



Village of Winnetka

Zoning Board of Appeals Regular Meeting

August 10, 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. July 13, 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. *The item was continued from the April 13, 2026, May 11, 2026, June 8, 2026, and July 13, 2026, Zoning Board of Appeals meetings.*
5. **New Cases**
 - a. **Case No. 26-22-V: 925 Elm Street:** An application seeking approval of a zoning variation to allow construction of a detached garage at 925 Elm Street. The requested variation would permit the proposed detached garage to provide less than the minimum required side yard setback from the north property line. The Zoning Board of Appeals has final jurisdiction on this request.
6. **New Business**
 - a. September 14, 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; 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).

**WINNETKA ZONING BOARD OF APPEALS MEETING MINUTES
JULY 13, 2026**

Zoning Board Members Present:

Matt Bradley, Chairman
Lynn Hanley
Bob Lind
Mike Nielsen
Michael Ritter

Zoning Board Members Absent:

Mark Haller
Kathryn Leister

Village Staff:

Scott Mangum, Director of Community Development
Ann Klaassen, Assistant Director of Community
Development
Christopher Marx, Associate Planner

Call to Order & Roll Call:

Chairman Bradley called the meeting to order at 7:01 p.m. Roll call was taken of the Board Members present.

Approval of Meeting Minutes.

Chairman Bradley asked for a motion to approve the April 13, 2026, meeting minutes. A motion to approve the April 13, 2026, meeting minutes was made by Ms. Hanley and seconded by Mr. Nielsen. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Bradley, Hanley, Lind, Nielsen, Ritter

NAYS: None

Chairman Bradley asked for a motion to approve the June 8, 2026, meeting minutes. A motion to approve the June 8, 2026, meeting minutes was made by Ms. Hanley and seconded by Mr. Lind. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Bradley, Hanley, Lind, Nielsen, Ritter

NAYS: None

Community Development Report.

Mr. Mangum provided the Board with an update on several items since the Board's last meeting. He stated the Village Council denied the special use permit application to install fencing at the Centennial dog beach on June 9. He stated the Village Council approved a minor change to the One Winnetka development on June 16 to allow outdoor dining for the Ballyhoo restaurant tenant space. Mr. Mangum stated the Village Council received a planned development concept plan presentation for 455 Linden Avenue on July 7. He noted the Village Council also introduced an ordinance to generally prohibit short-term rentals of less than 60 days. Mr. Mangum stated former post office site open houses were held in person on June 9 and June 15, and a virtual open house remains available online through the end of July. No questions were raised at this time.

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, May 11, 2026, and June 8, 2026, Zoning Board of Appeals meetings.

The Applicant was not present. Mr. Marx stated the Applicant had not confirmed whether the matter should proceed or be continued in his absence. Chairman Bradley asked for a motion to continue the matter to the August 10, 2026, meeting. A motion as stated by Chairman Bradley was made by Mr. Ritter and seconded by Ms. Hanley. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Bradley, Hanley, Lind, Nielsen, Ritter

NAYS: None

b. **Case No. 26-15-V2: 1476 Scott Avenue:** An application seeking approval of zoning variations to allow an existing addition to the existing residence at 1476 Scott Avenue. The requested variations would permit the existing addition to (i) exceed the maximum permitted gross floor area; (ii) exceed the maximum permitted roofed lot coverage; (iii) provide less than the minimum required side yard setback; (iv) provide less than the minimum required sum of side yard setbacks; and (v) provide an unarticulated west side building wall. The Village Council has final jurisdiction on this request.

At the Applicant's request, Chairman Bradley asked for a motion to continue the matter to the September 14, 2026, meeting. A motion as stated by Chairman Bradley was made by Ms. Hanley and seconded by Mr. Nielsen. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Bradley, Hanley, Lind, Nielsen, Ritter

NAYS: None

New Cases:

a. **Case No. 26-19-V: 555 Walnut Street:** An application seeking approval of zoning variations to allow construction of additions to the existing residence at 555 Walnut Street. The requested variations would permit the proposed additions to (i) exceed the maximum permitted roofed lot coverage; (ii) provide less than the minimum required side yard setback; and (iii) exceed the maximum permitted length of unarticulated building wall. The Zoning Board of Appeals has final jurisdiction on this request.

Mr. Marx summarized the request and identified the property's location, zoning classification, and site history. He stated the 0.21-acre corner parcel is located at the northeast corner of Walnut and Elm Streets, is zoned R-4, and was constructed in approximately 1923; the current owners have held the property since 2017. Mr. Marx noted that in April 2026 the property was approved by the Historic Preservation Commission for a 20% gross floor area bonus for historical and architectural significance. He explained the existing home is nonconforming as to side yard setback, and while the proposed addition would reduce the existing encroachment to 5.45 feet, it would remain nonconforming. Mr. Marx summarized the three requested variations: a roofed lot coverage exceedance of 106.56 square feet (4.24%); a side yard setback of 5.45 feet, a variation of 0.76 feet (12.24%) from the required 6.21 feet; and an unarticulated building wall of 66.85 feet, exceeding the 40-foot maximum by 26.85 feet (67.13%). He stated three additional written public comments were received after the agenda packet was posted and that physical copies were placed at the dais. He asked if there were any questions.

Chairman Bradley asked why the 20% bonus was applied only to gross floor area and not proportionally to roofed lot coverage. Mr. Marx explained that the Village Council's bonus program for historic properties was tied specifically to gross floor area as the primary measure of a home's bulk, and that any other resulting deviation from zoning standards, such as roofed lot coverage, would need to follow the typical variation process. No additional questions were raised at this time.

Chairman Bradley swore in those speaking to this matter. Jeff Harting, the architect representing the property owners (the O'Brien family), stated the owners were unable to attend due to a scheduling conflict and testified on their behalf. He described the project as a modest addition intended to accommodate a family of five while remaining sympathetic to the character and materials of the approximately 100-year-old center-entrance colonial home. Mr. Lind asked how far the proposed building wall would be set back from the property line given the articulation shortfall. Mr. Harting stated the proposed kitchen wall would sit approximately 5.5 feet, and the mudroom wall approximately 6.9 feet, from the side lot line, and that wall articulation through material changes and offsets was pursued to the extent feasible given the constrained side yard. Chairman Bradley asked whether the owners considered a smaller addition to avoid triggering the roofed lot coverage variation. Mr. Harting responded that the family considered, but declined to pursue, a larger garage addition and other reductions in order to limit the scope of relief requested, and that a smaller footprint would have compromised the functionality and proportions of the design. No additional questions were raised at this time.

Chairman Bradley asked for public comment. No comments were made at this time. He then called the matter in for discussion.

Ms. Hanley stated the roofed lot coverage relief is closely tied to the gross floor area bonus already granted to the property and that the side yard and articulation variations represent improvements over the existing nonconformities. She stated she is in favor. Mr. Ritter agreed from an architectural standpoint, noting the additions are consistent with the home's original character, and stated he is in favor. Mr. Nielsen reviewed the request against the Board's standards, noting the requested relief is tied to an existing nonconformity and that the corner lot and center-entrance colonial layout present a unique circumstance, and stated he is in favor. Mr. Lind agreed, noting the record reflects neighbor support for the project, and stated he is in favor. Chairman Bradley agreed with the comments made, noting the side yard setback would improve on the existing nonconforming condition, and stated he is in favor.

Chairman Bradley asked for a motion to approve the resolution for the request as included on page no. 22 of the agenda packet. A motion to approve the resolution for the variations as presented was made by Ms. Hanley and seconded by Mr. Lind. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Bradley, Hanley, Lind, Nielsen, Ritter

NAYS: None

b. Case No. 26-20-V: 275 Fairview Avenue (Greeley Elementary School): An application seeking approval of a zoning variation to allow installation of a Gaga ball pit at 275 Fairview Avenue. The requested variation would permit the proposed Gaga pit to provide less than the minimum required front yard setback along the east property line (Woodland Avenue). The Village Council has final jurisdiction on this request.

Ms. Klaassen stated that information received after the agenda packet was posted, describing a perforated rubber floor matting system to be installed beneath the GaGa pit, eliminated the need for the impermeable lot coverage variation originally included in the request, so the Board would consider only

the front yard setback variation. She stated the site is zoned R-5, single-family residential, typical of the Village's school sites, and is subject to front yard setback requirements on all four lot lines. Ms. Klaassen described the proposed GaGa pit as approximately 14.5 feet in diameter and 2.5 feet in height, to be installed on a rubber flooring mat surface measuring approximately 20 feet by 16.5 feet, located east of the existing asphalt play surface and approximately 5.5 feet from the property line, or 5 feet from the existing fence. She stated installation would require removal of a pear tree, for which Village Forestry approved the removal permit, and that no replacement is required. Ms. Klaassen noted existing play equipment on the site is already nonconforming, situated as close as approximately 7 feet from the property line, and the proposed GaGa pit would sit slightly closer, at 5.5 feet. She stated the Design Review Board was also scheduled to consider the request later that week, and that no public comment had been received. She asked if there were any questions.

Ms. Hanley asked whether the location of the GaGa pit, so close to the fence, raised concerns about balls leaving the property. Chairman Bradley also raised this concern. No additional questions were raised at this time.

Chairman Bradley swore in those speaking to this matter. Lindsay Kopinski, Principal of Greeley Elementary School, stated a prior temporary GaGa pit at the same location did not hold up to student use, and that the school is seeking a permanent installation similar to one at Hubbard Woods School. In response to the Board's question about balls leaving the site, she explained the game is played close to the ground, below ankle height, by students in kindergarten through fourth grade, making it unlikely that balls would leave the enclosed play area. No additional questions were raised at this time.

Chairman Bradley asked for public comment. No comments were made at this time. He then called the matter in for discussion.

Mr. Nielsen stated the impermeable lot coverage concern had been resolved by the proposed rubber matting system and that he is in favor of the setback relief given the location. Mr. Lind agreed the proposed location was appropriate. Ms. Hanley concurred. Mr. Ritter agreed. Chairman Bradley agreed, noting the Village's standards do not translate well to institutional uses such as schools, and stated he is in favor. Ms. Hanley added, as she has noted in connection with similar applications, that she would encourage the Village to consider regulating institutional uses, such as schools, through planned development procedures rather than standard residential zoning.

Chairman Bradley asked for a motion to recommend approval of the request as included on page no. 249 of the agenda packet. A motion to recommend approval of the variation request was made by Ms. Hanley and seconded by Mr. Lind. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Bradley, Hanley, Lind, Nielsen, Ritter

NAYS: None

New Business:

a. August 10, 2026, Meeting – Quorum Check.

The Board Members discussed their availability.

Public Comment:

No comments were made at this time.

2 **Adjournment:**

3 Chairman Bradley asked for a motion to adjourn. A motion to adjourn was made by Ms. Hanley and
4 seconded by Mr. Nielsen. A vote was taken and the motion unanimously passed, 5 to 0:

5 AYES: Bradley, Hanley, Lind, Nielsen, Ritter

6 NAYS: None

7 The meeting adjourned at 7:47 PM.

8
9 Respectfully submitted,

10
11 Recording Secretary

DRAFT



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: CHRISTOPHER MARX, ACIP – ASSOCIATE PLANNER
DATE: AUGUST 4, 2026
SUBJECT: 286 RIDGE AVENUE – VARIATION (CONTINUED CASE NO. 26-07-V2)

INTRODUCTION

On August 10, 2026, the Zoning Board of Appeals ("ZBA") is scheduled to hold a continued public hearing on an application submitted by Jim and Julie Murphy (collectively, the "Applicant"), as the owners of the property located at 286 Ridge Avenue (the "Subject Property"). The Applicant requests approval of the following zoning variation to allow construction of a swimming pool on the Subject Property:

1. **Corner Yard Setback** of 13 feet from the north property line along Mt. Pleasant Street, whereas a minimum of 28.12 feet is required, a variation of 15.12 feet (53.77%) [Section 17.30.050 – Front and Corner Yard Setbacks].

A mail notice was sent to property owners within 250 feet of the Subject Property for the commencement of the public hearing on April 13, 2026, in compliance with the Zoning Ordinance. The public hearing was also properly noticed in the *Winnetka Talk* on March 26, 2026. As of the date of this memo, staff has not received any written comments from the public regarding this application.

The Village Council has final jurisdiction on this request, as only the Council has the authority to grant a variation to reduce a corner yard setback for a swimming pool.

APRIL 13, 2026, ZBA MEETING

On April 13, 2026, the ZBA commenced a public hearing on the Applicant's request for approval of a zoning variation to allow construction of a proposed swimming pool on the Subject Property. The staff report and an excerpt of the meeting minutes for the April 13 meeting can be found as **Attachment B1**.

After hearing from Village Staff, the Applicant, and not receiving any written or verbal comments from the public, the ZBA discussed the request. Some members expressed concern with the request meeting the first two standards for granting a variation. Board members asked questions about the existing tree and how it would be affected if the proposed swimming pool were located in a conforming location. The Applicant heard the concerns expressed by the ZBA and requested that the application be continued to the May 11, 2026, meeting to allow the Applicant time to explore mitigating the extent of relief requested.

At request of the Applicant, the item was continued three additional times; first to the June 8 meeting and then to the July 13 ZBA meeting. At the July meeting, the ZBA voted to continue the case a fourth time to the August 10 meeting because the Applicant was not available to the meeting.

WRITTEN EXPLANATION

In response to the comments at the April 13 ZBA meeting, the Applicant has provided the attached updated written responses to the standards for granting a variation. No aspect of the proposed swimming pool has changed; the requested relief remains the same. The updated narrative is provided as **Attachment A1**.

REQUESTED ZONING RELIEF

One variation is being requested to allow the proposed swimming pool to provide a corner yard setback of 13 feet, whereas a minimum of 28.12 feet is required, a variation of 15.12 feet (53.77%).

For reference, the Zoning Ordinance does allow swimming pools to encroach into the required rear yard, and there is no minimum required rear yard setback. In this instance the rear yard consists of the west 25 feet of the property. The proposed pool would be located 11.19 feet from the west property line.

FINDINGS & RECOMMENDATION

Section 17.60.040 of the Zoning Ordinance lists eight variation standards that the ZBA must find a variation application meets. The Applicant has supplied as part of their application materials an updated narrative addressing how this proposal meets these standards.

After hearing from the Applicant, and the public, the ZBA may decide to act on one of two options:

1. Continue the public hearing to a specific date to provide the Applicant and/or staff with additional time to address questions and comments from the ZBA; or
2. Consider a motion recommending approval or denial of the variation. If the ZBA is prepared to make a recommendation to the Village Council regarding the requested relief, a ZBA member may wish to make a motion recommending approval or recommending denial based upon the following:

Move to recommend **approval [denial]** of the following variation granting:

- A. **Corner Yard Setback** of 13 feet, whereas a minimum of 28.12 feet is required, a variation of 15.12 feet (53.77%) [Section 17.30.050 – Front and Corner Yard Setbacks].

The Zoning Board of Appeals finds, based on evidence in the record or a public document, that the variation requested is **in harmony [not in harmony]** with the general purpose and intent of the Zoning Ordinance and that each of the following eight standards on which evidence is required pursuant to Section 17.60.050 of this Code **have been met [have not been met]** in connection with this variation application **[subject to the following conditions...]**

The eight standards to consider when granting a variation are as follows:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by regulations in that zone.
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.
3. The variation, if granted, will not alter the essential character of the locality.

4. An adequate supply of light and air to the adjacent property will not be impaired.
5. The hazard from fire and other damages to the property will not be increased.
6. The taxable value of the land and buildings throughout the Village will not diminish.
7. The congestion in the public street will not increase.
8. The public health, safety, comfort, morals, and welfare of the inhabitants of the Village will not otherwise be impaired.

ATTACHMENTS

Attachment A1: Applicant's Updated Written Narrative Addressing Standards

Attachment B1: April 13, 2026, ZBA Staff Report, Attachments, and Meeting Minutes Excerpt

ATTACHMENT A1

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

STANDARDS FOR GRANTING OF ZONING VARIATIONS

Applications must provide evidence and explain in detail the manner wherein the strict application of the provisions of the zoning regulations would result in a clearly demonstrated practical difficulty or particular hardship. In demonstrating the existence of a particular hardship, please direct your comments and evidence to each of the following standards:

Note: Our read on this is that points 1 & 2 would come into play if there were an issue with any of the points 3 through 8. In other words, if 3 through 8 present a problem to the village (blocks air or light, alter the essential character of the locality, create a fire hazard, taxable value of other properties, increase congestion or affect safety, health or morals) then 1 & 2 would be factored into the decision to allow a variance. As such, let's consider points 1 & 2 last.

3. The variation, if granted, will not alter the essential character of the locality; **The variation will not alter the character of the yard, rather it will preserve it by allowing us to keep the tree. The entire yard is lined with 30' plus Green Giant Arborvitae so not visible, at all, by neighbors or Mount Pleasant.**

4. An adequate supply of light and air to adjacent property will not be impaired; **The in-ground pool will not impair light or air flow in any way.**

5. The hazard from fire and other damages to the property will not be increased; **The in-ground pool will not create any type of hazard or cause damages in any way.**

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

7. The congestion in the public street will not increase; **Because of the 30' plus Green Giant Arborvitae and the 6 foot stockade fence that surrounds the back yard, the pool will not be visible from the street.**

8. The public health, safety, comfort, morals and welfare of the inhabitants of the Village will not be otherwise impaired. **Once completed, we don't think the rest of the community will even know it's there.**

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allow by regulations in that district; **From a pure aesthetics standpoint, placing the pool in the center of the yard is probably more appealing to**

those who might not appreciate the beautiful oak tree. More value to them, less value to us and our fellow tree lovers. Overall, we think neutral.

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; **We are trying to preserve a beautiful Oak Tree that is centered on the middle of the back yard. Moving the pool to the north will allow us to do that.**



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: CHRISTOPHER MARX, ACIP – ASSOCIATE PLANNER
DATE: APRIL 9, 2026
SUBJECT: 286 RIDGE AVENUE – VARIATION (CASE NO. 26-07-V2)

INTRODUCTION

On April 13, 2026, the Zoning Board of Appeals (“ZBA”) is scheduled to hold a public hearing on an application submitted by Jim and Julie Murphy (collectively, the “Applicant”), as the owners of the property located at 286 Ridge Avenue (the “Subject Property”). The Applicant requests approval of the following zoning variation to allow construction of a swimming pool on the Subject Property:

1. **Corner Yard Setback** of 13 feet from the north property line along Mt. Pleasant Street, whereas a minimum of 28.12 feet is required, a variation of 15.12 feet (53.77%) [Section 17.30.050 – Front and Corner Yard Setbacks].

A mail notice was sent to property owners within 250 feet of the Subject Property in compliance with the Zoning Ordinance. The hearing was properly noticed in the *Winnetka Talk* on March 26, 2026. As of the date of this memo, staff has not received any written comments from the public regarding this application.

The Village Council has final jurisdiction on this request, as only the Council has the authority to grant a variation to reduce a corner yard setback for a swimming pool.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.43 acres in size, is located on the southwest corner of the intersection of Ridge Avenue and Mount Pleasant Street and contains an existing two-and-a-half-story residence with an attached garage (see Figure 1). The property is zoned R-4 Single Family Residential and is bordered by R-3 Single Family Residential to the west, R-4 Single Family Residential to the north and south, and R-5 Single Family Residential to the east, on the other side of Ridge Avenue (see Figure 2). The Comprehensive Plan designates the Subject Property as appropriate for single family residential development. The R-4 zoning of the property is consistent with the Comprehensive Plan.

