



# Village of Winnetka

## Zoning Administrator Meeting

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October 31, 2025 at 2:00 PM  
Winnetka Village Hall - 510 Green Bay Road

### **AGENDA**

1. **Call to Order & Roll Call**
2. **Public Comments**
3. **New Applications**
  - a. **Case No. 25-23-ZA - 1320 Westmoor Trail:** An application seeking approval of a zoning variation to allow construction of an attached garage addition to the existing residence that would provide less than the minimum required front yard setback at 1320 Westmoor Trail.
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 **FRIDAY, OCTOBER 31, 2025, AT 2:00 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. 25-23-ZA**  
**1320 WESTMOOR TRAIL – RESIDENTIAL ADDITION**

An application submitted by Jessica and John Newell (collectively, the “Applicant”), as the owner of the property located at 1320 Westmoor Trail (the “Subject Property”) **to allow construction of an attached garage addition to the existing residence of the Subject Property.** The Applicant has filed an application seeking approval of the following:

1. A variation to provide less than the minimum required front yard setback of 50 feet from the northern private road easement along Westmoor Trail. \*

\*Required front yard setback is measured from the edge of an ingress-egress easement, rather than the property line, for properties located along a private road.

The Subject Property (Parcel Index Number 05-18-403-003-0000) is generally located on the south side of Westmoor Trail, west of Hibbard Road, and is zoned R-2 Single Family Residential. The Subject Property contains an existing two-story residence with an attached garage.

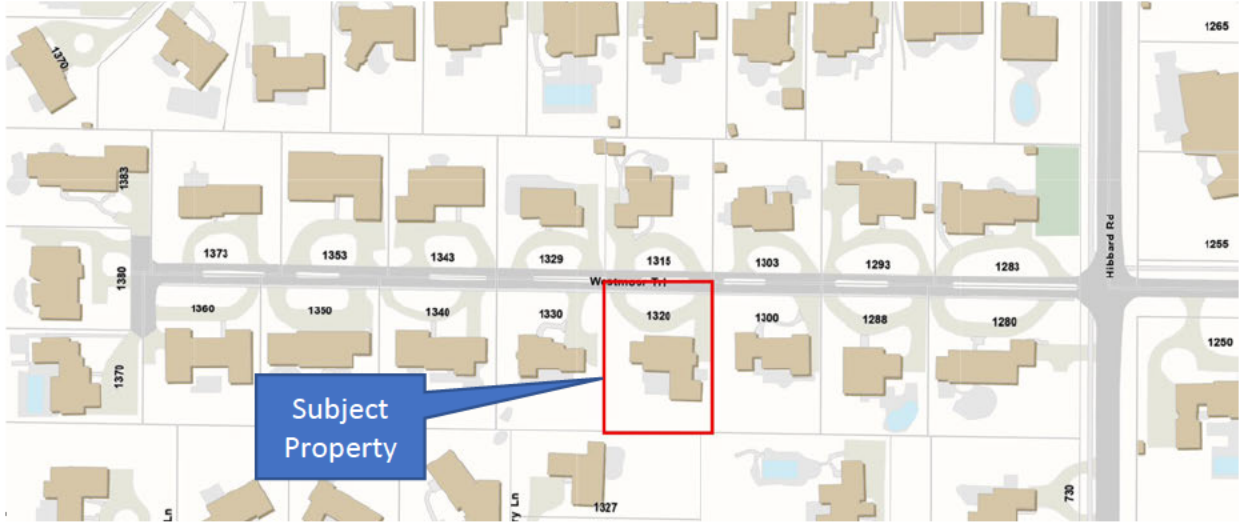
**PUBLIC COMMENT & APPLICATION INFORMATION**

**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, October 24, 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.

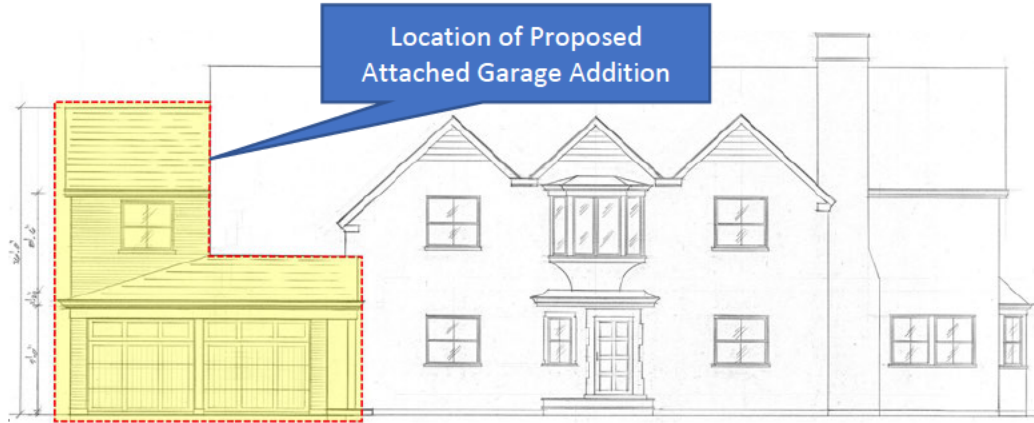
If you wish **to provide testimony or comments prior to the meeting**, you may provide them one of two ways:

- 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.

