



1200 WILMETTE AVENUE
WILMETTE, ILLINOIS 60091-0040

MEETING AGENDA
ZONING BOARD OF APPEALS

December 21, 2016
7:30 p.m.
Council Chambers

I. Call to Order

II. 2016-Z-51 219 Linden Avenue

Request by Mark and Cindy Anderson for a 185.35 square foot (11.62%) rear yard pavement impervious surface coverage variation to permit the installation of a patio

III. 2016-Z-48 1132 Michigan Avenue

Request by Charles Cook, Cook Architectural Design Studio, for a variation to permit parking spaces in a required front yard

IV. 2016-Z-59 3027 Greenleaf Avenue

Request by Jennifer Choi for a 360.91 square foot (6.82%) lot coverage variation, a 109.56 square foot (10.35%) rear yard structure impervious surface coverage variation, and a 3.04 square foot (0.28%) rear yard total impervious surface coverage variation to permit the construction detached two-car garage

V. Approval of the November 16, 2016 Meeting Minutes

VI. Public Comment

VII. Adjournment

NOTE: The Chairman reserves the right to alter the order of the published agenda if he deems a change necessary.

If you are a person with a disability and need special accommodations to participate in and/or attend any Village public meeting, please notify the Management Services Department at (847) 853-7509 or TDD (847) 853-7634.

For additional information, please call (847) 853-7511, the Village Clerk's Office.

**REPORT TO THE ZONING BOARD OF APPEALS
FROM THE
COMMUNITY DEVELOPMENT DEPARTMENT**

Case Number: 2016-Z-51

Property: 219 Linden Avenue

Zoning District: R1-H, Single-Family Detached Residence

Applicant: Mark and Cindy Anderson

Nature of Application: Request for a 185.35 square foot (11.62%) rear yard pavement impervious surface coverage variation to permit the installation of a patio

Applicable Provisions of the Zoning Ordinance: Section 5.4
Section 8.3.D
Section 17.4.C
Section 17.4.D

Hearing Date: December 21, 2016

Date of Application: October 18, 2016

Notices: Notice of public hearing to the applicant, October 25, 2016. Notice of public hearing published in the Wilmette Beacon, October 27, 2016. Posted on the property, October 28, 2016. Affidavit of compliance with notice requirements dated October 31, 2016.

Report Prepared By: Lisa Roberts, AICP
Assistant Director of Community Development

STAFF INFORMATION AS PRESENTED TO THE ZONING BOARD OF APPEALS

Description of Property

The Subject Property is located on the south side of Linden Avenue approximately 400' east of 3rd Street. The property is 50.0' in width and 159.5' in depth. The property is 7,975.0 square feet in area. The property is improved with a two-story single-family home and attached three-car garage.

The existing house is non-conforming in rear yard setback and rear yard pavement impervious surface coverage. The minimum rear yard setback is 31.9' and the house has an existing rear yard setback of 30.86'. The maximum rear yard pavement impervious surface coverage is 478.5 square feet and the current coverage is 562.93 square feet.

To the north, west, and south are properties zoned R1-H, Single-Family Detached Residence, and improved with single-family homes. To the east is the Canal Shores Golf Course, which is zoned R1-H, Single-Family Detached Residence.

Proposal

The petitioners are proposing to install a new patio with seat wall and fire pit. With the new patio, the rear yard pavement impervious surface coverage is 663.85 square feet. Because the Zoning Ordinance limits rear yard pavement impervious surface coverage to 478.5 square feet (30%), a 185.35 square foot (11.62%) rear yard pavement impervious surface coverage variation is required.

The proposed patio conforms to the setback and other impervious surface coverage requirements of the Zoning Ordinance.

Rear Yard Impervious Surface Calculations

Rear Yard = 50.0' x 31.9' = 1,595.0 square feet

1,595.0 s.f. x .30 = 478.5 s.f. permitted rear yard pavement impervious surface coverage

Proposed impervious coverage = 663.85 s.f.*

663.85 – 478.5 = 185.35 s.f. variation

* Non-conforming

Other Rear Yard Impervious Surface Coverage Requests

1359 Ashland Avenue

Case 2016-Z-33

ZBA: Grant

VB: Granted

Request for a 136.87 square foot (1.5%) total floor area variation and a 161.35 square foot (8.84%) rear yard total impervious surface coverage variation to allow the construction of a detached two-car garage on the legal non-conforming structure

1809 Wilmette Avenue

Case 2016-Z-26

ZBA: Deny

VB: Pending

Request for a 54.02 square foot (0.87%) total floor area variation, a 1.1' side yard garage setback variation, a 5.0' rear yard parking pad setback variation, a 2.0' parking space depth variation, a 52.46 square foot (4.22%) rear yard total impervious surface coverage variation, and a 45.62 square

foot (3.67%) rear yard structure impervious surface coverage variation to permit the retention of a detached two-car garage and parking pad

1530 Greenwood Avenue Case 2016-Z-12 ZBA: Deny VB: Revised/Granted

Request for a 40.16 square foot (0.64%) lot coverage variation, a 262.5 square foot (4.2%) total floor area variation, a 0.3' rear yard garage setback variation, a 2.5 square foot (0.2%) rear yard structure impervious surface coverage variation, and a 2.8' side yard air conditioner setback variation to permit the construction of a two-story addition and a new detached two-car garage

33 Crescent Place Case 2016-Z-06 ZBA: Grant VB: Granted

Request for a 110.24 square foot (11.14%) rear yard structure impervious surface coverage variation and a 23.79 square foot (2.4%) rear yard total impervious surface coverage variation to permit the construction of a new detached two-car garage

114 16th Street Case 2015-Z-45 ZBA: Grant VB: Granted

Request for a 90.0 square foot (9.0%) rear yard structure impervious surface coverage variation and a 47.04 square foot (4.7%) rear yard total impervious surface coverage variation to permit the construction of a two-car detached garage

123 Prairie Avenue Case 2015-Z-44 ZBA: Grant VB: Granted

Request for a 90.0 square foot (9.0%) rear yard structure impervious surface coverage variation to permit the construction of a two-car detached garage

