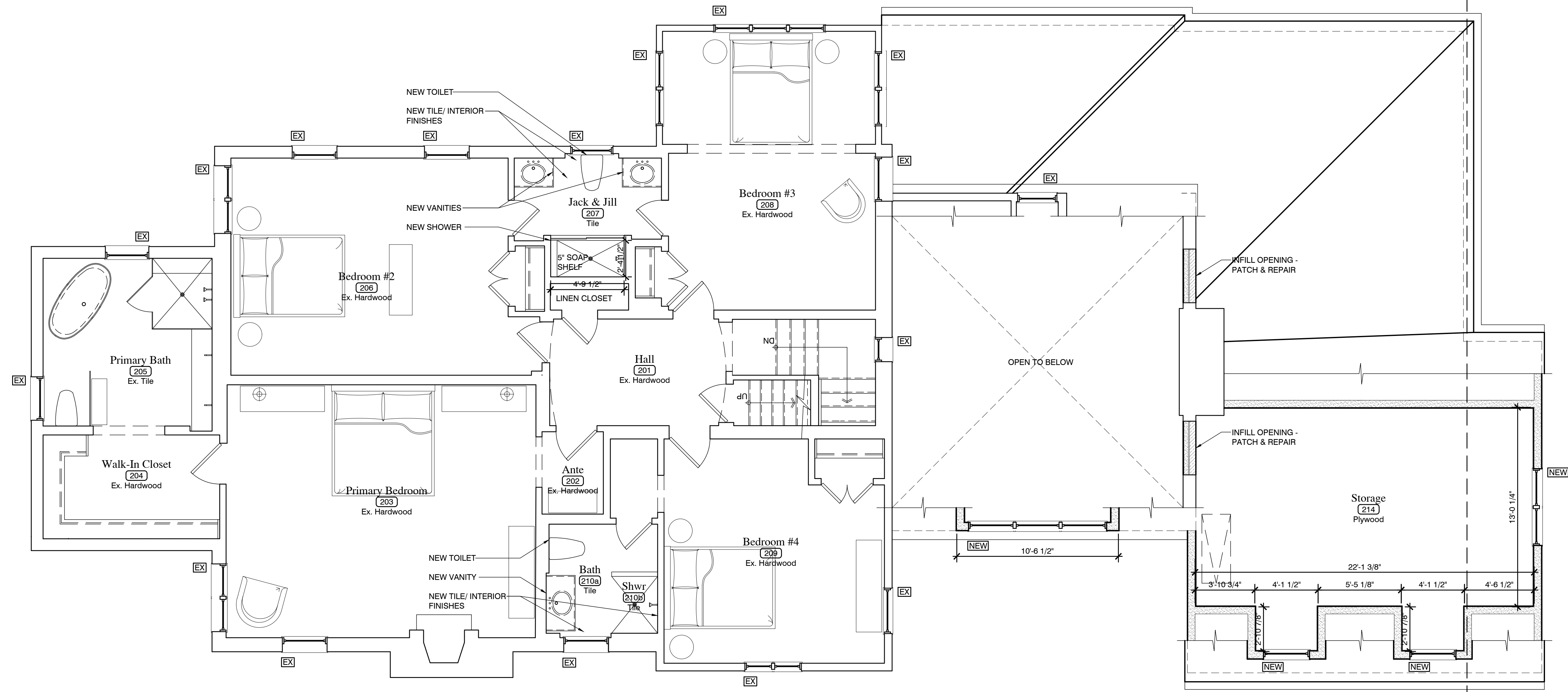
**Kallop Residence**  
 -NOT FOR CONSTRUCTION-  
 257 Woodstock Ave  
 Kenilworth, IL 60043

**EDWARD DEEGAN**  
 ARCHITECTS & INTERIORS  
 560 Green Bay Road #301  
 Winnetka, IL 60093  
 (847) 906-4110

Sheet No.  
**A101**  
 Project No. 25.52

### WALL TYPES

- INTERIOR WALL**
- 5/8" TYPE 'X' FIRE RATED GYPSUM BOARD ON EACH FACE OF 2X WOOD STUD FRAMING, 16" O.C. WITH R-11 SOUND ATTENUATION INSULATION IN STUD CAVITY.
- EXTERIOR STUCCO & TIMBER WALL**
- STUCCO AND TIMBER BOARDING TO MATCH EXIST.
  - TYVEK INFILTRATION BARRIER
  - 1/2" EXTERIOR GRAD PLYWOOD SHEATHING
  - 2X WOOD STUD FRAMING @ 16" O.C.
  - R-21 MIN. CLOSED CELL SPRAY FOAM INSULATION
  - 5/8" TYPE 'X' FIRE RATED GYPSUM BOARD INTERIOR WALL FINISH



Second Floor Construction Plan  
SCALE: 1/4" = 1'-0"

Professional Design Firm  
License NO. 184.007114

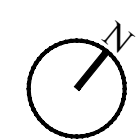
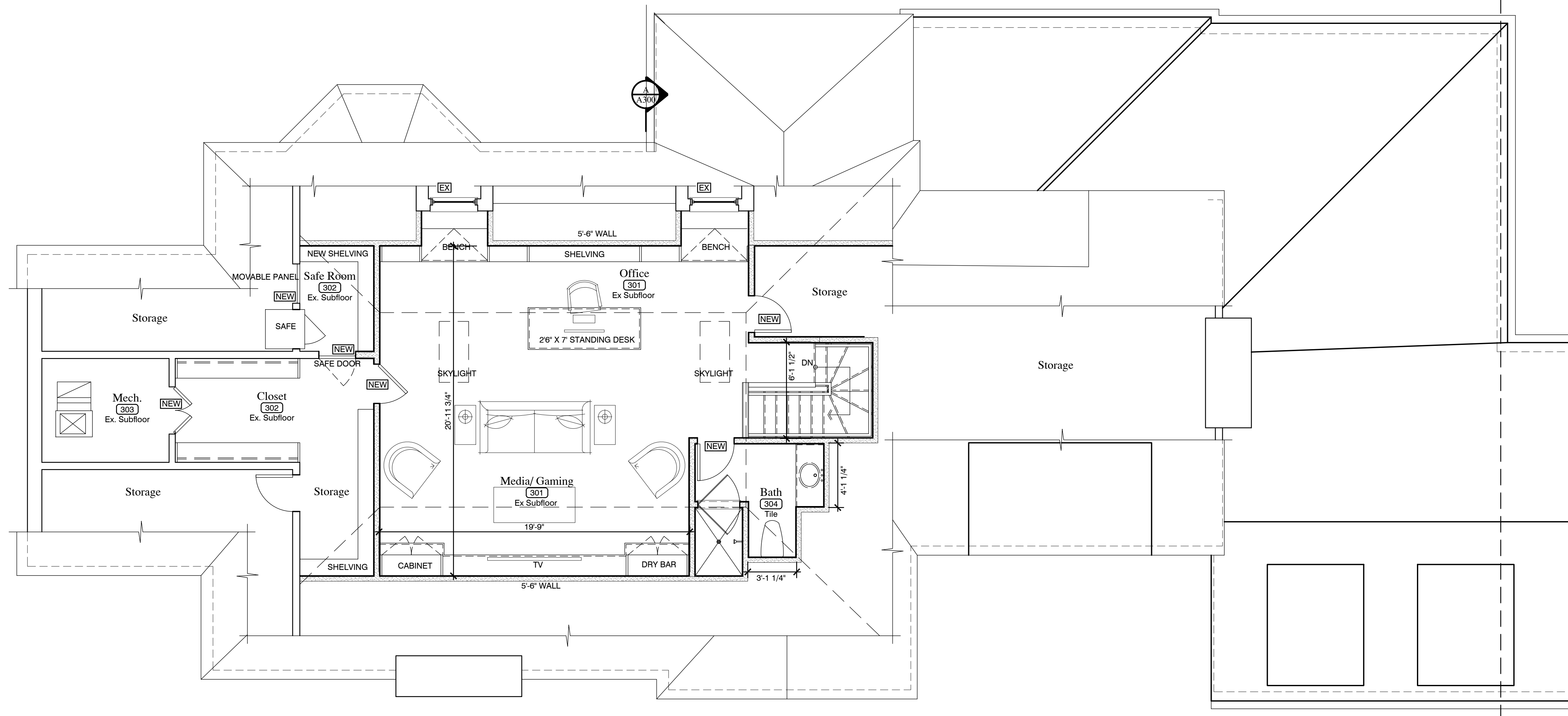
DATE DRAWING SET  
10.07.25 Field Measure  
11.12.25 Design Meeting #1  
12.16.25 Budget Set  
03.02.26 Village Review  
03.13.26 Variance Submission

**Kallop Residence**  
 -NOT FOR CONSTRUCTION-  
 257 Woodstock Ave  
 Kenilworth, IL 60043

**EDWARD DEEGAN**  
 ARCHITECTS & INTERIORS  
 560 Green Bay Road #301  
 Winnetka, IL 60093  
 (847) 966-4110

Sheet No.  
**A102**  
 Project No. 25.52

WALL TYPES	
	<b>INTERIOR WALL</b> • 5/8" TYPE 'X' FIRE RATED GYPSUM BOARD ON EACH FACE OF 2X WOOD STUD FRAMING, 16" O.C. WITH R-11 SOUND ATTENUATION INSULATION IN STUD CAVITY.
	<b>EXTERIOR STUCCO &amp; TIMBER WALL</b> • STUCCO AND TIMBER BOARDING TO MATCH EXIST. • TYVEK INFILTRATION BARRIER • 1/2" EXTERIOR GRAD PLYWOOD SHEATHING • 2X WOOD STUD FRAMING @ 16" O.C. • R-21 MIN. CLOSED CELL SPRAY FOAM INSULATION • 5/8" TYPE 'X' FIRE RATED GYPSUM BOARD INTERIOR WALL FINISH



Attic Construction Plan  
SCALE: 1/4" = 1'-0"

