



Village of Winnetka

Zoning Board of Appeals Regular Meeting

April 10, 2023 at 7:00 PM
Village Hall Council Chambers
510 Green Bay Road

AGENDA

1. **Call to Order & Roll Call**
2. **Approval of Minutes**
 - a. March 13, 2023, Regular Meeting Minutes
3. **Community Development Report**
4. **New Cases**
 - a. **Case No. 23-02-SD: 1415 and 1423 Asbury Avenue:** *This item is not ready for this meeting, and the Board is asked to continue the item to its May 8, 2023, meeting.* An application 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 and construction of a detached garage on Proposed Lot 2 (1415 Asbury Avenue). The requested zoning variations would (a) permit the existing residence at 1423 Asbury Avenue to (i) observe less than the minimum required side yard setback from the new east property line; and (ii) observe less than the minimum required total side yard setback for Proposed Lot 1; and (b) permit the existing residence and proposed detached garage at 1415 Asbury Avenue to exceed the maximum permitted gross floor area. The Village Council has final jurisdiction on this request.
 - b. **Case No. 23-04-SU: 564 Green Bay Road:** An application seeking approval of a Special Use Permit to allow off-street parking at street-level along the alley and zoning variations for a new four-story mixed-use building at 564 Green Bay Road. The requested variations would permit the improvements to (i) provide less than the minimum required rear yard setback from the west property line; and (ii) provide less than the minimum required off-street parking spaces for the three residential units. The Village Council has final jurisdiction on this request.
5. **New Business**
 - a. May 8, 2023, Regular Meeting - Quorum Check
6. **Public Comments**
7. **Adjournment**

NOTICE

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

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