



Village of Winnetka

Zoning Board of Appeals Regular Meeting

December 12, 2022 at 7:00 PM
Village Hall - 510 Green Bay Road

AGENDA

1. **Call to Order & Roll Call**
2. **Approval of Minutes**
 - a. November 14, 2022, Regular Meeting Minutes
3. **Community Development Report**
4. **New Cases**
 - a. **Case No. 22-26-SD: 484 and 488 Elder Lane:** An application submitted by Tim and Kimberly Junker 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 484 Elder Lane to observe less than the minimum required side yard setback from the east 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.
 - b. **Case No. 22-30-V2: 232 Sheridan Road:** An application submitted by Amy and William Franzen seeking approval of zoning variations to allow construction of an addition to the existing residence at 232 Sheridan Road. The requested variations would permit the addition 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; (iv) provide less than the minimum required rear yard setback from the west property line; (v) exceed the maximum permitted width for a front-facing attached garage; and (vi) exceed the maximum permitted width for a front-facing attached garage door. The Village Council has final jurisdiction on this request.
 - c. **Case No. 22-31-V: 740 Humboldt Avenue:** An application submitted by Rachel and Chris Kozina seeking approval of a zoning variation to allow construction of an addition to the existing residence at 740 Humboldt Avenue. The requested variation would permit the residence to provide less than the minimum required

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).

front yard setback from Humboldt Avenue. The Zoning Board of Appeals has final jurisdiction on this request.

5. New Business

- a. January 9, 2023, Meeting - Quorum Check

6. Public Comments

7. Adjournment