



Village of Winnetka

Plan Commission Special Meeting

April 10, 2025 at 7:00 PM
Winnetka Village Hall Council Chambers
510 Green Bay Road

AGENDA

1. **Call to Order & Roll Call**
2. **Approval of Minutes**
 - a. March 13, 2025, Special Meeting Minutes
3. **Public Comments**
4. **Community Development Report**
5. **New Applications**
 - a. **Case No. 25-02-SD: 473 Sheridan Road and 499 Sheridan Road:** Applications seeking approval of (i) a Final Plat of Subdivision to consolidate the two existing lots known as 473 Sheridan Road and 499 Sheridan Road into a single Lot of Record, which requires (a) a variation to allow a side lot line abutting a rear lot line; and (b) a finding of "No Material Increased Adverse Impact" for the existing wood deck at 499 Sheridan Road, which observes less than the minimum required side yard setback of 12 feet and less than the minimum required front yard setback of 50 feet from the ordinary high water mark of Lake Michigan; and (ii) a Special Use Permit to allow the consolidation that is greater than two times the minimum required lot size and more than two times the minimum required average lot width for a corner lot in the R-2 Single-Family Residential Zoning District. The Village Council has final jurisdiction on this request.
6. **New Business**
 - a. April 23, 2025, Regular Meeting Quorum Check
7. **Adjournment**

NOTICE

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; or by sending a letter to Community Development, Village of Winnetka, 510 Green Bay Road, Winnetka, IL 60093. All agenda materials are available at www.villageofwinnetka.org/agendacenter.

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).

**WINNETKA PLAN COMMISSION SPECIAL MEETING MINUTES
MARCH 13, 2025**

Members Present:

Layla Danley, Chairperson
Matthew Bradley
Chris Enck
Liz Kunkle
Cyrus Subawalla

Members Absent:

Jonathan Alt
Mamie Case

Non-Voting Members Absent:

Rob Apatoff

Village Staff:

David Schoon, Director of Community Development
Ann Klaassen, Assistant Director of Community Development

Call to Order & Roll Call:

The meeting was called to order by Chairperson Danley at 7:00 p.m. Ms. Klaassen took roll call of the Commission Members present.

Approval of February 26, 2025, Meeting Minutes:

Chairperson Danley asked for a motion to approve the February 26, 2025, meeting minutes. A motion to approve the February 26, 2025, meeting minutes was made by Mr. Bradley and the motion was seconded by Ms. Kunkle. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Bradley, Danley, Enck, Kunkle, Subawalla

NAYS: None

NON-VOTING: None

Public Comment:

No comments were made at this time.

Community Development Report:

Mr. Schoon stated there is no Community Development Report.

Continued Applications:

a. **Case No. 24-14-SU: Grace Presbyterian Church of the North Shore (440 Ridge Avenue and 760 Cherry Street):** Applications seeking approval of (i) a Final Plat of Subdivision to consolidate the two existing lots known as 440 Ridge Avenue and 760 Cherry Street into a single Lot of Record; (ii) a Special Use Permit to allow the consolidation that is greater than two times the minimum required lot size and more than two times the minimum required average lot width for a corner lot in the R-5 Single-Family Residential Zoning District; and (iii) an amendment to an existing Special Use Permit to allow construction additions to the existing church on the proposed consolidated lot. The Village Council has final jurisdiction on this request. This item was continued from the October 23, 2024, Plan Commission meeting.

Ms. Klaassen stated the matter has been continued from the October 24, 2024, meeting and described the proposed lot consolidation and special use permit approval requested. She provided a summary of

1 the previous presentation and comments made. Ms. Klaassen then identified the primary changes made
2 in the proposed plan with the applicant providing an updated landscape and site plans as well as parking
3 lot revisions. She noted there is no longer a need for a variation for impermeable lot coverage. Ms.
4 Klaassen stated an updated traffic and parking analysis was also submitted by the applicant and the Village
5 Engineer concurred with the findings that the special use would not result in parking impairment in the
6 residential neighborhood or increase traffic concerns.

7
8 Ms. Klaassen then identified the updated landscape plan which would be explained in detail by the
9 applicant and explained the amended proposed addition plans in detail. She stated the revised
10 engineering plans were reviewed by the Village's Engineering Department and identified their conclusions
11 that storm water detention would not be required, assurance that the collective storm water system to
12 be used would not impact the existing storm sewer and that all permitting requirements can be met as
13 part of the final permitting process. Ms. Klaassen noted that although the project is not required to
14 provide additional onsite storm water volume control, the Village's storm water standards require that
15 the applicant design the system and site such that surface storm water drainage does not negatively
16 impact adjacent properties. She also stated the proposed lot consolidation is still part of the Commission's
17 consideration and that aspect of the request has not changed.

18
19 Ms. Klaassen provided the Commission with a summary of the Historic Preservation Commission's (HPC)
20 consideration of the demolition application for 760 Cherry Street and explained the ZBA's and DRB's
21 upcoming consideration of the request. She explained the Commission's role in consideration of the
22 application and stated following the applicant's presentation, public comment and Commission
23 consideration, she advised the Commission Members of both options to either continue the hearing to a
24 specific date or consider a motion recommending approval or denial with draft language provided on page
25 nos. 15 and 16. Ms. Klaassen noted three additional public comments have been received and then asked
26 if there were any questions.

27
28 Chairperson Danley also asked if there were any questions. No questions were raised at this time. She
29 then swore in those speaking to this matter.

30
31 Matt Dower, Grace Presbyterian Building Chair, introduced the team to the Commission including
32 Marshall Brown, Senior Pastor, Kendall Lettinga, Project Coordinator, attorney Karl Camillucci, Joe
33 Buehler, the architect and Chris Keppner and Josh Andersson from Eriksson Engineering. He then
34 acknowledged church members in the audience and referred to a letter of support from those who could
35 not attend. Mr. Dower stated their presentation would cover their purpose, reason for the application, a
36 process and progress update, neighborhood collaboration and final plan presentation, as well as to
37 request a final plat of subdivision for the consolidated lot special use permit for a larger lot size and special
38 use permit amendment for the construction and proposed improvements.

39
40 Marshall Brown, 311 Rosewood, identified the church's mission statement and summarized the church's
41 history as well as explained the reasoning for the adjacent lot purchase. He stated the request arose from
42 the need to improve accessibility issues, wayfinding through the building and the need for staff offices.
43 Mr. Brown referred to existing building photos which outlined the accessibility difficulties. He also
44 explained the safety issues they have encountered and the need for its improvement.

45
46 Mr. Dower referred to aerial views of both properties and utility easements which limited their ability to
47 explore construction alternatives. He also identified the process timeline and explained in detail how they
48 approached the plan's consideration including holding several meetings with the neighbors. Mr. Dower

1 referred to an illustration which explained the design change evolution.

2
3 Joe Buehler, Present Future Architects, referred to an illustration of the past and current scheme and
4 explained the changes including the elimination of the parking lot on Cherry Street, the proposed
5 addition's height and bulk reduction as well as increased landscape screening. He explained in detail the
6 additional landscape screening, setback changes and the proposed addition's positioning with regard to
7 the south property line. Mr. Buehler also explained how the interior spaces were changed including offices
8 and classrooms. He stated the proposed addition's materials would match the existing brick, limestone
9 detailing, etc. and identified illustrations for the Commission's review noting the elevator location would
10 not change. Mr. Buehler also referred to several elevation renderings outlining details of the project.

11
12 Chris Keppner of Erikson Engineering stated he would discuss the project's drainage and referred to
13 illustrations of general neighborhood drainage patterns. He identified the existing site's drainage patterns
14 and the proposed drainage patterns showing a reduction in impervious area. Mr. Dower then referred the
15 traffic analysis report and its conclusions.

16
17 Karl Camillucci summarized how the applicants have addressed the standards the Commission is to
18 review. He also explained how the lot consolidation standards have been addressed. Mr. Camillucci
19 referred to Village code language which arose from the special use consolidation of a large lot which is a
20 relatively new Village requirement that arose out of a high profile case in which multiple residential lots
21 were combined into one lot to create a single family residence but which did not apply in this instance in
22 that the request is not for residential use. Mr. Camillucci noted the existing property has been operating
23 as a church for 80 years as an institutional use in a residential district whose size currently exceeded the
24 combined lot area which triggered the special use provision. He then referred to the second standard
25 relating to whether the special use would be inconsistent with general lot size, average lot width and
26 character of properties located on the same block face and referred to an illustration explaining the
27 applicant's position. Mr. Camillucci also summarized in detail how the proposal addressed the general
28 special use standards. He stated they are available to answer questions and asked for the Commission to
29 recommend consolidation of the two lots and the special use permit to allow the improvements to be
30 made.

31
32 Chairperson Danley thanked the applicant for their thorough presentation and their response to the
33 Commission's and neighbors' comments. Mr. Enck referred to the west lot and asked if there is a future
34 use for that area. Mr. Dower responded the plan is for it to be a secure outside play area for the children.
35 Mr. Bradley asked who is responsible for programming and to what extent the outdoor space would lend
36 to the effect of neighbors' property enjoyment. Mr. Dower explained the limited amount of outdoor
37 events which would take place and explained their reasoning for turning the parking lot into greenspace.
38 He also described their use of the interior space and confirmed there are no plans to rent space to third
39 party users. Mr. Bradley referred to changes in proposed parking and asked if there would be a negative
40 impact on parishioners. Mr. Dower explained the loss of ten parking spaces and the minimal impact for
41 users during the week and on Sunday.

42
43 Chairperson Danley asked for public comment and swore in those speaking to this matter.

44
45 Martin O'Connor, 749 Cherry Street, described the church as a great neighbor and stated any parking
46 issues on the street are not related to the church. He explained that he is in full support of the project.

47
48 Julie Nyland, a church member, referred to the difficulty of using the space and described it as challenging

1 and stressful in teaching the children. She stated the improvements would enable them to retain families,
2 ensure the children's safety and create better programming.

3
4 Shelly Schelly, 720 Pine Street, stated they recently moved to Winnetka to be able to walk to the church
5 and described the challenges of the meeting space for children and high school students. She also
6 commented on the church's transparency and neighbor engagement relating to the project and asked the
7 Commission Members to recommend plan approval.

8
9 John Hines described his affiliation with the church and the difficulties with regard to the building in terms
10 of its function and access. He described the church has a lovely and vibrant part of town and it is a shame
11 that everyone cannot participate with the church.

12
13 Tom Shannon, 759 Burr, informed the Commission his mother-in-law has lived in the condos across the
14 street for 10 years and they all love the church. He stated they were happy to buy the adjoining property
15 and referred to security, safety and accessibility issues which limited church member participation. Mr.
16 Shannon stated the proposed changes would make the church more accessible to everyone and
17 commented he is proud of the work done by the team in working with the neighbors in addressing specific
18 problems.

19
20 Chris Crooks, 422 Ridge, described the church congregation as good and well intentioned people but asked
21 for the Commission to issue another continuance. He conceded although significant changes were made,
22 he referred to GFA percentages and the existing nonconformities. Mr. Crooks stated he is concerned with
23 the two-story massing next to his property which would not fit with the residential feel south and west.
24 He described how the 24-foot proposed addition's height would sit on the elevated grade and described
25 the proposal as overly injurious to the neighbors. Mr. Crooks concluded by requesting a continuance.

26
27 Steve Sanders, 429 Linden, commented the proposal has been pushed through and they were not given
28 a lot of time to review it. He agreed with Mr. Crooks' comments regarding the structure's height. Mr.
29 Sanders stated they appreciated the landscaping changes and stated he also had storm water concerns.
30 He also asked for a continuance.

31
32 Dan Kinsella, 420 Linden, agreed with Mr. Crooks' and Mr. Sanders' comments. He also had concerns
33 relating to the change in the special use process relating to a lakefront property. Mr. Kinsella then raised
34 concerns relating to storm water sewers, the cost for their improvement and the increase in the
35 impermeable space amount. He also requested the matter be continued and conceded parking is not an
36 issue.

37
38 John Fitzwell, a church member, stated he has a disabled daughter who cannot participate in church
39 activities. He stated the proposal would allow her to fully become part of the church.

40
41 Hasan Haq, 418 Ridge, agreed communications with the neighbors have improved and spoke on behalf of
42 the neighbors in the immediate vicinity with regard to the beneficial improvements for church members
43 and the community. He referred to drainage issues for the neighbor behind the church and the need for
44 additional information in terms of detention and its impact. Mr. Haq also referred to tree heights and
45 setbacks and stated it is important that time be allowed for the proper review and consideration of
46 alternative proposals.

47
48 Eric Hinkle, 395 Ridge, agreed with the amount of collaboration and agreed a continuance is necessary

1 due to the recent changes made to the request.

2
3 No additional comments were made at this time. Chairperson Danley closed public comment and asked
4 for the applicant's response.

5
6 Mr. Dower began by responding to the adjacency and setback comments and clarified the proposed
7 addition would be moved back further from the south property line to a setback of 18 feet from that
8 neighbors' property line. He stated that in the residential zone, there is the right to build 12 feet away
9 from other residential homes and the proposed addition would be built further away than that. Mr. Dower
10 also confirmed they sent an email on February 18, 2025, to adjacent neighbors with the updated site
11 plans, density and massing of the new facility with the intent to have the next meeting today on March
12 13, 2025. He then stated the full application was sent over a week later and noted the most recent
13 landscaping change request was made at the request of one of the neighbors following the final
14 amendment.

15
16 Mr. Keppner stated with regard to drainage, he referred to an illustration and provided further
17 explanation relating to the drainage pattern and current conditions. He confirmed the design would be
18 reviewed by the Village Engineer.

19
20 Mr. Dower stated the 24-foot height for the proposed addition would be in order to hide mechanical
21 equipment on the roofline. He also asked for the Commission to not continue the matter and to
22 recommend approval.

23
24 Chairperson Danley asked if there were any questions from the Commission.

25
26 Mr. Subawalla asked for clarification regarding the ridge height at 21 feet and eave height at 12 feet to
27 hide mechanical equipment. Joe Buehler confirmed that is correct. Mr. Subawalla asked for clarification
28 on the south and west fringes with regard to drainage and whether the remainder of the lot would be
29 contained. Mr. Dower responded the majority of the site drained inward. Mr. Subawalla then asked what
30 is the height of the two story structure north/south ridge. The applicant confirmed it is 30 feet. No
31 additional questions were raised at this time.

32
33 Chairperson Danley then called the matter in for discussion and identified the numerous changes made
34 to the proposed plan.

35
36 Mr. Subawalla commented the applicant has made tremendous effort over their initial presentation. Mr.
37 Bradley stated he would provide zoning comments at the ZBA meeting and agreed that great mitigation
38 efforts were made in the plan design. He stated the applicant and surrounding neighbors worked in good
39 faith to come to some sort of an agreement with modifications being made as a result of that feedback.
40 Mr. Bradley stated for the audience asking for more time to review the additional information, he noted
41 the Commission is a recommending body with the Village Council to make the final decision.

42
43 Ms. Kunkle stated as the EFC representative, in reviewing all of the material presented since the October
44 meeting, she appreciated the applicant's dialog with the neighbors. She commented she liked the
45 renovations with regard to the increase in open greenspace. Ms. Kunkle stated while the immediate
46 neighbors still have concerns, she appreciated the proposed design's intentionality with regard to the
47 height, the reduction in scale on the south side as well as the overall neighborliness being brought to the
48 community by the applicant. She agreed traffic issues on Cherry Street are not church-related. Ms. Kunkle

1 concluded she is pleased with the church's presentation and incorporating neighborhood feedback into
2 the design.

3
4 Mr. Enck stated as an HPC representative, he referred to the substantial changes he identified which were
5 made to the proposal as a result of the comments received. He stated while he understood the neighbors'
6 concerns, any addition would be a visual change to the area and a lot of effort was made to address the
7 concerns raised.

8
9 Ms. Klaassen read Members Alt's and Case's comments in support of the application into the record.

10
11 Chairperson Danley thanked the audience members for their attendance and comments and reiterated
12 the final decision on the application would be made by the Village Council. She stated she is in favor of
13 the proposed plan which represented a good compromise.

14
15 Chairperson Danley then asked for a motion to recommend approval. Mr. Subawalla moved to
16 recommend approval of the application as indicated on page nos. 15-16 of the agenda packet. The motion
17 was seconded by Ms. Kunkle. A vote was taken and the motion unanimously passed, 4 to 0:

18 AYES: Danley, Enck, Kunkle, Subawalla

19 NAYS: None

20 NON-VOTING: Bradley

21
22 **New Business.**

23 a. April 10, 2025, Special Meeting – Quorum Check.

24 The Commission Members discussed their availability.

25
26 b. April 23, 2025, Regular Meeting – Quorum Check.

27 The Commission Members discussed their availability.

28
29 Mr. Schoon announced his April 4, 2025, retirement date.

30
31 **Adjournment:**

32 Chairperson Danley asked for a motion to adjourn. A motion to adjourn was made by Mr. Bradley and
33 seconded by Mr. Enck. A vote was taken and the motion unanimously passed, 5 to 0:

34 AYES: Bradley, Danley, Enck, Kunkle, Subawalla

35 NAYS: None

36 NON-VOTING: None

37 The meeting was adjourned at 9:15 p.m.

38
39 Respectfully submitted,

40
41 Antionette Johnson

42 Recording Secretary



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION
FROM: ANN KLAASSEN, ASSISTANT DIRECTOR
DATE: APRIL 4, 2025
SUBJECT: 473 & 499 SHERIDAN ROAD
FINAL PLAT APPROVAL AND SPECIAL USE PERMIT (CASE NO. 25-02-SD)

INTRODUCTION

On April 10, 2025, the Plan Commission is scheduled to hold a public hearing on an application submitted by Robert T. Delaney (the "Applicant"), as manager of Layercake LLC ("Applicant Trust"), which Applicant Trust is the beneficiary of Chicago Title Land Trust Company Trust Numbers 8002390607 dated December 9, 2022, and 9002347141 dated October 16, 2024, owner of the properties located at 473 Sheridan Road and 499 Sheridan Road respectively (collectively, the "Subject Property"). The Applicant is proposing construction of a new single-family residence on the Subject Property and requests approval of the following relief:

1. A **Final Plat of Subdivision** to consolidate the two existing lots known as 473 Sheridan Road and 499 Sheridan Road into a single lot of record, which consolidation requires:
 - a. A variation to allow a side lot line abutting a rear lot line [Section 16.12.010 Minimum land subdivision standards];
 - b. A finding of "No Material Increased Adverse Impact" for the existing wood deck at 499 Sheridan Road, which observes less than the minimum required side yard setback of 12 feet and less than the minimum required front yard setback of 50 feet from the ordinary high water mark of Lake Michigan;
2. A **Special Use Permit** to allow the consolidation of 473 Sheridan Road and 499 Sheridan Road, which results in a lot that is greater than two times the minimum required lot size and minimum average lot width for a corner lot in the R-2 Single Family Residential Zoning District; and
3. Any other subdivision relief necessary for approval of the Final Plat.

The Applicant has also submitted demolition applications to demolish the existing residence on each of the existing lots. The Historic Preservation Commission (HPC) considered the demolition application for 473 Sheridan Road on May 6, 2024; by a vote of 4-0, the Commission approved the demolition without delay. On January 6, 2025, the HPC considered the demolition application for 499 Sheridan Road; by a vote of 5-0, the Commission approved the demolition without delay.

A mail notice was sent to property owners within 250 feet of the Subject Property in compliance with the Zoning Ordinance, informing them of the public hearing being held by the Plan Commission. The hearing was also properly noticed in the *Winnetka Talk* on March 20, 2025. Additionally, a public notice sign was posted on the Subject Property informing the public of the Plan Commission meeting. As of the date of this memo, staff has not received any written comments from the public regarding this application.

The Village Council has final jurisdiction on this request.

PROPERTY DESCRIPTION

The Subject Property is located on the east side of Sheridan Road on a private extension of Sheridan Road, between Cherry and Oak Streets, is zoned R-2 Single Family Residential and currently consists of two buildable lots. The area of each existing lot is as follows:

1. 473 Sheridan Road: 19,148.2 square feet
2. 499 Sheridan Road: 31,457 square feet

The 473 Sheridan Road parcel is a flag lot, which is an irregularly shaped lot consisting of two sections: the primary mass of the lot (the “flag” portion), which is set back from the street frontage access and is behind one or more other lots; and a narrow access corridor (the “flagpole” portion). Additionally, 473 Sheridan Road is a through lot with opposite lot lines along Sheridan Road and the ordinary high-water mark of Lake Michigan. For lots abutting Lake Michigan, the ordinary high-water mark of the lake is a front lot line. Also, because the front street line along Sheridan Road is less than 50 feet, the front lot line from which the front yard setback is measured from is determined by the Zoning Administrator.

The 499 Sheridan Road parcel is also an irregularly shaped lot with three street frontages. For purposes of the Zoning Ordinance, Lake Michigan is considered a “public street.” Therefore, 499 Sheridan Road has street frontage along Oak Street, Sheridan Road, and Lake Michigan. The existing parcels and improvements are depicted below in Figure 1.

The Applicant desires to consolidate its two existing lots into one lot of record that would measure 50,601.07 square feet of net lot area (1.16 acres) (the area of the private road easement, which is 2,097.93 square feet, is excluded from the lot area for zoning purposes) and demolish the existing single-family residence on each lot and construct a new 2½-story single-family residence and a boat house on the proposed lot.



Figure 1 – Two Existing Lots

The Comprehensive Plan designates the Subject Property as appropriate for “Single-Family Residential” uses (Figure 2). The Subject Property is located in a residential area with single-family residences. The Land Use Plan Map designates the surrounding properties as appropriate for “Single-Family Residential” uses.



Figure 2 – Comprehensive Plan Land Use Map – Winnetka Futures 2040 Plan

The Comprehensive Plan also contains the following vision statement and goal relevant to the proposed application:

Pillar 1: Quality Liveable Neighborhoods Vision Statement: A community of connected neighborhoods with safe, pedestrian-oriented streets, tree-lined parkways, and a variety of well-maintained housing offerings to meet the needs of all of its residents and create a unique and powerful sense of place.

Goal 1.1: The Village will encourage renovation of existing homes and construction of new homes to be contextually consistent with existing single-family housing in its neighborhood.

Initiative 1.1.6: Strengthen and maintain the rich and diverse character of the Village’s neighborhoods and sense of identity by highlighting each neighborhood’s unique elements that contribute positively to the Village.

The property is zoned R-2 Single Family Residential, and it is surrounded by the same (Figure 3). The Applicant’s use of the Subject Property for a single-family residence is consistent with the Comprehensive Plan land use designation and the R-2 zoning district.



Figure 3 – Zoning Map

Given the Subject Property is located along Lake Michigan, it is subject to the recently adopted Steep Slope Regulations chapter of the Zoning Ordinance. Figure 4 is a 2024 aerial with the 2017 Cook County topography. The red lines reflect the elevation levels of the land. The closer the elevation lines, the steeper the grade of the land. Figure 11 later in the report illustrates the steep slope zone and the slope transition area as defined by the Steep Slope Regulations. The Steep Slope Regulations limit what can be constructed within the steep slope zone and identify how those improvements must be constructed. The regulations also permit any structure allowed by zoning regulations to be constructed in the slope transition area as long as the construction of those items meets certain standards.

Figure 4 – 2024 Aerial with 2017 Cook County Topography

The existing residence at 473 Sheridan Road was constructed in 1960. Other permits have been issued over the last several years to expand and remodel the residence. The Applicant acquired this parcel in January 2023. There are two previous zoning cases on file for the 473 Sheridan Road parcel:

The existing residence at 499 Sheridan Road was constructed in 1965, and expanded and remodeled in 1984. The Applicant acquired this parcel in October 2024. There is one previous zoning case on file for the 499 Sheridan Road parcel. In 1963, Case No. 918 was approved by the ZBA to allow construction of the existing residence that does not comply with the front and corner yard setback requirements.

Figures 5 and 6 below are recent photos of the existing single-family residences on the existing parcels.



Figure 5 – 473 Sheridan Road



Figure 6 – 499 Sheridan Road (West Elevation)

GENERAL DESCRIPTION OF PROPOSED PLAT OF CONSOLIDATION / RESUBDIVISION

As noted earlier in this report, the Applicant intends to demolish the existing residences on the two existing lots and consolidate the lots into a single buildable lot that would measure approximately 50,601 square feet (1.16 acres) and construct a new single-family residence and a boat house. The existing gazebo and wood deck on the easterly portion of the 499 Sheridan Road parcel would remain. The Applicant has provided plans for the proposed 2½-story residence, which are included in **Attachment A**. The necessary permit applications for these proposed improvements have not been submitted to date, the Applicant is simply demonstrating what their intent is for the proposed consolidated lot.

The proposed consolidation is represented in Figure 7 below and an excerpt of the *499 Sheridan Road Subdivision* plat is provided in Figure 8. Details regarding the proposed residence and boat house are included later in this report.