Professional Design Firm  
License NO. 184.007114

DATE DRAWING SET  
 10.07.25 Field Measure  
 11.12.25 Design Meeting #1  
 12.16.25 Budget Set  
 03.02.26 Village Review  
 03.13.26 Variance Submission

-NOT FOR CONSTRUCTION-



Kallop Residence

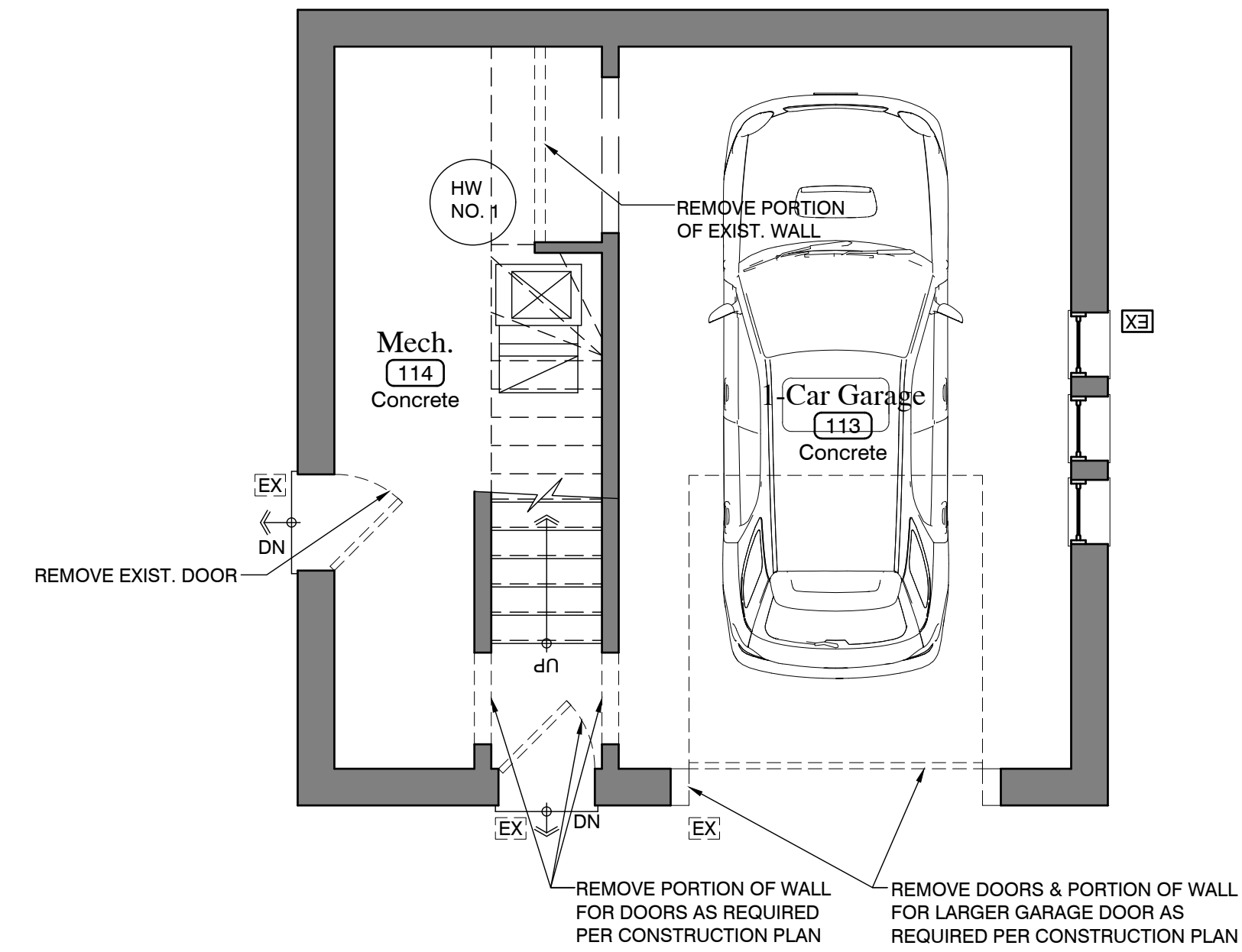
257 Woodstock Ave  
Kenilworth, IL 60043

EDWARD DEEGAN  
ARCHITECTS & INTERIORS  
560 Green Bay Road #301  
Winnetka, IL 60093  
(847) 906-4110

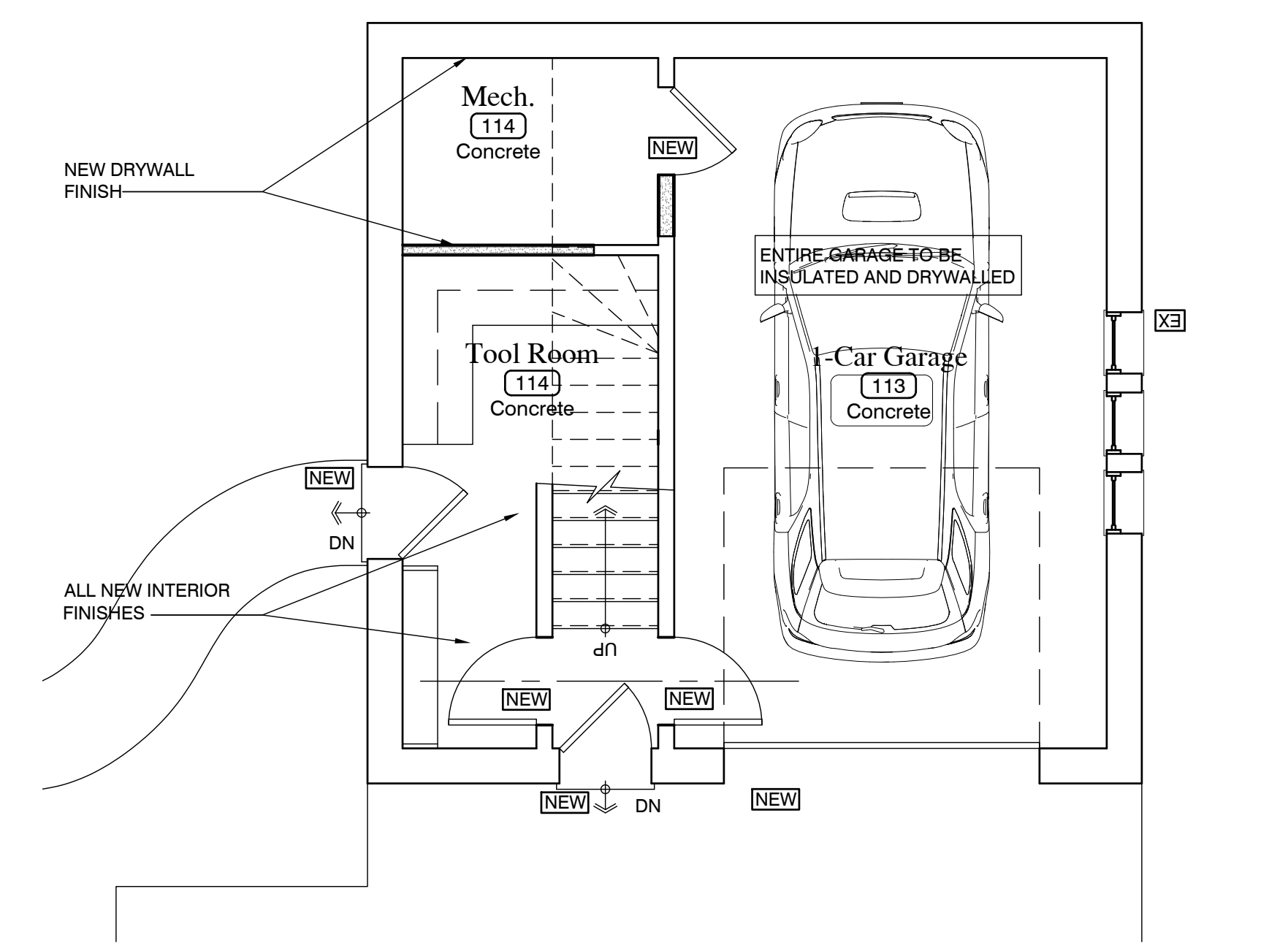
Sheet No.  
**A103**  
Project No. 25.52



