



Village of Winnetka

Zoning Administrator Meeting

August 25, 2026 at 4:00 PM
Winnetka Village Hall - 510 Green Bay Road

AGENDA

1. **Call to Order & Roll Call**
2. **Public Comments**
3. **New Applications**
 - a. **Case No. ZBA-26-26-ZA - 1050 Starr Road:** An application seeking approval of a zoning variation to allow an addition to the existing residence that provides less than the minimum required side yard setback for the property at 1050 Starr Road. The Zoning Administrator has final jurisdiction on this request.
4. **Adjournment**

NOTICE

Public comment is permitted on all agenda items at the meeting. If you wish to provide testimony or comments prior to the meeting, you may provide them one of two ways: (1) by sending an email to planning@winnetka.org; 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).



Community Development Department

NOTICE OF WINNETKA ZONING ADMINISTRATOR PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the Winnetka Zoning Administrator on **TUESDAY, AUGUST 25, 2026, AT 7:00 PM** in the Council Chamber of the Winnetka Village Hall at 510 Green Bay Road, Winnetka, Illinois for the purpose of considering the following:

CASE NO. 26-26-ZA 1050 STARR ROAD – RESIDENTIAL ADDITION

An application submitted by Peter Raith (the “Applicant”), as the owner of the property located at 1050 Starr Road (the “Subject Property”) **to allow construction of an addition to the existing residence on the Subject Property.** The Applicant has filed an application seeking approval of the following:

1. A variation to provide less than the minimum required side yard setback of 12 feet from the east property line.

The Subject Property (Parcel Index Numbers 05-17-316-001-0000) is generally located on the southeast corner of the intersection of Starr Road and Rosewood Avenue, is zoned R-3 Single-Family Residential, and contains an existing two-story residence with an attached garage.

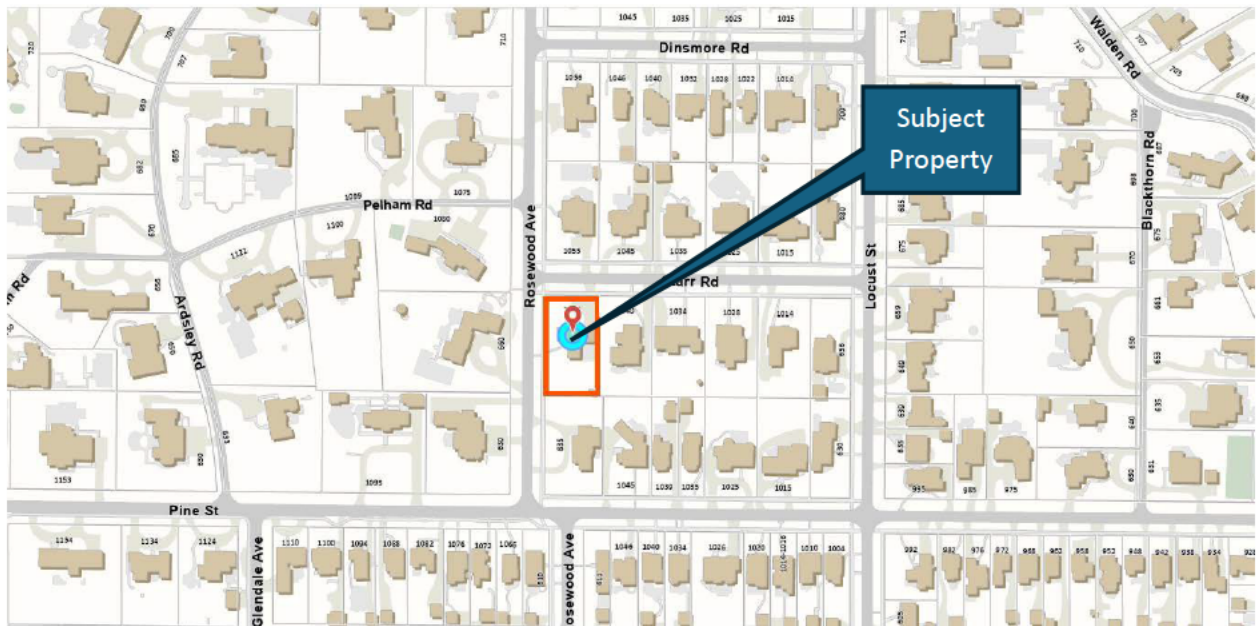
PUBLIC COMMENT & APPLICATION INFORMATION

At said public hearing and at any continuation thereof, all persons interested are invited to attend and be heard. The agenda and materials for the meeting will be posted on the Village’s website - www.villageofwinnetka.org/agendas no later than Friday, August 21, 2026. Persons seeking additional information concerning this application are directed to email inquiries to planning@winnetka.org or by calling 847-716-3587.

