



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, JANUARY 12, 2016.**

The Village President called the meeting to order at 7:35 p.m.

1.0 ROLL CALL

President	Bob Bielinski
Trustees	Daniel E. Sullivan, Jr. Carol Ducommun Julie Wolf Cameron Krueger Ted McKenna Senta Plunkett

Staff Present: Timothy J. Frenzer, Village Manager
Michael Braiman, Assistant Village Manager
Michael F. Zimmermann, Corporation Counsel
Barbara Hirsch, Deputy Village Clerk
John Adler, Director of Community Development
John Prejzner, Assistant to the Village Manager
Michael McGreal, Fire Chief
Tom Robertson, Deputy Fire Chief

2.0 PUBLIC COMMENT

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 December 8, 2015.
- 3.2** Approval of minutes of the Special Meeting of the President and Board of Trustee held November 24, 2015.

LAND USE COMMITTEE CONSENT AGENDA

- 3.3 Presentation of minutes of the Zoning Board of Appeals meeting held November 4, 2015.
- 3.4 Presentation of minutes of the Appearance Review Commission meeting held November 2, 2015.
- 3.5 Approval of Temporary Use Permit #2016-TU-01 to locate a construction trailer at 1006 Michigan Avenue from January 13, 2016 through January 13, 2017.
- 3.6 Appearance Review Commission Report, Case #2015-AR-05, 1600 10th Street, John Plunkett Interiors regarding a request for a 17.5 square foot sign area variation to display a wall sign with the following conditions: 1) the ends of the sign align with the center line of the window arches, 2) three gooseneck light fixtures align with the roof brackets, 3) the light fixture will have a custom gooseneck in a metallic finish
- 3.7 REMOVE FROM TABLE - Zoning Board of Appeals Report, Case #2015-Z-42, 3023 Central Avenue regarding a request for a 2.0' fence height variation and a fence openness variation to permit the retention of a 6.0' high solid fence in a front yard and a side yard adjoining a street in accordance with the plans submitted – REQUEST TO TABLE TO FEBRUARY 9, 2016 REGULAR VILLAGE BOARD MEETING.
- 3.8 REMOVE FROM TABLE - Zoning Board of Appeals Report, Case #2015-Z-32, 701 Laurel Avenue regarding a request for a 6.3' side yard adjoining a street parking setback variation to permit a parking pad in accordance with the plans submitted - REQUEST TO TABLE TO FEBRUARY 9, 2016 REGULAR VILLAGE BOARD MEETING.
- 3.9 Zoning Board of Appeals Report, Case #2015-Z-53, 1101 Central Avenue regarding a revised request for a special use for a limited service restaurant (St. Roger Abbey Patisserie) in accordance with the plans submitted. The special use shall run with the use; adoption of Ordinance #2016-O-1.

FINANCE COMMITTEE CONSENT AGENDA

- 3.10 Approval of December 2015 Disbursement Report.
- 3.11 Presentation of the November 2015 Monthly Financial Reports.

ADMINISTRATION COMMITTEE CONSENT AGENDA

- 3.12 Presentation of minutes of the Administration Committee meeting held March 5, 2015.

- 3.13 Presentation of minutes of the Board of Fire and Police Commissioners meeting held August 31, 2015.
- 3.14 Presentation of minutes of the Board of Fire and Police Commissioners meeting held September 29, 2015.
- 3.15 Presentation of minutes of the Transportation Commission meeting held July 22, 2015.

MUNICIPAL SERVICES COMMITTEE CONSENT AGENDA

- 3.16 Approval of contract in the amount not to exceed \$108,000 with Badger Meter Inc., Milwaukee, WI to furnish new water meters.

JUDICIARY COMMITTEE CONSENT AGENDA

- 3.17 Adoption of Ordinance #2015-O-81 decreasing the number of Class H and Class I Liquor Licenses (Artisanal Wilmette and Akai Hana Market).

Trustee Sullivan seconded the motion. Voting yes: Trustees Sullivan, Ducommun, Wolf, Krueger, McKenna, Plunkett, and President Bielinski. Voting no: none. The motion carried.