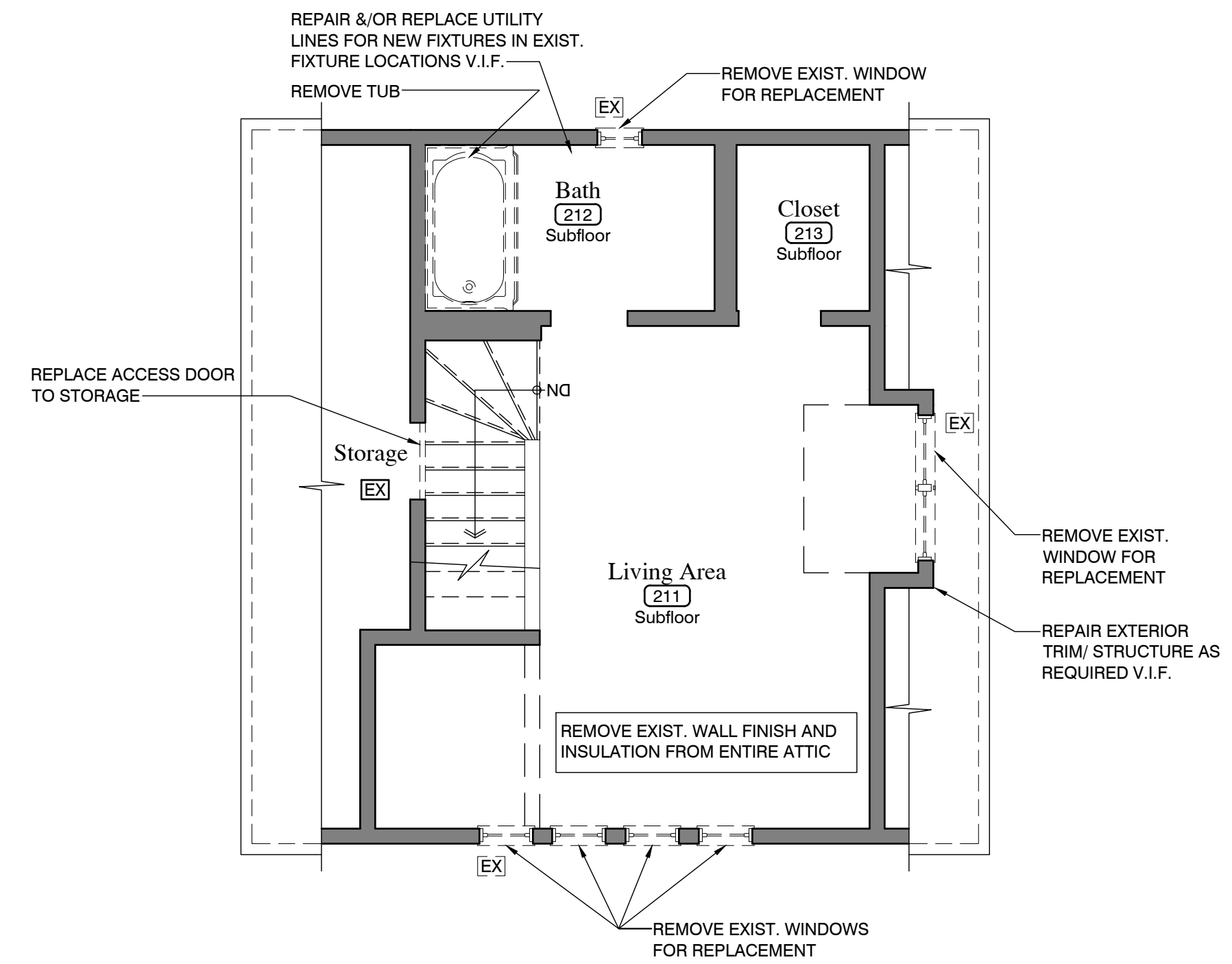
WALL TYPES	
	<b>INTERIOR WALL</b> • 5/8" TYPE 'X' FIRE RATED GYPSUM BOARD ON EACH FACE OF 2X WOOD STUD FRAMING, 16" O.C. WITH R-11 SOUND ATTENUATION INSULATION IN STUD CAVITY.
	<b>EXTERIOR STUCCO &amp; TIMBER WALL</b> • STUCCO AND TIMBER BOARDING TO MATCH EXIST. • TYVEK INFILTRATION BARRIER • 1/2" EXTERIOR GRAD PLYWOOD SHEATHING • 2X WOOD STUD FRAMING @ 16" O.C. • R-21 MIN. CLOSED CELL SPRAY FOAM INSULATION • 5/8" TYPE 'X' FIRE RATED GYPSUM BOARD INTERIOR WALL FINISH



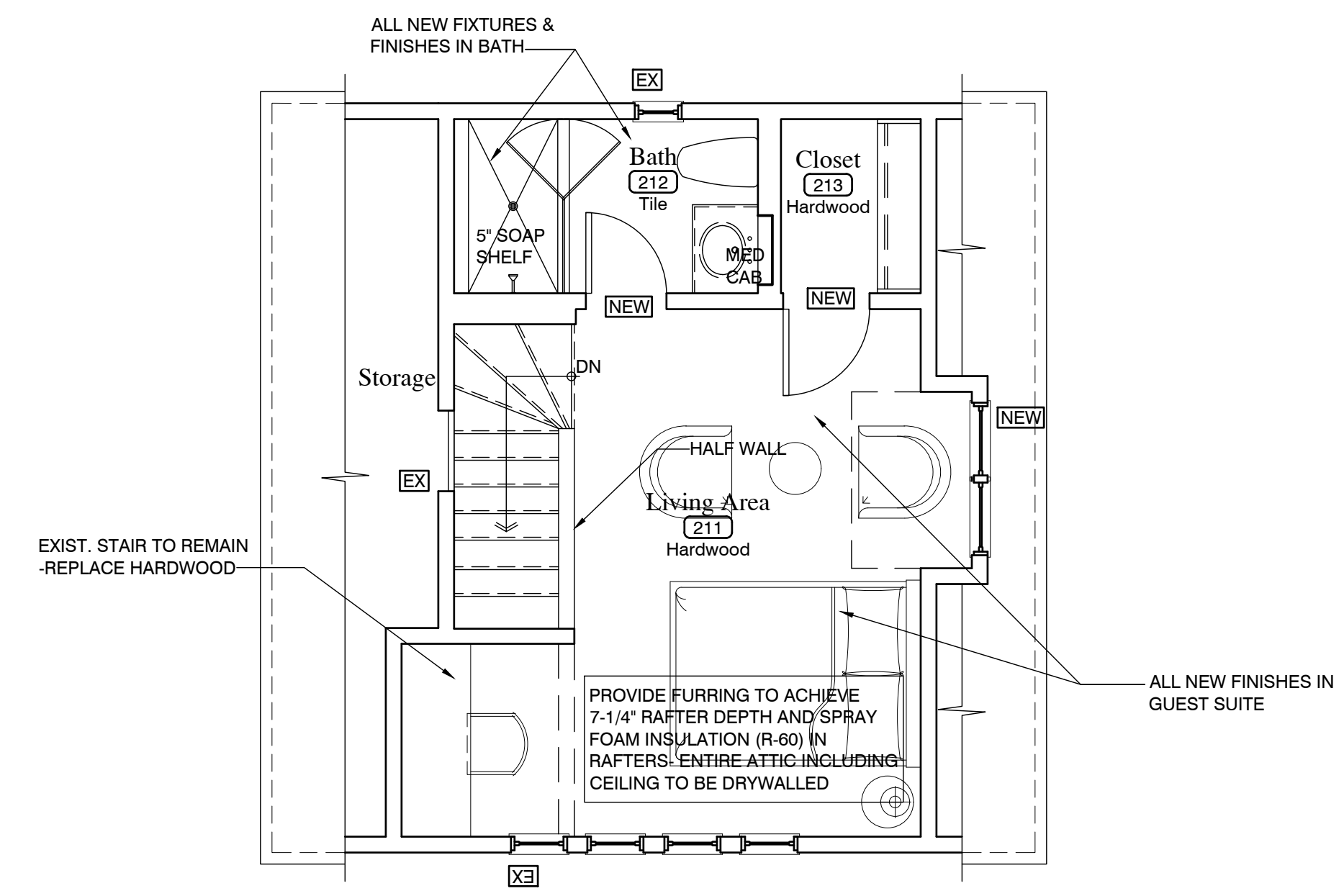
**Coach House First Floor Demolition Plan**  
SCALE: 1/4" = 1'-0"



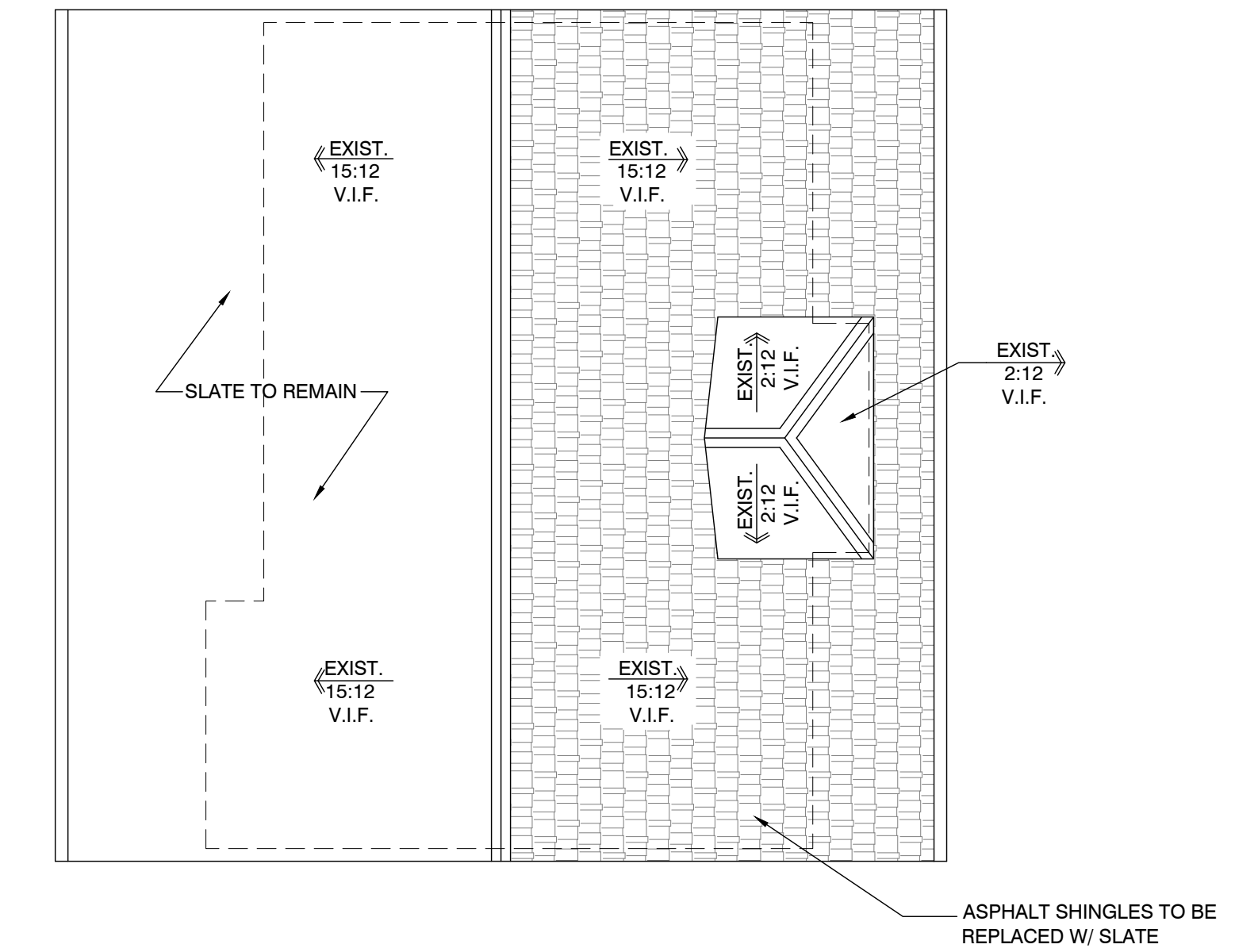
**Coach House First Floor Construction Plan**  
SCALE: 1/4" = 1'-0"



