



1200 Wilmette Avenue
Wilmette, Illinois 60091-0040

MEETING MINUTES

ZONING BOARD OF APPEALS

WEDNESDAY, FEBRUARY 15, 2017

7:30 P.M.

COUNCIL CHAMBERS

Members Present: Chairman Patrick Duffy
Mike Boyer
Michael Robke
Bob Surman
Christopher Tritsis

Members Absent: John Kolleng
Reinhard Schneider

Staff Present: Lisa Roberts, Assistant Director of Community Development

I. Call to Order

Chairman Duffy called the meeting to order at 7:30 p.m.

II. 2017-Z-04 1307 Ashland Avenue

See the complete case minutes attached to this document.

III. 2017-Z-06 1131-1135 Greenleaf Avenue

See the complete case minutes attached to this document.

IV. Approval of the January 4, 2017 Meeting Minutes

Mr. Surman moved to approve the January 4, 2017 meeting minutes.

Mr. Boyer seconded the motion and the voice vote was all ayes and no nays. Motion carried.

V. Approval of the January 18, 2017 Meeting Minutes

Mr. Surman moved to approve the January 18, 2017 meeting minutes.

Mr. Boyer seconded the motion and the voice vote was all ayes and no nays. Motion carried.

VI. Public Comment

There was no public comment.

VII. Adjournment

The meeting was adjourned at 7:57 p.m.

Respectfully submitted,

Lisa Roberts
Assistant Director of Community Development

3.0 TESTIMONY, COMMENTS AND ARGUMENTS ON BEHALF OF THE APPLICANT

3.1 Persons appearing for the applicant

3.11 Mr. Mark Ver Bryk, architect
Northbrook, Illinois

3.2 Summary of presentations

3.21 Ms. Roberts said that this is a request for a 188.26 square foot (2.14%) total floor area variation, a 0.15' minimum side yard setback variation, and a 3.37' combined side yard setback variation to permit the construction of one-story addition on the legal non-conforming structure. The Village Board will hear this case on March 14, 2017.

3.22 The architect said that the applicants have lived in the house for over two years. They have three children. There is an unsafe screened porch on the back of the house. They want a family room in place for the screened porch. They are over on square footage if they count the screened porch as living space. The proposal is to take the porch down to the foundation, keep the foundation and not significantly increase the footprint of the nonconformity. They plan to build a family room with a fireplace. The addition will fit with the current design of the house.

There will be brick veneer on three sides that ties into the brick of the house. The fireplace encroaches into the west side yard setback.

There is a large attic that contributes to the floor area and the attic will not work for a family room. The applicants have spoken with adjacent neighbors who support the request.

3.23 Mr. Robke asked if neighbors expressed support or did they not speak against the request. Have the applicants spoken with the neighbors?

The applicant has not spoken with the neighbors but they are familiar with plans and no issues were raised.

3.24 Chairman Duffy said they are not building a brick chimney.

The architect said that the fireplace is gas fired. They do not need to go up above the roof line.

3.25 Mr. Surman referenced the existing porch and asked if the architect believed that the existing slab is satisfactory.

The architect said they would do an excavation and have the contractor verify that they have concrete footing at least 42” below grade. There is a poured in place concrete slab. There are no cracks.

3.26 Mr. Surman asked if they would pour the same size slab if needed.

The architect said they would do this. There is a tight budget so they hope to use the slab. They would not change the size of the slab. There will be a small foundation under the chimney.

3.27 Mr. Surman asked if the painted railing is tall enough.

The architect said that is an architectural element and there is no access to it. The windows will be compliant for light, ventilation and egress.

3.28 The architect had nothing to add to his presentation.

3.29 There was no one 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. Surman said he is glad they are removing something that is unsafe. The addition will be an improvement. They are not increasing FAR. He can support the request.

5.2 Mr. Boyer said there are no issues with light/air and no negative impact on neighbors. All standards are met. He can support this.

5.3 Chairman Duffy said the plans were nicely put together and the description of what was being done was comprehensive. They are taking something off and putting something on that is more of an interior space. He can support this and all standards of review are met.

6.0 DECISION

6.1 Mr. Surman moved to recommend granting a request for a 188.26 square foot total floor area variation, a 0.15’ minimum side yard setback variation and a 3.37’ combined side yard setback variation to permit the construction of a one-story addition on a legal nonconforming structure at 1307 Ashland Avenue in accordance with the plans submitted.

6.11 Mr. Boyer seconded the motion and the vote was as follows:

Chairman Patrick Duffy	Yes
Mike Boyer	Yes

John Kolleng	Not Present
Michael Robke	Yes
Reinhard Schneider	Not Present
Bob Surman	Yes
Christopher Tritsis	Yes

Motion carried.

6.2 Mr. Boyer moved to authorize the Chairman to prepare the report and recommendation for the Zoning Board of appeals for case number 2017-Z-04.

