



# Village of Winnetka

## Zoning Administrator Regular Meeting

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May 29, 2025 at 4:00 PM  
Winnetka Village Hall - 510 Green Bay Road

### **AGENDA**

1. **Call to Order & Roll Call**
2. **Public Comments**
3. **New Applications**
  - a. **Case No. 25-08-ZA - 550 Sheridan Road:** An application seeking approval of a zoning variation to allow a new garage door on the existing attached garage that would exceed the maximum permitted width for a front-facing attached garage door for the residence at 550 Sheridan Road.
4. **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](mailto: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](http://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).



**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, MAY 29, 2025, AT 4:00 PM** in the **Council Chambers of Winnetka Village Hall** at **510 Green Bay Road**, Winnetka, Illinois for the purpose of considering the following:

**CASE NO. 25-08-ZA**  
**550 SHERIDAN ROAD – GARAGE DOOR**

An application submitted by Stephen Liuzza (the “Applicant”), as the owner of the property located at 550 Sheridan Road (the “Subject Property”) **to allow a new garage door on the existing attached garage of the Subject Property**. The Applicant has filed an application seeking approval of the following:

1. A variation to exceed the maximum permitted width for a front-facing attached garage door.

The Subject Property (Parcel Index Number 05-21-107-007-0000) is generally located on the west side of Sheridan Road between Elm Street and Spruce Street and is zoned R-4 Single Family Residential. The Subject Property contains an existing two-and-a-half story residence with an attached garage.

**PUBLIC COMMENT & APPLICATION INFORMATION**

**At said public hearing and at any continuance thereof, all persons interested are invited to attend and be heard.** The agenda and materials for the meeting will be posted on the Village’s website - [www.villageofwinnetka.org/agendas](http://www.villageofwinnetka.org/agendas) no later than Friday, May 23, 2025. Persons seeking additional information concerning this application are directed to email inquiries to [planning@winnetka.org](mailto:planning@winnetka.org) or by calling 847-716-3587.

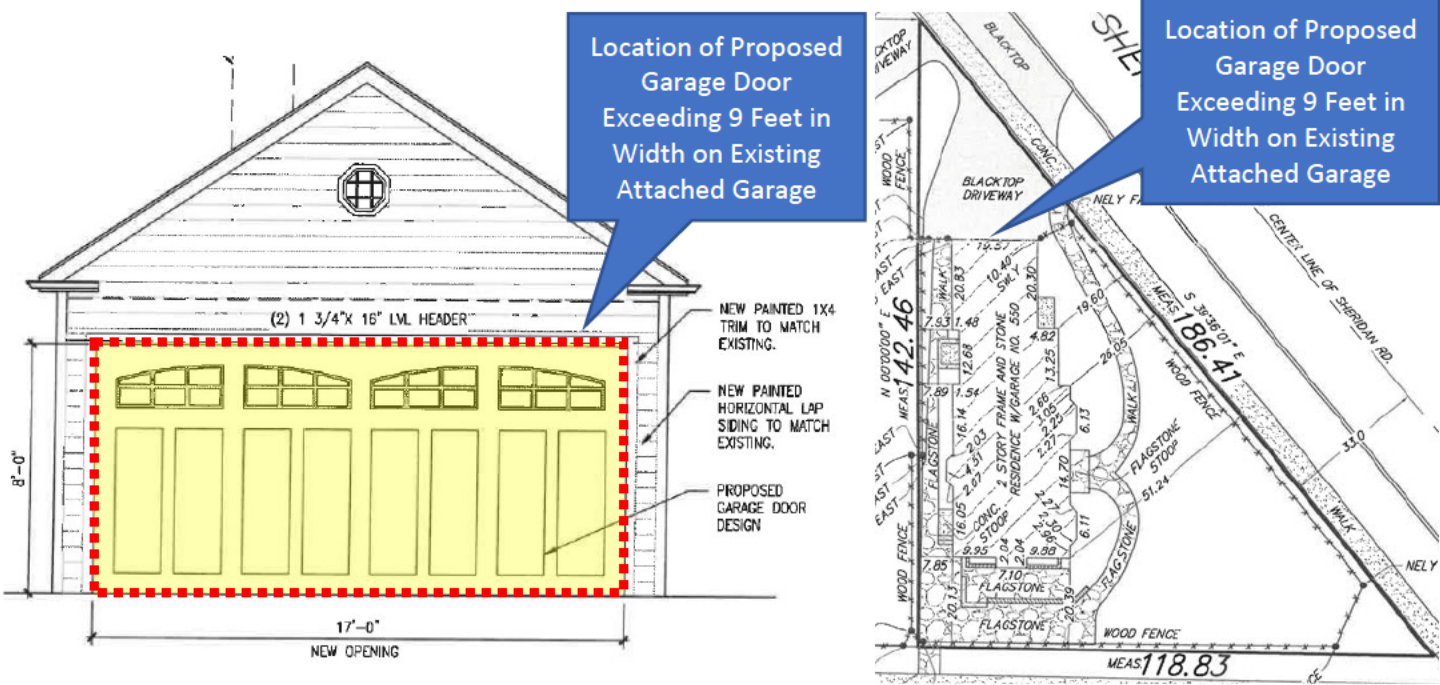
If you wish **to provide testimony or comments prior to the meeting**, you may provide them one of two ways:

- 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.

