



Agenda Item Executive Summary

TITLE: Ordinance No. MC-06-2026: Amending the Official Zoning Map of the Village of Winnetka to Place Certain Properties in the Open Space Institutional District (Public Hearing/Introduction)

PRESENTER: Scott Mangum

AGENDA DATE: October 20, 2026

CONSENT: No

ITEM TYPE: Ordinances and Resolutions

ITEM HISTORY:

April 14, 2026 Study Session – Village Council discussed options for regulating open space uses and directed staff to proceed with creating a draft ordinance for a new zoning district.

July 21, 2026 Village Council Meeting – Village Council reviewed a comparison of neighboring communities' zoning approaches and directed staff to proceed with Phase 1 (Text and Map Amendments).

September 23, 2026 Plan Commission Meeting - The Plan Commission held a public hearing and by a vote of 5-2, recommended approval of the map amendment.

EXECUTIVE SUMMARY:

On October 20, 2026, the Village Council is scheduled to consider Ordinance No. MC-05-2026 and Ordinance No. MC-06-2026 (**Attachment 1**) in response to an application submitted by the Village Manager, pursuant to Section 17.72.040 of Title 17, "Zoning," of the Winnetka Code of Ordinances ("Zoning Ordinance"), to establish a new Open Space Institutional ("OSI") Zoning District and apply that zoning designation to certain publicly owned properties. The request includes the following:

1. A **Text Amendment** to add a new Chapter 17.51, "OSI Open Space Institutional District," to the Zoning Ordinance, establishing the OSI District as the Village's eleventh zoning district. The OSI District would serve as a zoning classification for public open spaces, parks, beaches, recreation areas, natural areas, schools, government facilities, and other similar public and civic lands that are not well suited to regulation as residential, commercial, or industrial property.
2. A **Map Amendment** to rezone certain properties to the OSI District, including public parks and open spaces, forest preserve property, public schools, the Winnetka Public Library, and several other publicly owned green spaces and Village properties. These properties are currently

located within various Single-Family Residential, Multi-Family Residential, and Commercial Zoning Districts.

These amendments implement Comprehensive Plan Goal 1.7 and Initiative 1.7.1 of the Winnetka Futures 2040 Plan, which direct the Village to study and consider establishing a specific zoning district for open space uses. Under the proposed Text Amendment, Essential Public Uses would be permitted in the OSI District; nonessential public uses, and similar uses would be special uses. Nothing proposed Chapter 17.51 modifies, repeals, or supersedes the Lakefront Preservation Overlay District or the Steep Slope Regulations, which would remain in effect, with the more restrictive provision controlling in the event of a conflict.

Notwithstanding the rezoning of any property to the OSI District, any special use in effect on the date Chapter 17.51 is adopted would continue to govern that property, and the existing use of the property may continue under the development standards that applied to it before adoption. These protections would no longer apply if the property is no longer publicly owned. As a result, the proposed Text Amendment does not include development standards for the OSI District, and properties that are rezoned would continue to function as they do today.

The proposed regulations are intended to be a temporary measure (Phase 1) while the Village rewrites its Zoning Ordinance over the next 18 to 24 months. As part of the Zoning Ordinance Rewrite (Phase 2), staff and the Village's land use consultant will work with partner agencies, including the Winnetka Park District, Cook County Forest Preserve District, School Districts, and Library, to study existing conditions on open space properties and refine the OSI District's permitted and special uses and development standards. A more detailed summary of the proposed amendments and the properties included in the Map Amendment is provided in the Plan Commission staff memorandum.

The initial public hearing for the Text and Map Amendments was properly noticed by publication in the Winnetka Talk on September 3, 2026, in accordance with Section 17.72.040 of the Zoning Ordinance. Additionally, mail notice of the Map Amendment was sent to taxpayers of record within 250 feet of each of the properties proposed to be included within the OSI District, approximately 1,485 mailings in total.

