



# VILLAGE OF WILMETTE

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## 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, JULY 8, 2014.

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ITEM:

The Village President called the meeting to order at 7:31 p.m.

1.0 ROLL CALL:

President	Bob Bielinski
Trustees	Alan Swanson
	Carol Ducommun
	Ted McKenna
	Mike Basil
Absent:	Cameron Krueger
	Julie Wolf

Staff Present: Michael Braiman, Assistant Village Manager  
 Michael Zimmermann, Corporation Counsel  
 Barbara Hirsch, Deputy Village Clerk  
 John Prejzner, Assistant to the Village Manager  
 John Adler, Director of Community Development  
 Brigitte Berger, Director of Engineering

2.0 APPROVAL OF MINUTES:

2.1 Trustee Ducommun moved approval of minutes of the Regular Board meeting held June 24, 2014, seconded by Trustee McKenna. All voted aye, the motion carried.

3.0 PETITIONS AND COMMUNICATIONS:

#### 4.0 REPORTS OF OFFICERS:

4.1 Consent Agenda. Trustee Basil removed item 6.15. Trustee Basil moved approval of the remaining items of the Consent Agenda as follows:

- 6.11 Minutes, Zoning Board of Appeals.
- 6.12 REMOVE FROM TABLE - ZBA Report, Case #2014-Z-25, 1233 Maple Avenue regarding a request for variations to permit a front porch on a legal non-conforming structure in accordance with the plans submitted - REQUEST TO TABLE TO JULY 22, 2014 REGULAR VILLAGE BOARD MEETING.
- 6.13 ZBA Report, Case #2014-Z-26, 421 Hibbard Road regarding a request for a variation to permit the retention of two air conditioner condensers in accordance with the plans submitted; adoption of Ordinance #2014-O-39.
- 6.14 ZBA Report, Case #2014-Z-27, 1041 Forest Avenue regarding a request for variations to permit a front porch on a legal nonconforming structure in accordance with the plans submitted; adoption of Ordinance #2014-O-40.
  
- 6.41 Minutes, Transportation Commission.
- 6.42 Approval of contract, RJN Group, Wheaton, IL for Phase I and Phase II Design Services for the West Park Storage Project.
  
- 8.1 Notice of vacancy, Housing Commission
- 8.2 Notice of vacancy, Housing Commission.
- 8.3 Notice of vacancy, Electrical Commission.
- 8.4 Notice of vacancy, Environmental and Energy Commission.
- 8.5 Notice of vacancy, Environmental and Energy Commission.
- 8.6 Notice of vacancy, Historic Preservation Commission.
- 8.7 Notice of vacancy, Transportation Commission.
- 8.8 Notice of vacancy, Housing Commission.
- 8.9 Notice of vacancy, Environmental and Energy Commission.
- 8.91 Notice of vacancy, Environmental and Energy Commission.
- 8.92 Notice of vacancy, Environmental and Energy Commission.
  
- 9.1 Recommendation of appointment, Zoning Board of Appeals - Waiver of rules; Appointment, Zoning Board of Appeals.
- 9.2 Recommendation of appointment, Historic Preservation Commission.
- 9.3 Notice of vacancy, Human Relations Commission.
- 9.4 Notice of vacancy, Human Relations Commission.
- 9.5 Notice of vacancy, Human Relations Commission.
- 9.6 Notice of vacancy, Human Relations Commission.
- 9.7 Notice of vacancy, Zoning Board of Appeals.

Trustee McKenna seconded the motion. Voting yes: Trustees Swanson, Ducommun, McKenna, Basil and President Bielinski. Voting no: none. The motion carried.

4.2 Request for an Executive Session to discuss the sale or lease of real estate pursuant to Section 2 (c) (6) and the purchase or lease of real property for the use of the public body pursuant to Section 2(c) (5) of the Illinois Open Meetings Act.

Assistant Village Manager Michael Braiman said the Wilmette Summerfest will take place this Friday, July 11 and Saturday, July 12. More information is available on the Village's website.

Mr. Braiman said during the rain event on Monday, June 30, the Village received 2.85 inches of rain on the east side of the Village and 2.3 inches of rain on the west side of the Village. During the most intense part of the storm, 1.8 inches fell over 43 minutes which equates to a 10-25 year rain event. The Village is embarking on a \$26 million sanitary sewer improvement program and is also in the process of completing a storm water study to identify potential improvements to the storm water system. To help in data collection efforts, the Village is asking residents to complete a brief flooding survey that can be found on the home page of the Village website. The survey results will assist in the study and collection efforts. The storm water study will be completed in the next several months at which time a public hearing will be held to discuss the results.

5.0 REPORT OF THE LIQUOR CONTROL COMMISSIONER:

No Report.