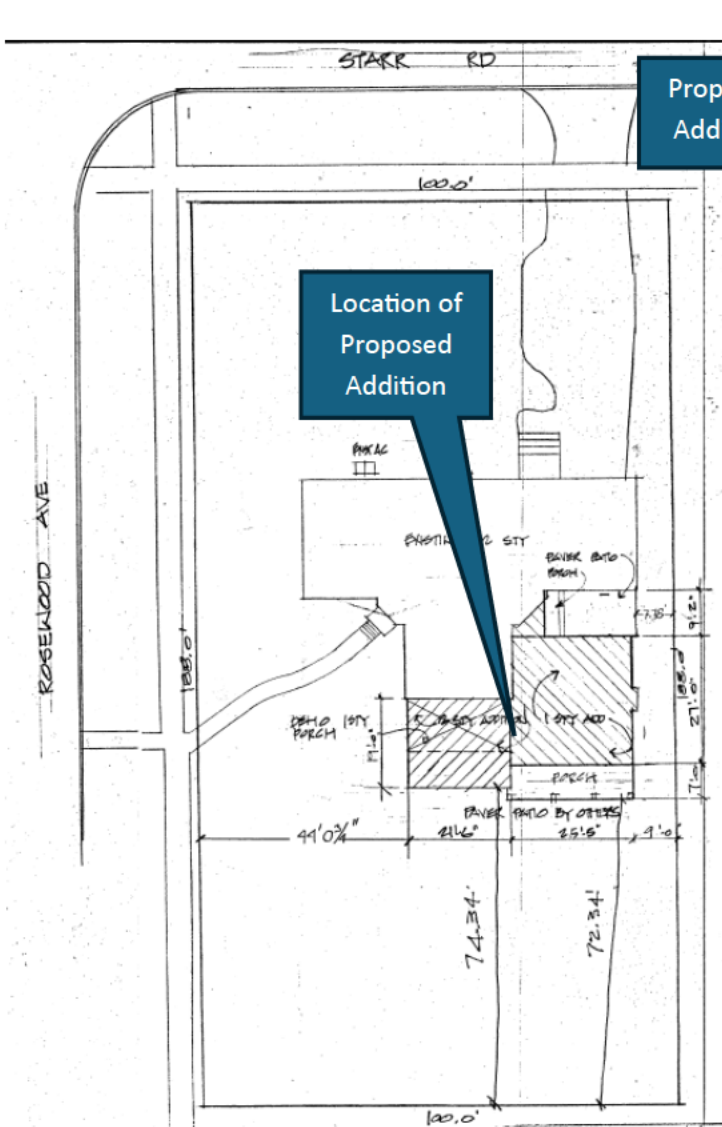
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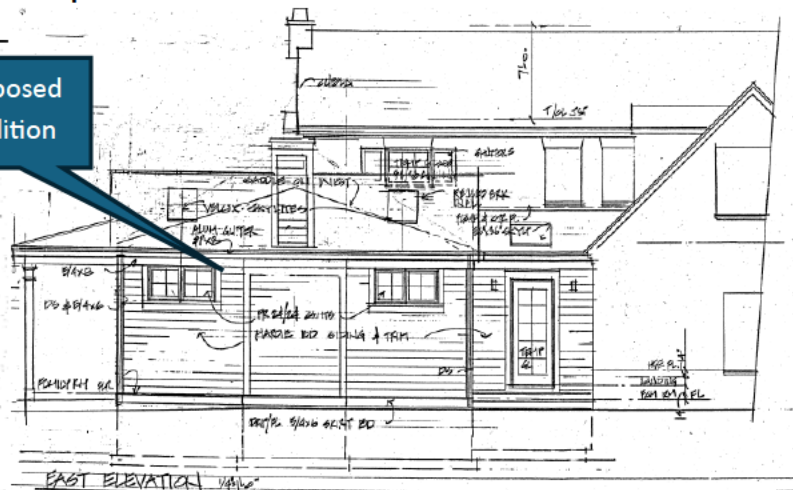
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Location Map



Proposed Site Plan



Excerpt of Proposed East Building Elevation



Excerpt of Proposed West Building Elevation (Rosewood)

(Note: Details may change through review process)

