



1200 Wilmette Avenue
WILMETTE, ILLINOIS 60091-0040

(847) 251-2700
FAX (847) 853-7700
TDD (847) 853-7634
EMAIL wilmette@wilmette.com

January 12, 2021

ADDITIONAL AGENDA MATERIAL

ITEM:

- 3.6** Zoning Board of Appeals Report, Case #2019-Z-35,
1 Indian Hill Road.

From: Loyde Nelson <LN630@aol.com>
Sent: Tuesday, January 12, 2021 7:03 AM
To: Roberts, Lisa <robertsl@wilmette.com>
Cc: Peg Nelson <PN916@aol.com>; Sivertsen, Lucas <sivertsen@wilmette.com>
Subject: 1 Indian Hill at Village Board January 12, 2021

Hello, Lisa,

This letter is to confirm our conversation and act on your suggestion that we document our objection to the proposed Consent Agenda for the 1/12/21 Village Board Meeting. **Specifically, we ask that item 3.6 pertaining to the request for variations for Indian Hill Country Club be removed from the Consent Agenda** and taken up by the Board.

We plan to attend the virtual meeting and be available to discuss this agenda item. We provide this letter in advance to give the Board an opportunity to better understand our position on one aspect of the Club's plan, the issue that appeared to be the central reason for dissent in the close 4-3 decision by the ZBA.

We share a 130' lot line east of the Club, "behind" the legal non-conforming 9,719 sq-ft shed. We have been good neighbors of the club for over thirty years. Indeed, for this project, we have reached agreement with the Club on several landscaping improvements to mitigate the visual impact of the expansion. These include the Club removing a tree infringing on our property, planting 5 new evergreen trees and adding a 10' section of 6' high security fencing.

As noted, there remains one aspect of the plan that increases the adverse impact of the Club's activities on our property—the introduction of a new expanded yard area with an asphalt pad for an unspecified purpose north and east of the shed (a vacant area now lined with mature bushes). In the past, the Club's 192' x 51' non-conforming shed has helped to screen and buffer us from the many activities in their existing maintenance yard. Now an expanded yard area with a new asphalt pad has been proposed in the northeast corner, bordering our back yard and patio. **Almost any plausible activity that could take place in that expanded yard or on that pad is prohibited by the Zoning Ordinance—parking of trucks for example, or outdoor storage of materials.** Further, to create this new yard, the Club intends to completely remove the existing fencing and every bit of the vegetation in this area, including a 15'-20' high hedge of 20 mature Burning Bushes (see marked area in the photo).



The Club has repeatedly assured the ZBA, ARC and its Kenilworth Garden neighbors that this project is not an expansion of the activities or equipment at the site, nor will the number of staff members be increasing, nor the working hours, etc. We wish to hold them to that by challenging the need for more “empty” space in the site’s most remote corner. We have become accustomed to the activities of this industrial operation, 6 or 7 days a week, all day long since 1990. Starting as early as 5:00 am during the golfing season (while our windows are usually open) we see, hear and experience the cars, tractors, trucks, mowers, blowers, saws and worker’s voices, coming and going about their business in the existing maintenance yard area and out to the course, several hundred feet from our property. **Under the Club’s latest plan, some or all of those same activities may be happening in this new area on/near the expanded yard and asphalt pad—an area that starts just 10 yards from our back yard and patio.** These activities are unspecified and restricted only by the interpretation of the Maintenance Supervisor. Are these tasks that happen elsewhere now (surely not that close to us) or tasks that have never happened in the yard before (expansion of use)? Are they lawful? We do not know. The Club wants everyone to trust them that they will adhere to codes,

laws and the common sense expected of a good neighbor. We are concerned that this may become the proverbial “slippery slope” that we may all regret in the future.

While new fencing and trees may (hopefully) shield them visually, there’s no way to tell whether these activities or functions will be loud, malodorous, bring additional voices or conversations, equipment startup and shutdown noises that we will now hear, or other distractions—all now much closer to our property.

Finally, regarding the pad, the only specific condition set by the ARC, was a “limitation on the use of the proposed loading area to temporary storage only.” Should more context or detail be provided? How long is “temporary?” What is “storage?” How is that to be enforced?

In conclusion, the Club has repeatedly said it has no specific plans for the expanded yard or asphalt pad and, when pressed, has told the ZBA and ARC that it might be used for “seasonal activities,” “equipment staging,” “storage of materials,” “turning around vehicles,” etc. Given this lack of clarity and the detrimental effects additional activities might have immediately on our property and enjoyment, **we recommend that the northeast yard expansion and pad be removed from the plan now. Once the Club identifies sufficient hardship that might be resolved by a legitimate use for the expanded yard area and pad (one that would be permitted by the Zoning Ordinance), they can always return then and request approval.**

Thank you, Lisa, for all your help and consideration.

Lloyde and Peggy Nelson

LN

President and Board of Trustees
Village of Wilmette
1200 Wilmette Avenue
Wilmette, IL 60091

January 10, 2021

Re: Indian Hill Country Club Project
Village Board Meeting January 12, 2021

My wife and I have lived in Wilmette for over 30 years and own a residential property at 2305 Kenilworth Avenue directly across the street from the Indian Hill Country Club project. Our daughter and son-in-law and their young family live in the home on this property. We have been concerned with development of this property since it came to our attention in the fall of 2019. Our concerns for the project centered around the expansion of a commercial/industrial operation within an area zoned residential and our general concerns for the impact that the daily operation of this site would have on the surrounding neighborhood.

In considering this project we have paid close attention to the new structures proposed by the Indian Hill Club, as well as the impact the construction would have on the existing landscape within the boundaries of the project site. There was also a concern as to the adequacy of any buffering/insulation that was being afforded the surrounding residential neighborhood from the level of pre- and post-construction activity associated with the expansion of the site.

To it's credit the Village has afforded the residents within the neighborhood every opportunity to participate and voice opinions with respect to the project. The Indian Hill Country Club also seems to have made a deliberate effort to be respectful of neighborhood concerns and has modified it's plans and layout of the project accordingly. For instance, after the last Appearance Review Committee meeting on this matter, David Schlagger the Indian Hill Grounds Superintendent, met with my wife and I at the site to discuss some appearance issues. At this time Mr. Schlagger agreed to make some further landscaping modifications to the exterior of the project site across from our property by providing some year-round greenery with additional shrubbery and two pine trees. In short, the project as designed appears to be the best that could be expected for a non-residential project in a residential setting.

In summary we appreciate the Village allowing residents to weigh in on projects of this significance and thank the Indian Hill Club for being mindful of the considerations of the surrounding neighborhood. We support the project as designed and look forward to the completed project being satisfactorily incorporated into the neighborhood.

Sincerely,



Debra & Michael Thompson