



Village of Winnetka

Plan Commission Regular Meeting

March 22, 2023 at 7:00 PM
Winnetka Village Hall Council Chambers
510 Green Bay Road

AGENDA

1. **Call to Order & Roll Call**
2. **Approval of Minutes**
 - a. February 15, 2023, Special Meeting Minutes
 - b. February 22, 2023, Regular Meeting Minutes
 - c. March 1, 2023, Special Meeting Minutes
3. **Public Comments**
4. **Community Development Report**
5. **New Applications**
 - a. **Case No. 23-03-SU: Hubbard Woods Elementary School (1110 Chatfield Road):** An Application submitted by Winnetka Public School District 36 seeking approval of an amendment to existing Special Use Permit approvals that have allowed various structures at 1110 Chatfield Road. The requested amendment would allow construction of an addition on the southwest corner of the existing school building, which is located in the R-4 Single-Family Residential Zoning District. The Village Council has final jurisdiction on this request.
 - b. **Case No. 23-02-SD: 1415 and 1423 Asbury Avenue:** An application submitted Judy Lesnik seeking approval of a Final Plat of Subdivision and zoning variations to allow a two-lot resubdivision of 1415 Asbury Avenue and 1423 Asbury Avenue. The requested zoning variations would permit the existing residence at 1423 Asbury Avenue to (a) observe less than the minimum required side yard setback from the new east property line; and (b) observe less than the minimum required total side yard setback for Proposed Lot 1. The request also requires a finding of "No Material Increased Adverse Impact" for the following existing improvements on Proposed Lot 2 (1415 Asbury Avenue) which (a) exceed the maximum permitted gross floor area; (b) exceed the maximum permitted front yard lot coverage; (c) observe less than the minimum required front yard setback; and (d) do not provide the required building line articulation on the east side building walls. The Village Council has final jurisdiction on this request.

NOTICE

Public comment is permitted on all agenda items at the meeting. If you wish to provide testimony or comments prior to the meeting, you may provide them one of two ways: (1) by sending an email to planning@winnetka.org; or by sending a letter to Community Development, Village of Winnetka, 510 Green Bay Road, Winnetka, IL 60093. All agenda materials are available at www.villageofwinnetka.org/agendacenter.

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

- 6. Old Business**
- 7. New Business**
 - a. April 26, 2023, Regular Meeting - Quorum Check
- 8. Adjournment**