



**ZONING ADMINISTRATOR MEETING**  
**THURSDAY, MARCH 31, 2022 - 4:00 PM**  
**WINNETKA VILLAGE HALL COUNCIL CHAMBERS – 510 GREEN BAY ROAD**

**AGENDA ITEMS**

1. Call to Order.
2. **Case No. 22-14-ZA: 453 Sheridan Road:** An application submitted by Michael and Elizabeth Slovitt seeking approval of a zoning variation to allow construction of an addition to the existing residence at 453 Sheridan Road. The requested variation would permit the addition to provide less than the minimum required corner yard setback. The Zoning Administrator has final jurisdiction on this request.
3. Public Comment.
4. Adjournment.

Note: Public comment is permitted on all agenda items at the meeting. If you wish to provide testimony or comments prior to the meeting, you may provide them one of two ways: (1) by sending an email to [planning@winnetka.org](mailto:planning@winnetka.org); or (2) by sending a letter to Community Development, Village of Winnetka, 510 Green Bay Rd, Winnetka, IL 60093.

All agenda materials are available at [www.villageofwinnetka.org/agendacenter](http://www.villageofwinnetka.org/agendacenter).

**NOTICE**

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



**NOTICE OF WINNETKA ZONING ADMINISTRATOR PUBLIC HEARING**

Notice is hereby given that a public hearing will be held by the Winnetka Zoning Administrator on **THURSDAY, MARCH 31, 2022, AT 4:00 PM** in the Council Chamber of the Winnetka Village Hall at 510 Green Bay Road, Winnetka, Illinois for the purpose of considering the following:

**CASE NO. 22-14-ZA  
453 SHERIDAN ROAD – ADDITION**

An application submitted by Michael and Elizabeth Slovitt (collectively, the “Applicant”), as the owners of the property located at 453 Sheridan Road (the “Subject Property”), **to allow construction of a second floor addition to the existing residence on the Subject Property.** The Applicant has filed an application seeking the following variation from the Zoning Ordinance:

1. A variation to provide less than the minimum required corner yard setback from the north property line.

The Subject Property (Parcel Index Number 05-21-200-011-0000) is generally located on the east side Sheridan Road, between Cherry and Oak Streets, and is zoned R-2 Single Family Residential. The Subject Property contains an existing two-story residence and a storage shed.

**SPECIAL NOTICE**

Due to the ongoing COVID-19 emergency, and the possibility that an Executive Order of the Governor, an Emergency Order of the Village President, a determination made by the Zoning Administrator, or other government order or law may prohibit or make it more difficult for the public hearing to be held at the Winnetka Village Hall, the Winnetka Zoning Administrator meeting may be held virtually on March 31, 2022, via Zoom.

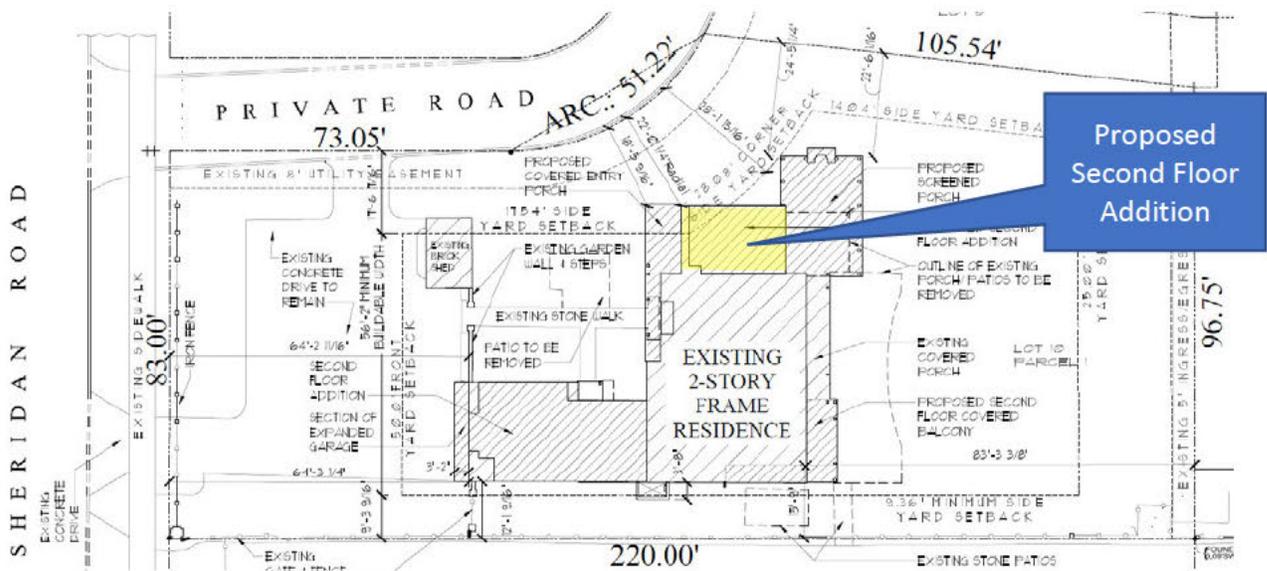
If you wish **to provide testimony or comments prior to the meeting**, you may provide them one of two ways:

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

No further notice of this hearing, or of its location or manner in which it will be conducted, will be provided. Information regarding the location of the public hearing and any changes to instructions for participating in the public hearing will be included on the meeting agenda posted on the Village’s website - [www.villageofwinnetka.org/agendacenter](http://www.villageofwinnetka.org/agendacenter) - no later than Tuesday, March 29, 2022. Please contact the Community Development Department at 847-716-3525 for confirmation of the meeting location.

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

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



**Proposed Site Plan**  
(Note: Details may change through review process.)

VILLAGE OF WINNETKA, ILLINOIS  
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. 22-41-2A  
VA2022-145

Property Information

Site Address: 453 Sheridan Road

Owner Information

Name: Michael & Elizabeth Slovitt

Address: 453 Sheridan Road

City, State, ZIP: Winnetka, IL 60093

Email: [REDACTED]

Primary Contact: Michael Slovitt

Phone No. [REDACTED]

Date property acquired by owner: 08/31/2021

Architect Information

Name: Paul Konstant

Primary Contact: Tom Lybrook

Address: 5300 Golf Road

City, State, ZIP: Skokie, IL 60093

Phone No. (847) 967-6115

Email: tlybrook@konstantarchitecture.com

Attorney Information

Name: N.A.

Primary Contact: -

Address: -

City, State, Zip: -

Phone No. -

Email: -

Nature of any restrictions on property: The restriction on this property is the current placement of the home on what is a uniquely restrictive corner lot with the northwest corner being convex.

Brief explanation of variation(s) requested (attach separate sheet providing additional details): The variation requested is to construct a second floor space over the existing non-conforming first floor footprint and to construct a first floor open covered porch area west of the existing non-conforming first floor footprint.