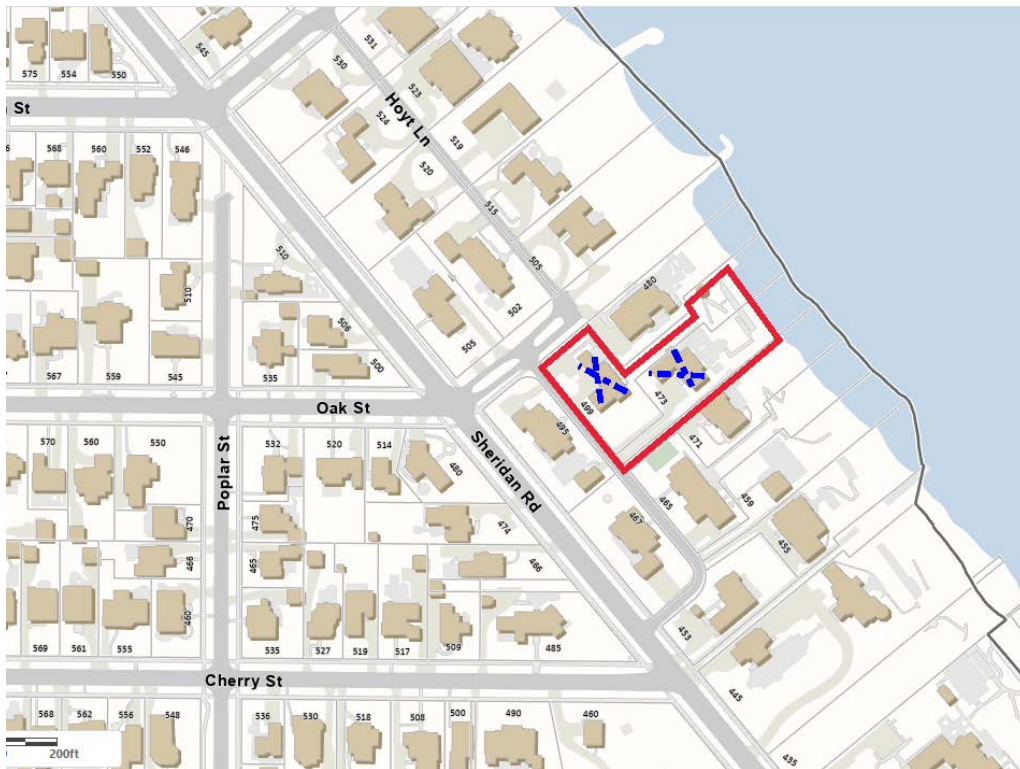


Figure 7 – Proposed Consolidation (neighborhood map view)

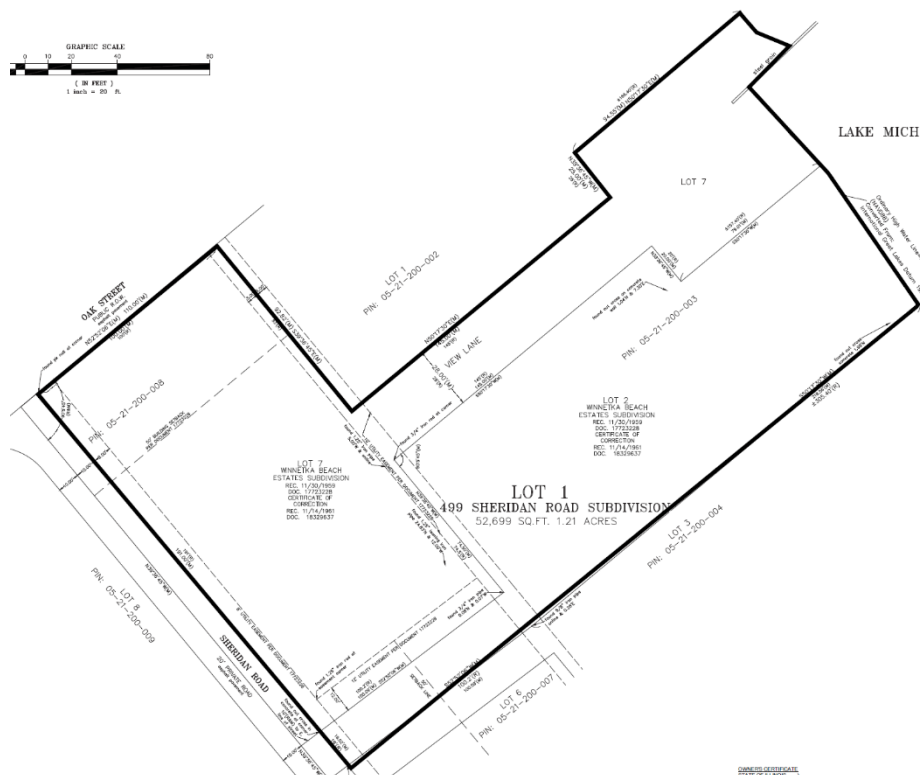


Figure 8 – Excerpt of Proposed 499 Sheridan Road Subdivision Plat

DESCRIPTION OF ZONING STANDARDS

The Subject Property is located in the R-2 Single Family Residential zoning district, which is one of five different single family residential zoning classifications in the Village. The R-2 zoning district provides for larger lots compared to most other residential zoning districts, with the R-2 zoning district's purpose statement describing the district as demonstrating a "small estate" character.

Residential Zoning Hierarchy

A comparison of the Village's five different residential zoning classifications (Table 1 below) shows the hierarchy of zoning standards throughout the Village's residential neighborhoods, ranging from larger "estate" character lots in portions of the Village, to smaller, more intensive developed areas.

Surrounding Zoning

Neighboring lots on the east side of Sheridan Road are similarly zoned for larger lot sizes called for in the R-2 zoning district (minimum lot area of 24,000 square feet for interior lots and 25,200 square feet for corner lots). The R-2 zoning designation extends along the lakefront on the east side of Sheridan Road from the Village's southern corporate limits to its northern corporate limits.

Table 1 Residential Zoning Hierarchy	R-1 ("estate" character)	R-2 ("small estate" character)	R-3 ("moderately intense" suburban character)	R-4 ("relatively intense" suburban character)	R-5 ("relatively intense" suburban character)
Minimum Lot Area - corner lots	50,400 s.f.	25,200 s.f.	16,800 s.f.	13,300 s.f.	8,900 s.f.
Minimum Lot Width - corner lots	150 ft.	115 ft.	85 ft.	70 ft.	70 ft.
Minimum Front Setback	50 ft.	50 ft.	40 ft.	30 ft.	30 ft.
Minimum Rear Setback	50 ft.	25 ft.	25 ft.	25 ft.	25 ft.

COMPLIANCE WITH ZONING STANDARDS – LOT SIZE AND DIMENSIONS

All subdivisions are evaluated by staff at the time of application to assure compliance with basic minimum quantitative measures including, but not limited to (a) minimum lot area, (b) minimum lot width, and (c) minimum lot depth. Additionally, with the adoption of Ordinance MC-12-2023 by the Village Council on December 19, 2023, the Zoning Ordinance and Subdivision Code were amended to require special use approval for consolidations of any number of lots in a single-family residential district that results in a lot that is greater than two times the minimum lot size or two times the minimum average lot width for the lot in question.

The proposed *499 Sheridan Road Subdivision* fully complies with minimum lot area, lot width and lot depth requirements as summarized in Table 2 on the following page. It should be noted that the existing 473 Sheridan Road parcel is nonconforming with respect to: (i) the minimum required lot area, with an existing lot area of 19,148 square feet; and (ii) the minimum required average lot width of 100 feet, with an existing average lot width 85.48 feet. Also, the 499 Sheridan Road parcel is nonconforming with respect to the minimum required lot depth of 200 feet (from Oak Street), with an existing lot depth of 191 feet. The proposed consolidation of the two parcels would create a new lot measuring 50,601 square feet with an average lot width of 240.95 feet. **Therefore, the proposed consolidation would eliminate two**

nonconforming lots while creating one lot that is more than two times greater than the minimum required lot area (by 201 square feet) and more than two times greater than the minimum required average lot width (by 11 feet). Hence, the **proposed consolidation requires approval of a special use permit** for which the Plan Commission is charged with making a recommendation to the Village Council.

Table 2 R-2 Zoning Standards		Proposed Lot	Existing Lot 473 Sheridan Road	Existing Lot 499 Sheridan Road
Minimum Lot Area (Corner lot)	25,200 sq. ft. (24,000 sq. ft. interior lot)	50,601 sq. ft. > 2 X TIMES MINIMUM	19,148 sq. ft. DOES NOT COMPLY	31,457 sq. feet COMPLIES
Minimum Lot Width (average)	115 feet (100 ft interior lot)	240.95 feet > 2 X TIMES MINIMUM	85.48 feet DOES NOT COMPLY	164.7 feet COMPLIES
Minimum Lot Depth	200 ft.	210 feet COMPLIES	224 feet COMPLIES	191 feet DOES NOT COMPLY

Table 2 – R-2 Zoning Standards

COMPLIANCE WITH ZONING STANDARDS – REQUIRED SETBACKS AND BUILDING SIZE

The allowable size of buildings on a residential lot and the required amount of open space around the buildings is dictated by the Village Zoning Ordinance. As a general rule, the allowable size of buildings and the setback requirements for those buildings change with any modifications to lot dimensions. As a result, staff conducts analyses of proposed lots and the improvements on those lots to determine (a) whether any new zoning nonconformities would be created by the resubdivision and (b) whether there are any existing zoning nonconformities which will remain. In the event of a zoning nonconformity arising out of a proposed subdivision, relief must be considered by both the Plan Commission and Zoning Board of Appeals, with the Village Council having final jurisdiction.

Staff evaluation of the proposed *499 Sheridan Road Subdivision* and the associated proposed improvements is summarized in Tables 3 and 4 on the following pages, indicating the extent to which the proposed consolidated lot and proposed improvements comply with zoning standards.

Those items highlighted (green) are existing zoning nonconformities **that would be eliminated** with the proposed consolidation. The existing residence on the 473 Sheridan parcel currently provides a front yard setback of 29.87 feet from the existing west property line, a north side yard setback of 4.21 feet, and total side yards of 17.96 feet. The residence at 499 Sheridan Road currently provides a front yard setback of 44.34 feet and a corner yard setback of 24.06 feet.

Table 3 Zoning Setback Requirements		<i>Proposed Consolidated Lot</i>	<i>Existing Lot 473 Sheridan</i>	<i>Existing Lot 499 Sheridan</i>
SETBACK REQUIREMENTS	Minimum Required Front Yard Setback	50 feet	50 feet	50 feet
	Front yard provided by existing structures or to be provided	No structures in proximity	29.87 feet EXISTING NONCONFORMITY	44.34 feet EXISTING NONCONFORMITY
	Minimum Required Front Yard Setback (Lake/OHWM)	50 feet	50 feet	50 feet
	Front yard provided by existing structures or to be provided	25 feet (deck to remain) (proposed residence +/- 135 feet)	+/- 118 feet	25 feet (deck to remain) EXISTING NONCONFORMITY
	Minimum Corner Yard Setback	50 feet	N/A	28 feet
	Corner yard provided by existing structures or to be provided	106 feet	N/A	24.06 feet EXISTING NONCONFORMITY
	Minimum Required Side Yard	12 feet	8.55 feet	12 feet
	Minimum side yard provided by existing structures or to be provided	2 feet (deck to remain) (proposed residence 16.35 feet)	4.21 feet EXISTING NONCONFORMITY	2 feet (deck to remain) EXISTING NONCONFORMITY
	Minimum Required Total Side Yards	N/A	21.37 feet	N/A
	Total side yards provided by existing structures or to be provided	N/A	17.96 feet EXISTING NONCONFORMITY	N/A
	Minimum Required Rear Yard	25 feet	N/A	25 feet
	Rear yard provided by existing structures or to be provided	26 feet	N/A	57.26 feet

Table 3 – Zoning Setback Requirements

Table 4 – Zoning Building Size Requirements		Proposed Consolidated Lot	<i>Existing Lot 473 Sheridan (to be torn down)</i>	<i>Existing Lot 499 Sheridan (to be torn down)</i>
ALLOWABLE BUILDING SIZE	Maximum Allowed Gross Floor Area (GFA)	13,453.25 sq. ft.	5,946.05 sq. ft.	9,050.11 sq. ft.
	GFA provided by existing structures or to be provided	7,809.95 sq. ft.	5,224.62 sq. ft.	4,919.36 sq. ft.
	Maximum Allowed Roofed Lot Coverage (RLC) (25% of lot area)	12,650.27 sq. ft.	4,787.05 sq. ft.	7,864.25 sq. ft.
	RLC provided by existing structures or to be provided	5,185.94 sq. ft.	3,115.06 sq. ft.	3,096.64 sq. ft.
	Maximum Allowed Impermeable Lot Coverage (ILC) (50% of lot area)	25,300.53 sq. ft.	9,574.1 sq. ft.	15,728.5 sq. ft.
	ILC provided by existing structures or to be provided	17,104.24 sq. ft.	9,025.51 sq. ft.	9,704.07 sq. ft.

Table – 4 Zoning Building Size Requirements

COMPLIANCE WITH SUBDIVISION CODE STANDARDS

All changes to the configuration of parcels of land are classified as Land Subdivisions under the Village Code and are subject to review by the Plan Commission and approval by the Village Council. As part of that review process, resubdivisions are subject to review for compliance with both the Village Subdivision Code as well as the Zoning Ordinance.

According to Section 16.12.010 Minimum land subdivision standards of the Subdivision Code, subdivisions shall conform with the Comprehensive Plan and with the minimum standards outlined in Section 16.12.010, such as the street system, street and alley widths, lot size, etc. The proposed subdivision complies with the majority of the minimum subdivision standards, however, there are existing improvements that will remain that require relief from the subdivision standards. Additionally, Section 16.12.010(D.6) states that *“No plan for any land subdivision shall be approved if it results in the creation of one or more lots having side lot lines abutting rear lot lines.”*

The proposed subdivision does result in the rear lot line of the proposed lot abutting the side lot line of the property to the south (Figure 9). Section 16.12.010(F) [Minimum land subdivision standards – Variations and Exceptions] of the Subdivision Code states that *“Whenever the land to be subdivided is of such unusual size or shape or is surrounded by such development or unusual conditions that the strict application of this section would result in real difficulties and substantial hardships or injustices, the Plan*

Commission may vary or modify such requirements so that the owner is allowed to develop the land in a reasonable manner; provided that, public health, safety, welfare and convenience are protected.”

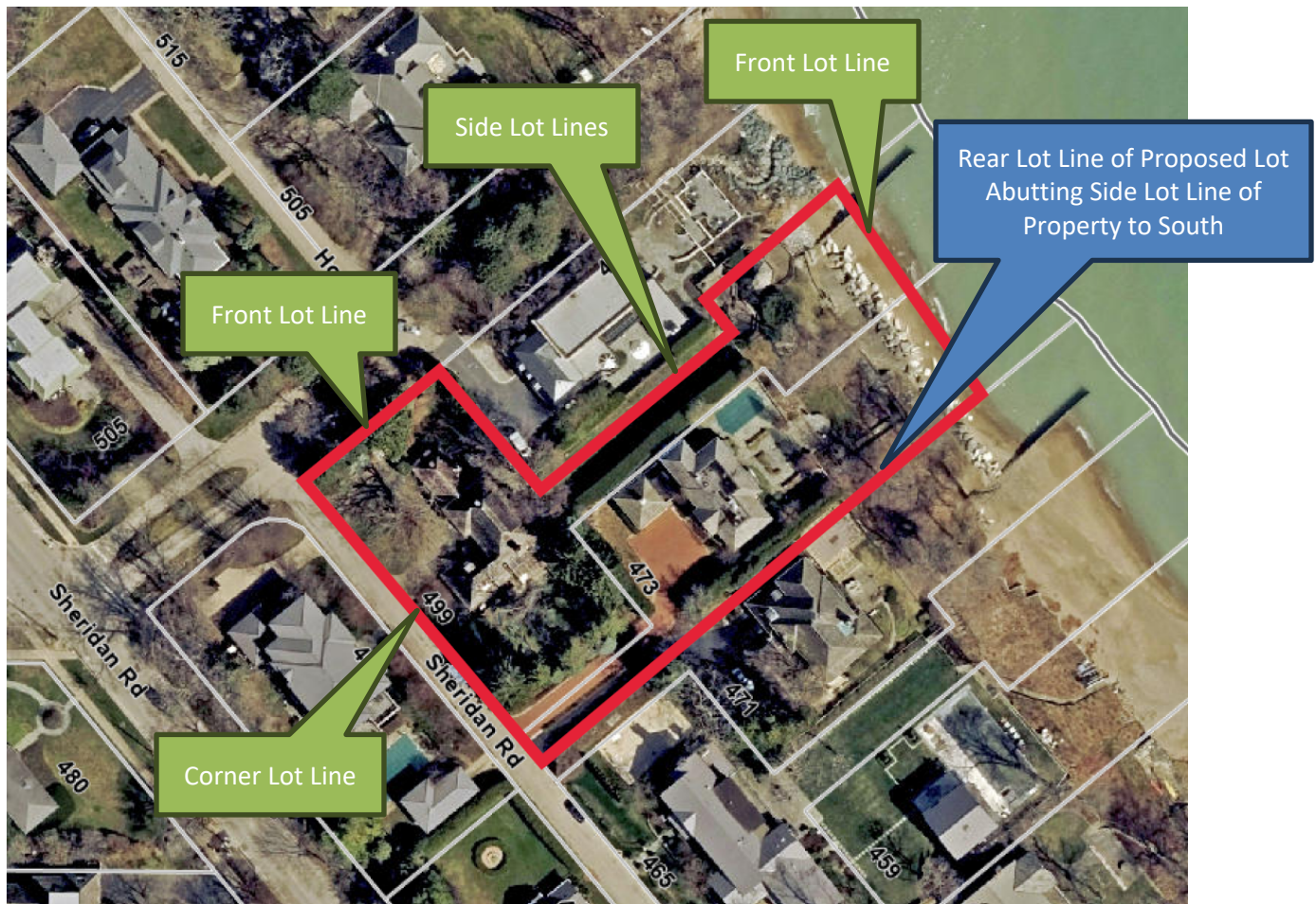


Figure 9 – Subject Property Lot Lines

Pre-existing zoning nonconformity (finding of No Material Increased Adverse Impact required) – Two existing nonconformities **will remain** on the proposed lot. The existing wooden deck on the easterly portion of the existing 499 Sheridan Road parcel provides a nonconforming side yard setback of approximately 2 feet from the north side lot lines, whereas the required setback is 12 feet, as well as a nonconforming front yard setback of approximately 25 feet from the ordinary high water mark of Lake Michigan (Figure 10). These two existing nonconformities that will remain are highlighted (in blue) on Table 3.

Pursuant to Section 16.12.010(D.4) of the Subdivision Code, in the instance of such nonconformities, the Plan Commission must consider the existence of such nonconformities, and *“shall determine whether such nonconformity, in the context of the proposed subdivision, would result in a material increased adverse impact upon the public health, safety or welfare.”*

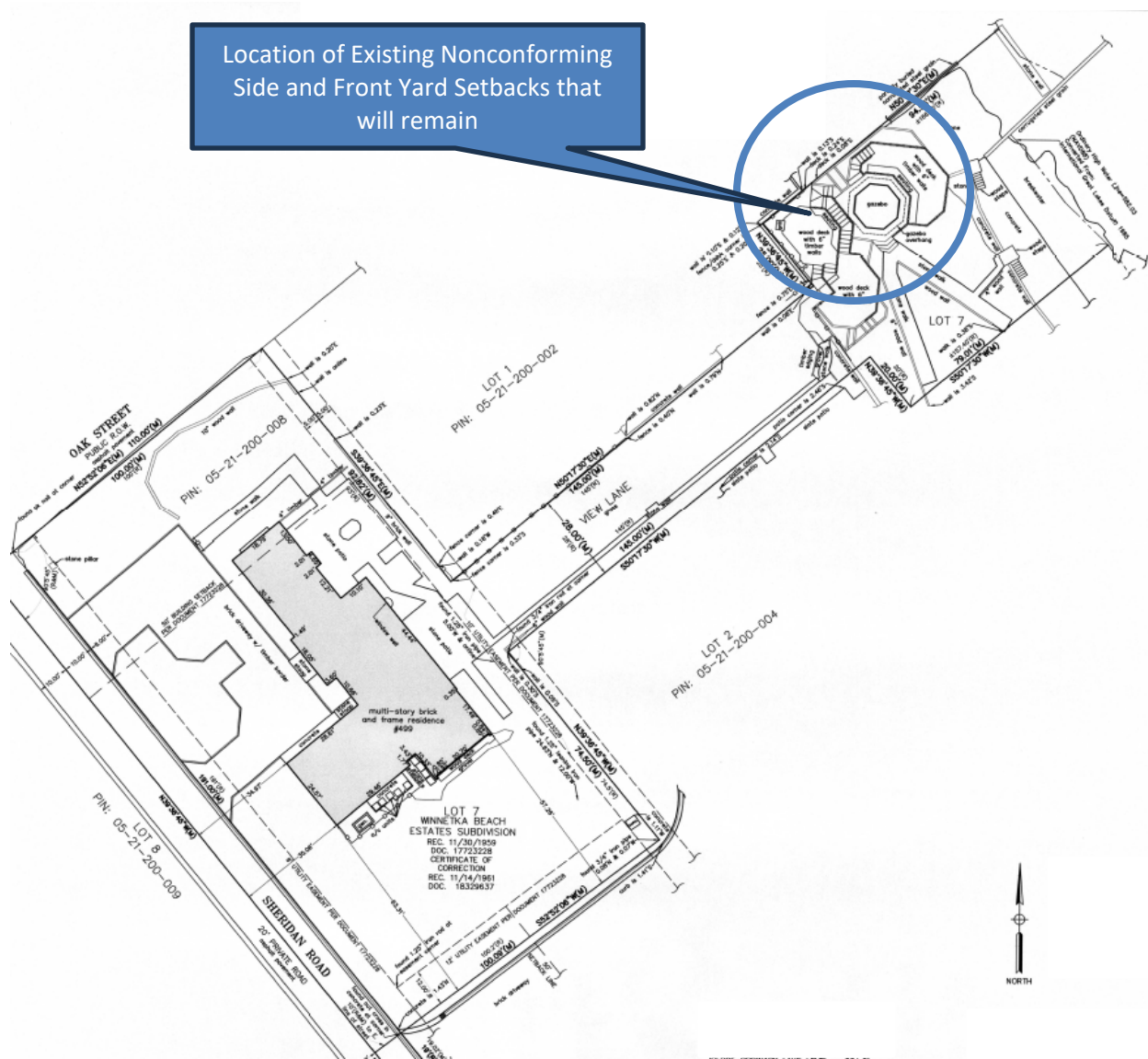


Figure 10 – 499 Sheridan Road Plat of Survey

Section 16.12.010 of the Subdivision Code was amended, as explained earlier in this report, so that the consolidation of any number of lots that results in a lot that is greater than two times the minimum lot size or greater than two times the minimum average lot width for the lot in question, as established by the Zoning Ordinance, is only permitted by a special use permit. In addition to considering the Village's typical special use standards, the Plan Commission and Village Council may also "*consider such factors as, without limitation, the extent to which the proposed special use would be inconsistent with the general lot size, average lot width, or character of properties located adjacent to or on the same block face of the subject lot*".

When the Plan Commission and the Village Council consider granting a special use permit request to consolidate any number of lots that results in a lot within a single-family residential district that is greater than two times the minimum required lot size or two times the minimum required average lot width for the lot in question, the Village Council would be authorized to impose certain conditions, including without limitation, any one or more of the following conditions:

- (i) the installation of additional landscaping on the lot;

- (ii) an increase in any minimum required yard or yards on the lot beyond what is required by the zoning ordinance;
- (iii) a restriction on the maximum gross floor area on the lot;
- (iv) a restriction on the maximum roofed lot coverage on the lot;
- (v) a restriction on the maximum total area of impermeable surfaces on the lot;
- (vi) a requirement to provide preliminary conceptual plans as are reasonably necessary to evaluate the proposed special use request; and
- (vii) restrictions to mitigate the impact of construction activity.

The Applicant has provided plans for the lot in question so that the Plan Commission can determine if the proposed plans are consistent with the Village's special use standards, and the Commission may consider any conditions that may be appropriate.

PROPOSED PLAN

The Applicant is proposing the following improvements on the proposed lot: (i) 2½-story single-family residence; (ii) boat house; (iii) pool; (iv) pergola. The Applicant also proposes maintaining the existing gazebo and wooden deck on the 499 Sheridan Road parcel. The proposed improvements comply with all zoning regulations.

Excerpts of the proposed site plan and building elevations are provided on the following pages as Figures 12 through 16. The complete set of plans is provided in the application materials (**Attachment A**).

