



# Village of Winnetka

## Zoning Administrator Meeting

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August 29, 2022 at 4:00 PM  
Winnetka Village Hall Council Chambers - 510  
Green Bay Road

### AGENDA

1. **Call to Order**
2. **New Applications**
  - a. **Case No. 22-20-ZA: 555 Cherry Street:** An application submitted by Taylor Katzman seeking approval of variations to (i) exceed the maximum permitted width for a front-facing attached garage door; (ii) allow structural changes necessary to provide new window openings in the legally nonconforming north building wall; and (iii) allow structural changes necessary to convert a portion of the existing nonconforming screened porch to interior living space for the existing residence at 555 Cherry Street. The Zoning Administrator has final jurisdiction on this request.
3. **Public Comments**
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) 769-5433, 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 **MONDAY, AUGUST 29, 2022, AT 4:00 PM** in the Council Chamber of the Winnetka Village Hall at 510 Green Bay Road, Winnetka, Illinois for the purpose of considering the following:

**CASE NO. 22-20-ZA**

**555 CHERRY STREET – GARAGE DOOR, NEW WINDOWS AND ALTERATIONS TO EXISTING RESIDENCE**

An application submitted by Taylor Katzman (the “Applicant”), as the owner of the property located at 555 Cherry Street (the “Subject Property”), **to allow (i) a new garage door; (ii) new window openings in the north building wall; and (iii) structural alterations to the east wall of the screened porch of the existing residence on the Subject Property.** The Applicant has filed an application seeking the following variations from the Zoning Ordinance:

1. A variation to exceed the maximum permitted width for a front-facing attached garage door;
2. A variation to allow structural changes necessary to provide new window openings in the legally nonconforming north building wall that provides less than the minimum required rear yard setback of 23.55 feet; and
3. A variation to allow structural changes necessary to convert a portion of the existing nonconforming screened porch to interior living space that provides less than minimum required side yard setback of 12.18 feet from the east property line.

The Subject Property (Parcel Index Number 05-21-118-010-0000) is generally located on the north side of Cherry Street, between Walnut and Poplar Streets, and is zoned R-4 Single Family Residential. The Subject Property contains an existing three-and-half-story residence with an attached garage.

**SPECIAL NOTICE**

Due to the ongoing COVID-19 emergency, and the possibility that an Executive Order of the Governor, an Emergency Order of the Village President, a determination made by the Zoning Administrator, or other government order or law may prohibit or make it more difficult for the public hearing to be held at the Winnetka Village Hall, the Winnetka Zoning Administrator meeting may be held virtually on August 29, 2022, via Zoom.

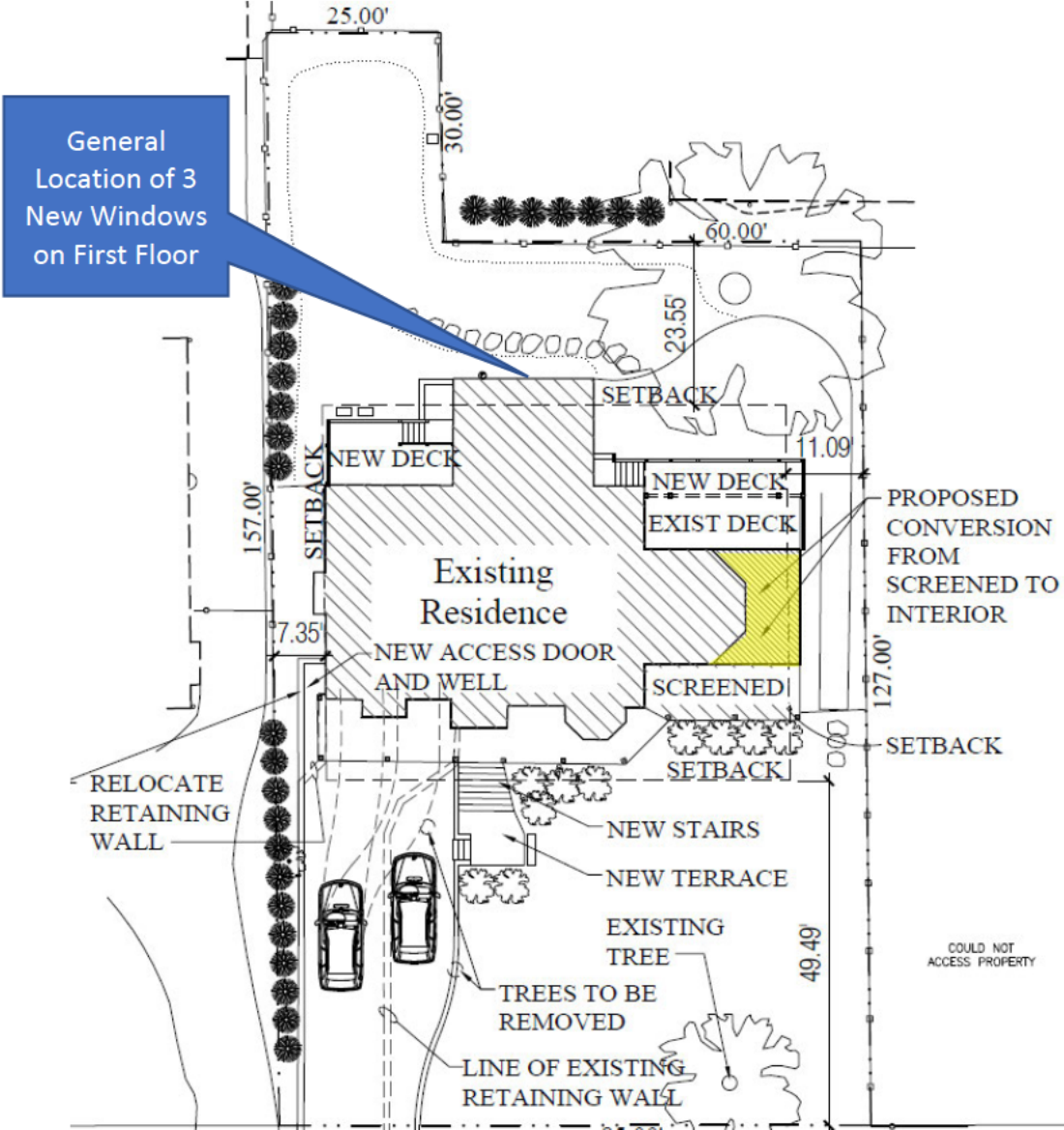
If you wish **to provide testimony or comments prior to the meeting**, you may provide them one of two ways:

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

No further notice of this hearing, or of its location or manner in which it will be conducted, will be provided. Information regarding the location of the public hearing and any changes to instructions for participating in the public hearing will be included on the meeting agenda posted on the Village’s website - [www.villageofwinnetka.org/agendacenter](http://www.villageofwinnetka.org/agendacenter) - no later than Thursday, August, 25, 2022. Please contact the Community Development Department at 847-716-3525 for confirmation of the meeting location.

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

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



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



VILLAGE OF WINNETKA, ILLINOIS  
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. 22-20-7A  
VA2022-803

Property Information

Site Address: 555 Cherry street

Owner Information

Name: Taylor Katzman  
Address: 555 Cherry street  
City, State, ZIP: Winnetka, IL. 60093  
Email:

Primary Contact: Jeff Ralph  
Phone No.

Date property acquired by owner: April 15<sup>th</sup> 2021

Architect Information

Name: Edward Deegan Architects  
Primary Contact: Jeff Ralph  
Address: 503 Park Dr. Suite #4  
City, State, ZIP: Kenilworth, IL. 60043  
Phone No. 847 906-4110  
Email: jrr@edwarddeeganarchitects.com

Attorney Information

Name: \_\_\_\_\_  
Primary Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Phone No. \_\_\_\_\_  
Email: \_\_\_\_\_

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

Brief explanation of variation(s) requested (attach separate sheet providing additional details):  
see attached

\* Property Owner Signature:

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

August 1, 2022

Chair & Members of the Winnetka Zoning Board  
The Village of Winnetka  
510 Green Bay Road  
Winnetka, IL. 60093

Dear Chair and Members of the Commission,

**Statement of Intent for 555 Cherry Street:**

The goal of this project is three-fold:

- To replace the existing 2 separate Garage Doors that face Cherry Street on the home's west end of the south face with one large double sized Garage Door. This work requires a Variation as a large double sized Garage Door is not in conformity with Village requirements.
- To replace the existing set of 3 windows that are mullied together at the rear of the home with 3 evenly spaced windows. The existing non-conformity of being over the rear yard set-back will not be increased, but requires a Variation for the change in window locations.
- To enclose a portion of the existing Screen Porch in order to add interior living space. This will not increase the existing non-conformity with respect to the set-back requirements for the East end of the home. There will be no change to the FAR calculation. A variation is required as the existing Screen Porch is over the East set-back.

