



# Village of Winnetka

## Zoning Board of Appeals Regular Meeting

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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 The Applicant has withdrawn this application.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](mailto:planning@winnetka.org); or by sending a letter to Community Development, Village of Winnetka, 510 Green Bay Road, Winnetka, IL 60093. All agenda materials are available at [www.villageofwinnetka.org/agendacenter](http://www.villageofwinnetka.org/agendacenter).

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities contact the Village ADA Coordinator at 510 Green Bay Road, Winnetka, Illinois 60093, (Telephone (847) 716-3543; T.D.D. (847) 501-6041).



**WINNETKA ZONING BOARD OF APPEALS MEETING MINUTES  
AUGUST 10, 2026**

**Zoning Board Members Present:**

Matt Bradley, Chairman  
Mark Haller  
Kathryn Leister  
Michael Ritter

**Zoning Board Members Absent:**

Lynn Hanley  
Bob Lind  
Mike Nielsen

**Village Staff:**

Ann Klaassen, Assistant Director of Community  
Development

**Call to Order & Roll Call:**

Chairman Bradley called the meeting to order at 7:02 pm. Roll call was taken of the Board Members present.

**Public Comment:**

No comments were made at this time.

**Approval of Meeting Minutes.**

Chairman Bradley asked for a motion to approve the July 13, 2026, meeting minutes. A motion to approve the July 13, 2026, meeting minutes was made by Mr. Ritter and seconded by Mr. Haller. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Bradley, Haller, Leister, Ritter

NAYS: None

**Community Development Report.**

Ms. Klaassen provided an update on the Greeley School gaga ball pit approval. She also provided an update on the Zoning Ordinance rewrite with an RFP having been issued.

**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.

Ms. Klaassen summarized the application's presentation and consideration at previous meetings. She stated following the applicant's presentation, public comment and Board discussion, the Board may decide to either make a motion to recommend approval or denial of the requested variation. Ms. Klaassen noted no public comment was received and asked if there were any questions. The Board Members asked various questions and Ms. Klaassen explained how swimming pools are an allowed encroachment into rear yards and are required to comply with side yard, front yard, and corner yard setbacks. Ms. Klaassen added zoning did not take into consideration whether a tree impeded a requested improvement. She confirmed the Village Forester reviewed the request in terms of the effect on the tree.

Chairman Bradley swore in those speaking to this matter. James Murphy began by explaining his responses to standard nos. 3-8. Chairman Bradley asked Mr. Murphy if there was a way to mitigate the amount of the variance request such as reducing its size or changing the pool's placement. Mr. Murphy responded they met with the Village Forester with regard to tree drip lines. He informed the Board the pool size had already been reduced from the original design and they would agree to reduce it further.

Mr. Haller asked if they considered moving the pool over to ask for less than a 50% variance. Chairman Bradley confirmed the request would have to go to the Village Council regardless and moving the pool in order to reduce the variance amount would serve as a compromise. The Board Members discussed various alternatives in detail. Mr. Haller referred to the amount of dig area around the pool in order to allow its placement which could affect the tree. Mr. Murphy referred to a property at the corner of Hibbard and Cherry Street which is located 5 feet from the fence and questioned the argument in that case. Chairman Bradley and Mr. Haller stated that property never came before the Board. Mr. Murphy stated he would agree to consider moving the pool and reducing the pool size. Chairman Bradley stated none of the aspects of the request have changed since its original presentation. He also explained the Board's consideration of the standards. No additional questions were raised at this time.

Chairman Bradley then called the matter in for discussion. Ms. Leister stated her position has not changed and she would not be in favor of the request since the request is the same as before and did not meet the uniqueness standard with regard to the tree. She commented the compromised proposal discussion was interesting but she is not in favor. Mr. Ritter stated he was the only member of the Board who voted in favor and while he understood the Board members' position, the request had difficulty in terms of meeting the first two standards and mitigating the pool size and location would be a good compromise to reduce the variation amount. He stated it may also result in more approval from the Board.

Mr. Haller stated he would have liked to see a request that would have asked for less than a 50% variation. He also stated with regard to the tree drip line information they have, there are no assurances and he would have liked to see the pool width pulled back 3 or 4 feet. Mr. Haller suggested various pool location alternatives which would serve as a compromise and would allow him to recommend approval. Chairman Bradley stated he would not recommend approval with the request as presented since it did not meet the standards. He offered the applicant the opportunity to proceed to the Village Council with a negative recommendation. He referred to the possible condition of requiring the existing Arbor Vitae to remain.

Mr. Murphy responded his focus was on the standards to show how the request would not have an adverse impact. He then stated they would consider reducing the pool length and width as well as relocating it which would reduce the amount of variance being asked.

Chairman Bradley then asked for a motion to continue the matter to the September 14, 2026, meeting. A motion as stated by Chairman Bradley was made by Mr. Ritter and seconded by Mr. Haller. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Bradley, Haller, Leister, Ritter

NAYS: None

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.**

1 Ms. Klaassen identified the property's location, zoning classification and current site photos. She  
2 described the proposed one car garage and proposed garage elevations. Ms. Klaassen summarized the  
3 requested variation in detail. She stated one email was received from the north property owner and noted  
4 the Board has final jurisdiction with draft resolutions included in the agenda packet to either approve or  
5 deny the request. She then asked if there were any questions.

6  
7 Mr. Ritter asked if the garage could be moved 2 feet to the south. Ms. Klaassen responded that location  
8 would also require a variation to allow the garage to be closer than 20 feet from the corner lot line along  
9 Elm. Chairman Bradley asked what the minimum required dimensions for a single car garage. Ms.  
10 Klaassen responded that there is no minimum required size for a one car garage. No additional questions  
11 were raised at this time.

12  
13 Chairman Bradley swore in those speaking to this matter. Andrew Venamore introduced himself to the  
14 Board as the contractor and Mariana Giebel introduced herself as the property owner. Mr. Venamore  
15 stated the one car garage would allow for vehicle parking and storage. He referred to the small home size  
16 and a prior variation request from years ago for a two car garage. Mr. Venamore stated the proposed  
17 garage would be slightly larger than a typical one car garage and referred to Wilmette's minimum garage  
18 size configurations. He stated the request is for a one car garage with the parking pad while keeping the  
19 20 foot setback from the Elm Street property line. Mr. Venamore stated the garage would be designed  
20 and positioned to limit the amount of variations being requested. He also described the hardships created  
21 by the lot line and proximity of the neighboring property as well as the lot's small size. Mr. Venamore  
22 then asked if there were any questions.

23  
24 Mr. Ritter asked if they considered making the garage 20 feet deep. Mr. Venamore confirmed they did  
25 and explained in significant detail why that alternative would not work. The Board Members referred to  
26 Figure 5 which showed windows in the home's elevation and the existing concrete parking pad. Mr.  
27 Venamore referred to an existing 2-foot overhang on the house which contributed to the request. He also  
28 explained how an attached garage would not work and which would still require a variation. No additional  
29 questions from the Board were raised at this time.

30  
31 Francesco Giebel, brother of the applicant, referred to the prior larger garage request and proposal to  
32 move two air conditioning units which was not approved. He stated the neighbor's concern related to  
33 flooding, natural light and noise. He also referred to an illustration which identified possible flooding  
34 concerns. He referred to the existing windows and the effect on natural light and that the window height  
35 would not result in a natural light impediment. He concluded by stating all three concerns were addressed.

36  
37 Chairman Bradley stated while they appreciate the neighbors' feedback, he noted the requested variation  
38 only related to the setback. No additional public comments were made at this time. He then called the  
39 matter in for discussion.

40  
41 Mr. Ritter stated the request is fine and the standards were met. He referred to the lot's uniqueness in  
42 terms of its size which impacted the ability to realize the home's full value without a garage. Mr. Ritter  
43 referred to the alternative of widening the garage to reduce the amount of the variation which would not  
44 be feasible. He concluded he would be in favor. Ms. Leister agreed with the comments made and stated  
45 she appreciated the consideration of different alternatives together with the property's many constraints.  
46 She added the amount requested is not large and she would be in favor. Mr. Haller referred to the  
47 discussion with regard to moving the garage forward 2 feet and stated he appreciated the discussion  
48 relating to natural light. He suggested the amount of the variation could be reduced but may cause other

1 issues. Mr. Haller concluded he is on the fence. Chairman Bradley referred to the fact it is an existing  
2 nonconforming smaller lot and with regard to the reasonable return standard, while garages are a nice  
3 home benefit, all properties did not have to have a garage by right. Chairman Bradley stated the home  
4 was purchased in this condition and while the request would enhance the home and neighborhood value,  
5 the north neighbors' concerns are exacerbated by the continuation of the nonconformity. He then stated  
6 a compliant one car could be built. Chairman Bradley concluded by stating although the request is for 2  
7 feet, that amount would be meaningful on this property and suggested a garage size alternative be made  
8 and he would vote against the request.  
9

10 Chairman Bradley identified a straw poll of the Board and asked for a motion to either proceed with a  
11 vote or continue the matter to the September 14, 2026, meeting. Mariana Giebel asked for clarification  
12 for the Board's position. She explained how making the pad wider and changing the garage's size may  
13 cause flooding issues.  
14

15 Chairman Bradley asked for a motion to continue the matter to the September 14, 2026, meeting. A  
16 motion as stated by Chairman Bradley was made by Mr. Haller and seconded by Ms. Leister. A vote was  
17 taken and the motion unanimously passed, 4 to 0:

18 AYES: Bradley, Haller, Leister, Ritter

19 NAYS: None  
20

21 **New Business:**

22 a. September 14, 2026, Meeting - Quorum Check.

23 The Board Members discussed their availability.  
24

25 **Public Comment:**

26 No comments were made at this time.  
27

28 **Adjournment:**

29 Chairman Bradley asked for a motion to adjourn. A motion to adjourn was made by Mr. Ritter and  
30 seconded by Ms. Leister. A vote was taken and the motion unanimously passed, 4 to 0:

31 AYES: Bradley, Haller, Leister, Ritter

32 NAYS: None

33 The meeting adjourned at 8:35 p.m.  
34

35 Respectfully submitted,

36  
37 Antionette Johnson

38 Recording Secretary



# MEMORANDUM VILLAGE OF WINNETKA

## COMMUNITY DEVELOPMENT DEPARTMENT

**TO:** ZONING BOARD OF APPEALS  
**FROM:** CHRISTOPHER MARX, ACIP – ASSOCIATE PLANNER  
**DATE:** SEPTEMBER 8, 2026  
**SUBJECT:** 286 RIDGE AVENUE – VARIATION (AMENDED CASE NO. 26-07-V2)

### INTRODUCTION

On September 14, 2026, the Zoning Board of Appeals (“ZBA”) is scheduled to hold a continued public hearing on an amended application submitted by Jim and Julie Murphy (collectively, the “Applicant”), as the owner 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 17 feet from the north property line along Mt. Pleasant Street, whereas a minimum of 28.12 feet is required, a variation of 11.12 feet (39.54%) [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.***

### AUGUST 10, 2026, ZBA MEETING

On August 10, 2026, the ZBA held a continued public hearing on the Applicant’s request for approval of a zoning variation to allow construction of a swimming pool on the Subject Property. The Applicant provided an updated narrative and set of written responses to the standards for granting a variation for consideration by the ZBA. The staff report for the August 10 ZBA meeting can be found as **Attachment C2**.

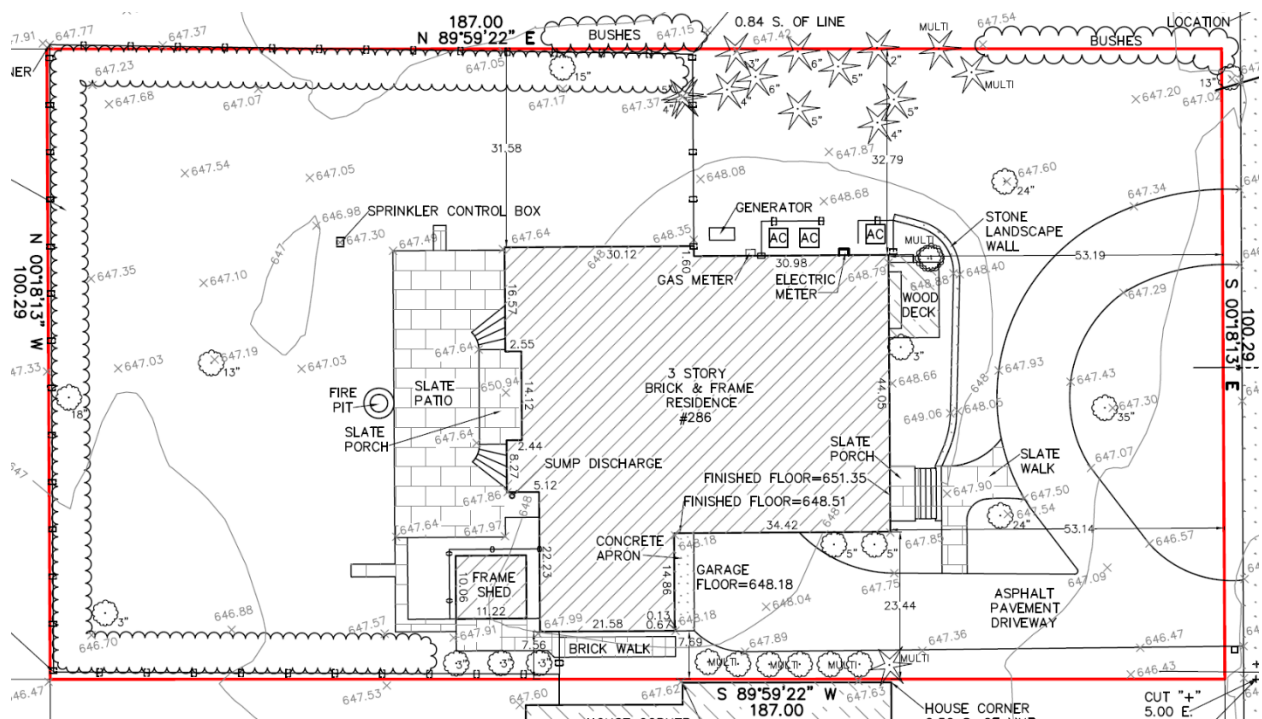
After hearing from staff, the Applicant, and receiving no public comments, the ZBA discussed possible ways to mitigate the zoning relief. Members asked the Applicant if they considered adjusting the pool’s design and increasing its distance from the north property line along Mount Pleasant Street. Members also discussed various alternatives for the proposed pool so that it could be located in the rear yard of the Subject Property without requiring a zoning variation. The Applicant stated their intention was still to preserve the existing oak tree while installing a pool that met the standards for a variation, and that they would consider changing the location of the pool and reducing its size. A copy of the draft August 10 meeting minutes is included in the September 14 agenda packet for the ZBA’s consideration.

At the request of the Applicant, the item was continued to the September 14, 2026, meeting in order to allow the Applicant an opportunity to provide revised plans that addressed the ZBA's comments and concerns.

### AMENDED PROPOSED PLAN

In response to the comments at the August 10 ZBA meeting, the Applicant has provided an amended site plan (**Attachment B2**). The proposed pool has been shifted four feet south, increasing the proposed corner yard setback from 13 feet to 17 feet. The proposed dimensions of the pool remain the same; 18 feet in width and 33.83 feet in length. Also, the proposed rear yard setback from the west property line has been increased from 11.19 feet to 13.17 feet.

Figures 2 and 3 on the following page compare the site plan considered at the April 13 and August 10 ZBA meetings with the amended plan.





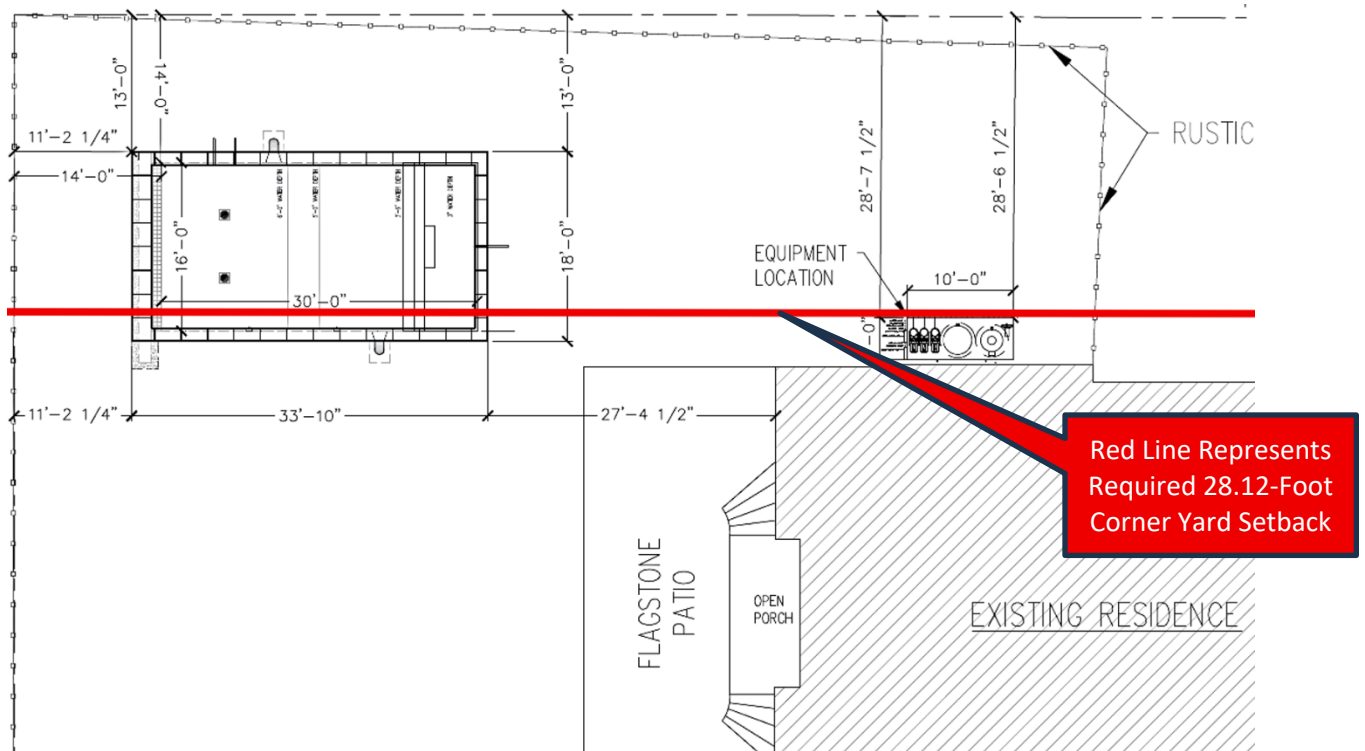


Figure 2 – Site Plan Excerpt (April and August meetings)

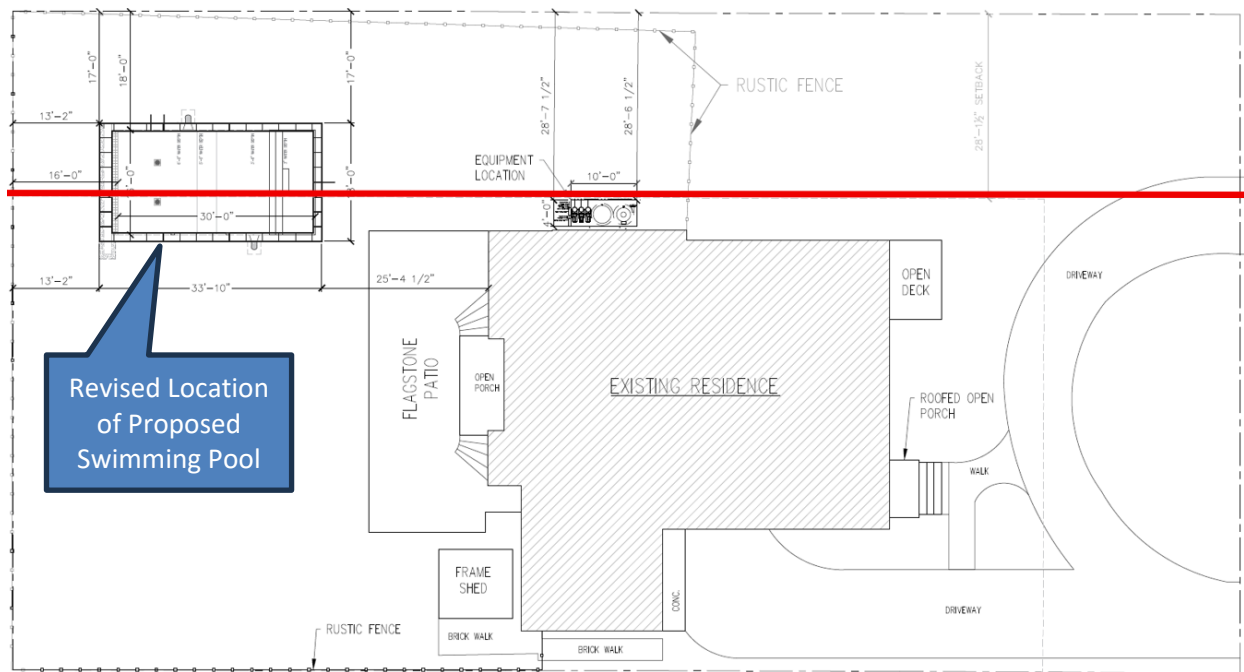


Figure 3 – Amended Site Plan Excerpt

### REQUESTED ZONING RELIEF

The attached amended Zoning Matrix highlights the existing lot and the proposed improvement's compliance with the R-4 zoning district regulations (**Attachment A2**). The Applicant requests one variation to allow the proposed swimming pool to provide a corner yard setback of 17 feet, whereas a minimum of 28.12 feet is required, a variation of 11.12 feet (39.54%).



As noted in the April staff report, 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 13.17 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 17 feet, whereas a minimum of 28.12 feet is required, a variation of 11.12 feet (39.54%) [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 A2: Amended Zoning Matrix

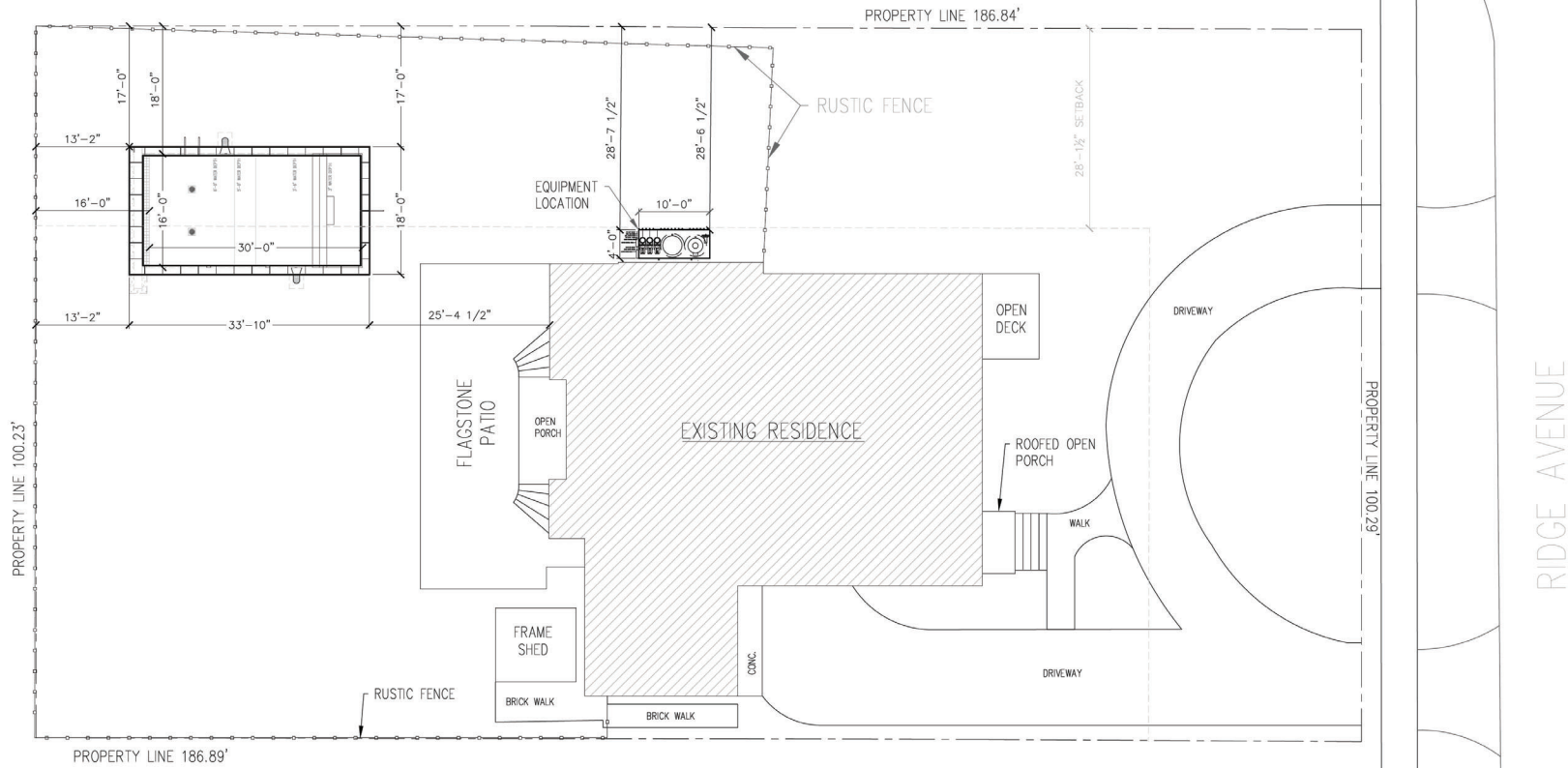
Attachment B2: Amended Site Plan

Attachment C2: August 10, 2026, ZBA Staff Report and Attachments

## ATTACHMENT A2

| <b>ZONING MATRIX (Amended)</b>                   |                                                                                               |              |                           |                                           |                                    |
|--------------------------------------------------|-----------------------------------------------------------------------------------------------|--------------|---------------------------|-------------------------------------------|------------------------------------|
| <b>ADDRESS: 286 Ridge Avenue</b>                 |                                                                                               |              |                           |                                           |                                    |
| <b>CASE NO: 26-07-V2</b>                         |                                                                                               |              |                           |                                           |                                    |
| <b>ZONING: R-4</b>                               |                                                                                               |              |                           |                                           |                                    |
| ITEM                                             | MIN/MAX<br>REQUIREMENT                                                                        | EXISTING     | PROPOSED                  | DIFFERENCE BETWEEN<br>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)    | 17 FT (4)                 | -14.58 FT                                 | <b>11.12 FT (39.54%) VARIATION</b> |
| 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 (3),<br>13.17(4) | 0 FT                                      | OK                                 |
| <b>NOTES:</b>                                    | (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) Setback to proposed swimming pool. A pool is a permitted encroachment into the rear yard. |              |                           |                                           |                                    |
|                                                  | (6) Variation amount is the difference between proposed and requirement.                      |              |                           |                                           |                                    |

## ATTACHMENT B2



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



BOILINI COMPANY, INC.  
Pool & Spa Construction

PROJECT NAME:

**DESCRIPTION:**  
**POOL CONSTRUCTION**

ADDRESS: \_\_\_\_\_

**CLIENT:**

THIS SEAL APPLIES TO THE FOLLOWING DOCUMENTS

SHEET NUMBER: \_\_\_\_\_ THIRD \_\_\_\_\_

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



## 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)

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#### 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.

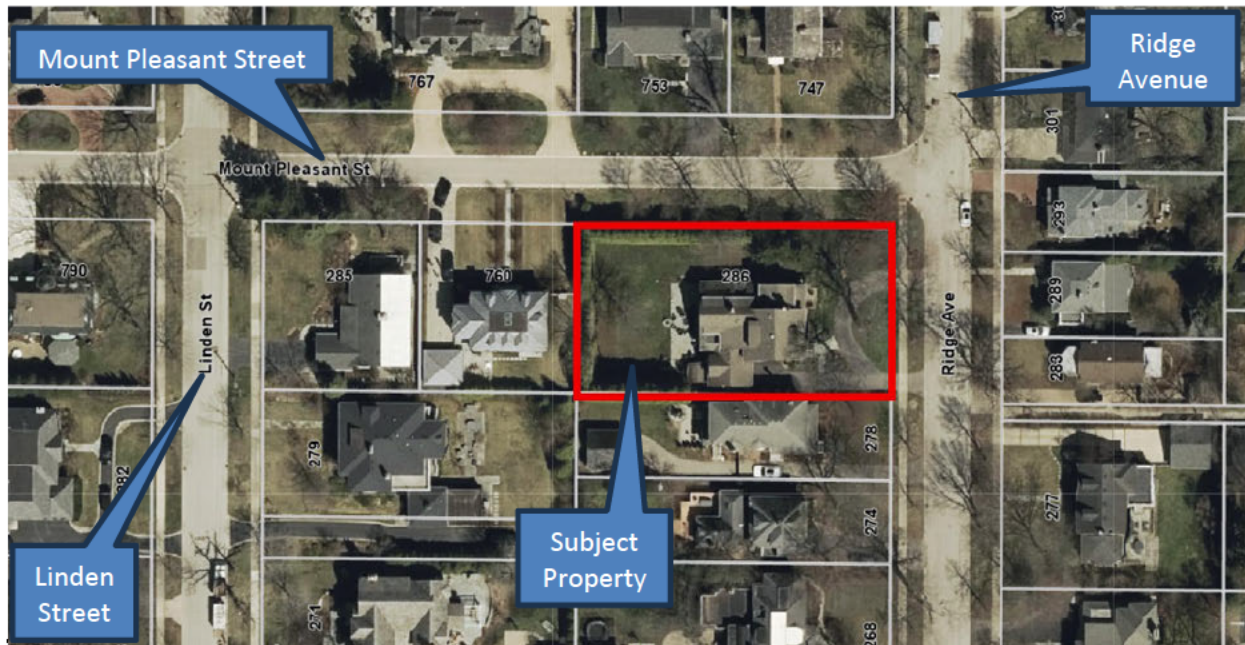


Figure 1 – GIS Aerial Map

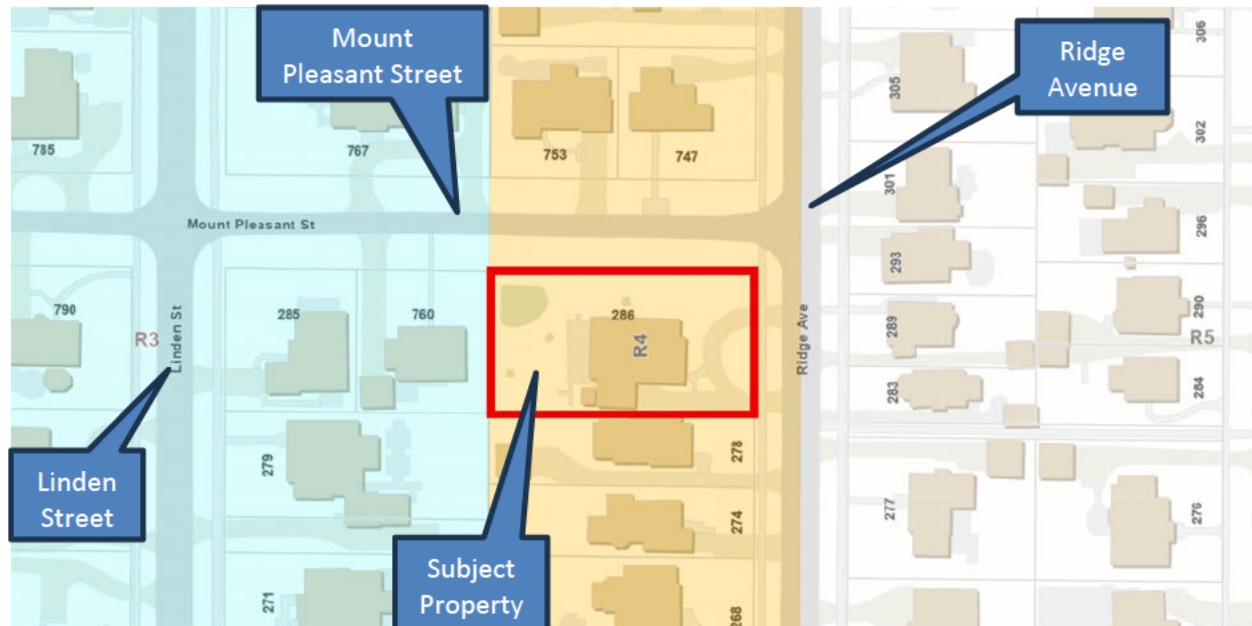


Figure 2 – Zoning Map

## 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**).



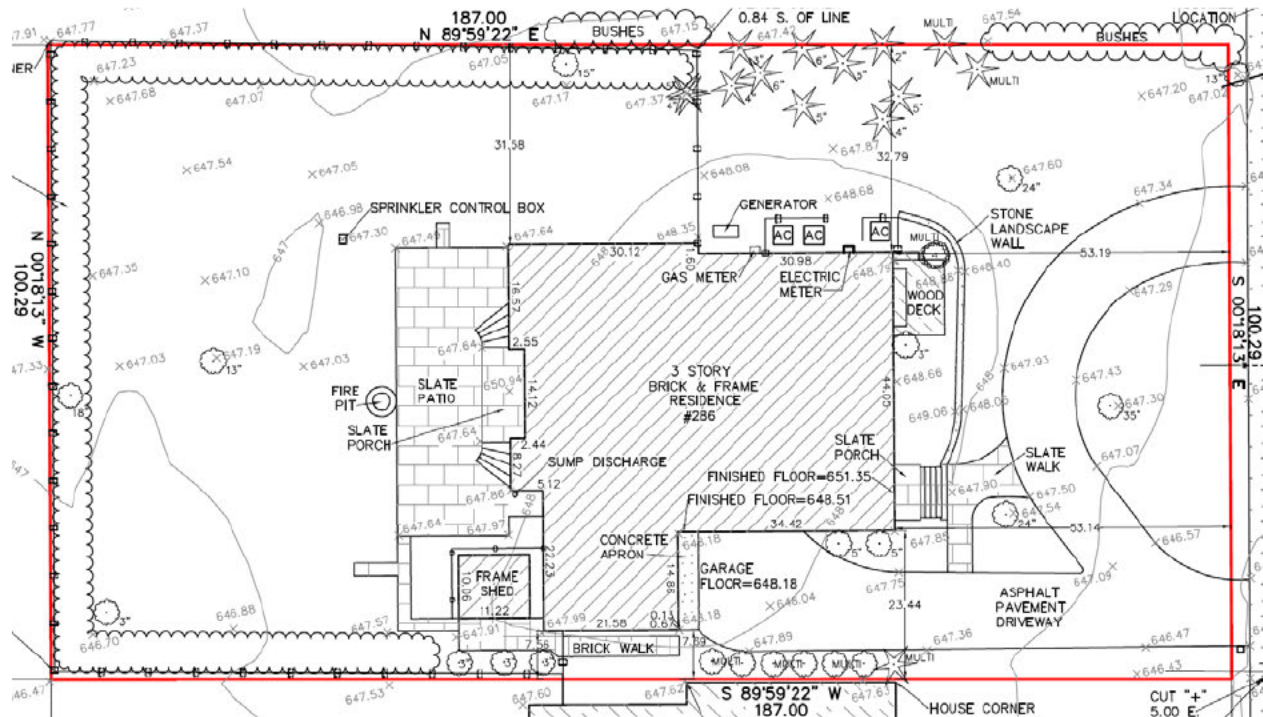


Figure 8 – Subject Property – 2025 Plat-of-Survey Showing Existing Conditions

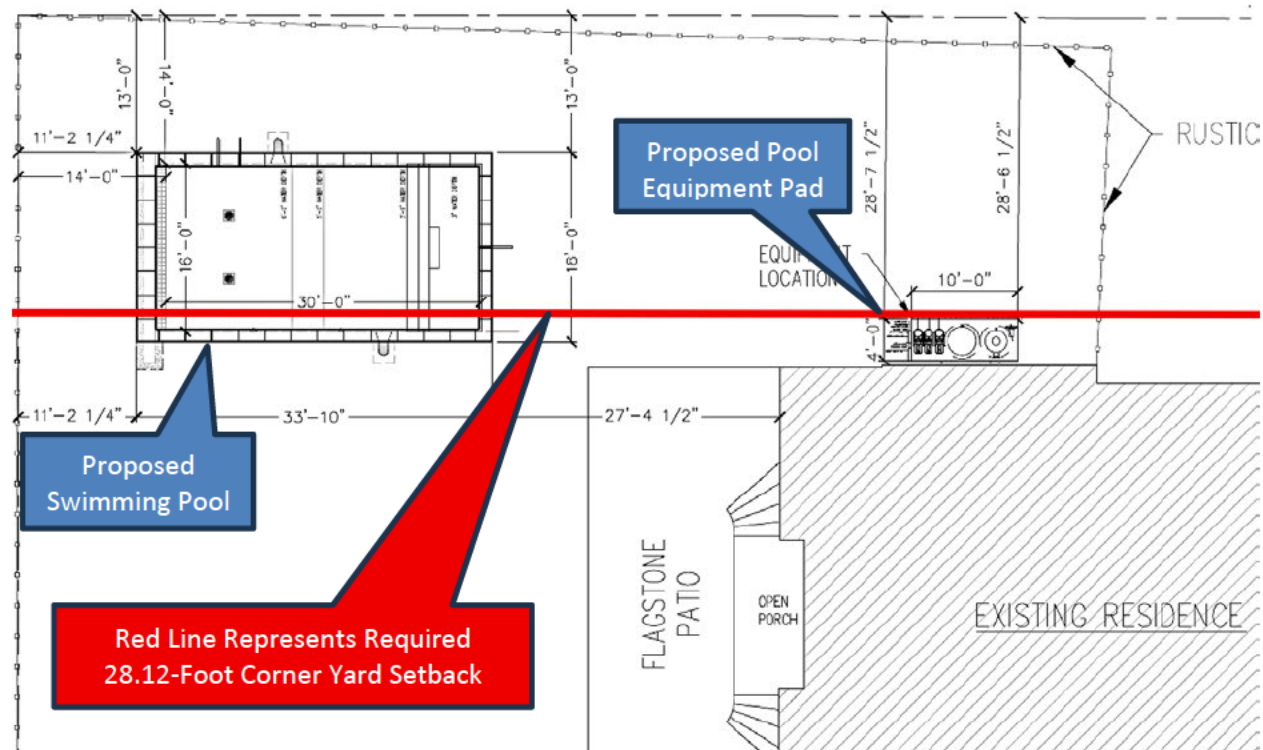


Figure 9 – Proposed Site Plan Excerpt

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.

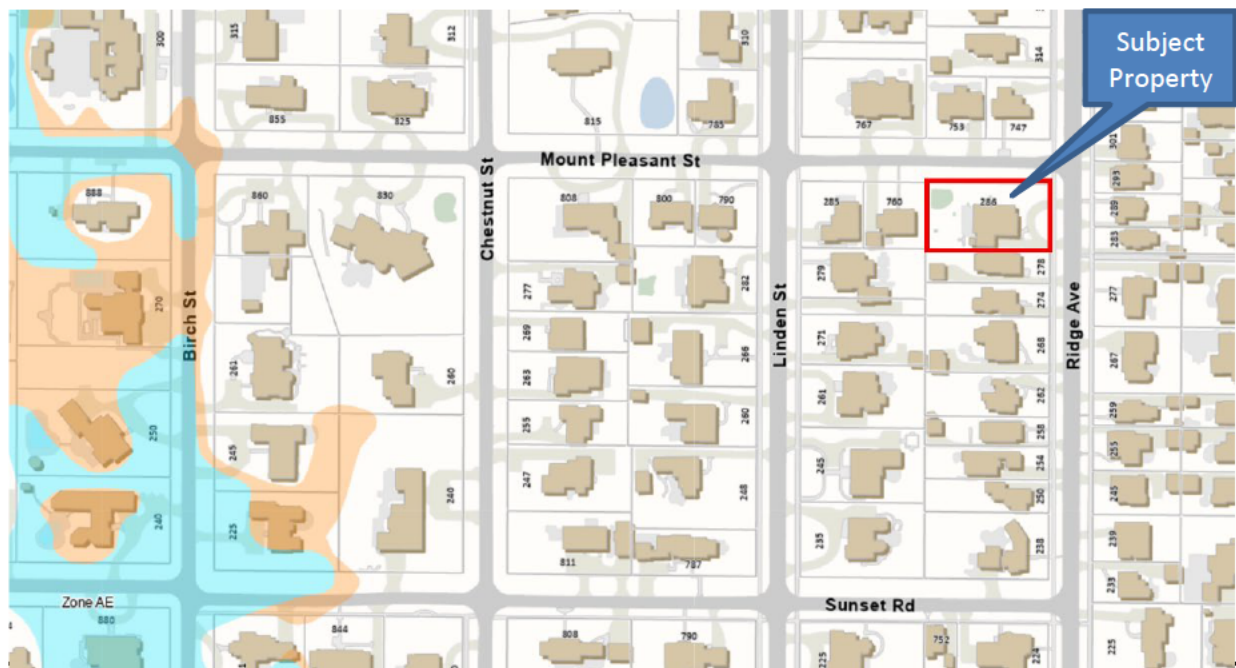


Figure 10 - GIS Floodplain Map

#### 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

| <b>ZONING MATRIX</b>                             |                                                                                                              |              |              |                                           |                                    |
|--------------------------------------------------|--------------------------------------------------------------------------------------------------------------|--------------|--------------|-------------------------------------------|------------------------------------|
|                                                  |                                                                                                              |              |              |                                           |                                    |
| <b>ADDRESS: 286 Ridge Avenue</b>                 |                                                                                                              |              |              |                                           |                                    |
| <b>CASE NO: 26-07-V2</b>                         |                                                                                                              |              |              |                                           |                                    |
| <b>ZONING: R-4</b>                               |                                                                                                              |              |              |                                           |                                    |
| ITEM                                             | MIN/MAX<br>REQUIREMENT                                                                                       | EXISTING     | PROPOSED     | DIFFERENCE BETWEEN<br>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                                 | <b>15.12 FT (53.77%) VARIATION</b> |
| 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                                 |
| <b>NOTES:</b>                                    |                                                                                                              |              |              |                                           |                                    |
|                                                  | (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                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>A. New Home Construction - Previously Developed Lot</b>                                                                                                | 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>B. New Home Construction - Previously <u>Undeveloped</u> Site</b>                                                                                      | 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.                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                      |
| <b>C. Redevelopment of Site for Different Use (e.g. single family to multi-family, or commercial)</b>                                                     | 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.                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                      |
| <b>D. Improvements to Existing Home and/or Lot, causing an increase in impermeable lot coverage <u>greater or equal to 25%.</u></b>                       | 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.)                                                                                                      | <b><i>Applies to 286 Ridge Avenue.</i></b><br><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. <b>However, a final determination will not occur until engineering plans are submitted with a building permit application.</b></i> |
| <b>E. Improvements to existing lots, who currently exceed maximum impermeable lot coverage (e.g., School sites, single family and multi-family sites)</b> | The amount of additional required storm water detention volume is based upon:<br>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<br>b) The amount of ILC in addition to what currently exists on the lot.<br>The amount of required detention volume is then determined using the run-off coefficient for 100-year storm event. |                                                                                                                                                                                                                                                                                                                                                      |



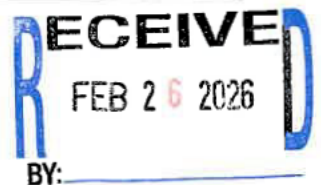
VILLAGE OF WINNETKA, ILLINOIS  
DEPARTMENT OF COMMUNITY DEVELOPMENT

## ZONING VARIATION APPLICATION

Case No. **26-07-V2**Property InformationSite Address: 286 Ridge Ave26-07-V2 20250-122Owner InformationName: Jim & Julie MurphyAddress: [REDACTED]City, State, ZIP: Winnetka, IL 60093Email: [REDACTED]Primary Contact: Jim MurphyPhone No. [REDACTED]Date property acquired by owner: 12/7/1998Architect InformationName: Boilini CompanyPrimary Contact: Patrick BoiliniAddress: [REDACTED]City, State, ZIP: Libertyville, IL 60048Phone: [REDACTED]Email: [REDACTED]Attorney InformationName: N/APrimary Contact: [REDACTED]Address: [REDACTED]City, State, Zip: [REDACTED]Phone No. [REDACTED]Email: [REDACTED]

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: [REDACTED]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.**



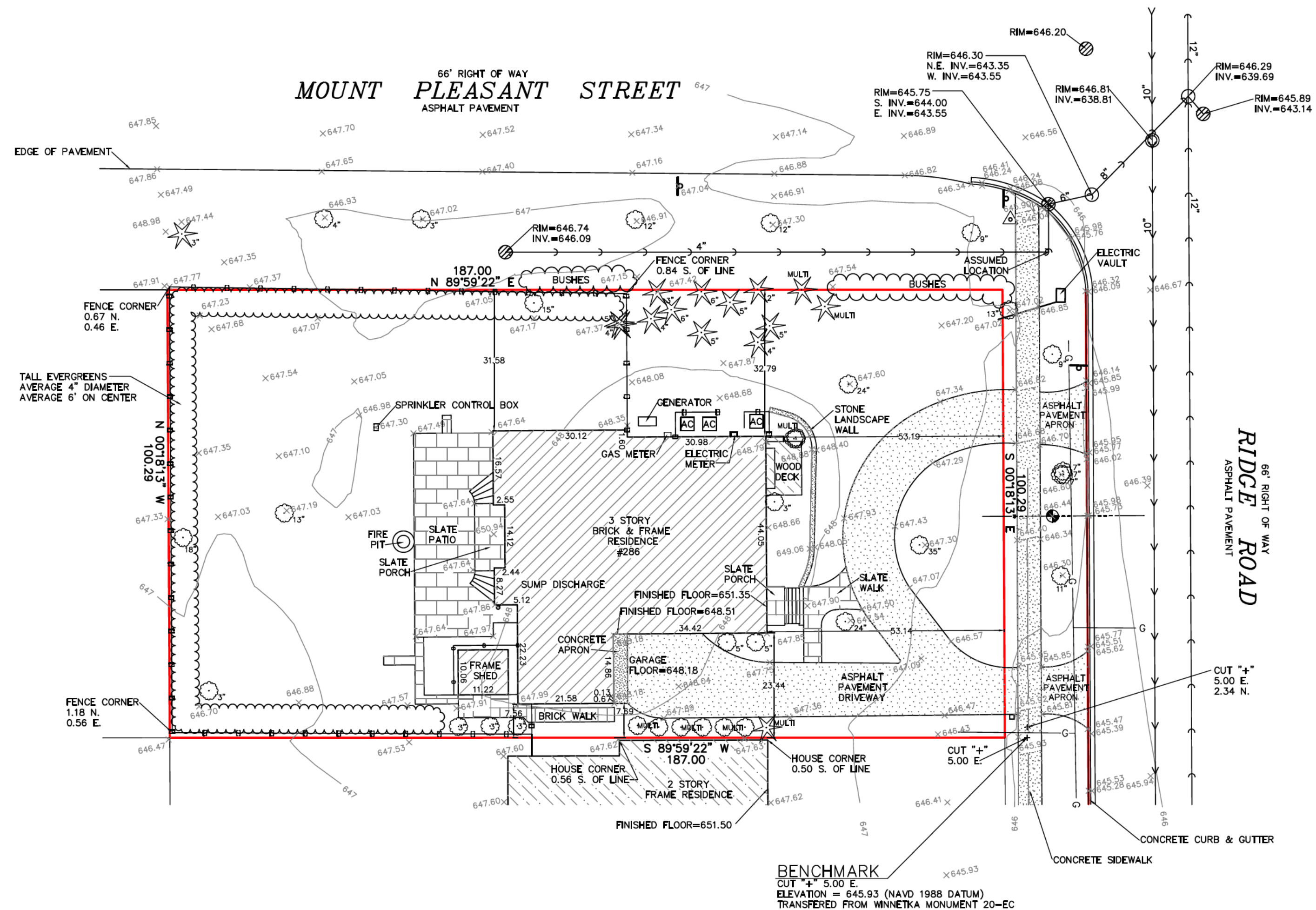
Scale 1" = 20'

# PLAT OF SURVEY

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.