**Coach House Second Floor Demolition Plan**  
SCALE: 1/4" = 1'-0"



**Coach House Second Floor Construction Plan**  
SCALE: 1/4" = 1'-0"



**Coach House Roof Construction Plan**  
SCALE: 1/4" = 1'-0"

Professional Design Firm  
License NO. 184.007114

DATE DRAWING SET  
10.07.25 Field Measure  
11.12.25 Design Meeting #1  
12.16.25 Budget Set  
03.02.26 Village Review  
03.13.26 Variance Submission

**-NOT FOR CONSTRUCTION-**

**Kallop Residence**  
257 Woodstock Ave  
Kenilworth, IL 60043

**EDWARD DEEGAN**  
ARCHITECTS & INTERIORS  
560 Green Bay Road #301  
Winnetka IL 60093  
(847) 906-4110

Sheet No.  
**A105**  
Project No. 25.52



East Existing Elevation  
SCALE: 1/4" = 1'-0"



West Existing Elevation  
SCALE: 1/4" = 1'-0"

Professional Design Firm  
License NO. 184.007114

DATE	DRAWING SET
10.07.25	Field Measure
11.12.25	Design Meeting #1
12.16.25	Budget Set
03.02.26	Village Review
03.13.26	Variance Submission

-NOT FOR CONSTRUCTION-

Kallop Residence

257 Woodstock Ave  
Kenilworth, IL 60043

EDWARD DEEGAN  
ARCHITECTS & INTERIORS  
560 Green Bay Road #301  
Winnetka IL 60093  
(847) 906 - 4110

Sheet No.  
**E200**  
Project No. 25.52





North Existing Elevation  
SCALE: 1/4" = 1'-0"

Professional Design Firm  
License NO. 184.007114

DATE	DRAWING SET
10.07.25	Field Measure
11.12.25	Design Meeting #1
12.16.25	Budget Set
03.02.26	Village Review
03.13.26	Variance Submission

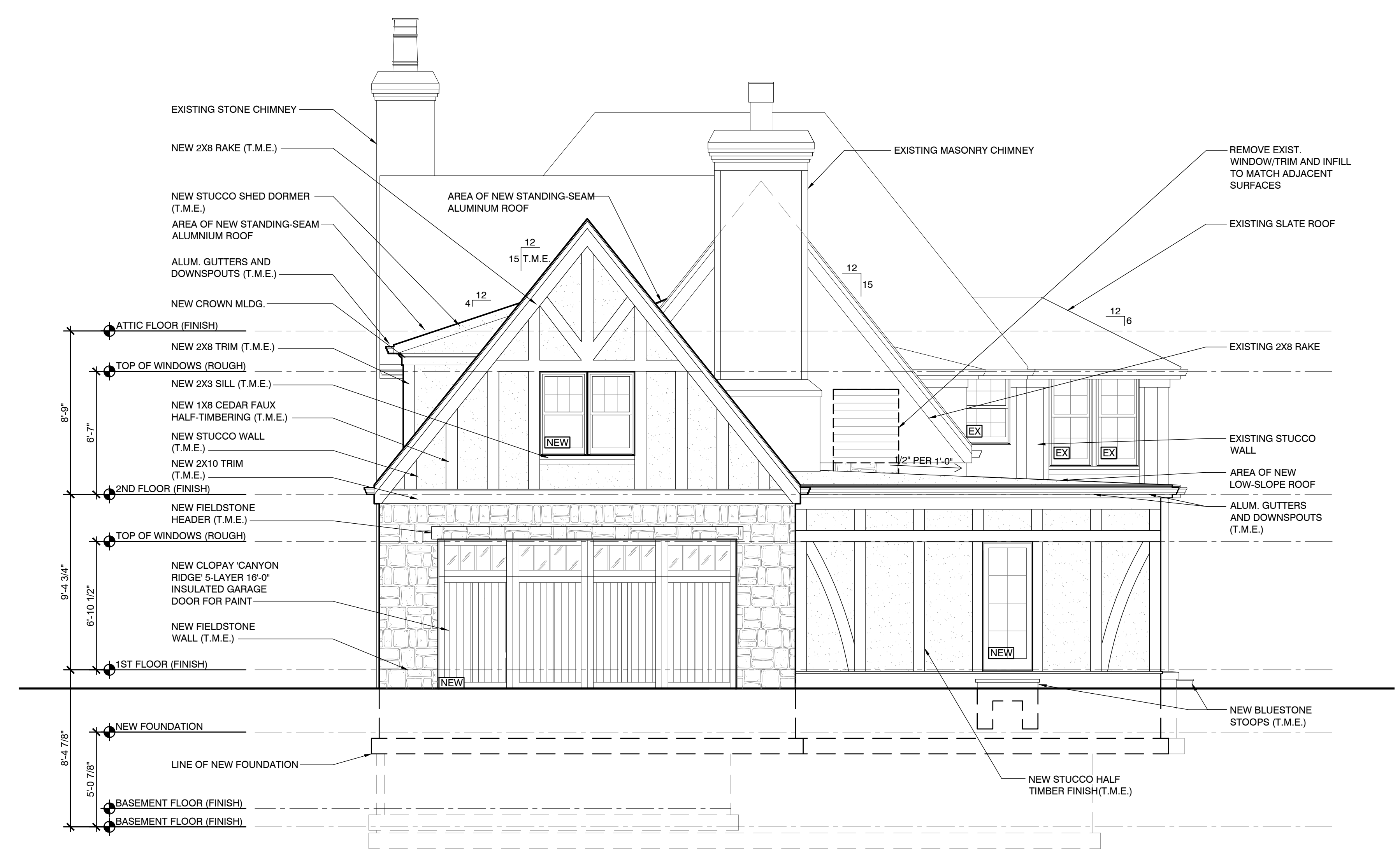
**-NOT FOR CONSTRUCTION-**

**Kallop Residence**

257 Woodstock Ave  
Kenilworth, IL 60043

**EDWARD DEEGAN**  
ARCHITECTS & INTERIORS  
560 Green Bay Road #301  
Winnetka, IL 60093  
(847) 906-4110

Sheet No.  
**E201**  
Project No. 25.52



North Proposed Elevation  
SCALE: 1/4" = 1'-0"