1514 Lake Avenue Case 2015-Z-38 ZBA: Grant VB: Granted

Request for a 4.6' side yard parking pad setback variation and a 101.65 square foot (4.8%) rear yard pavement impervious surface coverage variation to permit a parking pad in the rear yard

209 4th Street Case 2015-Z-16 ZBA: Grant VB: Granted

Request for a 1.0' side yard setback variation, a 1.0' rear yard setback variation, and a 90.0 square foot (9.0%) rear yard structure impervious surface coverage variation to permit the construction of a new detached two-car garage

101 15th Street Case 2015-Z-13 ZBA: Deny VB: Granted

Request for a 7.0' side yard adjoining a street setback variation, a 135.15 square foot (15.52%) rear yard structure impervious surface coverage variation, and a 66.4 square foot (7.62%) rear yard total impervious surface coverage variation to permit the construction of a new detached two-car garage

433 8th Street Case 2014-Z-39 ZBA: Deny VB: Granted

Request for a 252.64 square foot (4.59%) lot coverage variation, a 1,596.07 square foot (29.02%) total floor area variation, a 3.23' minimum side yard setback variation, a 0.58' combined side yard setback variation, a 6.01' rear yard setback variation, a 3.23' side yard eave setback variation, a 4.01' rear yard eave setback variation, an 11.67' rear yard deck setback variation, a 4.01' rear yard stair setback variation, a 1.0' first floor height variation, a 2.0' rear yard detached garage setback variation, a 1.0' rear yard garage eave setback variation, a 3.5' accessory structure separation variation, a 208.06 square foot (15.13%) rear yard structure impervious surface coverage variation, and a variation from the requirement to provide two enclosed parking spaces to permit the

construction of a new home and one-car detached garage

1319 Wilmette Avenue Case 2014-Z-31 ZBA: Grant VB: Granted

Request for a 44.0 square foot (3.14%) rear yard total impervious surface coverage variation and a 273.94 square foot (19.57%) rear yard pavement impervious surface coverage variation to permit the expansion of an existing driveway

2444 Thornwood Avenue Case 2013-Z-37 ZBA: Grant VB: Granted

Request for a 382.58 square foot (28.74%) rear yard pavement impervious surface coverage variation to permit the construction of a detached two-car garage

826 17th Street Case 2013-Z-19 ZBA: Grant VB: Granted

Request for a special use for a detached garage in excess of 600 square feet, a 49.68 square foot (2.82%) rear yard total impervious surface coverage variation, and a 158.95 square foot (9.03%) rear yard structure impervious surface coverage variation to permit an addition to an existing detached two-car garage

1621 Walnut Avenue Case 2012-Z-45 ZBA: Grant VB: Granted

Request for a 313.38 square foot (5.97%) total floor area variation, 16.0 square foot (1.52%) rear yard total impervious surface coverage variation and a 112.5 square foot (10.71%) rear yard structure impervious surface coverage variation to permit the construction of a detached two-car garage

112 6th Street Case 2012-Z-24 ZBA: Grant VB: Granted

Request for a 36.1 square foot (2.18%) rear yard pavement impervious surface coverage variation to permit the installation of a new driveway to serve a replacement detached garage

822 17th Street Case 2011-Z-27 ZBA: Grant VB: Revised/Granted

Request for a special use for a detached garage in excess of 600 square feet and a 152.0 square foot (8.64%) rear yard structure impervious surface coverage variation to permit the construction of a three-car garage. *Village Board approved a modified variation request for an 88.0 square foot (5%) rear yard structure impervious surface coverage variation

621 Hibbard Road Case 2011-Z-15 ZBA: Grant VB: Granted

Request for a 71.87 square foot (7.67%) rear yard structure impervious surface coverage variation to permit the construction of a new detached garage

1420 Washington Avenue Case 2010-Z-10 ZBA: Grant VB: Granted

Request for a 4.63' side yard setback variation, a 12.9' side yard adjoining a street setback variation, a 3.3' side yard eave setback variation, a 9.67' side yard adjoining a street eave setback variation, a 55.36 square foot (9.97%) rear yard total impervious surface coverage variation and a 160.17 square foot (149.46%) rear yard structural impervious surface coverage variation to permit the reconstruction and expansion of a detached two-car garage

511 10th Street Case 2009-Z-38 ZBA: Grant VB: Granted

Request for a 444.5 square foot (17.78%) rear yard structure impervious surface coverage variation

to permit the construction of a detached two-car garage

1846 Forest Avenue Case 2009-Z-25 ZBA: Grant VB: Granted
Request for a grant a 113.77 square foot (16.17%) rear yard structure impervious surface coverage variation to permit the construction of a new detached garage

Zoning Ordinance Provisions Involved

Section 5.4 outlines the variation procedures.

Section 8.3.D establishes a maximum rear yard pavement impervious surface coverage of 478.5 square feet (30%) on the Subject Property.

Section 17.4.C establishes that a non-conforming structure shall not undergo any structural alteration unless to make it a conforming structure.

Section 17.4.D establishes that a non-conforming structure shall not be enlarged in any manner unless to make it a conforming structure.

Action Required

Move to recommend granting a request for a 185.35 square foot (11.62%) rear yard pavement impervious surface coverage variation to permit the installation of a patio at 219 Linden Avenue, in accordance with the plans submitted.

(After the vote on the request)

Move to authorize the Chairman to prepare the report and recommendation for the Zoning Board of Appeals for case number 2016-Z-51.