ADVISORY BOARD/COMMISSION REVIEW

The Plan Commission ("PC") held a public hearing and considered the request on September 23, 2026. After hearing from staff, Village Manager Kazenas, and 6 members of the public, including both local school districts and the Park District, as well as receiving several written comments from the public, the Commission discussed the request. Commissioners expressed support for the protection of green space; however, some members questioned the timing of the amendments with the pending Zoning Ordinance rewrite. Some members also voiced concern with the impact of rezoning schools to open space, and the hesitation expressed by school districts and Park District. One member also expressed concern with inconsistencies in properties that are included, and those that are not. Other members noted that because properties could still function as they do today, they would be in support of the amendment, with an understanding that there is still a significant amount of work that needs to occur. Ultimately, by a vote of 6-1, the Commission recommended approval of the text amendment, and by a vote of 5-2 recommended approval of the map amendment. The minutes of the PC meeting and public correspondence is provided since the meeting is in the previous agenda item attachments.

PUBLIC HEARING FOR ADDITIONAL PROPERTIES

Based on feedback about the scope of properties included in the Map Amendment, at the September 23 Plan Commission Meeting Manager Kazenas indicated that the Village would propose including three additional Village-owned properties in the OSI Map Amendment: Village Hall, the Public Works

Facility (The Yards); and the Police and Fire Department Facilities. A public hearing was properly noticed for the October 20 Village Council meeting through the Winnetka Talk on October 1, 2026 and mail notice of the Map Amendment was sent to taxpayers of record within 250 feet of each of these additional properties.

FINDINGS OF FACT

The Plan Commission is scheduled to consider adopting written Findings of Fact regarding both amendments, as well as consideration of its September 23 Meeting Minutes, at its meeting on October 28. Therefore, the Village Council should only consider introduction of the ordinances on October 20.

RECOMMENDATION:

The Plan Commission recommends approval of the Map Amendment (5-2). Following the public hearing, the Council may wish to consider introduction of Ordinance No. MC-06-2026.

ATTACHMENTS:

1. Ordinance No. MC-06-2026: Amending the Official Zoning Map of the Village to Place Certain Properties in the Open Space Institutional District

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE VILLAGE OF
WINNETKA TO PLACE CERTAIN PROPERTIES
IN THE OPEN SPACE INSTITUTIONAL DISTRICT**

WHEREAS, the Village of Winnetka is a home rule municipality in accordance with Article VII, Section 6 of the 1970 Constitution of the State of Illinois and has the authority to exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Village of Winnetka contains various open spaces, parks, beaches, recreation areas, natural areas, schools, government facilities, and other similar public and civic lands that are not appropriately regulated as residential, commercial, or industrial property ("**Subject Parcels**"), as depicted in **Exhibit A**, attached to this Ordinance; and

WHEREAS, pursuant to Section 17.72.040 of the "Winnetka Zoning Ordinance," as amended ("**Zoning Ordinance**"), the Village Manager submitted applications for a text amendment to the Zoning Ordinance ("**Text Amendment**") to create an Open Space Institutional District ("**OSI District**") and a map amendment to the Official Zoning Map of the Village of Winnetka ("**Map Amendment**") to apply the OSI District to the Subject Parcels; and

WHEREAS, pursuant to Section 17.72.040 of the Zoning Ordinance, the Village gave proper notice of public hearings by the Plan Commission and the Village Council to consider the Text and Map Amendments by publication in the *Winnetka Talk* on September 3, 2026, and on October 1, 2026; and

WHEREAS, pursuant to Section 17.72.040 of the Zoning Ordinance, the Village also gave proper notice of the public hearings by mail to the owners of the Subject Parcels, and by mail to owners of real property located within 250 feet of the Subject Parcels; and

WHEREAS, the Village Council adopted Ordinance No. MC-05-2026 on _____, 2026, approving the Text Amendment to establish the OSI District in the Winnetka Zoning Ordinance; and

WHEREAS, the Village Council has determined that application of the OSI District to the Subject Parcels as provided in this Ordinance satisfies all of the findings and other requirements in Section 17.72.040 of the Zoning Ordinance; and

WHEREAS, pursuant to its home rule powers and all other applicable law and authorities, the Village Council finds and determines that it is in the best interests of the Village and its residents to amend the Zoning Map to apply the OSI District to the Subject Parcels as set forth in, and subject to the provisions of, this Ordinance;

NOW, THEREFORE, the Council of the Village of Winnetka ordains as follows:

SECTION 1. RECITALS. The recitals above are incorporated into this Section as the findings of the Village Council, as if fully set forth in this Section.