4.0 REPORTS OF OFFICERS:

- 4.1 Appointment of Jennifer Bazan as Lieutenant.

Fire Chief Michael McGreal congratulated Jennifer Bazan on her appointment as Lieutenant.

Village Manager Timothy Frenzer issued the Oath of Office to Jennifer Bazan and congratulated her on her appointment to Lieutenant.

- 4.2 Presentation of the Historic Preservation Awards.

President Bielinski noted that the Awards would be presented at a future Village Board meeting.

There were no reports from the Village Manager or Corporation Counsel.

5.0 REPORT OF LIQUOR CONTROL COMMISSIONER:

No Report.

6.0 STANDING COMMITTEE REPORTS:

- 6.1 **LAND USE STANDING COMMITTEE REPORT**

- 6.11 Zoning Board of Appeals Report, Case #2015-Z-55, 114 Girard regarding a request for a 276.05 square foot (5.35%) total floor area variation to permit the construction of a second-story addition and a 6.67' side yard air conditioner condenser setback variation to permit the installation of one air conditioner condenser in accordance with the plans submitted.

Trustee Sullivan moved to grant a revised request for a 258.29 square foot (5.01%) total floor area variation to permit the construction of a second-story addition and a 6.67' side yard air conditioner condenser setback variation to permit the installation of one air conditioner condenser in accordance with the plans as revised, seconded by Trustee Ducommun.

Nathan and Rebecca Freeborn, applicants, reviewed their request, noting the revised smaller variation request is for the reduced overhang on the proposed plans. He reviewed the hardships addressing that the home was built in 1967 and the floor plan is out of date with a very large entry way and stairwell and only 2 bedrooms on the second floor. He said the garage on the property was also built in 1967 and as it is larger than average it equates to 116 square feet of the variation being requested. He noted that his neighbors are in favor of the project and the Village Staff has been very helpful with the zoning process. They asked that the Village Board overturn the Zoning Board's negative recommendation and grant the request for the revised variation request.

Trustee Sullivan asked if there was an architect for the proposed project and if Mr. Freeborn had done any other work on the home.

Mr. Freeborn said he does have an architect who drew the proposed plans and he has not done any other work except painting to the home.

Trustee McKenna asked the applicant to describe the impact of the air conditioner condenser, the proposed elevations of the addition and why the applicant could not reduce the size of the addition to make it more conforming.

Mr. Freeborn said the air conditioner condensers are proposed to be on the side, where they would be approximately 40' from the neighbors' home and buffered by a fence and evergreens. He said the addition elevation will not impact from the street and the neighbor to the north will not be able to see the addition and they support the request. He said to modernize the home, they would like to add a third bedroom and bathroom.

President Bielinski asked Mr. Adler to confirm that under the current Zoning Ordinance if a home has an overhang, it will count toward the floor area of the home.

Mr. Adler said yes, an overhang does count towards the floor area ratio of a home.

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

Trustee Sullivan said he believes the Zoning Board focused on the 5% variation request as the lot is small. He believes there are a few things working against the applicant; the overhang, the larger garage which the applicant did not build, and the unusable space of the entry way and stairs. It is a difficult current floor plan to work with and try to design a third bedroom. He will support the request.

Trustee Ducommun thanked the applicant for their presentation. The fundamental question for her is does every house in the Village deserve to be updated and modernized with a master bedroom and bathroom suite and all of the conveniences that we can build into a modern home. She is inclined to say no. She believes there are many other homes in the Village that would like to do the same thing and she does not believe everyone on a small lot should build a larger house. She is not inclined to support the request.

Trustee Wolf said she is on the fence with the request. She said she did an addition on her home and carefully planned so they did not have to request variations. She believes the 6" overhang is awkward, and does not believe reducing it would cause the applicant to lose the use of the proposed bedroom area. She said if there had been floor area ratio requirements in 1967, she does not believe that such a large garage would have been built. The variation request is not that much over and she likes the idea that the petitioner would like to build an addition and improve the home to stay in the neighborhood.

