



1200 WILMETTE AVENUE
WILMETTE, ILLINOIS 60091-0040

MEETING AGENDA
ZONING BOARD OF APPEALS

February 21, 2024
7:00 p.m.
Council Chambers

I. Call to Order

II. 2024-Z-04 1001 Lake Avenue – Request to Table to March 6, 2024

A request by Healy Rice, architect, for a 4.63' side yard adjoining a street parking pad setback variation and a 34.06 square foot (1.58%) rear yard paving impervious surface coverage variation to permit the retention of a parking pad and patio

III. 2024-Z-08 1315 Forest Avenue

A request by Christopher Bertucci for a special use for an accessory structure in excess of 200 square feet, a 5.8' west side yard setback variation, a 3.8' east side yard setback variation, a 112.78 square foot (33.7%) rear yard structure impervious surface coverage variation, and a 47.13 square foot (14.08%) rear yard total impervious surface coverage variation to permit the construction of an accessory structure

IV. 2024-Z-10 3232 Lake Avenue

A request by Edens Plaza SC Owner LLC and Edens Plaza BB Owner LLC for a 49.5' side yard adjoining Skokie Boulevard dumpster enclosure setback variation to permit a new dumpster enclosure

V. 2024-Z-09 901 Ridge Road

A request by Robert Madrigal for a 2 space parking variation to permit the operation of a small medical clinic

VI. 2024-Z-06 3632 Lake Avenue

A request by 3632 W Lake, LLC, for an expansion of a special use for a warehouse/distribution use, a 4.5' east side yard setback variation (Unit P), a 4.5' east side yard setback (Unit Q), a 19.15' rear yard (north) setback variation (Unit Q), a 15.0' west side yard setback variation (Unit R), a 10.54' west side yard setback variation (Unit T), a

15.0' west side yard setback variation (Unit U), and a 3.5' side yard parking space setback variation to permit the installation of 7 additional storage structures

VII. 2024-Z-07 3207 Lake Avenue, Suite 8A

A request by TF Deluxe, LLC, for a special use to operate a limited service restaurant (Jersey Mike's)

VIII. 2024-Z-11 3207 Lake Avenue, Suites 11A-13A

A request by Aleksander Radovic for a special use operate a medical/dental clinic, large (Lake Pointe Urgent Care)

IX. Approval of the December 6, 2023 Meeting Minutes

X. Approval of the December 20, 2023 Meeting Minutes

XI. Public Comment

XII. Adjournment

NOTE: The Chairman reserves the right to alter the order of the published agenda if he deems a change necessary.

If you are a person with a disability and need special accommodations to participate in and/or attend a Village of Wilmette public meeting, please notify the Village Manager's Office at (847) 853-7509 or TDD 7-1-1 as soon as possible.

For additional information, please call (847) 853-7511, the Village Clerk's Office.

**REPORT TO THE ZONING BOARD OF APPEALS
FROM THE
COMMUNITY DEVELOPMENT DEPARTMENT**

Case Number:	2024-Z-08
Property:	1315 Forest Avenue
Zoning District:	R1-H, Single-Family Detached Residence
Applicant:	Christopher Bertucci
Nature of Application:	Request a special use for an accessory structure in excess of 200 square feet, a 5.8' west side yard setback variation, a 3.8' east side yard setback variation, a 112.78 square foot (33.7%) rear yard structure impervious surface coverage variation, and a 47.13 square foot (14.08%) rear yard total impervious surface coverage variation to permit the construction of an accessory structure
Applicable Provisions of the Zoning Ordinance:	Section 5.3 Section 5.4 Section 8.3 Section 8.3.E Section 13.4.A.6
Hearing Date:	February 21, 2024
Date of Application:	December 27, 2024
Notices:	Notice of public hearing to the applicant, January 30, 2024. Notice of public hearing published in the <u>Wilmette Life</u> , February 1, 2024. Posted on the property, January 30, 2024. Affidavit of compliance with notice requirements dated February 7, 2024.
Report Prepared By:	Lisa Roberts, AICP Deputy Director of Community Development

STAFF INFORMATION AS PRESENTED TO THE ZONING BOARD OF APPEALS

Description of Property

The Subject Property is located on the south side of Forest Avenue approximately 180' west of 13th Street. The Subject Property is irregular in shape with 68.0' of frontage on Forest Avenue and a lot depth of 152.09'. The property is 6,726.82 square feet in area. The property is improved with a two-story house and attached one-car garage.

To the north and east are properties zoned R1-H, Single-Family Detached Residence, and improved with single-family homes. To the west and south is property zoned R1-H, Single-Family Detached Residence, and improved with Wilmette Fire Station #26.

Proposal

The petitioner proposes to construct an accessory structure. The proposed structure is triangular in shape, measuring 17.0' x 29.0' and 246.5 square feet in area. The structure is 11.42' in height. Because the Zoning Ordinance requires that accessory structures (other than detached garages, and beach, boat, and pool houses) in excess of 200 square feet be considered a special use, special use approval is required.

The structure is proposed with a 1.0' west side yard setback and a 3.0' east side yard setback. Because the Zoning Ordinance requires a minimum side yard setback of 6.8', a 5.8' west side yard setback variation is required. Because the Zoning Ordinance requires a minimum side yard setback of 6.8', a 3.8' east side yard setback variation is required.

The proposed structure with associated hardscape results in a rear yard structure impervious surface coverage of 229.9 square feet and a rear yard total impervious surface coverage of 247.9 square feet. Because the Zoning Ordinance limits rear yard structure impervious surface coverage to 117.12 square feet (30%), a 112.78 square foot (33.7%) rear yard structure impervious surface coverage variation is required. Because the Zoning Ordinance limits rear yard total impervious surface coverage variation to 200.77 square feet (60%), a 47.13 square foot (14.08%) rear yard total impervious surface coverage variation is required.

The proposed accessory structure conforms to the height, lot coverage, and floor area requirements of the Zoning Ordinance.

<u>Requirement</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Accessory Structure East Setback	6.8'	3.92'*	3.0'*
Accessory Structure West Setback	6.8'	est 3'*	1.0'*

Rear Yard Impervious Surface Calculations

Rear Yard = 334.62 square feet

$334.62 \text{ s.f.} \times .6 = 200.77 \text{ s.f.}$ permitted total rear yard impervious surface coverage

Proposed total impervious surface coverage = 247.9 s.f.*

$200.77 - 247.9 = 47.13 \text{ s.f.}$ rear yard total impervious surface coverage variation

$334.62 \text{ s.f.} \times .35 = 117.12 \text{ s.f.}$ permitted rear yard structure impervious surface coverage
Proposed structure impervious coverage = 229.9*
 $117.12 - 229.9 = 112.78 \text{ s.f.}$ rear yard structure coverage variation

* Non-conforming

Other Accessory Structure Special Use Requests (Excluding Detached Garages)

1326 Wilmette Avenue Case 2022-Z-57 ZBA: Deny VB: Granted

Revised request for a special use special use for an accessory structure in excess of 200 square feet to permit the construction of an accessory structure (shed)

924 Forest Avenue Case 2022-Z-48 ZBA: Deny VB: Withdrawn

Request for a special use to permit an accessory structure in excess of 200 square feet, a variation to allow the installation of an accessory structure on a lot without a principal structure, a 2.42' accessory structure height variation (roof), and a 4.42' accessory structure height variation (chimney) to permit the construction of an accessory structure and fence without a principal structure

911 Michigan Avenue Case 2022-Z-22 ZBA: Grant VB: Granted

Revised request for an expansion of a special use for a social club or lodge, a special use to permit an accessory structure in excess of 200 square feet, a 26,986.06 square foot (32.2%) total floor area variation, a 2.5' accessory structure height variation (parapet), a 7.16' accessory structure height variation (chimney), and a 5.3' accessory structure separation variation to permit the construction of an open pavilion on the legal non-conforming structure

3434 Illinois Road Case 2022-Z-20 ZBA: Grant VB: Granted

Request for a special use for an educational facility, secondary, and a special use to permit an accessory structure in excess of 200 square feet to permit the installation and use of an educational garden

1 Indian Hill Road Case 2019-Z-35 ZBA: Grant VB: Granted

Revised request for a variation to permit the expansion of legal non-conforming uses (Club and Golf Course), a 25.0' north side yard adjoining a street setback variation (equipment wash/storage), a 30.0' rear yard of a double-frontage lot setback variation (dumpster pad), a 41.37' north side yard adjoining a street setback variation (loading), a special use for three accessory buildings each in excess of 200 square feet, a 2,028.25 square foot south side yard adjoining a street impervious surface variation, a 2,631.1 square foot north side yard adjoining a street impervious surface variation, a 2.0' fence height variation, and a fence openness variation to permit the construction of a one-story employee center, a one-story equipment wash building, parking lot, and other site improvements

2601 Old Glenview Road Case 2016-Z-50 ZBA: Grant VB: Granted

Request for a special use to expand an existing special use (social club or lodge), a special use for an accessory structure in excess of 200 square feet, a special use for more than 3 detached accessory structures, a variation from the requirement that accessory structures not have a basement, a 23.75' accessory structure height variation, a 13.08' accessory structure height

variation, a 6.58' light pole height variation, and a variation from the requirement that lights be designed with fully shielded luminaires for the replacement of a paddle tennis court warming hut and to relocate existing and add new lighted paddle tennis courts

Other Rear Yard Impervious Surface Coverage Variations

3041 Iroquois Road Case 2023-Z-52 ZBA: Grant VB: Granted

Request for a special use for a swimming pool and a 116.27 square foot (12.01%) structure impervious surface coverage variation to permit the installation of an in-ground pool

920 Sheridan Road Case 2023-Z-45 ZBA: Deny VB: Withdrawn

Request for a special use for a detached garage in excess of 600 square feet, a special use for a pool house/cabana in excess of 300 square feet, a 386.09 square foot (19.3%) rear yard total impervious surface coverage variation, and a 501.89 square foot (25.09%) rear yard structure impervious surface coverage variation to permit the construction of a detached garage and pool house/cabana

933 Elmwood Avenue Case 2023-Z-39 ZBA: Grant VB: Granted

Request for a 4.5' side yard garage setback variation, an 11.5' combined side yard garage setback variation, a 151.36 square foot total (40.0%) rear yard impervious surface variation, a 264.88 square foot (70.0%) rear yard pavement impervious surface coverage variation, and a variation from the requirement that parking surfaces be improved with a hard-surfaced, all-weather, dustless material to permit the construction of a one-car detached carport and drive

101 16th Street Case 2023-Z-36 ZBA: Grant VB: Granted

Request for a 120.27 square foot (2.76%) lot coverage variation, a 1.05' side yard adjoining a street garage setback variation, a 0.5' side yard garage setback variation, a 1.0' rear yard garage setback variation, 139.4 square foot (16.0%) rear yard total impervious surface coverage variation, and a 223.15 square foot (25.61%) rear yard structure impervious surface coverage variation to permit the construction of a detached two-car garage

429 Maple Avenue Case 2023-Z-16 ZBA: Grant VB: Granted

Request for a 174.5 square foot (11.63%) rear yard total impervious surface coverage variation and a 140.5 square foot (9.36%) rear yard paving impervious surface coverage variation to permit the construction of a detached garage as part of new home construction

917 Greenwood Avenue Case 2023-Z-05 ZBA: Grant VB: Granted

Request for a special use for detached garages in excess of 600 square feet, a 0.16' rear yard outdoor kitchen setback variation, a 1.75' rear yard wall setback variation, a 3.0' wall height variation, a 6.71 decibel generator variation, a 22.41 square foot (0.53%) rear yard pavement impervious surface coverage variation, and a 138.99 square foot (3.29%) rear yard total impervious surface coverage variation to permit the retention of a detached garage, patio, grill island, and wall and the relocation of a generator

815 16th Street Case 2022-Z-42 ZBA: Grant VB: Granted

Request for a special use for a detached garage in excess of 600 square feet, 0.16' rear yard garage setback variation, a 107.34 square foot (6.1%) rear yard total impervious surface coverage variation, a 49.07 square foot (2.79%) rear yard structure impervious surface coverage variation,

a 4.42' detached garage height variation, and a variation to permit the retention of a non-conforming detached garage upon demolition of the principal structure to permit the retention of a legal non-conforming garage and new rear yard paving

753 12th Street Case 2022-Z-23 ZBA: Grant VB: Withdrawn

Request for a 1.0' rear yard garage setback variation, a 2.0' rear yard garage setback variation, a 239.0 square foot (15.93%) rear yard total impervious surface coverage variation, and a 249.0 square foot (16.6%) rear yard paved impervious surface coverage variation to permit the construction of a detached one-car garage

1522 Maple Avenue Case 2021-Z-36 ZBA: Grant VB: Granted

Request for a 43.1 square foot (3.8%) rear yard structure impervious surface coverage variation to permit the construction of a detached two-car garage

200 Catalpa Place Case 2021-Z-26 ZBA: Grant VB: Granted

Request for a 78.48 square foot (1.4%) lot coverage variation, a 232.39 square foot (4.16%) total floor area variation, and a 46.25 square foot (4.11%) rear yard structure impervious surface coverage variation to permit the construction of a two-car detached garage

1605 Elmwood Avenue Case 2021-Z-02 ZBA: Grant VB: Granted

Request for a 2.49' side yard setback variation, a 1.0' combined side yard setback variation, a 26.8 square foot (2.82%) rear yard total impervious surface coverage variation, and a 160.8 square foot (16.89%) rear yard structure impervious surface coverage variation to permit the construction of a two-story addition, window modifications on the existing home, and detached garage on the legal non-conforming structure

1239 Gregory Avenue Case 2020-Z-26 ZBA: Withdrawn

Request for a 75.39 square foot (4.31%) rear yard total impervious surface coverage variation and a 151.38 square foot (8.65%) rear yard pavement impervious surface coverage variation to permit the construction of a parking pad

802 Lake Avenue Case 2019-Z-34 ZBA: Deny VB: Withdrawn

Request for a 356.27 square foot (14.22%) rear yard pavement impervious surface coverage variation to permit the expansion of an approved driveway

204 9th Street Case 2019-Z-25 ZBA: Grant VB: Granted

Request for a 119.3 square foot (7.48%) rear yard pavement impervious surface coverage variation and a 40.8 square foot (2.56%) rear yard total impervious surface coverage variation to permit the construction of a detached two-car garage

611 9th Street Case 2019-Z-11 ZBA: Grant VB: Granted

Request for a 10.6' rear yard deck setback variation, a 4.6' rear yard parking pad setback variation, a 106.04 square foot (7.07%) rear yard structure impervious surface coverage variation, and a 32.57 square foot (2.17%) rear yard total impervious surface coverage variation to permit the construction of a new deck and a new parking pad

Case 2024-Z-08
1315 Forest Avenue

127 16th Street Case 2019-Z-10 ZBA: Grant VB: Granted
Request for a 204.61 square foot (3.75%) lot coverage variation and a 57.87 square foot (5.31%) rear yard structure impervious surface coverage variation to permit the construction of a new detached two-car garage

106 16th Street Case 2018-Z-49 ZBA: Grant VB: Granted
Request for a 0.5' side yard window well setback variation, a 5.0' side yard air conditioner setback variation, a 154.65 square foot (24.74%) rear yard structure impervious surface coverage variation, and a 141.75 square foot (22.68%) rear yard total impervious surface coverage variation to permit the construction of a new home

431 9th Street Case 2018-Z-40 ZBA: Grant VB: Granted
Request for a 90.0 square foot (9.0%) rear yard structure impervious surface coverage variation

106 16th Street Case 2018-Z-26 ZBA: Grant VB: Granted
Request for a 24.5 square foot (0.78%) total floor area variation, 1.69' combined side yard setback variation, a 0.41' combined side yard eave setback variation, a 3.43 square foot (0.55%) rear yard structure impervious surface coverage variation, a 5.0' side yard air conditioner condenser setback variation, a variation to allow the expansion and relocation of windows in a non-conforming wall, and a variation to the requirement that a new home provide two enclosed parking spaces to permit the construction of a substantial addition and remodel that is classified as a new home and the retention of an existing one-car detached garage

1428 Wilmette Avenue Case 2018-Z-21 ZBA: Grant VB: Granted
Request for a 2.0' side yard garage setback variation and a 188.5 square foot (26.74%) rear yard pavement impervious surface coverage variation to permit the construction of a detached two-car garage

500 Gregory Avenue Case 2017-Z-50 ZBA: Grant VB: Granted
Request for a 225.5 square foot (21.68%) rear yard pavement impervious surface coverage variation and a 193.5 square foot (18.61%) rear yard total impervious surface coverage variation to permit the construction of a patio

516 Linden Avenue Case 2017-Z-32 ZBA: Grant VB: Granted
Request for a 1.37' side yard garage setback variation, a 1.98' rear yard garage setback variation, a 0.37' side yard garage eave setback variation, a 0.98' rear yard garage eave setback variation, a 5.0' side yard parking space setback variation, a 3.32' rear yard parking space setback variation, a 165.16 square foot (8.42%) rear yard pavement impervious surface coverage variation, and an 81.16 square foot (4.14%) rear yard total impervious surface coverage variation to permit the construction of a replacement detached garage and replacement parking pad

121 Dupee Place Case 2017-Z-11 ZBA: Grant VB: Granted
Request for an 85.8 square foot (8.48%) rear yard structure impervious surface coverage variation to permit the construction of a detached two-car garage

3027 Greenleaf Avenue Case 2016-Z-59 ZBA: Grant VB: Granted
Request for a 360.91 square foot (6.82%) lot coverage variation, a 109.56 square foot (10.35%)

rear yard structure impervious surface coverage variation, and a 3.0 square foot (0.28%) rear yard total impervious surface coverage variation to permit the construction detached two-car garage

108 3rd Street Case 2016-Z-35 ZBA: Grant VB: Granted

Request for a 55.7 square foot (5.07%) rear yard structure impervious surface coverage variation to allow the construction of a detached two-car garage

1359 Ashland Avenue Case 2016-Z-33 ZBA: Grant VB: Granted

Request for a 136.87 square foot (1.5%) total floor area variation and a 161.35 square foot (8.84%) rear yard total impervious surface coverage variation to allow the construction of a detached two-car garage on the legal non-conforming structure

1809 Wilmette Avenue Case 2016-Z-26 ZBA: Deny VB: Granted

Request for a 54.02 square foot (0.87%) total floor area variation, a 1.1' side yard garage setback variation, a 5.0' rear yard parking pad setback variation, a 2.0' parking space depth variation, a 52.46 square foot (4.22%) rear yard total impervious surface coverage variation, and a 45.62 square foot (3.67%) rear yard structure impervious surface coverage variation to permit the retention of a detached two-car garage and parking pad

Zoning Ordinance Provisions Involved

Section 5.3 outlines the special use procedures.

Section 5.4 outlines the variation procedures.

Section 8.3 references Table 8-2, which establishes a minimum side yard setback of 6.8' and a rear yard setback of 30.42' on the Subject Property.

Section 8.3.E. establishes a rear yard total impervious surface coverage maximum of 200.77 square feet (60%) and a rear yard structure impervious surface coverage maximum of 117.12 square feet (30%) on the Subject Property.

Section 13.4.A.6 limits the maximum area of a detached accessory structure to no more than 200.0 s.f.

Action Required

Move to recommend granting a request for a special use for an accessory structure in excess of 200 square feet, a 5.8' west side yard setback variation, a 3.8' east side yard setback variation, a 112.78 square foot (33.7%) rear yard structure impervious surface coverage variation, and a 47.13 square foot (14.08%) rear yard total impervious surface coverage variation to permit the construction of an accessory structure at 1315 Forest Avenue in accordance with the plans submitted. The Zoning Board must determine if the special use should run with the land or the use.

(After the vote on the request)

Move to authorize the chairman to prepare the report and recommendation for the Zoning Board of Appeals for case number 2024-Z-08.

CASE FILE DOCUMENTS

<u>Doc. No.</u>	<u>Documents</u>
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Location Maps And Plans

1.0	Zoning Map
1.1	GIS Map
1.2	Sidwell Tax Map
1.3	Plat of Survey
1.4	Site Plan
1.5	Floor Plan
1.6	North Elevation
1.7	East Elevation
1.8	South Elevation
1.9	West Elevation
1.10	Building Section






Written Correspondence and Documentation

2.0	Completed application form
2.1	Letter of application
2.2	Proof of ownership
2.3	Notice of Public Hearing as prepared for the petitioner, dated January 30, 2024
2.4	Notice of Public Hearing as published in the <u>Wilmette Life</u> , February 1, 2024
2.5	Certificate of publication
2.6	Certificate of posting, dated January 30, 2024
2.7	Affidavit of compliance with notice requirements, filed by applicant February 7, 2024

**Legend**

Zoning and Development

Zoning

-  R1-D: Residential Suburban District
-  R1-G: Residential Suburban District
-  R1-H: Residential Suburban District
-  R2: Attached Residential
-  VC: Village Center Business

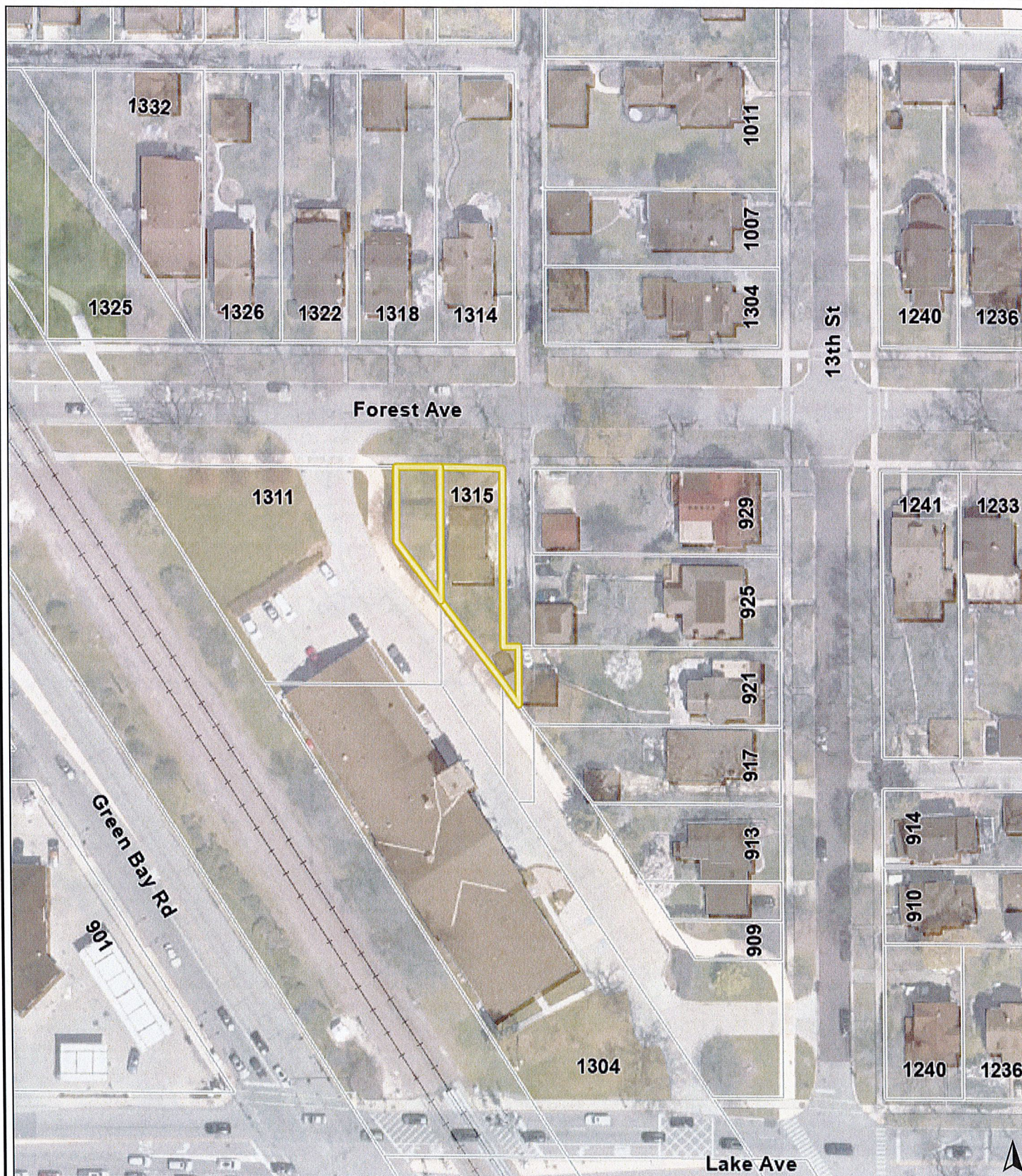
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Print Date: 1/16/2024

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



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Print Date: 1/16/2024

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ated alley N. and
0, and Lots 7 & 8 of
of vacated street N.
vacate d alley S. and
8, all in Gage's Add.

193800

1/2 of Blk. 19
Gage's Add. in

1045307

Sub. of Blk. 28 in
Wilmette Village, in

14076

SUB. of Blks. 29 to 34
Sec. 27-42-13.

1462036

lots 1 to 5 and 8 in Blk.
a "G".

146555

SUB., a resub. of the
t. of Blk. 9 of
(see "A").

1328868

in Gage's Add.

1361700

Blk. 1 in Wilmette
ave in T. 42, R. 13.

19559

lots 1 to 4 in
1 (see "M") in Sec. 27

122468

Part of Lots 16 to 22 of
of Sub. of Blk. 28 (see

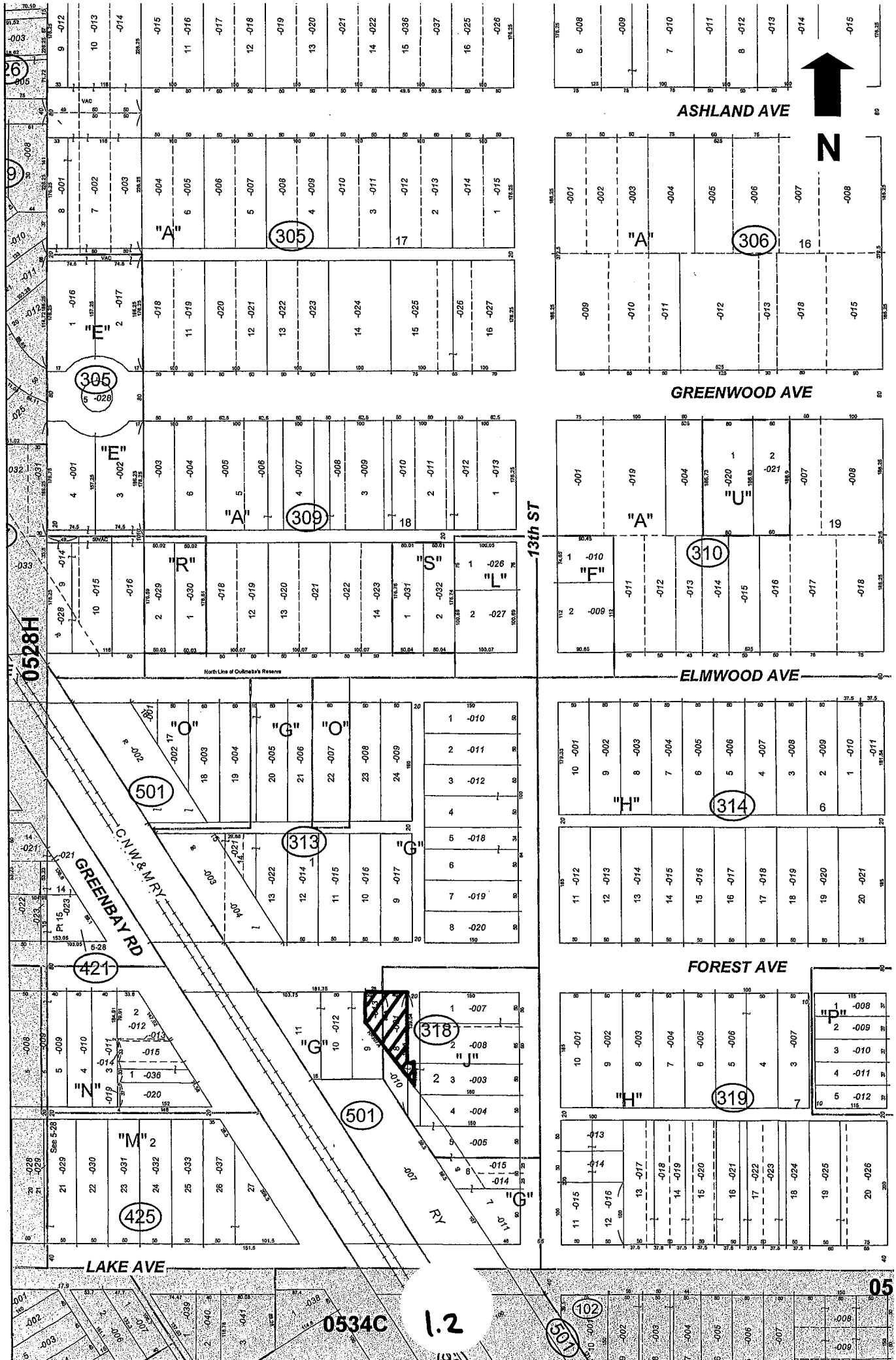
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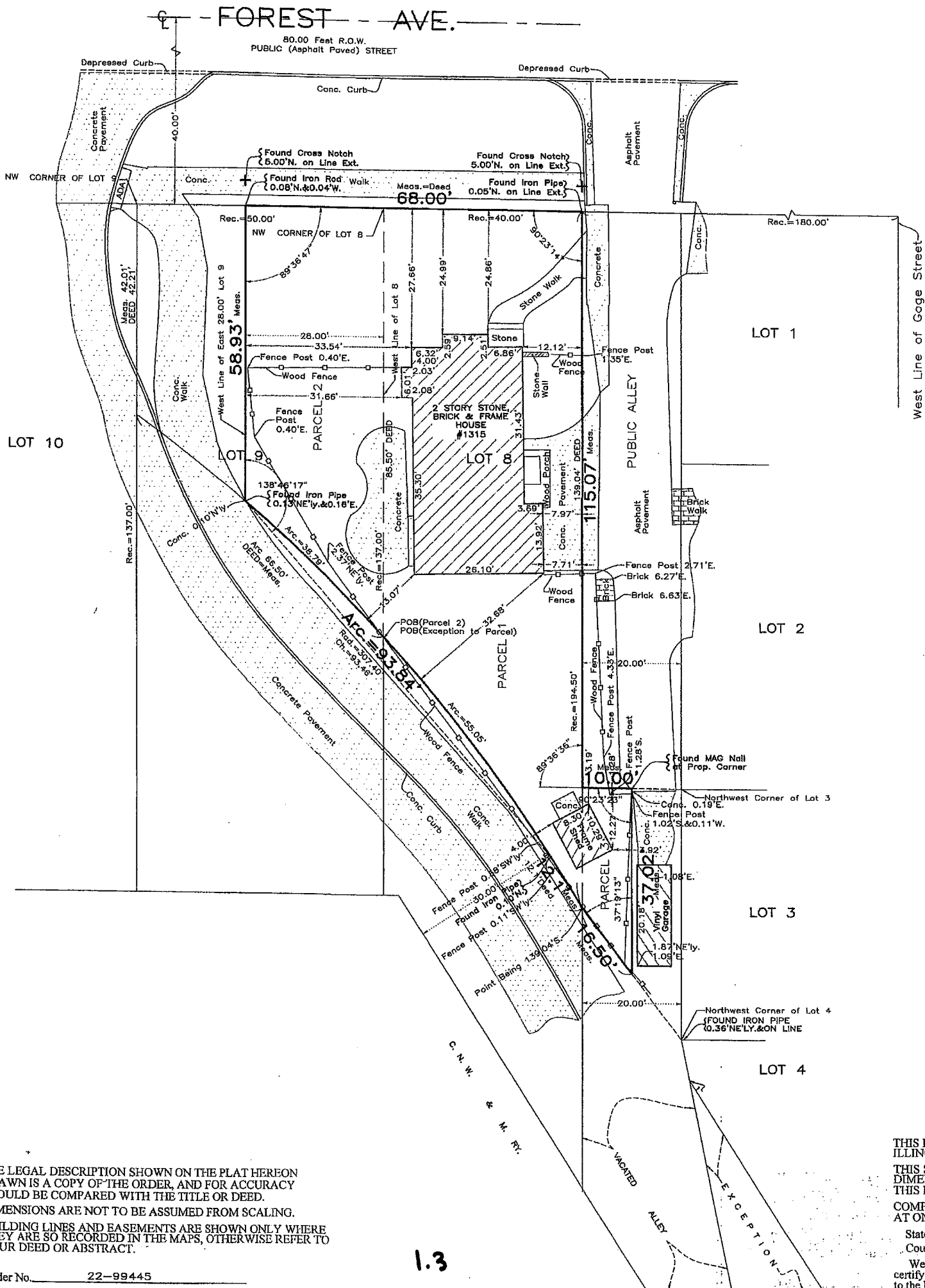
lots 1 & 2 of Blk. 7 in
(see "H").

193287

15 ft. Lot 4 and all of
3 Add. to Wilmette

1840965





THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON
DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY
SHOULD BE COMPARED WITH THE TITLE OR DEED.
DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.
BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE
THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO
YOUR DEED OR ABSTRACT.

Order No. 22-99445

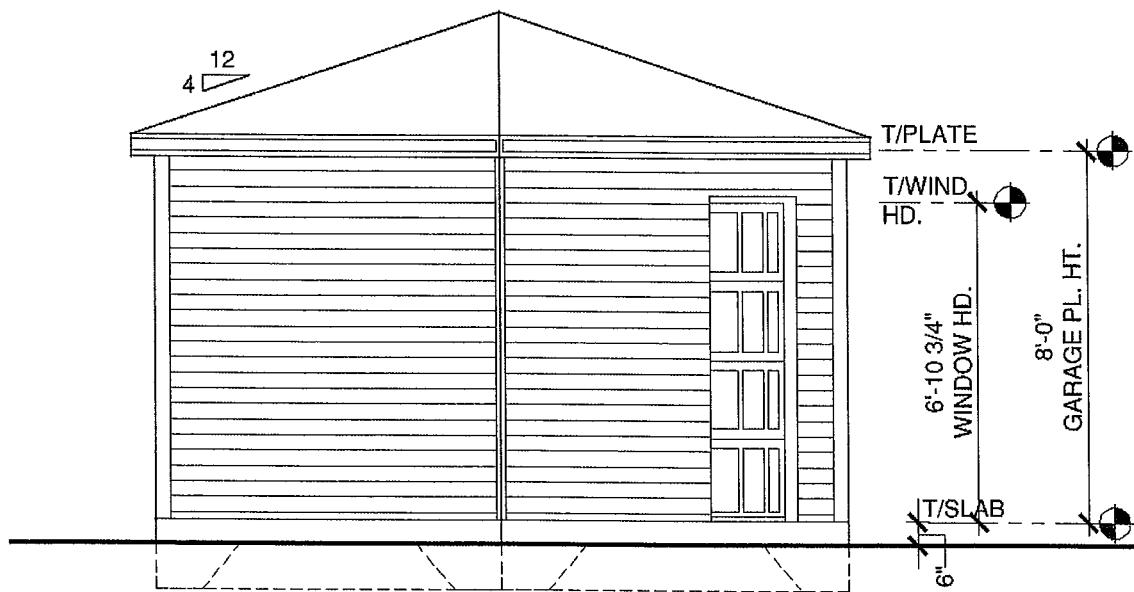
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NORTH ELEVATION

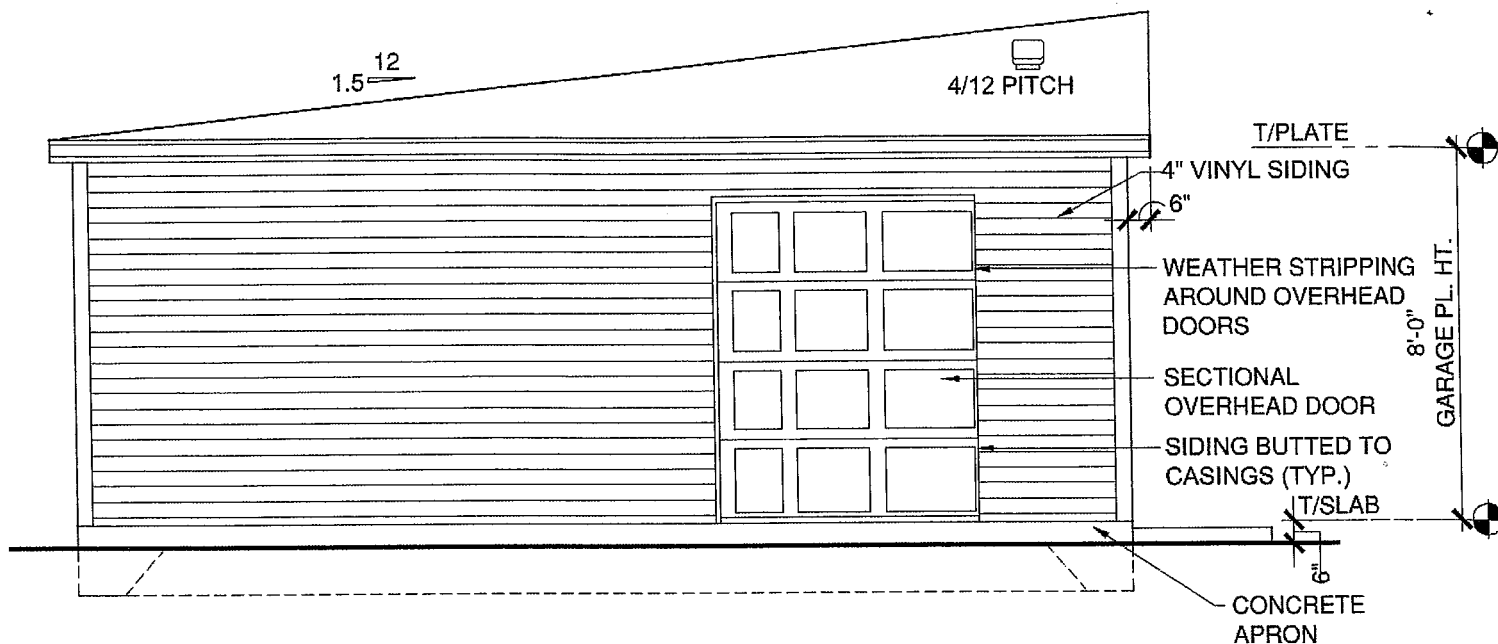
SCALE: 1/4" = 1'-0"

ACHED GARAGE - GABLE ROOF
REST AVE. - WILMETTE - BERTUCCI RESIDENCE

CONTRACTOR:

STANLEY GARAGE BUILDERS

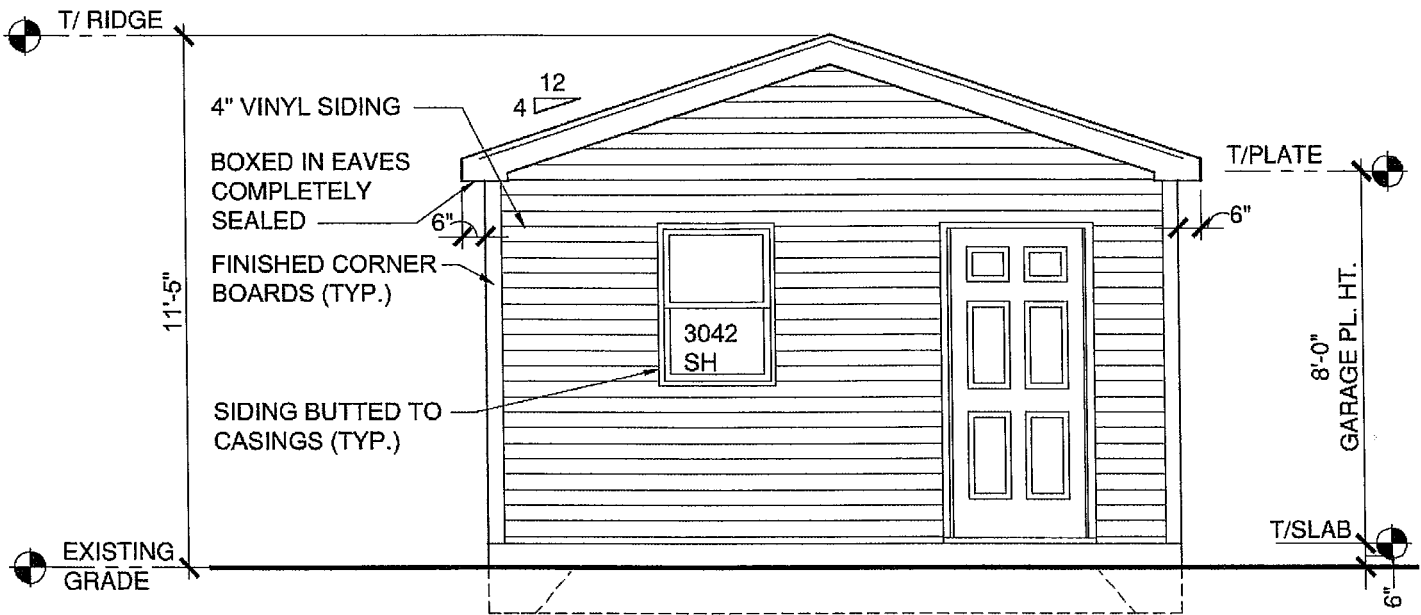
33 WEST HIGGINS ROAD
 SUITE 740
 SOUTH BARRINGTON, IL 60010
 PHONE: (708) 223-6464



EAST ELEVATION

SCALE: 1/4" = 1'-0"

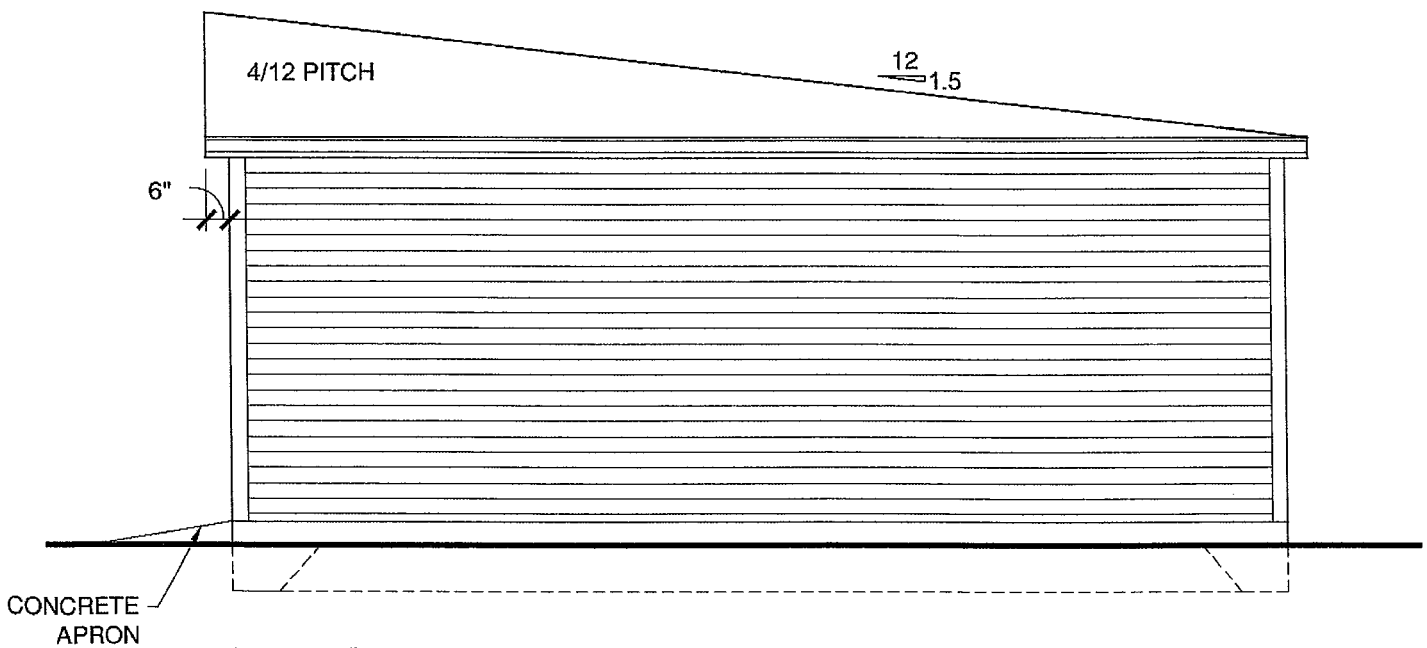
DETACHED
1315 FOREST AVE. -



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

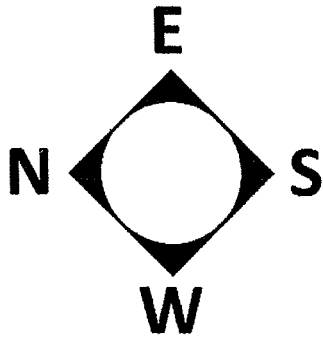
DETACHED GARAGE -
1315 FOREST AVE. - WILMETTE - BERK



WEST ELEVATION

SCALE: 1/4" = 1'-0"

GE - GABLE ROOF TTE - BERTUCCI RESIDENCE	CONTRACTOR: STANLEY GARAGE BUILDERS 33 WEST HIGGINS ROAD SUITE 740 SOUTH BARRINGTON, IL 60010 PHONE: (708) 223-6464	SHEET NAME:
		WEST & SOUTH ELEVATIONS
		SHEET NUMBER:
		2 OF 3

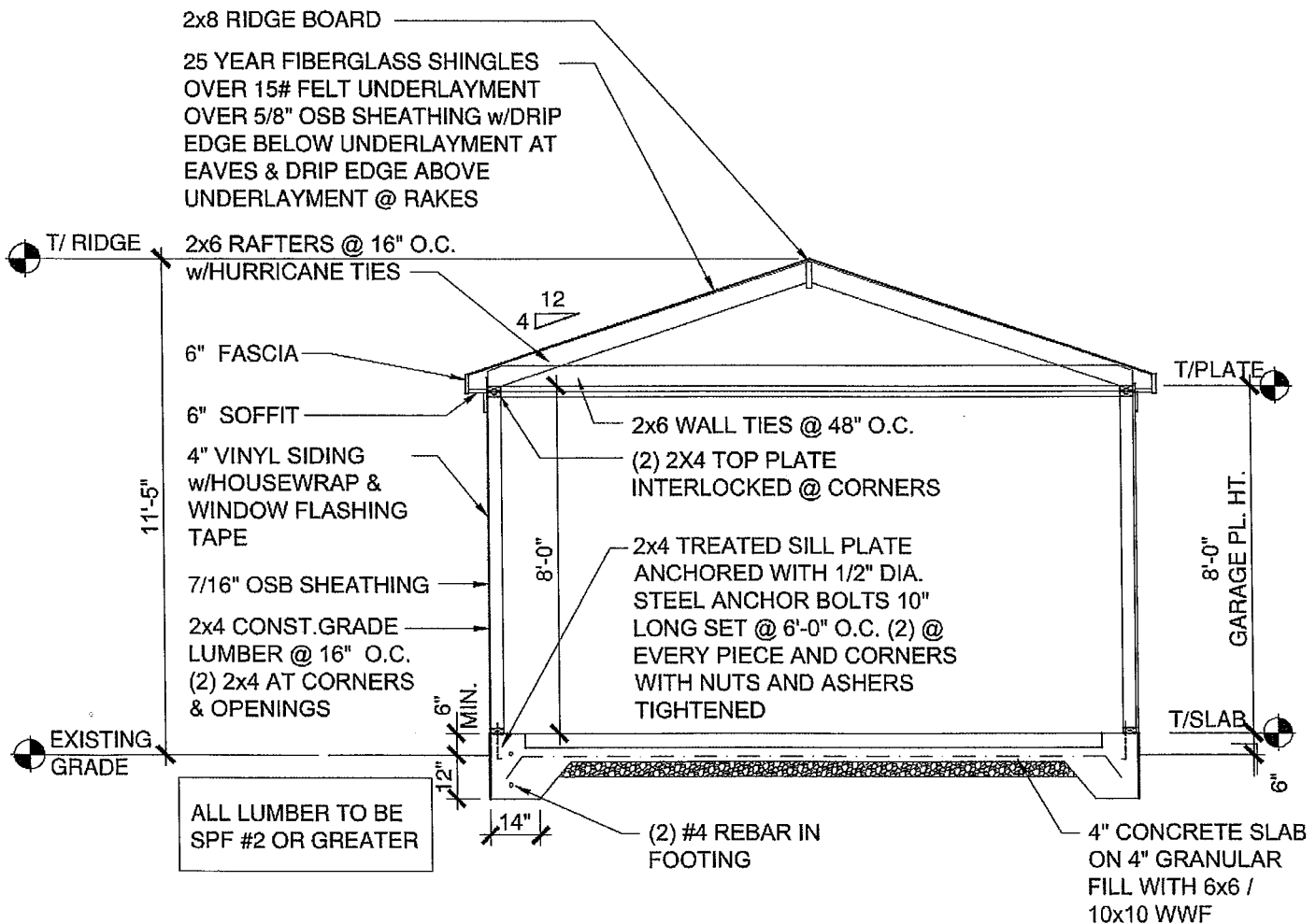


ALL CONSTRUCTION TO CONFORM TO:

- 2006 INTERNATIONAL RESIDENTIAL CODE WITH VILLAGE OF WILMETTER AMENDMENTS
- 2006 INTERNATIONAL BUILDING CODE WITH VILLAGE OF WILMETTE AMENDMENTS
- 2005 NATIONAL ELECTRICAL CODE WITH VILLAGE OF WILMETTE AMENDMENTS

ELECTRICAL DETAILS

- CIRCUITS: (1) 20 AMP. #12 GA. (1) 15 AMP. #14 GA.
- CONTAINED IN 1/2" RIGID STEEL CONDUIT
- BURIAL DEPTH: 18 INCHES
- WIRING: SEPARATE CIRCUITS TO ELECTRICAL PANEL



BUILDING SECTION

SCALE: 1/4" = 1'-0"

GARAGE - GABLE ROOF
WILMETTE - BERTUCCI RESIDENCE

CONTRACTOR:

STANLEY GARAGE BUILDERS

33 WEST HIGGINS ROAD
SUITE 740
SOUTH BARRINGTON, IL 60010
PHONE: (708) 223-6464

SHEET NAME:

FLOOR PLAN

SHEET NUMBER:

1 OF 3

February 14, 2024

Zoning Board of Appeals
Village of Wilmette
1200 Wilmette Avenue



Members of the Zoning Board of Appeals,

I respectfully request approval of a Special Use and Variation from the Zoning Ordinance to allow construction of an accessory structure on the rear corner of my property at 1315 Forest Avenue in Wilmette. Specifically, I request a Special Use for an accessory structure in excess of 200 square feet, a 5.8' west side yard setback Variation, a 3.8' east side yard setback Variation, a 112.78 square foot rear yard coverage Variation, and a 47.13 square foot rear yard total coverage Variation. As the accessory structure will replace and serve the same purpose as an existing shed, the use and appearance of the area will be largely unchanged. My request meets all standards of review, as outlined below.

Standards of review for Variations:

- 1. Particular hardship.** The physical shape of my property and the existence of a large heritage tree impose a particular hardship, in that the shape leaves a narrow triangle of otherwise unused space in the rear of my lot, partially blocked by the tree.
- 2. Not created by the owner and due to unique circumstances.** This hardship is a direct result of the shape of the property, resulting from the unique division of property boundaries, and not the result of any changes since purchasing the property in 2022.
- 3. Peculiar to the property.** This hardship is peculiar to my property and is not generally shared by other nearby properties. With three rectangular lots to the east and a fire station to the west, mine is the only property in the immediate area that has such a unique shape.
- 4. Reasonable use of the property.** The heritage tree and unusual triangular shape of my rear yard make reasonable and practical use of the rear of my lot especially difficult without a Variation and approval for Special Use. My proposal maximizes the practical use of the rear corner of my property without completely eliminating open green space for my family forward of the rear yard, removing the large and desirable heritage tree, or leaving useless empty space in the narrow rear corner of my property.
- 5. Impairment of other properties, danger to public health, and diminishment of neighborhood property values.** My property abuts a public alley, and the garages and rear yards of three neighboring properties, to the east, and a fire station parking lot to the west. The proposed structure is over 95 feet from the nearest house and over 55 feet from the neighboring fire station.
- 6. Consistent with character of the neighborhood.** The Variation and Special Use, if granted, will not alter the essential character of the neighborhood. Rather, the accessory structure is

designed in such a way as to compliment the style, color, and construction type of similar structures in the immediate vicinity and throughout the neighborhood. Furthermore, the proposed structure will be the shortest in the area and will be almost entirely enclosed by my existing fence.

Standards of review for Special Uses:

1. Consistent with the goals of the Comprehensive Plan. The Special Use is consistent with the Comprehensive Plan, in that it preserves and enhances the aesthetic and functional qualities of the residential environment and promotes the well-being and quality of life of residents.

2. Will not be detrimental to or endanger public health, safety, or comfort or general welfare. The proposed structure poses no safety risk and will have no negative impact on the surrounding private properties or public rights of way.

3. Will not be injurious to the use or enjoyment of other property in the neighborhood. Since the Special Use is confined to my property and almost entirely enclosed by fencing, and is surrounded by residentially zoned property, it will not be injurious to the use or enjoyment of other properties in the neighborhood.

4. Will not impede the normal and orderly development and improvement of surrounding properties. All surrounding properties are fully developed, and the Special Use does not in any way limit improvement of neighboring properties.

5. Will not substantially diminish property values in the neighborhood. The proposed Special Use is residential in nature, improves upon the quality and aesthetic of the existing structure, and complements the aesthetic of neighboring structures.

6. Adequate utilities, road access, drainage, and other necessary facilities. Adequate utilities and drainage will be provided in the planned Special Use, which will not interfere with nearby road access.

7. Minimizes traffic congestion in the public streets. The proposed Special Use will not affect traffic congestion in the public streets.

8. Consistent with the community character of the neighborhood of the parcel proposed for development. The proposed use will fit in with the residential nature of the neighborhood and will be consistent with the aesthetic of similar neighboring structures.

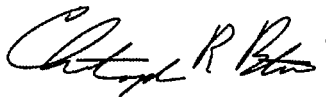
9. Will not substantially adversely affect a known archaeological, historical, or cultural resource. Since the proposed Special use will be occupying already constructed space, no disturbance will occur to vacant property. There are no designated landmarks on the site or in the vicinity.

10. Provision and development of any buffers, landscaping, public open space and other improvements associated with the proposed use. The proposed use will not change or interfere with any existing buffers, landscaping, or public open space.

11. The proposed use will meet all additional standards. The proposed use meets the additional standards for an accessory structure.

I appreciate your consideration of my request and am happy to provide any additional information that may facilitate your decision.

Sincerely,

A handwritten signature in black ink, appearing to read "Christopher R. Bertucci". The signature is fluid and cursive, with the first name "Christopher" written in a larger, more prominent script than the last name "Bertucci".

Christopher R. Bertucci

CHICAGO TRIBUNE

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NOTICE OF PUBLIC HEARING

Notice is hereby given that on Wednesday, February 21, 2024 at 7:00 P.M., the Zoning Board of Appeals of the Village of Wilmette will conduct a public hearing in the Council Chambers of Village Hall, 1200 Wilmette Avenue, Wilmette, Illinois when matters listed below will be considered:

2024-Z-06 3632 Lake Avenue

A request by 3632 W Lake, LLC, for an expansion of a special use for a warehouse/distribution use, a 4.5' east side yard setback variation (Unit P), a 4.5' east side yard setback (Unit Q), a 19.15' rear yard (north) setback variation (Unit Q), a 15.0' west side yard setback variation (Unit R), a 10.54' west side yard setback variation (Unit T), a 15.0' west side yard setback variation (Unit U), and a 3.5' side yard parking space setback variation to permit the installation of 7 additional storage structures on the property identified as Property Index Number 05-30-300-019-0000.

2024-Z-07 3207 Lake Avenue, Suite 8A

A request by TF Deluxe, LLC, for a special use to operate a limited service restaurant (Jersey Mike's) on the property identified as Property Index Numbers 05-31-204-003-0000, 05-31-204-004-0000, 05-31-204-005-0000, 05-31-204-006-0000, 05-31-204-025-000, and 05-31-204-027-0000.

2024-Z-08 1315 Forest Avenue

A request by Christopher Bertucci for a special use for an accessory structure in excess of 200 square feet, a 5.8' west side yard setback variation, a 3.8' east side yard setback variation, a 112.78 square foot (33.7%) rear yard structure impervious surface coverage variation, and a 47.13 square foot (14.08%) rear yard total impervious surface coverage variation to permit the construction of an accessory structure the property identified as Property Index Numbers 05-27-318-001-0000 and 05-27-318-013-0000.



2024-Z-09 901 Ridge Road

A request by Robert Madrigal for a 2 space parking variation to permit the operation of a small medical clinic on the property identified as Property Index Number 05-28-317-015-0000.

2024-Z-10 3232 Lake Avenue

A request by Edens Plaza SC Owner LLC and Edens Plaza BB Owner LLC for a 49.5' side yard adjoining Skokie Boulevard dumpster enclosure setback variation to permit a new

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dumpster enclosure on the property identified as Property Index Numbers 05-30-405-019-0000, 05-30-405-020-0000 and 05-30-405-021.

**2024-Z-11 3207 Lake Avenue,
Suites 11A-13A**

A request by Aleksander Radovic for a special use operate a large medical clinic (Lake Pointe Urgent Care) on the property identified as Property Index Numbers 05-31-204-003-0000, 05-31-204-004-0000, 05-31-204-005-0000, 05-31-204-006-0000, 05-31-204-025-000, and 05-31-204-027-0000.

