



Village of Winnetka

Zoning Board of Appeals Regular Meeting

July 14, 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. June 9, 2025, Regular Meeting Minutes
3. **Community Development Report**
4. **Recommendations and Determinations**
 - a. **Case No. 25-09-APL: 314 Walnut Street:** Consideration of approval of written findings and determination to affirm the Zoning Administrator's determination that 314 Walnut Street has a front yard along Wilson Street.
5. **New Cases**
 - a. **Case No. 25-10-V2: 270 Birch Street:** An application seeking approval of zoning variations to allow construction of an addition to the existing residence and a new detached garage at 270 Birch Street. The requested variations would permit the proposed improvements to (i) provide less than the minimum required front yard setback from the east property line along Birch Street; (ii) provide less than the minimum required total side yard setback; and (iii) exceed the maximum permitted width for front-facing garage doors. The Village Council has final jurisdiction on this request.
 - b. **Case No. 25-13-V2: 826 Humboldt Avenue:** An application seeking approval of zoning variations to allow construction of an addition and work beyond ordinary repair and maintenance of the existing residence at 826 Humboldt Avenue. The requested variations would permit the proposed improvements to (i) provide less than the minimum required front yard setback from the northerly property line along Humboldt Avenue; (ii) allow structural changes necessary to provide a new window opening in the legally nonconforming east side building wall; and (iii) provide an unarticulated east side building wall. The Village Council has final jurisdiction on this request.
6. **New Business**
 - a. August 11, 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).