



Village of Winnetka

Plan Commission Regular Meeting

December 17, 2025 at 7:00 PM
Police Department Classroom
410 Green Bay Road

AGENDA

1. **Call to Order & Roll Call**
2. **Approval of Minutes**
 - a. November 19, 2025, Regular Meeting Minutes
3. **Public Comments**
4. **Community Development Report**
5. **New Applications**
 - a. **Case No. 25-29-SD: 829 Foxdale Avenue and 833 Foxdale Avenue:**
Applications seeking approval of a Final Plat of Consolidation to consolidate the two existing lots into a single lot of record, which requires (i) variations to allow the existing residence at 833 Foxdale Avenue to: (a) observe less than the minimum required side yard setback from the northerly property line, which is due to an increase in the minimum required side yard setback as a result of the proposed increase in total lot area and increase in average lot width; and (b) not provide the required building line articulation along the north side buildings walls; and (ii) a finding of "No Material Increased Adverse Impact for the existing detached garage at 829 Foxdale Avenue which observes less than the minimum required rear yard setback from the easterly property line. The Village Council has final jurisdiction on this request.
6. **New Business**
 - a. January 28, 2026, 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).