Reinhard Schneider, Chairman
Karl Camillucci
Brad Falkof
Didier Gattard
Christine Norrick
Rylie Pellaton
Maria Urban

(Constituting the Zoning Board of Appeals of the Village of Wilmette, Illinois)

If you are a person with a disability and need special accommodations to participate in and/or attend a Village of Wilmette public meeting, please notify the Village Manager's Office at (847) 853-7509 or TDD 7-1-1 as soon as possible.
2/1/2024 7573662

**REPORT TO THE ZONING BOARD OF APPEALS
FROM THE
DEPARTMENT OF COMMUNITY DEVELOPMENT**

Case Number:	2024-Z-10
Property:	3232 Lake Avenue
Zoning District:	PCD-1, Planned Commercial Development District
Applicant:	Edens Plaza SC Owner LLC and Edens Plaza BB Owner LLC
Nature of Application:	Request for a 49.5' side yard adjoining Skokie Boulevard dumpster enclosure setback variation to permit a new dumpster enclosure
Applicable Provisions of the Zoning Ordinance:	Section 5.4 Section 11.3
Hearing Date:	February 21, 2024
Date of Application:	January 9, 2024
Notices:	Notice of public hearing to the applicant, January 30, 2024. Notice of Public Hearing published in the <u>Wilmette Life</u> , February 1, 2024. Posted on the property, January 30, 2024. Affidavit of compliance with notice requirements dated February 6, 2024.
Report Prepared By:	Lisa Roberts, AICP Deputy Director of Community Development

STAFF INFORMATION AS PRESENTED TO THE ZONING BOARD OF APPEALS

Description of Property

The Subject Property is Edens Plaza, located at the northwest corner of Lake Avenue and Skokie Boulevard. The property has approximately 612' of frontage on Lake Avenue and approximately 1,330' of frontage on Skokie Boulevard. The Edens Expressway borders the property to the north and west. The property is 19.72 acres in area. The property is improved with the Edens Plaza shopping center, which consists of four one- and two-story commercial buildings.

To the south are Westlake Plaza and Edens Bank, consisting of four commercial buildings, zoned PCD-3, Planned Commercial District 3. To the east are the Chalet Nursery and Garden Shop and an office building zoned OR, Office Research. Also to the east are the Skokie Valley Baptist Church and single-family residences zoned R1-A, Single-Family Detached Residence.

Proposal

The petitioner proposes to relocate an existing dumpster enclosure by Panda Express and Five Guys to a new location along Skokie Boulevard behind Building 3 (where Corner Bakery is located). The enclosure is proposed with a 25.5' setback from the lot line adjoining Skokie Boulevard. Because the Zoning Ordinance requires a 75.0' setback from Skokie Boulevard, a 49.5' side yard adjoining Skokie Boulevard dumpster enclosure setback variation is required.

The proposed enclosure measures 18.0' x 27.0' and consists of a wall 7.0' in height. The appearance of the dumpster enclosure was approved for an Appearance Review Certificate by the Appearance Review Commission at their meeting on August 7, 2023.

<u>Requirement</u>	<u>Minimum</u>	<u>Proposed</u>
Skokie Boulevard Setback	75.0'	25.5'*

* Non-conforming

Other Requests at the Subject Property

<u>3232 Lake Avenue</u>	<u>Case 2023-Z-46</u>	<u>ZBA: Grant</u>	<u>VB: Granted</u>
Request for a 3.0 foot-candle illumination variation to permit the replacement of light fixtures on existing poles			

<u>3232 Lake Avenue</u>	<u>Case 2022-Z-13</u>	<u>ZBA: Grant</u>	<u>VB: Granted</u>
Request for an approximately 3,000 square foot floor area and a 5.0' height variation to permit the installation of new building overhangs, building cladding, and a clerestory to facilitate a new retail occupant (Wayfair)			

<u>3232 Lake Avenue</u>	<u>Case 2018-Z-38</u>	<u>ZBA: Grant</u>	<u>VB: Granted</u>
Request for a special use for a medical clinic, large to permit a pediatric center			

Case 2024-Z-10
3232 Lake Avenue

3232 Lake Avenue Case 2016-Z-24 ZBA: Grant VB: Withdrawn
Request for a special use for a limited service restaurant (Chipotle Mexican Grill)

3232 Lake Avenue Case 2016-Z-01 ZBA: Grant VB: Granted
Request for a 14,727.11 square foot (1.7%) total floor area variation to permit two one-story additions (Note: these additions were not built)

3232 Lake Avenue Case 2010-Z-29 ZBA: Grant VB: Granted
Request for a limited service restaurant special use and a 15 space parking variation to permit a limited service restaurant (Five Guys)

3232 Lake Avenue Case 2006-Z-28 ZBA: Grant VB: Granted
Request for a 4,788.87 square foot (0.56% of lot area – 1.39% of permitted area) total floor area variation and a 23 space parking variation to permit the expansion of the Edens Plaza Shopping Center to accommodate the establishment of a grocery store (Fresh Market) on the property

3232 Lake Avenue Case 2005-Z-57 ZBA: Grant VB: Granted
Request for a special use to allow the establishment of a limited service restaurant (ice cream shop)

3232 Lake Avenue Case 2003-Z-13 ZBA: Grant VB: Granted
Request for a special use to allow the establishment of a fast- food restaurant (Ranch 1 chicken sandwiches), a variation to allow a fast-food restaurant within 300’ of another fast-food restaurant and a 7 space parking variation

3232 Lake Avenue Case 2001-Z-26 ZBA: Grant VB: Granted
Request for a fourteen space parking variation to allow the establishment of a restaurant

3232 Lake Avenue Case 2001-Z-13 ZBA: Grant VB: Granted
Request for a one space parking variation, a variation to allow a fast-food restaurant to be located within 300’ of another fast-food restaurant and a special use to establish and operate a fast- food restaurant

3232 Lake Avenue Case 1998-Z-05 ZBA: Grant VB: Granted
Request for a special use to allow the installation of a personal wireless telecommunications facility.

3232 Lake Avenue Case 1997-Z-67 ZBA: Grant VB: Granted
Request for a special use to allow the establishment of a fast food/carry-out restaurant (Provence Market)

3232 Lake Avenue Case 1994-Z-67 ZBA: Grant VB: Granted
Request for a special use to permit outdoor seating accessory to a restaurant and an 8 space parking variation to permit outdoor dining (La Madeleine Restaurant)

3232 Lake Avenue Case 1994-Z-38 ZBA: Grant VB: Granted
Request for a special use to permit the operation of three fast food restaurants and a variation to

allow three fast food restaurants within 300' of each other

3232 Lake Avenue Case 1993-Z-56 ZBA: Grant VB: Granted

Request for a variation to lower the required parking ratio for the subject use from 5 parking spaces per 1,000 square feet of gross leasable area (or 1 parking space per 200 square feet of gross leasable area) to 4.5 parking spaces per 1,000 square feet of gross leasable area (or parking space per 222.2 square feet of gross leasable area), a 4' variation to the requirement that parking spaces be no closer than 5' from the lot line adjoining Edens Expressway, a variation to the requirement that every tenant space of less than 10,000 square feet have on loading space, a variation to waive the requirement that wheelstops be provided in the parking lot, a 7.4% front yard impervious surface coverage variation, a 30% side yard adjoining a street impervious surface coverage variation along Skokie Boulevard, and a variation to permit a minimum development tract of 19.722 acres rather than 19.760 acres to allow the construction of a 316,260 square foot shopping center

Other Dumpster Enclosure Variation Requests

No other dumpster enclosure variation requests were identified.

Zoning Ordinance Provisions Involved

Section 5.4 outlines the variation procedures.

Section 11.3 references Table 11-2, which establishes a Skokie Boulevard setback of 75.0' in the PCD-1 zoning district.

Action Required

Move to recommend granting a request for a 49.5' side yard adjoining Skokie Boulevard dumpster enclosure setback variation to permit a new dumpster enclosure at 3232 Lake Avenue, in accordance with the plans submitted.

(After the vote on the request)

Move to authorize the Chairman to prepare the report and recommendation for the Zoning Board of Appeals for case number 2024-Z-10.

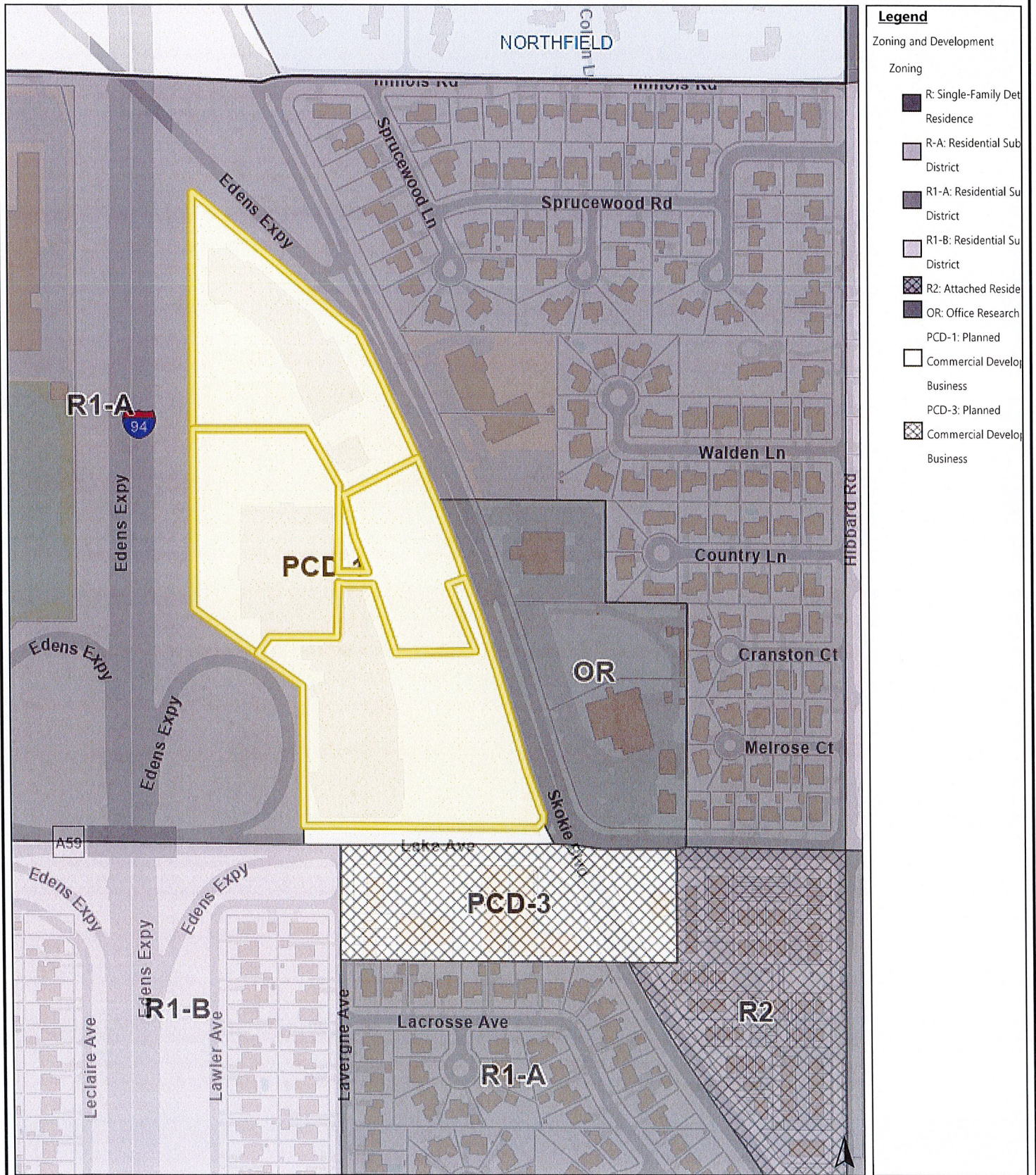
CASE FILE DOCUMENTS

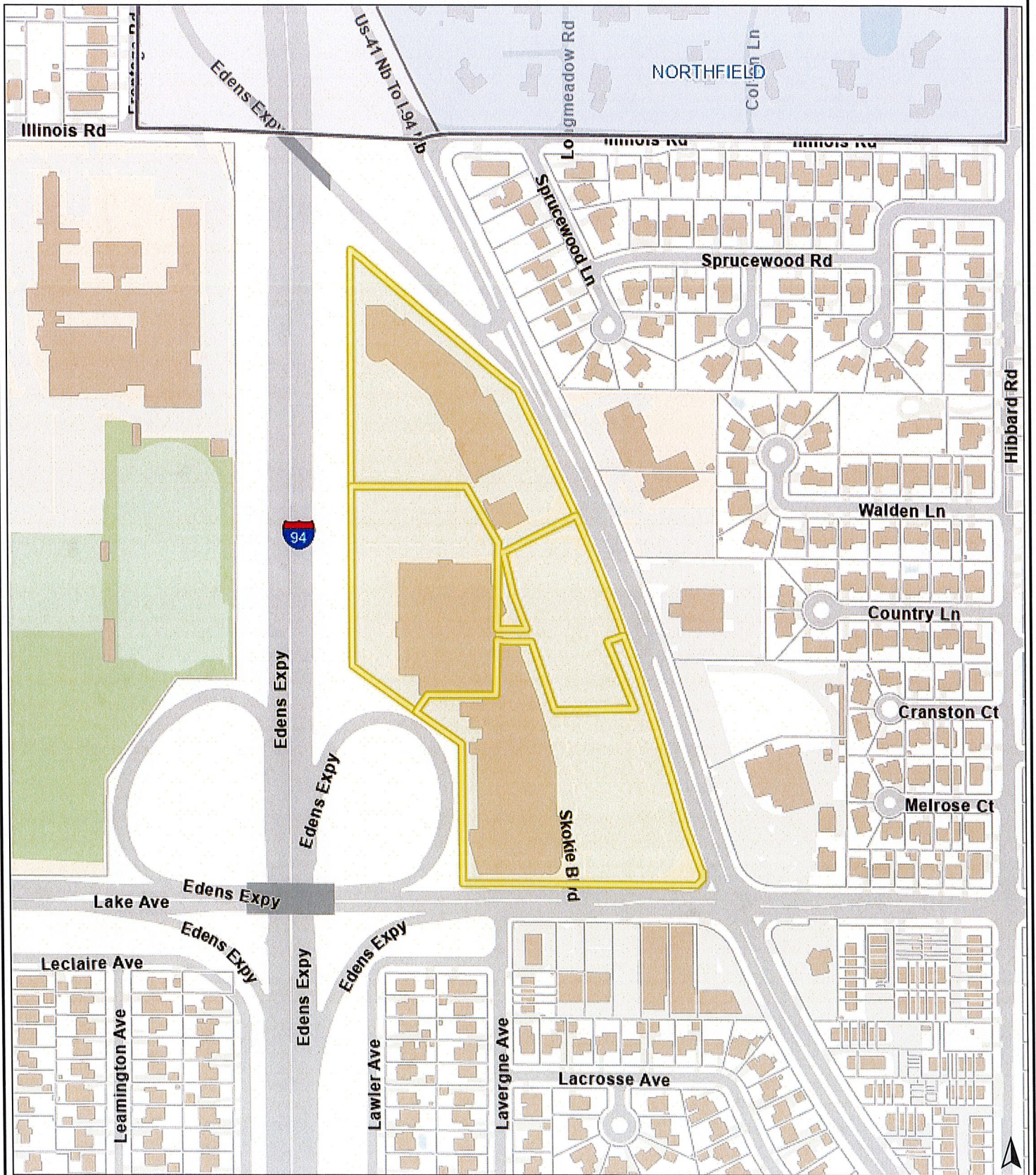
<u>Doc. No.</u>	<u>Documents</u>
Location Maps And Plans	
1.0	Zoning Map
1.1	GIS Map
1.2	Sidwell Tax Map
1.3	Plat of Survey
1.4	Existing Dumpster Location
1.5	Proposed Dumpster Location
1.6	Site Plan Detail

1.7	Trash Enclosure Plan
1.8	Trash Enclosure Gate
1.9	Trash Enclosure Elevations
1.10	Trash Enclosure Details

Written Correspondence and Documentation

2.0	Completed application form
2.1	Letter of application
2.2	Proof of ownership
2.3	Notice of Public Hearing as prepared for the petitioner, January 30, 2024
2.4	Notice of Public Hearing as published in the <u>Wilmette Life</u> , February 1, 2024
2.5	Certificate of publication
2.6	Certificate of posting, dated January 30, 2024
2.7	Affidavit of compliance with notice requirements, filed by applicant, February 6, 2024





0 450 900
ft

1.1

Print Date: 8/25/2023

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

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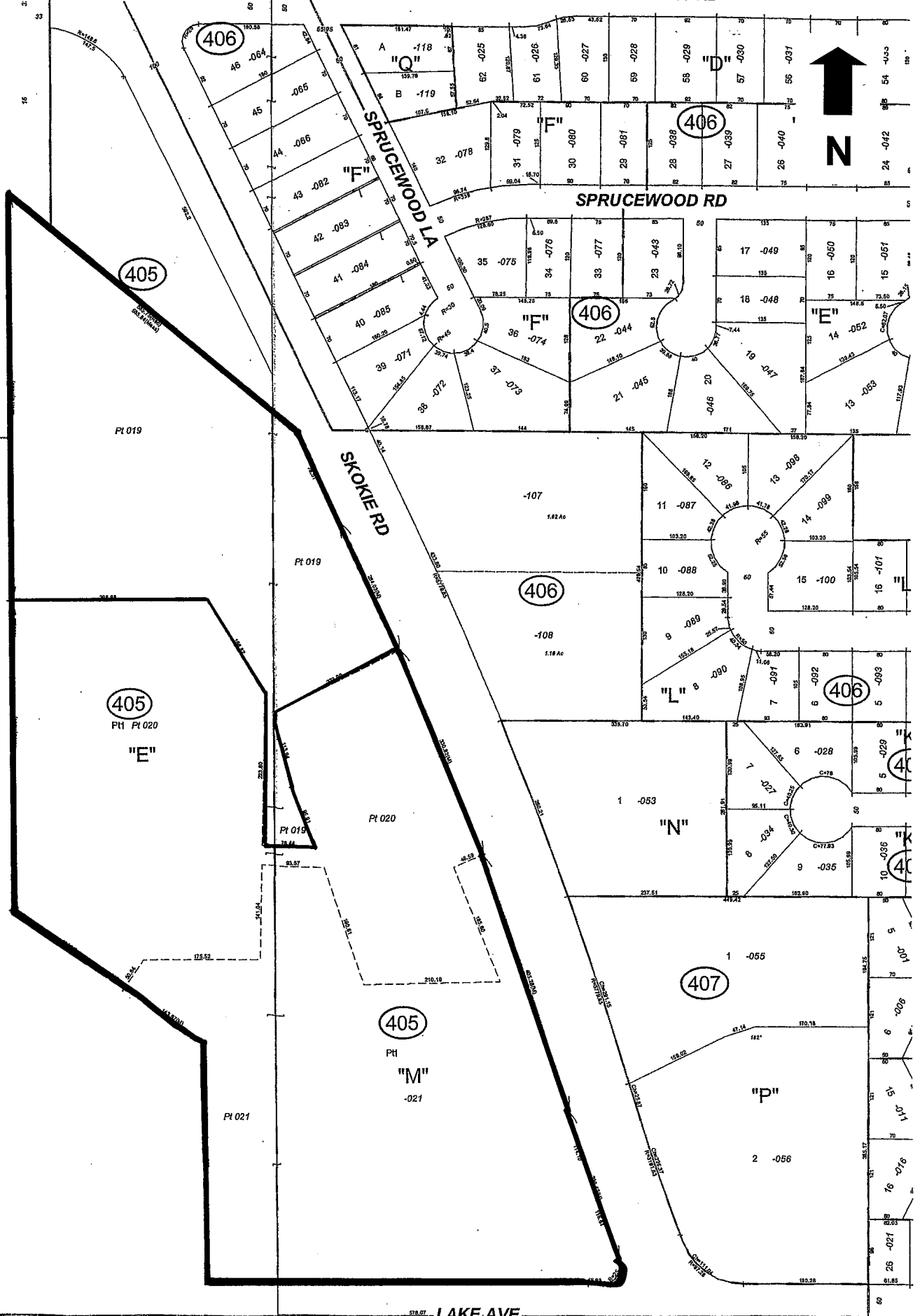
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EDENS EXPRESSWAY

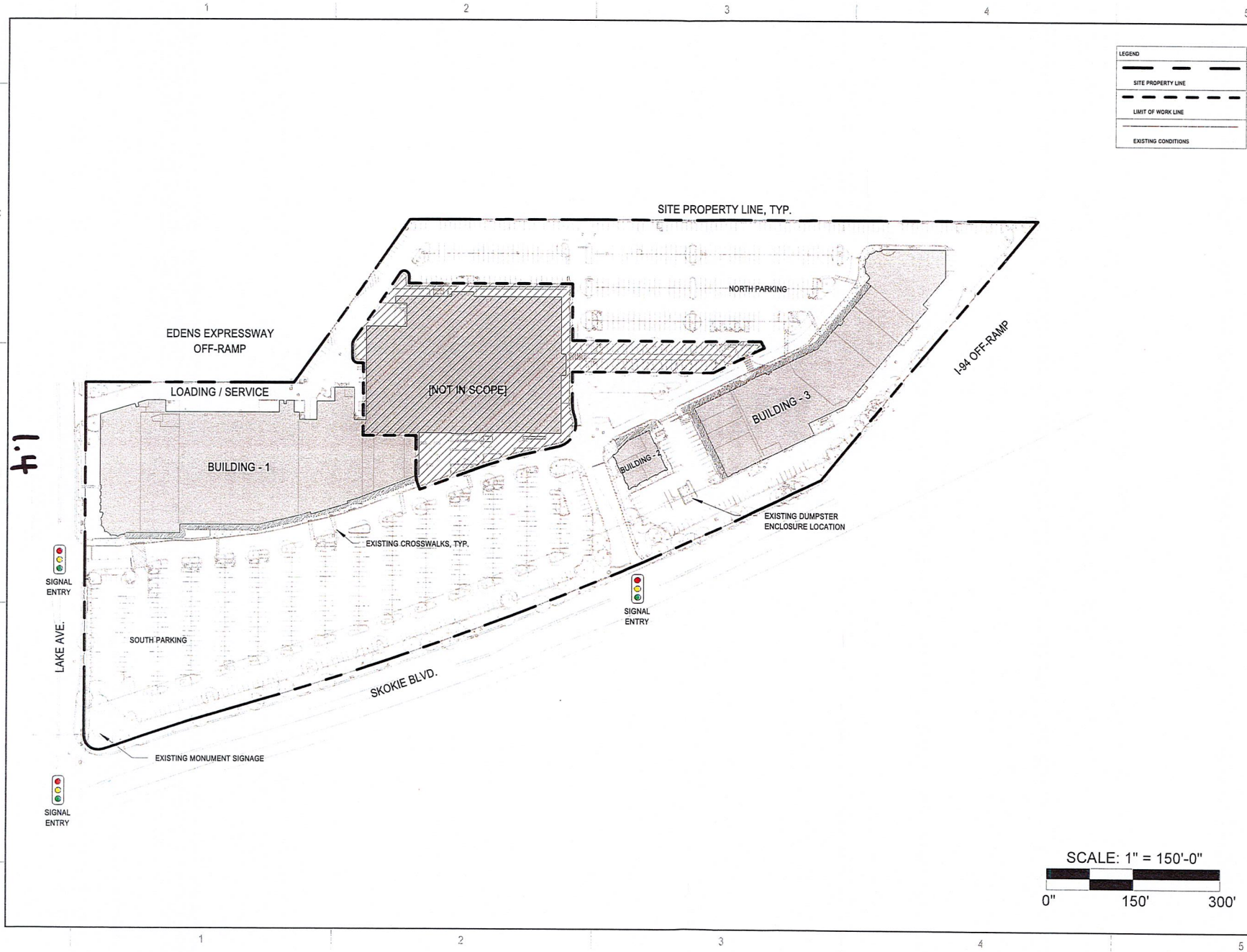
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EDENS PLAZA

EDENS PLAZA
3232 LAKE AVE.
WILMETTE, IL 60091

PROPERTY OWNER:
EDENS PLAZA SC OWNER LLC
EDENS PLAZA BB OWNER LLC
33 Boylston Street, Suite 3000
Chestnut Hill, MA 02467

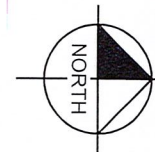


PROJ. NO: 2023-04

DATE: 05/08/23


SHEET NAME:
**OVERALL SITE PLAN -
EXISTING**

SHEET NUMBER:
L002



GRAPHIC SCALE IN FEET

0 75 150 300



Kimley»Horn

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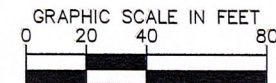
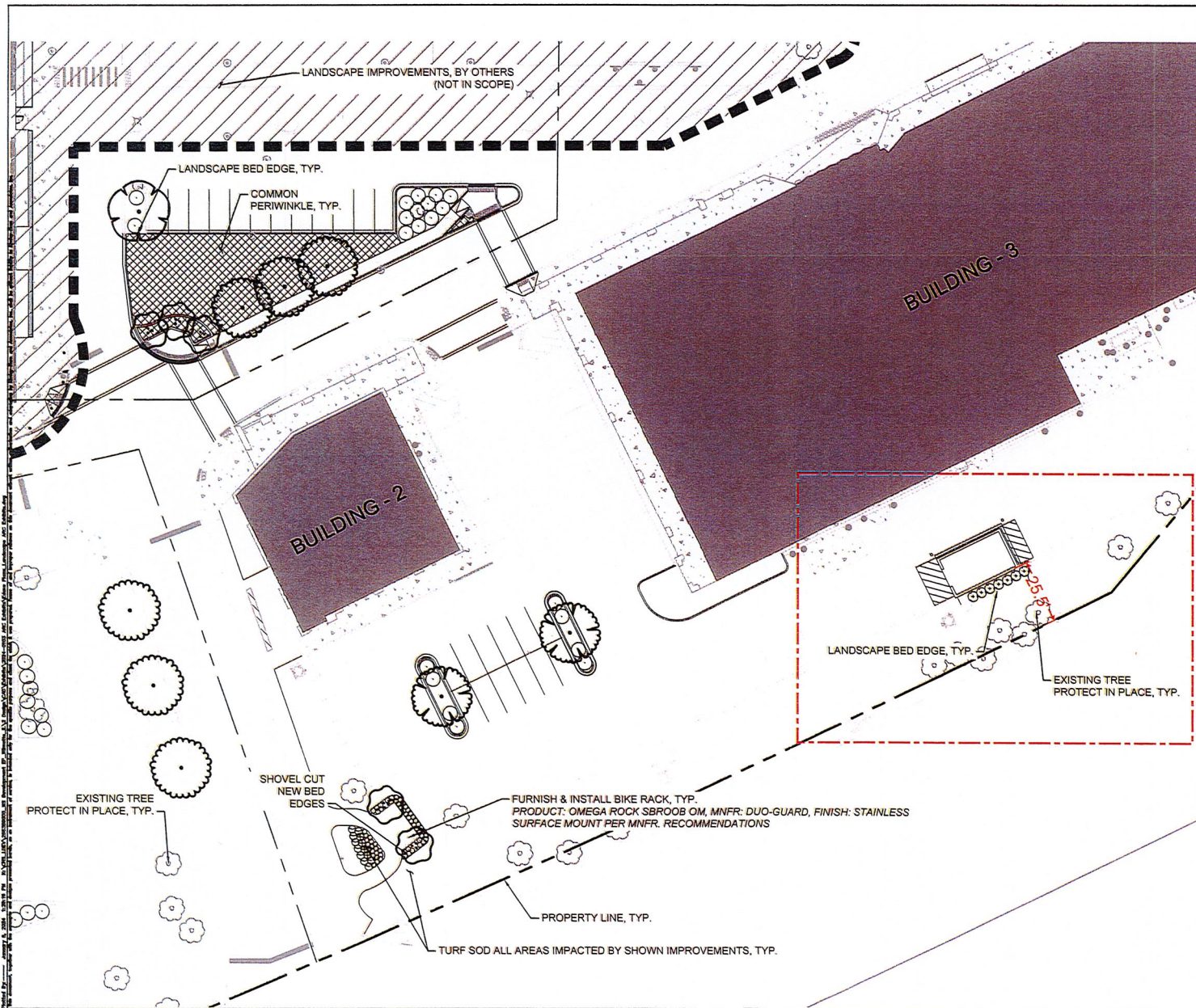
RECEIVED
JAN - 9 2024
COMMUNITY DEVELOPMENT
DEPARTMENT

EDENS PLAZA OVERALL SITE PLAN

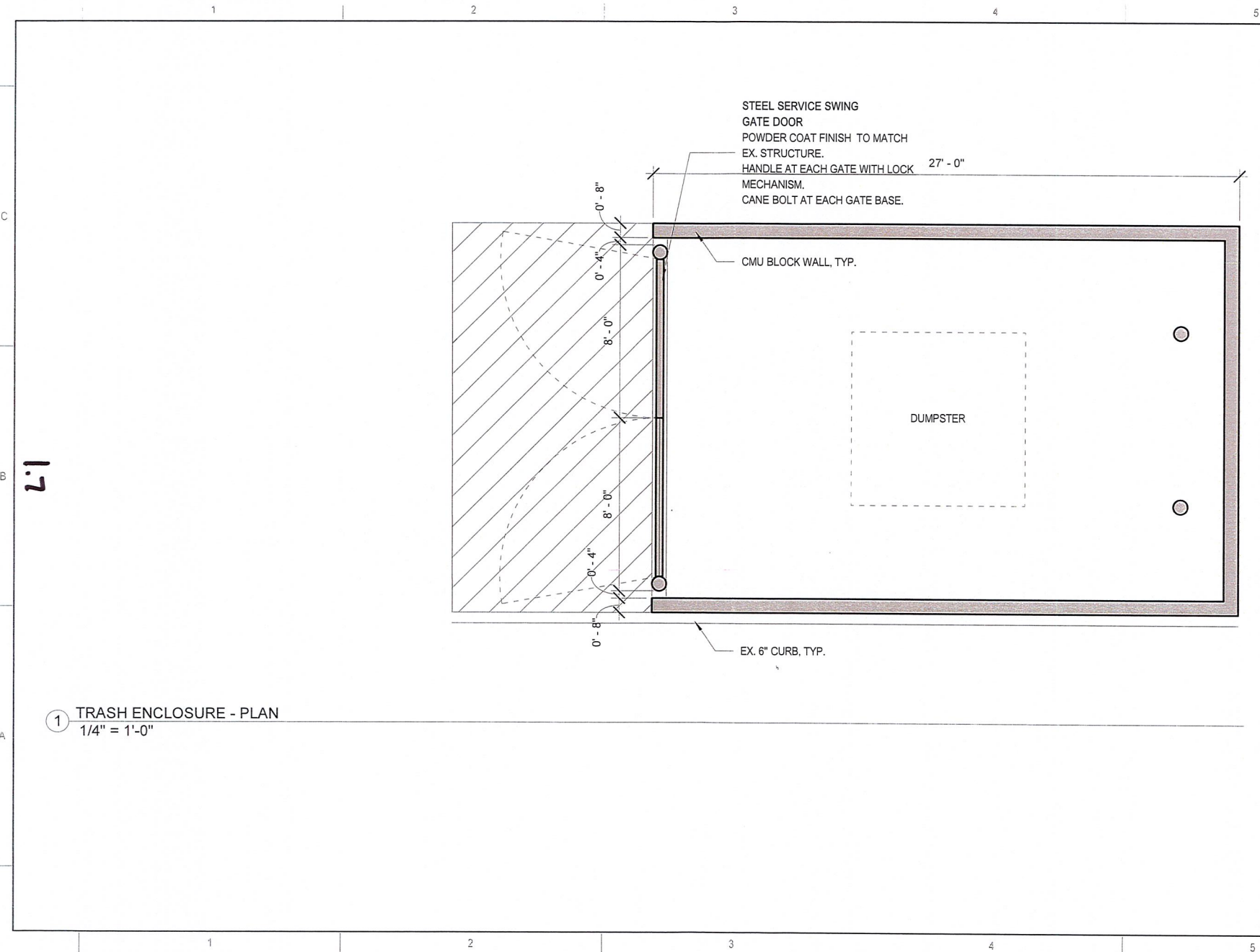
3232 LAKE AVENUE, WILMETTE, IL 60091

SHEET NUMBER
C1.0

L1



PLANT SCHEDULE		
TREES	CODE	COMMON NAME
	CC	CHICAGOLAND HACKBERRY
	GA	AUTUMN GOLD MAIDENHAIR TREE
	GO	KENTUCKY COFFEETREE
ORNAMENTAL TREES	CODE	COMMON NAME
	ER	EASTERN REDBUD
SHRUBS	CODE	COMMON NAME
	RG	GRO-LOW FRAGRANT SUMAC
EVERGREEN SHRUBS	CODE	COMMON NAME
	JF	FAIRVIEW JUNIPER
	JP	KALLAY COMPACT PFITZER JUNIPER
	JH	CREEPING JUNIPER
	TM	DENSIFORMIS YEW
SHRUB AREAS	CODE	COMMON NAME
	VC	COMMON PERIWINKLE
GROUND COVERS	CODE	COMMON NAME
	RC	ROCK COBBLE
	TS	TURF SOD
	XO	STONE MULCH



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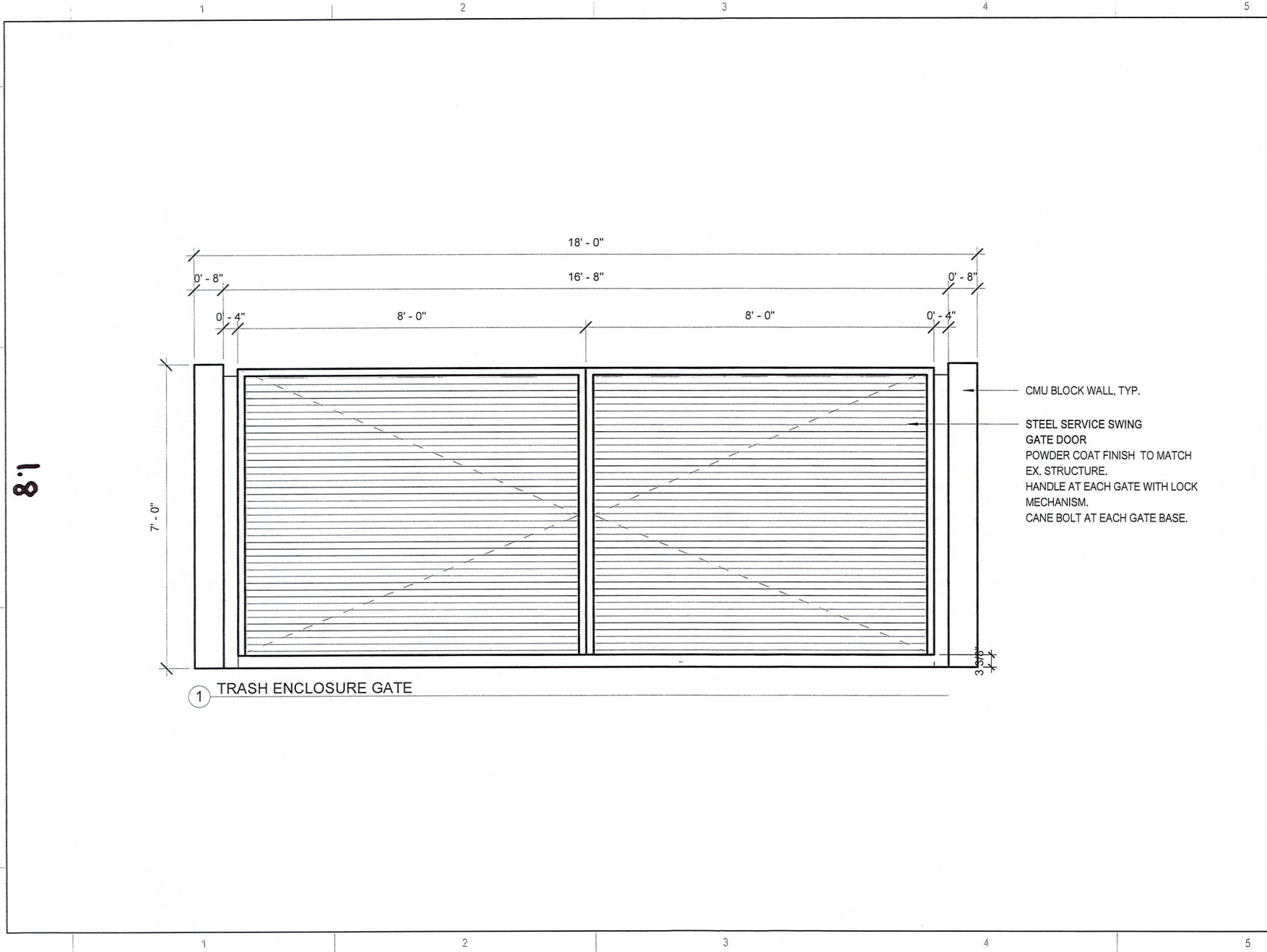
PROJ. NO.: 2023-04

DATE: 05/08/23

SHEET NAME
TRASH ENCLOSURE

SHEET NUMBER

L405



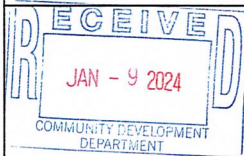
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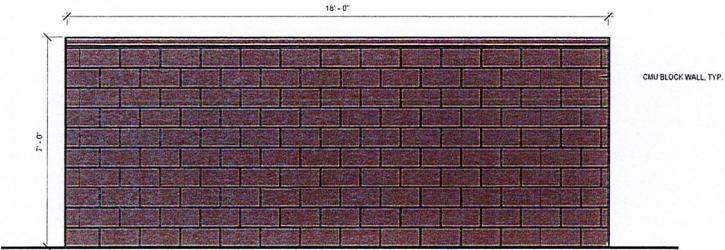
PROJ. NO. 2023-04

DATE: 05/08/23

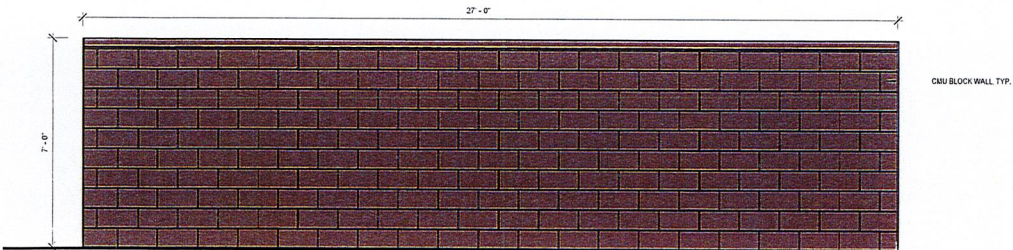
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TRASH ENCLOSURE

SHEET NUMBER
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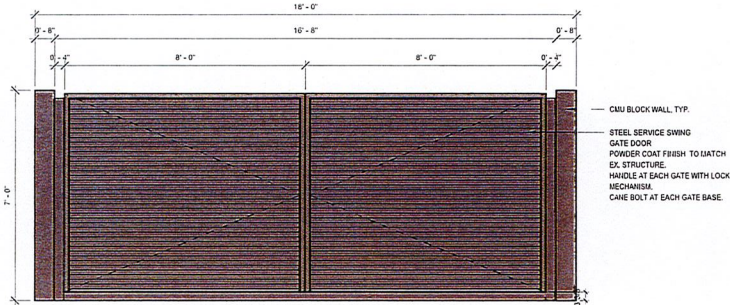
PROPOSED TRASH ENCLOSURE



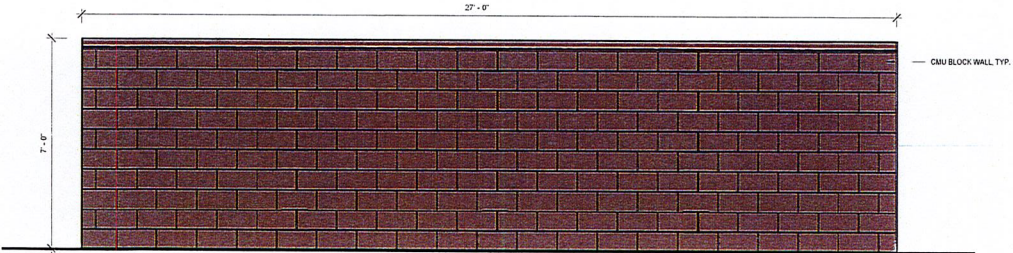
North Elevation - Proposed Trash Enclosure



West Elevation - Proposed Trash Enclosure



South Elevation - Proposed Trash Enclosure



East Elevation - Proposed Trash Enclosure

PT-3: Amherst Gray Benjamin Moore HC-167, Satin
CMU Block



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EDENS PLAZA

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3232 LAKE AVE.
WILMETTE, IL 60091

PROPERTY OWNER:

EDENS PLAZA SC OWNER LLC
EDENS PLAZA BB OWNER LLC

33 Boylston Street, Suite 3000
Chestnut Hill, MA 02467



PROJ. NO. 2023-04

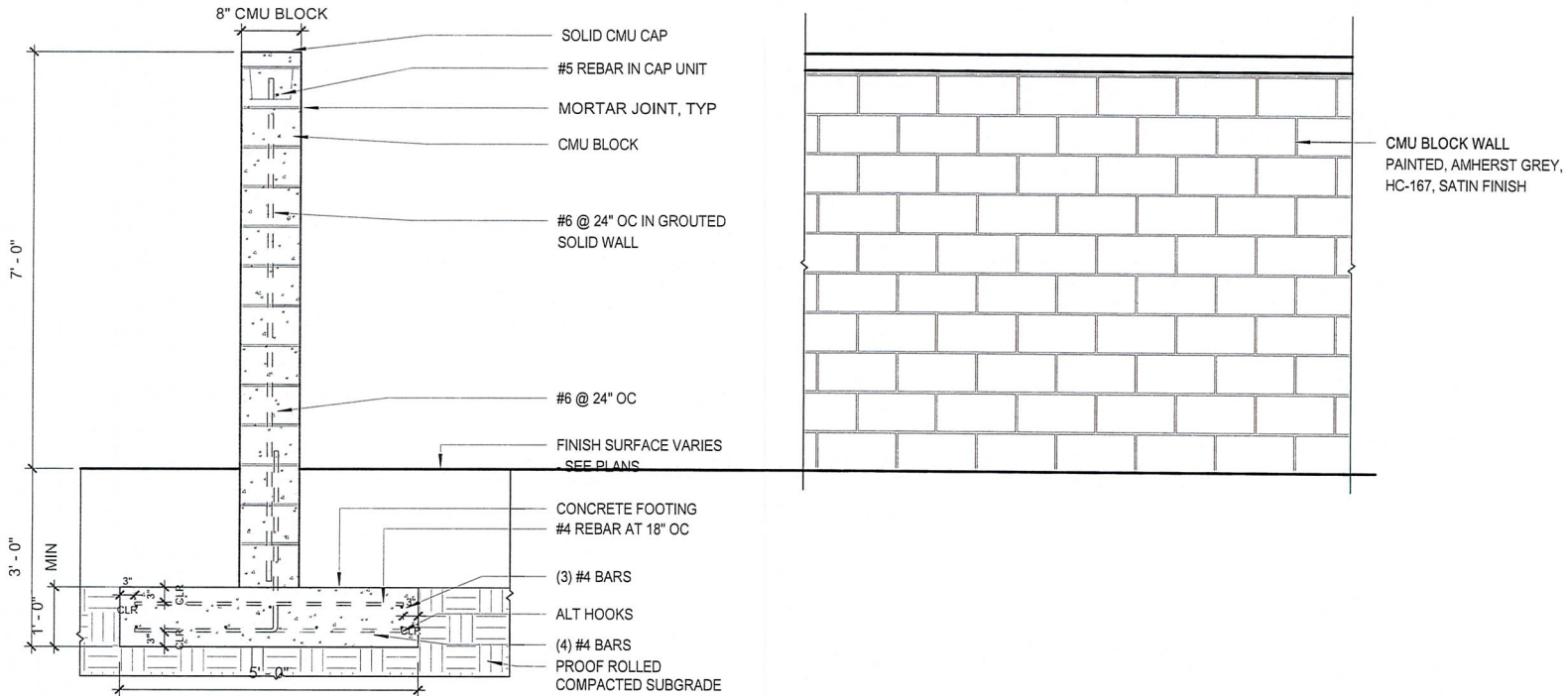
DATE 05/08/23

SHEET NAME

TRASH ENCLOSURE

SHEET NUMBER

L403



① CMU BLOCK TRASH ENCLOSURE + ELEVATION

February 13, 2024

Zoning Board of Appeals
Village of Wilmette
1200 Wilmette Avenue
Wilmette, Illinois 60091



Re: Request for Setback Variation – Edens Plaza

Dear Members of the Zoning Board of Appeals,

On behalf of our client, Edens Plaza SC Owner LLC and Edens Plaza BB Owner LLC (collectively, "**Petitioner**"), the owner of the Edens Plaza shopping center ("**Subject Property**"), we respectfully submit this request for a variation from the minimum yard regulations required by the Zoning Ordinance. In support of this request, Petitioner hereby provides the following letter as well as the appended design package ("**Design Package**") describing the proposal for consideration by the Zoning Board of Appeals.

As part of its plan to upgrade and improve the Subject Property, Petitioner proposes to replace, upgrade and relocate the existing dumpster enclosure ("**Enclosure**"). The Petitioner proposes to relocate the existing dumpster enclosure currently located by Panda Express and Five Guys to a new location along Skokie Boulevard behind Building 3, where Corner Bakery is located ("**Proposed Improvement**"). The Enclosure will have a 25.5 foot setback from the lot line adjoining Skokie Boulevard.

The Subject Property is zoned as part of the PCD-1 Edens Plaza Planned Commercial Development District ("**PCD-1 District**"). The Zoning Ordinance requires a minimum setback of 75.0 feet from Skokie Boulevard in the PCD-1 District. The Petitioner requests a 49.5 foot variation to allow the Enclosure to be located 25.5 feet from Skokie Boulevard.

The Zoning Board of Appeals is authorized to recommend approval to the Village Board of a variation of the minimum yard regulations within any zoning district when the standards of review are met, as set forth in Section 30-5.4(f) of the Wilmette Zoning Ordinance. The Proposed Improvement satisfies all of the standards of review set forth in that subsection.

- 1. The particular physical conditions, shape or surroundings of the property would impose upon the owner a practical difficulty or particular hardship, as opposed to a mere inconvenience, if the requirements of this Ordinance were strictly enforced.**

The Edens Plaza shopping center was built by Carson Pirie Scott & Co. in the 1950s. Its design and architectural style are reflective of its history as a ground-breaking suburban shopping destination. In an effort to revitalize Edens Plaza, attract tenants and draw business into the community, Petitioner is in the process of making improvements to the Subject Property as a whole. As part of these improvements, Petitioner is proposing to relocate the existing dumpster enclosure serving tenants in Buildings 2 and 3. The Enclosure is currently located in the middle

of a parking lot on the Subject Property where it negatively impacts visibility into storefronts, as well as vehicular and pedestrian circulation throughout the lot. Petitioner is proposing to shift the Enclosure further north behind Building 3 where it will be less of an obstruction, yet still accessible for operating tenants. As the Subject Property is located adjacent to Skokie Boulevard, unless a structure or building component is listed as a permitted encroachment in the Zoning Ordinance, a 75.0 foot minimum setback is required from the right-of-way. As the Enclosure is not a permitted encroachment, it cannot be located within this area abutting Skokie Boulevard, which, as demonstrated by the Design Package, is the most unobtrusive, logical and appropriate location for the Enclosure.

This Proposed Improvement will provide a significant upgrade to the Subject Property by improving the flow of traffic and shoppers within the parking area, and is an essential element to the overall upgrade of Edens Plaza.

2. The plight of the property owner was not created by the owner and is due to unique circumstances.

This area within Edens Plaza has existed in substantially its current form since it was last redeveloped in the 1990s. Petitioner did not construct the Enclosure in its current location. The need for the Proposed Improvement is due to the existing obtrusive location of the Enclosure and renewed efforts to revitalize Edens Plaza for the Wilmette community and area shoppers.

3. The difficulty or hardship is peculiar to the property in question and is not generally shared by other properties classified in the same zoning district and/or used for the same purposes. This includes the need to accommodate desirable existing site landscape or reflect unique conditions created by the age and character of the property.

The Subject Property is unique in that it is the only property in the Village that is zoned in the PCD-1 District. The Subject Property's unique combination of its size, its age, its visibility, and its history as a flagship commercial destination within the Village are distinct from any other property within the geographic area or Wilmette's commercial centers.

The Proposed Improvement will not only improve vehicular circulation, pedestrian safety and general visibility within the parking areas, but it will improve the aesthetics of the area by moving the Enclosure to a less central location on the Subject Property. Further, Petitioner will keep the mature, existing trees along Skokie Boulevard as well as plant additional evergreen shrubs between the Enclosure and Skokie Boulevard. Not only will these plantings improve the existing landscaping on the Subject Property, but they will also create a landscape buffer between the Enclosure, Skokie Boulevard and any surrounding properties.

4. The difficulty or hardship resulting from the application of this Ordinance would prevent the owner from making a reasonable use of the property. However, the fact the property could be utilized more profitably with the variation than without the variation is not considered as grounds for granting the variation.

The strict application of the Zoning Ordinance would prevent Petitioner from continuing to make improvements to the Subject Property because of the location of the existing buildings in relation to the 75.0 foot setback line. Edens Plaza has seen multiple valued retailers vacate the shopping center in recent years and has struggled with high rates of vacancy. Renovating the parking areas and continuing to make improvements such as the Proposed Improvement will create additional

interest and facilitate efforts to re-tenant spaces within the Subject Property. The Proposed Improvement will advance Petitioner's continued effort to restore Edens Plaza to a leading retail destination on the North Shore.

5. **The proposed variation will not impair an adequate supply of light and air to adjacent property or otherwise injure other property or its use, will not substantially increase the danger of fire or otherwise endanger the public health, safety and welfare, and will not substantially diminish or impair property values within the neighborhood.**

The Proposed Improvement will make no change to the existing supply of light or air to the surrounding properties. Relocating the Enclosure will improve overall pedestrian safety, site lines and vehicular circulation within the Subject Property and will not increase the risk of fire or pose any risk to public health, safety, and welfare. Further, Petitioner will maintain the mature, existing trees between Skokie Boulevard and the Enclosure, as well as plant additional evergreen shrubs along the side of the Enclosure to add to the landscape buffer between the Enclosure and surrounding properties, as mentioned above. The Proposed Improvement will continue to modernize Edens Plaza and will have no deleterious effect on the values of the properties surrounding the Subject Property.

6. **The variation, if granted, will not alter the essential character of the neighborhood and will be consistent with the goals, objectives and policies set forth in the Comprehensive Plan.**

The PCD-1 District was created to house a somewhat intense, mixed-use development that is unified in design and can accommodate a flexible mix and scale of uses in a single development project. The variation, if granted, will further these goals by enabling the relocation of the Enclosure which will result in a safer, more pleasant shopping destination at such an important property within the Village. The Proposed Improvement has already been approved by the Appearance Review Commission. The material and color used for the Enclosure will match that of the base of Buildings 1 and 3 on the Subject Property to align with the overall aesthetic of Edens Plaza.

Based on the foregoing, we respectfully submit that the requested relief is consistent with all applicable criteria and standards for approval of a variation and request that the Zoning Board of Appeals recommend to the Village Board that the proposed variation be granted. Please contact my colleague Caitlyn Culbertson at 312.528.5206 or caitlyn.culbertson@ElrodFriedman.com or me should you have any questions or require additional information. Thank you for your consideration of this request.

Sincerely,



Peter Friedman

CHICAGO TRIBUNE

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NOTICE OF PUBLIC HEARING

Notice is hereby given that on Wednesday, February 21, 2024 at 7:00 P.M., the Zoning Board of Appeals of the Village of Wilmette will conduct a public hearing in the Council Chambers of Village Hall, 1200 Wilmette Avenue, Wilmette, Illinois when matters listed below will be considered:

2024-Z-06 3632 Lake Avenue

A request by 3632 W Lake, LLC, for an expansion of a special use for a warehouse/distribution use, a 4.5' east side yard setback variation (Unit P), a 4.5' east side yard setback (Unit Q), a 19.15' rear yard (north) setback variation (Unit Q), a 15.0' west side yard setback variation (Unit R), a 10.54' west side yard setback variation (Unit T), a 15.0' west side yard setback variation (Unit U), and a 3.5' side yard parking space setback variation to permit the installation of 7 additional storage structures on the property identified as Property Index Number 05-30-300-019-0000.

2024-Z-07 3207 Lake Avenue, Suite 8A

A request by TF Deluxe, LLC, for a special use to operate a limited service restaurant (Jersey Mike's) on the property identified as Property Index Numbers 05-31-204-003-0000, 05-31-204-004-0000, 05-31-204-005-0000, 05-31-204-006-0000, 05-31-204-025-000, and 05-31-204-027-0000.

2024-Z-08 1315 Forest Avenue

A request by Christopher Bertucci for a special use for an accessory structure in excess of 200 square feet, a 5.8' west side yard setback variation, a 3.8' east side yard setback variation, a 112.78 square foot (33.7%) rear yard structure impervious surface coverage variation, and a 47.13 square foot (14.08%) rear yard total impervious surface coverage variation to permit the construction of an accessory structure the property identified as Property Index Numbers 05-27-318-001-0000 and 05-27-318-013-0000.

2024-Z-09 901 Ridge Road

A request by Robert Madrigal for a 2 space parking variation to permit the operation of a small medical clinic on the property identified as Property Index Number 05-25-317-013-0000.

2024-Z-10 3232 Lake Avenue

A request by Edens Plaza SC Owner LLC and Edens Plaza BB Owner LLC for a 49.5' side yard adjoining Skokie Boulevard dumpster enclosure setback variation to permit a new



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dumpster enclosure on the property identified as Property Index Numbers 05-30-405-019-0000, 05-30-405-020-0000 and 05-30-405-021.

**2024-2-11 3207 Lake Avenue,
Suites 11A-13A**

A request by Aleksander Radovic for a special use operate a large medical clinic (Lake Pointe Urgent Care) on the property identified as Property Index Numbers 05-31-204-003-0000, 05-31-204-004-0000, 05-31-204-005-0000, 05-31-204-006-0000, 05-31-204-025-000, and 05-31-204-027-0000.

Reinhard Schneider, Chairman
Karl Camillucci
Brad Falkof
Didier Gattard
Christine Norrick
Rylie Pellaton
Maria Urban

(Constituting the Zoning Board of Appeals of the Village of Wilmette, Illinois)

If you are a person with a disability and need special accommodations to participate in and/or attend a Village of Wilmette public meeting, please notify the Village Manager's Office at (847) 853-7509 or TDD 7-1-1 as soon as possible.
2/1/2024 7573662

**REPORT TO THE ZONING BOARD OF APPEALS
FROM THE
COMMUNITY DEVELOPMENT DEPARTMENT**

Case Number:	2024-Z-09
Property:	901 Ridge Road
Zoning District:	NR, Neighborhood Retail
Applicant:	Robert Madrigal
Nature of Application:	Request for a 2 space parking variation to permit the operation of a small medical clinic
Applicable Provisions of the Zoning Ordinance:	Section 5.4 Section 14.2 Section 14.3 Section 14.9
Hearing Date:	February 21, 2024
Date of Application:	December 29, 2024
Notices:	Notice of public hearing to the applicant, January 30, 2024. Notice of public hearing published in the <u>Wilmette Life</u> , February 1, 2024. Posted on the property, January 30, 2024. Affidavit of compliance with notice requirements dated February 2, 2024.
Report Prepared By:	Lisa Roberts, AICP Deputy Director of Community Development

STAFF INFORMATION AS PRESENTED TO THE ZONING BOARD OF APPEALS

Description of Property

The Subject Property is located on the northwest corner of Ridge Road and Lake Avenue. The property has 44.0' of frontage on Ridge Road and 150.0' of frontage on Lake Avenue. The property is 6,600.0 square feet in area. The property is improved with a 2 ½ story frame building and seven space parking lot. While the parking lot is striped for eight parking spaces, only seven of the spaces are legal.

The property to the north is zoned NR, Neighborhood Retail, and improved with a two-story commercial building. The property to the east across Ridge Road, is zoned R1-D, Single-Family Detached Residence, and improved with an asphalt parking lot for a place of worship. The property to the south across Lake Avenue is zoned NR, Neighborhood Retail, and improved with a one-story restaurant. The property to the west is zoned NR, Neighborhood Retail, and improved with a one-and-one-half-story automobile repair shop.

Proposal

The petitioner is proposing to operate a small medical clinic (up to 2,000 square feet) on the first floor of the building. The use is permitted in this location. The first floor was previously occupied by a retail use, which, in combination with other uses in the building, resulted in a total parking requirement for 11 parking spaces. The small medical clinic use in combination with other uses in the building has a parking requirement for 13 spaces. Because two additional parking spaces are required for the proposed use and no new parking spaces are proposed, a 2 space parking variation is required.

The building is currently occupied by a barber shop on the first floor, a two-bedroom apartment and offices on the second floor, and a one-bedroom apartment and storage on the third floor. The subject space was most recently occupied by a retail goods establishment (antique shop).

A parking variation for a small medical use in the same tenant space was approved in 2020. That petitioner did not move forward with occupying the space.

Other Requests at the Subject Property

901 Ridge Road Case 2020-Z-23 ZBA: Grant VB: Granted
Request for a 2 space parking variation to permit the operation of a small medical clinic Note: the medical use did not move in

901 Ridge Road Case 2000-Z-48 ZBA: Deny VB: Withdrawn
Request for a special to operate a fast-food restaurant (pizza carryout and delivery) and a variation to allow a fast-food restaurant to be located within 300' of another fast food restaurant.

901 Ridge Road Case 1985-Z-07 ZBA: Withdrawn VB: N/A
Request for a special use and parking variation to permit the third story to be occupied as a residential apartment.