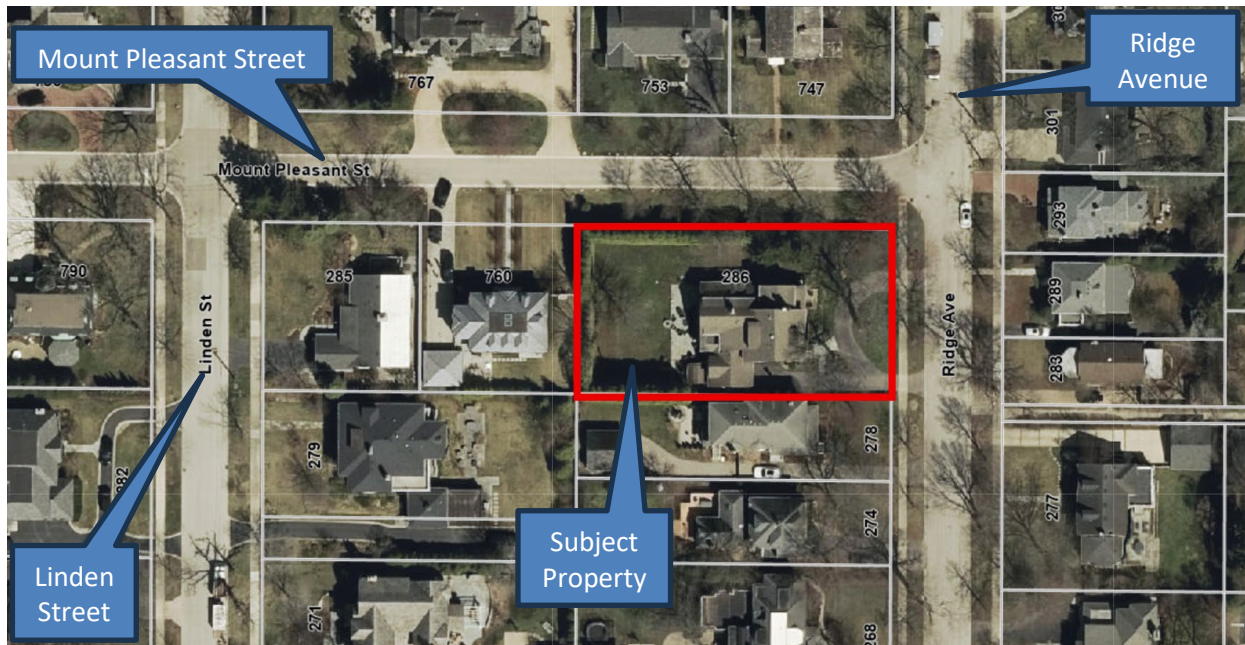


Figure 1 – GIS Aerial Map

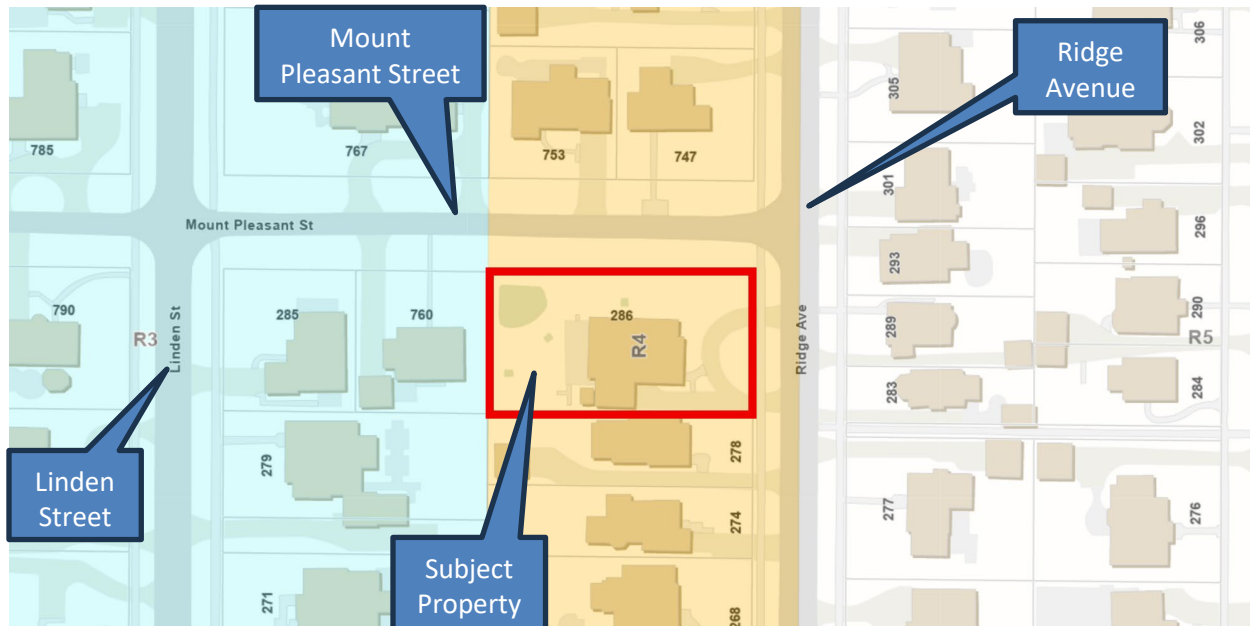


Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

The existing residence was constructed in 1897. Subsequent building permits were issued in:

1. 1922 – Construct an attached garage;
2. 1925 – Alter a two-story residence;
3. 1941 – Alter and add to residence;
4. 1954 – Alter, move and repair a one-story tool house;
5. 1968 – Remodel interior of residence;
6. 1986 – Remodel room and add two small additions to existing residence;
7. 1992 – Build addition and interior remodel of residence;
8. 2001 – Build circle driveway; and

9. 2021 – Build a deck;

Other minor permits have also been issued over the last several years. The Applicant acquired the property in 1998. There is one previous zoning case on file for the Subject Property. In 1987, ZBA Case No. 1373 was denied by the Village Council; the requested variation would have allowed a fence to encroach into the required 25-foot setback from a street intersection.

Figures 3 through 6, below and on the following page, are current photos of the Subject Property.



Figure 3 – Subject Property - Northeast Corner Elevation



Figure 4 – Subject Property – North Elevation Along Mount Pleasant Street



Figure 5 – Subject Property - North Elevation Along Mount Pleasant Street



Figure 6 – Subject Property - Northwest Corner Along Mount Pleasant Street

PROPOSED PLAN

The variation is being requested in order to install an in-ground swimming pool on the Subject Property. The Applicant intends to construct a pool that is approximately 609 square feet in area on the northeast corner of the property that would encroach into the required corner yard setback along Mount Pleasant

Street. The pool equipment would be located along the north face of the residence in a location that complies with the required corner yard setback. The proposed pool and equipment pad would increase the property's impermeable lot coverage by approximately 649 square feet.

In the application materials provided in **Attachment C**, the Applicant explains that locating the proposed swimming pool further north, and encroaching into the required corner yard setback, would allow for the preservation of a mature tree located in the center of the home's rear yard. The Applicant explains that locating the pool further south, in compliance with the required corner yard setback, would require the tree's removal. After reviewing the application materials, the Village Forester commented that the tree is a semi-mature oak tree in good condition and that based on the proposed plan it appears the pool would be approximately 18-20 feet from the base of the tree, which is an adequate distance to preserve the tree. The Village Forester also noted that he would not recommend the pool be any closer than approximately 15 feet from the tree to account for over-dig.



Figure 7 – Subject Property - Northwest Corner with Proposed Pool Location and Existing Oak Tree

With the exception of the requested variation, the proposed improvements would comply with the Village's zoning requirements. Any approved building permit would need to include plans for the required fence enclosure of a swimming pool.

A current plat-of-survey is provided on the following page as Figure 8 and an excerpt of the proposed site plan is provided as Figure 9. The complete set of plans is provided in the application materials (**Attachment C**).

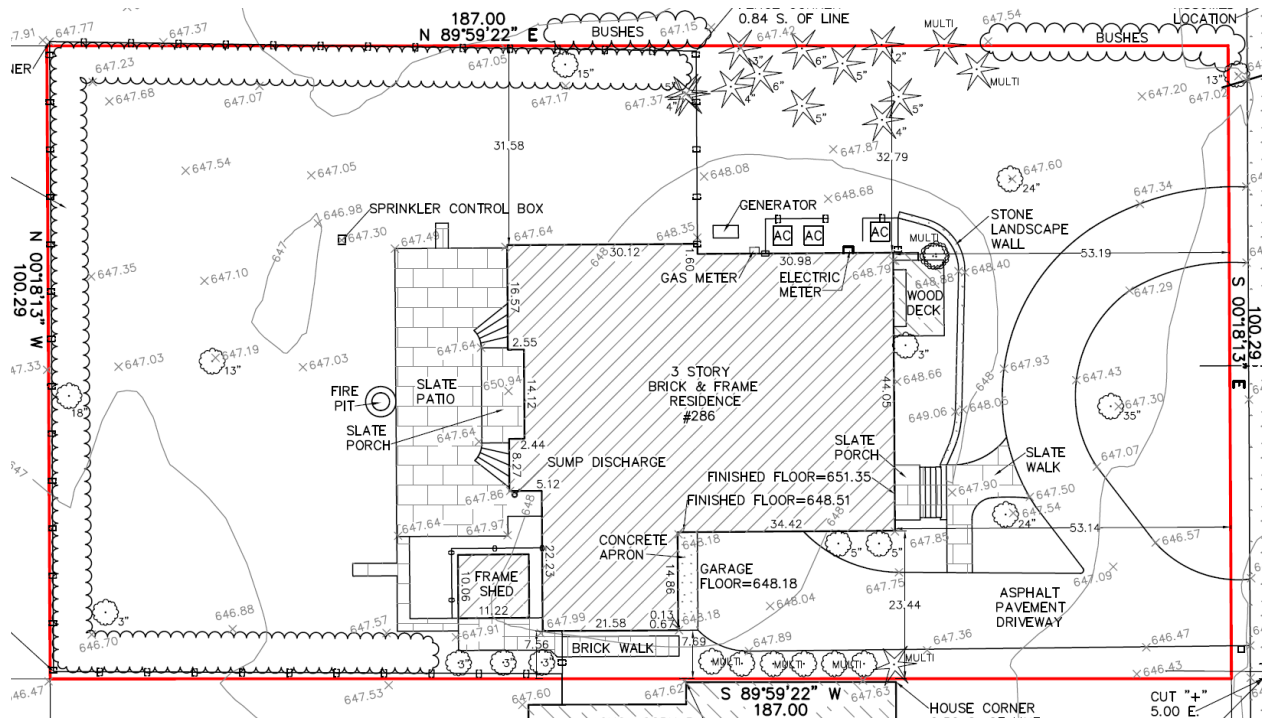


Figure 8 – Subject Property – 2025 Plat-of-Survey Showing Existing Conditions

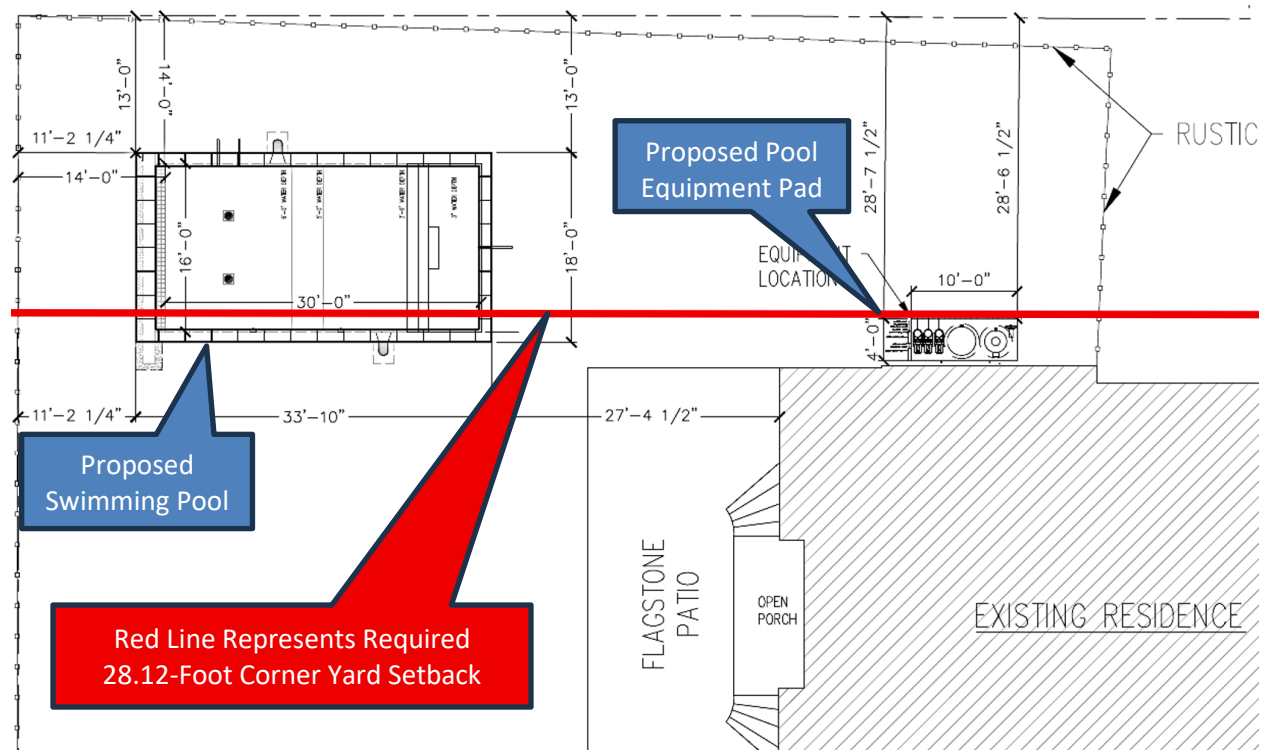


Figure 9 – Proposed Site Plan Excerpt

Given the ZBA often receives questions regarding the stormwater regulations applicable to a specific request being considered by the ZBA, attached is a Stormwater Matrix (**Attachment B**). Based on the proposed plan it appears additional stormwater detention would not be required. However, a final determination will be made by Village Engineering staff upon submittal of the permits necessary for the proposed improvements, which are required to comply with the Village stormwater regulations. Figure

10 below represents the Subject Property's proximity to the floodplain; the cyan represents the 100-year floodplain and the orange represents the 500-year floodplain.

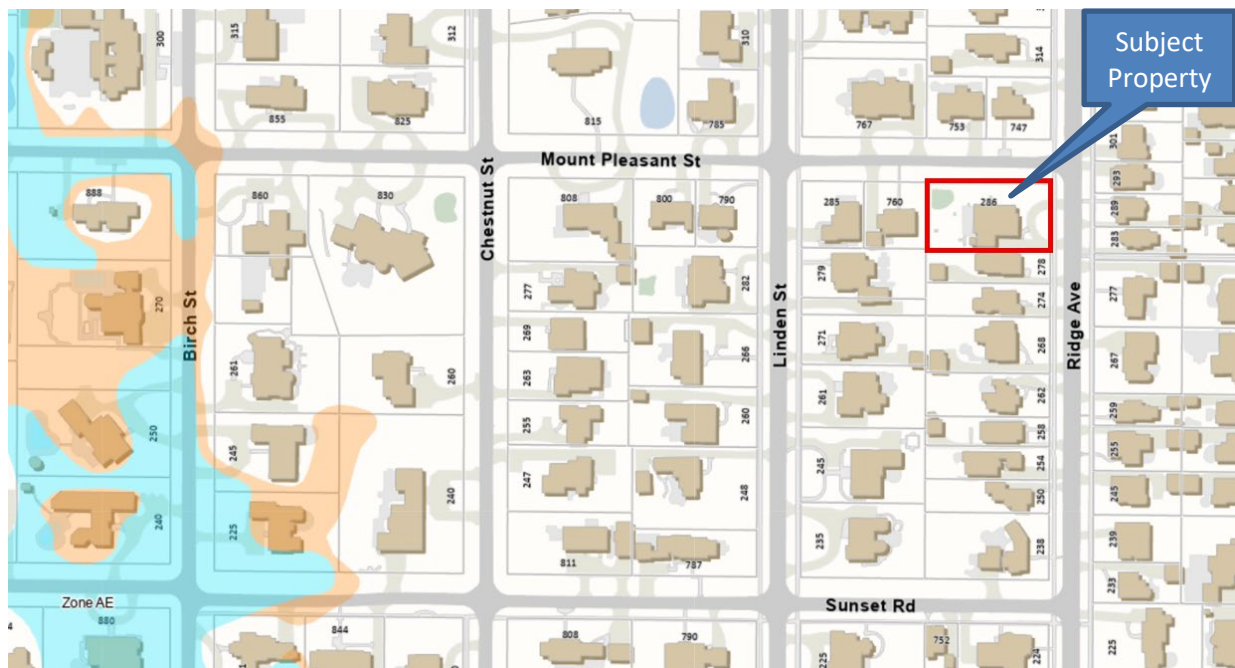


Figure 10 - GIS Floodplain Map

REQUESTED ZONING RELIEF

The attached Zoning Matrix highlights the existing lot and the proposed improvement's compliance with the R-4 zoning district (**Attachment A**). One variation is being requested to allow the proposed swimming pool to provide a corner yard setback of 13 feet, whereas a minimum of 28.12 feet is required, a variation of 15.12 feet (53.77%).

For reference, the Zoning Ordinance does allow swimming pools to encroach into the required rear yard, and there is no minimum required rear yard setback. In this instance the rear yard consists of the west 25 feet of the property. The proposed pool would be located 11.19 feet from the west property line.

FINDINGS & RECOMMENDATION

Section 17.60.040 of the Zoning Ordinance lists eight variation standards that the ZBA must find a variation application meets. The Applicant has supplied as part of their application materials a narrative addressing how this proposal meets these standards.

After hearing from the Applicant, and the public, the ZBA may decide to act on one of two options:

1. Continue the public hearing to a specific date to provide the Applicant and/or staff with additional time to address questions and comments from the ZBA; or
2. Consider a motion recommending approval or denial of the variation. If the ZBA is prepared to make a recommendation to the Village Council regarding the requested relief, a ZBA member may wish to make a motion recommending approval or recommending denial based upon the following:

Move to recommend **approval [denial]** of the following variation granting:

- A. **Corner Yard Setback** of 13 feet, whereas a minimum of 28.12 feet is required, a variation of 15.12 feet (53.77%) [Section 17.30.050 – Front and Corner Yard Setbacks].

The Zoning Board of Appeals finds, based on evidence in the record or a public document, that the variation requested is **in harmony [not in harmony]** with the general purpose and intent of the Zoning Ordinance and that each of the following eight standards on which evidence is required pursuant to Section 17.60.050 of this Code **have been met [have not been met]** in connection with this variation application **[subject to the following conditions...]**

The eight standards to consider when granting a variation are as follows:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by regulations in that zone.
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.
3. The variation, if granted, will not alter the essential character of the locality.
4. An adequate supply of light and air to the adjacent property will not be impaired.
5. The hazard from fire and other damages to the property will not be increased.
6. The taxable value of the land and buildings throughout the Village will not diminish.
7. The congestion in the public street will not increase.
8. The public health, safety, comfort, morals, and welfare of the inhabitants of the Village will not otherwise be impaired.

