



Village of Winnetka

Zoning Board of Appeals Regular Meeting

November 13, 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. July 10, 2023, Regular Meeting Minutes
3. **Community Development Report**
4. **New Cases**
 - a. **Case No. 23-19-V2: 889 Sheridan Road:** An application seeking approval of a zoning variation to allow construction of a pickleball court at 889 Sheridan Road. The requested variation would permit the pickleball court to provide less than the minimum required corner yard setback from the south property line along Tower Road. The Village Council has final jurisdiction on this request.
 - b. **Case No. 23-20-V2: 84 Abbottsford Road:** An application seeking approval of zoning variations to allow construction of additions to the existing residence at 84 Abbottsford Road. The requested variations would permit the additions to (i) exceed the maximum permitted roofed lot coverage; (ii) exceed the maximum permitted gross floor area; (iii) provide less than the minimum required corner yard setback from the private road easement along the north property line; and (iv) perform structural changes necessary to provide new window openings in the legally nonconforming south side building wall. The Village Council has final jurisdiction on this request.
 - c. **Case No. 23-21-V2: 717 Park Avenue:** An application seeking approval of a zoning variation to allow construction of an addition to the existing residence at 717 Park Avenue. The requested variation would permit the addition to provide less than the minimum required front yard setback from the easterly property line along Park Avenue. The Village Council has final jurisdiction on this request.
 - d. **Case No. 23-13-TX: 808 Oak Street:** An application seeking approval of (i) a Text Amendment to the Zoning Ordinance, (ii) Special Use Permits, and (iii) a zoning variation to allow construction of a four-story, three-unit, multifamily residential building at 808 Oak Street. The text amendment would allow residential uses in the C-2 General Retail Commercial Zoning District (the "C-2

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).

District"), on the ground floor that are less than 50 feet from the front street line, as a special use. The special use permits would allow (a) a residential use in the C-2 District, on the ground floor and less than 50 feet from the front street line; and (b) off-street parking at street level. The variation would permit the proposed building to provide more than the maximum permitted front yard setback from the north property line along Oak Street. The Village Council has final jurisdiction on this request.

5. New Business

- a. December 11, 2023, Regular Meeting - Quorum Check

6. Public Comments

7. Adjournment