Property Owner Signature: [REDACTED]  
DocuSigned by: [REDACTED]  
E62C4A29EEE145E

Date: 03/08/2022



**RE: Slovitt Residence  
453 Sheridan Road  
Winnetka, IL**

**30 March 2022**

### **Explanation of Variation Requested**

453 Sheridan Road is an unusually shaped corner lot, with six uniquely restrictive yard setback requirements, the most restrictive being the convex corner side yard requirement. In addition, the residence on this property is currently encroaching outside two of these said setback lines.

At the Northwest corner, a small triangular portion of the existing first floor is outside of the required yards (triangulated footprint 7'-0 3/8" x 10'-5 1/2" w/ an area of 38.91 sq ft). The homeowner is petitioning to :

- 1) construct second floor space over a portion of the encroaching first floor (footprint 6'-1 5/8" x 8'-10 1/2" w/ an area of 28.79 sq ft), and
- 2) construct first floor open covered porch area in front of (west of) the existing non-conforming first floor form (triangulated footprint 10'-8 1/8" x 7'-4" w/ an area of 65.13 sq ft).



West Elevation

**RE: Slovitt Residence  
453 Sheridan Road  
Winnetka, IL**

**9 March 2022**

### **Standards for Granting of Zoning Variations**

**1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by regulation in that zone.**

While, at a glance, it looks tidy from the street, 453 Sheridan Rd. is in desperate need of renovation inside and out. Built in 1961, the finishes are worn and in very poor condition. In several locations, there are indications that the home is “taking in weather”. Strictly from a structural standpoint, there are few places to intelligently add much needed second floor space economically (without adding foundation and un-needed extra first floor space. Continuing the plane of the second floor to the North, at the front of the house (west) would significantly increase bulk from the street view. It was our attempt to strike a balance by adding to the second floor only what we deemed necessary to make the plan function, stepping back the front face from the wall below, and softening the resulting mass with the proposed open covered porch.

**2. The plight of the owner is due to unique circumstances. Such circumstances must be associated with the characteristics of the property in question rather than being related to the occupants.**

The plight of the owner stems from the existing nonconforming placement of the home on a uniquely restrictive corner lot... the corner side being convex. A small corner of the existing first floor (N/W corner) is currently outside of the required yards (6'-0" x 10'-5 1/2" w/ an area of 37.83 sq ft). Our variation request is effectively twofold.

1) Constructing second floor space over a *portion* of the nonconforming form was found to be the best solution, structurally and architecturally. 2) the proposed full-length open covered porch softens the otherwise bulky and stark existing and proposed two story form, providing a cohesive full-length uniformity, and a variety of depth and shadows.

**3. The variation, if granted, will not alter the essential character of the locality.**

The subject property will be improved with a full renovation and will bring it to a level of quality that is consistent with the character of the surrounding area, and will enhance the essential character of the locality.

**4. An adequate supply of light and air to the adjacent property will not be impaired.**

The non-conforming area in question is over 100' away from the nearest neighboring home, and it would be difficult to argue that either light or air would be meaningfully affected.

**5. The hazard from fire and other damages to the property will not be increased.**

The hazards from fire and other damages to the property will not be increased from the proposed improvements. All proposed new construction and selected materials will meet or exceed current local building codes.

**6. The taxable value of the land and building throughout the Village will not diminish.**

The variation, if granted, will not affect the taxable value of the land and buildings throughout the village.

**7. The congestion to the public street will not increase.**

The congestion to the public street will not increase because the occupancy will not increase beyond what is allowable for this property, and will not increase what it is currently. There will be no difference in congestion to the public street.

**8. The public health, safety, comfort, morals, and welfare of the inhabitants of the village will not otherwise be impaired.**

If the variation is granted, the public health, safety, comfort, morals, and welfare of the inhabitants of the Village of Winnetka will not otherwise be impaired.

PROFESSIONALS ASSOCIATED SURVEY, INC.

PROFESSIONAL DESIGN FIRM NO: 184-003023  
 7100 N. TRIPP AVE., LINCOLNWOOD, ILLINOIS 60712  
 TEL.: (847) 675-3000, FAX: (847) 675-2167  
 E-mail: pa@professionalsassociated.com  
 www.professionalsassociated.com

PLAT OF SURVEY

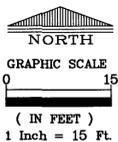
OF

PARCEL 1:  
 LOT 10 IN WINNETKA BEACH ESTATES SUBDIVISION OF THAT PART OF BLOCK 42 IN CHARLES E. PECK'S  
 SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 20 AND THE NORTH 1/2 OF FRACTIONAL SECTION 21,  
 TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHERLY  
 LINE OF THAT PART OF NON VACATED CHERRY STREET AND SOUTH OF THE NORTHERLY LINE OF THE SOUTH  
 10 FEET OF OAK STREET AND EASTERLY OF THE EAST LINE OF SHERIDAN ROAD IN COOK COUNTY, ILLINOIS.

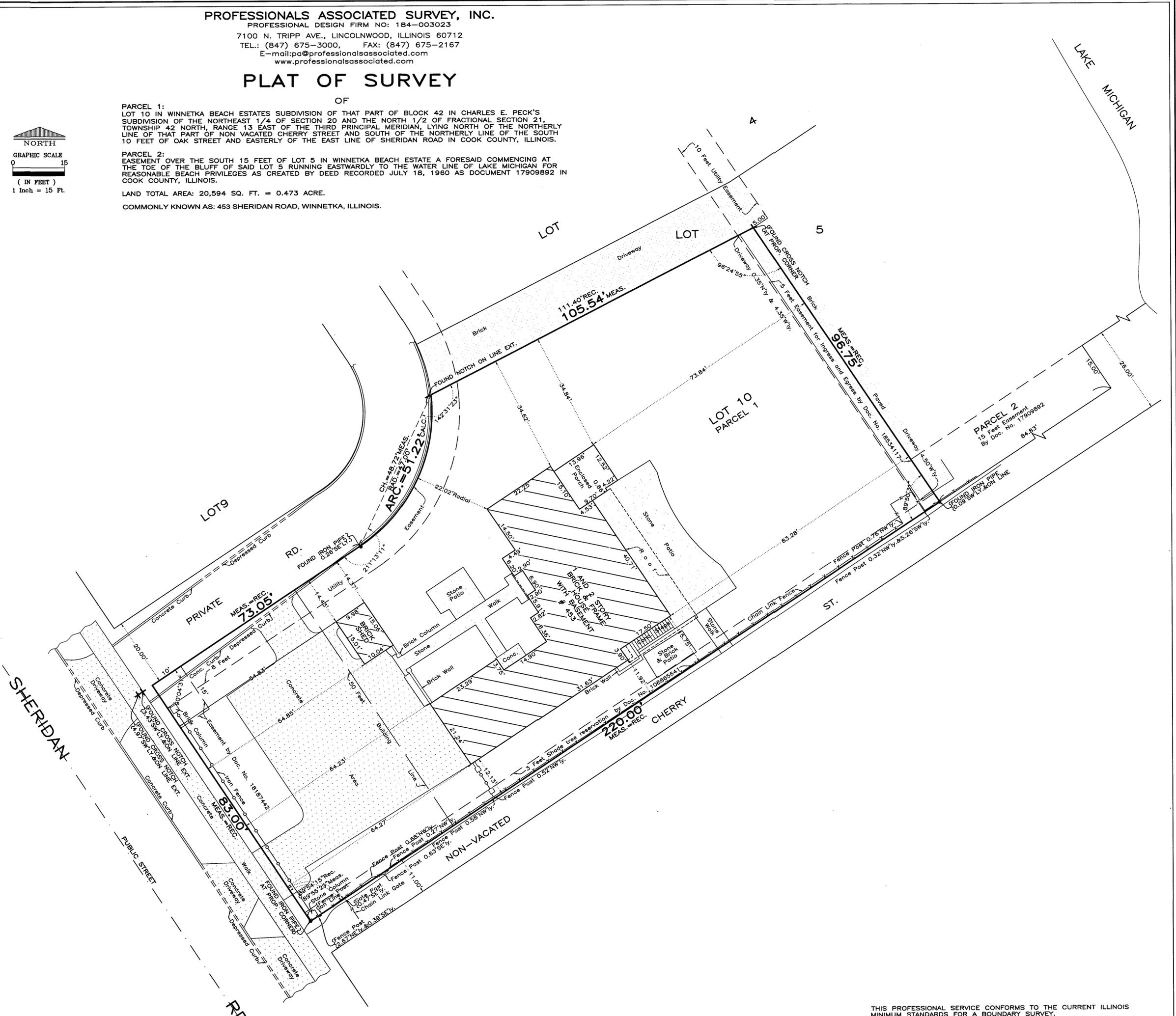
PARCEL 2:  
 EASEMENT OVER THE SOUTH 15 FEET OF LOT 5 IN WINNETKA BEACH ESTATE A FORESAID COMMENCING AT  
 THE TOE OF THE BLUFF OF SAID LOT 5 RUNNING EASTWARDLY TO THE WATER LINE OF LAKE MICHIGAN FOR  
 REASONABLE BEACH PRIVILEGES AS CREATED BY DEED RECORDED JULY 18, 1960 AS DOCUMENT 17909892 IN  
 COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 20,594 SQ. FT. = 0.473 ACRE.