Other Parking Variation Requests

901 Ridge Road Case 2020-Z-23 ZBA: Grant VB: Granted

Request for a 2 space parking variation to permit the operation of a small medical clinic Note: the medical use did not move in

1101 Dartmouth Street Case 2019-Z-01 ZBA: Deny VB: Granted

Request for an expansion of a special use (educational facility, primary) and a 3 space parking variation to permit an addition to the existing building

1020 Forest Avenue Case 2017-Z-65 ZBA: Grant VB: Granted

Request for a special use for an adult day care center and a 17 space parking variation to permit the operation of an adult day care.

1218 Washington Avenue Case 2014-Z-42 ZBA: Grant VB: Granted

Request for a 4 space parking variation to permit the construction of a second-story addition on the legal non-conforming structure.

521 Green Bay Road Case 2011-Z-20 ZBA: Denied VB: Granted

Request for a 43 space parking variation to permit the conversion of a retail furniture store to a medical clinic (Illinois Bone & Joint).

Zoning Ordinance Provisions Involved

Section 5.4 outlines the variation procedures.

Section 14.2 provides explanation of how off-street parking requirement is determined in the event of a change in intensity of use.

Section 14.3 provides explanation of how off-street parking requirements are calculated.

Section 14.9 references Table 14-1, which requires 4 parking spaces per 1,000 square feet of gross floor area for a medical clinic.

Action Required

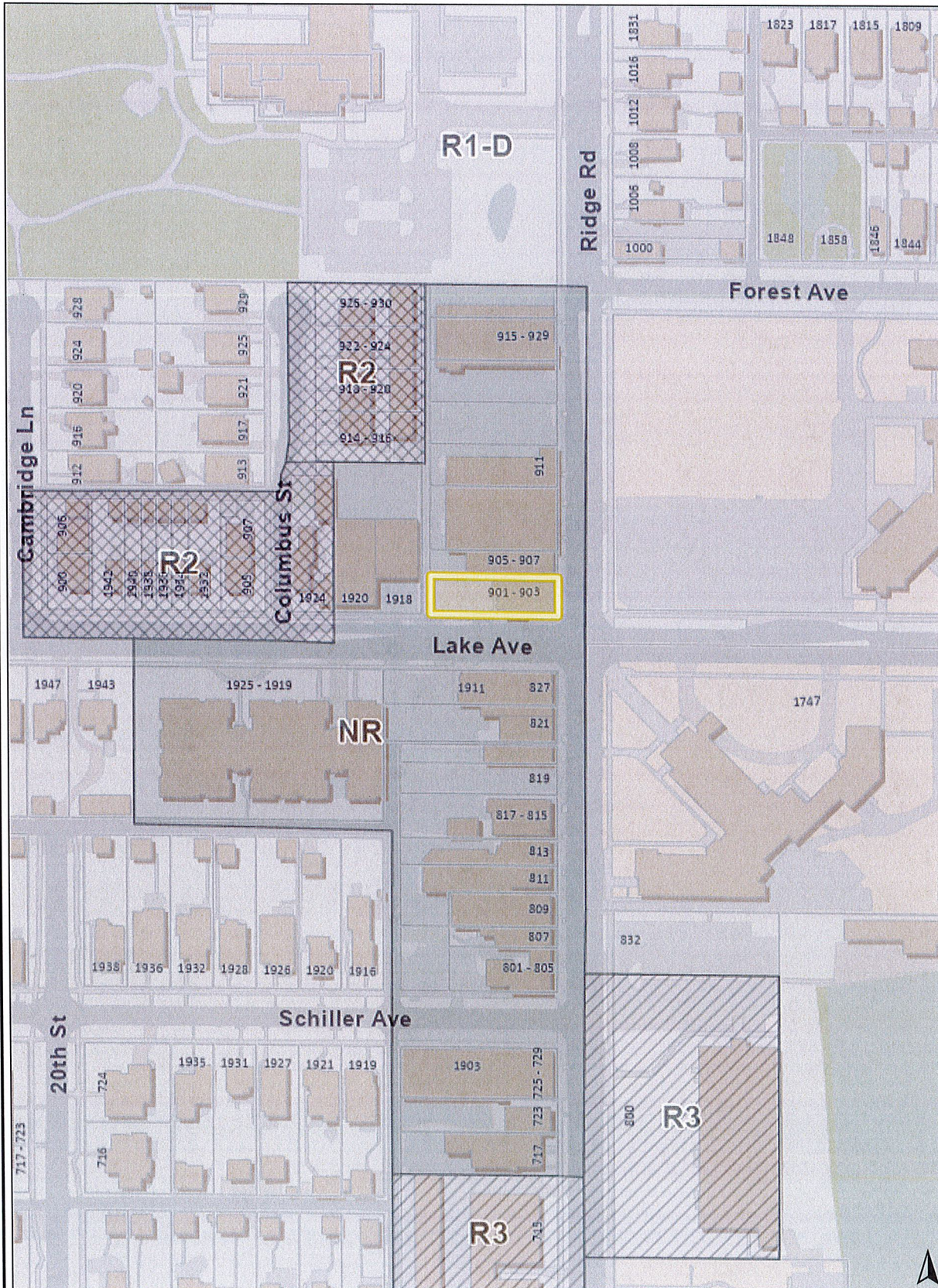
Move to recommend granting a request for a 2 space parking variation to permit the operation of a small medical clinic at 901 Ridge Road, in accordance with the plans submitted.

(After the vote on the request)

Move to authorize the Chairman to prepare the report and recommendation for the Zoning Board of Appeals for case number 2024-Z-09.

CASE FILE DOCUMENTS

<u>Doc. No.</u>	<u>Documents</u>
Location Maps And Plans	
1.0	Zoning Map
1.1	GIS Map
1.2	Sidwell Map
1.3	Plat of Survey
1.4	Proposed Floor Plan
1.5	Parking Lot Plan
Written Correspondence and Documentation	
2.0	Completed application form
2.1	Letter of application
2.2	Proof of ownership
2.3	Notice of Public Hearing as prepared for the petitioner, dated January 30, 2024
2.4	Notice of Public Hearing as published in the <u>Wilmette Life</u> , February 1, 2024
2.5	Certificate of publication
2.6	Certificate of posting, dated January 30, 2024
2.7	Affidavit of compliance with notice requirements, filed by applicant, February 2, 2024

**Legend**

Zoning and Development

Zoning

- R1-D: Residential Single-Family District
- R2: Attached Residential District
- R3: Multi-Family Residence District
- NR: Neighborhood Business District

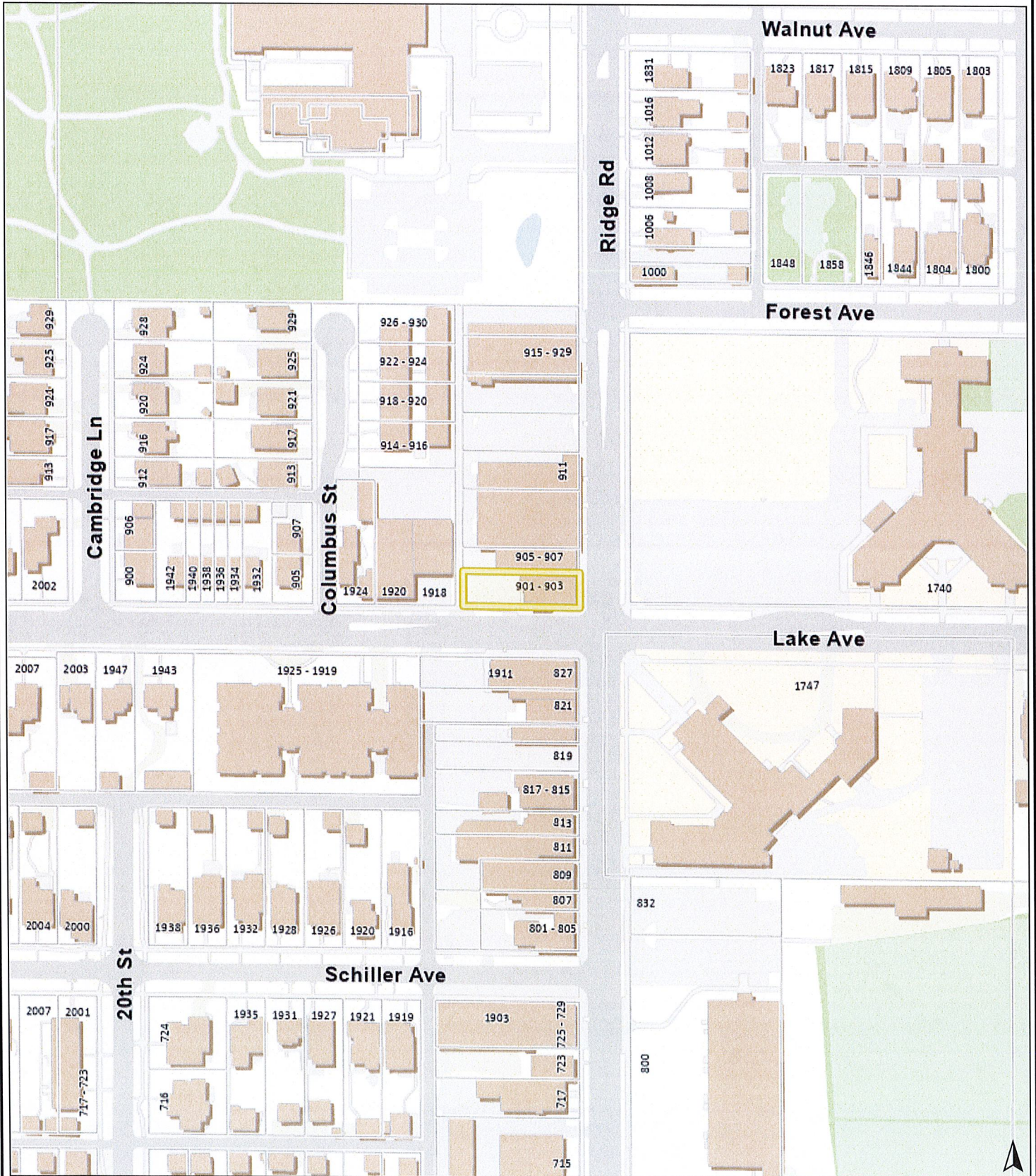
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Notes

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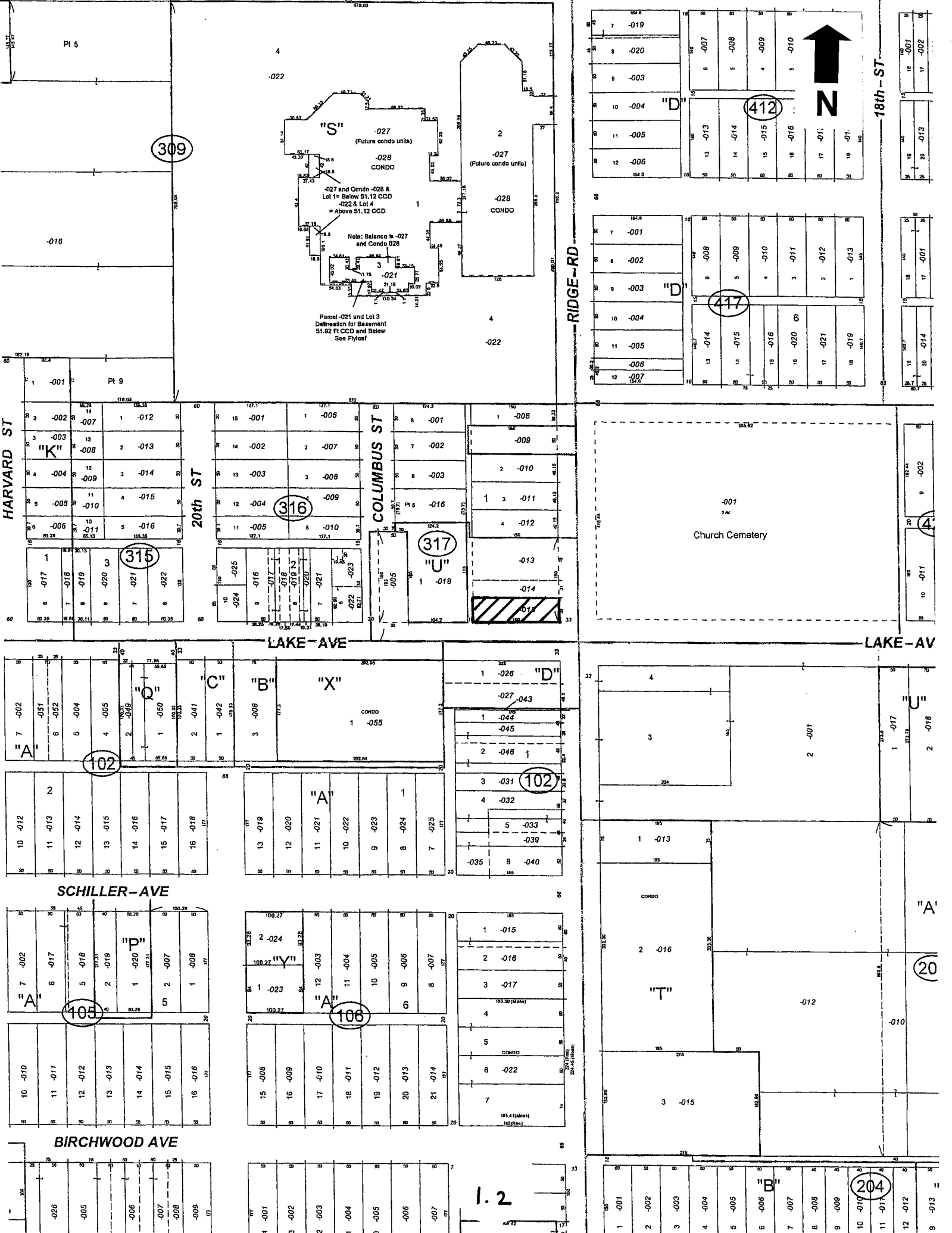
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Print Date: 2/13/2024

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HARVARD ST

SCHILLER-AVE

BIRCHWOOD AVE

20th ST

LAKE-AVE

COLUMBUS ST

RIDGE-RD

LAKE-AV

18th-ST



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315

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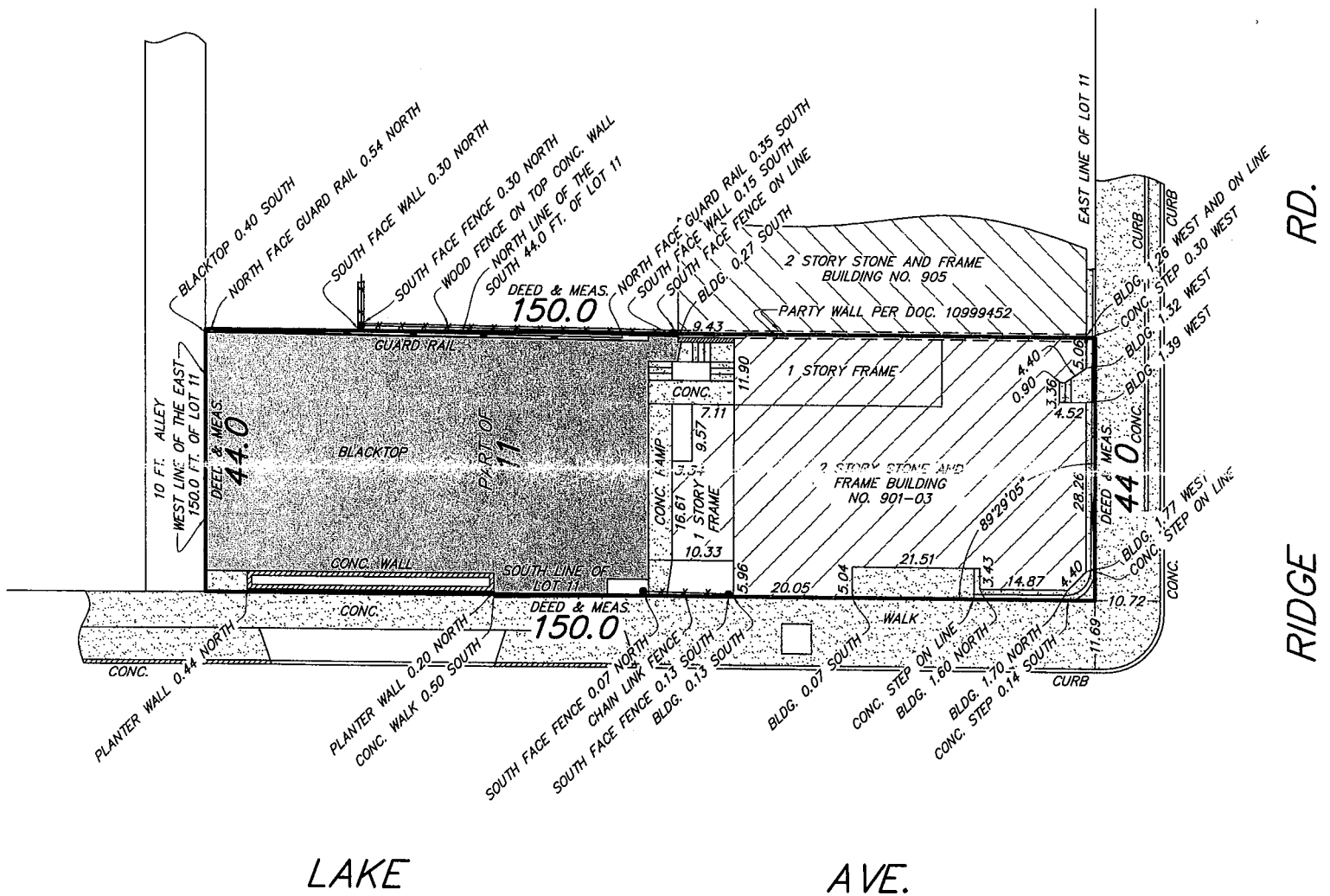
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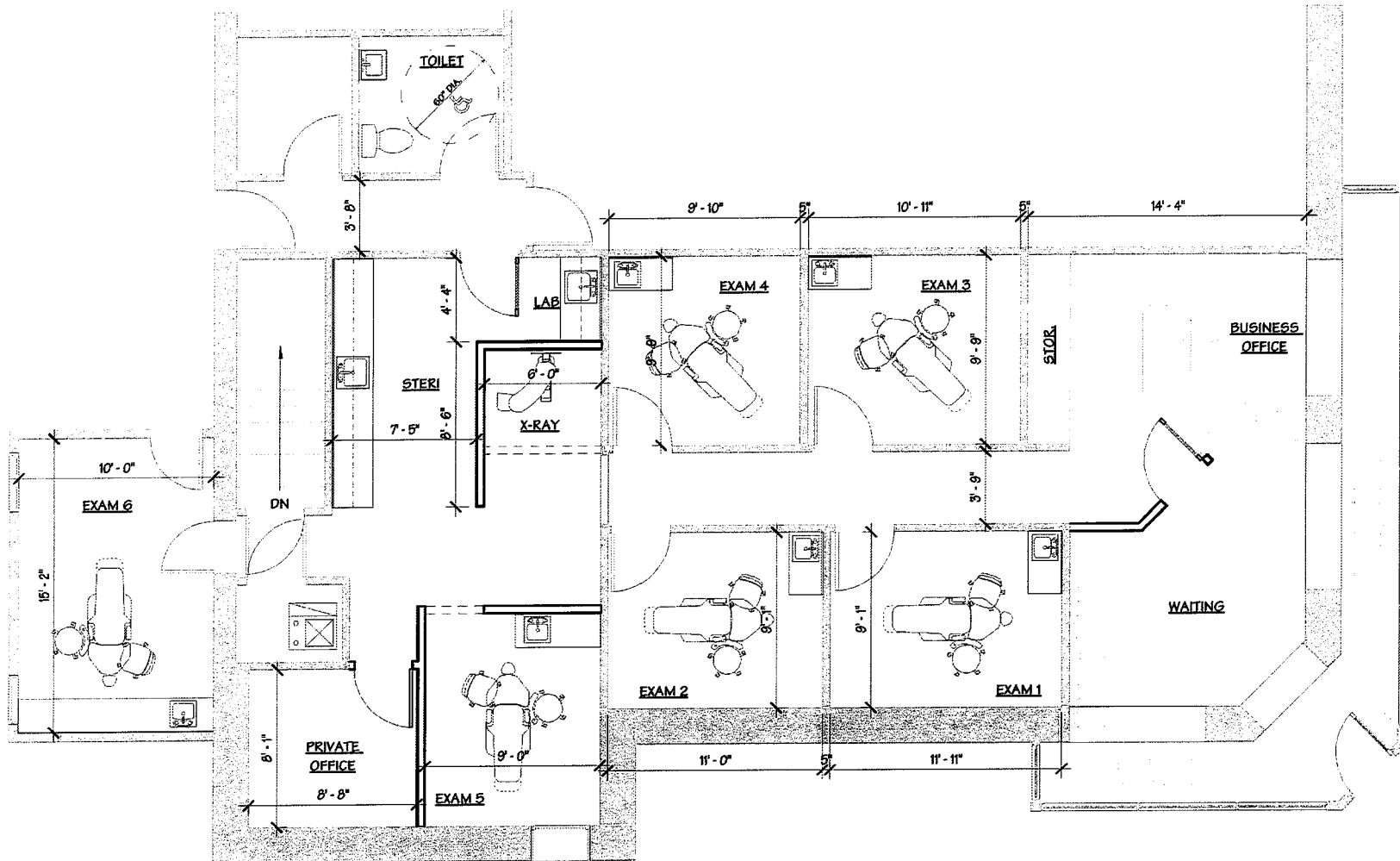
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COMMONLY KNOWN AS: 901-03 RIDGE RD., WILMETTE, IL.

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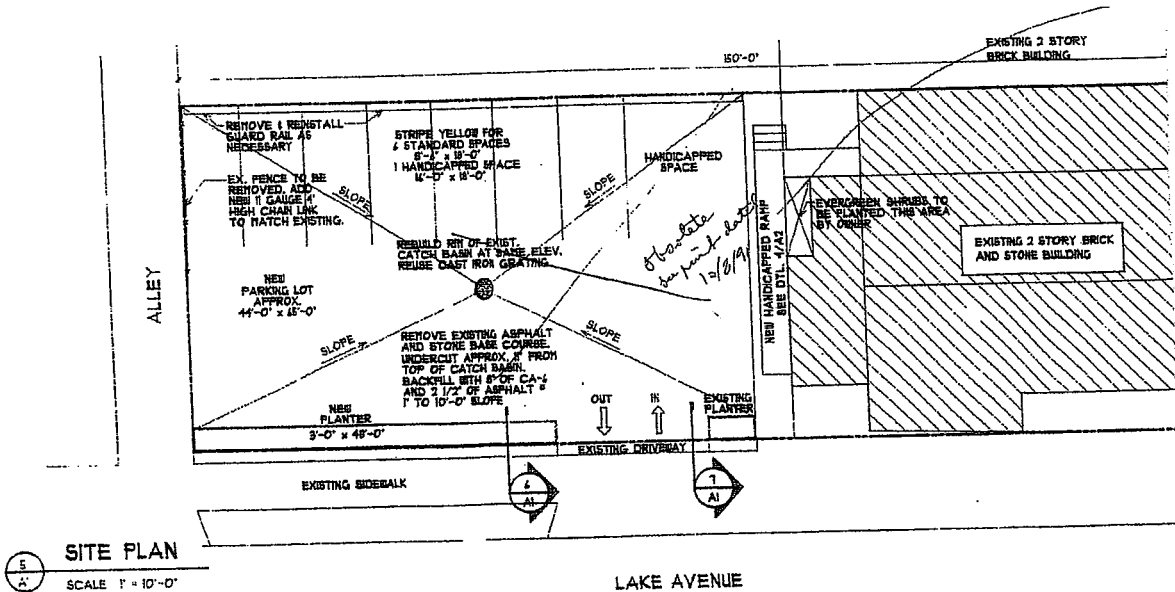


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DR. MADRIGAL
NEW DENTAL OFFICE - TENANT BUILD-OUT
 901 Ridge Road Wilmette, IL

PROPOSED FLOOR PLAN - 1,690 SF		
Project number	2405-02	D-1
Date	12/14/2023	





2 January 2024

Hello Reviewing Members,

I am applying for a two parking variance at 901 Ridge Road Wilmette, Illinois, for my dental practice, Wilmette Dental. Wilmette Dental has been serving the Wilmette community since 1937 and I am proud to say that I am the fifth-generation dentist for this practice. My practice is currently located at 344 Linden Ave Wilmette, Illinois. In Spring of 2023, the landlord listed 350 Linden Ave for sale and I was hoping to purchase the building. Unfortunately, the building was purchased by Steve Sarowitz through his non-profit, Wayfarer Foundation. The selling agent was kind enough to inform me that I will not be able to compete with Mr. Sarowitz and told me that they did not have any intentions to remove the tenants. Once Wayfarer closed on the building, I met with my point of contact through Wayfarer who reassured me that I had nothing to worry about and my space is secured if I wanted to stay. This conversation occurred in July 2023.

A few months go by and I came across Wilmette's "minutes" that had a quote that read the following (from July 2023): "Mr. Sivertsen said the Wayfarer Foundation is a not-for-profit organization who plans to redevelop 350 Linden Avenue to provide office space on the second floor and retail space on the first, possibly a café. He said this will take a little time, but they have presented conceptual plans for this type of development."

After reading this, I reached back out to my point of contact and he confirmed that Wayfarer plans to redevelop the space. As a result, I am forced to relocate my business. I am hopeful to continue the 85+ years of service to Wilmette and keep Wilmette Dental within Wilmette.

I am very excited about the potential acquisition of 901 Ridge Road and I am fascinated by the history within the building and the roots it has with Wilmette, similar to Wilmette Dental.

I acquired Wilmette Dental in June 2020 and I am hoping to provide reassurance with my application that I have a plan to mitigate any concerns with the parking spaces available. Currently, I have six team members (one additional dentist, two dental hygienists, one dental assistant, and two front office personnel). Please note that there is only one dentist at our office at a time and the maximum number of team members is four. It is important to note that two of my team members currently bike or walk to work and will continue to do so. This leaves us with two cars that need to be parked. I plan to leave all parking spaces available for patients. My plan is to have team members utilize street parking on the following streets: Forest Ave, Walnut Ave, and Elmwood Ave. For the past month, I have driven by these three streets between the hours of 7:00AM-9:00AM and they have more than enough parking available for two vehicles. I do not believe we would need to explore additional locations, but there is also street parking on Schiller Ave and Birchwood Ave. I am also in discussion with nearby business owners regarding long-term renting of parking spaces. From my experience with driving by for the past month, I know it will not be an issue to find two spaces within the streets mentioned above. In the 2020 request from the current building owner, Chairman Schneider indicated the following regarding

additional parking spaces that is not mentioned above: "There is parking across the street in the public half of the Atrium parking lot. This is not as distant as, for example, the underground parking lot in the Village Center in terms of walking distance. There's more on-street parking south of Lake. With three dedicated spaces on site, he thinks there will be capacity in the area to handle whatever traffic this may generate."

Our patient flow will not exceed more than three patients at a time and the building has more than enough parking spaces to accommodate this.

After reading the report from the current owner's two parking variance application from September 2020, it seems that we have a similar business model in regards to patient flow and plan for the space. I have the advantage of already having an existing business and I am well informed on how many patients we will be seeing on a daily basis, along with the transportation of my team.

The office currently has an alternating schedule that is based on a four-week period, but we work three to four days per week.

Sincerely,

Robert Madrigal, DDS
Wilmette Dental

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Suites 11A-13A**

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Reinhard Schneider, Chairman
Karl Camillucci
Brad Falkof
Didier Glattard
Christine Norrick
Ryrie Pellaton
Maria Urban

(Constituting the Zoning Board of Appeals of the Village of Wilmette, Illinois)

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2/1/2024 7573662

**REPORT TO THE ZONING BOARD OF APPEALS
FROM THE
COMMUNITY DEVELOPMENT DEPARTMENT**

Case Number: 2024-Z-06

Property: 3632 Lake Avenue

Zoning District: GC-2, Heavy Commercial District

Applicant: 3632 W Lake, LLC

Nature of Application: Request for an expansion of a special use for a warehouse/distribution use, a 4.5' east side yard setback variation (Unit P), a 4.5' east side yard setback (Unit Q), a 19.15' rear yard (north) setback variation (Unit Q), a 15.0' west side yard setback variation (Unit R), a 10.54' west side yard setback variation (Unit T), a 15.0' west side yard setback variation (Unit U), and a 3.5' side yard parking space setback variation to permit the installation of 7 additional storage structures

Applicable Provisions of the Zoning Ordinance: Section 5.3
Section 5.4
Section 9.2
Section 9.3
Section 14.4.B.4

Hearing Date: February 21, 2024

Date of Application: December 18, 2023

Notices: Notice of public hearing to the applicant, January 30, 2024. Notice of public hearing published in the Wilmette Life, February 1, 2024. Posted on the property, January 30, 2024. Affidavit of compliance with notice requirements dated January 31, 2024.

Report Prepared By: Lisa Roberts, AICP
Deputy Director of Community Development

STAFF INFORMATION AS PRESENTED TO THE ZONING BOARD OF APPEALS

Description of Property

The Subject Property is located on the north side of Lake Avenue approximately 360' west of Manor Drive. The Subject Property does not have street frontage and is instead accessed through another parcel (3640 Lake Avenue) that fronts Lake Avenue. There is also a separate parcel to the north, also accessed through 3640 Lake Avenue and the Subject Property. The east lot line is adjacent to the inactive railroad easement and ComEd easement. The Subject Property is approximately 125,238 square feet in area. The property is improved with 16 one-story storage buildings, a shipping container, two coverage materials storage bins, and a caboose (used as the property office).

To the east beyond the railroad and ComEd easements are properties zoned R1-A, Single-Family Detached Residence, and improved with detached single-family homes, and property zoned GC-2, Heavy Commercial District, and improved with a ComEd substation. To the west is property zoned R1-A, Single-Family Detached Residence, and improved with the Wilmette public golf course. To the north and south are properties zoned GC-2, Heavy Commercial District, and improved with Skokie Valley Materials to the south and materials storage to the north.

Proposal

The petitioner proposes to add 7 storage unit structures to the property (identified as units P through V). The 7 storage structures contain 132 storage units of varying sizes and total 12,650 square feet in area. The storage structures range in size from 10' x 35' (350 s.f.) to 30' x 80' (2,400 s.f.) with one structure at 3,000 s.f. The structures are either 9.75' or 10.38' in height. Because the Zoning Ordinance classifies warehouse/distribution as a special use in the GC-2, Heavy Commercial District, expansion of the existing special use is required.

Unit P, immediately north of the existing bank of structures, is proposed with a 0.5' east side yard setback. Because the Zoning Ordinance requires a minimum 5.0' setback to be provided when any setback is provided, a 4.5' east side yard setback variation for Unit P is required.

Unit Q, the northern-most structure, is proposed with a 0.5' east side yard setback and a 5.85' rear yard (north) setback. Because the Zoning Ordinance requires a minimum 5.0' setback to be provided when any setback is provided, a 4.5' east side yard setback variation for Unit Q is required. Because the Zoning Ordinance requires a 25.0' rear yard setback, a 19.15' rear yard setback variation for Unit Q is required.

Unit R and Unit U are proposed with a 5.0' west side yard setback. Because the Zoning Ordinance requires a 20.0' minimum west side yard setback, a 15.0' west side yard setback variation for Unit R is required. Because the Zoning Ordinance requires a 20.0' minimum west side yard setback, a 15.0' west side yard setback variation for Unit U is required.

Unit T is proposed with a 9.46' west side yard setback. Because the Zoning Ordinance requires a 20.0' minimum west side yard setback, a 10.54' west side yard setback variation for Unit T is

required.

Associated site improvements include a new parking space out of new Unit V. The proposed parking space has a south side yard setback of 1.5'. Because the Zoning Ordinance requires a minimum 5.0' side yard parking space setback, a 3.5' side yard parking space setback variation is required.

Light fixtures are proposed to be installed on the new structures in the same manner as on the existing structures. The proposed lighting conforms to the cut-off design and foot-candle illumination requires of the Zoning Ordinance.

The new structures and lighting will require review and approval by the Appearance Review Commission (ARC). No hearing date before the ARC has been set.

Other Requests at the Subject Property

3632 Lake Avenue Case 1996-Z-44 ZBA: Grant VB: Granted
Request for a special use to expand an existing special use – establish and operate five (5) additional self-storage units

Other Warehouse/Distribution Special Use Requests

Prior to the 2014 ordinance, this use was “storage or distribution establishment”

3510 Wilmette Avenue Case 2002-Z-02 ZBA: Grant VB: Granted
Request for a special use to convert an existing vehicle repair shop to self-storage units and a 3.5' fence height variation to permit the construction of a 10' high fence along the west property line, a 1.5' fence height variation to permit the construction of an 8' high fence along the north property line, and a 4' fence height and openness variation to permit the construction of an 8' high closed fence along the south (front) property line

3510 Wilmette Avenue Case 1997-Z-44 ZBA: Grant VB: Granted
Request for a special use to expand an existing special use – establish and operate additional self-storage units (approximately 3,420 square feet)

3632 Lake Avenue Case 1996-Z-44 ZBA: Grant VB: Granted
Request for a special use to expand an existing special use – establish and operate five (5) additional self-storage units

3510 Wilmette Avenue Case 1994-Z-36 ZBA: Grant VB: Granted
Request for a special use and a 17 space parking variation to permit the expansion of a storage use, and a variation to permit more than one principal structure on a lot

521 Green Bay Road Case 1992-Z-60 ZBA: Grant VB: Granted
Request for a special use permit to allow the operation of storage and distribution use on the second floor of the subject building

Other Parking Space Setback Variations

909 Shabona Lane Case 2023-Z-41 ZBA: Grant VB: Granted

Request for a 2.96' side yard parking space setback variation to permit the retention and replacement of a driveway and parking pad

611 Forest Avenue Case 2018-Z-54 ZBA: Grant VB: Granted

Request a variation to permit a parking space in a required front yard, a 5.0' side yard parking space setback variation, and a variation to modify a non-conforming accessory structure (detached garage)

1057 Linden Avenue Case 2018-12 ZBA: Grant VB: Granted

Request for an 11.0' side yard adjoining a street parking space setback variation, a 2.0' side yard parking space setback variation, and a 345.47 square foot (28.62%) side yard adjoining a street impervious surface coverage variation to permit a parking pad on the legal non-conforming structure

516 Linden Avenue Case 2017-Z-32 ZBA: Grant VB: Granted

Request for a 1.37' side yard garage setback variation, a 1.98' rear yard garage setback variation, a 0.37' side yard garage eave setback variation, a 0.98' rear yard garage eave setback variation, a 5.0' side yard parking space setback variation, a 3.32' rear yard parking space setback variation, a 165.16 square foot (8.42%) rear yard pavement impervious surface coverage variation, and an 81.16 square foot (4.14%) rear yard total impervious surface coverage variation to permit the construction of a replacement detached garage and replacement parking pad

808 Linden Avenue Case 2017-Z-31 ZBA: Grant VB: Granted

Request for a special use for the expansion of a special use (educational facility, primary), a 7,652.2 square foot (10.9%) floor area variation, a 14.83' side yard setback variation, a 7.08' rear yard setback variation, a 2,280.0 square foot (40%) side yard impervious surface coverage variation, a 37.0' rear yard playground equipment setback variation, an 18.25' rear yard step setback variation, a 5.0' side yard parking space setback variation, and a variation to allow parking spaces to open directly upon an alley to permit the construction of a two-story addition on the legal non-conforming structure (St. Francis Xavier School)

1514 Lake Avenue Case 2015-Z-38 ZBA: Grant VB: Granted

Request for a 4.6' side yard parking pad setback variation and a 101.65 square foot (4.8%) rear yard pavement impervious surface coverage variation to permit a parking pad in the rear yard

Zoning Ordinance Provisions Involved

Section 5.3 outlines the special use procedures.

Section 5.4. outlines the variation procedures.

Section 9.2 references Table 9-1, which lists Warehouse/Distribution as a special use in the GC-2 Heavy Commercial zoning district.

Section 9.3 references Table 9-2, which establishes a 5.0' east side yard setback, a 20.0' west side

yard setback, and a 25.0’ rear yard (north) setback.

Section 14.4.B.4 states that for non-residential uses, open parking spaces must be located a minimum of 5’ from any lot line.

Action Required

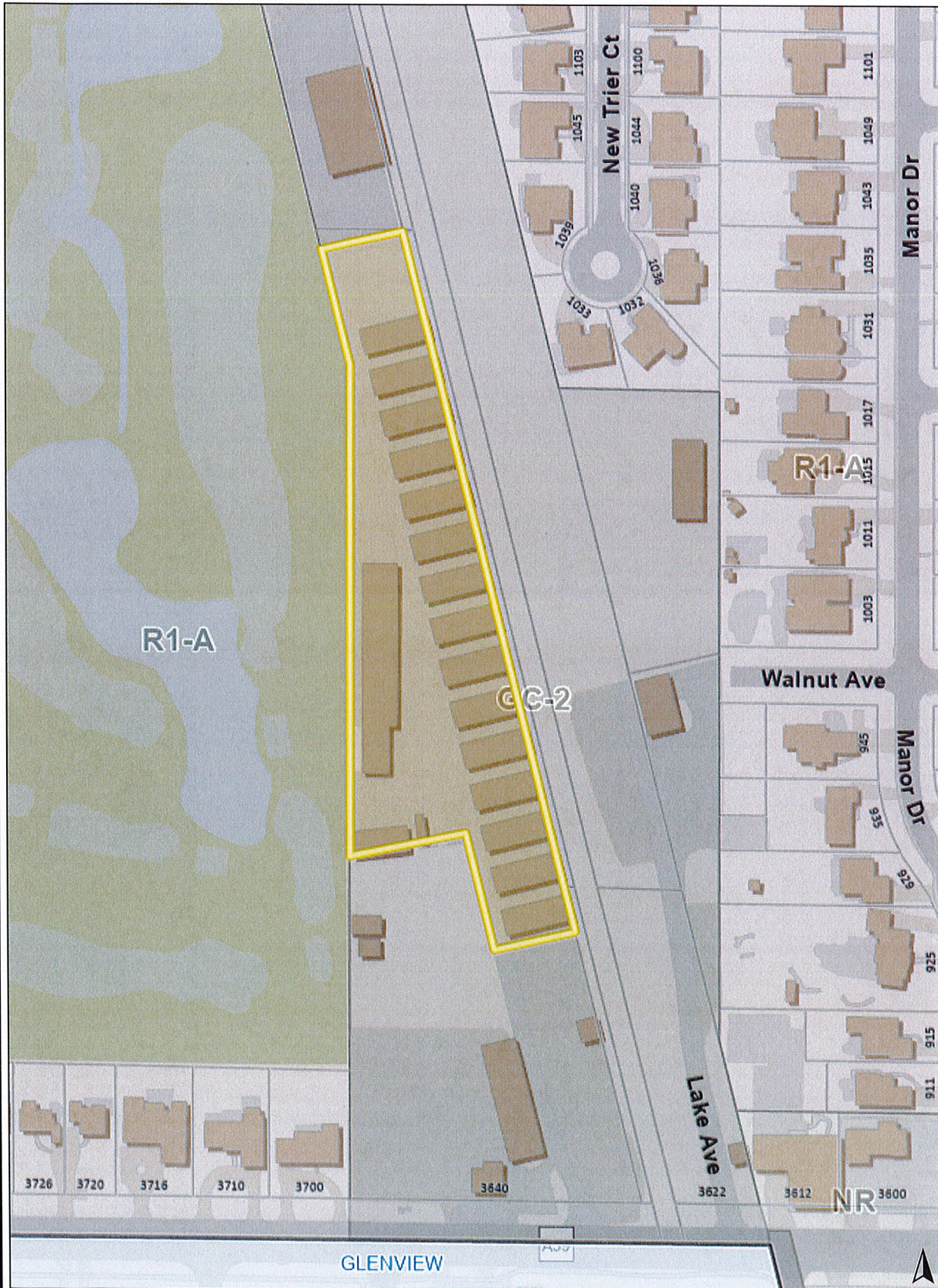
Move to recommend granting a request for an expansion of a special use for a warehouse/distribution use, a 4.5’ east side yard setback variation (Unit P), a 4.5’ east side yard setback (Unit Q), a 19.15’ rear yard (north) setback variation (Unit Q), a 15.0’ west side yard setback variation (Unit R), a 10.54’ west side yard setback variation (Unit T), a 15.0’ west side yard setback variation (Unit U), and a 3.5’ side yard parking space setback variation to permit the installation of 7 additional storage structures at 3632 Lake Avenue in accordance with the plans submitted. The Zoning Board must determine if the special use should run with the land or the use.

(After the vote on the request)
Move to authorize the Chairman to prepare the report and recommendation for the Zoning Board of Appeals for case number 2024-Z-06.

CASE FILE DOCUMENTS

<u>Doc. No.</u>	<u>Documents</u>
Location Maps And Plans	
1.0	Zoning Map
1.1	GIS Map
1.2	Sidwell Tax Map
1.3	Plat of Survey
1.4	Overall Site Plan
1.5	Enlarged Site Plan – North
1.6	Enlarged Site Plan – South
1.7	Unit Schedule
1.8	Building Elevations – Units P & Q
1.9	Building Elevations – Unit R
1.10	Building Elevations – Units R & S
1.11	Building Elevations – Units T and U
1.12	Building Elevations – Unit V
1.13	Photometric Plans
1.14	Light Fixture Cut Sheets
Written Correspondence and Documentation	
2.0	Completed application form
2.1	Letter of application
2.2	Proof of ownership

- 2.3 Notice of Public Hearing as prepared for the petitioner, dated January 30, 2024
- 2.4 Notice of Public Hearing as published in the Wilmette Life, February 1, 2024
- 2.5 Certificate of publication
- 2.6 Certificate of posting, dated January 30, 2024
- 2.7 Affidavit of compliance with notice requirements, filed by applicant, January 31, 2024



Legend

Zoning and Development

Zoning

- R1-A: Residential Single-Family District
- NR: Neighborhood Business
- GC-2: General Commission Business

0 200 400
ft

1.0

Print Date: 2/14/2024

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



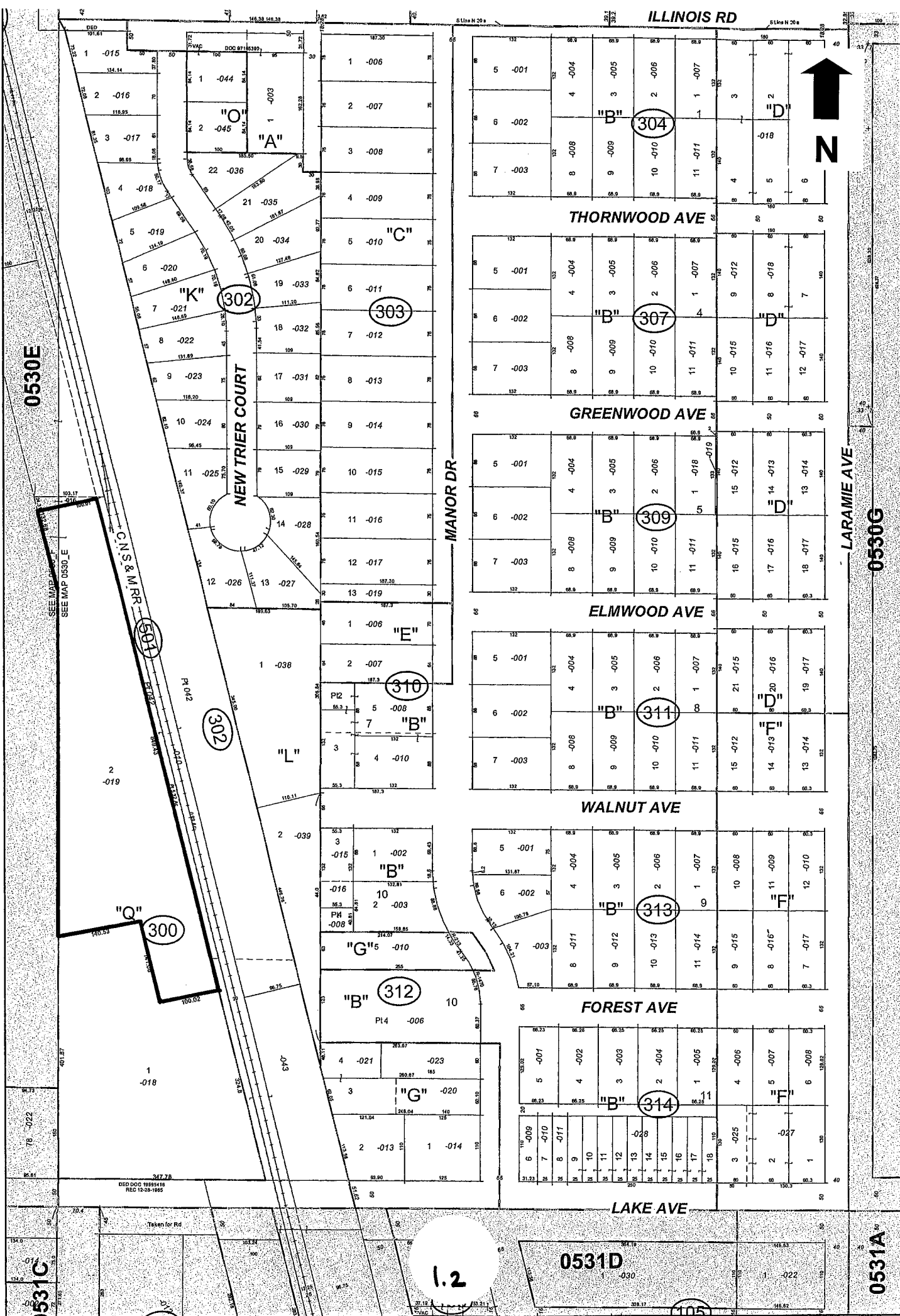
0 200 400
ft

1.1

Print Date: 2/14/2024

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



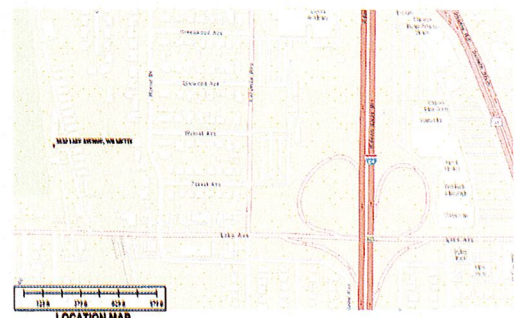
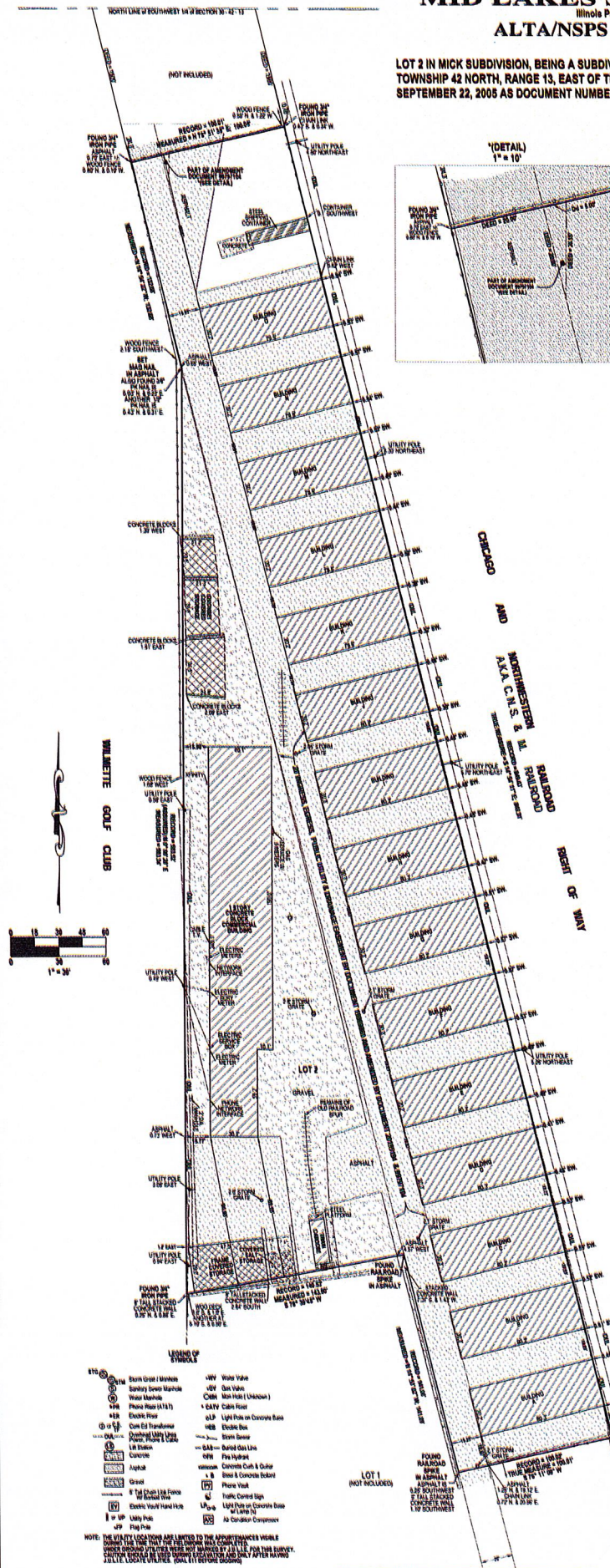
MID LAKES SURVEY COMPANY

Illinois Professional Design Firm 184.006183

ALTA/NSPS LAND TITLE SURVEY

MidLakesSurvey.Com
382 Lake Street
Antioch, IL 60002
Phone: 847-973-1873
midlakes.survey@yahoo.com

LOT 2 IN MICK SUBDIVISION, BEING A SUBDIVISION OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 30,
TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SHOWN ON THE PLAT, RECORDED
SEPTEMBER 22, 2005 AS DOCUMENT NUMBER 0526539081, IN COOK COUNTY, ILLINOIS.



SURVEYOR'S TABLE A OPTION NOTES:

1.) Regarding 2021 ALTA / NSPS Survey Table A Option 4.

Gross Area Surveyed = 125,338 sq. ft. being 2.88 Acres.

2.) Regarding 2021 ALTA / NSPS Survey Table A Option 6.

ZONING REPORT

Village of Wilmette
1205 WILMETTE AVENUE
WILMETTE, ILLINOIS 60091-0000
COMMUNITY DEVELOPMENT (847) 853-7550
DEPARTMENT 100 P-1-1
CMAA, cmaadiv@villagemt.com

RE: 3632 Lake Avenue, Wilmette

In response to your inquiry about the property referenced above, please be advised of the following:

- 1) The Village of Wilmette is responsible for enforcement of building codes, zoning ordinances, and similar codes or ordinances related to the development and use of the above referenced property.
- 2) The above referenced property is zoned CC-2, Heavy Commercial District.
- 3) Lake Avenue Lockup is defined as a Warehouse/Distribution use in the current Zoning Ordinance. Such a use is a special use in the CC-2, Heavy Commercial zoning district. Section 15.02 of the Zoning Ordinance effective April 1, 2014 provides that "When a structure or land is used in violation of the effective date of this Ordinance as a special use and that use is classified as a special use by this Ordinance in the zoning district in which it is located, that use is hereby deemed a lawful special use."
- 4) Lake Avenue Lockup was in operation at the time of the most recent Zoning Ordinance and at that time operated as a self-storage facility.
- 5) Any hopes of operations for more than 180 days except during the seasonal nature of a business would cause the special use to expire.
- 6) If a new owner or occupant continues to operate in the manner in which Lake Avenue Lockup operated, as described above, the special use will continue and run with the use.

I can be reached at rebekah@midlakes.com and (847) 853-7529.

3.) Regarding 2021 ALTA / NSPS Survey Table A Option 8.

We observed no evidence of striped, marked or assigned parking spaces.

4.) Regarding 2021 ALTA / NSPS Survey Table A Option 10.

We observed no evidence of Current Earthwork or New Construction on the subject property as of the date the field work was completed.

5.) Regarding 2021 ALTA / NSPS Survey Table A Option 15.

Our Professional Liability Insurance was in effect at the time of survey in our standard amounts. Certificate available upon request.

SURVEYOR'S TITLE RESPONSE

CHICAGO TITLE INSURANCE COMPANY

CORDER NUMBER: 201915104

EFFECTIVE DATE: August 7, 2023

REGARDING EXHIBIT "A" Legal Descriptions

Legal descriptions shown on above Title Commitment adequately describe the Premises surveyed on the ground and Platted herein.

IN REGARD TO CERTAIN ITEMS DOWN ON SCHEDULE "B", I NOTE THE FOLLOWING:

ITEM 3. Easements, or claims of easements, not shown by the Public Records.

RESPONSE: Utility easements servicing the Premises and shown herein serve as Evidence to suggest the existence of same. Utility Easements not shown by the above mentioned Title Commitment are in Public Record.

ITEM 18. Restrictions contained in deed from Chicago and Northwestern Railway Company, to Margaret G. Harms recorded June 26, 1946 as document number 18689660 that the Southway 50 foot of Land shall be left free from all buildings, structures, trees, shrubbery or other obstructions which will obstruct the view over and across said Southway 50 Foot Strip; and reserving also to grantor, his heirs, licensees, successors and assigns, the right to maintain, operate, use, reconstruct and replace any and all existing conduits, sewers, water mains, gas lines, electric power lines, communication lines, wires and other utilities on said premises.

Note: Said instrument contains no provision for a forfeiture of or reversion of title in case of breach of condition.

RESPONSE: Regarding the above referenced document, the aforementioned Southway 50 foot strip is now located on the southerly end of lot 1 in Mick Subdivision and is not part of the surveyed parcel.

ITEM 19. Easement over the following described Land: (See Documents for Parcel Legal) Easement for the purpose of ingress and egress as created by agreement between First National Bank and Trust Company of Evanston, trust No. 17143 to Leonard Hoffman recorded July 19, 1967 as document number 201915104 and amended easement agreement recorded as document number 07777104, and the covenants and conditions and agreements contained therein.

RESPONSE: Regarding the above referenced documents, the aforementioned Easement is platted herein.

ITEM 20. Reservations contained in easement agreement recorded July 19, 1967 as document number 201915104 the right to maintain, operate and relocate a spur track presently located on said easement parcel and the covenants, conditions and agreement contained therein.

RESPONSE: All visible remains of the spur track are platted herein.

No other items raised require a response on my part.

CERTIFIED TO: 1) Chicago Title Insurance Company (Title)
2) 3632 W. Lake, LLC (Borrower)
3) Western Bank NA (Lender)
BSAQA
8881 W. Higgins Rd., 4th Floor
Rosemont, IL 60018

State of Illinois

County of Cook

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and including Items 1, 2, 3, 4, 6, 7(a), 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

By: NATHANIEL H. MESSER, Illinois Professional Land Surveyor No. 3578
My renewable license expires November 30, 2024.

I further certify that the above captioned property is partially located in ZONE "C" SHADED (area determined to be within the 0.2% annual chance Flood Hazard) and partially in ZONE "D" UNSHADED (Areas of 1% annual chance Flood Hazard with an average depth less than one foot or drainage areas of less than one square mile) as identified by the FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) based on FLOOD INSURANCE RATE MAP (FIRM) map No. 17033C0243, dated August 19, 2006, Containing the Community - Wilmette, Village of No. 170175.

By: NATHANIEL H. MESSER, Illinois Professional Land Surveyor No. 3578
My renewable license expires November 30, 2024.

Only those Building Lines and Easements shown on the referenced Plat of Subdivision as shown on a current Title Policy are shown herein.
All distances shown in feet and decimal parts thereof. All distances are to be determined to the nearest 1/100th of a foot.
All lines are shown in color, unless otherwise noted. Field work completed on 08/07/2023.
COPYRIGHT 2023 - MID LAKES SURVEY COMPANY
200 W. LAKE AVENUE, SUITE 100, ANTIPOCH, IL 60002
NATHANIEL H. MESSER, LICENSED PROFESSIONAL LAND SURVEYOR NO. 3578

* NOTE: EVIDENCE ADDED DURING AMENDED PORTION OF EASEMENT
BY DOCUMENT 07777104

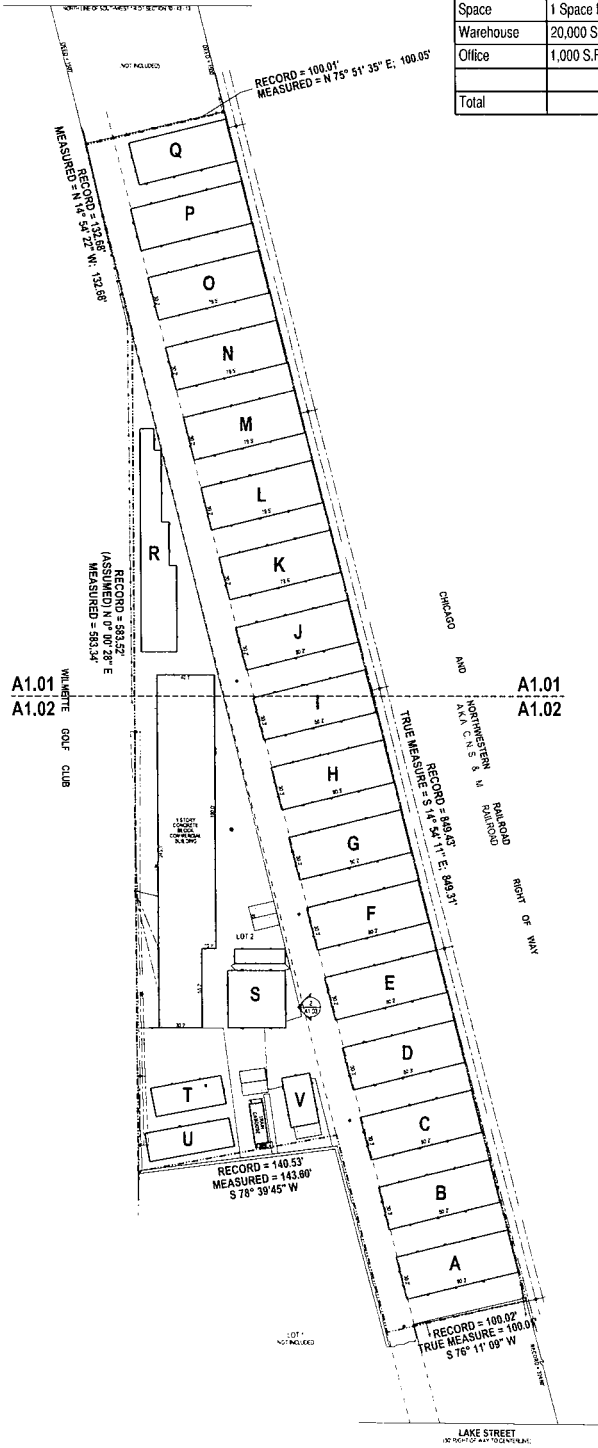
LAKE STREET
(10' FRONT OF WAY TO CURB)

1.3

GENERAL NOTES:

THE DESIGN INTENT OF THIS PROJECT IS TO MAINTAIN SIMILAR SETBACKS TO EXISTING CONDITIONS AND MAINTAIN THE EXISTING SAFE DRIVE AISLES. TO COMPLY WITH CURRENT SETBACKS WOULD MEAN DESIGNING THE BUILDINGS TO BE NON-UNIFORM WITH EXISTING CONDITIONS.