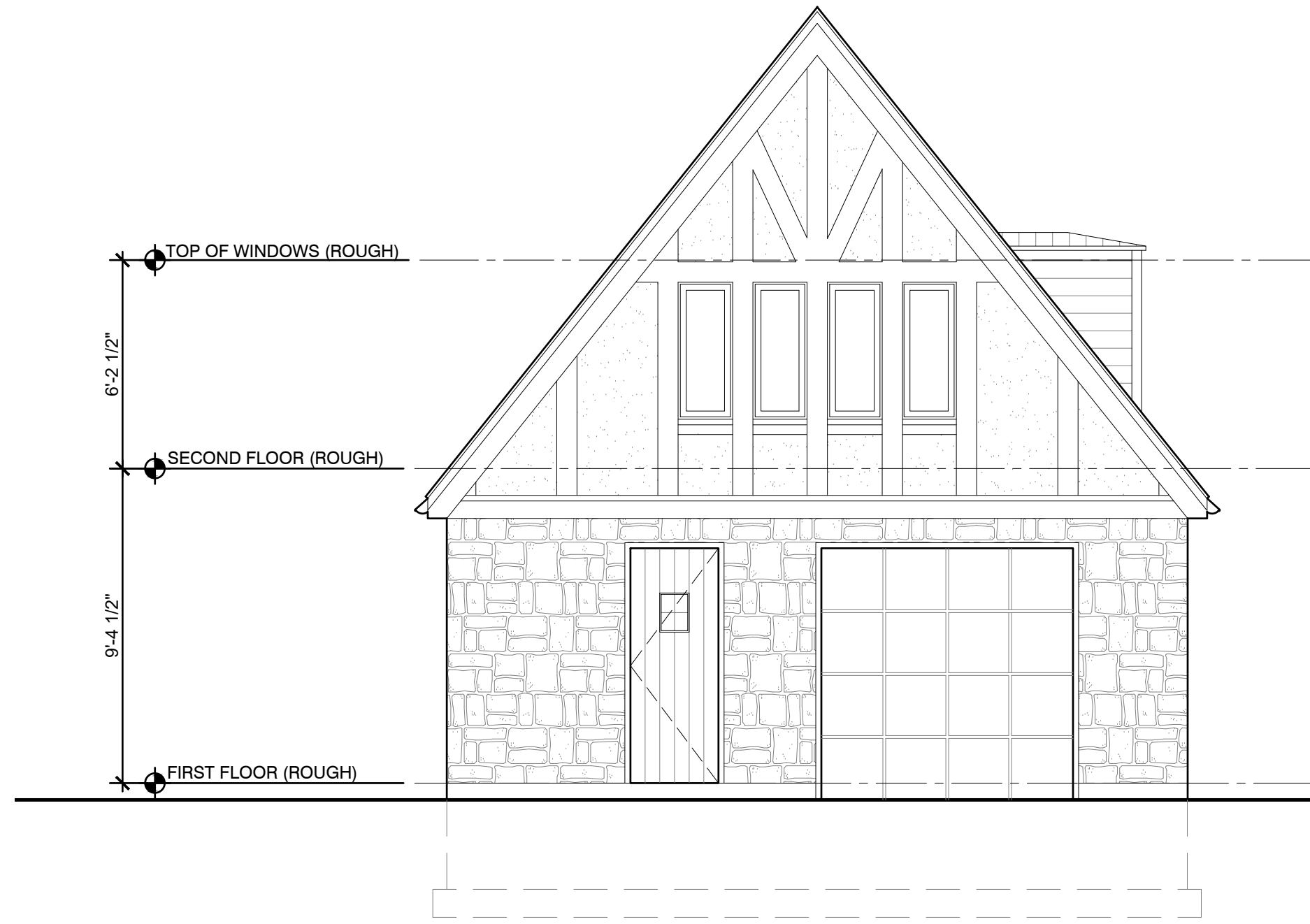
-NOT FOR CONSTRUCTION-

Kallop Residence

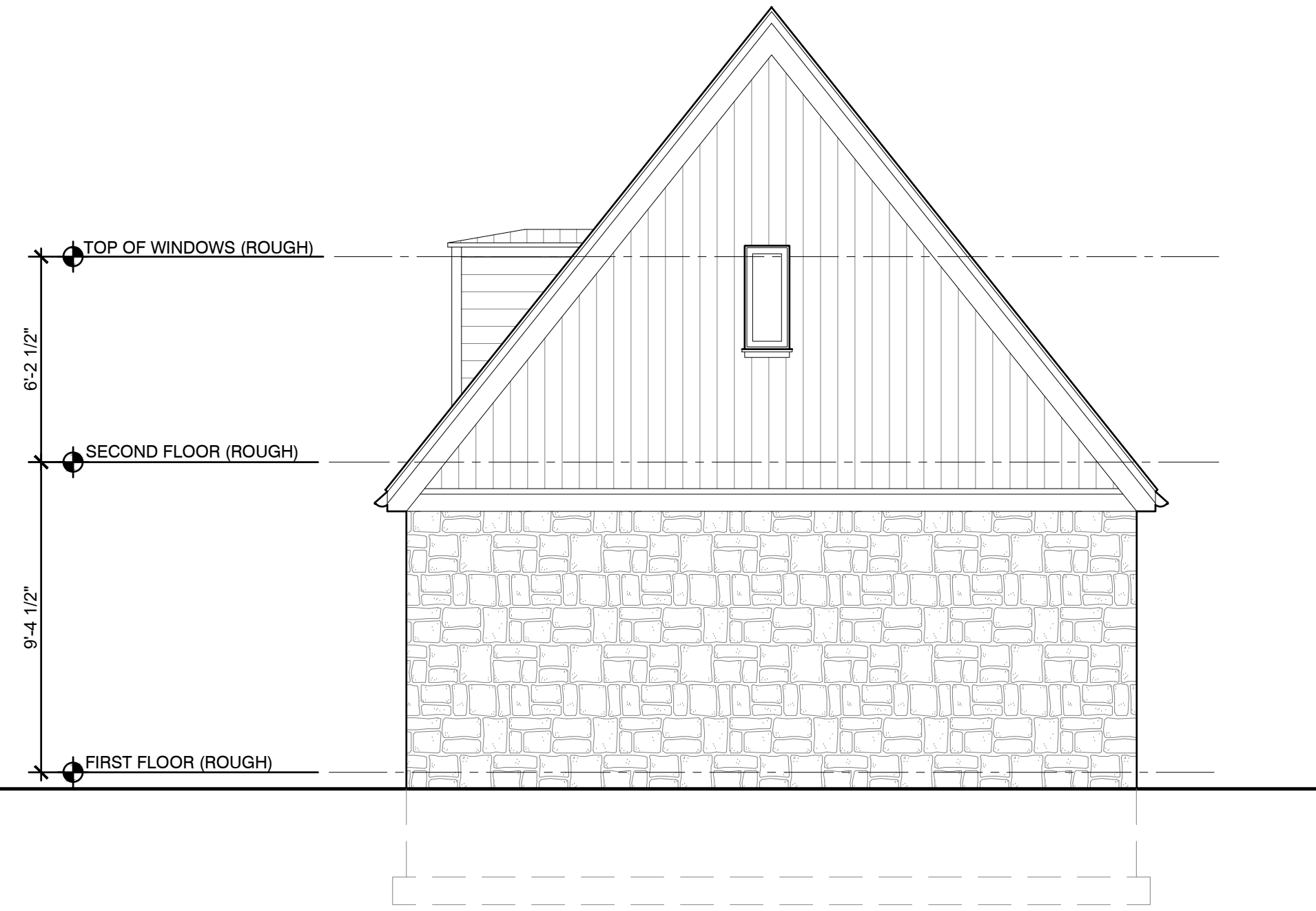
257 Woodstock Ave  
Kenilworth, IL 60043

EDWARD DEEGAN  
ARCHITECTS & INTERIORS  
560 Green Bay Road #301  
Winnetka, IL 60093  
(847) 906-4110

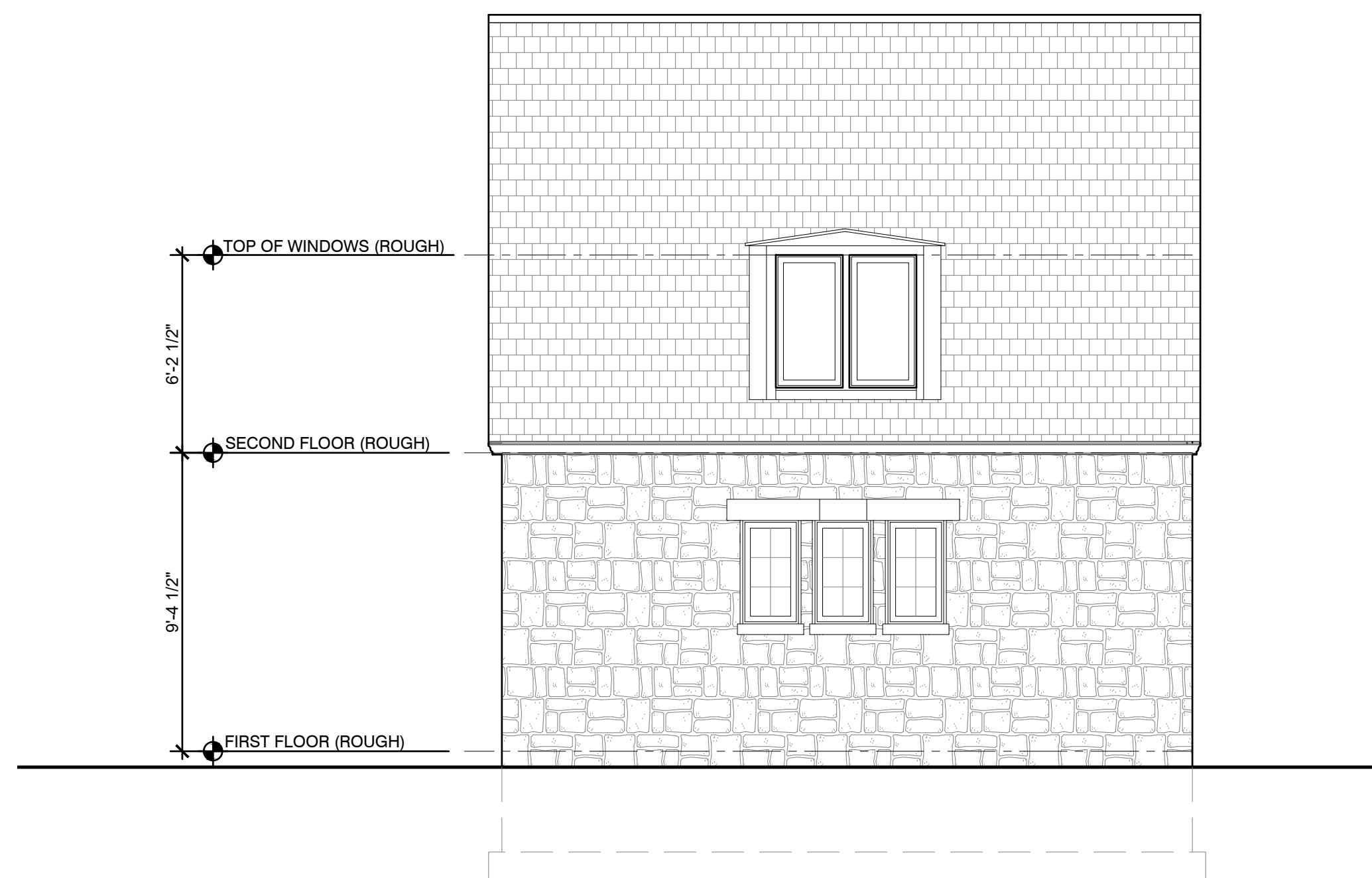
Sheet No.  
**A201**  
Project No. 25.52