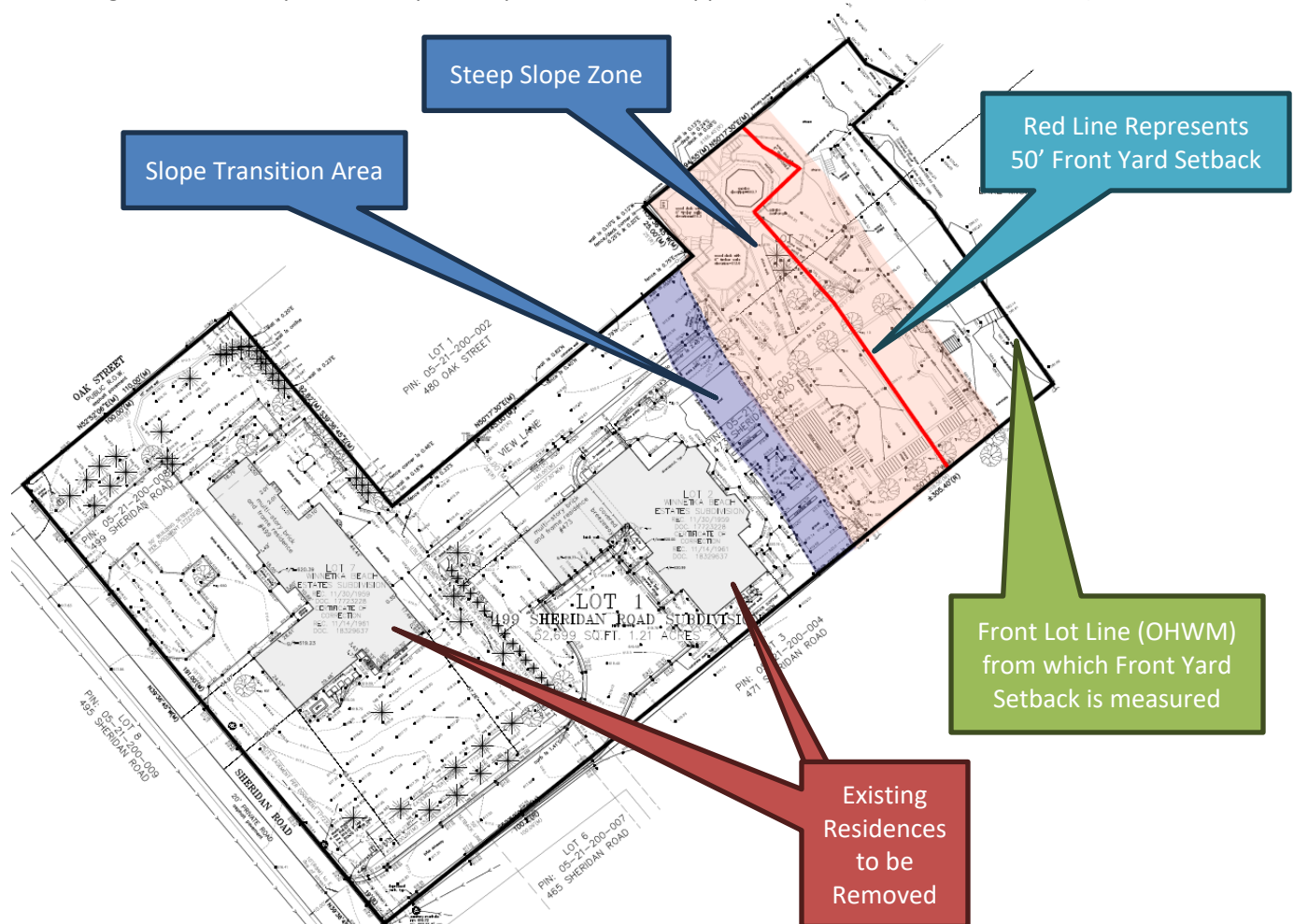


Figure 11 – Excerpt of Steep Slope Exhibit

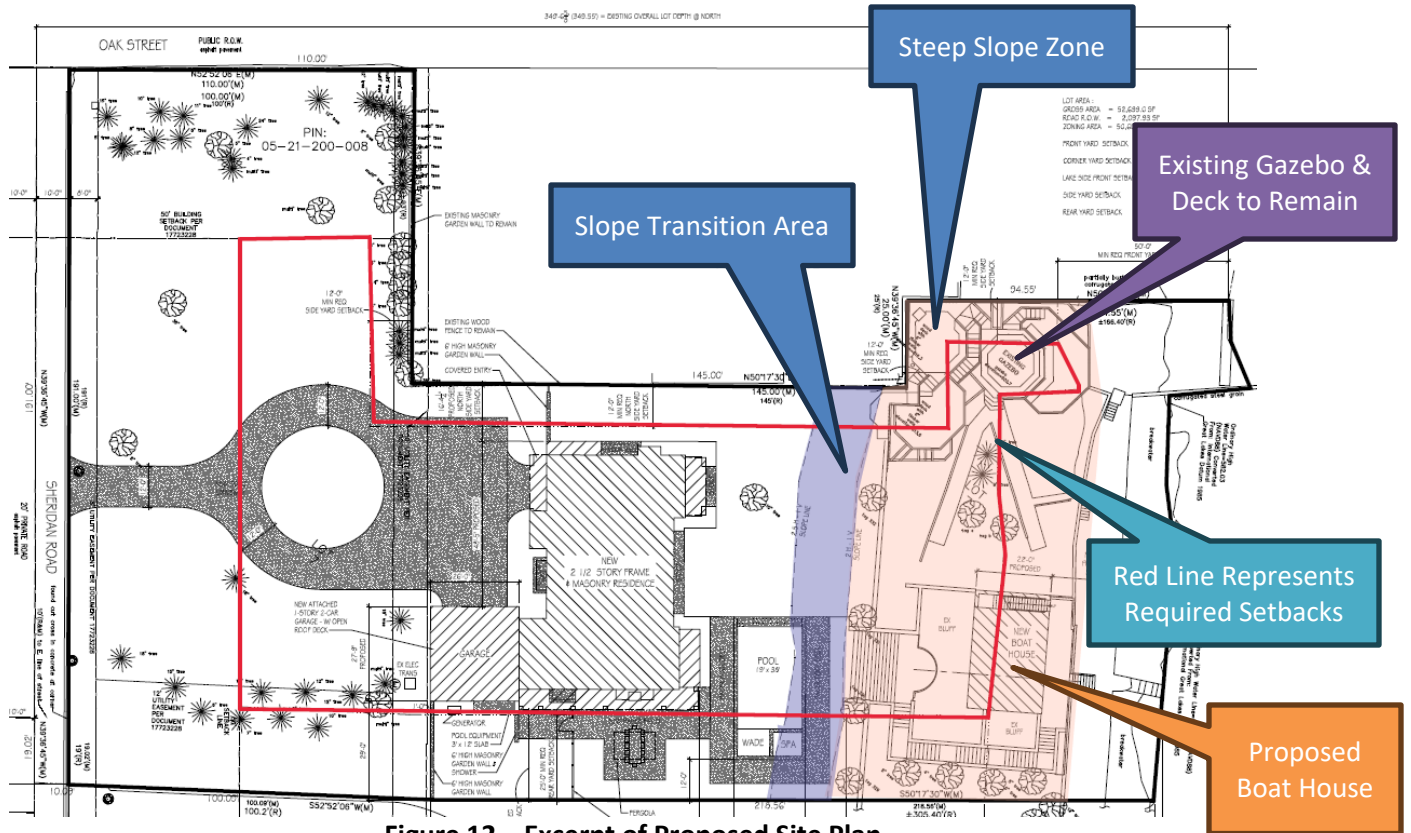




Figure 14 – Proposed North Elevation



Figure 15 – Proposed East Elevation (Lake Michigan)



Figure 16 – Proposed South Elevation

Stormwater. Because the Subject Property is a lakefront property, stormwater detention is not required as the Applicant proposes to discharge the stormwater to Lake Michigan. Stormwater from the site must still be collected by a drain system and must be discharged at the base of the bluff along the lake. Discharging to the lake will require the Applicant to submit a joint permit application to the United States Army Corp of Engineers, the Illinois Department of Natural Resources, and the Illinois Environmental Protection Agency to allow the agencies to determine if they will require a permit. Upon submittal of the building permit for the proposed improvements, Village Engineering staff will review the permit for compliance with Village stormwater regulations to verify the stormwater is being managed on-site.

Figure 17 below represents the Subject Property's proximity to the floodplain; the cyan represents the 100-year floodplain.



Figure 17 – GIS Floodplain Map

Steep Slope Regulations. As previously stated, the Subject Property is located on the lakefront and is subject to the recently adopted Steep Slope Ordinance. The Applicant has provided a Steep Slope Exhibit to demonstrate the location of the slope impact area (steep slope zone and slope transition area) on the Subject Property. The Village Engineering Department and Coastal Engineer assisting the Village on the review of lakefront development projects have confirmed that the steep slope zone and slope transition area are correctly depicted in the Steep Slope Exhibit provided by the Applicant, and during the building permit review process the Applicant should be able to demonstrate that the proposed improvements can comply with the steep slope development standards.

The proposed boat house is allowed within the required front yard setback of 50 feet from the ordinary high-water mark of Lake Michigan. Additionally, the proposed boat house, which measures approximately 653 square feet and 14 feet in height (16 feet to the top of the guardrail), complies with the size limitations for a boat house within the steep slope zone (i.e., no larger than 860 square feet and no taller than 15 feet, however guardrails around a boat house rooftop deck may extend an additional 3 feet). The boathouse is the only proposed improvement within the steep slope zone. Regardless, upon submittal of the building permit for the proposed improvements, the Village Engineer will review the proposed plans for the boat house, and all other site improvements, and will require additional engineering to verify that the boat house will not jeopardize slope stability, and that it will not adversely impact the stability of the property or adjacent property.

COMMISSION CONSIDERATION

The Village Code does not require an applicant to obtain preliminary plat approval as a precondition of final plat approval. In this case, the Applicant has chosen to directly proceed with final plat review.

In addition to evaluating prescriptive standards of the zoning and subdivision code, consideration of Final Subdivision Plat approval also needs to consider the details of the final plat such as utility easements, final plat formatting and related matters. The following utility easements exist on the Subject Property: (i) an 8-foot easement along the west property line of both existing lots; (ii) a 12-foot easement along the south property of the existing 499 Sheridan parcel; and (iii) a 10-foot easement that runs north and south through more or less the middle of the existing lots. There are existing utilities, including natural gas, communications, water, and electric, that serve properties in the area within the easements, which utilities will remain, as well as the easements in their current location. No additional easements are being requested by the Village Water & Electric Department or the Village Engineer. Lastly, all necessary signature blocks are provided on the plat of consolidation.

In addition to considering the final plat of consolidation, the Plan Commission is charged with evaluating the special use for the large lot consolidation for consistency with the six (6) standards for granting special use permits. The Applicant's response to the standards is included in Attachment A.

FINDINGS & RECOMMENDATION

The Plan Commission is to consider whether or not the requested special use to allow the large lot consolidation is consistent with the Village's Comprehensive Plan and with the Village's special use permit standards. Additionally, the Commission is to consider whether the proposed consolidation is consistent with the Comprehensive Plan and whether or not the variation from the Subdivision Code to allow a side lot line abutting a rear lot line complies with Section 16.12.010.F. "Variations and Exceptions", which states:

"Whenever the land to be subdivided is of such unusual size or shape or is surrounded by such development or unusual conditions that the strict application of this section would result in real difficulties and substantial hardships or injustices, the Plan Commission may vary or modify such requirements so that the owner is allowed to develop the land in a reasonable manner; provided that, public health, safety, welfare and convenience are protected."

Lastly, the Commission is to consider the existence of the nonconforming wooden deck that will remain and *"shall determine whether such nonconformity, in the context of the proposed subdivision, would result in a material increased adverse impact upon the public health, safety or welfare."*

After hearing from the Applicant and the public, the Commission may decide to take action on one or two options:

- 1) Continue further review of the application to a specific date in order to provide the Applicant and/or staff additional time to address questions and comments from the Commission; or
- 2) Consider a motion recommending approval or denial of the Special Use and Final Plat of Subdivision. If the Commission is prepared to make a recommendation to the Village Council regarding the requested relief, a Commissioner may wish to make a motion recommending approval or recommending denial based upon the following:

Move to recommend **approval [denial]** of:

- A. The proposed 499 Sheridan Road Subdivision Final Plat consolidating the two existing lots commonly known as 473 Sheridan Road and 499 Sheridan Road into a single Lot of Record, as the **Final Plat of Consolidation**, which consolidation requires:
- a. A variation to allow a side lot line abutting a rear lot line [Section 16.12.010 Minimum land subdivision standards];
 - b. A finding of “No Material Increased Adverse Impact” for the existing wood deck at 499 Sheridan Road, which observes less than the minimum required side yard setback of 12 feet and less than the minimum required front yard setback from the ordinary high water mark of Lake Michigan;
 - c. **A finding that the lot consolidation is [is not]** consistent with the Comprehensive Plan’s Land Use Map designation of the Subject Property as appropriate for “Single-Family Residential” development; and
- B. A **Special Use Permit** to allow the consolidation of 473 Sheridan Road and 499 Sheridan Road, which results in a lot that is greater than two times the minimum required lot size and minimum average lot width for a corner lot in the R-2 Single Family Residential Zoning District.

Based on evidence in the record, or a public document, and upon the following findings of fact:

1. The proposed consolidation **is consistent [is not consistent]** with the Standards for the granting of Special Use Permits, as follows:
 - a. That the establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare;
 - b. That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity;
 - c. That the establishment of the special use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern;
 - d. That adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways;
 - e. That adequate parking, utilities, access roads, drainage and other facilities necessary to the operation of the special use exist or are to be provided; and
 - f. That the special use in all other respects conforms to the applicable regulations of this and other Village ordinances and codes.

[If the Commission chooses to place conditions as part of its recommendation of approval, it will want to include the conditions here.]

ATTACHMENTS

Attachment A: Application Materials

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

SUBDIVISION/CONSOLIDATION APPLICATION

Case No. 25-02-SDProperty InformationSite Address: 499 SHERIDAN ROAD, WINNETKA, IL, 60093Parcel Identification Number(s) (PIN): 499 SHERIDAN ROAD: 05-21-200-008-0000
473 SHERIDAN ROAD: 05-21-200-003-0000Property Owner InformationName: LAYERCAKE LLCPrimary Contact: ROBERT T. DELANEY
(MANAGER OF LAYERCAKE LLC)Address: [REDACTED]City, State, Zip: DALLAS, TX, 75220Phone No. [REDACTED]Email: [REDACTED]Date owner acquired property: 499 SHERIDAN ROAD: 11/05/2024
473 SHERIDAN ROAD: 01/03/2023Architect InformationName: WILLIAM MURPHY ARCHITECT, LTD.Primary Contact: WILLIAM MURPHYAddress: 410 SOUTH MICHIGAN AVE., SUITE 813City, State, ZIP: CHICAGO, IL, 60605Phone No. 312-461-9442Email: WMURPHYARCH@MSN.COMSurveyor InformationCompany Name: I G CONSULTING INCPrimary Contact: KEVIN LEWISAddress: 300 MARQUARDT DRIVECity, State, Zip: WHEELING, IL, 60090Phone No. [REDACTED]Email: KEVIN@IGCONSULTING.NETAttorney Information

Name: _____

Primary Contact: _____

Address: _____

City, State, Zip: _____

Phone No. _____

Email: _____

Property Owner Signature: [REDACTED]Date: 2/8/2025

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SPECIAL USE PERMIT APPLICATION

Case No. 25-02-SD

Property Information

Site Address: 499 SHERIDAN ROAD, WINNETKA, IL, 60093

Applicant Information

Name: WILLIAM MURPHY ARCHITECT, LTD.

Primary Contact: WILLIAM MURPHY

Address: 410 SOUTH MICHIGAN AVE., SUITE 813

City, State, ZIP: CHICAGO, IL, 60605

Phone No. 312-461-9442

Email: WMURPHYARCH@MSN.COM

Architect Information

Name: WILLIAM MURPHY ARCHITECT, LTD.

Primary Contact: WILLIAM MURPHY

Address: 410 SOUTH MICHIGAN AVE., SUITE 813

City, State, ZIP: CHICAGO, IL, 60605

Phone No. 312-461-9442

Email: WMURPHYARCH@MSN.COM

Owner Information

Name: LAYERCAKE LLC

Primary Contact: ROBERT T. DELANEY
(MANAGER OF LAYERCAKE LLC)

Address: [REDACTED]

City, State, ZIP: DALLAS, TX, 75220

Phone No. [REDACTED]

Email: [REDACTED]

Attorney Information

Name: [REDACTED]

Primary Contact: [REDACTED]

Address: [REDACTED]

City, State, Zip: [REDACTED]

Phone No. [REDACTED]

Email: [REDACTED]

Applicant Signature: [REDACTED]

Date: 2/12/2025

Property Owner Signature: [REDACTED]

Date: 2/18/2025

Printed Name of Owner: ROBERT T. DELANEY

WILLIAM MURPHY
ARCHITECT, LTD.

Ann Klaassen
Village of Winnetka Community Development
510 Green Bay Road
Winnetka, IL 60093

February 13, 2025
rev: 20250314

Re: Lot Consolidation and Special Use Applications
499 Sheridan Road, Winnetka, Illinois

PROJECT DESCRIPTION & ADDRESS STANDARDS FOR GRANTING SPECIAL USE

The homeowners purchased 473 Sheridan Road in January 2023 with the intent of improving the property with a new single family home for their use. The Zoning Lot Area is 21,051.8 sf, which is (12.3%) less than the Minimum Interior Lot Area of 24,000 sf for the R2 Zoning District. And, the unique shape of the Flag Lot leaves very little useful outdoor space.

In the fall of 2024 the property at 499 Sheridan Road went on the market and the homeowners were able to take advantage of the timing and opportunity to consolidate the adjoining properties. The project intent is still to construct a new single family home for their use, not much different in layout or size from the originally-planned home, but with the benefit of nicer outdoor spaces.

A Demolition Permit review and approval has been received for both properties.

The Consolidated Lot does not change the pattern of the surrounding neighborhood of single family Homes and Lots. The street frontage of 499 Sheridan is unchanged along Oak Street, and only grows by 19.02' along Sheridan where the 473 Sheridan Flag and Driveway had extended to Sheridan. The positioning of the proposed new home is on the east side of an existing Utility Easement, which results in a generous Front Yard with the new home setback nearly 106' from Sheridan. On the Lake side, the positioning leaves a comfortable yard space between the home and Top of Steep Slope. Between the adjacent properties at north & south, the positioning of the new home provides Setbacks that exceed those required.

The Minimum Lot Size for a Corner Lot in the R2 District is 25,200 sf. A Special Use approval is required for a Large Lot Consolidation if the combined Lot Area is greater than two times the minimum for the district, or 50,400 sf. The Zoning Lot Area of the proposed Consolidation is 50,601.07 sf, which is 201.07 sf or approx. 0.4% greater than the threshold.

As Consolidated, 499 is a Corner Lot, with Oak Street as Front Yard with the shorter street frontage dimension. This results in the southerly Property Line becoming a Rear Yard. Due to the unique Lot configuration as Consolidated, a Variation from Section 16.12.010 is needed to allow the Rear Yard of 499 Sheridan to abut the adjoining Side Yard of 471 Sheridan. As configured, the minimum setback for the Rear Yard is greater than if this were a Side Yard. Addressing the Special Use Standards:

- 1 -

410 SOUTH MICHIGAN AVENUE . SUITE 813 . CHICAGO . ILLINOIS 60605
T: 312.461.9442 . E: WMURPHYARCH@MSN.COM

WILLIAM MURPHY
ARCHITECT, LTD.

Re: Consolidation and Special Use Applications
499 Sheridan Road, Winnetka, Illinois

1. That the establishment , maintenance, and operation of the special use will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare.

The proposed Special Use maintains the Single Family Residential Use and nature of the existing neighborhood. There is no change to the public health, safety, comfort, morals, or general welfare of the community.

2. That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity.

The proposed Special Use will have no change to- nor injurious impact on the immediate vicinity, as the Use remains consistent with the existing neighborhood Use. The proposed improvements and investment on this site will not impair Property values in the immediate vicinity.

3. That the establishment of the special use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern.

The proposed Special Use is consistent with the normal development and improvements of other properties in the immediate vicinity as a Single Family Residential home site.

4. That adequate measures have been taken or will be taken to provide ingress and egress in a manner which minimize pedestrian and vehicular traffic congestion in the public ways.

The proposed Special Use for one Single Family Residence from two existing home sites will reduce the existing traffic from the two existing homes and reduce three existing curb cuts to one.

5. That adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the special use exists or are to be provided.

The proposed Special Use for one Single Family Residence will reduce demand on existing roads, utilities, drainage, and other facilities from that of two existing homes. Adequate parking is planned to be provided on the site.

6. That the special use in all other respects conforms to the applicable regulations of this and other village ordinances and codes.

The proposed Special Use and improvements associated with a new Single Family Residence will conform to all applicable village ordinances and codes.

Sincerely,


William C. Murphy, Jr.
William Murphy Architect, Ltd.

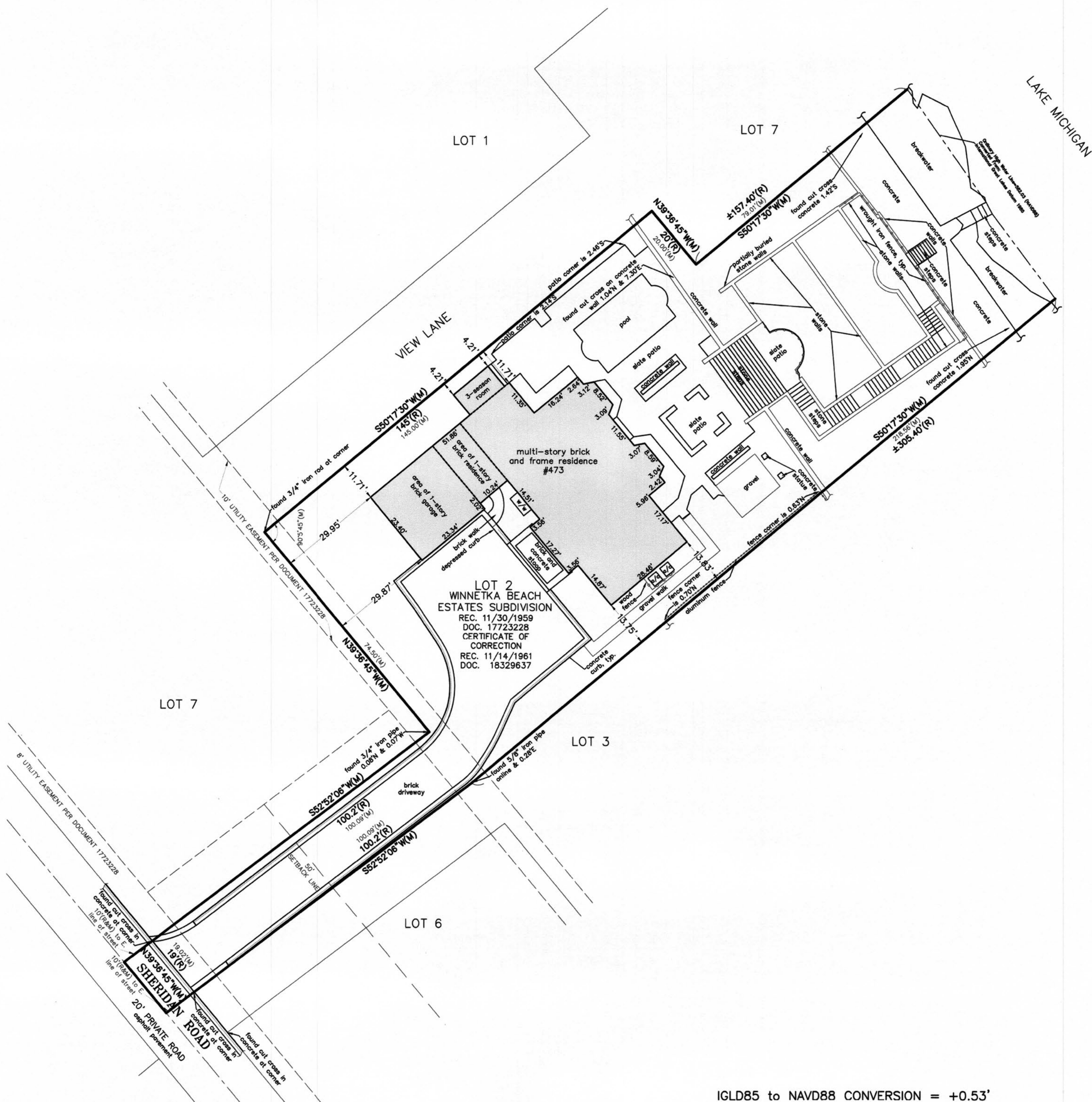
- 2 -

410 SOUTH MICHIGAN AVENUE . SUITE 813 . CHICAGO . ILLINOIS 60605
T: 312.461.9442 . E: WMURPHYARCH@MSN.COM

PLAT OF SURVEY

OF

LOT 2 IN WINNETKA BEACH ESTATES, A 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 OF THE SOUTH 10 FEET OF OAK STREET AND EASTERLY OF THE EAST LINE OF SHERIDAN ROAD, ALL IN COOK COUNTY, ILLINOIS



IGLD85 to NAVD88 CONVERSION = +0.53'

IGLD85 ORDINARY LAKE LEVEL = 581.5'

NAVD88 CONVERTED LAKE LEVEL = 582.03'

LOT AREA TO ORDINARY HIGH WATER MARK (OHWM): 21,242 SQ.FT.

BASIS OF BEARINGS:
STATE PLANE COORDINATE SYSTEM ILLINOIS EAST

ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF.
NO DIMENSIONS TO BE ASSUMED FROM SCALING.

COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT
AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

REFER TO TITLE REPORT FOR ANY EASEMENTS, COVENANTS OR
RESTRICTIONS THAT MAY EXIST BUT ARE NOT SHOWN HEREON.



LEGEND
(R) RECORD
(M) MEASURED

REVISED: 07/18/24
REVISED: 07/11/24
REVISED: 04/02/24

STATE OF ILLINOIS
COUNTY OF COOK
S.S.
THIS PROFESSIONAL SERVICE CONFORMS TO THE
CURRENT ILLINOIS MINIMUM STANDARDS OF
PRACTICE APPLICABLE FOR A BOUNDARY SURVEY.

WHEELING, IL. JULY 18th A.D. 2024.

BY *Kevin C. Lewis*
ILLINOIS PROFESSIONAL LAND SURVEYOR #3681
LICENSE EXPIRES NOVEMBER 30, 2024



PLAT OF SURVEY
RESIDENCE
473 SHERIDAN ROAD
WINNETKA, ILLINOIS

IG CONSULTING, INC.
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS

300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 | FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 | ig@igconsulting.net

PREPARED FOR: WILLIAM MURPHY ARCHITECT, LTD. SCALE: 1"=20'
FIELD CREW: C.L. & D.J. FIELD WORK: 09/21/23 DRAFTED BY: A.W. CHECKED BY: J.H.