THE LOT HAS PREVIOUSLY BEEN IMPROVED WITH SUBSTANDARD SPACE PLANNING FOR THE SITE PER TODAY'S ZONING STANDARDS. OUR EXPANSION MUST BE BUILT WITH CONSIDERATIONS FOR EXISTING IMPROVEMENTS ON THE IRREGULAR SHAPED PARCEL TO MIMIC THE ORIGINAL INTENT AND ALLOW FOR ULTIMATE USABILITY



<div><div>Existing</div><div>Proposed</div></div>				
Parking Calculations				
Space	1 Space Per	Area on Site	# Parking Spaces Req'd	# Parking Spaces Provided
Warehouse	20,000 S.F.	58,342 S.F.	3	3
Office	1,000 S.F.	270 S.F.	1	1
Total			4	4



Storage Facility
3632 Lake Ave., Wilmette, IL 60091

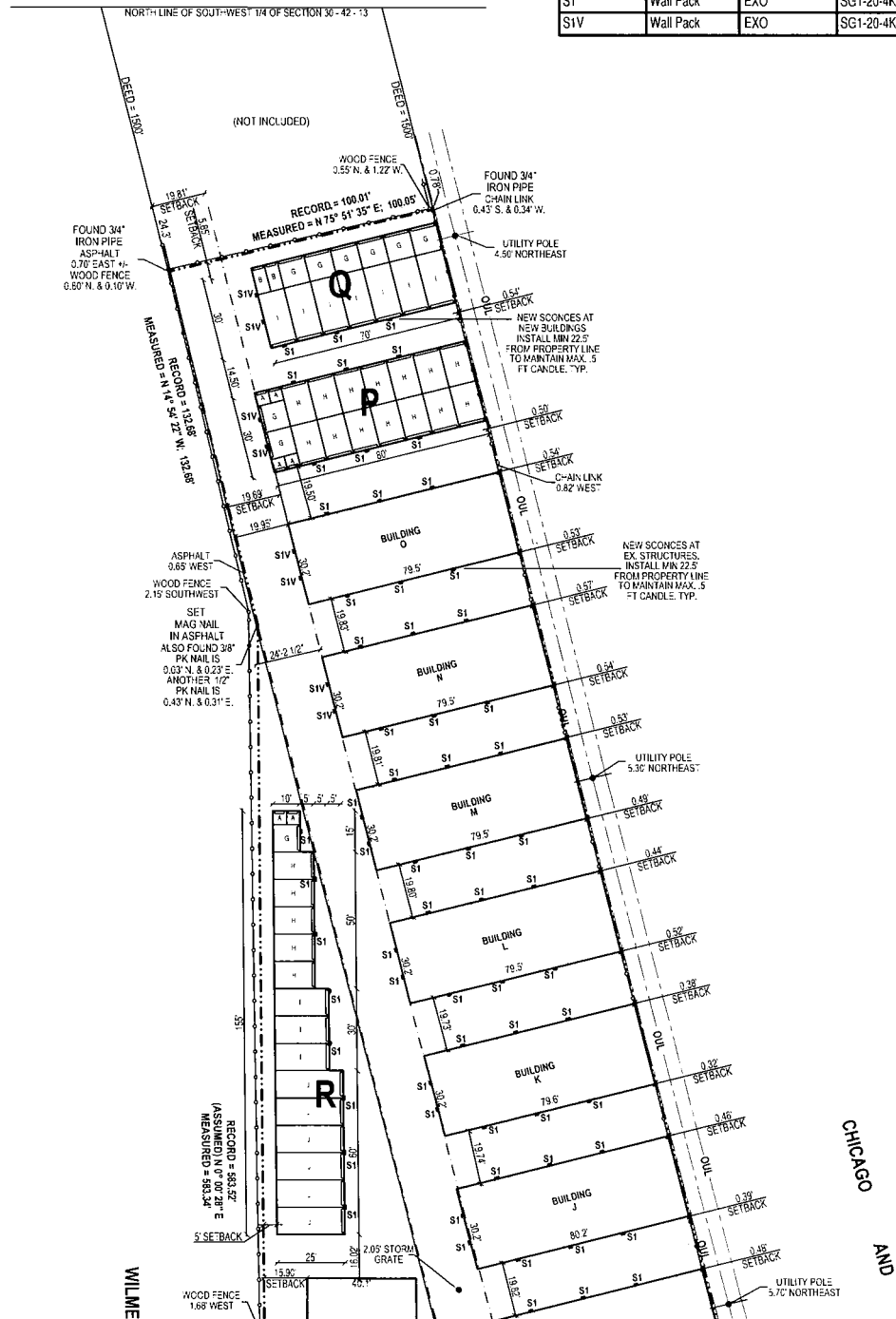
PLANS/SPECS ARE SUBJECT TO REVISION AS DEEMED NECESSARY OR ADVISABLE BY BUILDER, ARCHITECT, OR AS REQUIRED BY LAW.

Scale: 1/128" = 1'-0"

Date: 02/02/2024

Dwg #: A1.00

<input type="checkbox"/>	Existing	<input type="checkbox"/>	Proposed
Lighting Legend			
Tag	Fixture Type	Manufacturer	Model #
S1	Wall Pack	EXO	SG1-20-4K7-FT
S1V	Wall Pack	EXO	SG1-20-4K7-FT-Visor



**KENNEDY
MANN**

Storage Facility
3632 Lake Ave., Wilmette, IL 60091

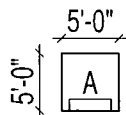
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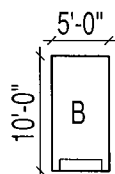
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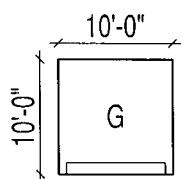
UNIT A



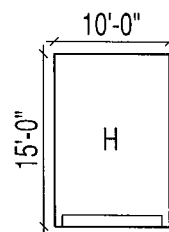
UNIT B



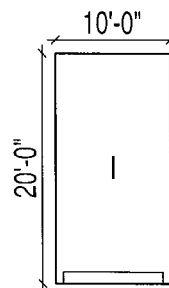
UNIT G



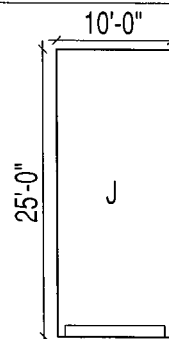
UNIT H



UNIT I



UNIT J



1

UNIT SCHEDULE

1/16" = 1'-0"

**KENNEDY
MANN**

Storage Facility

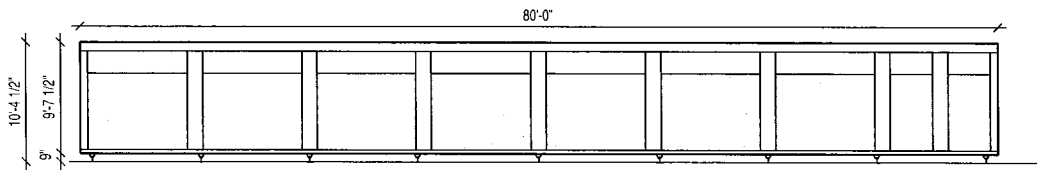
3632 Lake Ave., Wilmette, IL 60091

PLANS/SPECS ARE SUBJECT TO REVISION AS DEEMED NECESSARY OR
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Scale: Varies

Date: 02/02/2024

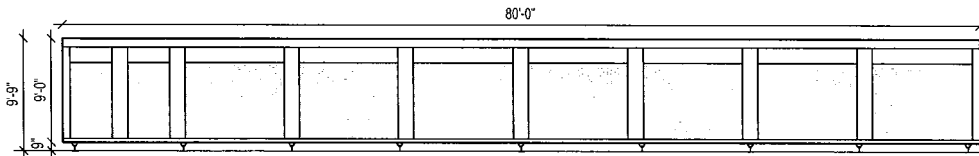
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1

BUILDING P - NORTH ELEVATION

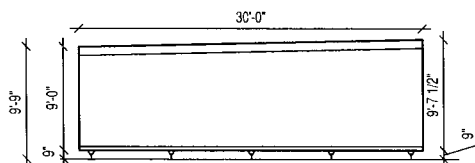
1/16" = 1'-0"



2

BUILDING P - SOUTH ELEVATION

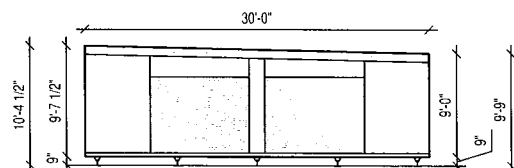
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3

BUILDING P - EAST ELEVATION

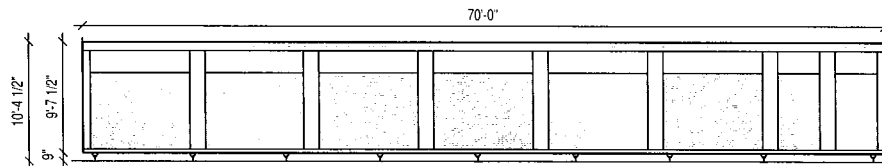
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4

BUILDING P - WEST ELEVATION

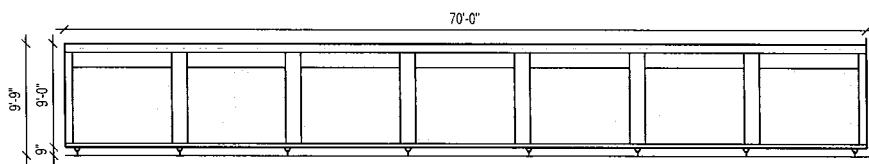
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5

BUILDING Q - NORTH ELEVATION

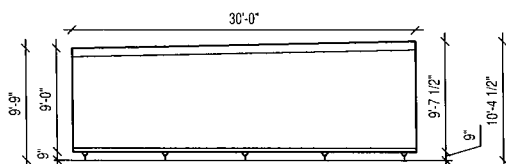
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6

BUILDING Q - SOUTH ELEVATION

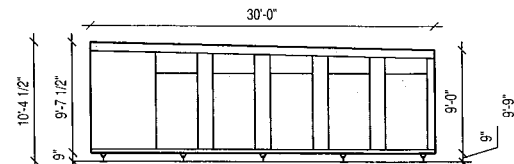
1/16" = 1'-0"



7

BUILDING Q - EAST ELEVATION

1/16" = 1'-0"



8

BUILDING Q - WEST ELEVATION

1/16" = 1'-0"

**KENNEDY
MAN**

Storage Facility

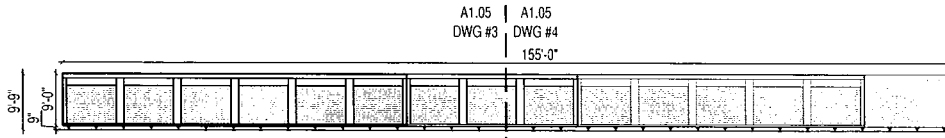
3632 Lake Ave., Wilmette, IL 60091

PLANS/SPECS ARE SUBJECT TO REVISION AS DEEMED NECESSARY OR
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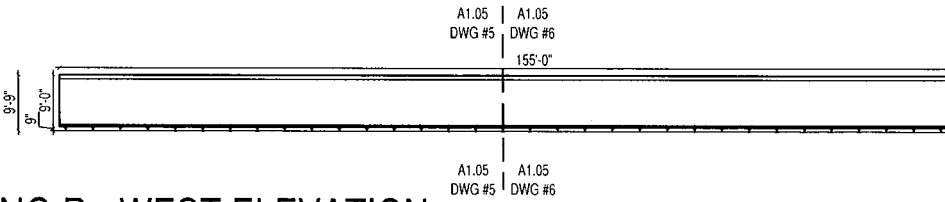
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Date: 02/02/2024

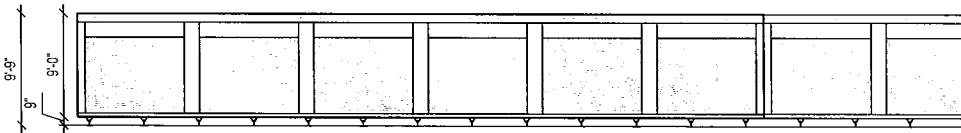
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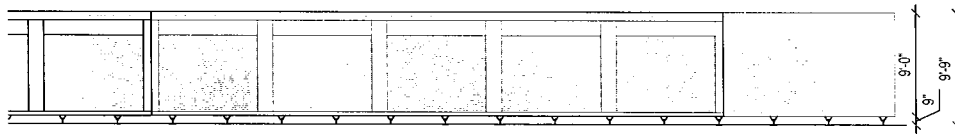
1 BUILDING R - EAST ELEVATION
1/32" = 1'-0"



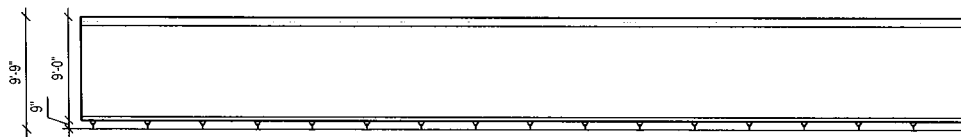
2 BUILDING R - WEST ELEVATION
1/32" = 1'-0"



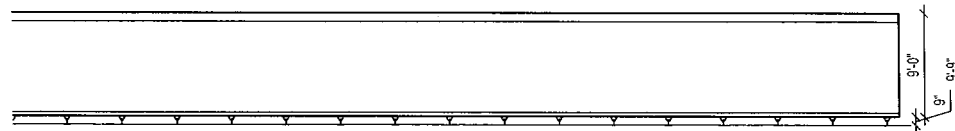
3 BUILDING R - ENLARGED EAST ELEVATION 1
1/16" = 1'-0"



4 BUILDING R - ENLARGED EAST ELEVATION 2
1/16" = 1'-0"



5 BUILDING R - ENLARGED WEST ELEVATION 1
1/16" = 1'-0"



6 BUILDING R - ENLARGED WEST ELEVATION 2
1/16" = 1'-0"



Storage Facility
3632 Lake Ave., Wilmette, IL 60091

PLANS/SPECS ARE SUBJECT TO REVISION AS DEEMED NECESSARY OR
ADVISABLE BY BUILDER, ARCHITECT, OR AS REQUIRED BY LAW.

Scale: Varies

Date: 02/02/2024

Dwg #: A1.05


$$1/16'' = 1'-0''$$

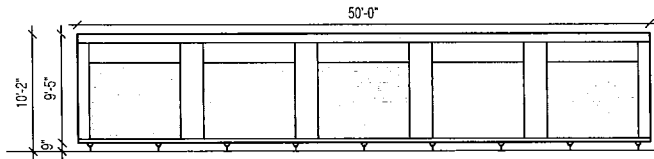
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$$1/16'' = 1'-0''$$

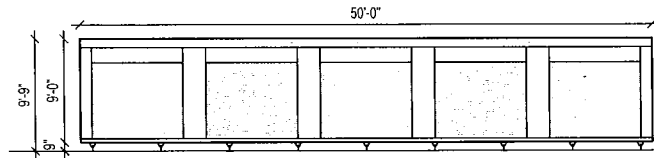
$$1/16'' = 1'-0''$$

$$1/16'' = 1'-0''$$

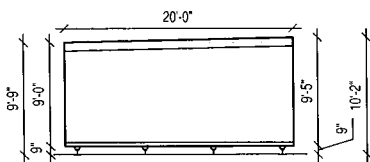
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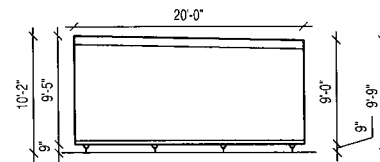
1 BUILDING T - NORTH ELEVATION
1/16" = 1'-0"



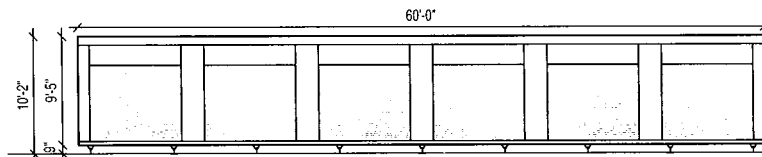
2 BUILDING T - SOUTH ELEVATION
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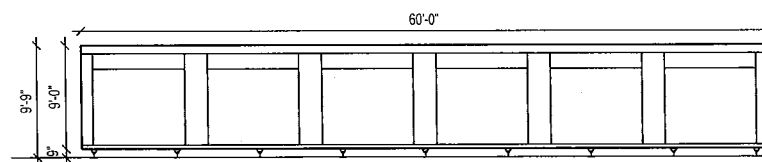
3 BUILDING T - EAST ELEVATION
1/16" = 1'-0"



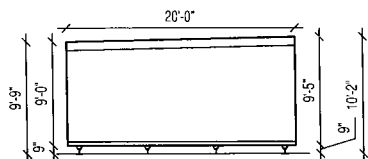
4 BUILDING T - WEST ELEVATION
1/16" = 1'-0"



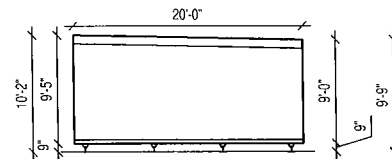
5 BUILDING U - NORTH ELEVATION
1/16" = 1'-0"



6 BUILDING U - SOUTH ELEVATION
1/16" = 1'-0"



7 BUILDING U - EAST ELEVATION
1/16" = 1'-0"



8 BUILDING U - WEST ELEVATION
1/16" = 1'-0"

**KENNEDY
MANN**

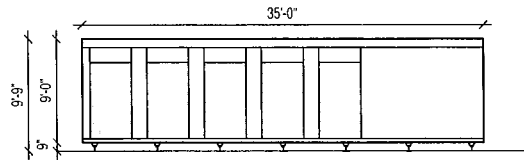
Storage Facility
3632 Lake Ave., Wilmette, IL 60091

PLANS/SPECS ARE SUBJECT TO REVISION AS DEEMED NECESSARY OR
ADVISED BY BUILDER, ARCHITECT, OR AS REQUIRED BY LAW.

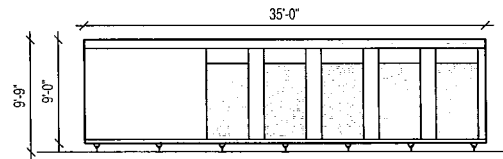
Scale: 1/16" = 1'-0"

Date: 02/02/2024

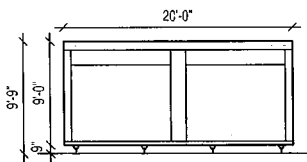
Dwg #: A1.07



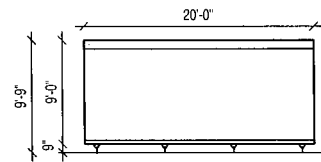
1 BUILDING V - EAST ELEVATION
1/16" = 1'-0"



2 BUILDING V - WEST ELEVATION
1/32" = 1'-0"



3 BUILDING V - NORTH ELEVATION
1/16" = 1'-0"



4 BUILDING V - SOUTH ELEVATION
1/16" = 1'-0"



Storage Facility
3632 Lake Ave., Wilmette, IL 60091

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ADVISEABLE BY BUILDER, ARCHITECT, OR AS REQUIRED BY LAW.

Scale: $\frac{1}{16}$ " = 1'-0"

Date: 02/02/2024

Dwg #: A1.08

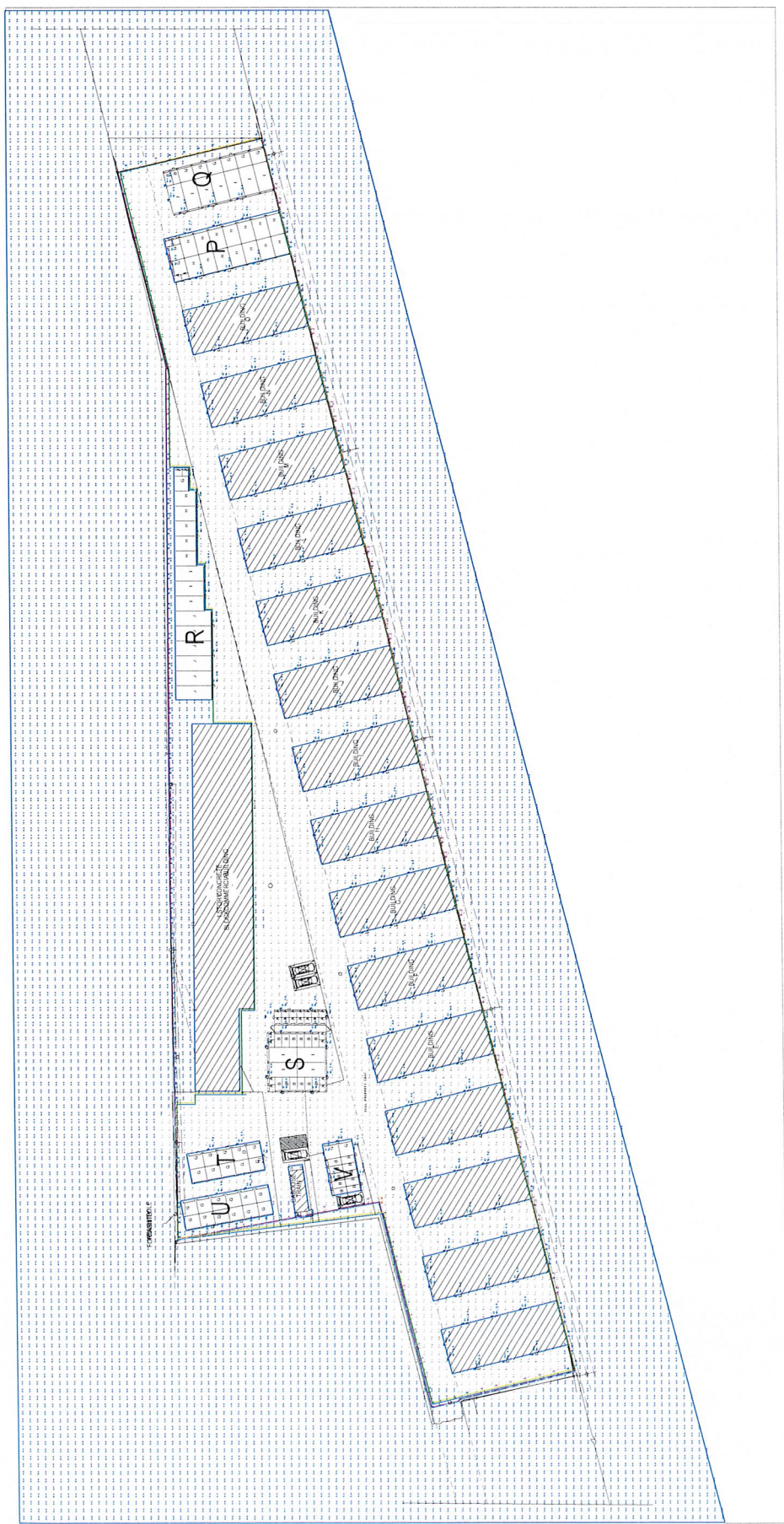


enlighten
enlighten.com
779.910.3300
779.910.3300
Cory Clarke
PG CONTACT
Josh Bunge
DRAWN BY
04/20/2019

REV	DESCRIPTION	DATE
1	XX/XX/XXXX	XX/XX/XXXX
2	XX/XX/XXXX	XX/XX/XXXX
3	XX/XX/XXXX	XX/XX/XXXX

CLIENT NAME: KENNEDY MANN
PROJECT NAME: STORAGE FACILITY - 3632 LAKE AVE., WILMETTE, IL

Date: 2/1/2024
Page 1 of 3



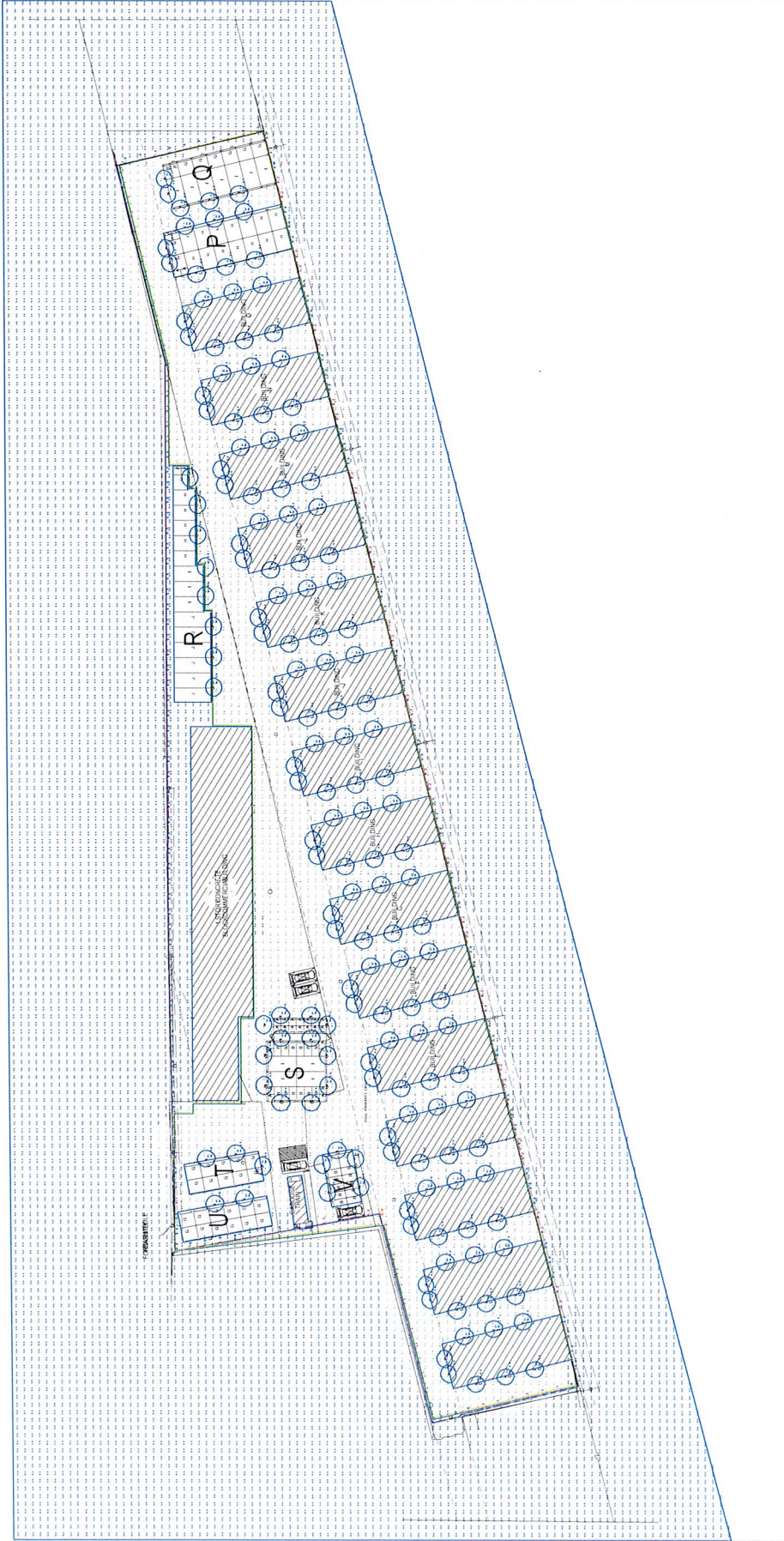
Luminaire Tag Summary		
Tag	Qty	
STV	146	
SIV	17	

Luminaire Schedule - Part numbers are provided by the manufacturer and are only intended to be used as a reference to output and optics used.						
Symbol	Qty	Tag	Manufacturer	Description	Arrangement	Luminaire Lumens
STV	146	STV	EXO	SGI-20-4K7-FT	Single	2310
SIV	17	SIV	EXO	SGI-20-4K7-FT-Visor	Single	1607
						2310
						1607
						20.9
						21
						0.900
						0.900

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Calc Plane Ht
FULL AREA CALC	Illuminance	Fc	0.80	13.9	0.0	0
PROPERTY LINE CALC	Illuminance	Fc	0.06	0.4	0.0	N.A.
FULL PROPERTY CALC	Illuminance	Fc	3.81	13.9	0.0	N.A.

NOTES
1. THIS ANALYSIS IS A MATHEMATICAL MODEL AND CAN BE ONLY AS ACCURATE AS THE DATA PROVIDED. DIMENSIONAL DATA WILL AFFECT THE ACTUAL LIGHT LEVELS OBTAINED.
2. THIS ANALYSIS IS A MATHEMATICAL MODEL AND CAN BE ONLY AS ACCURATE AS THE DATA PROVIDED. DIMENSIONAL DATA WILL AFFECT THE ACTUAL LIGHT LEVELS OBTAINED.
3. FUTURE TYPES AND QUANTITIES MAY CHANGE BASED ON UNKNOWN OBSTRUCTIONS OR FIELD CONDITIONS. THESE CHANGES MAY RESULT IN AN INCREASED QUANTITY OF FIXTURES.
4. ILLUMINANCE DATA TYPES AND QUANTITIES MAY CHANGE WITH FUTURE REVISIONS.
5. CALCULATION GRID VALUES IN D.O.C.

STORAGE FACILITY - 3632 LAKE AVE., WILMETTE, IL



Not to Scale

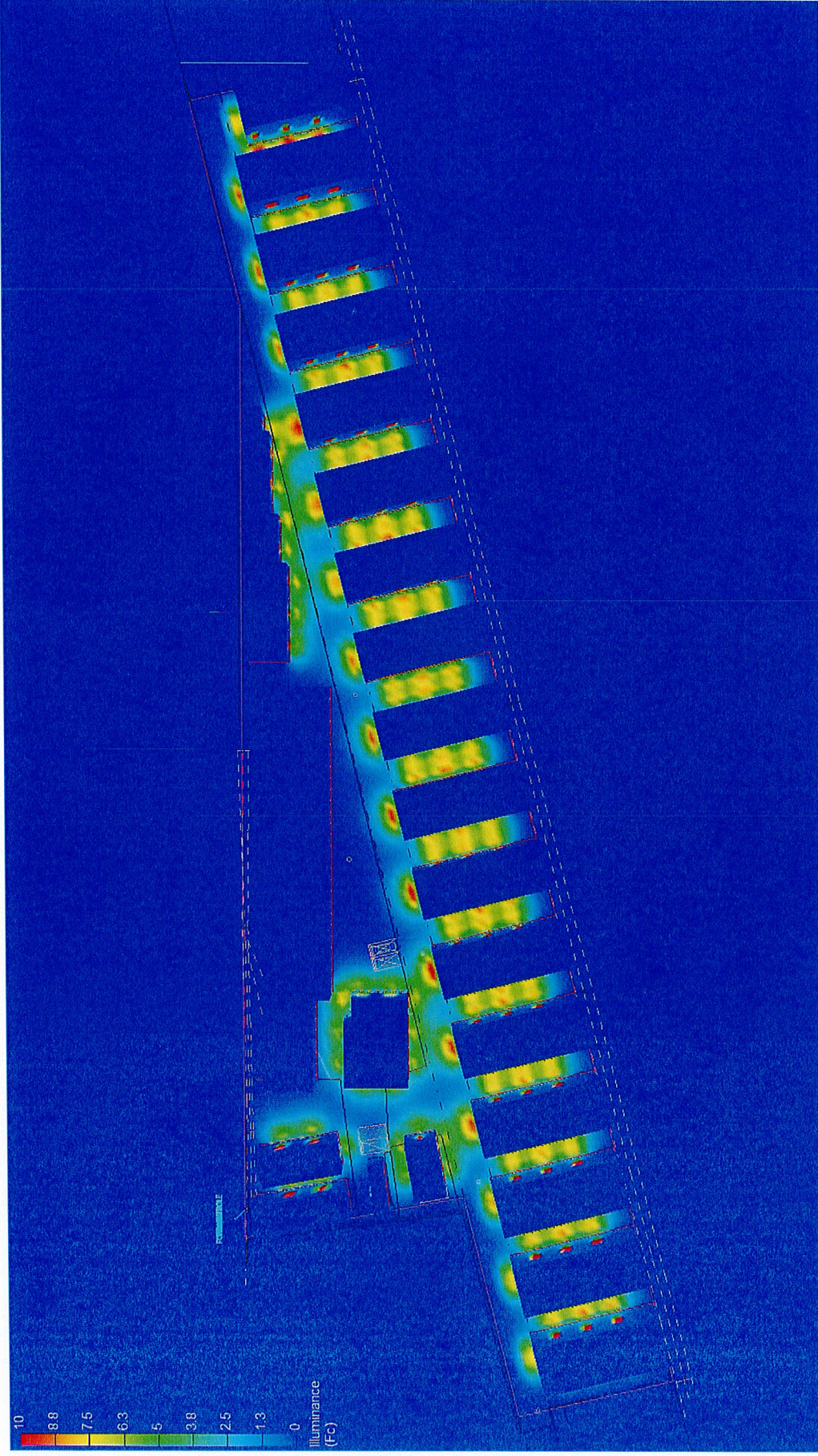
NOTES
PG ENLIGHTEN IS NEITHER LICENSED NOR ISSUED TO DETERMINE CODE COMPLIANCE.
CODE COMPLIANCE REVIEW BY OTHERS.
THIS ANALYSIS IS A MATHEMATICAL MODEL AND CAN BE ONLY AS ACCURATE AS THE
DIMENSIONAL DATA WILL AFFECT THE ACTUAL LIGHT LEVELS OBTAINED.
FUTURE TYPES AND QUANTITIES MAY CHANGE BASED ON UNKNOWN OBSTRUCTIONS OR
FIELD CONDITIONS. THESE CHANGES MAY RESULT IN AN INCREASED QUANTITY OF FIXTURES.
REFERENCE ONLY. TYPES AND QUANTITIES MAY CHANGE WITH FUTURE REVISIONS.
CALCULATION GRID VALUES 10.0' O.C.

Luminaire Schedule - Part numbers are provided by the manufacturer and are only intended to be used as a reference to output and optics used.

Symbol	Qty	Tag	Manufacturer	Description	Arrangement	Luminaire Lumens	Air. Lum. Lumens	Luminaire Watts	Air. Watts	LF
U	146	S1	EXO	SG1-20-4K7 FT	Single	2317	2317	20.9	20.9	0.900
P	17	S1V	EXO	SG1-20-4K7 FT-Visor	Single	1607	1607	21	21	0.900

Calculation Summary	CalcType	Units	Avg	Max	Min	Avg/Min	Calc Plane Ht
FULL AREA CALC	Illuminance	Fc	0.80	13.9	0.0	N.A.	0
PROPERTY LINE CALC	Illuminance	Fc	0.06	0.4	0.0	N.A.	N.A.
FULL PROPERTY CALC	Illuminance	Fc	3.81	13.9	0.0	N.A.	N.A.

Luminaire Tag Summary	
Tag	Qty
S1	146
S1V	17



Luminaire Tag Summary		
Tag	Qty	
S1	146	
S1V	17	

Luminaire Schedule - Part numbers are provided by the manufacturer and are only intended to be used as a reference to output and optics used.									
Symbol	Qty	Tag	Manufacturer	Description	Arrangement	Luminaire Lumens	Arr. Lum. Lumens	Luminaire WxH	LLF
	146	S1	EXO	SG1-20-4K7-FT	Single	2310	2310	20.9	0.900
	17	S1V	EXO	SG1-20-4K7-FT-Visor	Single	1607	1607	21	0.900

Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
FULL AREA CALC	Illuminance	Fc	0.80	13.9	0.0
PROPERTY LINE CALC	Illuminance	Fc	0.06	0.4	0.0
FULL PROPERTY CALC	Illuminance	Fc	3.81	13.9	0.0

NOTES

PG ENLIGHTEN IS NEITHER LICENSED NOR INSURED TO DETERMINE CODE COMPLIANCE. CODE COMPLIANCE REVIEW BY OTHERS.

THIS ANALYSIS IS A MATHEMATICAL MODEL AND CAN BE ONLY AS ACCURATE AS THE DIMENSIONAL DATA WILL AFFECT THE ACTUAL LIGHT LEVELS OBTAINED.

FUTURE TYPES AND QUANTITIES MAY CHANGE BASED ON UNKNOWN OBSTRUCTIONS OR FIELD CONDITIONS. THESE CHANGES MAY RESULT IN AN INCREASED QUANTITY OF FIXTURES.

REFERENCE ONLY TYPES AND QUANTITIES MAY CHANGE WITH FUTURE REVISIONS.

CAN CEILING GRID VALUES 0.0 D.O.C.

SLING Series

SLENDER WALLPACK

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

tradeSELECT®



FEATURES

- Two sizes for a variety of applications
- Ranges from 21W to 80W with up to 8000 lumens
- SG1 Series replaces from 100W-150W HID; SG2 Series replaces from 150W-250W HID
- Comfort lens available as an option or accessory provides glare control and enhanced uniformity
- Knuckle and trunnion accessory mounting kits available for flood applications
- IP65 and certified to UL 1598 for use in wet locations up to 40°C ambient



SPECIFICATIONS

HOUSING

- Rugged die-cast aluminum housing with corrosion resistant powder coat finish
- Heating dissipating fins provide superior thermal performance extending the life of the electronic components
- Impact resistant tempered glass offers zero uplight
- Comfort lens available as an option or accessory to reduce glare (7-10% lumen reduction) and provide better uniformity

OPTICS

- 3000K, 4000K and 5000K CCT nominal with 70 CRI
- Smaller SG1 housing has 2 LEDs, larger SG2 housing has 3 LEDs

INSTALLATION

- Side hinge allows for easy installation and wiring
- Side movement avoids damage to the lens and helps prevent injury common in drop down hinge designs
- Mounts to 4" junction box and includes a gasket to help seal electrical connections
- Four 1/2" threaded conduits hubs for surface conduit provided

ELECTRICAL

- 120-277V, 50/60Hz electronic drivers
- 347V and 480V available in large SG2 housing
- 10KA surge protection included

OPTIONS/CONTROLS

- Button photocontrol for dusk to dawn energy savings. Stock versions include 120V-277V PC with a cover which provides a choice to engage photocontrol or not. PC is installed in top hub
- Occupancy sensor available for on/off and dimming control in larger SG2 housing
- Battery backup options available in larger SG2 housing rated for either 0° C or -30° C. Performance exceeds NEC requirement providing 1 fc minimum over 10'x10' at 11' mounting height

CERTIFICATIONS

- Listed to UL1598 for use in wet location, listed for -40°C to 40°C applications
- Complies with IDA standards with zero uplight for 3000K and warmer CCT's
- IP65

WARRANTY

- 5 year warranty

1.14

KEY DATA	
Lumen Range	2263-8079
Wattage Range	21-80
Efficacy Range (LPW)	101-113
Weights lbs. (kg)	4.3-11 (2.0-5.0)

SLING SERIES

SLENDER WALLPACK

DATE: _____ LOCATION: _____

TYPE: _____ PROJECT: _____

CATALOG #: _____

ORDERING GUIDE

Example: SG1-20-3K7-FT-UNV-DBT-PCU-CS

CATALOG # _____

ORDERING INFORMATION

Housing	CCT/CRI	Distribution	Voltage	Color/Finish	Control Options	Options
SG1-10 Size 1, 10W	3K7 3000K, 70 CRI	FT Fwd Throw	UNV 120V-277V	BLT Black Matte Textured	PCU Universal Button Photocontrol (120-277V)	CS Comfort Lens
SG1-20 Size 1, 20W	4K7 4000K, 70 CRI		120 120V	BLS Black Gloss Smooth	SCP ^{1,2,3} Occupancy Sensor Programmable (Dim)	E ^{1,2} Battery 0°C
SG1-30 Size 1, 30W	5K7 5000K, 70 CRI		277 277V	DBT Dark Bronze Matte Textured	Specify MTG HT for OCC Sensor	EH ^{1,2} Battery w/ heater -20°
SG1-40 Size 1, 40W			UHV 347V-480V	DBS Dark Brone Gloss Smooth	8F Up to 8'	
SG2-50 Size 2, 50W				GTT Graphite Matte Textured	20F Up to 20'	
SG2-80 Size 2, 80W				LGS Light Grey Gloss Smooth		
				PSS Platinum Silver Smooth		
				WHT White Matte Textured		
				WHS White Gloss Smooth		
				VGTT Verde Green Textured		
				Color Option		
				CC Custom Color		

Notes:

- 1 Available in SG2 only, UHV available in SG2-50 only
- 2 Sensor controls & battery backup can not be used with flood accessory or kit or for inverted/up mounting, 120-227V only for SCO/SCP, 120 or 277 only for SWP, SWPM, E & EH
- 3 Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120-277V only

STOCK ORDERING INFORMATION

Catalog Number	CCT/CRI	Wattage	Mounting Height	Color	Color	Delivered Lumens	LPW	Weight lbs. (kg)
SG1-10-PCU	5000K/70	11W	8-12ft	120-277V	Dark Bronze	1349	122	4.3 (2.0)
SG1-10-4K-PCU	4000K/70	11W	8-12ft	120-277V	Dark Bronze	1424	129	4.3 (2.0)
SG1-20-PCU	5000K/70	21W	8-12ft	120-277V	Dark Bronze	2263	108	4.3 (2.0)
SG1-20-4K-PCU	4000K/70	21W	8-12ft	120-277V	Dark Bronze	2310	110	4.3 (2.0)
SG1-30-PCU	5000K/70	29W	10-15ft	120-277V	Dark Bronze	3270	113	4.3 (2.0)
SG1-30-4K-PCU	4000K/70	29W	10-15ft	120-277V	Dark Bronze	3060	105	4.3 (2.0)
SG1-40-PCU	5000K/70	38W	10-15ft	120-277V	Dark Bronze	4008	105	4.3 (2.0)
SG1-40-4K-PCU	4000K/70	38W	10-15ft	120-277V	Dark Bronze	4070	106	4.3 (2.0)
SG2-50-PCU	5000K/70	51W	12-18ft	120-277V	Dark Bronze	5548	110	11 (5.0)
SG2-50-4K-PCU	4000K/70	51W	12-18ft	120-277V	Dark Bronze	5526	109	11 (5.0)
SG2-80-PCU	5000K/70	80W	15-25ft	120-277V	Dark Bronze	8061	101	11 (5.0)
SG2-80-4K-PCU	4000K/70	80W	15-25ft	120-277V	Dark Bronze	8079	101	11 (5.0)

SLING SERIES

SLENDER WALLPACK

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

ORDERING GUIDE

OPTIONS AND ACCESSORIES

	Catalog Number	Description	Weight lbs. (kg)
<input type="checkbox"/>	SG1-YOKE	SG1 Series Yoke/Floodlight mount kit, includes visor	2.0 (1.0)
<input type="checkbox"/>	SG1-KNUCKLE	SG1 Series Knuckle/Floodlight mount kit, includes visor	2.0 (1.0)
<input type="checkbox"/>	SG2-YOKE	SG2 Series Yoke/Floodlight mount kit, includes visor	2.0 (1.0)
<input type="checkbox"/>	SG2-KNUCKLE	SG2 Series Knuckle/Floodlight mount kit, includes visor	2.0 (1.0)
<input type="checkbox"/>	SCP-REMOTE*	Remote control for SCP option. Order at least one per project to program and control fixtures	1 (.45)

SLING SERIES

SLENDER WALLPACK

DATE: _____ LOCATION: _____
 TYPE: _____ PROJECT: _____
 CATALOG #: _____

PERFORMANCE DATA

Description	# of LEDs	Drive Current	System Watts	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
SG1-10	2	140mA	11	1349	122	1	0	0	1424	129	1	0	0	1003	91	1	0	0
SG1-20	2	250mA	21	2449	115	1	0	0	2310	110	1	0	0	2054	95	1	0	0
SG1-30	2	350mA	29	3332	117	2	0	0	3060	106	1	0	0	2913	100	1	0	0
SG-40	2	450mA	38	4008	105	2	0	0	4070	106	2	0	0	3845	100	2	0	0
SG2-50-UHV	3	350mA	44	4633	106	2	0	0	4609	105	2	0	0	3895	90	2	0	0
SG2-50	3	415mA	51	5548	109	2	0	0	5526	107	2	0	0	4700	92	2	0	0
SG2-80	3	650mA	80	7851	98	2	0	1	8079	103	2	0	1	6721	86	2	0	1

*347 and 480 VAC input Lumen values are from photometric test performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment application and inherent performance balances of the electrical components.

ELECTRICAL DATA

Catalog number	# of Drivers	Input Voltage	Current (AMPS)	System Power
SG1-10	1	120	0.09	11.0
	1	277	0.04	11.0
SG1-20	1	120	0.18	21.0
	1	277	0.08	21.0
SG1-30	1	120	0.24	28.9
	1	277	0.10	28.9
SG2-40	1	120	0.32	38.3
	1	277	0.14	38.3
SG-50-UHV	1	347	0.13	43.5
	1	480	0.18	43.5
SG2-50	1	120	0.42	50.6
	1	277	0.18	50.6
SG2-80	1	120	0.68	79.8
	1	277	0.29	79.8

PROJECTED LUMEN MAINTENANCE

Ambient Temperature	OPERATING HOURS					
	0	25,000	50,000	TM-21-11' L96 60,000	100,000	L70 (Hours)
25°C / 77°F	1.00	0.98	0.97	0.96	0.95	>791,000
40°C / 104°F	0.99	0.98	0.96	0.96	0.94	>635,000

1. Projected per IESNA TM-21-11 * (Nichia 219B, 700mA, 85°C Ts, 10,000hrs) Data references the extrapolated performance projections for the base model in a 40°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08

SLING SERIES

SLENDER WALLPACK

DATE: _____ LOCATION: _____

TYPE: _____ PROJECT: _____

CATALOG #: _____

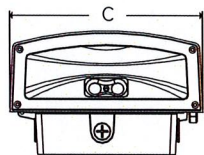
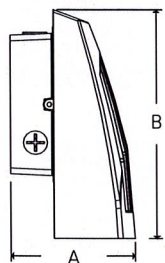
LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0° C	32° F	1.02
10° C	50° F	1.01
20° C	68° F	1.00
25° C	77° F	1.00
30° C	86° F	1.00
40° C	104° F	0.99
50° C	122° F	0.96

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

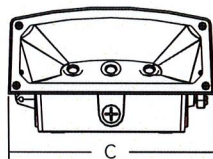
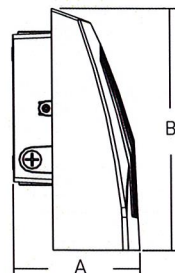
DIMENSIONS

SG1



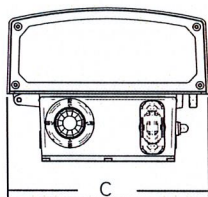
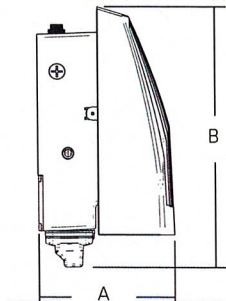
A	B	C	Weight
4.19" (107mm)	7.80" (198mm)	6.61" (168mm)	4.4lbs (2kg)

SG2



A	B	C	Weight
5.80" (147mm)	11.14" (283mm)	9.52" (242mm)	11lbs (5kg)

SG2 with occupancy sensor and battery options



A	B	C	Weight
7.26" (184mm)	13.64" (342mm)	9.52" (242mm)	11lbs (5kg)

SLING SERIES

SLENDER WALLPACK

DATE: _____ LOCATION: _____

TYPE: _____ PROJECT: _____

CATALOG #: _____

PHOTOMETRY

SG1-10-4K7

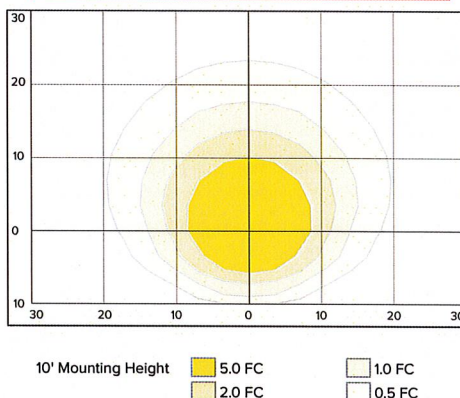
LUMINAIRE DATA

Description	4000 Kelvin, 70 CRI
Distribution Type	Forward Throw
Delivered Lumens	1424
Watts	11.4
Efficacy	125
Mounting	Wall

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	996.6	70.0
Downward House Side	427.8	30.0
Downward Total	1424.4	100.0
Upward Street Side	0.0	0.0
Upward House Side	0.0	0.0
Upward Total	0.0	0.0
Total Flux	1424.4	100.0

ISOMETRIC FOOTCANDLE



SG1-20-4K7

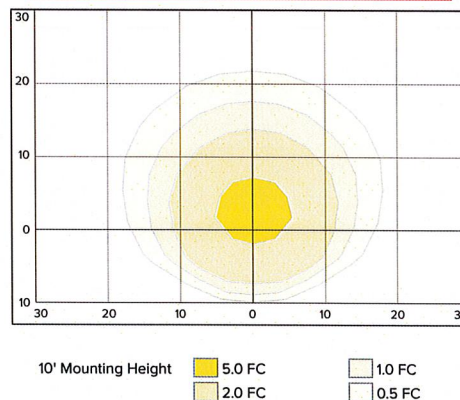
LUMINAIRE DATA

Description	4000 Kelvin, 70 CRI
Distribution Type	Forward Throw
Delivered Lumens	2310
Watts	20.9
Efficacy	111
Mounting	Wall

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	1618	70.0
Downward House Side	692.1	30.0
Downward Total	2310.1	100.0
Upward Street Side	0.0	0.0
Upward House Side	0.0	0.0
Upward Total	0.0	0.0
Total Flux	2310.1	100.0

ISOMETRIC FOOTCANDLE



SG1-30

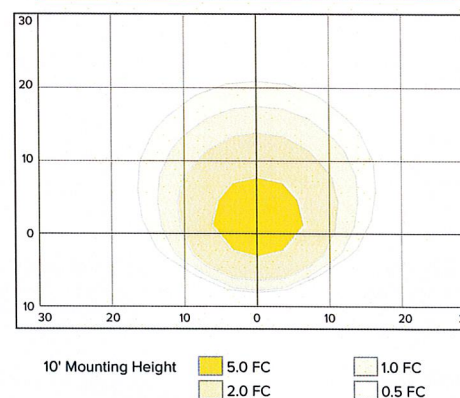
LUMINAIRE DATA

Description	4000 Kelvin, 70 CRI
Distribution Type	Forward Throw
Delivered Lumens	3060
Watts	29.1
Efficacy	105
Mounting	Wall

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	2619.4	70.9
Downward House Side	890.4	29.1
Downward Total	3060.8	100.0
Upward Street Side	0.0	0.0
Upward House Side	0.0	0.0
Upward Total	0.0	0.0
Total Flux	3060.8	100.0

ISOMETRIC FOOTCANDLE



SLING SERIES

SLENDER WALLPACK

DATE: _____ LOCATION: _____

TYPE: _____ PROJECT: _____

CATALOG #: _____

PHOTOMETRY

SG1-40-4K7

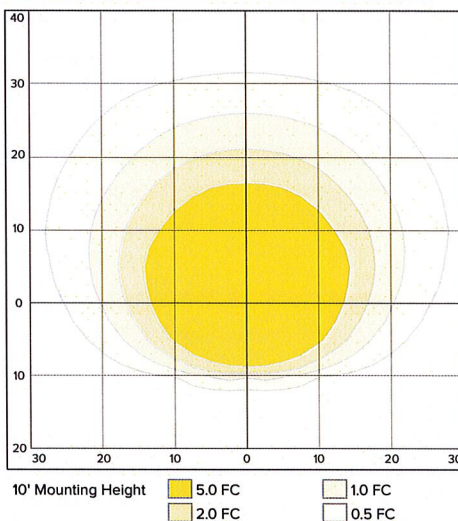
LUMINAIRE DATA

Description	4000 Kelvin, 70 CRI
Distribution Type	Forward Throw
Delivered Lumens	4070
Watts	38.1
Efficacy	107
Mounting	Wall

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	2857.7	70.2
Downward House Side	1215.5	29.8
Downward Total	4070.2	100.0
Upward Street Side	0.0	0.0
Upward House Side	0.0	0.0
Upward Total	0.0	0.0
Total Flux	4070.2	100.0

ISOMETRIC FOOTCANDLE



SG2-50-4K7

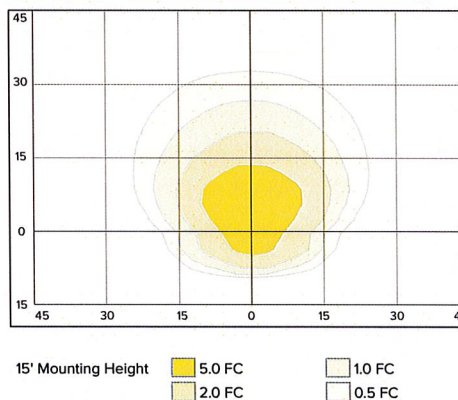
LUMINAIRE DATA

Description	4000 Kelvin, 70 CRI
Distribution Type	Forward Throw
Delivered Lumens	5525.7
Watts	51.7
Efficacy	107
Mounting	Wall

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	4611.8	83.5
Downward House Side	913.9	16.5
Downward Total	5525.7	100.0
Upward Street Side	0.0	0.0
Upward House Side	0.0	0.0
Upward Total	0.0	0.0
Total Flux	5525.7	100.0

ISOMETRIC FOOTCANDLE



SG2-80-4K7

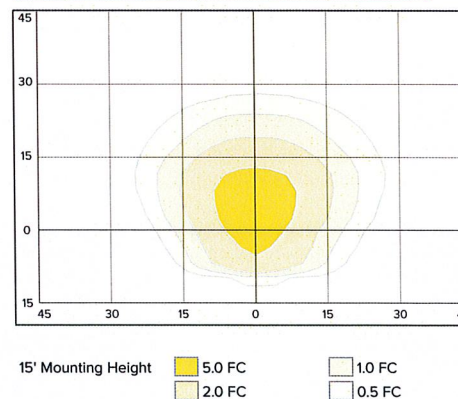
LUMINAIRE DATA

Description	4000 Kelvin, 70 CRI
Distribution Type	Forward Throw
Delivered Lumens	8453
Watts	78.5
Efficacy	108
Mounting	Wall

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	6677.7	79.0
Downward House Side	1775.5	21.0
Downward Total	8453.2	100.0
Upward Street Side	0.0	0.0
Upward House Side	0.0	0.0
Upward Total	0.0	0.0
Total Flux	8453.2	100.0

ISOMETRIC FOOTCANDLE



SLING SERIES

SLENDER WALLPACK

DATE: _____ LOCATION: _____

TYPE: _____ PROJECT: _____


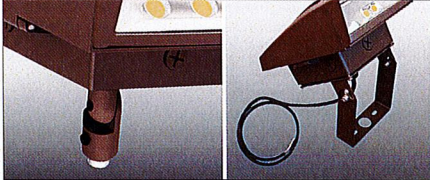

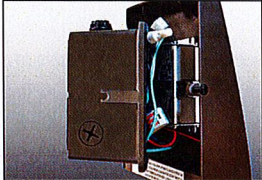
CATALOG #: _____

ADDITIONAL INFORMATION

Shipping Information

Catalog Number	G.W.(kg)/ CTN	Carton Dimensions			Carton Qty. per Master Pack	Pallet Qty.
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)		
SG1	4.35lbs (2kg)	9.5 (24)	8.25 (21)	5.25 (13)	6	98
SG2	11lbs (5kg)	14 (36)	11.5 (29)	8 (20)	2	64

Accessories and Services

Visor	Mounting Options	Photocontrol	Hinged Housing Door
			
Visor accessory included with mounting accessory kits	Flood mounting accessories - 1/2" threaded knuckle or yoke (includes grommet and 3' SO cord)	Photocontrol option available for energy-saving dusk-to-dawn operation	Side hinged for easy installation and wiring access, single screw secures housing closure

STATEMENT OF APPROVAL STANDARDS FOR VARIATIONS

**HONORE STORAGE
3632 LAKE STREET**



- A. The particular physical conditions, shape or surroundings of the property would impose upon the owner a practical difficulty or particular hardship, as opposed to a mere inconvenience, if the requirements of this Ordinance were strictly enforced.**

The property is an irregular sized lot and is improved with existing legal setback nonconformities. Furthermore, the property is burdened by a 20' access easement (driveway) for the benefit of the property to the north of the site because the property to the north does not have street frontage. The 20-foot drive bisects the property, separating buildable parcels on two sides of the easement, and the Applicant is unable to improve this easement area as a result. Finally, the property was improved with a self-storage facility prior to the adoption of the 2014 Wilmette Zoning Ordinance and is classified as a legal, special use.