SECTION 2. MAP AMENDMENT FOR OPEN SPACE INSTITUTIONAL DISTRICT. Pursuant to the Village's home rule powers and Section 17.72.040 of the Zoning Ordinance, the Zoning Map of the Village is amended to illustrate the establishment of the Open Space Institutional District and to place the Subject Parcels in the Open Space Institutional District.

SECTION 3. EFFECTIVE DATE. This Ordinance will be in full force and effect upon its passage, approval, and publication in the manner provided by law.

PASSED this 20th day of October, 2026, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this ____ day of _____, 2026.

Signed:

Village President

Countersigned:

Village Clerk

Published by authority of the President and Board of Trustees of the Village of Winnetka, Illinois, this ____ day of _____, 2026.

Introduced: _____, 2026

Passed and Approved: _____, 2026

EXHIBIT A
SUBJECT PARCELS

ATTACHMENT 1

Property List for Proposed Open Space District Zoning Text and Map Amendments

Facility Name	Address(es)	PIN(s)
Arborvitae Park	713 Elm Street	05-21-100-010-0000
Bell Woods Park	1380 Tower Road	05-18-402-078-0000
Centennial Park and Beach	225 Sheridan Road	05-21-412-006-0000, 05-21-412-005-0000, 05-21-412-004-0000
Crow Island Woods	1140 Willow Road	05-20-302-002-0000, 05-20-309-001-0000, 05-20-310-001-0000, 05-20-302-001-0000
Dwyer Park	521 Birch Street	05-20-211-003-0000, 05-20-211-004-0000, 05-20-211-002-0000, 05-20-211-006-0000
Elder Lane Park and Beach	299 Sheridan Road	05-21-403-013-0000, 05-21-412-014-0000
Franklin Dunbaugh Park	1035 Hubbard Place	05-17-110-022-0000, 05-17-110-027-0000
Green Bay Trail	400 Maple Street	05-17-124-002-0000, 05-17-124-005-0000, 05-17-204-001-0000, 05-17-416-019-0000, 05-17-501-018-0000, 05-17-501-019-0000, 05-20-203-041-0000, 05-20-213-001-0000, 05-21-115-009-0000, 05-21-121-014-0000, 05-21-121-015-0000, 05-21-121-016-0000, 05-21-121-017-0000, 05-21-121-020-0000, 05-21-128-016-0000, 05-21-302-016-0000, 05-21-323-009-0000, 05-28-103-116-0000, 05-28-200-041-0000, 05-17-400-002-0000, 05-17-400-024-0000, 05-17-413-047-0000, 05-17-416-017-0000, 05-20-203-002-0000, 05-20-203-028-0000, 05-20-203-039-0000
Hill Road Park	240 Green Bay Road	05-21-323-001-0000, 05-21-323-011-0000
Hubbard Woods Park	939 Green Bay Road	05-17-116-001-0000
Indian Hill Park	131 Wilson Street	05-21-323-004-0000, 05-21-323-005-0000, 05-21-413-009-0000
Library Park	768 Oak Street	05-20-218-022-0000, 05-20-218-023-0000, 05-20-218-024-0000, 05-20-218-026-0000
Lloyd Park, Beach + Boat Launch	799 Sheridan Road	05-16-106-066-0000
Maple Street Park, Beach	725 Sheridan Road	05-16-106-022-0000
Merrill Park	1101 Merrill Street	05-17-114-002-0000
Nick Corwin Park	1550 Edgewood Lane	05-18-106-004-0000
Robert E. Burke Memorial Park	290 Green Bay Road	05-21-312-001-0000
Sheridan Park	720 Sheridan Road	05-16-102-001-0000
Station Park	754 Elm Street	05-20-212-019-0000
Tower Road Beach, Park	899 Sheridan Road, 735 Tower Road	05-17-203-006-0000, 05-17-203-007-0000
Village Green Park	525 Maple Street	05-21-110-001-0000
West Elm Street Park	1155 Elm Street	05-20-105-001-0000
