



1200 Wilmette Avenue
WILMETTE, ILLINOIS 60091-0040

MINUTES OF THE REGULAR MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WILMETTE, ILLINOIS HELD IN THE COUNCIL ROOM OF SAID VILLAGE HALL, 1200 WILMETTE AVENUE, WILMETTE, ILLINOIS ON TUESDAY, MARCH 12, 2019.

The Village President called the meeting to order at 7:33 p.m.

1.0 ROLL CALL

President Bob Bielinski

Trustees Julie Wolf
Daniel Sullivan
Senta Plunkett
Kathy Dodd
Joel Kurzman
George Pearce

Staff Present: Timothy J. Frenzer, Village Manager
Michael Braiman, Assistant Village Manager
Jeffrey M. Stein, Corporation Counsel
Barbara Hirsch, Deputy Village Clerk
John Prejzner, Assistant Director of Administrative Services
John Adler, Director of Community Development

2.0 PUBLIC COMMENT

Luke Barter said he is a student at Loyola Academy and they have been learning about affordable housing in a class at school and the positive effects it has in the community. They are requesting that the Village reactivate the Housing Commission.

Cassie Rodgers said she is also a student at Loyola Academy. She appreciates the progress the Village has already made with affordable housing but believes it would be beneficial to the community to create an updated affordable housing plan. She said they are working on a project in their class at school regarding affordable housing.

Tom Behrens said he is with the Social Justice Committee of Wilmette and is also a resident. He thanked the students for coming forward as the two items mentioned are what they would like the Village Board to do as well.

Trustee Pearce said the Village Board set up "Housing Our Own Wilmette" and suggested the students meet with them to hear what they do as it might be consistent with what the students are currently working on in school.

3.0 CONSENT AGENDA

Trustee Wolf moved approval of the Consent Agenda as follows:

- 3.1** Approval of minutes of the Regular Board meeting held February 26, 2019.

LAND USE COMMITTEE CONSENT AGENDA

- 3.2** Presentation of minutes of the Building Code Board of Appeals meeting held October 17, 2016.
- 3.3** Presentation of minutes of the Plan Commission meeting held February 6, 2018.
- 3.4** Presentation of minutes of the Plan Commission meeting held March 6, 2018.
- 3.5** Presentation of minutes of the Plan Commission meeting held August 7, 2018.
- 3.6** Adoption of Ordinance #2019-O-24 approving a request for a three (3) space parking variation to permit an addition to the existing building at 1101 Dartmouth Avenue in accordance with the plans submitted.
- 3.7** Introduction of Ordinance #2019-O-25 extending the submittal period for final plan after approval of a special use for preliminary planned unit development at 1925 Wilmette Avenue.

FINANCE COMMITTEE CONSENT AGENDA

- 3.8** Approval of February 2019 Cash Disbursement Report.
- 3.9** Approval of December 2018 Monthly Financial Report.

ADMINISTRATION COMMITTEE CONSENT AGENDA

- 3.10** Presentation of minutes of the Historic Preservation Commission meeting held November 15, 2018.

- 3.11 Recommendation of appointment of Tanvi Parikh to the Historic Preservation Commission from April 9, 2019 to April 9, 2023.
- 3.12 Recommendation of appointment of Kenneth Parkhill to the Environmental & Energy Commission from April 9, 2019 to April 9, 2022.
- 3.13 Recommendation of appointment of Douglas Johnson to the Appearance Review Commission from April 9, 2019 to April 9, 2024.
- 3.14 Appointment of Charles Smith as Chair of the Appearance Review Commission.
- 3.15 Notice of vacancy on the Police Pension Fund Board of Trustees due to the term expiration of Jeffrey Kinzel.
- 3.16 Notice of vacancy on the Environmental & Energy Commission due to the term expiration of Amanda Ault.
- 3.17 Adoption of Resolution #2019-R-2 approving a collective bargaining agreement between the Village of Wilmette and the Illinois Council of Police.