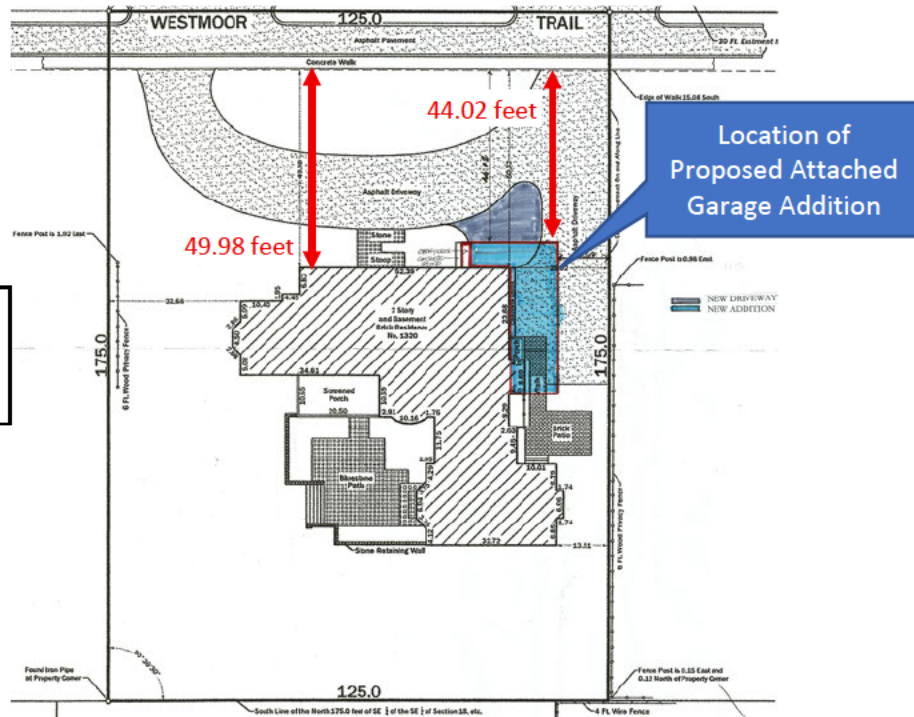
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Location Map



Proposed Front Building Elevation



(Note: Details may change through review process.)

Site Plan

VILLAGE OF WINNETKA, ILLINOIS  
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

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

Property Information

Site Address: 1320 Westmoor Trail

Owner Information

Name: Jessica and John Newell

Address: 1320 Westmoor Trail

City, State, ZIP: Winnetka, IL 60093

Email: 

Primary Contact: John Newell

Phone No. 

Date property acquired by owner: 2018

Architect Information

Name: Healy M. Rice PC

Primary Contact: Healy Rice

Address: 

City, State, ZIP: Wilmette, IL 60091

Phone No. 

Email: 

Attorney Information

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

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

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

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

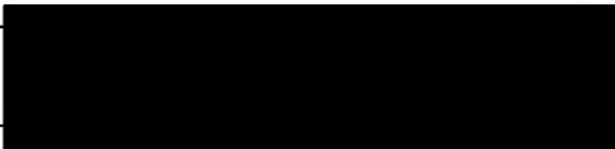
Phone No. \_\_\_\_\_

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

Nature of any restrictions on property: none known

Brief explanation of variation(s) requested (attach separate sheet providing additional details): \_\_\_\_\_

Front yard setback to permit construction of new attached garage

Property Owner Signature: 

Date: 09/25/2025

**Jessica and John Newell  
1320 Westmoor Trail  
Winnetka, IL. 60091**

**Request for Zoning Variation**

1320 Westmoor Trail is located on the south side of Westmoor Trail between Hibbard Road and the Winnetka Golf Course. We have lived in in our home since 2018 and are seeking a front yard setback variation of 5.98 feet in order to build a one- story addition to expand our garage. Floor area, lot coverage and remaining setbacks are all conforming.

We seek this variation due to unique circumstances, hardship, and practical difficulty. The home was originally built in the 1930's. We have an attached garage, original to the design, that is located in the northeast corner of the first floor. It is side-loaded via a driveway which runs along the east side of the property. The garage is almost 25'-0" deep, but only 17'-0" wide. It is barely wide enough to park two cars inside and still be able to open the doors to exit. As we need to turn a hard 90 degrees to enter the garage, it difficult to accommodate two family vehicles, much less the other sports and landscaping equipment that is typically housed in the garage. The practical difficulty is also on the inside. Immediately south of the existing interior garage wall are stairs to both the basement and second floor. While these are not the only stairs in the house, eliminating them is both a costly and impractical undertaking as they provide access to different parts of the house than the main staircase.

We are proposing a one-story addition to pull the front of the garage forward 6'-0" which would leave 22'-10" clear (front to back) inside. We would relocate the overhead doors to the north side of the house so the access would now come in from the front. The 6-foot extension gives us a functional two-car garage. The remaining original garage square footage will become a mudroom, which we do not have currently. We also plan to square up the back of the garage with an existing one-story bump out which will provide enclosed storage for our family bicycles, yard and sports equipment, but this does not require any zoning relief. We prefer to keep our cars in the garage rather than leave them on the driveway and this expansion to the north would enable us to house everything inside in a secure environment.