A variance is requested for the proposed work in accordance with the satisfaction of the following Standards for Granting of Zoning Variations:

1. *The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by regulations in that district. **Reasonable return is hindered significantly by the existing garage configuration, which is very narrow overall and limited by existing conditions. The small doors split by a column, combined with the retaining walls do not allow for expected access and usage. Secondary structural revisions over the setbacks (within existing envelope) allow for better light and usable space configurations which the existing rooms do not provide.***
2. *The plight of the owner is due to unique circumstances. Such circumstances must be associated with the characteristics of the property in question, rather than being*

*related to the occupants. The variation request is due to the property's unique circumstances of the pre-existing inadequate Garage Door opening, pre-existing location of the rear of the home over the rear yard set-back, and the pre-existing Screen Porch location in the side yard set-back. These existing circumstances will not be exacerbated.*

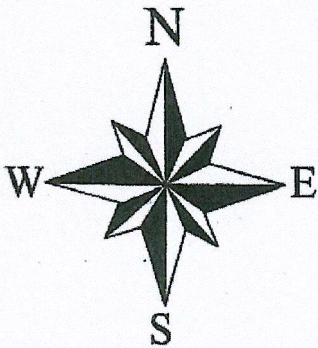
3. *The variation, if granted, will not alter the essential character of the locality. The Garage Door modification, the change in rear facing window locations and the Screen Porch enclosure and will not alter the essential character of the locality. The changes will be in keeping with the character of the existing home built in 1892.*
4. *The adequate supply of light and air to adjacent property will not be impaired. The adequate supply of light and air to surrounding properties will not be negatively affected by the proposed work. There will be no impact to the daylight plane calculation as the work will take place within the existing envelope.*
5. *The hazard from fire and other damages to the property will not be increased. There will be no negative impact on neighboring homes in terms of damages from fire or other property damage from the proposed work.*
6. *The taxable value of the land and buildings throughout the Village will not diminish. There will be no negative impact on the taxable land value neighboring land and buildings.*
7. *The congestion in the public street will not increase. There will be no negative impact on congestion in the public street.*
8. *The public health, safety, comfort, morals and welfare of the inhabitants of the Village will not be otherwise impaired. The public health, safety, comfort and moral values of the inhabitants of the Village will also not be negatively impacted.*

*Very truly yours,*



*Edward J Deegan AIA NCARB*

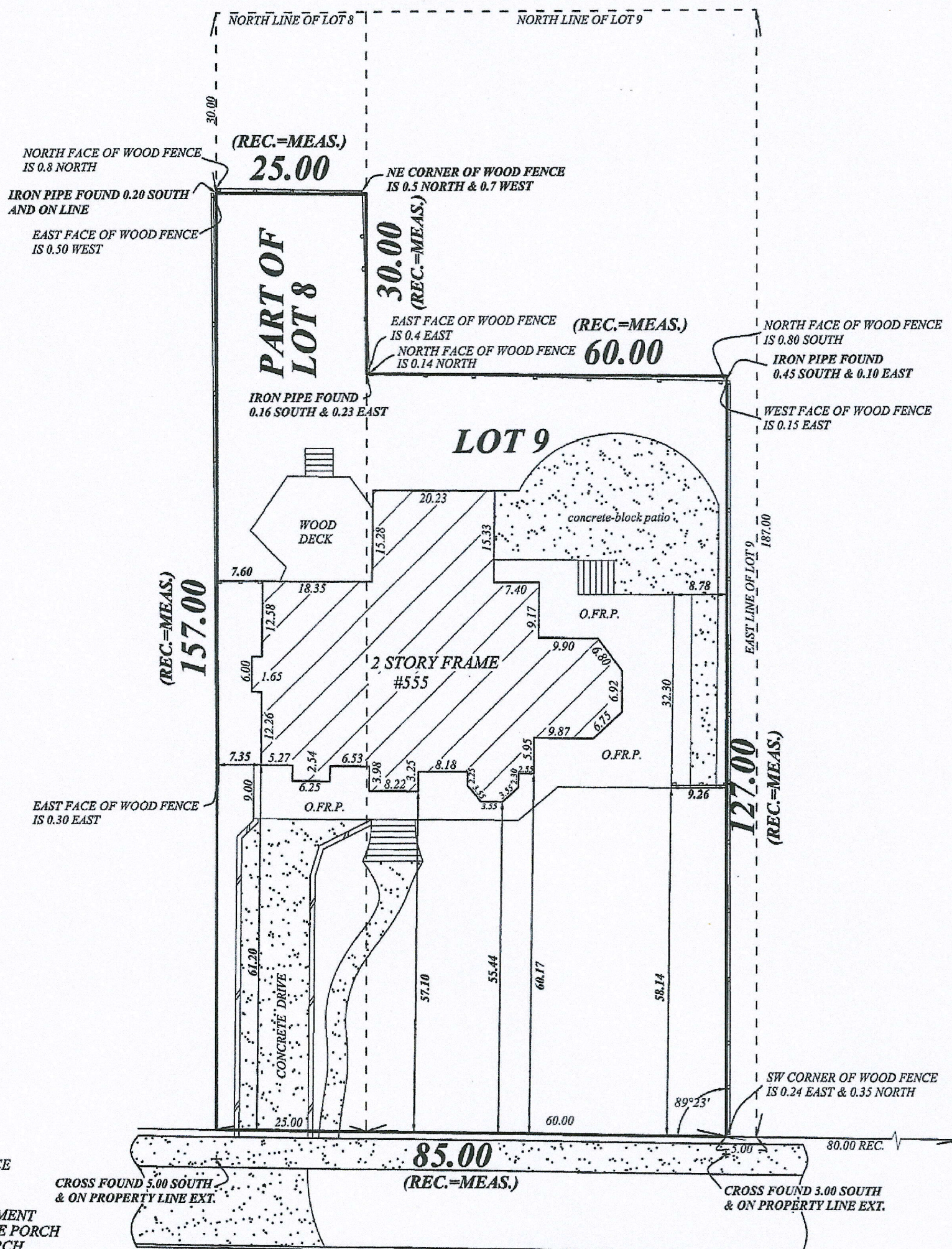




# PLAT OF SURVEY

DESCRIBED AS :

THE EAST 25 FEET OF LOT 8 (EXCEPT THE NORTH 30 FEET THEREOF) AND THE WEST 60 FEET OF LOT 9 (EXCEPT THE NORTH 60 FEET THEREOF) IN SHERLOCK'S SUBDIVISION OF BLOCK 40 IN WINNETKA IN SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SUBDIVISION OF SAID BLOCK RECORDED APRIL 24, 1871 AS DOCUMENT 93665, IN COOK COUNTY, ILLINOIS.  
TOTAL LAND AREA: 11544.3 SQ. FEET



**LEGEND**

- - - - CHAIN LINK FENCE
- - - - WOOD FENCE
- - - - IRON FENCE
- - - - CONCRETE PAVEMENT
- E. F.R. P. - ENCLOSED FRAME PORCH
- O. F.R. P. - OPEN FRAME PORCH
- - - - SIDE BOUNDARY LINE
- - - - EASEMENT LINE
- - - - BLDG. SETBACK LINE
- - - - CENTER LINE

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SCALE : 1" = 20'

ORDERED : THAKAR & ASSOC. PC

JOB NO : 210405.7

FIELDWORK COMPLETION DATE : APRIL 1<sup>ST</sup> 2021

MUNICIPALITY : WINNETKA

STATE OF ILLINOIS  
COUNTY OF COOK SS

SIGNATURE DATE:  
APRIL 5<sup>TH</sup> 2021

I, ANDRZEJ MURZANSKI, AN ILLINOIS REGISTERED LAND SURVEYOR, DO HERBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

*Andrzej Murzanski*  
ANDRZEJ MURZANSKI PLS. NO. 35-3258 EXPIRES 11/30/2022  
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

**ANDRZEJ MURZANSKI**  
LAND SURVEYORS, INC  
PROFESSIONAL DESIGN FIRM  
NO. 184-004748

240 COUNTRY LANE  
GLENVIEW, IL 60025  
PHONE : 847-486-8731

ANY DISCREPANCY IN MEASUREMENT SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.

FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THIS PLAT REFER TO YOUR ABSTRACT, DEED, TITLE POLICY AND LOCAL BUILDING REGULATIONS.

THE LEGAL DESCRIPTION NOTED ON THIS PLAT IS A COPY OF THE ORDERS AND FOR ACCURACY MUST BE COMPARED WITH THE DEED.

amurzanski@outlook.com



**555 Cherry Street, South Elevation**

Applicant seeks a Variation to enclose a portion of the existing Screen Porch on the East end.



**555 Cherry Street, South Elevation**

Close up of East end with existing Screen Porch



**555 Cherry Street, South Elevation**

Additional close up of East end with Screen Porch



**555 Cherry Street, South Elevation,**

Applicant seeks to modify the 2 existing single Garage Doors with a double Garage Door