ATTACHMENTS

Attachment A: Zoning Matrix
Attachment B: Stormwater Matrix
Attachment C: Application Materials

ATTACHMENT A

ZONING MATRIX					
ADDRESS: 286 Ridge Avenue					
CASE NO: 26-07-V2					
ZONING: R-4					
ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (5)
Min. Lot Size	13,300 SF	18,754 SF	N/A	N/A	OK
Min. Average Lot Width	70 FT	100.29 FT	N/A	N/A	OK
Min. Lot Depth	120 FT	187 FT	N/A	N/A	OK
Max. Roofed Lot Coverage	5,063.58 SF (1)	3,101.29 SF	3,101.29 SF	0 SF	OK
Max. Gross Floor Area	5,824.04 SF (1)	N/A	N/A	0 SF	OK
Max. Impermeable Lot Coverage	9,377 SF (1)	6,565.29 SF	7,214.23 SF	648.94 SF	OK
Min. Front Yard (East - Ridge Avenue)	30 FT	45.36 FT (3)	45.36 FT (3)	0 FT	OK
Min. Corner Yard (North - Mount Pleasant Street)	28.12 FT (2)	31.58 (3)	13 FT	-18.58 FT	15.12 FT (53.77%) VARIATION
Min. Side Yard (South)	12 FT	7.56 FT (3)	7.56 FT (3)	0 FT	EXISTING NONCONFORMING
Min. Rear Yard (West)	25 FT	72.69 FT (3)	72.69 FT (4)	0 FT	OK
NOTES:					
(1) Based on lot area of 18,754 square feet.					
(2) Based on average lot width of 100.29 feet and minimum side yard setback of 12 feet.					
(3) Setback to existing residence.					
(4) Proposed rear yard setback to pool is 11.19 feet. A pool is a permitted encroachment into the rear yard.					
(5) Variation amount is the difference between proposed and requirement.					

ATTACHMENT B

Stormwater Volume Requirements for Development Sites

In addition to meeting the following storm water volume detention requirements, development sites must meet all other Village storm water management requirements such as drainage and grading, storm water release rates, storage system design requirements, etc. An exception is for lots along the lakefront that directly discharge into Lake Michigan; those lots are not required to provide stormwater volume detention on-site. They are required to meet all other Village stormwater system design requirements.

	Storm Water Detention Volume Requirements	Applicable Requirement
A. New Home Construction - Previously Developed Lot	The amount of additional required storm water detention volume is based upon the difference between maximum impermeable lot coverage, per Zoning Code, and existing lot coverage, using the run-off coefficient for a 100-year storm event for both.	
B. New Home Construction - Previously <u>Undeveloped</u> Site	The amount of required storm water detention volume is based upon the maximum impermeable lot coverage, using the run-off coefficient for 100-year storm event.	
C. Redevelopment of Site for Different Use (e.g. single family to multi-family, or commercial)	The amount of required storm water detention volume is based upon the maximum impermeable lot coverage, using the run-off coefficient for 100-year storm event.	
D. Improvements to Existing Home and/or Lot, causing an increase in impermeable lot coverage <u>greater or equal to 25%.</u>	The amount of additional required storm water detention volume is based upon the difference between the proposed and existing impermeable lot coverage, using the run-off coefficient for 100 year storm event. (Note: If the increase in impermeable lot coverage is less than 25%, additional storm water detention volume is <u>not</u> required.)	<i>Applies to 286 Ridge Avenue.</i> <i>Based upon preliminary review of information to date, it appears that 286 Ridge Avenue <u>would not</u> have to provide additional storm water detention volume. However, a final determination will not occur until engineering plans are submitted with a building permit application.</i>
E. Improvements to existing lots, who currently exceed maximum impermeable lot coverage (e.g., School sites, single family and multi-family sites)	The amount of additional required storm water detention volume is based upon: a) The amount of the impermeable lot coverage (ILC) currently in excess of the maximum permitted amount of ILC allowed by zoning that will be removed and replaced, and/or b) The amount of ILC in addition to what currently exists on the lot. The amount of required detention volume is then determined using the run-off coefficient for 100-year storm event.	

ATTACHMENT C

Village of Winnetka
ZONING VARIATION APPLICATION

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. 26-07-V2

Property Information

Site Address: 286 Ridge Ave

26-07-V2-122

Owner Information

Name: Jim & Julie Murphy

Primary Contact: Jim Murphy

Address: 286 Ridge Ave

Phone No. [REDACTED]

City, State, ZIP: Winnetka, IL 60093

Email: [REDACTED]

Date property acquired by owner: 12/7/1998

Architect Information

Name: Boilini Company

Attorney Information

Name: N/A

Primary Contact: Patrick Boilini

Primary Contact:

Address: 342 N. Fourth St

Address:

City, State, ZIP: Libertyville, IL 60048

City, State, Zip:

Phone No. 847-680-8800

Phone No.

Email: pnb@boilini.com

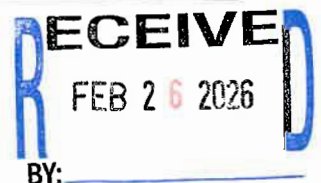
Email:

Nature of any restrictions on property: While we would prefer, from an ascetics standpoint, to build our pool centered on our house, there is a beautiful oak tree that we are trying to preserve. This location puts the pool just outside that trees drip line.

Brief explanation of variation(s) requested (attach separate sheet providing additional details): Hope is to try to preserve a beautiful oak tree. To point 1 in the standards, the tree would have to go if we could not make this move to the north. 2. The tree preservation is the unique circumstance. 3 through 8, no issues whatsoever.

Property Owner Signature

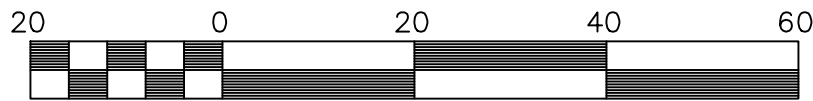
Date: 2/4/2025



VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT
STANDARDS FOR GRANTING OF ZONING VARIATIONS

Applications must provide evidence and explain in detail the manner wherein the strict application of the provisions of the zoning regulations would result in a clearly demonstrated practical difficulty or particular hardship. In demonstrating the existence of a particular hardship, please direct your comments and evidence to each of the following standards:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allow by regulations in that district; **From a pure aesthetics standpoint, placing the pool in the center of the yard is probably more appealing to those who might not appreciate the beautiful oak tree. More value to them, less value to us and our fellow tree lovers. Overall, we think neutral.**
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; **We are trying to preserve a beautiful Oak Tree that is centered on the middle of the back yard. Moving the pool to the north will allow us to do that.**
3. The variation, if granted, will not alter the essential character of the locality; **The variation will not alter the character of the yard, rather it will preserve it by allowing us to keep the tree. The entire yard is lined with 30' plus Green Giant Arborvitae so not visible, at all, by neighbors or Mount Pleasant.**
4. An adequate supply of light and air to adjacent property will not be impaired; **The in-ground pool will not impair light or air flow in any way.**
5. The hazard from fire and other damages to the property will not be increased; **The in-ground pool will not create any type of hazard or cause damages in any way.**
6. The taxable value of the land and buildings throughout the Village will not diminish; **Pool will not diminish values.**
7. The congestion in the public street will not increase; **Because of the 30' plus Green Giant Arborvitae, the pool will not be visible from the street.**
8. The public health, safety, comfort, morals and welfare of the inhabitants of the Village will not be otherwise impaired. **Once completed, we don't think the rest of the community will even know it's there.**



Scale 1" = 20'

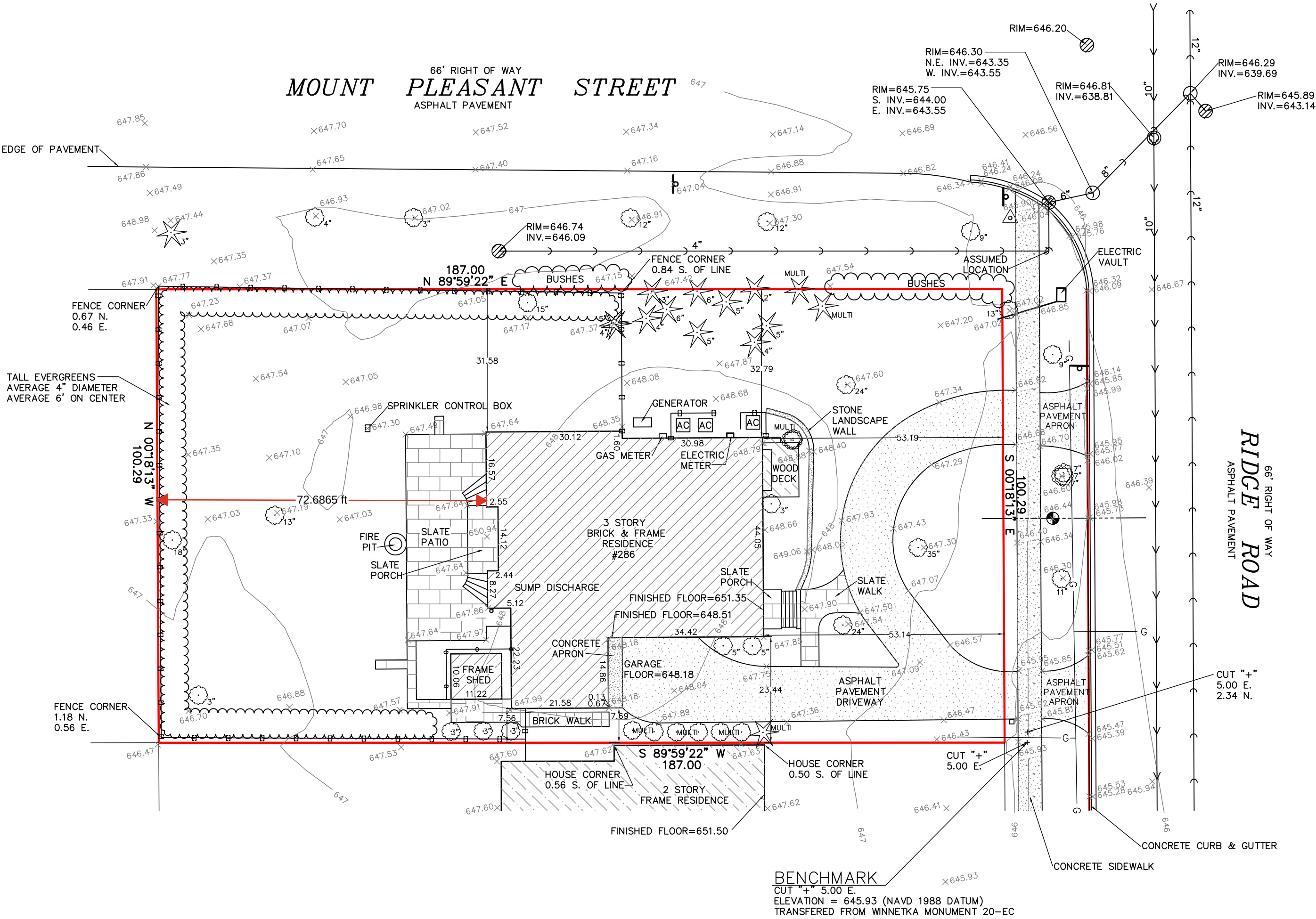
PLAT OF SURVEY
OF

LOT 1 IN BLOCK 5 IN DALE'S THIRD ADDITION TO WINNETKA, A SUBDIVISION OF THE NORTHEAST QUARTER (EXCEPT THE NORTHEAST QUARTER THEREOF) OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF WINNETKA, IN COOK COUNTY, ILLINOIS.

T.K.D. Land Surveyors, Inc.
P.O. Box 212, South Elgin, Illinois 60177
Phone: (847) 997-9292
tkdlandsurveyors@aatt.net



MOUNT PLEASANT STREET



LEGEND

- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- WATER SERVICE B-BOX
- SANITARY MANHOLE
- STORM MANHOLE
- STORM INLET
- CONTOUR ELEVATION
- SPOT ELEVATION
- TOP OF CURB & FLOW LINE ELEVATION
- GAS VALVE
- GAS LINE
- OVERHEAD UTILITIES
- UTILITY POLE
- SIGNAGE
- AIR CONDITIONING UNIT
- CONCRETE CURB & GUTTER
- DECIDUOUS TREE & DIAMETER
- CONIFEROUS TREE & DIAMETER
- WOOD FENCE
- WOOD LATTICE FENCE

NOTE:
LOCATION AND SIZE OF UNDERGROUND UTILITIES SHOWN ARE
FROM OBSERVED EVIDENCE AND MARKINGS IN FIELD.

MEASURED LOT AREA = 18,754 SQ. FT. (0.431 ACRES)

- All dimensions shown are given in feet & decimal parts thereof
- No angles or distances are to be assumed by scaling
- Legal description, building lines and easements are taken from recorded subdivision plat and/or other available documentation. Refer to title policy, deed or local jurisdiction for building setbacks and easements not shown hereon and report any discrepancies.

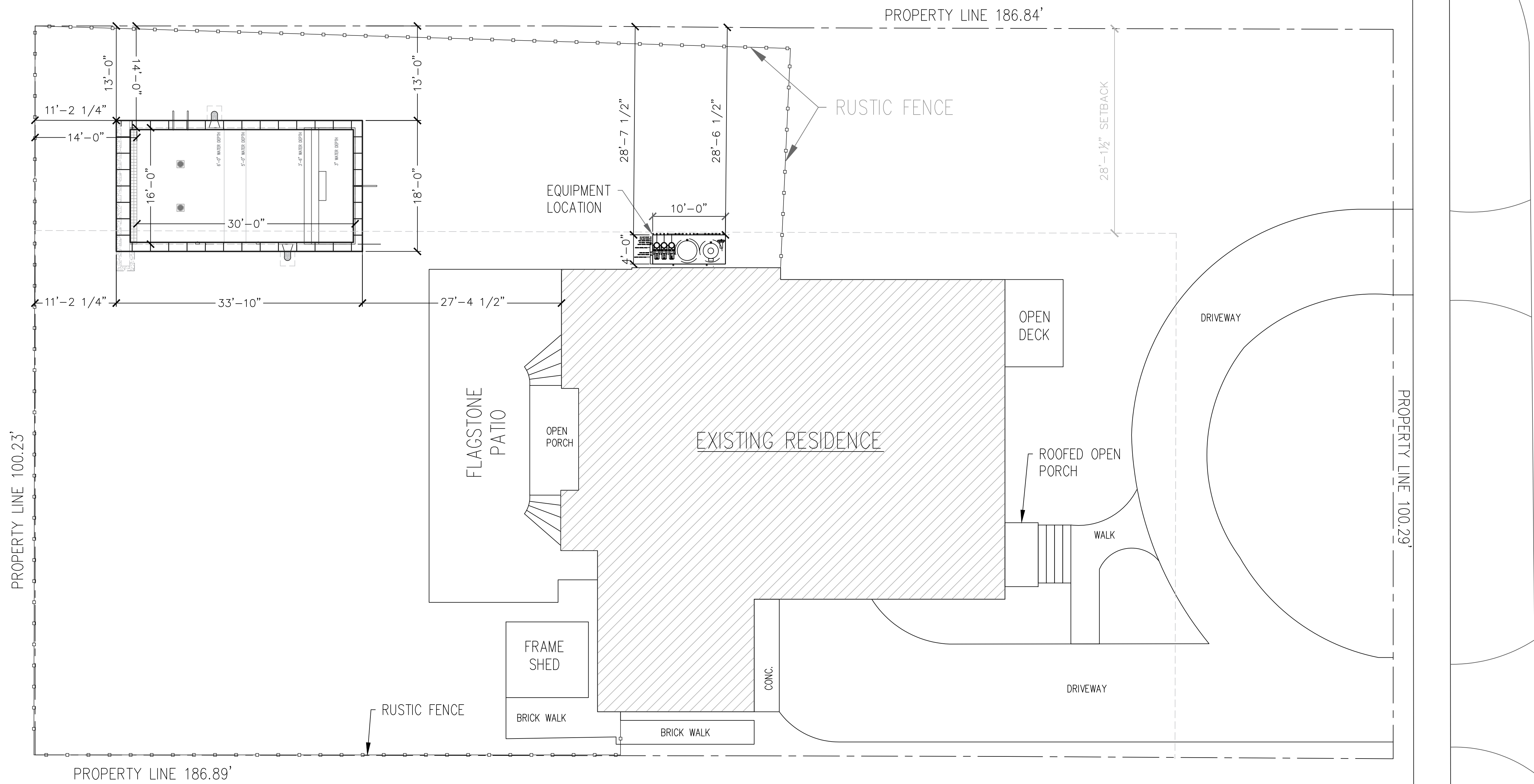
Scale: 1"=20'
Order # 25-324
Address: 286 Ridge Ave.
Winnetka, IL 60093
P.I.N. 05-20-406-008-0000
Ordered by: Jim Murphy



STATE OF ILLINOIS } ss.
COUNTY OF KANE }
I, Keith E. DeLaney, an Illinois Professional Land Surveyor
do hereby certify that I have surveyed the above described
property, and that the above plat is a correct representation
of said survey.
Lic. Exp. 11-30-26
Keith E. DeLaney Illinois P.L.S. #035-003385
Dated: March 31, 2014, November 3, 2025
Field work completed: March 31, 2014, November 3, 2025
Professional Design Firm Lic. No. 184.005204
This professional service conforms to the current
Illinois minimum standards for a boundary survey.

THIS SURVEY IS VALID ONLY WITH EMBOSSED SEAL

MOUNT PLEASANT STREET



1 POOL SITE PLAN
SCALE: 1/8" = 1'-0"



BOILINI COMPANY, INC.
Pool & Spa Construction
342 N. Fourth Street
Libertyville, Illinois 60048
847.280.8800
Fax: 847.680.8898
www.boilini.com

PROJECT NAME:
MURPHY RESIDENCE
DESCRIPTION:
POOL CONSTRUCTION
ADDRESS:
286 RIDGE AVE
WINNETKA, IL 60093
CLIENT:

THIS SEAL APPLIES TO THE FOLLOWING DOCUMENTS
SHEET NUMBER: _____ THRU _____
ALL DOCUMENTS UNDER THIS STAMP BEAR THE SAME
ISSUE DATE AS THE SEALED COPY.

THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A
SCALE DIFFERENT THAN ORIGINALLY DRAWN. OWNER AND
ARCHITECT ASSUME NO RESPONSIBILITY FOR USE OF
INCORRECT SCALE.
CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS
PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY
ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR
CONFLICTS. DO NOT SCALE DRAWINGS.

Revision	03-06-26
Previous Issues	Date
Date	08-27-25
Drawn By	BP
Checked By	PNB, MB

Sheet:
C1
01 of 03







**WINNETKA ZONING BOARD OF APPEALS MEETING MINUTES
APRIL 13, 2026**

Zoning Board Members Present: Matt Bradley, Chairman
Mark Haller
Lynn Hanley
Kathryn Leister
Mike Nielsen
Michael Ritter

Zoning Board Members Absent: Todd Vender

Village Staff: Scott Mangum, Director of Community Development
Ann Klaassen, Assistant Director of Community
Development
Christopher Marx, Associate Planner

Village Attorney: Peter Friedman
Caitlyn Culbertson

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.**

Mr. Marx summarized the variation request for a swimming pool and identified the property's location and improvements, zoning classification and size. He also referred to site photos which he described for the Board. Mr. Marx summarized the minimum setback requirements and the major variation being requested for the swimming pool, which he noted is a permitted encroachment in the rear yard. He noted no written comments were received from the public and stated following the applicant's presentation and public comment, the Board may decide to either continue the matter to a date certain to allow the Village staff time to address questions or comments or to make a motion recommending approval or denial of the variation with draft language included on page 24. Mr. Marx then asked if there were any questions. No questions were raised at this time.

Chairman Bradley swore in those speaking to this matter. James Murphy described the request to add a small swimming pool in the backyard which was originally drawn to be sited in the middle of the backyard but due to a large tree's location, they decided to move it so as not to affect the tree's drip line.

Chairman Bradley asked if there were any questions. Ms. Leister asked if they considered relocating the pool to the west or east of the tree. Mr. Murphy responded there would not be sufficient room in that location and there were no other viable options. He stated the proposed location would be the most favorable and reiterated their attempt to save the tree. Ms. Hanley questioned the tree's height. Mr. Murphy estimated it to be 40 feet and age to be 30-35 years old.

Chairman Bradley referred to the standards the Board is to consider, specifically the reasonable return standard which would be difficult to meet as well as the unique circumstances standard. He asked the

1 applicant to address those two standards and any mitigating steps they may have taken. Mr. Murphy
2 informed the Board they originally considered a larger pool and summarized their reasoning to request a
3 major vs. a minor variation. Mr. Marx provided additional information to the Board that was given to the
4 applicant with regard to the pool size. He also provided information from the Village Forester. No
5 additional questions were raised at this time.