BASIS OF BEARING  
(ASSUMED)



## 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: Winnetka, IL 60093  
P.I.N. 05-20-408-008-0000  
Ordered by: Jim Murphy

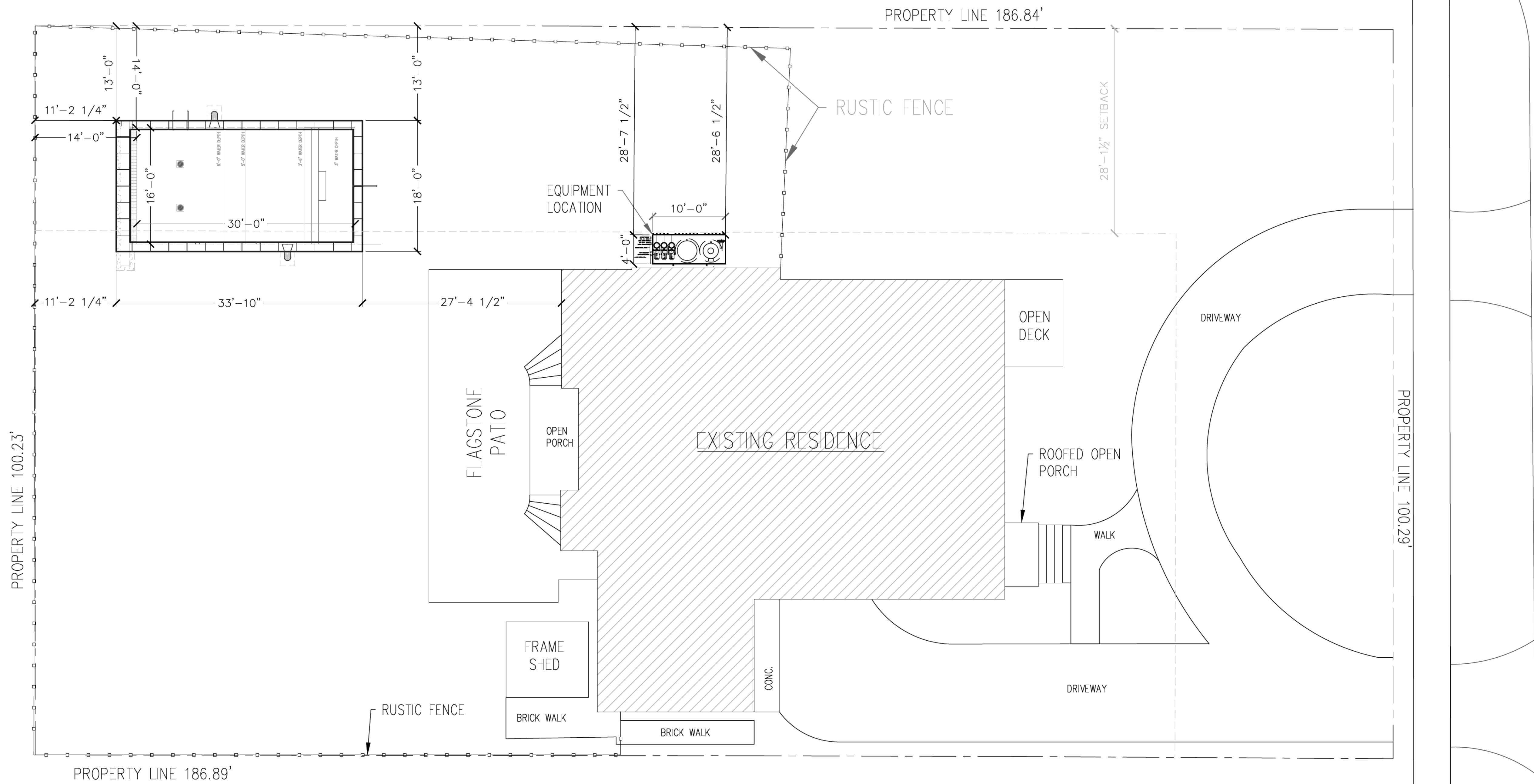


STATE OF ILLINOIS } ss.  
COUNTY OF KANE }  
I, Keith E. Delaney, an Illinois Professional Land Surveyor  
do hereby certify that I have surveyed the above described  
property, and that the above plat is a correct representation  
of said survey.  
Dated: March 31, 2014, November 3, 2025  
Field work 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



BOILINI COMPANY, INC.

Pool & Spa Construction

www.boilini.com

PROJECT NAME:

MURPHY RESIDENCE

DESCRIPTION:

POOL CONSTRUCTION

ADDRESS:

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

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















**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  
43





# MEMORANDUM VILLAGE OF WINNETKA

## COMMUNITY DEVELOPMENT DEPARTMENT

**TO:** ZONING BOARD OF APPEALS  
**FROM:** CHRISTOPHER MARX, ACIP – ASSOCIATE PLANNER  
**DATE:** SEPTEMBER 8, 2026  
**SUBJECT:** 1476 SCOTT AVENUE – VARIATIONS (CASE NO. 26-15-V2)

### INTRODUCTION

On September 14, 2026, the Zoning Board of Appeals (“ZBA”) is scheduled to hold a public hearing on an application submitted by Natalie Konstant and Christopher Lucas Johnson (collectively, the “Applicant”), as the owner of the property located at 1476 Scott Avenue (the “Subject Property”). The Applicant requests approval of the following zoning variations to allow an existing screened porch addition to the existing residence on the Subject Property:

1. **Gross Floor Area (GFA)** of 3,760.47 square feet, whereas a maximum of 3,178 square feet is permitted, a variation of 582.47 square feet (18.33%) [Section 17.30.040 – Maximum Building Size][Note: The improvements prior to construction of the screened porch consisted of 3,495.17 square feet. The proposed addition would add 265.3 square feet of GFA];
2. **Roofed Lot Coverage (RLC)** of 2,379.43 square feet, whereas a maximum of 2,145.15 square feet is permitted, a variation of 234.28 square feet (10.92%) [Section 17.30.030 - Intensity of Use of Lot]; and
3. **Building Line Articulation.** An unarticulated west side building wall 49.31 feet in length, whereas articulation of 18 inches is required for any building additions if any of the side building walls is at least 40 feet long, a variation of 9.31 feet (23.28%) [Section 17.30.090 – Building Line Articulation].

This application was previously scheduled for the July 13, 2026, ZBA meeting, but was continued to the September 14, 2026, ZBA meeting at the request of the Applicant. A mail notice was sent to property owners within 250 feet of the Subject Property in compliance with the Zoning Ordinance, informing them of the July ZBA meeting. The originally scheduled hearing was properly noticed in the *Winnetka Talk* on June 18, 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 for a pre-FAR building (constructed prior to 1989) to exceed the maximum permitted GFA by more than 10%. Typically, the ZBA has final jurisdiction to grant a variation for RLC that does not exceed 10% and the Zoning Administrator has final jurisdiction to allow unarticulated building walls that are less than 50 feet in length. Since this request includes additional zoning relief for which the ZBA and Zoning Administrator do not have jurisdiction, the Village Council also has final jurisdiction on the requests to exceed RLC and allow an unarticulated building wall more than 40 feet in length.***

## PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.18 acres in size, is located on the south side of Scott Avenue between Greenwood Avenue and Grove Street and contains an existing two-story residence with an attached garage and a shed (see Figure 1). The property is zoned as R-5 Single Family Residential and is surrounded by the same (see Figure 2). The Comprehensive Plan designates the Subject Property as appropriate for single family residential development. The Applicant's use of the Subject Property is consistent with the Comprehensive Plan land use designation and the R-5 zoning district.

The existing lot is a legally nonconforming interior lot that is 7,945 square feet in lot area, whereas the minimum required lot area for an interior lot in the R-5 district is 8,400 square feet. Also, the lot has an average lot width of 50 feet, whereas the minimum required average lot width for an interior lot in the R-5 district is 60 feet.

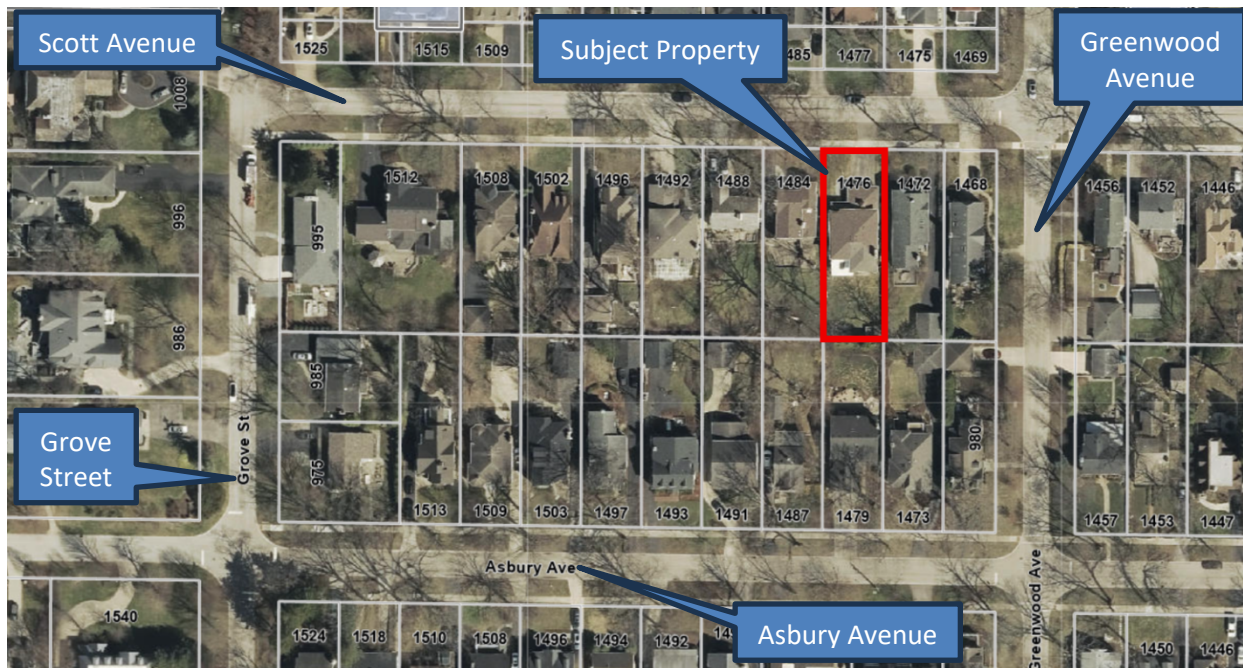


Figure 1 – GIS Aerial Map

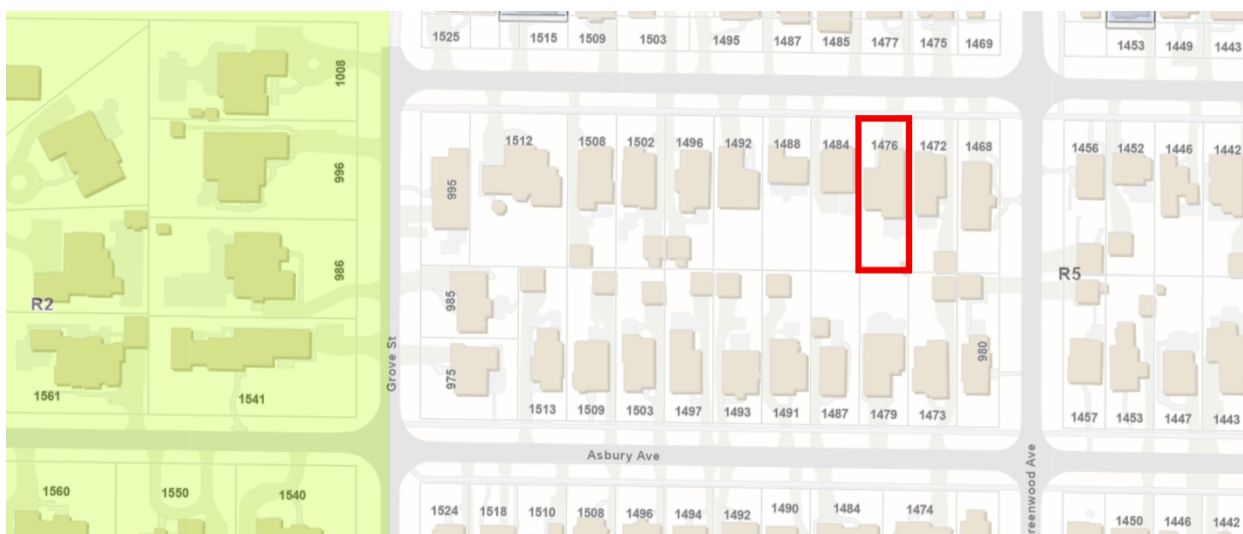


Figure 2 – Zoning Map

## PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

The residence was constructed in 1966 with minor subsequent permits that were issued in proceeding years. The Applicant acquired the property in February 2024. There is one previous zoning case on file for the Subject Property. In 2024, a variation application was approved by the ZBA that provided zoning relief for GFA and window installations in the nonconforming east side building wall for a home renovation that included a front porch addition.

On May 2, 2024, the Applicant was issued a building permit for the renovation and front porch addition that were in the scope of work for the approved variation application. On September 9, 2025, the Community Development Department was provided notice by the Village's Engineering Department that upon a routine site inspection, a screened porch addition had been constructed towards the rear of the residence that did not appear to be part of the approved building permit plans. The screened porch, the subject of this application, was determined to be constructed without a building permit and not compliant with the Zoning Ordinance. A stop-work order was issued that required the screened porch to be completely removed or to be issued an approved building permit. On September 23, 2025, a building permit application was submitted, but later withdrawn with the Applicant stating that the screened porch would be redesigned for compliance with a permit resubmission at a later date. Village Staff had ongoing conversations with the Applicant through late 2025 and early 2026 about necessary actions to resolve the code violation, with a stated deadline of May 29, 2026, for removal of the structure in the absence of any building permit. The Applicant submitted a zoning variation application on April 30, 2026, and requested a continuation at the July 13 ZBA meeting. If the zoning variations are approved, the screened porch would still require submittal and approval of a building permit application to resolve the code violation.

Figures 3 through 5 below and on the following page are current photos of the Subject Property.



**Figure 3 – Subject Property – Side (East) and Front (North) Elevations**



**Figure 4 – Subject Property – Front (North) Elevation Along Scott Avenue**





**Figure 5 – Subject Property – Front (North) and Side (West) Elevations**

### **PROPOSED PLAN**

The Applicant is requesting the variations to allow the existing screened porch to remain on the Subject Property. The screened porch measures 14.78 feet by 17.95 feet (265.3 square feet) and has a setback of 6.04 feet from the west property line. The screened porch is identified by a photo in Figure 6 below. A plat of survey excerpt identifies the location of the screened porch in Figure 7.

Excerpts of the floor plan and building elevations are provided on the following pages as Figures 7 through 10 with the screened porch addition highlighted in yellow. The complete set of plans is provided in the application materials (**Attachment C**).



**Figure 6 – Subject Property – Existing Screened Porch Along Rear (South) Elevation**

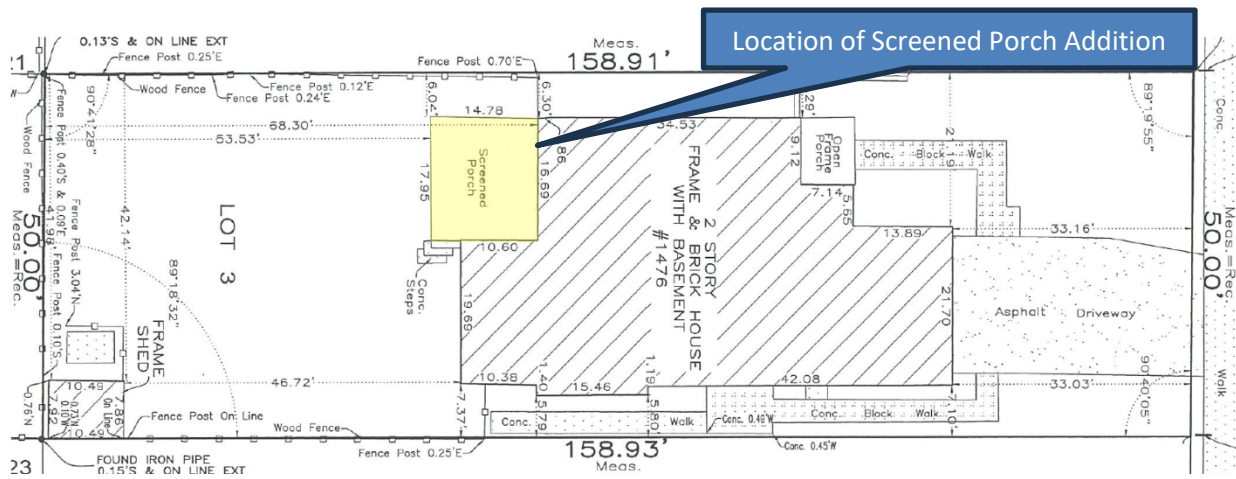


Figure 7 – Plat-of-Survey Excerpt

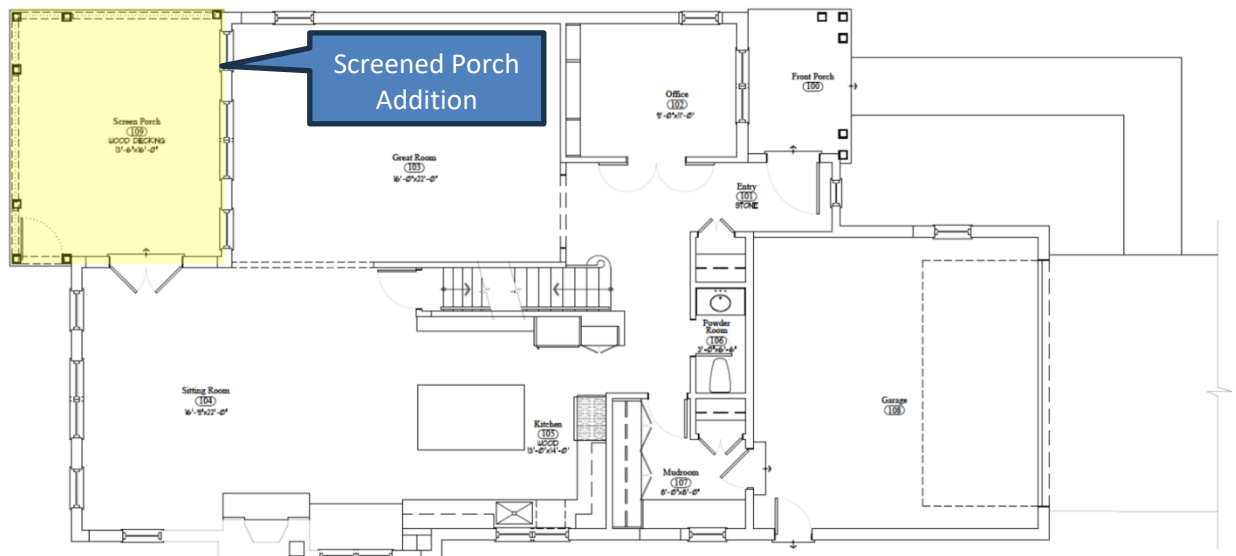


Figure 8 – First-Floor Floor Plan



Figure 9 – Side (West) Building Elevation



Figure 10 – South (Rear) Building Elevation

Given the ZBA often receives questions regarding the stormwater regulations applicable to a specific request being considered by the ZBA, a Stormwater Matrix has been provided as **Attachment B**. Based on the submitted plans, it appears additional stormwater detention would not be required. However, a final determination will be made by Village Engineering staff upon submittal of the necessary permits for the addition, which is required to comply with the Village's stormwater regulations. Figure 11 below represents the Subject Property's proximity to the floodplain; the cyan represents the 100-year floodplain.

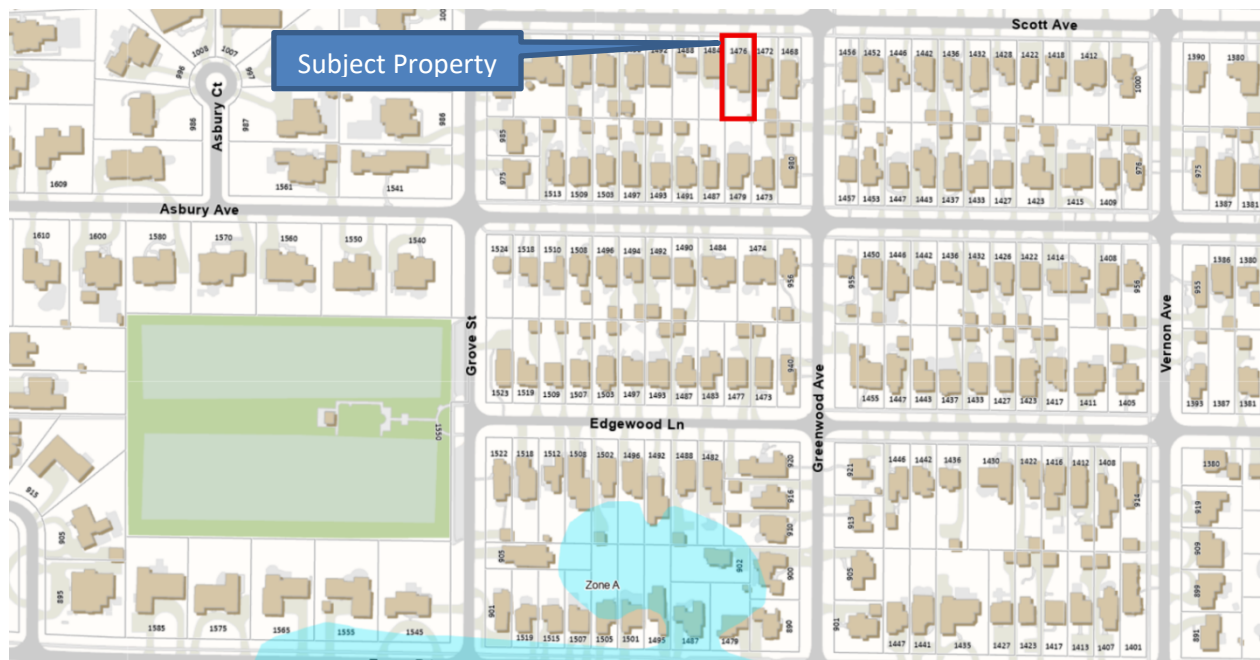


Figure 11 - GIS Floodplain Map



## REQUESTED ZONING RELIEF

The attached Zoning Matrix highlights the existing lot and the addition's compliance with the R-5 zoning district (**Attachment A**). Three variations are being requested: (1) gross floor area; (2) roofed lot coverage; and (3) building line articulation.

Gross Floor Area (GFA). The site currently contains 3,495.17 square feet of GFA, exceeding the maximum permitted GFA by 317.17 square feet (9.98%). The increase in GFA with the screened porch is 265.3 square feet, bringing the total GFA to 3,760.47 square feet, whereas a maximum of 3,178 square feet is permitted, a variation of 582.47 square feet (18.33%).

Roofed Lot Coverage (RLC). The site currently contains 2,114.13 square feet of RLC. The increase in RLC with the screened porch is 265.3 square feet, bringing the total RLC to 2,379.43 square feet, whereas a maximum of 2,145.15 square feet is permitted, a variation of 234.28 square feet (10.92%).

Building Line Articulation. The west side building wall measures 49.31 feet in length without providing the minimum required building line articulation of 18 inches. The Zoning Ordinance requires all exterior building walls on any principal building constructed before April 1999, that face the smaller side yard in the R-5 or R-4 zoning district be articulated at least 18 inches, if the side walls are at least 40 feet long.

## 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 variations. 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 variations granting:

- A. **Gross Floor Area** of 3,760.47 square feet, whereas a maximum of 3,178 square feet is permitted, a variation of 582.47 square feet (18.33%) [Section 17.30.040 – Maximum Building Size];
- B. **Roofed Lot Coverage** of 2,379.43 square feet, whereas a maximum of 2,145.15 square feet is permitted, a variation of 234.28 square feet (10.92%) [Section 17.30.030 - Intensity of Use of Lot]; and
- C. **Building Line Articulation.** An unarticulated west side building wall 49.31 feet in length, whereas articulation of 18 inches is required for any building additions if any of the side building walls is at least 40 feet long, a variation of 9.31 feet (23.28%%) [Section 17.30.090 – Building Line Articulation].

The Zoning Board of Appeals finds, based on evidence in the record or a public document, that the variations requested are **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

|                                   |                                                                                                                                                   |                 |                 |                                                       |                                     |  |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------------|-------------------------------------------------------|-------------------------------------|--|
| <b>ZONING MATRIX</b>              |                                                                                                                                                   |                 |                 |                                                       |                                     |  |
| <b>ADDRESS: 1476 Scott Avenue</b> |                                                                                                                                                   |                 |                 |                                                       |                                     |  |
| <b>CASE NO: 26-15-V2</b>          |                                                                                                                                                   |                 |                 |                                                       |                                     |  |
| <b>ZONING: R-5</b>                |                                                                                                                                                   |                 |                 |                                                       |                                     |  |
|                                   |                                                                                                                                                   |                 |                 |                                                       |                                     |  |
| <b>ITEM</b>                       | <b>MIN/MAX<br/>REQUIREMENT</b>                                                                                                                    | <b>EXISTING</b> | <b>PROPOSED</b> | <b>DIFFERENCE BETWEEN<br/>PROPOSED &amp; EXISTING</b> | <b>ZONING CODE COMPLIANCE (2)</b>   |  |
| Min. Lot Size                     | 8,400 SF                                                                                                                                          | 7,945 SF        | N/A             | N/A                                                   | EXISTING NONCONFORMING              |  |
| Min. Average Lot Width            | 60 FT                                                                                                                                             | 50 FT           | N/A             | N/A                                                   | EXISTING NONCONFORMING              |  |
| Min. Lot Depth                    | 120 FT                                                                                                                                            | 158.93 FT       | N/A             | N/A                                                   | OK                                  |  |
| Max. Roofed Lot Coverage          | 2,145.15 SF (1)                                                                                                                                   | 2,114.13 SF     | 2,379.43 SF     | 265.3 SF                                              | <b>234.28 SF (10.92%) VARIATION</b> |  |
| Max. Gross Floor Area             | 3,178 SF (1)                                                                                                                                      | 3,495.17 SF     | 3,760.47 SF     | 265.3 SF                                              | <b>582.47 SF (18.33%) VARIATION</b> |  |
| Max. Impermeable Lot Coverage     | 3,972.5 SF (1)                                                                                                                                    | 3,164.13 SF     | 3,429.43 SF     | 265.3 SF                                              | OK                                  |  |
| Max. Front Yard Lot Coverage      | 450 SF                                                                                                                                            | 640 SF          | 640 SF          | 0 SF                                                  | EXISTING NONCONFORMING              |  |
| Min. Front Yard (Scott/North)     | 30 FT                                                                                                                                             | 33.03 FT        | 33.03 FT        | 0 FT                                                  | OK                                  |  |
| Min. Side Yard (West)             | 6 FT                                                                                                                                              | 6.29 FT         | 6.04 FT         | -0.25 FT                                              | OK                                  |  |
| Min. Side Yard (East)             | 8 FT                                                                                                                                              | 5.79 FT         | 5.79 FT         | 0 FT                                                  | EXISTING NONCONFORMING              |  |
| Min. Rear Yard (South)            | 23.84 FT                                                                                                                                          | 57.7 FT         | 53.53 FT        | 4.17 FT                                               | OK                                  |  |
| <b>NOTES:</b>                     | (1) Based on lot area of 7,945 s.f.                                                                                                               |                 |                 |                                                       |                                     |  |
|                                   | (2) Variation amount is the difference between proposed and requirement.                                                                          |                 |                 |                                                       |                                     |  |
|                                   | (3) Variation request for unarticulated west building wall longer than 40 feet, at 49.31 feet in length, a <b>variation of 9.31 FT (23.28%)</b> . |                 |                 |                                                       |                                     |  |



## 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                                                                                                                                                                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>A. New Home Construction - Previously Developed Lot</b>                                                                                                | 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>B. New Home Construction - Previously <u>Undeveloped</u> Site</b>                                                                                      | 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.                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                            |
| <b>C. Redevelopment of Site for Different Use (e.g. single family to multi-family, or commercial)</b>                                                     | 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.                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                            |
| <b>D. Improvements to Existing Home and/or Lot, causing an increase in impermeable lot coverage <u>greater or equal to 25%</u>.</b>                       | 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.)                                                                                                      | <b><i>Applies to 1476 Scott Avenue:</i></b><br><i>Based upon review of information to date, 1476 Scott Avenue <b>would not</b> have to provide additional storm water detention volume. <b>However, a final determination will not occur until engineering plans are submitted with a building permit application.</b></i> |
| <b>E. Improvements to existing lots, who currently exceed maximum impermeable lot coverage (e.g., School sites, single family and multi-family sites)</b> | The amount of additional required storm water detention volume is based upon:<br>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<br>b) The amount of ILC in addition to what currently exists on the lot.<br>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: 1476 Scott Ave.

#### Owner Information

Name: Natalie Konstant, Christopher Lucas Johnson

Primary Contact: Luke Johnson

Address: [REDACTED]

Phone No. [REDACTED]

City, State, ZIP: Winnetka, IL 60093

Email: [REDACTED]

Date property acquired by owner: \_\_\_\_\_

#### Architect Information

Name: Konstant Architecture

#### Attorney Information

Name: \_\_\_\_\_

Primary Contact: Paul Konstant

Primary Contact: \_\_\_\_\_

Address: [REDACTED]

Address: \_\_\_\_\_

City, State, ZIP: Skokie, IL 60077

City, State, Zip: \_\_\_\_\_

Phone No. [REDACTED]

Phone No. \_\_\_\_\_

Email: [REDACTED]

Email: \_\_\_\_\_

Nature of any restrictions on property: Existing lot area is 7,950 s.f. which is less than the minimum R-5 lot area of 8,400 s.f.

Brief explanation of variation(s) requested (attach separate sheet providing additional details): See attached explanation of variation requested.

Property Owner Signature: [REDACTED]

Date: 5.18.26

May 18, 2026

**RE: Private Residence**  
**1476 Scott Ave.**  
**Winnetka, IL**

### **Explanation of Variation Requested**

The existing home pre dates the zoning code and therefore falls over the allowable RLC and GFA for the R-5 zoning district. The variation requested is to add a 243 s.f. screened porch to the rear yard. The existing house is already over the maximum GFA by 218.5 s.f. which results in a total GFA of 3,641.5 s.f. In addition, the proposed screen porch is in line with the existing west face of the house which extends the west face an additional 14' and it exceeds the unarticulated face of 40' (36.5'). Lastly, the west face of existing home was adjusted to indicate a setback of 5.87' however we will get the property resurveyed to confirm.

The existing home at 1476 Scott Ave. sits on a 7,950 S.F. lot. The minimum lot size within a R-5 district is 8,400 s.f.. Therefore, the existing lot is 450 s.f. smaller than the minimum allowable. Secondly, the minimum rectangular building area within the R-5 district is 5,445 s.f. however the existing rectangular building area is 3,787 s.f.. This results in a lot that has a rectangular building area that is 1,658 s.f. smaller than the minimum. Lastly, the minimum average width within the zoning district is 60' however the subject lot has a width of 50.12'. This combination of these three ways in which the existing lot does not meet the minimum allowable standards of the zoning district creates a hardship by eliminating the homeowner's ability to make reasonable improvements to the property in comparison to conforming lots. This house is essentially a square box with a corner subtracted and is takes up less lot area than surrounding properties with sprawling structures.

Upon purchase of the property, the client inherited a 338 S.F. concrete patio that was built above grade with retaining walls and was located in the middle of the rear yard. This location of this patio created a nuisance for neighboring properties as it was in full view of all of the surrounding homes. This patio has been demolished. The proposed screened porch is tucked into an "L" shaped portion of the existing home which shields it from the neighboring property to the east, is not visible from the street and greatly reduces the noise transmission when utilizing the backyard. This results in an overall improved environment for the entire neighborhood.

Additionally, the elimination of the existing patio and new improvements reduced the overall impermeable surfaces by 194.1 s.f. thereby improving the drainage upon the property and within the community.

Many of the neighboring properties have detached garages and are therefore able to take advantage of the 200 s.f. allowance provided by the zoning code for RLC and 400 s.f. for GFA. Because the existing home does not have a detached garage it cannot use these allowances. The fact that these extend only to properties with detached garages creates a hardship for this property. It is allowing the neighboring properties to have a greater actual percentage of coverage. The increased density upon those properties results in a reduction of the light and ventilation for the properties that have attached garages.



April 30, 2026

RE: Private Residence

Winnetka, IL

### **Standards for Granting of Zoning Variations**

**1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by regulation in that zone.**

1476 Scott Ave exists on a non-conforming R-5 lot which restricts the homeowners ability to make reasonable improvements to the property.

**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 existing home has a unique circumstance given that the home pre-dates the original zoning ordinance which makes any proposed improvements difficult due to the small lot.

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

The proposed project includes the removal of the existing outdoor space that exists within full view of the neighboring properties in favor of a structure that is contained tightly to the existing building and thereby improving the living conditions for all of the neighboring properties. It is also consistent with the character of the surrounding area, and will enhance the essential character of the locality.

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

The structure does not sit further into the rear of the property than the neighboring structures and therefore will not impair the light and air of the adjacent properties.

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

The hazard from fire and other damages to the property will not be increased from the proposed improvements. All proposed new construction and selected materials meet or exceed current local building codes.

**6. The taxable value of the land and building throughout the Village will not diminish.**



The variation, if granted, will not affect the taxable value of the land and buildings throughout the village.

**7. The congestion to the public street will not increase.**

The congestion to the public street will not increase because the occupancy will not increase beyond what is allowable for this property, and will not increase what it is currently. There will be no difference in congestion to the public street by the proposed work.

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

The public health and safety of the inhabitants of the village will be increased by the proposed renovation which will be in accordance with all local building codes. If the variation is granted the, the public health, safety, comfort, morals, and welfare of the inhabitants of the Village of Winnetka will not otherwise be impaired.

PROFESSIONALS ASSOCIATED - MM SURVEY CO.  
BOUNDARY \* ALTA \* TOPOGRAPHIC \* CONDOMINIUM SURVEYS

PROFESSIONAL DESIGN FIRM NO. 184-003023

MM SURVEY

PROFESSIONALS ASSOCIATED

PLAT OF SURVEY  
OF

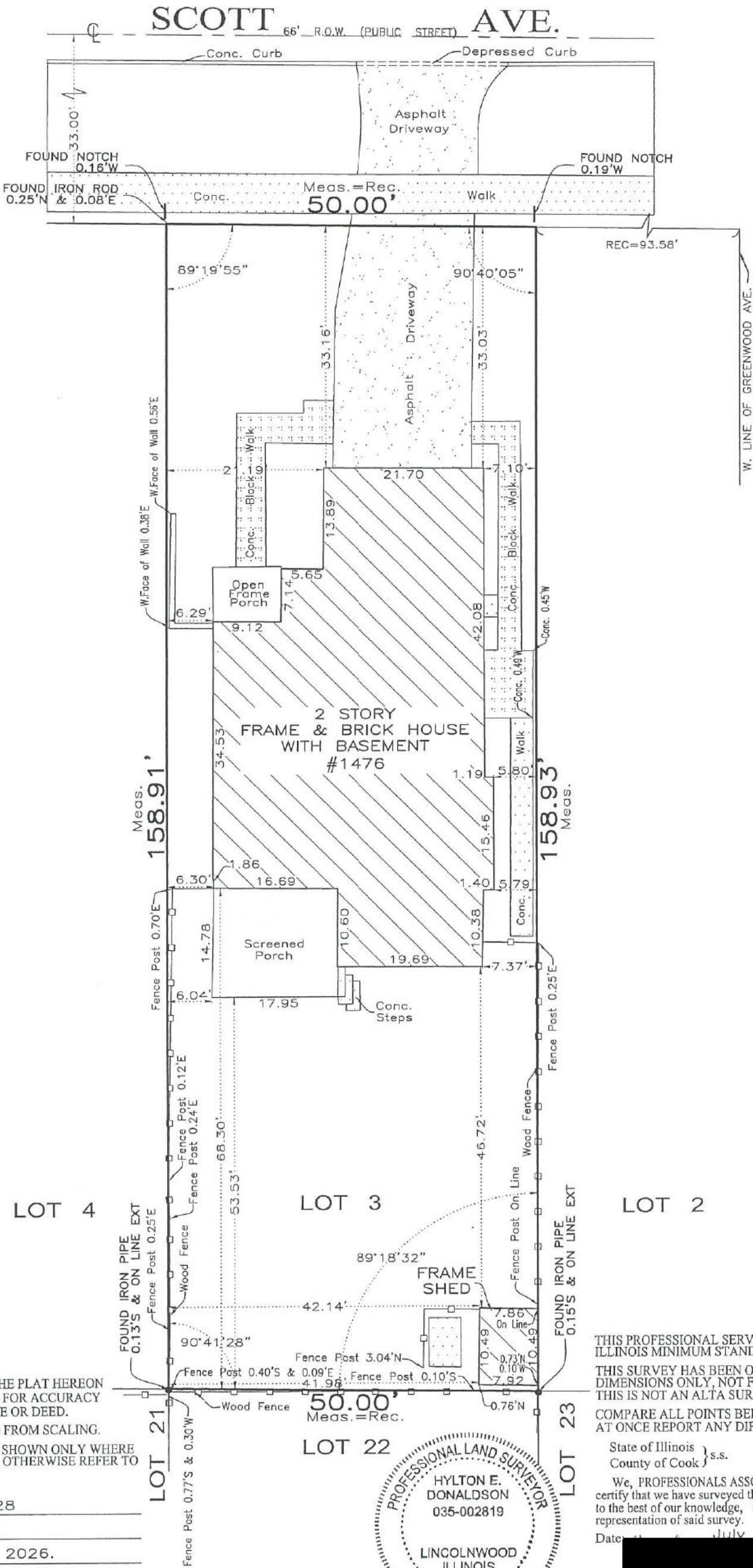


GRAPHIC SCALE

0 16

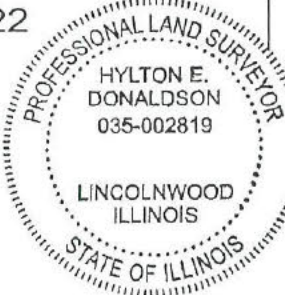
( IN FEET )

LOT 3 IN BLOCK 29 IN CHICAGO NORTH SHORE LAND COMPANY'S SUBDIVISION OF SECTIONS 8, 17 AND 18, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
LAND TOTAL AREA: 7,945 SQ.FT. = 0.1824 ACRES.  
COMMONLY KNOWN AS: 1476 SCOTT AVENUE, WINNETKA, ILLINOIS.