COMMONLY KNOWN AS: 453 SHERIDAN ROAD, WINNETKA, ILLINOIS.



( IN FEET )  
 1 Inch = 15 Ft.



THE LEGAL DESCRIPTION SHOWN ON THE PLAT  
 HEREON DRAWN IS A COPY OF THE ORDER, AND  
 FOR ACCURACY SHOULD BE COMPARED WITH  
 THE TITLE OR DEED.

DIMENSIONS ARE NOT TO BE ASSUMED FROM  
 SCALING.

BUILDING LINES AND EASEMENTS ARE SHOWN  
 ONLY WHERE THEY ARE SO RECORDED IN THE  
 MAPS, OTHERWISE REFER TO YOUR DEED OR  
 ABSTRACTS.

ORDER NO.: 21-98744

SCALE: 1 INCH = 15 FEET.

DATE OF FIELD WORK: August 25, 2021.

ORDERED BY: PADGITT, PADGITT & PEPPEY  
 Attorneys at Law

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS  
 MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY,  
 NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE  
 REPORT ANY DIFFERENCE.

State of Illinois s.s.  
 County of Cook

We, PROFESSIONALS ASSOCIATED SURVEY, INC., do hereby  
 certify that we have surveyed the above described property and that,  
 to the best of our knowledge, the plat hereon drawn is an accurate  
 representation of said survey.

Date: August 27, 2021.

*Hylton E. Donaldson*  
 ILL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2022.

Drawn By: ZZ



# A Renovation of Slovitt Residence

## 453 Sheridan Road Winnetka, IL

Date: 9 March 2022  
For Variation  
Progress: 11 March 2022  
30 March 2022  
Variation Resubmittal

### DRAWING CONTENTS

A 0.1 Index Sheet - Site Plan & Notes

#### Architectural Drawings

Prepared by: Konstant Architecture and Planning  
Contact Info: Thomas E. Lybrook P.847.967.6115  
License # 001-014820

Ex0 Existing Basement Plan  
Ex1 Existing First Floor Plan  
Ex2 Existing Second Floor Plan  
ExW/N Existing West and North Elevations  
ExE/S Existing East and South Elevations

A1.0 Proposed Basement Plan  
A1.1 Proposed First Floor Plan  
A1.2 Proposed Second Floor Plan  
A1.3 Proposed Roof Plan

A2.0 Proposed Building Elevations  
A2.1 Proposed Building Elevations

### ADOPTED BUILDING CODES

#### SITE DATA:

453 Sheridan Road, Winnetka, IL

Zoning District: R-2  
Certified Lot Area: 20,594 S.F.

Allowable Building GFA: 6,406.84 S.F.  
Proposed Building GFA: 6,105.74 S.F.

Allowable Impermeable: 10,297.00 S.F.  
Proposed Impermeable: 6,698.6 S.F.

### ADOPTED BUILDING CODES

International Residential Code for One and Two-Family Dwellings, 2015 Edition w/ appendix J  
International Mechanical Code, 2015 Edition  
International Fuel Gas Code, 2015 Edition  
State of Illinois Plumbing Code, 2014 Edition  
National Electrical Code, NFPA 70, 2014 Edition  
International Fire Code, 2015 Edition  
NFPA 101 Life Safety Code, 2015 Edition  
NFPA Publication 13, 13R, 13D, 72, 2016 Edition  
International Energy Conservation Code, 2018 Edition with the Illinois Amendments  
Village of Winnetka Building Code Amendments, August 1, 2019

### GENERAL NOTES:

Contractor Note:

IECC - 2009 401.3 Certificate. A permanent certificate shall be posted on or in the electrical distribution panel. The certificate shall not cover or obstruct the visibility of the circuit directory label. Service disconnect label or other required labels. The certificate shall be completed by the builder or registered design professional. The certificate shall list the predominant R-values of insulation installed in or on ceiling/ roof, walls, foundation (slab, basement wall, crawlspace wall and /or floor) and ducts outside conditioned spaces; U-factors for fenestration and the solar heat gain coefficient (SHGC) of fenestration.

A. The Bidders shall thoroughly examine all drawings and specifications as required to have a complete understanding of the proposed project's scope of work.

B. The Bidders shall visit and examine the project site and make all necessary investigations required to inform themselves fully as to all conditions and difficulties that may be encountered in the complete execution of all work in accordance with the contract documents (drawings and specifications).

C. The General Contractor shall layout the proposed work and be responsible for all lines, elevations and measurements. The General Contractor shall exercise proper precautions to verify property lines and set back lines when the proposed work abuts property lines and minimum yard setbacks.

D. The General Contractor shall field verify all dimensions before and during construction and notify the Architect of all discrepancies.

E. The General Contractor shall be responsible for locating any/all underground utilities prior to the start of excavation and make good all items damaged during construction.

