



1200 Wilmette Avenue  
Wilmette, Illinois 60091-0040

**MEETING MINUTES**

**ZONING BOARD OF APPEALS**

**WEDNESDAY, MARCH 15, 2017**

**7:30 P.M.**

**COUNCIL CHAMBERS**

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**Members Present:** Acting Chairman Reinhard Schneider  
Mike Boyer  
John Kolleng  
Michael Robke  
Christopher Tritsis

**Members Absent:** Chairman Patrick Duffy  
Bob Surman

**Staff Present:** Lisa Roberts, Assistant Director of Community Development

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**I. Call to Order**

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

**II. 2017-Z-10 1055 Pontiac Road**

See the complete case minutes attached to this document.

**III. 2017-Z-09 1322 Washington Avenue**

See the complete case minutes attached to this document.

**IV. Approval of the February 15, 2017 Meeting Minutes**

Mr. Kolleng moved to approve the February 15, 2017 meeting minutes.

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

**V. Public Comment**

There was no public comment.

**VI. Adjournment**

The meeting was adjourned at 7:50 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. John Burton, applicant

3.12 Ms. Donna Lee Floeter, architect

#### **3.2 Summary of presentations**

3.21 Ms. Roberts said that this is a request for an 8.4' front yard setback variation to permit the construction of a second-story addition on the legal non-conforming structure. The Village Board will hear this case on April 11, 2017.

3.22 The applicant said they want to put a bedroom above an existing two-car garage. It was built before they had the current setback requirement of 31'. They want to put a dormer in the front that goes into the setback.

3.23 The architect said that the structural simplicity of placing the addition above existing foundation makes the most sense from an economic and sustainability point of view. This is a large, oddly shaped lot. The cul de sac on Pontiac has an odd curve so it creates a curved front setback. The house was built to that setback being part of the zoning ordinance. They want to come out on top of existing garage to expand the space and create a bedroom.

3.24 Mr. Boyer said that the applicants are John Burton and DDK Real Estate.

The applicant said a lawyer told him as put it in as an LLC.

3.25 Mr. Boyer asked if the applicant was going to live in the house.

The applicant said he would live in the house.

3.26 Mr. Kolleng said it looks like work has already started.

The applicant said they started it and their original plan was to put a two-story addition on the house in the rear facing Harper School. That was going to be cost prohibitive and he said they need to make this small bedroom larger for the master bedroom.

3.27 Mr. Kolleng said that there is already construction that has gone on top of the garage.

The architect said it was for a much smaller room that would not be considered the size of a master bedroom in this neighborhood or for Village standards. They applied for a permit for the amount that was allowed by zoning.

The applicant said he has four children. After they realized they were not going to do the original addition, they thought it best to make that room larger and have that as the master bedroom.

The architect said they were going to bring out the room to the front of the garage. The existing permit was the 8.4' which is about the line of the curved setback.

- 3.28 Mr. Tritsis referenced 1.5 and asked if the master bedroom was the room being discussed.

The architect said that is the 8.4' to the bottom of the sketch. The previous addition they had permit for was a much smaller room, bathroom and closet.

The applicant said it was going to be a child's room when they were going to do the larger addition which is not happening.

- 3.29 Mr. Kolleng asked if footings were checked.

The architect said they were checked. The garage was deemed suitable for carrying two stories.

- 3.30 Acting Chairman Schneider said he hoped that they did not go as far as installing fixtures.

The applicant said they are not that far along in the process.

- 3.31 Mr. Boyer said they were going to do a specific area above the 9'5" but they said they were going to do a different option in the past. Is this the third option?

The architect said there was not a permit for a larger addition that was considered for the rear of the home. That would have had a master bedroom that would be large, a kitchen and more space. The family could not afford to do that plan and applied for a permit do the bedroom above the garage. They realized the other option was not feasible so they are asking to expand the addition currently under permit be coming out to the face of the garage vs. across the third point of the garage. What they are asking for is above construction that is already in place. It will not impact grading or site drainage. There are drainage issues in that area. It is favorable that they remain within the footprint of the current house.

The applicant is that they knew they wanted something above the garage. They got a permit. They were also working on the addition and did not have a final plan, only preliminary drawings. They submitted those plans to contractors and the numbers

came back enormous. He realized he could not do that part of the project. They need to get a variance and expanding above the garage and making it the master bedroom. The roof coverage will remain the same.

The architect said that the additional height on the garage will not impact the neighbors with regard to light/air.

3.32 There was no one in the audience to speak on this case.

**5.0 VIEWS EXPRESSED BY MEMBERS OF THE ZONING BOARD OF APPEALS**

5.1 Mr. Boyer said this case is one of those where the house is caught in the zoning ordinance due to siting and the road frontage. All standards of review are met. The addition will not cause issues with neighbors, sight lines, light and air. There is no impact on the land with lot coverage, FAR, height. He can support this request.

5.2 Mr. Kolleng agreed with above and is a much better alternative than the 20' x 40' addition which would have taken up more of grass and drainage area for the neighborhood. The addition is coming out only as far as the garage. Standards of review are met and he can support this request.

5.3 Acting Chairman Schneider agrees with above. It is an unusual lot. The addition will not increase impervious surface and will add to existing footprint. Standards of review are met. He can support this.

**6.0 DECISION**

6.1 Mr. Boyer moved to recommend granting a request for an 8.4' front yard setback variation to permit the construction of a second-story addition on the legal non-conforming structure at 1055 Pontiac Road in accordance with the plans submitted.

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

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

Motion carried.

6.2 Mr. Kolleng moved to authorize the Chairman to prepare the report and recommendation for the Zoning Board of Appeals for case number 2017-Z-10.

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

Motion carried.

**3.0 TESTIMONY, COMMENTS AND ARGUMENTS ON BEHALF OF THE APPLICANT**

**3.1 Persons speaking on behalf of the applicant**

3.11 Mr. Nathan Harada, applicant

**3.2 Summary of presentations**

3.21 Mr. Harada requested that the case be continued to the April 5, 2017 meeting when more board members might be present.

**6.0 DECISION**

6.1 Mr. Boyer moved to continue the case to the April 5, 2017 meeting.

6.11 Mr. Robke seconded the motion and the voice vote was all ayes and no nays (Chairman Duffy and Mr. Surman were not present).

Motion carried.