Trustee Krueger said when he reviewed the request and drove to the home, he noticed the lot is very small. He believed there might be some way to reduce the proposed plans and not request such a large variance. He is not inclined to support the request.

Trustee McKenna said he rejects the argument that people need bigger homes because their family is getting bigger, that is when it is time to move. However, there has been significant precedent to grant a variation for wasted square footage, particularly in a small home. He said the applicant has not changed the look of the

neighborhood, the proposed addition is on the back of the home. He also looked at the context of where the home is and it is in an extremely unique neighborhood where the impact is negligible. He will support the request.

Trustee Plunkett said the two bedroom house is very difficult for any family, there are no neighbors speaking against the request and the house is in a unique neighborhood. For those reasons, she will support the request.

President Bielinski said he does not disagree with anything the Trustees have said in favor of or in opposition to the request. He agrees with Trustee McKenna that it has been the Village Board's practice that when you have wasted space to grant a variation. He would like to see everyone invest in their home and he does not believe the request is significant. He will support the application.

Voting yes: Trustees Sullivan, Wolf, McKenna, Plunkett and President Bielinski. Voting no: Trustees Ducommun and Krueger. The motion carried.

President Bielinski said the ordinance would be up for adoption at the January 26 Regular Village Board meeting.

- 6.12 Zoning Board of Appeals Report, Case #2015-Z-56, 1314-1318 Wilmette Avenue regarding a request for a special use to permit more than one townhouse building on one lot, a 4.35' rear yard setback variation, a 300.68 square foot (7.36%) rear yard pavement impervious surface coverage variation, and a variation from the requirement that only either detached garages located in the rear yard or attached garages oriented to the rear of the units are permitted to allow the construction of five (5) townhouse units in two (2) buildings in accordance with the plans submitted. The use shall run with the use.

Trustee Sullivan moved to grant a request for a special use to permit more than one townhouse building on one lot, a 4.35' rear yard setback variation, a 300.68 square foot (7.36%) rear yard pavement impervious surface coverage variation, and a variation from the requirement that only either detached garages located in the rear yard or attached garages oriented to the rear of the units are permitted to allow the construction of five (5) townhouse units in two (2) buildings in accordance with the plans submitted. The use shall run with the use, seconded by Trustee Wolf.

Sam Gambacorta, applicant, said he was representing his family which included his parents and siblings. He reviewed his family background, noting his family has lived in the Village since the 1920's, his parents live at 1310 Wilmette Avenue, and how they came to purchase the subject property. He said that they bought the property to build townhouses and have more control over what type of development would be built to fit in with the neighborhood. Mr. Gambacorta summarized the current application and how it compared to other plans, the variations requested and an alternate site plan that eliminates 2 rear yard variations. He said the properties are in the R2 district and townhouses are allowed in an R2 district.

Trustee Krueger asked where the air conditioning units would be located.

Mr. Gambacorta noted on the plans that the units would be located on the sides, front and back of the two buildings. Throughout the entire design process, he has met with and been concerned with the neighbor at 1322 Wilmette Avenue. The two buildings have green space in between them for the benefit of the neighbor and the neighborhood. The two unit building that is closest to the street looks more like a small house from the front and side views which he believes fits in nicely with the character of the neighborhood. He believes in comparing the proposed 5 unit plan versus the 4 unit "as of right" plan, it is clear that the 5 unit split development blends in nicely with the neighboring properties and provides greater side yard setbacks.

President Bielinski asked if there were guest parking spaces included in the proposed plans.

Mr. Gambacorta said there are four guest parking spaces on one plan and five guest parking spaces on the other plan. He said they tried to accommodate guest parking spaces as they wanted to try to keep parking off Wilmette Avenue.

Trustee Sullivan said he has seen the plans for five units that are side facing and four units that are front facing but asked if the applicant had considered four units that were side facing with detached garages that would be conforming.

Mr. Gambacorta said the units would look the same from the front but would extend farther back and obstruct some of the neighbor's view at 1322 Wilmette Avenue. He also noted that detached garages are not as desirable.