Our neighbor to the east's home sits further north than how far our proposed addition will go. The setback average on the block was reestablished by a newly constructed home to the west, an issue not created by us. Several other homes on Westmoor also have front loading garages so our request does not change the character of the neighborhood.

We considered various options for the garage and feel this location is the best solution for the following reasons:

1. A new garage addition to the east that is wide and deep enough to provide parking for two cars would require a major zoning variation and be much more intrusive to our east neighbor.
2. The existing garage expansion is most efficient location from a circulation standpoint and impacts the least of the existing first floor spaces.
3. The existing driveway is already in place; we will add about 230 sf of new pavement but this is offset by eliminating 375 sf of existing for a net reduction of -143 sf.
4. Building a new detached garage behind the family room would require a substantial increase in impervious surface coverage as well as impacting mature landscaping along the east side of the property and adding more bulk to our backyard.
5. Westmoor Trail has no street parking; being able to park our cars in a garage enables our guests to park on our driveway and not clutter the neighborhood.

The only home that is impacted by our proposed addition is our neighbor to the east. There is ample separation between our two homes, and we will satisfy the minimum side yard setback requirement to the shared property line. There is also landscaping between the homes to help screen and soften the addition from their view. To the north, the homes are more than 130 feet away from our house, and to the west, the addition will be more than 100 feet from our shared property line. The addition being only one story has negligible impact to any surrounding neighbors. The proposed zoning relief does not alter the essential character of the neighborhood and will be consistent with the goals, objectives, and policies established in the zoning ordinance.

**Standards of Review:**

- 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.**

The proposed addition will provide a functioning 2 car + storage garage size which currently does not exist. We explored options to reconfigure the existing floor plan and were unsuccessful without removing the existing basement to 2<sup>nd</sup> floor back stairs which would devalue the property, or extending to the east farther than what is permitted, which would also require a variation and be a much bigger zoning request. The proposed addition location is the most efficient and least impactful to our home and to neighboring properties based on the existing driveway layout as well as the first floor layout. The existing garage is original to the property and was designed when cars and other garage related storage had different requirements than what is expected today for a home of this size.

- 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 block average created by a new house built on the block reduced the front yard setback compared to other surrounding homes. As the immediate east neighbor's home (closest to our proposed addition) is farther north than what we are proposing; our request is not out of context for homes in the area.

- 3. The variation if granted will not alter the essential character of the locality.**

Most homes in this neighborhood have (at least) a 2-car garage. The addition will be in keeping with the neighborhood for properties of this size and be a subtle change to the architecture of the existing home.

- 4. An adequate supply of light and air to adjacent property will not be impaired.**

The proposed addition conforms to the side-yard setback requirement and is largely one-story. The roof shape angles away from the east neighbor to minimize bulk and maximize light and air. There is ample separation between houses and mature landscaping to provide a green buffer between homes. The homes across Westmoor Trail are more than 120 feet away from the proposed addition. The existing south and west walls of the house are unchanged at the closest points to the property lines and neighbors, so have no negative impact on these houses.

- 5. The hazard from fire and other damages to the property will not be increased.**

The addition will not create an increase in risk of fire or other damages.

- 6. The taxable value of the land and buildings throughout the Village will not diminish.**

The value of the home will improve with the addition; therefore the taxable value of the land and buildings throughout the Village will not diminish.