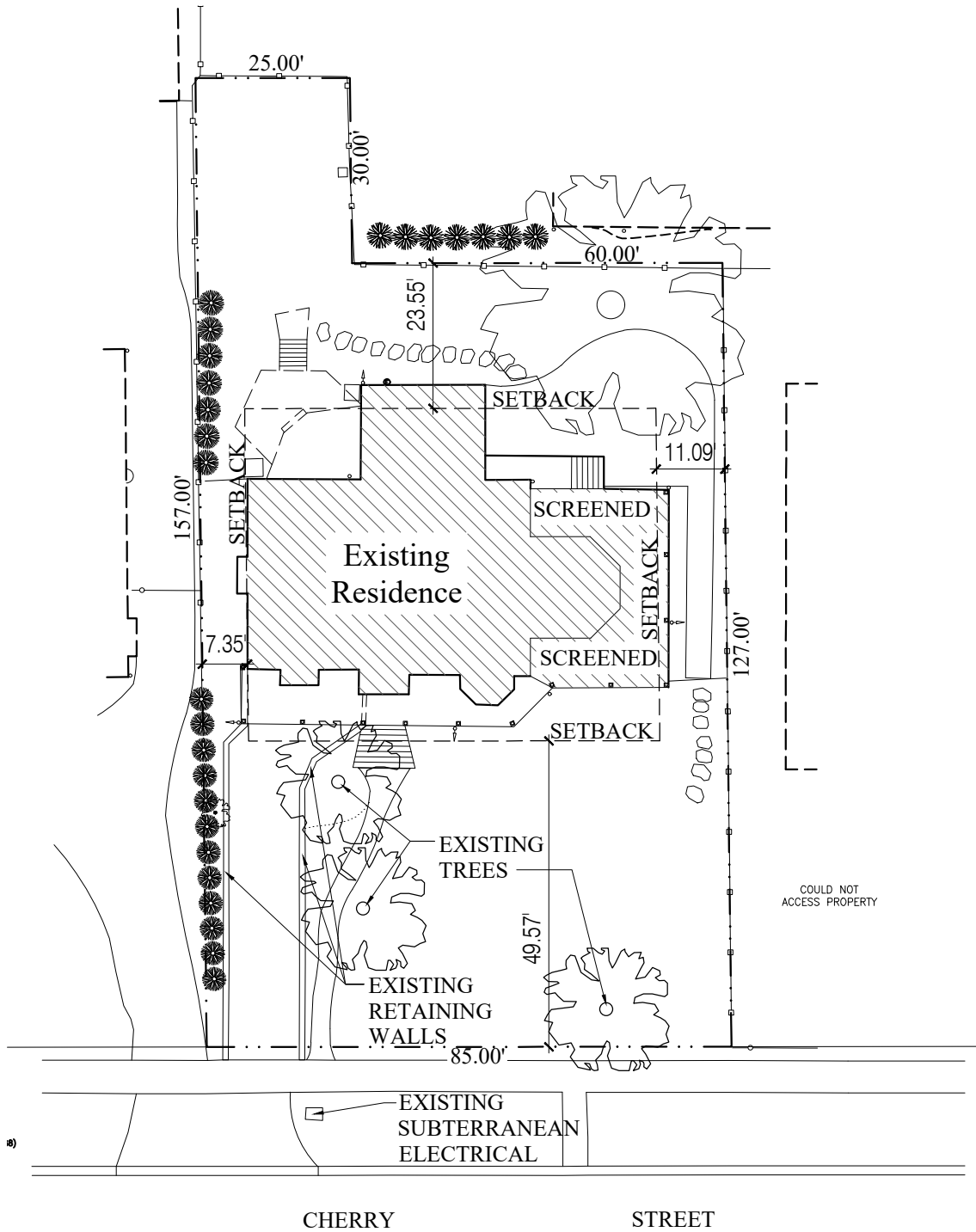
**555 Cherry Street, South Elevation**

West end with 2 existing Garage Bays close up



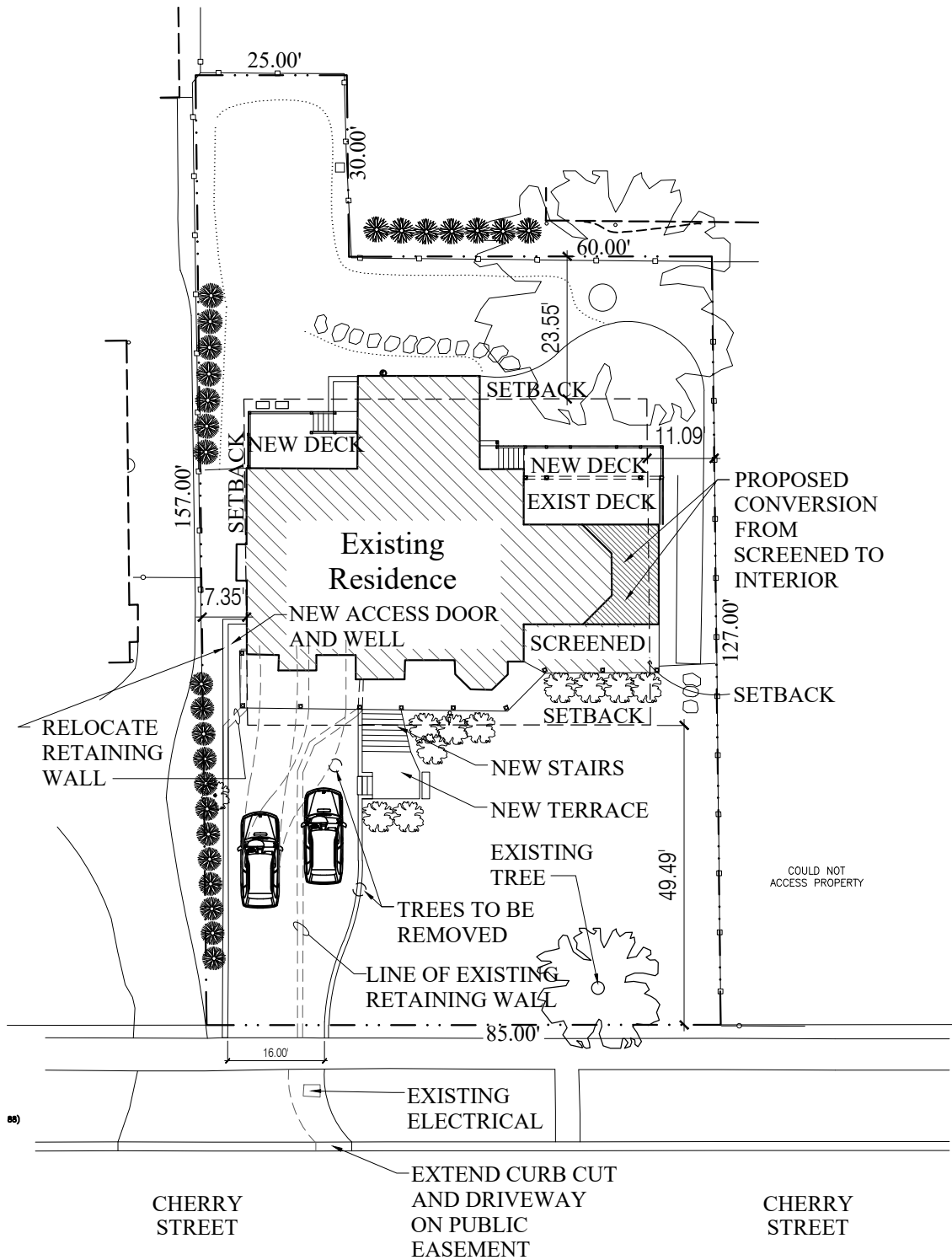
**555 Cherry Street, North Elevation**

Applicant seeks to replace rear facing window with 3 separate windows.