6
7 Chairman Bradley asked for public comment. No comments were made at this time. He then called the
8 matter in for discussion.

9
10 Mr. Ritter stated that he is concerned with the first standard and that he had no issues with the remaining
11 standards. He stated there would be no problems for the neighbors and there would be no ramifications
12 for granting the variation and it would be punitive to not allow the variation. Mr. Ritter concluded he
13 would be in favor. Ms. Leister stated she would not be in favor of the request in connection with standard
14 no. 2. She suggested alternative locations for the pool or remove the tree. Mr. Haller agreed with Ms.
15 Leister's comments and stated there was not sufficient consideration for the south side of the property.
16 He then stated he had difficulty with the first two standards.

17
18 Mr. Nielsen described pool issues as difficult in terms of meeting the first two standards. He stated he
19 would not be in favor of the request. Ms. Hanley stated that the tree is not very large and would not
20 overcome the need for the variation with regard to the standards. She then stated she would rather
21 sacrifice the tree. Chairman Bradley inclined he would have been in favor of finding an option which would
22 work. He agreed with Ms. Leister's comments and stated the tree did not represent a unique hardship.
23 Chairman Bradley then stated he would lean toward voting against a positive recommendation since the
24 first two standards have not been met.

25
26 Chairman Bradley offered the applicant the opportunity to proceed to a vote with a negative
27 recommendation or continue the request to allow them the opportunity to revise their plans in order to
28 receive a favorable recommendation from the Board. Mr. Murphy stated they would consider taking the
29 tree down. Chairman Bradley suggested the matter be continued to a date certain. Mr. Murphy agreed.

30
31 Chairman Bradley asked for a motion to continue the item to the May 11, 2026, meeting. A motion to
32 continue the matter to the May 11, 2026, meeting was made by Ms. Hanley and seconded by Mr. Nielsen.
33 A vote was taken and the motion unanimously passed, 6 to 0:

34 AYES: Bradley, Haller, Hanley, Leister, Nielsen, Ritter

35 NAYS: None

36
37 ***

38
39 Respectfully submitted,

40
41 Antionette Johnson

42 Recording Secretary



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: CHRISTOPHER MARX, ACIP – ASSOCIATE PLANNER
DATE: AUGUST 4, 2026
SUBJECT: 925 ELM STREET – VARIATION (CASE NO. 26-22-V)

INTRODUCTION

On August 10, 2026, the Zoning Board of Appeals (“ZBA”) is scheduled to hold a public hearing on an application submitted by Mariana Giebel (the “Applicant”), as the owner of the property located at 925 Elm Street (the “Subject Property”). The Applicant requests approval of the following zoning variation to allow construction of a detached garage on the Subject Property:

1. **Side yard setback** of 4 feet from the north property line, whereas a minimum of 6 feet is required, a variation of 2 feet (33.33%) [Section 17.30.110 – Garages].

A mail notice was sent to property owners within 250 feet of the Subject Property in compliance with the Zoning Ordinance. The hearing was properly noticed in the *Chicago Tribune* on July 23, 2026. As of the date of this memo, staff has received one written comment from the public regarding this application which is included as **Attachment E**.

The Zoning Board of Appeals (ZBA) has final jurisdiction on this request as the ZBA has the authority to grant a variation to reduce a required side yard setback for a detached garage by no more than 50%.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.14 acres in size, is located on the northeast corner of the intersection of Provident Avenue and Elm Street and contains an existing one-and-a-half-story residence (see Figure 1). The property currently has an off-street parking pad but does not contain a garage or structure for vehicular storage. The property is zoned R-5 Single Family Residential and is surrounded by R-5 Single Family Residential (see Figure 2). The Comprehensive Plan designates the Subject Property as appropriate for single family residential development. The zoning of the property is consistent with Comprehensive Plan land use designation.

The existing lot is a legal nonconforming lot that is only 6,158 square feet in area, whereas a minimum lot area of 8,900 feet is required for corner lots in the R-5 District. Additionally, the required minimum average lot width is 70 feet, while the existing lot is only 48.11 feet.

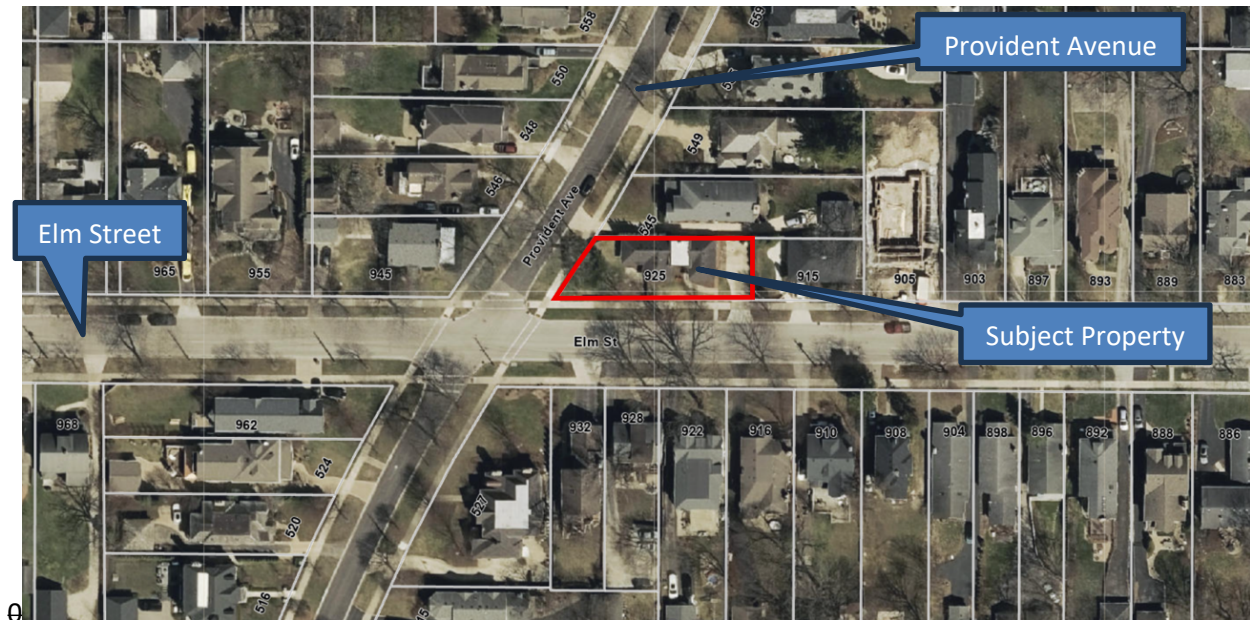


Figure 1 – GIS Aerial Map



Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

The residence was constructed in approximately 1909 with subsequent building permits issued in:

1. 1932 to construct a two-car garage;
2. 2007 to demolish the garage; and
3. 2020 for interior remodeling.

Other minor permits have been issued over the last several years. The Applicant acquired the property in 2026. There is one previous zoning case on file for the Subject Property. In November 2021, the ZBA considered Case No. 21-34-V2, an application submitted by a previous owner of the Subject Property requesting zoning relief to allow a detached garage measuring 21 feet by 24 feet (504 square feet) that

would (i) exceed the maximum permitted roofed lot coverage; (ii) encroach the minimum required corner yard setback; and (iii) encroach the minimum required rear yard setback. Members of the ZBA commented that a smaller garage would be more appropriate for the lot size. After hearing comments from the ZBA, the item was continued to the December 2021 ZBA meeting to allow the applicant time to consider revisions to address concerns expressed by members of the ZBA. Prior to the December 2021 ZBA meeting the applicant withdrew the request.

The Applicant has also submitted a building permit for the proposed detached garage. The permit is currently being reviewed by Village staff. Figures 3 through 6 below and on the following page are current photos of the Subject Property.



Figure 3 – Subject Property – Corner Elevation (Elm Street - South)



Figure 4 – Subject Property – Corner and Rear Elevations (South and East)



Figure 5 – Subject Property – Corner and Rear Yard Location of Proposed Garage (South and East)



Figure 6 – Subject Property – Front Yard Elevation (Provident Avenue – West)

PROPOSED PLAN

The variation is being requested in order to construct a detached one-car garage towards the rear of the property along its eastern boundary. The garage would measure 22 feet in length and 15 feet in width (330 square feet), and 11.58 feet in height. The garage would be located 4 feet from the north side lot line, 6 feet from the east rear lot line, and 20 feet from the south corner lot line along Elm Street. The proposed plan represents a net decrease in impermeable lot coverage, with the proposed garage constructed over an existing paved area that currently serves as an off-street parking pad.

Excerpts of the proposed site plan, floor plan, and building elevations are provided on the following pages as Figures 7 through 12. The complete set of plans is provided in the application materials (**Attachment C**).

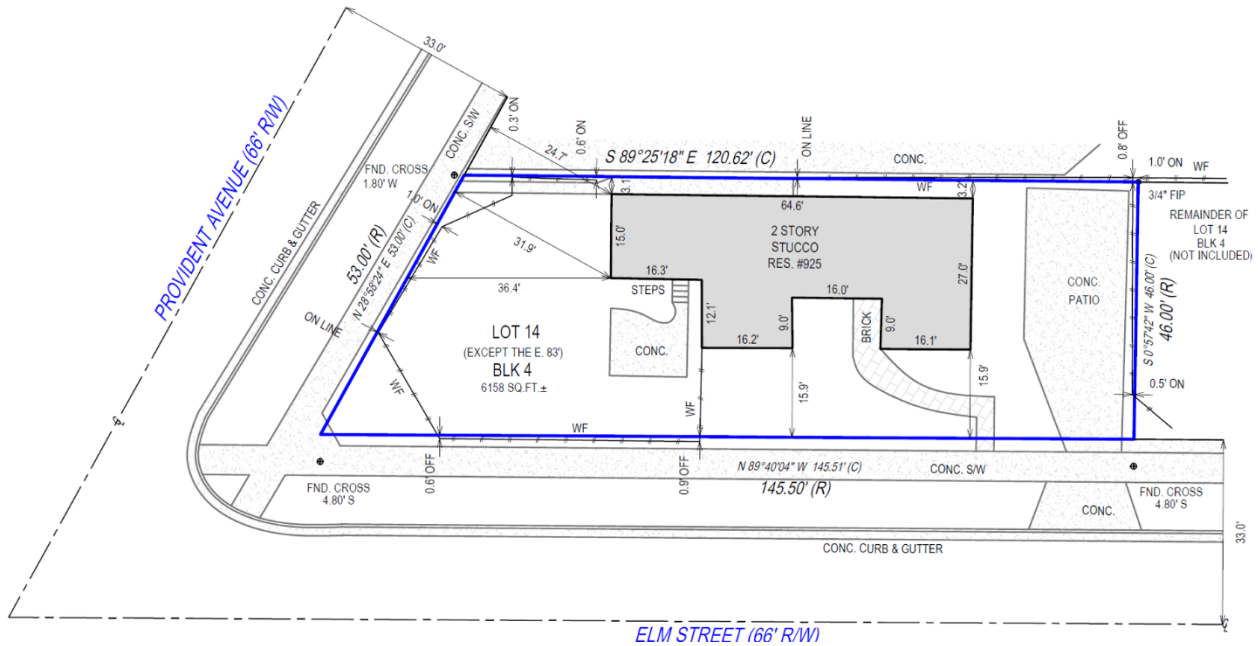


Figure 7 – Plat-of-Survey Excerpt

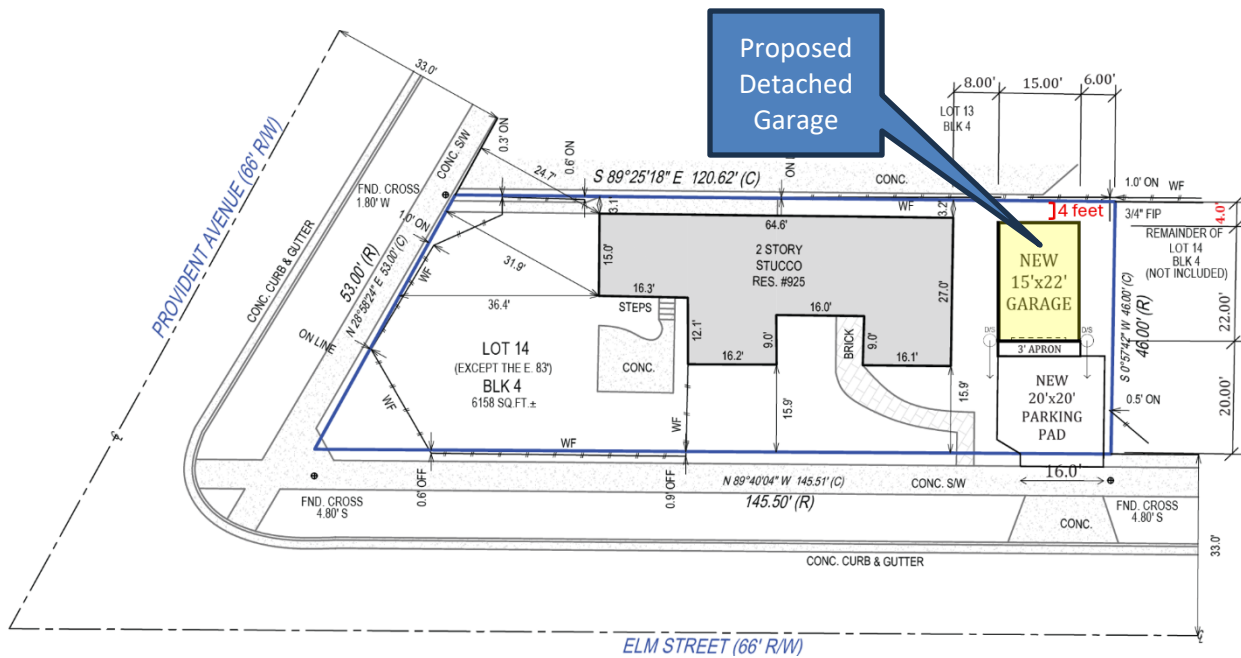


Figure 8 – Proposed Site Plan

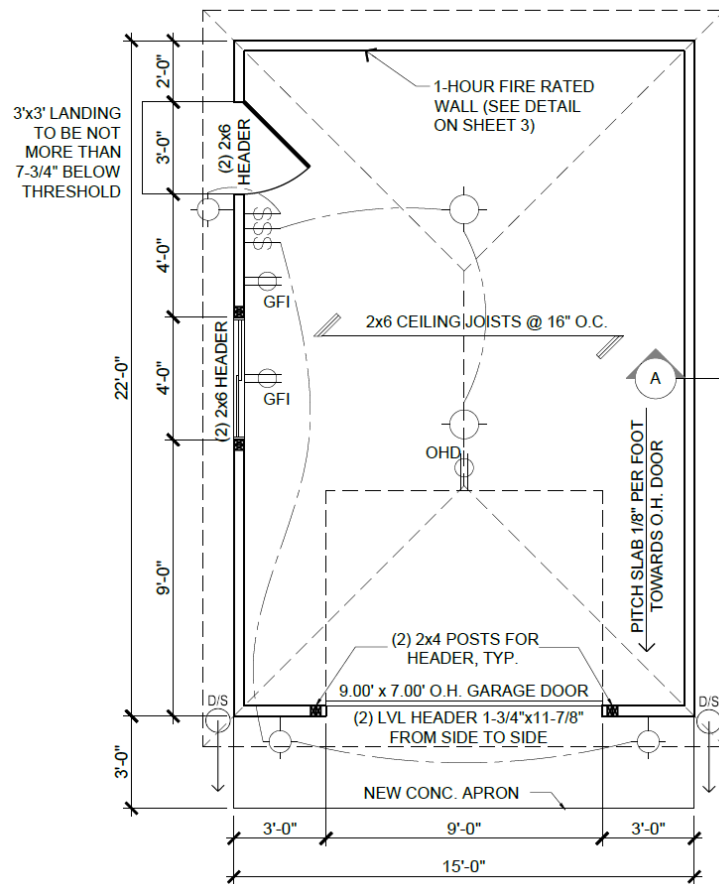


Figure 9 – Proposed Garage Floor Plan

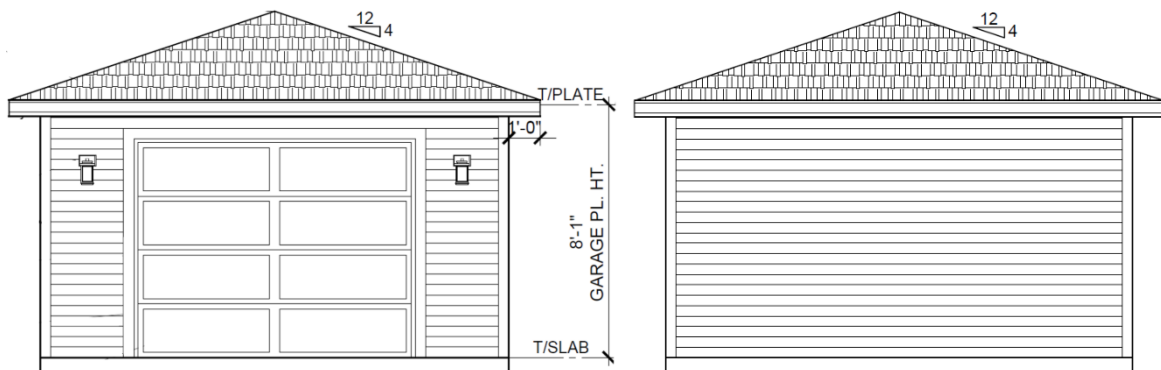


Figure 10 – Proposed Corner (South) and Side (North) Building Elevations

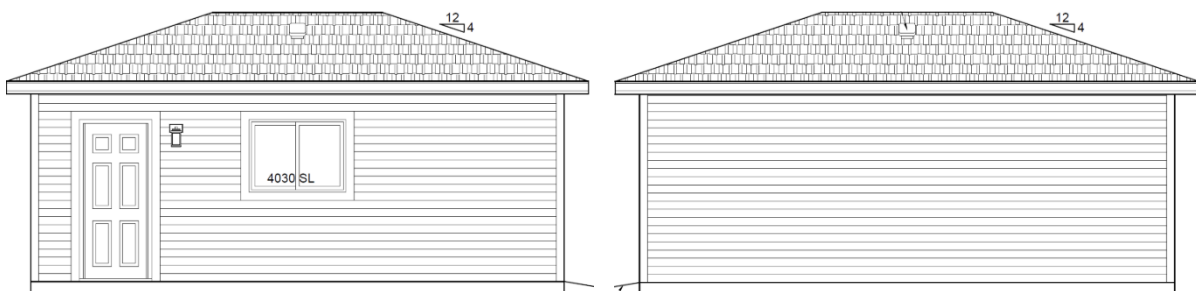


Figure 11 – Proposed Side (West) and Rear (East) Building Elevations

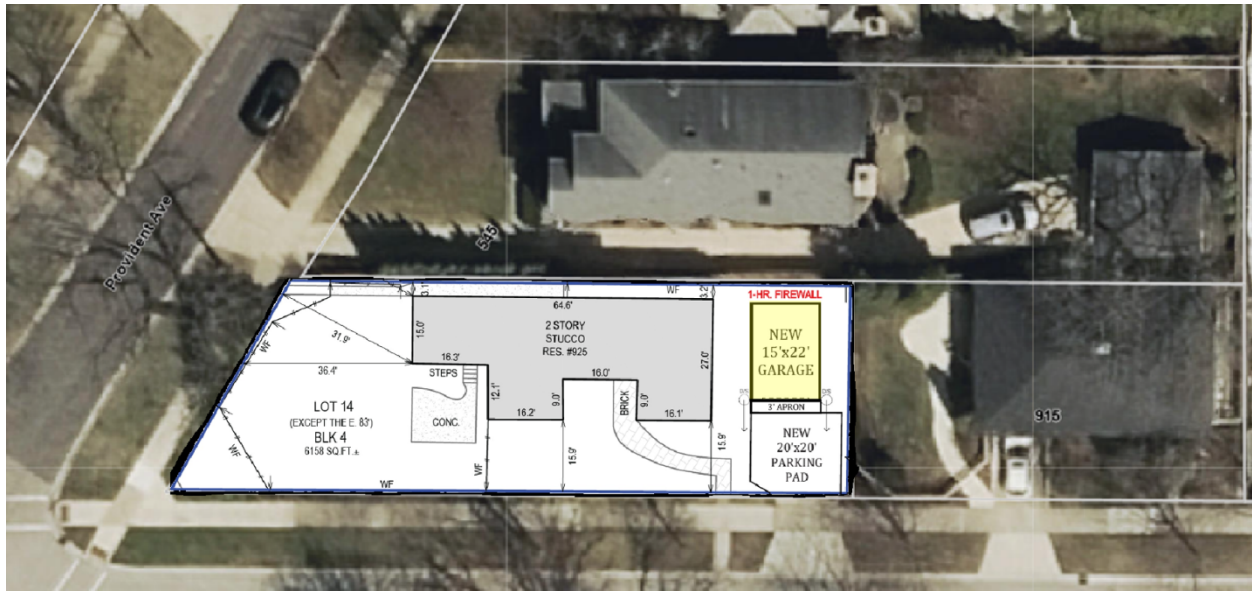


Figure 12 – Proposed Site Plan Overlay on Aerial Photo

Given the ZBA often receives questions regarding the stormwater regulations applicable to a specific request being considered by the ZBA, attached is a Stormwater Matrix (**Attachment B**). Village Engineering staff has approved the building permit submittal, noting that detention would not be required, while specifying that stormwater would need to be managed on site. Figure 13 below represents the Subject Property's proximity to the floodplain; the cyan represents the 100-year floodplain.