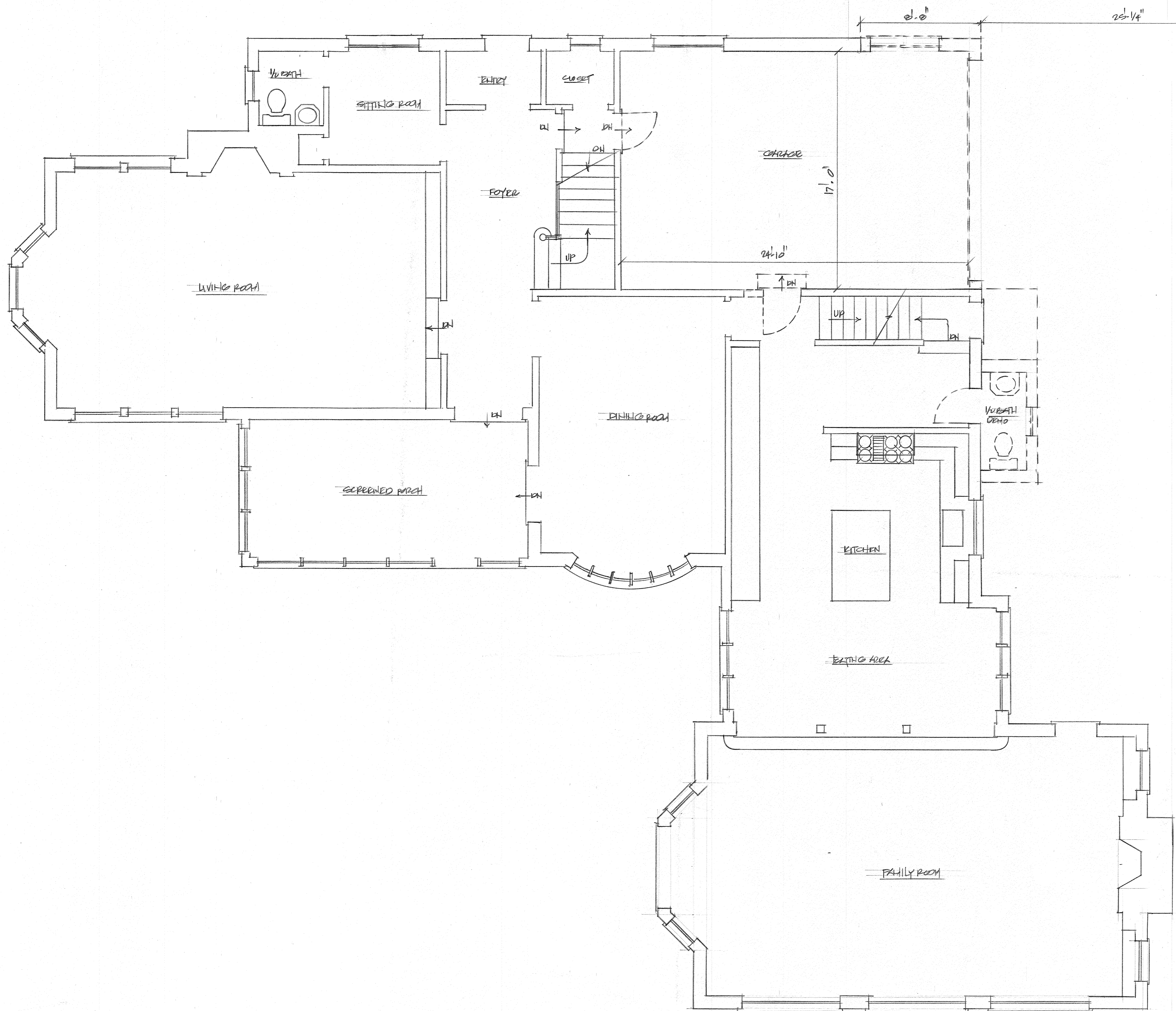
- 7. The congestion in the public street will not increase.**

The new garage will allow both family vehicles to be stored indoors which will benefit the neighborhood by freeing up the existing driveway. There is no parking on Westmoor Trail. There will be no increase in 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.**

There will be no impact to the public health, safety, comfort, morals or welfare of the inhabitants of the Village.

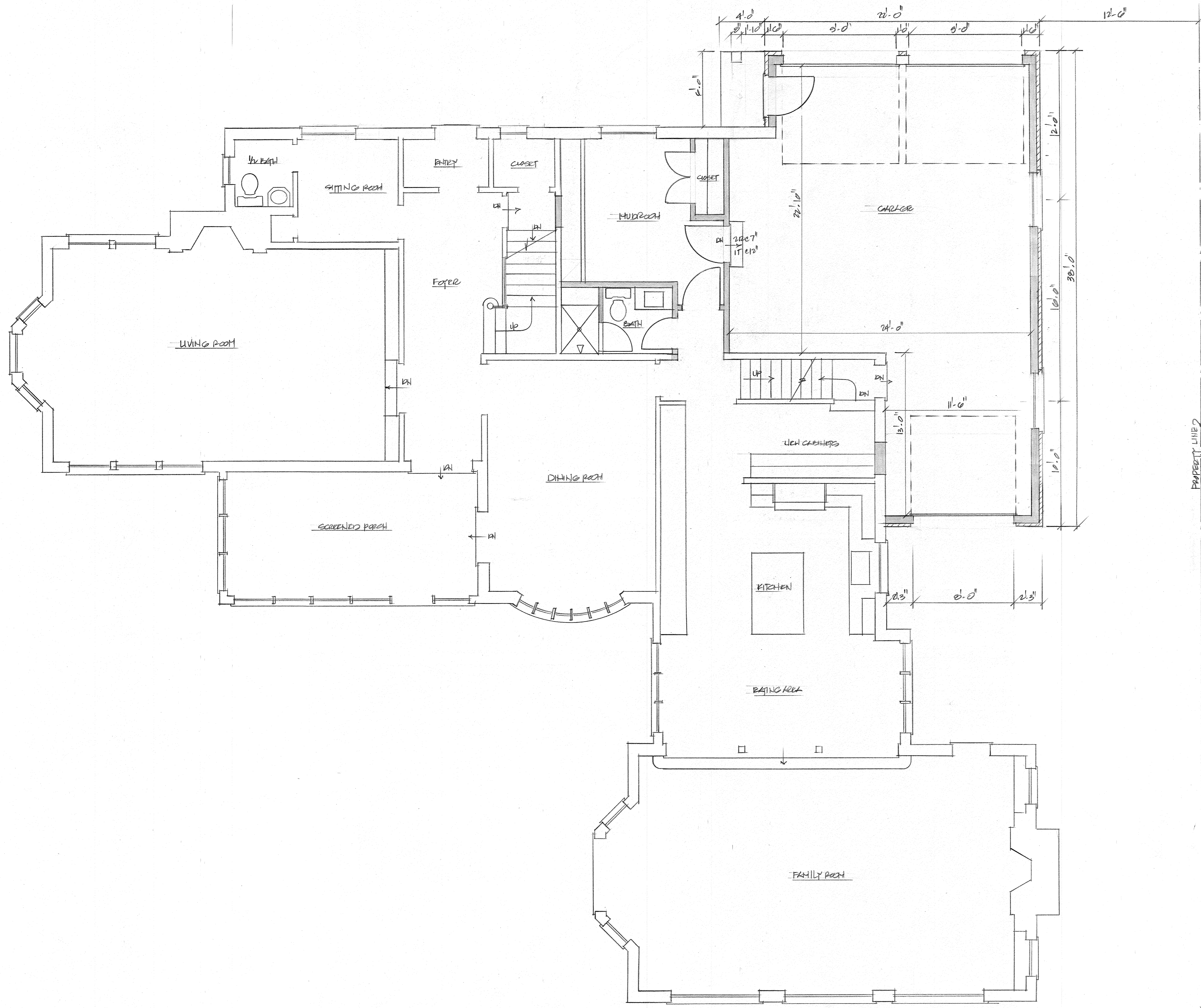
Thank you for your consideration.