Because the property was improved with storage buildings prior to the adoption of the 2014 Wilmette Zoning Ordinance and has an irregular shape and must provide street access through the 20-foot easement to its northerly neighbor, the existing buildings were built without consideration of the current setback requirements and is considered nonconforming under current standards. Moreover, because the original site planning was accomplished prior to the adoption of the Wilmette Zoning Ordinance, the original site planning fails to accommodate any expansion that could otherwise be permitted if the original site planning followed current site planning standards.

To maintain the current site planning and improve the site with a compatible design, the Applicant requires these seven different yard setback variations to reconcile the aforementioned hardships and practical difficulties. The proposed site planning maintains similar setbacks as originally approved and maintains safe drive aisles for its customers and neighbors. Thus, the variations are necessary to make reasonable use of the site while respecting the existing nonconforming improvements on this irregularly shaped parcel.

B. The plight of the property owner was not created by the owner and is due to unique circumstances.

The Applicant purchased this property on November 8, 2023 with the intent to improve the site and bring it into modern standards. Thus, the Applicant was not involved in creating the irregular lot configuration, the burdening of the property with the access easement bisecting the property nor the original site planning.

C. The difficulty or hardship is peculiar to the property in question and is not generally shared by other properties classified in the same zoning district and/or used for the same purposes. This includes the need to accommodate desirable existing site landscape or reflect unique conditions created by the age and character of the property.

The lot configuration is considered irregular and has seven different property lines, none of which run parallel nor in cardinal directions, rather than the customary four parallel property lines of a standard lot. Further, the Wilmette Zoning Ordinance defines a "lot" as "a parcel or tract of land located within a single block, occupied, or intended for occupancy, by one (1) principal building or principal use, and having frontage upon a street." Unlike a standard lot, the Property does not have frontage on the street to aid in its site planning

and must accommodate a 20-foot access easement located in the middle of the property for the full length to the benefit of the parcel to the north, which also lacks street frontage. Finally, the Property is improved with a legal special use and has nonconforming site planning. Each of these unique conditions imposes difficulties and hardships in complying with the Wilmette Zoning Ordinance and necessitates these variations. If these variations are not granted, the existing improvements would need to be fully demolished to accommodate the expansion, which is impractical.

D. The difficulty or hardship resulting from the application of this Ordinance would prevent the owner from making a reasonable use of the property. However, the fact the property could be utilized more profitably with the variation than without the variation is not considered as grounds for granting the variation.

Due to the existing nonconforming building locations, the existence of an access easement bisecting the property lengthwise, the lot's irregular shape, and the lack of street frontage, the Applicant would be unable to improve the property without extensive demolition. The proposed site planning is a reasonable accommodation of retaining the existing buildings and creates a uniform site plan for the parcel. In fact, the Applicant seeks to improve on the existing site planning by providing larger setbacks along the western and southern property lines for new buildings to replace the current nonconforming structures. It would be unreasonable to demolish the existing improvements, which have long-existed and serve the residents of Wilmette, in order to accommodate the proposed expansion to better serve the residents of Wilmette—especially when the neighbor closest to the setback reductions supports this application.

E. The proposed variation will not impair an adequate supply of light and air to adjacent property or otherwise injure other property or its use, will not substantially increase the danger of fire or otherwise endanger the public health, safety and welfare, and will not substantially diminish or impair property values within the neighborhood.

The Applicant seeks to expand an existing use to satisfy an increased and unmet demand for residential self-storage in the community. The surrounding area has developed around this existing use. The Applicant is an experienced self-storage operator and seeks this expansion to make improvements and cleanup the site. The owner intends to make additional improvements to the site, which will include general site clean-up, landscaping improvements, and completing deferred maintenance to the existing buildings. Furthermore, with the proposed buildings, the owner intends to add code-compliant lighting, security cameras, and updated signage with site maps throughout the entire site for security, safety, and flow of traffic purposes. In addition, the owner intends to repair and replace more than 70,000 square feet of asphalt at a substantial cost. As the current site's asphalt is in a state of disrepair, not only with this improve the look and function of the site itself, but as the 20' drive exists as an easement servicing the South and North neighbors, this will allow better access to all sites. By improving and modernizing a pre-existing use that serves the community, the Applicant will not substantially diminish or impair property values within the neighborhood.

Moreover, each of the proposed improvements is about 100 feet from buildings on any other properties. For example, the building to the north is an

industrial use about 100 feet away from Unit Q and the owner of the north parcel supports this project. The building to the south is an industrial use and situated about 250 feet away from any of the new improvements. The Premises is bordered on the east by a 100-foot railroad right of way that is currently improved with ComEd service facilities that buffer the use from any residential use, which is located about 150 feet away. Finally, the Premises is bordered on the west by a golf course and the proposed variations intend to increase the west setbacks than currently existing. As a result, the proposed variations will not impact any surrounding use.

Each of the proposed buildings will be constructed pursuant to a validly issued building permit in full compliance with the Wilmette municipal code, will provide much needed landscape improvements, and will add code-compliant lighting and security cameras throughout the site. Consequently, the variations that improve an existing use will not substantially increase the danger of fire or otherwise endanger public health, safety, or welfare.

F. The variation, if granted, will not alter the essential character of the neighborhood and will be consistent with the goals, objectives and policies set forth in the Comprehensive Plan.

The proposed variations allow for the expansion of an existing special use to allow for residential self-storage to meet an unmet demand in the area. The proposed expansion will enhance security and safety from modern, comprehensive lighting and security cameras, will contemplate landscaping improvements, and allow the Applicant to modernize the use. The Property is designated as heavy commercial on the future land use map, so the proposed

special use is a consistent land use with the Comprehensive Plan. The property has been activated with residential self-storage use since prior to the effective date of the Wilmette Zoning Ordinance (April 1, 2014) and is classified as a special use. Since the self-storage use has been activated at the property, the surrounding neighborhood has been fully developed without incident, and the improvements contemplated by the variations will only enhance the existing use.

The Property is designated as heavy commercial on the future land use map, so the granting of the variations will allow for the continued use of a land use consistent with the Comprehensive Plan. The highest percentage of customers for the facility reside in Wilmette. The Applicant currently has growing waitlist for customers who want to utilize the residential self-storage facility. In addition, the Applicant has conducted a market study of the residential self-storage demand in the community and found that there is approximately a 50,000 rentable square foot deficit of residential self-storage space available to the community to meet current demand. Due to increased and unmet demand for residential self-storage, the Applicant seeks to add additional self-storage units to satisfy the deficit of self-storage availability. Given the unmet demand of the community for residential self-storage, the proposed expansion will reduce drive trips and greenhouse gas emissions from longer travels to satisfy self-storage needs, which is a climate and transportation goal of the Comprehensive Plan. The Applicant's self-storage facility will provide homeowners who require more space to store household items as an alternative to purchasing a larger and more expensive house, which is an affordability goal

of the Comprehensive Plan. The Applicant is an existing business in Wilmette, serving Wilmette residents, and seeking a minimal, noninvasive expansion of an existing use to meet their and their customers' needs, which is a business and commerce goal of the Comprehensive Plan.

CHICAGO TRIBUNE

media group

NOTICE OF PUBLIC HEARING

Notice is hereby given that on Wednesday, February 21, 2024 at 7:00 P.M., the Zoning Board of Appeals of the Village of Wilmette will conduct a public hearing in the Council Chambers of Village Hall, 1200 Wilmette Avenue, Wilmette, Illinois when matters listed below will be considered:

2024-Z-06 3632 Lake Avenue

A request by 3632 W Lake, LLC, for an expansion of a special use for a warehouse/distribution use, a 4.5' east side yard setback variation (Unit P), a 4.5' east side yard setback (Unit Q), a 19.15' rear yard (north) setback variation (Unit Q), a 15.0' west side yard setback variation (Unit R), a 10.54' west side yard setback variation (Unit T), a 15.0' west side yard setback variation (Unit U), and a 3.5' side yard parking space setback variation to permit the installation of 7 additional storage structures on the property identified as Property Index Number 05-30-300-019-0000.



2024-Z-07 5207 Lake Avenue, Suite 8A

A request by TF Deluxe, LLC, for a special use to operate a limited service restaurant (Jersey Mike's) on the property identified as Property Index Numbers 05-31-204-003-0000, 05-31-204-004-0000, 05-31-204-005-0000, 05-31-204-006-0000, 05-31-204-025-000, and 05-31-204-027-0000.

2024-Z-08 1315 Forest Avenue

A request by Christopher Bertucci for a special use for an accessory structure in excess of 200 square feet, a 5.8' west side yard setback variation, a 3.8' east side yard setback variation, a 112.78 square foot (33.7%) rear yard structure impervious surface coverage variation, and a 47.13 square foot (14.08%) rear yard total impervious surface coverage variation to permit the construction of an accessory structure the property identified as Property Index Numbers 05-27-318-001-0000 and 05-27-318-013-0000.

2024-Z-09 901 Ridge Road

A request by Robert Madrigal for a 2 space parking variation to permit the operation of a small medical clinic on the property identified as Property Index Number 05-28-317-015-0000.

2024-Z-10 3232 Lake Avenue

A request by Edens Plaza SC Owner LLC and Edens Plaza BB Owner LLC for a 49.5' side yard adjoining Skokie Boulevard dumpster enclosure setback variation to permit a new

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(312) 222-2222 - Fax: (312) 222-4014

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media group

dumpster enclosure on the property identified as Property Index Numbers 05-30-405-019-0000, 05-30-405-020-0000 and 05-30-405-021.

**2024-Z-11 3207 Lake Avenue,
Suites 11A-13A**

A request by Aleksander Radovic for a special use operate a large medical clinic (Lake Pointe Urgent Care) on the property identified as Property Index Numbers 05-31-204-003-0000, 05-31-204-004-0000, 05-31-204-005-0000, 05-31-204-006-0000, 05-31-204-025-000, and 05-31-204-027-0000.

Reinhard Schneider, Chairman
Karl Camillucci
Brad Falkof
Didier Glatard
Christine Norrick
Ryrie Pellaton
Maria Urban

(Constituting the Zoning Board of Appeals of the Village of Wilmette, Illinois)

If you are a person with a disability and need special accommodations to participate in and/or attend a village of Wilmette public meeting, please notify the Village Manager's Office at (847) 853-7509 or TDD 7-1-1 as soon as possible.

2/1/2024 7573662

**REPORT TO THE ZONING BOARD OF APPEALS
FROM THE
DEPARTMENT OF COMMUNITY DEVELOPMENT**

Case Number:	2024-Z-07
Property:	3207 Lake Avenue, Suite 8A
Zoning District:	PCD-3, Planned Commercial Development District
Applicant:	TF Deluxe, LLC
Nature of Application:	Request for a special use to operate a limited service restaurant (Jersey Mike's)
Applicable Provisions of the Zoning Ordinance:	Section 5.3 Section 11.2 Section 12.3.X
Hearing Date:	February 21, 2024
Date of Application:	December 4, 2024
Notices:	Notice of public hearing to the applicant, January 30, 2024. Notice of Public Hearing published in the <u>Wilmette Life</u> , February 1, 2024. Posted on the property, January 30, 2024. Affidavit of compliance with notice requirements dated February 2, 2024.
Report Prepared By:	Lisa Roberts, AICP Deputy Director of Community Development

STAFF INFORMATION AS PRESENTED TO THE ZONING BOARD OF APPEALS

Description of Property

The Subject Property is located on the southwest corner of Lake Avenue and Skokie Boulevard. The property has 353.98' of frontage on Lake Avenue and approximately 255.61' of frontage on Skokie Boulevard. The property is approximately 110,693 square feet in area and is improved with three one-story commercial retail buildings.

The subject tenant space is identified as unit 8A. The tenant space is located in the easternmost building of the shopping center. The tenant space has an area of approximately 1,372 square feet. The tenant space was most recently occupied by A La Carte. Other tenants in the building include from north to south include Shabahang Royal Carpet, Irving's Red Hots, Dunkin' Donuts, Westlake Chiropractic, Fajita Pete's (which is opening soon), Organic Spa, Kumon of Wilmette, Finest Fit Cleaners, and Oreck.

To the north is Eden's Plaza, zoned PCD-1, Planned Commercial Development. To the east is a BP automobile service station zoned PCD-3, Planned Commercial Development. To the south are properties zoned R1-A, Single-Family Detached Residence, and improved with single-family homes. To the west are properties zoned PCD-3, Planned Commercial Development, and improved with a two-story bank building (Byline Bank) and a four-unit townhouse development.

Proposal

The petitioner is proposing to operate a limited service restaurant (Jersey Mike's) in the space formerly occupied by A La Carte. Because the Zoning Ordinance defines a limited service restaurant as a special use in the PCD-3 zoning district, special use approval is necessary to operate a limited service restaurant.

Per Zoning Ordinance section 14.9.A, parking for multi-tenant commercial developments is calculated at three required spaces per 1,000 square feet of gross leasable space and not by individual uses. Accordingly, the change in use from the previous tenant does not require any parking relief. That said, the village required the property owner to obtain a parking study inclusive of both the proposed use at the subject tenant space and a new use proposed in spaces 11A-13A (being heard under case 2024-Z-11). This study is attached as Exhibit 2.8.

Other Use Requests at the Subject Property

3207 Lake Avenue Ste 6A Case 2022-Z-74 ZBA: Grant VB: Granted
Request for a special use to operate a carry-out/delivery restaurant (Fajita Pete's)

3207 Lake Avenue Ste 10A Case 2019-Z-46 ZBA: Grant VB: Granted
Request for a special use for a medical/dental clinic, small to permit the operation of a dental clinic

Other Limited Service Restaurant Special Use Requests

200 Skokie Boulevard Case 2023-Z-60 ZBA: Grant VB: Denied

Request for a special use for a limited service restaurant, a special use for a drive-through facility, and a variation for a drive-through facility on a lot less than 1 acre in area to permit the construction of a new building with drive-through facility and operation of a limited service restaurant with drive-through (McDonald's)

1139 Wilmette Avenue Case 2023-Z-27 ZBA: Grant VB: Granted

Request for a special use for a limited service restaurant (Small Cheval)

1165 Wilmette Avenue Case 2021-Z-56 ZBA: Grant VB: Granted

Request for a special use for a carry-out restaurant within Al's Meat Market

1515 Sheridan Road Case 2020-Z-38 ZBA: Grant VB: Granted

Request for a special use to permit the operation of a limited service restaurant (Rosati's Pizza)

1515 Sheridan Road Case 2020-Z-36 ZBA: Grant VB: Granted

Request for a special use for a limited service restaurant (Clucker's Charcoal Chicken)

1116 Central Avenue Case 2020-Z-34 ZBA: Grant VB: Granted

Request for a special use for a limited service restaurant (Koya)

1162 Wilmette Avenue Case 2016-Z-36 ZBA: Grant VB: Granted

Request for a special use for a limited service restaurant (Torino Ramen)

3232 Lake Avenue Case 2016-Z-24 ZBA: Grant VB: Granted

Request for a special use for a limited service restaurant (Chipotle Mexican Grill)

1515 Sheridan Road Case 2016-Z-21 ZBA: Grant VB: Granted

Request for a special use for a limited service restaurant (Taco Lago)

1101 Central Avenue Case 2015-Z-53 ZBA: Grant VB: Granted

Request for a special use for a limited service restaurant (St. Roger Abbey Patisserie)

1195 Wilmette Avenue Case 2015-Z-51 ZBA: Grant VB: Granted

Request for a special use for a carry-out restaurant (Trendy Taco)

3207 Lake Avenue Case 2015-Z-28 ZBA: Grant VB: Granted

Request for a special use for a limited service restaurant (A La Carte)

350 Ridge Road Case 2014-Z-13 ZBA: Grant VB: Granted

Request for a special use for a limited service restaurant (Domino's)

Zoning Ordinance Provisions Involved

Section 5.3 outlines the special use procedures.

Section 11.2 references Table 11-1, which lists Limited Service Restaurants as a special use in the PCD-3, Planned Commercial Development zoning district.

Section 12.3.X establishes use standards for Limited Service Restaurants.

Action Required

Move to recommend granting a request for a special use to operate a limited service restaurant (Jersey Mike's) at 3207 Lake Avenue, Suite 8A, in accordance with the plans submitted. The Zoning Board of Appeals must determine if the use is to run with the land or the use.

(After the vote on the request)

Move to authorize the Chairman to prepare the report and recommendation for the Zoning Board of Appeals for case number 2024-Z-07.

CASE FILE DOCUMENTS

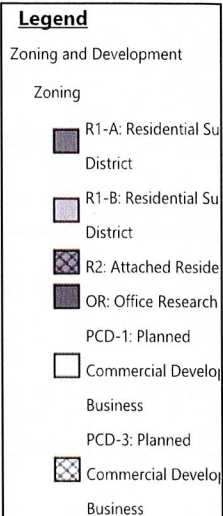
<u>Doc. No.</u>	<u>Documents</u>
Location Maps And Plans	
1.0	Zoning Map
1.1	GIS Map
1.2	Sidwell Tax Map
1.3	Plat of Survey
1.4	Proposed Space Plan
Written Correspondence and Documentation	
2.0	Completed application form
2.1	Letter of application
2.2	Proof of ownership
2.3	Notice of Public Hearing as prepared for the petitioner, January 30, 2024
2.4	Notice of Public Hearing as published in the <u>Wilmette Life</u> , February 1, 2024
2.5	Certificate of publication
2.6	Certificate of posting, dated January 30, 2024
2.7	Affidavit of compliance with notice requirements, filed by applicant, February 2, 2024
2.8	Westlake Plaza Parking Study by Kimley Horn dated February 15, 2024
2.9	Email from John Hickey, 1150 Mohawk Road, dated February 4, 2024
2.10	Email from Candis Hickey, 1150 Mohawk Road, dated February 4, 2024
2.11	Letter from Matthew O'Connor, 151 Prairie Avenue, dated February 8, 2024

1.0	Zoning Map
1.1	GIS Map
1.2	Sidwell Tax Map
1.3	Plat of Survey
1.4	Proposed Space Plan

Written Correspondence and Documentation

2.0	Completed application form
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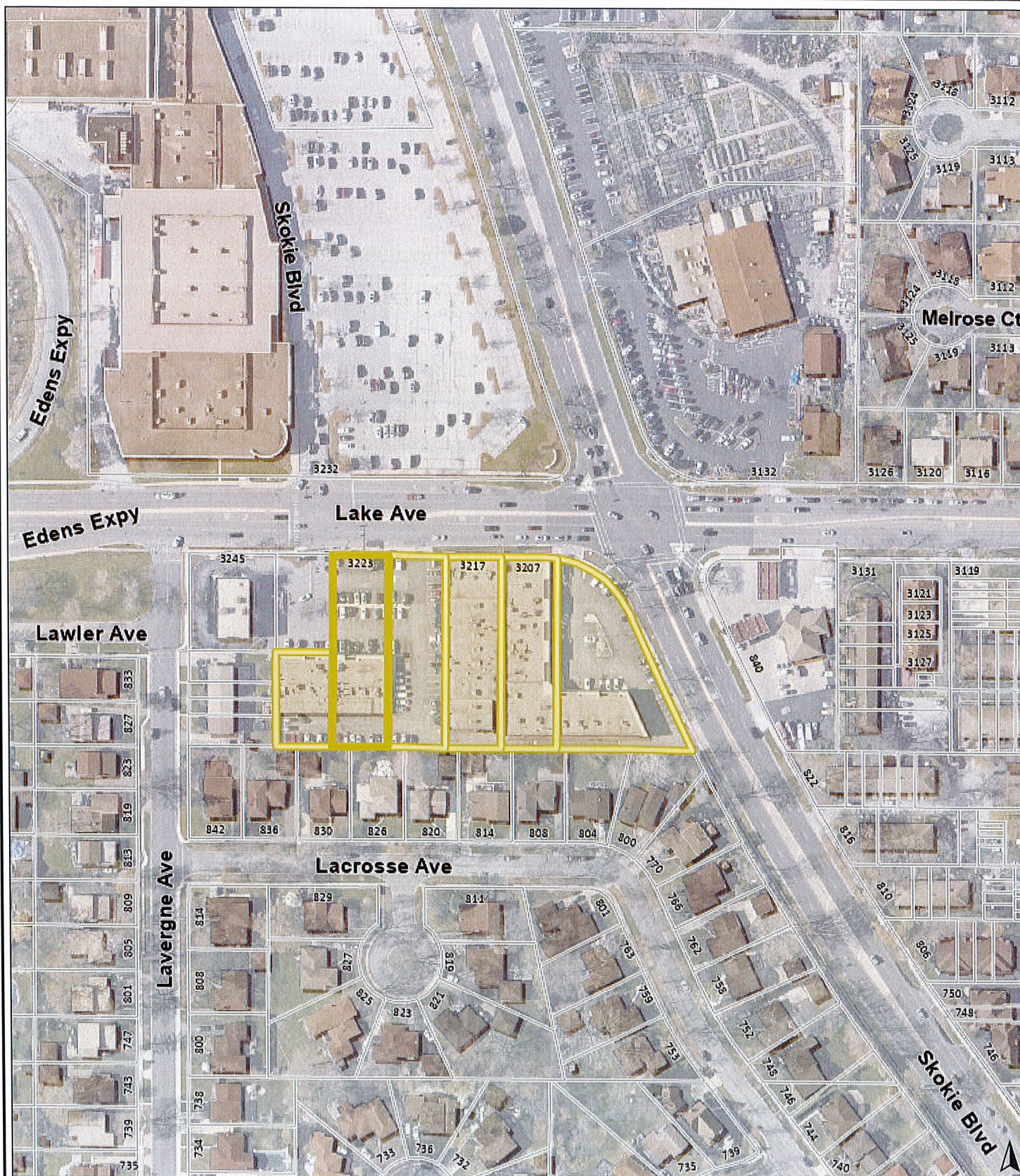
- 2.12 Letter from Dave and Ellen Fox, 1020 Miami Road, dated February 8, 2024
- 2.13 Email from Pam Pappano, 1003 Michigan Avenue, dated February 8, 2024
- 2.14 Email from Jim Rollings, 2311 Greenwood Avenue, dated February 8, 2024
- 2.15 Email from Tony Schirmang, Jr. dated February 8, 2024
- 2.16 Letter from Philip Serwich, 1625 Sheridan Road #410, dated February 12, 2024
- 2.17 Letter from Barbara Joyce, 919 Westerfield Drive, dated February 13, 2024
- 2.18 Email from Elizabeth Rollings, 2150 Thornwood Avenue, dated February 13, 2024
- 2.19 Email from Brendan Green dated February 13, 2024
- 2.20 Letter from Kevin Burke dated February 14, 2024
- 2.21 Letter from Patrick LaCross, 2030 Greenwood Avenue, dated February 14, 2024
- 2.22 Letter from Bill O'Connor, 1323 Central Avenue, dated February 14, 2024
- 2.23 Email from Janet Creevy Avery, 706 Elmwood Avenue, dated February 14, 2024
- 2.24 Email from Brian Avery, 706 Elmwood Avenue, dated February 14, 2024
- 2.25 Email from Chuck Shaw, 1033 Miami Road, dated February 14, 2024
- 2.26 Email from Annie and Liam Smith, 2225 Thornwood Avenue, dated February 14, 2024
- 2.27 Email from Mark Rollings, 1010 Miami Road, dated February 14, 2024
- 2.28 Email from Matt and Gwen Hickey, 1114 Forest Avenue, dated February 14, 2024



Print Date: 1/16/2024

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



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Print Date: 1/16/2024

Notes

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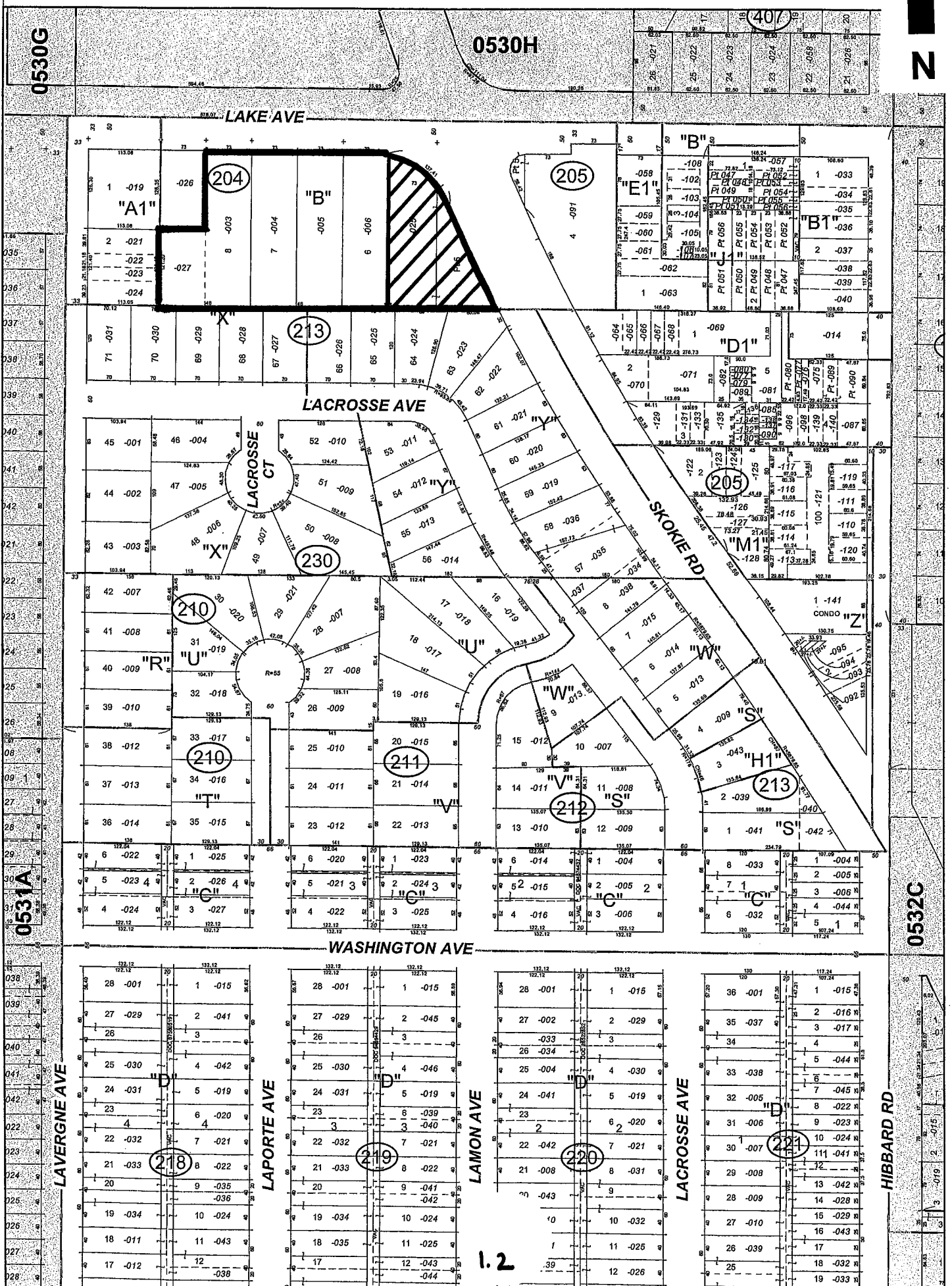
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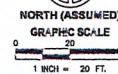
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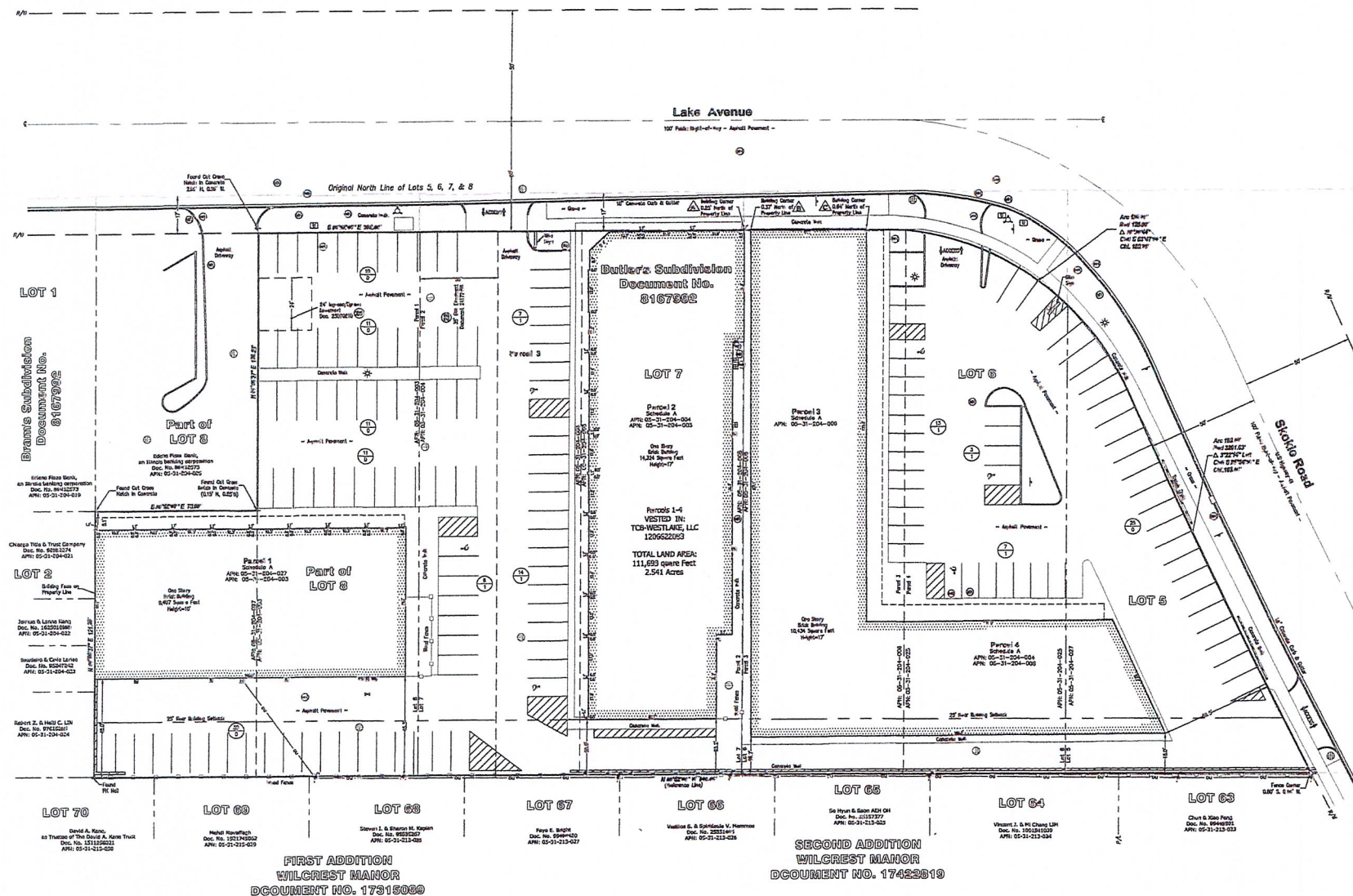
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Dallas Texas 75219

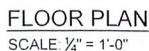
Westlake Plaza
3217 Lake Avenue
City of Wilmette
County of Cook
State of Illinois

Sheet No. **2** of **2**

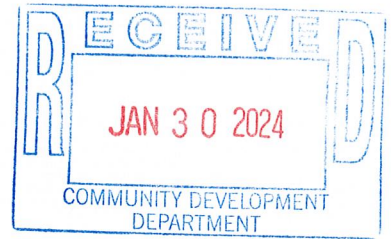
MSI Project No. 45557

PC: ERF
PM: BH
Drafter: BH/JO





**CANNING & CANNING LLC
1000 SKOKIE BOULEVARD, SUITE 355
WILMETTE, ILLINOIS 60091
(847) 853-7042 - FAX**



CHRISTOPHER S. CANNING
DIRECT DIAL NUMBER
(847) 853-7040
canningchris@comcast.net

January 30, 2024

VIA EMAIL

Zoning Board of Appeals
Village of Wilmette
c/o Lisa Roberts
Deputy Director of Community Development
Village of Wilmette
1200 Wilmette Avenue
Wilmette, IL 60091

Re: Special Use Application regarding Jersey Mike's at Westlake Plaza.

Dear Chairman Schneider and Members of the Zoning Board:

I am writing on behalf of TF Deluxe, LLC d/b/a Jersey Mike's Subs ("Jersey Mike's") regarding their application for a Special Use Permit to open and operate a carry-out restaurant at Westlake Plaza Shopping Center at 3207 Lake Avenue in Wilmette ("Subject Property"). As set forth more fully below, Jersey Mike's believes that Westlake Plaza is the best location to open a new restaurant to serve Wilmette diners. Due to the PCD-3 Planned Commercial Development Business District zoning of 3207 Lake Avenue, Jersey Mike's must seek a Special Use permit to operate its restaurant at this location. For the reasons set forth below, Jersey Mike's respectfully requests that the Village of Wilmette grant its requested Special Use.

I. About Jersey Mike's Subs.

Jersey Mike's was originally called Mike's Subs. The small shop in the seaside town of Point Pleasant, New Jersey first opened in 1956. Since then, Jersey Mike's has grown to more than 2,500 locations nationwide. Jersey Mike's serves as a quick service restaurant focusing heavily on carry-out orders.

The hours of operation for the Jersey Mike's at Westlake Plaza will be from 10 am to 9 pm daily. Product deliveries to the restaurant will be allowed at "off peak hours" from 9:30 am to 11 am and from 2pm to 4pm and only through the rear door. The projected frequencies of deliveries for frozen foods and refrigerated foods are twice a week and once a week for dry goods. Jersey Mike's projects the number of employees including a manager per lunch shift are four or five employees and three employees for the dinner shift. The employees will not be permitted to park at Westlake Plaza, and most will likely use public transportation. Jersey Mike's anticipates being able to serve up to one hundred meals for lunch and between fifty to seventy meals for dinner.

As for those meals, everything Jersey Mike's does is high quality. Jersey Mike's uses top-quality premium brands of meats and cheeses. The bread is fresh-baked each day on the premises and everything is prepared in front of the customer. Jersey Mike's serves Cold Subs, Hot Subs and Wraps. The restaurant will use both a grill with a Type "A" hood and a bread oven with a Type "B" hood. Laser and conventional thermometers will be used to measure final cooking/reheating temperatures.

II. The Subject Property.

The Subject Property is located within the PCD-3 Planned Commercial Development Business District. The Subject Property is located on the southwest corner of Lake Avenue and Skokie Boulevard. The Subject Property has 353.98' of frontage on Lake Avenue and approximately 255.61' of frontage on Skokie Boulevard. The property is approximately 110,693 square feet in area and is improved with three one-story commercial retail buildings.

The subject tenant space is identified as Unit 8A. The tenant space is located in the middle building. The tenant space contains approximately 1,372 square feet. The tenant space was most recently occupied by A La Carte Catering. Other tenants in the building from north to south include Shabahang Royal Carpet, Irving's Red Hots, Dunkin Donuts, Westlake Chiropractic, Fajita Pete's, Organic Spa, Kumon of Wilmette, Finest Fit Cleaners, Cutco, and Oreck.

To the north of the Subject Property is Eden's Plaza zoned PCD-1, Planned Commercial Development. To the east is a BP automobile service station zoned PCD-3, Planned Commercial Development. To the south are properties zoned R1-A, Single-Famil Detached Residence, and improved with single-family homes. To the west are properties zoned PCD-4, Planned Commercial Development and improved with a two-story bank building (Byline Bank) and a four-unit townhouse development.

III. **Standards of Review.**

Pursuant to the Zoning Ordinance, a carry-out restaurant to be located in the PCD-3 is a Special Use. Any Special Use application must establish how the proposed occupancy and its operation will be in compliance with the following standards.

Section 20-5.3. E Approval Standards for Special Uses

1. No special use may be recommended for approval by the Zoning Board of Appeals and approved by the Village Board unless findings have been made, based upon the evidence presented at the public hearing, to support each of the following conclusions:

- a. The proposed use in the specific location will be consistent with the goals and policies of the Comprehensive Plan.*

The proposed Special Use will be a retail business in a business zoning district which will act to eliminate a vacant store front, add additional retail activity as called for by the Comprehensive Plan and generate sales tax for the Village of Wilmette.

- b. The establishment, maintenance, or operation of the proposed use in the specific location will not be detrimental to or endanger the public health, safety, and welfare.*

Carry-out restaurants are permitted in the district pursuant to a Special Use permit. The establishment of a Jersey Mike's at the Subject Property will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare. For almost 50 years, the Subject Property has been home to one or more carry-out restaurants. The establishment of restaurants near other restaurants is a common development trend, in fact, the Village Center has a similar pattern of restaurant development. With multiple vehicular access points and connections to public transportation, the Special Use will not be detrimental to or endanger the public health, safety or welfare.

- c. The proposed use in the specific location will not be injurious to the use and enjoyment of other property in the neighborhood for the purposes permitted in the district;*

The granting of a Special Use permit to Jersey Mike's to establish a carry-out restaurant will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity, which are permitted by right in the district, nor will the establishment substantially diminish or impair property values in the immediate vicinity. To the contrary, the establishment of Jersey Mike's will give Wilmette diners a new dining option and bring more vibrancy to Westlake Plaza. The impact on the surrounding business will be minimal if at all

and as discussed above, having several different and complimentary food uses in one location benefits all the surrounding food uses. Based on the menu diversity, volume, and traffic on surrounding roads, Jersey Mike's will be a welcome addition to Wilmette.

- d. The establishment of the special use in the specific location will not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the district;*

The establishment of Jersey Mike's will not impede the normal and orderly development or improvement of other property in the immediate vicinity for use permitted by right in the district. Westlake Plaza is fully developed but has a number of vacancies. As a general principle, it is important to respect the commercial zoning designation yet allow the market to dictate how available space can be utilized. Here, the space, which is vacant will house a new retail use, a carry-out restaurant that will be consistent with other uses at the Subject Property.

- e. The proposed use in the specific location will not substantially diminish property values in the neighborhood;*

The proposed use in the specific location will not substantially diminish property values in the neighborhood. The elimination of vacancies in Westlake Plaza would likely increase the property value of the shopping center.

- f. Adequate utilities, road access, drainage, and other necessary facilities already exist or will be provided to serve the proposed use;*

Adequate utilities, road access, drainage, and other facilities necessary for the operation of the special use exist and no additional facilities are necessary. Jersey Mike's will take advantage of existing parking, ingress and egress from Lake Avenue and Skokie Boulevard and will use the existing alley way for deliveries. The addition of Jersey Mike's will have no impact on the existing drainage at Westlake Plaza.

- g. Adequate measures already exist or will be taken to provide ingress and egress to the proposed use in a manner which minimizes traffic congestion in the public streets.*

Adequate measures already exist to provide ingress and egress to the proposed use. Jersey Mike's Westlake Plaza due to its location at the corner of Lake Avenue and Skokie Boulevard with easy access to the Eden's Expressway.

- h. The proposed use in the specific location will be consistent with the community character of the neighborhood of the parcel proposed for the special use.*

Jersey Mike's will be the type of business that has been a typical of the commercial uses in the Subject Property for decades. Moreover, a restaurant use is consistent with the nature of other retail businesses located in the Subject Property.

- i. Development of the proposed use will not substantially adversely affect a known archaeological, historical, or cultural resource located on or off of the proposed site.*

Since the proposed Special Use will be occupying already constructed space, no disturbance will occur to vacant property. There are no designated landmarks on the site or in the vicinity.

- j. The applicant has made adequate legal provision to guarantee the provision and development of any buffers, landscaping, public open space, and other improvements associated with the proposed use.*

The necessary buffers exist at Westlake Plaza and have for many years, and the proposed use will not infringe or alter those buffers.

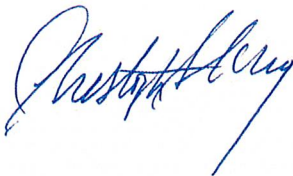
- k. The proposed use will meet any and all additional use standards specified in Article 12 of the Zoning Ordinance for such a use.*

The proposed use of the office meets all additional standards specified in Article 12 of the Zoning Ordinance.

Jersey Mike's looks forward to joining Westlake Plaza and the Wilmette business community. They look forward to the opportunity to appear at the Public Hearing on the application and answer any questions you may have.

Thank you for your consideration of this request.

Very truly yours,



Christopher S. Canning

CHICAGO TRIBUNE

media group

NOTICE OF PUBLIC HEARING

Notice is hereby given that on Wednesday, February 21, 2024 at 7:00 P.M., the Zoning Board of Appeals of the Village of Wilmette will conduct a public hearing in the Council Chambers of Village Hall, 1200 Wilmette Avenue, Wilmette, Illinois when matters listed below will be considered:

2024-Z-06 3632 Lake Avenue

A request by 3632 W Lake, LLC, for an expansion of a special use for a warehouse/distribution use, a 4.5' east side yard setback variation (Unit P), a 4.5' east side yard setback (Unit Q), a 19.15' rear yard (north) setback variation (Unit Q), a 15.0' west side yard setback variation (Unit R), a 10.54' west side yard setback variation (Unit T), a 15.0' west side yard setback variation (Unit U), and a 3.5' side yard parking space setback variation to permit the installation of 7 additional storage structures on the property identified as Property Index Number 05-30-300-019-0000.

2024-Z-07 3207 Lake Avenue, Suite 8A

A request by TF Deluxe, LLC, for a special use to operate a limited service restaurant (Jersey Mike's) on the property identified as Property Index Numbers 05-31-204-003-0000, 05-31-204-004-0000, 05-31-204-005-0000, 05-31-204-006-0000, 05-31-204-025-000, and 05-31-204-027-0000.



2024-Z-08 1315 Forest Avenue

A request by Christopher Bertucci for a special use for an accessory structure in excess of 200 square feet, a 5.8' west side yard setback variation, a 3.8' east side yard setback variation, a 112.78 square foot (33.7%) rear yard structure impervious surface coverage variation, and a 47.13 square foot (14.08%) rear yard total impervious surface coverage variation to permit the construction of an accessory structure the property identified as Property Index Numbers 05-27-318-001-0000 and 05-27-318-013-0000.

2024-Z-09 901 Ridge Road

A request by Robert Madrigal for a 2 space parking variation to permit the operation of a small medical clinic on the property identified as Property Index Number 05-28-317-015-0000.

2024-Z-10 3232 Lake Avenue

A request by Edens Plaza SC Owner LLC and Edens Plaza BB Owner LLC for a 49.5' side yard adjoining Skokie Boulevard dumpster enclosure setback variation to permit a new

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dumpster enclosure on the property identified as Property Index Numbers 05-30-405-019-0000, 05-30-405-020-0000 and 05-30-405-021.

**2024-Z-11 3207 Lake Avenue,
Suites 11A-13A**

A request by Aleksander Radovic for a special use operate a large medical clinic (Lake Pointe Urgent Care) on the property identified as Property Index Numbers 05-31-204-003-0000, 05-31-204-004-0000, 05-31-204-005-0000, 05-31-204-006-0000, 05-31-204-025-000, and 05-31-204-027-0000.

Reinhard Schneider, Chairman
Karl Camillucci
Brad Falkof
Didier Glattard
Christine Norrick
Ryrie Pellaton
Maria Urban

(Constituting the Zoning Board of Appeals of the Village of Wilmette, Illinois)

If you are a person with a disability and need special accommodations to participate in and/or attend a Village of Wilmette public meeting, please notify the Village Manager's Office at (847) 853-7509 or TDD 7-1-1 as soon as possible.
2/1/2024 7573662



MEMORANDUM

To: Dan Manis
Village Engineer
Village of Wilmette

From: Peter Lemmon, P.E., PTOE
Sofia Camp, EIT

Date: February 15, 2024

Subject: Westlake Plaza Parking Study
Wilmette, Illinois

INTRODUCTION

Kimley-Horn and Associates, Inc. (Kimley-Horn) was retained by the Village of Wilmette to review the current parking conditions and analyze the projected parking impact associated with a proposed Jersey Mike's restaurant and an urgent care center at Westlake Plaza, located on the southwest quadrant of the Lake Avenue/Skokie Boulevard intersection in Wilmette, Illinois.

This report documents the study methodology, provides a description of the existing and proposed commercial plaza tenants, summarizes the parking data collection and observations, and outlines key findings and recommendations.

PROJECT OVERVIEW

Westlake Plaza currently has a range of tenant types, including a variety of restaurant, retail, and medical uses along with other service-oriented tenants such as a hair salon and a fitness center. The proposed new tenants would occupy the existing vacant spaces located in the east portion of the plaza. **Table 1** summarizes the land uses and respective floor areas for both the existing and proposed tenants at Westlake Plaza.

The proposed urgent care center would be located within the two currently-vacant tenant spaces in the southeast portion of the east plaza building, totaling approximately 4,500 square-feet (SF) of floor area. The proposed plan includes 6-7 examination rooms with daily hours of operation between 8:00AM-8:00PM.

The Jersey Mike's restaurant is proposed to occupy the approximately 1,400 SF vacant space located between the Organic Nail Salon and Kumon tutoring center in the middle of the east plaza building. The restaurant would provide seating and carry-out options with daily hours of operation between 10:00AM-9:00PM. Jersey Mike's is expected to employ 4-5 staff during the peak lunch hour and 3 staff during the dinner shift.

Table 1: Westlake Plaza Tenant Space Summary

Land Use Type	Floor Area (SF)		
	East	West	Total
Restaurant (<i>Existing</i>)	2,597	10,783	13,380
Restaurant (<i>Approved/Not Occupied</i>) ¹	1,040	-	1,040
Restaurant (<i>Proposed</i>) ²	1,372	-	1,372
Retail	3,677	6,055	9,732
Medical (<i>Existing</i>)	1,040	2,390	3,430
Medical (<i>Proposed</i>) ³	4,544	-	4,544
Other	3,938	4,582	8,520
Total	18,208	23,810	42,018

¹ Fajita Pete's has been approved but does not yet occupy the tenant space.

² Proposed Jersey Mike's restaurant

³ Proposed urgent care center

DATA COLLECTION AND ANALYSIS

This section of the report summarizes field observations, documents existing parking count data, and projects hourly parking demand to reflect occupancy of the vacant spaces by the proposed Jersey Mike's and urgent care center as well as the yet-to-be-occupied Fajita Pete's. The number of projected parking spaces needed to serve the collective peak parking demand is compared to the existing parking capacity. Based on this comparison, the adequacy of the Westlake Plaza parking lot to accommodate the projected parking needs can be identified.

Existing Parking Capacity and Utilization

To establish existing parking utilization, Kimley-Horn conducted parking counts on Wednesday, January 30, 2024 (from 9:00AM to 5:30PM) and Saturday, February 3, 2024 (from 10:30AM to 2:30AM). These count periods coincide with typical peak periods for the variety of tenant types within the plaza and for the proposed new uses. Parking occupancy was counted every half-hour throughout the observation period. Vehicle counts were tracked for each individual space in the plaza to document parking demand, turnover, and duration on a space-by-space basis. **Exhibit 1** illustrates the organization of the parking lot for data collection, and the raw data is attached in the **Appendix**. It should be noted that nine spaces in the west parking lot located west of the Lake Avenue access driveway (in front of the Lou Malnati's and Akai Hana restaurants) appear to not be on the Westlake Plaza property. However, from a practical perspective, these spaces are generally perceived to be part of Westlake Plaza due to their location and lack of posted signs indicating otherwise. For purposes of this study, these nine spaces are included in the west parking lot capacity.

Tables 2A-B summarize the weekday and weekend parking counts by time of day for the parking lot, divided into the east and west parking lots on the property.



NORTH
NOT TO SCALE

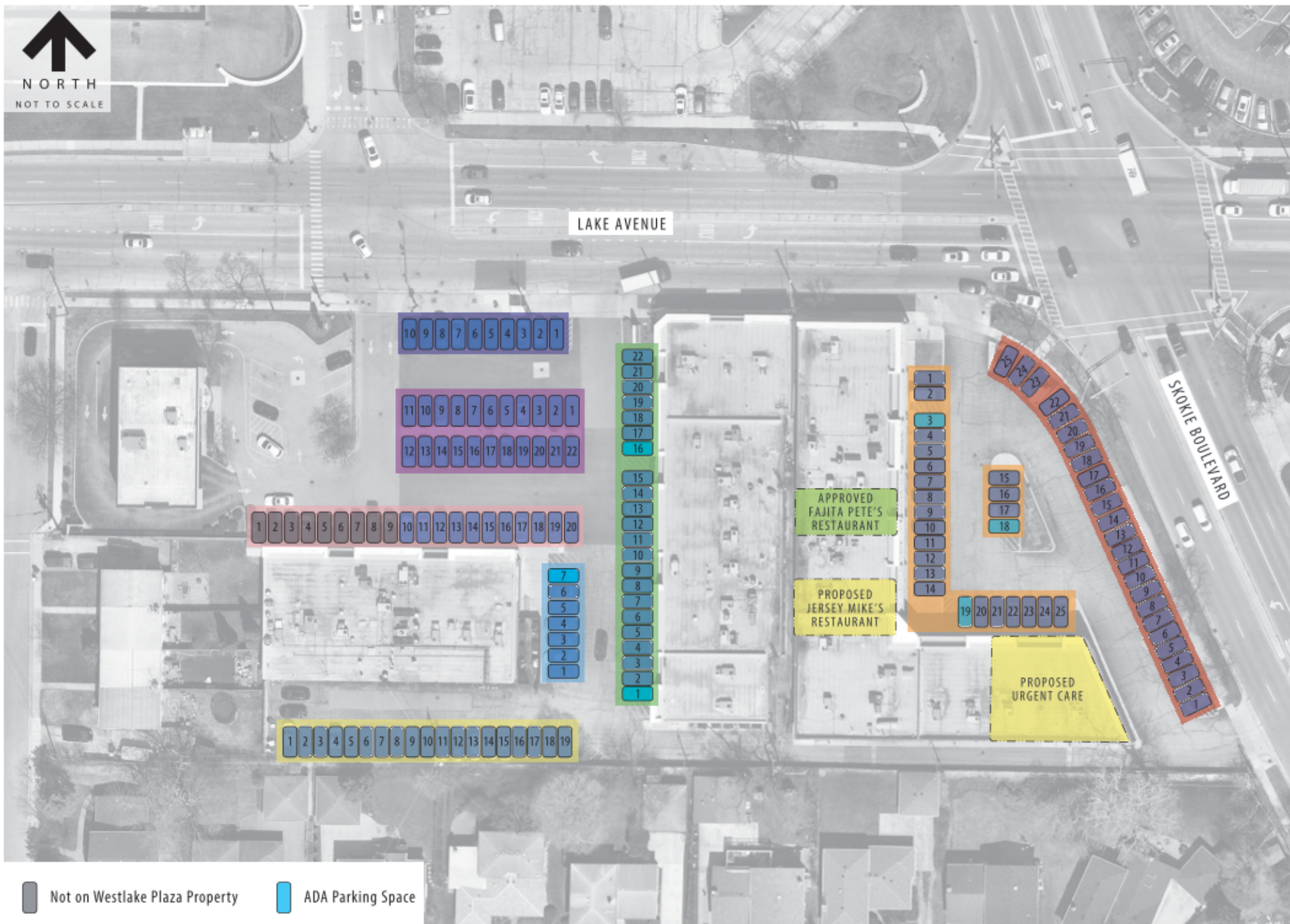


Table 2A: Existing Parking Counts - Weekday

Description	9:00 AM	9:30 AM	10:00 AM	10:30 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM	3:00 PM	3:30 PM	4:00 PM	4:30 PM	5:00 PM	5:30 PM
East Lot (50 spaces)																		
Occupied Spaces	19	22	32	30	28	29	26	28	24	19	20	23	21	18	20	22	26	30
% Utilization	38%	44%	64%	60%	56%	58%	52%	56%	48%	38%	40%	46%	42%	36%	40%	44%	52%	60%
West Lot (100 spaces)																		
Occupied Spaces	16	36	43	47	48	63	74	75	77	74	61	53	50	48	51	59	64	67
% Utilization	16%	36%	43%	47%	48%	63%	74%	75%	77%	74%	61%	53%	50%	48%	51%	59%	64%	67%
Total (150 spaces)																		
Occupied Spaces	35	58	75	77	76	92	100	103	101	93	81	76	71	66	71	81	90	97
% Utilization	23%	39%	50%	51%	51%	61%	67%	69%	67%	62%	54%	51%	47%	44%	47%	54%	60%	65%

Table 2B. Existing Parking Counts – Saturday

	9:00 AM	9:30 AM	10:00 AM	10:30 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM	3:00 PM	3:30 PM	4:00 PM	4:30 PM	5:00 PM	5:30 PM
East Lot (50 spaces)																		
Occupied Spaces				30	31	32	30	28	30	24	24	25						
% Utilization				60%	62%	64%	60%	56%	60%	48%	48%	50%						
West Lot (100 spaces)																		
Occupied Spaces				47	66	75	67	71	73	63	59	59						
% Utilization				47%	66%	75%	67%	71%	73%	63%	59%	59%						
Total (150 spaces)																		
Occupied Spaces				77	97	107	97	99	103	87	83	84						
% Utilization				51%	65%	71%	65%	66%	69%	58%	55%	56%						

Parking Utilization

The weekday peak parking period in the east parking lot occurred at 10:00AM, with the parking lot reaching 64 percent utilization. At peak demand, there were 18 spaces remaining in the east parking lot.

Overall, the entire parking lot experienced peak weekday demand at 12:30PM, during which time it was 69 percent occupied (56 percent occupancy in the east parking lot and 75 percent occupancy in the west parking lot). A total of 47 spaces (22 in the east parking lot and 25 in the west parking lot) were available during the peak period.

During the weekend observations, peak parking demand in all areas of the parking lot occurred at 11:30AM. At this time, the east parking lot was 64 percent occupied, leaving 18 parking spaces available. In the west parking lot, 75 percent of spaces were occupied, leaving 25 open parking spaces, for a total of 43 available parking spaces throughout the entire plaza.

Parking Duration

As previously mentioned, parking utilization was tracked on a space-by-space basis with the intent of categorizing parkers as customers versus employees based on their duration, assuming that vehicles parked for four hours or more represent employee parking.

The weekday parking duration observations indicate that 16 of the 50 parking spaces in the east parking lot were occupied by employees. In the west parking lot, it was observed that 39 of the 100 parking spaces in the west parking lot were employees. Of the total occupied spaces during the peak period, approximately 40 percent were observed to be employees.

Parking duration patterns were generally similar to those observed during the weekday period, with 7 employees parked in the east lot and 32 employees parked in the west lot, for a total of 39 employees parked throughout the plaza.

Parking Projections

Hourly parking projections were estimated based on data referenced from ITE's *Parking Generation*, 6th Edition. The parking rates utilized to develop hourly parking projections for the planned new uses are summarized in **Table 3**. Parking demand estimates were also calculated for the new Fajita Pete's restaurant that has been approved but is not yet in operation to account for its future parking generation.

Table 3: ITE Parking Generation Data by Land Use

ITE Land Use	Unit	Weekday		Weekend	
		Parking Rate	Peak Demand	Parking Rate	Peak Demand
Urgent Care Center ¹	4,544 SF	2.99*X	14	2.13*X	10
Jersey Mike's ²	1,372 SF	7.54*X	10	7.54*X	10
Fajita Pete's ²	1,040 SF	7.54*X	8	7.54*X	8

¹ ITE Land Use Code 660 (Urgent Care Center)

² ITE Land Use Code 933 (Fast-Food Restaurant without Drive-Through). *Parking Generation* does not provide a weekend parking rate for LUC 930, so the weekday rate was assumed for analysis.

Using hourly time-of-day distribution factors referenced in the ITE manual, hourly projections were developed and added to the observed parking counts. The collective hourly parking demand reflects the addition of the approved Fajita Pete's restaurant, the proposed urgent care center, and the proposed Jersey Mike's restaurant. The full hourly parking generation and future parking projections are summarized for the weekday and Saturday in **Tables 4** and **6**, respectively. The estimated future weekday and Saturday parking demand is then compared to existing supply in **Tables 5** and **7**, respectively.

