



Village of Winnetka

Zoning Board of Appeals Regular Meeting

May 12, 2025 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 14, 2025, Regular Meeting Minutes
3. **Community Development Report**
4. **Continued Cases**
 - a. **Case No. 25-01-V2: 314 Walnut Street:** An application seeking approval of zoning variations to allow construction of a new detached garage and a two-story addition to the existing residence at 314 Walnut Street. The requested variations would permit the proposed improvements to (i) exceed the maximum permitted front yard lot coverage; (ii) exceed the maximum permitted gross floor area; (iii) provide less than the minimum required front yard setback from the west property line along Wilson Street to the proposed detached garage; (iv) provide less than the minimum required corner yard setback from the north property line along Orchard Lane to the proposed addition to the existing residence. The Village Council has final jurisdiction on this request. *This item was continued from the February 10, 2025, Zoning Board of Appeals meeting. The Applicant has withdrawn this application. The Zoning Board of Appeals will not be taking action on this application.*
5. **New Cases**
 - a. **Case No. 25-03-SU: Hubbard Woods Metra Train Station (1065 Gage Street):** An application seeking approval of a Special Use Permit to allow renovation of the existing train depot and train platform and construction of a new pedestrian bridge, new accessible ramps, new stairs and elevators to the train platform, and new warming shelters. The Village Council has final jurisdiction on this request.
 - b. **Case No. 25-04-SD: 557 Orchard Lane and 561 Orchard Lane:** Applications seeking approval of a Final Plat of Subdivision to consolidate the two existing lots into a single lot of record. As part of the Final Plat approval, the application includes a request of approval of a zoning variation to permit the existing residence at 561 Orchard Lane to observe less than the minimum required side yard setback from the west property line, which is due to an increase in the minimum required side yard setback as a result of the proposed increase in total lot area and increase in average lot width. The Village Council has final jurisdiction on this request.
6. **New Business**

a. June 9, 2025, 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).