**1<sup>ST</sup> FLOOR DEMOLITION**  
 1/2" = 1'-0"  
 DEMOLITION

**NEWELL RESIDENCE**  
 1320 WESTMOOR TRAIL  
 WINNETKA, IL. 60093  
**HEALY M. RICE, P.C.**  
 415 WASHINGTON AVE.  
 WILMETTE, IL 60091  
 847-853-0824  
 healyrice1@gmail.com

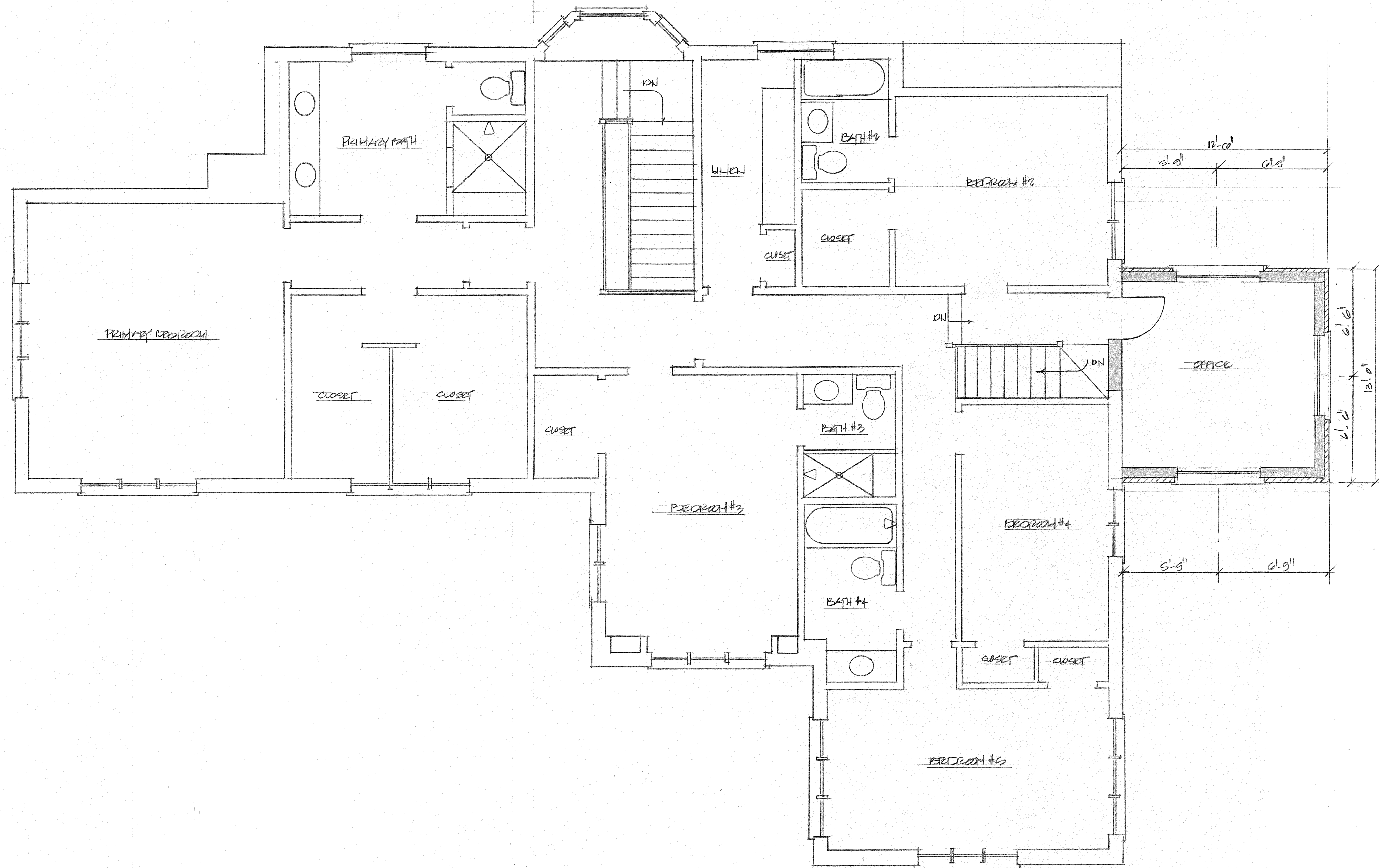
DATE 2 OCT 25  
 REVISED  
 SHEET 1 OF 4