6.0 STANDING COMMITTEE REPORTS:

6.1 LAND USE COMMITTEE REPORT:

6.11 Presentation of minutes of the Zoning Board of Appeals meeting held June 4, 2014 was handled with the Consent Agenda.

6.12 REMOVE FROM TABLE - Zoning Board of Appeals Report, Case #2014-Z-25, 1233 Maple Avenue regarding a request for a 232.2 square foot (2.72%) total floor area variation, a 1.0' front yard porch stair setback variation, and a 5.86 square foot (0.47%) front yard porch impervious surface coverage variation to permit a front porch on a legal non-conforming structure in accordance with the plans submitted - REQUEST TO TABLE TO JULY 22, 2014 REGULAR VILLAGE BOARD MEETING.

The request to table to July 22, 2014 Regular Village Board meeting was handled with the Consent Agenda.

- 6.13 Zoning Board of Appeals Report, Case #2014-Z-26, 421 Hibbard Road regarding a request for a 5.8' side yard air conditioner condenser setback variation to permit the retention of two air conditioner condensers in accordance with the plans submitted; adoption of Ordinance #2014-O-39.

The request was handled with the Consent Agenda for a 5.8' side yard air conditioner condenser setback variation to permit the retention of two air conditioner condensers in accordance with the plans submitted. Ordinance #2014-O-39 was adopted with the Consent Agenda authorizing the variations of this case.

- 6.14 Zoning Board of Appeals Report, Case #2014-Z-27, 1041 Forest Avenue regarding a request for a 2.07' front yard porch setback variation, a 2.55' front yard porch stair setback variation, and a 120.57 square foot (6.48%) front yard impervious surface coverage variation to permit a front porch on a legal nonconforming structure in accordance with the plans submitted; adoption of Ordinance #2014-O-40.

The request was handled with the Consent Agenda for a 2.07' front yard porch setback variation, a 2.55' front yard porch stair setback variation, and a 120.57 square foot (6.48%) front yard impervious surface coverage variation to permit a front porch on a legal nonconforming structure in accordance with the plans submitted. Ordinance #2014-O-40 was adopted with the Consent Agenda authorizing the variations of this case.

- 6.15 Zoning Board of Appeals Report, Case #2014-Z-29, 1000 Michigan Avenue regarding a request for a 6.83' side yard air conditioner condenser setback variation, an 8.21 decibel sound variation, and an 11.83' side yard generator setback variation to permit the installation of a permanently installed stand-by generator and two air conditioner condensers for a new home in accordance with the plans submitted; adoption of Ordinance #2014-O-41.

Trustee Swanson moved to grant a request for a 6.83' side yard air conditioner condenser setback variation, an 8.21 decibel sound variation, and an 11.83' side yard generator setback variation to permit the installation of a permanently installed stand-by generator and two air conditioner condensers for a new home in accordance with the plans submitted, seconded by Trustee Basil.

Trustee Basil said he asked that the item be removed from the Consent Agenda because he still has concerns regarding the placement of the generator. He appreciates that the applicant made efforts and received the neighbor's consent for placement of the generators. He has seen too many residents come to the Village Board regarding the placement of generators and he does not see a hardship for the generator placement variation. In the long run he would be fine with placing the generator to the side of the house, but he does not see a precedent for that at this time.

President Bielinski said the request did receive a positive recommendation from the Zoning Board of Appeals and would only need four positive votes from the Village Board.

Trustee Swanson said he believes it is important to know that when the ordinance was first drafted and the Village Board dealt with the nuisances of both condensers and generators, they realized that there may be situations where a resident is not able to find a spot on their property that would meet the regulations. It was assumed that the resident would do what is possible to dampen the noise and try to cover the condensers and generators from the neighbors' view. He believes the applicant has gone to the effort of trying to screen and mute the sound of both. He has not previously seen this level of effort to mitigate the effects of the condensers and generators and that is why he will support the request.

Trustee Ducommun noted that the Village Board did receive a letter from the Park District stating that "the proposed improvements will have minimal impact on the Park District and its user. Given that the standby generator only runs when needed and maybe once a week for "exercise" that will certainly have very little impact. The location of the equipment will also be at the western edge of the sailing beach operation so there are few boats even close enough to hear anything for the five plus months that the beach is in operation. The balance of the year there is little or no use of that area". It is persuasive to her that the neighbor did state on the record that they are fine with the request.

Trustee McKenna said he concurs with his fellow Trustees and added that he applauds the additional effort for the request. He is looking for the best practice on sound attenuation for this equipment and our Code represents a sound level but does not talk about an optimal installation and we still need to find that.

Trustee Basil appreciates the extra effort of the applicant but does not see the hardship of the request.