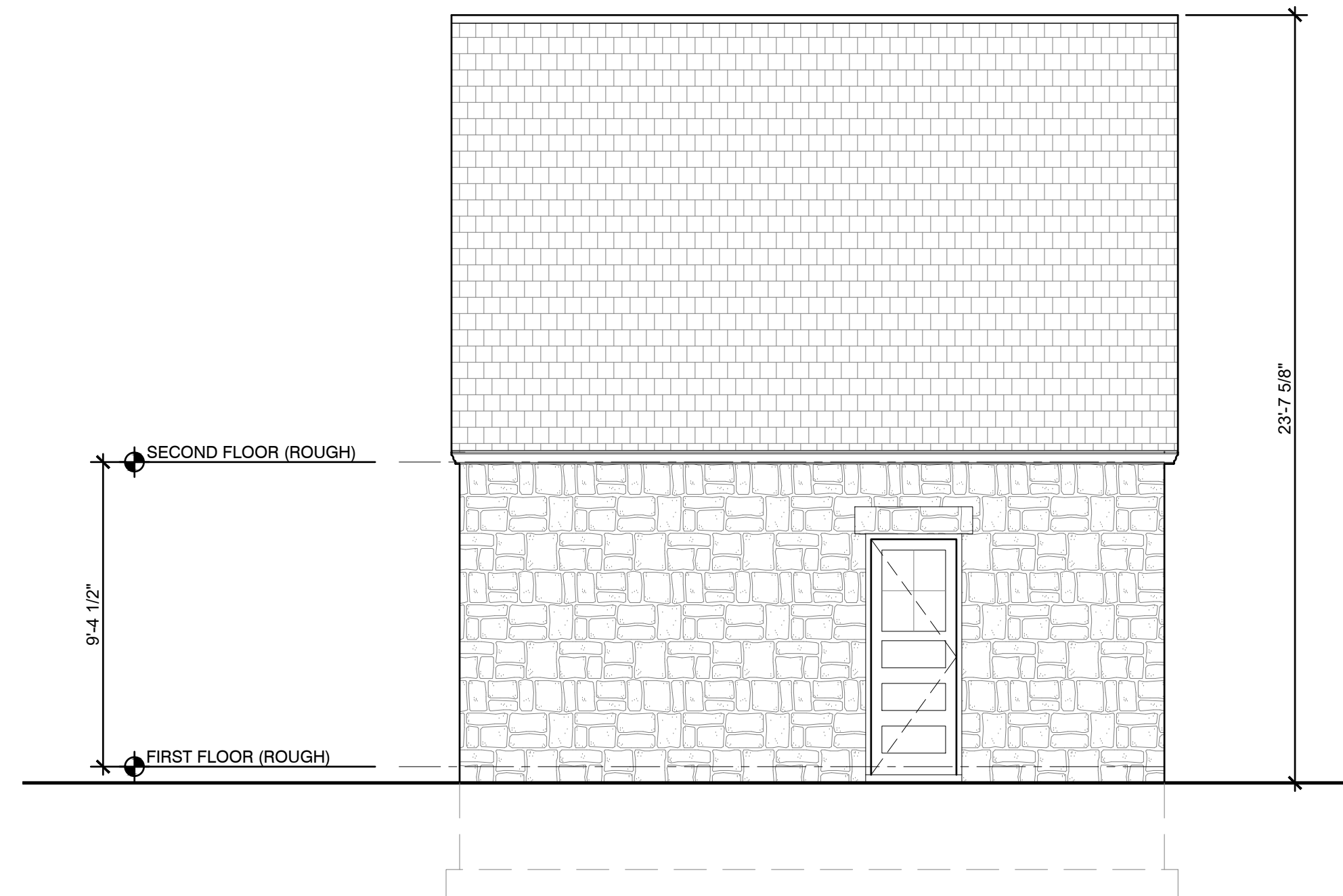
Detached Garage Existing East Elevation  
SCALE: 1/4" = 1'-0"



Detached Garage Existing West Elevation  
SCALE: 1/4" = 1'-0"



Detached Garage Existing North Elevation  
SCALE: 1/4" = 1'-0"



Detached Garage Existing South Elevation  
SCALE: 1/4" = 1'-0"

Professional Design Firm  
License NO. 184.007114

DATE DRAWING SET  
10.07.25 Field Measure  
11.12.25 Design Meeting #1  
12.16.25 Budget Set  
03.02.26 Village Review  
03.13.26 Variance Submission

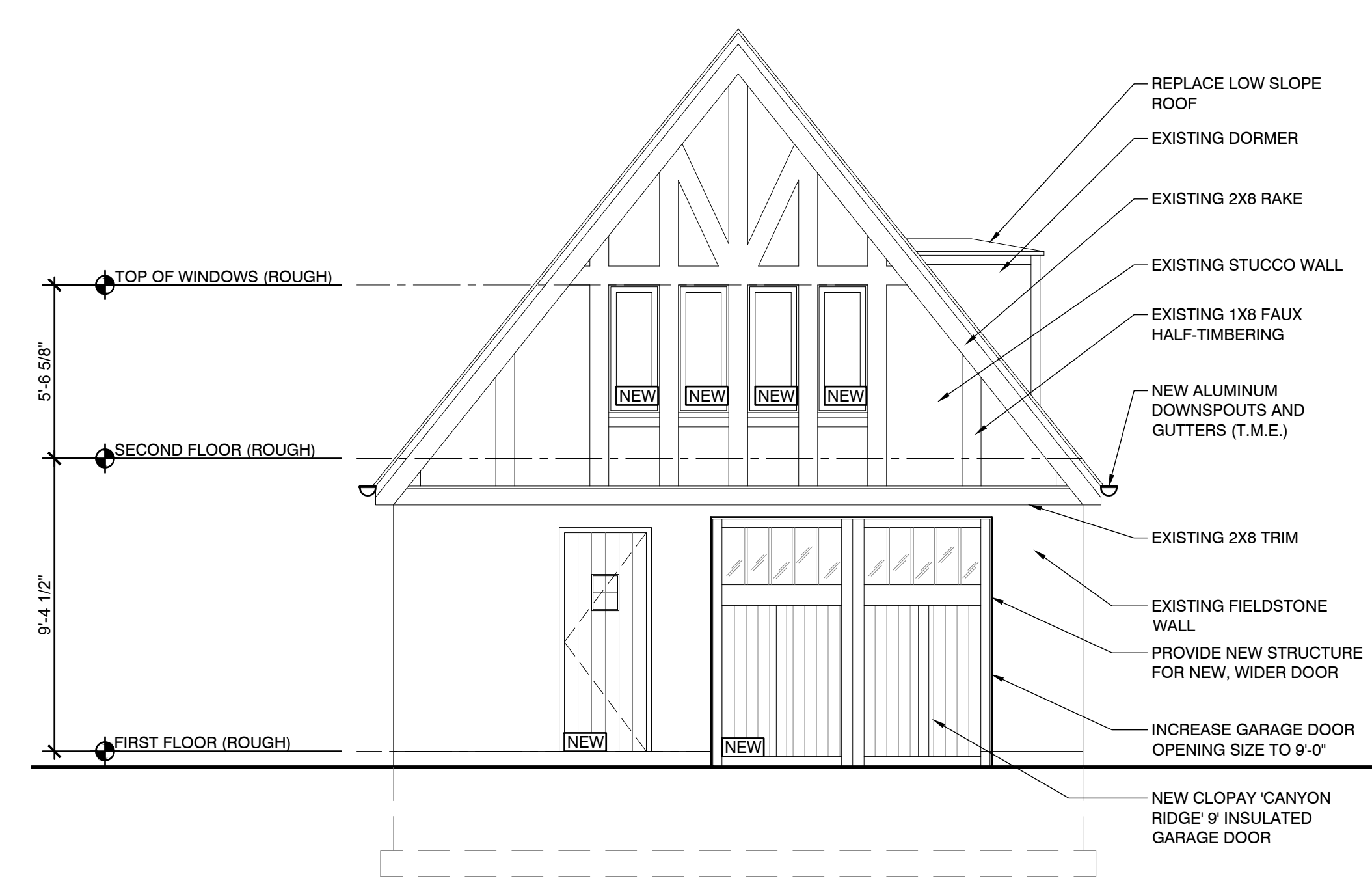
-NOT FOR CONSTRUCTION-

Kallop Residence

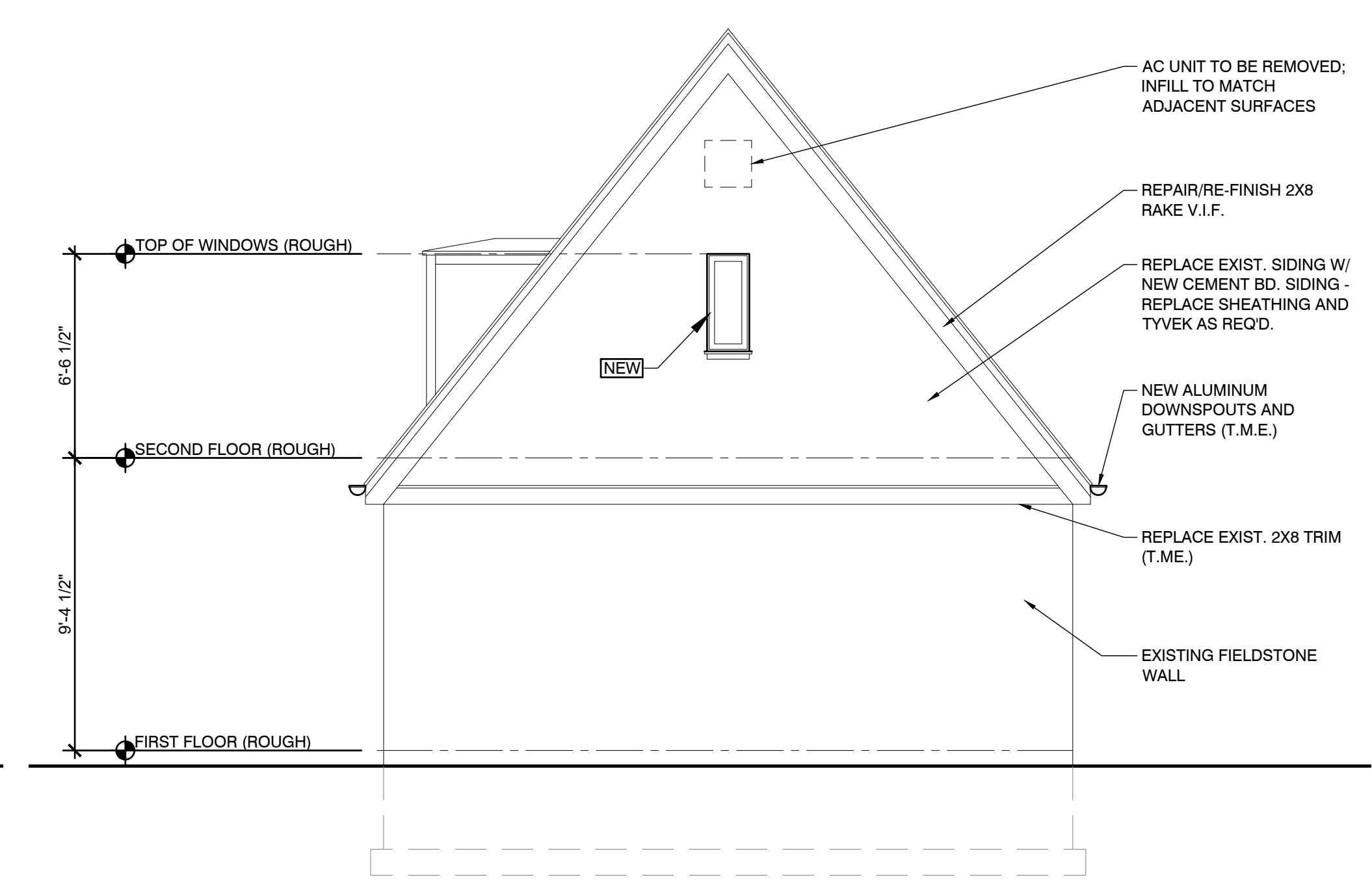
257 Woodstock Ave  
Kenilworth, IL 60043