Table 4: Parking Projections - Weekday

Description		9:00 AM	9:30 AM	10:00 AM	10:30 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM	3:00 PM	3:30 PM	4:00 PM	4:30 PM	5:00 PM	5:30 PM
Existing + Approved																			
Existing		35	58	75	77	76	92	100	103	101	93	81	76	71	66	71	81	90	97
Fajita Pete's (Approved)	% Peak	12%	12%	14%	14%	22%	22%	100%	100%	78%	78%	40%	40%	32%	32%	26%	26%	46%	46%
	Projection	1	1	1	1	2	2	10	10	8	8	4	4	3	3	3	3	5	5
Subtotal EXISTING + APPROVED		125	106	90	89	93	81	81	81	79	87	89	93	97	100	96	90	83	73
Proposed																			
Urgent Care	% Peak	81%	81%	86%	86%	95%	95%	52%	52%	76%	76%	100%	100%	71%	71%	43%	43%	48%	48%
	Projection	11	11	12	12	13	13	7	7	10	10	14	14	10	10	6	6	7	7
Jersey Mike's	% Peak	12%	12%	14%	14%	22%	22%	100%	100%	78%	78%	40%	40%	32%	32%	26%	26%	46%	46%
	Projection	1	1	1	1	2	2	10	10	8	8	4	4	3	3	3	3	5	5
Subtotal PROPOSED		12	12	13	13	15	15	17	17	18	18	18	18	13	13	9	9	12	12
Total		48	71	89	91	93	109	125	128	125	117	102	97	87	82	82	92	106	113

Table 5: Demand vs. Capacity Comparison - Weekday

Description	9:00 AM	9:30 AM	10:00 AM	10:30 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM	3:00 PM	3:30 PM	4:00 PM	4:30 PM	5:00 PM	5:30 PM
East Lot (50 Spaces)																		
Existing + Approved Demand	20	23	33	31	30	31	34	36	30	25	23	26	24	21	22	24	30	34
Proposed Tenant Demand	12	12	13	13	15	15	17	17	18	18	18	18	13	13	9	9	12	12
Total Projected Demand	32	35	46	44	45	46	51	53	48	43	41	44	37	34	31	33	42	46
Available Spaces	18	15	4	6	5	4	-1	-3	2	7	9	6	13	16	19	17	8	4
Total Lot (150 Spaces)																		
Existing + Approved Demand	36	59	76	78	78	94	108	111	107	99	84	79	74	69	73	83	94	101
Proposed Tenant Demand	12	12	13	13	15	15	17	17	18	18	18	18	13	13	9	9	12	12
Total Projected Demand	48	71	89	91	93	109	125	128	125	117	102	97	87	82	82	92	106	113
Available Spaces	102	79	61	59	57	41	25	22	25	33	48	53	63	68	68	58	44	37

Table 6: Parking Projections - Weekend

Description		9:00 AM	9:30 AM	10:00 AM	10:30 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM	3:00 PM	3:30 PM	4:00 PM	4:30 PM	5:00 PM	5:30 PM
Existing + Approved																			
Existing					77	76	92	100	103	101	93	81	76						
Fajita Pete's (Approved)	% Peak				14%	22%	22%	100%	100%	78%	78%	40%	40%						
	Projection				1	2	2	5	5	6	6	8	8						
Subtotal EXISTING + APPROVED					77	97	107	97	99	103	87	83	84						
Proposed																			
Urgent Care	% Peak				86%	95%	95%	52%	52%	76%	76%	100%	100%						
	Projection				8	9	9	5	5	7	7	10	10						
Jersey Mike's	% Peak				14%	22%	22%	100%	100%	78%	78%	40%	40%						
	Projection				1	3	3	7	7	8	8	10	10						
Subtotal PROPOSED					9	12	12	12	12	15	15	20	20						
Total					86	109	119	109	111	118	102	103	104						

Table 7: Demand vs. Capacity Comparison - Weekend

Description	9:00 AM	9:30 AM	10:00 AM	10:30 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM	3:00 PM	3:30 PM	4:00 PM	4:30 PM	5:00 PM	5:30 PM
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East Lot (50 Spaces)

Existing + Approved Demand			31	33	34	35	33	36	30	32	33							
Proposed Tenant Demand			9	12	12	12	12	15	15	19	19							
Total Projected Demand			40	45	46	47	45	51	45	52	53							
Available Spaces			10	5	4	3	5	-1	5	-2	-3							

Total Lot (150 Spaces)

Existing + Approved Demand			77	97	107	97	99	103	87	83	84							
Proposed Tenant Demand			9	12	12	12	12	15	15	19	19							
Total Projected Demand			86	109	119	109	111	118	102	103	104							
Available Spaces			64	41	31	41	39	32	48	47	46							

Future Projections Summary

Based on the future parking projections at the plaza with the addition of the approved Fajita Pete's restaurant, the proposed urgent care center, and the proposed Jersey Mike's restaurant,

Relative to the total parking supply, the plaza has sufficient capacity to accommodate future peak parking demands, with a maximum projected occupancy of approximately 85 percent during the weekday peak hour and 80 percent during the Saturday peak hour.

However, in the east parking lot, where the new uses are planned and where new patients and customers will look for parking, the projected demand exceeds the capacity. There is a projected shortfall of up to three vehicles between 12:00-1:00PM on a weekday. On Saturday, a shortage of up to two vehicles is anticipated at various times.

CONCLUSION AND RECOMMENDATIONS

Upon review of the existing parking utilization counts and the future parking projections, it was found that while sufficient parking is available overall, the capacity of the east lot is not expected to meet the projected demand at various time of the day.

Two measures detailed below outline options to address the projected parking shortfall in the east parking lot:

- **Employee Parking Allocation**

Currently, 7 to 16 spaces in the east lot were occupied by employees during the weekend and weekday peak hours, respectively. Reallocating a portion of this employee parking demand to the west parking lot can free up spaces to accommodate demand from the new tenants. Alternatively, employees for the new tenants could be directed to park in the west parking lot. In both cases, parking spaces opened up through this reallocation of employee parking allows the capacity of the east lot to serve the projected parking needs on the east side while still providing adequate parking for Westlake Plaza overall.

- **Off-Site Parking**

To offset the shortfall of parking in the east parking lot, proximate off-site parking could be obtained to serve excess employee parking demand. This approach would require the property owner to secure and maintain a written agreement with a nearby property to provide supplemental parking capacity.

APPENDIX

West Lake Plaza Parking Counts

Wednesday, January 31, 2024

Lot Capacity		150																	
East Capacity		50																	
West Capacity		100																	
Total		35	58	75	77	76	92	100	103	101	93	81	76	71	66	71	81	90	97
UT		23%	39%	56%	51%	51%	61%	67%	69%	67%	62%	54%	51%	47%	44%	47%	54%	60%	65%
Spaces Available		115	92	75	73	74	58	50	47	49	57	69	74	79	84	79	69	60	53
Total (East)		19	22	32	30	28	29	26	28	24	19	20	23	21	18	20	22	26	30
UT		38%	44%	64%	60%	56%	58%	52%	56%	48%	38%	40%	46%	42%	36%	40%	44%	52%	60%
Spaces Available		31	28	18	20	22	21	24	22	26	31	30	27	29	32	30	28	24	20
Total (West)		16	36	43	47	48	63	74	75	77	74	61	53	50	48	51	59	64	67
UT		16%	36%	43%	47%	48%	63%	74%	75%	77%	74%	61%	53%	50%	48%	51%	59%	64%	67%
Spaces Available		84	64	57	53	52	37	26	25	23	26	39	47	50	52	49	41	36	33

Snow	Red	9:00 AM	9:30 AM	10:00 AM	10:30 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM	3:00 PM	3:30 PM	4:00 PM	4:30 PM	5:00 PM	5:30 PM	Turnover	Duration
	1			26	26	26	26	26	26	26	26									1	4
Snow	2																			0	0
Snow	3																			0	0
Snow	4																			0	0
Blocked	5	R4	R4	R4	R4	R4	R4	R4	R4	R4	R4	R4	R4	R4	R4	R4				1	7.5
	6																			0	0
	7			CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	1	8
	8					CV	CV													1	1
	9			52	52	52	52	52	52	52	52	52	52	52	52	52	52	52	52	1	8
	10				IH		DW	DW	DW	DW	DW	DW	DW	DW	DW	DW	DW	DW	DW	2	6.5
	11	DC	DC	DC	DC	DC	DC	DC	DC	DC	DC	DC	DC	DC	DC	DC	DC	DC	DC	1	9
	12						RZ					34	34	34	34	DR	DR	DR	DR	3	2
	13		EE	EE	EE	EE	EE	EE	EE	EE	EE	EE	EE	EE	EE	EE	EE			1	7.5
	14			ZX	ZX	ZX			DG											2	1.5
	15			EZ	EH		10											BX		4	0.5
	16				BH			Y7					S7	S7						3	1
	17			CT		K9			RL										BP	4	0.5
	18				Z4						22	22	22							2	1.5
	19				AN		28	50	GR								AD	AD		5	1
	20					DS	DS	DS	DS	DS	DS								DU	2	3
	21			EE	EE	EE	EE	EE	EE	EE	EE	EE	EE	EE	EE	EE	EE	EE	EE	1	8
	22	EK	EK	EK	EK	EK	EK	EK	EK	EK	EK	EK	EK	EK	EK	EK	EK	EK	EK	1	9
	23	26	26				XF		CL	CL		CS	CS	CS	CS	CS	CS	CS	CS	4	4
	24			66	66	66	66	66	66	66	66	66	66	66	66	66	66	66	66	1	8
	25	Q8	Q8	Q8	Q8	Q8	Q8	Q8	Q8	Q8	Q8	Q8	Q8	Q8			14	14	14	2	6
	Total	5	6	13	16	14	17	14	16	13	13	13	14	12	11	11	12	12	12	2	4
UT		21%	25%	54%	67%	58%	71%	58%	67%	54%	54%	54%	58%	50%	46%	46%	50%	50%	50%		
	Orange	9:00 AM	9:30 AM	10:00 AM	10:30 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM	3:00 PM	3:30 PM	4:00 PM	4:30 PM	5:00 PM	5:30 PM		
	1	14	14	14	14	14			31	BN									DA	4	2.5
	2						76		14	14	14		14	14		17	17	17	17	3	2.5
	3								DW									R8	R8	2	1
10 min	4	Z3	QT	DH			DZ		CM				E3					Z8	Z8	7	1
10 min	5	70	70		AT		31		CH		AF		X2			WD			E3	8	1
	6			CX		AH								N8			20	20	20	4	1.5
	7		36	DU	R6				30											4	0.5
DD curbside	8	Q3	Q3	Q3	Q3	Q3	Q3	Q3					19		AV			Q7	Q7	4	3.5
DD curbside	9	89	89	89	89	89	89	89	89						AZ	AZ	AZ	AZ	AZ	2	4.5
	10		DA	BA	BA	BA	AR		DI					NL	NL			DU	DU	6	1.5
	11	79	79	16	16	16	DQ	DQ				EC	VI	VI			AE	AE	AE	6	1.5
	12			H3		22		56		V2				CN	L3	L3	D7	D7	AV	8	1
	13			DP								DS				E7	BW			4	0.5
	14																			0	0
	15	BW	BW	BW	BW	BW		ED	ED	ED		Q5				DZ	DZ		IL	5	2.5
	16	CS	CS	CS	CS	CS	CS	CS											DT	2	3.5
	17	BW	16	16	16	16	16	16	16	16	16	39						H1	DJ	5	4.5
	18																			0	0
	19																			0	0
	20	AR	AR	AR		D4	D4	D4		LV	1H	1H	1H	1H				AY	ZV	6	2
	21	AT	EE	EP	EP			S3	S3	79			DV					CL	X6	8	1
	22			BZ	C5	C5		CX						DY						4	1
	23	Z7	Z7	Z7												94	CS	CS		3	1.5
	24	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	1	9
	25	Z8	Z8	Z8	Z8	Z8	Z8	Z8	Z8	Z8	Z8	Z8	Z8	Z8	Z8	Z8	Z8	Z8	Z8	1	9
	Total	14	16	19	14	14	12	12	12	11	6	7	9	9	7	9	10	14	18	4	2
	UT	58%	67%	79%	58%	58%	50%	50%	50%	46%	25%	29%	38%	38%	29%	38%	42%	58%	75%		

	Yellow	9:00 AM	9:30 AM	10:00 AM	10:30 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM	3:00 PM	3:30 PM	4:00 PM	4:30 PM	5:00 PM	5:30 PM		
							78	78	78	78	78	78	78	78	78	78	78	78			
10 min	0																			1	6
	1		BG							17	17	17	17	17	17	17	17	17	17	2	5
	2									DC	DC	DC	DC	DC	DC	DC	DC	DC	DC	1	5
	3										ED	ED	ED	ED	ED	ED	ED	ED	ED	1	4.5
	4																			0	0
	5				ST	ST	ST	ST	ST	ST	ST	ST	ST	ST	ST	ST	ST	ST	ST	1	7.5
	6											EA	EA	EA	EA	EA	EA	EA	EA	1	4
	7			DQ	DQ	DQ	DQ	DQ	DQ	DQ	DQ	DQ	DQ	DQ	DQ	DQ	DQ	DQ	DQ	1	8
	8												DB	DB	DB	DB	DB	DB	DB	1	3.5
	9				DZ	DZ	DZ	DZ	DZ	DZ	DZ	DZ	DZ	DZ	DZ	DZ	DZ	DZ	DZ	1	7.5
	10				60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	1	7.5
	11	68	68	68	68	68	68	68	68	68	68	68	68	68	68	68	68	68	68	1	9
	12																			0	0
	13				SY		S1									90	90	90	90	3	2
	14				BU	BU														1	1
	15			RW	RW	RW	RW	RW	RW	RW	RW	RW	RW	RW	RW	RW	RW	RW	RW	1	8
	16			S6	S6	S6	S6				23									2	2
	17		57	57	CY	CY	CY	CY	CY	CY	CY									2	4
	18		DS	DS	DS	DS	DS	DS	DS	DS	DS									1	5
	19		84	84	EB	EB					ZV					DS	DS	DS	DS	4	2
	Extra																1	1	3	2	1
	Total	1	5	7	12	11	11	9	9	11	14	13	12	12	12	14	15	15	14	1	5
	UT	5%	26%	37%	63%	58%	58%	47%	47%	58%	74%	68%	63%	63%	63%	74%	79%	79%	74%		
10 min	Green	9:00 AM	9:30 AM	10:00 AM	10:30 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM	3:00 PM	3:30 PM	4:00 PM	4:30 PM	5:00 PM	5:30 PM		
	1																		BL		
	2	EK	EK	EK	EK	EK	EK	EK	EK	EK											
	3		DK	DK							ER						EH		BQ		
	4	DE	DE	DE	DE	DE	DE	DE	DE	DE	DE	DE	DE	DE	DE	DE	DE	DE	DE		
	5										CW						CM	CM	CM		
	6	AH	AH	AH			CY	DB	DB	75	75	LC									
	7		AT	AT	AT	GE	A3	DN									ZA				
	8		CF	CF				Z4			70		BY				DA	DA	CQ		
	9			DC	DC	DC	DC	DC	DC	DC	DC	DC	DC	DC					CY		
	10				DQ	DQ	DQ	DQ	DQ	DQ	DQ	DQ	DQ	DQ	DQ	DQ	DQ	DQ	DQ		
	11					53	53	53	53	53	53	53							BC		
	12		CA					BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR		
	13		BZ			29	29	Y8			D2	D2	D2			29	29	29			
	14				44		BW	ES	20	EA	EA	R5	XX	X5							
	15				Z4					CW					42	PO		CV	MD		
	16									H8											
	17						DU		73	BE				SC		X1					
	18							TR		13									CY		
	19																				
	20				DA		CH	CH	CH	CH	CH	CH	CH	CH	CH	CH	CH	CH	CH		
	21						DA	DA	DA						ZF						
	22		BL	BL	BL	BL	BL	BL	BL	BL	BL	BL	BL	BL	BL	BL	BL	BL	BL		
	Total	3	9	8	9	8	14	15	13	14	14	10	9	9	7	8	11	10	10		
	UT	14%	41%	36%	41%	36%	64%	68%	59%	64%	64%	45%	41%	41%	32%	36%	50%	45%	45%		
10 min	Blue	9:00 AM	9:30 AM	10:00 AM	10:30 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM	3:00 PM	3:30 PM	4:00 PM	4:30 PM	5:00 PM	5:30 PM		
	1	RR	RR	RR	RR	J6	J6	J6	J6	J6	J6	J6	J6	J6	J6	J6	J6	J6	J6		
	2	Z8	Z8	Z8	Z8	Z8	Z8	Z8	Z8	Z8	Z8	Z8	Z8	Z8	Z8	Z8	Z8	Z8	Z8		
	3		CT	CT	CT	CT	CT	CT	CT	CT	CT	CT	CT	CT	CT	CT	CT	CT	CT		
	4		EA	EA						CX	CX	CX	CX	CX	CX	CX	CX	CX	CX		
	5	BV	BV	BV	BV	BV	BV	BV	BV	DV	G7	G7						Z5	Z5		
	6		V7	V7	V7	V7	V7	V7	V7	V7	V7	V7	V7	V7	V7	V7	V7	V7	V7		
	7																				
	Total	3	6	6	5	5	5	5	4	6	6	6	5	5	5	5	5	6	6		
	UT	43%	86%	86%	71%	71%	71%	71%	57%	86%	86%	86%	71%	71%	71%	71%	71%	86%	86%		

Purple	9:00 AM	9:30 AM	10:00 AM	10:30 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM	3:00 PM	3:30 PM	4:00 PM	4:30 PM	5:00 PM	5:30 PM		
1						63	63	63	63	63	63	63	63	63					1	4.5
2	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	DA	DA	DA	DA	DA	DA	DA	DA	2	5
3																			0	0
4			DM	DM			CB	CB		63	63								3	1
5								S9	S9		33	33	33	33	33	33	33	33	2	4
6						E6		BL	BL										2	1
7							89	89	89	89			AK	AK			TI	TI	3	2
8								Z2											1	3
9								ZY	ZY	ZY									1	2
10							XB	XB											1	2
Total	1	1	2	2	1	3	5	9	6	5	4	3	4	4	2	2	3	3	2	2
UT	10%	10%	20%	20%	10%	30%	50%	90%	60%	50%	40%	30%	40%	40%	20%	20%	30%	30%		
Magenta	9:00 AM	9:30 AM	10:00 AM	10:30 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM	3:00 PM	3:30 PM	4:00 PM	4:30 PM	5:00 PM	5:30 PM		
1		CB	CB	CB	CB						LM								2	2
2		Q3	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	4	2.5
3		DU	DU	DU	DU	DU	DU	DU	DU	DU	DU	DU	DU	DU	DU	DU	DU	DU	1	8.5
4		DD	DD	DD	DD	DD	DD	DD	DD	DD									1	4.5
5			RW				N9	N9	N9	N9	8B								3	2
6					BM	BM	BM	BM	BM	BM	BM	BM	BM	BM	BM	BM	BM	BM	1	7
7							DJ		F7								V7	EH	4	0.5
8							30	30	BG	BG		RM	RM						3	4
9	BE	BE	BE	BE	BE	BE	BE	BE	BE	BE					BX			PH	3	4
10							A7	A7	A7	A7							DH	DH	2	4
11							DM	P9	P9					E5	E5	E5	E5	E5	3	2.5
12							AN	AN	AN	AN									1	2
13				H1	H1	H1	H1	H1	H1	H1	H1	H1	H1	H1	H1	H1	H1	H1	1	7.5
14							DY	DY	CF	CF	CF		EH	EH	EH	EH	EH	EH	3	3
15					EH	EH	AF	AF	AF	AF				CT		KE		CD	5	2
16						R7	R7	R7	OM	DL	DL		EA			CQ	68	CR	7	1.5
17					DY	DY	DY	DY	DY	E5	CL	CL			X5	X5		AL	5	2.5
18		DL	DL	DL	DL	DL	DL	DL	DL	DL	DL	DL	DL	DL	DL	DL	DL	DL	1	3
19						CW	DJ	73	73	DM	DM	DM				A2	A2	A2	5	3
20		Y5					V7	V7	V7	V7	V7	V7	V7	V7	V7	V7	V7	V7	2	3
21		CR	CR	CR	CR	CR	CR	CR	CR	CR	CR	CR	CR	CR	CR	CR	CR	CR	1	8.5
22	BH	BH	BH	BH	BH	BH	BH	BH	BH	BH									1	5
Total	1	9	9	9	12	13	21	20	21	19	14	10	10	10	10	14	13	16	3	4
UT	5%	41%	41%	41%	55%	59%	95%	91%	95%	86%	64%	45%	45%	45%	45%	64%	59%	73%		
Pink	9:00 AM	9:30 AM	10:00 AM	10:30 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM	3:00 PM	3:30 PM	4:00 PM	4:30 PM	5:00 PM	5:30 PM		
1	BX	BX	BX	BX	BX	BX	BX	BX	BX	BX	BX	BX	BX	BX	BX	BX	BX	BX	1	9
2	CE	CE	CE	CE	CE	CE	CE	CE	CE	CE	CE	CE	CE	CE	CE	CE	CE	CE	1	9
3	CW	CW	CW	CW	CW	CW	CW	CW	CW	CW	CW	CW	CW	CW	CW	CW	EF	EF	2	8
4	CX	CX	CX	CX	CX		CX	CX	CX	CX	CX						K4	K4	2	5.5
5						DV	DV	J2	J2	XA	XA				AS		AC	AC	5	1
6						BT	BT	BT	BT		DK	DK				S1	S2	S3	5	2
7				11	11	DQ	DQ	DQ	DQ	DQ		D4	G2		BB	BB	BB	BB	5	2.5
8						BV	23	23	CG	CG			10			AB	AB	AB	5	5
9						D2	D2	D2	D2		AM	AM					BU	BU	3	5
10	Z4				V5	V5	V5	V5	V5	V5	V5	V5	V5	V5	V5	V5	V5	V5	2	4
11			JF			S3		US	DU	ED	CH	CH		DB	K1	28	CE	CE	10	1
12			N5		AV	Z1	DU	DU	DU		S9			59		DX	P9		8	1.5
13	CY	CY					DC	DC	EB	EB		S3		EA		L4	L4		6	1
14			DC	DC	BK		51	51	51	51		DD			EG			DU	6	2
15				DJ		10	BR	BR	BR	AE			Q8	Q8			14	14	6	1.5
16			B5			CU	Y9	Y9											3	1
17							A6	EH	DJ	DJ	DJ	DJ	DJ	DJ	DJ	DJ	DJ	DJ	3	5
18			24	24	24	24	24	24	24	24	DC					34			3	2
19			ET	ET	ET	ET	ET	ET	ET	ET	ET	ET	ET	ET	ET	ET	ET	ET	1	2
20	ZY	ZY	ZY	ZY	ZY	ZY	ZY	ZY	ZY	ZY	ZY	ZY	ZY	ZY	ZY	ZY	ZY	ZY	1	2
Total	7	6	11	10	11	17	19	20	19	16	14	14	10	10	12	12	17	18	4	4
UT	35%	30%	55%	50%	55%	85%	95%	100%	95%	80%	70%	70%	50%	50%	60%	60%	85%	90%		

West Lake Plaza Parking Counts

Saturday, February 3, 2024

Lot Capacity 150
East Capacity 50
West Capacity 100

Total	77	97	107	97	99	103	87	83	84
UT	51%	65%	71%	65%	66%	69%	58%	55%	56%
Available Spaces	73	53	43	53	51	47	63	67	66
Total (East)	30	31	32	30	28	30	24	24	25
UT	60%	62%	64%	60%	56%	60%	48%	48%	50%
Available Spaces	20	19	18	20	22	20	26	26	25
Total (West)	47	66	75	67	71	73	63	59	59
UT	47%	66%	75%	67%	71%	73%	63%	59%	59%
Available Spaces	53	34	25	33	29	27	37	41	41

	Red	10:30 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM	Turnover	Duration
Snow	1	\	\	\	\	\	\	\	\	\	0	0
Snow	2	K9	K9	K9	K9	K9	K9	K9	K9	K9	1	4.5
Snow	3	\	\	\	\	\	\	\	\	\	0	0
Snow	4	\	\	\	KS	\	\	LI	\	\	2	0.5
	5	\	\	\	\	RI	\	\	\	\	1	0.5
Blocked	6	\	\	BH	BH	BH	BH	BH	BH	BH	1	3.5
	7	CU	CU	CU	CU	CU	CU	CU	CU	CU	1	4.5
	8	\	Z9	Z9	Z9	Z9	Z9	Z9	\	\	1	3
	9	\	\	\	S5	\	\	EA	EA	\	2	1
	10	\	B7	\	\	\	\	\	\	\	1	0.5
	11	CA	CA	CA	CA	CA	CA	CA	CA	CA	1	4.5
	12	DT	DT	DT	DT	DT	DT	DT	DT	DT	1	4.5
	13	\	\	\	\	\	\	\	\	\	0	0
	14	\	\	\	\	\	\	\	\	\	0	0
	15	DW	\	\	33	23	23	\	\	\	3	1
	16	\	\	\	\	\	\	\	60	60	1	1
	17	\	\	\	\	EN	EN	EN	EN	EN	1	2.5
	18	\	DS	DS	DS	DS	DS	DS	\	\	1	3
	19	26	26	26	26	26	26	26	26	26	1	4.5
	20	AM	AM	AM	AM	AM	AM	AM	AM	AM	1	4.5
	21	66	66	66	66	66	66	66	66	66	1	4.5
	22	EA	EA	EA	EA	\	\	\	DJ	DJ	2	2
	23	EE	EE	EE	EE	EE	EE	\	\	\	1	3
	24	14	15	16	17	18	19	20	21	22	9	0.5
	25	Q8	Q9	Q10	Q11	Q12	Q13	Q14	Q15	Q16	9	0.5
	Total	12	14	14	17	16	15	15	14	13	2	2
	UT	50%	58%	58%	71%	67%	63%	63%	58%	54%		

	Orange	10:30 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM		
10 min	1	\	\	\	\	\	CX	\	\	EE	2	0.5
	2	33	\	19	\	\	\	\	\	\	2	0.5
	3	\	\	\	\	CA	\	\	\	\	1	0.5
	4	BB	\	FL	\	\	CX	\	\	EC	4	0.5
	5	\	98	Q7	DY	45	\	\	\	CL	5	0.5
10 min	6	DG	DG	\	\	\	\	CE	SP	\	3	1
DD curbside	7	EC	E1	\	\	\	\	\	\	\	2	0.5
DD curbside	8	89	89	89	89	89	89	\	FE	\	2	3
10 min	9	78	NS	YF	\	\	\	DH	\	\	4	0.5
	10	\	V2	68	DW	\	H4	61	61	61	5	1.5
	11	57	CQ	G6	G6	\	XH	CB	H7	79	7	1
	12	BG	BG	BG	DA	DX	S2	S2	12	12	5	1.5
	13	\	\	26	\	\	\	\	\	\	1	0.5
	14	\	\	\	\	\	\	\	\	\	0	0
	15	BW	BW	BW	BW	85	85	\	\	\	2	2
	16	Z6	Z6	Z6	Z6	EE	DS	\	\	BH	4	2
	17	CG	\	EP	\	Q5	CC	\	EE	\	5	0.5
	18	\	\	\	\	\	\	WH	\	\	1	0.5
10 min	19	K6	K6	\	\	\	10	\	\	\	2	1
	20	EB	76	76	76	DT	\	\	\	CV	4	1.5
	21	EL	NH	SJ	SJ	EI	DT	\	Q4	Q4	6	1
	22	73	V5	V5	JM	\	AU	27	5	AV	7	1
	23	Z8	Z9	Z10	Z11	Z12	Z13	Z14	Z15	Z16	9	0.5
	24	Y8	Y9	Y10	Y11	Y12	Y13	Y14	Y15	Y16	9	0.5
	25	WA	WA	WA	WA	WA	WA	\	\	\	1	3
	Total	18	17	18	13	12	15	9	10	12	4	1
	UT	75%	71%	75%	54%	50%	63%	38%	42%	50%		

Yellow	10:30 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM
0	\	RB	RB	RB	RB	RB	RB	\	\
1	Z4	Z4	Z4	Z4	Z4	Z4	Z4	Z4	Z4
2	\	\	\	31	31	31	31	31	31
3	EA	EA	EA	EA	EA	EA	EA	EA	EA
4	\	\	\	\	\	\	\	\	14
5	EE	EE	EE	EE	EE	EE	EE	EE	EE
6	37	37	37	37	37	37	37	37	37
7	DU	DU	DU	DU	DU	DU	DU	DU	DU
8	DZ	DZ	DZ	DZ	DZ	DZ	DZ	DZ	DZ
9	S4	S4	S4	S4	S4	S4	S4	S4	S4
10	AK	AK	AK	AK	AK	AK	AK	AK	AK
11	\	SF	SF	SF	SF	SF	SF	SF	SF
12	\	60	60	60	60	60	60	60	60
13	\	CK	CK	CK	\	\	\	\	\
14	\	CK	CK	CK	\	\	\	\	\
15	BU	BU	BU	BU	BU	BU	BU	BU	BU
16	\	V8	V8	V8	\	\	\	\	\
17	\	BU	BU	BU	\	\	\	\	\
18	\	\	\	\	\	\	\	\	\
19	EH	EH	EH	\	\	\	\	DT	DT
Extra	DS	DS	DS	DS	DS	DS	DS	DS	DS
Total	11	18	18	18	14	14	14	14	15
UT	58%	95%	95%	95%	74%	74%	74%	74%	79%

1	3
1	4.5
1	3
1	4.5
1	0.5
1	4.5
1	4.5
1	4.5
1	4.5
1	4
1	4
1	1.5
1	1.5
1	4.5
1	1.5
1	1.5
0	0
2	1.5
	4.5
1	3

	Green	10:30 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM		
10 min	1	\	\	\	\	\	\	\	\	\	0	0
	2	BQ	BQ	BQ	BQ	\	\	\	\	\	1	2
	3	\	CB	CB	\	\	CW	\	EH	EH	3	1
	4	DE	DE	DE	DE	DE	DE	DE	DE	DE	1	4.5
	5	\	CQ	CQ	\	AJ	\	ED	V6	\	4	1
	6	\	DT	DT	\	\	\	\	DQ	DQ	2	1
	7	DQ	DQ	DQ	DQ	DQ	DQ	DQ	\	\	1	3.5
10 min	8	CH	CH	CH	CH	CH	CH	CH	\	\	1	3.5
10 min	9	\	EV	EV	\	EB	\	\	\	\	2	1
	10	\	CE	CE	\	X5	\	\	\	\	2	1
	11	\	\	DZ	CK	CC	25	25	\	\	4	1
10 min	12	\	DD	DD	DD	36	\	29	Y9	\	4	1.5
	13	29	29	BP	\	V9	DY	R5	CM	CM	6	1
	14	CM	CM	CM	CM	CM	CM	CM	\	\	1	3.5
	15	\	\	\	\	RI	TR	\	\	\	2	0.5
	16	\	\	\	\	\	\	\	\	\	0	0
	17	\	\	\	\	DN	44	\	G2	\	3	0.5
	18	\	DX	DX	\	DR	\	\	\	DK	3	1
10 min	19	\	\	\	\	\	TI	TI	TI	TI	1	2
	20	\	CA	EB	EB	EB	EB	EB	EB	EB	2	3.5
	21	\	\	ZV	\	\	\	\	Q6	\	2	0.5
	22	BL	BL	BL	BL	BL	BL	BL	BL	BL	1	4.5
	Total	7	15	17	9	15	12	11	11	8	2	2
	UT	32%	68%	77%	41%	68%	55%	50%	50%	36%		
	Blue	10:30 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM		
	1	\	EK	EK	\	\	\	\	\	\	1	1
	2	Z8	Z8	Z8	Z8	Z8	Z8	Z8	Z8	Z8	1	4.5
	3	R5	R5	R5	R5	R5	R5	R5	R5	R5	1	4.5
	4	\	Q5	Q5	Q5	Q5	Q5	Q5	Q5	Q5	1	4
	5	BV	BV	BV	\	\	\	\	\	\	1	1.5
	6	AR	AR	AR	AR	AR	AR	AR	AR	AR	1	4.5
	7	\	\	\	\	\	\	\	\	\	0	0
	Total	4	6	6	4	4	4	4	4	4	1	3.5
	UT	57%	86%	86%	57%	57%	57%	57%	57%	57%		3.5

										0	
Purple	10:30 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM	0.5	
1	\	\	\	CC	CC	CC	CC	CC	CC	1	3
2	\	\	\	\	\	\	\	\	\	0	0
3	\	\	\	\	\	L8	\	\	\	1	0.5
4	\	\	\	\	\	\	\	\	\	0	0
5	A7	A7	A7	A7	A7	A7	\	\	\	1	3
6	\	\	\	\	\	\	\	\	\	0	0
7	\	\	\	\	\	K6	K6	K6	K6	1	2
8	\	\	\	\	\	\	\	\	\	0	0
9	\	\	\	\	\	\	\	\	\	0	0
10	\	\	\	Z9	Z9	Z9	\	\	\	1	1.5
Total	1	1	1	3	3	5	2	2	2	1	1
UT	10%	10%	10%	30%	30%	50%	20%	20%	20%		
Magenta	10:30 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM		
1	\	\	DR	CS	\	\	80	\	\	3	0.5
2	Q3	Q3	Q3	Q3	Q3	Q3	Q3	Q3	Q3	1	4.5
3	90	90	90	90	90	90	\	DC	DC	2	3
4	\	\	\	\	AS	AS	32	\	\	2	1
5	\	\	\	53	\	\	\	\	\	1	0.5
6	\	\	BM	BM	BM	BM	BM	BM	BM	1	3.5
7	\	\	DC	DC	\	CD	CD	V7	V7	3	1
8	\	\	\	HI	HI	F2	F2	\	\	2	1
9	\	DT	DT	DT	DT	DT	DT	DT	DT	1	4
10	\	14	14	14	14	14	14	14	14	1	4
11	E5	E5	E5	E5	E5	E5	E5	E5	E5	1	4.5
12	\	\	\	\	\	HP	\	DT	DT	2	1
13	\	\	\	\	K8	HP	HP	HP	HP	2	2
14	\	\	42	\	\	60	60	ZY	ZY	3	1
15	DN	DN	DN	DN	DN	DN	DN	DN	DN	1	4.5
16	DL	DL	DL	DL	DL	DL	DL	DL	DL	1	4.5
17	\	\	FE	\	T2	T2	\	\	\	2	1
18	DG	DA	DA	CF	CF	CF	CF	CF	CF	3	3
19	\	EK	EK	EK	EK	EK	EK	EK	EK	1	4
20	CW	CW	CW	CW	CW	CW	CW	CW	CW	1	4.5
21	BR	BR	BR	BR	BR	BR	BR	BR	BR	1	4.5
22	Z5	Z5	Z5	Z5	Z5	Z5	Z5	Z5	Z5	1	4.5
Total	9	12	17	17	17	20	18	17	17	2	3
UT	41%	55%	77%	77%	77%	91%	82%	77%	77%		

Pink	10:30 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM		
1	BX	BX	BX	BX	BX	BX	BX	\	\	1	3.5
2	CE	CE	CE	CE	CE	CE	CE	\	\	1	3.5
3	CU	CU	CU	CU	CU	CU	CU	8M	8M	2	3.5
4	CL	CL	CL	CL	CL	CL	CL	CJ	\	2	3.5
5	ED	ED	ED	ED	ED	ED	ED	ED	ED	1	4.5
6	\	\	\	\	LI	LI	LI	LI	LI	1	2.5
7	BG	AQ	L5	L5	K4	K4	P3	P3	P3	5	1.5
8	\	\	Z1	Z1	Z1	N2	N3	N4	N5	5	1.5
9	V5	V5	V5	V5	V5	V5	V5	V5	V5	1	4.5
10	\	\	BP	BP	BP	\	\	\	DP	2	1.5
11	95	95	AR	V5	\	DR	X5	X5	EC	6	1
12	DW	DW	DW	DW	DW	BF	\	\	\	2	2.5
13	53	DK	\	CQ	DN	\	\	\	DQ	5	0.5
14	DW	\	\	\	29	EE	EE	EE	EE	3	2
15	DJ	DJ	DJ	DJ	DJ	DJ	DJ	DJ	CI	2	4
16	\	\	DN	\	19	DM	\	\	DJ	4	0.5
17	\	\	\	\	\	L9	\	\	\	1	0.5
18	BT	BT	BT	BT	BT	BT	BT	BT	BT	1	4.5
19	Z4	Z5	Z6	Z7	Z8	Z9	\	\	\	6	0.5
20	ZY	ZY	ZY	ZY	ZY	ZY	ZY	\	\	1	3.5
Total	15	14	16	16	18	18	14	11	13	3	2
UT	75%	70%	80%	80%	90%	90%	70%	55%	65%		

Roberts, Lisa

From: Comment, Public
Sent: Monday, February 5, 2024 9:35 AM
To: Roberts, Lisa
Subject: FW: Proposed Jersey Mike's Subs at Westlake Plaza



Sara Phyfer
Village of Wilmette | Assistant to the Village Manager
phyfers@wilmette.com | 847-853-7502



From: john hickey <jthjr@icloud.com>
Sent: Sunday, February 4, 2024 3:55 PM
To: Comment, Public <publiccomment@wilmette.com>
Subject: Proposed Jersey Mike's Subs at Westlake Plaza

This message originated from an external source. Please use caution in handling it.

Zoning Board of Appeals
Village of Wilmette

C/O Lisa Roberts
Deputy Director of Community Development
Village of Wilmette

Dear Chairman Schneider and Members of the Zoning Board:

I write this with enthusiastic support for Tim Fox's proposal to open a Jersey Mike's Subs at Westlake Plaza. I have lived in Wilmette for over 40 years, currently at 1150 Mohawk Road (ie, close to Westlake Plaza). I have known Tim Fox most of his life (he's a close friend of my son Pat) and his family for decades. They are good people.

I support Tim and his proposal for a number of good reasons. First, Jersey Mike's provides a quality product - I will be a frequent customer - that will be a big hit in Wilmette and a significant enhancement to Westlake Plaza. More importantly, Tim is a fine young man who will run the business responsibly and in a classy manner. Please approve Tim's proposal.

Best,
John Hickey
jthjr@icloud.com
312-593-2348 cel

Roberts, Lisa

From: Comment, Public
Sent: Monday, February 5, 2024 9:34 AM
To: Roberts, Lisa
Subject: FW: Proposal for Jersey Mike's

Making sure you have this, one more coming.



Sara Phyfer
Village of Wilmette | Assistant to the Village Manager
phyfers@wilmette.com | 847-853-7502



From: Candis Hickey <cbh4354@gmail.com>
Sent: Sunday, February 4, 2024 11:03 AM
To: Comment, Public <publiccomment@wilmette.com>
Subject: Proposal for Jersey Mike's

This message originated from an external source. Please use caution in handling it.

To the Chairman and members of the Zoning Board.

I have lived in Wilmette for over 40 years, currently at 1150 Mohawk Road and am in favor of the above. We have known Tim Fox for 20 years and feel he would be a good business owner for the community. Jersey Mike's would be a great addition to this part of town and because it is for carryout food, parking should not be a problem. Let's get this done!

Candis Hickey



Zoning Board of Appeals

Village of Wilmette

c/o Lisa Roberts

Deputy Director of Community Development

Village of Wilmette

1200 Wilmette Avenue

Wilmette, IL 60091

Dear Chairman Schneider and Members of the Zoning Board:

My name is Matt O'Connor. I live at 151 Prairie Ave in Wilmette with my wife and four children (Nellie – 12, Meg –10, Jack -8, and Claire -8). I am writing this letter in support of opening a Jersey Mike's in Westlake Plaza in Wilmette. There are many reasons why we would love to have a Jersey Mike's in Wilmette. First and foremost, our whole family loves the food. We will be eating there on a weekly basis and right now we do not have a Jersey Mike's that is close enough to our house. We drive by the Westlake Plaza and adding a Jersey Mike's to that area would be extremely convenient for our family. Jersey Mike's is definitely a step above all the other sandwich restaurants, and it would benefit the Wilmette community greatly.

My cousin Tim Fox is the best possible owner I can think of for this business. He is extremely hard working and will stop at nothing to make sure every customer has a great experience at Jersey Mike's. I have no doubt that it will be the best run Jersey Mike's in the US. It will be kept clean and his whole team will represent Wilmette very well.

I truly believe that this will be a great addition to Wilmette. I ask that you approve this location and I assure you that my family and the many families that we know in Wilmette will be very happy to have this great restaurant in our neighborhood.

Thank you for your time!

Respectfully,

Matthew F. O'Connor

151 Prairie Ave

Wilmette, IL 60091



Dear Chairman Schneider and Members of the Zoning Board,

I am writing to you in support of the proposed Jersey Mike's franchise at Westlake Plaza. We've been Wilmette residents for the last 29 years and I, David Fox, was born and raised here. Tim Fox is my nephew and very capable of operating this franchise. After he was selected by Jersey Mike's to operate a franchise, we were among the friends and family members of his who lobbied him to pursue this location. Jersey Mike's is a quality franchise and along with Potbelly, offers a superior product to other sub shops. Wilmette could use a good sub shop. I've been eating at Irvings since it opened as well as 5 Guys and Panda Express and will continue to do so, but Jersey Mike's offers a different and somewhat healthier menu. We have to leave the Village when we are getting subs and go to the Potbelly in Old Orchard. I am very much looking forward to having a Jersey Mike's in such a convenient location for us.

The fact that so much of the business that will come to this restaurant will be pre-ordered on apps, should help to alleviate parking concerns. Like many others, I'll be pretty much a grab and go customer at Jersey Mike's the way we are when we pre-order our food at Irvings. I'm certainly excited to have my nephew Tim opening a business in Wilmette but even more so because it's a franchise that I like and offers a food choice that isn't readily available for us in the Village.

Thank you for your consideration, Dave and Ellen Fox 1020 Miami Rd

Roberts, Lisa

From: Comment, Public
Sent: Thursday, February 8, 2024 9:36 AM
To: Roberts, Lisa
Subject: FW: Jersey Mike's at Westlake Plaza



Karen L. Norwood, Legal Assistant/Deputy Village Clerk

Village of Wilmette
1200 Wilmette Avenue
Wilmette, Illinois 60091

Phone: 847/853-7511 Email: norwoodk@wilmette.com

From: Pam Pappano <pspappano@gmail.com>
Sent: Thursday, February 8, 2024 9:13 AM
To: Comment, Public <publiccomment@wilmette.com>
Subject: Jersey Mike's at Westlake Plaza

This message originated from an external source. Please use caution in handling it.

To: The Chairperson and members of the Zoning Board of Wilmette
From: Pam Pappano

I write this in support of bringing Jersey Mike's to Westlake Plaza. I have lived in Wilmette for 40 years and my family and I patronize Wilmette businesses often.

Jersey Mike's should be welcome to Westlake Plaza. They have a very good product, made quickly but it's a step up from most fast food establishments. True, Westlake hosts several food businesses but Jersey Mike's offers its (mostly young) patrons a meal, not just a snack. I'm sure the students at Loyola Academy and New Trier would patronize this shop on their way home from school. Westlake is a great location for this shop as many commuters would appreciate picking up a sandwich.

If parking is a concern, I think Jersey Mike's would be an ideal tenant as the food is prepared so quickly and patrons would be in and out very quickly. I've never had a problem parking at Westlake. The Kumon space only seems to be busy in the late afternoon, well after lunch time.

I have known the Fox family for thirty-plus years. They are longtime North Shore residents with deep roots. Wilmette would be proud to have Tim Fox as an owner/operator.

Please consider granting the permit. Let's bring Jersey Mike's to Westlake!

Sincerely,
Pam Pappano
1003 Michigan Avenue
Wilmette

Roberts, Lisa

From: Comment, Public
Sent: Thursday, February 8, 2024 12:22 PM
To: Roberts, Lisa
Subject: FW: Westlake Plaza and Jersey Mike's



Karen L. Norwood, Legal Assistant/Deputy Village Clerk

Village of Wilmette
1200 Wilmette Avenue
Wilmette, Illinois 60091

Phone: 847/853-7511 Email: norwoodk@wilmette.com

From: Jim Rollings <jfrollings1@gmail.com>
Sent: Thursday, February 8, 2024 10:52 AM
To: Comment, Public <publiccomment@wilmette.com>
Subject: Westlake Plaza and Jersey Mike's

This message originated from an external source. Please use caution in handling it.

Zoning Board of Appeals

Village of Wilmette

c/o Lisa Roberts

Deputy Director of Community Development

Village of Wilmette

1200 Wilmette Avenue

Wilmette, IL 60091

Dear Chairman Schneider and Members of the Zoning Board:

I am writing in full support of a proposal to open a New Jersey Mike's sandwich shop in Westlake Plaza. During the past 40 plus years living in Wilmette at 2311 Greenwood Ave., I have been a very regular visitor to the Plaza and do so because of the convenience of shopping at the establishments located there and the ease of getting in and out with convenient parking. The only congestion I have experienced is over the past year when, due to construction at the Lake Ave./Skokie Blvd. intersection, a significant

number of parking spaces were dedicated to construction activities and unavailable to the business patrons. A Jersey Mike's sandwich shop could be accommodated and would be in keeping with character and type of existing businesses currently operating in the Plaza and provide added value as a more healthy and tasty alternative to many fast-food options.

I feel it is important for the Village to support locally owned and operated businesses that become strong members of the community as this establishment would. I have known Tim Fox and his family for over 35 years and have witnessed Tim's commitment and dedication to his dream of owning a successful enterprise and becoming a productive member of the Wilmette business community. I encourage your favorable review of this proposal and grant the required permits to allow the creation of this new business.

Thank you for your consideration,

**Jim Rollings
2311 Greenwood Ave.
Wilmette**

Roberts, Lisa

From: Comment, Public
Sent: Thursday, February 8, 2024 3:01 PM
To: Roberts, Lisa
Subject: FW: Jersey Mikes



Karen L. Norwood, Legal Assistant/Deputy Village Clerk

Village of Wilmette
1200 Wilmette Avenue
Wilmette, Illinois 60091

Phone: 847/853-7511 Email: norwoodk@wilmette.com

From: Tony Schirmang <tschirmangjr@gmail.com>
Sent: Thursday, February 8, 2024 2:55 PM
To: Comment, Public <publiccomment@wilmette.com>
Subject: Jersey Mikes

This message originated from an external source. Please use caution in handling it.

Hello,

I am writing on behalf of my family and myself to let you know that we strongly support having a Jersey Mike's in Westlake Plaza and the granting of a special use permit to make this happen.

My daughters are 11-14 and it is their number one spot for "take out." They are here with me voicing that the same goes for all of their friends. These daughters could likely be at Loyola Academy soon and from what they have voiced, there are not enough eating spots for a quick bite in between school and after-school activities. My sons are 9 and 3, so they will eventually be in this same camp.

My wife and I are chronic healthy eaters, but sometimes can't rationalize paying near \$50 at other spots to have something clean. Jersey Mike's would make that much easier on us. In addition, Westlake Plaza is conveniently right there off the highway, which we are constantly using for our kids many activities. Weekends in particular are logistical challenges and we could use a place like Jersey Mike's close to our home and the Eden's.

Thank you for your consideration.

Tony Schirmang Jr.
(847) 800-7789



Zoning Board of Appeals

Village of Wilmette

c/o Lisa Roberts

Deputy Director of Community Development

1200 Wilmette Ave.

Wilmette, IL 60091

Re: Jersey Mike's/ Tim Fox

Dear Chairman Schneider and Members of the Zoning Board

Jersey Mike's will be a great addition to the menu of restaurants located in Wilmette. Any opportunity to attract a restaurant which offers healthy food should be welcomed in light of the variety of restaurants located in our community which clearly do not. Jersey Mike's has a reputation for offering high quality food at reasonable prices which will serve the members of our community well for years to come.

Tim Fox is in a unique position to successfully steer his restaurant through its development. He has a broad background in the operations of restaurants. He is also a member of the Fox family who has called the Wilmette Winnetka area home for four generations. Who would better know the territory, understand the local culture and respect our traditions? Certainly, Tim should enjoy a high degree of confidence of success.

I have lived in Wilmette for over fifty years and have known the Fox family for longer. They are a demonstrated credit to our community. Wilmette would be lucky to have Tim as a local business owner.

Sincerely,

Philip Serwich

#410

1625 Sheridan Rd.

Wilmette, IL 60091

Zoning Board of Appeals
Village of Wilmette
c/o Lisa Roberts
Deputy Director of Community Development
Village of Wilmette
1200 Wilmette Avenue
Wilmette, IL 60091



Dear Chairman Schneider and Members of the Zoning Board,

This letter intends to convey my enthusiasm concerning the possibility of Timothy Fox opening a Jersey Mike's in Wilmette's Westlake Plaza and belief that he should be granted a special use permit.

Having taught for more than two decades at New Trier High School (retired in June 2023), I know something of the community's tastes. Additionally, I have lived in Wilmette for eight years and before moving here lived for more than five decades in Winnetka. I prefer Wilmette, honestly, because the town offers more in terms of public amenities, as well as greater diversity in its population and retail offerings.

While not every fast-food franchise would garner my approval, due to their often unhealthy menu offerings, the village would profit from a Jersey Mike's at Westlake. Aside from the obvious benefit of tax revenue, this shop would enhance food choices for residents and visitors. Jersey Mike's serves a high-quality fast-food product, one that many could find both healthy and affordable. Because the shop caters to carryout business, and much of its business would be delivered or ordered in advance, it shouldn't require customer parking for more than a few minutes.

As for Tim Fox himself, I have known him his entire life; both his parents grew up in Wilmette, and they always have been loyal friends. Tim, as opposed to someone who chooses Wilmette to open a business simply for its potential for economic profit, holds a stake in the community. He graduated from Loyola Academy and knows well the area surrounding Westlake Plaza. He has a strong work ethic and significant intelligence.

Jersey Mike's is well-suited to our community in offering quality at reasonable prices – real value. Value and Wilmette go together.

Sincerely,
Barbara Joyce
919 Westerfield Drive
Wilmette, IL 60091

Roberts, Lisa

From: Comment, Public
Sent: Tuesday, February 13, 2024 11:29 AM
To: Roberts, Lisa
Subject: FW: Jersey Mikes Westlake Plaza - Zoning Board of Appeals



Karen L. Norwood, Legal Assistant/Deputy Village Clerk

Village of Wilmette
1200 Wilmette Avenue
Wilmette, Illinois 60091

Phone: 847/853-7511 Email: norwoodk@wilmette.com

From: Elizabeth Rollings <rollings.elizabeth@gmail.com>
Sent: Tuesday, February 13, 2024 11:02 AM
To: Comment, Public <publiccomment@wilmette.com>
Subject: Jersey Mikes Westlake Plaza - Zoning Board of Appeals

This message originated from an external source. Please use caution in handling it.

Dear Chairman Schneider and Members of the Zoning Board -

I am writing to express my excitement for the possibility of a Jersey Mikes coming to Westlake Plaza in Wilmette. This is exactly what our neighborhood is missing and a convenient option for our family - both in terms of a quick meal option, as well as the location itself.

We love the fact that the restaurant will be locally owned by someone we have known and trusted for the entirety of our lives, Tim Fox, who we know has the best interest of Wilmette and its residents in mind. The addition of this dining option will be beneficial to all who reside here!

The location cannot open soon enough and it has our full support.

**Best,
Elizabeth Rollings
2150 Thornwood Ave.
Wilmette, IL 60091**

Roberts, Lisa

From: Comment, Public
Sent: Wednesday, February 14, 2024 7:41 AM
To: Roberts, Lisa
Subject: FW: Jersey Mike's Wilmette Letter of Support



Karen L. Norwood, Legal Assistant/Deputy Village Clerk

Village of Wilmette
1200 Wilmette Avenue
Wilmette, Illinois 60091

Phone: 847/853-7511 Email: norwoodk@wilmette.com

From: Brendan Green <bbgreen30@gmail.com>
Sent: Tuesday, February 13, 2024 2:38 PM
To: Comment, Public <publiccomment@wilmette.com>
Subject: Jersey Mike's Wilmette Letter of Support

This message originated from an external source. Please use caution in handling it.

Zoning Board of Appeals
Village of Wilmette
c/o Lisa Roberts
Deputy Director of Community Development
Village of Wilmette
1200 Wilmette Avenue
Wilmette, IL 60091

Dear Chairman Schneider and Members of the Zoning Board:

My name is Brendan Green. I have lived in Wilmette my entire life, for over 30 years, having grown up at 1224 Princeton Pl, attending Loyola Academy, and recently purchasing a home on Forest Avenue. I am writing to convey my full support of the Jersey Mike's at Westlake Plaza. As a Dad of 3 young kids, I think Westlake Plaza is in need of more healthy/kid friendly dining options that Jersey Mike's would provide. I also believe it would be an attractive after school option for Loyola students.

I have known Tim Fox and his family for my entire life and have full confidence that Tim would be a great addition to the Wilmette business community. I'm thrilled to see Tim's commitment to improving Wilmette's dining options and to creating local job opportunities.

Please support Jersey Mike's at Westlake Plaza!

Thank you and best regards,

Brendan Green
bbgreen30@gmail.com



publiccomment@wilmette.com

Zoning Board of Appeals

Village of Wilmette

C/o Lisa Roberts

Deputy Director of Community Development

Village of Wilmette

1200 Wilmette Avenue

Wilmette, IL 60091

RE: JERSEY MIKE'S

Dear Chairman Schneider and Members of the Zoning Board:

My name is Kevin Burke. My family and I have lived in Wilmette for 34 years. It is a great community but to keep it that way we need to continually attract new businesses, such as Jersey Mike's.

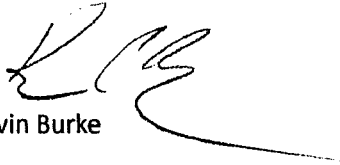
I remember when I first moved to Wilmette in 1990 and there were hardly any restaurants in downtown Wilmette. Today we have several dining options in our downtown. This has been a real plus for our community.

We must do the same for areas outside of downtown such as the retail centers near Lake and Skokie Boulevard.

I strongly support allowing Jersey Mike's to open a store in Westlake Plaza. I frequent Dunkin Donuts several times a week and have never experienced a problem with parking. Adding Jersey Mike's will not cause parking problems.

I am a real estate tax attorney and know firsthand the negative impact that vacant retail properties have on nearby properties. No one likes to see vacant store fronts in their community. Wilmette has done a good job overall of limiting vacant sites but we need to do more. We should welcome new businesses like Jersey Mike's as opposed to putting unnecessary obstacles in their way.

New businesses in Wilmette results in increases in the property tax base and additional sales tax revenue. Allowing Jersey Mike's to open is a **WIN WIN** for everyone.


Kevin Burke



**Zoning Board of Appeals
Village of Wilmette
c/o Lisa Roberts
Deputy Director of Community Development
Village of Wilmette
1200 Wilmette Avenue
Wilmette, IL 60091**

Dear Chairman Schneider and Members of the Zoning Board:

My name is Patrick LaCross, and I live at 2030 Greenwood Avenue with my wife Catherine and our two young children. We are coming up on one year in our home in Wilmette this April, but my wife and her family have been Winnetka and Wilmette residents for decades. We lived in the city for 10 years prior to our move, and I feel like I have lived here for much longer based on the time spent in the area visiting.

One member of Catherine's family, Tim Fox, is currently pursuing the opening of a Jersey Mike's franchise in the Westlake Plaza. We are very excited about this possibility and hope the village of Wilmette is as well. This area currently lacks this option and we feel it would be an immediate success. The business model, quality of service, and food are all something we could be proud to have in our town.

Tim is very bright and eager to prove his ability to further improve the area in which he grew up. Opening a franchise at this location will offer benefits beyond providing quality meals for its residents; it will also promote additional employment opportunities in the area and add to the collection of desired resources we have in Wilmette.

Based on their model of efficient service, and an ever-growing percentage of orders placed online for immediate pickup, very similar to the neighboring Dunkin location, the Westlake Plaza seems like a perfect spot to host a great new addition to the Wilmette community.

Our family hopes that you will give Tim's proposal careful consideration on behalf of our family and several other interested residents.

Best,

Patrick LaCross
2030 Greenwood Avenue
Wilmette, IL 60091

**Zoning Board of Appeals
Village of Wilmette
c/o Lisa Roberts
Deputy Director of Community Development
Village of Wilmette
1200 Wilmette Avenue
Wilmette, IL 60091**



Dear Chairman Schneider and Members of the Zoning Board:

My name is Bill O'Connor, I live at 1323 Central Ave., Wilmette, IL 60091. My wife, Nell, and our four children love Wilmette. I grew up in Winnetka and Nell grew up in Lincoln Park. We both went to Loyola Academy. My cousin Tim Fox is a very hard-working, smart, caring person who would be the right person to add to all our great Wilmette food options. I know he will put 100% of all his efforts into bringing a Jersey Mike's to Westlake Plaza a huge success and we look forward to having that option in Wilmette.

As a business owner myself, I order Jersey Mike's for my employees and customers all the time. I also order Jersey Mike's for myself when at work at our Kenosha, WI office. I know my kids will love it!

I truly believe this would be a benefit and improvement for Wilmette and for Westlake Plaza.

Thanks,

Bill O'Connor

1323 Central Ave., Wilmette, IL 60091

Roberts, Lisa

From: Janet <janetcreevy@gmail.com>
Sent: Wednesday, February 14, 2024 1:17 PM
To: Comment, Public
Subject: Tim Fox SUP for Jersey Mike's

This message originated from an external source. Please use caution in handling it.

Zoning Board of Appeals
Village of Wilmette
c/o Lisa Roberts, Deputy Director of Community Development

Dear Chairman Schneider and Wilmette Zoning Board members,

I am writing in support of Tim Fox's application for a SUP for a Jersey Mike's in Westlake Plaza.

I am a long-time Wilmette resident, having grown up here and then moved back later to raise my family here. I've lived at my current address for over 30 years. Over the years I've gone to the east side of Westlake Plaza many times (Irving's, Dunkin' Donuts, Oreck, etc.) I have never once had a problem parking. There have always been multiple open spots. I don't think adding a Jersey Mike's to that area would create any parking issues. People are typically in and out within five or ten minutes, and even if the occasional person stays to eat, taking up one spot for half an hour or so wouldn't be problematic as there are typically numerous available spots.

In addition, Jersey Mike's would be a welcome alternative in that area. It's a step above other sub shops and would be a good option for lunch or dinner. A Jersey Mike's in Westlake Plaza would be conveniently located for all Wilmette residents (east side or west), as well as for residents of neighboring communities.

Finally, I've known Tim his whole life. Tim is also local to the area, having grown up in Winnetka. He is super smart and highly motivated to succeed. He would be a great addition to the list of Wilmette business owners!

Thanks for your consideration.

Janet Creevy Avery
706 Elmwood Ave

Roberts, Lisa

From: BRIAN AVERY <boaves@aol.com>
Sent: Wednesday, February 14, 2024 1:45 PM
To: Comment, Public
Subject: Jesery Mike's Sub proposal

This message originated from an external source. Please use caution in handling it.

Dear members of the Zoning Board;

I am writing to express my endorsement for a Jersey Mike's sub shop to be granted a special use permit for the Westlake Plaza site. Personally, it is one of my 2 favorite sandwich shops along with Potbelly. I consider it a higher level of quality than Subway et. al., and the location is extremely convenient for a quick stop for pick up. This type of shop seems like a perfect fit for that area.

Regarding parking, it doesn't seem likely it would create much of an issue, as most customers would probably be picking up, not eating in, hence their time spent in the parking lot would be minimal. This location offers quick access to/from the highway for those picking up a meal either on the way out or returning home. It seems highly unlikely the number of cars frequenting the store would have a material impact on traffic in the area.

I also like the idea of a locally owned business (albeit a franchise). I've lived at 706 Elmwood for over 32 years and have known Tim and his family for almost that long as well, and have no reservations about the level of commitment they would provide in running an efficient, clean and neighborhood-friendly business.

Thank you for your consideration in this matter.