CASE FILE DOCUMENTS

<u>Doc. No.</u>	<u>Documents</u>
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Location Maps And Plans

1.0	Zoning Map
1.1	Sanborn Fire Map
1.2	Sidwell Tax Map
1.3	Plat of Survey
1.4	Plat of Survey with Patio Plan

Written Correspondence and Documentation

2.0	Completed application form
2.1	Letter of application
2.2	Proof of ownership
2.3	Notice of Public Hearing as prepared for the petitioner, dated

- October 25, 2016
- 2.4 Notice of Public Hearing as published in the Wilmette Beacon,
October 27, 2016
- 2.5 Certificate of publication
- 2.6 Certificate of posting, dated October 28, 2016
- 2.7 Affidavit of compliance with notice requirements, filed by
applicant, October 31, 2016

Minutes from the November 16, 2016 meeting

3.0 TESTIMONY, COMMENTS AND ARGUMENTS ON BEHALF OF THE APPLICANT

3.1 Persons speaking on behalf of the applicant

- 3.11 None

3.2 Summary of presentations

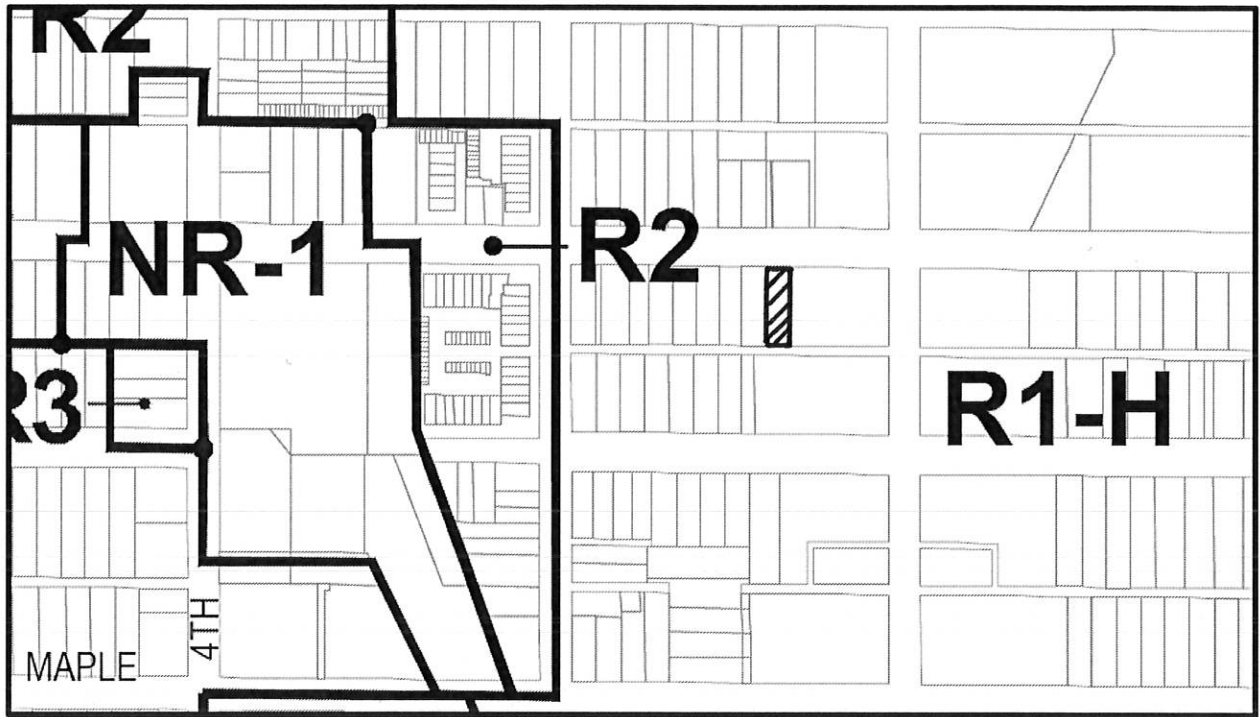
- 3.21 Ms. Roberts said that applicant requested that the case be continued to December 21, 2016 due to the number of board members at this meeting.

6.0 DECISION

- 6.1 Mr. Schneider moved to continue the case to the December 21, 2016 meeting.

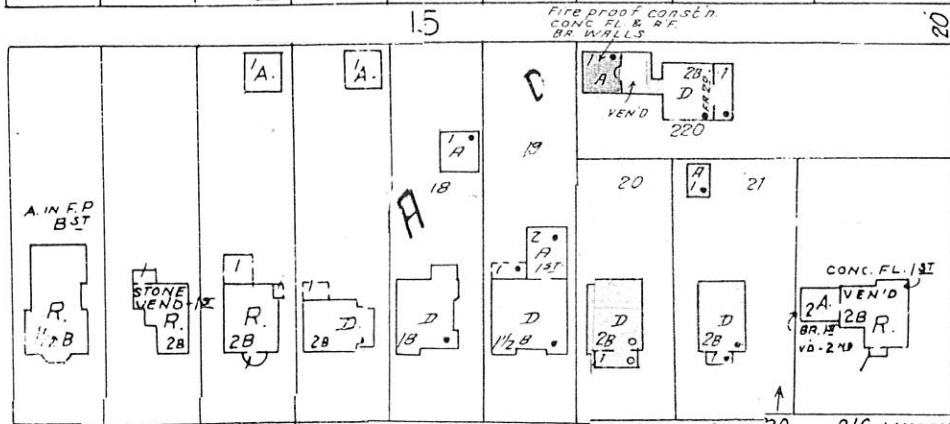
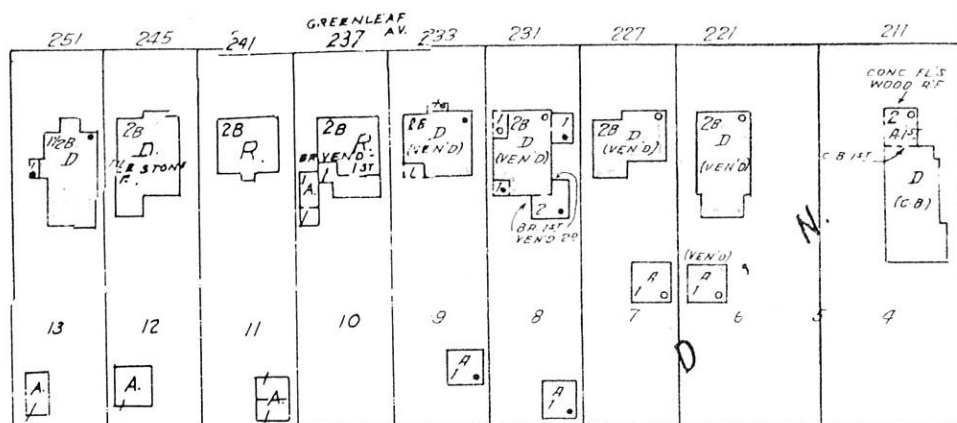
- 6.11 Mr. Boyer seconded the motion and the voice vote was all ayes and no nays (Messrs. Kolleng, Surman and Tritsis were not present).