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Location Map



Elevation Rendering and Site Plan

(Note: Details may change through review process.)

VILLAGE OF WINNETKA, ILLINOIS  
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION



Case No. \_\_\_\_\_

Property Information

Site Address: 550 SHERIDAN RD, WINNETKA, IL

Owner Information

Name: Stephen Liuzza

Primary Contact: Stephen Liuzza

Address: 550 Sheridan Rd

Phone No. [REDACTED]

City, State, ZIP: Winnetka, IL, 60093

Email: [REDACTED]

Date property acquired by owner: 3/14/25

Architect Information

Name: Rosen Architecture

Attorney Information

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

Primary Contact: Patrick Rosen

Primary Contact: \_\_\_\_\_

Address: [REDACTED]

Address: \_\_\_\_\_

City, State, ZIP: Chicago IL 60604

City, State, Zip: \_\_\_\_\_

Phone No. [REDACTED]

Phone No. \_\_\_\_\_

Email: [REDACTED]

Email: \_\_\_\_\_

Nature of any restrictions on property: \_\_\_\_\_

Brief explanation of variation(s) requested (attach separate sheet providing additional details): The current garage doors do not allow for both vehicles to fit in the garage. We are requesting to replace the two garage doors with a single door. The variation will not alter the character of the locality.

Property Owner Signature: [REDACTED]

Date: 4/22/25

## Zoning Variation Request S.N. Peck Builder, Inc.



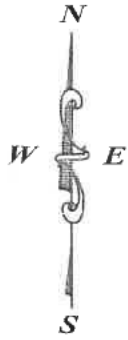
**PROJECT NAME:**  
Stephen Luizza  
550 Sheridan Rd.  
Winnetka, IL 60093  
[REDACTED]

**Date:** May 7, 2025

**Consultant:** Neil Peck

### **Request for Zoning Variation:**

The garage door opening is currently too narrow on either side and does not allow for the vehicle to be pulled into the garage. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by regulations in the district because the garage doors are too narrow to fit a full size vehicle. We are requesting to replace the two garage doors with one single door as this is due to the characteristics of the property in question. The variation will not alter the essential character of the locality. An adequate supply of light and air to the adjacent property will not be impaired by this alteration in any way. There will be no hazard from fire and other damages to the property will not be increased in any way. The taxable value of the land and buildings throughout the Village will not diminish. The congestion in the public street will not increase as the vehicles will be able to be parked in the garage once the new garage door is in place. If the garage doors are not replaced with a single garage door, it may cause more congestion in the public street as the cars will not be able to fit in the garage resulting in a greater need to utilize street parking. The public health, safety, comfort, morals and welfare of the inhabitants of the Village will not be otherwise impaired by this alteration.