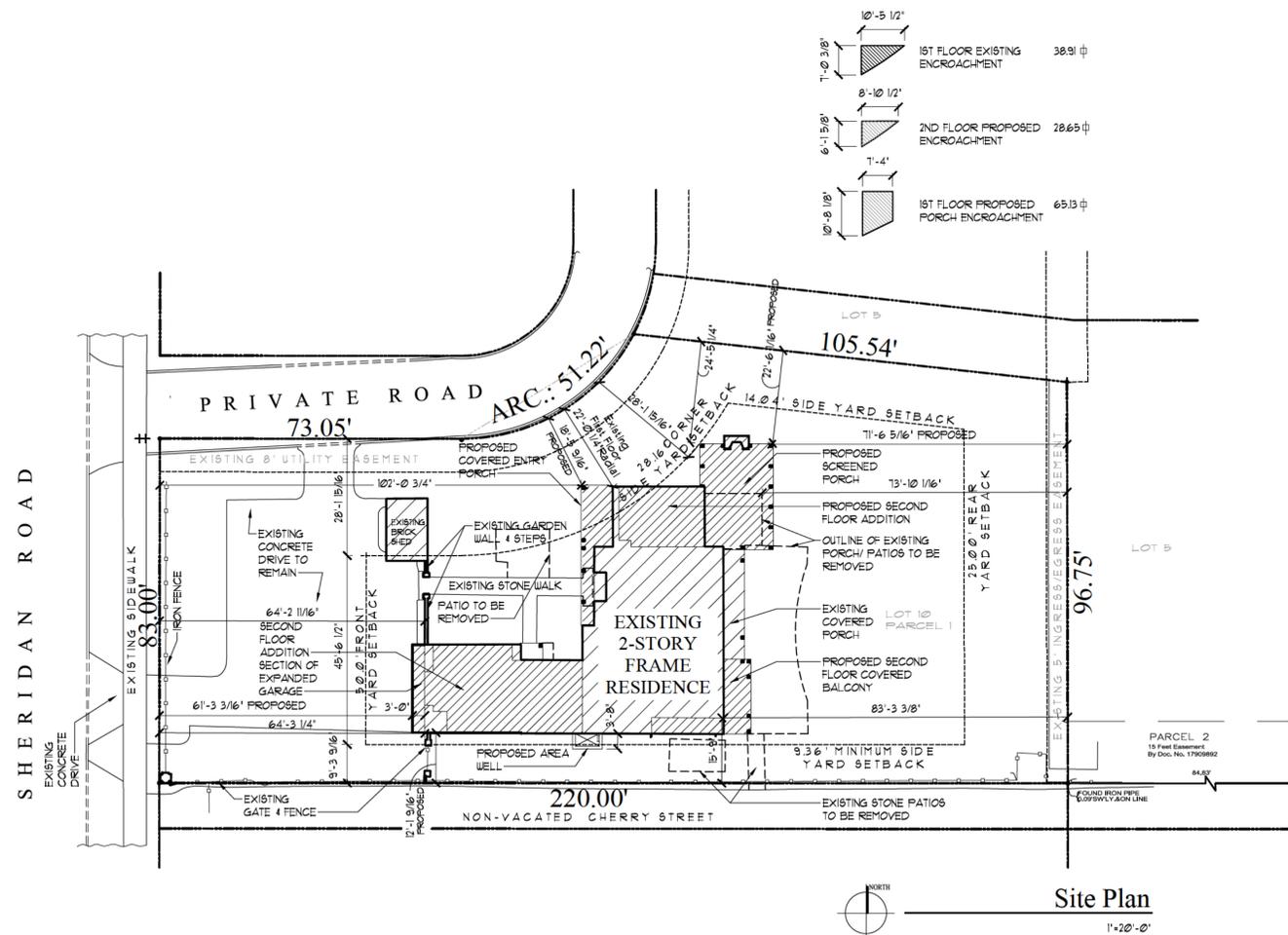
F. Contractor shall provide temporary tree protection fence as required to control the limits of construction.

### SITE NOTES:

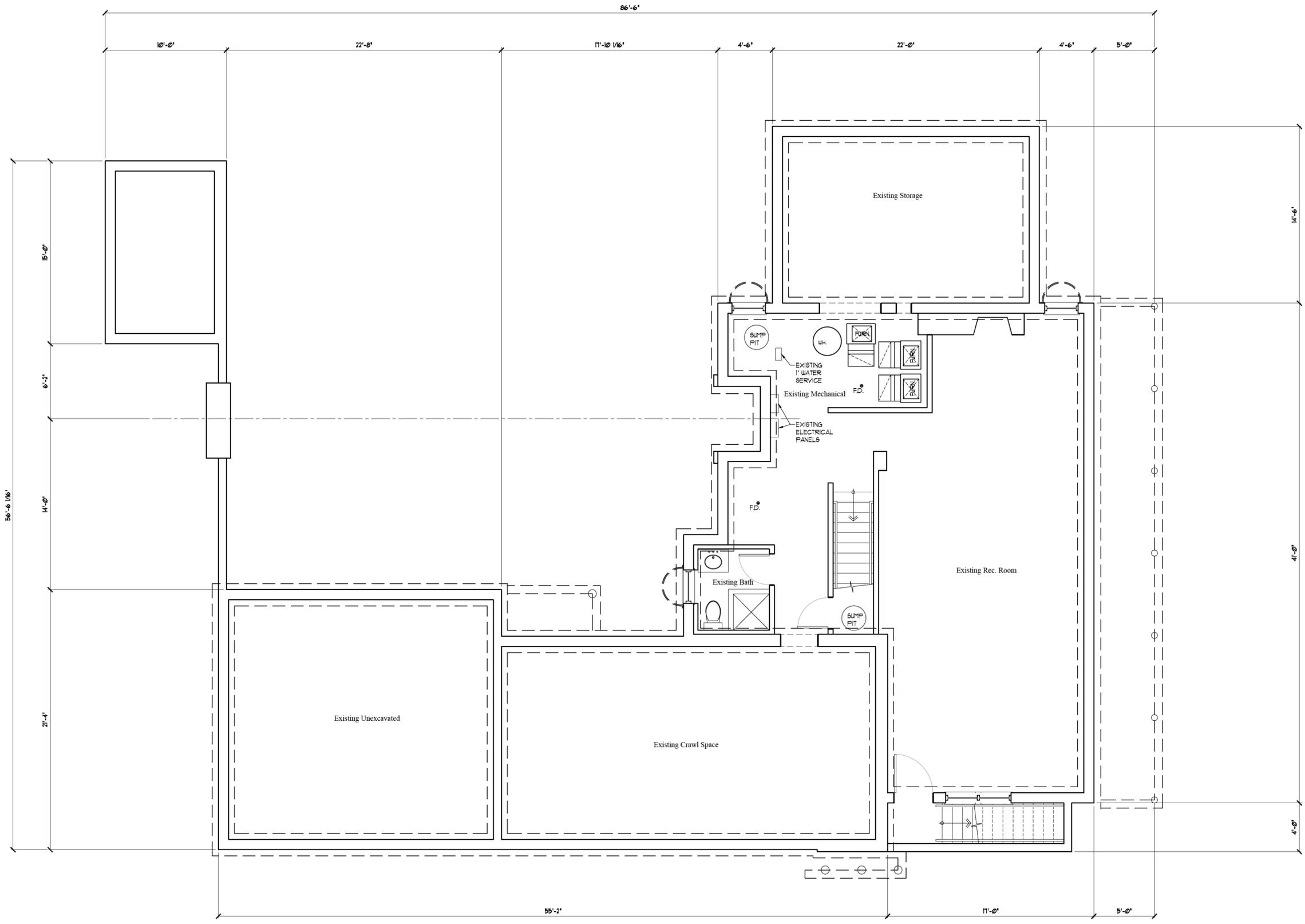
1. The Contractor shall immediately remove surplus excavated soil from the site upon excavation. Any and all soil needed to be retained for back fill shall be temporarily stored in stockpile areas as indicated on the plans.

