



Village of Winnetka

Plan Commission Regular Meeting

September 24, 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. July 23, 2025, Regular Meeting Minutes
3. **Public Comments**
4. **Community Development Report**
5. **New Applications**
 - a. **Case No. 25-12-SD: 881 Private Road and 883 Private Road:** Applications seeking approval of a Final Plat of Subdivision to relocate the lot line dividing the two properties, which requires (i) variations to allow: (a) proposed Lot 1 (883 Private Road) to provide less than the minimum required front street line for an interior lot; (b) proposed Lot 2 (881 Private Road) to provide less than the minimum required lot depth; (c) the existing residence at 881 Private Road to observe less than the minimum required total side yard setback, which is due to an increase in the minimum required total side yard setback as a result of the proposed increase in total lot area and increase in average lot width; and (ii) a finding of "No Material Increased Adverse Impact" for the existing residence at 881 Private Road, which exceeds the maximum permitted width for a front-facing attached garage. The Village Council has final jurisdiction on this request.
 - b. **Case No. 25-16-SD: 936 Sunset Road:** Applications seeking approval of a Final Plat of Subdivision to allow a two-lot subdivision of 936 Sunset Road, which requires (i) variations to allow: (a) proposed Lot 2 to provide less than the minimum required lot area and less than the minimum required rectangular buildable area; (b) a side lot line abutting a rear lot line; and (ii) a finding of "No Material Increased Adverse Impact" for existing improvements on proposed Lot 1 (936 Sunset Road) which (a) observe less than the minimum required front yard setback from Sunset Road; (b) observe less than the minimum required corner yard setback from Higginson Lane; and (c) exceeds the maximum permitted width for a front-facing garage door. The Village Council has final jurisdiction on this request.
 - c. **Case No. 25-18-SU: 986 Green Bay Road - Sit Still Kids Salon:** An application seeking approval of a Special Use Permit submitted by Sit Still Kids Salon, as the prospective lessee of the commercial space located at 986 Green Bay Road to allow a hair salon in the C-2 General Retail Commercial Overlay District. The property is currently owned by 986 Green Bay Road, LLC. The Village Council has final jurisdiction on this request.

6. New Business

- a. October 22, 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).