Figure 13 - GIS Floodplain Map

REQUESTED ZONING RELIEF

The attached Zoning Matrix highlights the existing lot and the proposed improvement's compliance with the R-5 zoning district (**Attachment A**). One variation is being requested for a reduction in the required side yard setback.

Side Yard Setback (North Property Line). The existing residence is nonconforming with respect to the required side yard setback as it currently provides a side yard setback of 3.1 feet, encroaching the minimum required setback of 6 feet by 2.9 feet (48.33%). The proposed detached garage would provide a side yard setback of 4 feet, requiring a variation of 2 feet (33.33%).

FINDINGS

In the attached application materials, the Applicant has provided a statement of justification regarding how the requested variation meets the standards for granting the requested zoning variation. Does the ZBA find that the requested variation meets the standards for granting such a variation; and if so, is the ZBA prepared to approve the requested variation?

Staff has prepared the attached draft resolutions for the ZBA's consideration (**Attachment D**). One resolution approves the request, while the other denies the request. A ZBA member may wish to make a motion to: (i) adopt the resolution to approve the requested variation; (ii) adopt the resolution to deny the requested variation; or (iii) continue the case to a specific date.

ATTACHMENTS

Attachment A: Zoning Matrix

Attachment B: Stormwater Matrix

Attachment C: Application Materials

Attachment D: Draft Resolutions

Attachment E: Public Correspondence

ATTACHMENT A

ZONING MATRIX							
ADDRESS: 925 ELM STREET							
CASE NO: 26-22-V							
ZONING: R-5							
ITEM		MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (2)	
Min. Lot Size		8,900 SF	6,158 SF	N/A	N/A	EXISTING NONCONFORMING	
Min. Average Lot Width		70 FT	48.11 FT	N/A	N/A	EXISTING NONCONFORMING	
Min. Lot Depth		120 FT	128 FT	N/A	N/A	OK	
Max. Roofed Lot Coverage (RLC)		1,662.66 SF (1)	1,406.22 SF	1,536.22 SF (6)	130 SF (6)	OK	
Max. Gross Floor Area (GFA)		2,463.2 SF (1)	1,406.22 SF	1,406.22 SF (6)	0 SF (6)	OK	
Max. Impermeable Lot Coverage		3,079 SF (1)	2,649 SF	2,634.22 SF	-15 SF	OK	
Min. Front Yard (West /Provident)		30 FT	26.6 FT	26.6 FT	0 FT	EXISTING NONCONFORMING	
Min. Corner Yard (South/Elm)		13.24 FT/20 FT (3)	15.9 FT	20 FT (5)	N/A	OK	
Min. Side Yard (North)		6 FT	3.1 FT	4 FT (5)	N/A	2 FT (33.33%) VARIATION	
Min. Rear Yard (East)		19.2 FT/6 FT (4)	29.5 FT	6 FT (5)	N/A	OK	
NOTES:		(1) Based on lot area of 6,158 square feet					
		(2) Variation amount is the difference between proposed and requirement.					
		(3) 13.24 ft. is the required setback for the principal building, 20 ft. is the required setback for a detached garage.					
		(4) 19.2 FT is the required setback for the principal building, 6 ft. is the required setback for the detached garage.					
		(5) Proposed setback to detached garage					
		(6) Proposed garage includes 330 SF GFA allowance and 200 SF RLC allowance for location in rear 25% of lot depth of subject property.					

ATTACHMENT B

Stormwater Volume Requirements for Development Sites

In addition to meeting the following storm water volume detention requirements, development sites must meet all other Village storm water management requirements such as drainage and grading, storm water release rates, storage system design requirements, etc. An exception is for lots along the lakefront that directly discharge into Lake Michigan; those lots are not required to provide stormwater volume detention on-site. They are required to meet all other Village stormwater system design requirements.

	Storm Water Detention Volume Requirements	Applicable Requirement
A. New Home Construction - Previously Developed Lot	The amount of additional required storm water detention volume is based upon the difference between maximum impermeable lot coverage, per Zoning Code, and existing lot coverage, using the run-off coefficient for a 100-year storm event for both.	
B. New Home Construction - Previously <u>Undeveloped</u> Site	The amount of required storm water detention volume is based upon the maximum impermeable lot coverage, using the run-off coefficient for 100-year storm event.	
C. Redevelopment of Site for Different Use (e.g. single family to multi-family, or commercial)	The amount of required storm water detention volume is based upon the maximum impermeable lot coverage, using the run-off coefficient for 100-year storm event.	
D. Improvements to Existing Home and/or Lot, causing an increase in impermeable lot coverage <u>greater or equal to 25%.</u>	The amount of additional required storm water detention volume is based upon the difference between the proposed and existing impermeable lot coverage, using the run-off coefficient for 100 year storm event. (Note: If the increase in impermeable lot coverage is less than 25%, additional storm water detention volume is <u>not</u> required.)	<i>Applies to 925 Elm Street</i> Based upon review of information to date, 925 Elm Street <i>would not</i> have to provide additional storm water detention volume. Village Engineering staff approved the building permit with a note that additional detention wouldn't be required.
E. Improvements to existing lots, who currently exceed maximum impermeable lot coverage (e.g., School sites, single family and multi-family sites)	The amount of additional required storm water detention volume is based upon: a) The amount of the impermeable lot coverage (ILC) currently in excess of the maximum permitted amount of ILC allowed by zoning that will be removed and replaced, and/or b) The amount of ILC in addition to what currently exists on the lot. The amount of required detention volume is then determined using the run-off coefficient for 100-year storm event.	

ATTACHMENT C

Village of Winnetka
ZONING VARIATION APPLICATION

VILLAGE OF WINNETKA, ILLINOIS DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. _____

Property Information

Site Address: 925 ELM STREET

Owner Information

Name: Mariana Giebel

Primary Contact: ANDREW VENAMORE

Address: [REDACTED]

Phone No. [REDACTED]

City, State, ZIP: _____

Email: [REDACTED]

Date property acquired by owner: 02/26/2026

Architect Information

Name: N/A

Attorney Information

Name: N/A

Primary Contact: _____

Primary Contact: _____

Address: _____

Address: _____

City, State, ZIP: _____

City, State, Zip: _____

Phone No. _____

Phone No. _____

Email: _____

Email: _____

Nature of any restrictions on property: NONE KNOWN

Brief explanation of variation(s) requested (attach separate sheet providing additional details): The lot currently has no enclosed parking and this project seeks to provide a basic 1-car garage and parking pad at the rear of the exiting SFR.

Property Owner Signature: _____

Date: 06/19/2026

EXPLANATION OF VARIATION

925 Elm Street; Mariana Giebel

Applications must provide evidence and explain in detail the manner wherein the strict application of the provisions of the zoning regulations would result in a clearly demonstrated practical difficulty or particular hardship. In demonstrating the existence of a particular hardship, please direct your comments and evidence to each of the following standards:

- 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;**

Since there is no enclosed parking on this small lot, this project seeks to provide a basic 1-car sized structure for locating a vehicle out of sight and out of the elements. As the lot is some 2,200 square feet smaller than the R-5 district requirements, getting a complying garage on the lot in addition to existing footprint of the SFR is very difficult: only 256 SF remains under the Roofed Lot Coverage requirement. Additionally, at only 46 feet in width, complying with all the setbacks with a standard depth garage has been difficult and so a setback variation from the north sideyard (which is adjacent to the neighbors sideyard and there is required to be 6.00 feet instead of the standard 3.00 feet) is part of this request. Without relief from the strict application of the ordinance requirements this simple 1-car garage would not be able to be constructed thus impacting the ability for a reasonable return.

- 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 owner's plight in this case is driven by the small lot size and width (both of which are significantly undersized compared to the standard R-5 lot). Since the square footage of this lot, with a standard-sized SFR, does not allow for even a basic 2-car garage (only 256 SF remains), the owner proposes a single car garage instead. The proposal is for a 15'x22' garage that will provide parking and some minimal storage. The narrow nature of the existing lot (at only 46 feet) and its proximity to the north neighbors' existing sideyard also play a part in the variation requests. Both these elements are unique and related to the lot size and configuration, rather than being related to the owners of the property.

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

A detached garage is a very standard use within the village and the ordinance encourages the location of these structures toward the rear yard. This 1-car

EXPLANATION OF VARIATION

925 Elm Street; Mariana Giebel

garage will maintain that essential character since it's overall design is intended to imitate the existing massing and design of the home.

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

Since the ridge height of the garage is less than 12' feet and reasonably generous setbacks (i.e., for a detached accessory structure) have been proposed to the rear: 6.00 feet, and north side yard: 4.00 feet (whereas 3 feet is typically required in a standard rear yard setting), this project will not impede the supply of light and air to the neighbors.

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

Since there is separation from the adjacent property lines (as noted above) along with an 8.00-foot setback to the SFR, there will not be any additional hazard to the property as a result of the proposed construction.

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

A new garage at this location that replaces the existing cracked concrete pad current sited there will likely improve the taxable base for this property.

7. The congestion in the public street will not increase; and

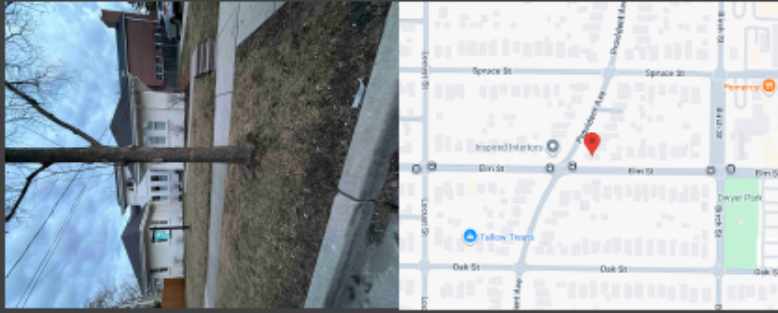
The installation of this 1-car garage will not increase congestion on the public street since there is already open-air parking on the property currently.

8. The public health, safety, comfort, morals and welfare of the inhabitants of the Village will not be otherwise impaired.

With the new garage, and its intent to park vehicles off the public way, the garage project will maintain and improve the overall welfare of village inhabitants.

HGB PROPOSED SITE PLAN

PROPOSED REAR YARD
IMPERVIOUS COVERAGE IS
749.00 SF, A 15.50 SF
INCREASE FROM EXISTING



PROPERTY ADDRESS:
925 ELM STREET, WINNETKA, ILLINOIS 60093

SURVEY NUMBER: IL2602.3387

DATE SIGNED: 02/23/26

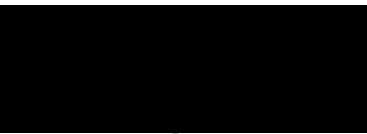
FIELD WORK DATE: 2/19/2026

REVISION DATE(S):
(REV.0 2/23/2026)

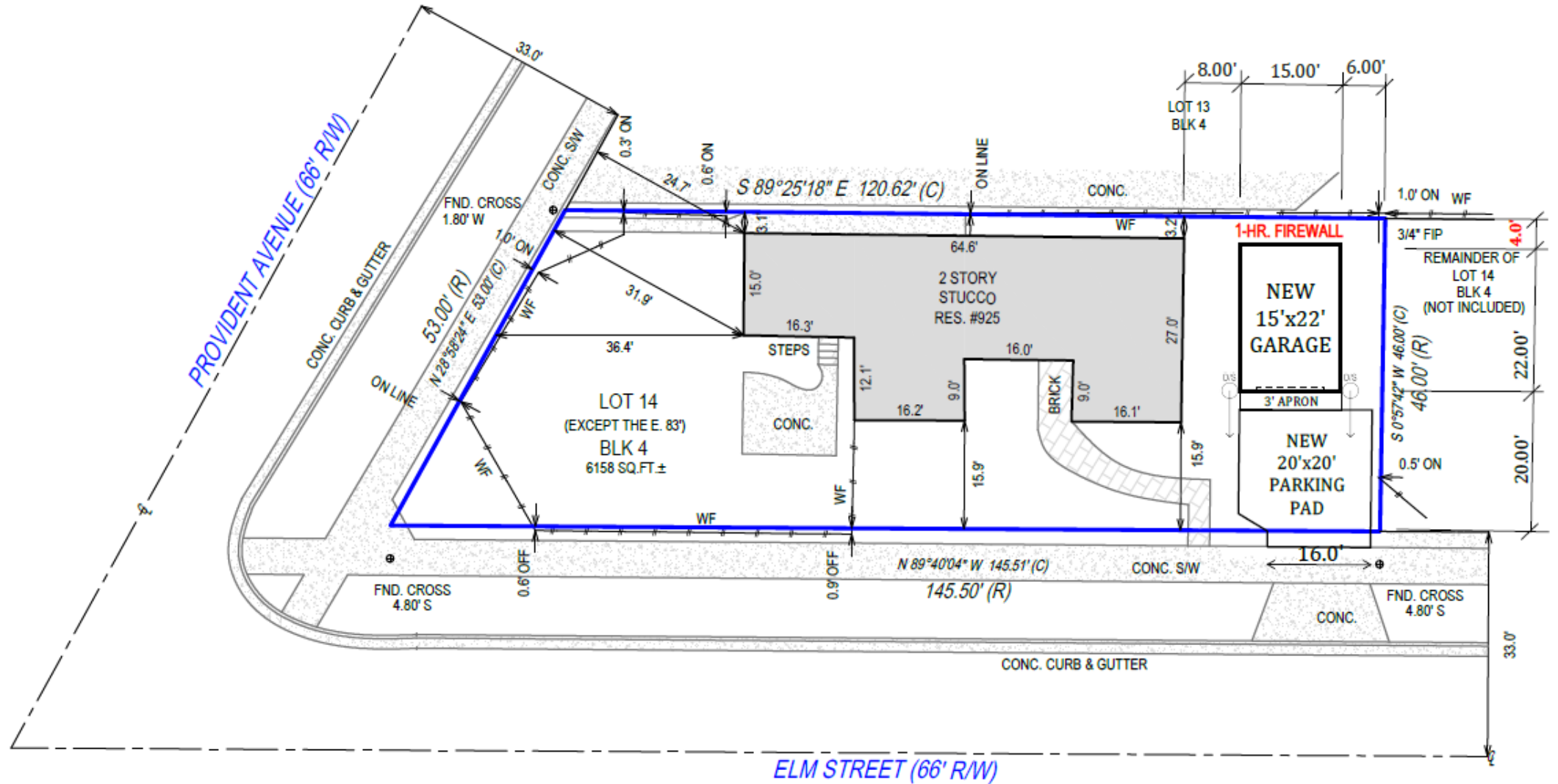
POINTS OF INTEREST
NONE VISIBLE

STATE OF ILLINOIS
COUNTY OF GRUNDY SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS
TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY
SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2980
LICENSE EXPIRES 1/30/2026
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 154000069-0000



LOT AREA: 6,158 SF

GFA (40%) - 2,463.20 SF

PROPOSED - 1,406.22 SF (no garage included)

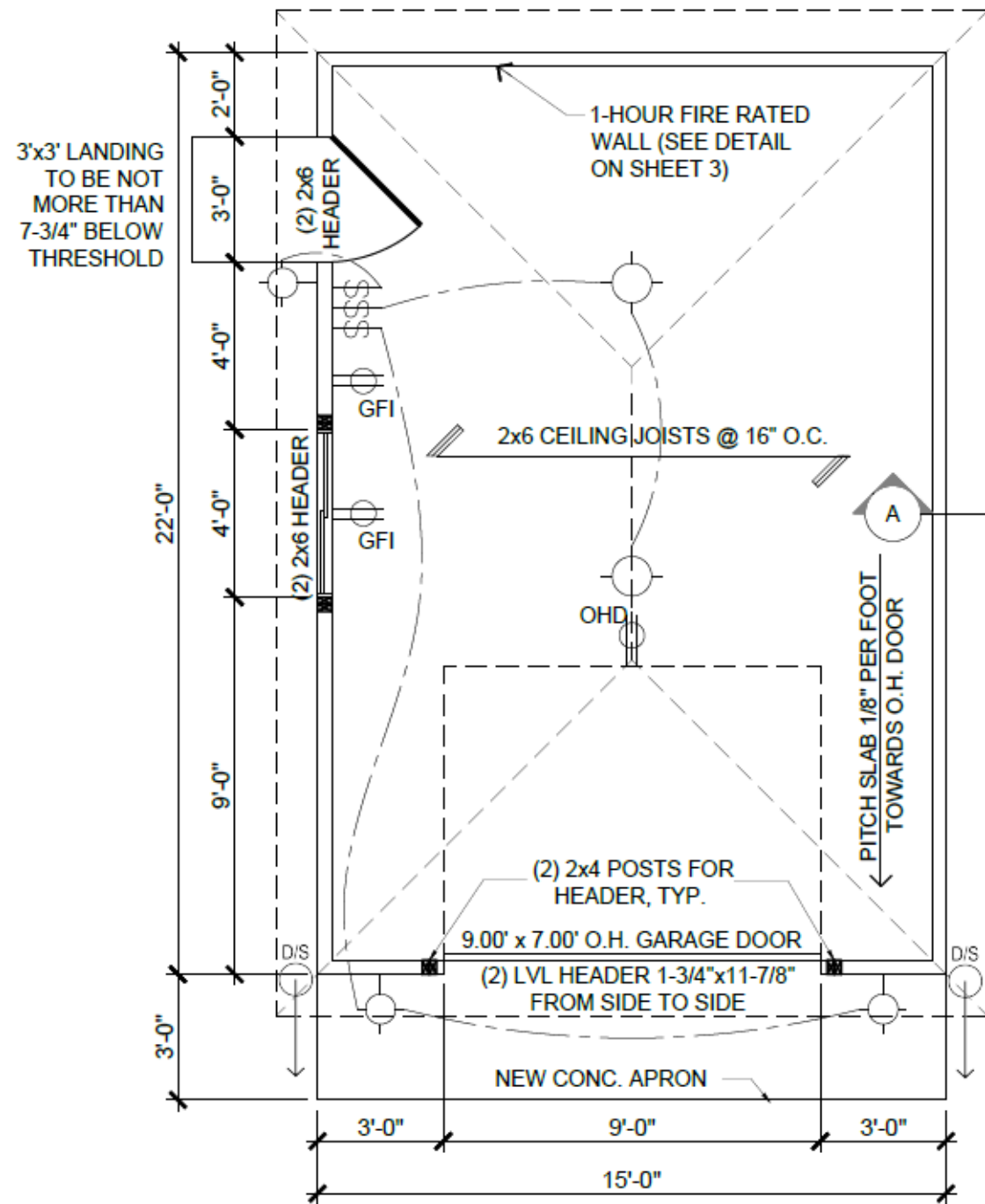
RLC (27%) - 1,662.66 SF

PROPOSED - 1,536.22 (under by 126.44 SF)