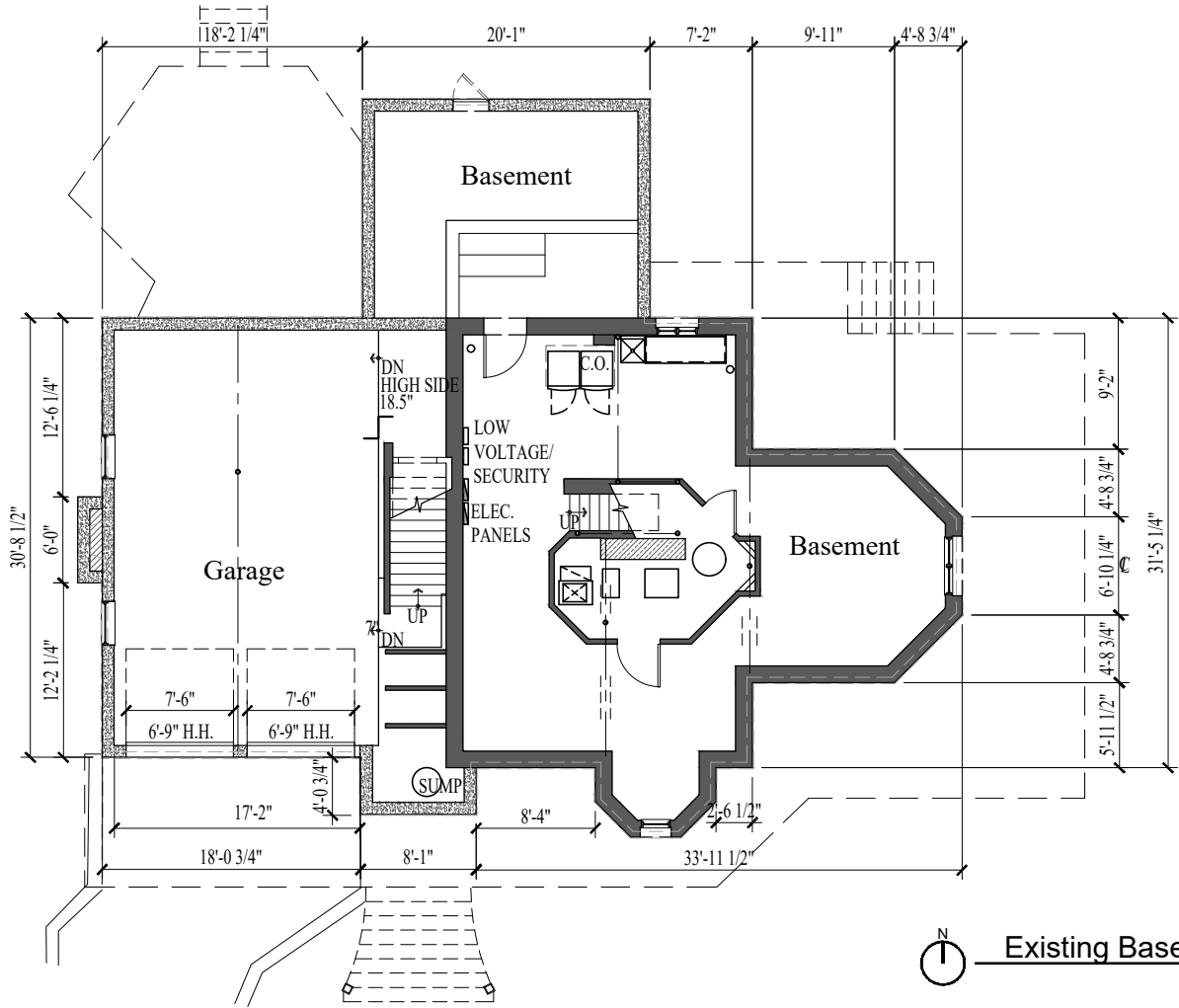
Existing Site Plan  
SCALE: NTS

<p>Date: 8-2-2022 Winnetka Variation Application</p>	<p><b>EDWARD DEEGAN</b> ARCHITECTS &amp; INTERIORS 503 Park Drive #4 Kenilworth IL 60043 (847) 906-4110</p>	<p><b>Katzman Residence</b> 555 Cherry Street, Winnetka, IL 60093</p>	<p>Existing Site <b>EX001</b></p>
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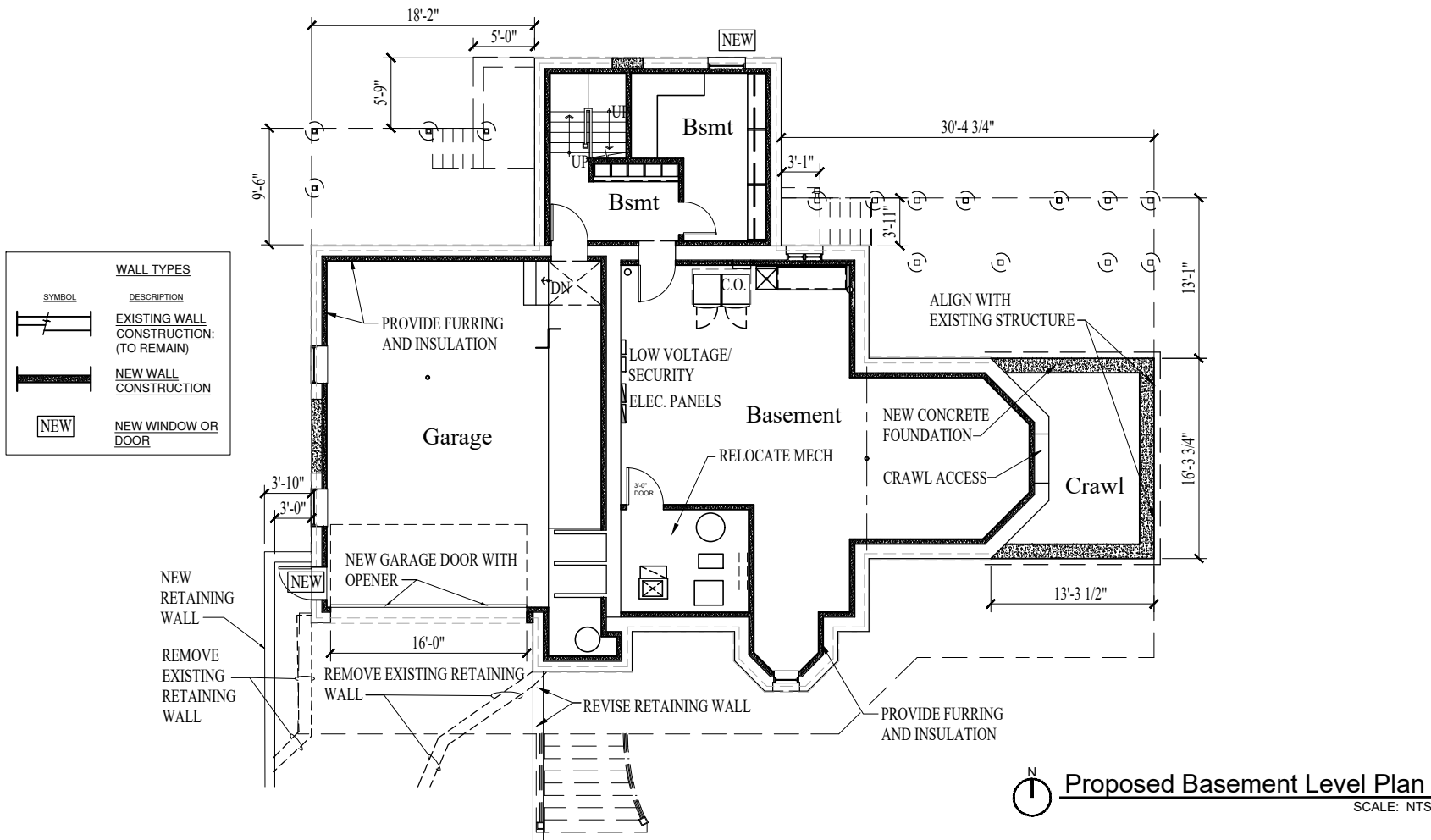
Proposed Site Plan  
SCALE: NTS

<p>Date: 8-2-2022 Winnetka Variation Application</p>	<p><b>EDWARD DEEGAN</b> ARCHITECTS &amp; INTERIORS 503 Park Drive #4 Kenilworth IL 60043 (847) 906-4110</p>	<p><b>Katzman Residence</b> 555 Cherry Street, Winnetka, IL 60093</p>	<p>Proposed Site <b>A001</b></p>
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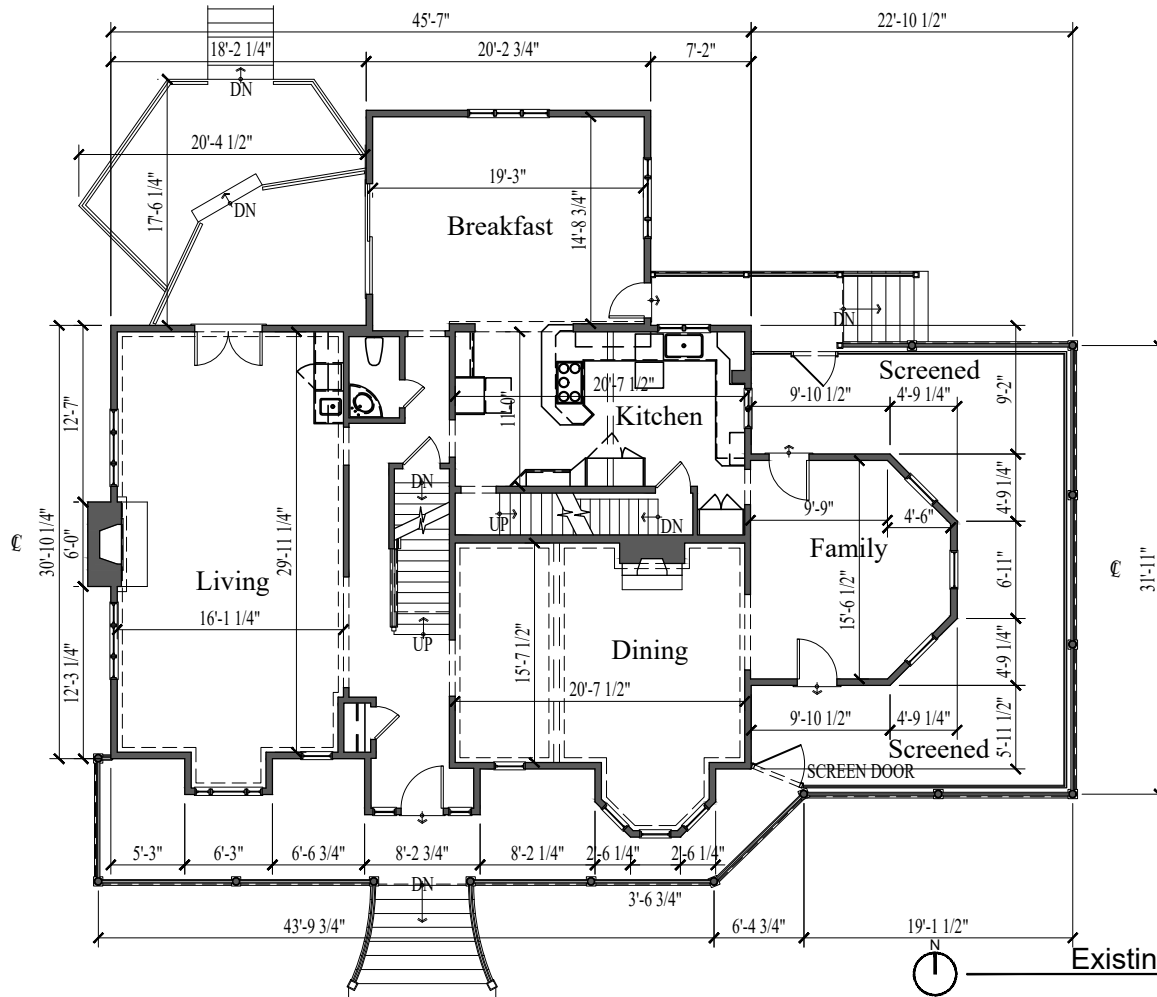