6.21 Mr. Robke seconded the motion and the voice vote was all ayes and no nays.

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 existing side yard setbacks and the existing rear enclosed porch, impose upon the owner a practical difficulty. The plight of the owner was not created by the owner and is due to the siting and construction of the house. The difficulty is peculiar to the property in question. The difficulty prevents the owner from making reasonable use of the property with a family room, mudroom, and improved bedroom space. The proposed variation will not impair an adequate supply of light and air. The first floor addition replaces an existing screened porch resulting in very little floor area being added. The first floor and second floor work does not reduce the setbacks already provided. With no material change to the structure, there will be no new impact on adjoining properties. Similarly, the variations, if granted, will not alter the essential character of the neighborhood.

8.0 RECOMMENDATION

The Zoning Board of Appeals recommends granting a request for a 188.26 square foot total floor area variation, a 0.15’ minimum side yard setback variation and a 3.37’ combined side yard setback variation to permit the construction of a one-story addition on a legal nonconforming structure at 1307 Ashland Avenue in accordance with the plans submitted.

3.0 TESTIMONY, COMMENTS AND ARGUMENTS ON BEHALF OF THE APPLICANT

3.1 Persons appearing for the applicant

3.11 Mr. Thomas Kearns

3.2 Summary of presentations

3.21 Ms. Roberts said that this is a request for a special use for an arts studio (Bit Space). The Village Board will hear this case on March 14, 2017.

3.22 Mr. Kearns was formerly trained as an architect and a software engineer. He was the most recently the curricular director at the College of Architecture at IIT. He resigned from the position to work full time on a growing start up business. They run a 5,000 square foot youth maker lab in Chicago. They run after school programs, weekend workshops, birthday parties, and special events. They consult with schools to bring what they do into the schools. They are expanding to a new location in the south loop and hopefully in the Village. They hope to run an artist's studio. The business that was in there was the same type of business. They are not modifying the space except for awnings and various exterior pieces. They are doing minor alterations on the interior.

3.23 Chairman Duffy asked about the number of employees.

Mr. Kearns said they will have six employees. At the current location, they run up to 40 students at one time, but are allowed to have more via their permit. It will be similar in the Village.

3.24 Chairman Duffy asked if they had parking in the back.

Mr. Kearns said they have four spaces in the back.

3.25 Chairman Duffy asked about hours of operation.

Mr. Kearns said that summer camp starts at 9:00 a.m. and ends at 4:00 p.m. There are before- and after-care options. Before-care starts at 8:00 a.m. and after-care runs from 4:00 p.m. to 6:00 p.m. During the school year, hours are mostly 4:00 p.m. to 6:00 p.m.

3.26 Chairman Duffy asked about services provided and the goals.

Mr. Kearns said the goal is to provide an entertaining and educational enrichment program for students aged 6 to 18. They run programs based on skills and not on age. The program is broken up into three areas – making physical things with hand

and power tools, coding, and electronics using real world professional tools. They plan to open by summer.

3.27 Mr. Surman asked if they need a state license for the business.

Mr. Kearns said they are not providing a certified educational solution so they do not need a state license. They are not a day care facility or child care facility. They background check and have their own standards for safety.

3.28 There was no one 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. Boyer said all standards are met. It is a business replacing a similar business regarding the kind of traffic, number of employees, and hours of operation.

5.2 Mr. Surman agreed with the above. He can support this.

5.3 Mr. Robke said it is a great concept.

5.4 Chairman Duffy said it is a cool concept.

5.5 Mr. Surman asked about a web site.

Mr. Kearns said the website is bitspace.camp.

6.0 DECISION

6.1 Mr. Boyer moved to recommend granting a request for a special use for an arts studio (Bit Space) at 1131-1135 Greenleaf Avenue in accordance with the plans submitted. The use shall run with the use.

6.11 Mr. Surman seconded the motion and the vote was as follows:

Chairman Patrick Duffy	Yes
Mike Boyer	Yes
John Kolleng	Not Present
Michael Robke	Yes
Reinhard Schneider	Not Present
Bob Surman	Yes
Christopher Tritsis	Yes

Motion carried.

6.2 Mr. Boyer moved to authorize the Chairman to prepare the report and recommendation for the Zoning Board of Appeals for case 2017-Z-06.

6.21 Mr. Robke seconded the motion and the voice vote was all ayes and no nays.

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 proposed use replaces another arts studio that was similar in impact. The proposed use is consistent with the goals and policies of the Comprehensive Plan. The proposed use in this location is consistent with the Comprehensive Plan to encourage a vibrant commercial district in the Village Center. The proposed use will not be detrimental to or endanger the public health, safety or general welfare nor will it be injurious to the use or enjoyment of other property. The proposed use will not impede the normal and orderly development and improvement of surrounding properties nor will it diminish property values. The proposed use will complement existing businesses. Adequate utilities, road access, and other facilities already exist. Adequate measures already exist to provide ingress and egress with the lot to the rear of the building. The proposed use will be consistent with the community character. No known archaeological, historical or cultural resources will be impacted. No buffers, landscaping or other improvements are necessary. No other standards of Article 12 apply.

8.0 RECOMMENDATION

The Zoning Board of Appeals recommends granting a request for a special use for an arts studio (Bit Space) at 1131-1135 Greenleaf Avenue in accordance with the plans submitted. The use shall run with the use.