IMP (50%) - 3,079.00 SF

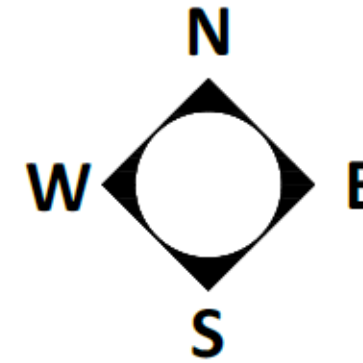
PROPOSED - 2,492.10 SF

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



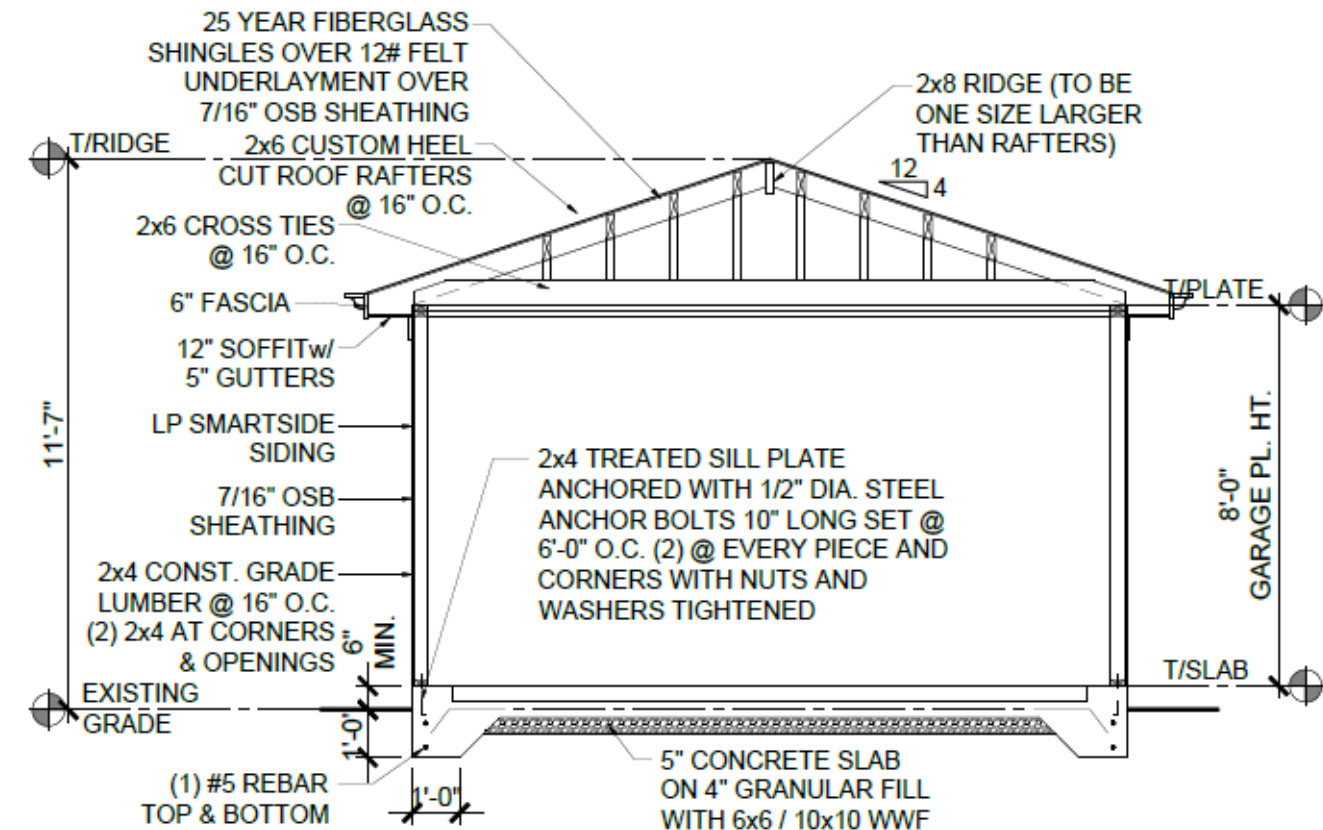
FLOOR PLAN

SCALE: 1/4" = 1'-0"



ELECTRICAL DETAILS:

- CIRCUITS: (1) 20 AMP. #12 GA. (1) 15 AMP. #14 GA.
- CONTAINED IN 3/4" RIGID STEEL CONDUIT
- BURIAL DEPTH: 8 INCHES
- WIRING: SEPARATE CIRCUITS TO ELECTRICAL PANEL



BUILDING SECTION

SCALE: 1/4" = 1'-0"



DETACHED GARAGE - HIP ROOF

925 ELM STREET, WINNETKA
RESIDENCE

THESE PLANS REMAIN THE PROPERTY OF MACH 1, INC. AND THEIR REPRODUCTION IS EXPRESSLY FORBIDDEN.

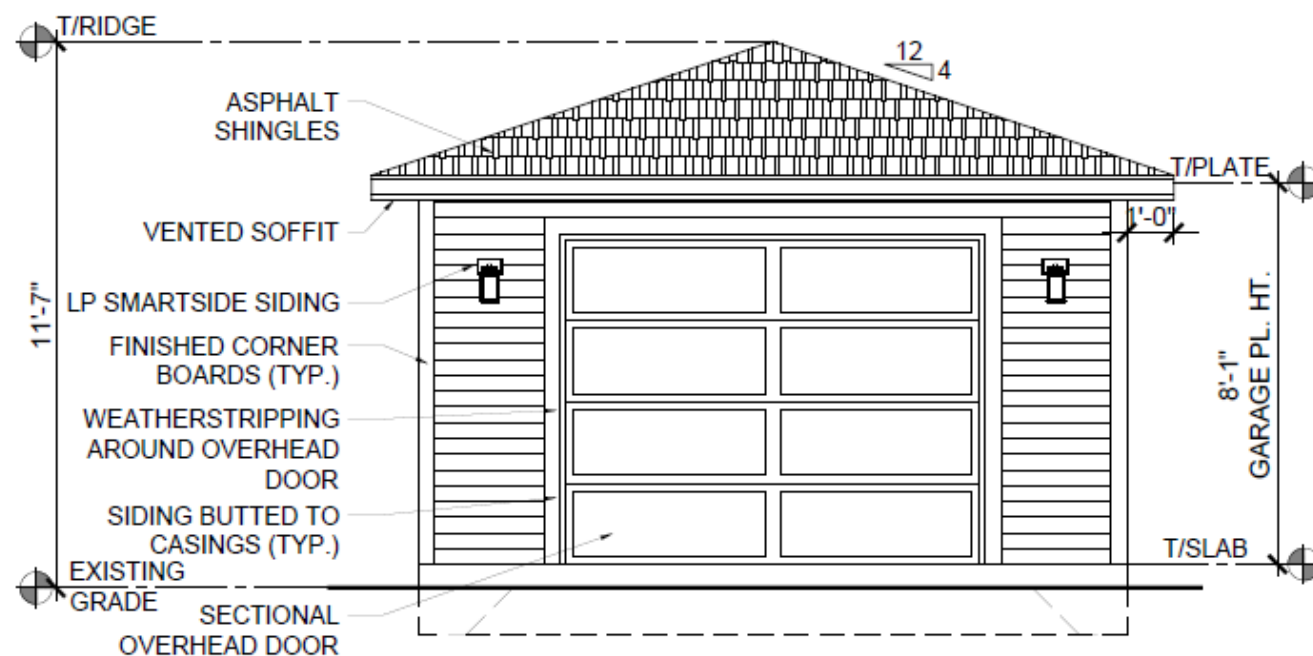
CONTRACTOR

SHEET NAME:

FLOOR PLAN &
BUILDING SECTION

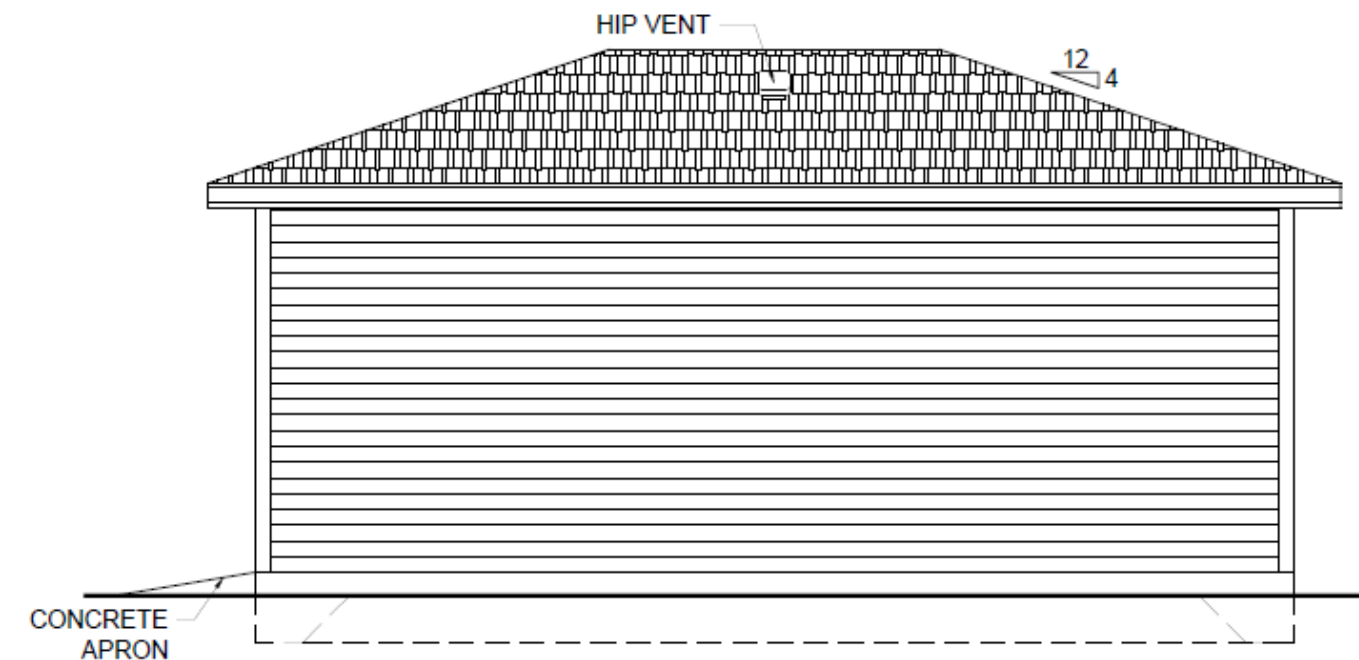
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1 OF 3



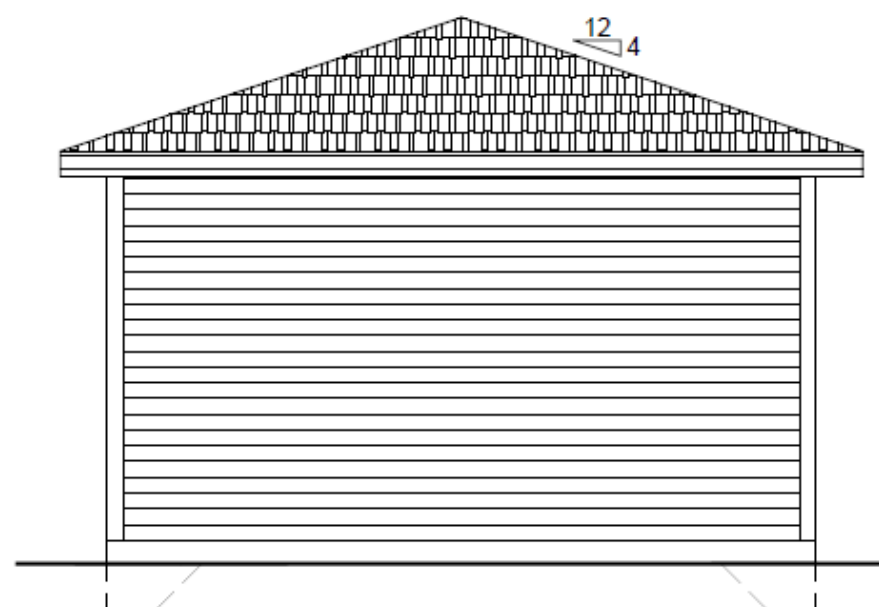
SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



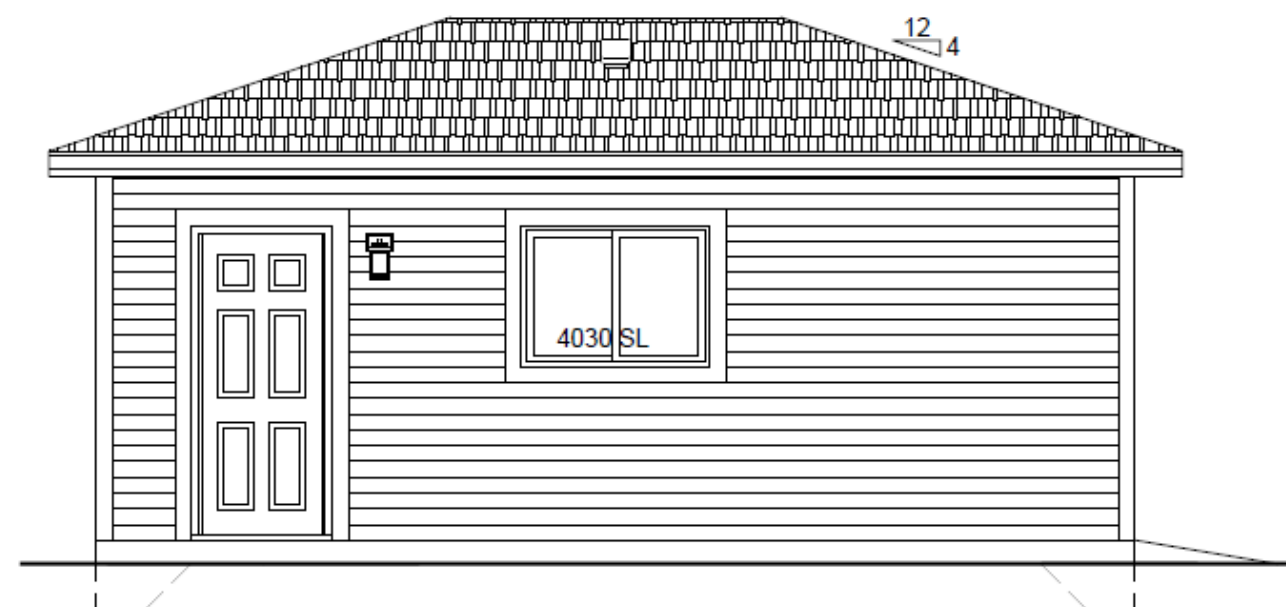
EAST ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"



DETACHED GARAGE - HIP ROOF

925 ELM STREET, WINNETKA

RESIDENCE

THESE PLANS REMAIN THE PROPERTY OF MACH 1, INC. AND THEIR REPRODUCTION IS EXPRESSLY FORBIDDEN.

CONTRACTOR:

SHEET NAME:

ELEVATIONS

SHEET NUMBER:

2 OF 3

ATTACHMENT D
RESOLUTION NO. ZBA-07-2026
VILLAGE OF WINNETKA
ZONING BOARD OF APPEALS
APPROVAL OF ZBA CASE NO. 26-22-V – 925 ELM STREET

WHEREAS, Mariana Giebel (the “Applicant”) is the owner of the property commonly known as 925 Elm Street, Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made part of this Resolution (**“Subject Property”**); and

WHEREAS, the Subject Property is located in the R-5 Single Family Residential District; and

WHEREAS, the Subject Property is improved with a single-family residence that is nonconforming with respect to the minimum required side yard setback from the north property line (**“Building”**); and

WHEREAS, the Applicant desires to construct a detached garage on the Subject Property that would provide less than the minimum required side yard setback from the north property line; (**“Proposed Improvement”**); and

WHEREAS, pursuant to Section 17.30.110 of the Winnetka Zoning Ordinance (**“Zoning Ordinance”**), the Subject Property is required to provide a minimum side yard setback of 6 feet for a detached garage from the north property line; and

WHEREAS, the Applicant desires to construct the Proposed Improvement on the Subject Property with a minimum side yard setback that is less than the required 6 feet, a violation of Section 17.30.110 of the Zoning Ordinance; and

WHEREAS, the Applicant filed an application for a variation from Section 17.30.110 of the Zoning Ordinance to permit the Proposed Improvement on the Subject Property with a north side yard setback of 4 feet for the detached garage (**“Requested Variation”**); and

WHEREAS, a public notice for the Requested Variation was duly published on July 23, 2026, in the *Chicago Tribune* and notice was mailed to the owners of record of all properties within 250 feet of the Subject Property as required by the Zoning Ordinance; and

WHEREAS, a public hearing was held by the Winnetka Zoning Board of Appeals during a meeting held on August 10, 2026, for the purpose of considering the Requested Variation with the final decision being rendered at the Zoning Board of Appeal’s Regular Meeting on August 10, 2026; and

WHEREAS, the Zoning Board of Appeals has considered the evidence presented, as follows:

1. Application for the Requested Variation submitted by the Applicant, dated June 19, 2026, including all attachments as well as all subsequent additions and revisions to these application materials and attachments; and
2. All written and oral testimony concerning the Requested Variation.

WHEREAS, the Zoning Board of Appeals has determined that the Requested Variation satisfies the standards for a variation provided in Sections 17.60.040 and 17.60.050 of the Winnetka Zoning Ordinance; and

WHEREAS, the Zoning Board of Appeals has determined that it will serve and be in the best interest of the Village and its residents to grant the application for the minimum side yard setback of a detached garage variation in accordance with, and subject to, the conditions, restrictions, and provisions of this Resolution.

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of Appeals of the Village of Winnetka, Cook County, Illinois, that:

SECTION 1. RECITALS. The foregoing recitals are incorporated into, and made part of, this Resolution as the findings of the Zoning Board of Appeals.

SECTION 2. APPROVAL OF VARIATION. Subject to and contingent upon the conditions, restrictions, and provisions set forth in Section Three of this Resolution, the requested minimum side yard setback of a detached garage variation from Section 17.30.110 of the Zoning Ordinance to permit the Proposed Improvement on the Subject Property is hereby granted, in accordance with and pursuant to Chapter 17.60 of the Zoning Ordinance and the home rule powers of the Village.

SECTION 3. CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Winnetka Zoning Ordinance or any other rights the Applicant may have, the approval granted in Section Two of this Resolution is hereby expressly subject to and contingent upon compliance with each and all of the following conditions:

- A. Compliance with Plans. Except for minor changes and site work approved by the Director of Community Development in accordance with all applicable Village standards, the development, use, operation, and maintenance of the Subject Property, shall comply with those certain plans attached hereto as **Exhibit B**.
- B. Compliance with Regulations. The construction, development, use, operation, and maintenance of the Proposed Improvement and the Subject Property must comply with all applicable Village codes and ordinances, as the same may be amended from time to time, except to the extent specifically provided otherwise in this Resolution.