Existing Basement Level Plan  
SCALE: NTS

<p>Date: 8-2-2022 Winnetka Variation Application</p>	<p><b>EDWARD DEEGAN</b> ARCHITECTS &amp; INTERIORS 503 Park Drive #4 Kenilworth IL 60043 (847) 906-4110</p>	<p><b>Katzman Residence</b> 555 Cherry Street, Winnetka, IL 60093</p>	<p>Existing Plans Basement</p>	<p><b>EX100</b></p>
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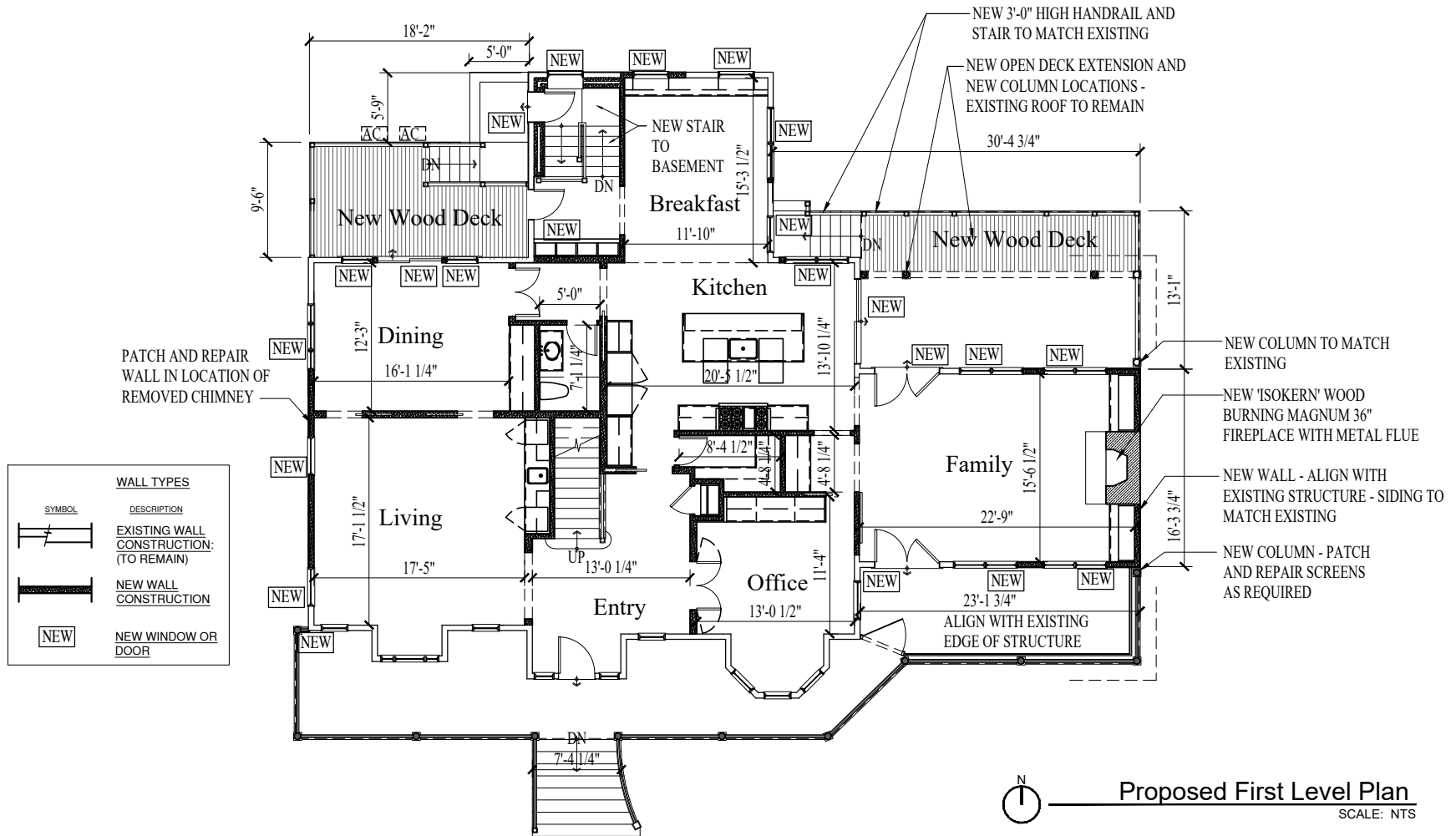


<p>Date: 8-2-2022          Winnetka Variation Application</p>	<p><b>EDWARD DEEGAN</b>          ARCHITECTS &amp; INTERIORS          503 Park Drive #4          Kenilworth IL 60043          (847) 906-4110</p>	<p><b>Katzman Residence</b>          555 Cherry Street, Winnetka, IL 60093</p>	<p>Proposed Plans          Basement  <b>A100</b></p>
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Existing First Level Plan  
SCALE: NTS

<p>Date: 8-2-2022 Winnetka Variation Application</p>	<p><b>EDWARD DEEGAN</b> ARCHITECTS &amp; INTERIORS 503 Park Drive #4 Kendallworth IL 60043 (847) 906-4110</p>	<p><b>Katzman Residence</b> 555 Cherry Street, Winnetka, IL 60093</p>	<p>Existing Plans First Floor</p>	<p><b>EX101</b></p>
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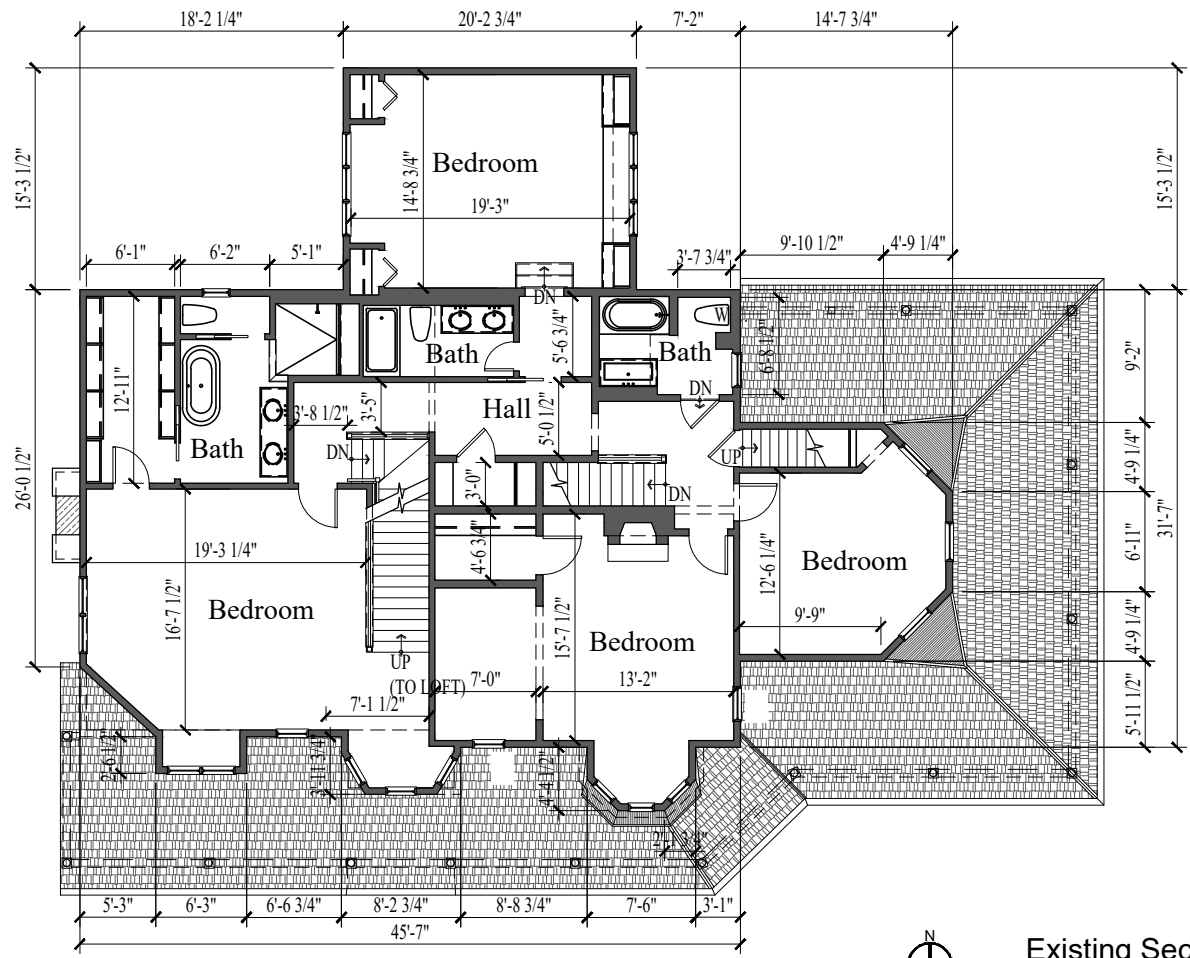
Date: 8-2-2022  
Winnetka  
Variation  
Application

**EDWARD DEEGAN**  
ARCHITECTS & INTERIORS  
503 Park Drive #4  
Kenilworth IL 60043  
(847) 906-4110

**Katzman Residence**  
555 Cherry Street, Winnetka, IL 60093

Proposed Plans  
First Floor

**A101**



Existing Second Level Plan

SCALE: NTS

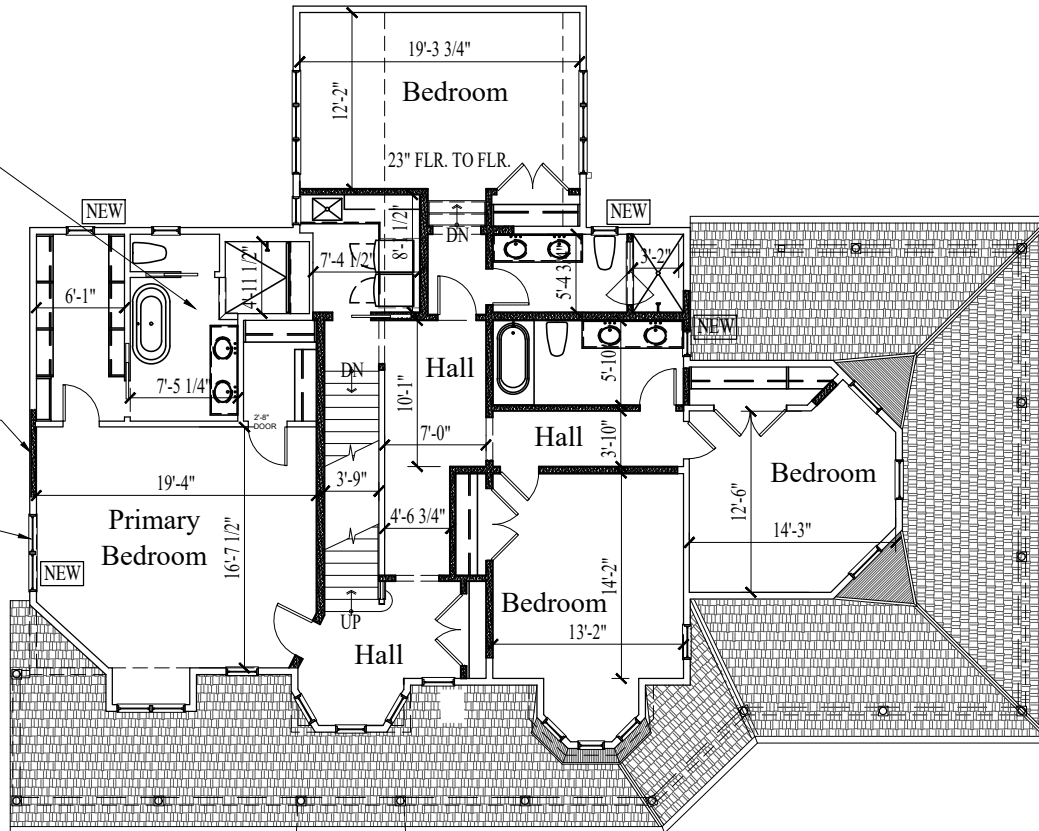
<p>Date: 8-2-2022</p> <p>Winnetka Variation Application</p>	<p><b>EDWARD DEEGAN</b> ARCHITECTS &amp; INTERIORS</p> <p>503 Park Drive #4 Kenilworth IL 60043 (847) 906-4110</p>	<p><b>Katzman Residence</b></p> <p>555 Cherry Street, Winnetka, IL 60093</p>	<p>Existing Plans Second Floor</p>	<p><b>EX102</b></p>
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EXISTING PRIMARY BATH TO REMAIN

