



# Village of Winnetka

## Zoning Board of Appeals Regular Meeting

---

June 8, 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. April 13, 2026, Regular Meeting Minutes
  - b. May 11, 2026, Regular Meeting Minutes
3. **Community Development Report**
4. **Continued Cases**
  - a. **Case No. 26-07-V2: 286 Ridge Avenue:** An application seeking approval of a zoning variation to allow construction of a swimming pool at 286 Ridge Avenue. The requested variation would permit the proposed pool to provide less than the minimum required corner yard setback from the north property line along Mt. Pleasant Street. The Village Council has final jurisdiction on this request. *This item was continued from the April 13, 2026, and May 11, 2026, Zoning Board of Appeals meetings. The Applicant is requesting this item be continued to the July 13, 2026, Zoning Board of Appeals meeting.*
5. **New Cases**
  - a. **Case No. 26-12-V: 9 Warwick Road:** An application seeking approval of zoning variations to allow construction of an addition and work beyond ordinary repair and maintenance to the existing legally nonconforming residence at 9 Warwick Road. The requested variations would permit the proposed improvements to (i) provide less than the minimum required side yard setback from the north property line; and (ii) perform structural changes necessary to provide a new window opening in the legally nonconforming north side building wall. The Zoning Board of Appeals has final jurisdiction on this request.
  - b. **Case No. 26-13-V: 1252 Spruce Street:** An application seeking approval of zoning variations to allow construction of an addition and work beyond ordinary repair and maintenance to the existing legally nonconforming residence at 1252 Spruce Street. The requested variations would permit the proposed improvements to (i) provide less than the minimum required side yard setback; (ii) provide less than the minimum required total side yard setback; and (iii) perform structural changes necessary to provide new window openings in the legally nonconforming east and west side building walls. The Zoning Board of Appeals has final jurisdiction on this request.
  - c. **Case No. 26-14-V: 705 Oak Street:** An application seeking approval of a zoning variation to allow a fence along a portion of the west property line of 705 Oak

Street. The requested variation would permit the fence to exceed the maximum permitted height. The Zoning Board of Appeals has final jurisdiction on this request.

**6. New Business**

a. July 13, 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).