2. The Contractor shall provide a 6'-0" high chain link fence with locking gate as per International Residential Code. The fence shall be installed around the entire perimeter of the site prior to the start of demolition work and remain in place until finished grading and landscaping begins. The gate shall be closed and locked when construction personnel are not on site.

3. Contractor to reroute or repair any encounters of the (a) perimeter drains required for continued operation.



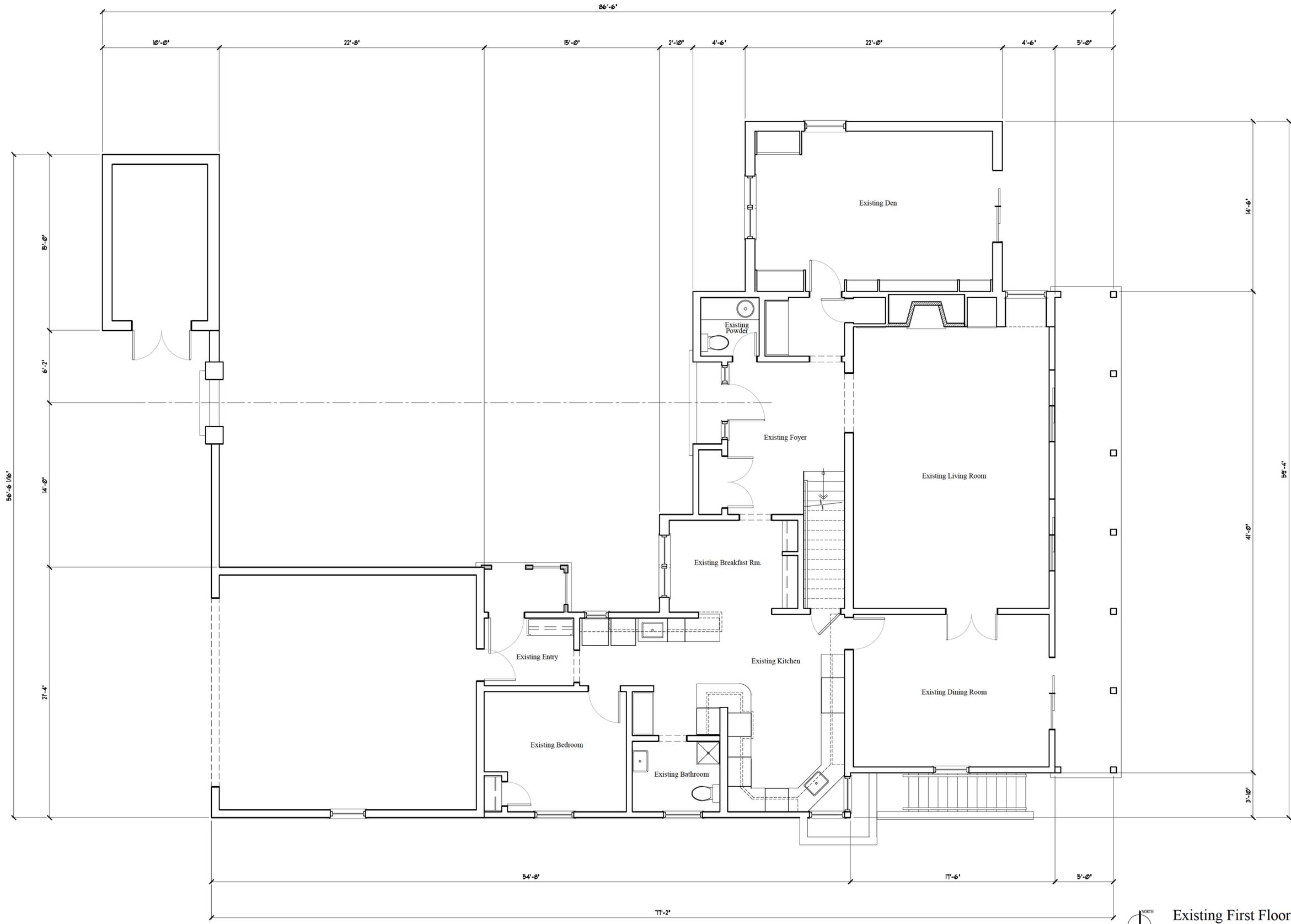
Date: 9 March 2022  
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**Existing Basement Plan**  
 1/4" = 1'-0"

**Konstant Architecture Planning**  
 5300 Golf Road  
 Skokie, Illinois 60077  
 847-967-6115-INC.  
**Slovitt Residence**  
 453 Sheridan Road, Winnetka, IL