SECTION 4. RECORDING; BINDING EFFECT. A copy of this Resolution will be recorded in the office of the Cook County Clerk Recording Division. This Resolution and the privileges, obligations, and provisions contained herein will inure solely to the benefit of, and be binding upon, the Applicant and its respective heirs, personal representatives, successors and assigns.

SECTION 5. FAILURE TO COMPLY WITH CONDITIONS. Upon the failure or refusal of the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Resolution, the approval granted in Section Two of this Resolution will, at the sole discretion of the Zoning Board of Appeals, by Resolution duly adopted, be revoked and become null and void; provided, however, that the Zoning Board of Appeals may not so revoke the approval granted in Section Two of this Resolution unless it first provides the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Zoning Board of Appeals. In the event of revocation, the development and use of the Subject Property will be governed solely by the applicable regulations of the Winnetka Zoning Ordinance, including, without limitation, the garage

setback requirements set forth in Section 17.30.110 of the Zoning Ordinance. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

SECTION 6. AMENDMENTS. Any amendments to the Requested Variation granted in Section Two of this Resolution may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Winnetka Zoning Ordinance.

SECTION 7. EFFECTIVE DATE.

- A. This Resolution will be effective only upon the occurrence of all of the following events:
- B. Passage by the Zoning Board of Appeals in the manner required by law; and
- C. The filing by the Applicant with the Village Clerk of an Unconditional Agreement and Consent, in the form of **Exhibit C** attached to and, by this reference, made a part of this Resolution, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Resolution and to indemnify the Village for any claims that may arise in connection with the approval of this Resolution.
- D. In the event that the Applicant does not file fully executed copies of the Unconditional Agreement and Consent, as required by Section 7.C of this Resolution, within 60 days after the date of final passage of this Resolution by the Zoning Board of Appeals, the Zoning Board of Appeals will have the right, in its sole discretion, to declare this Resolution null and void and of no force or effect.

ADOPTED this 10th day of August, 2026, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Signed:

Matthew Bradley, Chairperson

Countersigned:

Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

Lot 14 (Except the East 83 Feet) in Block 4 in Provident Mutual Land Association Subdivision of Blocks 7 to 12 and 28 to 33 and 54 to 59 in the Village of Winnetka in the West ½ of the Northeast ¼ of Section 20, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

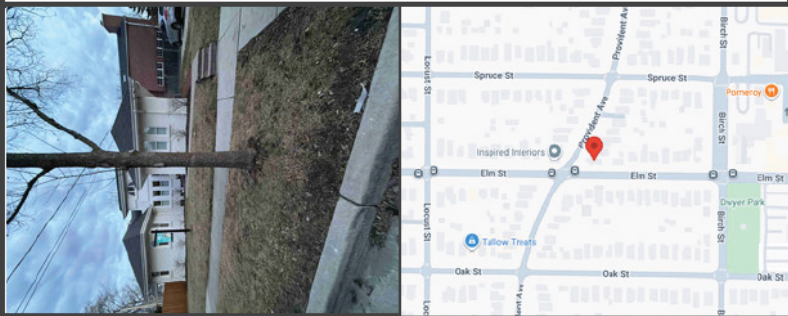
Commonly Known as: 925 Elm Street, Winnetka, Illinois.

Parcel Index Number: 05-20-206-009-0000

EXHIBIT B
PLANS

(SEE ATTACHED EXHIBIT B)

HGB EXISTING
SITE PLAN



PROPERTY ADDRESS:
925 ELM STREET, WINNETKA, ILLINOIS 60093

SURVEY NUMBER: IL2602.3387

DATE SIGNED: 02/23/26 FIELD WORK DATE: 2/19/2026

REVISION DATE(S):
(REV.0 2/23/2026)

POINTS OF INTEREST
NONE VISIBLE

STATE OF ILLINOIS SS
COUNTY OF GRUNDY

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.



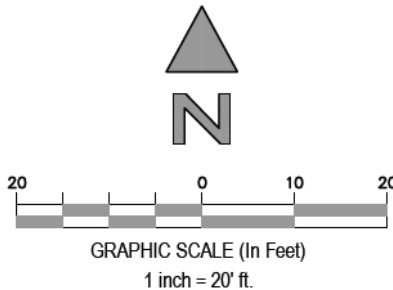
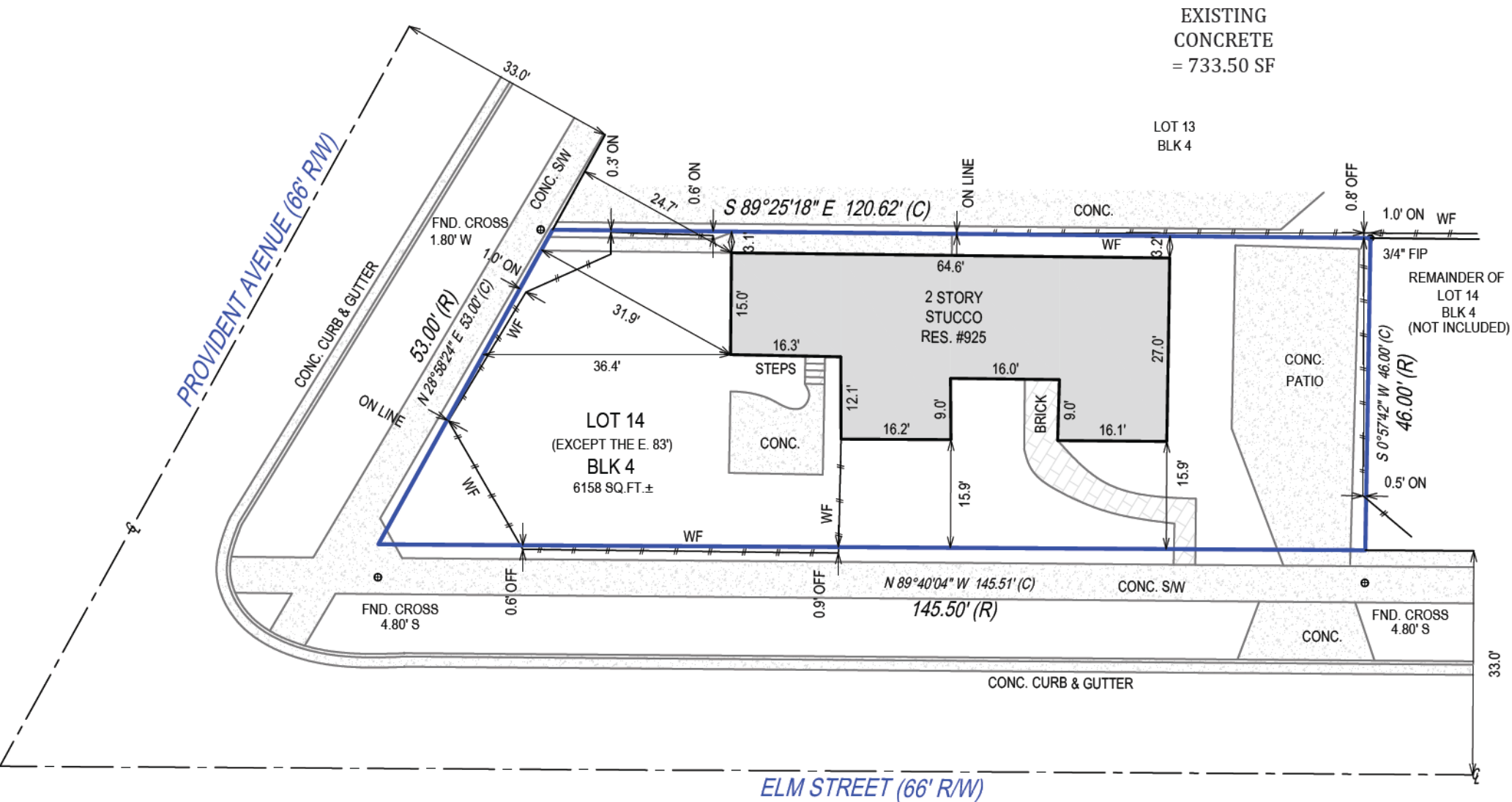
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2980
LICENSE EXPIRES 11/30/2026
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184005059-0005



316 East

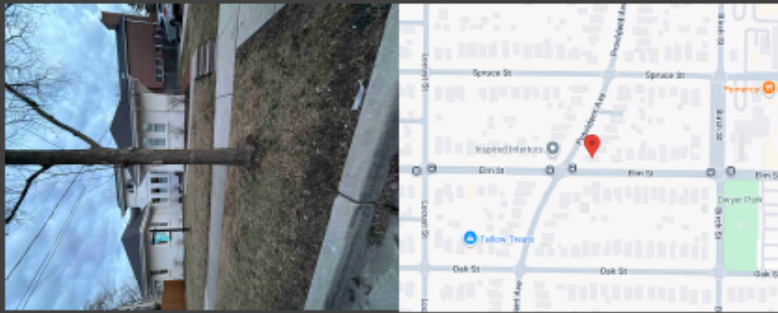


SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



HGB PROPOSED SITE PLAN

PROPOSED REAR YARD
IMPERVIOUS COVERAGE IS
749.00 SF, A 15.50 SF
INCREASE FROM EXISTING



PROPERTY ADDRESS:
925 ELM STREET, WINNETKA, ILLINOIS 60093

SURVEY NUMBER: IL2602.3387

DATE SIGNED: 02/23/26

FIELD WORK DATE: 2/19/2026

REVISION DATE(S):
(REV.0 2/23/2026)

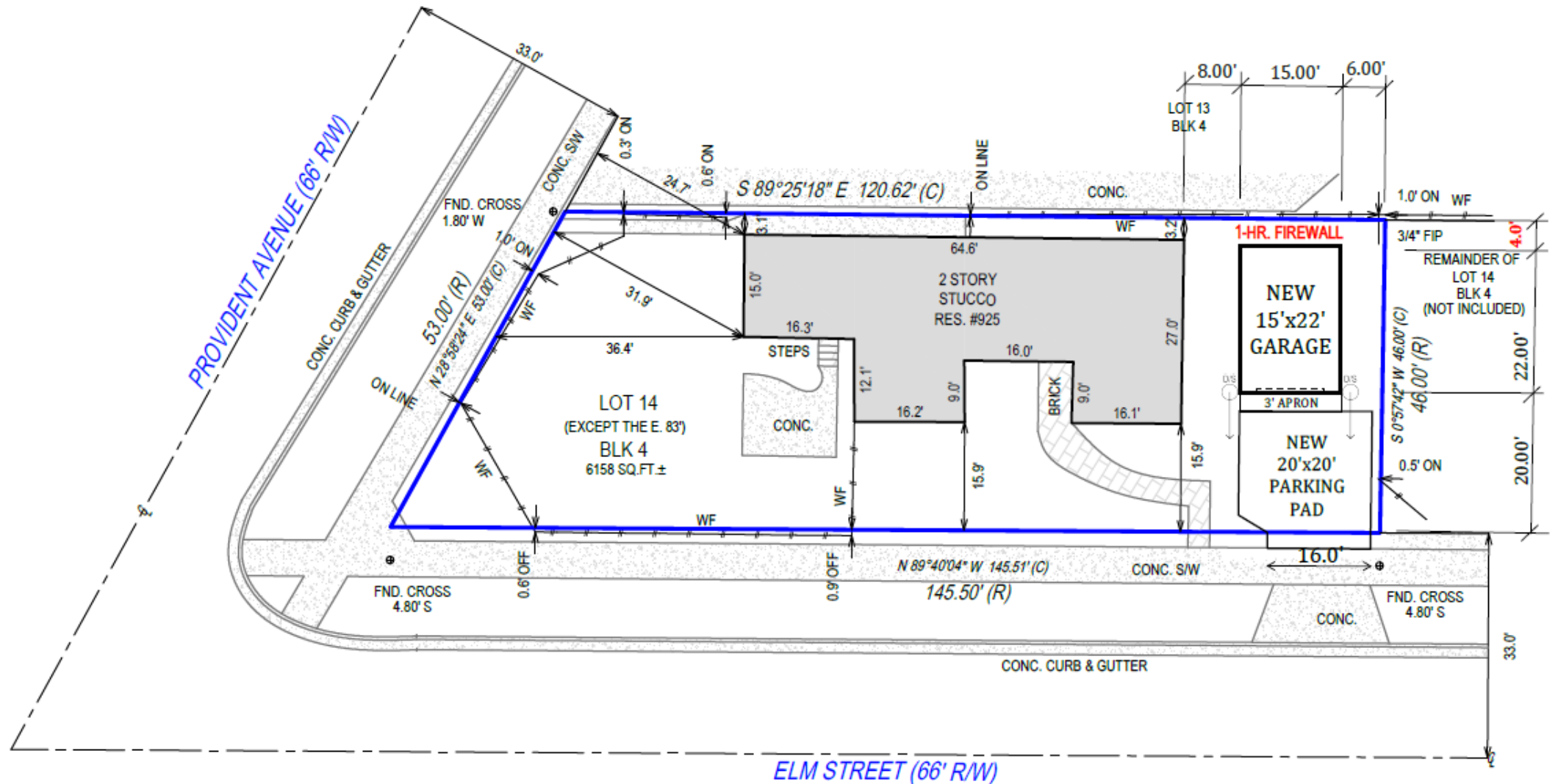
POINTS OF INTEREST
NONE VISIBLE

STATE OF ILLINOIS
COUNTY OF GRUNDY SS

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TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY
SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2980
LICENSE EXPIRES 1/30/2026
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 154000069-0000



LOT AREA: 6,158 SF

GFA (40%) - 2,463.20 SF

PROPOSED - 1,406.22 SF (no garage included)

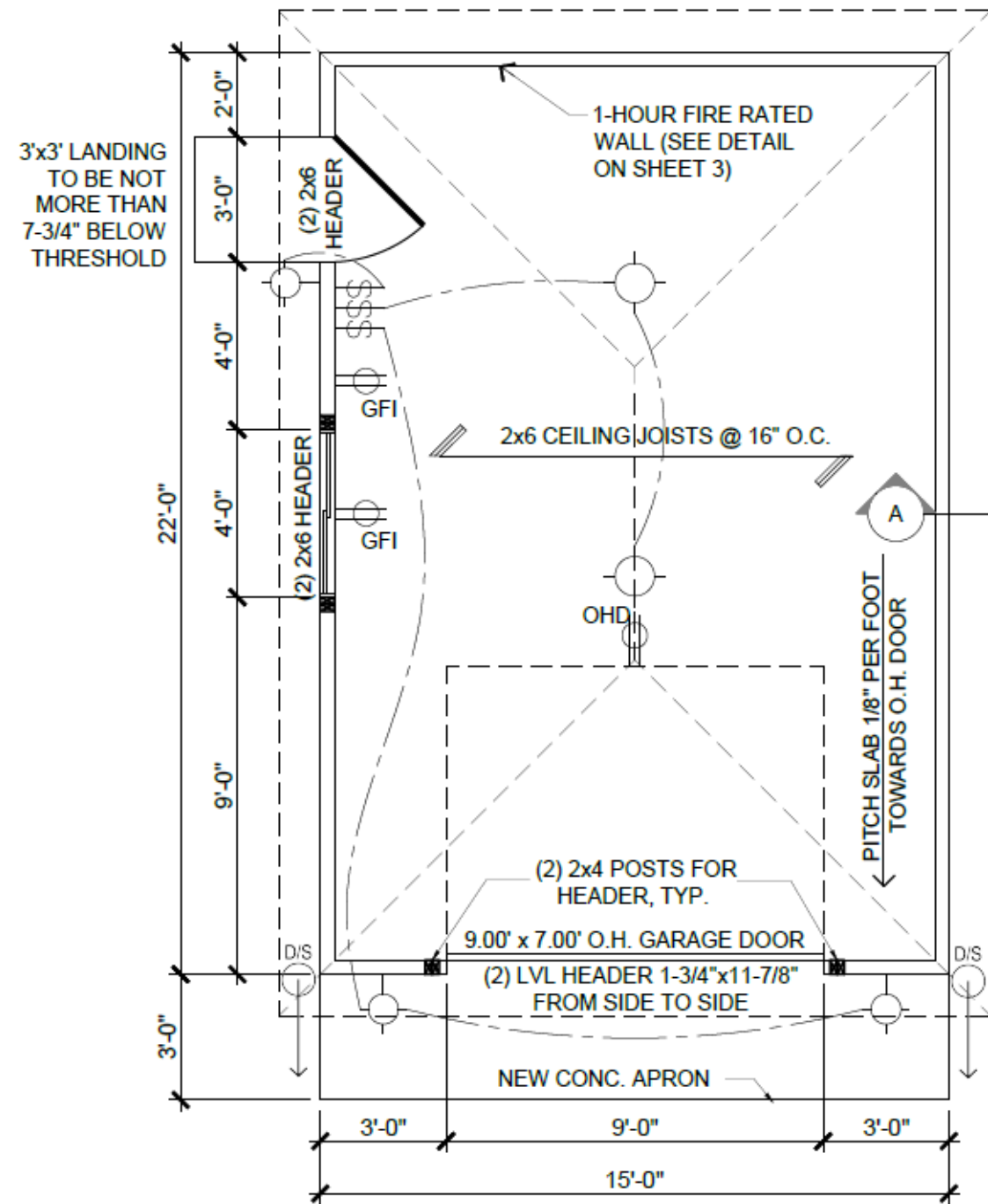
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PROPOSED - 1,536.22 (under by 126.44 SF)

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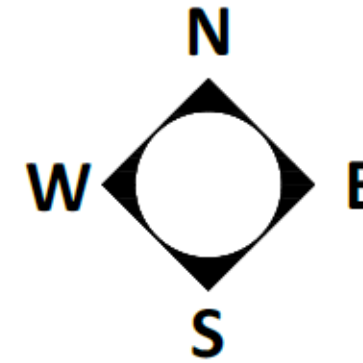
PROPOSED - 2,492.10 SF

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



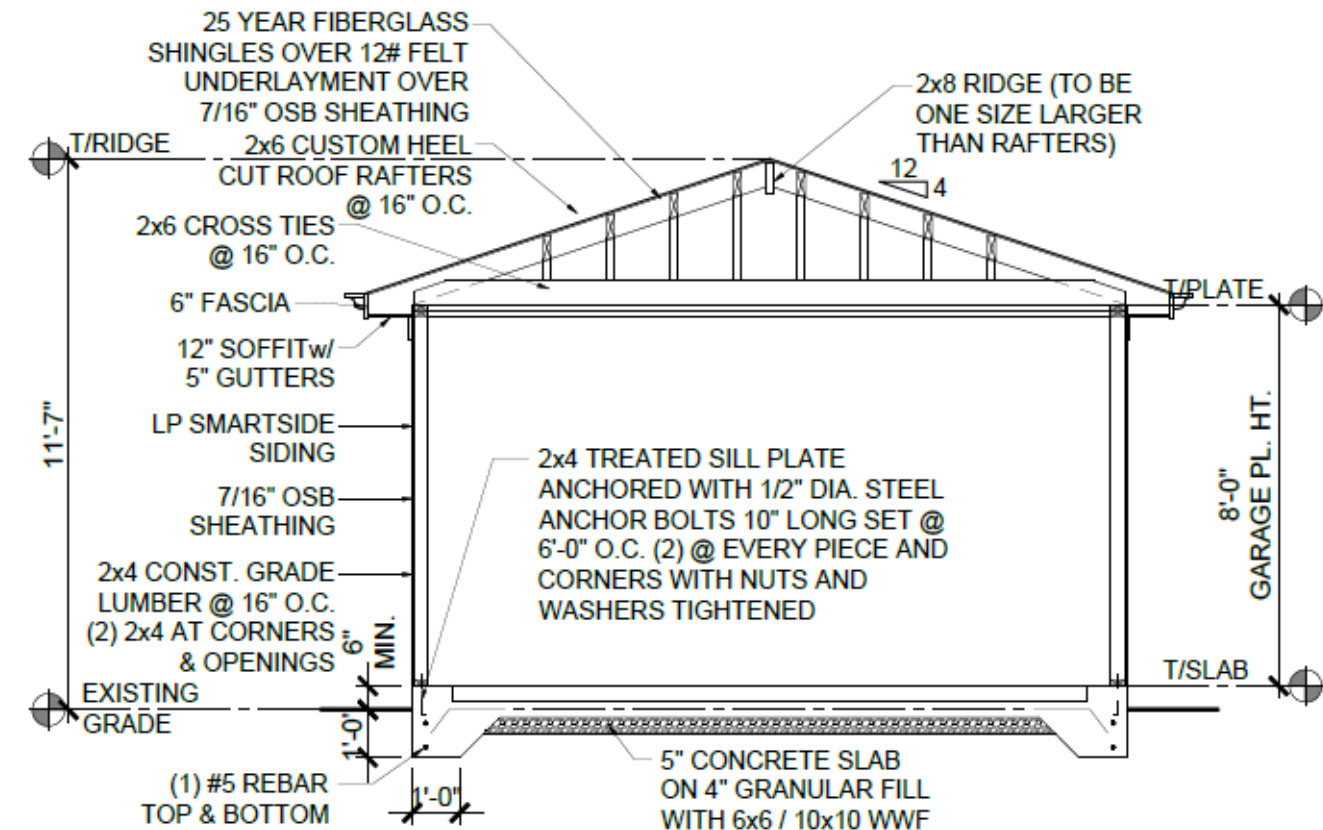
FLOOR PLAN

SCALE: 1/4" = 1'-0"