PATCH AND REPAIR WALL IN LOCATION OF REMOVED CHIMNEY

NEW HIGH TRANSOMS - RE: ELEVATIONS

WALL TYPES	
SYMBOL	DESCRIPTION
	EXISTING WALL CONSTRUCTION: (TO REMAIN)
	NEW WALL CONSTRUCTION
	NEW WINDOW OR DOOR



Proposed Second Level Plan  
SCALE: NTS

Date: 8-2-2022

Winnetka  
Variation  
Application

**EDWARD DEEGAN**  
ARCHITECTS & INTERIORS

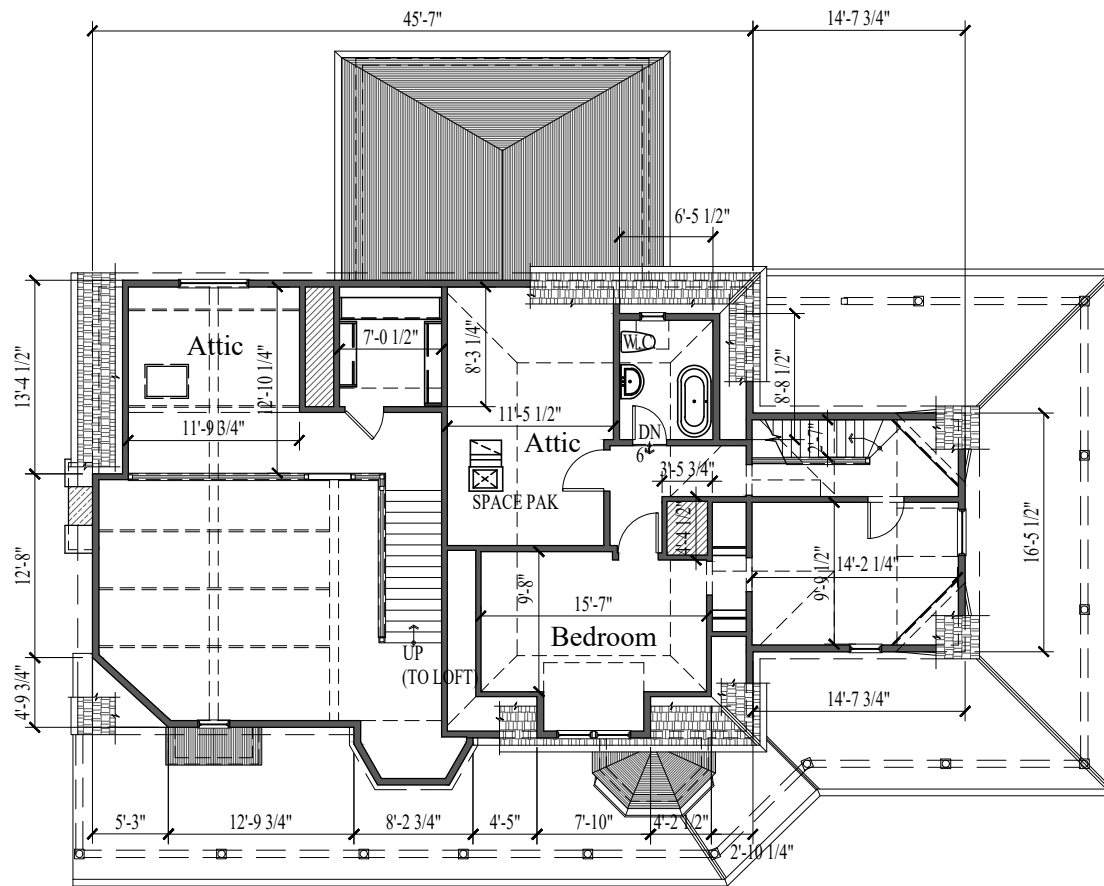
503 Park Drive #4  
Kenilworth IL 60043  
(847) 906-4110

## Katzman Residence

555 Cherry Street, Winnetka, IL 60093

Proposed Plans  
Second Floor

**A102**

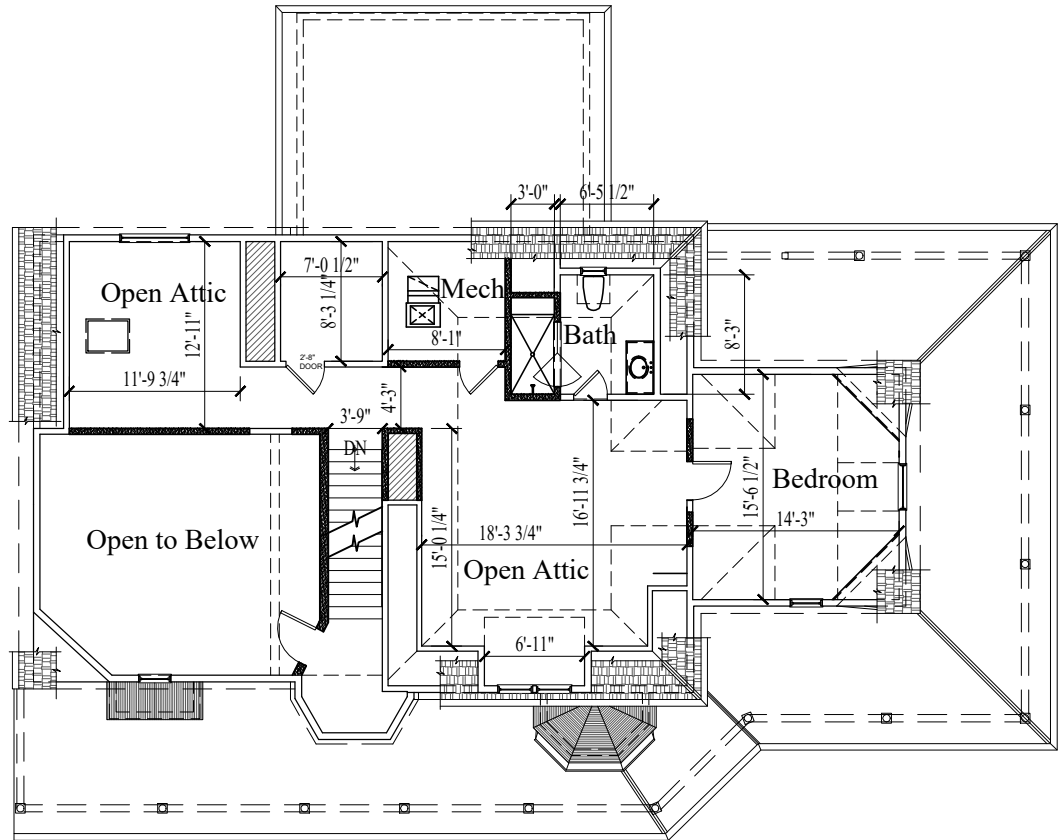


Existing Attic Level Plan

SCALE: NTS

<p>Date: 8-2-2022 Winnetka Variation Application</p>	<p><b>EDWARD DEEGAN</b> ARCHITECTS &amp; INTERIORS 503 Park Drive #4 Kenilworth IL 60043 (847) 906-4110</p>	<p><b>Katzman Residence</b> 555 Cherry Street, Winnetka, IL 60093</p>	<p>Existing Plans Attic Level</p>	<p><b>EX103</b></p>
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WALL TYPES	
SYMBOL	DESCRIPTION
	EXISTING WALL CONSTRUCTION: (TO REMAIN)
	NEW WALL CONSTRUCTION
	NEW WINDOW OR DOOR