Winnetka Golf Club, Skokie Playfields, Tennis Center	1300 Oak Street, 540 Hibbard Road	05-18-400-013-0000, 05-18-400-014-0000, 05-18-401-017-0000, 05-18-401-019-0000, 05-18-401-028-0000, 05-19-200-001-0000, 05-19-200-002-0000, 05-19-200-003-0000, 05-19-201-001-0000, 05-19-203-016-0000, 05-19-203-017-0000, 05-19-203-025-0000
Winnetka Ice Arena	490 Hibbard Road	05-19-203-026-0000
Duke Childs Field	1321 Willow Road	05-19-203-027-0000
Skokie Lagoons	1500 Pine Street	05-18-105-001-0000, 05-18-300-001-0000, 05-18-300-001-0000, 05-18-301-001-0000, 05-18-301-002-0000, 05-18-301-003-0000, 05-18-307-001-0000, 05-18-307-001-0000
Carleton Washburne School	515 Hibbard Road	05-20-108-001-0000
Crow Island School	1112 Willow Road	05-20-303-002-0000, 05-20-303-001-0000
Greeley School	275 Fairview Avenue	05-21-406-001-0000
Hubbard Woods School	1110 W Chatfield Road	05-17-307-012-0000, 05-17-307-013-0000, 05-17-307-024-0000
The Skokie School	520 Glendale Avenue	05-20-108-001-0000
New Trier High School	385 Winnetka Avenue	05-21-415-001-0000, 05-21-416-001-0000, 05-21-416-002-0000, 05-21-417-001-0000, 05-21-417-002-0000
Winnetka Public Library	768 Oak Street	05-20-218-022-0000, 05-20-218-023-0000, 05-20-218-024-0000, 05-20-218-026-0000
Boal Parkway - Drainage	1300 Oak Street	05-18-400-014-0000, 05-18-400-013-0000, 05-18-308-008-0000
Crow Island Stormwater Detention	1205 Sunset Road	05-20-308-066-0000
Hibbard-Willow Stormwater Detention	1300 Willow Road	05-19-406-021-0000, 05-19-406-022-0000
Vine-Burr Median	NA	05-17-304-001-0000
Sunset Road Medians	NA	05-21-999-001-0000
Willow Road Water Pump Station	1359 Willow Road	05-19-203-028-0000
Chestnut Court - Moffatt Mall	NA	05-20-212-020-0000
Former Post Office	512 Chestnut Street	05-20-211-009-0000
Village Hall	510 Green Bay Road	05-20-212-035-0000, 05-20-212-025-0000, 05-20-212-026-0000, 05-20-212-027-0000
Police and Fire Departments	410 Green Bay Road	05-21-120-001-0000
Public Works Facility (The Yards)	1390 Willow Road	05-19-404-024-0000, 05-19-405-024-0000



Village of WINNETKA, IL

Agenda Item Executive Summary

TITLE: Resolution No. R-79-2026: Establishing the Ad Hoc Zoning Ordinance Rewrite Steering Committee for the Village of Winnetka (Adoption)

PRESENTER: Scott Mangum

AGENDA DATE: October 20, 2026

CONSENT: No

ITEM TYPE: Ordinances and Resolutions

ITEM HISTORY:

At the July 21, 2026, Village Council Meeting, the Village Council discussed the proposed rewrite of the Zoning Ordinance and related development regulations and provided direction to proceed with the project including the issuance of an RFP and the establishment of a steering committee.

EXECUTIVE SUMMARY:

At the October 20, 2026, Village Council Meeting, the Village Council is scheduled to consider Resolution No. R-79-2026: Establishing the Ad Hoc Zoning Ordinance Rewrite Steering Committee.

The project steering committee would meet to review the progress of the draft code with staff and the Village's land use consultant. The composition of the committee would be two members of the Plan Commission, Zoning Board of Appeals, and Design Review Board in addition to one member of the Environmental Forestry and Sustainability Commission and a non-voting Trustee Liaison. Meetings would be publicly noticed in compliance with the Open Meetings Act and allow for public comment.

