



Village of Winnetka

Zoning Board of Appeals Regular Meeting

June 12, 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. April 10, 2023, Regular Meeting Minutes
3. **Community Development Report**
4. **Continued Cases**
 - a. **Case No.23-02-SD: 1415 and 1423 Asbury Avenue (Continued from the April 10, 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.
5. **New Cases**
 - a. **Case No. 23-06-V: 615 Elm Street:** An application seeking approval of zoning variations to allow construction of an addition to the existing residence at 615 Elm Street. The requested variations would permit the addition to (i) exceed the maximum permitted gross floor area; (ii) provide less than the minimum required side yard setback from the west property line; and (iii) provide an unarticulated west side building wall. The Zoning Board of Appeals has final jurisdiction on this request.
6. **New Business**
 - a. July 10, 2023, Regular Meeting - Quorum Check
7. **Public Comments**
8. **Adjournment**

NOTICE

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

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