Motion carried.

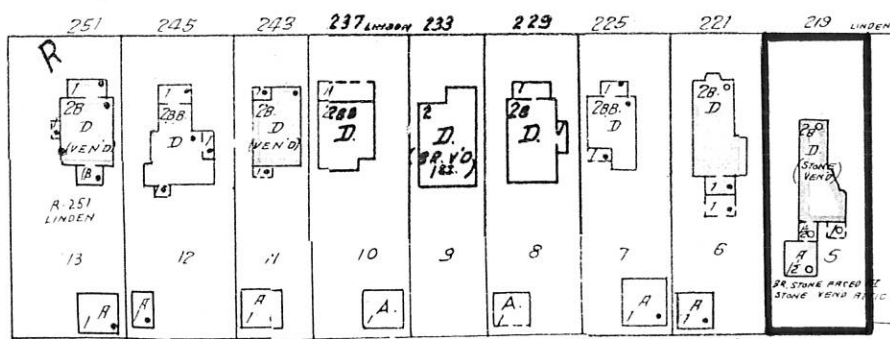




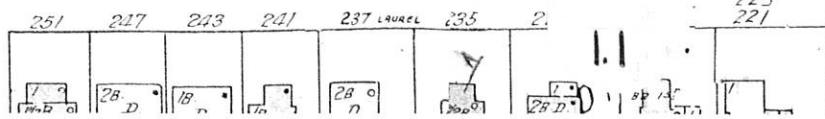
GREENLEAF AV.



LINDEN AV.



LAUREL AV.

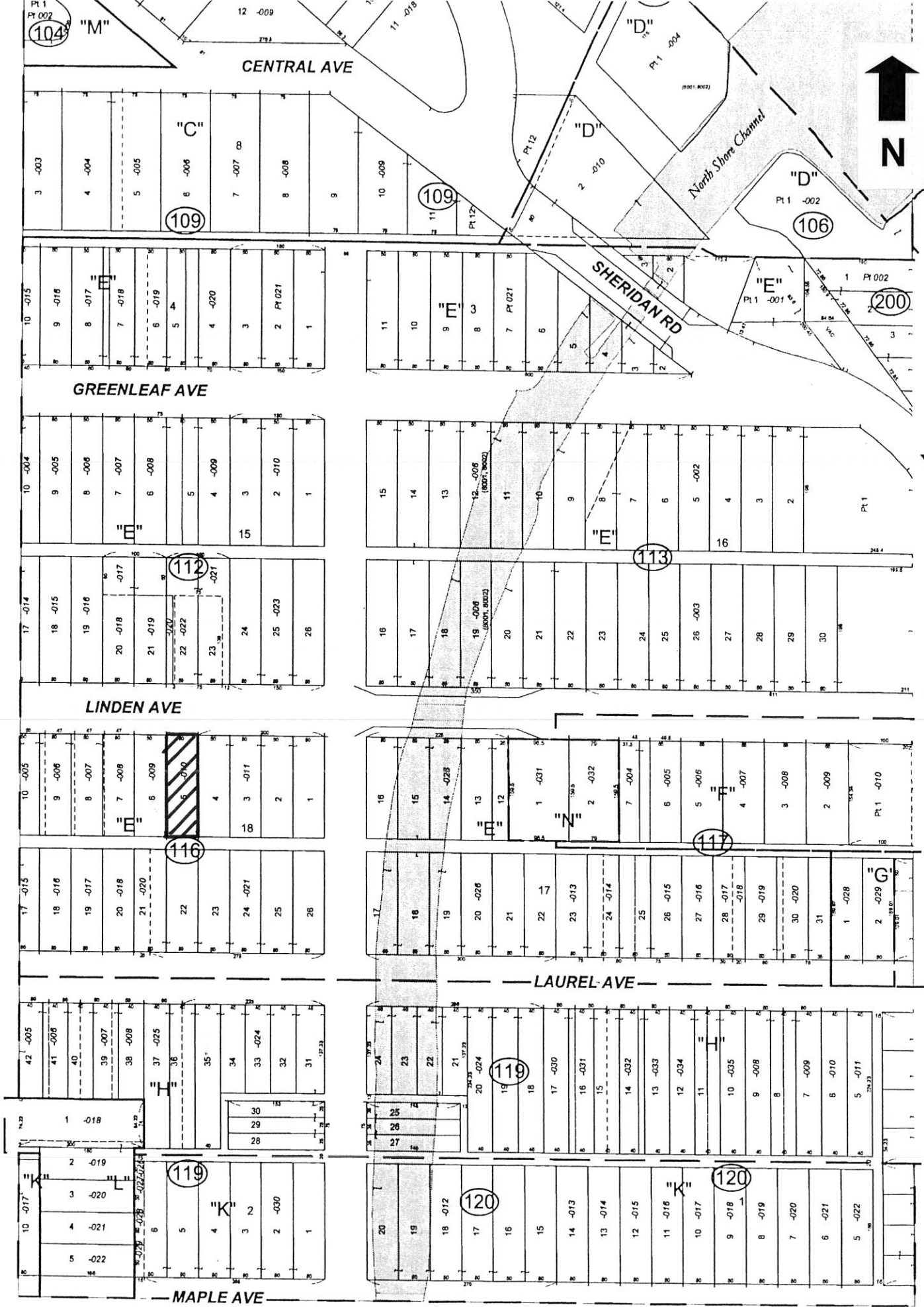


GOLF COURSE

GOLF COURSE.



6" W.P.