**1<sup>ST</sup> FLOOR PLAN**  
 1/4" = 1'-0"  
 NEW CONSTRUCTION

**NEWELL RESIDENCE**  
 1320 WESTMOOR TRAIL  
 WINNETKA, IL. 60093  
**HEALY M. RICE, P.C.**  
 415 WASHINGTON AVE.  
 WILMETTE, IL. 60091  
 847-853-0824  
 healyrice1@gmail.com

DATE 2 OCT 25  
 REVISED  
 SHEET 2 OF 4



**2<sup>ND</sup> FLOOR PLAN**  
 1/4" = 1'-0"  
 NEW CONSTRUCTION

**NEWELL RESIDENCE**  
 1320 WESTMOOR TRAIL  
 WINNETKA, IL. 60093  
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 847-853-0824  
 healyrice1@gmail.com  
 DATE 2 OCT 25  
 REVISED  
 SHEET 3 OF 4



**EXISTING NORTH ELEVATION**

1/4" = 1'-0"



**EXISTING EAST ELEVATION**

1/4" = 1'-0"

**NEWELL RESIDENCE**  
 1320 WESTMOOR TRAIL  
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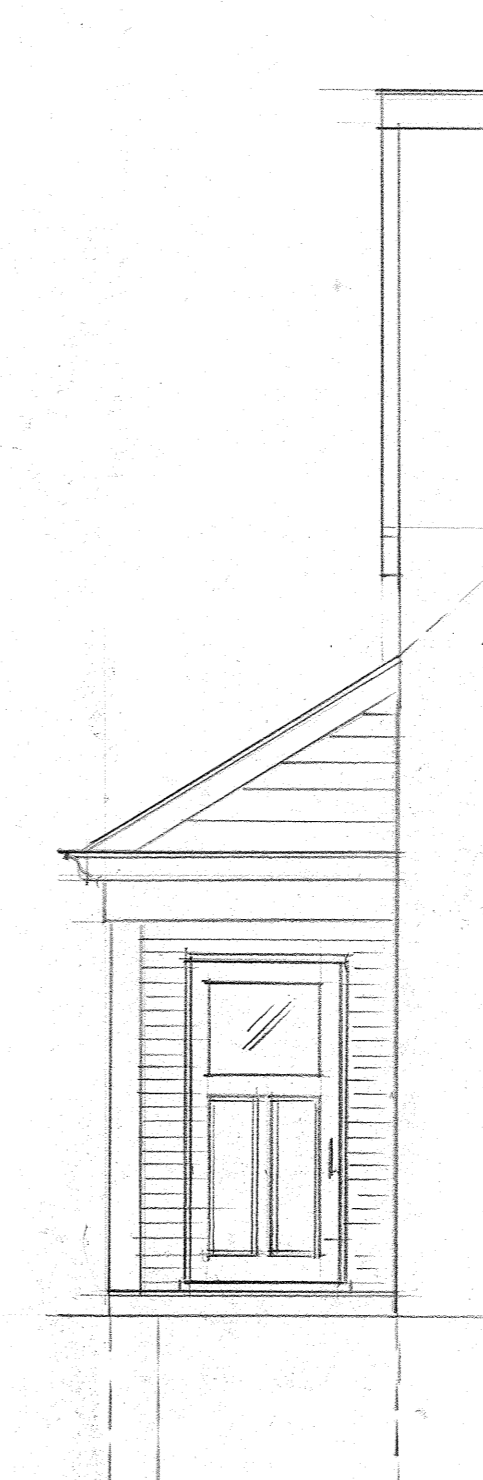
DATE 2 OCT 25  
 REVISED

SHEET 1 OF 1



**PROPOSED NORTH ELEVATION**

1/4" = 1'-0"



**PROPOSED WEST ELEVATION**

1/4" = 1'-0"



**PROPOSED EAST ELEVATION**

1/4" = 1'-0"



**PROPOSED SOUTH ELEVATION**

1/4" = 1'-0"