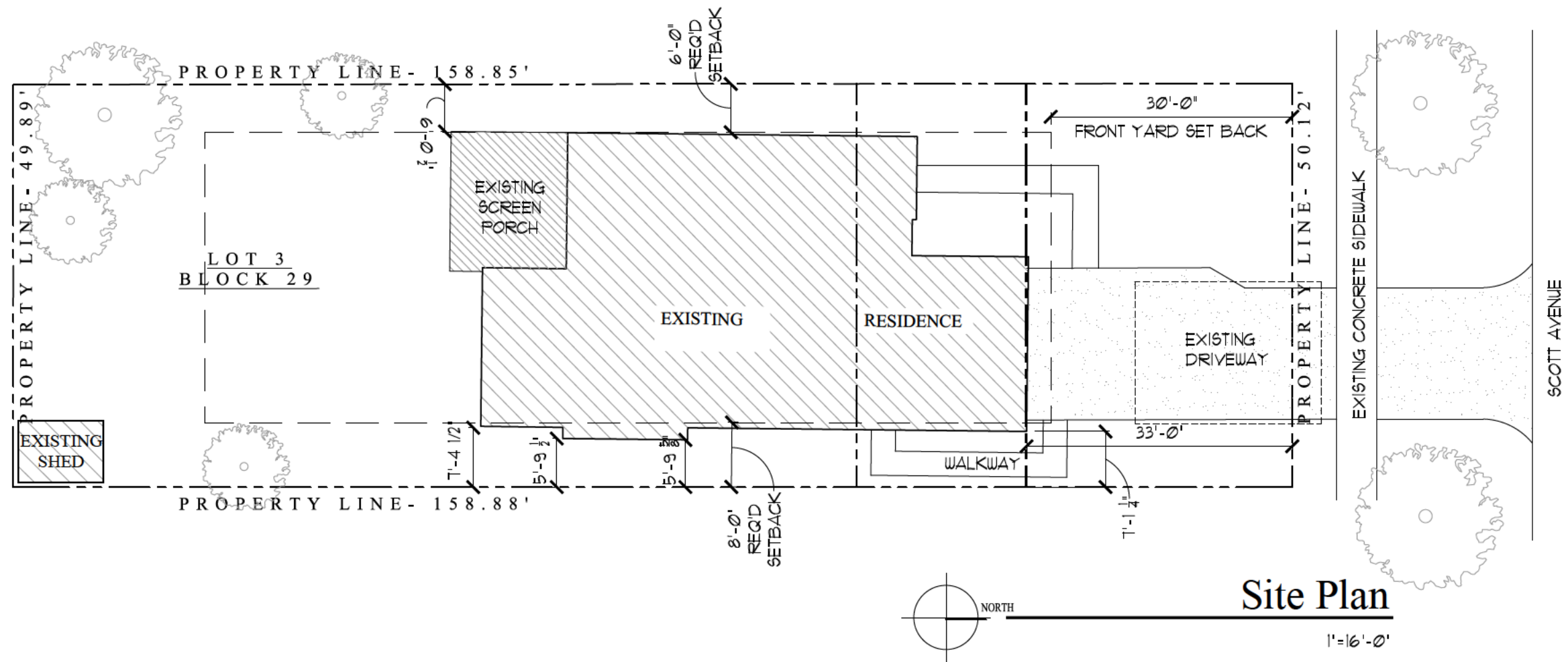
THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. 112428  
Scale: 1 inch = 16  
Date of Field Work: July 11, 2026.  
Ordered by: PAUL KONSTANT

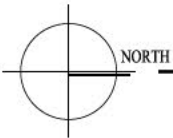
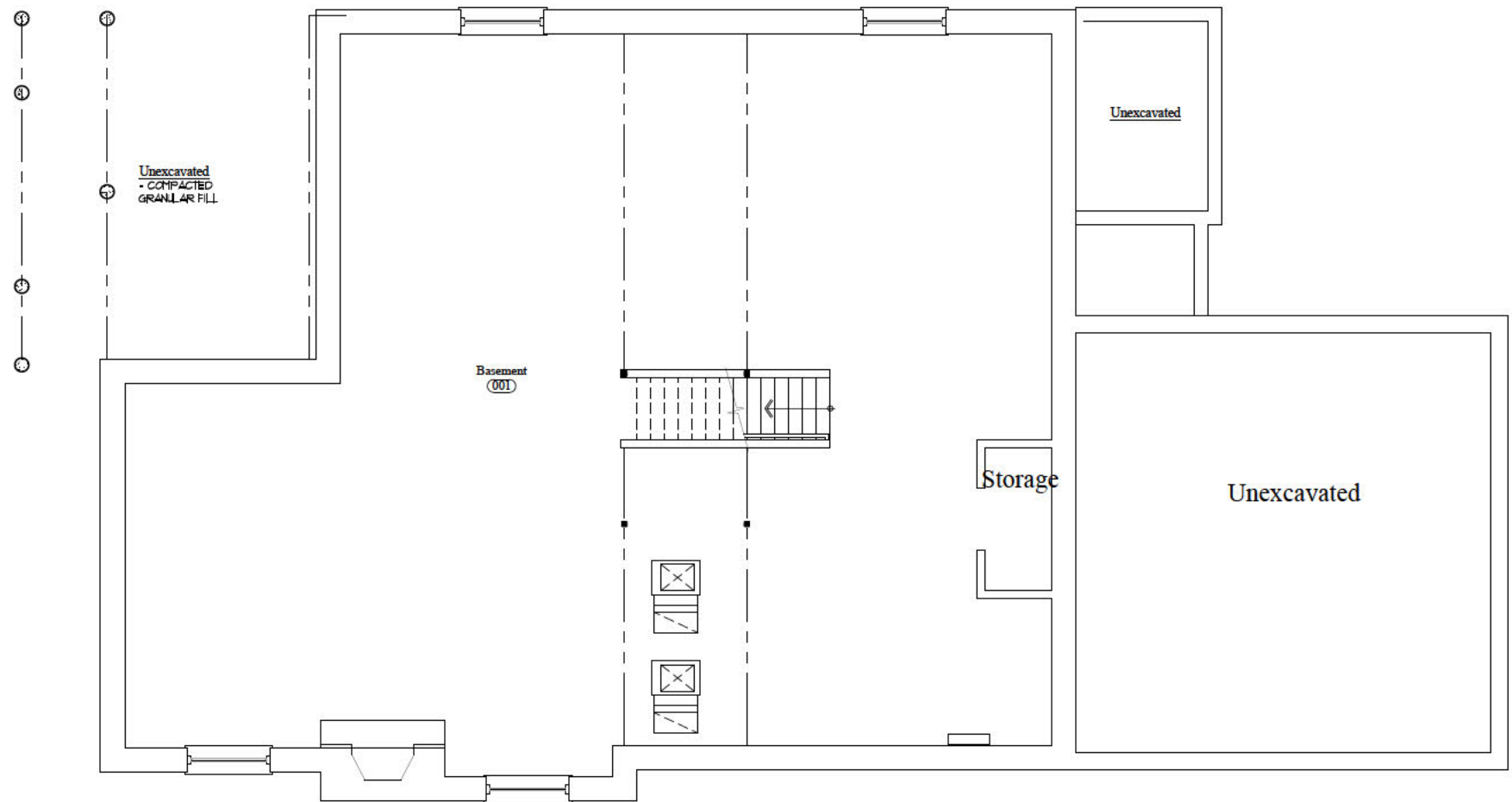


THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois } s.s.  
County of Cook }  
We, PROFESSIONALS ASSOCIATED - MM SURVEY CO., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.  
Date: July 14, 2026.  
IL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2026.  
Drawn by: D.R.



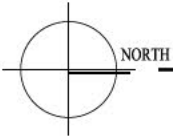
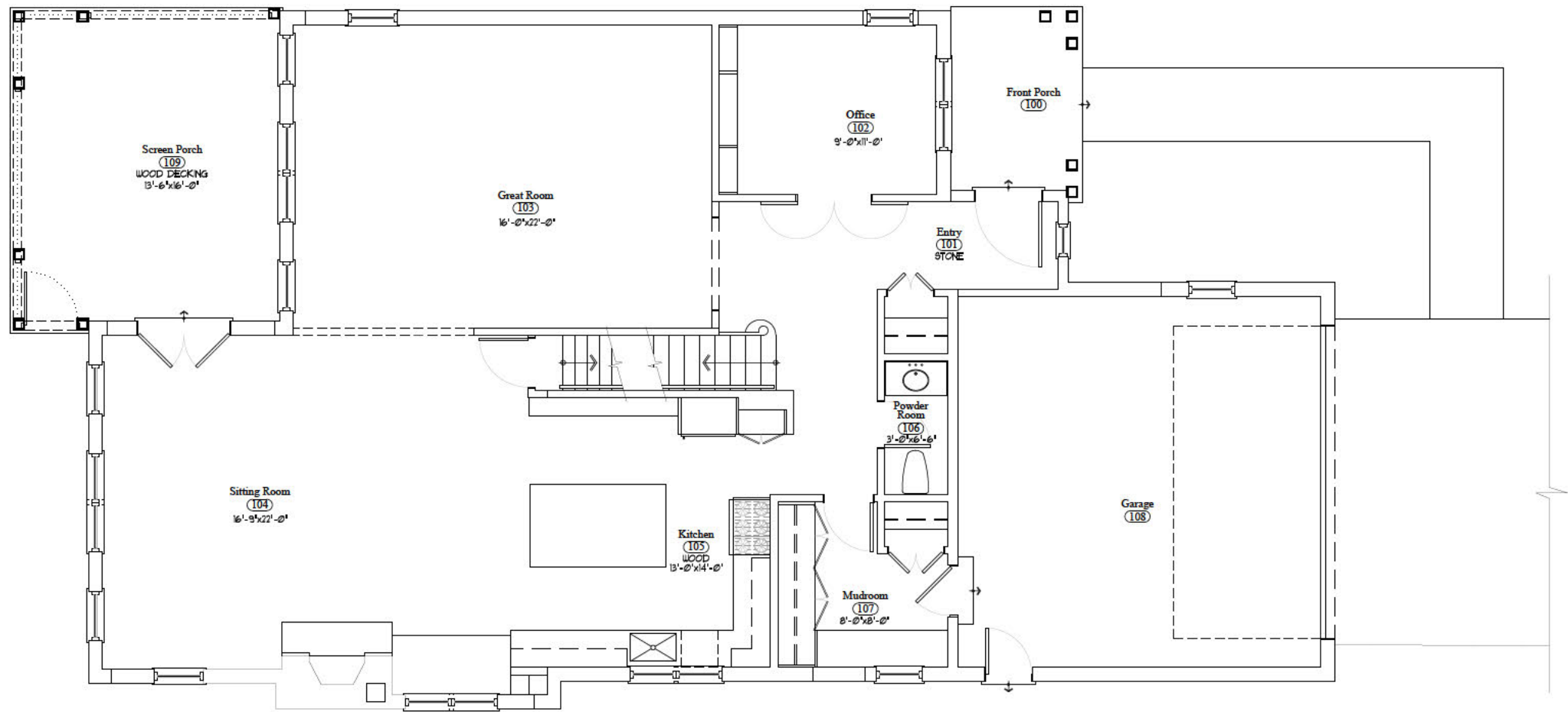




# Basement / Foundation Plan

1/8" = 1'-0"

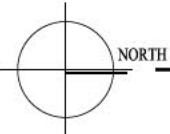
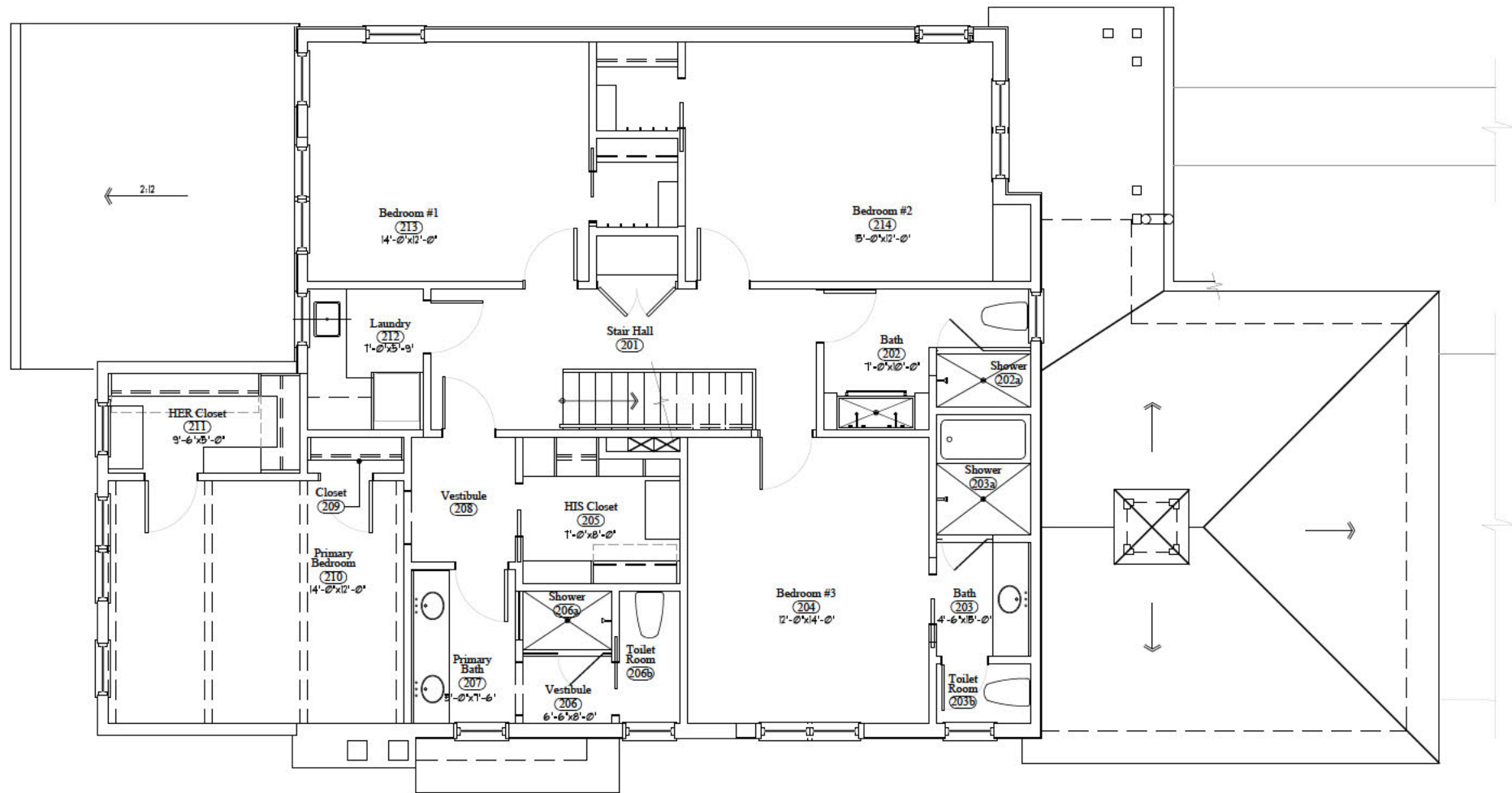




First Floor Plan

1/8" = 1'-0"

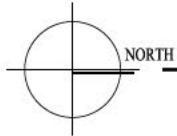
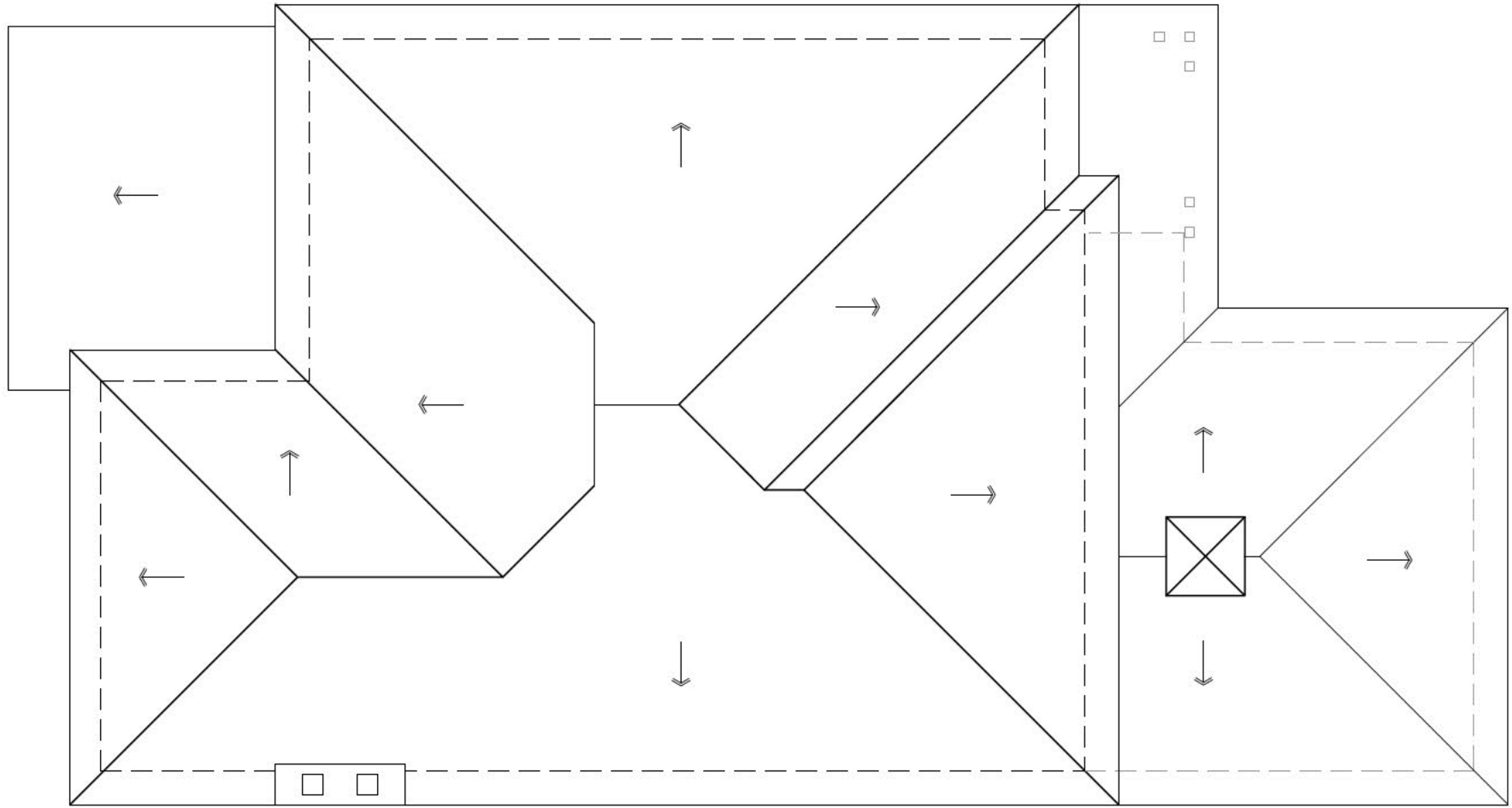




Second Floor Plan

1/8" = 1'-0"

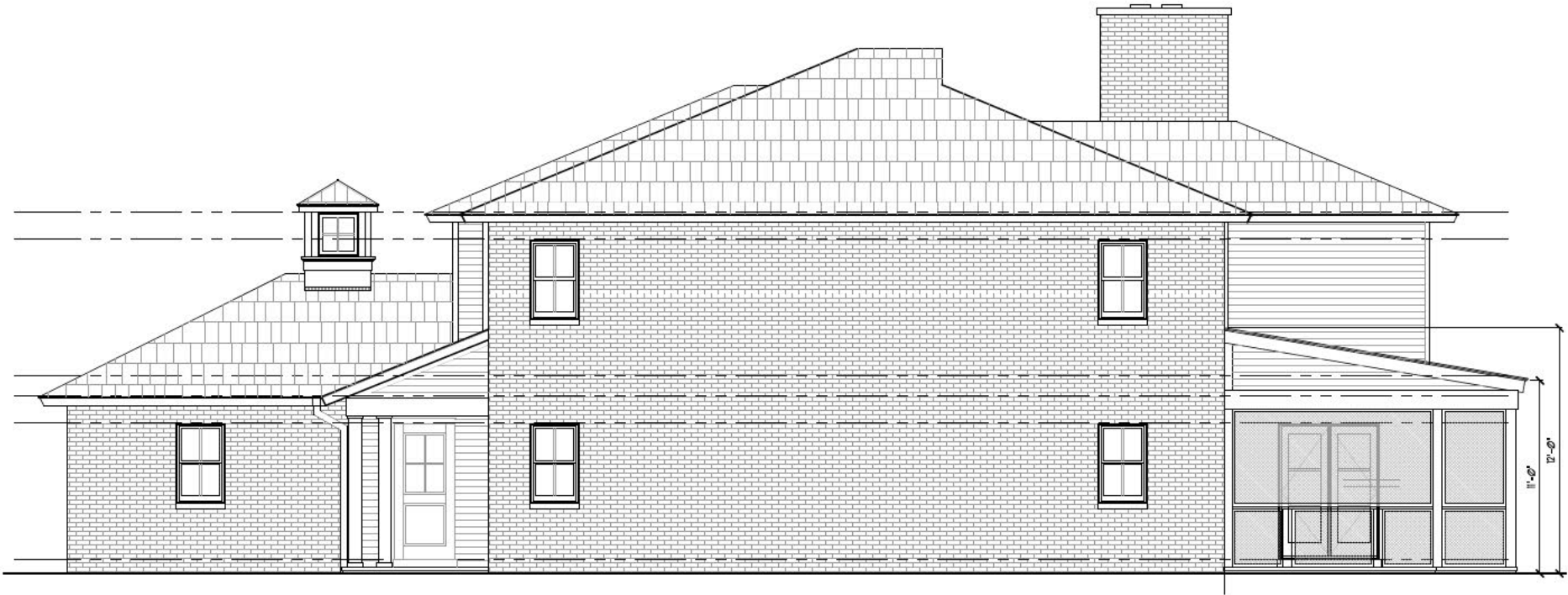




Roof Plan

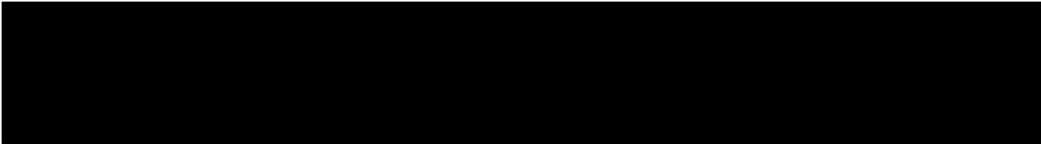
1/8" = 1'-0"





West Elevation

1/8" = 1'-0"





South Elevation

1/8"=1'-0"





East Elevation

1/8"=1'-0"







# MEMORANDUM VILLAGE OF WINNETKA

## COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS  
FROM: CHRISTOPHER MARX, ACIP – ASSOCIATE PLANNER  
DATE: SEPTEMBER 8, 2026  
SUBJECT: 1503 SCOTT AVENUE – VARIATIONS (CASE NO. 26-28-V)

### INTRODUCTION

On September 14, 2026, the Zoning Board of Appeals (“ZBA”) is scheduled to hold a public hearing on an application submitted by Anna and Eric Wisniewski (collectively, the “Applicant”), as the owners of the property located at 1503 Scott Avenue (the “Subject Property”). The Applicant requests approval of the following zoning variations to allow construction of a second-floor addition to the existing residence on the Subject Property:

1. **Gross Floor Area (GFA)** of 4,538.45 square feet, whereas a maximum of 4,197.53 square feet is permitted, a variation of 340.92 square feet (8.12%) [Section 17.30.040 – Maximum Building Size].

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 August 27, 2026. As of the date of this memo, staff has received two written comments from the public regarding this application which are included as **Attachment D**.

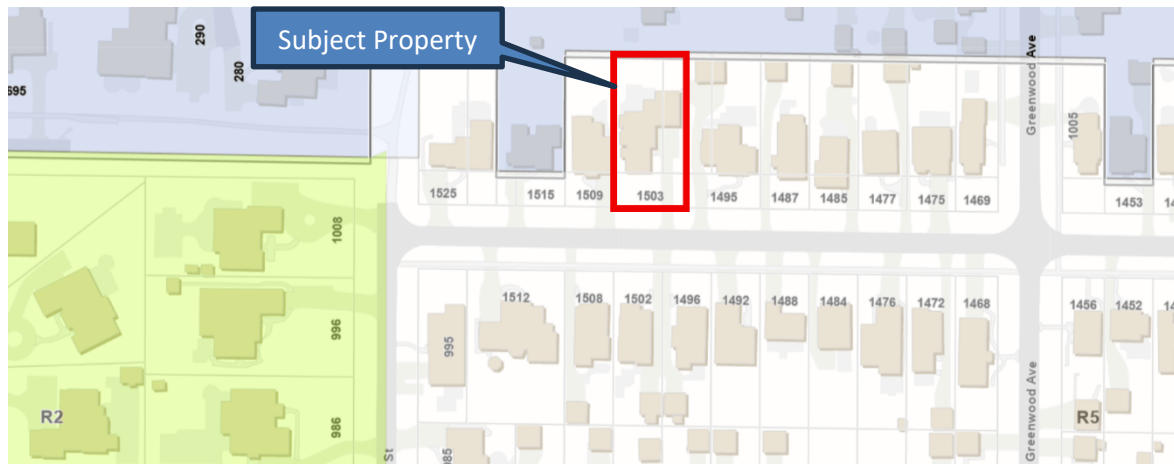
***The ZBA has final jurisdiction on this request as the ZBA has the authority to grant a variation to allow a zoning lot with a pre-FAR building (constructed prior to 1989) to exceed the maximum permitted GFA by no more than 10%.***

### PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.27 acres, is located on the north side of Scott Avenue between Grove Street and Greenwood Avenue and contains an existing two-story residence with an attached garage (see Figure 1). The property is zoned R-5 Single Family Residential and is bordered by the same to the west, south, and east with the Village of Glencoe located to the north (see Figure 2). The Comprehensive Plan designates the Subject Property as appropriate for single family residential development. The zoning of the Subject Property is consistent with the Comprehensive Plan land use designation.



**Figure 1 – GIS Aerial Map**



**Figure 2 – Zoning Map**

### **PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS**

The residence was constructed in 1932 with subsequent building permits issued in 1945 for a rear porch and 2012 for additions on the first and second floors that included a new attached garage. Other minor building permits have been issued in recent years. The Applicant acquired the property in 2023.

There are two previous zoning cases on file for the Subject Property:

1. In 2008, a variation was approved by the ZBA which permitted a reduced west side yard setback of 4.87 feet for first-and-second-floor additions to the residence, whereas a minimum of 7.5 feet is required. The building permit was withdrawn as construction never commenced on the project; and
2. In 2010, a similar variation was approved by the ZBA which permitted a reduced west side yard setback of 4.87 feet for first-and-second floor additions which were constructed along with the attached garage.

Figures 3 through 5 on the following pages are photos of the Subject Property.





**Figure 3 – Subject Property – Front (South) Elevation Along Scott Avenue**



**Figure 4 – Subject Property – Side (West) and Front (South) Elevation**



**Figure 5 – Subject Property – Front (South) and Side (East) Elevations**

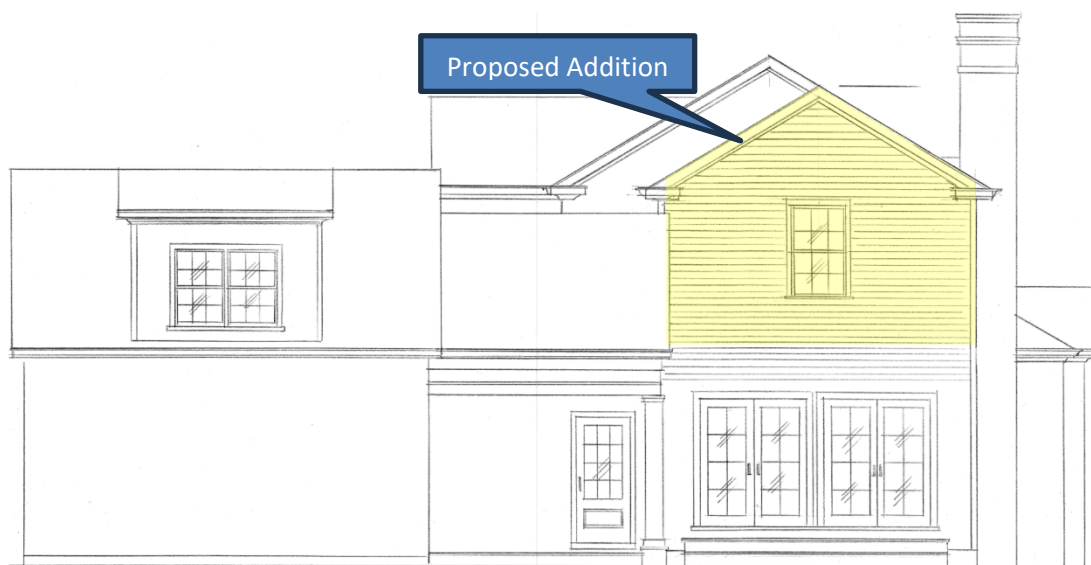
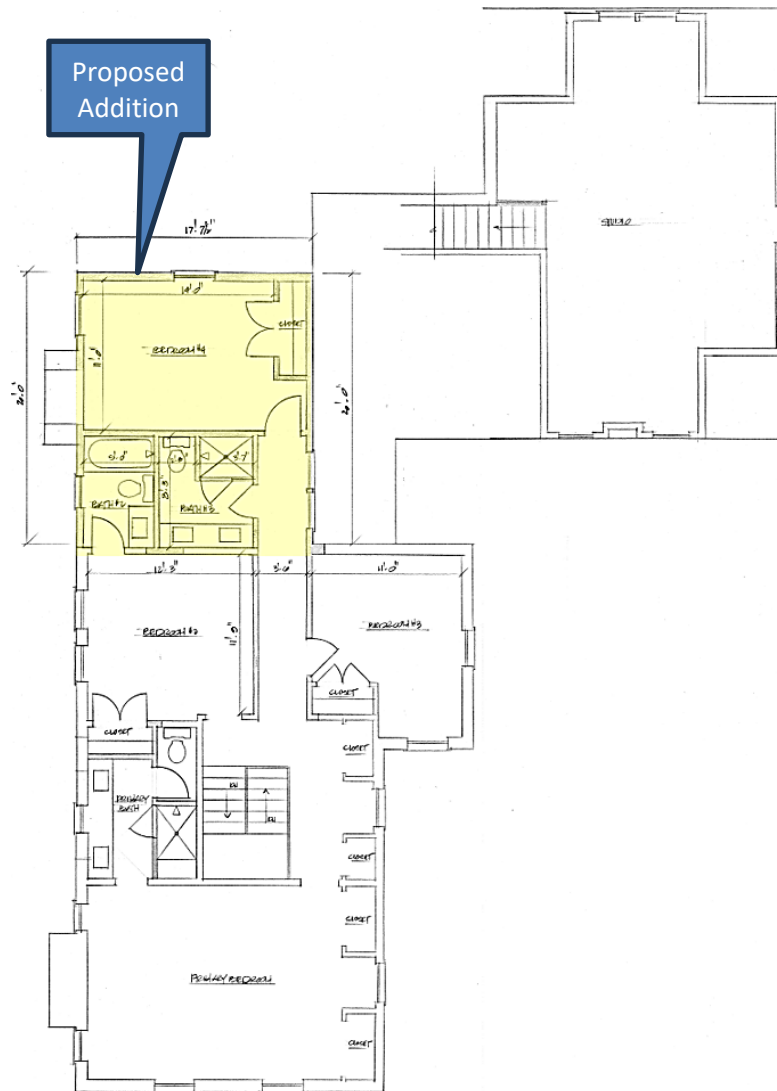


The variation is being requested to construct a second-floor addition as part of an overall renovation of the second floor of the existing residence. The current second floor consists of a primary bedroom and two bedrooms along with two bathrooms and one half-bathroom. The proposed changes would consist of an addition on the northwest corner of the building totaling 352.6 square feet in area that would provide another bedroom while also allowing for a slight reconfiguration of the second floor's existing bedrooms, bathrooms, and closets along a new main hallway.

[illegible]

Page 4



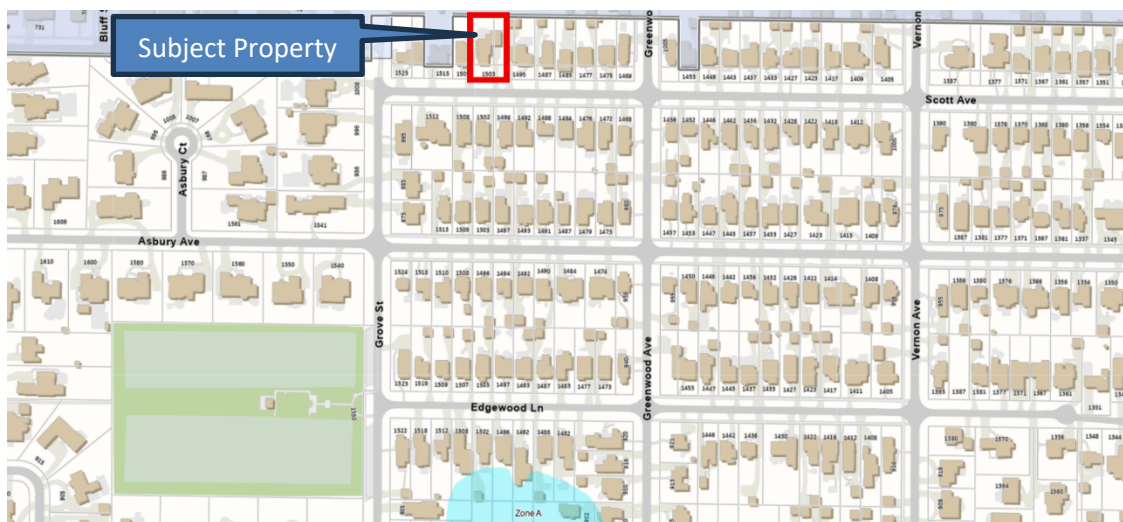




**Figure 9 – Proposed West Side Building Elevation**

The proposed improvements do not include any additional impermeable lot coverage. However, upon submittal of the building permit for the proposed addition, Village Engineering staff will review the permit plans for compliance with the Village stormwater regulations to verify stormwater is being managed on-site.

Figure 10 below represents the Subject Property's location in proximity to the floodplain; the cyan represents the 100-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-5 zoning district (**Attachment A**). One variation is being requested to exceed the maximum permitted GFA. The increase in GFA with the proposed addition is 368 square feet, bringing the total GFA to 4,538.45 square feet, whereas a maximum of 4,197.53 square feet is permitted, a variation of 340.92 square feet (8.12%).

## FINDINGS

In the attached application materials submitted by the Applicant, 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

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 C**). 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: Application Materials

Attachment C: Draft Resolutions

Attachment D: Public Correspondence

# ATTACHMENT A

| <b>ZONING MATRIX</b>              |                                                                          |              |             |                                           |                                    |  |
|-----------------------------------|--------------------------------------------------------------------------|--------------|-------------|-------------------------------------------|------------------------------------|--|
| <b>ADDRESS: 1503 SCOTT AVENUE</b> |                                                                          |              |             |                                           |                                    |  |
| <b>CASE NO: 26-28-V</b>           |                                                                          |              |             |                                           |                                    |  |
| <b>ZONING: R-5</b>                |                                                                          |              |             |                                           |                                    |  |
| ITEM                              | MIN/MAX<br>REQUIREMENT                                                   | EXISTING     | PROPOSED    | DIFFERENCE BETWEEN<br>PROPOSED & EXISTING | ZONING CODE COMPLIANCE (2)         |  |
| Min. Lot Size                     | 8,400 SF                                                                 | 11,912.63 SF | N/A         | N/A                                       | OK                                 |  |
| Min. Average Lot Width            | 60 FT                                                                    | 75 FT        | N/A         | N/A                                       | OK                                 |  |
| Min. Lot Depth                    | 120 FT                                                                   | 158.85 FT    | N/A         | N/A                                       | OK                                 |  |
| Max. Roofed Lot Coverage          | 3,216.41 SF (1)                                                          | 2,712.64 SF  | 2,712.64 SF | N/A                                       | OK                                 |  |
| Max. Gross Floor Area             | 4,197.53 SF (1)                                                          | 4,170.45 SF  | 4,538.45 SF | 368 SF                                    | <b>340.92 SF (8.12%) VARIATION</b> |  |
| Max. Impermeable Lot Coverage     | 5,956.32 SF                                                              | 5,251.46 SF  | 5,251.46 SF | 0 SF                                      | OK                                 |  |
| Min. Front Yard (Scott Avenue)    | 30 FT                                                                    | 36.2 FT      | 36.2 FT     | 0 FT                                      | OK                                 |  |
| Min. Side Yard (West)             | 7.5 FT                                                                   | 4.86 FT      | 4.86 FT     | 0 FT                                      | EXISTING NONCONFORMING             |  |
| Min. Side Yard (East)             | 11.25                                                                    | 8.47 FT      | 8.47 FT     | 0 FT                                      | EXISTING NONCONFORMING             |  |
| Min. Rear Yard (South)            | 23.83 FT                                                                 | 60.94 FT     | 60.94 FT    | 0 FT                                      | OK                                 |  |
| <b>NOTES:</b>                     | (1) Based on lot area of 11,912.63 square feet                           |              |             |                                           |                                    |  |
|                                   | (2) Variation amount is the difference between proposed and requirement. |              |             |                                           |                                    |  |
|                                   | (3) Proposed addition complies with all required setbacks.               |              |             |                                           |                                    |  |
|                                   |                                                                          |              |             |                                           |                                    |  |



## VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

## ZONING VARIATION APPLICATION

Case No. \_\_\_\_\_

Property InformationSite Address: 1503 Scott Ave.Owner InformationName: Anna and Erid Wisniewski

Address: \_\_\_\_\_

City, State, ZIP: Winnetka, IL. 60093

Email: \_\_\_\_\_

Primary Contact: Anna Wisniewski

Phone No. \_\_\_\_\_

Date property acquired by owner: 2023Architect InformationName: Healy M. Rice PCPrimary Contact: Healy Rice

Address: \_\_\_\_\_

City, State, ZIP: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Attorney Information

Name: \_\_\_\_\_

Primary Contact: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone No. \_\_\_\_\_

Email: \_\_\_\_\_

Nature of any restrictions on property: none known

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

Floor area variation to permit 2nd story addition over existing 1st floor

Property Owner Signature: \_\_\_\_\_

Date: 07/07/2026

**Anna and Eric Wisniewski**

**Winnetka, IL. 60093**

**Request for Zoning Variation**

1503 Scott Avenue is located on the north side of Scott between Greenwood Avenue and Grove Street. We have lived in in our home since 2023. We are seeking a floor area variation of 101.52 square feet, or 2.42%, to construct a second story addition over our existing family room. Lot coverage and property setbacks are all conforming.

We seek this variation due to unique circumstances, hardship, and practical difficulty. The home was originally built in the early 1900's, an addition adding a family room and garage was completed in 2012 by previous owners. The garage is attached to the house and has a studio/office space above it; the studio is accessed from a back staircase with no connection to the main second floor of the home. The garage is not eligible for any garage bonus given its location on the property. The previous owners opted for this layout and forfeited their ability to take advantage of either garage bonus. In addition, the garage roof was dormered beyond the half-story limitation, and therefore is ineligible for any attic bonus. The attic bonus, the attached and detached garage bonuses are each more than the 101.52 square feet we are asking for. Had the former owners taken advantage of any of them, we would not need any variation.

We are a family of five. Currently, there are three family bedrooms and three bathrooms on the second floor. Our eldest son's bedroom is 8'-6" wide which is minimal, and our two younger boys share the third bedroom which is an average size. We are seeking permission to construct a second story addition over the family room below. This would add one bedroom and allow us to reconfigure our existing children's bedrooms and bathrooms to be more evenly sized. We also plan to expand our existing primary bath into what is now two small bathrooms. The addition would allow us to accomplish all of this with what we feel is a de minimis increase in the allowed floor area. The family room addition is directly below; we would use exactly that footprint to build up. We are going no closer to any neighbor than already exists. Since there is no access to the studio from the existing second floor, we do not feel that is usable as a bedroom for a young child.

The only house that is impacted by our proposed addition is our neighbor to the west. To the east and north we are going no closer than already exists; our mudroom and garage extend closer to both homes than the addition would. There is mature landscaping between the homes to completely screen and soften the addition from their views. There would be no visibility from the front of our house (south). The proposed zoning relief does not alter the essential character of the neighborhood and will be consistent with the goals, objectives, and policies established in the zoning ordinance.

**Standards of Review:**

**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.**

The proposed addition will provide a fourth family bedroom and allow us to reconfigure the bedroom and bathroom layout on the second floor to make the bedrooms more equal. Four bedrooms are typical for homes in our neighborhood. The proposed addition location is the most efficient and least impactful to our home and to neighboring properties based on the existing first floor layout.

**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.**

Previous owners constructed the family room and garage addition to suit their needs. The location of the garage on the property and shape of its attic space above remove the ability to take advantage of the garage or attic bonuses afforded to other similar sized properties. Any of these bonuses would offset the square footage we seek.

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

Four-bedroom homes are in keeping with the neighborhood for properties of this size and be a subtle change to the architecture of the existing home.

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

The proposed addition does not encroach any further into the existing setbacks and is largely screened from neighboring homes. The roof shape angles away from the west neighbor to minimize bulk and maximize light and air. There is ample separation between houses and mature landscaping to provide a green buffer between homes. The existing north and west walls of the house are unchanged at the closest points to the property lines and neighbors, so have no negative impact on these houses.

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

The addition will not create an increase in risk of fire or other damages.

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

The value of the home will improve with the addition; therefore the taxable value of the land and buildings throughout the Village will not diminish.

**7. The congestion in the public street will not increase.**

There will be no impact to the congestion on Scott Avenue.

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

There will be no impact to the public health, safety, comfort, morals or welfare of the inhabitants of the Village.

Thank you for your consideration.