SUB.
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PLAT OF SURVEY

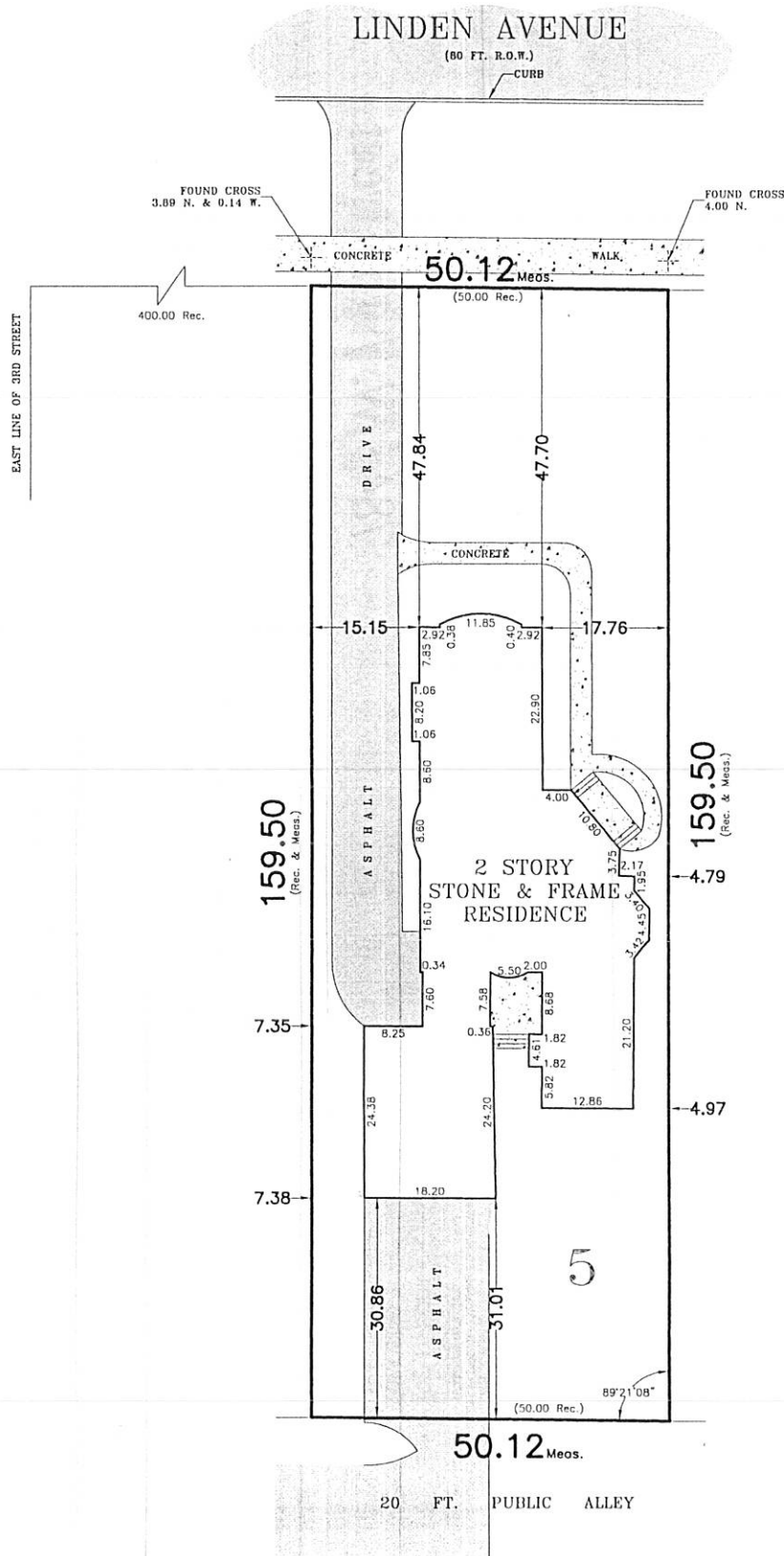
of

LOT 5 IN BLOCK 18 IN LAKE SHORE ADDITION TO WILMETTE IN SECTION 34, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 219 LINDEN AVENUE, WILMETTE, ILLINOIS



SCALE: 1"=20'



GENERAL NOTES:

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS AS THE NORTH ARROW INDICATES, AND IS SHOWN TO INDICATE THE ANGULAR RELATIONSHIP OF THE BOUNDARY LINES.

1.3



EAST LINE OF 3RD STREET

FOUND CROSS
3.89 N. & 0.14 W.

FOUND CROSS
4.00 N.

CONCRETE

50.12 Meos.

WALK.

400.00 Rec.

(50.00 Rec.)

DRIVE

47.84

47.70

CONCRETE

15.15

17.76

159.50
(Rec. & Meos.)

ASPHALT

2 STORY
STONE & FRAME
RESIDENCE

159.50
(Rec. & Meos.)

4.79

7.35

7.38

8.25

24.38

25.0'

18.20

30.86

31.0'

19.0'

5.0'

50.12 Meos.

20 FT. PUBLIC ALLEY

4.97

17.0'

25.18'

(50.00 Rec.)

89°21'08"

GENERAL NOTES:

DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.

1.4

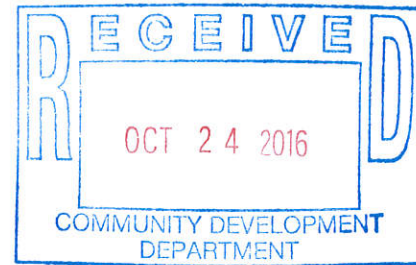
10/21/16

THIS PLAT SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE
LOCAL. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL.

October 20, 2016

Administrative Zoning Review Committee
Village of Wilmette
1200 Wilmette Ave.
Wilmette, IL 60091

Re: 219 Linden Avenue



Dear Review Committee:

To facilitate a fuller use of our property, it is our desire to build a patio off the rear (southeast) side of our home at 219 Linden Ave. Upon submission of construction plans for a building permit we learned that our plans violate the requirement that no more than 30% of the rear yard of our property be imperviously paved. Due to several unique features of our property we seek approval of our plans through this variance request.

Overview:

Our home at 219 Linden is located on the south side of Linden at the 5th Green of Canal Shores Golf Course. The property is unique as compared with other properties on both sides of the 200 block of Linden in that it is set back further from the street than all other properties; has an attached garage with driveway access from the alley (others have detached garages); and, we are presently out of comparison character in that we are the only property on the south side of our block of Linden without a patio or deck.