Brian Avery

Roberts, Lisa

From: Comment, Public
Sent: Thursday, February 15, 2024 7:48 AM
To: Roberts, Lisa
Subject: FW: jersey mikes subs in Westlake Plaza



Karen L. Norwood, Legal Assistant/Deputy Village Clerk

Village of Wilmette
1200 Wilmette Avenue
Wilmette, Illinois 60091

Phone: 847/853-7511 Email: norwoodk@wilmette.com

From: Chuck Shaw <Chuck@shaw-co.com>
Sent: Wednesday, February 14, 2024 3:55 PM
To: Comment, Public <publiccomment@wilmette.com>
Cc: Chuck Shaw <Chuck@shaw-co.com>; Chuck Shaw <Chuck@shaw-co.com>
Subject: jersey mikes subs in Westlake Plaza

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Zoning Board of Appeals
Village of Wilmette
c/o Lisa Roberts
Deputy Director of Community Development
Village of Wilmette
1200 Wilmette Avenue
Wilmette, IL 60091

Dear Chairman Schneider and Members of the Zoning Board:

My name is Chuck Shaw I live at 1033 Miami Rd. in Wilmette. I've lived in Wilmette for 35years, and I love it. I fully support the Jersey Mike's proposal because I think it'd be a fabulous addition to the Westlake Plaza. I've known Tim Fox and his family for 25 years and I think Jersey Mikes would be a great addition to the Wilmette business community. Jersey Mike's sub shop is the best sub shop around . I live within a mile of this location and feel that this would be a great addition to Wilmette and could compete with other lunch spots. There's not a sub only restaurant west of the downtown area and east of the Edens.

I hope the zoning board of appeals will approve a special use permit so that we can start enjoying Jersey Mike's submarine sandwiches soon.

Very truly yours.

Chuck Shaw

1033 miami rd.
Wilmette ,IL,60091
312-315-1562
Chuck@shaw-co.com

Roberts, Lisa

From: Comment, Public
Sent: Thursday, February 15, 2024 7:48 AM
To: Roberts, Lisa
Subject: FW: Jersey Mike's Westlake Plaza



Karen L. Norwood, Legal Assistant/Deputy Village Clerk

Village of Wilmette
1200 Wilmette Avenue
Wilmette, Illinois 60091

Phone: 847/853-7511 Email: norwoodk@wilmette.com

From: Annie Rollings <annierollings@gmail.com>
Sent: Wednesday, February 14, 2024 8:00 PM
To: Comment, Public <publiccomment@wilmette.com>
Subject: Jersey Mike's Westlake Plaza

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Dear Chairman Schneider & Members of the Zoning Board,

My name is Annie Smith and I live at 2225 Thornwood for the past 5 yrs and I also grew up in Wilmette. Then recruited my East Coast husband here where we now raise our 3 kids.

We both are very supportive about the all the changes happening around Westlake & Edens Plazas. It's encouraging to see new businesses coming in and attracting customers. We are excited about the idea of Jersey Mikes joining especially because there are not many sub / sandwich options around. Having both gone to college on the East Coast we were regulars at Jersey Mikes and would be frequent customers if it were close by.

Additionally, we know Tim Fox and know he is incredibly dedicated and enthused about this new business opportunity. Overall, we think this is win win for the village and a local entrepreneur wanting to open a new well established franchise in his home town.

Sincerely,

Annie & Liam Smith

Roberts, Lisa

From: Comment, Public
Sent: Thursday, February 15, 2024 7:48 AM
To: Roberts, Lisa
Subject: FW: Support for Jersey Mike's



Karen L. Norwood, Legal Assistant/Deputy Village Clerk

Village of Wilmette
1200 Wilmette Avenue
Wilmette, Illinois 60091

Phone: 847/853-7511 Email: norwoodk@wilmette.com

From: Mark Rollings <rollings.mark@gmail.com>
Sent: Wednesday, February 14, 2024 8:39 PM
To: Comment, Public <publiccomment@wilmette.com>
Subject: Support for Jersey Mike's

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Zoning Board of Appeals

Village of Wilmette

c/o Lisa Roberts

Deputy Director of Community Development

Village of Wilmette

1200 Wilmette Avenue

Wilmette, IL 60091

Dear Chairman Schneider and Members of the Zoning Board:

As a lifelong resident of Wilmette and currently residing at 1010 Miami Rd, I was thrilled to hear the news that Jersey Mike's was planning on opening a location in West Lake Plaza. In my opinion this will be a tremendous addition to the vacant retail space in Westlake Plaza and will be a great fast casual dining option for the residents of Wilmette. Jersey Mike's is a great restaurant franchise known for high quality food and great service. It would be great not having to travel to Niles or Glenview to buy a sub and instead use my dollars to support Wilmette businesses. In addition it seems that dining options in East Wilmette have continued to expand in recent years, but the growth and expansion has not occurred west of Ridge. Adding a new spot in West Lake Plaza would be awesome. This seems like a no brainer and a win-win for both the residents and business community of Wilmette. Furthermore I couldn't think of a better owner/operator than Tim Fox to open

the Wilmette location. His years of experience in the food and restaurant industry as well as his deep ties to the Wilmette community make him the ideal owner of a business in Wilmette. It's a slam dunk. I look forward to the day when I'm craving a #13 Original Italian and can be at my local Jersey Mike's within minutes.

Best Regards

Mark Rollings

Roberts, Lisa

From: Comment, Public
Sent: Thursday, February 15, 2024 7:48 AM
To: Roberts, Lisa
Subject: FW: Jersey Mike's Wilmette Letter of Support



Karen L. Norwood, Legal Assistant/Deputy Village Clerk

Village of Wilmette
1200 Wilmette Avenue
Wilmette, Illinois 60091

Phone: 847/853-7511 Email: norwoodk@wilmette.com

From: Matthew Hickey <matthew.k.hickey@gmail.com>
Sent: Wednesday, February 14, 2024 9:39 PM
To: Comment, Public <publiccomment@wilmette.com>
Cc: Gwendolyn Gummersall <gwendolynfummersall@gmail.com>
Subject: Jersey Mike's Wilmette Letter of Support

This message originated from an external source. Please use caution in handling it.

Dear Chairman Schneider and Members of the Zoning Board,

My name is Matthew Hickey. My wife, Gwen, and I were both born and raised in Wilmette, and are proud to call this great place "home." We moved into 1114 Forest Ave last year and it has been a dream come true.

We are writing to offer our unwavering support of the proposed Jersey Mike's at Westlake Plaza. Having attended Loyola Academy and now spending considerable time at both of our parents' homes in west Wilmette, both of us feel very strongly that west Wilmette (and the village as a whole) would benefit greatly from a new Jersey Mike's. A kid-friendly, and fresh dining option like Jersey Mike's would be extremely welcomed by your citizens, and will be a huge hit to the students of Loyola and New Trier!

I have known Tim Fox for over 25 years. Tim cares deeply about our community, and I would be thrilled to see him open this restaurant. I've known Tim to be a hard worker, great friend, and enthusiastic entrepreneur.

Best,

Matt and Gwen Hickey

**REPORT TO THE ZONING BOARD OF APPEALS
FROM THE
DEPARTMENT OF COMMUNITY DEVELOPMENT**

Case Number:	2024-Z-11
Property:	3207 Lake Avenue, Suite 11A-13A
Zoning District:	PCD-3, Planned Commercial Development District
Applicant:	Aleksandar Radovic
Nature of Application:	Request for a special use to operate a medical/dental clinic, large (Lake Pointe Urgent Care)
Applicable Provisions of the Zoning Ordinance:	Section 5.3 Section 11.2
Hearing Date:	February 21, 2024
Date of Application:	December 18, 2024
Notices:	Notice of public hearing to the applicant, January 30, 2024. Notice of Public Hearing published in the <u>Wilmette Life</u> , February 1, 2024. Posted on the property, January 30, 2024. Affidavit of compliance with notice requirements dated February 3, 2024.
Report Prepared By:	Lisa Roberts, AICP Deputy Director of Community Development

STAFF INFORMATION AS PRESENTED TO THE ZONING BOARD OF APPEALS

Description of Property

The Subject Property is located on the southwest corner of Lake Avenue and Skokie Boulevard. The property has 353.98' of frontage on Lake Avenue and approximately 255.61' of frontage on Skokie Boulevard. The property is approximately 110,693 square feet in area and is improved with three one-story commercial retail buildings.

The subject tenant space is identified as units 11-12A and 13A. The tenant space is located in the easternmost building of the shopping center. The tenant space has an area of approximately 4,544 square feet. The tenant space was most recently occupied by Oreck and Cutco (Cutco will be relocating in the center and Oreck will move to adjacent space 10A that is currently vacant) and Paradise Point Spa. Other tenants in the building include from north to south Shabahang Royal Carpet, Irving's Red Hots, Dunkin' Donuts, Westlake Chiropractic, Fajita Pete's (which is opening soon), Organic Spa, Kumon of Wilmette, and Finest Fit Cleaners.

To the north is Eden's Plaza, zoned PCD-1, Planned Commercial Development. To the east is a BP automobile service station zoned PCD-3, Planned Commercial Development. To the south are properties zoned R1-A, Single-Family Detached Residence, and improved with single-family homes. To the west are properties zoned PCD-3, Planned Commercial Development, and improved with a two-story bank building (Byline Bank) and a four-unit townhouse development.

Proposal

The petitioner is proposing to operate a large medical clinic (Lake Pointe Urgent Care) in a tenant space totaling 4,544 square feet. The Zoning Ordinance defines a medical clinic, large as larger than 2,000 square feet in gross floor area. Because the Zoning Ordinance defines medical clinic, large as a special use in the PCD-3, Planned Commercial 3 zoning district, special use approval is required.

Per Zoning Ordinance section 14.9.A, parking for multi-tenant commercial developments is calculated at three required spaces per 1,000 square feet of gross leasable space and not by individual uses. Accordingly, the change in use from the previous tenant does not require any parking relief. That said, the village required the property owner to obtain a parking study inclusive of both the proposed use at the subject tenant space and a new use proposed in space 8A (being heard under case 2024-Z-07). This study is attached as Exhibit 2.8.

Other Use Requests at the Subject Property

3207 Lake Avenue Ste 6A Case 2022-Z-74 ZBA: Grant VB: Granted
Request for a special use to operate a carry-out/delivery restaurant (Fajita Pete's)

3207 Lake Avenue Ste 10A Case 2019-Z-46 ZBA: Grant VB: Granted
Request for a special use for a medical/dental clinic, small to permit the operation of a dental clinic

Other Large Medical/Dental Clinic Requests

70 Skokie Boulevard Case 2022-Z-64 ZBA: Grant VB: Granted
Request for a special use for a medical/dental clinic, large to permit the operation of a dental office

3545 Lake Avenue Case 2022-Z-15 ZBA: Grant VB: Granted
Request for a special use for a medical clinic, large (Kick Start Pediatric Therapy Network)

3232 Lake Avenue Case 2018-Z-38 ZBA: Grant VB: Granted
Request for a special use for a medical clinic, large to permit a pediatric center

114 Skokie Boulevard Case 2017-Z-08 ZBA: Grant VB: Granted
Request for a special use for a medical/dental clinic, large (ATI Physical Therapy)

411 Linden Avenue Case 2015-Z-58 ZBA: Grant VB: Granted
Request for a special use for a medical/dental clinic, large to allow a dentist office

1100 Central Unit H Case 2015-Z-41 ZBA: Grant VB: Granted
Request for a special use for a medical/dental clinic, large

Zoning Ordinance Provisions Involved

Section 5.3 outlines the special use procedures.

Section 11.2 references Table 11-1, which lists Medical/Dental Clinic, Large as a special use in the PCD-3, Planned Commercial Development zoning district.

Action Required

Move to recommend granting a request for a special use to operate a medical/dental clinic, large (Lake Pointe Urgent Care) at 3207 Lake Avenue, Suite 11A-13A, in accordance with the plans submitted. The Zoning Board of Appeals must determine if the use is to run with the land or the use.

(After the vote on the request)

Move to authorize the Chairman to prepare the report and recommendation for the Zoning Board of Appeals for case number 2024-Z-11.

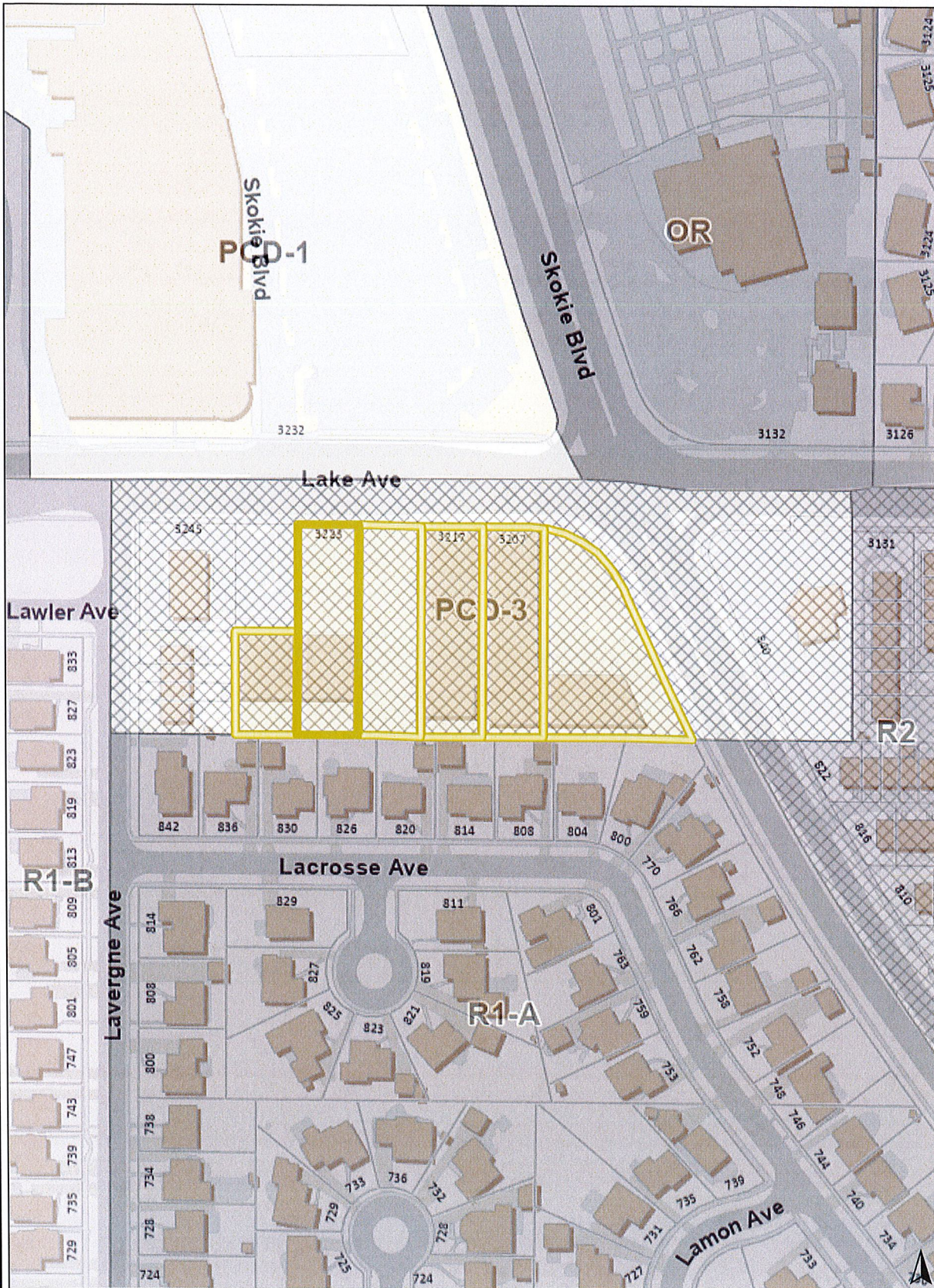
CASE FILE DOCUMENTS

<u>Doc. No.</u>	<u>Documents</u>
Location Maps And Plans	
1.0	Zoning Map
1.1	GIS Map
1.2	Sidwell Tax Map

- 1.3 Plat of Survey
- 1.4 Proposed Space Plan
- 1.5 Parking Location Plan

Written Correspondence and Documentation







- 2.0 Completed application form
- 2.1 Letter of application
- 2.2 Proof of ownership
- 2.3 Notice of Public Hearing as prepared for the petitioner,
January 30, 2024
- 2.4 Notice of Public Hearing as published in the Wilmette Life,
February 1, 2024
- 2.5 Certificate of publication
- 2.6 Certificate of posting, dated January 30, 2024
- 2.7 Affidavit of compliance with notice requirements, filed by
applicant, February 3, 2024
- 2.8 Westlake Plaza Parking Study by Kimley Horn dated
February 15, 2024



Legend

Zoning and Development

Zoning

-  R1-A: Residential Single-Family District
-  R1-B: Residential Single-Family District
-  R2: Attached Residential
-  OR: Office Research
-  PCD-1: Planned Commercial Development Business
-  PCD-3: Planned Commercial Development Business

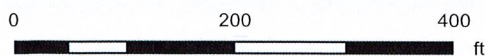
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Print Date: 1/16/2024

Notes

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Notes

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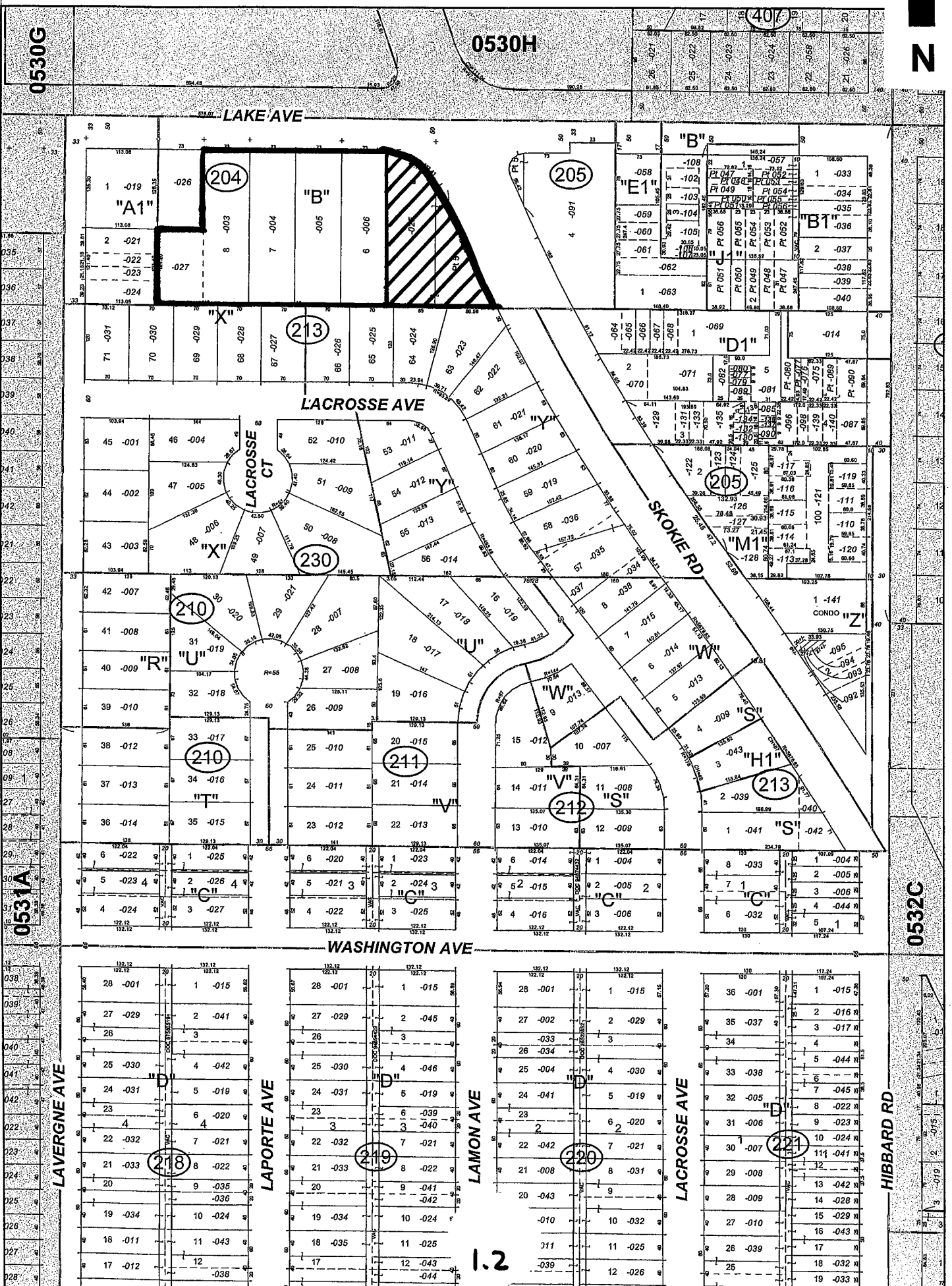
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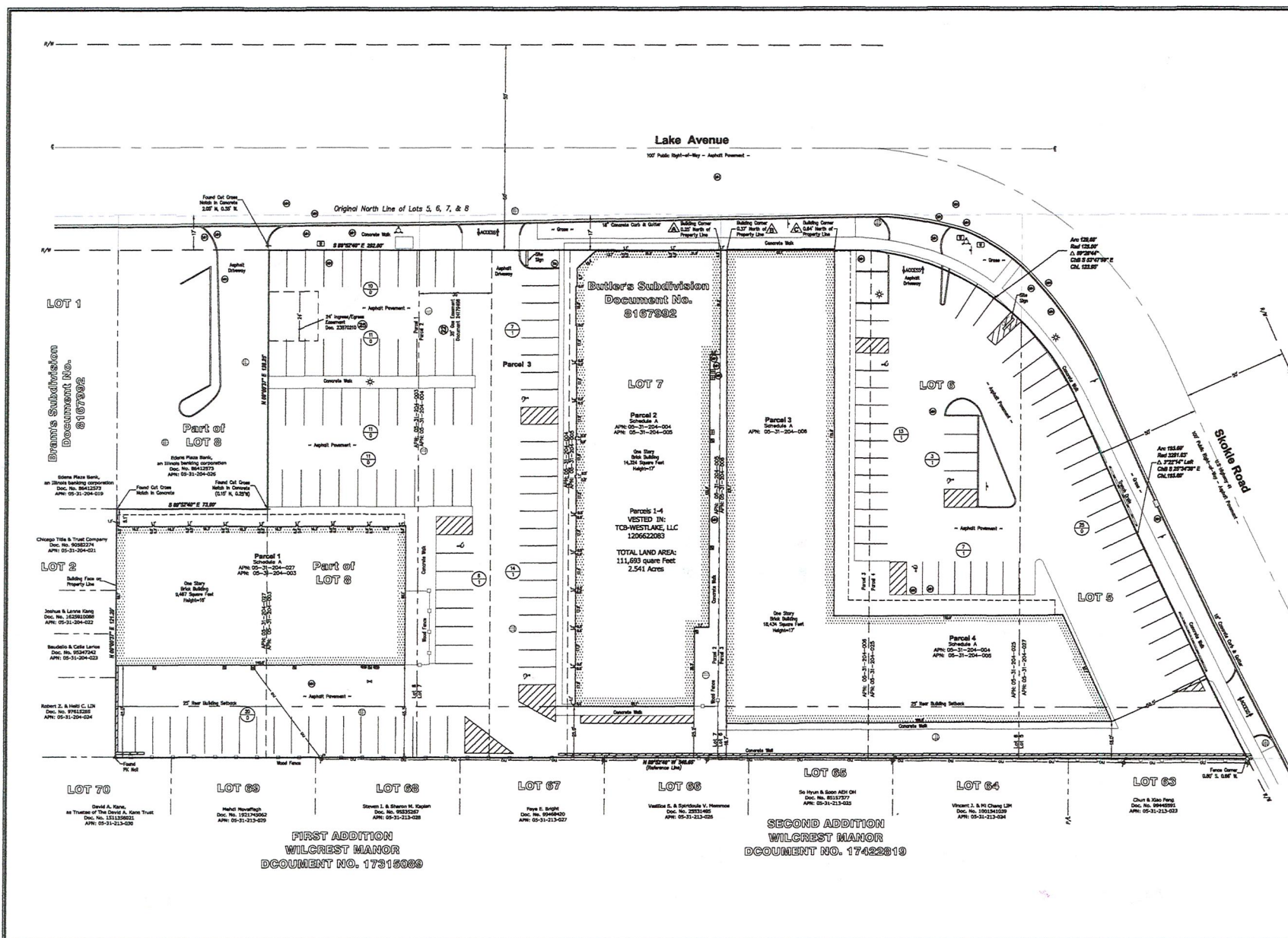
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Real Support - Title Review
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**Crow Holdings
Capital Real Estate**
3819 Maple Avenue
Dallas, Texas 75219

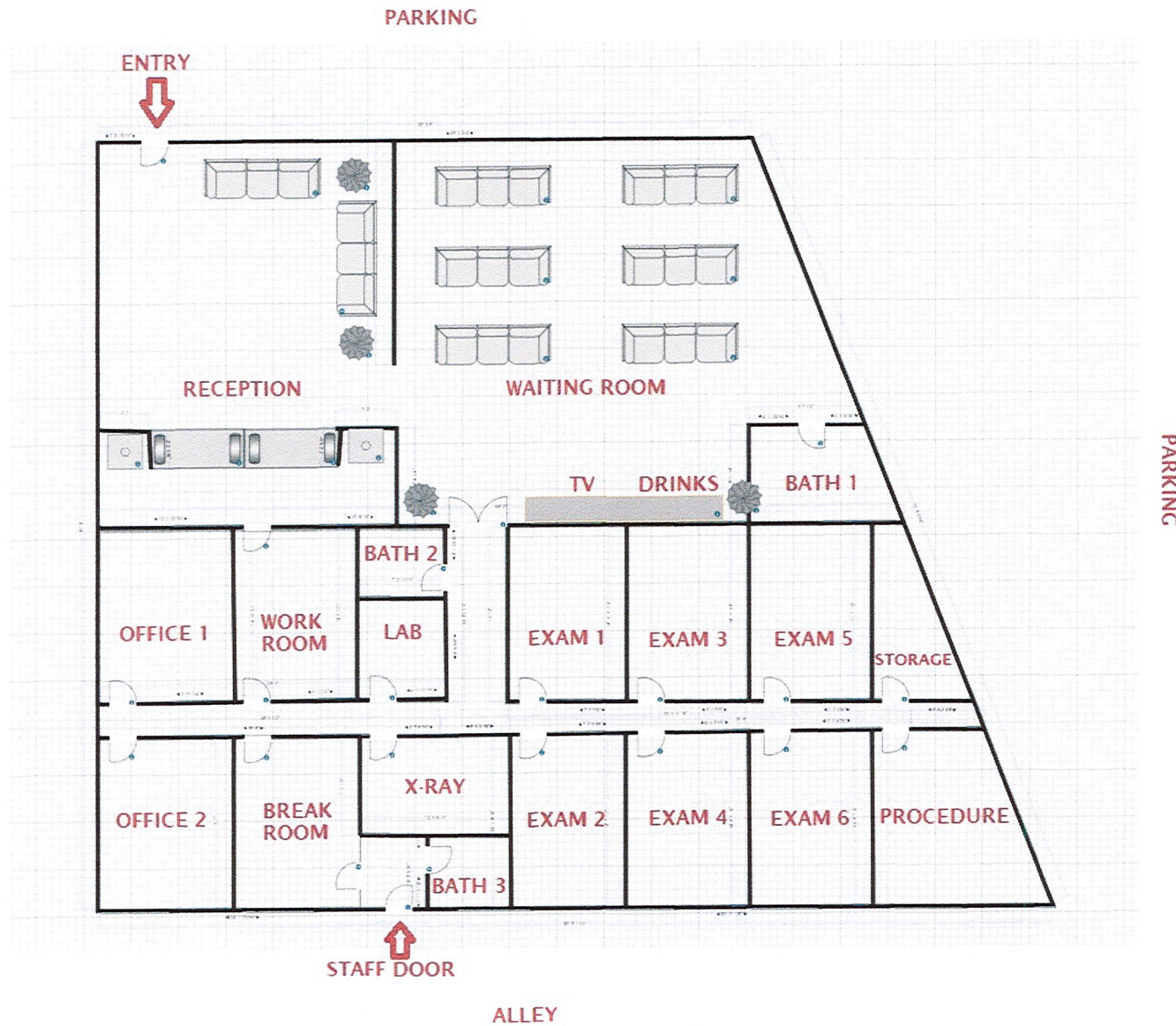
Sheet No. **2** of **2**

MSI Project No. 45557

PC: ERF
PM: BH Drafter: BH/JO



LAKEPOINTE URGENT CARE & MEDICAL CENTER



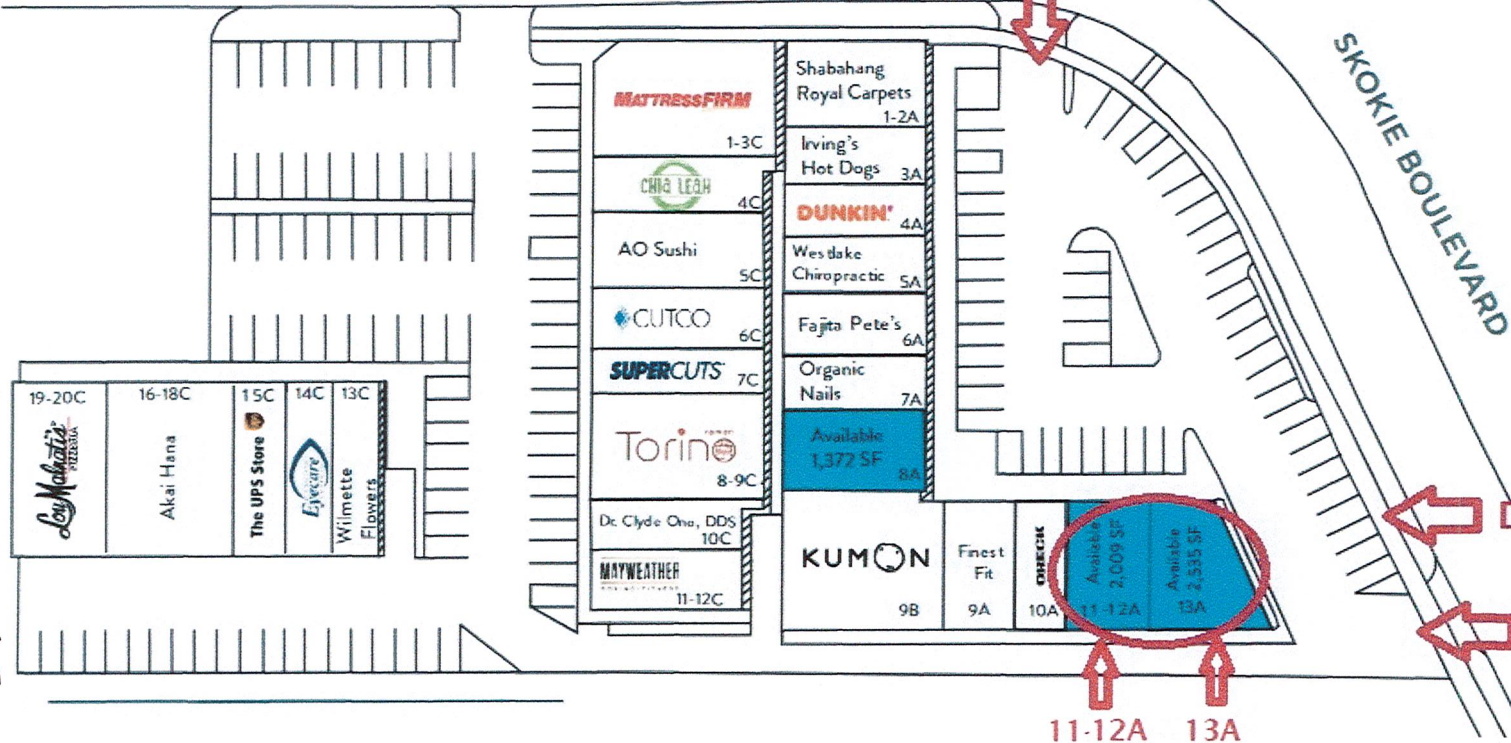
LAKE AVENUE - 23,300 VPD

Mall entrance/exit

SKOKIE BOULEVARD



S-1



Dedicated parking spots

Mall entrance/exit

11-12A 13A

TENANT	SIZE (SF)
19-20C LOU MALNATI'S	2,401 SF
16-18C HANA SEAFOOD RESTAURANT	3,556 SF
15C UPS STORE	1,180 SF
14C PROFESSIONAL EYECARE	1,175 SF
13C WILMETTE FLOWERS	1,220 SF
11-12C MAYWEATHER BOXING	2,184 SF
10C DENTIST	1,215 SF
8-9C TORINO RAMEN	2,408 SF
7C SUPERCUTS	1,218 SF

TENANT	SIZE (SF)
6C CUTCO	1,205 SF
5C AO SUSHI	1,215 SF
4C CHIA LEAH	1,203 SF
1-3C MATTRESS FIRM	3,630 SF
1-2A SHABAHANG RUGS	2,639 SF
3A IRVING'S HOT DOGS	1,557 SF
4A DUNKIN' DONUTS	1,040 SF
5A WESTLAKE CHIROPRACTOR	1,040 SF
6A FAJITA PETES	1,040 SF

TENANT	SIZE (SF)
7A ORGANIC NAILS	1,042 SF
8A AVAILABLE	1,372 SF
9B KUMON	1,595 SF
9A FINEST FIT	1,301 SF
10A ORECK	1,038 SF
11-12A AVAILABLE	2,009 SF
13A AVAILABLE	2,535 SF

CENTER SIZE: 41,927 SF

WESTLAKE PLAZA

HealthBridge Company

November 28, 2023

TO: VILLAGE OF WILMETTE ZONING BOARD OF APPEALS

Dear Members,

My organization, HealthBridge Company, is seeking special use approval for a retail space located in Westlake Plaza (3217 Lake Avenue, Wilmette, IL 60091).

As a local practicing physician, raised in Wilmette, and currently residing in Winnetka, I have always wanted to start a private practice and care for the community that I love. I am excited to say that this aspiration is coming true as I am in the process of opening an urgent care clinic.

I am a Board-Certified physician at Northwestern Medicine and know first-hand that the North Shore needs accessible, quick, and high-quality medical care. Existing local urgent care clinics and emergency rooms are simply overwhelmed, and long wait times and lack of accessibility are unacceptable. I am confident I can open and operate an urgent care clinic in the Village of Wilmette that will go above and beyond for our community.

I have a pristine personal and professional record and practice in "patients first" way. My patients often ask me if I can go into private practice as they seek continuity of care based on the care I provide. If requested, I can support this with hundreds of patient reviews during my time at Northwestern.

Listed below are more details of the urgent care I propose to open and reassurance that Village standards are met, and variations will not be sought/required.

• Lake Pointe Urgent Care will be a premier medical center offering immediate medical attention for non-life-threatening conditions, ensuring accessibility, convenience, and high-quality patient care to the North Shore community. It will serve as an alternative to the already overcrowded urgent cares and emergency rooms in the area and will give patients the ability to receive prompt medical attention when they are not able to get an appointment with their primary care physicians.

LakePointe Urgent Care employees will consist of 1 medical professional, 1 medical assistant, 1 XR technician, and 1 patient service representative. We will have 6-7 examination rooms allowing us to see 4-6 patients per hour. Our waiting room will have seating for 15-20 people. Operating hours would be 8 AM to 8 PM, 365 days a year. Peak volume times expected to be between 8 AM - 12 PM and 4 PM - 8 PM.

Lake Pointe Urgent Care Services:

- Treatment of minor injuries and illnesses
- Fracture diagnosis and stabilization
- Laceration, abscess, and wound care
- Physical examinations for employment, sports, and school
- Chronic disease management (limited)
- Diagnostic testing (e.g., EKG, X-rays, lab work)
- Vaccinations and immunizations (limited)

Lake Pointe Urgent Care Advantage:

- Patient-centered care which respects patient values, preferences, and goals.
- Medical care delivery to patients ages 6 months and older
- Highly skilled medical professionals providing quality care.
- State-of-the-art software/medical equipment and clinic amenities
- Extended operating hours (8 AM - 8 PM, 365 days a year)
- Telehealth services with "after hours" care
- Integration with local specialists/hospitals if referral is required.
- Shorter wait times compared to local urgent care clinics/emergency rooms.
- Convenient location easily accessible to the North Shore community
- Engagement in community programs and health fairs

Lake Pointe Urgent Care Proposed Location:

For many reasons, we have chosen a retail space available in Westlake Plaza (SW corner of Lake Ave and Skokie Blvd). Lake Pointe Urgent Care would be on the end cap (as illustrated on the image attached), which is right by one of the property's entrances and next to a long line of parking spaces (parallel to Skokie Blvd) which most visitors in that mall section do not use. The total square feet would be 4,544, an optimal size for such a facility. It would consist of spaces 11, 12A, and 13A. Significant investment is planned to make it a premier medical clinic, aligning with North Shore standards. Please see attached floor plan (not professionally created) to get an idea of the layout.

Prior to engaging with Westlake Plaza ownership, I had my Pre-Application Meeting with John Adler, Director of Community Development Wilmette. He was initially concerned about possible parking/traffic issues, however, after I provided him and the Village Engineer business operational details, I was ultimately given the green light to proceed with this zoning application.

I then approached property ownership, who gave approval to open such a medical clinic. We hold a letter of intent and lease negotiations have been completed. I am happy to report that ownership will also give us 6 dedicated parking spots within the mall, helping with customer satisfaction and parking organization/traffic flow.

Westlake Plaza Parking/ Traffic Flow:

As mentioned above, ownership has granted us 6 dedicated parking spots. 2 of which will be directly in front of the store. There are an additional 5 spots in front of the store (not dedicated) that could be used by our patients. The other 4 dedicated spots would be along Skokie Blvd and align with the "side" front of the clinic. In this section, there are an additional 6 parking spots which are rarely used as they are distant from other businesses. These 6 would be preferred by our patients as well. In summary, there would be 6 dedicated spots and 6+ rarely used spots that would likely be used by our patients only. The parking situation should not interrupt nearby businesses or cause traffic issues. Based on staffing and expected patient volumes, we only expect to utilize 8-10 of these 16 parking spaces throughout the day (including staff usage). Please view the mall layout attachment to help understand the above.

Approval Standards for Special Uses:

I have read through Section 30-5.3.E and I can assure that the opening LakePointe Urgent Care would support the following conclusions:

- a. The proposed use in the specific location will be consistent with the goals and policies of the Comprehensive Plan. LakePointe Urgent Care will act as a catalyst for additional Village activity.
- b. The establishment, maintenance, or operation of the proposed use in the specific location will not be detrimental to or endanger the public health, safety, and welfare. LakePointe Urgent Care will improve the community's health, safety, and welfare.
- c. The proposed use in the specific location will not be injurious to the use or enjoyment of other property in the neighborhood for the purposes permitted in the district. LakePointe Urgent Care will not interfere with or be injurious to other local properties/businesses.
- d. The establishment of the special use in the specific location will not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district. LakePointe Urgent Care will not interfere with other surrounding properties as the mall is already fully developed.
- e. The proposed use in the specific location will not substantially diminish property values in the neighborhood. LakePointe Urgent Care would likely increase property values as it will bring high-quality accessible care to the community, which is appealing to most seeking housing/retail space. Westlake Plaza is already established and near a residential area.
- f. Adequate utilities, road access, drainage, and other necessary facilities already exist or will be provided to serve the proposed use. Westlake Plaza is already established and already has adequate utilities, drainage, and road access.
- g. Adequate measures already exist or will be taken to provide ingress and egress to the proposed use in a manner that minimizes traffic congestion in the public streets. Westlake Plaza is already established and already has good ingress and egress, no improvements needed.

h. The proposed use in the specific location will be consistent with the community character of the neighborhood of the parcel proposed for the special use. LakePointe Urgent Care would fit in beautifully within the community/neighborhood and will provide essential medical services to residents and visitors.

i. Development of the proposed use will not substantially adversely affect a known archaeological, historical, or cultural resource located on or off the proposed site. Westlake Plaza is already established, and I assume there are no such landmarks/concerns at this site.

j. The applicant has made adequate legal provision to guarantee the provision and development of any buffers, landscaping, public open space, and other improvements associated with the proposed use. Westlake Plaza has provided the necessary buffers, landscaping, open space, and other improvements.

k. The proposed use will meet all additional use standards specified in Article 12 of the Zoning Ordinance for such a use. LakePointe Urgent Care would meet the additional standards for exterior enclosures, fencing, and separation from another such use.

2. Section 5.16 (Special Rules Applicable to Units of Local Government) contains special rules and standards that apply to uses owned or operated by Units of Local Government. Not Applicable.

Variations:

LakePointe Urgent Care will be within Westlake Plaza which is a well-established shopping mall, and no variations will be sought/required. We are only renovating the interior of the existing structure. The exterior windows may be replaced to improve heating/cooling efficiency but that will comply with the rules of the shopping mall. We would also seek placement of exterior signage, following the rules/regulations enforced by the Village of Wilmette and other organizations.

Additional Information:

Ownership is in process of submitting property ownership information/ evidence of ownership, property description, owner authorization letter, and plans/ plat of survey. John Adler mentioned that I could apply now as this information should be in your possession already as previous businesses have leased these Westlake retail spaces. Regardless, I will formally supply this information once I get it from ownership. If we are granted special use approval, we would immediately hire an architect and submit a detailed floor plan but in the meantime, please use the floor plan provided.

LakePointe Urgent Care Assurances:

I assure you that my business would comply with all local, state, and federal regulations and will operate in a manner that upholds the highest ethical and professional standards. I will also take all necessary steps to ensure that my business is fully prepared to serve the community, improving its economic growth and most importantly, health.

I greatly appreciate your time and attention to this application. If any additional information is required, please let me know and I will promptly provide it. If all appears well, I would like to appear in front of the Zoning Board as soon as possible (January 2024?) as we are eager to move forward and stay on track for a September 2024 opening date!

Sincerely,

A handwritten signature in black ink, appearing to read 'Aleks'.

Aleks Radovic, MD

Aleksandar Radovic, MD

(312) 504-6404

aleksradovicmd@gmail.com

admin@healthbridgecompany.com

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NOTICE OF PUBLIC HEARING

Notice is hereby given that on Wednesday, February 21, 2024 at 7:00 P.M., the Zoning Board of Appeals of the Village of Wilmette will conduct a public hearing in the Council Chambers of Village Hall, 1200 Wilmette Avenue, Wilmette, Illinois when matters listed below will be considered:

2024-Z-06 3632 Lake Avenue

A request by 3632 W Lake, LLC, for an expansion of a special use for a warehouse/distribution use, a 4.5' east side yard setback variation (Unit P), a 4.5' east side yard setback (Unit Q), a 19.15' rear yard (north) setback variation (Unit Q), a 15.0' west side yard setback variation (Unit R), a 10.54' west side yard setback variation (Unit T), a 15.0' west side yard setback variation (Unit U), and a 3.5' side yard parking space setback variation to permit the installation of 7 additional storage structures on the property identified as Property Index Number 05-30-300-019-0000.

2024-Z-07 3207 Lake Avenue, Suite 8A

A request by TF Deluxe, LLC, for a special use to operate a limited service restaurant (Jersey Mike's) on the property identified as Property Index Numbers 05-31-204-003-0000, 05-31-204-004-0000, 05-31-204-005-0000, 05-31-204-006-0000, 05-31-204-025-000, and 05-31-204-027-0000.

2024-Z-08 1315 Forest Avenue

A request by Christopher Bertucci for a special use for an accessory structure in excess of 200 square feet, a 5.8' west side yard setback variation, a 3.8' east side yard setback variation, a 112.78 square foot (33.7%) rear yard structure impervious surface coverage variation, and a 47.13 square foot (14.08%) rear yard total impervious surface coverage variation to permit the construction of an accessory structure the property identified as Property Index Numbers 05-27-318-001-0000 and 05-27-318-013-0000.

2024-Z-09 901 Ridge Road

A request by Robert Madrigal for a 2 space parking variation to permit the operation of a small medical clinic on the property identified as Property Index Number 05-28-317-015-0000.

2024-Z-10 3232 Lake Avenue

A request by Edens Plaza SC Owner LLC and Edens Plaza BB Owner LLC for a 49.5' side yard adjoining Skokie Boulevard dumpster enclosure setback variation to permit a new

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dumpster enclosure on the property identified as Property Index Numbers 05-30-405-019-0000, 05-30-405-020-0000 and 05-30-405-021-0000.

**2024-Z-11 3207 Lake Avenue,
Suites 11A-13A**



A request by Aleksander Radovic for a special use operate a large medical clinic (Lake Pointe Urgent Care) on the property identified as Property Index Numbers 05-31-204-003-0000, 05-31-204-004-0000, 05-31-204-005-0000, 05-31-204-006-0000, 05-31-204-025-000, and 05-31-204-027-0000.

~~Reinhard Schneider, Chairman~~

Karl Camillucci
Brad Falkof
Didier Gattard
Christine Norrick
Ryrie Pellaton
Maria Urban

(Constituting the Zoning Board of Appeals of the Village of Wilmette, Illinois)

If you are a person with a disability and need special accommodations to participate in and/or attend a Village of Wilmette public meeting, please notify the Village Manager's Office at (847) 853-7509 or TDD 7-1-1 as soon as possible.
2/1/2024 7573662



MEMORANDUM

To: Dan Manis
Village Engineer
Village of Wilmette

From: Peter Lemmon, P.E., PTOE
Sofia Camp, EIT

Date: February 15, 2024

Subject: Westlake Plaza Parking Study
Wilmette, Illinois

INTRODUCTION

Kimley-Horn and Associates, Inc. (Kimley-Horn) was retained by the Village of Wilmette to review the current parking conditions and analyze the projected parking impact associated with a proposed Jersey Mike's restaurant and an urgent care center at Westlake Plaza, located on the southwest quadrant of the Lake Avenue/Skokie Boulevard intersection in Wilmette, Illinois.

This report documents the study methodology, provides a description of the existing and proposed commercial plaza tenants, summarizes the parking data collection and observations, and outlines key findings and recommendations.

PROJECT OVERVIEW

Westlake Plaza currently has a range of tenant types, including a variety of restaurant, retail, and medical uses along with other service-oriented tenants such as a hair salon and a fitness center. The proposed new tenants would occupy the existing vacant spaces located in the east portion of the plaza. **Table 1** summarizes the land uses and respective floor areas for both the existing and proposed tenants at Westlake Plaza.

The proposed urgent care center would be located within the two currently-vacant tenant spaces in the southeast portion of the east plaza building, totaling approximately 4,500 square-feet (SF) of floor area. The proposed plan includes 6-7 examination rooms with daily hours of operation between 8:00AM-8:00PM.

The Jersey Mike's restaurant is proposed to occupy the approximately 1,400 SF vacant space located between the Organic Nail Salon and Kumon tutoring center in the middle of the east plaza building. The restaurant would provide seating and carry-out options with daily hours of operation between 10:00AM-9:00PM. Jersey Mike's is expected to employ 4-5 staff during the peak lunch hour and 3 staff during the dinner shift.

Table 1: Westlake Plaza Tenant Space Summary

Land Use Type	Floor Area (SF)		
	East	West	Total
Restaurant (<i>Existing</i>)	2,597	10,783	13,380
Restaurant (<i>Approved/Not Occupied</i>) ¹	1,040	-	1,040
Restaurant (<i>Proposed</i>) ²	1,372	-	1,372
Retail	3,677	6,055	9,732
Medical (<i>Existing</i>)	1,040	2,390	3,430
Medical (<i>Proposed</i>) ³	4,544	-	4,544
Other	3,938	4,582	8,520
Total	18,208	23,810	42,018

¹ Fajita Pete's has been approved but does not yet occupy the tenant space.

² Proposed Jersey Mike's restaurant

³ Proposed urgent care center

DATA COLLECTION AND ANALYSIS

This section of the report summarizes field observations, documents existing parking count data, and projects hourly parking demand to reflect occupancy of the vacant spaces by the proposed Jersey Mike's and urgent care center as well as the yet-to-be-occupied Fajita Pete's. The number of projected parking spaces needed to serve the collective peak parking demand is compared to the existing parking capacity. Based on this comparison, the adequacy of the Westlake Plaza parking lot to accommodate the projected parking needs can be identified.

Existing Parking Capacity and Utilization

To establish existing parking utilization, Kimley-Horn conducted parking counts on Wednesday, January 30, 2024 (from 9:00AM to 5:30PM) and Saturday, February 3, 2024 (from 10:30AM to 2:30AM). These count periods coincide with typical peak periods for the variety of tenant types within the plaza and for the proposed new uses. Parking occupancy was counted every half-hour throughout the observation period. Vehicle counts were tracked for each individual space in the plaza to document parking demand, turnover, and duration on a space-by-space basis. **Exhibit 1** illustrates the organization of the parking lot for data collection, and the raw data is attached in the **Appendix**. It should be noted that nine spaces in the west parking lot located west of the Lake Avenue access driveway (in front of the Lou Malnati's and Akai Hana restaurants) appear to not be on the Westlake Plaza property. However, from a practical perspective, these spaces are generally perceived to be part of Westlake Plaza due to their location and lack of posted signs indicating otherwise. For purposes of this study, these nine spaces are included in the west parking lot capacity.

Tables 2A-B summarize the weekday and weekend parking counts by time of day for the parking lot, divided into the east and west parking lots on the property.



NORTH
NOT TO SCALE

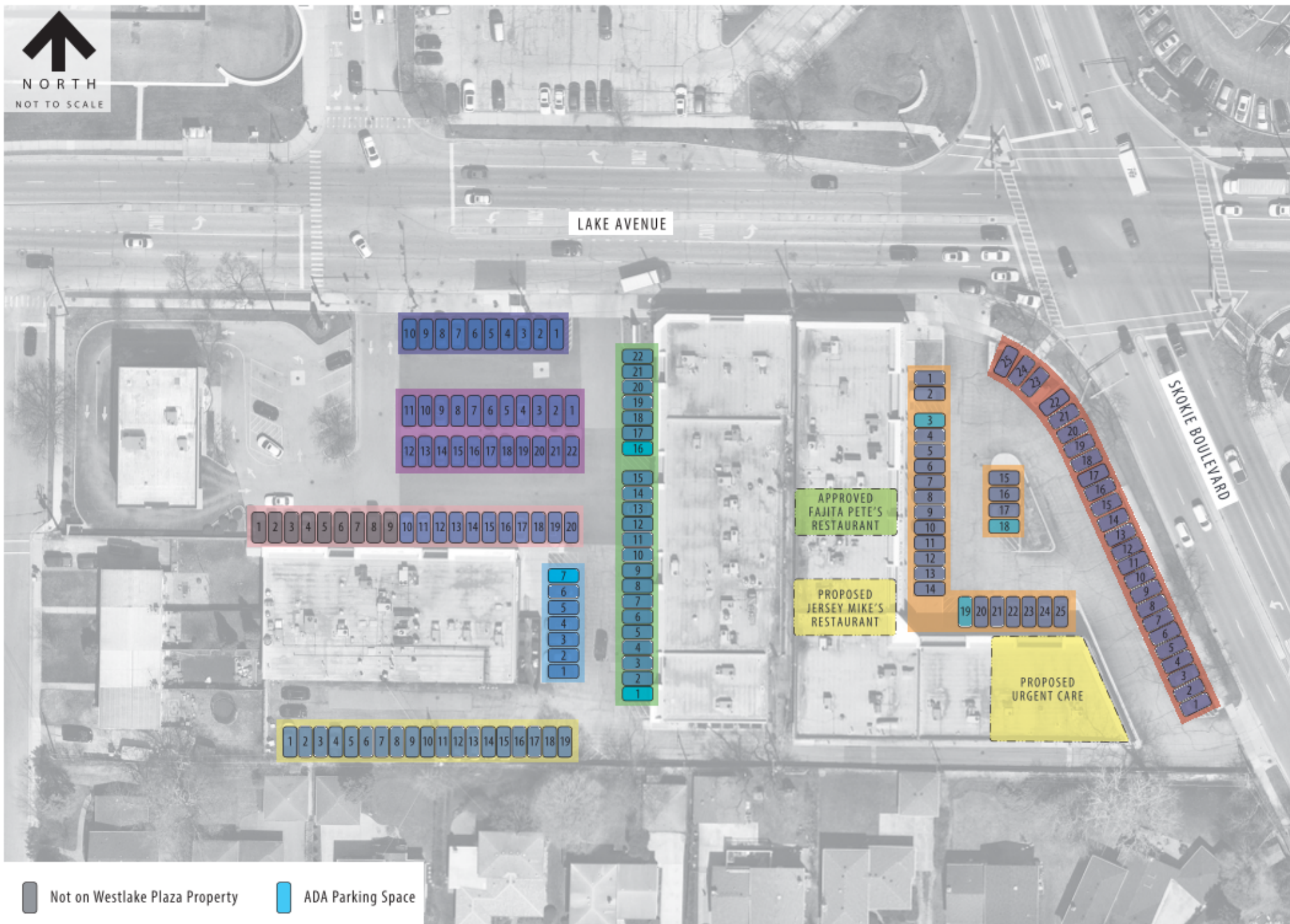


Table 2A: Existing Parking Counts - Weekday

Description	9:00 AM	9:30 AM	10:00 AM	10:30 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM	3:00 PM	3:30 PM	4:00 PM	4:30 PM	5:00 PM	5:30 PM
East Lot (50 spaces)																		
Occupied Spaces	19	22	32	30	28	29	26	28	24	19	20	23	21	18	20	22	26	30
% Utilization	38%	44%	64%	60%	56%	58%	52%	56%	48%	38%	40%	46%	42%	36%	40%	44%	52%	60%
West Lot (100 spaces)																		
Occupied Spaces	16	36	43	47	48	63	74	75	77	74	61	53	50	48	51	59	64	67
% Utilization	16%	36%	43%	47%	48%	63%	74%	75%	77%	74%	61%	53%	50%	48%	51%	59%	64%	67%
Total (150 spaces)																		
Occupied Spaces	35	58	75	77	76	92	100	103	101	93	81	76	71	66	71	81	90	97
% Utilization	23%	39%	50%	51%	51%	61%	67%	69%	67%	62%	54%	51%	47%	44%	47%	54%	60%	65%

Table 2B. Existing Parking Counts – Saturday

	9:00 AM	9:30 AM	10:00 AM	10:30 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM	3:00 PM	3:30 PM	4:00 PM	4:30 PM	5:00 PM	5:30 PM
East Lot (50 spaces)																		
Occupied Spaces				30	31	32	30	28	30	24	24	25						
% Utilization				60%	62%	64%	60%	56%	60%	48%	48%	50%						
West Lot (100 spaces)																		
Occupied Spaces				47	66	75	67	71	73	63	59	59						
% Utilization				47%	66%	75%	67%	71%	73%	63%	59%	59%						
Total (150 spaces)																		
Occupied Spaces				77	97	107	97	99	103	87	83	84						
% Utilization				51%	65%	71%	65%	66%	69%	58%	55%	56%						

Parking Utilization

The weekday peak parking period in the east parking lot occurred at 10:00AM, with the parking lot reaching 64 percent utilization. At peak demand, there were 18 spaces remaining in the east parking lot.

Overall, the entire parking lot experienced peak weekday demand at 12:30PM, during which time it was 69 percent occupied (56 percent occupancy in the east parking lot and 75 percent occupancy in the west parking lot). A total of 47 spaces (22 in the east parking lot and 25 in the west parking lot) were available during the peak period.

During the weekend observations, peak parking demand in all areas of the parking lot occurred at 11:30AM. At this time, the east parking lot was 64 percent occupied, leaving 18 parking spaces available. In the west parking lot, 75 percent of spaces were occupied, leaving 25 open parking spaces, for a total of 43 available parking spaces throughout the entire plaza.

Parking Duration

As previously mentioned, parking utilization was tracked on a space-by-space basis with the intent of categorizing parkers as customers versus employees based on their duration, assuming that vehicles parked for four hours or more represent employee parking.

The weekday parking duration observations indicate that 16 of the 50 parking spaces in the east parking lot were occupied by employees. In the west parking lot, it was observed that 39 of the 100 parking spaces in the west parking lot were employees. Of the total occupied spaces during the peak period, approximately 40 percent were observed to be employees.

Parking duration patterns were generally similar to those observed during the weekday period, with 7 employees parked in the east lot and 32 employees parked in the west lot, for a total of 39 employees parked throughout the plaza.

Parking Projections

Hourly parking projections were estimated based on data referenced from ITE's *Parking Generation*, 6th Edition. The parking rates utilized to develop hourly parking projections for the planned new uses are summarized in **Table 3**. Parking demand estimates were also calculated for the new Fajita Pete's restaurant that has been approved but is not yet in operation to account for its future parking generation.

Table 3: ITE Parking Generation Data by Land Use

ITE Land Use	Unit	Weekday		Weekend	
		Parking Rate	Peak Demand	Parking Rate	Peak Demand
Urgent Care Center ¹	4,544 SF	2.99*X	14	2.13*X	10
Jersey Mike's ²	1,372 SF	7.54*X	10	7.54*X	10
Fajita Pete's ²	1,040 SF	7.54*X	8	7.54*X	8

¹ ITE Land Use Code 660 (Urgent Care Center)

² ITE Land Use Code 933 (Fast-Food Restaurant without Drive-Through). *Parking Generation* does not provide a weekend parking rate for LUC 930, so the weekday rate was assumed for analysis.

Using hourly time-of-day distribution factors referenced in the ITE manual, hourly projections were developed and added to the observed parking counts. The collective hourly parking demand reflects the addition of the approved Fajita Pete's restaurant, the proposed urgent care center, and the proposed Jersey Mike's restaurant. The full hourly parking generation and future parking projections are summarized for the weekday and Saturday in **Tables 4** and **6**, respectively. The estimated future weekday and Saturday parking demand is then compared to existing supply in **Tables 5** and **7**, respectively.