MUNICIPAL SERVICES COMMITTEE CONSENT AGENDA

- 3.18 Approval of two year contract at the unit prices set forth in the proposals dated February 19, 2019 with Arthur Weiler, Inc., Zion, IL and February 27, 2019 with Acres Group, Wauconda, IL for tree planting services.

PUBLIC SAFETY COMMITTEE CONSENT AGENDA

- 3.19 Presentation of minutes of the Public Safety Committee meeting held October 10, 2018 meeting.

JUDICIARY COMMITTEE CONSENT AGENDA

- 3.20 Adoption of Ordinance #2019-O-19 republishing the Code of Ordinances of the Village of Wilmette.
- 3.21 Introduction of Ordinance #2019-O-26 increasing the number of Class C-1 Liquor Licenses - Waiver of rules; Adoption of Ordinance #2019-O-26 increasing the number of Class C-1 Liquor Licenses

Trustee Sullivan seconded the motion. Voting yes: Trustees Wolf, Sullivan, Plunkett, Dodd, Kurzman, Pearce, and President Bielinski. Voting no: none. The motion carried.

4.0 REPORTS OF OFFICERS:

- 4.1** Introduction of Tanvi Parikh who is recommended for appointment to the Historic Preservation Commission.

President Bielinski introduced Ms. Parikh to the Village Board and recommended her appointment to the Historic Preservation Commission.

- 4.2** Introduction of Kenneth Parkhill who is recommended for appointment to the Environmental & Energy Commission.

President Bielinski introduced Mr. Parkhill to the Village Board and recommended his appointment to the Environmental & Energy Commission.

- 4.3** Introduction of Douglas Johnson who is recommended for appointment to the Appearance Review Commission.

President Bielinski introduced Mr. Johnson to the Village Board and recommended his appointment to the Appearance Review Commission.

- 4.4** Request for an Executive Session to discuss the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body pursuant to Section 2 (c) (1) of the Illinois Open Meetings Act.

Village Manager Timothy Frenzer said he would like to remind residents that on April 1, 2019 there will no longer be any Wednesday yard waste collection, the yard waste will be collected on residents' regular waste & recycling pick-up day. Also on April 1, 2019 the Village will be launching a new composting initiative where residents can compost their food scraps along with their regular yard waste in their cart.

Mr. Frenzer said Wilmette is part of the Solid Waste Agency of Northern Cook County (SWANCC) and it is problematic when recyclable materials are contaminated with non-recyclable materials. He asked residents to help the environment and make the recyclable program as successful as possible.

Corporation Counsel Jeffrey Stein said that Ordinance #2019-O-19 was adopted this evening which is the republishing of the Code of Ordinances of the Village of Wilmette. The changes are essentially technical changes, the Village Code itself is not changing. The changes are minor and reflect current practices as well as consolidate different provisions that have had conflicts over the years. He noted that the last revision to the Village Code was 25 years ago. The process going forward will be to update technical changes every quarter.

5.0 REPORT OF LIQUOR CONTROL COMMISSIONER:

No Report

6.0 STANDING COMMITTEE REPORTS:**6.1 LAND USE STANDING COMMITTEE REPORT**

- 6.11 REMOVE FROM TABLE** - Zoning Board of Appeals Report, Case #2018-Z-53, 819 Michigan Avenue regarding a request for a 975.55 square foot (10.01%) total floor area variation, an 8.0' height variation, a one-story height variation, a 0.34' stairway housing height variation, and a variation to modify the approval granted by Ordinance 2016-O-27 to retain a flat roof over an addition and a stairway housing on the legal non-conforming structure in accordance with the plans submitted.

Trustee Pearce moved to remove Item 6.11 from table, seconded by Trustee Sullivan. All voted aye, the motion carried.

Trustee Pearce moved to grant a request for a 975.55 square foot (10.01%) total floor area variation, an 8.0' height variation, a one-story height variation, a 0.34' stairway housing height variation, and a variation to modify the approval granted by Ordinance 2016-O-27 to retain a flat roof over an addition and a stairway housing on the legal non-conforming structure in accordance with the plans submitted, seconded by Trustee Wolf.