The 30% impervious coverage limitation is a limiting factor to our proposed plans because, due to the home's placement on the lot, the rear yard is small. In addition to having a smaller rear yard, driveway access from the alley to our attached garage uses up a significant portion of the remaining allowable coverage. Since access to the home from the alley is a necessity, removing the driveway is not a viable option.

Typical concerns associated with impervious coverage issues include challenges associated with water run off - especially in how such runoff could impact neighboring properties.

The proposed placement of the patio is within keeping to the character of the neighborhood; attached to the home on the southeast side of the property. Uniquely however, due to this property's location on the golf course, we have no residential neighbors to the south or east of our property adjacent to the sides of the lot where the patio is proposed to be built. Any potential water runoff would flow and dissipate upon the golf course and otherwise impact no neighbors.

Due to the unique location and character of our property, a strict application of the zoning ordinance to deny the construction as proposed creates particular difficulties that, for most practical purposes, we hope will not be deemed as limiting factors or factors for denial of the plans as proposed.

Village approval standards for variations:

a. The particular physical conditions, shape, or surroundings of the property would impose upon the owner a practical difficulty or particular hardship, as opposed to a mere inconvenience, if the requirements of the Zoning Ordinance were strictly enforced.

The hardships we face and which limit the size of the plan as proposed include the layout of the house on the lot with an attached garage with driveway access to the alley.

- The driveway access to our attached garage from the alleyway uses up a significant portion of the square footage allowed for impermeable yard coverage. Since access to the home from the alley is a necessity, removing the driveway is not a viable option.
- If we had a detached garage like all others on our south side block of Linden we would not have a driveway utilizing the allowable impermeable coverage limitation and would have no issue.
- If our house was built further north on the lot (ours is roughly 45 foot setback) like all others on our south side block (at the established 27' setback), the plans as proposed would pose no impermeability issue.

b. The plight of the property owner was not created by the owner and is due to unique circumstances.

Our challenge as referenced above; is due to the attached garage, driveway access to alley and placement of the home on the lot, and is not a result of our actions. The home was built by a previous owner, prior to the passage of the current zoning ordinance.

c. The difficulty or hardship is peculiar to the property in question and is not generally shared by other properties classified in the same zoning district and/or used for the same purposes. This includes the need to accommodate desirable existing site landscape or reflect unique conditions created by the age and character of the property.

The difficulty or hardship is particular to this particular property and not generally shared by other properties classified in the same zoning district used for the same residential purposes because our house was built further south on the lot with a roughly 45 foot setback; all other homes on our south side 200 block of Linden are built at the established 27' setback. Had the home been built further north on the lot, the plans as proposed would pose no impermeability issue.

d. The difficulty or hardship resulting from the application of the Zoning Ordinance would prevent the owner from making a reasonable use of the property. However, the fact the property could be utilized more profitably with the variation than without the variation is not considered as grounds for granting the variation.

There is no other reasonable alternative location for the placement of a patio on the property. The only other possible location on the lot for patio placement would be at the front of the house on the side facing Linden Avenue. Such placement would be completely inconsistent and out-of-character with the neighborhood.

If the variation is not granted, the petitioners would be required to adjust their plans by requiring a severe limitation in size and footprint of the patio.

e. The proposed variation will not impair an adequate supply of light and air to adjacent property or otherwise injure other property or its use, will not substantially increase the danger of fire or otherwise endanger the public health, safety and welfare, and will not substantially diminish or impair property values within the neighborhood.

Canal Shores golf course is on the immediate east and south of our property adjacent to where the patio is proposed to be built. We have no residential neighbors to the south or east side of their property. The home of our nearest neighbor is on the west side of our property at 221 Linden, roughly 65' from the nearest part of the patio as proposed. The neighbor's home is well out of the view of the patio as proposed and not able to be impacted by any water runoff from patio impermeability due to intervening driveway and lot sloop lines.

Additional factors mitigating patio size impermeability issues include the following the result of which will not cause any harm or injury to adjacent properties:

- Water runoff from the patio is designed to flow to the expansive space of the golf course and not impact any residential neighbor.
- The patio will be built of brick pavers which allows for some water permeation.
- The patio plans incorporate the use of ground for planting around the perimeter between the patio and the building, which provides less than complete patio coverage which will allow for some water permeation.

f. The variation, if granted, will not alter the essential character of the neighborhood and will be consistent with the goals, objectives and policies set forth in the Comprehensive Plan.

The lack of a patio on petitioner's property is out of the norm for the neighborhood, and the addition of a patio to the property will bring the property into essential character conformity with all other neighboring properties that have attached patios or decks.

In summary, for all the reasons above, we respectfully request approval of this request for variance to allow for the patio improvement as proposed.

Thank you for your consideration.

Sincerely yours,



Mark V. Anderson

219 Linden Ave.
Wilmette, IL 60091

Attached:

- Plans
- Survey

CERTIFICATE OF PUBLICATION

LEGAL NOTICE

Village of Wilmette

ZBA 11/16/16

22nd Century Media

does hereby certify that it is the publisher of
The Wilmette Beacon,
that said **The Wilmette Beacon** is
a secular newspaper that has been published
weekly in the City of Wilmette, County of Cook,
State of Illinois, continuously for more than one
year prior to the first date of publication of the
notice, appended, that it is of general circulation
throughout said County and State, that it is a
newspaper as defined in "An Act to revise the
law in relation to notices." as amended. Illinois
Compiled Statutes (715 ILCS 5/1 & 5/5), and
that the notice appended was published in the
said **The Wilmette Beacon** on
October 27, 2016

First publication date:


October 27, 2016

Final publication date:


October 27, 2016

In witness thereof, the undersigned has caused
this certificate to be signed and its corporate
seal affixed at Orland Park, Illinois.