Trustee Plunkett asked if there was a consideration of the one building of four units with a front facing unit and three side facing units so it would not look as large from the front street view.

Mr. Gambacorta said if they were to have one four building unit, it would be double in length going farther back on the lot and then there would have to be detached garages. He would prefer to have the building split with green space in between to benefit the neighbors.

Trustee McKenna asked what the overall benefit would be to the community for the proposed five building units.

Mr. Gambacorta said he would think about that and answer after Mr. Bauer's presentation.

Steven Bauer, Meltzer, Purtill & Stelle LLC, said his firm was representing the Gambacorta Family's Limited Partnership. He said first and foremost, the property is located in the R2 district of the Village which is specifically intended to accommodate attached residents. The applicant has provided a lot of thought into the proposed plans and the appearance of the façade is in keeping with the character of the neighborhood.

Mr. Bauer said the townhome is a permitted use on the two lots in mid-block per the Wilmette Zoning Ordinance. There was a lot of focus given to the issues concerning a previous plan submitted for seven townhouses on the property. The applicant reduced the number of units by two and considered the width of the driveway on the property to accommodate emergency vehicles. The plan also proposes an electronic gate at the alley entrance to eliminate the issue of cut through traffic in the alley and onto Wilmette Avenue.

Mr. Bauer said the applicants' plans very closely mirror what is intended and required by the Zoning Code. He reviewed the four variations and special use that are being requested and noted that the last two variations could be eliminated with the alternative plan that Mr. Gambacorta presented. He said the amount of thoughtfulness put forth in the proposed plan far exceeds the amount typically put forth in an application. Consideration was given to the impact on adjacent neighbors as well as the concerns the Village Board previously articulated in its review of the 2015 plan for this property. He hopes that the Village Board concurred with that consideration and ultimately finds that the proposed relief is appropriate for the site and in the best interest of the neighborhood.

Trustee McKenna said he has not seen any community benefit to the attached garages or the proposed driveway.

Mr. Bauer said the reason the proposed project has been divided into two buildings is specifically to provide a scale for the street facing

building that is in keeping with and consistent with the established character of the neighborhood. He said the area is zoned an R2 District but the property is in the middle of the block. He asked how the proposed project is better than what is in the Zoning Code.

President Bielinski asked Mr. Adler to review the explanations of a special use and a permitted use.

Mr. Adler said a permitted use is a use by right, a use that one would not have to come before the Zoning Board or Village Board to construct a project. A special use allows for certain land uses that generally require additional review or study and may require conditions placed on them. There are 11 standards that have to be met for a special use and the applicant has to prove that the standards are met.

President Bielinski asked Mr. Adler how and why we rewrote the Zoning Code and how long it took to do it.

Mr. Adler said a big goal of the rewrite of the Zoning Code was to look at things that maybe should be permitted that were requiring trips to the Zoning Board that were relatively easy. As related to the R2 District, the consultant for the rewrite project looked at where there were standards that could be put into the Code that would make townhomes a permitted use instead of a special use. The Committee recommended that the Code be changed to have the first unit that faces the street have the appearance of the front of a single family home in a four unit building.

President Bielinski asked if there was anyone present to speak in favor of the request.

John Plunkett said he has a business in Plaza del Lago and was present this evening for his sign variation request that was granted earlier. As an observer, he believes the townhouses would bring in additional taxes and the attached garages make the units more desirable and convenient. He also likes the look of the proposed plans with two buildings and a green space in between the units.

President Bielinski asked if there was anyone present to speak against the request.

Margaret Smith, 1322 Wilmette Avenue, said she previously wrote a letter that was included in the Zoning Board of Appeals report. She also attached pictures of other homes in the area that would be affected by the proposed townhome development. She believes the townhome would be very disruptive to her property, which will be next door to her. She also believes granting the request would encourage this type of development which she believes is contrary to the Comprehensive Plan and she does not believe it offers a benefit to the community.

President Bielinski noted that the area has been an R2 District for a long time and townhomes are a permitted use. The question is, with the large size of the lot, should you permit a fifth unit to the proposed development. It is not a question of should you permit townhomes in the area as that is what is permitted in the area. He would be interested in her comments of four units versus five units.