John Adler, Director of Community Development, reviewed the request noting that the request of 975.55 square feet includes the 967 square feet that was granted in 2016. The issue for the applicant is the flat roof and the stairway housing which limits the amount of square feet allowed and they are slightly over that. If the Village Board approves the request, the applicant would be allowed to keep the roof over the addition as it is currently constructed, the addition could remain and they could finish the stairway housing as proposed. If the request is denied, the applicant would have to increase the pitch of the roof over the addition and the stairway housing would have to be removed. He noted the Zoning Board of Appeals denied the request.

Trustee Sullivan said he remembers the previous meeting in 2016 where the original variations were granted and they weighed the decision on working with an older home versus tearing down the home and constructing a much larger new home.

Trustee Plunkett said she also remembers the previous request in 2016 and even with the family room addition, that seems reasonable, this home has a smaller footprint on the lot than any of the homes in the area and the applicant is trying to restore a historic home.

Trustee Pearce asked if the stairway housing was included in the applicant's permit.

Mr. Adler said the stairway housing that is installed was not included in the permit. The stairway housing approved was going to have a hatch to access the roof.

Dan O'Bara and Sarah Lyke, applicants, reviewed their request noting they are trying to save the character of the historic home while making improvements.

Ms. Lyke said they were initially focused on the family room addition but as the project proceeded they believed that renovating the third floor area was beneficial to the property. She noted that they had to cut the grand staircase out of the existing home to move and construct a new staircase that would go all the way up to the third floor.

Mr. O'Bara reviewed all the structural issues with the renovation of the project. He said when the permits were submitted, the stairway housing was lower and had a hatch opening design. He said they were not able to find a hatch opening that would work to open onto the roof. The contractor built a temporary stairway and opening onto the roof and they discovered that there was a portion of that stairway landing that was over the height restriction and they needed to come back to the Village for a variation if they wanted to keep the stairway. They tried to work around the need for another variation but structurally it was difficult to work around where the beams needed to be located.

Trustee Pearce asked if Community Development was involved with the stairway housing.

Mr. O'Bara said once it became clear that there was not going to be an alternative to the stairway housing that the architect designed they contacted Community Development.

Trustee Dodd asked what the previous access to the roof was and why do they need to change the access.

Mr. O'Bara said previously there was a ladder that went to a wooden hatch that opened onto the roof. He said they would like a door opening to go up onto the roof for the view and to watch the fireworks.

Trustee Dodd said at the time the permit was applied for, was it clear that the applicant wanted to have some type of stair access to the balcony/roof area so they could use it.

Mr. Adler said as far as the Village was concerned, the use of the space was not their interest, the interest of staff was what they had to build on the outside of the structure that might require relief to get out on to the roof.

Trustee Wolf asked if the balcony on the roof area is permitted.

Mr. Adler said it is a roof that someone is going to walk out on and utilize noting that the height of the roof did not change and it is private property so he could not comment on the applicant walking or sitting on the roof.

Trustee Sullivan said the floor area ratio (FAR) is only 8' and the Village Board previously approved 967 feet so is there a way the applicant can make changes to keep the request within what was previously approved.

Mr. Adler said if the applicant did change the plans and lower the height, they would lose headroom on the door area and they would not be able to have a standard sized door for the area over the landing.

Trustee Kurzman asked if the home is historically preserved.

Mr. Adler said compared to the alternative, absolutely. If the house was a historic landmark then the dormer in the front of the house would probably not have been allowed. But he would argue that what you do have in the front is a structure that is very similar to what the house looked like before. He believes the renovation of the home is better than losing the home.

President Bielinski said it is the practice of the Village Board that when there is a home of this age and style, we give the benefit of the doubt on hardship to preserve it because if we strictly apply the zoning code, then the house would be torn down.