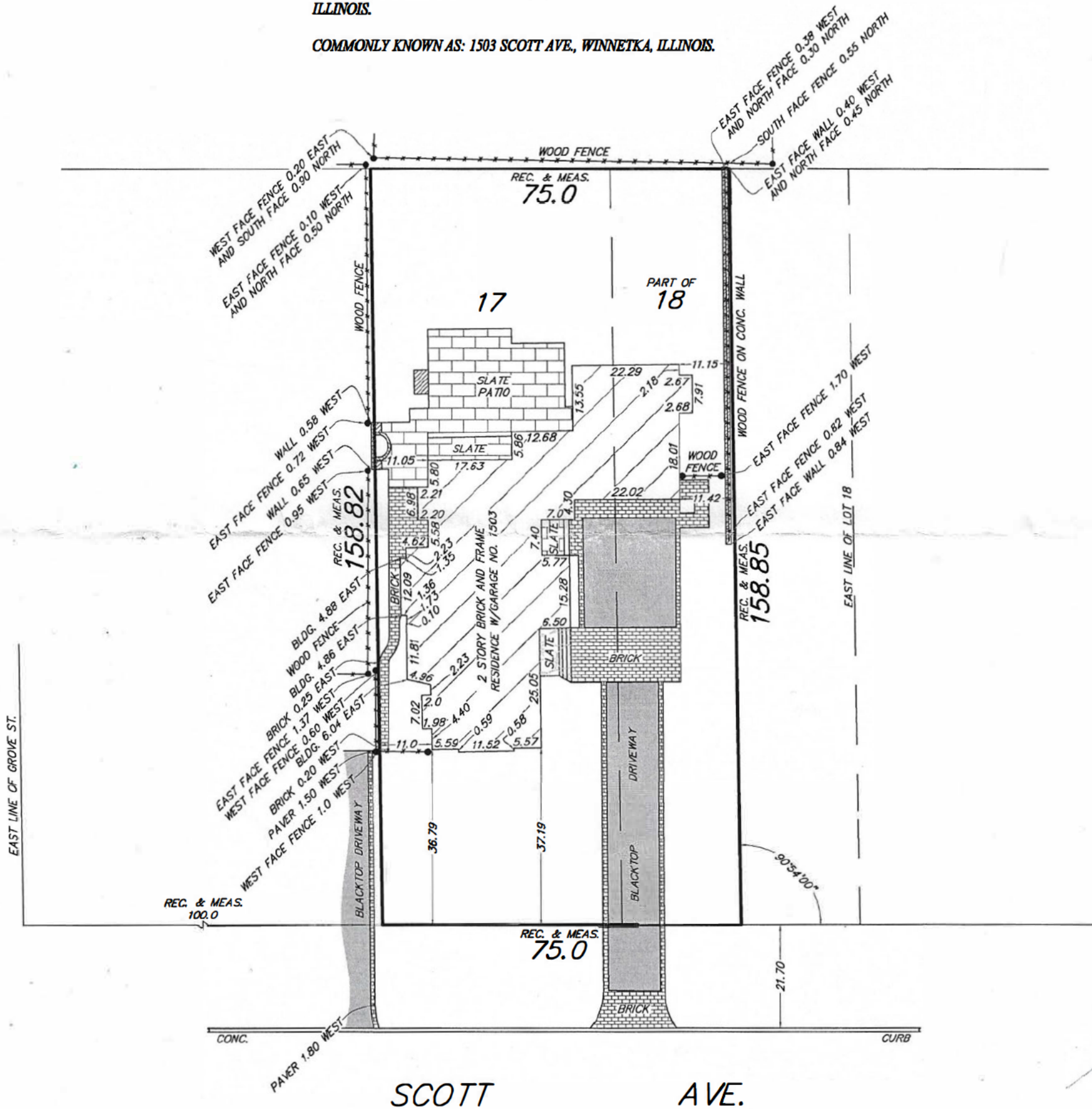




*Jens K. Doe*  
Professional Land Surveyors  
A DIVISION OF CDK IL DESIGN FIRM SURVEYOR 2812

*of*

**COMMONLY KNOWN AS: 1503 SCOTT AVE., WINNETKA, ILLINOIS.**



**ILLINOIS PRO**  
**LICENSE EXPIRATION : 11 - 30 - 24**





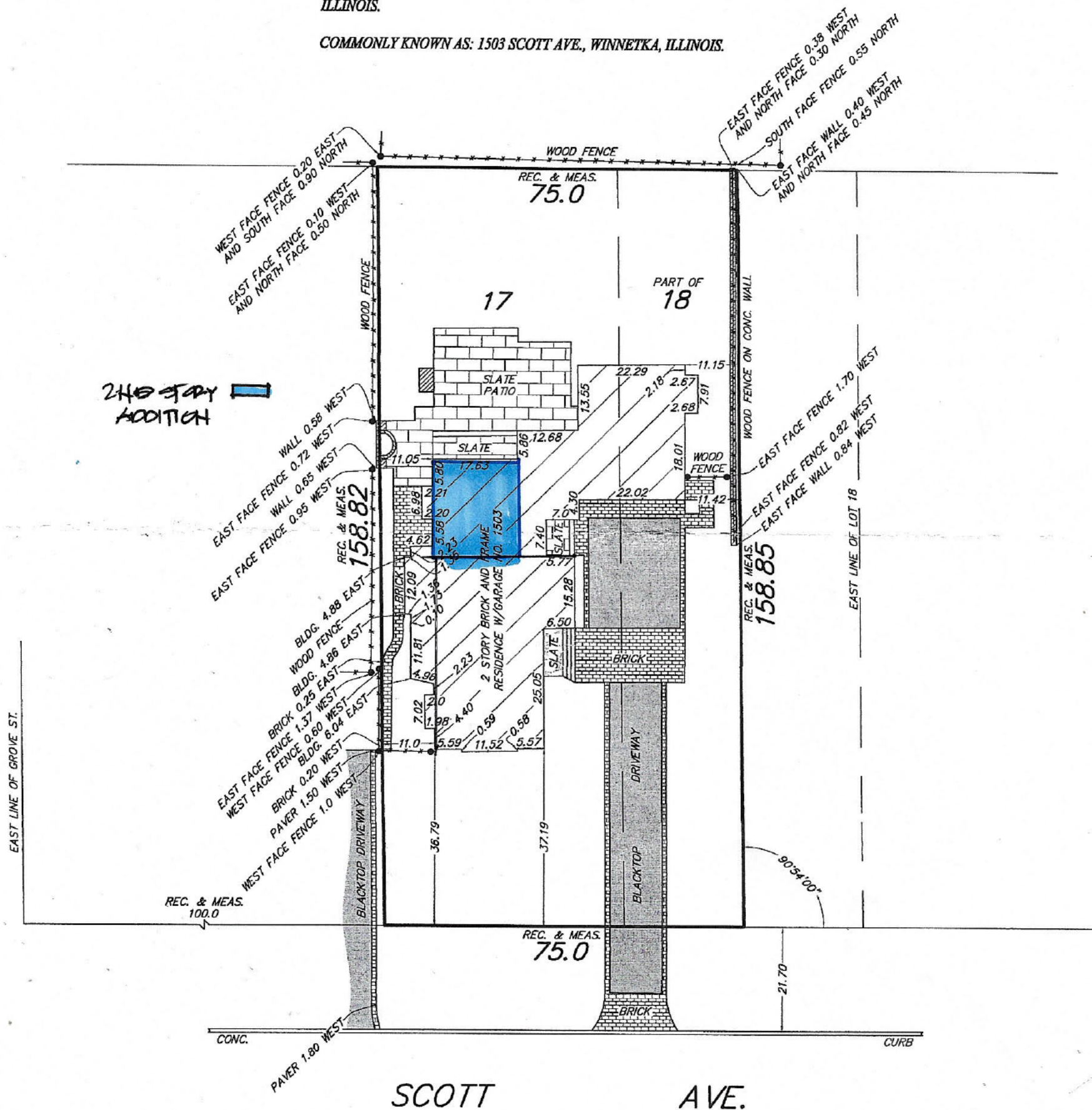
*Jens K. Doe*  
Professional Land Surveyors  
A DIVISION OF CDK IL DESIGN FIRM SURVEYOR 2812

## of

**ALSO:**

***THE WEST HALF OF LOT 18 IN BLOCK 28 IN CHICAGO NORTH SHORE LAND COMPANY'S SUBDIVISION IN SECTIONS 8, 17 AND 18, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.***

COMMONLY KNOWN AS: 1503 SCOTT AVE., WINNETKA, ILLINOIS



**NOTE :**

*The legal description noted on this plat is a copy of the land survey order placed by the client and for accuracy **MUST** Be compared with the Deed. For building restrictions refer to your Abstract, Deed or Contract.*

*Compare distances between points before building and report any discrepancy to this office immediately.*

*Dimensions shown hereon are not to be assumed or scaled.*

*Dimensions shown hereon are in feet and decimal parts thereof.*

*Property corners have been established to complete the plat of survey shown herein but have not been staked or flagged per the land survey order in which it was placed by the client.*

*Field work completion date : May 23, 2023.*

**ORDERED BY:**

**OLSON, GRABILL & FLITCRAFT**

State of Illinois )  
County of Cook )

*JENS K. DOE PROFESSIONAL LAND SURVEYORS, does hereby certify that a survey has been made under its direction, by an Illinois Professional Land Surveyor of the property described hereon and that the plat hereon drawn is a correct representation of said survey.*

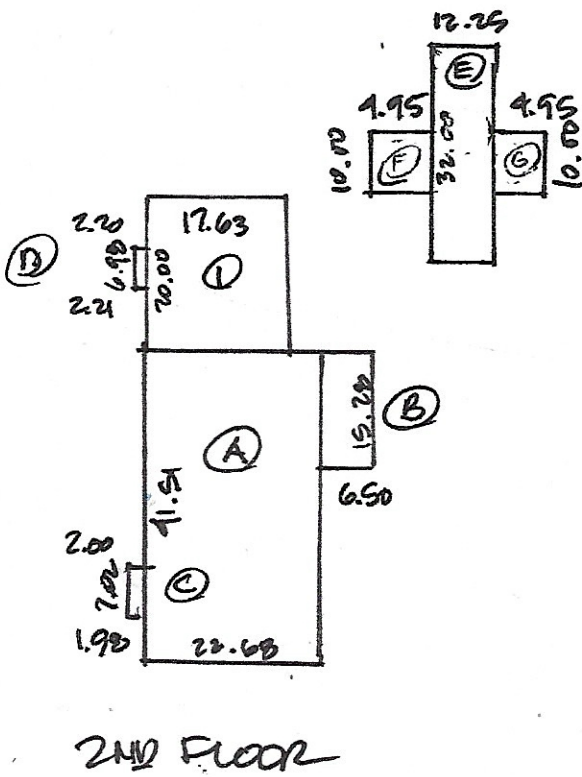
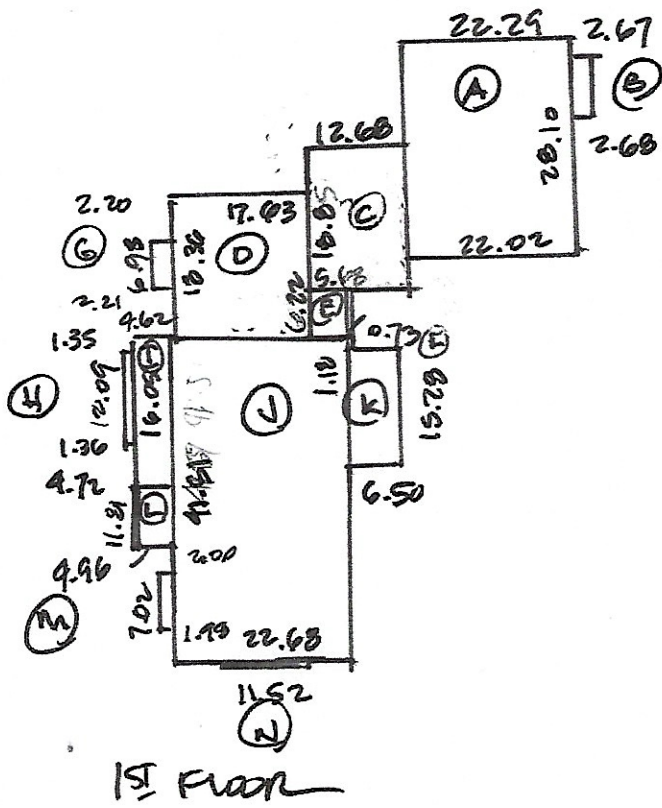
Chicago, Illinois, Dated this 25th Day of May

*This professional service conforms to the current Illinois minimum standards for a boundary survey.*

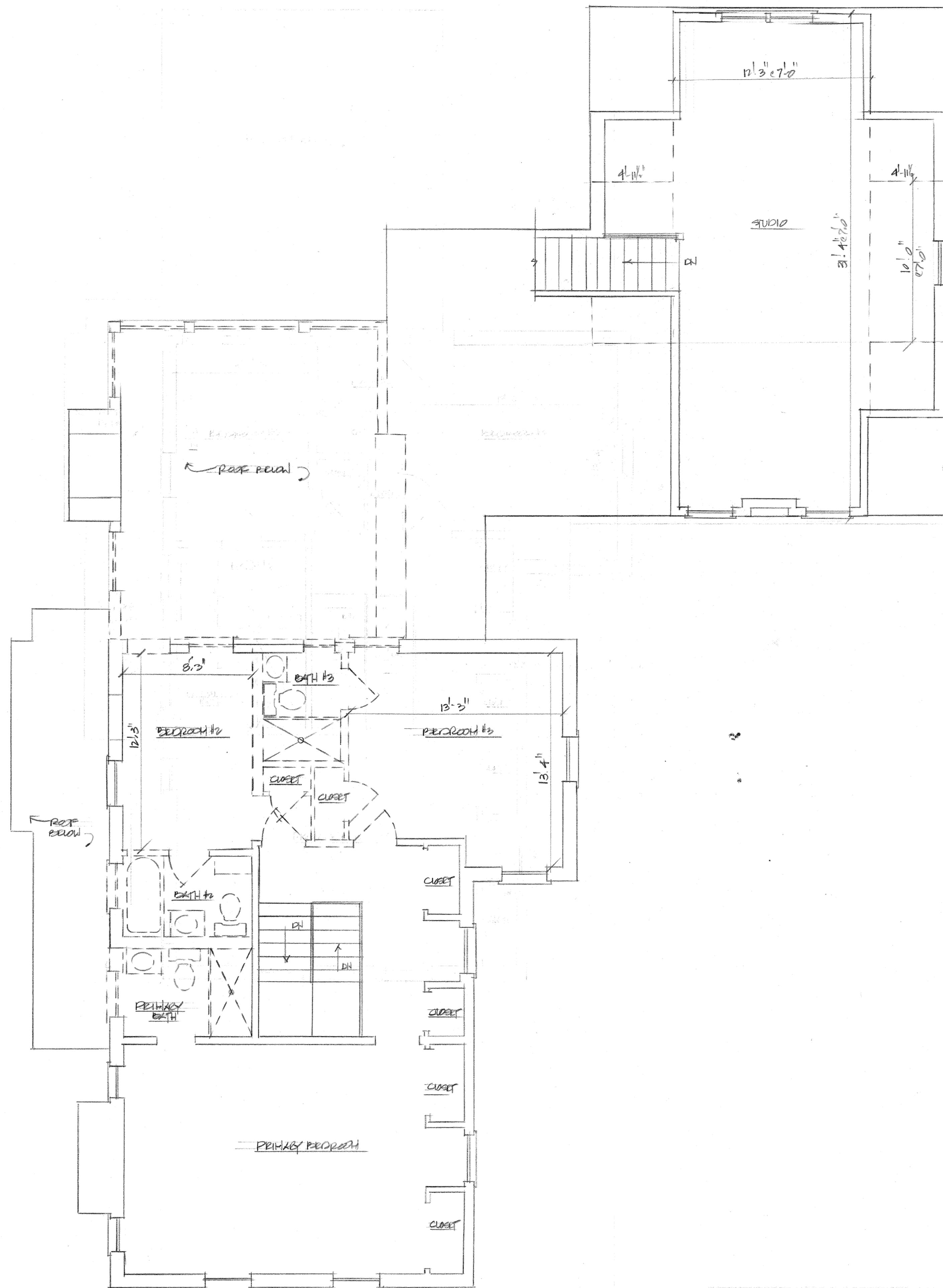
**JENS K. DOE PROFESSIONAL  
LAND SURVEYORS, (A DIVISION OF CDK)**

**ILLINOIS PROFESSIONAL** [REDACTED]  
**LICENSE EXPIRATION: 11-30-24**

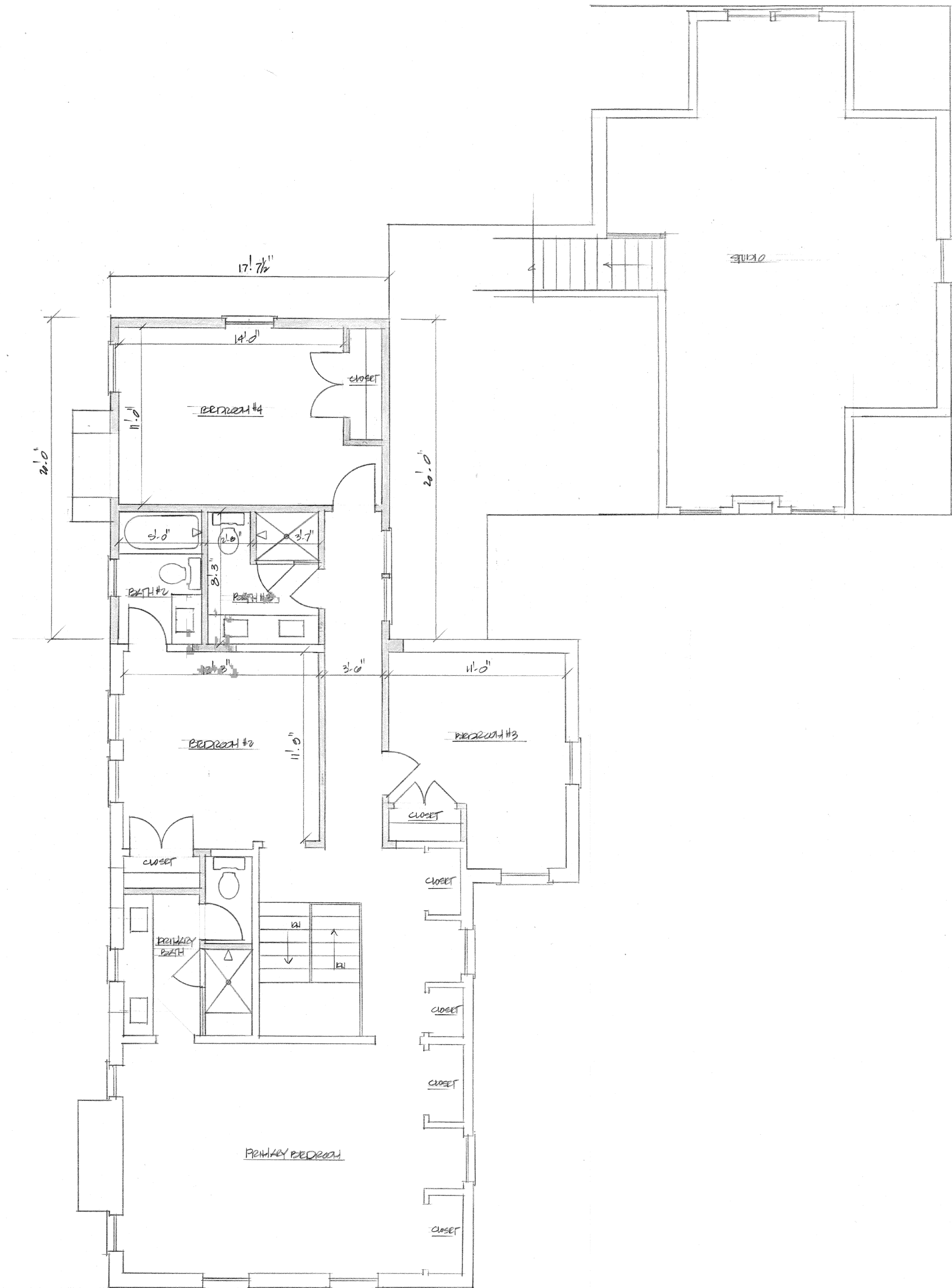
1503 SCOTT AVE.





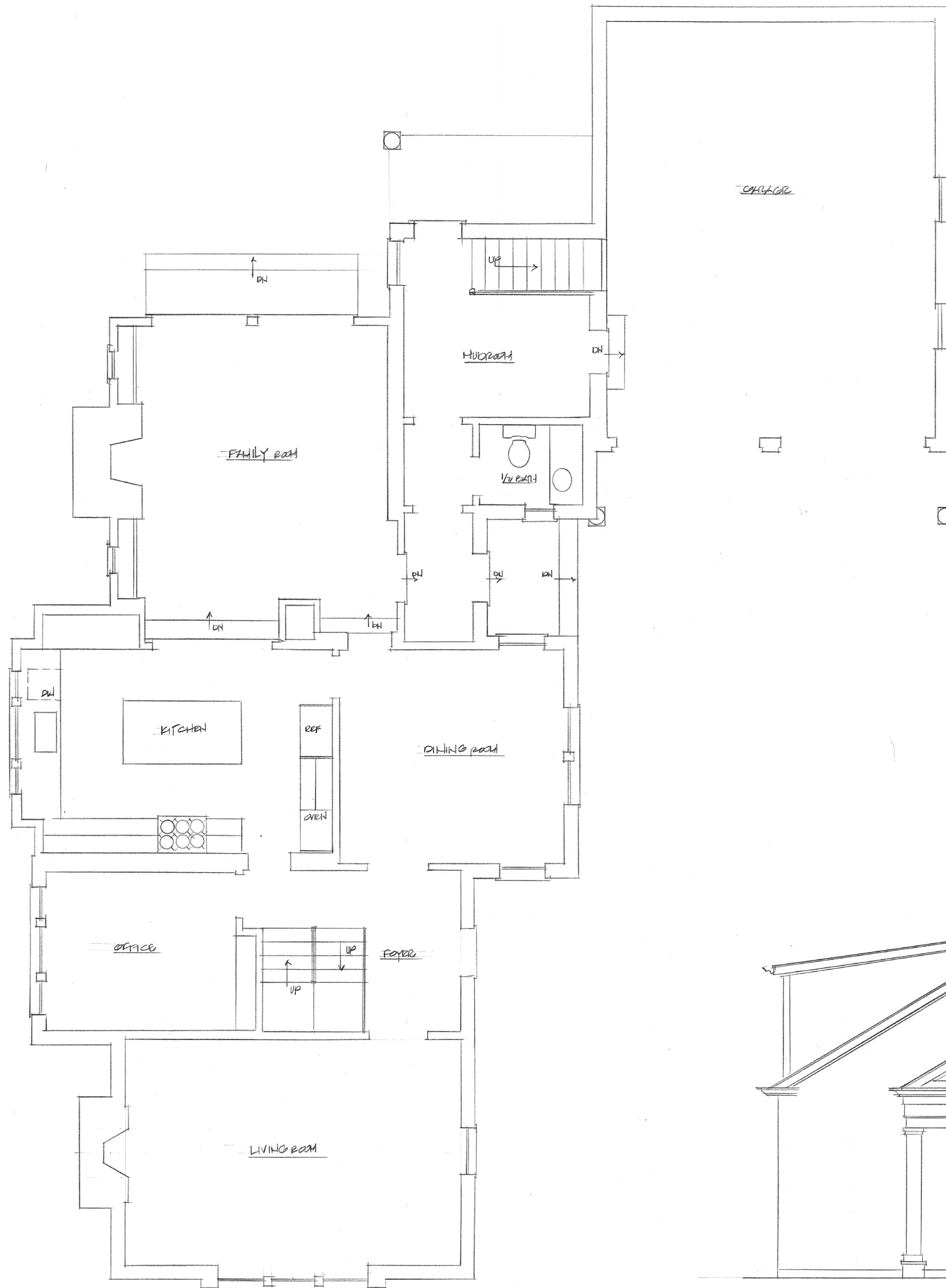


**EXISTING 2<sup>ND</sup> FLOOR PLAN**  
1/4" = 1'-0"  
DEMOLITION



**PROPOSED 2<sup>ND</sup> FLOOR PLAN**  
1/4" = 1'-0"  
NEW CONSTRUCTION







1503 SCOTT AVE.  
WINNETKA, IL. 60093

DATE 30 JULY 26  
REVISED  
SHEET 3 OF 5

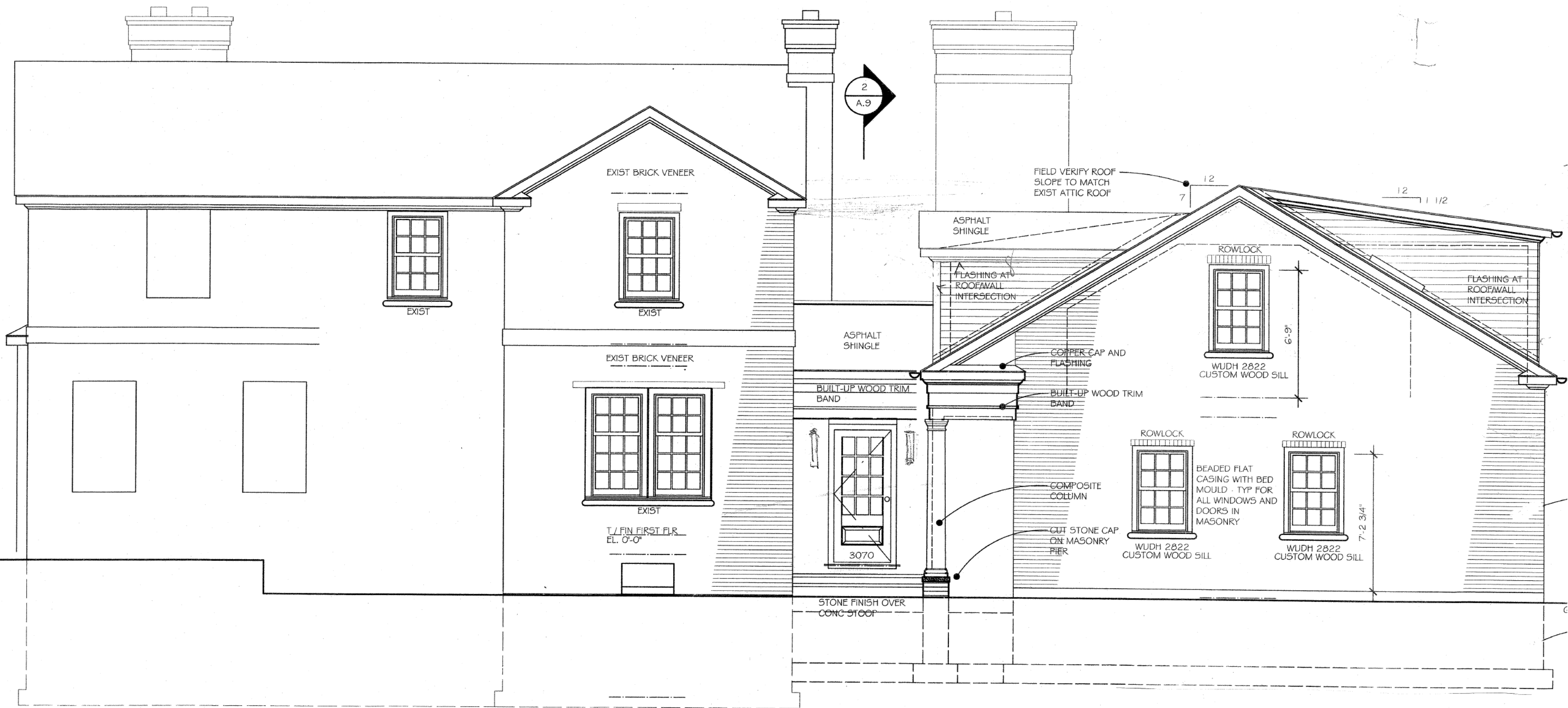


**PROPOSED EAST ELEVATION**

1/4" = 1'-0"



**EXISTING SOUTH ELEVATION**  
1/4" = 1'-0"



**EXISTING EAST ELEVATION**  
1/4" = 1'-0"





**EXISTING NORTH ELEVATION**  
1/4" = 1'-0"



**EXISTING WEST ELEVATION**  
1/4" = 1'-0"



**ATTACHMENT C**  
**RESOLUTION NO. ZBA-08-2026**

**VILLAGE OF WINNETKA**  
**ZONING BOARD OF APPEALS**

**APPROVAL OF ZBA CASE NO. 26-28-V – 1503 SCOTT AVENUE**

WHEREAS, Anna and Eric Wisniewski (collectively, the “Applicant”) are the owners of the property commonly known as 1503 Scott Avenue, 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 with an attached garage that is nonconforming with respect to the minimum required side yard setback from the west property line and the minimum sum of side yard setbacks (**“Building”**); and

WHEREAS, the Applicant desires to construct a second-floor addition to the Building on the Subject Property that would exceed the maximum permitted gross floor area; (**“Proposed Improvement”**); and

WHEREAS, pursuant to Section 17.30.040 of the Winnetka Zoning Ordinance (**“Zoning Ordinance”**), the Subject Property is permitted a maximum gross floor area of 4,197.53 square feet; and

WHEREAS, the Applicant desires to construct the Proposed Improvement on the Subject Property that would exceeds the maximum permitted gross floor area of 4,197.53 square feet, a violation of Section 17.30.040 of the Zoning Ordinance; and

WHEREAS, the Applicant filed an application for a variation from Section 17.30.040 of the Zoning Ordinance to permit the Proposed Improvement on the Subject Property with a gross floor area of 4,538.45 square feet; (**“Requested Variation”**); and

WHEREAS, a public notice for the Requested Variation was duly published on August 27, 2026, in the *Winnetka Talk* 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 September 14, 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 September 14, 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 July 7, 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 gross floor area 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 gross floor area variation from Section 17.30.040 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 gross floor area requirements set forth in Section 17.30.040 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 14<sup>th</sup> day of September, 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 17 IN BLOCK 28 IN CHICAGO NORTH SHORE LAND COMPANY'S SUBDIVISION IN SECTIONS 8, 17 AND 18, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN

ALSO;

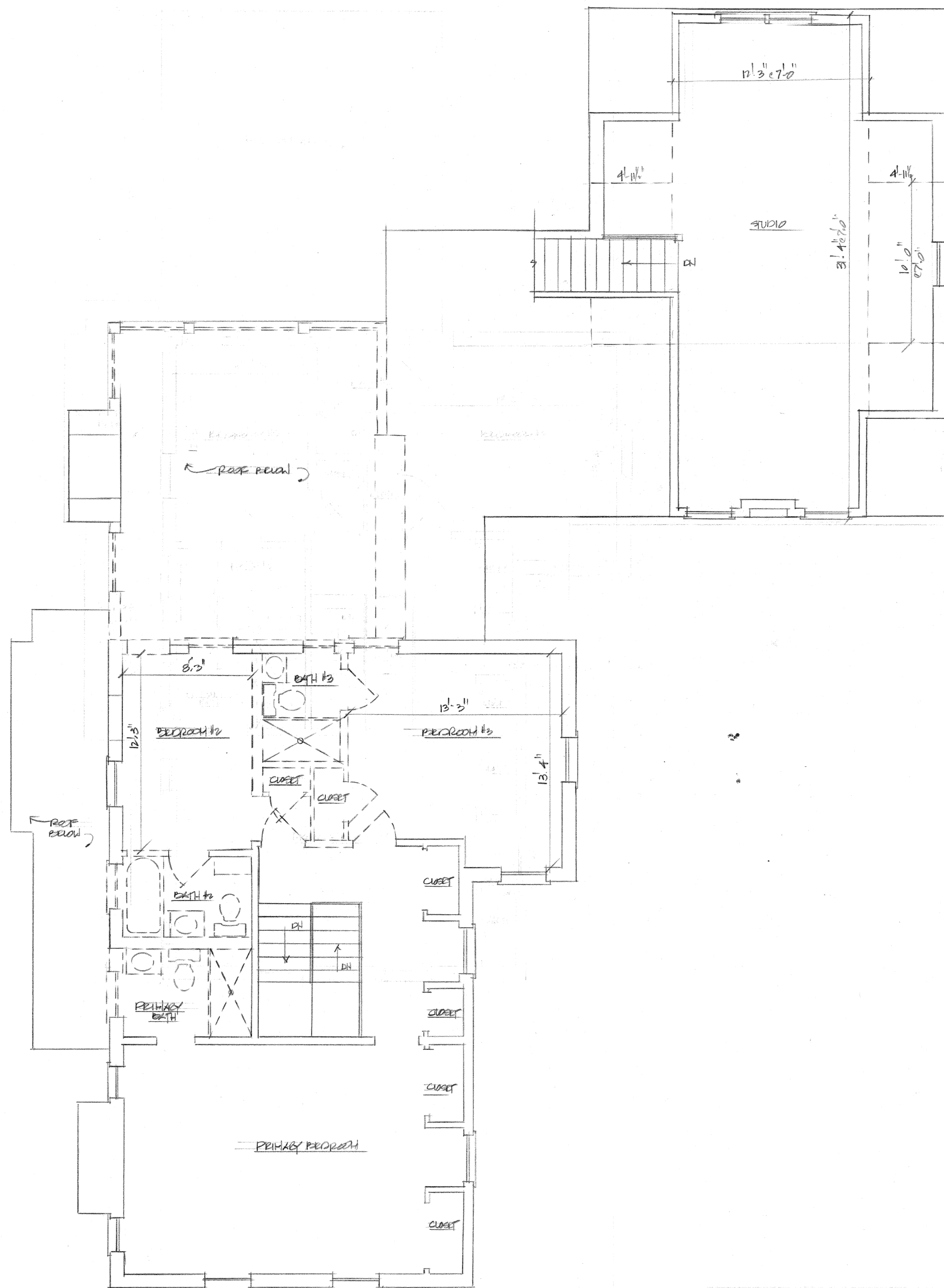
THE WEST HALF OF LOT 18 IN BLOCK 28 IN CHICAGO NORTH SHORE LAND COMPANY'S SUBDIVISION IN SECTIONS 8, 17 AND 18, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1503 SCOTT AVENUE, WINNETKA IL 60093

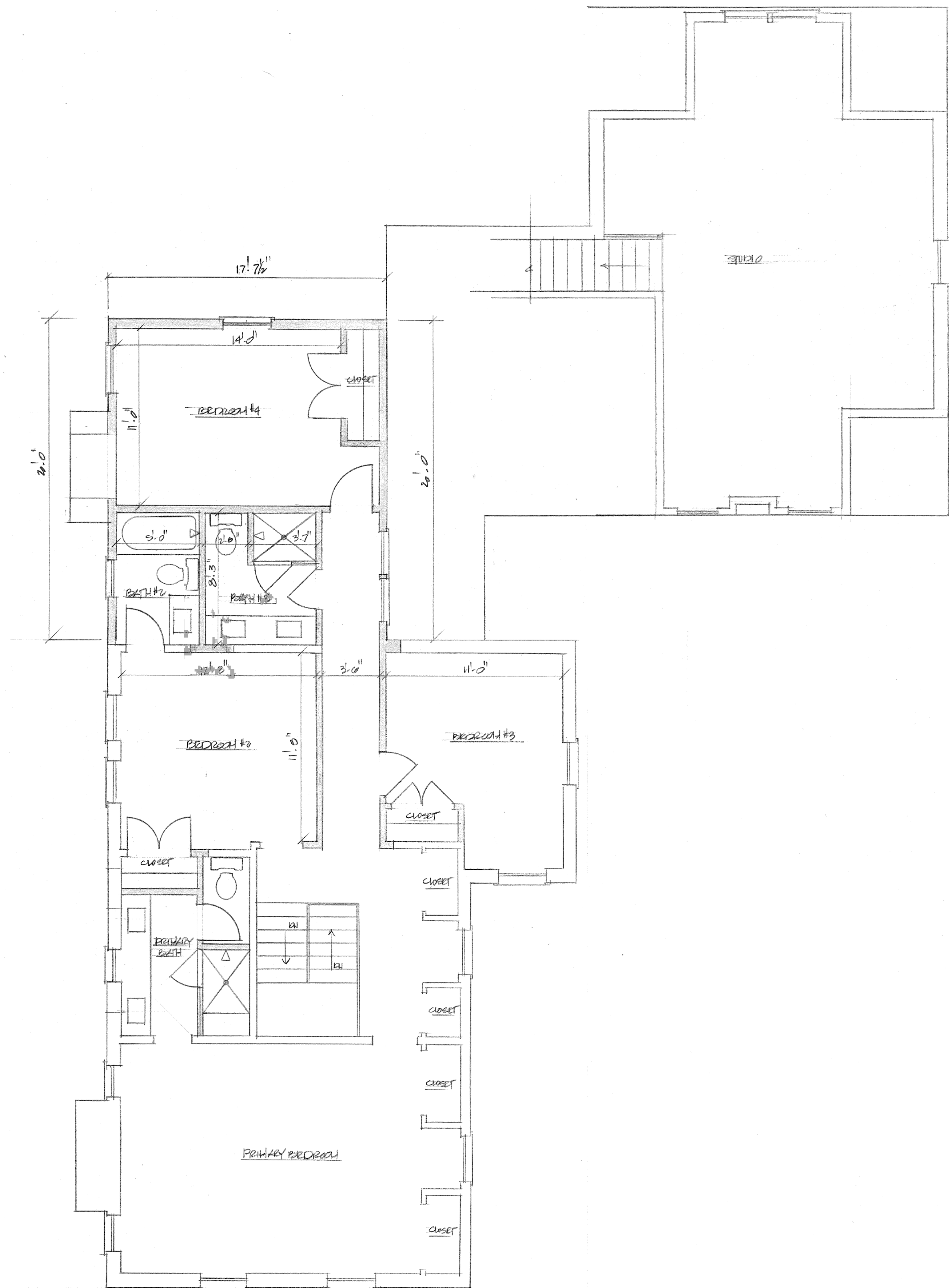
PARCEL INDEX NUMBERS: 05-18-212-016-0000, 05-18-212-042-0000, and 05-18-212-040-0000

**EXHIBIT B**  
**PLANS**

**(SEE ATTACHED EXHIBIT B)**

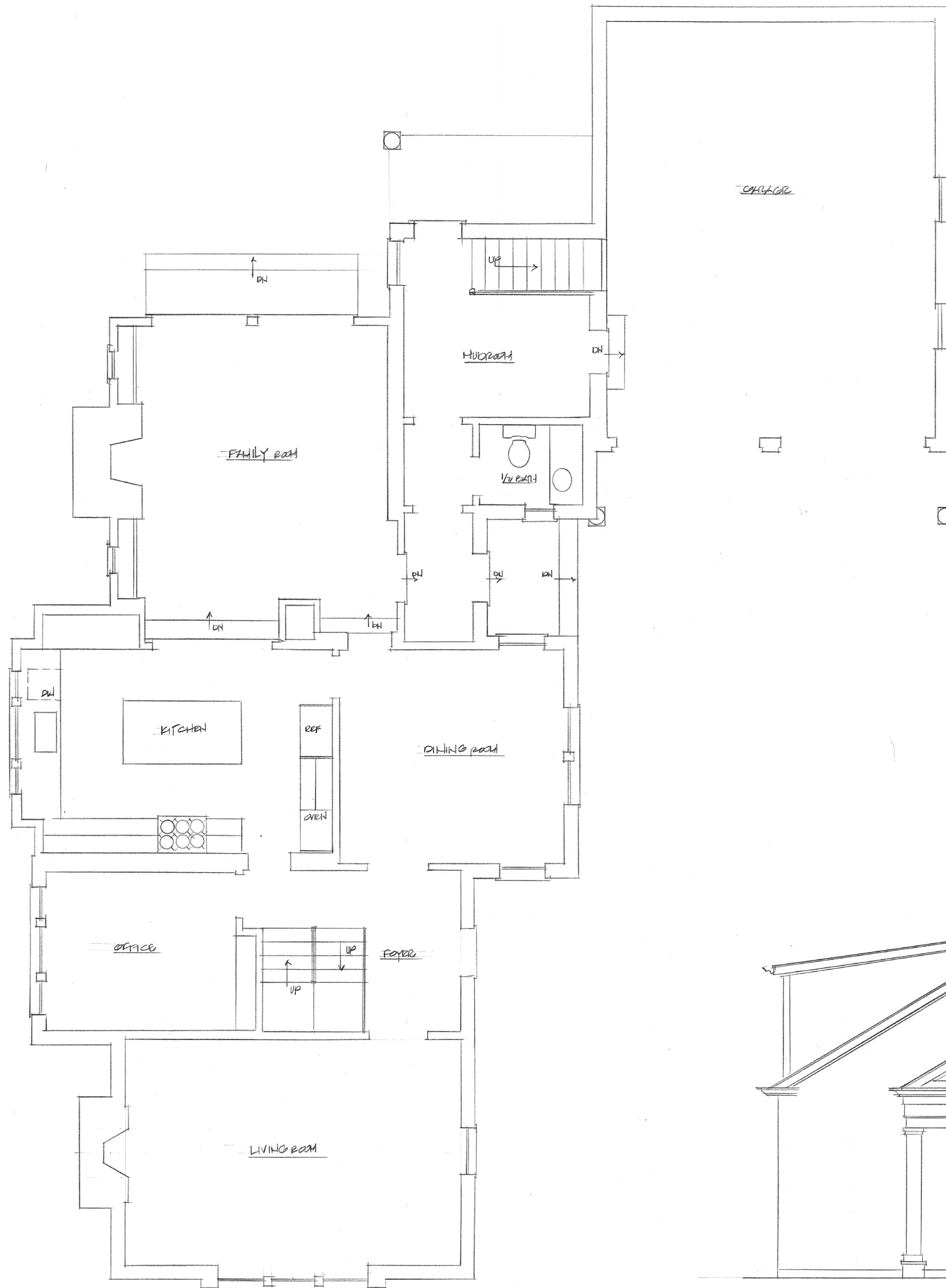


**EXISTING 2<sup>ND</sup> FLOOR PLAN**  
1/4" = 1'-0"  
DEMOLITION



**PROPOSED 2<sup>ND</sup> FLOOR PLAN**  
1/4" = 1'-0"  
NEW CONSTRUCTION





1503 SCOTT AVE.  
WINNETKA, IL. 60093

HEALY M. RICE, PC

DATE 30 JULY 26  
REVISED

SHEET 3 OF 5



**PROPOSED EAST ELEVATION**

1/4" = 1'-0"





**EXISTING SOUTH ELEVATION**  
1/4" = 1'-0"



**EXISTING EAST ELEVATION**  
1/4" = 1'-0"





**EXISTING NORTH ELEVATION**  
1/4" = 1'-0"



**EXISTING WEST ELEVATION**  
1/4" = 1'-0"



## EXHIBIT C

### UNCONDITIONAL AGREEMENT AND CONSENT

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

**WHEREAS**, Anna and Eric Wisniewski (collectively, the "**Owner**") are the owners of record of that certain real property located at 1503 Scott Avenue, Winnetka, Illinois ("**Property**"); and

**WHEREAS**, Resolution No. ZBA-08-2026, adopted by the Winnetka Zoning Board of Appeals on September 14, 2026 ("**Resolution**"), grants a variation to construct a second-floor addition to the existing single-family residence 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: \_\_\_\_\_  
Anna Wisniewski

Name: \_\_\_\_\_

By: \_\_\_\_\_  
Eric Wisniewski



**RESOLUTION NO. ZBA-08-2026**  
**VILLAGE OF WINNETKA**  
**ZONING BOARD OF APPEALS**  
**DENIAL OF ZBA CASE NO. 26-28-V – 1503 SCOTT AVENUE**

WHEREAS, Anna and Eric Wisniewski (collectively, the “Applicant”) are the owners of the property commonly known as 1503 Scott Avenue, 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 with an attached garage that is nonconforming with respect to the minimum required side yard setback from the west property line and the minimum sum of side yard setbacks (“**Building**”); and

WHEREAS, the Applicant desires to construct a second-floor addition to the Building on the Subject Property that would exceed the maximum permitted gross floor area; (“**Proposed Improvement**”); and

WHEREAS, pursuant to Section 17.30.040 of the Winnetka Zoning Ordinance (“**Zoning Ordinance**”), the Subject Property is permitted a maximum gross floor area of 4,197.53 square feet; and

WHEREAS, the Applicant desires to construct the Proposed Improvement on the Subject Property that would exceed the maximum permitted gross floor area of 4,197.53 square feet, a violation of Section 17.30.040 of the Zoning Ordinance; and

WHEREAS, the Applicant filed an application for a variation from Section 17.30.040 of the Zoning Ordinance to permit the Proposed Improvement on the Subject Property with a gross floor area of 4,538.45 square feet; (“**Requested Variation**”); and

WHEREAS, a public notice for the Requested Variation was duly published on August 27, 2026, in the *Winnetka Talk* 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 September 14, 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 September 14, 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 July 7, 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 14<sup>th</sup> day of September, 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 17 IN BLOCK 28 IN CHICAGO NORTH SHORE LAND COMPANY'S SUBDIVISION IN SECTIONS 8, 17 AND 18, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN

ALSO;

THE WEST HALF OF LOT 18 IN BLOCK 28 IN CHICAGO NORTH SHORE LAND COMPANY'S SUBDIVISION IN SECTIONS 8, 17 AND 18, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1503 SCOTT AVENUE, WINNETKA IL 60093

PARCEL INDEX NUMBER: 05-18-212-016-0000, 05-18-212-042-0000, and 05-18-212-040-0000



## ATTACHMENT D

**From:** [REDACTED]  
**To:** [Ann Klaassen](#)  
**Subject:** Winnetka Zoning Board of Appeals  
**Date:** Thursday, August 13, 2026 7:37:14 PM

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You 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.

To Whom it May Concern-

We are neighbors of Wisniewski Family at 1503 Scott Ave. We live directly next door and are writing in support of their requested variance and proposed addition to their home.

We have reviewed the plans and understand that the addition will be constructed over an existing portion of the home. We have no concerns about the proposed project or its impact on our property and are happy to support their variance request.

Feel free to reach out if you need anything further and thank you for your consideration.

Sincerely,

Jenny and Erik Zeceovich

[REDACTED]

**From:** [REDACTED]  
**To:** [Ann Klaassen](#)  
**Subject:** 1503 Scott Ave Proposed Construction  
**Date:** Tuesday, September 1, 2026 8:05:28 PM

---

You 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.

Hi Ann,

I am Iphigeneia (Effie) Karavites, I live at 1495 Scott Ave (direct neighbor to the east of Wisniewski's). I have seen the proposed addition that the Wisniewski's have submitted, and I have no objections. I think that it'll be a wonderful addition to their home and be of great benefit to their young family. I truly hope that these plans are approved. If you would like to speak with me directly, I have included my contact info below.