EDWARD DEEGAN  
ARCHITECTS & INTERIORS  
560 Green Bay Road #301  
Winnetka, IL 60093  
(847) 906-4110

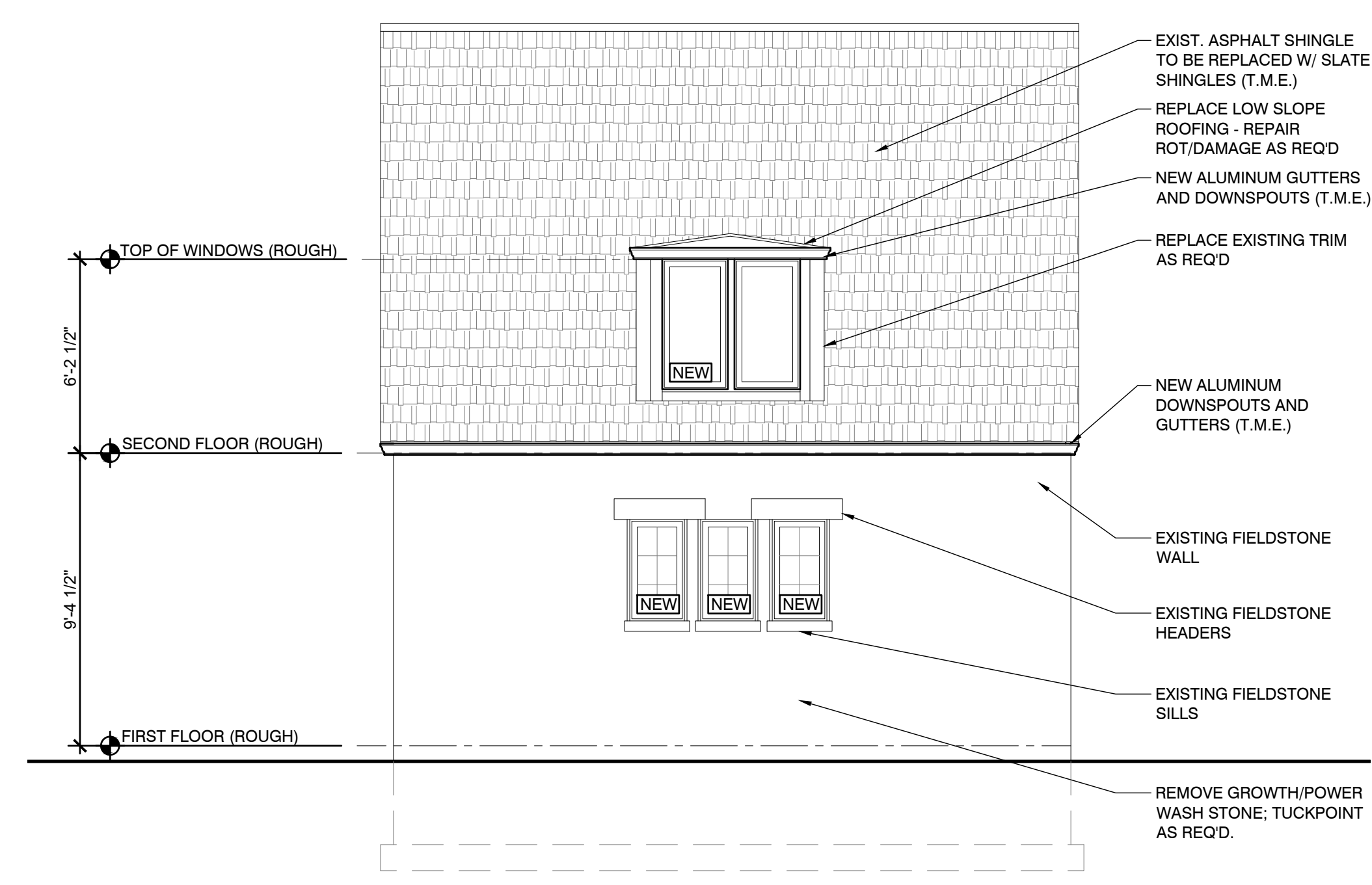
Sheet No.  
**E202**  
Project No. 25.52



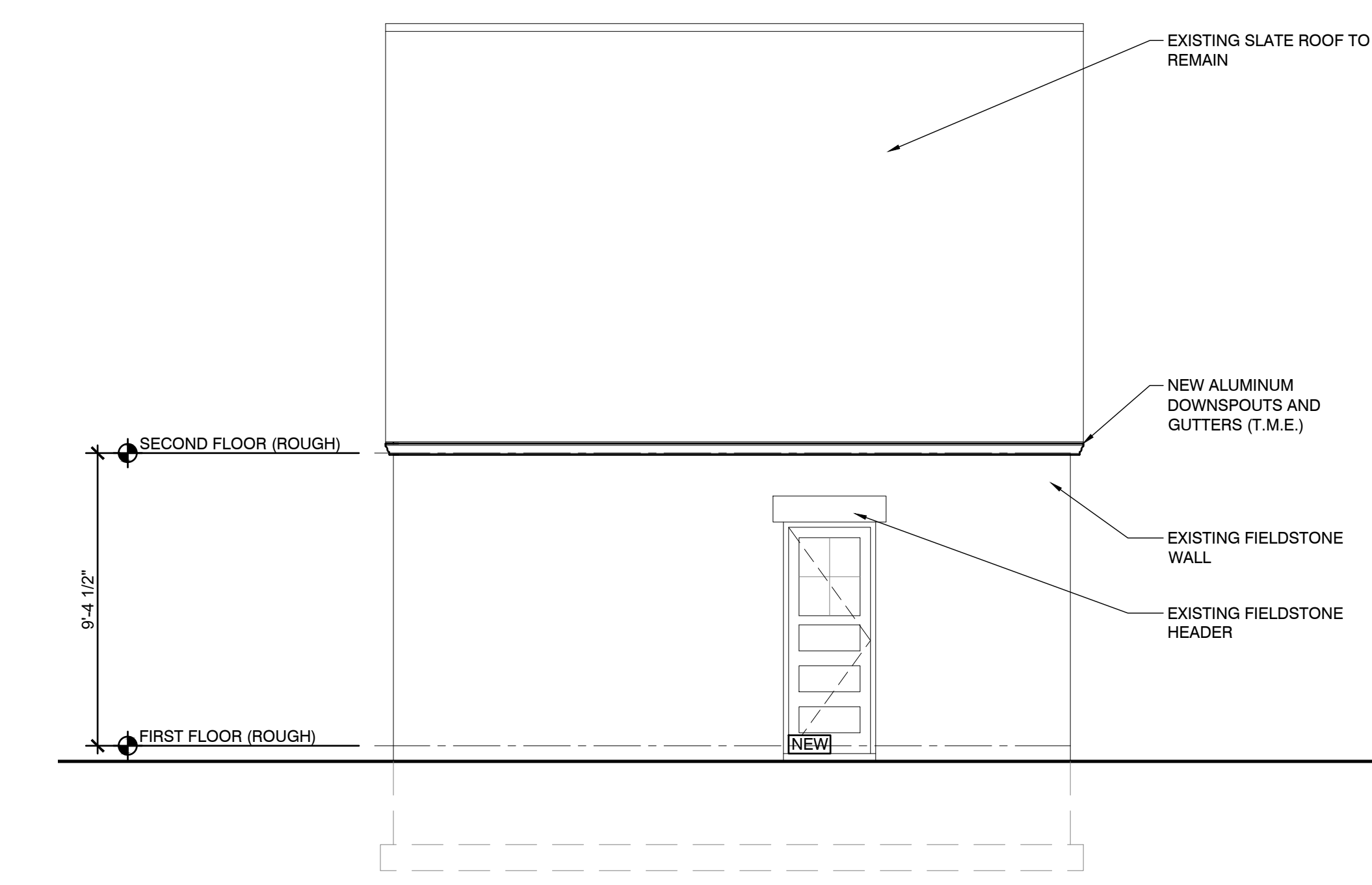
**Detached Garage Proposed East Elevation**  
SCALE: 1/4" = 1'-0"



**Detached Garage Proposed West Elevation**  
SCALE: 1/4" = 1'-0"



**Detached Garage Proposed North Elevation**  
SCALE: 1/4" = 1'-0"



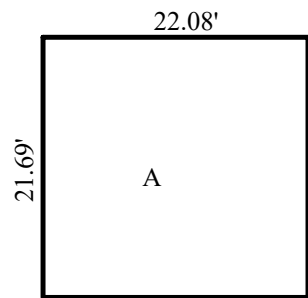
**Detached Garage Proposed South Elevation**  
SCALE: 1/4" = 1'-0"