Proposed Attic Level Plan

SCALE: NTS

Date: 8-2-2022

Winnetka  
Variation  
Application

**EDWARD DEEGAN**  
ARCHITECTS & INTERIORS

503 Park Drive #4  
Kenilworth IL 60043  
(847) 906-4110

## Katzman Residence

555 Cherry Street, Winnetka, IL 60093

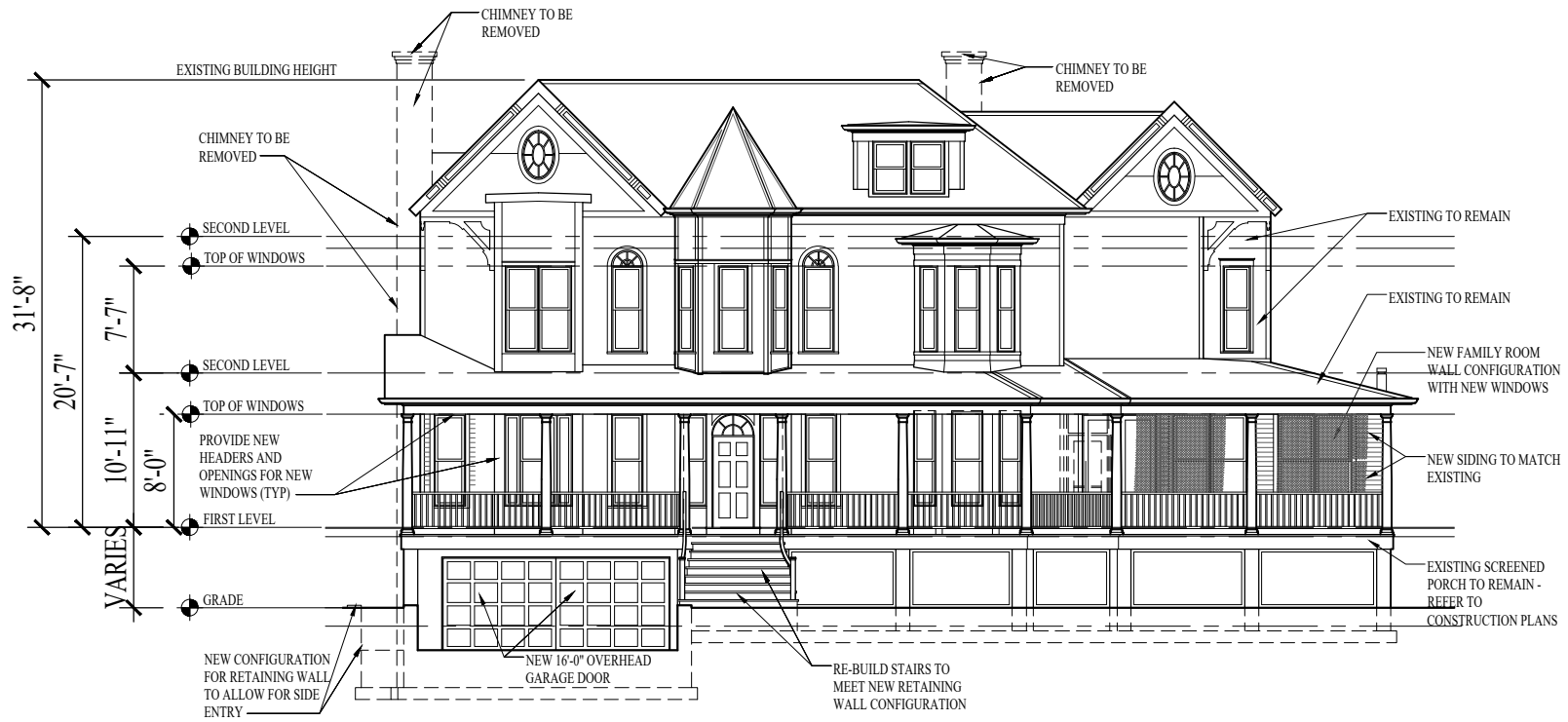
Proposed Plans  
Attic Floor

**A103**



**Existing South Elevation**  
SCALE: NTS

Date: 8-2-2022 Winnetka Variation Application	<div style="border: 1px solid black; padding: 5px;"> <p><b>EDWARD DEEGAN</b>  <small>ARCHITECTS &amp; INTERIORS</small></p> <p>503 Park Drive #4          Kenilworth IL 60043          (847) 906-4110</p> </div>	<h2 style="margin: 0;">Katzman Residence</h2> <p style="margin: 0;">555 Cherry Street, Winnetka, IL 60093</p>	EXISTING ELEV.   <h1 style="margin: 0;">EX 200</h1>
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**Proposed South Elevation**

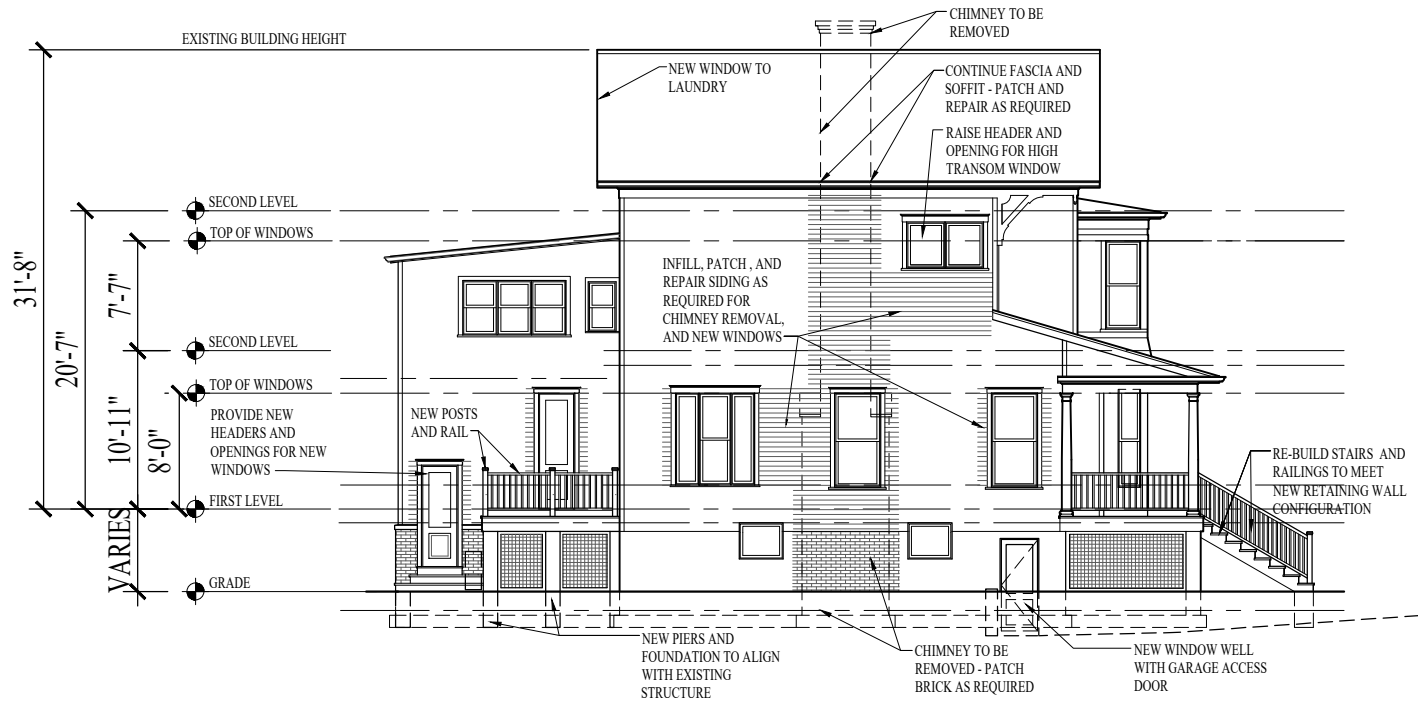
SCALE: NTS

<p>Date: 8-2-2022 Winnetka Variation Application</p>	<p><b>EDWARD DEEGAN</b> ARCHITECTS &amp; INTERIORS 503 Park Drive #4 Kenilworth IL 60043 (847) 906-4110</p>	<p><b>Katzman Residence</b>  555 Cherry Street, Winnetka, IL 60093</p>	<p>PROPOSED ELEV.</p>	<p><b>A200</b></p>
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Existing West Elevation  
SCALE: NTS

<p>Date: 8-2-2022 Winnetka Variation Application</p>	<p><b>EDWARD DEEGAN</b> ARCHITECTS &amp; INTERIORS 503 Park Drive #4 Kenilworth IL 60043 (847) 906-4110</p>	<p><b>Katzman Residence</b> 555 Cherry Street, Winnetka, IL 60093</p>	<p>EXISTING ELEV.</p>	<p><b>EX 201</b></p>
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## Proposed West Elevation

SCALE: NTS

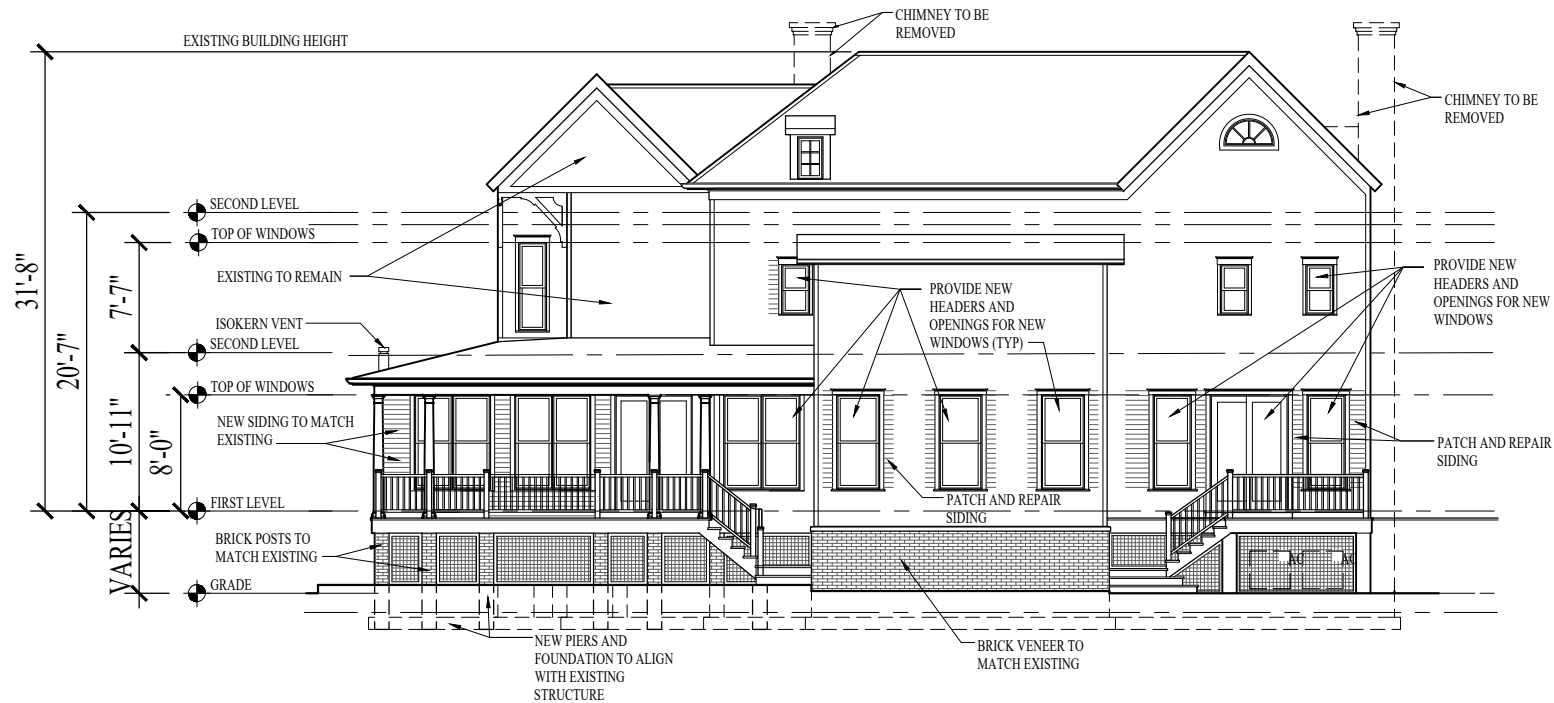
<p>Date: 8-2-2022 Winnetka Variation Application</p>	<p><b>EDWARD DEEGAN</b> ARCHITECTS &amp; INTERIORS 503 Park Drive #4 Kenilworth IL 60043 (847) 906-4110</p>	<p><b>Katzman Residence</b>  555 Cherry Street, Winnetka, IL 60093</p>	<p>PROPOSED ELEV.</p>	<p><b>A201</b></p>
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Existing North Elevation