Trustee Kurzman said the consideration at the time of the first variation request was about trying to preserve something that had a historic façade. He has read a lot of the material regarding the request and wondered if it is still an effort to preserve the home.

President Bielinski said he does not know if the request was about historical, it was more about keeping an old, beautiful, existing home versus tearing it down.

Trustee Plunkett said she does not believe the applicant promised an exact historic preservation, the Board did not go through the history of the home and the applicant did not try to have the home historically certified. She believes the original request was about trying to keep the original home, not about trying to exactly replicate it.

President Bielinski noted that there was no one present to speak for or against the request.

President Bielinski asked the Village Board if they were leaning for or against the request. He noted two Village Board members were not leaning towards granting the request.

Trustee Dodd said she would be in favor of asking the applicant to reduce the height in favor of 6.9'. She agrees with the previous decision of the Village Board to maintain the home and it was a large variance that was granted. She believes the applicant would be able to use the attic and be able to get to it even if the variation requested now was reduced.

Trustee Kurzman said he agrees with Trustee Dodd.

Trustee Plunkett said to clarify, if the applicant lowers the doorway variation to 6.9', the doorway will have to be lower than that. She said although the original variation was large, it was not because the home was bigger, and noted if the home was torn down a much bigger home could be built without variations. She believed the variation was due to the redistribution of where the floor area ratio was on the three floors. She believes having a regular access door to the roof seems more practical and is a minor change.

President Bielinski noted that the applicant has been working with Community Development during the whole building process and he believes that they have been trying to follow the rules to proceed in the right way even though the contractor constructed the stairway.

Trustee Wolf said it is very difficult to renovate an older home and believes the applicants have been straightforward in their plans. She also believes the Land Use Committee should revisit the flat roof regulations. She does not have a problem with the request as it is small.

Trustee Sullivan said the first and second floors of the current home are not consistent with what would be allowed today if they built a new home, they would have higher ceilings and not as much wasted space. If the applicant had decided to redesign the attic in the original plans, he would have supported the request as the plans are less bulk than what would be proposed for new construction. He is happy to see that the applicant is preserving the house, and believes it was the right call for the neighborhood.

Trustee Pearce said he struggled with the stairway housing but if that had been part of their initial request in 2016, it probably would have been allowed. Now that he has heard from the applicant, he will support the request.

Voting yes: Trustees Wolf, Sullivan, Plunkett, Dodd, Pearce and President Bielinski. Voting no: Trustee Kurzman. The motion carried.

6.2 FINANCE STANDING COMMITTEE REPORT

All items listed on the Consent Agenda

6.3 ADMINISTRATION STANDING COMMITTEE REPORT

All items listed on the Consent Agenda

6.4 MUNICIPAL SERVICES STANDING COMMITTEE REPORT

All items listed on the Consent Agenda

6.5 PUBLIC SAFETY STANDING COMMITTEE REPORT

All items listed on the Consent Agenda

6.6 JUDICIARY STANDING COMMITTEE REPORT

All items listed on the Consent Agenda

6.7 REPORTS FROM SPECIAL COMMITTEES

No Reports

7.0 NEW BUSINESS

No Report

8.0 MATTERS REFERRED TO STANDING COMMITTEES

8.1 Review development regulations, including permitted and special uses, in the PCD-1 (Edens Plaza) Zoning District.

9.0 ADJOURNMENT

Trustee Sullivan moved to adjourn to executive session at 9:04 p.m. to discuss the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body pursuant to Section 2 (c) (1) of the Illinois Open Meetings Act, seconded by Trustee Wolf.

Voting yes: Trustees Wolf, Sullivan, Plunkett, Dodd, Kurzman, Pearce and President Bielinski. Voting no: none. The motion carried.

The Village Board returned from the Executive Session at 10:20 p.m.

Trustee Sullivan made a motion to adjourn the Village Board meeting at 10:21 p.m., seconded by Trustee Wolf.

All voted aye, the motion carried.

Barbara L. Hirsch
Deputy Village Clerk