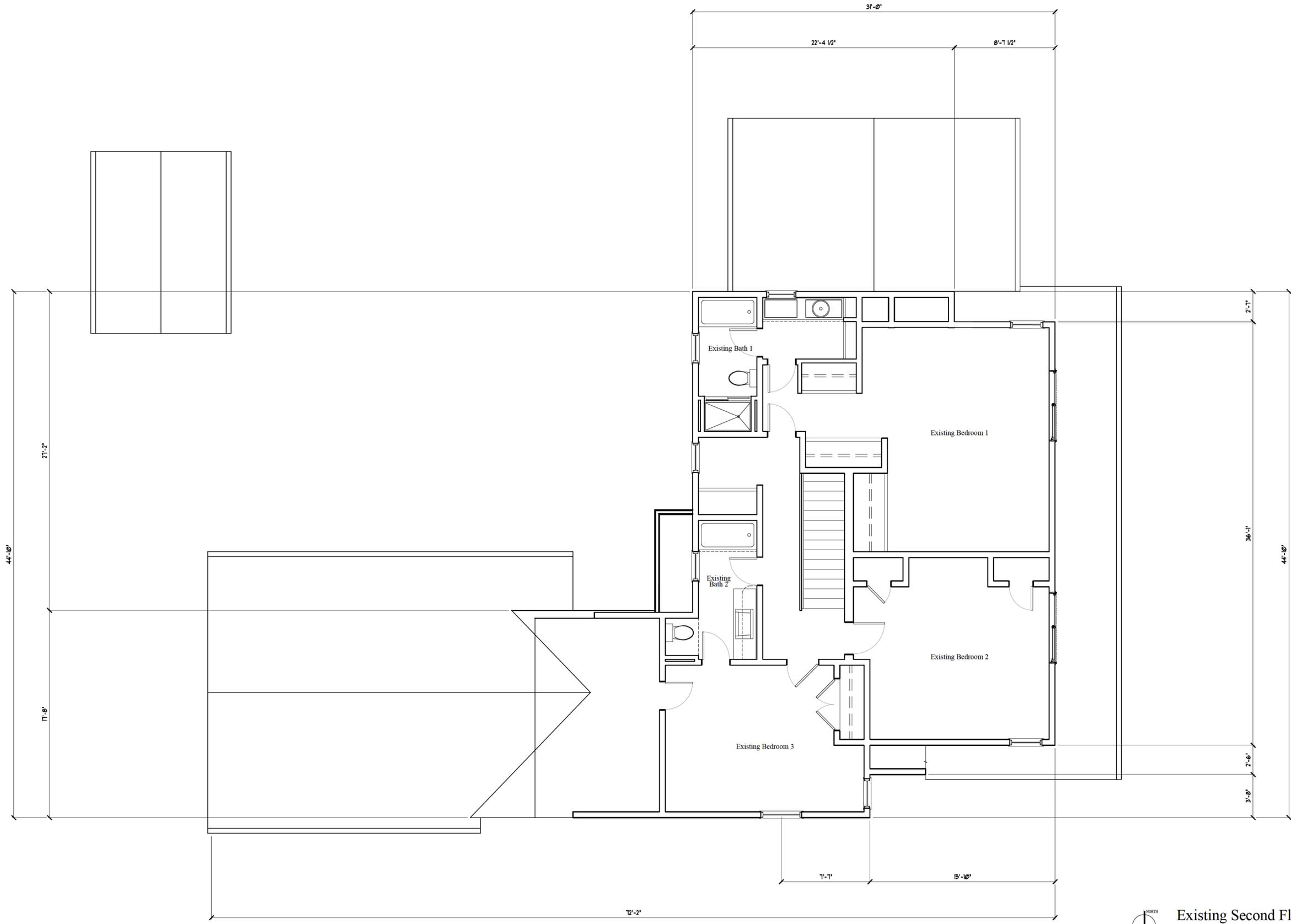
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 Existing First Floor Plan  
1/4"=1'-0"

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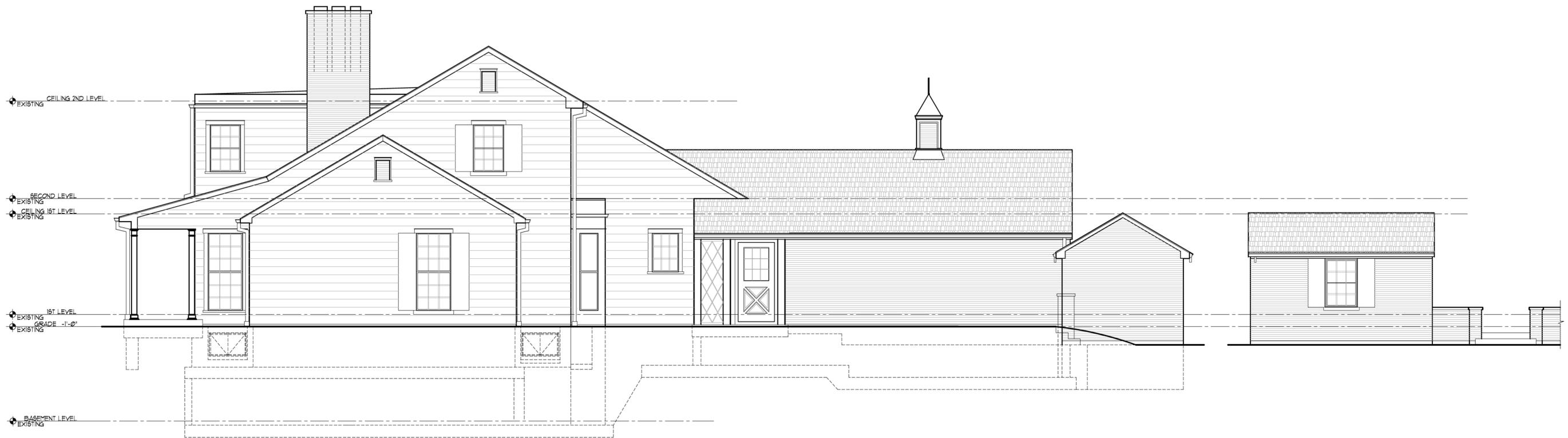
 Existing Second Floor Plan  
1/4"=1'-0"

Konstant Architecture Planning  
5300 Golf Road  
Skokie Illinois 60077  
847-967-6115-INC.  
Slovitt Residence  
453 Sheridan Road, Winnetka, IL



Existing West Elevation

1/4"=1'-0"



Existing North Elevation

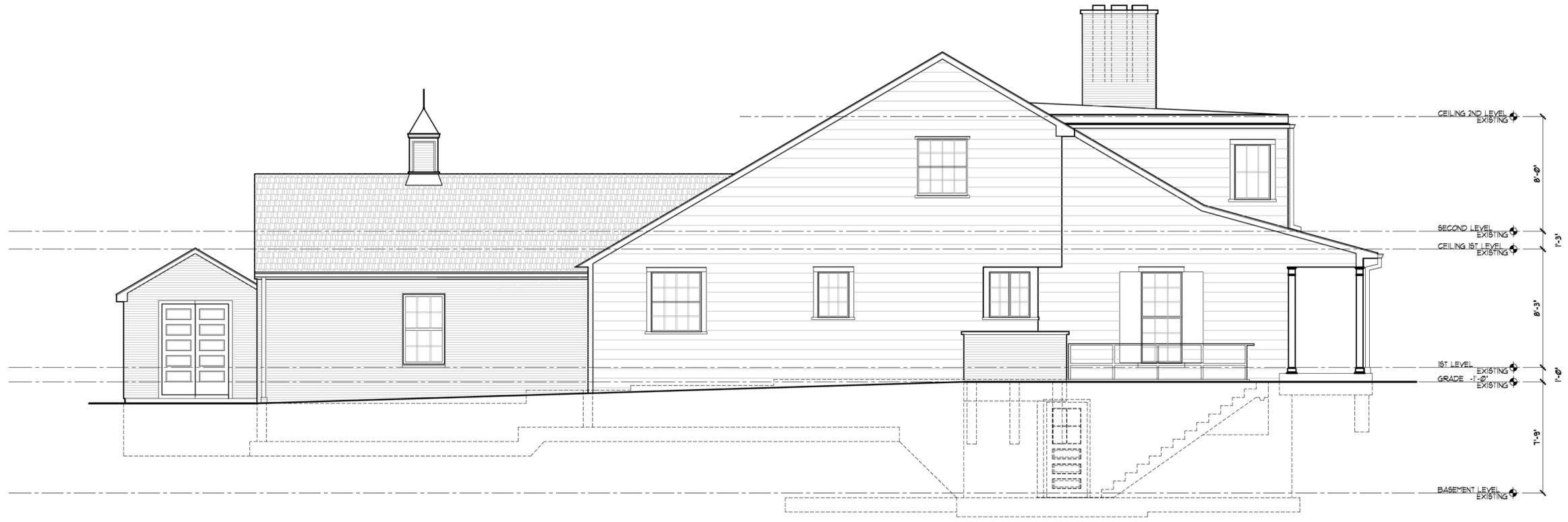
1/4"=1'-0"