A comprehensive rewrite will result in a modern, user-friendly Zoning Code that is consistent with the Village's adopted plans, responsive to community needs, and aligned with best practices in land use regulation. In August a Request for Proposals was issued and responses were received from land use consulting firms in September. Staff is currently reviewing the responses and scheduling interviews with respondents. Upon consultant selection the rewrite is anticipated to be completed within 18 to 24 months from contract approval.

If the resolution is adopted this evening the Village Council is also scheduled to consider appointments to the steering committee.

RECOMMENDATION:

The Village Council may consider adoption of Resolution No. R-79-2026: Establishing the Ad Hoc Zoning Ordinance Rewrite Steering Committee for the Village of Winnetka.

ATTACHMENTS:

1. Resolution No. R-79-2026: Establishing the Ad Hoc Zoning Ordinance Rewrite Steering Committee for the Village of Winnetka

RESOLUTION NO. R-79-2026

**A RESOLUTION ESTABLISHING THE AD HOC ZONING ORDINANCE REWRITE
STEERING COMMITTEE FOR THE VILLAGE OF WINNETKA**

WHEREAS, the Village of Winnetka ("***Village***") is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village's Zoning Ordinance, as amended ("***Zoning Ordinance***"), requires comprehensive updates as the Ordinance was last rewritten at least 30 years ago; and

WHEREAS, the Village plans to conduct a comprehensive rewrite of the Zoning Ordinance ("***Zoning Ordinance Rewrite***"), which includes hiring a land use consultant ("***Consultant***") to assist the Village Attorney in the drafting and preparation of the comprehensive amendments; and

WHEREAS, pursuant to Section 3.02.050 of the Winnetka Village Code, as amended, the Village Council may establish an ad hoc committee; and

WHEREAS, the Village Council desires to create and establish the Ad Hoc Zoning Ordinance Rewrite Steering Committee for the purpose of gathering stakeholder input, working with the Consultant and Village, and overseeing the amendments proposed in the Zoning Ordinance Rewrite; and

WHEREAS, the Village Council has determined that it is in the best interests of the Village and its residents to establish the Ad Hoc Zoning Ordinance Rewrite Steering Committee;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1: RECITALS. The Village Council adopts the recitals in this Resolution as its findings, as if fully set forth in this Section.

SECTION 2: ESTABLISHMENT. The Village Council establishes the Ad Hoc Zoning Ordinance Rewrite Steering Committee for the purpose and with the duties as set forth in this Resolution. The Ad Hoc Zoning Ordinance Rewrite Steering Committee will consist of seven members as follows:

- Two members from the Plan Commission
- Two members from the Zoning Board of Appeals
- Two members from the Design Review Board
- One member from the Environmental, Forestry, & Sustainability Commission

The Village President will appoint one Trustee to serve as a Council Liaison to the Ad Hoc Zoning Ordinance Rewrite Steering Committee. The members will each serve a term for so long as the Ad Hoc Zoning Ordinance Rewrite Steering Committee is in existence. Members of the Ad

ATTACHMENT 1

Hoc Zoning Ordinance Rewrite Steering Committee will be appointed by the Village President with the consent of the Village Board of Trustees. The Ad Hoc Zoning Ordinance Rewrite Steering Committee will continue until further action is taken by the Village Council.

SECTION 3: DUTIES. The Ad Hoc Zoning Ordinance Rewrite Steering Committee will have the following duties:

- a) Hold public meetings for the purpose of guiding the development of the Zoning Ordinance Rewrite;
- b) Explore, create, review, refine, and propose amendments to the Zoning Ordinance with guidance from the Consultant and the Village Attorney; and
- c) Review the draft Zoning Ordinance Rewrite for completeness, alignment with Village priorities, and implementation feasibility.

SECTION 4: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval according to law.

ADOPTED this 20th day of October, 2026, pursuant to the following roll call vote:

AYES: _____
NAYS: _____
ABSENT: _____
ABSTAIN: _____

Signed

Village President

Countersigned:

Village Clerk