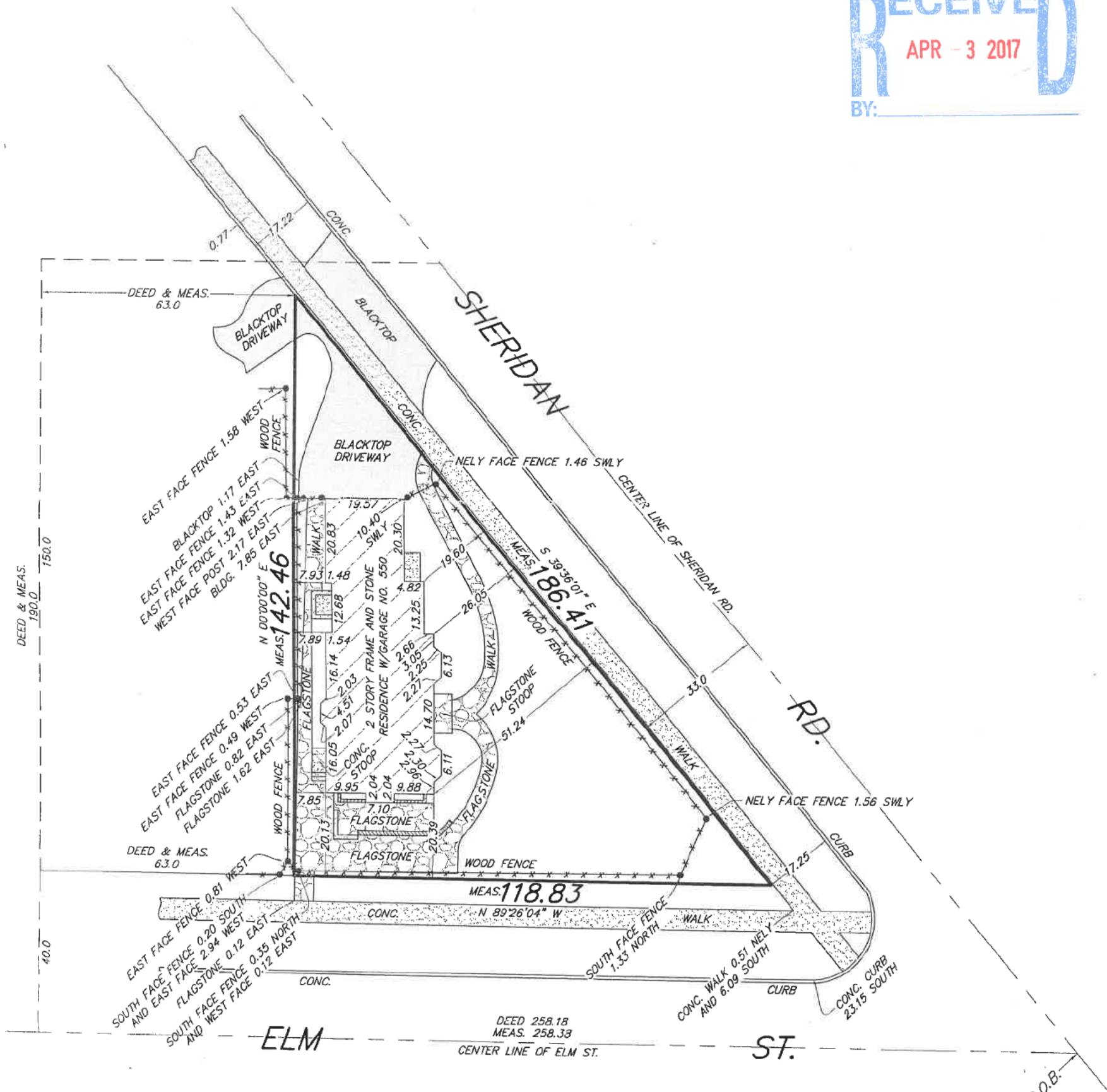
Scale - 1 inch = 30 feet

**Jens K. Doe**  
Professional Land Surveyors, P.C.  
**PLAT OF SURVEY**  
of

**ORDER NO.**  
**15-0505**

THAT PART OF BLOCK 17 IN WINNETKA, ILLINOIS DESCRIBED AS FOLLOWS : BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF SHERIDAN ROAD WITH THE CENTER LINE OF ELM STREET; THENCE WESTERLY ALONG CENTER LINE OF ELM STREET, A DISTANCE OF 258.18 FEET; THENCE NORTH PARALLEL TO THE CENTER LINE OF WALNUT STREET, A DISTANCE OF 190 FEET; THENCE EASTERLY ALONG A LINE PARALLEL TO THE CENTER LINE OF ELM STREET TO THE INTERSECTION OF THE CENTER LINE OF SHERIDAN ROAD; THENCE SOUTHEASTERLY ALONG CENTER LINE OF SHERIDAN ROAD TO THE PLACE OF BEGINNING IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 63 FEET THEREOF) IN THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS : 550 SHERIDAN RD., WINNETKA, IL.



**NOTE :**  
The legal description noted on this plat is a copy of the land survey order placed by the client and for accuracy **MUST** be compared with the Deed. For building restrictions refer to your Abstract, Deed or Contract.

Compare distances between points before building and report any discrepancy to this office immediately.

Dimensions shown hereon are not to be assumed or scaled.

Dimensions shown hereon are in feet and decimal parts thereof.

Property corners have been established to complete the plat of survey shown hereon but have not been staked or flagged per the land survey order in which it was placed by the client.

Field work completion date : August 24, 2015.

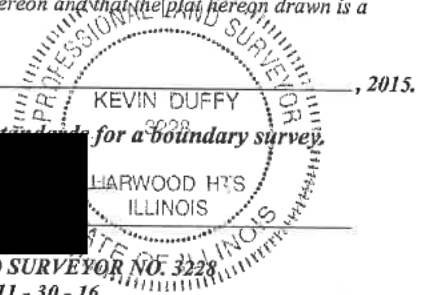
State of Illinois )  
County of Cook )

JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C., does hereby certify that a survey has been made under its direction, by an Illinois Professional Land Surveyor of the property described hereon and that the plat hereon drawn is a correct representation of said survey.

Chicago, Illinois, Dated this 25th Day of August, 2015.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C.



ORDERED BY:  
**OLSON, GRABILL & FLITCRAFT**

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3228  
LICENSE EXPIRATION : 11 - 30 - 16