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Existing East Elevation

1/4"=1'-0"



Existing South Elevation

1/4"=1'-0"

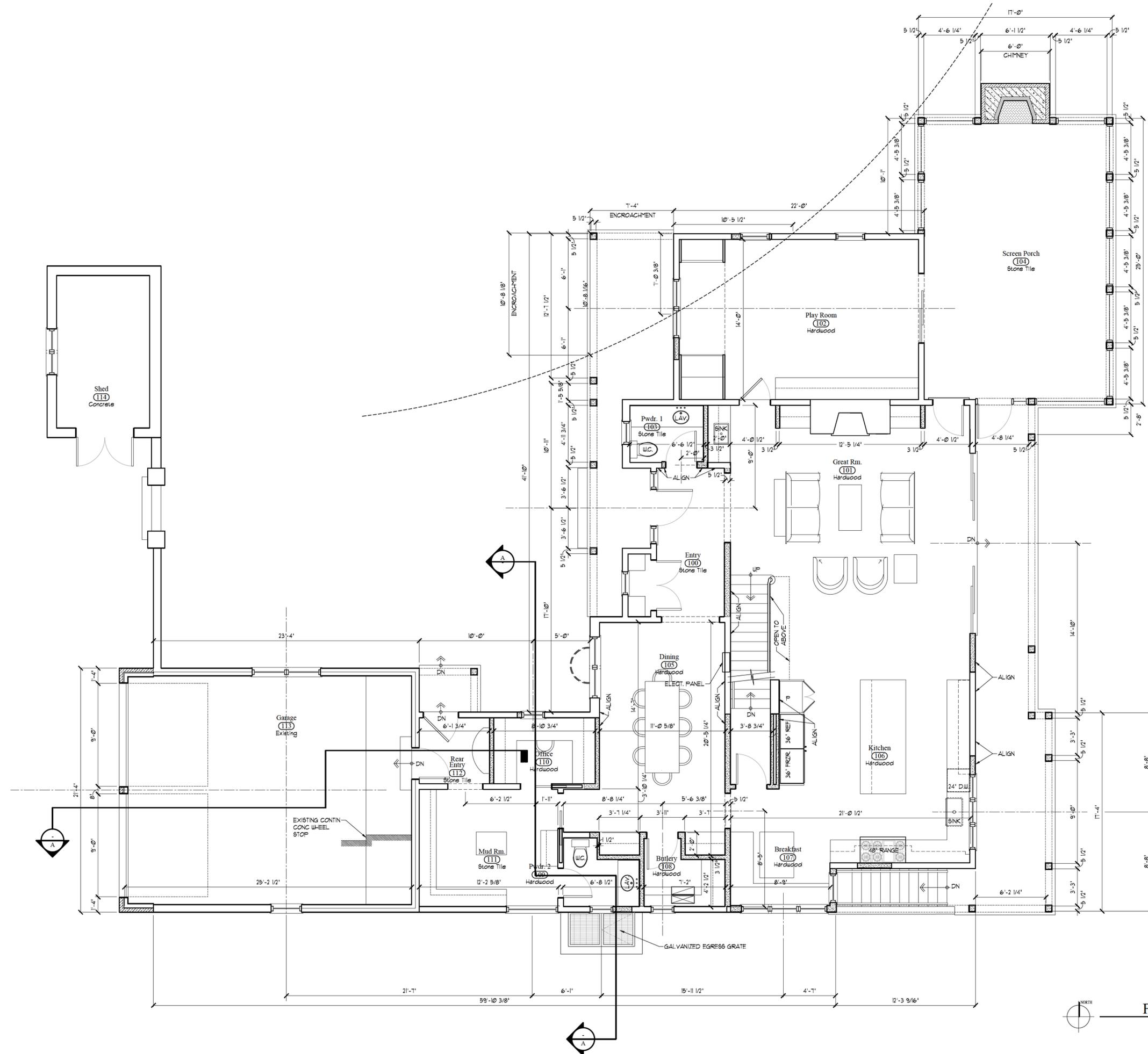
Konstant Architecture Planning  
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Slovitt Residence  
453 Sheridan Road, Winnetka, IL

Sheet:

Ex.E/S  
Job No: 2116



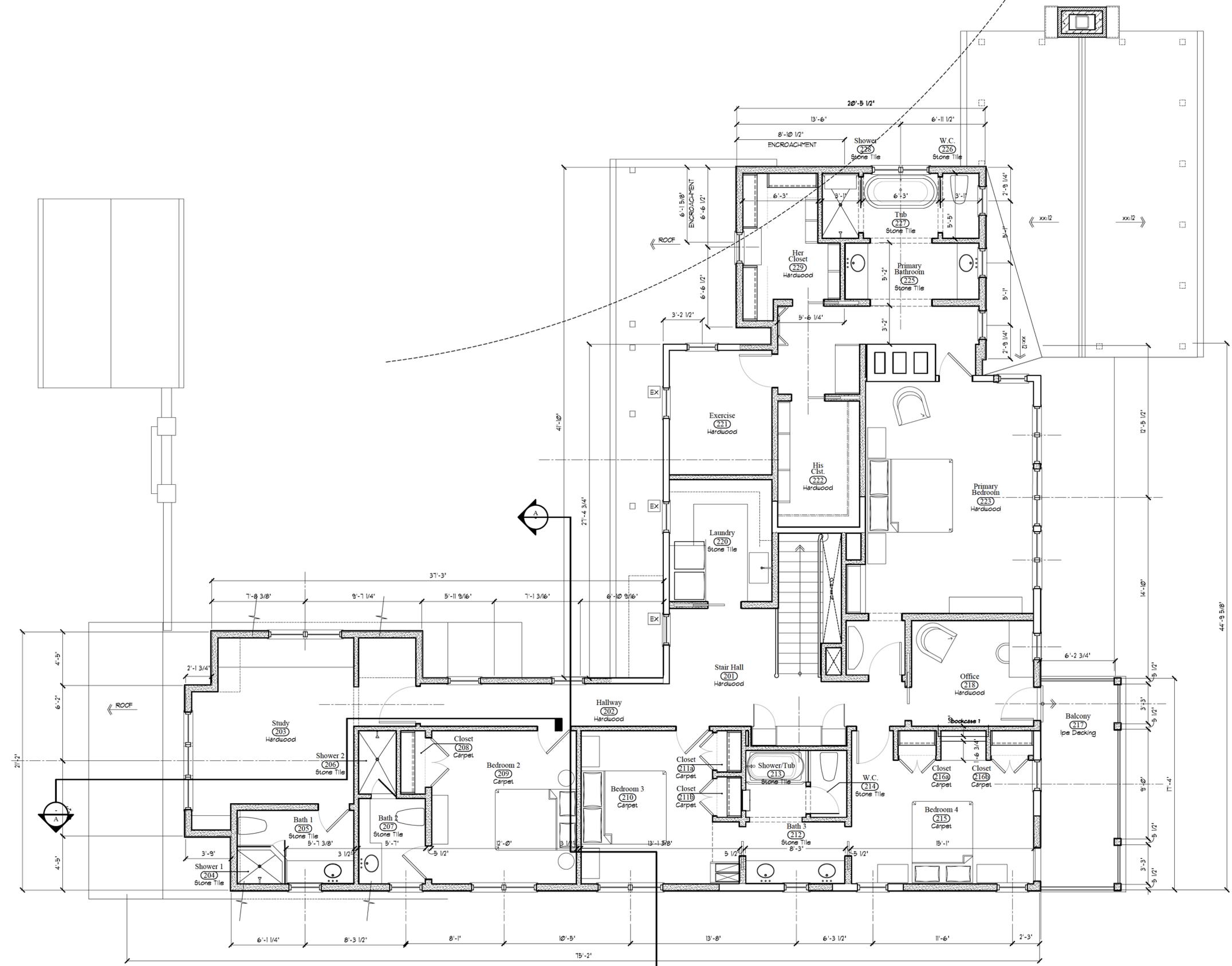
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 **First Floor Plan**  
1/4"=1'-0"