FIRM NO. 184-001330

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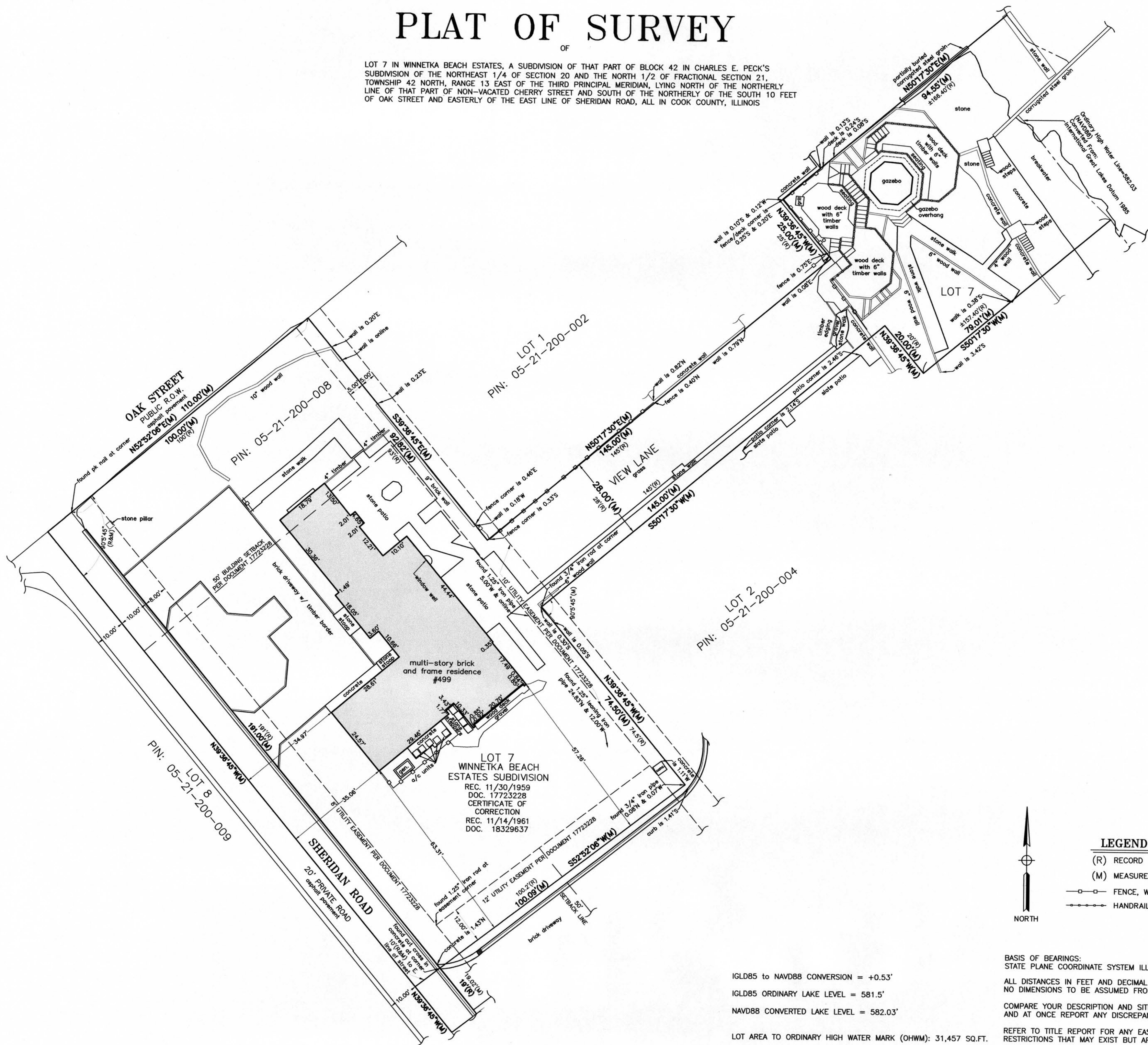
Page 01 of 00

PROJECT NUMBER
23925

PLAT OF SURVEY

OF

LOT 7 IN WINNETKA BEACH ESTATES, A 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 OF THE SOUTH 10 FEET OF OAK STREET AND EASTERLY OF THE EAST LINE OF SHERIDAN ROAD, ALL IN COOK COUNTY, ILLINOIS



STATE OF ILLINOIS
COUNTY OF COOK
S.S.
THIS PROFESSIONAL SERVICE CONFORMS TO THE
CURRENT ILLINOIS MINIMUM STANDARDS OF
PRACTICE APPLICABLE FOR A BOUNDARY SURVEY.
WHEELING, IL. DECEMBER 6th A.D. 2024.

BY
ILLINOIS PROFESSIONAL LAND SURVEYOR #3681
LICENSE EXPIRES NOVEMBER 30, 2026

IGCONSULTING, INC.
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS

300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 | FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 | ig@igconsulting.net

PREPARED FOR: WILLIAM MURPHY ARCHITECT, LTD.
FIELD CREW: CL & DJ FIELD WORK: 11/27/24 DRAFTED BY: A.W. CHECKED BY: J.H.
SCALE: 1"=20'

FIRM NO. 184-001330

PLAT OF SURVEY
RESIDENCE
499 SHERIDAN ROAD
WINNETKA, ILLINOIS

PROJECT NUMBER
23925

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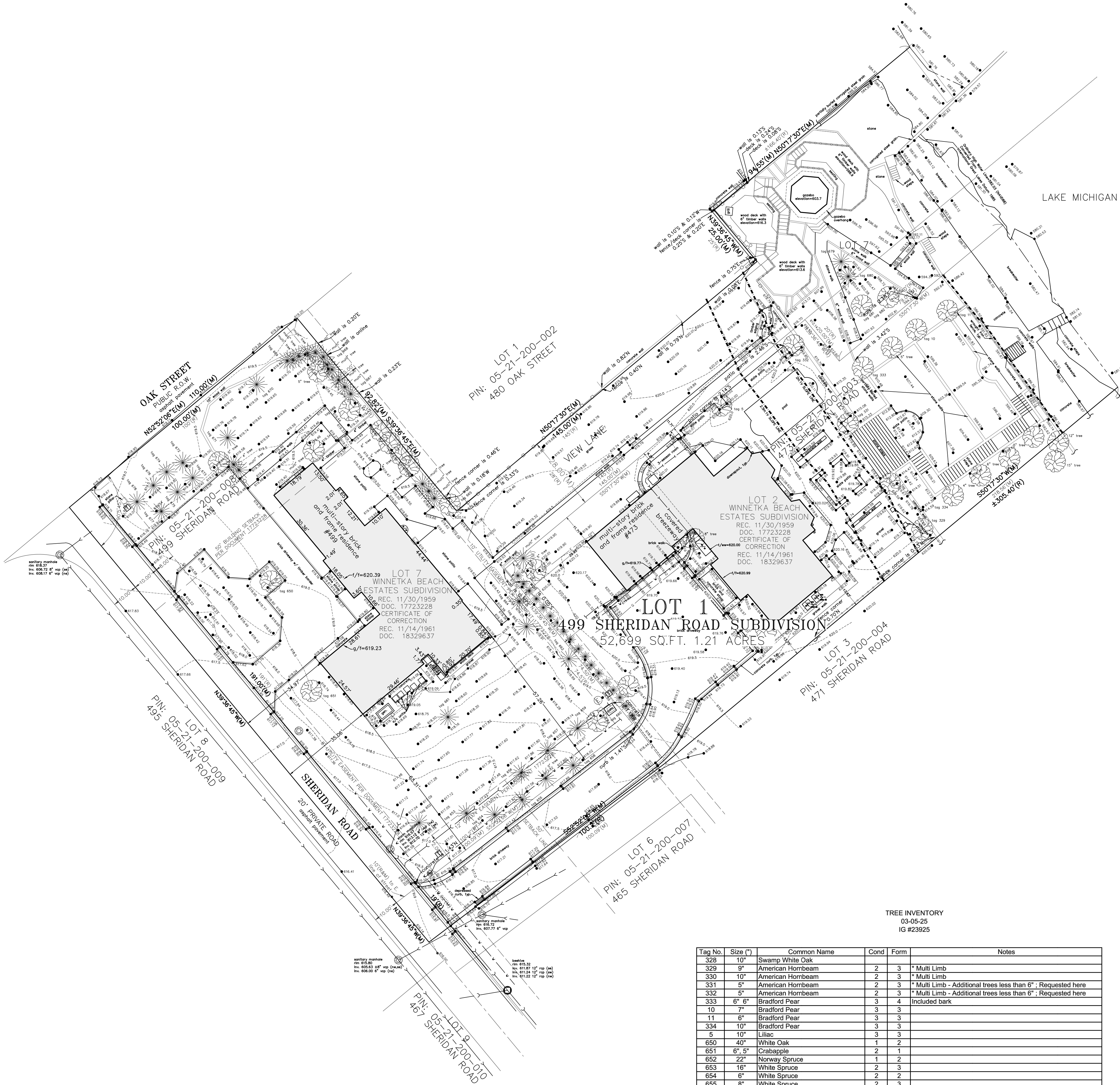
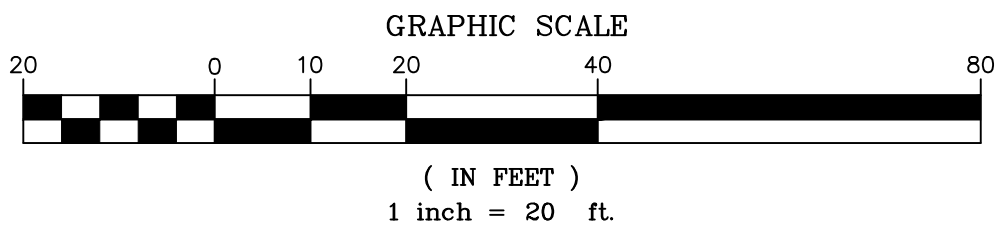
G:\G\23\23925\Survey\23925100.dwg

SKETCH PLAN OF 499 SHERIDAN ROAD SUBDIVISION

OF

LOT 2 AND LOT 7 IN WINNETKA BEACH ESTATES, A 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 OF THE SOUTH 10 FEET OF OAK STREET AND EASTERLY OF THE EAST LINE OF SHERIDAN ROAD, ALL IN COOK COUNTY, ILLINOIS

SHEET 1 OF 1



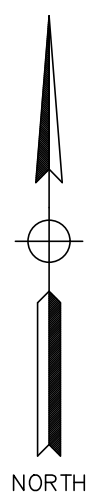
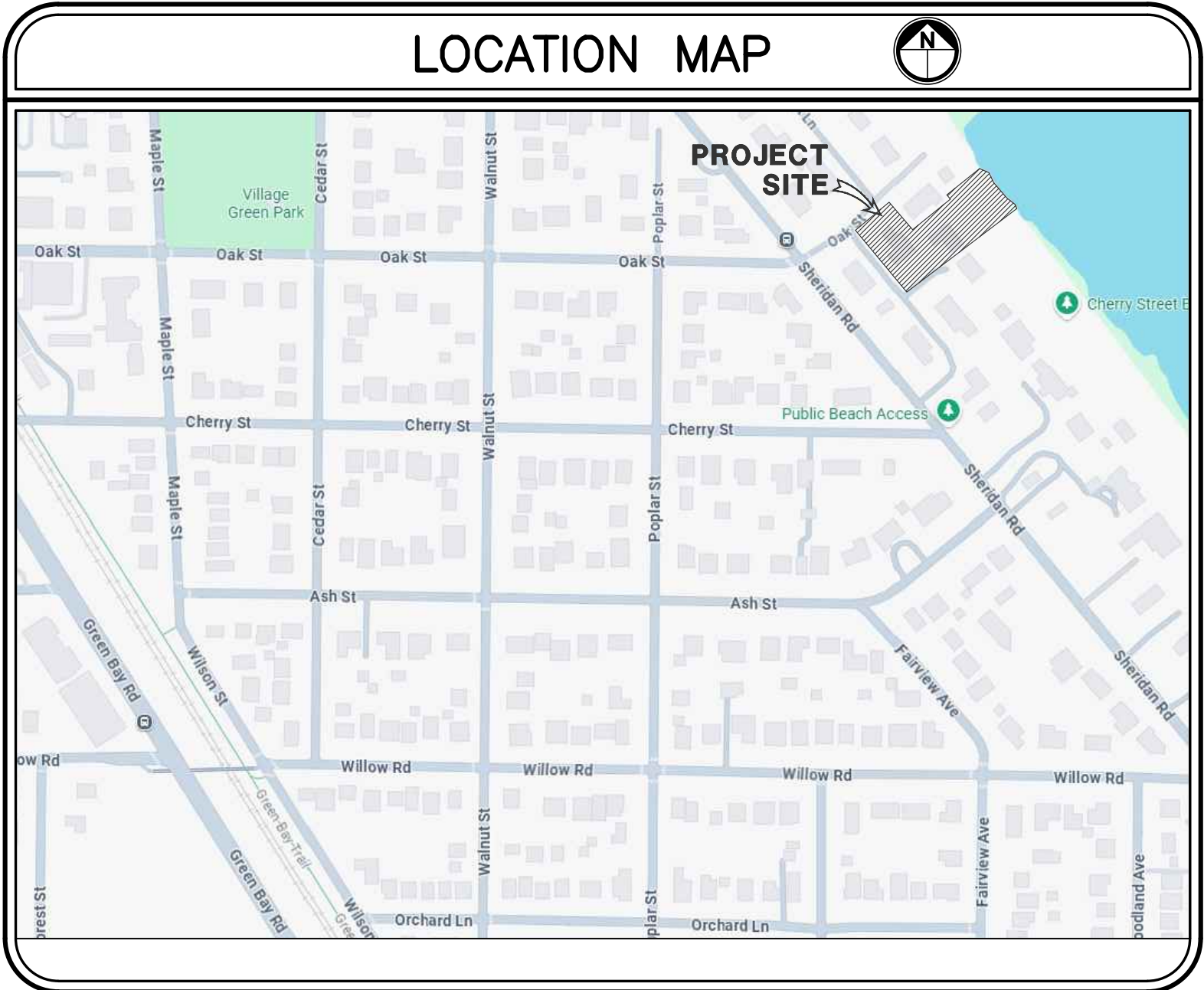
TREE INVENTORY
03-05-25
IG #23925

Tag No.	Size (")	Common Name	Cond	Form	Notes
328	10"	Swamp White Oak			
329	9"	American Hornbeam	2	3	* Multi Limb
330	10"	American Hornbeam	2	3	* Multi Limb
331	5"	American Hornbeam	2	3	* Multi Limb - Additional trees less than 6", Requested here
332	5"	American Hornbeam	2	3	* Multi Limb - Additional trees less than 6", Requested here
333	6" 6"	Bradford Pear	3	4	Included bark
10	7"	Bradford Pear	3	3	
11	6"	Bradford Pear	3	3	
334	10"	Bradford Pear	3	3	
5	10"	Lilac	3	3	
650	40"	White Oak	1	2	
651	6", 5"	Crabapple	2	1	
652	22"	Norway Spruce	1	2	
653	16"	White Spruce	2	3	
654	6"	White Spruce	2	2	
655	8"	White Spruce	2	3	
656	18"	White Spruce	3	3	
657	16"	White Spruce	3	2	
658	9"	Blue Spruce	2	2	
659	16"	White Spruce	2	3	
660	7"	Eastern White Cedar	3	4	Trunk Split
661	32"	Northern Red Oak	2	2	
662	22"	Norway Spruce	1	1	
663	19"	Norway Spruce	1	1	
664	9"	Blue Spruce	3	3	
665	37"	Sugar Maple	2	4	Included bark, mitigated with cable by others
666	7"	Bradford Pear	2	2	
667	6"	Arbovitae	2	2	
668	6"	Arbovitae	2	2	
669	10"	White Spruce	4	2	Competing vines
670	15"	White Spruce	4	3	Competing vines
671	27"	Norway Spruce	1	1	
672	10"	Eastern White Pine	2	1	
673	6"	Blue Spruce	2	2	
674	13"	Eastern White Pine	2	3	
675	7"	Blue Spruce	2	2	
676	10"	Eastern White Pine	2	3	
677	7"	Blue Spruce	3	3	
678	15"	Eastern White Pine	2	3	
679	14"	Red Pine	2	2	
680	9"	Red Pine	2	2	
681	25"	Sugar Maple	4	3	Trunk Rot > 20% Dieback
682	25"	Sugar Maple	2	3	

Code	Description
1	Specimen
2	Good
3	Average
4	Poor
5	Dead

The condition of the trees shall be based on a five (5) point scale with one (1) being the best and five (5) being the worst

G/IG/23/23925/Tree Inventory, 03/05/25



LEGEND

(R) RECORD
(M) MEASURED

PROJECT NUMBER
23925

SKETCH PLAN OF SUBDIVISION
499 SHERIDAN ROAD SUBDIVISION
499 SHERIDAN ROAD
WINNETKA, ILLINOIS

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PREPARED FOR:	WILLIAM MURPHY ARCHITECT, LTD	SCALE: 1"=20'
FIELD CREW: C.L. & D.J.	FIELD WORK: 11/27/24	DRAFTED BY: A.W.
		CHECKED BY: K.C.L.

FIRM NO. 184-001330

DRAWING LIST

- A.1.0

TITLE SHEET & DEMOLITION SITE PLAN
- A.1.1

PROPOSED SITE PLAN
- A.4.0

BASEMENT CONSTRUCTION PLAN
- A.4.1

FIRST FLOOR CONSTRUCTION PLAN
- A.4.2

SECOND FLOOR CONSTRUCTION PLAN
- A.4.3

ATTIC CONSTRUCTION PLAN
- A.4.4

ROOF CONSTRUCTION PLAN
- A.4.5

BOAT HOUSE PLANS, ELEVATIONS, & SECTIONS
- A.5.0

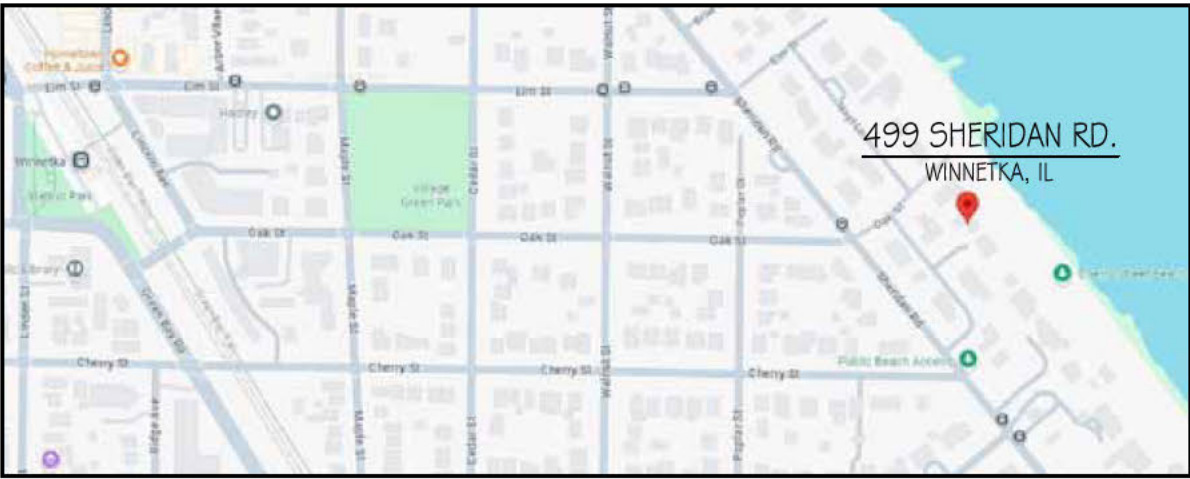
EXTERIOR ELEVATIONS
- A.5.1

EXTERIOR ELEVATIONS
- A.6.1

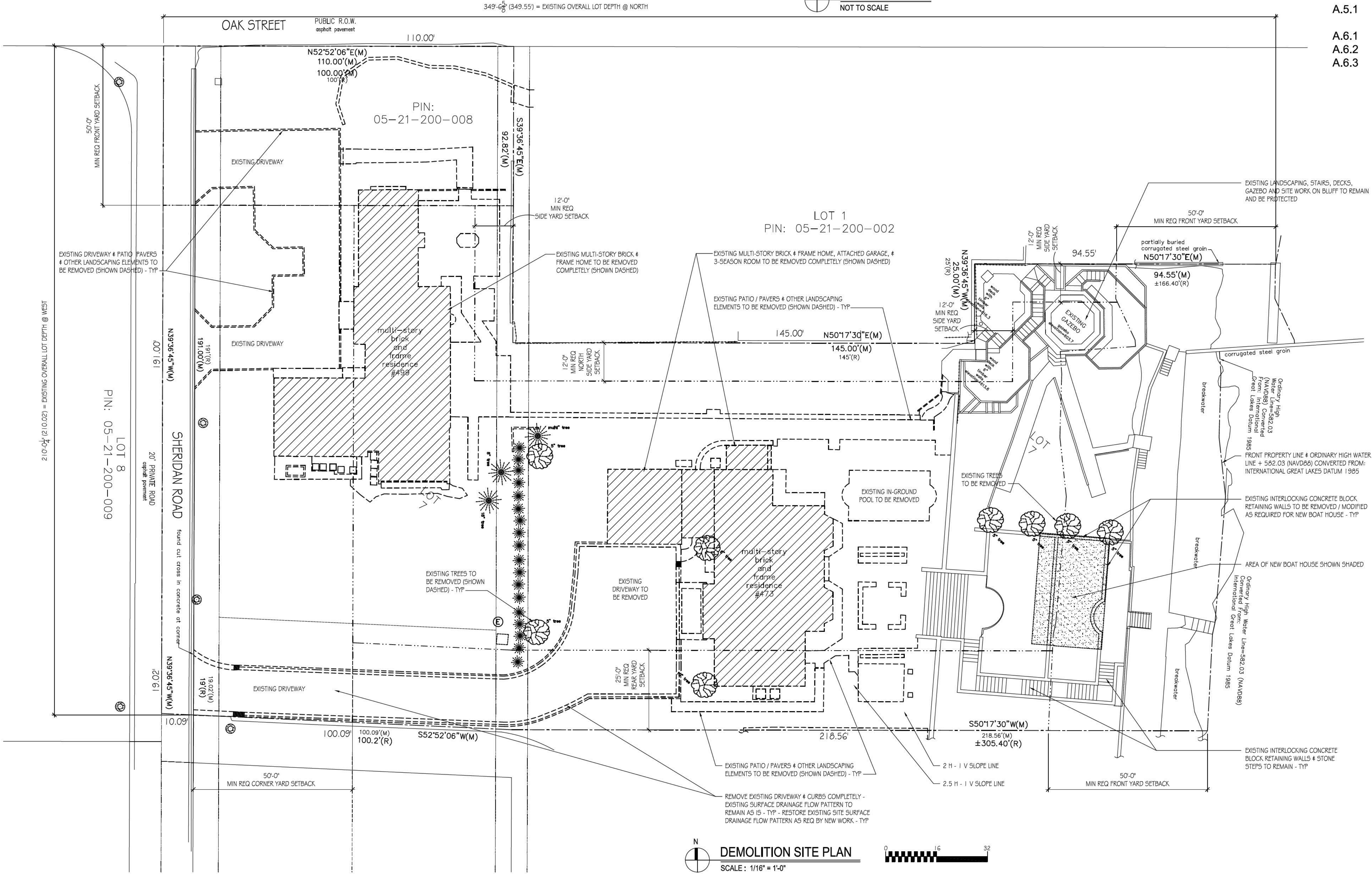
BUILDING SECTIONS
- A.6.2

BUILDING SECTIONS
- A.6.3

BUILDING & STAIR SECTIONS



LOCATION MAP
NOT TO SCALE



DEMOLITION SITE PLAN
SCALE: 1/16" = 1'-0"

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c. 2025
410 South Michigan Avenue Suite 813
Chicago, Illinois 60605 T: 312.461.9442
WMURPHYARCH@MSN.COM

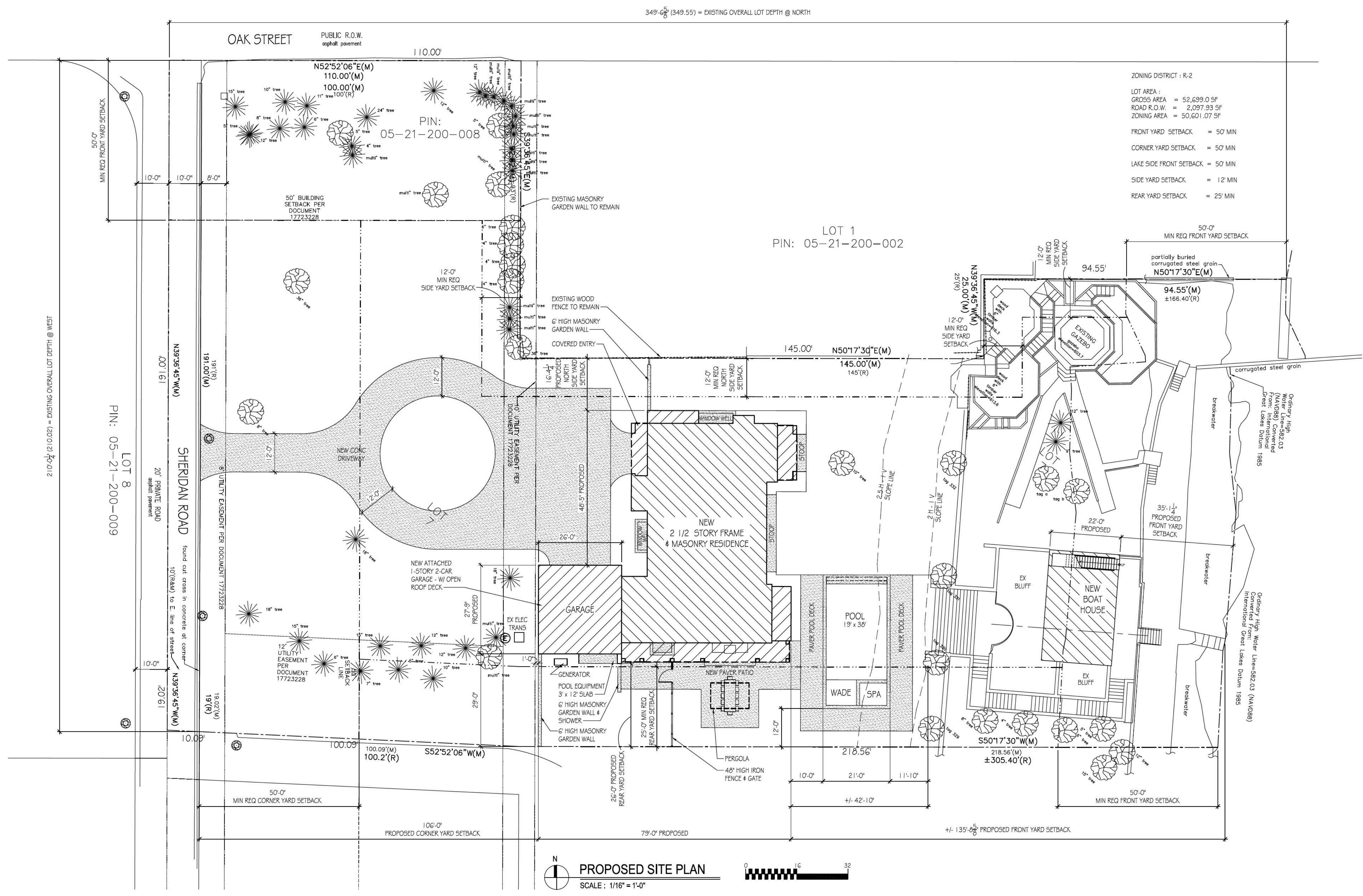
State of Illinois Professional
Design Firm Registration No.
184.006242-001
Expiration Date: 04.30.2027

William C. Murphy, Jr.
Illinois License No. 001-012908
Expiration Date: 11.30.2025
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY OR UNDER MY DIRECT
SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM
TO THE VILLAGE OF WINNETKA BUILDING AND ZONING CODE.