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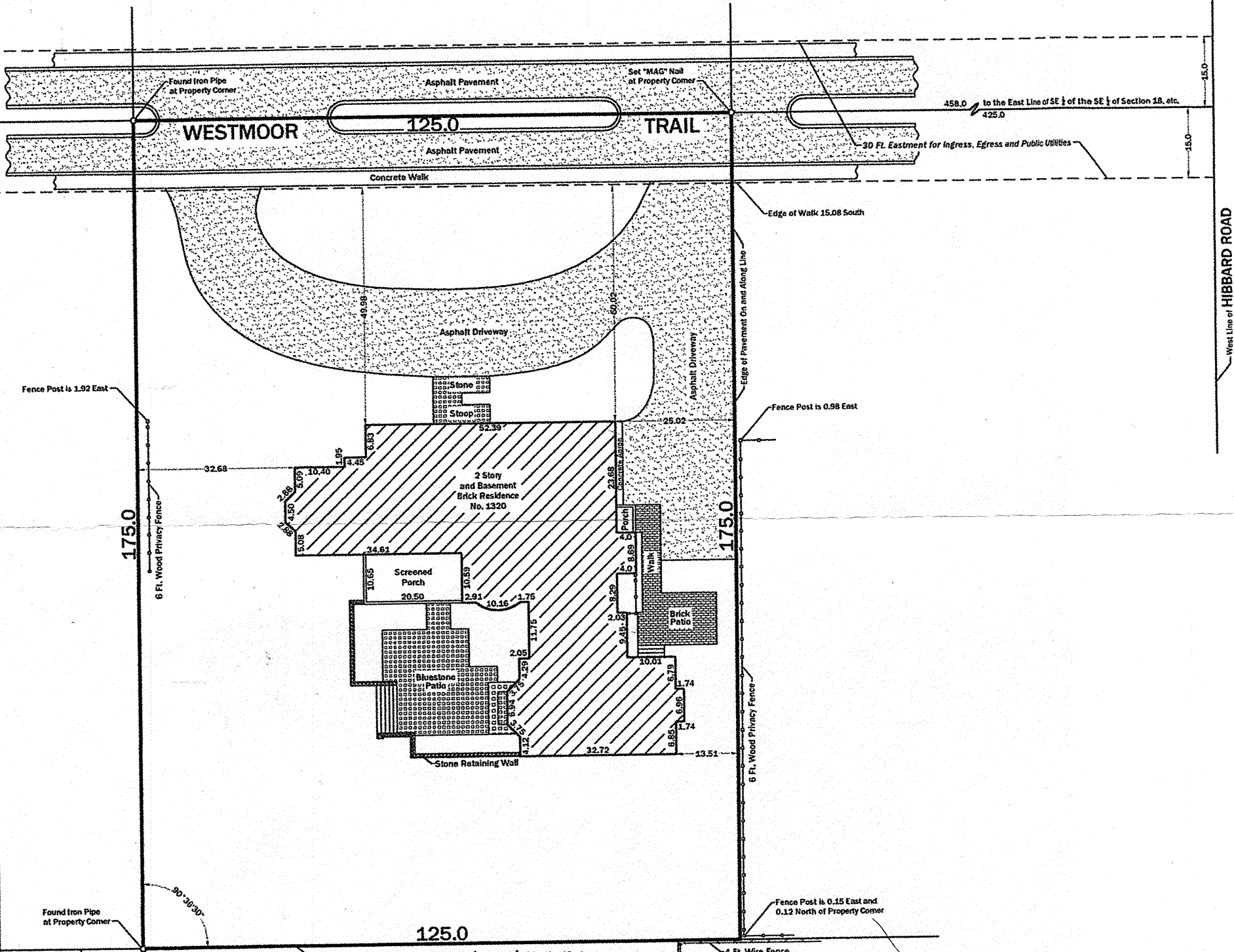
DATE 2 OCT 25  
 REVISED

SHEET 4 OF 4

# PLAT OF SURVEY

THE WEST 125.0 FEET OF THE EAST 583.0 FEET OF THE NORTH 175.0 FEET OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

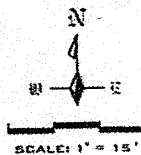
COMMONLY KNOWN AS: 1320 WESTMOOR TRAIL, WINNETKA, ILLINOIS.



PREPARED FOR: HOWARD BALKOV, ATT.  
 PURPOSE: MORTGAGE / SALE  
 FIELD DATE: 3-22-18  
 DELIVERY DATE: 3-28-18  
 FORMAT: ELEM & PDF

Information herein is not sufficient nor guaranteed for new construction, unless property corners noted. Distances and angles may not be assumed by reading. Distances noted herein are in feet and decimals. Building Lines & Easements per file, if provided. Compare all points on ground prior to construction.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



NORTH SHORE SURVEY, LTD.  
 778 FRONTAGE ROAD #110 • NORTHFIELD, ILLINOIS 60063  
 (847) 416-6510 • WWW.NSHSURVEY.COM • 84-004982

State of Illinois  
 County of Cook JSS

WE, North Shore Survey, Ltd. do hereby certify that we have surveyed the property as described in the above caption in accordance with official records and/or previous surveys and that the plan herein shown is a correct representation of said survey.

PROFESSIONAL ILLINOIS LAND SURVEYOR  
 LICENSE NO. 35-2232 Exp. 11-30-2018

DATED: MARCH 20, 2018

FILE NO.

