



1200 Wilmette Avenue  
Wilmette, Illinois 60091-0040

**MEETING MINUTES**

**ZONING BOARD OF APPEALS**

**WEDNESDAY, MARCH 20, 2019**

**7:30 P.M.**

**COUNCIL CHAMBERS**

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**Members Present:** Acting Chairman Reinhard Schneider  
Mike Boyer  
Christine Norrick  
Bob Surman

**Members Absent:** Chairman Patrick Duffy  
John Kolleng

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

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**I. Call to Order**

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

**II. 2019-Z-09 1110 Seneca Road**

See the complete case minutes attached to this document.

**III. 2019-Z-07 500 Sheridan Road**

See the complete case minutes attached to this document.

**IV. 2018-Z-47 1160 Michigan Avenue**

See the complete case minutes attached to this document.

**V. 2019-Z-08 419 Prairie Avenue**

See the complete case minutes attached to this document.

**VI. Approval of the January 16, 2019 Meeting Minutes**

Mr. Surman moved to approve the January 16, 2019 meeting minutes.

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

**VII. Approval of the February 6, 2019 Meeting Minutes**

Mr. Surman moved to approve the September 5, 2018 meeting minutes.

Ms. Norrick seconded the motion and the voice vote was all ayes and no nays. Motion carried.

**VIII. Public Comment**

An unidentified woman said the term “FAR” was used in tonight’s case and she asked the Zoning Board what that meant.

Ms. Roberts said that “FAR” refers to floor area ratio. Based on the size of the lot, there is a maximum structure size that is allowed. It’s calculated by a formula and smaller lots get a greater percentage of allowable area. This applies to all residential lots and relief can be sought when needed.

The unidentified woman asked if the house in tonight’s case was a historic home on Prairie Avenue.

Acting Chairman Schneider said he didn’t that it was historic but it’s on an extremely small lot. They built an addition recently and now they want to re-build the one-car garage.

Mr. Surman said the majority of lots in the Village are 50’ by 150’ or around 8,000 square feet. The lot they discussed tonight was only 4,300 square feet.

**IX. Adjournment**

The meeting was adjourned at 7:52 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**

Ms. Roxanne Freel, 1110 Seneca Road

**3.2 Summary of presentations**

3.21 Ms. Freel said she would like to request a continuance to the April 3, 2019 meeting.

**6.0 DECISION**

6.1 Mr. Surman moved to continue this case to the April 3, 2019 meeting.

6.11 Mr. Boyer seconded the motion and the voice vote was all ayes and no nays (Chairman Duffy and Mr. Kolleng were absent).

Motion carried.

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

**3.1 Persons appearing for the applicant**

3.11 Mr. Scott Byron  
Scott Byron & Co.  
3008 N. Skokie Highway, Lake Bluff

**3.2 Summary of presentations**

3.21 Mr. Byron asked for a continuance to the April 17, 2019 meeting.

**6.0 DECISION**

6.1 Mr. Boyer moved to continue the case to the April 17, 2019 meeting.

6.11 Ms. Norrick seconded the motion and the voice vote was all ayes and no nays (Chairman Duffy and Mr. Kolleng were absent).

Motion carried.

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

**3.1 Persons appearing for the applicant**

None

**3.2 Summary of presentations**

3.21 Ms. Roberts said that this case was tabled to tonight's meeting and now the applicant is asking that the case be tabled to the June 19, 2019 meeting.

**6.0 DECISION**

6.1 Ms. Norrick moved to continue this case to the June 19, 2019 meeting.

6.11 Mr. Surman seconded the motion and the voice vote was all ayes and no nays (Chairman Duffy and Mr. Kolleng were absent).

Motion carried.

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

#### **3.1 Persons appearing for the applicant**

3.11 Mr. Andrew Venamore, Mach 1  
602 Academy Drive, Northbrook

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

3.21 Ms. Roberts said that this is a request for a 185.27 square foot (4.24%) total floor area variation, a 3.0' detached garage side yard setback variation, a 1.5' garage eave side yard setback variation, and a 5.0' accessory structure separation variation. The Village Board will hear this case on April 9, 2019.