Thanks so much

effie

--

Effie Karavites  
Karavites Management  
PO Box [REDACTED]  
Winnetka, IL. 60093  
O: [REDACTED]  
M: [REDACTED]



# MEMORANDUM VILLAGE OF WINNETKA

## COMMUNITY DEVELOPMENT DEPARTMENT

**TO:** ZONING BOARD OF APPEALS  
**FROM:** ANN KLAASSEN, ASSISTANT DIRECTOR  
**DATE:** SEPTEMBER 8, 2026  
**SUBJECT:** TOWER ROAD BEACH PLAYGROUND - 899 SHERIDAN ROAD  
VARIATIONS (CASE NO. 26-27-V)

### INTRODUCTION

On September 14, 2026, the Zoning Board of Appeals ("ZBA") is scheduled to hold a public hearing on an application submitted by the Winnetka Park District (the "Applicant"), as the owner of the property located at 899 Sheridan Road and the lessee of a portion of the property located at 735 Tower Road, which is owned by the Village (collectively, the "Subject Property"). The Applicant is proposing improvements to the existing playground located on the Subject Property and requests approval of the following zoning variations:

1. **Front Yard Setback** of 0 feet, whereas the required front yard setback is the toe of the bluff, a variation of 100% [Section 17.30.050 – Front and Corner Yard Setbacks] [Note: The existing playground currently provides a 0-foot front yard setback]; and
2. **Side Yard Setback** of 0 feet, whereas a minimum of 12 feet is required, a variation of 12 feet (100%) [Section 17.30.060 – Side Yard Setback] [Note: The existing playground currently provides a 0-foot side yard setback]; and
3. **Play Equipment Height** of 22.25 feet, whereas a maximum height of 15 feet is permitted, a variation of 7.25 feet (48.33%) [Section 17.30.080 Height of Buildings and Structures].

A mail notice has been 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 August 27, 2026. As of the date of this memo, staff has not received any written comment from the public regarding this application.

The Applicant has also submitted applications seeking approval of (i) a Minor Change to a special use permit to allow improvements to the existing playground; and (ii) a Certificate of Appropriateness for the design of the proposed improvements. The Design Review Board considered the Certificate of Appropriateness on August 27, 2026, and by a vote of 4-0 approved the application. Pursuant to the Zoning Ordinance, a Minor Change to a special use may be approved by the Village Manager, following receipt of a report and recommendation from the Director of Community Development.

***The ZBA has final jurisdiction on this request as the ZBA has the authority to grant variations to exceed the maximum height for accessory buildings and structures other than fences (vertical height in feet only). Typically, the Zoning Administrator has final jurisdiction on requests to allow the one-for-one replacement of legal nonconforming accessory structures or portions of a principal structure. However,***



***since this request includes additional zoning relief for which the Zoning Administrator does not have jurisdiction, the ZBA also has final jurisdiction on the request to reduce the front and side yard setbacks.***

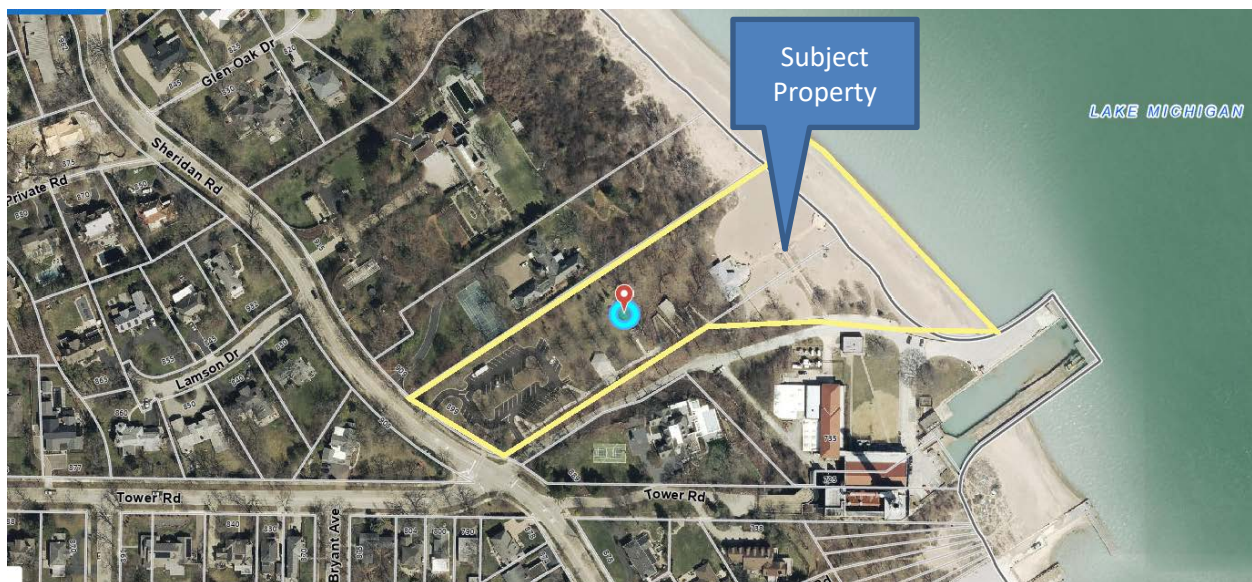
## **PROPERTY DESCRIPTION**

The Subject Property is located on the east side of Sheridan Road between Tower Road and Lamson Drive and contains Tower Road Park and Beach (see Figure 1). Existing park amenities include a gazebo and parking lot on the top of the bluff, with an elevated boardwalk and staircase down to the beach where there is a beach house and playground. The beach area is comprised of two lots; one lot is owned by the Applicant and the other is owned by the Village. The existing playground that is the subject of this request, is bisected by the property line between the two lots.

Under the Village Zoning Ordinance, the Subject Property has two front yards: (i) the street frontage along Sheridan Road to the west; and (ii) the lake frontage along Lake Michigan to the east.

The Comprehensive Plan designates the Subject Property as appropriate for “Open Space” land uses, which includes public parks and recreation facilities, pocket parks/plazas, and Cook County Forest Preserve Land. The property is zoned R-2 Single Family Residential and is in the Lakefront Preservation Overlay District, and it is surrounded by R-2 Single Family Residential (see Figure 2).

In addition to single-family residential uses, the R-2 District allows a limited range of additional uses by Special Use Permit. Nonessential public uses, such as the public parks owned and operated by the Winnetka Park District, are permitted as special uses in all zoning districts within the Village. The Applicant’s current use of the Subject Property as a park and recreational facility is generally consistent with the Comprehensive Plan land use designation and the R-2 zoning district.



**Figure 1 – Aerial Map**



**Figure 2 – Zoning Map**

### PREVIOUS APPROVALS

In 1942 the Village and Park District entered into a lease agreement for the purpose of maintaining a playground and beach facilities. Over the years there have been various improvements on the Subject Property, including construction of the beach house in 1991 and the elevated boardwalk and associated improvements in 2020. There is one previous zoning case on file for the Subject Property:

1. Ordinance M-14-2003 was adopted in June 2003 by the Village Council, granting a zoning variation from the minimum required side yard setback and a special use permit to allow renovation of the Tower Road Beach playground. In March 2003, the ZBA recommended approval of the request.

Figures 3 through 5 below and on the following page are photos of the site provided by the Applicant, additional photos are included in the application materials (**Attachment A**).



**Figure 3 – Subject Property – Existing Playground**





**Figure 4 – Subject Property – Existing Playground**



**Figure 5 – Subject Property – Existing Playground**



## PROPOSED PLAN

The Applicant is proposing improvements to the existing Tower Road Beach playground. The plan includes replacement of the existing play equipment and play surface. The Applicant states that the equipment, which was installed in 2003, needs to be replaced due to its age and the playground needs brought up to current accessibility standards.

The current configuration of the playground would remain the same, with the existing boardwalk splitting the playground into two play areas. The area west of the boardwalk would have a large ship-like play structure with two vertical sails that would provide some shade. The highest point of the ship sails would be 22'-3". The tot play area east of the existing boardwalk would have two shade canopies that would be 17'-6" in height. Additional miscellaneous pieces of equipment and benches are also proposed in both play areas.

The proposed equipment would be in varying shades of blue and gray, supplied by NuToys Leisure Products, specially made by the manufacturer Landscape Structures. This is the same product installed at several other playgrounds throughout the Village, at both Park District playgrounds and school playgrounds. The poured-in-place rubber surfacing would be a 50/50 mix of brown and beige. In terms of the area of poured-in-place rubber surfacing, it would increase 6.5% (3,858 square feet) compared to area of the existing play surface. The color selection of the equipment and play surface are intended to blend into the beach, lake and sky.

Excerpts of the existing and proposed site plans, and renderings of the proposed equipment are provided below and on the next pages as Figures 6 through 11. The complete set of plans, as well as photos of the existing play areas are provided in the application materials, which are included in this report as **Attachment A**.

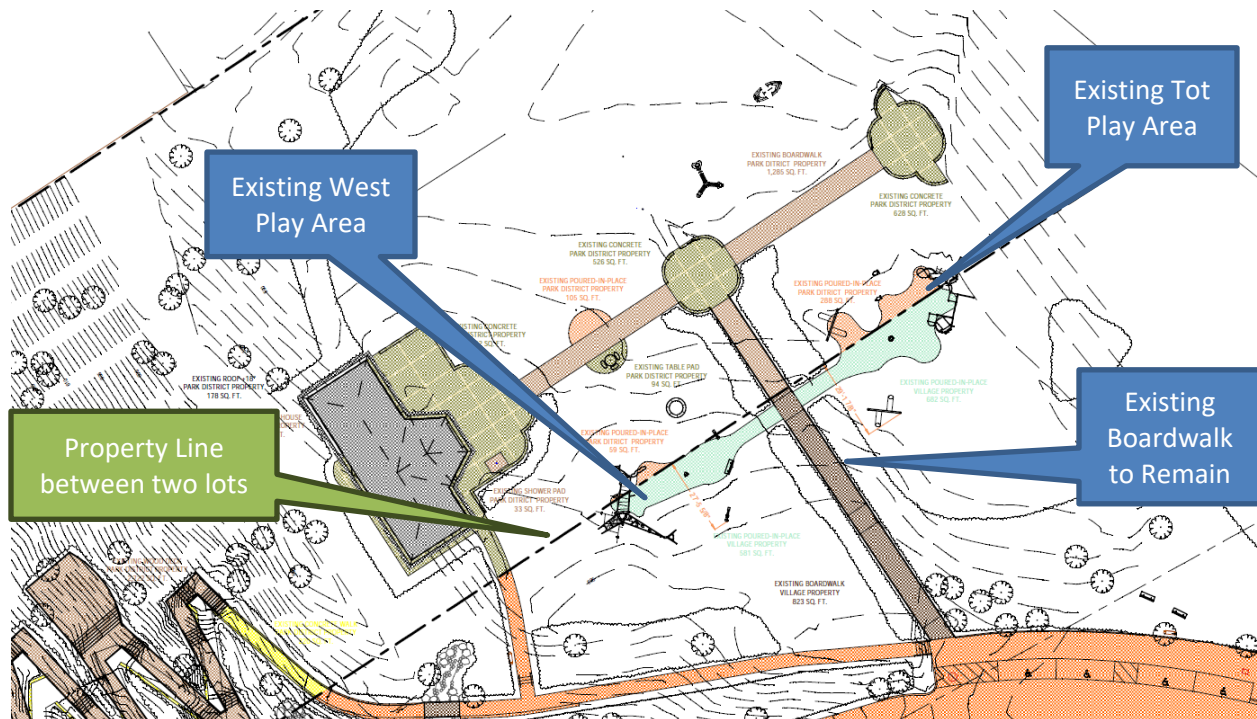


Figure 6 – Existing Site Plan

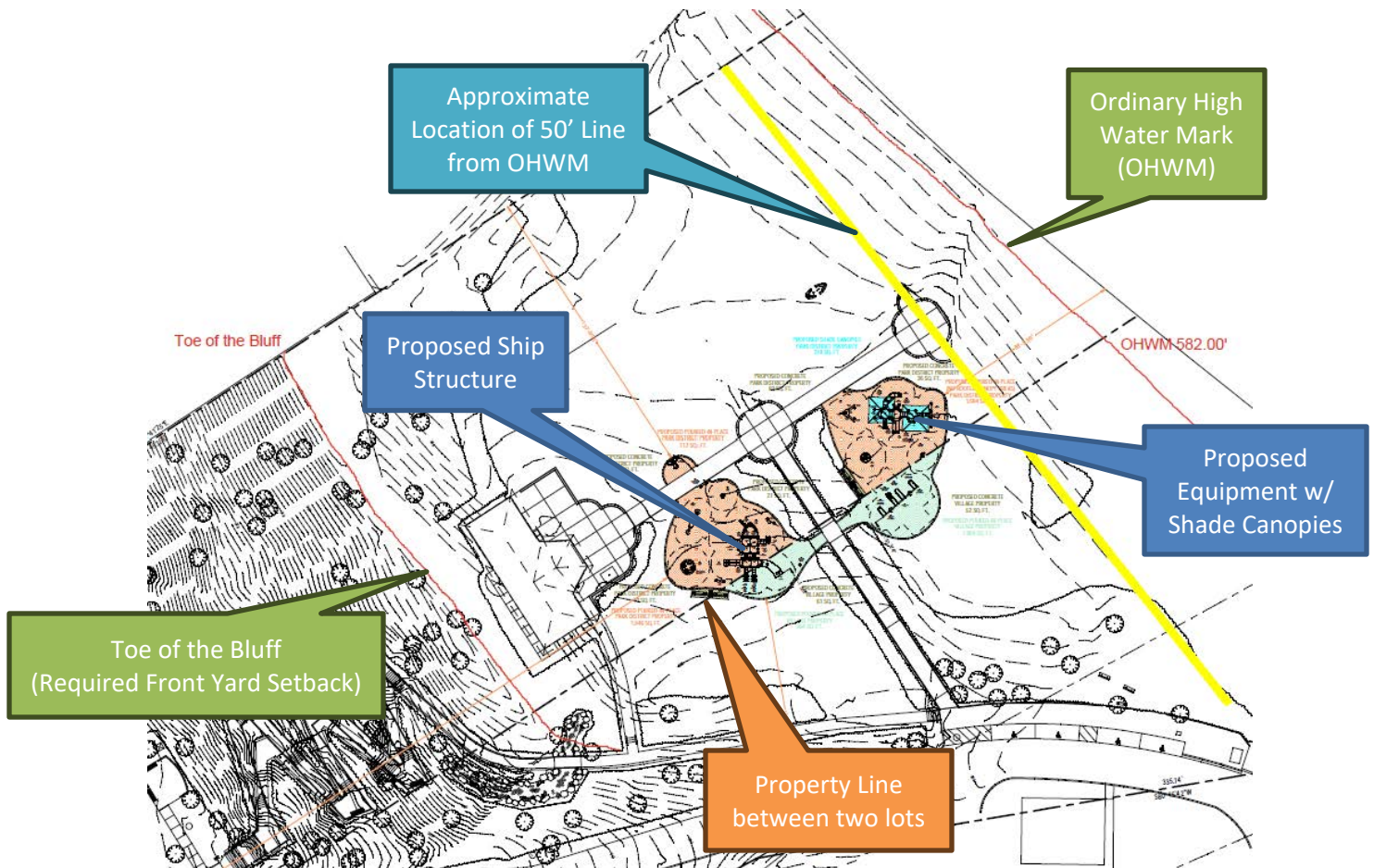


Figure 7 – Proposed Site Plan



Figure 8 – Rendering of Proposed Play Equipment - Looking Southwest



**Figure 9 – Rendering of Proposed Tot Area Play Equipment**



**Figure 10 – Rendering of Proposed Ship-Like Play Structure**



**Figure 11 – Rendering of Proposed Playground**



## LAKEFRONT CONSTRUCTION AND STEEP SLOPE REGULATIONS

Given the Subject Property is located along Lake Michigan, it is subject to the lakefront construction ordinance and the steep slope regulations. The proposed improvements do require a lakefront development permit. The Applicant is in the process of submitting the required joint permit application to the regulatory agencies (the United States Army Corp of Engineers, the Illinois Department of Natural Resources, the Metropolitan Water Reclamation District of Greater Chicago, and the Illinois Environmental Protection Agency) to confirm if a permit is required from any of these governmental agencies. The Village's formal review and approval of such a permit occurs after the applicable zoning approvals and the regulatory agencies review and approve their respective permits. The Village's review and approval is conducted administratively by the Village Director of Engineering in consultation with the applicant and the Village's coastal engineering consultant. This review is based upon a set of criteria identified in the regulations. The Village Engineer has reviewed the application materials submitted to the Village and at this time does not have any major concerns with the proposed improvements or the placement of the poured-in-place rubber play surface.

In regards to the steep slope regulations, it is important to note that the proposed improvements are not located within the steep slope zone; the playground is located lakeward of the toe of the bluff. Hence, the variation request to allow the playground within the required front yard setback, which is explained in more detail below.

### REQUESTED ZONING RELIEF

Three variations are being requested to allow the proposed playground improvements: (1) front yard setback; (2) side yard setback; and (3) height of play equipment.

Front Yard Setback. The existing playground is legally nonconforming with respect to the minimum required front yard setback. For lots abutting Lake Michigan, the Zoning Ordinance requires the front yard setback to be the toe of the bluff or 50 feet from the ordinary high water mark (OHWM), whichever results in the line farthest from the OHWM. In this instance, the toe of the bluff is farthest from the OHWM and is therefore the required front yard setback. Figures 6 and 7 earlier in this report illustrate the fact that both the existing and the proposed playgrounds are located entirely within the required front yard, as both are located east of the toe of the bluff. The proposed setback of 0 feet requires a variation of 100%.

Side Yard Setback. The existing playground is also legally nonconforming with respect to the minimum required side yard setback as it currently provides a side yard setback of 0 feet from the lot line between the lot owned by the Park District and the lot owned by the Village, encroaching into the minimum required setback of 12 feet by 100%. The proposed playground would be in the same location and therefore provide a side yard setback of 0 feet, requiring a variation of 12 feet (100%).

Height of Play Equipment. The tallest piece of play equipment, the ship-like structure, would measure 22.25 feet in height, whereas the maximum permitted height is 15 feet, a variation of 7.25 feet (48.33%).

### FINDINGS

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

Staff has prepared the attached draft resolutions for the ZBA's consideration (**Attachment B**). 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 variations; (ii) adopt the resolution to deny the requested variations; or (iii) continue the case to a specific date.

**ATTACHMENTS**

Attachment A: Application Materials

Attachment B: Draft Resolutions

# ATTACHMENT A

Village of Winnetka  
ZONING VARIATION APPLICATION

## VILLAGE OF WINNETKA, ILLINOIS DEPARTMENT OF COMMUNITY DEVELOPMENT

### ZONING VARIATION APPLICATION

Case No. 26-27-V

#### Property Information

Site Address: TOWER ROAD PARK 899 SHERIDAN RD., WINNETKA IL 60093

#### Owner Information

Name: WINNETKA PARK DISTRICT

Primary Contact: COSTA KUTULAS

Address: 540 HIBBARD RD.

Phone No. [REDACTED]

City, State, ZIP: WINNETKA, IL 60093

Email: [REDACTED]

Date property acquired by owner: 05/23/1946

#### Architect Information

Name: WINNETKA PARK DISTRICT

#### Attorney Information

Name: ANCEL GLINK

Primary Contact: GREG FIELDS

Primary Contact: ADAM B. SIMON

Address: 540 HIBBARD RD.

Address: 175 E. HAWTHORN PKWY. STE. 175

City, State, ZIP: WINNETKA, IL 60093

City, State, Zip: VERNON HILLS, IL 60061

Phone No. [REDACTED]

Phone No. [REDACTED]

Email: [REDACTED]

Email: [REDACTED]

Nature of any restrictions on property: PLAYGROUND IS LOCATED ON LAND OWNED BY THE WINNETKA PARK DISTRICT AND ON LAND LEASED FROM THE VILLAGE OF WINNETKA

Brief explanation of variation(s) requested (attach separate sheet providing additional details): PLEASE SEE ATTACHED EXPLANATION

Property Owner Signature: [REDACTED]

Date: 07/24/2026



## **TOWER ROAD PARK PLAYGROUND RENOVATION**

### **Explanation of Variances Requested**

The Winnetka Park District is proposing the renovation and replacement of the existing playground at Tower Road Park. Playground equipment has existed at this location for several decades, with the most recent major playground renovation completed in 2003.

As part of the proposed renovation, the Park District is requesting zoning relief related to structure height, side yard setbacks, and the front yard setback. The requested variations are necessary to accommodate the proposed replacement playground within the existing park setting and generally within the area historically used for playground purposes.

#### **1. Structure Height Variation**

Tower Road Park is located along the Lake Michigan shoreline and has limited natural shade over the existing playground area. Over the years, the Park District has received feedback regarding the lack of shade available for children and caregivers using its playgrounds. Providing appropriate shade was therefore identified as an important consideration in the design of the replacement playground.

The proposed design incorporates two (2) vertical sail-fabric shade canopies over the larger ship-themed play structure located west of the boardwalk and two (2) hip-shaped shade canopies over the smaller tot play area located east of the boardwalk.

The shade canopies are supported by vertical posts integrated with the playground structures. To maintain appropriate clearances from the elevated play decks and associated play features, and to discourage unintended access or contact with the canopies, the shade elements must be positioned at heights consistent with applicable playground safety requirements and ASTM standards.

The proposed maximum heights are as follows:

- Ship play structure shade sails: 267 inches (22 feet, 3 inches), requiring a variation of 87 inches (7 feet, 3 inches) above the permitted maximum height of 180 inches (15 feet).
- Tot play area shade canopies: 210 inches (17 feet, 6 inches), requiring a variation of 30 inches (2 feet, 6 inches) above the permitted maximum height of 180 inches (15 feet).

Accordingly, the Park District is requesting variations from the applicable 15-foot maximum structure height to permit the proposed shade canopies as shown on the submitted plans.

## **2. Side Yard Setback Variation**

The Park District is also requesting zoning relief from the applicable side yard setback requirements.

The proposed playground improvements generally follow the location and footprint of the existing playground area. The playground area is situated along the shared property line between the Winnetka Park District parcel (PIN 05-17-203-006-0000) and the Village of Winnetka parcel (PIN 05-17-203-007-0000).

The existing and proposed playground area extends across this internal property line. Because the playground improvements will effectively bifurcate the shared property line between the Park District and Village parcels, compliance with the otherwise applicable side yard setback would prevent the playground from being reconstructed in its established location and configuration.

The Park District is therefore requesting a variation to permit a zero-foot side yard setback for the proposed playground structures along the shared property line between the Park District and Village parcels, as depicted on the submitted plans.

## **3. Front Yard Setback Variation**

The Park District is also requesting a variation from the applicable front yard setback requirements to allow the proposed playground structures to remain within the established playground area.

For this property, the applicable front yard setback is measured from the toe of the bluff or 50 feet from the Ordinary High Water Mark (OHWM), whichever establishes the line farthest from the OHWM. Based on the conditions at Tower Road Park, the toe of the bluff establishes the controlling setback line.

The proposed replacement playground structures are located within this required front yard setback. The proposed improvements are intended to replace playground facilities that have historically occupied this general area for several decades, including the playground improvements completed in 2003.

The Park District is therefore requesting a variation from the applicable front yard setback requirements to permit installation of the proposed replacement playground structures within the front yard setback, as depicted on the submitted plans.

## **Existing Park Use and Prior Approvals**

The requested variations support the continued recreational use of an established public park and playground area. The proposed improvements are intended to replace and

modernize existing playground facilities rather than establish a new playground use at the site.

The requested relief is also consistent with the longstanding relationship between the Winnetka Park District and the Village of Winnetka regarding Tower Road Park. The Park District and Village have maintained a lease agreement for the property dating back to 1942, and the location and use of the playground area were previously addressed through the 2003 Special Use Permit process associated with the last major renovation of the Tower Road Park playground.

The proposed project maintains the longstanding recreational function of the site while replacing aging playground equipment, incorporating current playground safety considerations, and providing additional shade for playground users.



## STANDARDS FOR GRANTING OF ZONING VARIATION

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.**

The proposed playground renovation requires the use of shade canopies due to its open location on the beach. Trees located along the south edge of the play area will not provide immediate shade relief for playground users and their guardians. Placing canopies over the play equipment itself is a more effective way to provide shade, lower the temperature of equipment surfaces, and reduce the effects of ultra-violet rays.

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.**

Playground safety standards set by ASTM 1487 (Standard Consumer Safety Performance Specification for Playground Equipment for Public Use) require that the bottom edge of roof structures be placed at least 84" (7'0") above the underlying designated play surface. Since the highest play surface under the large playstructure canopies is a climber at about 116" (9'8"), that requires the bottom edge of the nearest accessible canopy to be at a height of 200" (16'8" – above the maximum height under zoning). The large playstructure is designed as a sailing ship with a crows nest that extends above the ground level 267" (22'3"), an additional 67" above the required bottom edge of the canopy.

The tot playstructure has the highest point of the main playstructure at 108" (9'0"). The bottom edge of the nearest accessible canopy must be at 192" (16'0" – also above the maximum height under zoning). With the canopy design set as a sloped triangular and angled shape (to facilitate water runoff), the top of the highest point of the canopy and support posts is required to be 210" (17'6"). The configurations of the playstructures selected by the community cannot be changed due to these safety standards.

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

The proposed playground will be replacing an existing playground in the same location, although the new playpit will be larger due to safety and fall zone

standards set under ASTM 1487 and additional use of poured-in-place surfacing and edging. The color selection of the equipment and shade canopies will harken to the colors of the beach, lake and sky.

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

The proposed playground, as is the existing playground, is located partially on the south portion of the property owned by the Winnetka Park District and partially on north portion of the property leased from the Village of Winnetka. The renovated playground is located approximately 137' south of the private lakefront property to the north, approximately 116'8" north of the Village of Winnetka property to the south that is not leased to the Winnetka Park District, approximately 592'6" east of the Sheridan Road east right-of-way to the west, and approximately 85'8" west of the high water mark of Lake Michigan to the east. The installation of playground shade canopies will affect no supply of light and air to the adjacent properties.

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

The shade canopies are made from flame-retardant fabric (high-density polyethylene (HDPE) which block 90% of UV rays and keep playground temperatures 30 degrees cooler. The fabric is lead and phthalate free; meets ASTM E-84: Class A; meets CSFM 1237.1 Title 19: Certified; and meets NFPA 701: Conforms.

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

The design of the playground equipment, the colors of which blend into the beach, sand, and sky, will not adversely affect the value of surround property. The new equipment and renovation should only improve the value of the properties in the surrounding area.

**7. The congestion in the public street will not increase.**

The installation of new playground equipment and improvements to the playpit and area immediately surrounding the playground will not increase traffic flow. The park usage will remain unchanged.

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

The installation of new playground equipment, including the shade canopies, will provide a more enjoyable environment for the use of the residents of Winnetka. It will provide a more attractive play space, filled with new activities, as well as shade to protect the children and accompanying caregivers.



**AN ORDINANCE GRANTING A ZONING VARIATION  
AND SPECIAL USE PERMIT TO ALLOW THE RENOVATION OF  
TOWER ROAD PARK (901 Sheridan Road)**

**WHEREAS**, the Winnetka Park District is the owner of the following described real estate ("Parcel 1"):

That part of Lot C lying Northwesterly of a line parallel and 200 ft. Southeasterly from the Northwesterly line of said Lot C in the Resubdivision of Lots 3, 4 and 5 in the Subdivision of Blocks 15 and 16 in the Hubbard Estates Subdivision in the Northeast Fractional  $\frac{1}{4}$  of Section 17, Township 42 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

**WHEREAS**, pursuant to a lease dated 1942, the Winnetka Park District, is the lessee of the following described real estate, which is owned by the Village of Winnetka ("Parcel 2"); and

All that part of Lots 1, 2 and 3 of Chandler's Subdivision, being a subdivision in Block 15 of Hubbard's Estate Subdivision in the Northeast Fractional Quarter of Section 17, Township 42 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, as shown upon the plat thereof recorded in the Recorder's Office of said Cook County as Document Number 5849038, and all accretions thereto, lying northerly and easterly of the following described line:

Beginning at a point in the Easterly line of Sheridan Road, (being the westerly line of said Chandler's Subdivision) 30 feet southerly from (measured at right angles to) the Northerly line of said Chandler's Subdivision; running thence Northeasterly in a straight line to a point 36 feet Southeasterly from (measured at right angles to) the said Northerly line of said Chandler's Subdivision at a point 180 feet (as measured along said Northerly line of said Chandler's Subdivision) from the Easterly line of Sheridan Road; thence Northeasterly in a straight line to a point 51 feet from (measured at right angles to) the said Northerly line of said Chandler's Subdivision at a point 255 feet (as measured along said Northerly line of said Chandler's Subdivision) from the Easterly line of Sheridan Road; thence Northeasterly in a straight line to a point 55 feet from (measured at right angles to) the said northerly line of said Chandler's Subdivision at a point 357.5 feet (as measured along said Northerly line of said Chandler's Subdivision) from the Easterly line of Sheridan Road; thence Southeasterly in a straight line to a point on the Northerly line of said Lot 2 of said Chandler's Subdivision 370 feet (as measured along the said Northerly line of said Lot 2 from the Easterly line of Sheridan Road; thence Northeasterly along the said Northerly line of said Lot 2 to



a point in the said Northerly line of said Lot 2 545 feet (as measured along said Northerly line of said Lot 2) from the Easterly line of Sheridan Road; thence Easterly in a straight line to a point in the Northerly line of said Lot 3 of said Chandler's Subdivision, 770 feet from the intersection of the Northerly line of said Lot 3 with the North line of Tower Road; thence Southerly in a straight line bearing South 36 degrees 30 minutes East, 62 feet; thence Northeasterly in a straight line bearing North 53 degrees 30 minutes East, 225 feet (more or less) to the waters edge.

**WHEREAS**, Parcels 1 and 2 are contiguous parcels of property and are commonly known, jointly, as Tower Road Park, 901 Sheridan Road, Winnetka, Illinois ("Subject Property"); and

**WHEREAS**, the Subject Property is located in the R-2 Single-Family Residential District provided in Chapter 17.24 of the Winnetka Zoning Ordinance, Title 17 of the Winnetka Village Code; and,

**WHEREAS**, Tower Road Park is a public park and beach that include landscaping, walkways, stairways, fencing, lighting and a parking area at the top of the bluff, and a playground, boardwalk and beach along the shore of Lake Michigan; and

**WHEREAS**, Tower Road Park is a non-essential public use, permitted as a special use in all zoning districts, subject to the conditions and requirements pertaining to special uses, as set forth in Chapter 17.56 of the Winnetka Zoning Ordinance; and

**WHEREAS**, the Winnetka Park District has submitted an application to the Village of Winnetka seeking a special use permit pursuant to said Chapter 17.56, to permit the renovation of the existing playground at Tower Road Park on the southwest section of the beach, by adding a tot playground to the east of the existing boardwalk, and a playground for older children to the west of the boardwalk, closer to the beach house; and

**WHEREAS**, the Winnetka Park District has also filed an application for a variation from the side yard setback provisions of Section 17.30.060 of the Winnetka Zoning Ordinance, to

← Side yard  
Set back

allow playground equipment in the area that is bisected by the lot line between Parcel 1 and Parcel 2 without observing a side yard setback, resulting in a variation of 100%; and

**WHEREAS**, pursuant to due notice thereof, on February 20, 2003, the Design Review Board issued favorable comment for the proposed renovation of the playground area; and

**WHEREAS**, on February 26, 2003, pursuant to due notice thereof, the members of the Plan Commission then present voted unanimously to find the special use permit application for playground renovations consistent with the Winnetka Comprehensive Plan; and

**WHEREAS**, the Zoning Board of Appeals held a public hearing on March 10, 2003, and, by the unanimous vote of the six members then present recommended that the variation be granted; and

**WHEREAS**, pursuant to a corrected notice, the ZBA held a second public hearing on the Park District's application on April 14, 2003, and, by the unanimous vote of the six members then present, has recommended that the variation be granted and, by the favorable vote of five of the six members then present, has recommended that the special use permit be granted; and

**WHEREAS**, the proposed new playgrounds and playground equipment on the Subject Property will benefit the public health, safety, comfort, morals and general welfare of the Village, by improving the safety, accessibility and appearance of the playgrounds by installing new playground equipment, in accordance with applicable requirements of the Americans with Disabilities Act and national playground safety standards; and

**WHEREAS**, the proposed special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity, nor will it substantially diminish or impair property values in the immediate vicinity, because the park is established in the neighborhood, and the renovation of the park: (a) will not change the existing use; and



**WHEREAS**, the proposed special use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted under applicable zoning regulations, because the park is a long-established use in the neighborhood and neither the type nor intensity of use of the Subject Property will be changed; and

**WHEREAS**, adequate measures have been taken to provide ingress and egress in a manner that minimizes pedestrian and vehicular traffic congestion, in that the existing pedestrian circulation routes through the park, points of access to the Subject Property and parking will not be changed, and there will be no changes to vehicular access; and

**WHEREAS**, adequate parking, access roads, utilities, drainage and other facilities necessary to the operation of the special use exist and no additional drainage is necessary as the site is primarily beach sand; and

**WHEREAS**, the special use in all other respects conforms to the applicable regulations of this and other Village ordinances and codes;

**WHEREAS**, the plight of the applicant is unique in that the play equipment is a necessary accessory to the principal uses of the Subject Property in meeting the statutory obligation of the Winnetka Park District to provide recreational facilities; and

**WHEREAS**, the strict application of the side yard setback requirements creates practical difficulties and particular hardships for the applicant in that placing the equipment in a conforming location: (a) would require the center of the Subject Property to remain open; and (b) would reduce the size of the playground area; and

**WHEREAS**, the variation, if granted, will not alter the essential character of the locality, in that the park and its playground are established uses in the neighborhood, and the proposed

improvements will replace play equipment currently located in the same general area of the Subject Property, which is on the beach and is not visible from Sheridan Road; and

**WHEREAS**, the Subject Property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the applicable zoning regulations, as the sole purpose of the property is to provide recreational facilities as required by law; and

**WHEREAS**, an adequate supply of light and air to adjacent property will not be impaired, as there are no other residential properties nearby and the playground equipment is located on the beach; and

**WHEREAS**, the hazard from fire and other damages to the property will not be increased, because the new equipment will be in an open site, and the new equipment and playground surfaces will meet all applicable life safety codes and recreational equipment safety standards; and

**WHEREAS**, there is no evidence that the taxable value of land and buildings throughout the Village will diminish; and

**WHEREAS**, the proposed renovation of the playground equipment will not increase congestion in the public streets, as the use of the Subject Property will not change; and

**WHEREAS**, the proposed new playground equipment will not be detrimental to or endanger the public health, safety, comfort, morals and welfare of the inhabitants of the Village, because the upgraded playground areas will be in full compliance with current safety standards and guidelines, will meet accessibility requirements of the Americans with Disabilities Act, and will provide additional seating for parents, caregivers and children.

**NOW, THEREFORE**, the Council of the Village of Winnetka do ordain:



**SECTION 1:** That the Village Council hereby adopts by reference the foregoing recitals as its findings as if those recitals were fully set forth herein.

**SECTION 2:** That, pursuant to Section 17.56.010 of the Winnetka Zoning Ordinance, Title 17 of the Winnetka Village Code, a special use permit is hereby granted with respect to the Subject Property, which comprises Parcel 1 and Parcel 2, described above, is located in the R-2 Single-Family Residential Zoning District and is commonly known as the Tower Road Park, 901 Sheridan Road, to permit renovation of the Subject Property by installing new playground equipment in the playground located on the Subject Property, said work to be done in accordance with plans that accompanied the application for special use permit, dated January 3, 2003.

**SECTION 3:** That the following variation is hereby granted to the Subject Property, which comprises Parcel 1 and Parcel 2, described above, is located in the R-2 Single-Family Residential District provided in Chapter 17.24 of the Winnetka Zoning Ordinance, Title 17 of the Winnetka Village Code, and which is commonly known as the Tower Road Park: (a) a variation from the side yard setback requirements of Section 17.30.060 of the Winnetka Zoning Ordinance to allow a 0.00-foot side yard along the lot line between Parcel 1 and Parcel 2, whereas a 12-foot side yard is required, resulting in a variation of 12 feet (100%), to permit play equipment to cross the lot line between Parcel 1 and Parcel 2; said variation being granted to allow the replacement of playground equipment and installation of two playgrounds located on the beach of the Subject Property, said work to be done in accordance with the plans that accompanied the application for variation, dated January 3, 2003. ←

**SECTION 4:** That the special use and variations hereby granted are subject to the condition that the applicants begin the proposed construction and implementation of the playground improvements within twelve (12) months after the effective date of this ordinance.



**SECTION 5:** That, pursuant to Section 17.56.010(G) of the Zoning Ordinance, all stipulations, conditions and restrictions set forth in this Ordinance as part of the terms under which the special use is granted, may be modified or revised from time to time by the Village Council following public notice and hearing, using the same procedures set forth in the Zoning Ordinance for processing the original special use application.

**SECTION 6:** That this Ordinance shall be in full force and effect from and after its passage, approval, and posting.

**ADOPTED** this 3rd day of June, 2003, pursuant to the following roll call vote:

**AYES:** Trustees Abell, Brower, Presser, Webster and Woodbury

**NAYS:** Trustee Greenough

**ABSENT:** None

**APPROVED** this 3rd day of June, 2003.

Signed: 

  
Village President/

Countersigned:

  
Village Clerk

Introduced: March 18, 2003

Posted: March 19, 2003

Passed and Approved: June 3, 2003

Posted: June 4, 2003



# PLAT OF SURVEY

Scale:  
1" = 40.00'

All that part of Lots 1, 2 and 3 of Chandler's Subdivision, being a Subdivision in Block 15 of Hubbard's Estate Subdivision in the Northeast Fractional Quarter of Section 17, Township 42 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, as shown upon the Plat thereof recorded in the Recorder's Office of said Cook County as Document No. 5849038, and all accretions thereto, lying northerly and easterly of the following described line:

Beginning at a point in the easterly line of Sheridan Road, (being the westerly line of said Chandler's Subdivision) 30 feet southerly from (measured at right angles to) the northerly line of said Chandler's Subdivision; running thence northeasterly in a straight line to a point 36 feet southeasterly from (measured at right angles to) the said northerly line of said Chandler's Subdivision at a point 180 feet (as measured along said northerly line of said Chandler's Subdivision) from the easterly line of Sheridan Road; thence northeasterly in a straight line to a point 51 feet from (measured at right angles to) the said northerly line of said Chandler's Subdivision at a point 255 feet (as measured along said northerly line of said Chandler's Subdivision) from the easterly line of Sheridan Road; thence northeasterly in a straight line to a point 55 feet from (measured at right angles to) the said northerly line of said Chandler's Subdivision at a point 357.5 feet (as measured along said northerly line of said Chandler's Subdivision) from the easterly line of Sheridan Road; thence southeasterly in a straight line to a point on the northerly line of said Lot 2 of said Chandler's Subdivision 370 feet (as measured along the said northerly line of Lot 2 to a point in the said northerly line of said Lot 2, 545 feet (as measured along said northerly line of Lot 2) from the easterly line of Sheridan Road; thence easterly in a straight line to a point in the northerly line of said Lot 3 of said Chandler's Subdivision, 770 feet from the intersection of the northerly line of said Lot 3 with the North line of Tower Road; thence southerly in a straight line bearing South 56 degrees, 50 minutes East, 62 feet; thence northeasterly in a straight line bearing North 53 degrees, 30 minutes East, 225 feet (more or less) to the waters edge.

## AREA :

147,482.9607 //

(3.3857 Acres)

(To the bottom of the Bluff)

## AREA :

269,884.9490 //

(6.19570 Acres)

(From the easterly line of Sheridan Road to Lake Michigan)

ReSubdivision of Lots 3, 4 & 5 in Subdivision of Lot 15 & 16  
Recorded April 25, 1907 as Document No. 4025427.

"B"

"C"

AREA :  
79,136.9173 //  
(1.8167 Acres)  
(To the top of the Bluff)

Chandler's Subdivision, a Subdivision of part of Block 15  
in a Subdivision of Lot 15 & 16  
Recorded April 20, 1916 as Document No. 5849038.

## Notes:

1. This plat is subject to the conditions and restrictions as shown on the title insurance policy. A copy of a current title insurance policy should be obtained when using this plat.
2. All survey points should be compared on the ground and with one another before building by same and any discrepancies be reported immediately to this firm.
3. No dimensions or angles hereon to be assumed by scaling. Distances noted hereon are in feet and decimal parts thereof.
4. Any information relative to utilities or elevations hereon are taken from available records, unless otherwise noted.

NOTE:  
Bearings are based on Illinois State Plane Coords.

STATE OF ILLINOIS  
COUNTY OF COOK

I, Jeffrey D. Carlson, do hereby certify that I have surveyed the property as described in the above caption and that the Plat hereon drawn is a correct representation of said survey.

I further state that this professional service conforms to current Illinois minimum standards for a boundary survey. The work was performed for W.P.D., and the field work was completed on September 17, 2009.

Northbrook, Illinois September 24, 2009

Jeffrey D. Carlson  
Professional Land Surveyor No. 2538

DANIEL CREANEY COMPANY  
CONSULTING CIVIL ENGINEERS

450 SKOKIE BLVD. SUITE 105

NORTHBROOK, ILLINOIS

(847) 480 - 5757

FAX (847) 480 - 7209

BOOK: \_\_\_\_\_

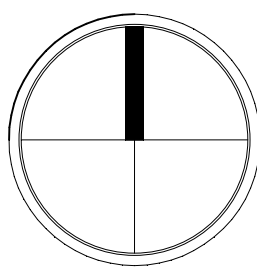
JOB NO.: 6404

SHEET 1 OF 1



# TOWER ROAD PARK PROPOSED PLAYGROUND

899 Sheridan Rd., Winnetka, IL 60093  
WINNETKA PARK DISTRICT



GRAPHIC SCALE

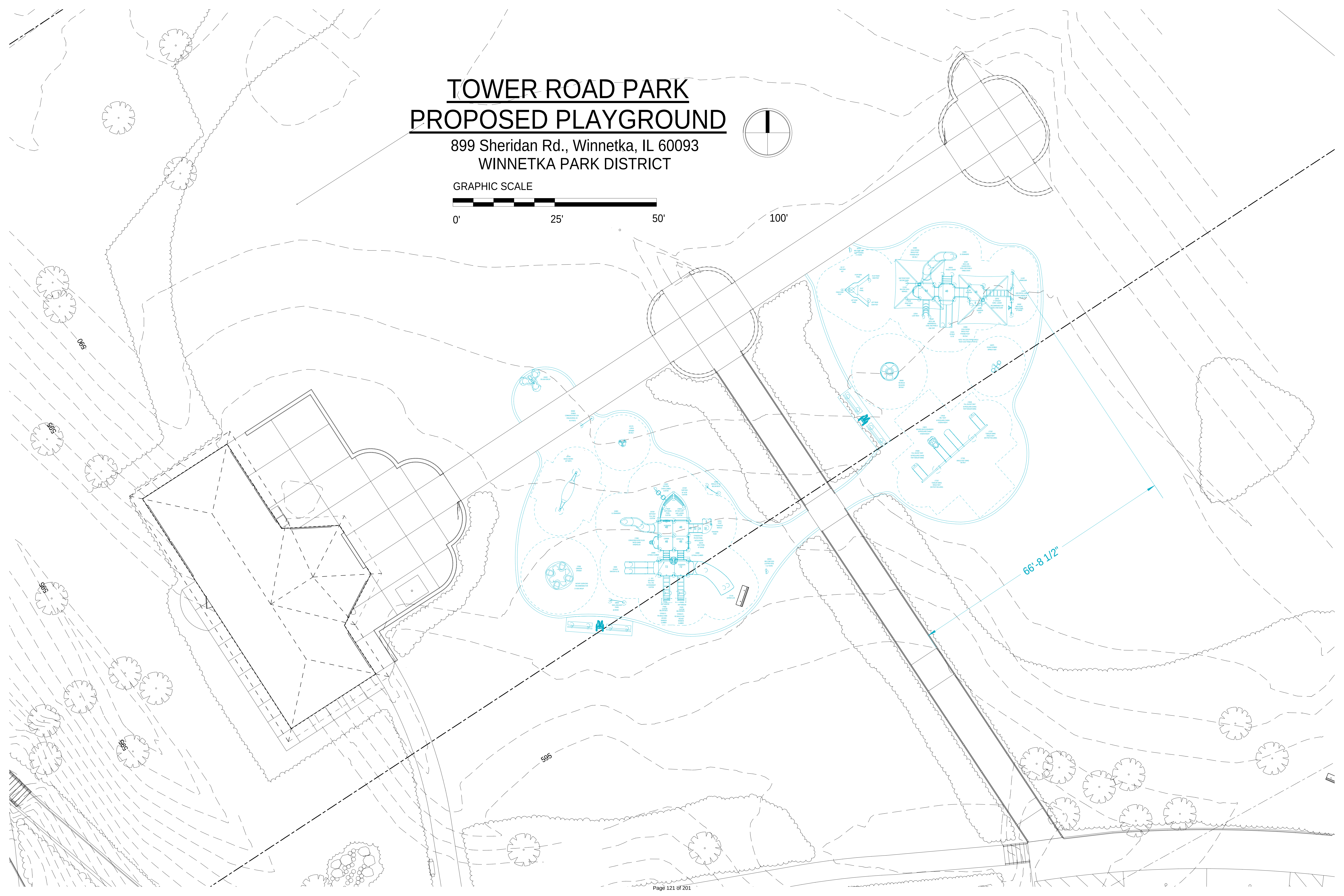


0'

25'

50'

100'





EXISTING  
WINNETKA PARK DISTRICT SURFACING CALCULATIONS

CONCRETE BEACH PATIOS/PADS - 3,340 S.F.  
2,092 S.F.  
526 S.F.  
94 SF.  
628 S.F

BEACH BOARDWALKS - 1,285 S.F.