**Konstant Architecture Planning**  
5300 GOLF ROAD  
SKOKIE ILLINOIS 60077  
847-967-6115-INC.  
**Slovitt Residence**  
453 Sheridan Road, Winnetka, IL

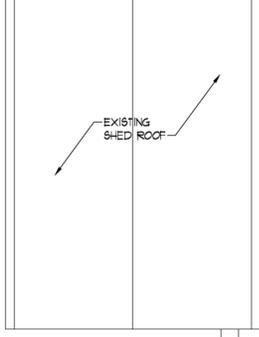
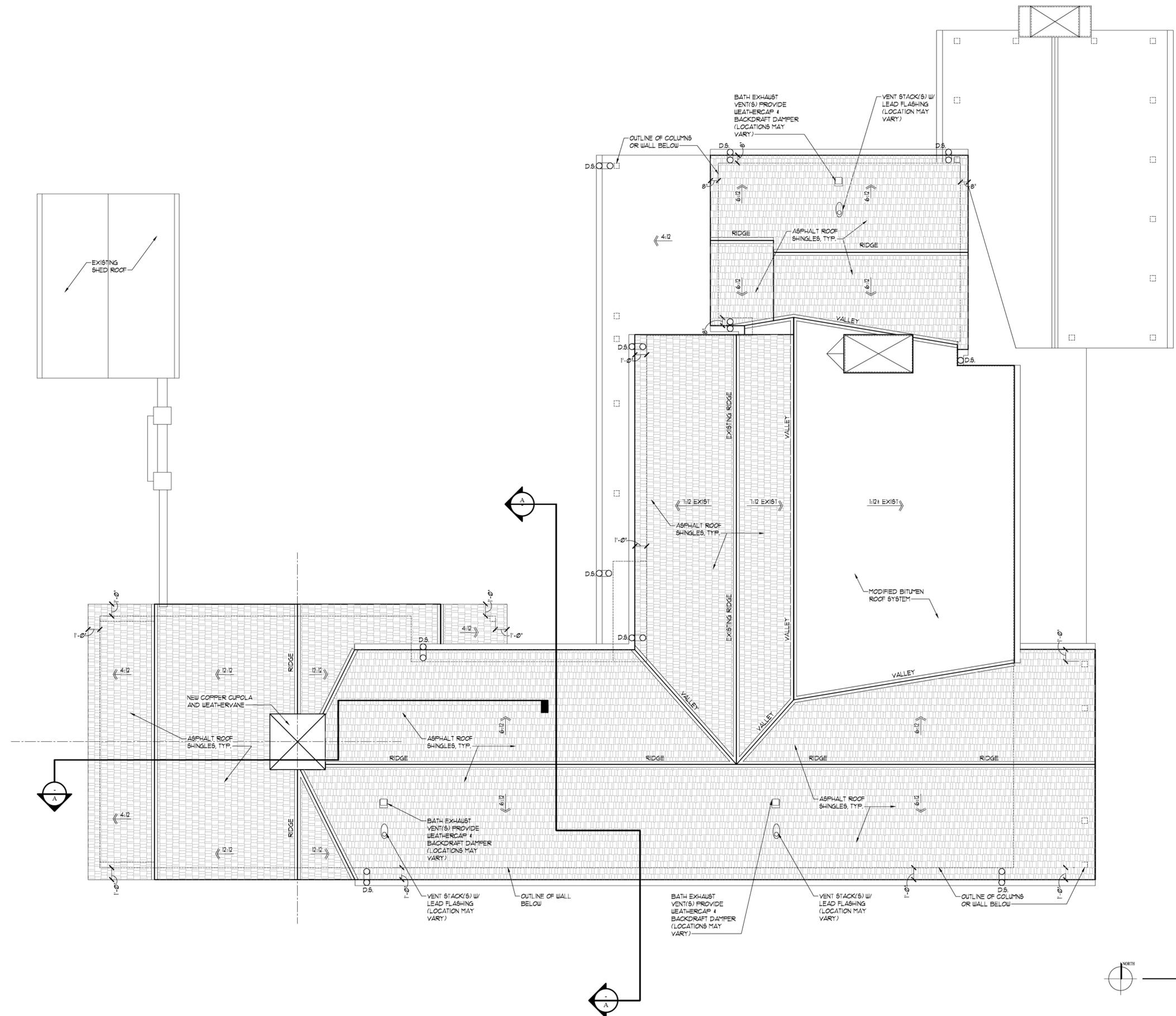
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**Second Floor Plan**  
 1/4" = 1'-0"

**Konstant Architecture Planning**  
 5300 Golf Road  
 Skokie, Illinois 60077  
 847-967-6115 - Inc.  
**Slovitt Residence**  
 453 Sheridan Road, Winnetka, IL

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NORTH  
**Roof Plan**  
 1/4"=1'-0"

**Konstant Architecture Planning**  
 5300 Golf Road  
 Skokie Illinois 60077  
 847-967-6115-INC.  
**Slovitt Residence**  
 453 Sheridan Road, Winnetka, IL



West Elevation



North Elevation



East Elevation

1/4" = 1' - 0"



South Elevation

1/4" = 1' - 0"

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Case NO. 22-14-ZA 453 Sheridan Road Addition  
**Date:** Monday, March 28, 2022 2:15:08 PM

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Planning Committee of Winnetka,

I live at [REDACTED] Sheridan Road in the same lane as this proposed construction. I am in favor of this second floor addition to 453 Sheridan. Having lived in my home for over 25 years and having seen lots of development and change, I believe this would enhance the neighborhood.

Sincerely,  
Gina Morse

[REDACTED]

Sent from my iPhone