3.22 Mr. Venamore said they are replacing a decrepit detached garage. The foundation is cracked. They plan to put the garage in almost the exact location and the structure will be slightly enlarged with an 8' overhead door. By moving the garage forward and increasing the depth, the proposal seems to open up the rear yard to provide more of a congregational space at the property's rear. There is a limited area in the rear for family gatherings. The case is tied to two variations – one from the south property line – the setback requirement is 5' and they are proposing 2' – and the second variation is for the accessory structure separation variation, which should be 10' and they do not meet this requirement.

The hardship is tied to the vastly reduced lot size. This lot is 4,300 square feet. There is no conforming location for this garage. He cannot build a detached garage with a 10' depth.

3.23 Chairman Schneider asked about the existing floor area variation.

Mr. Venamore said the reason why there is a floor area variation is that when the lot came before the board in 2017 there were some areas that were not counted correctly. When he submitted and they went through numbers, there were areas that were not included that should have been included. His project relates to setbacks, but FAR is included based on it not being included in the past.

3.24 Mr. Surman said that the first and second floors are 2,214 square feet. There is 21.73 square feet left over. Is there a garage bonus?

Ms. Roberts noted that the maximum bonus is 440 square feet, but they are only getting 288 square feet. It appeared that when they were reviewing the application that area deck was not included, which added 22 square feet. The numbers were different based on a different plat. There is an increase in FAR due to the deck that was not approved previously although that was an approved plan. There was a different owner in 2017.

Mr. Venamore said that overall the issues are tied to the difficulty of having a small lot. There are homes in this area that have two car garages on small lots, and they would be nonconforming. They are replacing a garage that is there. The applicant spoke with the neighbor to the south and the neighbor behind. The neighbor to the south is most impacted and both neighbors supported the request.

- 3.25 Mr. Boyer clarified with Ms. Roberts that no neighbor submitted any communication on this case.
- 3.26 There was no one in the audience to speak on this application.

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

- 5.1 Mr. Surman said that the request is reasonable. The lot is small. The current garage is in poor condition and they are bringing the garage up to today's standards. He can support it.
- 5.2 Mr. Boyer said there is not a conforming location for a garage. He can support the request. The neighbors don't have issues with the garage location.
- 5.3 Ms. Norrick said that the ask is small, and it is reasonable to have a garage on one's property. She can support the request.
- 5.4 Chairman Schneider said that the hardship is the small and tight lot. They are preserving some backyard and are decreasing impervious surface. He can support the request.

## **6.0 DECISION**

- 6.1 Mr. Surman moved to approve granting a request for a 185.27 square foot (4.24%) total floor area variation, a 3.0' detached garage side yard setback variation, a 1.5' garage eave side yard setback variation, and a 5.0' accessory structure separation variation at 419 Prairie Avenue in accordance with the plans submitted.

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

Acting Chairman Reinhard Schneider	Yes
Chairman Patrick Duffy	Not Present
Mike Boyer	Yes
John Kolleng	Not Present
Christine Norrick	Yes
Bob Surman	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 2019-Z-08.

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

## **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 physical conditions of the property, the lot area and lot depth, and the siting of the house on the lot, impose upon the owner a particular hardship. The plight of the owner was not created by the owner and is due to the unique circumstances of the lot. The hardship is peculiar to the property in question and not generally shared by others in the Village. The hardship prevents the owner from making reasonable use of the property with a replacement one-car garage. The variations will not impair an adequate supply of light and air to adjacent property. The variations, if granted, will not alter the essential character of the neighborhood. The new garage will improve the appearance while maintaining essentially the same scale and bulk on the property.

## **8.0 RECOMMENDATION**

The Zoning Board of Appeals recommends granting a request for a 185.27 square foot (4.24%) total floor area variation, a 3.0' detached garage side yard setback variation, a 1.5' garage eave side yard setback variation, and a 5.0' accessory structure separation variation at 419 Prairie Avenue in accordance with the plans submitted.