BEACH SHOWER PAD - 33 S.F.

PLAYGROUND POURED-IN-PLACE SURFACING - 452 S.F.  
288 S.F.  
59 S.F.  
105 S.F.

BEACH HOUSE - 1,919 S.F.

BEACH HOUSE ROOF COVERAGE OVER 18" - 178 S.F.

CONCRETE WALKWAYS - 4,696 S.F.  
220 S.F.  
3,931 S.F.  
545 S.F.

PARKING LOT & CURBS - 20,081 S.F.

STONE WALLS - 335 S.F.  
121 S.F.  
214 S.F.

SIGNAGE - 52 S.F.

BLUFF WOOD DECKS - 3,069 S.F.  
2,722 S.F.  
347 S.F.

PICNIC SHELTER - 751 S.F.

TOTAL IMPERMEABLE SURFACE - 33,343 S.F.  
(NO ROOFED AREAS)

EXISTING  
VILLAGE OF WINNETKA LEASED TO  
WINNETKA PARK DISTRICT SURFACING CALCULATIONS

PAVING - 20,490 S.F.

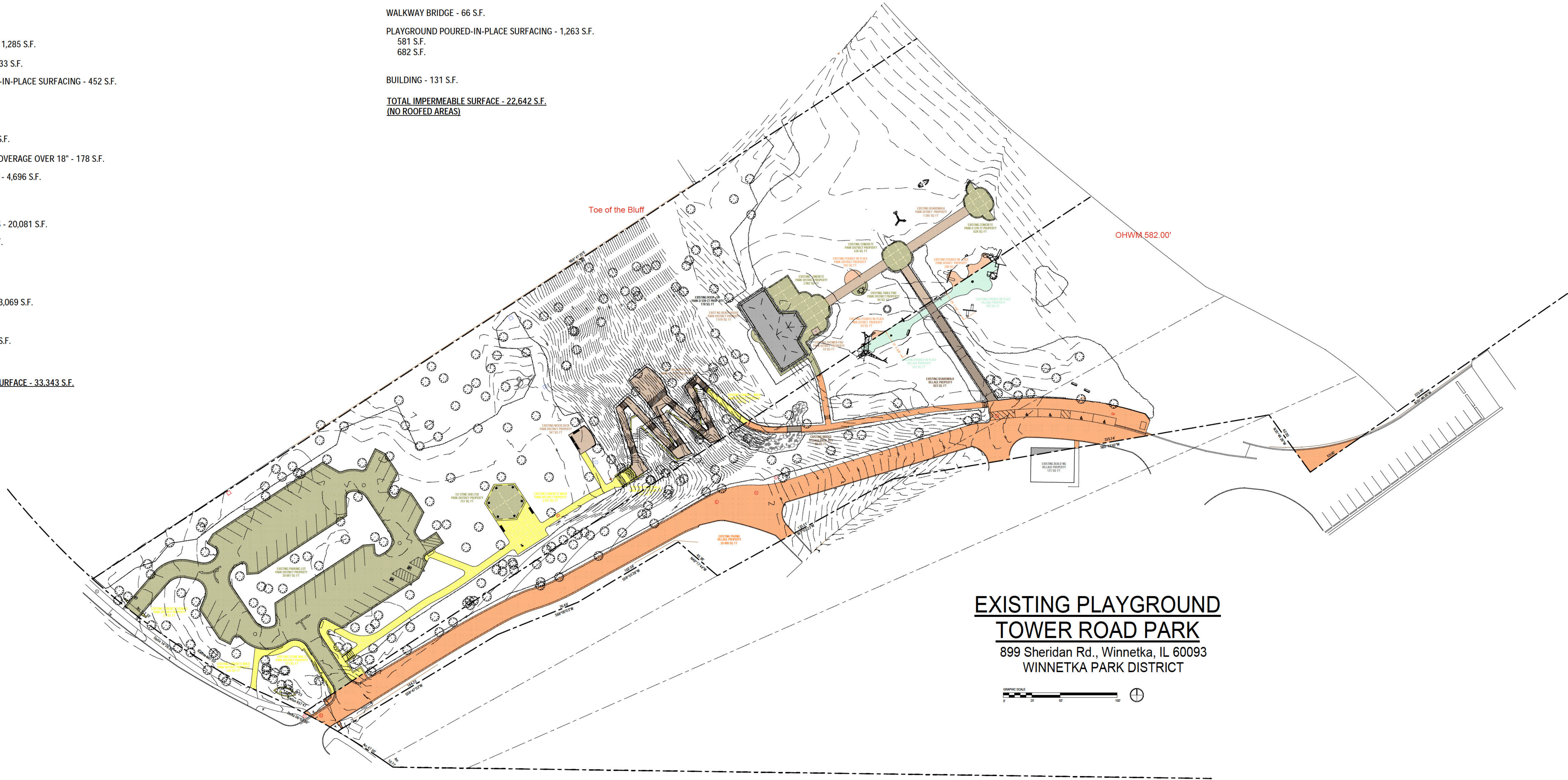
BEACH BOARDWALKS - 823 S.F.

WALKWAY BRIDGE - 66 S.F.

PLAYGROUND POURED-IN-PLACE SURFACING - 1,263 S.F.  
581 S.F.  
682 S.F.

BUILDING - 131 S.F.

TOTAL IMPERMEABLE SURFACE - 22,642 S.F.  
(NO ROOFED AREAS)



EXISTING PLAYGROUND  
TOWER ROAD PARK  
899 Sheridan Rd., Winnetka, IL 60093  
WINNETKA PARK DISTRICT





EXISTING  
WINNETKA PARK DISTRICT SURFACING CALCULATIONS

CONCRETE BEACH PATIOS/PADS - 3,340 S.F.  
2,092 S.F.  
526 S.F.  
94 SF.  
628 S.F.

BEACH BOARDWALKS - 1,285 S.F.

BEACH SHOWER PAD - 33 S.F.

PLAYGROUND POURED-IN-PLACE SURFACING - 452 S.F.  
288 S.F.  
59 S.F.  
105 S.F.

BEACH HOUSE - 1,919 S.F.

BEACH HOUSE ROOF COVERAGE OVER 18" - 178 S.F.

CONCRETE WALKWAYS - 4,696 S.F.  
220 S.F.  
3,931 S.F.  
545 S.F.

PARKING LOT & CURBS - 20,081 S.F.

STONE WALLS - 335 S.F.  
121 S.F.  
214 S.F.

SIGNAGE - 52 S.F.

BLUFF WOOD DECKS - 3,069 S.F.  
2,722 S.F.  
347 S.F.

PICNIC SHELTER - 751 S.F.

TOTAL IMPERMEABLE SURFACE - 33,343 S.F.  
(NO ROOFED AREAS)

PROPOSED  
WINNETKA PARK DISTRICT SURFACING CALCULATIONS

CONCRETE BEACH PATIOS/PADS/PLAYGROUND CURBS - 3,478 S.F.  
2,092 S.F.  
526 S.F..  
628 S.F.  
14 S.F.  
73 S.F.  
27 S.F.  
82 S.F.  
36 S.F.

BEACH BOARDWALKS - 1,285 S.F.

BEACH SHOWER PAD - 33 S.F.

PLAYGROUND POURED-IN-PLACE SURFACING - 3,752 S.F.  
(NO ROOFED/CANOPY AREAS)  
1,946 S.F.  
1,694 S.F.  
112 S.F.

BEACH HOUSE - 1,919 S.F.

BEACH HOUSE ROOF COVERAGE OVER 18" - 178 S.F.

CONCRETE WALKWAYS - 4,696 S.F.  
220 S.F.  
3,931 S.F.  
545 S.F.

PARKING LOT & CURBS - 20,081 S.F.

STONE WALLS - 335 S.F.  
121 S.F.  
214 S.F.

SIGNAGE - 52 S.F.

BLUFF WOOD DECKS - 3,069 S.F.  
2,722 S.F.  
347 S.F.

PICNIC SHELTER - 751 S.F.

PLAYGROUND SHADE CANOPIES - 278 S.F.

TOTAL IMPERMEABLE SURFACE - 36,781 S.F.  
(NO ROOFED AREAS)

EXISTING  
VILLAGE OF WINNETKA LEASED TO  
WINNETKA PARK DISTRICT SURFACING CALCULATIONS

PAVING - 20,490 S.F.

BEACH BOARDWALKS - 823 S.F.

WALKWAY BRIDGE - 66 S.F.

PLAYGROUND POURED-IN-PLACE SURFACING - 1,263 S.F.  
581 S.F.  
682 S.F.

BUILDING - 131 S.F.

TOTAL IMPERMEABLE SURFACE - 22,642 S.F.  
(NO ROOFED AREAS)

PROPOSED  
VILLAGE OF WINNETKA LEASED TO  
WINNETKA PARK DISTRICT SURFACING CALCULATIONS

PAVING/PLAYGROUND CURBS - 20,603 S.F.  
20,490 S.F.  
61 S.F.  
52 S.F.

BEACH BOARDWALKS - 823 S.F.

WALKWAY BRIDGE - 66 S.F.

PLAYGROUND POURED-IN-PLACE SURFACING - 1,570 S.F.  
566 S.F.  
1,004 S.F.

BUILDING - 131 S.F.

TOTAL IMPERMEABLE SURFACE - 23,062 S.F.  
(NO ROOFED AREAS)

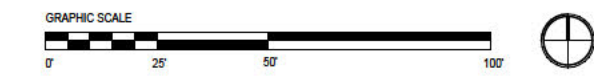
EXISTING TOTAL IMPERMEABLE SURFACE - 55,985 S.F.  
(NO ROOFED AREAS)  
PARK DISTRICT - 33,343 S.F.  
VILLAGE - 22,642 S.F.

TOTAL ADDITIONAL IMPERMEABLE SURFACE - 3,858 S.F.  
(NO ROOFED AREAS)

PROPOSED TOTAL IMPERMEABLE SURFACE - 59,843 S.F.  
(NO ROOFED AREAS)  
PARK DISTRICT - 36,781 S.F.  
VILLAGE - 23,062 S.F.



**PROPOSED PLAYGROUND  
TOWER ROAD PARK**  
899 Sheridan Rd., Winnetka, IL 60093  
WINNETKA PARK DISTRICT











*landscape*  
structures

Tower Road Park

1206568-01-04 02 • 06.09.2026

**nutoys**  
Leisure Products

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*landscape*  
structures

Tower Road Park

1206568-01-04-03 · 06.09.2026

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structures

Tower Road Park

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*landscape*  
structures

Tower Road Park

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**ATTACHMENT B  
RESOLUTION NO. ZBA-09-2026**

**VILLAGE OF WINNETKA  
ZONING BOARD OF APPEALS**

**APPROVAL OF ZBA CASE NO. 26-27-V – 899 SHERIDAN ROAD AND 735 TOWER ROAD  
TOWER ROAD BEACH**

WHEREAS, the Winnetka Park District, (the “Applicant”) is the owner of the property commonly known as 899 Sheridan Road, Winnetka, Illinois and the lessee of a portion of the property located at 735 Tower Road, Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made part of this Resolution (collectively, “**Subject Property**”); and

WHEREAS, the Subject Property is located in the R-2 Single Family Residential District and is in the Lakefront Preservation Overlay District; and

WHEREAS, the Subject Property consists of approximately 6 acres, is improved with a public park including a playground (“**Playground**”) that is nonconforming with respect to (i) the minimum required front yard setback from Lake Michigan; and (ii) the minimum required side yard setback; and also has other amenities such as a gazebo, an elevated boardwalk, and a beach house; and

WHEREAS, the Playground consists of outdoor playground equipment, a poured-in-place rubber play surface, and accessory improvements (collectively, “**Existing Improvement**”); and

WHEREAS, the Applicant desires to construct improvements to the Playground by: (i) removing the Existing Improvement and installing new playground equipment and a new poured-in-place rubber play surface that would (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; (collectively, “**Proposed Improvement**”); and

WHEREAS, pursuant to Section 17.30.050 of the Winnetka Zoning Ordinance (“**Zoning Ordinance**”), the required front yard setback for the Subject Property is the toe of the bluff or 50 feet from the ordinary high water mark, whichever results in the line farthest from the ordinary high water mark; and

WHEREAS, pursuant to Section 17.30.060 of the Zoning Ordinance, the Subject Property is required to provide a minimum side yard setback of 12 feet; and

WHEREAS, pursuant to Section 17.30.080 of the Zoning Ordinance, the maximum permitted height for play equipment is 15 feet; and

WHEREAS, the Applicant desires to install the Proposed Improvement on the Subject Property with (i) a front yard setback that is closer to the ordinary high water mark than the toe of the bluff, a violation of Section 17.30.050 of the Zoning Ordinance; (ii) a side yard setback that is less than the required 12 feet, a violation of Section 17.30.060 of the Zoning Ordinance; and (iii) measuring 22.25 feet in height, a violation of Section 17.30.080 of the Zoning Ordinance; and

WHEREAS, the Applicant filed an application for variations from Sections 17.30.050, 17.30.060, and 17.30.080 of the Zoning Ordinance to permit the Proposed Improvement on the Subject Property

with (i) a front yard setback of 0 feet; (ii) a side yard setback of 0 feet; and (iii) a height of 22.25 feet (***“Requested Variations”***); and

WHEREAS, a public notice for the Requested Variations was duly published on August 27, 2026, in the “Winnetka Talk” 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 September 14, 2026, for the purpose of considering the Requested Variations with the final decision being rendered at the Zoning Board of Appeal’s Regular Meeting on September 14, 2026; and

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

1. Application for the Requested Variations submitted by the Applicant, dated July 24, 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 Variations.

WHEREAS, the Zoning Board of Appeals has determined that the Requested Variations do satisfy 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 (i) minimum front yard setback variation; (ii) the minimum side yard setback variation; and (iii) the play equipment height 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 VARIATIONS. Subject to and contingent upon the conditions, restrictions, and provisions set forth in Section Three of this Resolution, the requested (i) minimum front yard setback variation from Section 17.30.050 of the Zoning Ordinance; (ii) minimum side yard setback variation from Section 17.30.060 of the Zoning Ordinance; and (iii) maximum play equipment height variation from Section 17.30.080 of the Zoning Ordinance to permit installation of 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, (i) the front yard setback requirements set forth in Section 17.30.050 of the Winnetka Zoning Ordinance; (ii) the side yard setback requirements set forth in Section 17.30.060 of the Winnetka Zoning Ordinance; and (iii) the play equipment height requirement set forth in Section 17.30.080 of the Winnetka 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 Variations 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 14<sup>th</sup> day of September, 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**

**PARCEL 1 (Owned by the Winnetka Park District):** That part of Lot C lying Northwesterly of a line parallel and 200 feet Southeasterly from the Northwesterly line of said Lot C in the Resubdivision of Lots 3, 4 and 5 in the Subdivision of Blocks 15 and 16 in the Hubbard Estates Subdivision in the Northeast Fractional ¼ of Section 17, Township 42 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

**PARCEL 2 (Owned by the Village of Winnetka):**

All that part of Lots 1, 2 and 3 of Chandler's Subdivision, being a subdivision in Block 15 of Hubbard's Estate Subdivision in the Northeast Fractional Quarter of Section 17, Township 42 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, as shown upon the plat thereof recorded in the Recorder's Office of said Cook County as Document Number 5849038, and all accretions thereto, lying northerly and easterly of the following described line:

Beginning at a point in the Easterly line of Sheridan Road, (being the westerly line of said Chandler's Subdivision) 30 feet southerly from (measured at right angles to) the Northerly line of said Chandler's Subdivision; running thence Northeasterly in a straight line to a point 36 feet Southeasterly from (measured at right angles to) the said Northerly line of said Chandler's Subdivision at a point 180 feet (as measured along said Northerly line of said Chandler's Subdivision) from the Easterly line of Sheridan Road; thence Northeasterly in a straight line to a point 51 feet from (measured at right angles to) the said Northerly line of said Chandler's Subdivision at a point 255 feet (as measured along said Northerly line of said Chandler's Subdivision) from the Easterly line of Sheridan Road; thence Northeasterly in a straight line to a point 55 feet from (measured at right angles to) the said northerly line of said Chandler's Subdivision at a point 357.5 feet (as measured along said Northerly line of said Chandler's Subdivision) from the Easterly line of Sheridan Road; thence Southeasterly in a straight line to a point on the Northerly line of said Lot 2 of said Chandler's Subdivision 370 feet (as measured along the said Northerly line of said Lot 2 from the Easterly line of Sheridan Road; thence Northeasterly along the said Northerly line of said Lot 2 to a point in the said Northerly line of said Lot 2 545 feet (as measured along said Northerly line of said Lot 2) from the Easterly line of Sheridan Road; thence Easterly in a straight line to a point in the Northerly line of said Lot 3 of said Chandler's Subdivision, 770 feet from the intersection of the Northerly line of said Lot 3 with the North line of Tower Road; thence Southerly in a straight line bearing South 36 degrees 30 minutes East, 62 feet; thence Northeasterly in a straight line bearing North 53 degrees 30 minutes East, 225 feet (more or less) to the waters edge.

Commonly known as Tower Road Park and Beach, 899 Sheridan Road and 735 Tower Road, Winnetka, Illinois 60093

Parcel Index Numbers: 05-17-203-006-0000 and 05-17-203-007-0000

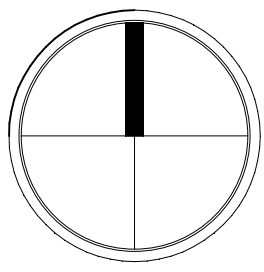
**EXHIBIT B**  
**PLANS**

**(SEE ATTACHED EXHIBIT B)**



# TOWER ROAD PARK PROPOSED PLAYGROUND

899 Sheridan Rd., Winnetka, IL 60093  
WINNETKA PARK DISTRICT



GRAPHIC SCALE



0'

25'

50'

100'

66'-8 1/2"



EXISTING  
WINNETKA PARK DISTRICT SURFACING CALCULATIONS

CONCRETE BEACH PATIOS/PADS - 3,340 S.F.  
2,092 S.F.  
526 S.F.  
94 SF.  
628 S.F.

BEACH BOARDWALKS - 1,285 S.F.

BEACH SHOWER PAD - 33 S.F.

PLAYGROUND POURED-IN-PLACE SURFACING - 452 S.F.  
288 S.F.  
59 S.F.  
105 S.F.

BEACH HOUSE - 1,919 S.F.

BEACH HOUSE ROOF COVERAGE OVER 18" - 178 S.F.

CONCRETE WALKWAYS - 4,696 S.F.  
220 S.F.  
3,931 S.F.  
545 S.F.

PARKING LOT & CURBS - 20,081 S.F.

STONE WALLS - 335 S.F.  
121 S.F.  
214 S.F.

SIGNAGE - 52 S.F.

BLUFF WOOD DECKS - 3,069 S.F.  
2,722 S.F.  
347 S.F.

PICNIC SHELTER - 751 S.F.

TOTAL IMPERMEABLE SURFACE - 33,343 S.F.  
(NO ROOFED AREAS)

PROPOSED  
WINNETKA PARK DISTRICT SURFACING CALCULATIONS

CONCRETE BEACH PATIOS/PADS/PLAYGROUND CURBS - 3,478 S.F.  
2,092 S.F.  
526 S.F..  
628 S.F.  
14 S.F.  
73 S.F.  
27 S.F.  
82 S.F.  
36 S.F.

BEACH BOARDWALKS - 1,285 S.F.

BEACH SHOWER PAD - 33 S.F.

PLAYGROUND POURED-IN-PLACE SURFACING - 3,752 S.F.  
(NO ROOFED/CANOPY AREAS)  
1,946 S.F.  
1,694 S.F.  
112 S.F.

BEACH HOUSE - 1,919 S.F.

BEACH HOUSE ROOF COVERAGE OVER 18" - 178 S.F.

CONCRETE WALKWAYS - 4,696 S.F.  
220 S.F.  
3,931 S.F.  
545 S.F.

PARKING LOT & CURBS - 20,081 S.F.

STONE WALLS - 335 S.F.  
121 S.F.  
214 S.F.

SIGNAGE - 52 S.F.

BLUFF WOOD DECKS - 3,069 S.F.  
2,722 S.F.  
347 S.F.

PICNIC SHELTER - 751 S.F.

PLAYGROUND SHADE CANOPIES - 278 S.F.

TOTAL IMPERMEABLE SURFACE - 36,781 S.F.  
(NO ROOFED AREAS)

EXISTING  
VILLAGE OF WINNETKA LEASED TO  
WINNETKA PARK DISTRICT SURFACING CALCULATIONS

PAVING - 20,490 S.F.

BEACH BOARDWALKS - 823 S.F.

WALKWAY BRIDGE - 66 S.F.

PLAYGROUND POURED-IN-PLACE SURFACING - 1,263 S.F.  
581 S.F.  
682 S.F.

BUILDING - 131 S.F.

TOTAL IMPERMEABLE SURFACE - 22,642 S.F.  
(NO ROOFED AREAS)

PROPOSED  
VILLAGE OF WINNETKA LEASED TO  
WINNETKA PARK DISTRICT SURFACING CALCULATIONS

PAVING/PLAYGROUND CURBS - 20,603 S.F.  
20,490 S.F.  
61 S.F.  
52 S.F.

BEACH BOARDWALKS - 823 S.F.

WALKWAY BRIDGE - 66 S.F.

PLAYGROUND POURED-IN-PLACE SURFACING - 1,570 S.F.  
566 S.F.  
1,004 S.F.

BUILDING - 131 S.F.

TOTAL IMPERMEABLE SURFACE - 23,062 S.F.  
(NO ROOFED AREAS)

EXISTING TOTAL IMPERMEABLE SURFACE - 55,985 S.F.  
(NO ROOFED AREAS)  
PARK DISTRICT - 33,343 S.F.  
VILLAGE - 22,642 S.F.

TOTAL ADDITIONAL IMPERMEABLE SURFACE - 3,858 S.F.  
(NO ROOFED AREAS)

PROPOSED TOTAL IMPERMEABLE SURFACE - 59,843 S.F.  
(NO ROOFED AREAS)  
PARK DISTRICT - 36,781 S.F.  
VILLAGE - 23,062 S.F.







*landscape*  
structures

Tower Road Park

1206568-01-04-01 • 06.09.2026

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Leisure Products

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structures

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1206568-01-03-04 - 06.08.2026

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structures

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## EXHIBIT C

### UNCONDITIONAL AGREEMENT AND CONSENT

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

**WHEREAS**, the Winnetka Park District (the "**Applicant**") is the owner of record of that certain real property located at 899 Sheridan Road, Winnetka, Illinois and is the lessee of a portion of the property located at 735 Tower Road, Winnetka, Illinois, which the Village of Winnetka is the owner of record (collectively, the "**Property**"). The Winnetka Park District and the Village of Winnetka are collectively, the "**Owner**"; and

**WHEREAS**, Resolution No. ZBA-09-2026, adopted by the Winnetka Zoning Board of Appeals on September 14, 2026 ("**Resolution**"), grants variations to allow improvements to the playground 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 variations, and that the Village's approval of the variations 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 variations for the Property.

[SIGNATURES ON FOLLOWING PAGE]



Dated: \_\_\_\_\_, 2026.

ATTEST:

**WINNETKA PARK DISTRICT**

By: \_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

Its: \_\_\_\_\_

ATTEST:

**VILLAGE OF WINNETKA**

By: \_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

Its: \_\_\_\_\_

**RESOLUTION NO. ZBA-09-2026**  
**VILLAGE OF WINNETKA**  
**ZONING BOARD OF APPEALS**  
**DENIAL OF ZBA CASE NO. 26-27-V – 899 SHERIDAN ROAD AND 735 TOWER ROAD**  
**TOWER ROAD BEACH**

WHEREAS, the Winnetka Park District, (the “Applicant”) is the owner of the property commonly known as 899 Sheridan Road, Winnetka, Illinois and the lessee of a portion of the property located at 735 Tower Road, Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made part of this Resolution (collectively, “**Subject Property**”); and

WHEREAS, the Subject Property is located in the R-2 Single Family Residential District and is in the Lakefront Preservation Overlay District; and

WHEREAS, the Subject Property consists of approximately 6 acres, is improved with a public park including a playground (“**Playground**”) that is nonconforming with respect to (i) the minimum required front yard setback from Lake Michigan; and (ii) the minimum required side yard setback; and also has other amenities such as a gazebo, an elevated boardwalk, and a beach house; and

WHEREAS, the Playground consists of outdoor playground equipment, a poured-in-place rubber play surface, and accessory improvements (collectively, “**Existing Improvement**”); and

WHEREAS, the Applicant desires to construct improvements to the Playground by: (i) removing the Existing Improvement and installing new playground equipment and a new poured-in-place rubber play surface that would (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; (collectively, “**Proposed Improvement**”); and

WHEREAS, pursuant to Section 17.30.050 of the Winnetka Zoning Ordinance (“**Zoning Ordinance**”), the required front yard setback for the Subject Property is the toe of the bluff or 50 feet from the ordinary high water mark, whichever results in the line farthest from the ordinary high water mark; and

WHEREAS, pursuant to Section 17.30.060 of the Zoning Ordinance, the Subject Property is required to provide a minimum side yard setback of 12 feet; and

WHEREAS, pursuant to Section 17.30.080 of the Zoning Ordinance, the maximum permitted height for play equipment is 15 feet; and

WHEREAS, the Applicant desires to install the Proposed Improvement on the Subject Property with (i) a front yard setback that is closer to the ordinary high water mark than the toe of the bluff, a violation of Section 17.30.050 of the Zoning Ordinance; (ii) a side yard setback that is less than the required 12 feet, a violation of Section 17.30.060 of the Zoning Ordinance; and (iii) measuring 22.25 feet in height, a violation of Section 17.30.080 of the Zoning Ordinance; and



WHEREAS, the Applicant filed an application for variations from Sections 17.30.050, 17.30.060, and 17.30.080 of the Zoning Ordinance to permit the Proposed Improvement on the Subject Property with (i) a front yard setback of 0 feet; (ii) a side yard setback of 0 feet; and (iii) a height of 22.25 feet (***“Requested Variations”***); and

WHEREAS, a public notice for the Requested Variations was duly published on August 27, 2026, in the “Winnetka Talk” 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 September 14, 2026, for the purpose of considering the Requested Variations with the final decision being rendered at the Zoning Board of Appeal’s Regular Meeting on September 14, 2026; and

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

1. Application for the Requested Variations submitted by the Applicant, dated July 24, 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 Variations.

WHEREAS, the Zoning Board of Appeals has determined that the Requested Variations **do 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 Variations are 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-2 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 Variations.

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 VARIATIONS. 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 Variations 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.

[SIGNATURE PAGE FOLLOWS]

**ADOPTED** this 14<sup>th</sup> day of September, 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

PARCEL 1 (Owned by the Winnetka Park District): That part of Lot C lying Northwesterly of a line parallel and 200 feet Southeasterly from the Northwesterly line of said Lot C in the Resubdivision of Lots 3, 4 and 5 in the Subdivision of Blocks 15 and 16 in the Hubbard Estates Subdivision in the Northeast Fractional ¼ of Section 17, Township 42 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2 (Owned by the Village of Winnetka):

All that part of Lots 1, 2 and 3 of Chandler's Subdivision, being a subdivision in Block 15 of Hubbard's Estate Subdivision in the Northeast Fractional Quarter of Section 17, Township 42 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, as shown upon the plat thereof recorded in the Recorder's Office of said Cook County as Document Number 5849038, and all accretions thereto, lying northerly and easterly of the following described line:

Beginning at a point in the Easterly line of Sheridan Road, (being the westerly line of said Chandler's Subdivision) 30 feet southerly from (measured at right angles to) the Northerly line of said Chandler's Subdivision; running thence Northeasterly in a straight line to a point 36 feet Southeasterly from (measured at right angles to) the said Northerly line of said Chandler's Subdivision at a point 180 feet (as measured along said Northerly line of said Chandler's Subdivision) from the Easterly line of Sheridan Road; thence Northeasterly in a straight line to a point 51 feet from (measured at right angles to) the said Northerly line of said Chandler's Subdivision at a point 255 feet (as measured along said Northerly line of said Chandler's Subdivision) from the Easterly line of Sheridan Road; thence Northeasterly in a straight line to a point 55 feet from (measured at right angles to) the said northerly line of said Chandler's Subdivision at a point 357.5 feet (as measured along said Northerly line of said Chandler's Subdivision) from the Easterly line of Sheridan Road; thence Southeasterly in a straight line to a point on the Northerly line of said Lot 2 of said Chandler's Subdivision 370 feet (as measured along the said Northerly line of said Lot 2 from the Easterly line of Sheridan Road; thence Northeasterly along the said Northerly line of said Lot 2 to a point in the said Northerly line of said Lot 2 545 feet (as measured along said Northerly line of said Lot 2) from the Easterly line of Sheridan Road; thence Easterly in a straight line to a point in the Northerly line of said Lot 3 of said Chandler's Subdivision, 770 feet from the intersection of the Northerly line of said Lot 3 with the North line of Tower Road; thence Southerly in a straight line bearing South 36 degrees 30 minutes East, 62 feet; thence Northeasterly in a straight line bearing North 53 degrees 30 minutes East, 225 feet (more or less) to the waters edge.

Commonly known as Tower Road Park and Beach, 899 Sheridan Road and 735 Tower Road, Winnetka, Illinois 60093

Parcel Index Numbers: 05-17-203-006-0000 and 05-17-203-007-0000



# MEMORANDUM VILLAGE OF WINNETKA

## COMMUNITY DEVELOPMENT DEPARTMENT

**TO:** ZONING BOARD OF APPEALS  
**FROM:** ANN KLAASSEN, ASSISTANT DIRECTOR  
**DATE:** SEPTEMBER 8, 2026  
**SUBJECT:** WINNETKA PRESBYTERIAN CHURCH - 1255 WILLOW ROAD  
SPECIAL USE PERMIT (CASE NO. 26-25-SU)

### INTRODUCTION

On September 14, 2026, the Zoning Board of Appeals ("ZBA") is scheduled to hold a public hearing on an application submitted by Winnetka Presbyterian Church (the "Applicant"), as owner of the property located at 1255 Willow Road (the "Subject Property"). The Applicant is proposing operation of a Montessori pre-school within the existing church located on the Subject Property and requests approval of the following:

1. An amendment to an existing **Special Use Permit** that allowed expansion of the existing church on the Subject Property in the R-5 Single-Family Residential Zoning District. The requested amendment would allow a pre-school to operate in the existing church on the Subject Property.

A mail notice was sent to property owners within 250 feet of the Subject Property, in compliance with the Zoning Ordinance, informing them of the public hearing. The hearing was also properly noticed in the *Winnetka Talk* on August 27, 2026. Additionally, a public notice sign was posted on the Subject Property informing the public of the ZBA meeting. As of the date of this memo, staff has received one written comment from the public regarding this application. The comment is provided in **Attachment D**.

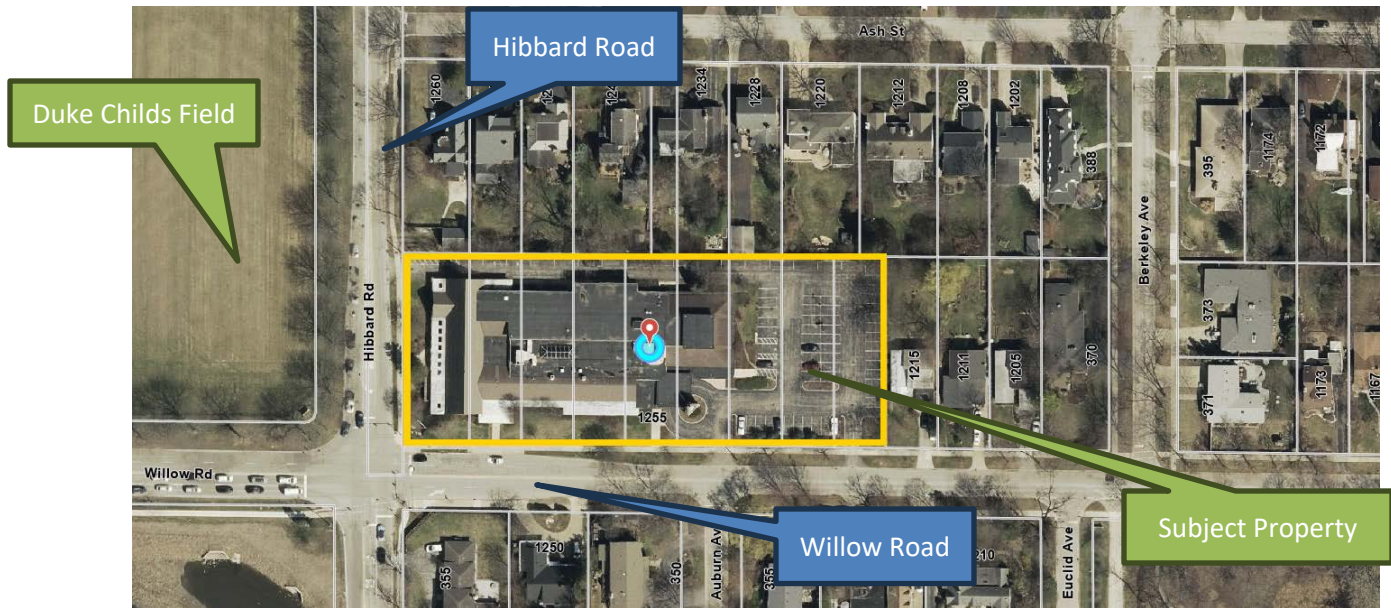
The Plan Commission is scheduled to consider the application on September 23, 2026.

***The Village Council has final jurisdiction on this request as only the Council has the authority to grant or amend a Special Use Permit.***

### PROPERTY DESCRIPTION

The Subject Property, which is approximately 1.93 acres in size, is located on the northeast corner of the intersection of Willow and Hibbard Roads and contains the Winnetka Presbyterian Church and a parking lot (Figure 1).





**Figure 1 – Location Map**

The Comprehensive Plan designates the Subject Property as appropriate for “Institutional (Religious Institution, School, Governmental & Other Facilities)” uses (Figure 2). The Subject Property is located in a primarily residential area with single-family residences bordering three sides of the site, and Duke Childs Field to the west. The Land Use Plan Map designates surrounding properties as appropriate for “Single Family Residential” and “Open Space” uses.

The Comprehensive Plan also contains the following goals relevant to the proposed application:

***Goal 1.4:** The Village will continue to ensure institutional uses, such as schools, religious institutions, and the Public Library are compatible with the residential neighborhoods in which they are located.*

***Initiative 1.4.1:** Study and consider establishing a specific zoning district for institutional uses or specific zoning standards for such uses within existing residential districts. This would allow more appropriate zoning standards for these uses.*

***Goal 5.1:** Recognizing that educational excellence is one of the primary reasons residents choose Winnetka, the Village will support the community’s public school districts, private schools, and other educational organizations by fostering a culture of student engagement and lifelong learning, as well as supporting the health and safety of students.*

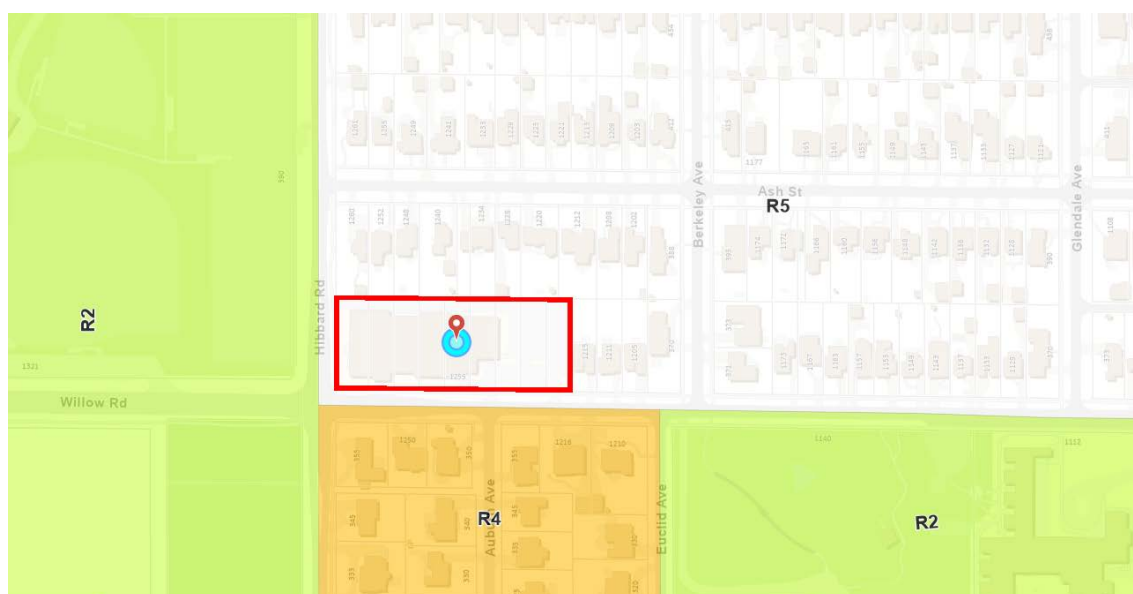
***Initiative 5.1.1:** Consider amendments to the zoning ordinance to provide additional clarity regarding pre-kindergarten and daycare institutions to better support the establishment and operation of early childhood education in the Village. This could include changing special uses to permitted uses.*



**Figure 2 – Comprehensive Plan Land Use Map – Winnetka Futures 2040 Plan**

The property is zoned R-5 Single Family Residential and it is bordered by the same to the north and east, R-4 Single Family Residential to the south, and R-2 Single Family Residential to the west (Figure 3). In addition to single-family residential uses, the R-5 District allows a limited range of additional uses by Special Use Permit. Allowed Special Uses in the R-5 District include (a) church or temple; (b) public school, elementary and high, or private school having a curriculum equivalent to a public elementary school, public high school or public institution of higher learning; (c) library; and (d) a pre-school or pre-kindergarten in a nonresidential structure existing on August 19, 1997; provided that the pre-school or pre-kindergarten program is licensed by the Department of Children and Family Services (“DCFS”) and that the program is accredited as a pre-school or pre-kindergarten by the National Academy of Early Childhood Programs.

The Applicant’s use of the Subject Property as a church is generally consistent with the Comprehensive Plan land use designation and the R-5 zoning district.



**Figure 3 – Zoning Map**



## PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

According to Village records, construction of the church began in 1959. Subsequent building permits were issued in:

1. 1963 to construct an addition;
2. 1965 to construct an addition for Sunday school rooms;
3. 1987 to construct a new entry way to the church;
4. 2001 to construct an addition to the church and reconfigure the parking lot; and
5. 2020 to construct a plaza on the exterior southwest corner of the church and direct access to the columbarium.

Other permits for interior alterations have also been issued over the years. There are two previous zoning cases on file for the Subject Property:

1. In 2000, Ordinance M-1-2000 was adopted by the Village Council granting a Special Use Permit and variations to allow the expansion of the church building. The approved variations were for (a) maximum building size (GFA); (b) roofed lot coverage; (c) impermeable lot coverage; and (d) the front yard setback from Willow Road for parking spaces; and
2. In 2020, Ordinance M-4-2020 was adopted by the Village Council granting an amendment to a Special Use Permit for the enlargement of a church consisting of an outdoor plaza along Hibbard Road. A copy of Ordinance M-4-2020 is provided as **Attachment C**.

## PROPOSED PLAN

The Applicant is proposing entering into an agreement with Oliver's Montessori House to use several existing rooms within the existing church building to operate a Montessori pre-school. As described by the Applicant in the attached narrative included in **Attachment A**, the projected enrollment is a maximum of 32 children ages 2 to 5 years old, with 5 or 6 teachers. The school would be open Monday through Friday, 7:30am until 5:15pm, with student drop-off occurring between 7:30am and 8:30am and pick-up starting at 3:15pm and ending at 5:15pm. More details regarding the school-day schedule and the anticipated classroom organization are provided in the attached narrative.

The proposed plan does not include any expansion of the existing church building or parking lot, nor is a playground currently proposed on the Subject Property. The Applicant indicates that outdoor play would occur either at Crow Island Woods Park or in the driveway on the north side of the church. During inclement weather, the pre-school would use other rooms in the church for gross motor play and extracurricular activities, such as a mini-gym and an art room.

The Applicant has indicated that Oliver's Montessori House is currently working with the Illinois DCFS to obtain the required license. Final DCFS approval is contingent on receipt of Village approval. Oliver's Montessori House has also indicated that they intend to apply for accreditation as a pre-school by the National Academy of Early Childhood Programs.

Parking and Traffic. The Applicant indicates that staff for the pre-school will park in the existing on-site parking lot located on the Subject Property. According to the Applicant, there are currently 62 parking spaces and 5 accessible spaces in the lot. The Applicant also explains in the attached narrative the other community groups that utilize space in the church and the parking lot on weekdays.

In addition to responding to the standards used for evaluation of special uses, the Applicant has provided a traffic impact statement prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. ("KLOA") (**Attachment A**). For student drop-off and pick-up, KLOA recommends that guardians park in the on-site parking lot, walk to the building and utilize the main front entrance of the church. Guardians would then exit the parking lot via the exit-only access drive onto Willow Road. Vehicle entry to the parking lot would be via one of two entrance-only access drives; one off of Hibbard Road and one off of Willow Road. The Applicant indicates that it is amenable to accommodating the drop-off/pick-up plan described in the traffic impact statement. The Applicant also suggests an alternative, where guardians enter the site via the Hibbard Road access drive, proceed to the circle drive at the main entrance of the church and drop-off/pick-up students with a teacher in this area, and then exit the site onto Willow Road.