Ms. Smith said she believes the proposed development is a huge bulk in the back yard. Four units would only extend slightly past her house but the proposed five units almost completely covers her back yard and would take out some of the big trees in the back yard.

President Bielinski noted that the trees that would be removed would be on Mr. Gambacorta's property.

She believes it is the policy of the Village to encourage single family homes and trees. She said by granting variations to allow more than is allowed by the Zoning Code then the Village is encouraging the loss of trees. She noted Mr. Gambacorta proposed five units, not four and running a driveway the length of the lot is disruptive to the neighbors. She said the R2 District is currently developed with lots of two and three flat residences that allow for big yards.

President Bielinski said there are also townhome residences in the area.

Ms. Smith said there are more two and three flats than people are aware as the homes look like large single family homes. She believes the townhome development will be disruptive to the neighboring properties.

President Bielinski asked if the alternative four unit compliant plan with the detached garages in the back would be more pleasing to Ms. Smith than the proposed five unit development.

Ms. Smith said she believes the alternative four unit compliant plan was drawn specifically to look as large as it does and she does not believe it would be as large as drawn. She believes front facing townhomes are classic looking, each one looks a little different but they are attached.

President Bielinski noted that Ms. Smith talked about the proposed driveway on the lot and he asked why that would affect her property.

Ms. Smith it would be a huge difference on the lot as most homes have the master bedrooms towards the back and the noise would be disruptive.

Trustee McKenna asked if the proposed development mostly a back yard issue for Ms. Smith.

Ms. Smith said the issue is mostly her enjoyment of her back yard.

Trustee McKenna said it sounds like Ms. Smith recognizes that the neighborhood is multi-family and the homes have usable back yards.

Ms. Smith said the backyards are very usable with two or three flat homes in the area.

Trustee Ducommun asked Ms. Smith how the proposed development would change her backyard.

Ms. Smith said she believes the proposed development would destroy her backyard, it would completely change the nature of the backyard as there would be a building rather than trees next to her property.

Trustee Sullivan said the applicant could come in with plans that do not require variations and a four unit townhome development could be built on the property.

Trustee Krueger said if four units are built facing the street, with four detached garages, which is allowed in the Zoning Code, the backyard will be smaller in size.

Ms. Smith said she understands that the petitioner provided the green space in between the buildings to benefit her property but she said being able to provide more windows in the two proposed buildings is beneficial to the petitioner.

Trustee Wolf said when the Village Board reviewed a previous application that had a proposed curb cut onto Wilmette Avenue, there was discussion regarding a curb cut and traffic concerns but she has not heard any discussion regarding a curb cut this evening.

Ms. Smith said there is a townhouse development in the area that is all accessed by the alley and if the proposed application is approved, she would like to see the development accessed through the alley, and she would like to see no curb cut approved. She noted that Wilmette Avenue is a designated bicycle route and having more curb cuts is detrimental on a bicycle route.

Trustee Krueger asked Ms. Smith if her property has a curb cut and access from the alley.

Ms. Smith said she has a curb cut onto Wilmette Avenue and access from the alley.

Trustee Krueger asked if she used the curb cut or the alley more.

Ms. Smith said she uses the curb cut and rents the garage with access to the alley to her tenant.

Trustee Krueger asked how the ingress and egress is when Ms. Smith pulls out onto Wilmette Avenue.

Ms. Smith said it is very difficult as people park very close to her driveway and she has to back out into the opposite lane of the street to get out of her property.

Mr. John Plunkett said he would like to retract his previous comments from the record as he was not aware that a neighbor objected to the request.

Tom Lindsey, Lindsey Associates Architects, said he is the architect for the project and he did his best to measure the two adjacent properties and the buildings are to scale. At the Zoning Board meeting, they discussed the driveway and he believes having the five guest parking spots on the property is a positive for the neighborhood. He said the idea to split the buildings actually came from a meeting with Village Staff when the applicant was looking for ways to improve the proposed project for the adjacent neighbor. He believes they are trying to build a development that is positive for the neighborhood.