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

RECEIVED
JUL 27 2026
BY: _____

ZONING VARIATION APPLICATION

Case No. 26-26-ZA

Property Information

Site Address: 1050 Starr

VAD26-1046

Owner Information

Name: Peter Raith

Primary Contact: Tom Corbett/Orchard Glen Homes, LLC

Address: _____

Phone No. _____

City, State, ZIP: Winnetka, IL 60093

Email: _____

Date property acquired by owner: _____

Architect Information

Name: Jeffrey H. Heaney, Architect AIA

Attorney Information

Name: _____

Primary Contact: Same

Primary Contact: _____

Address: _____

Address: _____

City, State, ZIP: Glenview, IL 60025

City, State, Zip: _____

Phone No. _____

Phone No. _____

Email: _____

Email: _____

Nature of any restrictions on property: Existing home is beyond East side yard setback on North side of property

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

Requesting East side side yard relief to build one story family room addition--proposed addition setback will be further (9') than existing home's current structure (7.78')

Property Owner Signature: _____

Date: 07/27/2026

Question One

Property was built under older zoning requirements with original home (the garage and second story above garage) built at 7.78' from the East property line—balance of house was built in proportion to this distance. Petitioner would like to add a one-story family room behind the garage but asks only for a setback of 9' for the room to be of a reasonable usable size in conformity with general Winnetka standards.

Question Two:

Home was built in 1926 under different zoning setbacks which are quite different from today's zoning setbacks and different architectural standards regarding type and use of rooms.

Question Three:

Current home's garage is closer to the side yard than the requested variation of 9'. Many if not most of the homes in the area have various zoning quirks which tend to add to the charm of this older neighborhood. Proposed addition will completely conform with all current zoning FAR, height regulations and impervious coverage regulations.

Question Four:

Proposed addition is a one story addition to an existing two story home and is further away from the side yard than that parts of the existing two story structure--as such addition will not impede neighboring property light or air space.

Question Five:

Fire and other hazards will not be increased by proposed variation—this newly constructed addition will conform with all the latest Village building requirements.

Question Six:

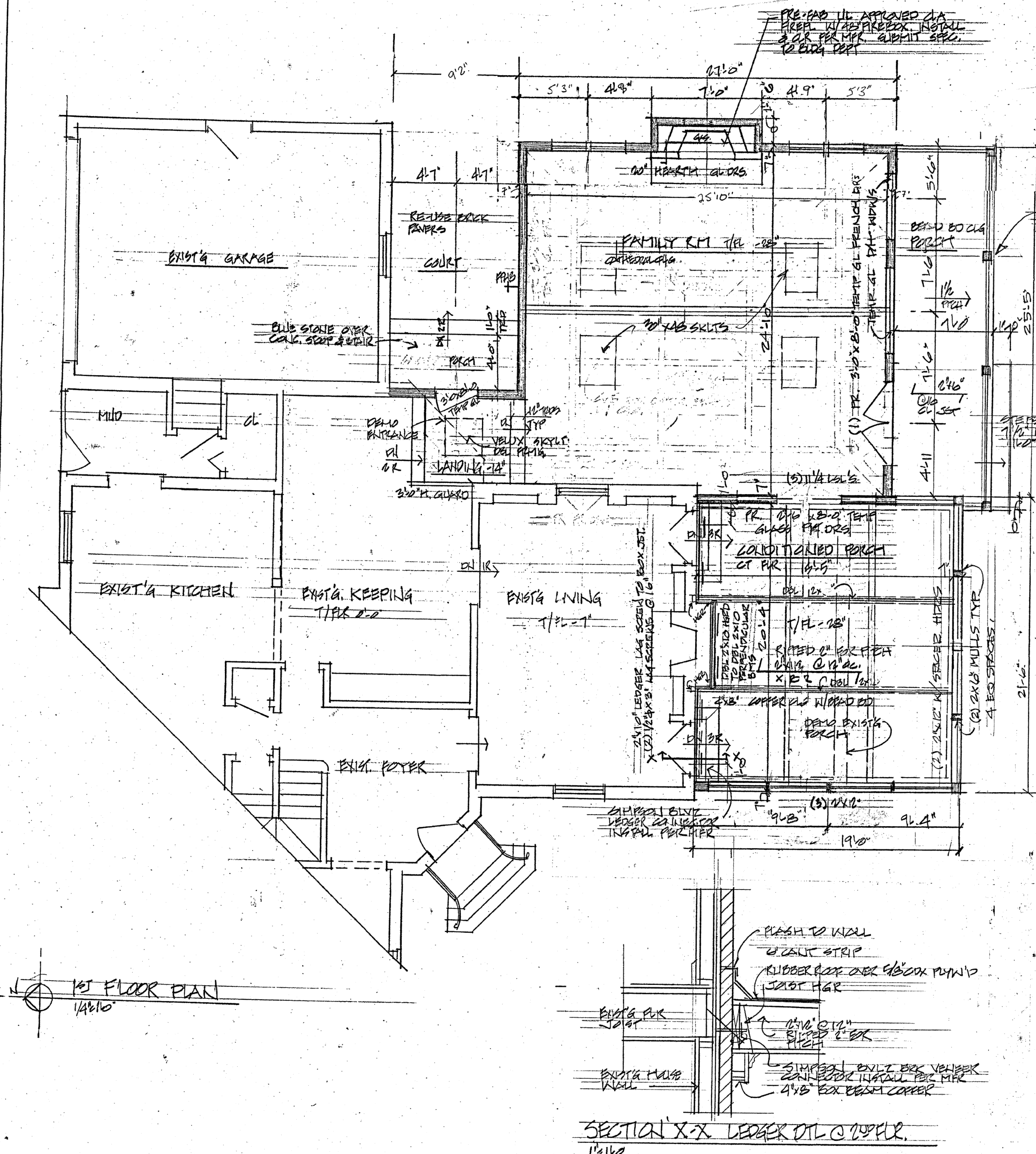
Proposed variation will not affect taxable value of Village land and buildings.