The analysis by KLOA concluded and further recommends:

- *"Space within the Winnetka Presbyterian Church will be utilized for a preschool with a maximum of 42 students (Applicant proposes 32).*
- *The preschool is projected to generate a moderate number of trips and is projected to result in a minimal increase in traffic on area roadways.*
- *The existing parking lot serving the building will continue to be utilized by the proposed preschool where drop-off/pick-up activities will take place.*
- *The proposal access system that will serve the facility will provide flexible and efficient access to the site and on-site circulation will be adequate with the following recommendations:*
  - *A stop sign should be posted for the outbound movements at the exit-only access drive.*
  - *A "Do No Enter" sign should be posted restricting wrong-way movements into the site from the access drive.*
- *The proposed drop-off/pick-up operations will serve the needs of the preschool efficiently and orderly, with minimal interaction between the programs utilizing the Winnetka Presbyterian Church."*

Director of Engineering/Village Engineer James Bernahl has reviewed the traffic impact statement by KLOA and is satisfied that KLOA has addressed staff's questions on the management of vehicles within the site, and the management of drop-off and pick-up operations. He further concludes and recommends the following:

- Based on the information provided by the Applicant, and staff's review of the site conditions, the Engineering Department believes that the proposed pre-school can operate at this location with minimal overall impacts to the area.
- In consideration with the upcoming roadway improvements on Willow Road, the Village and the Applicant will need to work collaboratively on the management of traffic for access to the site.

Mr. Bernahl has prepared a memo with his conclusions and recommendation, which is included in **Attachment B**.

Chief of Police Brian O'Connell has also reviewed the materials submitted by the Applicant and recommends a traffic evaluation within 12 months of commencement of operation of the pre-school by Village staff for any necessary adjustments or changes if traffic concerns are identified. The evaluation



must occur during the District 36 school year, not including summer months. A second evaluation should also be considered.

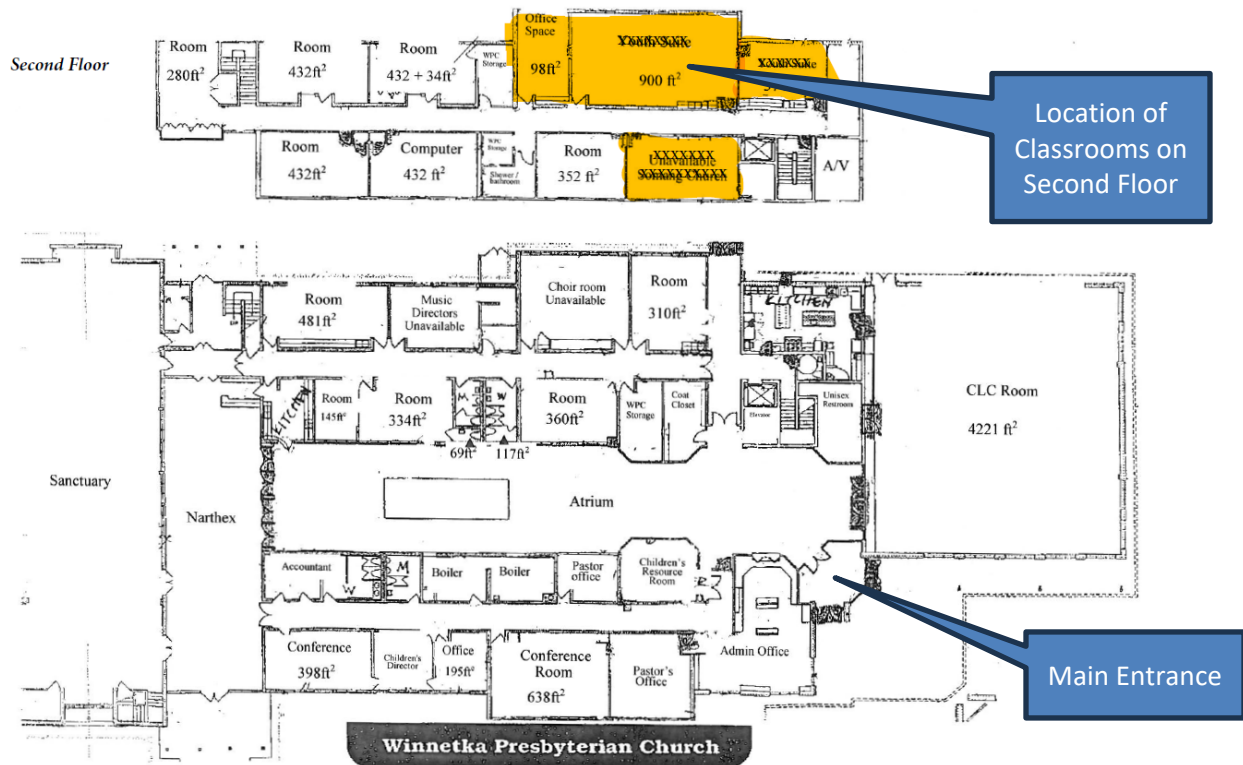


Figure 4 – Main Level Floor Plan and Second Floor Plan

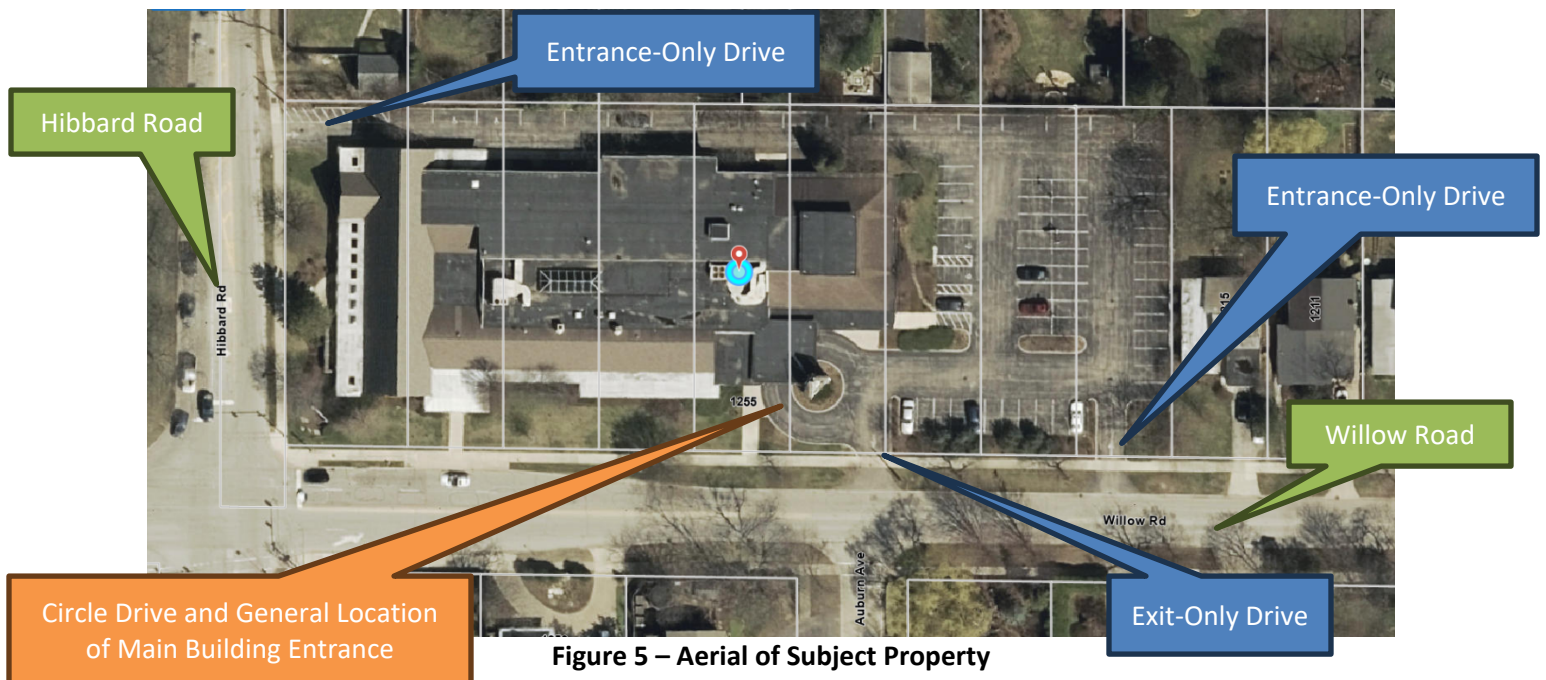


Figure 5 – Aerial of Subject Property





**Figure 6 – Subject Property – Google Street View of West Elevation (Hibbard Road)**



**Figure 7 – Subject Property – South Elevation of Parking Lot (Willow Road)**





**Figure 8 – Subject Property – Circle Driveway and Exit-Only Driveway (Willow Road)**

## **FINDINGS & RECOMMENDATION**

The ZBA is charged with evaluating Special Uses for consistence with the six standards for granting special use permits. In the attached application materials submitted by the Applicant, the Applicant has provided a statement of justification regarding how the requested Special Use Permit meets the standards for granting the requested Special Use permit.

After hearing from the Applicant and the public, the ZBA may decide to take action on one or 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 the public; or
- 2) Consider a motion recommending approval or denial of the Special Use. If the ZBA is prepared to make a recommendation to the Village Council regarding the requested relief, a member may wish to make a motion recommending approval or recommending denial based upon the following:

Move to recommend **approval [denial]** a **Special Use Permit** to allow an amendment to the existing special use granted by Ordinance M-4-2020 to allow a pre-school to operate within the existing church building on the Subject Property, based on evidence in the record, or a public document, and upon the following findings of fact:

1. The proposed use **is consistent [is not consistent]** with the Standards for the granting of Special Use Permits, as follows:

- a. That the establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare;
- b. That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity;
- c. That the establishment of the special use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern;
- d. That adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways;
- e. That adequate parking, utilities, access roads, drainage and other facilities necessary to the operation of the special use exist or are to be provided; and
- f. That the special use in all other respects conforms to the applicable regulations of this and other Village ordinances and codes.

***[If the ZBA chooses to place conditions as part of its recommendation of approval, it will want to include the conditions here.]***

#### **ATTACHMENTS**

Attachment A: Application Materials

Attachment B: Director of Engineering/Village Engineer Bernahl September 3, 2026, Memo

Attachment C: Ordinance M-4-2020, adopted by the Village Council on February 18, 2020

Attachment D: Public Correspondence



# ATTACHMENT A

Village of Winnetka  
SPECIAL USE PERMIT APPLICATION

## VILLAGE OF WINNETKA, ILLINOIS DEPARTMENT OF COMMUNITY DEVELOPMENT

### SPECIAL USE PERMIT APPLICATION

Case No. 26-25-SU

#### Property Information

Site Address: 1255 Willow Road, Winnetka, IL 60093

#### Applicant Information

Name: Winnetka Presbyterian Church

Primary Contact: Kathryn Fink, Clerk of Session

Address: 1255 Willow Road

City, State, ZIP: Winnetka, IL 60093

Phone No. [REDACTED]

Email: [REDACTED]

#### Architect Information ADDITIONAL CONTACT INFO:

Name: Winnetka Presbyterian Church

Primary Contact: Madeline Weston, Administrator

Address: 1255 Willow Road

City, State, ZIP: Winnetka, IL 60093

Phone No. [REDACTED]

Email: [REDACTED]

#### Owner Information

Name: Winnetka Presbyterian Church

Primary Contact: Rev. Dr. Tassie Green

Address: 1255 Willow Road

City, State, ZIP: Winnetka, IL 60093

Phone No. [REDACTED]

Email: [REDACTED]

#### Attorney Information

Name: \_\_\_\_\_

Primary Contact: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone No. \_\_\_\_\_

Email: \_\_\_\_\_

Applicant Signature: 0b0cd453-8256-4b30-  
b9d6-98feee929cd2 Digitally signed by  
0b0cd453-8256-4b30-  
b9d6-98feee929cd2  
Date: 2025.04.30 11:21:06 -05'00'

Property Owner Signature: [REDACTED]

Printed Name of Owner: Winnetka Presbyterian Church

Date: 4-30-26

Date: 4-30-2026

## WINNETKA PRESBYTERIAN CHURCH

### SPECIAL USE PERMIT APPLICATION

#### DESCRIPTION OF USE BY OLIVER'S MONTESSORI HOUSE

August 14, 2026

Winnetka Presbyterian Church ("WPC") submits this application for a Special Use Permit to allow the use of several existing rooms in the church building for a Montessori pre-school to be known as Oliver's Montessori House ("Oliver's Montessori" or "Oliver's") to be operated by Oliver's Montessori LLC, an Illinois limited liability company ("Oliver's LLC"). The Manager of Oliver's LLC is Sej Saed ("Mr. Saed").

WPC intends to enter into a space use agreement with Oliver's LLC which will license use of two second floor classrooms and an ancillary office and storage room. In the future, the school may consider opening one or two first floor classrooms, but this is not planned at this time. No exterior or interior construction will be undertaken in connection with the opening and operation of Oliver's Montessori. Mr. Saed's description of Oliver's Montessori and its operations is attached as Exhibit A.

Oliver's Montessori's projected enrollment and primary facts are outlined below, together with weekday uses of the church and typical parking in the church's parking lot.

#### **Enrollment is anticipated to begin in September or October after permit approval.**

- Maximum 32 children as follows (fewer expected)
- 3–5-year-old classroom: maximum 20 children
- 2-year-old classroom: maximum 12 children

#### **Oliver's Montessori Daily Schedule:**

School hours: 7:30 to 5:15pm

Drop-off: 7:30-8:15am

Pickup: 3:15-5:15pm

**Food Delivery Schedule:** Between 9am and 12noon, TBD

**Outside Play** will be at either:

- Crow Island Woods, or
- In the driveway on the north side of the building with the existing gate closed.

**Teaching staff:** 5 or 6 teachers for the two classrooms.

#### **Other weekday users of the church building:**

- Church staff: 5 staff members are present on different schedules and not full-time, Monday through Friday.



- Oliver’s Montessori staff: 5 or 6 vehicles.
- Community and Educational Users of the Building on weekdays during school hours:
  - Oakleaf Forest Preschool: outdoor program at Crow Island Woods for 4-6 children on weekday mornings, September-May. The group is at the church only in inclement weather. Drop-off: only in inclement weather, staggered from 8:30-9am; pickup: noon. Oak Leaf was at the church an average of only 12 times during each of the past 3 years.
  - Oak & Stars homeschool co-op: 6 children, Wednesday afternoon only. Drop-off: 1 pm; pickup: 4 pm.
  - Josephine's music lessons – Beginning Fall 2026, individual student lessons on Mondays and Wednesdays from 3:30 pm – 8:30pm for 7 to 10 students. Drop-off: 1 student at a time every 30 or 60 minutes. Parents may park in the lot and stay in the building.
  - Al-Anon: 4-6 adults on Wednesdays at 9am for an hour or so.

The table below maps the drop-off and pickup times of Oliver’s and the other building users. The only overlap is between 3 and 5:15pm pickup of 6-8 children from Oak and Stars on Wednesday at 4pm, and drop-off and pickup of 2-4 music students on Monday and Wednesday. These drop-offs and pick ups should not cause traffic back up because Oliver’s overlapping pickup is spread over 2 hours, 3:15-5:15 rather than concentrated during the other users’ drop off and pickup times.

| Name                | # children                            | Days | Drop-off       | Pickup         | Drop-off, pickup mapped per time of day |      |      |     |      |      |     |       |     |     |      |     |        |  |
|---------------------|---------------------------------------|------|----------------|----------------|-----------------------------------------|------|------|-----|------|------|-----|-------|-----|-----|------|-----|--------|--|
|                     |                                       |      |                |                | 7:30                                    | 8:15 | 8:30 | 9am | 10am | 11am | 12  | 12:15 | 1pm | 2pm | 3:30 | 4pm | 5:15pm |  |
| Oliver's Montessori | 32 max.                               | M-F  | 7:30-8:15am    | 3:15-5:15      | M-F                                     |      |      |     |      |      |     |       |     |     |      |     | M-F    |  |
| Oakleaf Forest      | 4-6                                   | M-F  | 8:30-9am*      | 12pm           |                                         |      | M-F  |     |      |      | M-F |       |     |     |      |     |        |  |
|                     | *(Drop-off only in inclement weather) |      |                |                |                                         |      |      |     |      |      |     |       |     |     |      |     |        |  |
| Oak & Stars Coop    | 6                                     | W    | 1pm            | 4pm            |                                         |      |      |     |      |      |     |       | W   |     |      |     | W      |  |
| Josephine's music   | indiv. lessons                        | M, W | 1 or 2 per hr. | 1 or 2 per hr. |                                         |      |      |     |      |      |     |       |     |     |      |     | M, W   |  |

The Traffic Impact Statement prepared by Kenig, Lindgren, O’Hara, Aboona, Inc. (“KLOA” and the “**Traffic Impact Statement**”) indicates that Crow Island School opens its doors at 8:20am and the estimated peak period for drop-offs at the proposed pre-school would occur 7:30am to 8:30am. Therefore, there would be overlap between the pre-school and Crow Island in the mornings. Nevertheless, the Traffic Impact Statement’s Traffic evaluation states, “[T]he proposed pre-school will be able to be accommodated by the roadway system” and “the pre-school is projected to generate a moderate number of trips and is projected to result in a minimal increase in traffic on area roadways.” See Traffic Impact Statement at page 6.

- Occasional church building users:
  - Cook County Elections: the church is a polling place on all Election Days (twice each year). Voters and election supervisors and volunteers park in the church parking lot. Extra parking is available on Auburn and Euclid Avenues.
  - Winnetka Public Schools District 36 periodically holds meetings of educators at the church. Most of those who attend park in the church lot or on Auburn or Euclid Avenues.

**Parking at the church: the lot has sufficient spaces to accommodate all users.**

- Number of spaces: 62 spaces plus 5 handicapped spaces.
- Church staff: up to 5 cars, but rarely all at one time.
- Oliver's Montessori staff: 5 or 6 vehicles
- Oakleaf Forest Preschool: 1-2 cars, mornings, September-May.
- Josephine's music lessons: 1-2 cars, Monday and Wednesday, 3-8 pm.
- Al-Anon: 4-6 cars on Wednesday, 9 am for an hour or so.
- Tradespersons working at local jobs: under agreement with the church, up to 10 vehicles may park in the lot Monday-Friday. Generally, no more than 4 or 5 vehicles park in the lot each day.

## **STANDARDS FOR APPROVAL OF THE SPECIAL USE PERMIT**

Use of the church by Oliver's Montessori meets each of the standards for Village approval of a Special Use Permit as explained in detail below. Each standard is quoted below, followed by an explanation of why the application meets the standard.

***Under the terms of the Zoning Ordinance, no Special Use Permit shall be granted unless it is found:***

***Standard 1. That the establishment, maintenance, and operation of the special use will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare;***

**Response to Standard 1.** Oliver's Montessori will provide quality education and childcare to the children and families of Winnetka and nearby communities. The school will foster the education, independence, maturity and creativity of the young children in attendance as they interact with teachers and other children, forming relationships and trying new activities under teacher supervision. Oliver's Montessori will operate within the existing church building with ample space to accommodate the use, so getting the



school started will not disrupt the neighborhood with new construction. Existing nursery schools in Winnetka generally have waiting lists, so Oliver's Montessori will help to fill the need for additional local school opportunities. Oliver's Montessori will not be detrimental to or endanger public health, safety, comfort, morals, or general welfare and, rather, will broadly benefit the public.

***Standard 2. That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity;***

**Response to Standard 2.** Oliver's Montessori use will not change the WPC building and is consistent with the church's existing use of the building for educational purposes and by outside community groups which conduct meetings and instructional gatherings in the building. Oliver's will accommodate the recommendations of the Traffic Impact Statement regarding the drop-off and pick-up procedure which should avoid adverse impact on traffic on Hibbard and Willow Roads. See the response to Standard 4 below.

***Standard 3. That the establishment of the special use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern;***

**Response to Standard 3.** Oliver's Montessori will use the existing church building and parking lot, and no exterior or interior construction will be undertaken in connection with its operation. Use of the building for pre-school is consistent with the building's existing use for religious services, classes and gatherings. All the school activities will be indoors other than brief outdoor recess by children under teacher supervision on church property or at Crow Island Woods. School operations should have no impact on development or improvement of other properties in the immediate vicinity of the church building.

***Standard 4. That adequate measures have been or will be taken to provide ingress and egress in a manner which minimize pedestrian and vehicular traffic congestion in the public ways;***

**Response to Standard 4.** It is expected that most children will be driven to Oliver's Montessori. Oliver's is prepared to revise its initial drop off plan (using the church entrance at the northwest corner of the property) to accommodate the Traffic Impact Statement's drop-off/pick-up evaluation recommending that parents enter the site via the access drive off Hibbard Road, then proceed to the main parking lot, park, and walk their child into the church using the main entrance to the church.

As an alternative, Oliver's proposes that after parents enter the site via the access drive off Hibbard Road, they will proceed to the circle drive at the main entrance of the building and drop off children with a teacher at the "carpool" area there. This alternative should satisfy the issues stated in the Traffic Impact Statement's Drop-Off/Pick-Up Evaluation (page 7), including but not limited to avoiding traffic backup on Hibbard Road and assuring the safety of the children, and will provide an orderly and efficient process. The access drive off Hibbard Road and the parking lot will provide generous stacking space for vehicles in line.

Oliver's will clearly communicate the mandatory drop-off and pick-up plan to parents and emphasize that the Village requires their compliance. The plan will require that cars enter only from Hibbard Road and will expressly prohibit access from Willow Road. The approved drop-off/pick-up plan will be included in Oliver's parent handbook before enrollment begins, and Oliver's Manager Sej Saed will follow up with parent training and directing traffic as necessary. Periodically Oliver's will remind the parents in writing of the approved drop-off/pick-up plan and their obligation to comply, including the prohibition on access from Willow Road.

The Church and pre-school director Sej Saed are aware that Willow Road will be closed to both eastbound and westbound traffic when Willow Road is under construction. The Church will collaborate as requested with Village Engineering and the project Contractor to ensure there is safe passage of vehicles since the Hibbard Road entrance is inbound only, and the pre-school will cooperate with the devised plan.

If the Village staff identifies traffic concerns after the pre-school has operated for a year, the church will cooperate upon request by the Village in considering appropriate adjustments and will communicate with Oliver's as needed.

The few children expected to walk to the school with a parent or caregiver can access the church property via sidewalks along Willow and Hibbard Roads and can enter at the church's main entrance. These sidewalks are not congested and can easily handle the few children with adults who walk to the school.

***Standard 5. That adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the special use exists or are to be provided;***

**Response to Standard 5.** The parking lot has 62 spaces plus 5 handicapped spaces and will accommodate the parking users identified on page 3 above with spaces to spare. Overflow parking is available on Auburn and Euclid Avenues but should be needed only rarely, perhaps on Election Days. The Traffic Impact Statement addresses the



adequacy of the access roads. The building's existing utilities and other facilities are sufficient to serve the operational needs of Oliver's Montessori.

***Standard 6. That the special use in all other respects conforms to the applicable regulations of this and other village ordinances and codes.***

**Response to Standard 6.** Approval of the Special Use Permit will complete Oliver's Montessori's compliance with the applicable Village ordinances and codes, to the church's knowledge. Approval of the Special Use Permit is a prerequisite for Illinois Department of Children and Family Services licensing of Oliver's Montessori. See the Statement of Sej Saed, below explaining that Oliver's Montessori's application for DCFS licensing is well underway, and the school expects to have complied with all DCFS requirements by the time the Special Use Permit is approved. Mr. Saed advises that Montessori schools are not required to be certified by the National Academy of Early Childhood Programs, but nonetheless he intends to apply for NAEYC certification after Oliver's opens. See his statement, Exhibit A.

We respond as follows to the school safety issues presented by the Police Department in the Village's August 6, 2026 memorandum:

- a. The church doors will be locked and remain so throughout school and office hours. This security measure is intended to prevent visitors from freely entering the areas of the church and where school is taking place.
- b. Rooms will be identified by room numbers for quick identification for First Responders.
- c. All classrooms will be securable from the interior when the school opens. Locks will be installed shortly on two classroom doors (not currently in use) which are not already securable.
- d. Emergency operation plans will be included in the parent handbook and the staff handbook. DCFS licensing requires monthly fire drills as well as twice-yearly tornado drills and active shooter drills, and emergency plans, and Oliver's Montessori will comply with these essential requirements.

## **EXHIBIT A**

### **SPECIAL USE FOR OLIVER'S MONTESSORI HOUSE**

#### **A message from Sej Saed, Manager:**

Oliver's Montessori LLC plans to open a new Montessori school in Winnetka at Winnetka Presbyterian Church at 1255 Willow Rd, Winnetka, IL on the corner of Willow and Hibbard.

My name is Sej Saed and I am the Manager of this LLC. I am the founder of Oliver's, as well as a Midwest Montessori Teacher Training Center (MMTTC) graduate and I have my Montessori Training Certificate from MMTTC. I am also a member of the American Montessori Society. I will provide documentation confirming these certifications upon your request. I have been teaching for 25 plus years and recently decided to open a Montessori School.

Oliver's will be an authentic Montessori program with licensed and trained Montessori teachers. I am currently working with DCFS to complete licensing for the school. DCFS has issued a provider number to me. I am excited to finish the licensing process so that I can plan to open doors as soon as the Village issues the SUP, which is required by DCFS to issue its license to Oliver's.

Montessori schools are not required to be certified by the National Academy of Early Childhood Programs, but nonetheless I intend to apply for NAEYC certification after Oliver's opens.

Oliver's will have 2 Montessori classrooms on the 2nd floor of the church. One of the rooms is a 3- to 5-year-old classroom with a class size of up to 20 children and a child/teacher ratio of 10 to 1. The other room is a Two's classroom for 24 months to 36 months. The room will have a max occupancy of 12 children with a child/teacher ratio of 8 to 1. School will be open from 7:30 to 5:15 each day with carpool ending at 8:30 in the mornings. There will be parking in the North East corner of the church parking lot for parents and staff. The Montessori school will use other rooms at the church on certain cold and bad weather days for gross motor and extracurricular activities, such as the large mini-gym room on the 1st floor and an art room for art activities. The school will also use both the large and small kitchens in the church for catered lunches, as well as storing perishable and dry goods.

The Montessori day runs from 7:30 to 5:15 with the school day officially starting at 8:30 and ending at 3:15. There is a morning work cycle with Montessori lessons from 8:30 to 11 and then a 15-minute line/group time, then the children head outside for gross motor play and activities until 11:45, at which point they come in, clean up and get ready for lunch at noon. There will be nap time from 1 to 3 each day for 3- and 4-year-olds and older children will



be doing an extended day curricular program during this time in their classroom. After having a snack at 3:15, parents will start picking up any time between 3:15 and 5:15.

Oliver's is prepared to revise its initial drop-off and pick-up plan (using the church entrance at the northwest corner of the property) to accommodate the Traffic Impact Statement's drop-off/pick-up evaluation recommending that parents enter the site via the access drive off Hibbard Road, then proceed to the main parking lot, park, and walk their child into the church using the main entrance to the church.

As an alternative, Oliver's proposes that after parents enter the site via the access drive off Hibbard Road, they will proceed to the circle drive at the main entrance of the building and drop off children with a teacher at the "carpool" area there. This alternative should satisfy the issues stated in the Traffic Impact Study's Drop-Off/Pick-Up Evaluation (page 7), including but not limited to avoiding traffic backup on Hibbard Road and assuring the safety of the children, and will provide an orderly and efficient process. The access drive off Hibbard Road and the parking lot will provide generous stacking space for vehicles in line.

Oliver's will clearly communicate the approved drop-off/pick-up plan to parents and emphasize that it is imperative that they stick to this per Village guidelines. Access from Willow Road will expressly be prohibited. I will include this in my parent handbook once the Special Use Permit is approved and follow up with parent training and directing traffic as necessary.

Oliver's Montessori will implement and diligently observe the following safety measures for the protection of the children in its care:

- a. Pastor Green advises that the church doors will be locked and remain so throughout school and office hours. This security measure is intended to prevent visitors from freely entering the areas of the church and where school is taking place.
- b. Rooms will be identified by room numbers for quick identification for First Responders.
- c. All classrooms will be securable from the interior when the school opens. Pastor Green advises that locks will be installed shortly on two classroom doors (not currently in use) which are not already securable.
- d. Emergency operation plans will be included in the parent handbook and the staff handbook. DCFS licensing requires monthly fire drills, as well as twice yearly tornado drills and active shooter drills, and emergency plans, and Oliver's will perform these drills according to the required schedule.

Oliver's future plans may include a downstairs classroom for toddlers, ages 15 months to 23 months, and then hopefully down the road, an infant toddler room as the need arises.

I am very excited about this venture and I know that it will be a big draw and wonderful thing for the community and the church.

Thank you so much for helping to make this dream a reality.

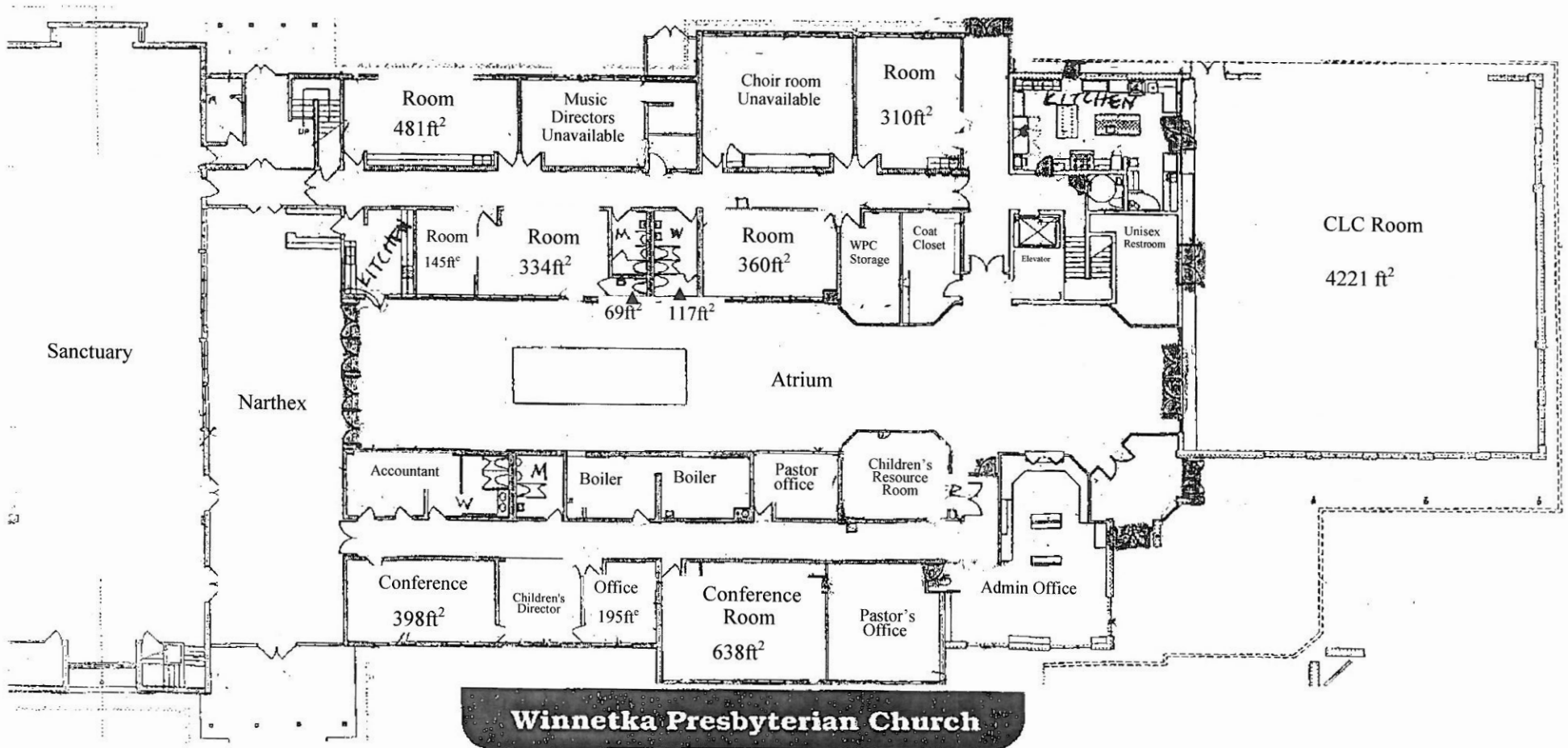
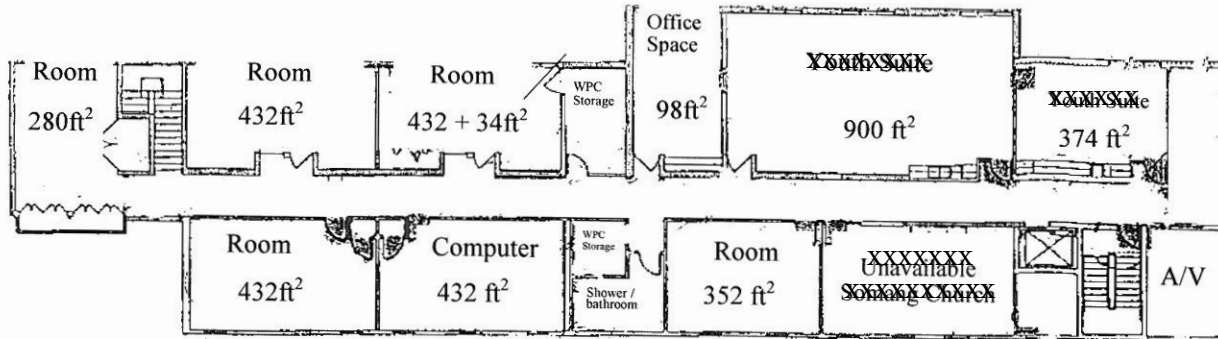
Warm regards,

Sej Saed





**Second Floor**





MEMORANDUM TO: Kathryn Hamilton Fink  
Attorney at Law

FROM: Kelly Pachowicz, EI  
Consultant

Luay R. Aboona, PE, PTOE  
Principal

DATE: July 21, 2026

SUBJECT: Traffic Impact Statement  
Winnetka Presbyterian Church Preschool  
Winnetka, Illinois

This memorandum summarizes the results of a traffic impact statement conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed preschool that will be located within the Winnetka Presbyterian Church in Winnetka, Illinois. The church is located at 1255 Willow Road in the northeast corner of the intersection of Willow Road with Hibbard Road.

*Note: The preschool has reduced the max. total no. of students to 32.*

As proposed, the preschool will have a total of 42 students. Drop-off/pick-up activities will take place within the church's parking lot, with inbound access off Hibbard Road and outbound access off Willow Road.

### Site Location

Winnetka Presbyterian Church is located in the northeast corner of the intersection of Willow Road with Hibbard Road. The church is bounded by residential properties to the north and east, Willow Road to the south, and Hibbard Road to the west. Residential uses are located east of Hibbard Road. The Winnetka Municipal Maintenance Yards is located in the southwest corner of the intersection while Duke Childs Field is located in the northwest corner. It should be noted that Crow Island School is located approximately one-quarter mile to the east off the south side of Willow Road. An aerial view of the site is shown in **Figure 1**.



**Aerial View of Site**

**Figure 1**



## Existing Roadway Characteristics

The characteristics of the existing roadways that surround the proposed facility are described below.

### *Willow Road*

- East-west minor arterial roadway
- One lane in each direction east of Hibbard Road
- Two lanes in each direction west of Hibbard Road
- No exclusive turn lanes in the vicinity of the church
- Signalized intersection with Hibbard Road
- Under the jurisdiction of the Illinois Department of Transportation (IDOT)
- Carries an annual average daily traffic (AADT) volume of:
  - 9,450 vehicles east of Hibbard Road (IDOT 2022)
  - 17,300 vehicles west of Hibbard Road (IDOT 2022)
- Posted speed limit of 30 miles per hour
- Sidewalks provided on:
  - Both sides of the roadway east of Hibbard Road
  - On the south side of the roadway west of Hibbard Road

### *Hibbard Road*

- North-south roadway with one through lane in each direction
- Designated as:
  - Minor arterial roadway north of Willow Road
  - Major collector roadway south of Willow Road
- Exclusive left-turn lanes provided on both approaches at its signalized intersection with Willow Road
- Under the jurisdiction of the Village of Winnetka
- Carries an AADT volume of:
  - 6,950 vehicles north of Willow Road (IDOT 2022)
  - 5,750 vehicles south of Willow Road (IDOT 2022)
- Posted speed limit of 30 miles per hour
- Sidewalks provided on the east side of the roadway

## Existing Operations

Winnetka Presbyterian Church is currently utilized by other programs on weekdays. The following details the programs and their operations:

- Oakleaf Forest
  - Approximately four to six children
  - Monday through Friday
  - Drop-off occurs from 8:30 A.M. to 9:00 P.M.
  - Pick-up occurs at 12:00 P.M.

- Oak & Stars Co-Op
  - Approximately six children
  - Wednesday
  - Drop-off occurs at 1:00 P.M.
  - Pick-up occurs at 4:00 P.M.

*Note:  
Roots Music will  
not be operating  
at the church.*

- Roots Music Academy
  - Approximately eight to ten children
  - Tuesday and Thursday
  - Drop-off occurs at 9:00 A.M.
  - Pick-up occurs at 11:00 A.M.
- Josephine's Music
  - Individual lessons
  - Monday and Thursday
  - Approximately one to two drop-offs/pick-ups per hour
  - Lessons occur during the afternoon, generally during the period between 3:00 P.M. and 5:30 P.M.

## Existing Pick-Up/Drop-Off Operations

The Winnetka Presbyterian Church currently has the following access points off area roadways:

- An outbound-only access drive off Willow Road, located approximately 345 feet east of Hibbard Road and opposite Auburn Avenue. This access drive provides a single lane in the southbound direction.
- An inbound-only access drive off Willow Road, located approximately 465 feet east of Hibbard Road. This access drive provides a single lane in the northbound direction.
- An inbound-only access drive off Hibbard Road, located approximately 190 feet north of Willow Road. This access drive provides a single lane in the eastbound direction.

From the description of each program, it can be seen that while some programs overlap in occupancy of the church building, drop-off and pick-up times generally do not overlap. As the programs each have 10 children or less, any overlap that occurs does not result in a significant amount of traffic to the church site.

Additionally, it should be noted that the Crow Island School, located east of the site off Willow Road, begins at 8:37 A.M. Monday through Friday with doors opening at 8:20 A.M. Kindergarten dismissal is at 2:10 P.M. On Mondays, the remaining students are dismissed at 2:45 P.M. while on Tuesday through Friday they are dismissed at 3:15 P.M. The school drop-off time overlaps with the Oakleaf Forest drop-off time. The school pick-up time marginally overlaps with the Josephine's Music lesson period on Mondays and Thursdays.

*Note:  
Josephine's  
lessons will be on  
Mondays and  
Wednesdays, we  
have learned.*



## Proposed Preschool Plan and Operations

As proposed, space within the church will be utilized for a Montessori preschool. The school will have a maximum of 42 students and will operate five days a week, Monday through Friday. Morning drop-off will occur from 7:30 A.M. to 8:15 A.M. Evening pick-up will occur over two hours from 3:15 P.M. to 5:15 P.M.

*Note:  
Maximum 32  
students, as  
stated above.*

## Trip Generation Estimates

The estimate of traffic to be generated by the proposed preschool was based on trip generation information published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 12<sup>th</sup> Edition and information provided by the operator of the school.

Land-Use Code 565 (Day Care Center) was utilized to determine the number of trips generated by ITE. Day Care Center is the use with the most similar description to the proposed operations of the preschool, in which it is stated: “A day care center is a facility where care for preschool children is provided, normally during daytime hours.” **Table 1** summarizes the estimated peak hour trip generation based on 42 students. A copy of the ITE summary sheets is included in the Appendix.

Table 1

ESTIMATED PEAK PERIOD VEHICLE TRIP GENERATION – PER ITE

| ITE<br>Land-<br>Use<br>Code | Type/Size                     | Weekday Morning<br>Peak Hour |     |       | Weekday Evening<br>Peak Hour |     |       |
|-----------------------------|-------------------------------|------------------------------|-----|-------|------------------------------|-----|-------|
|                             |                               | In                           | Out | Total | In                           | Out | Total |
| 565                         | Day Care Center (42 Students) | 19                           | 17  | 36    | 18                           | 20  | 38    |

Additionally, a second trip generation for the preschool was determined based on the information provided by the operator of the school, taking into account the proposed operations and drop-off/pick-up procedures. **Table 2** summarizes the estimated trip generation during the associated peak hours.

Table 2

ESTIMATED PEAK PERIOD VEHICLE TRIP GENERATION – PER OPERATOR

| Time           | Staff |     |       | Students |     |       | Total |     |       |
|----------------|-------|-----|-------|----------|-----|-------|-------|-----|-------|
|                | In    | Out | Total | In       | Out | Total | In    | Out | Total |
| 7:30-8:30 A.M. | 0     | 0   | 0     | 35       | 35  | 70    | 35    | 35  | 70    |
| 3:45-4:45 P.M. | 0     | 0   | 0     | 18       | 18  | 36    | 18    | 18  | 36    |

As can be seen from Tables 1 and 2, the estimated trip generation during the weekday morning peak hour for the preschool based on the operator information is approximately double the trips per ITE. During the weekday evening peak hour, the trips generated via both methods result in similar volumes, with ITE generating minimally higher volumes than those per the operator information.

## Traffic Evaluation

Given the following, the proposed preschool will be able to be accommodated by the roadway system due to the following:

- The school-generated traffic will be distributed to the area roadways via a single existing access drive.
- Based on the 2022 AADT volumes on Willow Road and Hibbard Road, the proposed facility will increase the traffic on the adjacent roadways during the peak hours by less than one percent.
- The traffic estimated to be generated by the preschool during the weekday morning and evening peak periods will be distributed throughout the 45-minute drop-off period and two-hour pick-up period, respectively.
- The preschool drop-off traffic on all weekdays and the pick-up traffic on Mondays will not overlap with the Crow Island School traffic.
- The preschool pick-up traffic will marginally overlap with the Crow Island School dismissal on Tuesday through Friday.

As such, the preschool is projected to generate a moderate number of trips and is projected to result in a minimal increase in traffic on area roadways.

## Access and Circulation Evaluation

Given the following, the proposed access system will provide flexible and efficient access and the parking lot will provide adequate circulation by the following:

- The outbound access drive provides one lane allowing left-turn and right-turn movements.
- Left-turn and right-turn movements are permitted to and from the access drives.
- It is recommended that a stop sign be posted for outbound movements at the exit-only access drive off Willow Road and that a “Do Not Enter” sign be posted restricting wrong-way movements into the site from this access drive.
- The drive aisle on the north side of the church building is restricted to one-way eastbound traffic.

- The main parking lot allows for two-way traffic within the drive aisles. This should be maintained to allow for flexible circulation within the parking lot.
- Parents should be directed to only enter the parking lot via the Hibbard Road entrance, which extends approximately 360 feet between Hibbard Road and the eastern parking lot north-south drive aisle.
  - This will ensure traffic into the site flows one-way.

As such, the proposed access system that will serve the facility will provide flexible and efficient access to the site and on-site circulation will be adequate.

## Drop-Off/Pick-Up Evaluation

Given the following, the proposed preschool drop-off/pick-up operations will accommodate the needs of the preschool based on the following:

- Parents will be informed of the drop-off/pick-up procedures in advance and be reminded by the school as needed.
- Parents will enter the church site via the access drive off Hibbard Road. They will then proceed into the main parking lot and park and into the building to drop off/pick up their child. This process is recommended due to the projected volumes of traffic to the preschool and will result in the following benefits:
  - Increased safety due to all children being walked to/from the building by a parent.
  - No back-ups extending onto Hibbard Road due to curb-side drop-off/pick-up.
  - With parents' vehicles parked in parking spaces, the circulation is maintained within the drive aisles.
- As parents will park and walk to the building, the main church building entrance should be utilized as there is no sidewalk connecting the main parking lot and the north building entrance.
- Parents will exit the parking lot via the exit-only access drive off Willow Road.
- The drop-off period for the preschool will overlap with only approximately six other drop-offs of the Oakleaf Forest students on Tuesday and Thursday.
  - With the parking lot providing approximately 68 parking spaces, at least one parking space per preschool student plus one parking space per Oakleaf Forest student are able to be accommodated.
  - This overlap is only projected to occur on Tuesday and Thursday.

*Note:  
Oakleaf Forest students will be dropped off at the church only in bad weather, which occurred an ave. of only 12 times during each of the past 3 years.*



*Note:  
Wednesday  
as stated  
above.*

- The pick-up period for the preschool will marginally overlap with the lessons provided by Josephine’s Music on Monday and Thursday. With only one to two students a session, the impact due to this overlap is projected to be minimal.