President Bielinski said the letter from the Park District that they are satisfied with the applicant's placement of the condensers and generators makes him inclined to support the request.

Voting yes: Trustees Swanson, Ducommun, McKenna and President Bielinski. Voting no: Trustee Basil. The motion carried.

Trustee Swanson moved adoption of Ordinance #2014-O-41 authorizing the variations of this case, seconded by Trustee Ducommun.

Voting yes: Trustees Swanson, Ducommun, McKenna and President Bielinski. Voting no: Trustee Basil. The motion carried.

6.2 FINANCE COMMITTEE REPORT:

No Report.

6.3 ADMINISTRATION COMMITTEE REPORT:

No Report

6.4 MUNICIPAL SERVICES COMMITTEE REPORT:

6.41 Presentation of minutes of the Transportation Commission meeting held April 29, 2014 was handled with the Consent Agenda.

6.42 Approval of contract in the amount of 226,134 with RJN Group, Wheaton, IL for Phase I and Phase II Design Services for the West Park Storage Project was handled with the Consent Agenda.

6.5 PUBLIC SAFETY COMMITTEE REPORT:

No Report.

6.6 JUDICIARY COMMITTEE REPORT:

No Report.

7.0 REPORTS FROM SPECIAL COMMITTEES:

No Reports.

## 8.0 UNFINISHED BUSINESS:

- 8.1 Notice of vacancy on the Housing Commission due to the term expiration of Jack Rosenberg was handled with the Consent Agenda.
- 8.2 Notice of vacancy on the Housing Commission due to the term expiration of Gregory Braun was handled with the Consent Agenda.
- 8.3 Notice of vacancy on the Electrical Commission due to the term expiration of Robert May was handled with the Consent Agenda.
- 8.4 Notice of vacancy on the Environmental and Energy Commission due to the term expiration of Debra Favre was handled with the Consent Agenda.
- 8.5 Notice of vacancy on the Environmental and Energy Commission due to the term expiration of Charles Murdock was handled with the Consent Agenda.
- 8.6 Notice of vacancy on the Historic Preservation Commission due to the term expiration of Rich Lytle was handled with the Consent Agenda.
- 8.7 Notice of vacancy on the Transportation Commission due to the term expiration of Cathy Albrecht was handled with the Consent Agenda.
- 8.8 Notice of vacancy on the Housing Commission due to the term expiration of Jane Hornstein was handled with the Consent Agenda.
- 8.9 Notice of vacancy on the Environmental and Energy Commission due to the vacancy of Chris Dunn was handled with the Consent Agenda.
- 8.91 Notice of vacancy on the Environmental and Energy Commission due to the vacancy of Patrick Meara was handled with the Consent Agenda.
- 8.92 Notice of vacancy on the Environmental and Energy Commission due to the term expiration of John Anderson was handled with the Consent Agenda.

## 9.0 NEW BUSINESS:

- 9.1 Recommendation of appointment of Reinhard Schneider to the Zoning Board of Appeals from July 8, 2014 to July 8, 2019 - Waiver of rules; Appointment of Reinhard Schneider to the Zoning Board of Appeals was handled with the Consent Agenda.

- 9.2 Recommendation of appointment of Michael St. Peter to the Historic Preservation Commission from July 22, 2014 to July 22, 2018 was handled with the Consent Agenda.
- 9.3 Notice of vacancy on the Human Relations Commission due to the term expiration of Al Husain was handled with the Consent Agenda.
- 9.4 Notice of vacancy on the Human Relations Commission due to the term expiration of David Pollak was handled with the Consent Agenda.
- 9.5 Notice of vacancy on the Human Relations Commission due to the term expiration of Justin Savin was handled with the Consent Agenda.
- 9.6 Notice of vacancy on the Human Relations Commission due to the term expiration of Denise Thrasher was handled with the Consent Agenda.
- 9.7 Notice of vacancy on the Zoning Board of Appeals due to the term expiration of Mike Boyer was handled with the Consent Agenda.

10.0 ADJOURNMENT:

Trustee Ducommun moved to adjourn to executive session at 7:47 p.m., to discuss the sale or lease of real estate pursuant to Section 2 (c) (6) and the purchase or lease of real property for the use of the public body pursuant to Section 2 (c) (5) of the Illinois Open Meetings Act, seconded by Trustee Basil.

Voting yes: Trustees Swanson, Ducommun, McKenna, Basil and President Bielinski. Voting no: none. The motion carried.

The Village Board returned from the Executive Session at 9:39 p.m.

Trustee Basil made a motion to adjourn the Village Board meeting at 9:40 p.m., seconded by Trustee Ducommun.

All voted aye, the motion carried.

Barbara L. Hirsch  
Deputy Village Clerk