Question Seven:

There will be no increase in congestion in the public street.

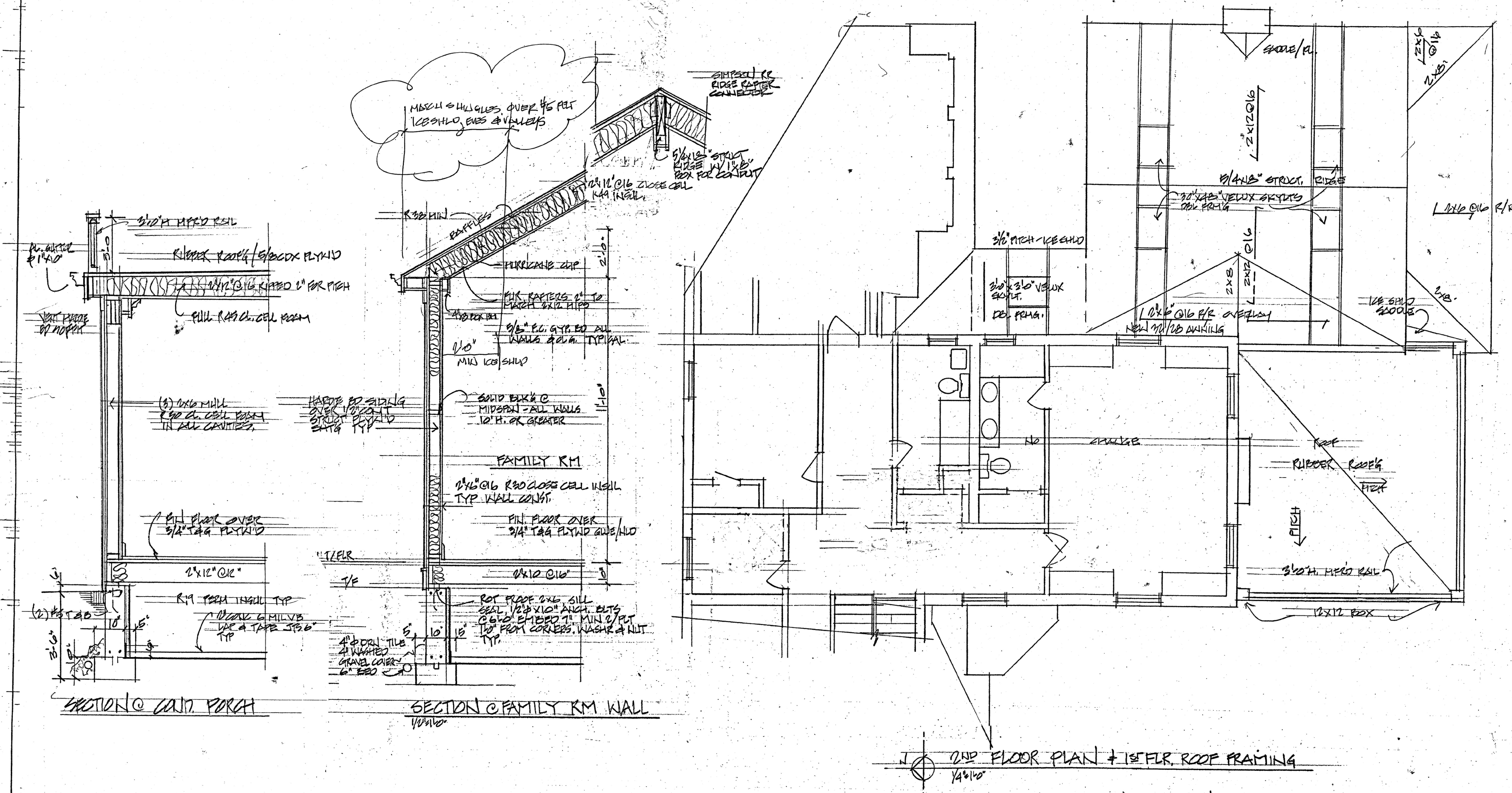
Question Eight:

