



# Village of Winnetka

## Zoning Board of Appeals Regular Meeting

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January 12, 2026 at 7:00 PM  
Village Hall Council Chambers  
510 Green Bay Road

### AGENDA

1. **Call to Order & Roll Call**
2. **Approval of Minutes**
  - a. December 8, 2025, Regular Meeting Minutes
3. **Community Development Report**
4. **Continued Cases**
  - a. **Case No. 25-14-V2: 175 DeWindt Road:** An *amended* 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 Zoning Board of Appeals has final jurisdiction on this amended request. *This item was continued from the August 11, 2025, and October 13, 2025, Zoning Board of Appeals meetings.*
  - 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 variations to allow Proposed Lot 2 to (i) provide less than the minimum required lot area for an interior lot; and (ii) provide less than the minimum required rectangular buildable area. The Village Council has final jurisdiction on this request. *This item was continued from the October 13, 2025, and December 8, 2025, Zoning Board of Appeals meeting. The applicant is amending its request, which requires new public notice of the amended relief requested. The amended application will be considered by the Zoning Board of Appeals on February 9, 2026. The Zoning Board of Appeals will not be taking any action on this item at its January 12, 2026, meeting.*
5. **New Cases**
  - a. **Case No. 25-29-SD: 829 Foxdale Avenue and 833 Foxdale Avenue:** Applications seeking approval of a Final Plat of Subdivision to consolidate the two existing lots into a single lot of record. As part of the Final Plat approval, the application includes a request of approval of zoning variations to permit the existing residence at 833 Foxdale Avenue to (i) observe less than the minimum required side yard setback from the north 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 average lot width; and (ii) not provide the required building line articulation along the north side building walls. The Village Council has final jurisdiction on this request.

- b. **Case No. 26-01-V2: 671 Lincoln Avenue:** An application seeking approval of a zoning variation to allow construction of a circular driveway in the front yard of 671 Lincoln Avenue. The requested variation would permit the proposed improvement to exceed the maximum permitted front yard lot coverage. The Village Council has final jurisdiction on this request.
- c. **Case No. 26-03-V: 614 Cherry Street:** An application seeking approval of zoning variations to allow construction of a covered porch addition and work beyond ordinary repair and maintenance to the existing legally nonconforming residence at 614 Cherry Street. The requested variations would permit the proposed improvements to (i) provide less than the minimum required side yard setback from the west property line; and (ii) perform structural changes necessary to provide a new window opening in the legally nonconforming west side building wall. The Zoning Board of Appeals has final jurisdiction on this request.

**6. New Business**

- a. February 9, 2026, 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).