



Village of Winnetka

Zoning Board of Appeals Regular Meeting

September 14, 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. August 10, 2026, Regular Meeting Minutes
3. **Community Development Report**
4. **Continued Cases**
 - a. **Case No. 26-07-V2: 286 Ridge Avenue:** An application seeking approval of a zoning variation to allow construction of a swimming pool at 286 Ridge Avenue. The requested variation would permit the proposed pool to provide less than the minimum required corner yard setback from the north property line along Mt. Pleasant Street. The Village Council has final jurisdiction on this request. *This item was continued from the April 13, 2026, May 11, 2026, June 8, 2026, July 13, 2026, and August 10, 2026, Zoning Board of Appeals meetings.*
 - b. **Case No. 26-15-V2: 1476 Scott Avenue:** An application seeking approval of zoning variations to allow an existing addition to the residence at 1476 Scott Avenue to remain. 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; and (iii) provide an unarticulated west side building wall. The Village Council has final jurisdiction on this request. *This item was continued from the July 13, 2026, Zoning Board of Appeals meeting.*
 - c. **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. *The item was continued from the August 10, 2026, Zoning Board of Appeals meeting. The Applicant has withdrawn this application. The Zoning Board of Appeals will not be taking action on this item.*
5. **New Cases**
 - a. **Case No. 26-28-V: 1503 Scott Avenue:** An application seeking approval of a zoning variation to allow a second-floor addition to the existing residence at 1503 Scott Avenue. The requested variation would permit the proposed improvement to exceed the maximum permitted gross floor area. The Zoning Board of Appeals has final jurisdiction on this request.

- b. **Case 26-27-V: 899 Sheridan Road - Tower Road Beach Playground:** An application seeking approval of zoning variations to allow improvements to the existing playground at Tower Road Beach. The requested variations would permit the proposed improvements to (i) provide less than the minimum required front yard setback; (ii) provide less than the minimum required side yard setback; and (iii) exceed the maximum permitted height for play equipment. The Zoning Board of Appeals has final jurisdiction on this request.
- c. **Case No. 26-25-SU: 1255 Willow Road - Winnetka Presbyterian Church:** An application seeking approval of a Special Use Permit to allow a pre-school to operate in the existing church. The Village Council has final jurisdiction on this request.

6. New Business

- a. October 12, 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).