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



2004 IECC MANDATORY REQUIREMENTS RESIDENTIAL ENERGY EFFICIENCY CODE
PRESCRIPTIVE METHOD

[illegible]



NOTE: INSIDE AREAS
 ENCLOSED BY ADDITIONAL
 FAMILY W/ R 20.1
 EXCEPTIONS 1, 2, & 3

LITE & VENT SCHEDULE

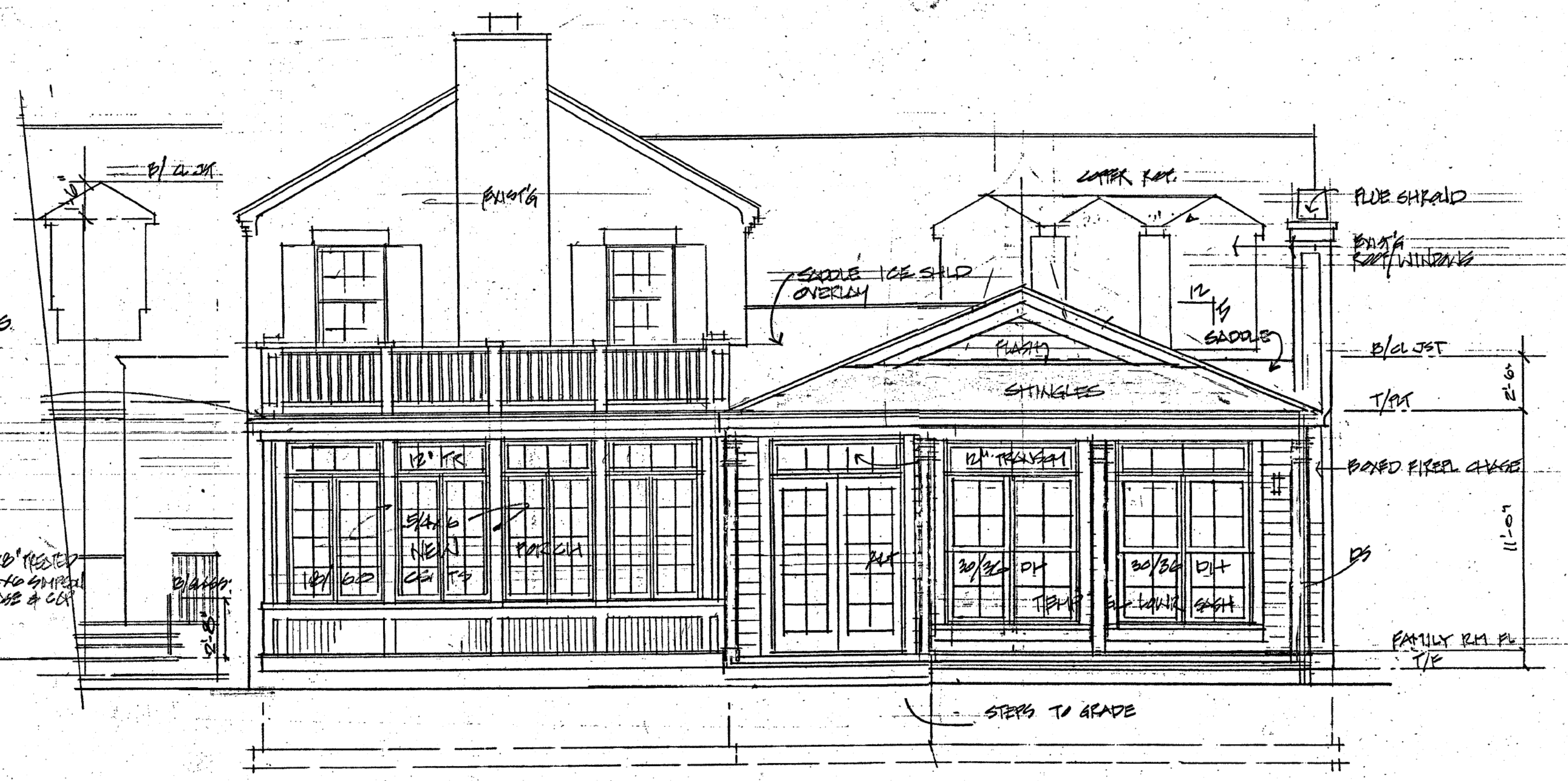
ROOM / AREA	S.F.	ORD REQ		ACTUAL	
		LITE	VENT	LITE	VENT
FAMILY	61.6	61.6	33.2	100	18.2
3 SEASON PORCH	219	33.9	16.5	110.0	178.7
DRINK SP	100.9	-	20.1 CFM	32 CFM	
ATTIC	784	-	6.4	3.6	