Mr. Bauer said the site everyone is looking at now is not the plan that is proposed and he thinks that is important, most specifically, because the green space between the two unit and three unit buildings is larger than proposed than in the alternative plan they are looking at now. Mr. Bauer said he would address Ms. Smith's concerns, 1) the impact on her backyard, 2) the driveway for the proposed project, 3) compliance of the project with the Comprehensive Plan, 4) the curb cut onto Wilmette Avenue. In addressing the curb cut, either the curb cut or the alley access could be eliminated if that is a concern that the Board feels is an impediment to the acceptability of the project proposal.

Mr. Bauer said with respect to Comprehensive Plan and the compliance of this project with that Plan, there is plenty of information in the Comprehensive Plan to support the project proposal. In regard to the driveway, if the alley was the sole access to the property, you would still need some type of driveway. With respect to the neighbor to utilize her yard in the manner she is accustomed to, there would be an impact regardless of the size and placement of any building. He asked the Board to look at the footprint of the proposed two unit development in relation to the footprint of the neighbor's home and it is very evident that they are very compatible and similar in size and the intent behind that is to specifically ensure that what is constructed is consistent and compatible with the established character of the neighborhood.

Mr. Gambacorta said in response to the question of what is the public benefit of the proposed development, he believes the configuration of the buildings, the attached garages and guest parking spaces. He said at a previous discussion for the seven unit townhouse on the property, there was discussion of alley traffic and they have minimized the traffic by proposing to install a controlled gate on the property. He believes the two buildings with a green space between the buildings is also a benefit to the neighbors. The curb cut for the driveway off of Wilmette Avenue allows easy access to the property for deliveries and guests.

Mr. Gambacorta said he believes the proposed plan is the best for this property. The design blends with the neighborhood character, provides onsite guest parking, gives the greatest amount of setback relief to the western neighbor and has less building square footage than an as of right plan. The plan also minimizes traffic in the alley and on Wilmette Avenue and provides green space to install landscaping that will ensure privacy for the neighboring properties. At the same time, he has a development with desirable design elements such as attached garages which make the townhouses more marketable, thus bringing new residents into this area, who

will ultimately shop and dine in the Village Center which will create additional business for those establishments. He thanked the Village Board for their time and asked them to approve the proposed project.

Trustee Krueger asked if Mr. Gambacorta would be amenable to moving the air conditioning units away from the west lot line and install them between the buildings or in the back of the buildings.

Mr. Gambacorta said he would if there is a way to do that.

Trustee Wolf said she likes the larger space between the two buildings, and she would like to see one of the parking spaces go away which would have less impervious surface on the property and more green space.

President Bielinski said from a stormwater point of view, this development would have to abide by the Engineering Department's requirements for stormwater.

Mr. Gambacorta noted that the development is required to have stormwater detention on the property.

President Bielinski read from relevant portions of the Village's Comprehensive Plan regarding housing to help put the townhome request into the appropriate context. The relevant provisions included those stating that the Village should remain primarily a residential community retaining its single family detached dwelling character while also encouraging adequate housing for a wide range of individuals. The Plan states that the Village should continue to provide opportunities for development of non-single family housing options in accordance with the uses and densities permitted under the Zoning Ordinance. President Bielinski noted on the map contained in the Comprehensive Plan that the location for the request this evening is located in the townhome district.

Trustee Sullivan noted that there has been considerable discussion of the property since 2007. He believes that Mr. Gambacorta's plan has the best interests of the Village as Mr. Gambacorta's family has lived in the Village for many years and has an economic benefit if Wilmette continues to thrive. He is confident that Mr. Gambacorta will do what is right for the property and neighborhood. He notes that the Village tries to say no to variations for new construction but in looking at the applicants' plans, he believes the five units as proposed is a unique opportunity based on the overall size of the property. He said the property is in the R2 District which allows townhomes and he does not believe it will set a precedent and there

is a benefit in having five units rather than four units. He will support the request as he believes it is trying to minimize the impact that will be on the neighbor to the west.