ELECTRICAL DETAILS:

- CIRCUITS: (1) 20 AMP. #12 GA. (1) 15 AMP. #14 GA.
- CONTAINED IN 3/4" RIGID STEEL CONDUIT
- BURIAL DEPTH: 8 INCHES
- WIRING: SEPARATE CIRCUITS TO ELECTRICAL PANEL



BUILDING SECTION

SCALE: 1/4" = 1'-0"



DETACHED GARAGE - HIP ROOF

925 ELM STREET, WINNETKA
RESIDENCE

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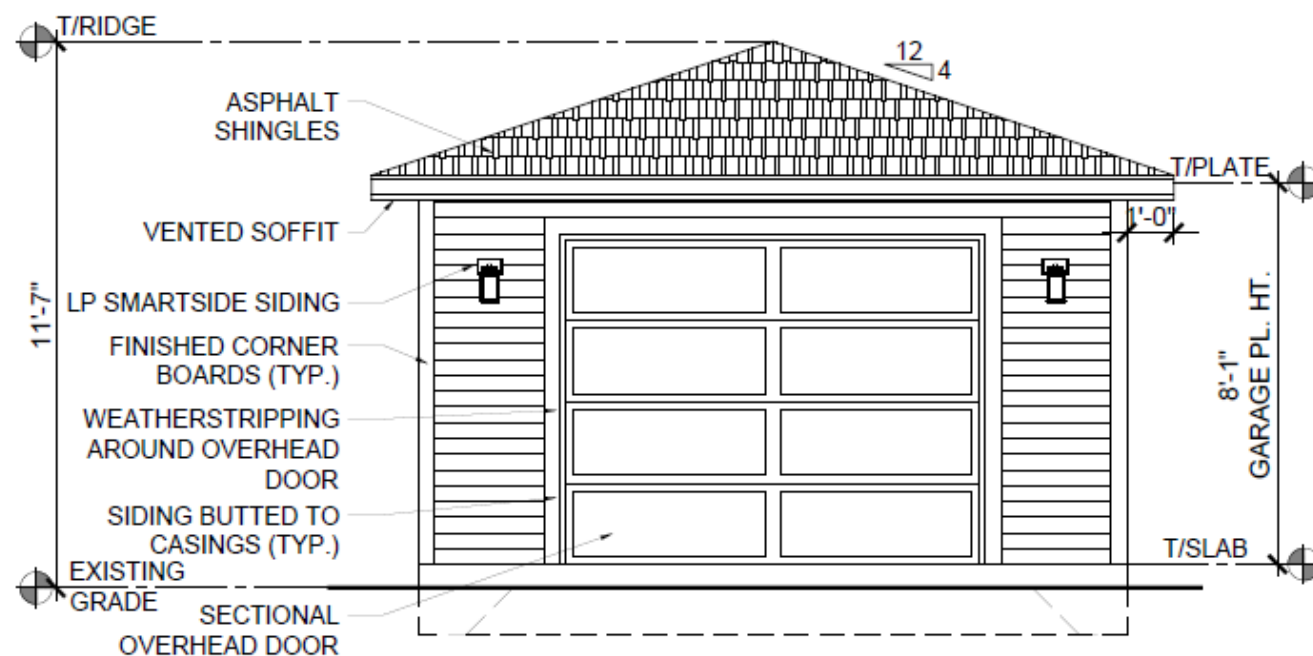
CONTRACTOR

SHEET NAME:

FLOOR PLAN &
BUILDING SECTION

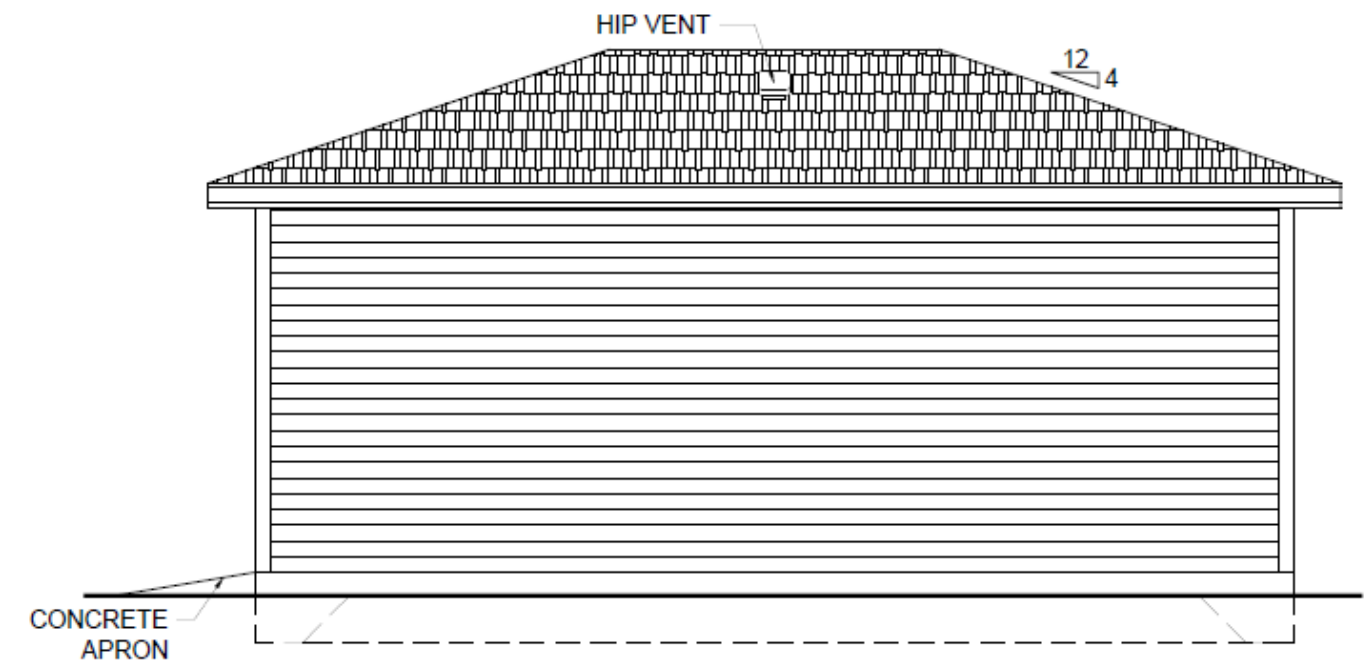
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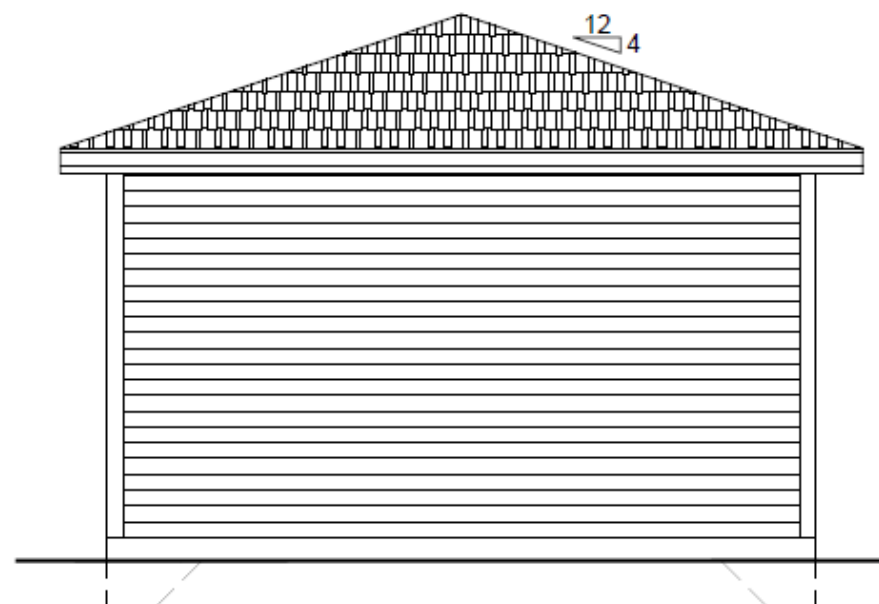
SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



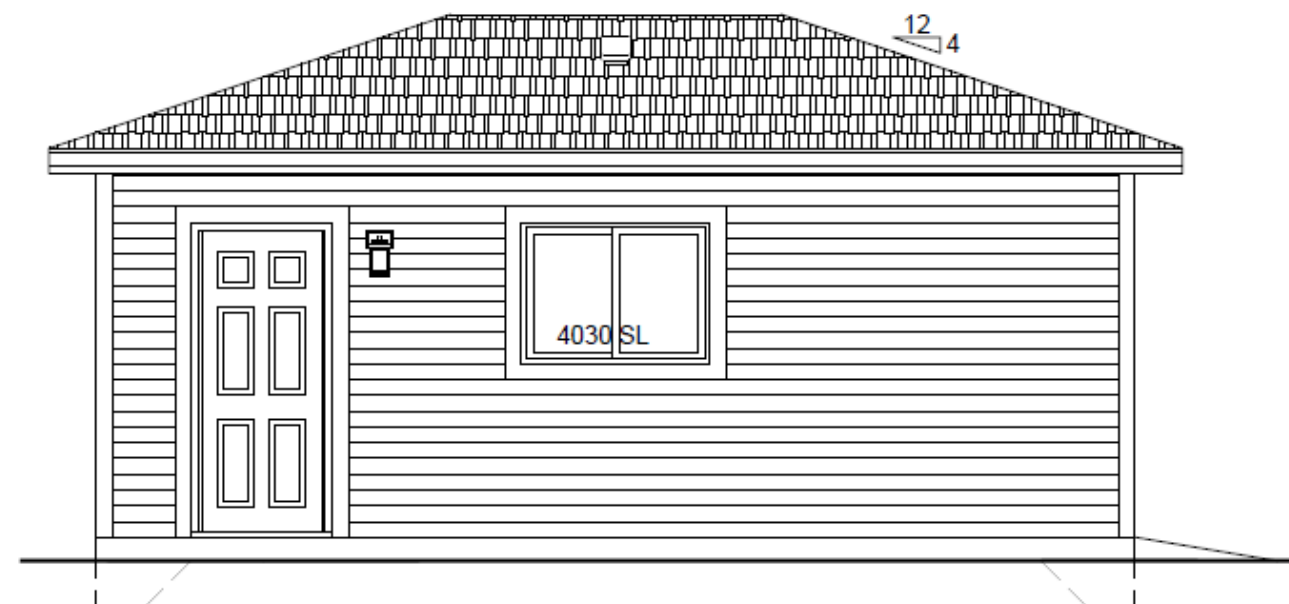
EAST ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"



DETACHED GARAGE - HIP ROOF

925 ELM STREET, WINNETKA

RESIDENCE

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CONTRACTOR:

SHEET NAME:

ELEVATIONS

SHEET NUMBER:

2 OF 3

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Winnetka, Illinois ("**Village**");

WHEREAS, Mariana Giebel (the "**Owner**") is the owner of record of that certain real property located at 925 Elm Street, Winnetka, Illinois ("**Property**"); and

WHEREAS, Resolution No. ZBA-07-2026, adopted by the Winnetka Zoning Board of Appeals on August 10, 2026 ("**Resolution**"), grants a variation to construct a detached garage on the Subject Property; and

WHEREAS, Section 7.A.2 of the Resolution provides, among other things, that the Resolution will be of no force or effect unless and until the Owner has filed, within 60 days following the passage of the Resolution, its unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Resolution;

NOW, THEREFORE, the Owner does hereby agree and covenant as follows:

1. The Owner hereby unconditionally agrees to accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Resolution.
2. The Owner acknowledges that public notices and public hearings have been properly given and held with respect to the adoption of the Resolution, have considered the possibility of the revocation provided for in the Resolution, and agree not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.
3. The Owner acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's granting of the variation, and that the Village's approval of the variation does not, and will not, in any way, be deemed to insure the Owner against damage or injury of any kind and at any time.
4. The Owner hereby agrees to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Resolution granting the variation for the Property.

[SIGNATURE PAGE FOLLOWS]

Dated: _____, 2026.

ATTEST

OWNER

By: _____

By: _____
Mariana Giebel

Name: _____

RESOLUTION NO. ZBA-07-2026
VILLAGE OF WINNETKA
ZONING BOARD OF APPEALS
DENIAL OF ZBA CASE NO. 26-22-V – 925 ELM STREET

WHEREAS, Mariana Giebel (the “Applicant”) is the owner of the property commonly known as 925 Elm Street, Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made part of this Resolution (“**Subject Property**”); and

WHEREAS, the Subject Property is located in the R-5 Single Family Residential District; and

WHEREAS, the Subject Property is improved with a single-family residence that is nonconforming with respect to the minimum required side yard setback from the north property line (“**Building**”); and

WHEREAS, the Applicant desires to construct a detached garage on the Subject Property that would provide less than the minimum required side yard setback from the north property line; (“**Proposed Improvement**”); and

WHEREAS, pursuant to Section 17.30.110 of the Winnetka Zoning Ordinance (“**Zoning Ordinance**”), the Subject Property is required to provide a minimum side yard setback of 6 feet for a detached garage from the north property line; and

WHEREAS, the Applicant desires to construct the Proposed Improvement on the Subject Property with a minimum side yard setback that is less than the required 6 feet, a violation of Section 17.30.110 of the Zoning Ordinance; and

WHEREAS, the Applicant filed an application for a variation from Section 17.30.110 of the Zoning Ordinance to permit the Proposed Improvement on the Subject Property with a north side yard setback of 4 feet for the detached garage (“**Requested Variation**”); and

WHEREAS, a public notice for the Requested Variation was duly published on July 23, 2026, in the *Chicago Tribune* and notice was mailed to the owners of record of all properties within 250 feet of the Subject Property as required by the Zoning Ordinance; and

WHEREAS, a public hearing was held by the Winnetka Zoning Board of Appeals during a meeting held on August 10, 2026, for the purpose of considering the Requested Variation with the final decision being rendered at the Zoning Board of Appeal’s Regular Meeting on August 10, 2026; and

WHEREAS, the Zoning Board of Appeals has considered the evidence presented, as follows:

1. Application for the Requested Variation submitted by the Applicant, dated June 19, 2026, including all attachments as well as all subsequent additions and revisions to these application materials and attachments; and
2. All written and oral testimony concerning the Requested Variation.

WHEREAS, the Zoning Board of Appeals has determined that the Requested Variation **does not** satisfy the standards for a variation provided in Sections 17.60.040 and 17.60.050 of the Winnetka Zoning Ordinance because (i) the Requested Variation is not in harmony with the general purpose and intent of the Winnetka Zoning Ordinance; (ii) the Subject Property can yield a reasonable return if it is permitted to be used only under the conditions allowed for the R-5 Single Family Residential District; and (iii) the plight of the Applicant is not due to unique circumstances; and

WHEREAS, the Zoning Board of Appeals has determined that it will not serve and be in the best interest of the Village and its residents to approve the Requested Variation.

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of Appeals of the Village of Winnetka, Cook County, Illinois, that:

SECTION 1. RECITALS. The foregoing recitals are incorporated into, and made part of, this Resolution as the findings of the Zoning Board of Appeals.

SECTION 2. DENIAL OF VARIATION. In accordance with and pursuant to Chapter 17.60 of the Winnetka Zoning Ordinance and the home rule powers of the Village, the Zoning Board of Appeals denies the Requested Variation for the Subject Property.

SECTION 3. EFFECTIVE DATE. This Resolution will be effective upon passage by the Zoning Board of Appeals in the manner required by law.

ADOPTED this 10th day of August, 2026, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Signed:

Matthew Bradley, Chairperson

Countersigned:

Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

Lot 14 (Except the East 83 Feet) in Block 4 in Provident Mutual Land Association Subdivision of Blocks 7 to 12 and 28 to 33 and 54 to 59 in the Village of Winnetka in the West ½ of the Northeast ¼ of Section 20, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly Known as: 925 Elm Street, Winnetka, Illinois.

Parcel Index Number: 05-20-206-009-0000

ATTACHMENT E

From: [REDACTED]
To: [Planning](#)
Subject: Input against zoning variations at 925 Elm detached garage case no 26-22-V
Date: Tuesday, July 28, 2026 4:16:41 PM

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

July 28, 2026

Our (Colleen Roberts and Todd Pankey: 545 Provident) stance on any zoning variation has not changed, and we do not support any deviation from current Winnetka zoning setback and regulations. We still believe that the risk of flooding and the loss of light, which would negatively impact our property, do not support a zoning variation.

For reference, the document below is our input into the previous homeowner request in 2021.

We cannot attend the meeting and hope that our absence does not affect our input or influence on the decision. Our now almost 20 years at this location (and 30 years in Winnetka) provide us with keen knowledge about our property and potential changing impacts from our neighbors.

Thanks again for your consideration.
Colleen Roberts and Todd Pankey

RE

10-27-21

Case no -21-34-V2 - November 8, 2021
925 Elm St. – Detached Garage

We (Colleen Roberts and Todd Pankey) have lived at 545 Provident Ave for 14 years and in Winnetka for over 25 years, and we strongly oppose any variations for the detached garage on 925 Elm Street.

Our house borders the lot on our south side. On this side, we have the driveway and side door, which are the primary way we enter/exit the house. In addition, our main room of the house, the family room, is on the south side and provides a primary source of light for our active living space.

Eliminate Light

Our concern with eliminating the setback for the garage, particularly on their north side, is that it would block much of our natural light. We are not interested in giving up this right to more light for the sole benefit of the property owner at 925 Elm.

Risk of Flooding

Given the potential for flooding in Winnetka, we do not support any variation in the impermeable ground. Also, the larger size of the structure could cause excessive runoff from the roof and impact our property. Our house currently does not have flooding issue, and we feel this excessive structure is so close to our property that it may alter our current reality.

Noise from AC unit

Moving the AC unit so close to the fence and new structure will cause an echo chamber and magnify the sound of the unit. As this is our main way to access the house this would disproportionately impact our quality of living.

The proposed garage is excessively big for the lot and the house. A more modest single car garage with standard set back would fit the space and address our concerns but should also include drainage to eliminate the risk of flooding.

Thank you for considering our input.

Colleen Roberts and Todd Pankey