



Village of Winnetka

Zoning Board of Appeals Special Meeting

November 18, 2024 at 7:00 PM
Village Hall Council Chambers
510 Green Bay Road

AGENDA

1. **Call to Order & Roll Call**
2. **Community Development Report**
3. **New Cases**
 - a. **Case No. 24-21-V2: 630 Walden Road:** An application seeking approval of variations to allow construction of a detached garage at 630 Walden Road. The requested variations would permit the proposed garage to (i) provide less than the minimum required corner yard setback from the south property line along Pine Street; (ii) be located closer than 20 feet from the corner lot line; and (iii) be placed nearer the street line along Pine Street than the principal building. The Village Council has final jurisdiction on this request.
 - b. **Case No. 24-22-V2: 402 Hawthorn Lane:** An application seeking approval of a variation to allow construction of additions to the existing residence at 402 Hawthorn Lane. The requested variation would permit the proposed additions to provide less than the minimum required corner yard setback from the west property line along Woodland Avenue. The Village Council has final jurisdiction on this request.
 - c. **Case No. 24-24-V2: 933 Green Bay Road:** An application seeking approval of variations to allow construction of a new one-story commercial building at 933 Green Bay Road. The requested variations would permit the proposed development to (i) provide more than the maximum permitted front yard setback along a portion of the west property line along Green Bay Road; (ii) provide less than the minimum required interior side yard setback along a portion of the north property line and a portion of the south property line; (iii) provide less than minimum required rear yard setback from the east property line; and (iv) provide less than the minimum required number of off-street parking spaces. The Village Council has final jurisdiction on this request.
 - d. **Case No. 24-16-V2: 270 Birch Street:** An application seeking approval of a variation to allow construction of an addition to the existing residence at 270 Birch Street. The requested variation would permit the proposed addition to provide less than the minimum required front yard setback from the east property line along Birch Street. The Village Council has final jurisdiction on this request.
4. **New Business**
 - a. December 9, 2024, Regular Meeting - Quorum Check
5. **Public Comments**

6. 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).