Trustee Ducommun said she appreciated the architect's comments regarding the reason for the proposed five units and believes there is a solution out there for the property. She appreciates Mrs. Smith's comments about the impact to her property. Trustee Ducommun has concerns about splitting the buildings as it will impact the neighbor to the west's property. She is not in favor of splitting the units or building more than four units per the language of the current Zoning Code.

Trustee Wolf said she looks at the alternative plan with four units facing sideways and does not believe it is a good plan. She believes this area developed historically with non-conforming two flats that are now considered conforming in a townhome district. It is important to find a way to move forward and in reading the Comprehensive Plan, the Village is mostly single family but as things change we must find a way to sensibly develop some other multi-family properties. She believes this plan is a big improvement from the previous seven unit proposal and the proposed split building provides more light and air for the neighbors. She believes the proposed plan is a well thought out solution, the setbacks and the overall density is consistent with the Zoning Code so she will support the request.

Trustee Krueger thanked the applicant for a thoughtful presentation and for developing a plan that he thinks is very attractive. He believes the street view is very motivating as what is allowed by right is quite unattractive. He likes the attached garages with the gate in back and does not mind the curb cut onto Wilmette Avenue as it seems to work for that piece of property. What he really does not like, is the five units as he does not want that to be at the expense of the neighbors. But in saying that, he wonders if they are not setting a standard for something that works and improves the neighborhood. The neighborhood is zoned for townhomes so he is leaning towards supporting the application.

Trustee McKenna said he is generally shocked by the conclusions of his fellow Trustees. He notes that the Gambacorta family has done a tremendous job of developing property and being landlords in the community. During the whole Zoning Code rewrite, the Land Use Committee spent limitless hours of discussion about mid-block townhomes. In his opinion, he has not seen any benefits to the community except for off street parking. He does not see that this plan is superior to any conforming plan. He will not support the request.

Trustee Plunkett said as far as townhomes go, she likes the plan, it is an elegant townhome but not in this area. She feels the R2 area would be changed with this development. She is not against townhomes and believes the plan is very well thought out, but going to five units sets a difficult precedent. She believes it goes against the Zoning Code and Comprehensive Plan of limiting the lots to two units. She likes the two building design but does not believe she can support the five unit proposal.

President Bielinski said he is going to step out of character and try to convince some of his colleagues to support the request and does not mean to offend his fellow Trustees in rebutting their comments. The area is an R2 District and is zoned for townhomes and it is not a neighbor's right to enforce their beliefs on the Zoning Code or on the property owners. The Village Board would be giving some relief to the proposed development, but they are creating housing stock and they are improving the housing stock from what is currently there. He believes the question is five units versus four units and this is a huge lot. The Zoning Board of Appeals discussed the side facing garages and he believes if there are going to be attached garages, then they should match the front door. It was noted at the meeting that maybe the Zoning Code really was not written with this situation in mind, so he can live with that variance. With regard to the rear yard and impervious surface variations, the biggest concern is stormwater and that is going to be taken care of. He likes the open space in the middle of the two buildings, the extra parking space and the curb cut on Wilmette Avenue to relieve any traffic in the alley. He believes the plan is very sensitive with the front facing building and believes the Board should be flexible with a plan that looks good, will work and be reasonable with the size of the lot. He encouraged his fellow Trustees to respectfully consider his comments prior to making their final decision.

Voting yes: Trustees Sullivan, Wolf, Krueger, Plunkett and President Bielinski. Voting no: Trustees Ducommun and McKenna. The motion carried.

President Bielinski noted that the Ordinance would be up for adoption at the January 26, 2016 Regular Village Board meeting.

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

No Report

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 Short-Term Rental Regulations referred to Land Use Committee.

8.2 Review the R2, Attached Residence Zoning District, and the Townhouse/Stacked Flat use requirements referred to Land Use Committee.

9.0 ADJOURNMENT

Trustee Sullivan moved to adjourn the meeting at 10:45 p.m., seconded by Trustee Wolf. All voted aye, the motion carried.

Barbara L. Hirsch
Deputy Village Clerk