



# Village of Winnetka

## Zoning Board of Appeals Regular Meeting

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September 8, 2025 at 7:00 PM  
Village Hall Council Chambers  
510 Green Bay Road

### AGENDA

1. **Call to Order & Roll Call**
2. **Approval of Minutes**
  - a. August 11, 2025, Regular Meeting Minutes
3. **Community Development Report**
4. **Continued Cases**
  - a. **Case No. 25-14-V2: 175 DeWindt Road:** An application seeking approval of zoning variations to allow construction of a second-floor addition to the existing residence at 175 DeWindt Road. The requested variations would permit the proposed improvements to (i) exceed the maximum permitted gross floor area; and (ii) provide less than the minimum required front yard setback from the west property line. The Village Council has final jurisdiction on this request. *At the August 11, 2025, Zoning Board of Appeals meeting, at the request of the Applicant, the Zoning Board of Appeals continued this item to the October 13, 2025, meeting.*
5. **New Cases**
  - a. **Case No. 25-17-V: 270 Birch Street:** An application seeking approval of a zoning variation to allow construction of an attached garage addition to the existing residence at 270 Birch Street. The requested variation would permit the proposed improvement to provide less than the minimum required front yard setback from the east property line along Birch Street. The Zoning Board of Appeals has final jurisdiction on this request.
6. **New Business**
  - a. October 13, 2025, Regular Meeting - Quorum Check
7. **Public Comments**
8. **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).