Table 4: Parking Projections - Weekday

Description		9:00 AM	9:30 AM	10:00 AM	10:30 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM	3:00 PM	3:30 PM	4:00 PM	4:30 PM	5:00 PM	5:30 PM
Existing + Approved																			
Existing		35	58	75	77	76	92	100	103	101	93	81	76	71	66	71	81	90	97
Fajita Pete's (Approved)	% Peak	12%	12%	14%	14%	22%	22%	100%	100%	78%	78%	40%	40%	32%	32%	26%	26%	46%	46%
	Projection	1	1	1	1	2	2	10	10	8	8	4	4	3	3	3	3	5	5
Subtotal EXISTING + APPROVED		125	106	90	89	93	81	81	81	79	87	89	93	97	100	96	90	83	73
Proposed																			
Urgent Care	% Peak	81%	81%	86%	86%	95%	95%	52%	52%	76%	76%	100%	100%	71%	71%	43%	43%	48%	48%
	Projection	11	11	12	12	13	13	7	7	10	10	14	14	10	10	6	6	7	7
Jersey Mike's	% Peak	12%	12%	14%	14%	22%	22%	100%	100%	78%	78%	40%	40%	32%	32%	26%	26%	46%	46%
	Projection	1	1	1	1	2	2	10	10	8	8	4	4	3	3	3	3	5	5
Subtotal PROPOSED		12	12	13	13	15	15	17	17	18	18	18	18	13	13	9	9	12	12
Total		48	71	89	91	93	109	125	128	125	117	102	97	87	82	82	92	106	113

Table 5: Demand vs. Capacity Comparison - Weekday

Description	9:00 AM	9:30 AM	10:00 AM	10:30 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM	3:00 PM	3:30 PM	4:00 PM	4:30 PM	5:00 PM	5:30 PM
East Lot (50 Spaces)																		
Existing + Approved Demand	20	23	33	31	30	31	34	36	30	25	23	26	24	21	22	24	30	34
Proposed Tenant Demand	12	12	13	13	15	15	17	17	18	18	18	18	13	13	9	9	12	12
Total Projected Demand	32	35	46	44	45	46	51	53	48	43	41	44	37	34	31	33	42	46
Available Spaces	18	15	4	6	5	4	-1	-3	2	7	9	6	13	16	19	17	8	4
Total Lot (150 Spaces)																		
Existing + Approved Demand	36	59	76	78	78	94	108	111	107	99	84	79	74	69	73	83	94	101
Proposed Tenant Demand	12	12	13	13	15	15	17	17	18	18	18	18	13	13	9	9	12	12
Total Projected Demand	48	71	89	91	93	109	125	128	125	117	102	97	87	82	82	92	106	113
Available Spaces	102	79	61	59	57	41	25	22	25	33	48	53	63	68	68	58	44	37

Table 6: Parking Projections - Weekend

Description		9:00 AM	9:30 AM	10:00 AM	10:30 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM	3:00 PM	3:30 PM	4:00 PM	4:30 PM	5:00 PM	5:30 PM
Existing + Approved																			
Existing					77	76	92	100	103	101	93	81	76						
Fajita Pete's (Approved)	% Peak				14%	22%	22%	100%	100%	78%	78%	40%	40%						
	Projection				1	2	2	5	5	6	6	8	8						
Subtotal EXISTING + APPROVED					77	97	107	97	99	103	87	83	84						
Proposed																			
Urgent Care	% Peak				86%	95%	95%	52%	52%	76%	76%	100%	100%						
	Projection				8	9	9	5	5	7	7	10	10						
Jersey Mike's	% Peak				14%	22%	22%	100%	100%	78%	78%	40%	40%						
	Projection				1	3	3	7	7	8	8	10	10						
Subtotal PROPOSED					9	12	12	12	12	15	15	20	20						
Total					86	109	119	109	111	118	102	103	104						

Table 7: Demand vs. Capacity Comparison - Weekend

Description	9:00 AM	9:30 AM	10:00 AM	10:30 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM	3:00 PM	3:30 PM	4:00 PM	4:30 PM	5:00 PM	5:30 PM
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East Lot (50 Spaces)

Existing + Approved Demand			31	33	34	35	33	36	30	32	33							
Proposed Tenant Demand			9	12	12	12	12	15	15	19	19							
Total Projected Demand			40	45	46	47	45	51	45	52	53							
Available Spaces			10	5	4	3	5	-1	5	-2	-3							

Total Lot (150 Spaces)

Existing + Approved Demand			77	97	107	97	99	103	87	83	84							
Proposed Tenant Demand			9	12	12	12	12	15	15	19	19							
Total Projected Demand			86	109	119	109	111	118	102	103	104							
Available Spaces			64	41	31	41	39	32	48	47	46							

Future Projections Summary

Based on the future parking projections at the plaza with the addition of the approved Fajita Pete's restaurant, the proposed urgent care center, and the proposed Jersey Mike's restaurant,

Relative to the total parking supply, the plaza has sufficient capacity to accommodate future peak parking demands, with a maximum projected occupancy of approximately 85 percent during the weekday peak hour and 80 percent during the Saturday peak hour.

However, in the east parking lot, where the new uses are planned and where new patients and customers will look for parking, the projected demand exceeds the capacity. There is a projected shortfall of up to three vehicles between 12:00-1:00PM on a weekday. On Saturday, a shortage of up to two vehicles is anticipated at various times.

CONCLUSION AND RECOMMENDATIONS

Upon review of the existing parking utilization counts and the future parking projections, it was found that while sufficient parking is available overall, the capacity of the east lot is not expected to meet the projected demand at various time of the day.

Two measures detailed below outline options to address the projected parking shortfall in the east parking lot:

- **Employee Parking Allocation**

Currently, 7 to 16 spaces in the east lot were occupied by employees during the weekend and weekday peak hours, respectively. Reallocating a portion of this employee parking demand to the west parking lot can free up spaces to accommodate demand from the new tenants. Alternatively, employees for the new tenants could be directed to park in the west parking lot. In both cases, parking spaces opened up through this reallocation of employee parking allows the capacity of the east lot to serve the projected parking needs on the east side while still providing adequate parking for Westlake Plaza overall.

- **Off-Site Parking**

To offset the shortfall of parking in the east parking lot, proximate off-site parking could be obtained to serve excess employee parking demand. This approach would require the property owner to secure and maintain a written agreement with a nearby property to provide supplemental parking capacity.

APPENDIX

West Lake Plaza Parking Counts

Wednesday, January 31, 2024

Lot Capacity		150																	
East Capacity		50																	
West Capacity		100																	
Total		35	58	75	77	76	92	100	103	101	93	81	76	71	66	71	81	90	97
UT		23%	39%	56%	51%	51%	61%	67%	69%	67%	62%	54%	51%	47%	44%	47%	54%	60%	65%
Spaces Available		115	92	75	73	74	58	50	47	49	57	69	74	79	84	79	69	60	53
Total (East)		19	22	32	30	28	29	26	28	24	19	20	23	21	18	20	22	26	30
UT		38%	44%	64%	60%	56%	58%	52%	56%	48%	38%	40%	46%	42%	36%	40%	44%	52%	60%
Spaces Available		31	28	18	20	22	21	24	22	26	31	30	27	29	32	30	28	24	20
Total (West)		16	36	43	47	48	63	74	75	77	74	61	53	50	48	51	59	64	67
UT		16%	36%	43%	47%	48%	63%	74%	75%	77%	74%	61%	53%	50%	48%	51%	59%	64%	67%
Spaces Available		84	64	57	53	52	37	26	25	23	26	39	47	50	52	49	41	36	33

Snow	Red	9:00 AM	9:30 AM	10:00 AM	10:30 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM	3:00 PM	3:30 PM	4:00 PM	4:30 PM	5:00 PM	5:30 PM	Turnover	Duration
	1			26	26	26	26	26	26	26	26									1	4
Snow	2																			0	0
Snow	3																			0	0
Snow	4																			0	0
Blocked	5	R4	R4	R4	R4	R4	R4	R4	R4	R4	R4	R4	R4	R4	R4	R4				1	7.5
	6																			0	0
	7			CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	1	8
	8					CV	CV													1	1
	9			52	52	52	52	52	52	52	52	52	52	52	52	52	52	52	52	1	8
	10				IH		DW	DW	DW	DW	DW	DW	DW	DW	DW	DW	DW	DW	DW	2	6.5
	11	DC	DC	DC	DC	DC	DC	DC	DC	DC	DC	DC	DC	DC	DC	DC	DC	DC	DC	1	9
	12						RZ					34	34	34	34	DR	DR	DR	DR	3	2
	13		EE	EE	EE	EE	EE	EE	EE	EE	EE	EE	EE	EE	EE	EE	EE			1	7.5
	14			ZX	ZX	ZX			DG											2	1.5
	15			EZ	EH		10											BX		4	0.5
	16				BH			Y7					S7	S7						3	1
	17			CT		K9			RL										BP	4	0.5
	18				Z4						22	22	22							2	1.5
	19				AN		28	50	GR								AD	AD		5	1
	20					DS	DS	DS	DS	DS	DS								DU	2	3
	21			EE	EE	EE	EE	EE	EE	EE	EE	EE	EE	EE	EE	EE	EE	EE	EE	1	8
	22	EK	EK	EK	EK	EK	EK	EK	EK	EK	EK	EK	EK	EK	EK	EK	EK	EK	EK	1	9
	23	26	26				XF		CL	CL		CS	CS	CS	CS	CS	CS	CS	CS	4	4
	24			66	66	66	66	66	66	66	66	66	66	66	66	66	66	66	66	1	8
	25	Q8	Q8	Q8	Q8	Q8	Q8	Q8	Q8	Q8	Q8	Q8	Q8	Q8			14	14	14	2	6
	Total	5	6	13	16	14	17	14	16	13	13	13	14	12	11	11	12	12	12	2	4
UT		21%	25%	54%	67%	58%	71%	58%	67%	54%	54%	54%	58%	50%	46%	46%	50%	50%	50%		
	Orange	9:00 AM	9:30 AM	10:00 AM	10:30 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM	3:00 PM	3:30 PM	4:00 PM	4:30 PM	5:00 PM	5:30 PM		
	1	14	14	14	14	14			31	BN									DA	4	2.5
	2						76		14	14	14		14	14		17	17	17	17	3	2.5
	3								DW									R8	R8	2	1
10 min	4	Z3	QT	DH			DZ		CM				E3					Z8	Z8	7	1
10 min	5	70	70		AT		31		CH		AF		X2			WD			E3	8	1
	6			CX		AH								N8			20	20	20	4	1.5
	7		36	DU	R6				30											4	0.5
DD curbside	8	Q3	Q3	Q3	Q3	Q3	Q3	Q3					19		AV			Q7	Q7	4	3.5
	9	89	89	89	89	89	89	89	89						AZ	AZ	AZ	AZ	AZ	2	4.5
	10		DA	BA	BA	BA	AR		DI					NL	NL			DU	DU	6	1.5
	11	79	79	16	16	16	DQ	DQ				EC	VI	VI			AE	AE	AE	6	1.5
	12			H3		22		56		V2				CN	L3	L3	D7	D7	AV	8	1
10 min	13			DP								DS				E7	BW			4	0.5
	14																			0	0
	15	BW	BW	BW	BW	BW		ED	ED	ED		Q5				DZ	DZ		IL	5	2.5
	16	CS	CS	CS	CS	CS	CS	CS											DT	2	3.5
	17	BW	16	16	16	16	16	16	16	16	16	39						H1	DJ	5	4.5
	18																			0	0
	19																			0	0
	20	AR	AR	AR		D4	D4	D4		LV	1H	1H	1H	1H				AY	ZV	6	2
	21	AT	EE	EP	EP			S3	S3	79			DV					CL	X6	8	1
	22			BZ	C5	C5		CX							DY					4	1
	23	Z7	Z7	Z7												94	CS	CS		3	1.5
	24	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	1	9
	25	Z8	Z8	Z8	Z8	Z8	Z8	Z8	Z8	Z8	Z8	Z8	Z8	Z8	Z8	Z8	Z8	Z8	Z8	1	9
Total		14	16	19	14	14	12	12	12	11	6	7	9	9	7	9	10	14	18	4	2
UT		58%	67%	79%	58%	58%	50%	50%	50%	46%	25%	29%	38%	38%	29%	38%	42%	58%	75%		

Yellow	0	9:00 AM	9:30 AM	10:00 AM	10:30 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM	3:00 PM	3:30 PM	4:00 PM	4:30 PM	5:00 PM	5:30 PM	1	6
	1		BG							78	78	78	78	78	78	78	78	78	78	2	5
	2									DC	DC	DC	DC	DC	DC	DC	DC	DC	DC	1	5
	3										ED	ED	ED	ED	ED	ED	ED	ED	ED	1	4.5
	4																			0	0
	5				ST	ST	ST	ST	ST	ST	ST	ST	ST	ST	ST	ST	ST	ST	ST	1	7.5
	6											EA	EA	EA	EA	EA	EA	EA	EA	1	4
	7			DQ	DQ	DQ	DQ	DQ	DQ	DQ	DQ	DQ	DQ	DQ	DQ	DQ	DQ	DQ	DQ	1	8
	8												DB	DB	DB	DB	DB	DB	DB	1	3.5
	9				DZ	DZ	DZ	DZ	DZ	DZ	DZ	DZ	DZ	DZ	DZ	DZ	DZ	DZ	DZ	1	7.5
	10				60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	1	7.5
	11	68	68	68	68	68	68	68	68	68	68	68	68	68	68	68	68	68	68	1	9
	12																			0	0
	13				SY		S1									90	90	90	90	3	2
	14				BU	BU														1	1
	15			RW	RW	RW	RW	RW	RW	RW	RW	RW	RW	RW	RW	RW	RW	RW	RW	1	8
	16			S6	S6	S6	S6				23									2	2
	17		57	57	CY	CY	CY	CY	CY	CY	CY									2	4
	18		DS	DS	DS	DS	DS	DS	DS	DS	DS									1	5
	19		84	84	EB	EB					ZV					DS	DS	DS	DS	4	2
	Extra																1	1	3	2	1
	Total	1	5	7	12	11	11	9	9	11	14	13	12	12	12	14	15	15	14	1	5
	UT	5%	26%	37%	63%	58%	58%	47%	47%	58%	74%	68%	63%	63%	63%	74%	79%	79%	74%		
Green	1	9:00 AM	9:30 AM	10:00 AM	10:30 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM	3:00 PM	3:30 PM	4:00 PM	4:30 PM	5:00 PM	5:30 PM	1	0.5
	2	EK	EK	EK	EK	EK	EK	EK	EK	EK									BL	1	5
	3		DK	DK							ER						EH		BQ	4	1
	4	DE	DE	DE	DE	DE	DE	DE	DE	DE	DE	DE	DE	DE	DE	DE	DE	DE	DE	1	9
	5										CW						CM	CM	CM	2	1.5
	6	AH	AH	AH			CY	DB	DB	75	75	LC								5	1.5
	7		AT	AT	AT	GE	A3	DN									ZA			5	1.5
	8		CF	CF				Z4			70		BY				DA	DA	CQ	6	1
	9			DC	DC	DC	DC	DC	DC	DC	DC	DC	DC	DC					CY	2	5.5
	10				DQ	DQ	DQ	DQ	DQ	DQ	DQ	DQ	DQ	DQ	DQ	DQ	DQ	DQ	DQ	1	7.5
	11					53	53	53	53	53	53	53							BC	2	3.5
	12		CA					BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	2	6
	13		BZ			29	29	Y8			D2	D2	D2			29	29	29		4	3
	14				44		BW	ES	20	EA	EA	R5	XX	X5						8	1
	15				Z4					CW					42	PO		CV	MD	7	0.5
	16									H8										1	0.5
	17						DU		73	BE				SC		X1				5	0.5
	18							TR			13								CY	3	0.5
	19																			0	0
	20				DA		CH	CH	CH	CH	CH	CH	CH	CH	CH	CH	CH	CH	CH	2	6.5
	21						DA	DA	DA						ZF					2	1.5
	22		BL	BL	BL	BL	BL	BL	BL	BL	BL	BL	BL	BL	BL	BL	BL	BL	BL	1	8.5
	Total	3	9	8	9	8	14	15	13	14	14	10	9	9	7	8	11	10	10	3	3
	UT	14%	41%	36%	41%	36%	64%	68%	59%	64%	64%	45%	41%	41%	32%	36%	50%	45%	45%		
Blue	1	9:00 AM	9:30 AM	10:00 AM	10:30 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM	3:00 PM	3:30 PM	4:00 PM	4:30 PM	5:00 PM	5:30 PM	2	7
	2	RR	RR	RR	RR	J6	J6	J6	J6	J6	J6	J6	J6	J6	J6	J6	J6	J6	J6	1	9
	3	Z8	Z8	Z8	Z8	Z8	Z8	Z8	Z8	Z8	Z8	Z8	Z8	Z8	Z8	Z8	Z8	Z8	Z8	1	8.5
	4		CT	CT	CT	CT	CT	CT	CT	CT	CT	CT	CT	CT	CT	CT	CT	CT	CT	1	5
	5		EA	EA						CX	CX	CX	CX	CX	CX	CX	CX	CX	CX	2	5
	6	BV	BV	BV	BV	BV	BV	BV	BV	DV	G7	G7						Z5	Z5	4	3.5
	7		V7	V7	V7	V7	V7	V7	V7	V7	V7	V7	V7	V7	V7	V7	V7	V7	V7	1	8.5
	8																			0	0
	9																			0	0
	Total	3	6	6	5	5	5	5	4	6	6	6	5	5	5	5	5	6	6	2	6
	UT	43%	86%	86%	71%	71%	71%	71%	57%	86%	86%	86%	71%	71%	71%	71%	71%	86%	86%		

Purple	9:00 AM	9:30 AM	10:00 AM	10:30 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM	3:00 PM	3:30 PM	4:00 PM	4:30 PM	5:00 PM	5:30 PM		
1						63	63	63	63	63	63	63	63	63					1	4.5
2	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	DA	DA	DA	DA	DA	DA	DA	DA	2	5
3																			0	0
4			DM	DM			CB	CB		63	63								3	1
5								S9	S9		33	33	33	33	33	33	33	33	2	4
6						E6		BL	BL										2	1
7							89	89	89	89			AK	AK			TI	TI	3	2
8								Z2											1	3
9								ZY	ZY	ZY									1	2
10							XB	XB											1	2
Total	1	1	2	2	1	3	5	9	6	5	4	3	4	4	2	2	3	3	2	2
UT	10%	10%	20%	20%	10%	30%	50%	90%	60%	50%	40%	30%	40%	40%	20%	20%	30%	30%		
Magenta	9:00 AM	9:30 AM	10:00 AM	10:30 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM	3:00 PM	3:30 PM	4:00 PM	4:30 PM	5:00 PM	5:30 PM		
1		CB	CB	CB	CB						LM								2	2
2		Q3	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	4	2.5
3		DU	DU	DU	DU	DU	DU	DU	DU	DU	DU	DU	DU	DU	DU	DU	DU	DU	1	8.5
4		DD	DD	DD	DD	DD	DD	DD	DD	DD									1	4.5
5			RW				N9	N9	N9	N9	8B								3	2
6					BM	BM	BM	BM	BM	BM	BM	BM	BM	BM	BM	BM	BM	BM	1	7
7							DJ		F7								V7	EH	4	0.5
8							30	30	BG	BG		RM	RM						3	4
9	BE	BE	BE	BE	BE	BE	BE	BE	BE	BE					BX			PH	3	4
10							A7	A7	A7	A7							DH	DH	2	4
11							DM	P9	P9					E5	E5	E5	E5	E5	3	2.5
12							AN	AN	AN	AN									1	2
13				H1	H1	H1	H1	H1	H1	H1	H1	H1	H1	H1	H1	H1	H1	H1	1	7.5
14							DY	DY	CF	CF	CF		EH	EH	EH	EH	EH	EH	3	3
15					EH	EH	AF	AF	AF	AF				CT		KE		CD	5	2
16						R7	R7	R7	OM	DL	DL		EA			CQ	68	CR	7	1.5
17					DY	DY	DY	DY	DY	E5	CL	CL			X5	X5		AL	5	2.5
18		DL	DL	DL	DL	DL	DL	DL	DL	DL	DL	DL	DL	DL	DL	DL	DL	DL	1	3
19						CW	DJ	73	73	DM	DM	DM				A2	A2	A2	5	3
20		Y5					V7	V7	V7	V7	V7	V7	V7	V7	V7	V7	V7	V7	2	3
21		CR	CR	CR	CR	CR	CR	CR	CR	CR	CR	CR	CR	CR	CR	CR	CR	CR	1	8.5
22	BH	BH	BH	BH	BH	BH	BH	BH	BH	BH									1	5
Total	1	9	9	9	12	13	21	20	21	19	14	10	10	10	10	14	13	16	3	4
UT	5%	41%	41%	41%	55%	59%	95%	91%	95%	86%	64%	45%	45%	45%	45%	64%	59%	73%		
Pink	9:00 AM	9:30 AM	10:00 AM	10:30 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM	3:00 PM	3:30 PM	4:00 PM	4:30 PM	5:00 PM	5:30 PM		
1	BX	BX	BX	BX	BX	BX	BX	BX	BX	BX	BX	BX	BX	BX	BX	BX	BX	BX	1	9
2	CE	CE	CE	CE	CE	CE	CE	CE	CE	CE	CE	CE	CE	CE	CE	CE	CE	CE	1	9
3	CW	CW	CW	CW	CW	CW	CW	CW	CW	CW	CW	CW	CW	CW	CW	CW	EF	EF	2	8
4	CX	CX	CX	CX	CX		CX	CX	CX	CX	CX						K4	K4	2	5.5
5						DV	DV	J2	J2	XA	XA				AS		AC	AC	5	1
6						BT	BT	BT	BT		DK	DK				S1	S2	S3	5	2
7				11	11	DQ	DQ	DQ	DQ	DQ		D4	G2		BB	BB	BB	BB	5	2.5
8						BV	23	23	CG	CG			10			AB	AB	AB	5	5
9						D2	D2	D2	D2		AM	AM					BU	BU	3	5
10	Z4				V5	V5	V5	V5	V5	V5	V5	V5	V5	V5	V5	V5	V5	V5	2	4
11			JF			S3		US	DU	ED	CH	CH		DB	K1	28	CE	CE	10	1
12			N5		AV	Z1	DU	DU	DU		S9			59		DX	P9		8	1.5
13	CY	CY					DC	DC	EB	EB		S3		EA		L4	L4		6	1
14			DC	DC	BK		51	51	51	51		DD			EG			DU	6	2
15				DJ		10	BR	BR	BR	AE			Q8	Q8			14	14	6	1.5
16			B5			CU	Y9	Y9											3	1
17							A6	EH	DJ	DJ	DJ	DJ	DJ	DJ	DJ	DJ	DJ	DJ	3	5
18			24	24	24	24	24	24	24	24	DC					34			3	2
19			ET	ET	ET	ET	ET	ET	ET	ET	ET	ET	ET	ET	ET	ET	ET	ET	1	2
20	ZY	ZY	ZY	ZY	ZY	ZY	ZY	ZY	ZY	ZY	ZY	ZY	ZY	ZY	ZY	ZY	ZY	ZY	1	2
Total	7	6	11	10	11	17	19	20	19	16	14	14	10	10	12	12	17	18	4	4
UT	35%	30%	55%	50%	55%	85%	95%	100%	95%	80%	70%	70%	50%	50%	60%	60%	85%	90%		

West Lake Plaza Parking Counts

Saturday, February 3, 2024

Lot Capacity 150
East Capacity 50
West Capacity 100

Total	77	97	107	97	99	103	87	83	84
UT	51%	65%	71%	65%	66%	69%	58%	55%	56%
Available Spaces	73	53	43	53	51	47	63	67	66
Total (East)	30	31	32	30	28	30	24	24	25
UT	60%	62%	64%	60%	56%	60%	48%	48%	50%
Available Spaces	20	19	18	20	22	20	26	26	25
Total (West)	47	66	75	67	71	73	63	59	59
UT	47%	66%	75%	67%	71%	73%	63%	59%	59%
Available Spaces	53	34	25	33	29	27	37	41	41

	Red	10:30 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM	Turnover	Duration
Snow	1	\	\	\	\	\	\	\	\	\	0	0
Snow	2	K9	K9	K9	K9	K9	K9	K9	K9	K9	1	4.5
Snow	3	\	\	\	\	\	\	\	\	\	0	0
Snow	4	\	\	\	KS	\	\	LI	\	\	2	0.5
	5	\	\	\	\	RI	\	\	\	\	1	0.5
Blocked	6	\	\	BH	BH	BH	BH	BH	BH	BH	1	3.5
	7	CU	CU	CU	CU	CU	CU	CU	CU	CU	1	4.5
	8	\	Z9	Z9	Z9	Z9	Z9	Z9	\	\	1	3
	9	\	\	\	S5	\	\	EA	EA	\	2	1
	10	\	B7	\	\	\	\	\	\	\	1	0.5
	11	CA	CA	CA	CA	CA	CA	CA	CA	CA	1	4.5
	12	DT	DT	DT	DT	DT	DT	DT	DT	DT	1	4.5
	13	\	\	\	\	\	\	\	\	\	0	0
	14	\	\	\	\	\	\	\	\	\	0	0
	15	DW	\	\	33	23	23	\	\	\	3	1
	16	\	\	\	\	\	\	\	60	60	1	1
	17	\	\	\	\	EN	EN	EN	EN	EN	1	2.5
	18	\	DS	DS	DS	DS	DS	DS	\	\	1	3
	19	26	26	26	26	26	26	26	26	26	1	4.5
	20	AM	AM	AM	AM	AM	AM	AM	AM	AM	1	4.5
	21	66	66	66	66	66	66	66	66	66	1	4.5
	22	EA	EA	EA	EA	\	\	\	DJ	DJ	2	2
	23	EE	EE	EE	EE	EE	EE	\	\	\	1	3
	24	14	15	16	17	18	19	20	21	22	9	0.5
	25	Q8	Q9	Q10	Q11	Q12	Q13	Q14	Q15	Q16	9	0.5
	Total	12	14	14	17	16	15	15	14	13	2	2
	UT	50%	58%	58%	71%	67%	63%	63%	58%	54%		

	Orange	10:30 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM		
	1	\	\	\	\	\	CX	\	\	EE	2	0.5
	2	33	\	19	\	\	\	\	\	\	2	0.5
	3	\	\	\	\	CA	\	\	\	\	1	0.5
10 min	4	BB	\	FL	\	\	CX	\	\	EC	4	0.5
10 min	5	\	98	Q7	DY	45	\	\	\	CL	5	0.5
	6	DG	DG	\	\	\	\	CE	SP	\	3	1
DD curbside	7	EC	E1	\	\	\	\	\	\	\	2	0.5
DD curbside	8	89	89	89	89	89	89	\	FE	\	2	3
	9	78	NS	YF	\	\	\	DH	\	\	4	0.5
	10	\	V2	68	DW	\	H4	61	61	61	5	1.5
	11	57	CQ	G6	G6	\	XH	CB	H7	79	7	1
	12	BG	BG	BG	DA	DX	S2	S2	12	12	5	1.5
10 min	13	\	\	26	\	\	\	\	\	\	1	0.5
	14	\	\	\	\	\	\	\	\	\	0	0
	15	BW	BW	BW	BW	85	85	\	\	\	2	2
	16	Z6	Z6	Z6	Z6	EE	DS	\	\	BH	4	2
	17	CG	\	EP	\	Q5	CC	\	EE	\	5	0.5
	18	\	\	\	\	\	\	WH	\	\	1	0.5
	19	K6	K6	\	\	\	10	\	\	\	2	1
	20	EB	76	76	76	DT	\	\	\	CV	4	1.5
	21	EL	NH	SJ	SJ	EI	DT	\	Q4	Q4	6	1
	22	73	V5	V5	JM	\	AU	27	5	AV	7	1
	23	Z8	Z9	Z10	Z11	Z12	Z13	Z14	Z15	Z16	9	0.5
	24	Y8	Y9	Y10	Y11	Y12	Y13	Y14	Y15	Y16	9	0.5
	25	WA	WA	WA	WA	WA	WA	\	\	\	1	3
	Total	18	17	18	13	12	15	9	10	12	4	1
	UT	75%	71%	75%	54%	50%	63%	38%	42%	50%		

Yellow	10:30 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM
0	\	RB	RB	RB	RB	RB	RB	\	\
1	Z4	Z4	Z4	Z4	Z4	Z4	Z4	Z4	Z4
2	\	\	\	31	31	31	31	31	31
3	EA	EA	EA	EA	EA	EA	EA	EA	EA
4	\	\	\	\	\	\	\	\	14
5	EE	EE	EE	EE	EE	EE	EE	EE	EE
6	37	37	37	37	37	37	37	37	37
7	DU	DU	DU	DU	DU	DU	DU	DU	DU
8	DZ	DZ	DZ	DZ	DZ	DZ	DZ	DZ	DZ
9	S4	S4	S4	S4	S4	S4	S4	S4	S4
10	AK	AK	AK	AK	AK	AK	AK	AK	AK
11	\	SF	SF	SF	SF	SF	SF	SF	SF
12	\	60	60	60	60	60	60	60	60
13	\	CK	CK	CK	\	\	\	\	\
14	\	CK	CK	CK	\	\	\	\	\
15	BU	BU	BU	BU	BU	BU	BU	BU	BU
16	\	V8	V8	V8	\	\	\	\	\
17	\	BU	BU	BU	\	\	\	\	\
18	\	\	\	\	\	\	\	\	\
19	EH	EH	EH	\	\	\	\	DT	DT
Extra	DS	DS	DS	DS	DS	DS	DS	DS	DS
Total	11	18	18	18	14	14	14	14	15
UT	58%	95%	95%	95%	74%	74%	74%	74%	79%

1	3
1	4.5
1	3
1	4.5
1	0.5
1	4.5
1	4.5
1	4.5
1	4.5
1	4
1	4
1	1.5
1	1.5
1	4.5
1	1.5
1	1.5
0	0
2	1.5
	4.5
1	3

	Green	10:30 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM		
10 min	1	\	\	\	\	\	\	\	\	\	0	0
	2	BQ	BQ	BQ	BQ	\	\	\	\	\	1	2
	3	\	CB	CB	\	\	CW	\	EH	EH	3	1
	4	DE	DE	DE	DE	DE	DE	DE	DE	DE	1	4.5
	5	\	CQ	CQ	\	AJ	\	ED	V6	\	4	1
	6	\	DT	DT	\	\	\	\	DQ	DQ	2	1
	7	DQ	DQ	DQ	DQ	DQ	DQ	DQ	\	\	1	3.5
10 min	8	CH	CH	CH	CH	CH	CH	CH	\	\	1	3.5
10 min	9	\	EV	EV	\	EB	\	\	\	\	2	1
	10	\	CE	CE	\	X5	\	\	\	\	2	1
	11	\	\	DZ	CK	CC	25	25	\	\	4	1
10 min	12	\	DD	DD	DD	36	\	29	Y9	\	4	1.5
	13	29	29	BP	\	V9	DY	R5	CM	CM	6	1
	14	CM	CM	CM	CM	CM	CM	CM	\	\	1	3.5
	15	\	\	\	\	RI	TR	\	\	\	2	0.5
	16	\	\	\	\	\	\	\	\	\	0	0
	17	\	\	\	\	DN	44	\	G2	\	3	0.5
	18	\	DX	DX	\	DR	\	\	\	DK	3	1
10 min	19	\	\	\	\	\	TI	TI	TI	TI	1	2
	20	\	CA	EB	EB	EB	EB	EB	EB	EB	2	3.5
	21	\	\	ZV	\	\	\	\	Q6	\	2	0.5
	22	BL	BL	BL	BL	BL	BL	BL	BL	BL	1	4.5
	Total	7	15	17	9	15	12	11	11	8	2	2
	UT	32%	68%	77%	41%	68%	55%	50%	50%	36%		
	Blue	10:30 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM		
	1	\	EK	EK	\	\	\	\	\	\	1	1
	2	Z8	Z8	Z8	Z8	Z8	Z8	Z8	Z8	Z8	1	4.5
	3	R5	R5	R5	R5	R5	R5	R5	R5	R5	1	4.5
	4	\	Q5	Q5	Q5	Q5	Q5	Q5	Q5	Q5	1	4
	5	BV	BV	BV	\	\	\	\	\	\	1	1.5
	6	AR	AR	AR	AR	AR	AR	AR	AR	AR	1	4.5
	7	\	\	\	\	\	\	\	\	\	0	0
	Total	4	6	6	4	4	4	4	4	4	1	3.5
	UT	57%	86%	86%	57%	57%	57%	57%	57%	57%		3.5

										0	
Purple	10:30 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM	0.5	
1	\	\	\	CC	CC	CC	CC	CC	CC	1	3
2	\	\	\	\	\	\	\	\	\	0	0
3	\	\	\	\	\	L8	\	\	\	1	0.5
4	\	\	\	\	\	\	\	\	\	0	0
5	A7	A7	A7	A7	A7	A7	\	\	\	1	3
6	\	\	\	\	\	\	\	\	\	0	0
7	\	\	\	\	\	K6	K6	K6	K6	1	2
8	\	\	\	\	\	\	\	\	\	0	0
9	\	\	\	\	\	\	\	\	\	0	0
10	\	\	\	Z9	Z9	Z9	\	\	\	1	1.5
Total	1	1	1	3	3	5	2	2	2	1	1
UT	10%	10%	10%	30%	30%	50%	20%	20%	20%		
Magenta	10:30 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM		
1	\	\	DR	CS	\	\	80	\	\	3	0.5
2	Q3	Q3	Q3	Q3	Q3	Q3	Q3	Q3	Q3	1	4.5
3	90	90	90	90	90	90	\	DC	DC	2	3
4	\	\	\	\	AS	AS	32	\	\	2	1
5	\	\	\	53	\	\	\	\	\	1	0.5
6	\	\	BM	BM	BM	BM	BM	BM	BM	1	3.5
7	\	\	DC	DC	\	CD	CD	V7	V7	3	1
8	\	\	\	HI	HI	F2	F2	\	\	2	1
9	\	DT	DT	DT	DT	DT	DT	DT	DT	1	4
10	\	14	14	14	14	14	14	14	14	1	4
11	E5	E5	E5	E5	E5	E5	E5	E5	E5	1	4.5
12	\	\	\	\	\	HP	\	DT	DT	2	1
13	\	\	\	\	K8	HP	HP	HP	HP	2	2
14	\	\	42	\	\	60	60	ZY	ZY	3	1
15	DN	DN	DN	DN	DN	DN	DN	DN	DN	1	4.5
16	DL	DL	DL	DL	DL	DL	DL	DL	DL	1	4.5
17	\	\	FE	\	T2	T2	\	\	\	2	1
18	DG	DA	DA	CF	CF	CF	CF	CF	CF	3	3
19	\	EK	EK	EK	EK	EK	EK	EK	EK	1	4
20	CW	CW	CW	CW	CW	CW	CW	CW	CW	1	4.5
21	BR	BR	BR	BR	BR	BR	BR	BR	BR	1	4.5
22	Z5	Z5	Z5	Z5	Z5	Z5	Z5	Z5	Z5	1	4.5
Total	9	12	17	17	17	20	18	17	17	2	3
UT	41%	55%	77%	77%	77%	91%	82%	77%	77%		

Pink	10:30 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM		
1	BX	BX	BX	BX	BX	BX	BX	\	\	1	3.5
2	CE	CE	CE	CE	CE	CE	CE	\	\	1	3.5
3	CU	CU	CU	CU	CU	CU	CU	8M	8M	2	3.5
4	CL	CL	CL	CL	CL	CL	CL	CJ	\	2	3.5
5	ED	ED	ED	ED	ED	ED	ED	ED	ED	1	4.5
6	\	\	\	\	LI	LI	LI	LI	LI	1	2.5
7	BG	AQ	L5	L5	K4	K4	P3	P3	P3	5	1.5
8	\	\	Z1	Z1	Z1	N2	N3	N4	N5	5	1.5
9	V5	V5	V5	V5	V5	V5	V5	V5	V5	1	4.5
10	\	\	BP	BP	BP	\	\	\	DP	2	1.5
11	95	95	AR	V5	\	DR	X5	X5	EC	6	1
12	DW	DW	DW	DW	DW	BF	\	\	\	2	2.5
13	53	DK	\	CQ	DN	\	\	\	DQ	5	0.5
14	DW	\	\	\	29	EE	EE	EE	EE	3	2
15	DJ	DJ	DJ	DJ	DJ	DJ	DJ	DJ	CI	2	4
16	\	\	DN	\	19	DM	\	\	DJ	4	0.5
17	\	\	\	\	\	L9	\	\	\	1	0.5
18	BT	BT	BT	BT	BT	BT	BT	BT	BT	1	4.5
19	Z4	Z5	Z6	Z7	Z8	Z9	\	\	\	6	0.5
20	ZY	ZY	ZY	ZY	ZY	ZY	ZY	\	\	1	3.5
Total	15	14	16	16	18	18	14	11	13	3	2
UT	75%	70%	80%	80%	90%	90%	70%	55%	65%		



1200 Wilmette Avenue
Wilmette, Illinois 60091-0040

MEETING MINUTES

ZONING BOARD OF APPEALS

WEDNESDAY, JANUARY 3, 2024

7:00 P.M.

COUNCIL CHAMBERS

Members Present: Chairman Reinhard Schneider
Karl Camillucci
Brad Falkof
Didier Glattard
Christine Norrick
Ryrie Pellaton

Members Absent: Maria Urban

Staff Present: Lisa Roberts, Deputy Director of Community Development

I. Call to Order

Chairman Reinhard Schneider called the meeting to order at 7:00 p.m.

II. 2024-Z-02 2716 Old Glenview Road (Roemer Park)

See the complete case minutes attached to this document.

III. 2024-Z-03 812 Central Avenue

See the complete case minutes attached to this document.

IV. Public Comment

There was no public comment.

V. Adjournment

The meeting was adjourned at 7:46 p.m.

Respectfully submitted,

Lisa Roberts, AICP
Deputy Director of Community Development

3.0 COMMENTS AND ARGUMENTS ON BEHALF OF THE APPLICANT

3.1 Persons appearing for the applicant

3.11 Mr. Christopher Canning, attorney
Canning & Canning, LLC
1000 Skokie Boulevard, Suite 355

3.12 Mr. Matt Liepert, board member
Wilmette Baseball Association
2716 Old Glenview Road

3.13 Mr. Jim Ferguson, board member
Wilmette Baseball Association
2716 Old Glenview Road

3.2 Summary of presentations

3.21 Ms. Roberts said this is a request for a special use to have more than 3 accessory structures. The Village Board will hear this case on January 23, 2023.

3.22 Mr. Canning said Roemer Park was built in the 1950s. In 2009, renovations were requested for 9 variations; 6 accessory structures. The property is 16,000 square feet with limitations for only 3 accessory structures. Atypical structures granted were a concession stand, 2 dug-outs, 1 storage area, and 2 bleachers.

Today, a seventh accessory structure is being requested: a 12' x 14' shed located 40' south of the scoreboard/north property line and 20' from the east property line. The variation is required as this is over 100 square feet. Roemer Park is a special use; private park in a residential neighborhood.

3.23 Chairman Schneider asked to identify the location of the shed on the plat of survey, Exhibit 1.3.

Mr. Canning referenced 1.6 and explained same.

3.24 Mr. Glattard referenced the aerial photo on Exhibit 1.1 and asked if it would be the grass area.

Mr. Canning said he believes it would be closer to the gravel area. He noted this arose when the contractor went to get a building permit and was advised a variation was needed. There are no setback, FAR, or impervious surface variations with their request.

3.25 Mr. Glattard emphasized the shed is not shown relative to the property line. He understands it though.

- 3.26 Mr. Falkof asked what is currently stored underneath the scoreboard.
- Mr. Canning said baseball and field-maintenance equipment, fertilizer, dirt.
- 3.27 Mr. Liepert said he has been a Wilmette resident since 2009 and a board member since 2013. There are 438 players registered; they had over 500 pre-Covid. Travel teams are also practicing, which adds 200+ players. Players are college students. They need team bags for 35 teams plus 15 travel bags. There are 10-15 accessory bags of partially-filled gear as they try to maximize the use of each piece of equipment.
- 3.28 Mr. Falkof asked if, at the beginning of the season, the shed would be filled with these bags.
- Mr. Liepert said the centerfield shed has all the Roemer field-maintenance equipment, infield dirt, first-aid kits, 130 dozen baseballs, team bags etc.
- 3.29 Mr. Falkof asked if the team bags are stored underneath the scoreboard.
- Mr. Liepert concurred and said they are also in the shed behind the scoreboard.
- 3.30 Mr. Falkof surmised the team bags are being moved to a new shed. He asked if, after the bags are distributed, the shed would be empty for the season.
- Mr. Liepert said the 4th-, 5th-, and 6th-grade bags would be moved to the new shed so there will be more room. Younger-grade equipment, 2nd- and 3rd-grade, will likely remain in the shed with the Roemer gear. The shed won't be completely empty as there are excess gear bags and 130 dozen baseballs.
- 3.31 Mr. Pellaton asked if there are 35 gear bags for 4th, 5th, and 6th-grade teams.
- Mr. Liepert concurred plus 15 travel bags and spare bags with broken helmets.
- 3.32 Mr. Glattard asked where they are all being stored now.
- Mr. Liepert said a lot of items get stuffed in the shed behind the centerfield scoreboard and some are in his garage. Climbing on all these bags is dangerous; a safety issue. Locks will be installed.
- 3.33 Mr. Pellaton said to Ms. Roberts that he was surprised that the backstop doesn't count as an accessory structure.
- Ms. Roberts said it was treated as a fence in the 2009 review.
- 3.34 Mr. Falkof asked if the homeowners on Locust (in center right field) are ever contacted.

Mr. Liepert said kids try to sneak in that side when the park is closed. There have been no objections to this shed. It is in a good location as it screens the parked cars.

- 3.35 Mr. Ferguson added the equipment bags are constantly evolving; make safety-improvement changes. Old and new equipment is stored. Some old equipment is donated to charities across the country.

They are looking to expand. Their two goals are making the program as accessible as possible and as safe as possible. Current equipment-bag needs will increase in the near future.

- 3.36 Chairman Schneider asked how the utilization of this park compares to the Park District fields.

Mr. Liepert said they don't have a storage shed. The association maintains the infield while Park District staff maintains the outfield. These fields are shared with other sports.

- 3.37 Ms. Norrick asked if all items are stored at Roemer Park.

Mr. Liepert concurred.

- 3.38 Mr. Pellaton referenced the standard related to buffer or landscaping. He asked if landscaping is being proposed.

Mr. Liepert said it's a gravel parking lot. In the far northeast corner, there is grass and trees.

- 3.39 Chairman Schneider asked if there is anyone in the audience to speak on this case. There was no additional communication on this case.

- 3.40 Mr. Canning said in 2009, there was a 26' fence height variation to allow a 30'-high backstop fence and a side yard adjoining a street. The backstop was deemed a fence at that time. Regarding the neighbors, there were a number of issues (mainly from the west side) addressed in 2009. There has been no communication from the neighbors this time from 2 sets of notices, notice also having been required for the lot consolidation before the Plan Commission.

5.0 VIEWS EXPRESSED BY MEMBERS OF THE ZONING BOARD OF APPEALS

- 5.1 Mr. Pellaton said he believes the standards are met. This is not a large request nor will it make a difference to the neighbors or neighborhood. This will allow the baseball association to move forward with operations. He will support this.

- 5.2 Mr. Camillucci concurred. There will not be a material impact. It is consistent and will support this.

- 5.3 Mr. Glattard concurred.
- 5.4 Mr. Falkof said he believes there's a positive case as to why the shed is needed so he will support it.
- 5.5 Ms. Norrick concurred and will support this.
- 5.6 Chairman Schneider concurred. This is a special place. He appreciates all volunteers, thanked them, and will support this.

6.0 DECISION

- 6.1 Mr. Pellaton moved to recommend granting a request for a special use to have more than 3 accessory structures at 2716 Old Glenview Road (Roemer Park) in accordance with the plans submitted.

6.11 Mr. Camillucci seconded the motion, and the vote was as follows:

Chairman Reinhard Schneider	Yes
Karl Camillucci	Yes
Brad Falkof	Yes
Didier Glattard	Yes
Christine Norrick	Yes
Ryrie Pellaton	Yes
Maria Urban	Not Present

Motion carried.

- 6.2 Ms. Norrick moved to authorize the Chairman to prepare the report and recommendation for case number 2024-Z-02.

6.21 Mr. Falkof seconded the motion, and the vote was as follows:

Chairman Reinhard Schneider	Yes
Karl Camillucci	Yes
Brad Falkof	Yes
Didier Glattard	Yes
Christine Norrick	Yes
Ryrie Pellaton	Yes
Maria Urban	Not Present

Motion carried.

7.0 FINDINGS OF FACT UPON WHICH DECISION WAS BASED

The Zoning Board of Appeals finds that the request meets the special use standards of Section 5.3.E of the Zoning Ordinance. The use of the property is not changing or expanding with the addition of the proposed shed to store equipment. The proposed use will not be detrimental to the establishment, maintenance or operation of or endanger the public health, safety and welfare. The proposed use complies with all other zoning requirements (height, setbacks, impervious coverage) and will not be injurious to the use or enjoyment of other property. The proposed use will not impede the normal and orderly development of surrounding properties. The proposed use will not substantially diminish property values. Adequate utilities, road access, drainage and other facilities already exist and will not be impacted by the proposed use. Adequate measures already exist to provide ingress and egress and will not be impacted by the proposed use. The proposed use is consistent with community character and will not adversely affect a known archaeological, historical or cultural resource. The park itself is a historical and cultural feature that will not be altered by this request. No additional buffering is provided. No other standards of Article 12 apply.

8.0 RECOMMENDATION

The Zoning Board of Appeals recommends granting a request for a special use to have more than 3 accessory structures at 2716 Old Glenview Road (Roemer Park) in accordance with the plans submitted.

3.0 COMMENTS AND ARGUMENTS ON BEHALF OF THE APPLICANT

3.1 Persons appearing for the applicant

3.11 Mr. Bill Jeffers, owner
812 Central Avenue

3.12 Mr. Brian Petrone, architect
Shumaker Design + Build Associates, LLC
705 Washington Street, Evanston, 60602

3.2 Summary of presentations

3.21 Ms. Roberts said this is a request for a 2.95' detached garage height variation to permit the construction of a dormer on a new detached two-car garage. The Village Board will hear this case on January 23, 2023.

3.22 Mr. Jeffers said he and his wife have lived in Wilmette for 35 years. In 1991, they became the third owner of a house that was built in 1906. They restored it back to its original beauty. In 2016, they added a new kitchen. The electrical wiring, plaster, drop ceilings were replaced. A chimney was removed.

In 1927, the exterior stairwell was replaced with a one-car attached garage with a sleeping porch above. As their car could not fit, they had to park their cars in the driveway.

He explained their unusual house and illustrated same. It has a steeply-shaped roof. On the ends, it levels out. The garage will match the spirit of the house to look as though it has always been there. As the house is tall due to the roof, the dormer is necessary for light and ventilation on the second floor.

3.23 Chairman Schneider asked if the dormer has some function, perhaps storage use etc.

Mr. Petrone concurred the purpose is just for storage. It would have a pull-down ladder access to enter that level. There has to be head clearance at the top of the stairs. There could not be any habitable space. It only works for storage.

3.24 Mr. Pellaton asked what is intended to be stored there. This model is tremendous; well built.

Mr. Jeffers said it's primarily for wood storage. He has a tree farm where trees are grown for lumber. It'll be used for drying some of the wood.

3.25 Mr. Pellaton asked how the lumber will get up there.

Mr. Jeffers said by hand.

- 3.26 Chairman Schneider referenced Section 13.4. and stated normally the height is limited to 15' though a pitched roof may be as high as 18'. The distance from the floor of the garage of the exterior wall framing would not exceed 9.4'. Dormers or other projections will not exceed 12'. The design is about 3' higher. He asked staff what the history of this is.

Ms. Roberts said the idea was to allow attached garages to have a higher roof line so there could be a creative pitch that matches the house. The intention was not to create a livable, usable space up there. The idea to keep the dormer down was to minimize the mass and minimize the possibility that the space would be used for something more intensive than a garage.

- 3.27 Chairman Schneider noted that the dormer will face the house.

- 3.28 Mr. Falkof said the dormer's peak is still lower than the peak of the roof. The owners will be the only ones to see that dormer from the back of the home.

Mr. Jeffers said the dormer could also be seen from the alley.

- 3.29 Chairman Schneider asked if there is anyone in the audience to speak on this case. There was no additional communication on this case.

5.0 VIEWS EXPRESSED BY MEMBERS OF THE ZONING BOARD OF APPEALS

- 5.1 Mr. Glattard said he considers this to be a minor variance and likes that the hip roof will match the house. The design is nice. He is in full support.
- 5.2 Mr. Falkof concurred. No one would use this for living purposes. It is a small space that won't be seen by others. The window is small, and it's a small request. He is in favor.
- 5.3 Ms. Norrick said she believes it meets the standards. Intensive use of that space can't occur. She agrees it's a nice design and is in support.
- 5.4 Mr. Pellaton said he loves this garage. There is no hardship. It's a good idea for appearance and function. It doesn't merit an exception of a variance. It doesn't meet the standard.
- 5.5 Chairman Schneider said the dormer could be lowered by 3', though it would not be visually consistent. He concurs there likely is no hardship. This makes sense, and he will support it.
- 5.6 Mr. Camillucci said the code refers to practical difficulty as well as hardship. In this case, given the historic nature and unique design, if the dormer was restricted

in height, it would be a dysfunctional dormer that would look ridiculous. He believes the standards are met and will support this.

6.0 DECISION

6.1 Mr. Glattard moved to recommend granting a request for a 2.95' detached garage height variation to permit the construction of a dormer on a new detached two-car garage at 812 Central Avenue in accordance with the plans submitted.

6.11 Mr. Falkof seconded the motion, and the vote was as follows:

Chairman Reinhard Schneider	Yes
Karl Camillucci	Yes
Brad Falkof	Yes
Didier Glattard	Yes
Christine Norrick	Yes
Ryrie Pellaton	Yes
Maria Urban	Not Present

Motion carried.

6.2 Mr. Camillucci moved to authorize the Chairman to prepare the report and recommendation for case number 2024-Z-03.

6.21 Mr. Pellaton seconded the motion, and the vote was as follows:

Chairman Reinhard Schneider	Yes
Karl Camillucci	Yes
Brad Falkof	Yes
Didier Glattard	Yes
Christine Norrick	Yes
Ryrie Pellaton	Yes
Maria Urban	Not Present

Motion carried.

7.0 FINDINGS OF FACT UPON WHICH DECISION WAS BASED

The Zoning Board of Appeals finds that the request meets the variation standards of Section 5.4.F of the Zoning Ordinance. The particular physical condition of the property, the architectural character of the house, imposes upon the owner a practical difficulty. The plight of the owner was not created by the owner and is due to the unique circumstances of the lot and house. The difficulty is peculiar to the property in question and not generally shared by others. The difficulty prevents the owner from making reasonable use of the new detached garage with sufficient headroom to allow for storage above. The proposed variation will not impair an adequate supply of light and air or otherwise injure adjacent

property. The variation, if granted, will not alter the essential character of the neighborhood. The variation will allow for the new garage to match the existing home, as well as have function storage above, resulting in an improvement to the property and the neighborhood.

8.0 RECOMMENDATION

The Zoning Board of Appeals recommends granting a request for a 2.95' detached garage height variation to permit the construction of a dormer on a new detached two-car garage at 812 Central Avenue in accordance with the plans submitted.



1200 Wilmette Avenue
Wilmette, Illinois 60091-0040

MEETING MINUTES

ZONING BOARD OF APPEALS

WEDNESDAY, JANUARY 17, 2024

7:00 P.M.

COUNCIL CHAMBERS

Members Present:	Chairman Reinhard Schneider Karl Camillucci Brad Falkof Christine Norrick Ryrie Pellaton
Members Absent:	Didier Glattard Maria Urban
Staff Present:	Lisa Roberts, Deputy Director of Community Development

I. Call to Order

Chairman Reinhard Schneider called the meeting to order at 7:00 p.m.

II. 2024-Z-04 1001 Lake Avenue

See the complete case minutes attached to this document.

III. 2024-Z-06 3632 Lake Avenue

See the complete case minutes attached to this document.

IV. 2024-Z-05 204 Golf Terrace

See the complete case minutes attached to this document.

V. Approval of the December 6, 2023 Meeting Minutes

Ms. Norrick moved to approve the meeting minutes.

Mr. Falkof seconded the motion, and the voice vote was all ayes and no nays. Motion carried.

VI. Approval of the December 20, 2023 Meeting Minutes

Ms. Norrick moved to approve the meeting minutes.

Mr. Falkof seconded the motion, and the voice vote was all ayes and no nays. Motion carried.

VII. Public Comment

There was no public comment.

VIII. Adjournment

The meeting was adjourned at 7:13 p.m.

Respectfully submitted,

Lisa Roberts, AICP
Deputy Director of Community Development

3.0 COMMENTS AND ARGUMENTS ON BEHALF OF THE APPLICANT

3.1 Persons appearing for the applicant

3.11 Ms. Michelle Weinberger, applicant
204 Golf Terrace

3.2 Summary of presentations

3.21 Ms. Roberts said this is a request for a 17.5' front yard balcony setback variation to permit the repair and replacement of a balcony on the legal non-conforming structure. The Village Board will hear this case on February 13, 2023.

3.22 Ms. Weinberger said she and her family moved into 204 Golf Terrace in 2019. They believe the house was built in 1923 and does not currently conform to zoning ordinances. It is too to the front curb, which means the balcony is also too close to the front. They did not build the house or the balcony; to the best of their knowledge, the balcony has been there since the house was built. Both the siding and the balcony are deteriorating. They are looking now to just repair the balcony but want the option to replace if necessary. If they do need to replace it, it would be with the exact same footprint. It will have a different style of railing on it, that is more consistent with the style of the home.

The house is on a slightly-irregular shaped lot. They did not this issue. The situation is peculiar to the property. There will be no change to the balcony and no impact on the neighborhood. It will not impair light and air flow or change the character. Hopefully, it will improve the aesthetics of the house.

3.23 Ms. Norrick asked if the balcony was original to the home.

Ms. Weinberger said it was original as far as they could determine. They had seen a photo from the 1970s that showed the balcony; that was the oldest photo they could find.

3.24 Chairman Schneider asked if they were repairing or replacing the balcony.

Ms. Weinberger said yes, repair, but replace if necessary.

3.25 Mr. Pellaton asked if they were replacing with the same style.

Ms. Weinberger said the existing railing is just a flat white surface. They will install a new railing with a design more in keeping with the Tudor style of the home. It will still be brown. The question is whether the structure needs to be replaced, which will have to be determined once they start the repair.

3.26 Mr. Falkof asked if the balcony will be accessible from the inside.

Ms. Weinberger said yes, there are doors from those rooms.

- 3.27 Mr. Falkof asked if the balcony will be extended any from the current size.

Ms. Weinberger said no. Their preference is for it not to be used. The adjoining rooms are the children's rooms.

- 3.28 Chairman Schneider asked if there is anyone in the audience to speak on this case. There was no additional communication on this case.

5.0 VIEWS EXPRESSED BY MEMBERS OF THE ZONING BOARD OF APPEALS

- 5.1 Mr. Falkof said this is not a change but to improve the aesthetics of the house. In every way, this will be an improvement. The structure is existing non-conforming. He will support the request.
- 5.2 Mr. Camillucci agreed. He said he agreed with the applicant that the orientation of the lot and the condition of the cul-de-sac create a practical difficulty. He referenced a similar case for a back deck. He mentioned this for that case too: the non-conforming structures section of the Zoning Ordinance 30-17.4 allows non-conforming porches to be replaced at the same dimensions, not increasing the non-conformity, does not require a variance. He mentioned before that decks should be considered for this exception and he's now suggesting to consider balconies as well.
- 5.3 Chairman Schneider said that was a good point. He commended the applicant for the attractive design of the balcony railing. He said it has a sort of Swiss chalet appearance.

6.0 DECISION

- 6.1 Mr. Falkof moved to recommend granting a request for a 17.5' front yard balcony setback variation to permit the repair and replacement of a balcony on the legal non-conforming structure at 204 Golf Terrace in accordance with the plans submitted.
- 6.11 Mr. Camillucci seconded the motion, and the vote was as follows:

Chairman Reinhard Schneider	Yes
Karl Camillucci	Yes
Brad Falkof	Yes
Didier Glattard	Not Present
Christine Norrick	Yes
Ryrie Pellaton	Yes
Maria Urban	Not Present

Motion carried.

- 6.2 Mr. Camillucci moved to authorize the Chairman to prepare the report and recommendation for case number 2024-Z-05.

- 6.21 Ms. Norrick seconded the motion, and the vote was as follows:

Chairman Reinhard Schneider	Yes
Karl Camillucci	Yes
Brad Falkof	Yes
Didier Glattard	Not Present
Christine Norrick	Yes
Ryrie Pellaton	Yes
Maria Urban	Not Present

Motion carried.

7.0 FINDINGS OF FACT UPON WHICH DECISION WAS BASED

The Zoning Board of Appeals finds that the request meets the variation standards of Section 5.4.F of the Zoning Ordinance. The particular physical conditions of the property, the irregular lot shape because of the cul-de-sac, the small lot size, the siting of the house on the lot, and the design of a front balcony, impose upon the owner a practical difficulty. The plight of the owner was not created by the owner and is due to the unique circumstances of the lot and house. The difficulty is peculiar to the property in question and not generally shared by others. The difficulty prevents the owner from making reasonable use of the property to make structural repairs to the existing non-conforming feature. The proposed variation will not impair an adequate supply of light and air or otherwise injure adjacent property. The variation, if granted, will not alter the essential character of the neighborhood. The variation will allow for repairs or exact replacement of the balcony including a new railing that will be more in keeping with the Tudor style of the home, thus making an improvement to the home and the neighborhood.

8.0 RECOMMENDATION

The Zoning Board of Appeals recommends granting a request for a 17.5' front yard balcony setback variation to permit the repair and replacement of a balcony on the legal non-conforming structure at 204 Golf Terrace in accordance with the plans submitted.