Authorized Agent:



Dated:

 10/27/16





NOTICE OF PUBLIC HEARING

Notice is hereby given that on
Wednesday, November 16, 2016 at
7:30 P.M., the Zoning Board of
Appeals of the Village of Wilmette
will conduct a public hearing in the
Council Chambers of Village Hall,
1200 Wilmette Avenue, Wilmette,
Illinois when matters listed below
will be considered:

2016-Z-50 2601 Old Glenview
Road

A request by Westmoreland Coun-

try Club for a special use to expand
an existing special use (social club
or lodge), a special use for an ac-
cessory structure in excess of 200
square feet, a special use for more
than 3 detached accessory struc-
tures, a variation from the require-
ment that accessory structures not
have a basement, a 23.75' acces-
sory structure height variation, and
a 6.58' light pole height variation
of a replacement paddle tennis
court warming hut and to relocate
existing and add new lighted pad-
dle tennis courts on the properties
identified as Property Index Num-
ber 05-32-308-001-0000,
05-32-400-020-0000,
05-32-401-033-0000,
05-32-402-001-0000,
05-32-402-002-0000,
05-32-402-003-0000, and

05-32-402-004-0000.

2016-Z-51 219 Linden Avenue

A request by Mark and Cindy An-
derson for a 185.35 square foot
(11.62%) rear yard pavement im-
pervious surface coverage variation
to permit the installation of a patio
on the property identified as Prop-
erty Index Number
05-35-116-010-0000.

2016-Z-52 3128 Greenleaf Avenue
A request by Rafik Ishaya for a
218.18 square foot (13.03%) front
yard impervious surface coverage
variation to permit the replacement
and widening of the driveway on
the legal non-conforming structure
on the property identified as Prop-
erty Index Number
05-31-231-014-0000.

2016-Z-53 123 Prairie Avenue

A request by Mike Kollman, archi-
tect, for a 9.73' front yard setback
variation to permit the construction
of a substantial remodel that is
classified as a new home on the
property identified as Property In-
dex Number 05-34-308-031-0000.

Patrick Duffy, Chairman

Michael Robke

Michael Boyer

Reinhard Schneider

John Kolleng

Bob Surman

(Constituting the Zoning Board of
Appeals of the Village of Wil-
mette, Illinois)

If you are a person with a disability
and need special accommodations
to participate in and/or attend a
Village of Wilmette public meet-
ing, please notify the Management
Services Department at (847)
853-7510 (TDD# (847) 853-7634)
as soon as possible.

Published this 27th day of October
2016 in the Wilmette Beacon.

**REPORT TO THE ZONING BOARD OF APPEALS
FROM THE
COMMUNITY DEVELOPMENT DEPARTMENT**

Case Number:	2016-Z-48
Property:	1132 Michigan Avenue
Zoning District:	R, Single-Family Detached Residence
Applicant:	Charles Cook, Cook Architectural Design Studio
Nature of Application:	Request for a variation to permit parking spaces in a required front yard
Applicable Provisions of the Zoning Ordinance:	Section 5.4 Section 8.3 Section 14.4.A.4
Hearing Date:	December 21, 2016
Date of Application:	September 20, 2016
Notices:	Notice of public hearing to the applicant, October 10, 2016. Notice of Public Hearing published in the <u>Wilmette Beacon</u> , October 13, 2016. Posted on the property, October 10, 2016. Affidavit of compliance with notice requirements dated October 14, 2016.
Report Prepared By:	Lisa Roberts, AICP Assistant Director of Community Development

STAFF INFORMATION AS PRESENTED TO THE ZONING BOARD OF APPEALS

Description of Property

The Subject Property is located along the east side of Michigan Avenue, approximately 400' northwest of Elmwood Avenue. The property has 100' of frontage along Michigan Avenue and an average depth of 566'. The property has an area of approximately 56,550 square feet. The property is improved with a two-story house and attached three-car garage that is currently under construction.

To the north and south are properties zoned R, Single-Family Detached Residence, and improved with single-family homes. To the west are properties zoned R1-G, Single-Family Detached Residence, and improved with single-family homes.

Proposal

The petitioner is proposing to construct a circular driveway to serve the new home that is currently under construction. The circular drive will allow parking within the required front yard. Because the Zoning Ordinance does not permit parking spaces in a required front yard, a variation from this requirement is necessary.

The proposed circular drive conforms to the impervious surface coverage requirements of the Zoning Ordinance.

Other Front Yard Parking Space Requests

2411 Wilmette Avenue Case 2016-Z-42 ZBA: Deny VB: Remanded
Request for a 4.69' front yard setback variation, a 343.92 square foot (16.97%) front yard impervious surface coverage variation, and a variation to permit parking spaces in a required front yard to permit the construction of a two-car attached garage

3219 Illinois Road Case 2016-Z-20 ZBA: Deny VB: Revised, Granted
Revised request for a 6.08' front yard setback variation, a 2.12' side yard setback variation, a 1.62' combined side yard setback variation, a 39.62 square foot (1.51%) front yard impervious surface coverage variation, and a variation to permit parking spaces in a required front yard to permit the construction of one-story additions, a front porch, and a front yard parking space

1505 Wilmette Avenue Case 2015-Z-26 ZBA: Grant VB: Granted
Request for a 1.02' front yard stoop setback variation, a 4.52' front yard step setback variation, a 225.88 square foot (16.73%) front yard impervious surface coverage variation, and a variation to permit a parking space in a required front yard to allow the replacement and expansion of an existing front stoop, stair, and driveway

519 Forest Avenue Case 2015-Z-03 ZBA: Grant VB: Granted
Request for a 3.5' detached garage height variation, a variation to retain a non-conforming detached accessory structure upon the demolition of a principal building, and a variation to permit a parking space in a required front yard

Case 2016-Z-48
1132 Michigan Avenue

1000 Michigan Avenue Case 2014-Z-17 ZBA: Grant VB: Granted

Request for a 26.04' front yard setback variation, a variation to permit parking spaces in a required front yard, a 3.9' height variation, a 3.4' parapet height variation, a 5.4' chimney height variation, a 7.5' side yard air conditioner setback variation, a 12.5' side yard generator setback variation, a 17.28 decibel sound variation, and a 1,006.05 square foot (18.45%) front yard impervious surface coverage variation to permit the construction of a new home with a permanently installed stand-by generator

910 Shabona Lane Case 2014-Z-01 ZBA: Deny VB: Granted

Request for a front yard setback variation to permit the retention of a parking space in the required front yard and a 2.81' side yard setback variation and a 7.69' combined side yard setback variation to permit the construction of a two-car garage addition

Zoning Ordinance Provisions Involved

Section 5.4 outlines the variation procedures.