PRIVATE RESIDENCE
499 Sheridan Road
Winnetka, Illinois 60093

PROJECT NUMBER	2023.11
TITLE SHEET & DEMOLITION SITE PLAN	
A.1.0	
SHEET NUMBER	
03.14.2025	REVISED FOR SPECIAL USE REVIEW
02.13.2025	ISSUE FOR SPECIAL USE REVIEW



ZONING DISTRICT : R-2

LOT AREA :
GROSS AREA = 52,699.0 SF
ROAD R.O.W. = 2,097.93 SF
ZONING AREA = 50,601.07 SF

FRONT YARD SETBACK = 50' MIN
CORNER YARD SETBACK = 50' MIN
LAKE SIDE FRONT SETBACK = 50' MIN
SIDE YARD SETBACK = 12' MIN
REAR YARD SETBACK = 25' MIN

N
PROPOSED SITE PLAN
SCALE : 1/16" = 1'-0"

0 16 32

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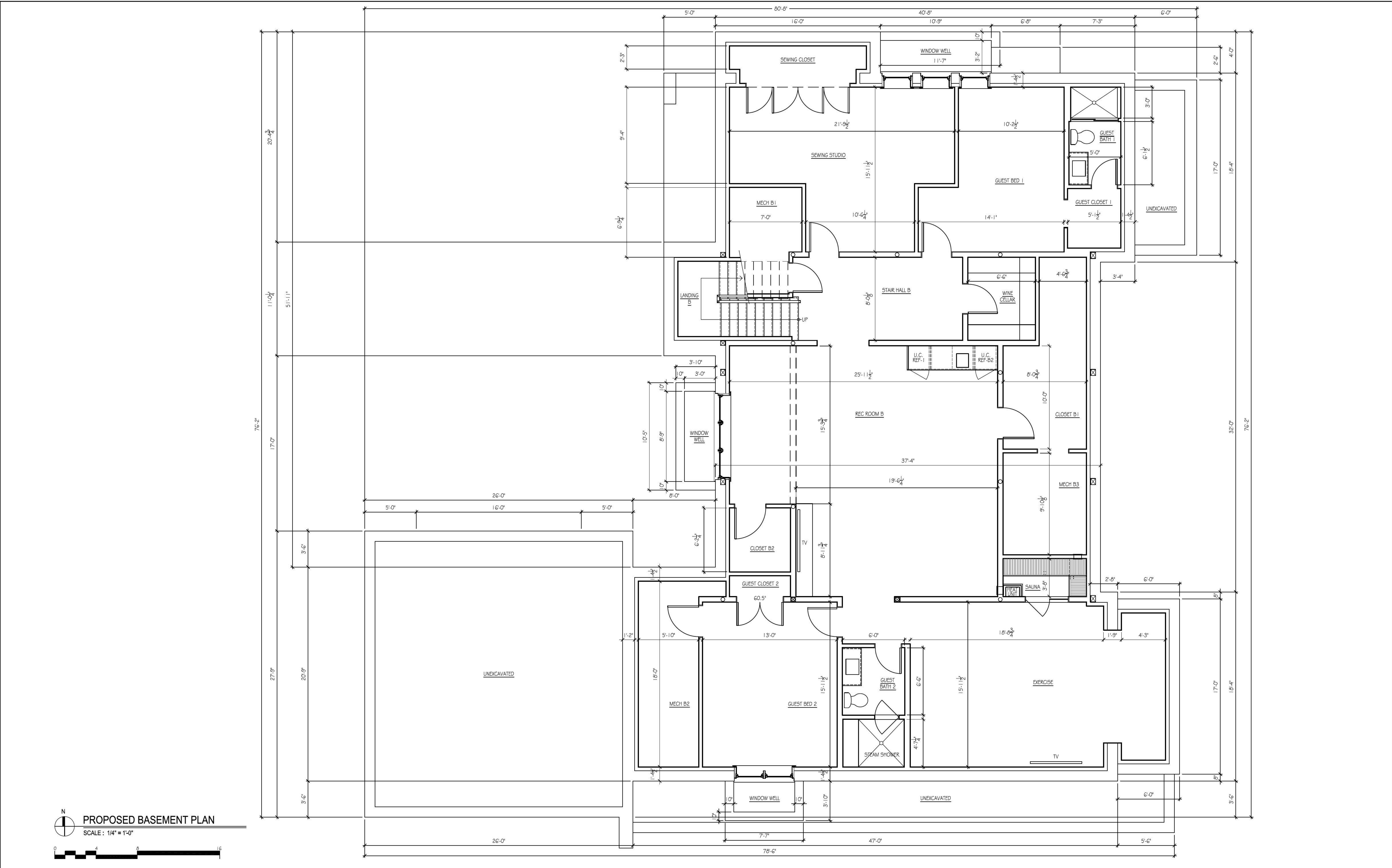
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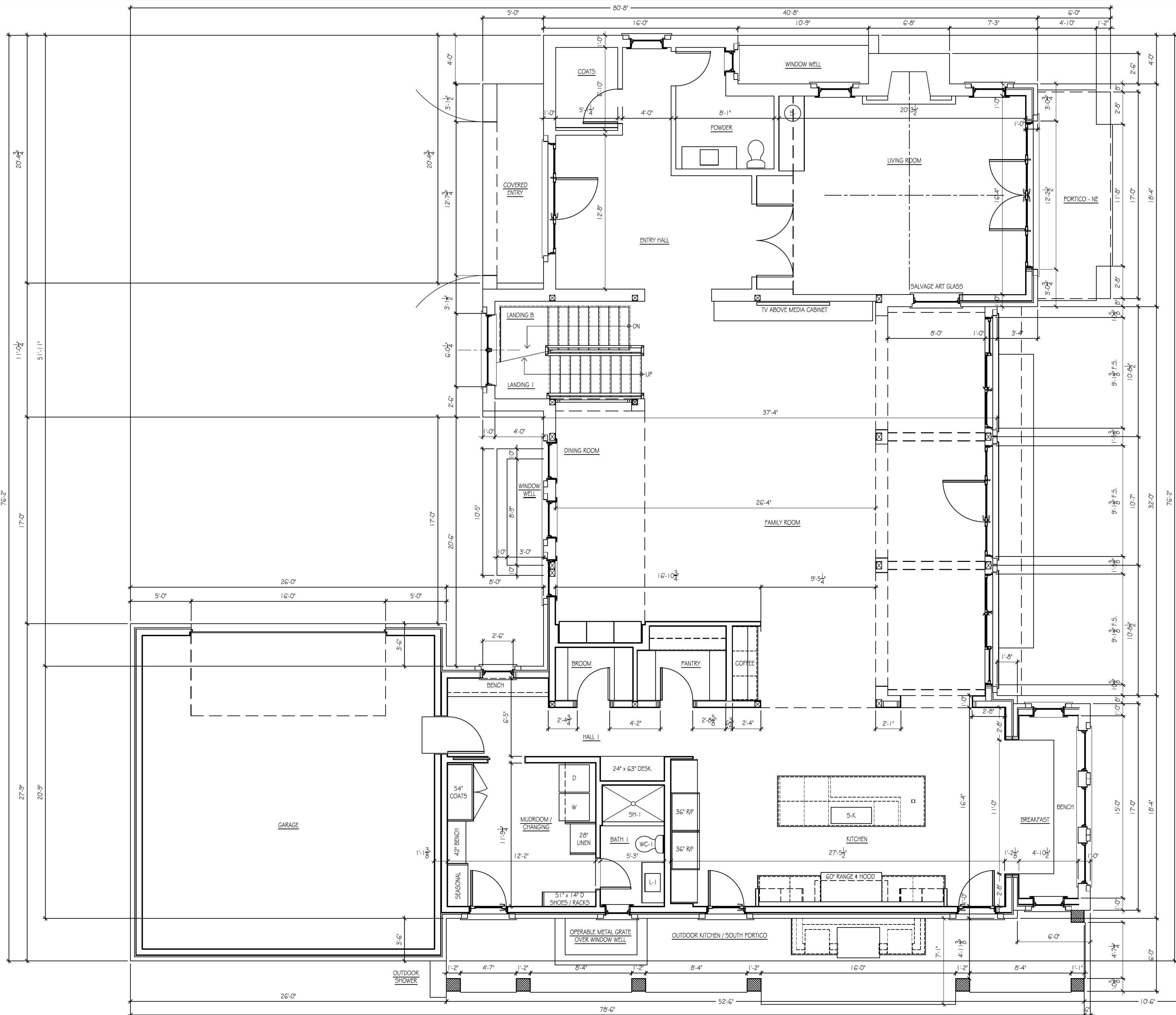
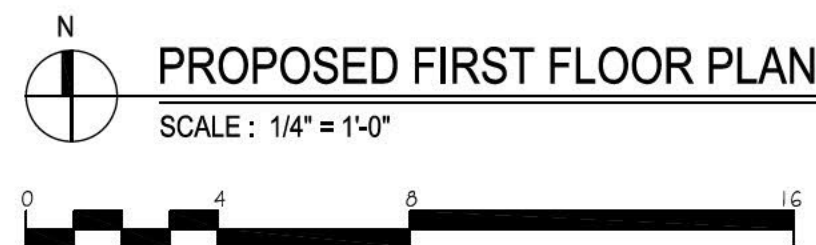
STATE OF ILLINOIS
WILLIAM C. MURPHY JR.
001-012908
REGISTERED ARCHITECT

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PROJECT NUMBER 2023.11	
PROPOSED SITE PLAN	
A.1.1	
SHEET NUMBER	
03.14.2025	REVISED FOR SPECIAL USE REVIEW
02.13.2025	ISSUE FOR SPECIAL USE REVIEW



WILLIAM MURPHY ARCHITECT, LTD. c. 2025 410 South Michigan Avenue Suite 813 Chicago, Illinois 60605 T: 312.461.9442 WMURPHYARCH@MSN.COM	State of Illinois Professional Design Firm Registration No. 184.006242-001 Expiration Date: 04.30.2027	02.13.2025 William C. Murphy, Jr. Illinois License No. 001-012908 Expiration Date: 11.30.2025 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE VILLAGE OF WINNETKA BUILDING AND ZONING CODE.	STATE OF ILLINOIS WILLIAM C. MURPHY JR. 001-012908 REGISTERED ARCHITECT	PRIVATE RESIDENCE 499 Sheridan Road Winnetka, Illinois 60093					PROJECT NUMBER 2023.11
									BASEMENT
									CONSTRUCTION PLAN
									A.4.0
									SHEET NUMBER
								02.13.2025	ISSUE FOR SPECIAL USE REVIEW



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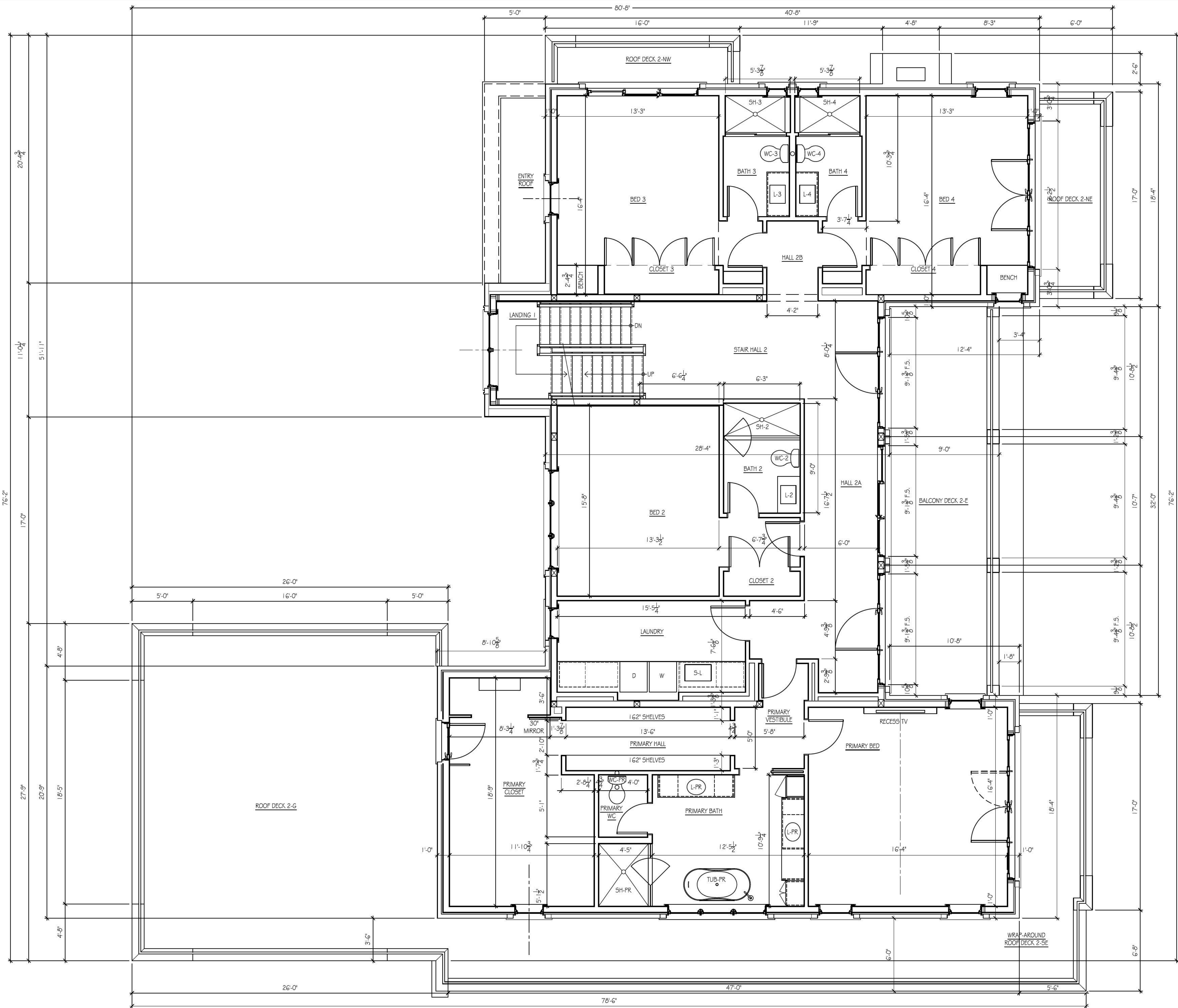
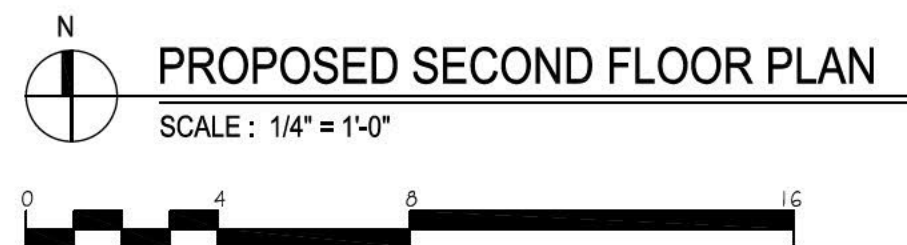
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Date
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PRIVATE RESIDENCE
499 Sheridan Road
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PROJECT NUMBER	2023.11
FIRST FLOOR CONSTRUCTION PLAN	
A.4.1	
SHEET NUMBER	
02.13.2025	ISSUE FOR SPECIAL USE REVIEW



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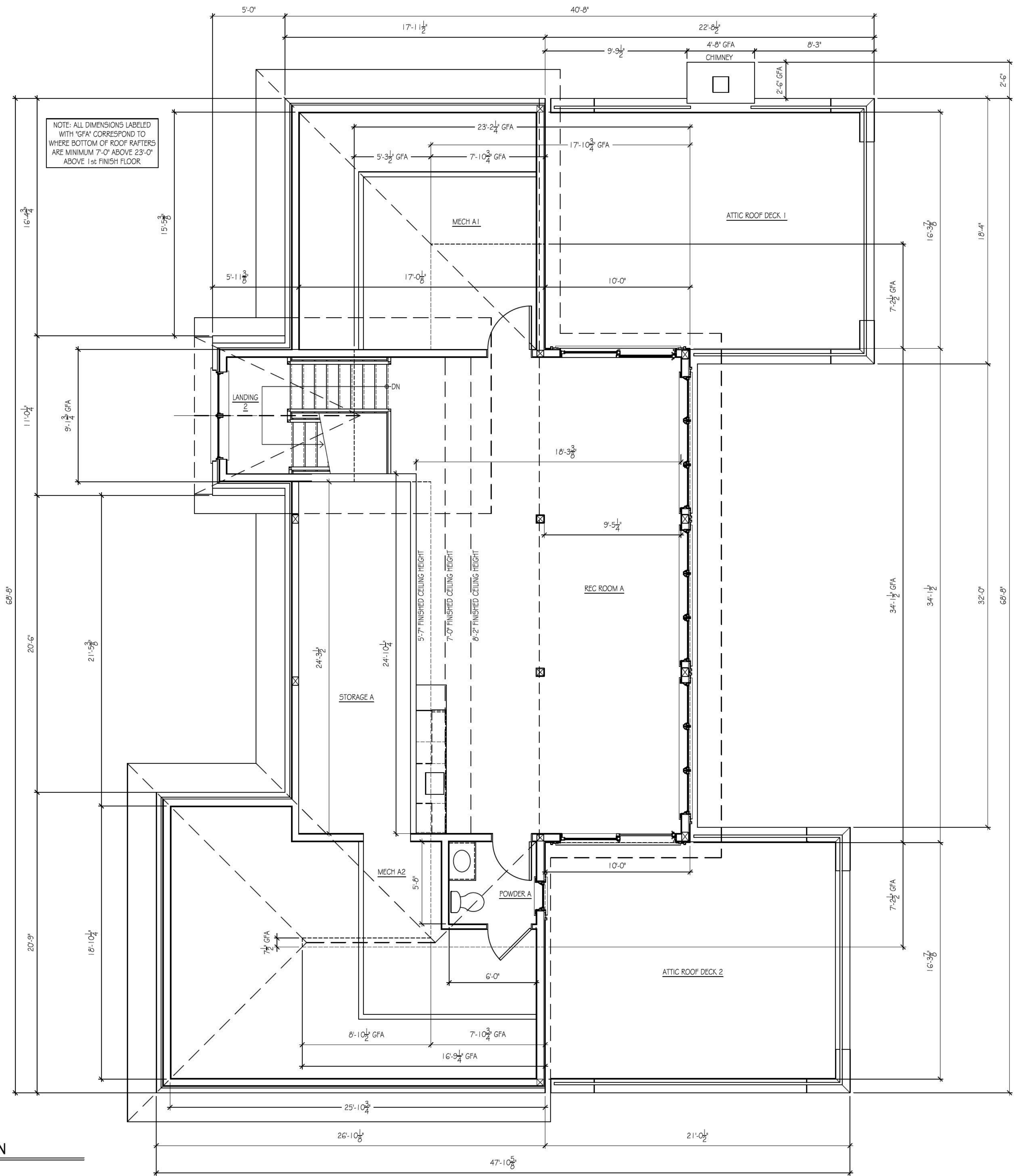
William C. Murphy, Jr.
Illinois License No. 001-012908 Expiration Date: 11.30.2025
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02.13.2025	ISSUE FOR SPECIAL USE REVIEW
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PROJECT NUMBER	2023.11
SECOND FLOOR CONSTRUCTION PLAN	
A.4.2	
SHEET NUMBER	



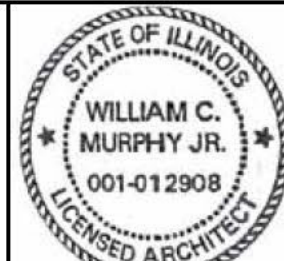
PROPOSED ATTIC PLAN
SCALE: 1/4" = 1'-0"

PRIVATE RESIDENCE
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Winnetka, Illinois 60093

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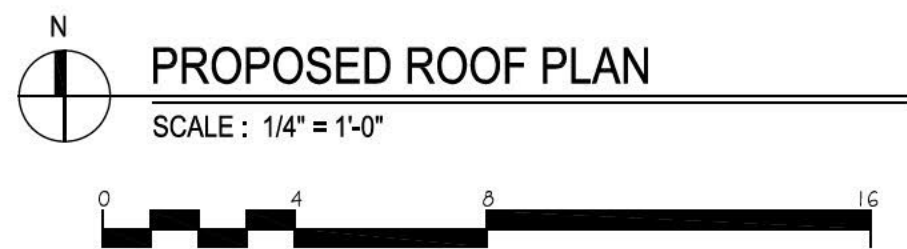
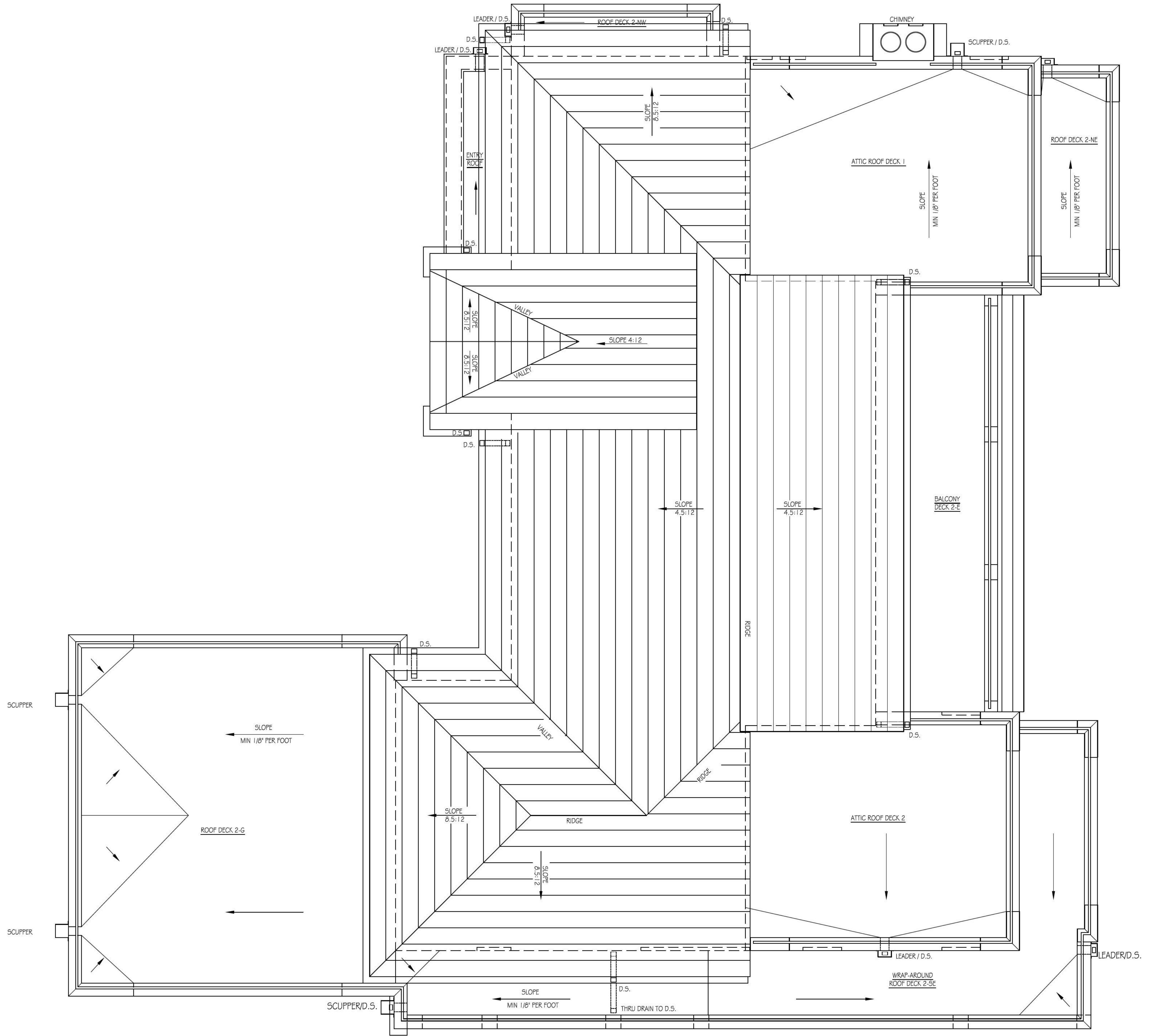
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03.14.2025	REVISED FOR SPECIAL USE REVIEW
02.13.2025	ISSUE FOR SPECIAL USE REVIEW

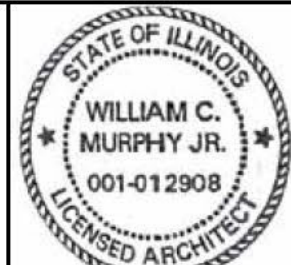
PROJECT NUMBER 2023.11
ATTIC
CONSTRUCTION PLAN
A.4.3
SHEET NUMBER