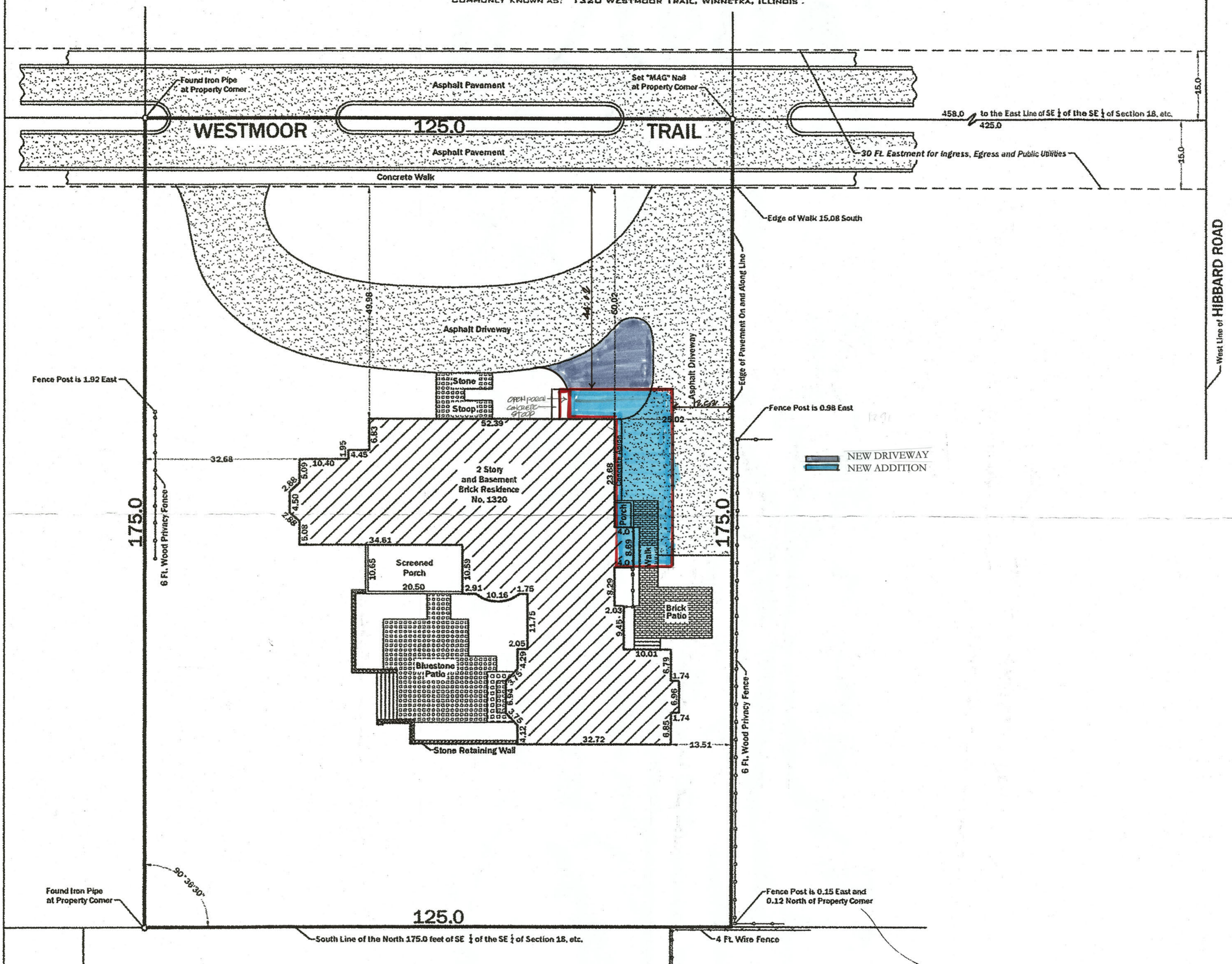
INSTR. LOT PAR. LOT (LEGAL) APT

42962-11

# PLAT OF SURVEY

THE WEST 125.0 FEET OF THE EAST 583.0 FEET OF THE NORTH 175.0 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 43 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

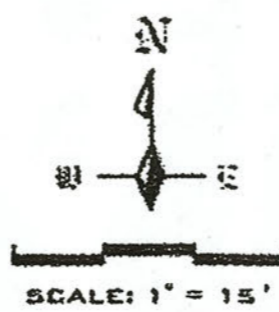
COMMONLY KNOWN AS: 1320 WESTMOOR TRAIL, WINNETKA, ILLINOIS.



PREPARED FOR: HOWARD SALIKOV, ATT.  
 PURPOSE: MORTGAGE, SALE  
 FIELD DATE: 3-20-18  
 DELIVERY DATE: 3-23-18  
 FORMATS: BOND & PDF

Information herein is not sufficient nor guaranteed for new construction, unless property corners noted. Distances and angles may not be assumed by scaling. Distances noted hereon are in feet and decimals. Building Lines & Easements per site, if provided. Compare all points on ground prior to construction.

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**NORTH SHORE SURVEY, LTD.**  
 778 FRONTAGE ROAD #110 - NORTHFIELD, ILLINOIS 60093  
 (847) 446-6510 NSSURVEY@GEOGLOBAL.NET  
 PROFESSIONAL DESIGN FIRM NO. 184.006992

State of Illinois }  
 County of Cook } SS

WE, North Shore Survey, Ltd. do hereby certify that we have surveyed the property as described in the above caption in accordance with official records and/or previous surveys and that the plan hereon shown is a correct representation of said survey.

PROFESSIONAL ILLINOIS LAND SURVEYOR  
 LICENSE NO. 25-2232 Exp. 11-30-2018

DATED: MARCH 20, 2018

FILE NO.

42962-11