17 LBS FT APPROX 11" x 1.2 + 3 HIGH R15 x 6.1.2
 PROVIDE MIN 3.6 UP LIFT SOFFIT VENTS

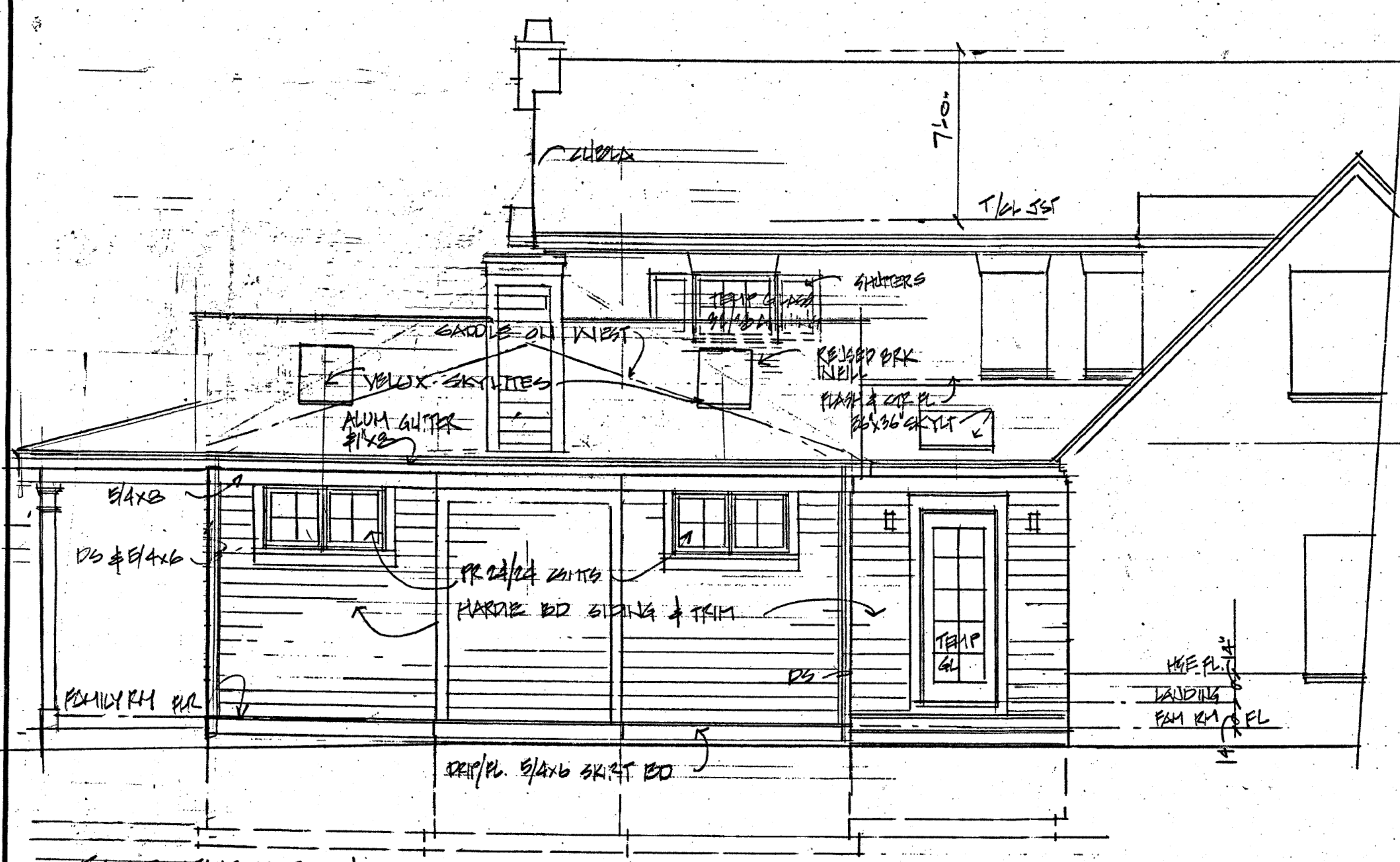




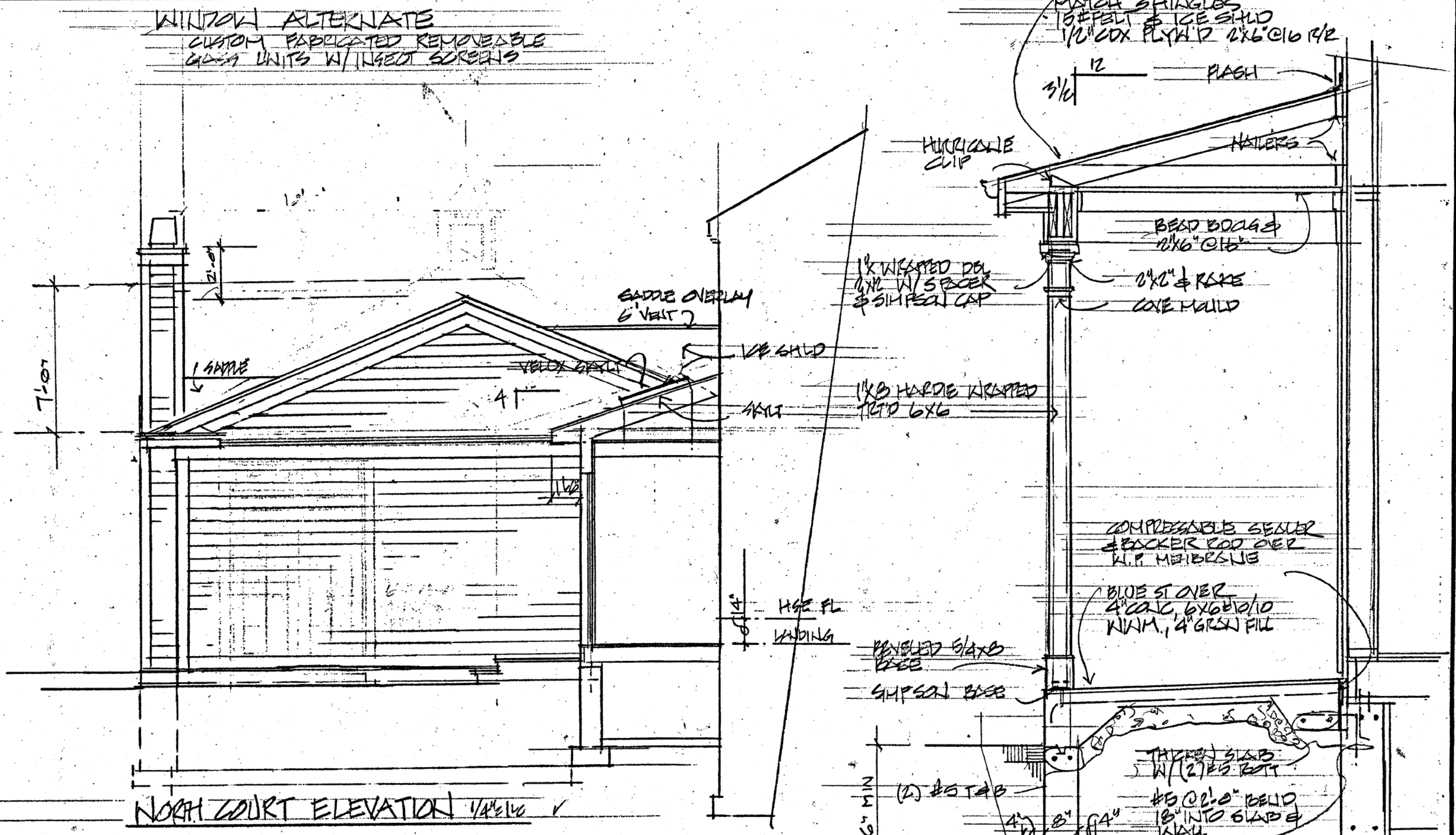
WEST ELEVATION 1/4\"/>



SOUTH ELEVATION 1/4\"/>



EAST ELEVATION 1/4\"/>