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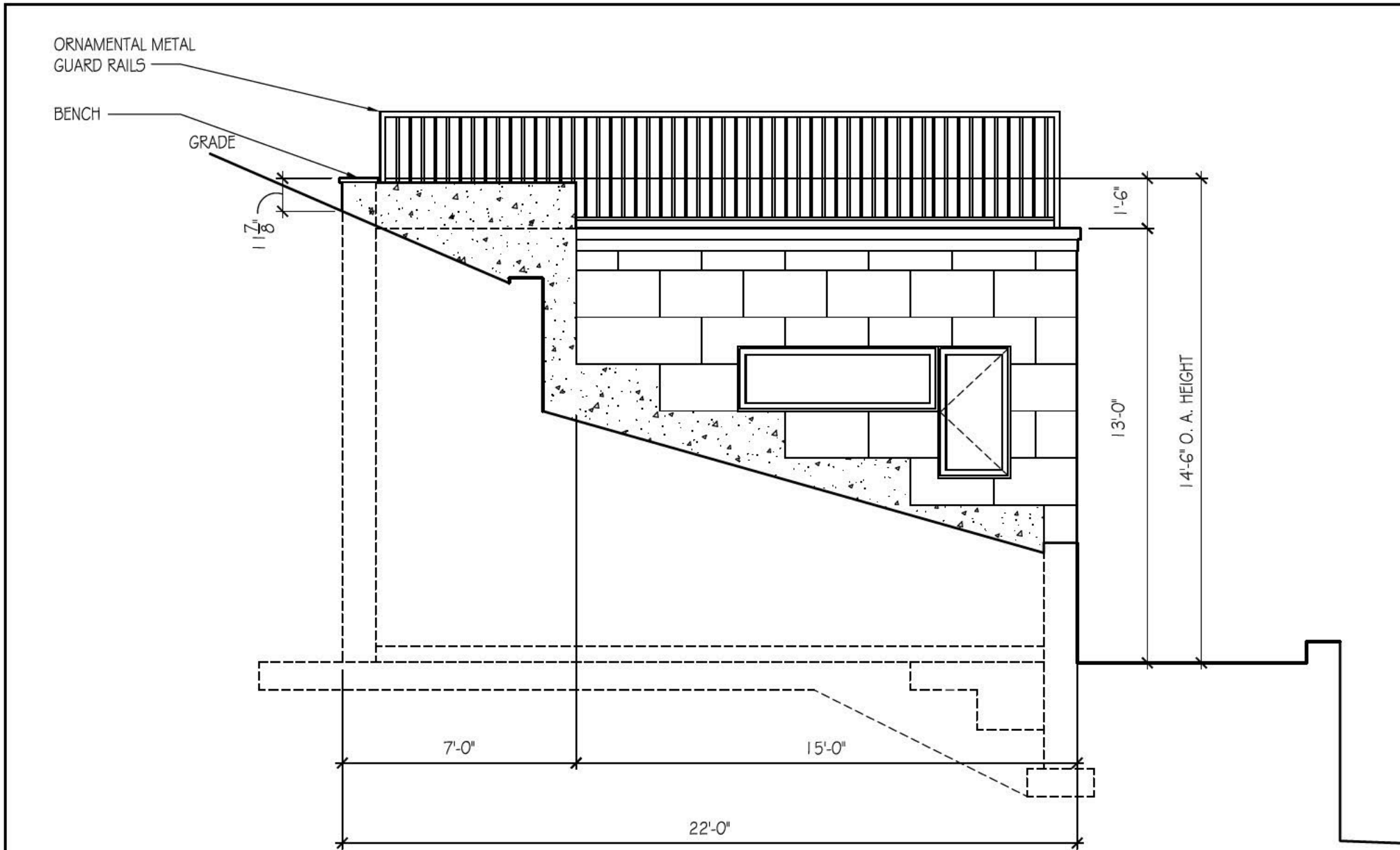
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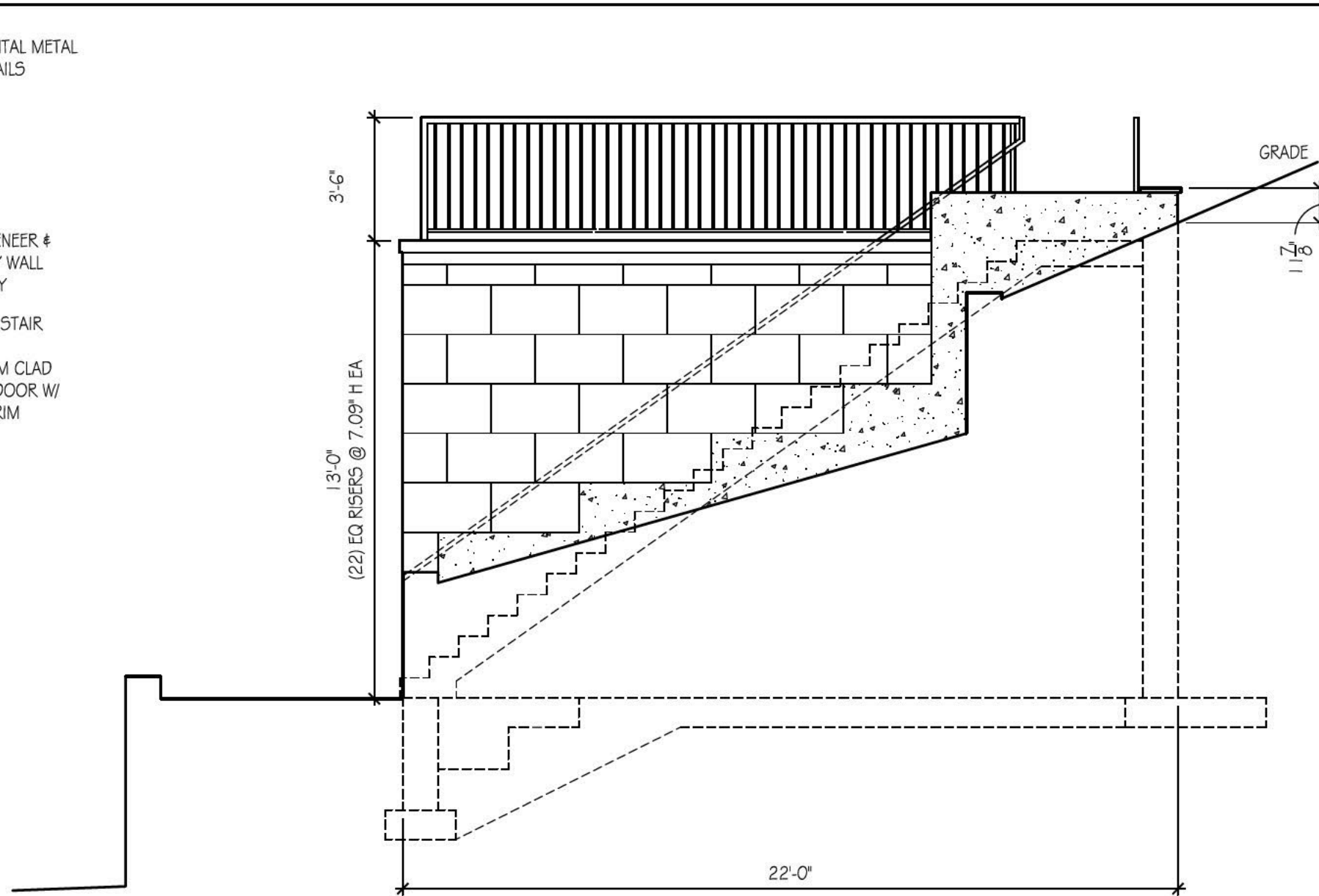
PROJECT NUMBER 2023.11
ROOF
CONSTRUCTION PLAN
A.4.4
SHEET NUMBER



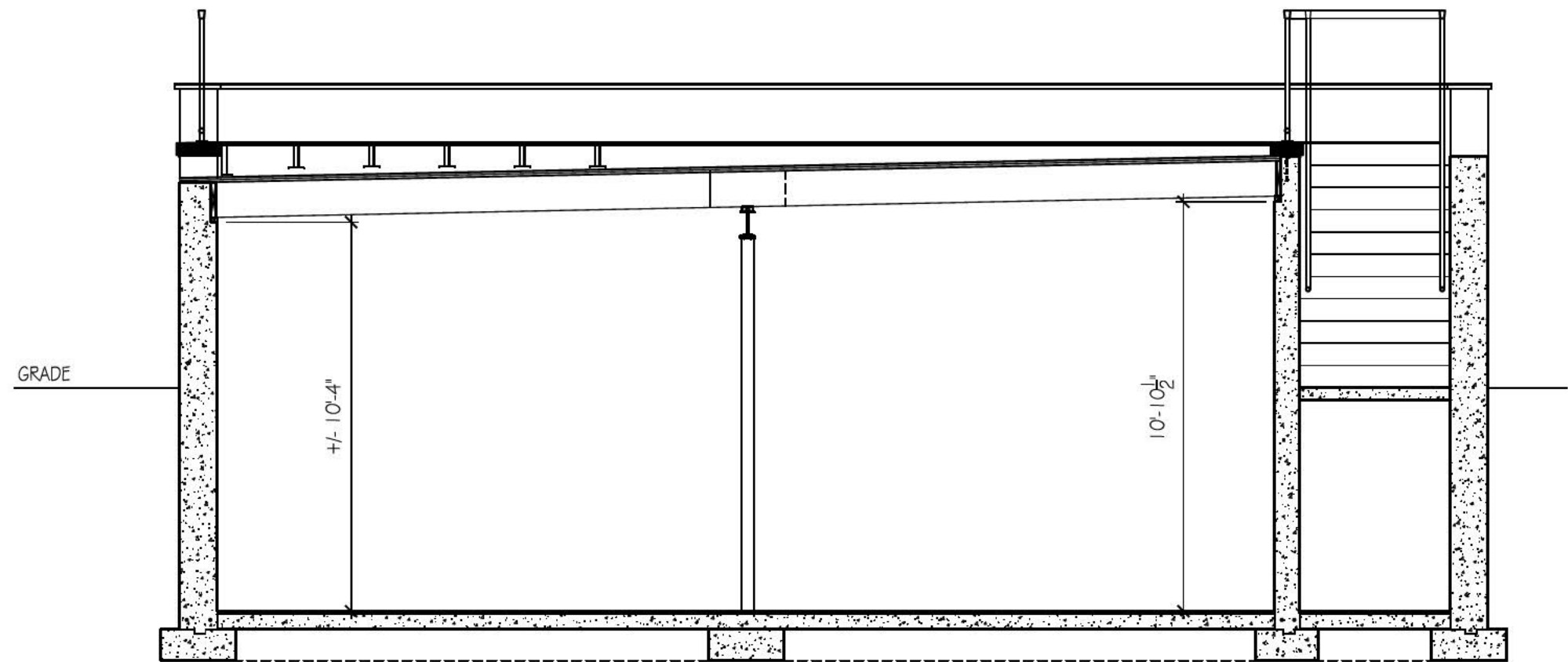
BOAT HOUSE SOUTH ELEVATION
SCALE : 1/4" = 1'-0"



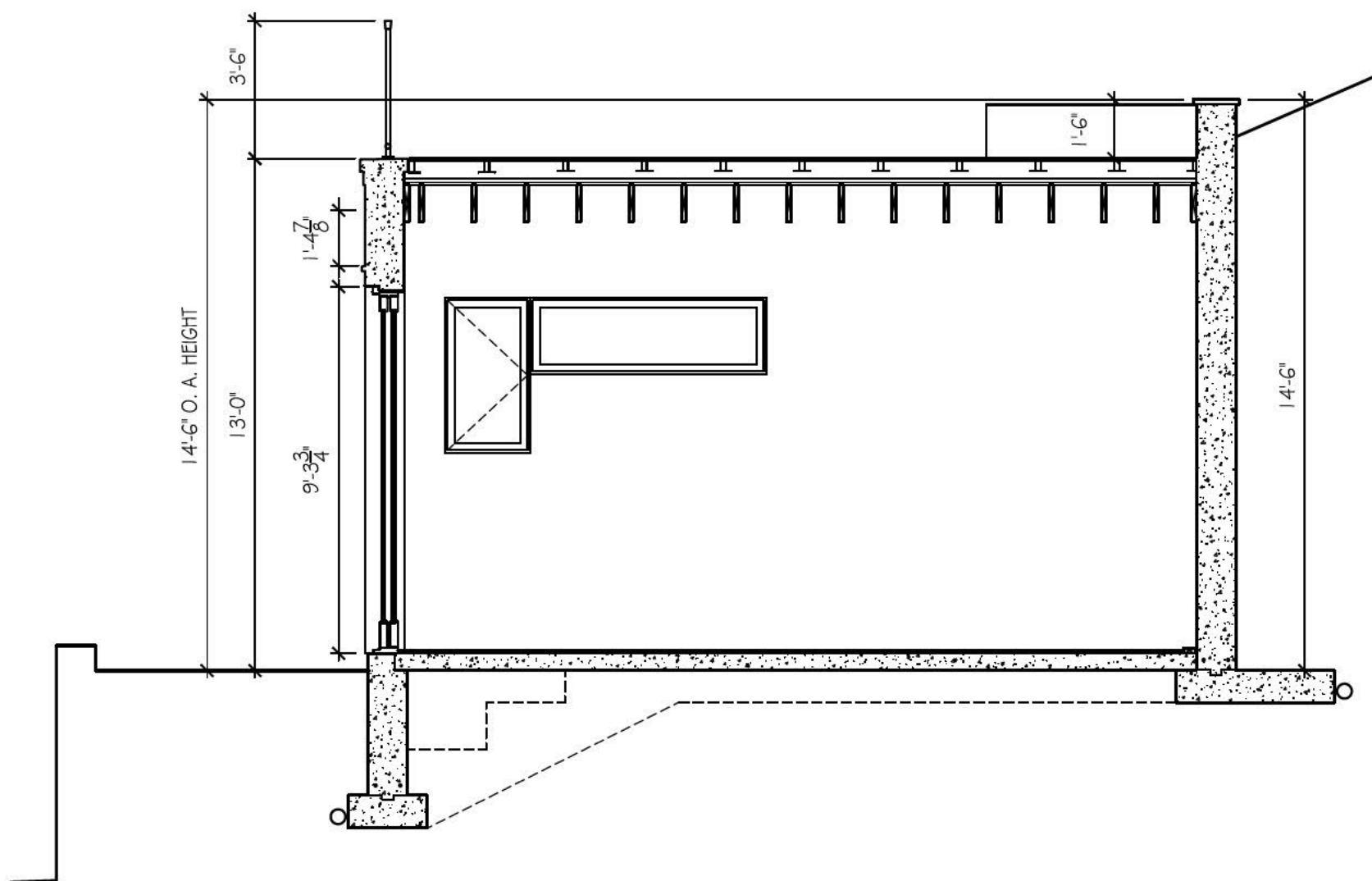
BOAT HOUSE EAST ELEVATION
SCALE : 1/4" = 1'-0"



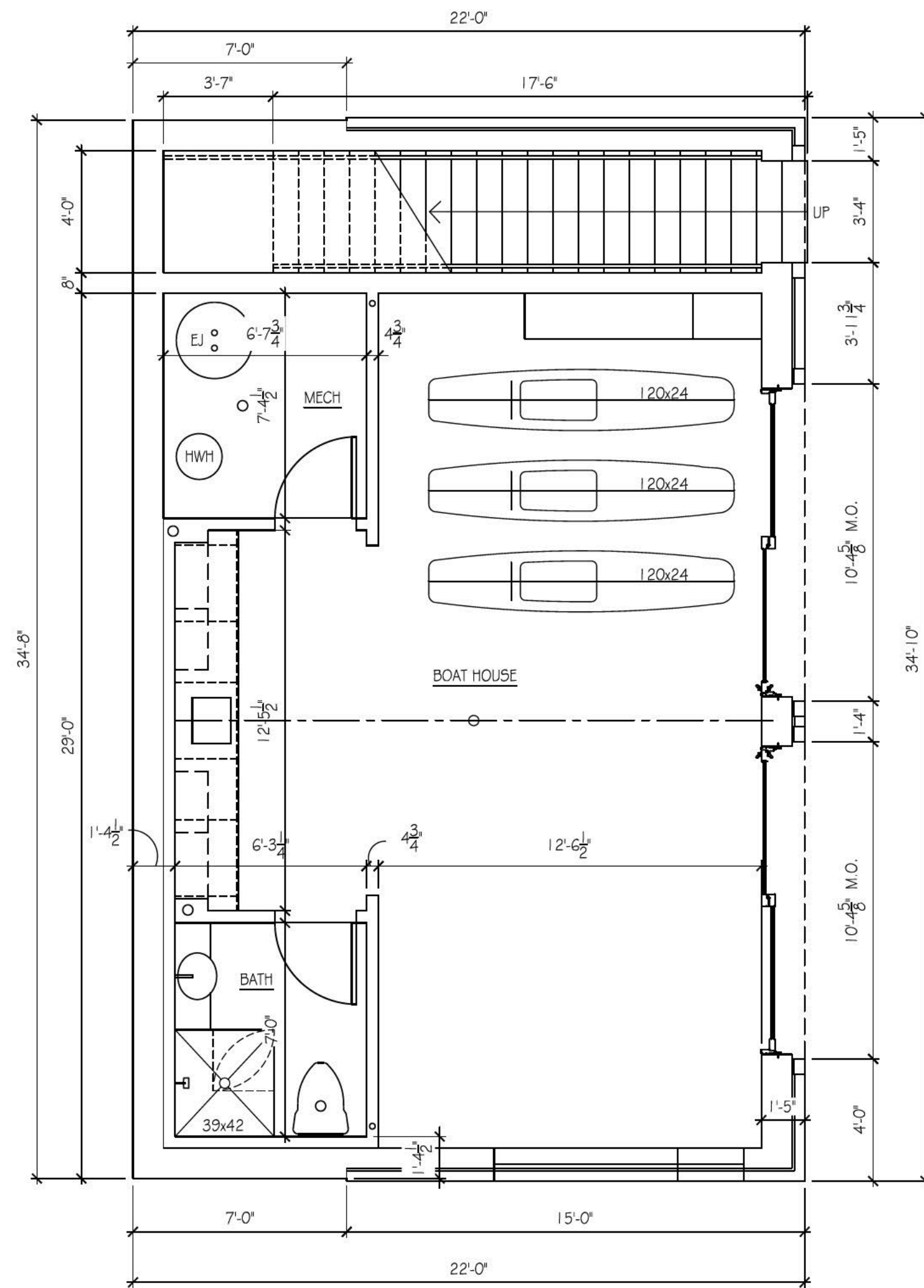
BOAT HOUSE NORTH ELEVATION
SCALE : 1/4" = 1'-0"



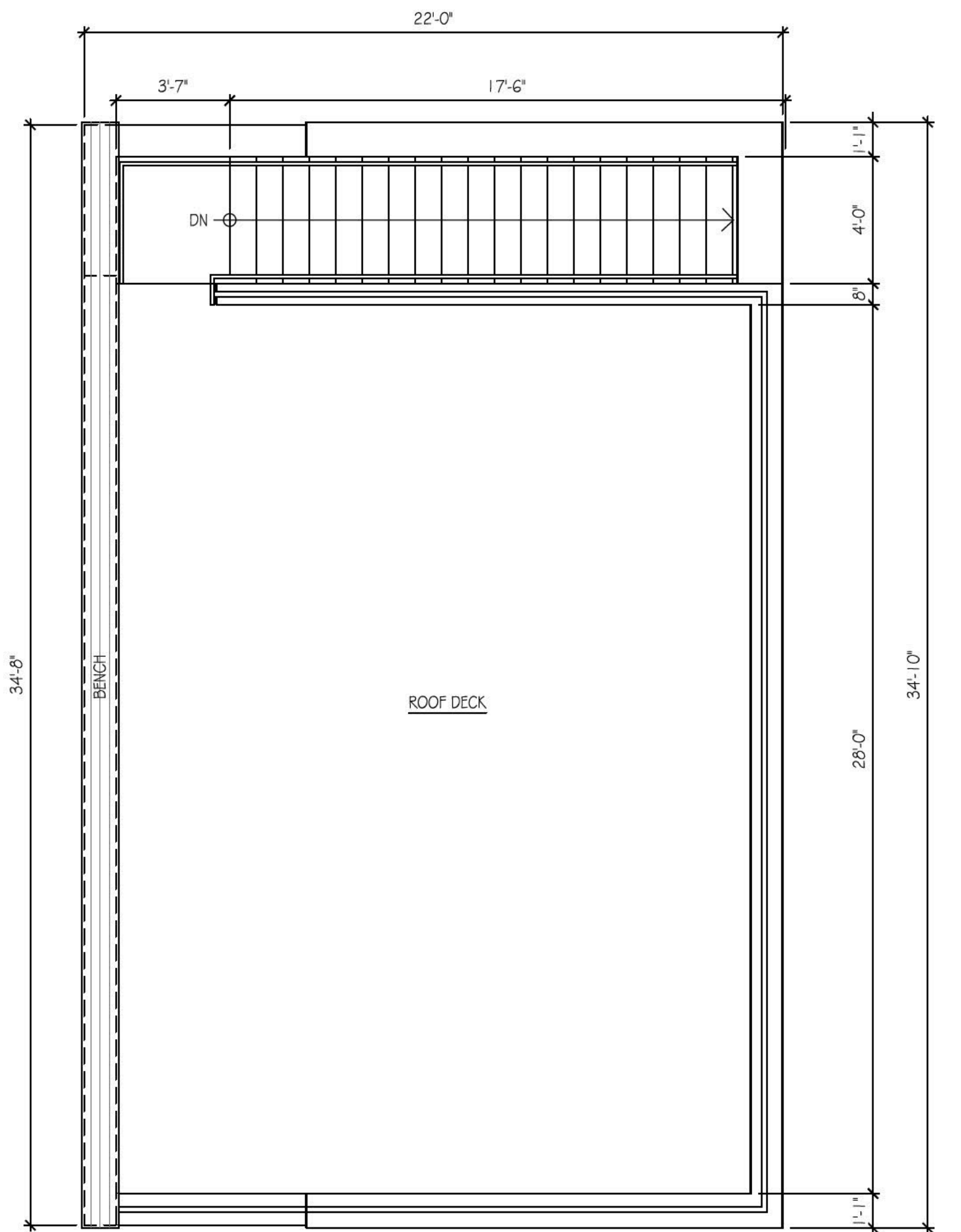
BOAT HOUSE SECTION
SCALE : 1/4" = 1'-0"



BOAT HOUSE SECTION
SCALE : 1/4" = 1'-0"



BOAT HOUSE PLAN
SCALE : 1/4" = 1'-0"



BOAT HOUSE ROOF PLAN
SCALE : 1/4" = 1'-0"

WILLIAM MURPHY ARCHITECT, LTD. c. 2025 410 South Michigan Avenue Suite 813 Chicago, Illinois 60605 T: 312.461.9442 WMURPHYARCH@MSN.COM	State of Illinois Professional Design Firm Registration No. 184.006242-001 Expiration Date: 04.30.2027	Will [Redacted] Illinois License No. 001-012908 Expiration Date: 11.30.2025 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE VILLAGE OF WINNETKA BUILDING AND ZONING CODE.	02.13.2025 Date WILLIAM C. MURPHY JR. 001-012908 LICENSED ARCHITECT

PRIVATE RESIDENCE
499 Sheridan Road
Winnetka, Illinois 60093

PROJECT NUMBER	2023.11
BOAT HOUSE PLANS, ELEVATIONS, & SECTIONS	
A.4.5	
SHEET NUMBER	
02.13.2025	ISSUE FOR SPECIAL USE REVIEW



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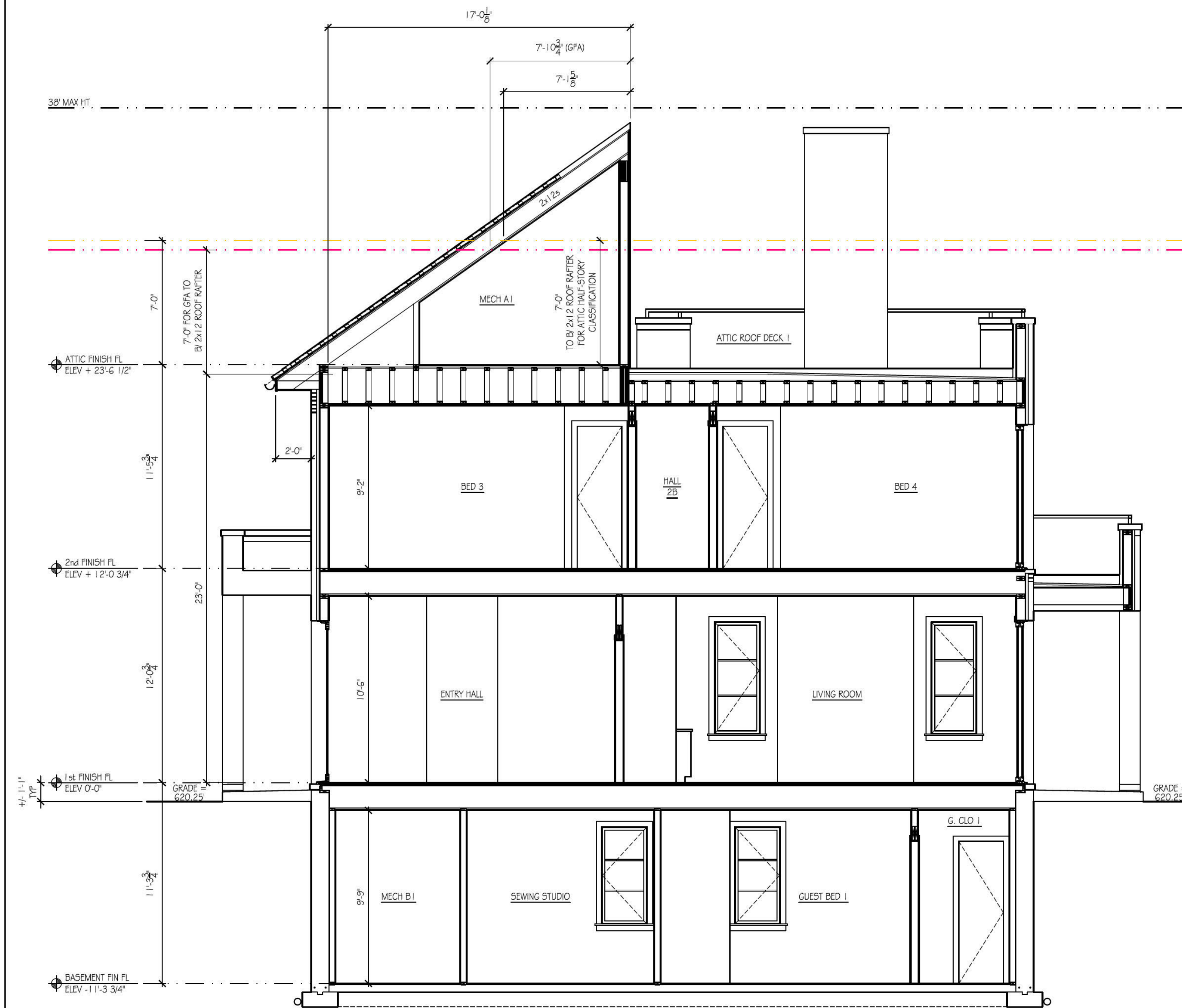


PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

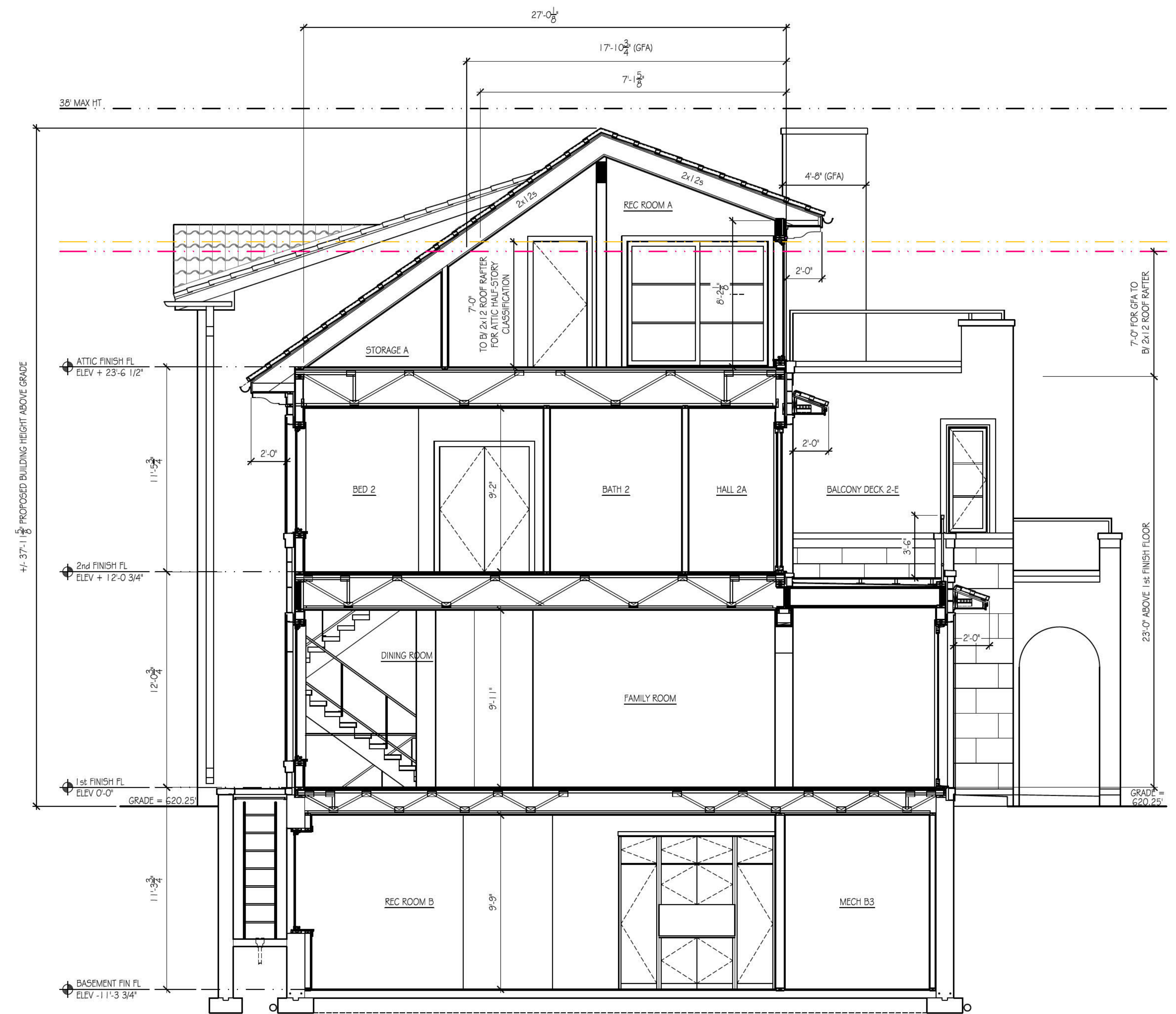


PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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---	--	--	--	---	---



1 BUILDING CROSS SECTION @ FRONT ENTRY LOOKING NORTH
SCALE: 1/4" = 1'-0"



2 BUILDING SECTION @ REAR DECK LOOKING NORTH
SCALE: 1/4" = 1'-0"

**WILLIAM MURPHY
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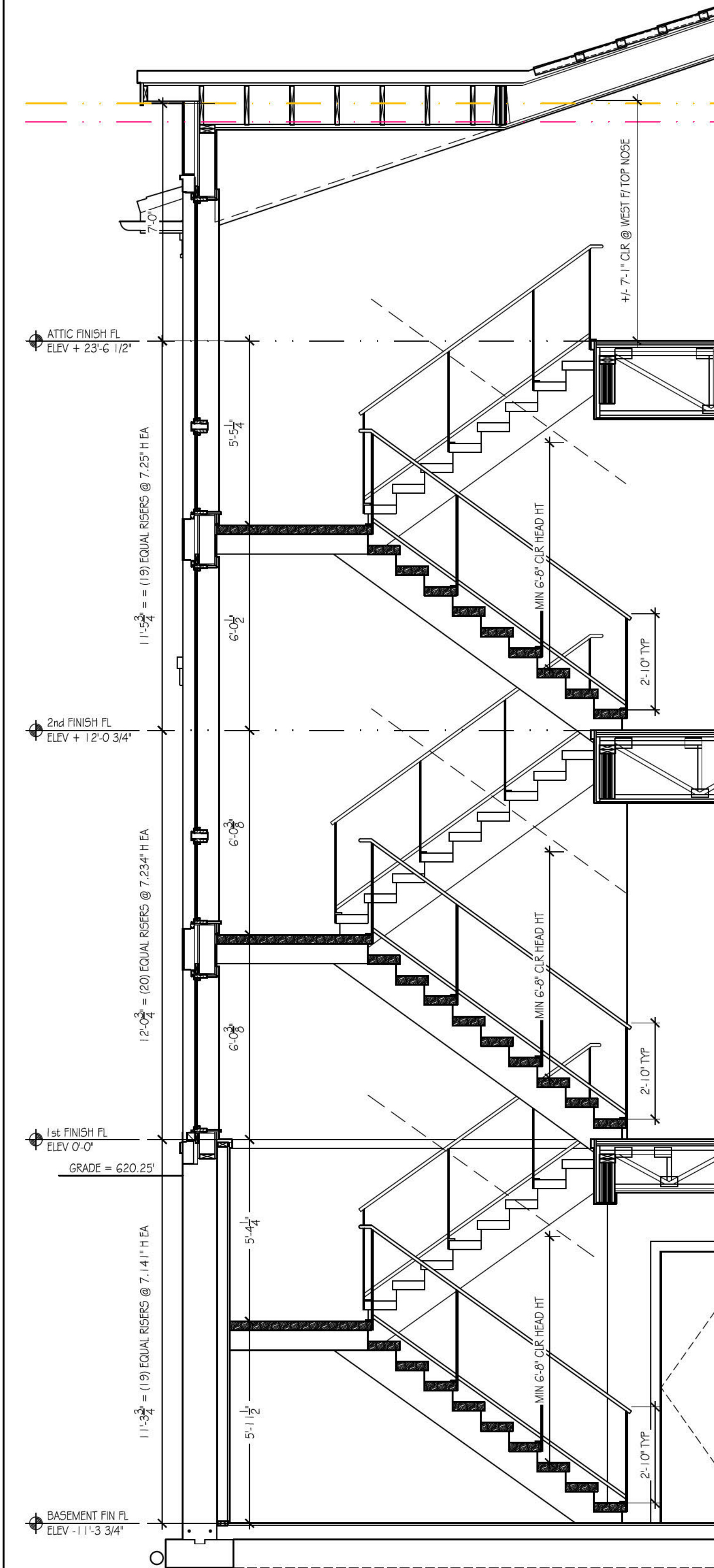
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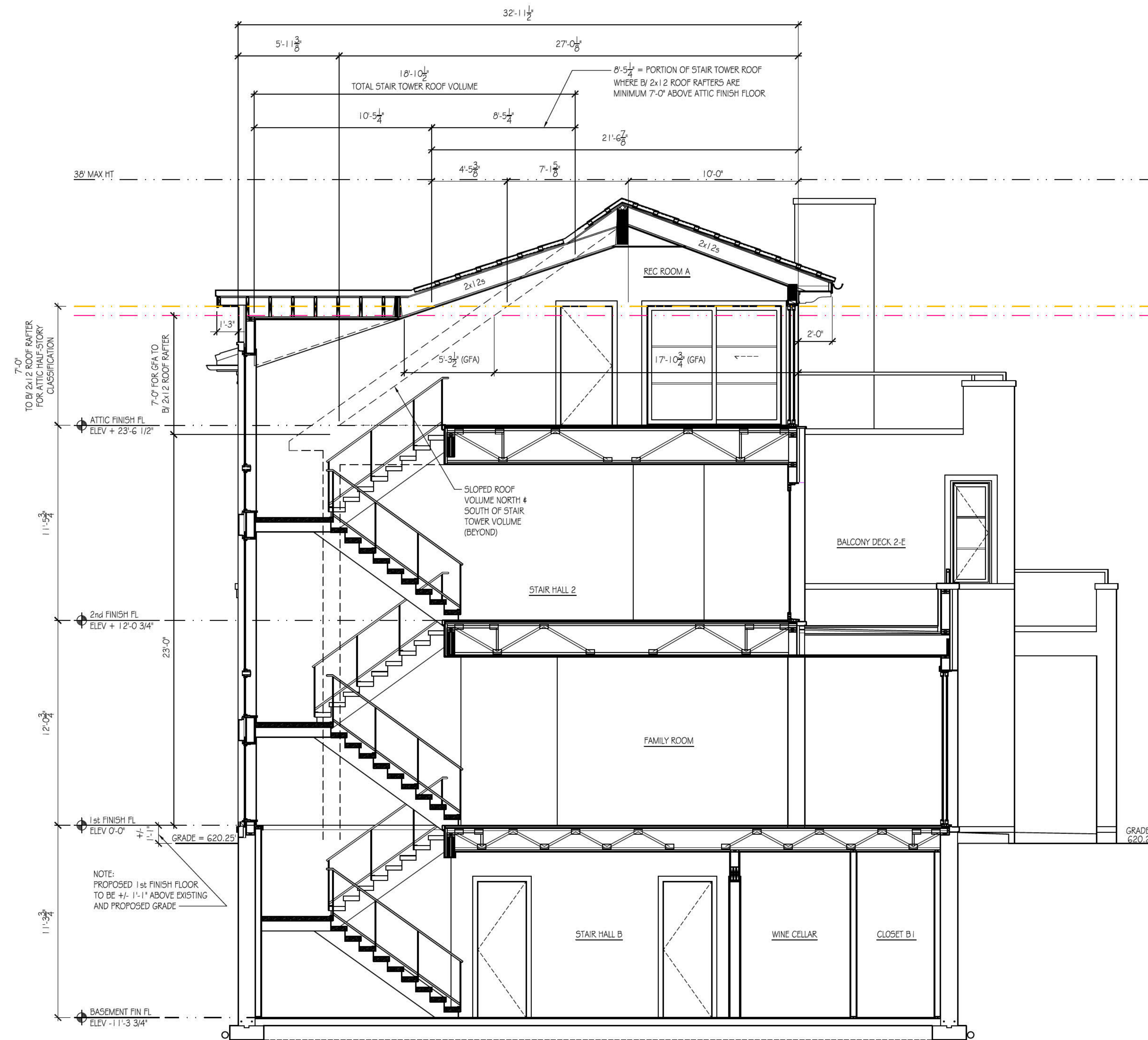


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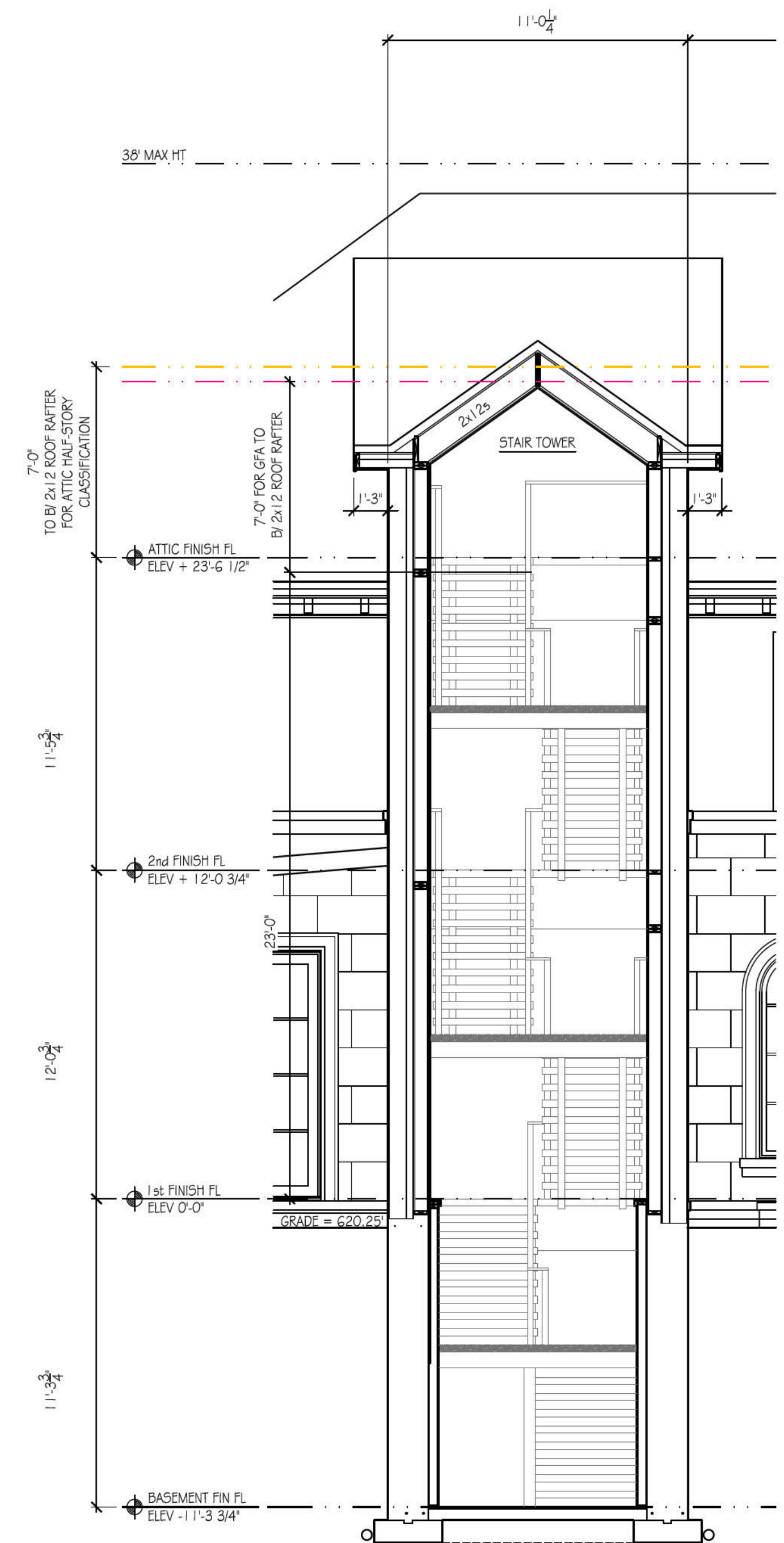
PROJECT NUMBER 2023.11	
BUILDING SECTIONS	
A.6.2	
SHEET NUMBER	
03.14.2025	REVISED FOR SPECIAL USE REVIEW
02.13.2025	ISSUE FOR SPECIAL USE REVIEW



3 STAIR SECTION LOOKING NORTH
SCALE: 3/8" = 1'-0"



2 BUILDING / STAIR SECTION LOOKING NORTH
SCALE: 1/4" = 1'-0"



1 BUILDING / STAIR SECTION LOOKING EAST
SCALE: 1/4" = 1'-0"



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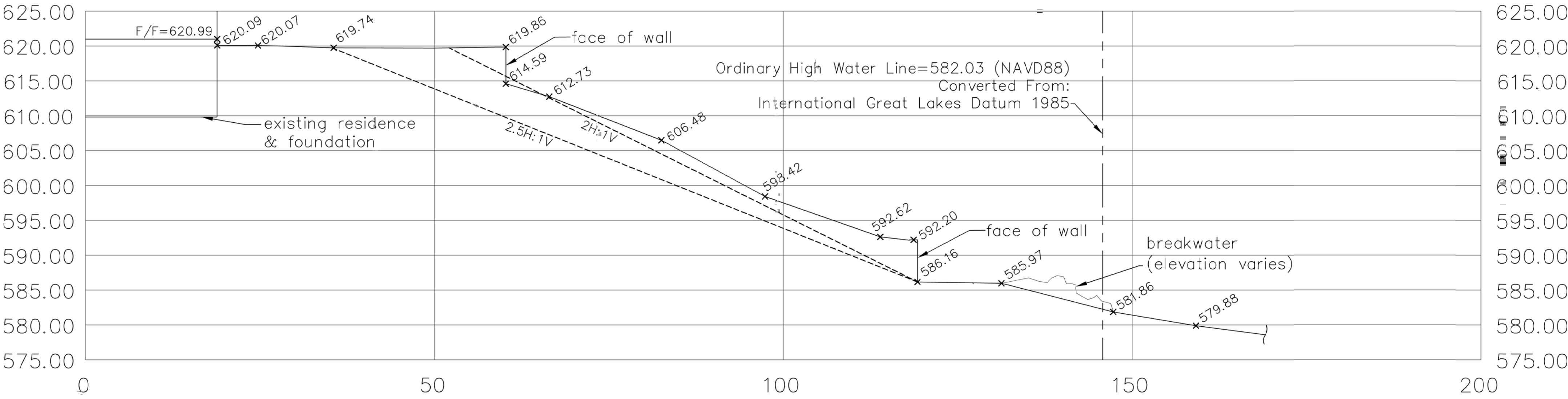
PROJECT NUMBER	2023.11
BUILDING & STAIR SECTIONS	
A.6.3	
SHEET NUMBER	
03.14.2025	REVISED FOR SPECIAL USE REVIEW
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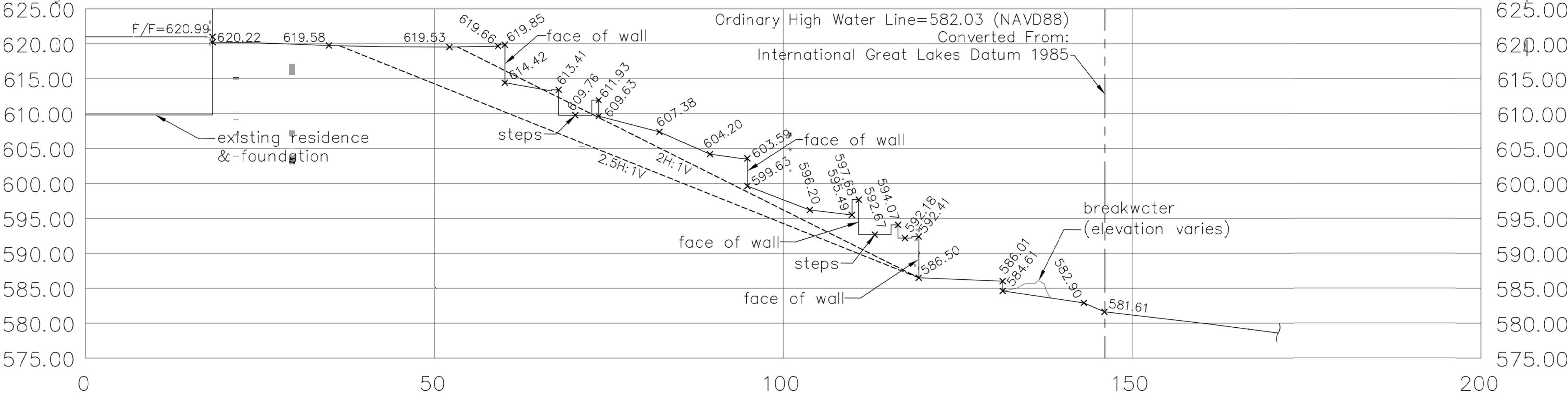
1. TOPOGRAPHY PREPARED BY IG CONSULTING INC.,
300 MARQUARDT DRIVE, WHEELING, ILLINOIS, (847) 215-1133 JOB#23925

PROJECT No.
23925
1 of 3

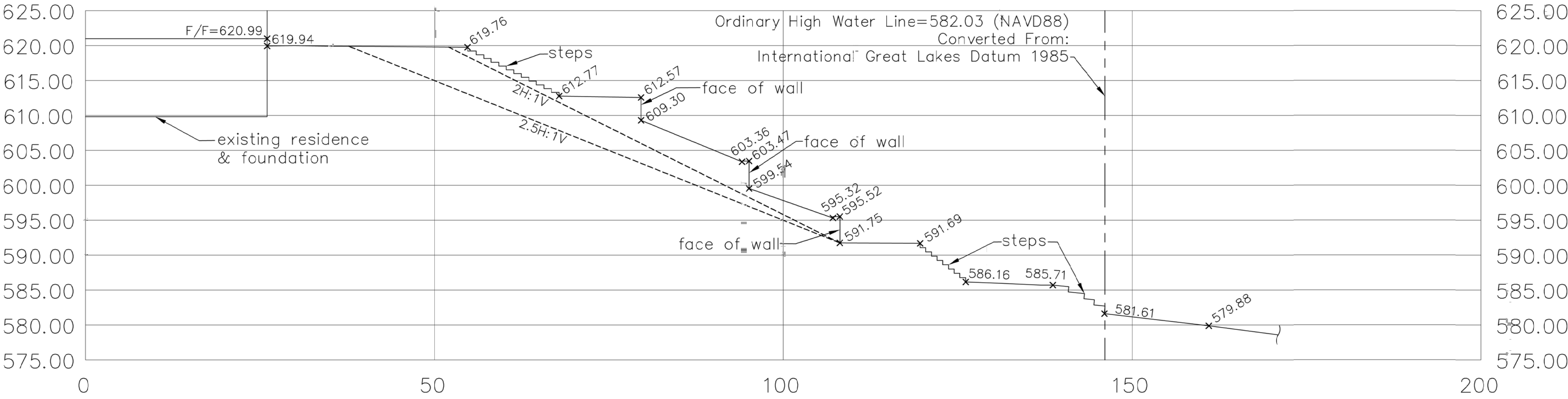
CROSS SECTION A-A SCALE: 1"=10'



CROSS SECTION B-B SCALE: 1"=10'



CROSS SECTION C-C SCALE: 1"=10'



REVISIONS	
DATE	DESCRIPTION

IG CONSULTING, INC.
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
300 MARQUART DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 L.ig@igconsulting.net

CROSS SECTIONS
DESIGN: K.C.L.
SCALE: 1"=10'
DATE: 07/18/24

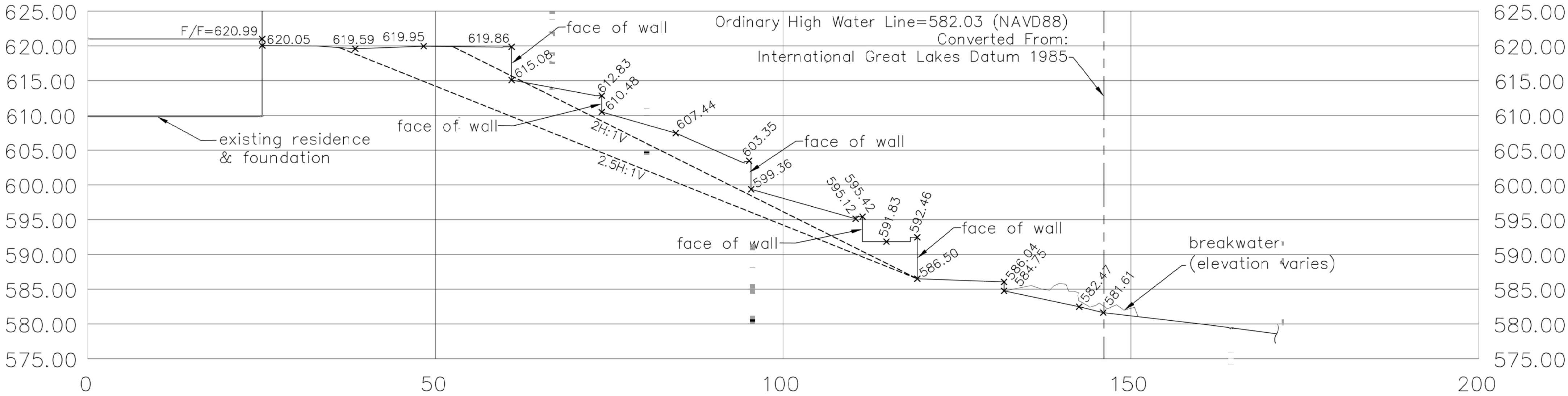
DRAFTING: A.W.
DATE: 07/18/24

RESIDENCE
473 SHERIDAN ROAD
WINNETKA, ILLINOIS

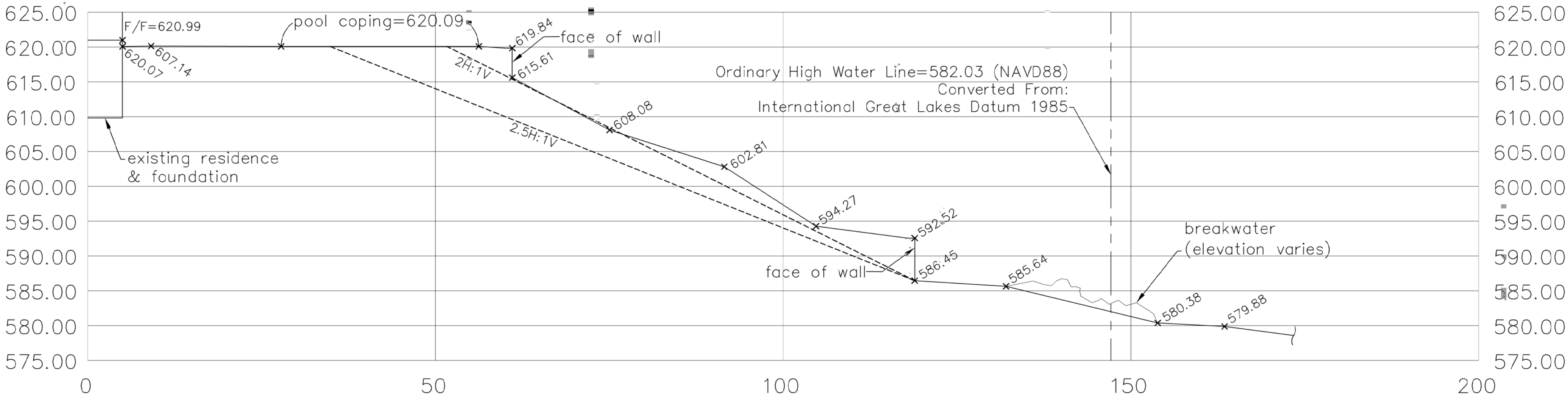
PROJECT No.
23925

2 of 3

CROSS SECTION D-D SCALE: 1"=10'