As such, the proposed drop-off/pick-up operations will serve the needs of the preschool efficiently and orderly, with minimal interaction between the programs utilizing the Winnetka Presbyterian Church.

Conclusion

Based on the proposed development plan and the preceding evaluation, the following conclusions and recommendations are made:

*Note:  
Reduced to  
32 max, as  
stated above.*

- Space within the Winnetka Presbyterian Church will be utilized for a preschool with a maximum of 42 students.
- The preschool is projected to generate a moderate number of trips and is projected to result in a minimal increase in traffic on area roadways.
- The existing parking lot serving the building will continue to be utilized by the proposed preschool where drop-off/pick-up activities will take place.
- The proposed access system that will serve the facility will provide flexible and efficient access to the site and on-site circulation will be adequate with the following recommendations:
  - A stop sign should be posted for the outbound movements at the exit-only access drive.
  - A “Do Not Enter” sign should be posted restricting wrong-way movements into the site from this access drive.
- The proposed drop-off/pick-up operations will serve the needs of the preschool efficiently and orderly, with minimal interaction between the programs utilizing the Winnetka Presbyterian Church.

# Appendix

## ITE Trip Generation Sheets

## ITE Trip Generation Sheets



# Day Care Center (565)

Vehicle Trip Ends vs: Students

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 63

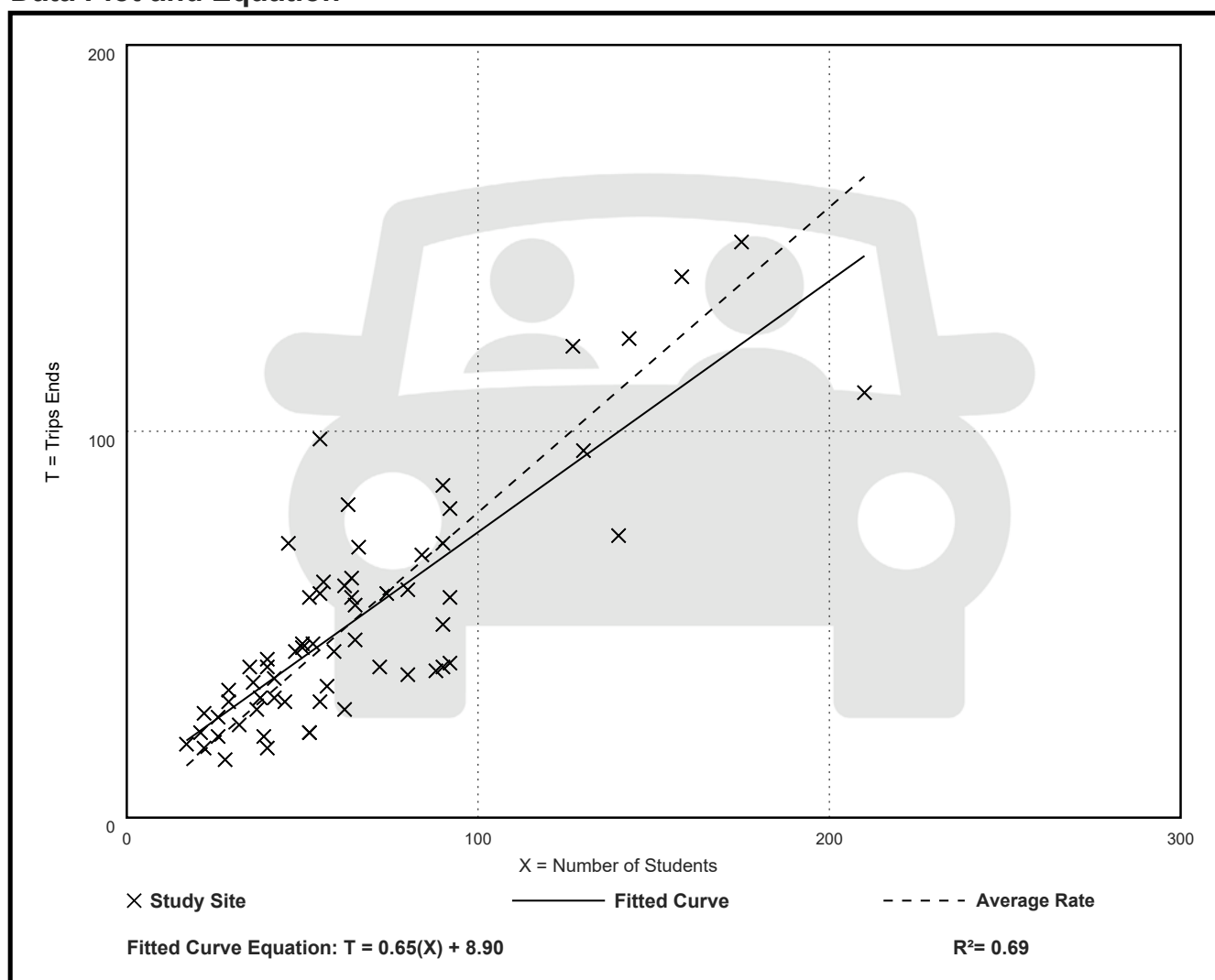
Avg. Num. of Students: 66

Directional Distribution: 53% entering, 47% exiting

## Vehicle Trip Generation per Student

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.79         | 0.42 - 1.78    | 0.26               |

## Data Plot and Equation



# Day Care Center (565)

Vehicle Trip Ends vs: Students

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 63

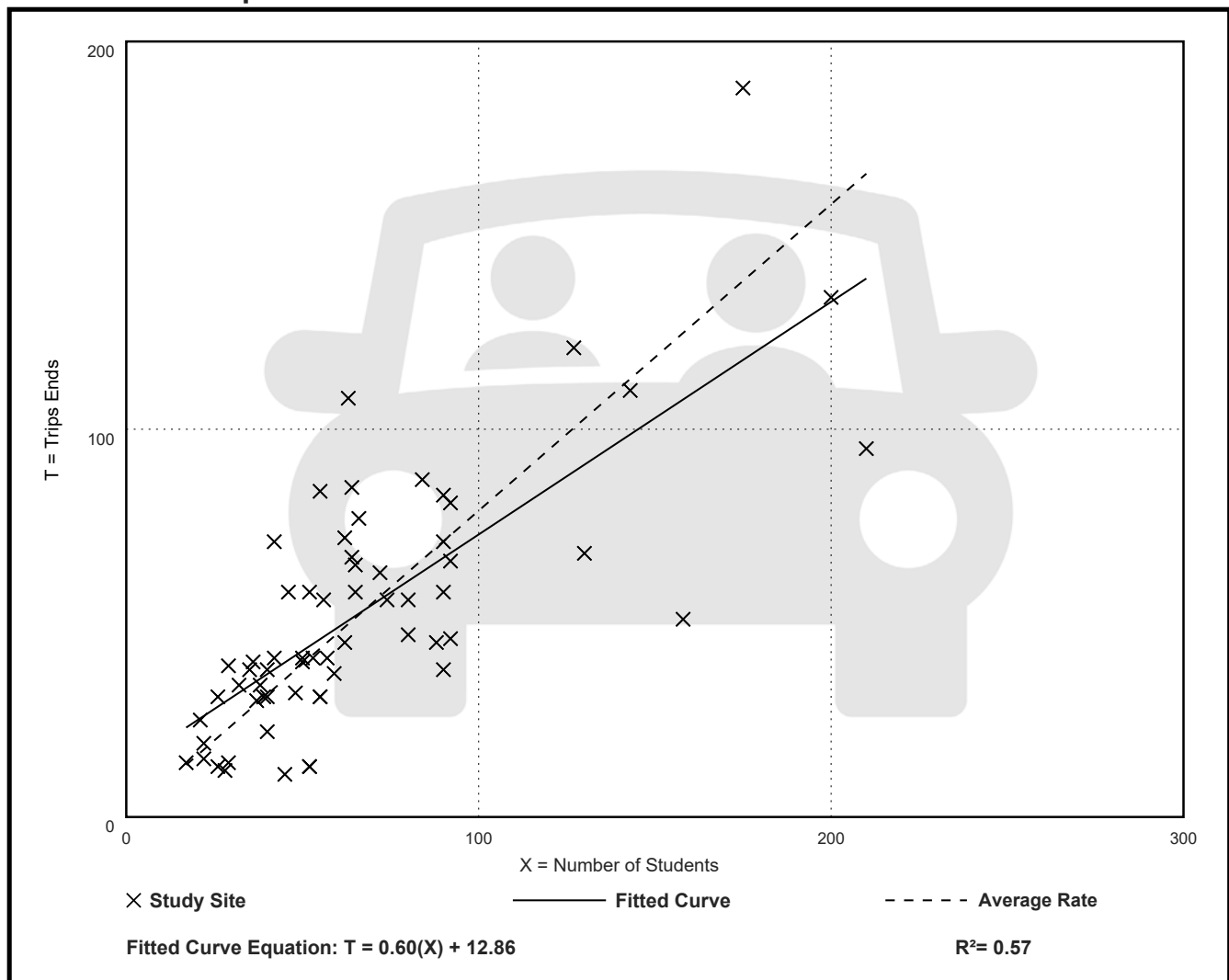
Avg. Num. of Students: 67

Directional Distribution: 47% entering, 53% exiting

## Vehicle Trip Generation per Student

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.79         | 0.24 - 1.71    | 0.31               |

## Data Plot and Equation



# Memorandum

**To:** Zoning Board of Appeals and Plan Commission

**CC:** Ann Klaassen

**From:** James J. Bernahl, Director of Engineering/Village Engineer

**Date:** September 3, 2026

**Re:** Special Use Permit Application – 1255 Willow Road (Winnetka Presbyterian Church) – Pre-School

---

The Engineering Department has reviewed the Special Use permit application to allow for the implementation of a Pre-School at the Winnetka Presbyterian Church, located at 1255 Willow Road. The proposed location is located at the northeast corner of Willow Road and Hibbard Road.

The Engineering Department reviewed the information provided as part of this request which included a cover letter from the applicant, a copy of the Village of Winnetka Special Use Permit application, and a Traffic Impact Statement; prepared by the Engineering firm Kenig, Lindgren, O'Hara, Aboona, Inc (KLOA). Among the conditions for being satisfied for a Special Use to be granted is the following:

*“That adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the Special Use exists or are to be provided;”*

Based on the information that the applicant has provided to the Village the Engineering Department does not have concerns about any impact on the existing utility infrastructure or drainage concerns.

## Traffic Impact Statement Overview

The largest potential impact to the surrounding area is the inclusion of additional vehicles and pedestrian movements related specifically to the proposed Pre-School. As noted above, the applicant has provided a Traffic Impact Statement, the professional consultants' conclusions are as follows:

“Based on the proposed development plan and the preceding evaluation, the following conclusions and recommendations are made:



- Space within the Winnetka Presbyterian Church will be utilized for a preschool with a maximum of 42 students.
- The preschool is projected to generate a moderate number of trips and is projected to result in a minimal increase in traffic on area roadways.
- The existing parking lot serving the building will continue to be utilized by the proposed preschool where drop-off/pick-up activities will take place.
- The proposed access system that will serve the facility will provide flexible and efficient access to the site and on-site circulation will be adequate with the following recommendations:
  - A stop sign should be posted for the outbound movements at the exit-only access drive.
  - A “Do Not Enter” sign should be posted restricting wrong-way movements into the site from this access drive.
- The proposed drop-off/pick-up operations will serve the needs of the preschool efficiently and orderly, with minimal interaction between the programs utilizing the Winnetka Presbyterian Church.”

The Engineering Department has reviewed the technical information provided in the Traffic Statement and responses provided from the initial review. Staff is satisfied that KLOA has adequately addressed staff’s questions on the management of vehicles within the site, and the management of drop-off and pick-up operations.

Engineering Department Recommendation:

Based on the information provided by the applicant, and staff’s review of the site conditions, the Engineering Department believes that the proposed Pre-School can operate at this location with minimal overall impacts to the area.

In consideration with the upcoming roadways improvements on Willow Road the Village and the Church will need to work collaboratively on the management of traffic for access to the site.

**ATTACHMENT C**

**THIS DOCUMENT IS  
PREPARED BY AND AFTER  
RECORDING RETURN TO:**

Benjamin L. Schuster  
Elrod Friedman LLP  
325 N. LaSalle St., Suite 450  
Chicago, IL 60654



\*2007345022\*

Doc# 2007345022 Fee \$88.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/13/2026 11:53 AM PG: 1 OF 1

**ORDINANCE NO. M-4-2020**

**AN ORDINANCE GRANTING AN AMENDMENT TO A SPECIAL USE PERMIT FOR  
THE ENLARGEMENT OF A CHURCH WITHIN THE  
R-5 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT  
(1255 Willow Road)**



STATE OF ILLINOIS        )  
                                      )       SS  
COUNTY OF COOK        )

I, the undersigned, do hereby certify that I am the duly appointed, qualified and Deputy Village Clerk of the Village of Winnetka, Cook County, Illinois (the "Village") and as such officer I am the keeper of the official journal of proceedings, books, records, minutes, and files of the Village and of the Council (the "Village Council") thereof.

I do further certify that attached hereto is a full, true, and complete copy of an Ordinance numbered M-4-2020 and entitled:

**ORDINANCE NO. M-4-2020**

**AN ORDINANCE GRANTING AN AMENDMENT TO A SPECIAL USE PERMIT FOR  
THE ENLARGEMENT OF A CHURCH WITHIN THE  
R-5 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT  
(1255 Willow Road)**

Adopted by the Winnetka Village Council on February 18, 2020.

I do further certify that the deliberations of the Council on the adoption of said Ordinance were taken openly; that the vote on the adoption of said Ordinance was taken openly; that said meeting was held at a specified time and place convenient to the public; that notice of said meeting was duly given to all of the news media requesting such notice of said meeting; that said meeting was called and held in strict accordance with the provisions of the Open Meetings Act of the State of Illinois, as amended; and that the Council have complied with all of the applicable provisions of said Act, their procedural rules and the Village charter in the adoption of said Ordinance.

IN WITNESS WHEREOF, I have hereunto affixed my official signature and the seal of the Village this 19th day of February, 2020.

[SEAL]

By:



Kathleen Scanlan  
Deputy Village Clerk

---

510 Green Bay Road, Winnetka, Illinois 60093



AN ORDINANCE GRANTING AN AMENDMENT TO A SPECIAL USE PERMIT  
FOR THE ENLARGEMENT OF A CHURCH WITHIN THE  
R-5 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT  
(1255 Willow Road)

**WHEREAS**, Church Extension Board of the Presbytery of Chicago, d/b/a Winnetka Presbyterian Church ("**Applicant**"), is the record title owner of that certain parcel of real property commonly known as 1255 Willow Road in Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance ("**Subject Property**"); and

**WHEREAS**, the Subject Property is located within the R-5 Single Family Residential Zoning District of the Village ("**R-5 District**"); and

**WHEREAS**, pursuant to Section 17.12.020 of the Zoning Ordinance, the operation of a church is permitted within the R-5 District only with a special use permit; and

**WHEREAS**, on February 15, 2000, pursuant to Ordinance No. M-1-2000, the Applicant was granted: (i) a special use permit to operate a Church on the subject property ("**Special Use Permit**"); and (ii) several variations from the Winnetka Zoning Ordinance ("**Zoning Ordinance**"), among them a variation from the intensity of use regulations to allow an impermeable lot coverage in excess of the 42,000 square feet limitation required by Section 17.30.030 of the Zoning Ordinance; and

**WHEREAS**, the Applicant desires to construct an addition to the Subject Property consisting of an outdoor plaza along Hibbard Road ("**Proposed Improvements**"); and

**WHEREAS**, pursuant to Section 17.56.090 of the Zoning Ordinance, no special use may be enlarged or extended by structural alteration of a building or structure without an amendment to the special use permit; and

**WHEREAS**, the Applicant filed an application for: (i) a certificate of appropriateness pursuant to Section 15.40.010 of the Village Code for the construction of the Proposed Improvements ("**Certificate of Appropriateness**"); (ii) an amendment to the Special Use Permit pursuant to Section 17.12.020 and Chapter 17.56 of the Zoning Ordinance to allow the construction of the Proposed Improvements within the R-5 District ("**Special Use Amendment**") (the Certificate of Appropriateness and Special Use Permit Amendment are, collectively, the "**Requested Relief**"); and;

**WHEREAS**, the Applicant also sought approval of a variation from the intensity of use regulations pursuant to Section 17.30.030 to increase the impermeable lot coverage of the Subject Property ("**Variation**"); and

**WHEREAS**, on November 20, 2019, after due notice thereof, the Plan Commission met to consider whether approval of the Special Use Permit is consistent with "Winnetka 2020," the

Winnetka comprehensive plan ("***Comprehensive Plan***"), and found, by the unanimous vote of the five members then present, that approval of the Special Use Permit is consistent with the Comprehensive Plan; and

**WHEREAS**, on November 21, 2019, after due notice thereof, the Design Review Board recommended that the Village Council approve the Certificate of Appropriateness; and

**WHEREAS**, on November 11, 2019, after due notice thereof, the Zoning Board of Appeals ("***ZBA***") conducted a public hearing on the Variation and the Special Use Amendment, which public hearing was continued to January 13, 2020 at the request of the Applicant; and

**WHEREAS**, on December 12, 2019, the Applicant submitted revised plans for the Proposed Improvements, which plans reduced the impermeable lot coverage of the Subject Property and thus, eliminated the need for the Variation; and

**WHEREAS**, on January 13, 2020, the ZBA continued the public hearing on the amended application that eliminated the need for the Variation and, by a vote of five in favor, and one against, recommended that the Council of the Village of Winnetka ("***Village Council***") approve the Special Use Amendment; and

**WHEREAS**, pursuant to Chapter 17.56 of the Zoning Ordinance, the ZBA heard evidence and made certain findings in support of recommending approval of the Special Use Amendment; and

**WHEREAS**, the Village Council has determined that approval of the proposed Special Use Amendment: (i) is consistent with the Comprehensive Plan; and (ii) satisfies the standards for the approval of a special use permit set forth in Chapter 17.56 of the Zoning Ordinance; and

**WHEREAS**, the Village Council has determined that approval of the Requested Relief is in the best interest of the Village and its residents;

**NOW, THEREFORE**, the Council of the Village of Winnetka do ordain as follows:

**SECTION 1: RECITALS.** The foregoing recitals are hereby incorporated into this section as the findings of the Village Council, as if fully set forth herein.

**SECTION 2: APPROVAL OF SPECIAL USE AMENDMENT.** Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Section 4 of this Ordinance, the Special Use Amendment is hereby granted, pursuant to Chapter 17.56 and Section 17.12.020 of the Zoning Ordinance and the home rule powers of the Village, to allow the construction of the Proposed Improvements on the Subject Property within the R-5 District.

**SECTION 3: APPROVAL OF CERTIFICATE OF APPROPRIATENESS.** Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Section 4 of this Ordinance, the Certificate of Appropriateness is granted for the Proposed Improvements, pursuant to Section 15.40.010 of the Village Code and the home rule powers of the Village.

**SECTION 4: CONDITIONS.** The Special Use Amendment granted by Section 2 of this Ordinance, and the Certificate of Appropriateness granted by Section 3 of this Ordinance are subject to, and contingent upon, compliance by the Applicant with the following conditions:

- A. Commencement of Construction. The Applicant must commence the construction of the Proposed Improvements no later than 12 months after the effective date of this Ordinance.
- B. Compliance with Regulations. Except to the extent specifically provided otherwise in this Ordinance, the development, use, and maintenance of the Proposed Improvements on the Subject Property must comply at all times with all applicable Village codes and ordinances, as they have been or may be amended over time.
- C. Reimbursement of Village Costs. In addition to any other costs, payments, fees, charges, contributions, or dedications required under applicable Village codes, ordinances, resolutions, rules, or regulations, the Applicant must pay to the Village, promptly upon presentation of a written demand or demands therefor, of all fees, costs, and expenses incurred or accrued in connection with the review, negotiation, preparation, consideration, and review of this Ordinance. Payment of all such fees, costs, and expenses for which demand has been made shall be made by a certified or cashier's check. Further, the Applicant must pay upon demand all costs incurred by the Village for publications and recordings required in connection with the aforesaid matters.
- D. Compliance with Plans. The construction, development, use, and maintenance of the Proposed Improvements on the Subject Property must be in general accordance with the following documents and plans, except for minor changes and site work approved by the Director of Community Development or the Director of Public Works (within their respective permitting authority) in accordance with all applicable Village codes, ordinances, and standards: the "Renovations to Winnetka Presbyterian Church" plan sheets prepared by Jaeger Nickola Kuhlman & Associates, consisting of six sheets, and with a latest revision date of December 12, 2019, attached to and, by this reference, made a part of this Ordinance as **Exhibit B ("Plans")**.
- E. Permeable Pavers. The Proposed Improvements on the subject property must be constructed using permeable pavers, which permeable pavers shall be subject to approval by the Village Engineer.
- F. Sidewalk Reduction. The entrance sidewalk on the south side of the Subject Property facing Willow Road shall be replaced with a new sidewalk, provided that such sidewalk may not exceed 7 feet in width.



- G. Reduction of Flooding. The Applicant shall reasonably cooperate with the Village in addressing localized flooding on adjoining properties, including by negotiating in good faith, if requested by the Village, to establish an easement on the Subject Property under any paved or unimproved surfaces, as may be reasonably required either in connection with addressing localized flooding at the adjoining properties or as part of the Village's overall stormwater management system. Any cooperation or costs incurred by the Applicant as a result of this condition shall be at the Village's expense or as otherwise may be mutually agreed to by the Village and the Applicant.

**SECTION 5: RECORDATION; BINDING EFFECT.** A copy of this Ordinance will be recorded with the Cook County Recorder of Deeds. This Ordinance and the privileges, obligations, and provisions contained herein inure solely to the benefit of, and are binding upon, the Applicant and each of its heirs, representatives, successors, and assigns.

**SECTION 6: FAILURE TO COMPLY.** Upon the failure or refusal of the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, in addition to all other remedies available to the Village, the approvals granted in Sections 2 and 3 of this Ordinance will, at the sole discretion of the Village Council, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village Council may not so revoke the approvals granted in Sections 2 and 3 of this Ordinance 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 Village Council. In the event of revocation, the development and use of the Subject Property will be governed solely by the regulations of the applicable zoning district and the applicable provisions of the Zoning Ordinance, as the same may, from time to time, be amended. 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 7: AMENDMENT OF SPECIAL USE PERMIT.** Any amendments to the approvals granted in Sections 2 and 3 of this Ordinance that may be requested by the Applicant after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance.

**SECTION 8: SEVERABILITY.** If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance shall remain in full force and effect, and shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

**SECTION 9: EFFECTIVE DATE.**

A. This Ordinance will be effective only upon the occurrence of all of the following events:

1. Passage by the Village Council in the manner required by law;

2. Publication in pamphlet form in the manner required by law; and
3. 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 Ordinance to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.

B. In the event that the Applicant does not file with the Village Clerk a fully executed copy of the unconditional agreement and consent described in Section 9.A.3 of this Ordinance within 60 days after the date of passage of this Ordinance by the Village Council, the Village Council shall have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

[SIGNATURE PAGE FOLLOWS]

**PASSED** this 18th day of February, 2020, pursuant to the following roll call vote:

AYES: Trustees Apatoff, Coladarci, Cripe, Swierk, and Lanphier

NAYS: None

ABSENT: Trustee Dearborn

**APPROVED** this 18th day of February, 2020.

Signed:



Village President

Countersigned:



Village Clerk

Published by authority of the  
President and Board of Trustees of  
the Village of Winnetka, Illinois, this  
19th day of February 2020.

Introduced: February 4, 2020

Passed and Approved: February 18, 2020



**EXHIBIT A**  
**LEGAL DESCRIPTION OF SUBJECT PROPERTY**

Lots 14 to 22, both inclusive, in Block 6 in Winnetka Manor, being a subdivision of the South 45.00 Acres of the West 90.00 Acres of the Northwest Quarter of Section 20, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 1255 Willow Road, Winnetka, Illinois.

PIN: 05-20-119-015, 05-20-119-016, 05-20-119-017, 05-20-119-018, 05-20-119-019, 05-20-119-020, 05-20-119-021, 05-20-119-022 and 05-20-119-023.

**EXHIBIT B**

**PLANS**

**(SEE ATTACHED EXHIBIT B)**

[illegible][illegible]

|                      |                        |
|----------------------|------------------------|
| <b>GENERAL</b>       |                        |
| C1                   | Cover Sheet            |
| <b>ARCHITECTURAL</b> |                        |
| A0                   | Site Plan              |
| A1                   | Floor Plans            |
| A2                   | Elevations and Details |

  
JACOB NICKOLAUPTMAN  
& ASSOCIATES LTD.  
GENERAL CONTRACTOR

STANDARD ENGINEERING  
214 Maple Road • Southfield  
Michigan 48034  
Phone: 313/766-1515

CE ANDERSON & ASSOCIATES  
214 Maple Road • Southfield  
Michigan 48034  
Phone: 313/766-1515

DAK ENGINEERING  
1500 E. 12th Avenue • Suite 115  
Chicago 60605  
Phone: 312/463-5251

ERIKSSON ENGINEERING & ASSOC., LTD.  
1500 E. 12th Avenue • Suite 115  
Chicago 60605  
Phone: 312/463-5251

LEITCH CONSULT  
11140 W. 11th  
Midvale 84045  
Phone: 801/575-2910

A&L LIGHTING DESIGN  
11140 W. 11th  
Midvale 84045  
Phone: 801/575-2910

## SYMBOLS

|    |          |
|----|----------|
| 21 | 44014500 |
|----|----------|

## MATERIALS

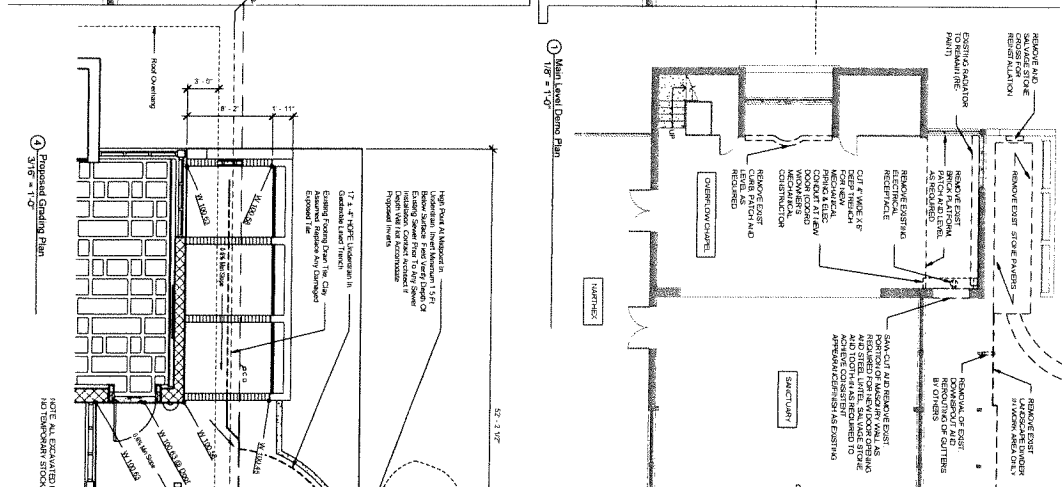
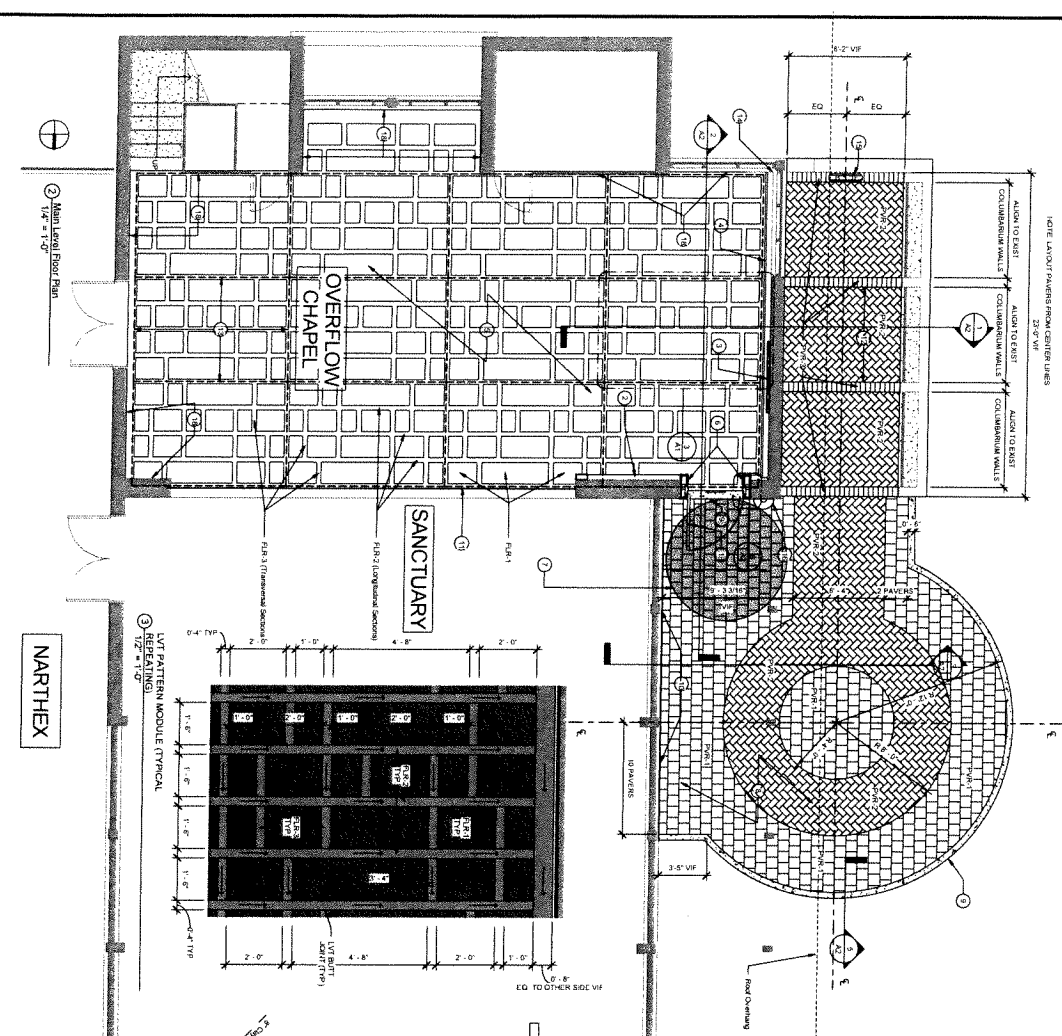
## CERTIFICATIONS

**ISSUED FOR:**

|             |      |
|-------------|------|
| DESCRIPTION | DATE |
| ISSUED FOR: |      |







**Floor Plan Key Notes**

1. EXISTING EXTERIOR WALLS TO REMAIN.
2. EXISTING EXTERIOR WALLS TO REMAIN.
3. EXISTING EXTERIOR WALLS TO REMAIN.
4. EXISTING EXTERIOR WALLS TO REMAIN.
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17. EXISTING EXTERIOR WALLS TO REMAIN.
18. EXISTING EXTERIOR WALLS TO REMAIN.
19. EXISTING EXTERIOR WALLS TO REMAIN.
20. EXISTING EXTERIOR WALLS TO REMAIN.

**Floor Finish Schedule**

| Room    | Finish                    |
|---------|---------------------------|
| F.R. 1  | 1/2" LINEN 3/8" LVT PLANK |
| F.R. 2  | 1/2" LINEN 3/8" LVT PLANK |
| F.R. 3  | 1/2" LINEN 3/8" LVT PLANK |
| F.R. 4  | 1/2" LINEN 3/8" LVT PLANK |
| F.R. 5  | 1/2" LINEN 3/8" LVT PLANK |
| F.R. 6  | 1/2" LINEN 3/8" LVT PLANK |
| F.R. 7  | 1/2" LINEN 3/8" LVT PLANK |
| F.R. 8  | 1/2" LINEN 3/8" LVT PLANK |
| F.R. 9  | 1/2" LINEN 3/8" LVT PLANK |
| F.R. 10 | 1/2" LINEN 3/8" LVT PLANK |
| F.R. 11 | 1/2" LINEN 3/8" LVT PLANK |
| F.R. 12 | 1/2" LINEN 3/8" LVT PLANK |
| F.R. 13 | 1/2" LINEN 3/8" LVT PLANK |
| F.R. 14 | 1/2" LINEN 3/8" LVT PLANK |
| F.R. 15 | 1/2" LINEN 3/8" LVT PLANK |
| F.R. 16 | 1/2" LINEN 3/8" LVT PLANK |
| F.R. 17 | 1/2" LINEN 3/8" LVT PLANK |
| F.R. 18 | 1/2" LINEN 3/8" LVT PLANK |
| F.R. 19 | 1/2" LINEN 3/8" LVT PLANK |
| F.R. 20 | 1/2" LINEN 3/8" LVT PLANK |

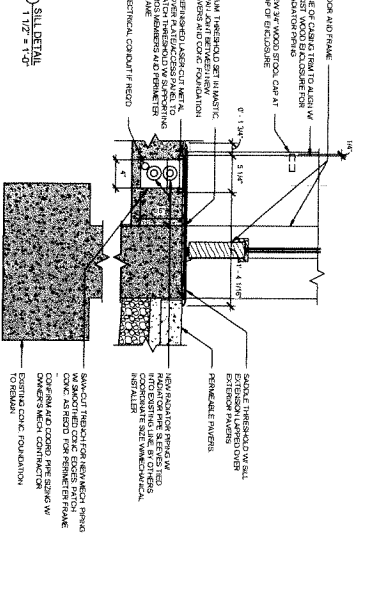
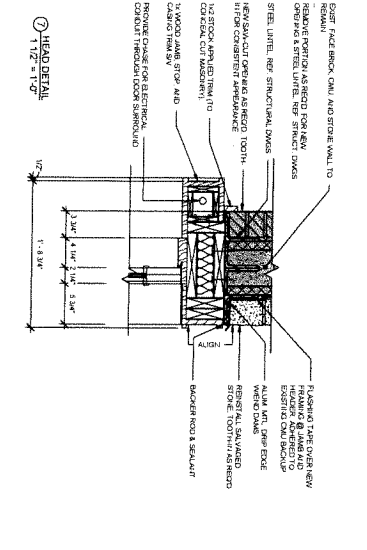
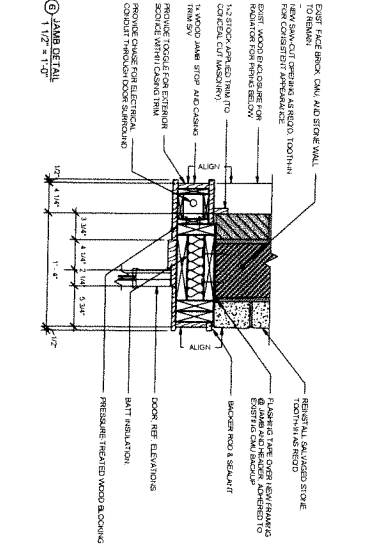
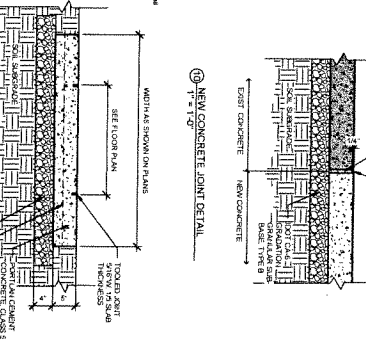
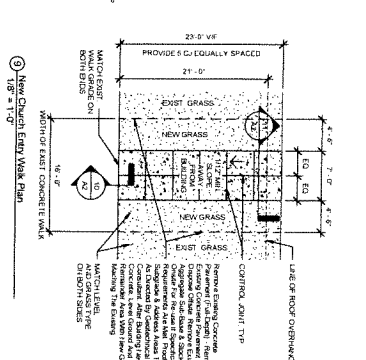
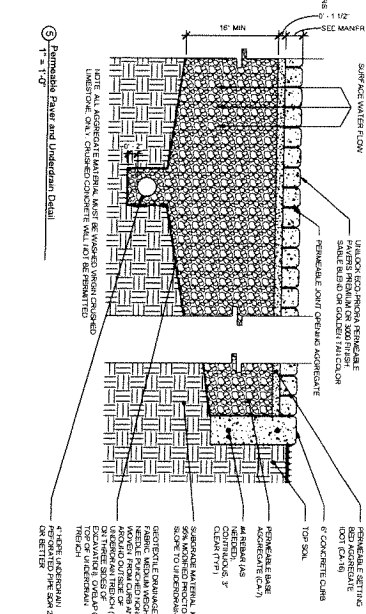
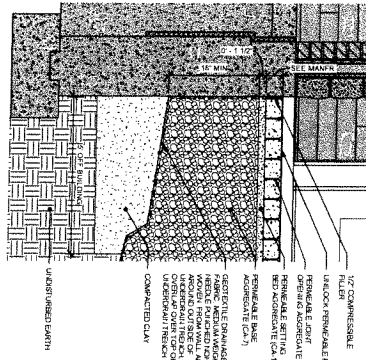
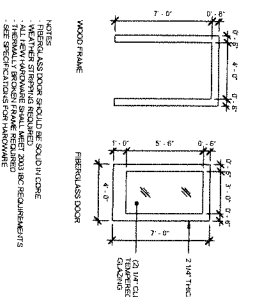
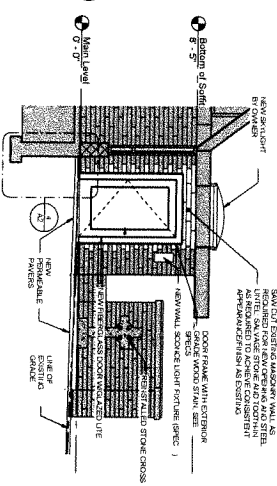
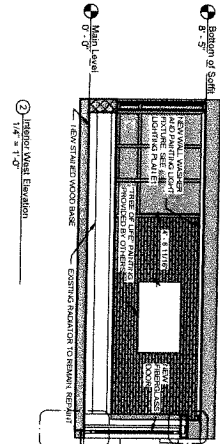
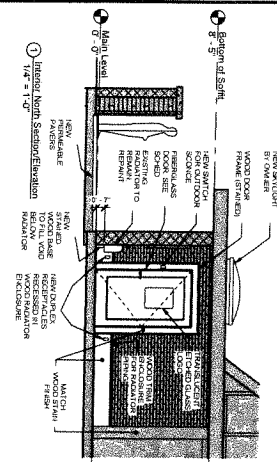
**RENOVATIONS TO:**  
**WINNETKA PRESBYTERIAN CHURCH**  
1255 Willow Rd., Winnetka, IL 60093

**WINNETKA PRESBYTERIAN CHURCH**  
1255 Willow Rd., Winnetka, IL 60093

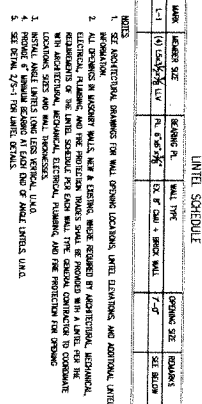
**ARCHITECT**  
JKA ARCHITECTS  
300 N. LaSalle Ave., Suite 2000  
Chicago, IL 60610

**DATE**  
10/20/2011

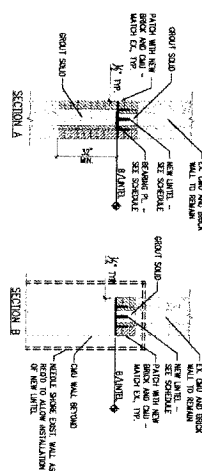
**PROJECT**  
A1







2  
11.0 Lintel Details at Exist.  
SCALE: 1/2" = 1'-0"



**NOTE:**  
C.C. IS TO ADEQUATELY SHORE  
D. BRICK AND CMU WITH  
NEEDLE SHORING AS REQ'D.

| UNIT SCHEDULE |                   |              |                         |              |           |
|---------------|-------------------|--------------|-------------------------|--------------|-----------|
| MARK          | SEWER SIZE        | SEWING PL.   | WALL TYPE               | OPENING SIZE | REMARKS   |
| 1-1           | 14" DIA. 1/2" THK | PL. 1/2" THK | EX. 8" C&I + BRICK WALL | 7'-0"        | SEE BELOW |

- [illegible]

1  
51.0  
SCALE: N.T.S.

RENOVATIONS TO:  
WINNETKA PRESBYTERIAN CHURCH  
1255 Willow Rd., Winnetka, IL 60093



Winnetka Presbyterian Church  
1255 Willow Road  
Winnetka, Illinois 60093



2. Associates, Ltd.  
350 South 44th Street Highway  
Park Ridge, Illinois 60066



|                     |           |
|---------------------|-----------|
| Partner Newborn Sam | 1/21/2020 |
| Partner Newborn Sam | 1/21/2020 |
| Partner & Baby Sam  | 06/06/20  |

### Final Detail and Schedule

| Location | PLANT DATA |
|----------|------------|
| CC       | 12/12/2015 |

|                    |    |
|--------------------|----|
| OXIDIZ<br>OXIDIZ A | C1 |
|--------------------|----|

**C**

AGE GROUP  
GENDER



**EXHIBIT C**  
**UNCONDITIONAL AGREEMENT AND CONSENT**

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

**WHEREAS**, Church Extension Board of the Presbytery of Chicago, d/b/a Winnetka Presbyterian Church ("**Applicant**"), is the record title owner of that certain parcel of real property commonly known as 1255 Willow Road in the Village ("**Subject Property**")

**WHEREAS**, the Applicant desires to construct an addition to the Subject Property consisting of an outdoor plaza along Hibbard Road; and

**WHEREAS**, Ordinance No. M-4-2020, adopted by the Village Council on 2/18, 2020 ("**Ordinance**"), grants a special use permit and a certificate of appropriateness to the Applicant to permit the construction of the plaza on the Subject Property; and

**WHEREAS**, Section 9 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Applicant has filed, within 60 days following the passage of the Ordinance, its unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

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

1. The Applicant does hereby unconditionally agree to accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.
2. The Applicant acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.
3. The Applicant 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 grant of variations and a special use permit for the Subject Property or its adoption of the Ordinance, and that the Village's approvals do not, and will not, in any way, be deemed to insure the Applicant against damage or injury of any kind and at any time.
4. The Applicant does hereby agree 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 Ordinance granting the variations and the special use permit for the Subject Property.
5. The Applicant hereby agrees to pay all expenses incurred by the Village in defending itself with regard to any and all of the claims mentioned in this Unconditional Agreement and Consent. These expenses will include all out-of-pocket expenses, such as attorneys' and experts'



fees, and will also include the reasonable value of any services rendered by any employees of the Village.

Dated: \_\_\_\_\_, 2020

ATTEST:

CHURCH EXTENSION BOARD OF THE  
PRESBYTERY OF CHICAGO, D/B/A  
WINNETKA PRESBYTERIAN CHURCH

By:

Its:

[Redacted Signature]  
*Clerk of Session*

By:

Its:

[Redacted Signature]  
*Pastor*

**RECEIVED**  
MAR - 3 2020  
BY: \_\_\_\_\_

## ATTACHMENT D

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** 1255 Willow Rd, Montessori Pre-School  
**Date:** Friday, September 4, 2026 9:21:17 AM

---

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.

I am the owner of the house at 1215 Willow Rd, east of the subject property. Although I like to see improvement in the neighborhood but I am strongly opposed to allowing a pre-school to operate in this location. Here is corner of two major streets and already is very crowded. Sometimes to back up my car from driveway to Willow Rd takes a long time. All the noise from the subject property goes right into my house. Allowing a pre-school to operate in this location makes it more crowded and noisier with more traffic and impossible to live peacefully in my house. Crowd, traffic, traffic safety and noise are the reasons for my opposition to this project. Thanks,

Behrooz Moradi, PhD, PE, SE, PLS

[REDACTED]

[REDACTED]