NORTH COURT ELEVATION 1/4\"/>

PORCH SECTION

REVISIONS	BY
10/12/15	JH

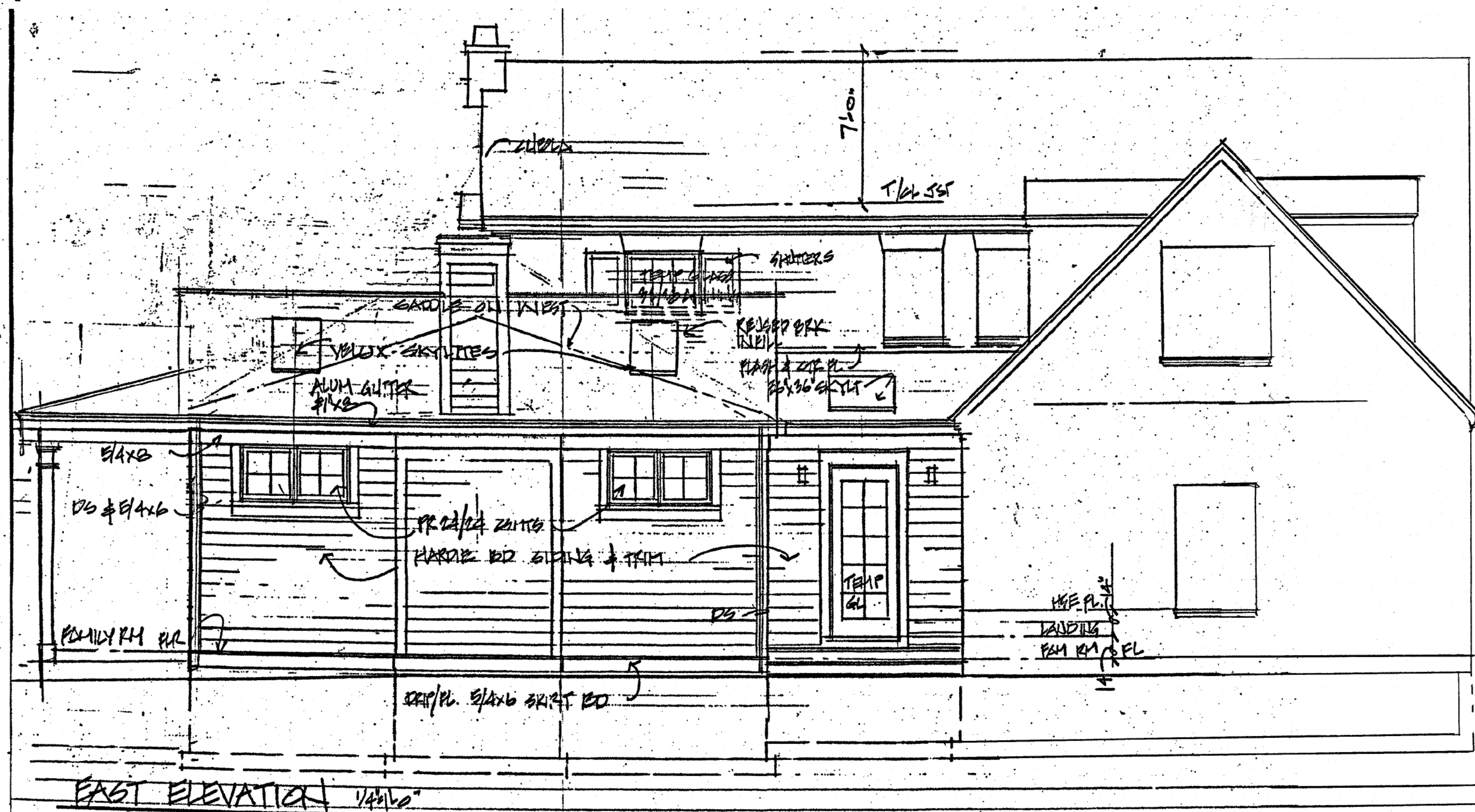
ADDITION FOR

Jeffery J. Heaney Architect A.I.A.

REAL 4/2/20
 Date 11/5/21
 Scale NTD
 Drawn JH
 Job 4112
 Sheet 4
 Of 5 Sheets

M/M RAITH, 1050 STAR

EWING ↓



REVISIONS	BY
10/12/15	JH
8/4/26	JH

ADDITION FOR [REDACTED]

Jeffery J. Heaney Architect A.I.A.

Rev 4/6/26
Date 11/6/21
Scale NTD
Drawn JH
Job 2112
Sheet 1A
Of 5 Sheets



M/M RAITH, 1050 STATE RD, WILSON, CA, 94094