CROSS SECTION E-E SCALE: 1"=10'



REVISIONS	
DATE	DESCRIPTION

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1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 L.ig@igconsulting.net

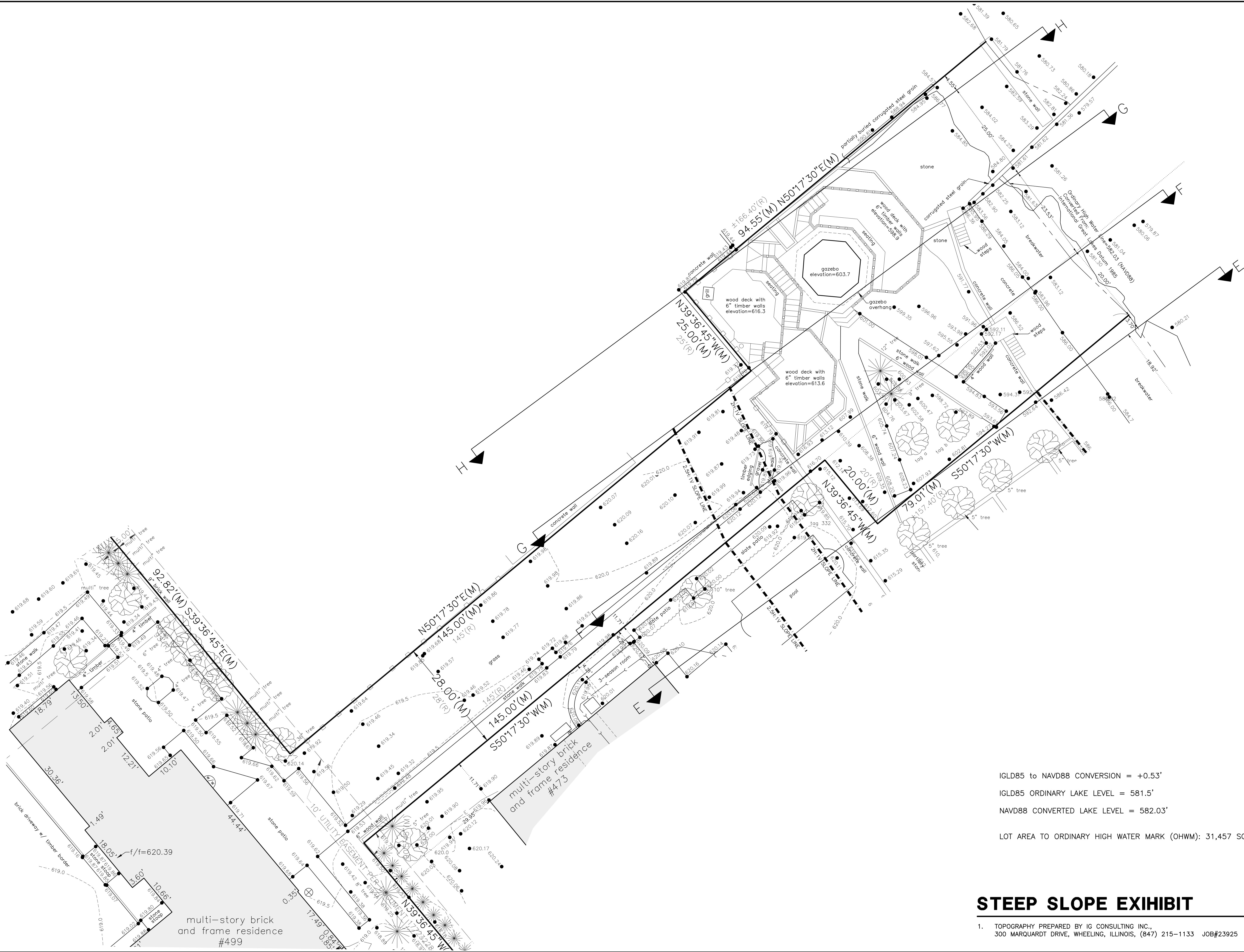
CROSS SECTIONS
DESIGN: K.C.L.
SCALE: 1"=10'
FIRM NO. 184-001330

DATE: 07/18/24
DRAWING: A.W.

RESIDENCE
473 SHERIDAN ROAD
WINNETKA, ILLINOIS

PROJECT No.
23925

3 of 3



IGLD85 to NAVD88 CONVERSION = +0.53'
IGLD85 ORDINARY LAKE LEVEL = 581.5'
NAVD88 CONVERTED LAKE LEVEL = 582.03'

LOT AREA TO ORDINARY HIGH WATER MARK (OHWM): 31,457 SQ.FT.

STEEP SLOPE EXIHIBIT

1. TOPOGRAPHY PREPARED BY IG CONSULTING INC.,
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REVISIONS	
DATE	DESCRIPTION

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1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 ig@igconsulting.net

DESIGN: K.C.L.

SCALE: 1"=10'

DATE: 01/28/25

STEEP SLOPE EXHIBIT

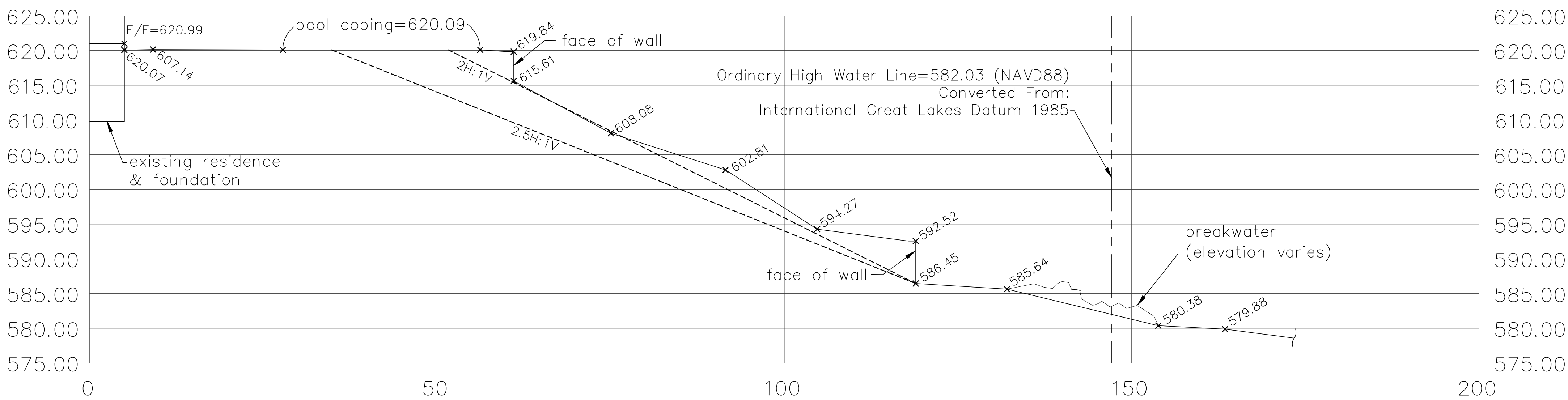
DRAFTING: A.W.

RESIDENCE
499 SHERIDAN ROAD
WINNETKA, ILLINOIS

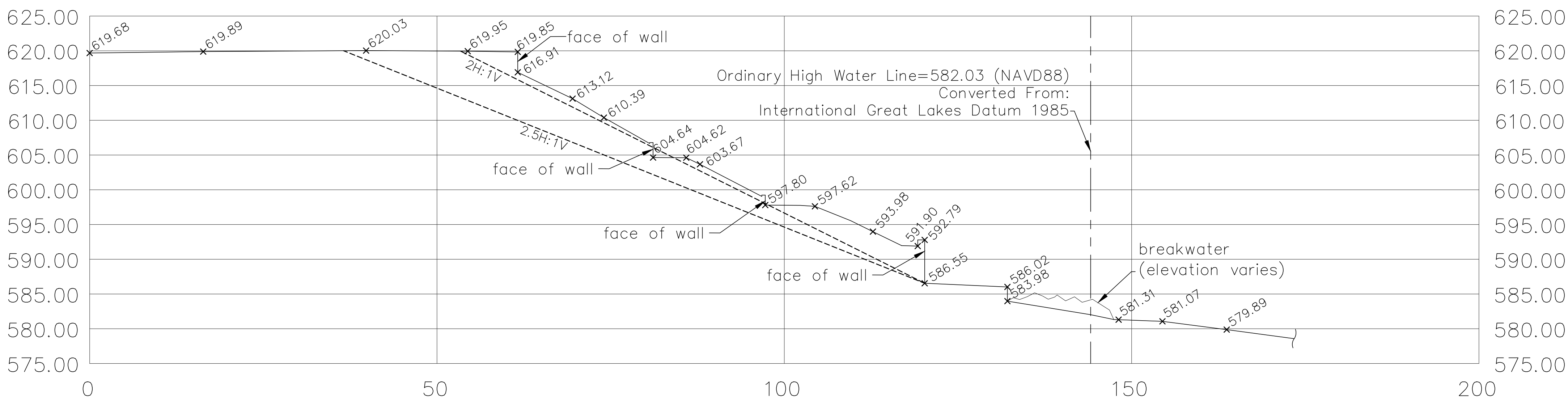
PROJECT No.
23925

1 of 3

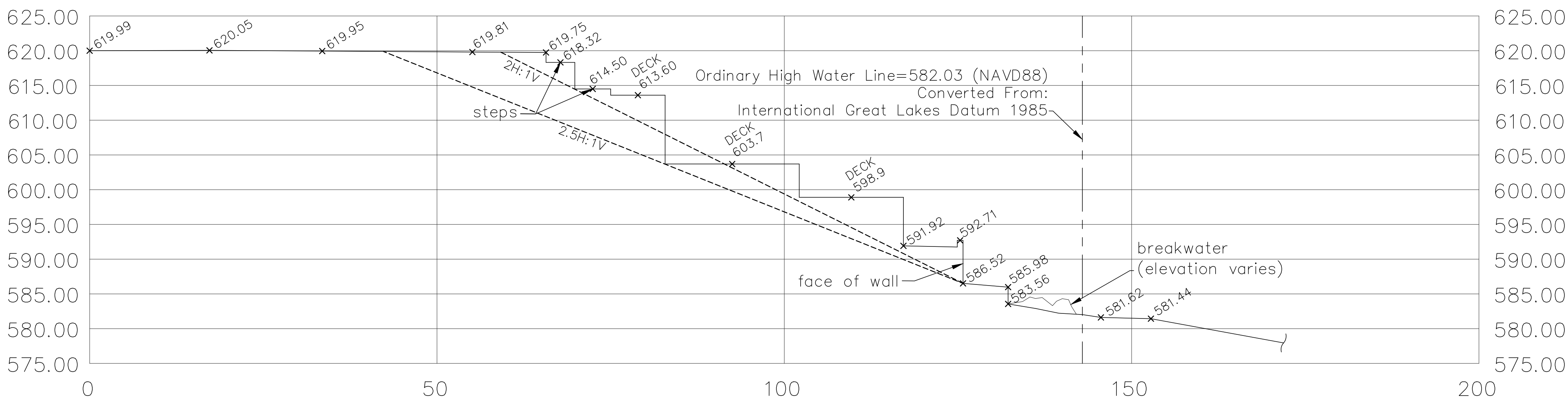
CROSS SECTION E-E SCALE: 1"=10'



CROSS SECTION F-F SCALE: 1"=10'



CROSS SECTION G-G SCALE: 1"=10'



REVISIONS	
DATE	DESCRIPTION

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1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 ig@igconsulting.net

CROSS SECTIONS

DESIGN: K.C.L. DRAFTING: A.W. SCALE: 1"=10' DATE: 01/28/25

RESIDENCE

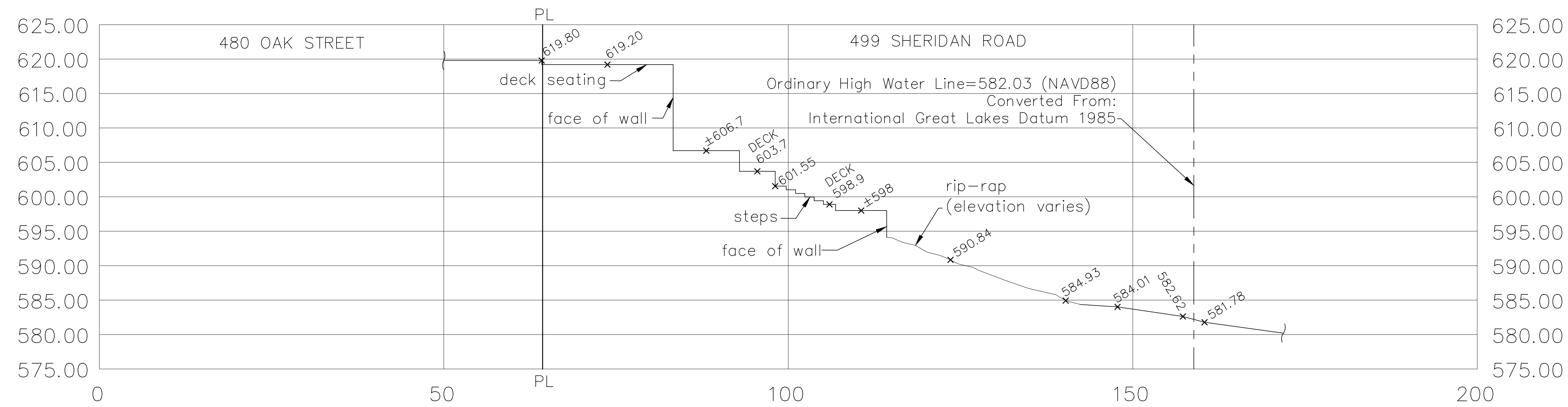
499 SHERIDAN ROAD

WINNETKA, ILLINOIS

PROJECT No. 23925

2 of 3

CROSS SECTION H-H SCALE: 1"=10'



RESIDENCE
499 SHERIDAN ROAD
WINNETKA, ILLINOIS

PROJECT No.
23925

3 of 3

[illegible]

IC CONSULTING, INC.
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
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1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 info@icconsulting.net

CROSS SECTIONS	DESIGN: K.C.L.	DRAFTING: A.W.
	SCALE: 1"=10'	DATE: 01/28/25

FIRM NO.: 184-C01330

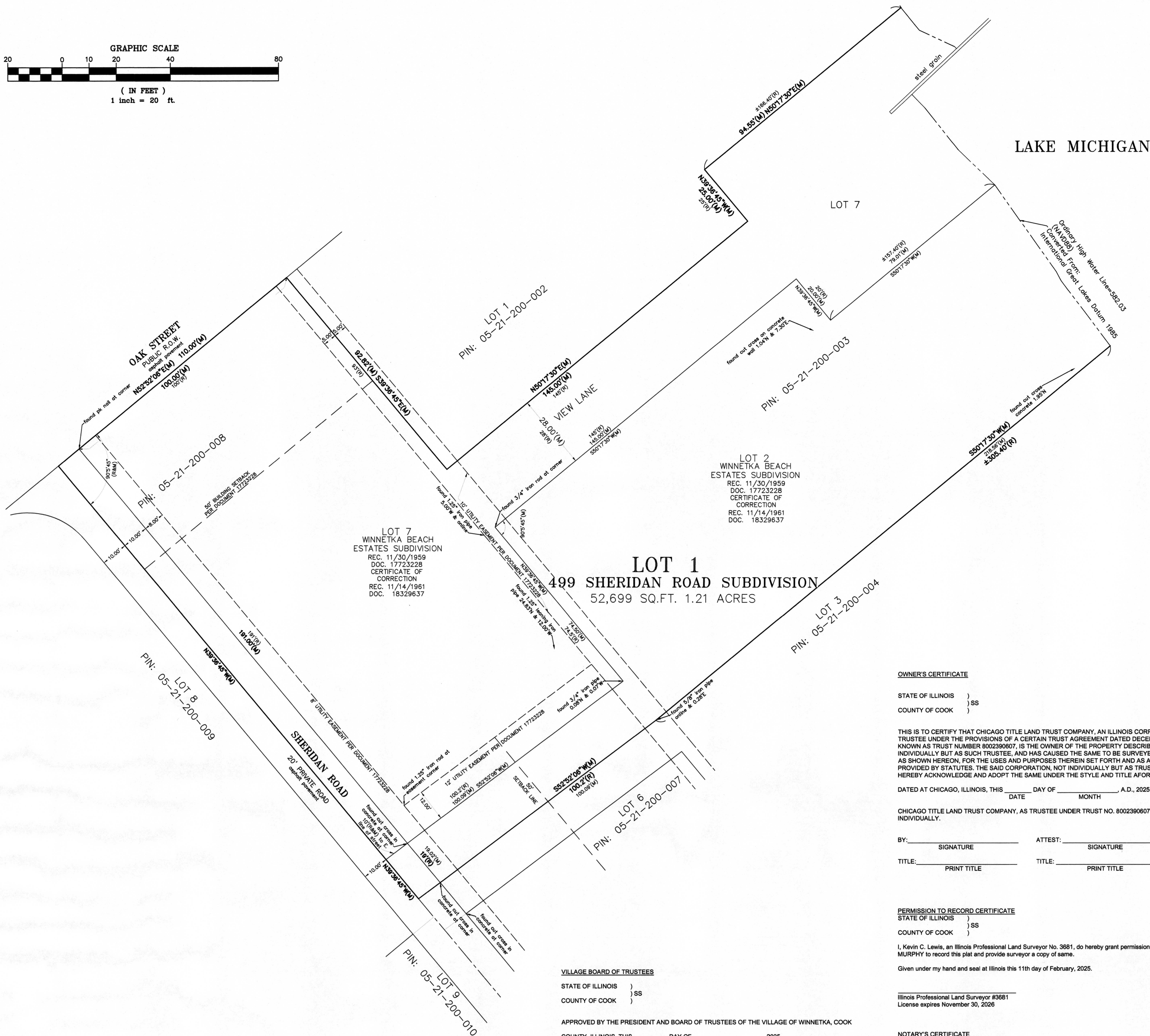
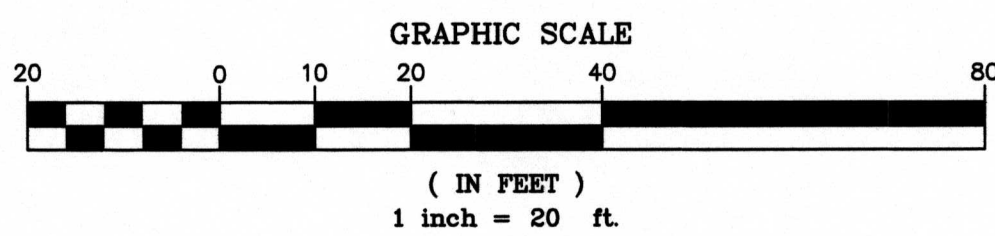
G:\G\23\23925\Eng\23925.dwg

SHEET 1 OF 1

PLAT OF SUBDIVISION

499 SHERIDAN ROAD SUBDIVISION

BEING A CONSOLIDATION OF PART 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, IN COOK COUNTY, ILLINOIS

**OWNER'S CERTIFICATE**

STATE OF ILLINOIS)
COUNTY OF COOK)

THIS IS TO CERTIFY THAT CHICAGO TITLE LAND TRUST COMPANY, AN ILLINOIS CORPORATION, AS TRUSTEE UNDER THE PROVISIONS OF A CERTAIN TRUST AGREEMENT DATED DECEMBER 9, 2022 AND KNOWN AS TRUST NUMBER 8002390607, IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE, NOT INDIVIDUALLY BUT AS SUCH TRUSTEE, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES. THE SAID CORPORATION, NOT INDIVIDUALLY BUT AS TRUSTEE, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT CHICAGO, ILLINOIS, THIS _____ DAY OF _____, A.D., 2025.

CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE UNDER TRUST NO. 8002390607 AND NOT INDIVIDUALLY.

BY: _____ ATTEST: _____
SIGNATURE SIGNATURE
TITLE: _____ TITLE: _____
PRINT TITLE PRINT TITLE

PERMISSION TO RECORD CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)

I, Kevin C. Lewis, an Illinois Professional Land Surveyor No. 3681, do hereby grant permission to WILLIAM MURPHY to record this plat and provide surveyor a copy of same.

Given under my hand and seal at Illinois this 11th day of February, 2025.

Illinois Professional Land Surveyor #3681
License expires November 30, 2026

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY
IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____
PRINT NAME PRINT NAME

_____ AND _____
TITLE PRINT NAME TITLE
OF CHICAGO TITLE LAND TRUST COMPANY, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH

_____ AND _____, RESPECTFULLY,

TITLE TITLE
APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, AS TRUSTEE AS AFORESAID, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____, 2025.
DATE MONTH

NOTARY PUBLIC SIGNATURE

PRINT NAME

MY COMMISSION EXPIRES ON _____ MONTH _____, 20____
DATE

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)

This is to certify that I, Kevin C. Lewis, Registered Illinois Land Surveyor No. 3681, have surveyed and subdivided the following, described property:

PARCEL 1: LOT 2 IN WINNETKA BEACH ESTATES, A 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 OF THE SOUTH 10 FEET OF OAK STREET AND EASTERLY OF THE EAST LINE OF SHERIDAN ROAD, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 7 IN WINNETKA BEACH ESTATES, A 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 OF THE SOUTH 10 FEET OF OAK STREET AND EASTERLY OF THE EAST LINE OF SHERIDAN ROAD, ALL IN COOK COUNTY, ILLINOIS.

as shown by the annexed plat which is a correct representation of said survey and subdivision. All distances are shown in feet and decimals thereof.

I further certify that this subdivision is located within the corporate limits of the Village of Winnetka.

I further certify that by scaled map location and graphic plotting only, the parcel included in this subdivision is located partially in Zone X Unshaded and Zone VE, a special flood hazard area, as shown on the FEMA flood insurance rate map 17031C-0251-K, with an effective date of 09/10/2021.

I further certify that all regulations enacted by the Board of Trustees of the Village of Winnetka relative to plats and subdivisions have been complied with in the preparation of this plat.

Given under my hand and seal at Illinois this 11th day of February, 2025.

Illinois Professional Land Surveyor #3681
License expires November 30, 2026

VILLAGE BOARD OF TRUSTEES

STATE OF ILLINOIS)
COUNTY OF COOK)

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, 2025.

BY: _____ ATTEST: _____
VILLAGE PRESIDENT, WINNETKA, IL VILLAGE CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)

RECOMMENDED BY THE PLAN COMMISSION OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS
ON _____ DAY OF _____, 2025.

BY: _____ ATTEST: _____
PLAN COMMISSION CHAIR SECRETARY

DIRECTOR OF FINANCE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)

I, _____, FINANCE DIRECTOR OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS THEREON THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND LEGALLY DESCRIBED IN THIS PLAT OF SUBDIVISION.
DATED THIS _____ DAY OF _____, 2025.

FINANCE DIRECTOR

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.
THIS _____ DAY OF _____, 2025.

VILLAGE ENGINEER

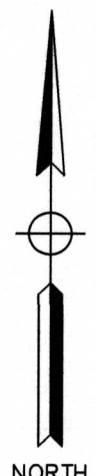
WATER AND ELECTRICAL DEPARTMENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)

APPROVED BY THE DIRECTOR OF WATER AND ELECTRIC OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____, 2025.

BY: _____
DIRECTOR OF WATER AND ELECTRIC



LEGEND
(R) RECORD
(M) MEASURED

NOTES:

LOT 7 VIEWLANE HEREBY VACATED.

ALL EXISTING SETBACKS PER SUBDIVISION PLATS ARE HEREBY VACATED. PROPERTY SHALL BE SUBJECT TO CURRENT MUNICIPAL ZONING CODE.

BASIS OF BEARINGS:
STATE PLANE COORDINATE SYSTEM ILLINOIS EAST

ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF. NO DIMENSIONS TO BE ASSUMED FROM SCALING.

COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

REFER TO TITLE REPORT FOR ANY EASEMENTS, COVENANTS OR RESTRICTIONS THAT MAY EXIST BUT ARE NOT SHOWN HEREON.

RETURN ADDRESS UPON RECORDING OF PLAT:

VILLAGE OF WINNETKA
COMMUNITY DEVELOPMENT
510 GREEN BAY ROAD
WINNETKA, IL 60093

MAILING ADDRESS FOR TAX BILL:

CTLTC #8002390607
10 LASALLE STREET, SUITE 2750
CHICAGO, IL 60603

PROJECT NUMBER
23925

PLAT OF SUBDIVISION
499 SHERIDAN ROAD SUBDIVISION
499 SHERIDAN ROAD
WINNETKA, ILLINOIS

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CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
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1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 | ig@igconsulting.net

PREPARED FOR: WILLIAM MURPHY ARCHITECT, LTD SCALE: 1"=20'
FIELD CREW: C.L. & D.J. FIELD WORK: 11/27/24 DRAFTED BY: A.W. CHECKED BY:

FIRM NO. 184-001330