**-NOT FOR CONSTRUCTION-**

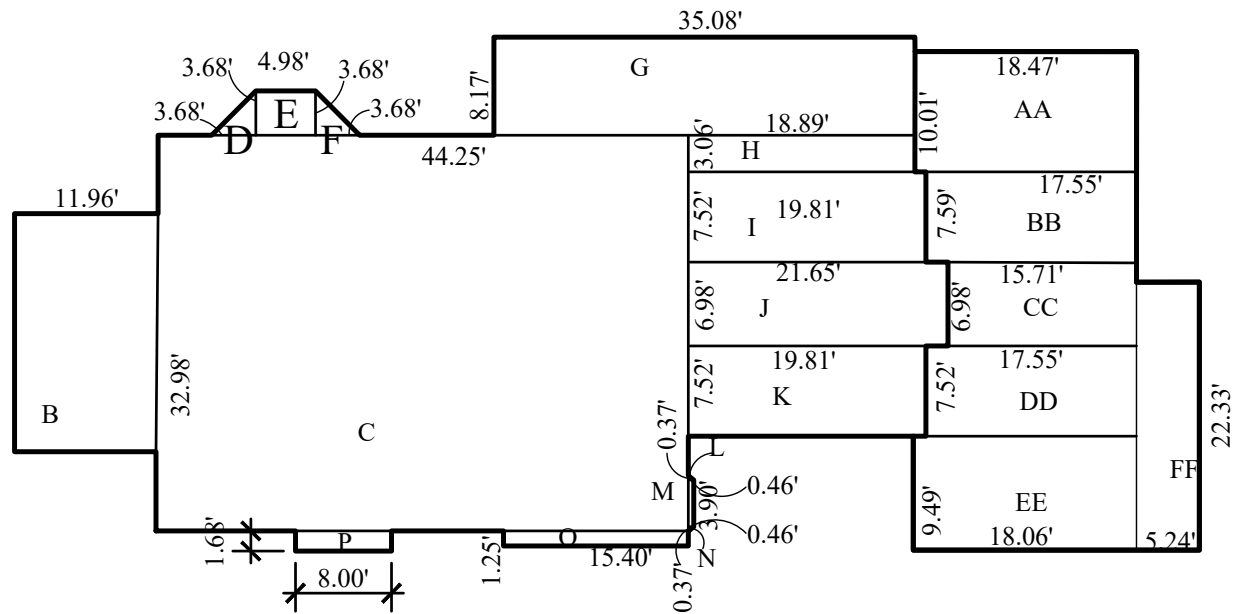
**Kallop Residence**

257 Woodstock Ave  
Kenilworth, IL 60043

**EDWARD DEEGAN**  
ARCHITECTS & INTERIORS  
560 Green Bay Road #301  
Winnetka, IL 60093  
(847) 906-4110



GARAGE LOT  
COVERAGE  
DIAGRAM



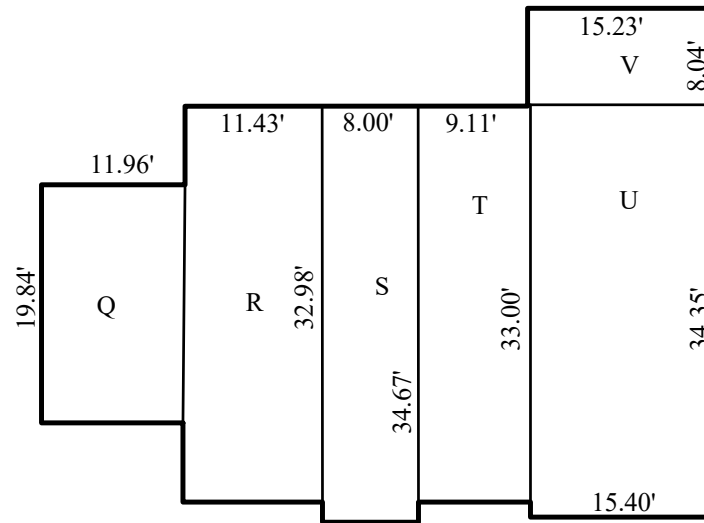
FIRST FLOOR LOT  
COVERAGE DIAGRAM

## EXISTING BUILDING COVERAGE

REGION	DIMENSIONS (FT.)	AREA (S.F.)	NOTES
A	21.69' x 22.08'	478.92	EXISTING GARAGE
B	11.96' x 19.84'	237.29	EXISTING FIRST FLOOR
C	44.25' x 32.98'	1,459.37	EXISTING FIRST FLOOR
D	3.68' x 3.68'x0.50'	6.77	EXISTING FIRST FLOOR
E	3.68' x 4.98'	18.33	EXISTING FIRST FLOOR
F	3.68'x3.68'x0.50'	6.77	EXISTING FIRST FLOOR
G	35.08' x 8.17'	286.60	EXISTING FIRST FLOOR
H	18.89' x 3.06'	57.80	EXISTING FIRST FLOOR
I	19.81' x 7.52'	148.97	EXISTING FIRST FLOOR
J	21.65' x 6.98'	151.12	EXISTING FIRST FLOOR
K	19.81' x 7.52'	148.97	EXISTING FIRST FLOOR
L	0.37' x 0.46'x0.50'	0.09	EXISTING FIRST FLOOR
M	3.90' x 0.46'	1.79	EXISTING FIRST FLOOR
N	0.37' x 0.46'x0.50'	0.09	EXISTING FIRST FLOOR
O	15.40' x 1.25'	19.25	EXISTING FIRST FLOOR
P	8.00' x 1.68'	13.44	EXISTING FIRST FLOOR
TOTAL:		3,035.56	

## PROPOSED BUILDING COVERAGE

REGION	DIMENSIONS (FT.)	AREA (S.F.)	NOTES
AA	18.47' x 10.31'	184.88	PROPOSED FIRST FLOOR
BB	17.55' x 7.59'	150.32	PROPOSED FIRST FLOOR
CC	15.71' x 6.98'	126.76	PROPOSED FIRST FLOOR
DD	17.55' x 7.52'	150.32	PROPOSED FIRST FLOOR
EE	18.06' x 9.49'	199.67	PROPOSED FIRST FLOOR
FF	5.24'x22.33'	62.30	PROPOSED FIRST FLOOR
TOTAL:		848.33	


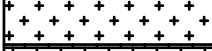


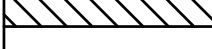


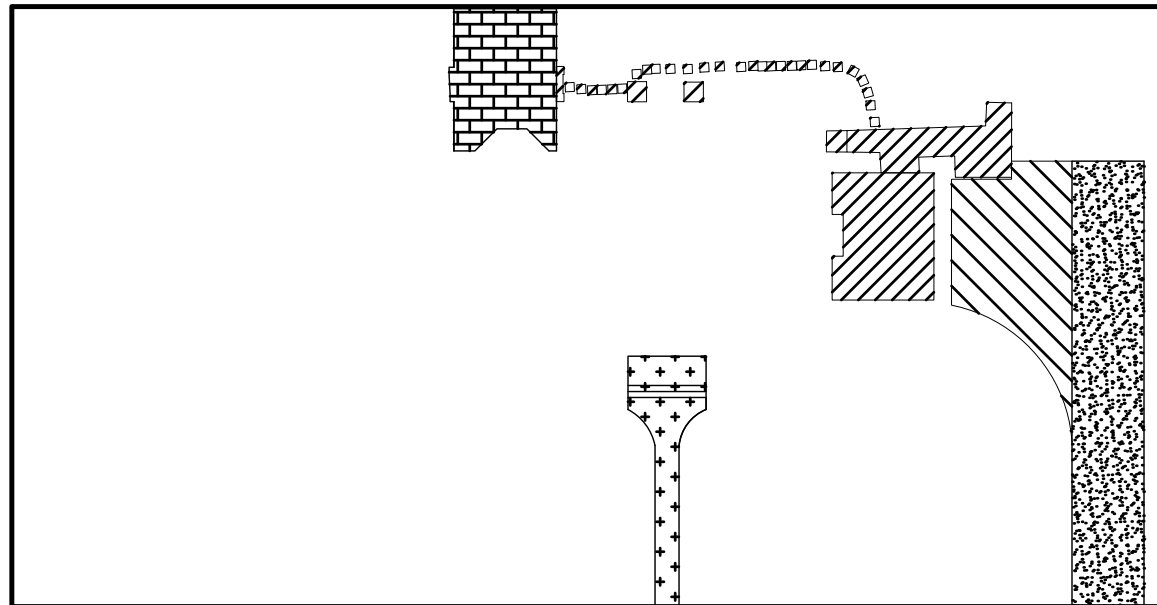
SECOND FLOOR AREA  
DIAGRAM

### EXISTING SECOND FLOOR AREA




REGION	DIMENSIONS (FT.)	AREA (S.F.)	NOTES
Q	11.96' x 19.84'	237.29	EXISTING SECOND FLOOR
R	11.43' x 32.98'	376.96	EXISTING SECOND FLOOR
S	8' x 34.67'	277.36	EXISTING SECOND FLOOR
T	9.11' x 33.00'	300.63	EXISTING SECOND FLOOR
U	15.40' x 34.35	528.99	EXISTING SECOND FLOOR
V	15.23'x8.04'	122.45	EXISTING SECOND FLOOR
TOTAL:		1,843.68	

## EXISTING IMPERVIOUS SURFACE

REGION	DESCRIPTION	EXIST. AREA (S.F.)	DEMO AREA (S.F.)
	REMAINING DRIVEWAY	890.76	
	REMAINING WALKWAY	264.45	
	REMAINING PATIO	373.63	
	DEMOLISHED WALKWAY	643.24	-643.24
	DEMOLISHED DRIVEWAY	574.20	-574.20
	TOTAL EXISTING IMPERVIOUS:	2,746.28	
	TOTAL DEMOLISHED IMPERVIOUS:		-1,217.44
	TOTAL REMAINING IMPERVIOUS:		1,528.84



## PROPOSED IMPERVIOUS SURFACE

REGION	DESCRIPTION	AREA (S.F.)
	DRIVEWAY	549.80
	WALKWAY	45.00
	PATIO	699.22
ADDITIONAL PROPOSED:		1,294.02
TOTAL REMAINING AND PROPOSED:		2,822.86