SCALE: NTS

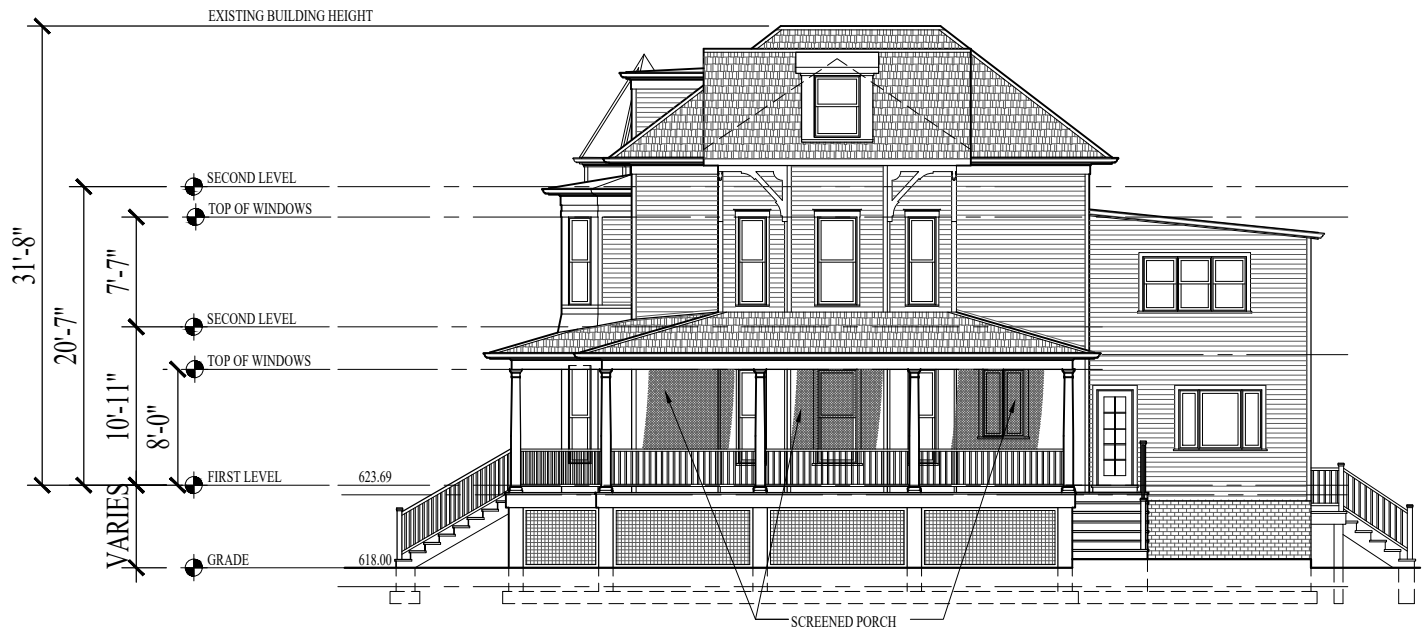
<p>Date: 8-2-2022 Winnetka Variation Application</p>	<p><b>EDWARD DEEGAN</b> ARCHITECTS &amp; INTERIORS 503 Park Drive #4 Kenilworth IL 60043 (847) 906-4110</p>	<p><b>Katzman Residence</b> 555 Cherry Street, Winnetka, IL 60093</p>	<p>EXISTING ELEV.</p>	<p><b>EX 202</b></p>
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**Proposed North Elevation**

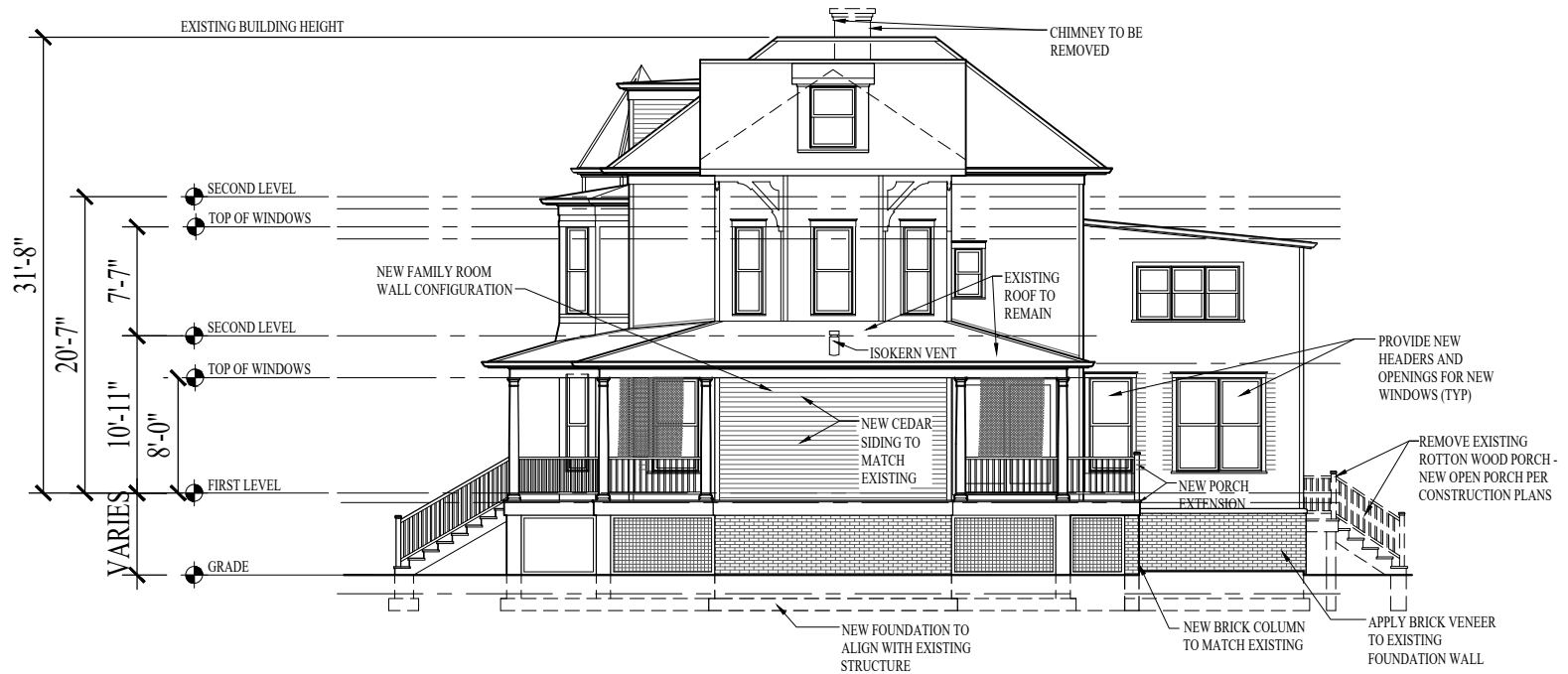
SCALE: NTS

<p>Date: 8-2-2022 Winnetka Variation Application</p>	<p><b>EDWARD DEEGAN</b> ARCHITECTS &amp; INTERIORS 503 Park Drive #4 Kenilworth IL 60043 (847) 906-4110</p>	<p><b>Katzman Residence</b> 555 Cherry Street, Winnetka, IL 60093</p>	<p>PROPOSED ELEV.</p>	<p><b>A202</b></p>
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**Existing East Elevation**  
SCALE: NTS

<p>Date: 8-2-2022 Winnetka Variation Application</p>	<p><b>EDWARD DEEGAN</b> ARCHITECTS &amp; INTERIORS 503 Park Drive #4 Kenilworth IL 60043 (847) 906-4110</p>	<p><b>Katzman Residence</b> 555 Cherry Street, Winnetka, IL 60093</p>	<p>EXISTING ELEV.</p>	<p><b>EX 203</b></p>
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**Proposed East Elevation**

SCALE: NTS

<p>Date: 8-2-2022 Winnetka Variation Application</p>	<p><b>EDWARD DEEGAN</b> ARCHITECTS &amp; INTERIORS 503 Park Drive #4 Kenilworth IL 60043 (847) 906-4110</p>	<p><b>Katzman Residence</b>  555 Cherry Street, Winnetka, IL 60093</p>	<p>PROPOSED ELEV.</p>	<p><b>A203</b></p>
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