

**WINNETKA ZONING BOARD OF APPEALS MEETING MINUTES
SEPTEMBER 8, 2025**

Zoning Board Members Present: Matt Bradley, Chairman
Mark Haller
Lynn Hanley
Kathryn Leister
Mike Nielsen
Michael Ritter
Todd Vender

Zoning Board Members Absent: None

Village Staff: Steve Mangum, Director of Community Development
Ann Klaassen, Assistant Director of Community Development

Call to Order & Roll Call:

Chairman Bradley called the meeting to order at 7:01 p.m. Roll call was taken of the Board Members present.

Approval of Meeting Minutes.

Chairman Bradley asked for a motion to approve the August 11, 2025, meeting minutes. A motion to approve the August 11, 2025, meeting minutes was made by Mr. Nielsen and seconded by Ms. Hanley. A vote was taken and the motion unanimously passed, 7 to 0:

AYES: Bradley, Haller, Hanley, Leister, Nielsen, Ritter, Vender

NAYS: None

Community Development Report.

Mr. Mangum stated there is no Community Development Report.

Continued Cases:

a. **Case No. 25-14-V2: 175 DeWindt Road:** An application seeking approval of zoning variations to allow construction of a second-floor addition to the existing residence at 175 DeWindt Road. The requested variations would permit the proposed improvements to (i) exceed the maximum permitted gross floor area; and (ii) provide less than the minimum required front yard setback from the west property line. The Village Council has final jurisdiction on this request. **At the August 11, 2025, Zoning Board of Appeals meeting, at the request of the Applicant, the Zoning Board of Appeals continued this item to the October 13, 2025, meeting.**

Chairman Bradley stated the applicant asked for the case to be continued to the October 13, 2025, meeting.

New Cases:

a. **Case No. 25-17-V: 270 Birch Street:** An application seeking approval of a zoning variation to allow construction of an attached garage addition to the existing residence at 270 Birch Street. The requested variation would permit the proposed improvement to provide less than the minimum required front yard setback from the east property line along Birch Street. The Zoning Board of Appeals has final jurisdiction on this request.

1 Ms. Klaassen provided a summary of the July ZBA meeting when the Board considered three variations
2 requested by the applicant and noted that application was subsequently withdrawn. She identified the
3 property's location, zoning classification and current site photographs. Ms. Klaassen then referred to a
4 prior variation presented in November 2024 for a three-car garage and summarized the consideration of
5 that request by the ZBA and the Village Council. She stated the Board would now consider a two-car, side
6 loaded attached garage with the shaded area on the site plan representing the proposed addition. Ms.
7 Klaassen informed the Board the beech tree would be removed and that the Village Forester has reviewed
8 the tree, and he would allow the removal, due to the tree's location close to the house and slight decline.
9

10 Ms. Klaassen identified the front yard setback related to the proposed addition as well as its floor plan,
11 the conversion of existing garage space to storage space and the front elevation of the proposed addition.
12 She summarized the proposed addition's size and referred to additional elevations from the north and
13 south. Ms. Klaassen noted two emails were received from neighbors and provided to the Board. She
14 stated two resolutions were drafted for the Board's consideration, one for approval and one for denial
15 and asked if there were any questions.
16

17 Chairman Bradley also asked if there were any questions. No questions were raised at this time.
18

19 Chairman Bradley swore in those speaking to this matter. Alex Kaehler introduced herself to the Board
20 and apologized for the confusion surrounding the application's presentation in July. She identified the
21 current proposal as similar to their initial request and stated it was their hope to save the tree. Mrs.
22 Kaehler stated the two-car garage would be as shallow as possible and they would use the existing garage
23 space for storage.
24

25 Chairman Bradley asked if there were any questions. Mr. Haller asked about the roof line of the proposed
26 addition in relation to the existing residence. Mrs. Kaehler explained that the intent was to preserve a
27 second story window and having a flat roof portion would have reduced the roof's size which would have
28 appeared heavy with a second story addition. Ms. Hanley asked the current garage's dimensions. Mrs.
29 Kaehler responded it is 19.5 feet deep, and the request is for it to have a depth of 21 feet. No additional
30 questions were raised at this time.
31

32 Chairman Bradley noted there are no members of the public present to comment and called the matter
33 in for discussion. Mr. Nielsen stated he was not present at the November 2024 meeting and asked for the
34 Board to identify the garage portion approved at that time versus what is being requested now. The Board
35 Members and applicant identified and discussed the area questioned by Mr. Nielsen. Chairman Bradley
36 summarized his position with regard to the previous request and stated he would be in support of the
37 current request. Mr. Vender stated he would also be in support and the applicants have worked diligently
38 on the older home to find a solution for the garage's location. He also commented a two-car garage would
39 fit nicely with the home. Ms. Leister stated she is also in favor of the request and that an appropriately
40 sized garage is fine given the home's modernization and added locating it on the south side would have
41 an effect on the neighbors. Mr. Ritter agreed with the comments made and stated he is also in favor of
42 the request. He congratulated the homeowners in modernizing the home as opposed to demolishing it.
43 Mr. Nielsen stated he would also be in favor of the request. Ms. Hanley stated since the existing garage
44 would be used as storage, she did not understand why the new garage would have to measure 27x22 feet
45 and there is no justification under the standards for the setback. She stated standard nos. 1 and 3 were
46 not met and concluded she would not be in favor of the garage variation.
47

1 Chairman Bradley asked for a motion to approve the request as indicated on page 38. A motion was made
2 to approve the request by Mr. Nielsen and seconded by Mr. Haller. A vote was taken and the motion
3 passed, 6 to 1:

4 AYES: Bradley, Haller, Leister, Nielsen, Ritter, Vender

5 NAYS: Hanley

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7 **New Business:**

8 a. October 13, 2025, Regular Meeting - Quorum Check.

9 The Board Members discussed their availability.

10

11 **Public Comment:**

12 No comments were made at this time.

13

14 **Adjournment:**

15 Chairman Bradley asked for a motion to adjourn. A motion to adjourn was made by Ms. Hanley and
16 seconded by Mr. Nielsen A vote was taken and the motion unanimously passed, 7 to 0:

17 AYES: Bradley, Haller, Hanley, Leister, Nielsen, Ritter, Vender

18 NAYS: None

19 The meeting adjourned at 7:22 p.m.

20

21 Respectfully submitted,

22

23 Antionette Johnson

24 Recording Secretary