Section 8.3 references Table 8-2, which establishes a minimum front yard setback of 82.0' on the subject property.

Section 14.4.A.4 states that for residential uses, open parking spaces are not permitted in a required front yard.

Action Required

Move to recommend granting a request for a variation to permit parking spaces in a required front yard at 1132 Michigan Avenue in accordance with the plans submitted.

(After the vote on the request)

Move to authorize the Chairman to prepare the report and recommendation for the Zoning Board of Appeals for case number 2016-Z-48.

CASE FILE DOCUMENTS

<u>Doc. No.</u>	<u>Documents</u>
Location Maps And Plans	
1.0	Zoning Map
1.1	Sanborn Fire Map
1.2	Sidwell Tax Map
1.3	Plat of Survey
1.4	Site Plan
Written Correspondence and Documentation	
2.0	Completed application form
2.1	Letter of application
2.2	Proof of ownership

- 2.3 Notice of Public Hearing as prepared for the petitioner, October 10, 2016
- 2.4 Notice of Public Hearing as published in the Wilmette Beacon, October 13, 2016
- 2.5 Certificate of publication
- 2.6 Certificate of posting, dated October 10, 2016
- 2.7 Affidavit of compliance with notice requirements, filed by applicant, October 14, 2016

The November 2, 2016 meeting was cancelled and this case was continued to November 9, 2016.

Minutes from the November 9, 2016 meeting

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

3.1 Persons appearing for the applicant

- 3.11 None

3.2 Summary of presentations

- 3.21 Ms. Roberts said that the applicant was not able to attend the November 9, 2016 meeting and had requested that the case be continued to November 16, 2016.

6.0 DECISION

- 6.1 Mr. Kolleng moved to continue the case to the November 16, 2016 meeting.

- 6.11 Mr. Schneider seconded the motion and the voice vote was all ayes and no nays.

Motion carried.

Minutes from the November 16, 2016 meeting

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

3.1 Persons appearing for the applicant

- 3.11 None

3.2 Summary of presentations

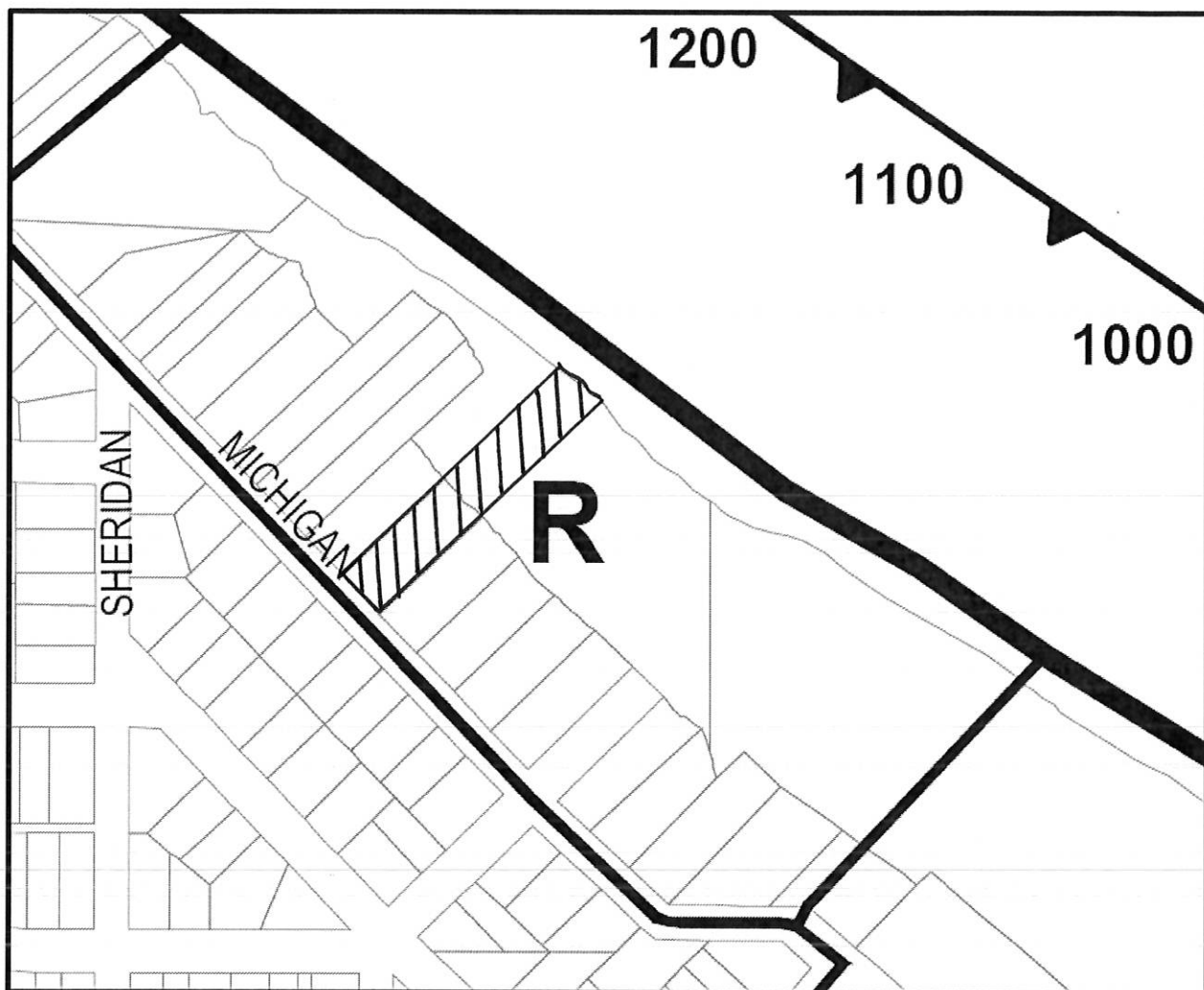
- 3.21 Ms. Roberts said that the applicant that the case be continued to December 21, 2016.

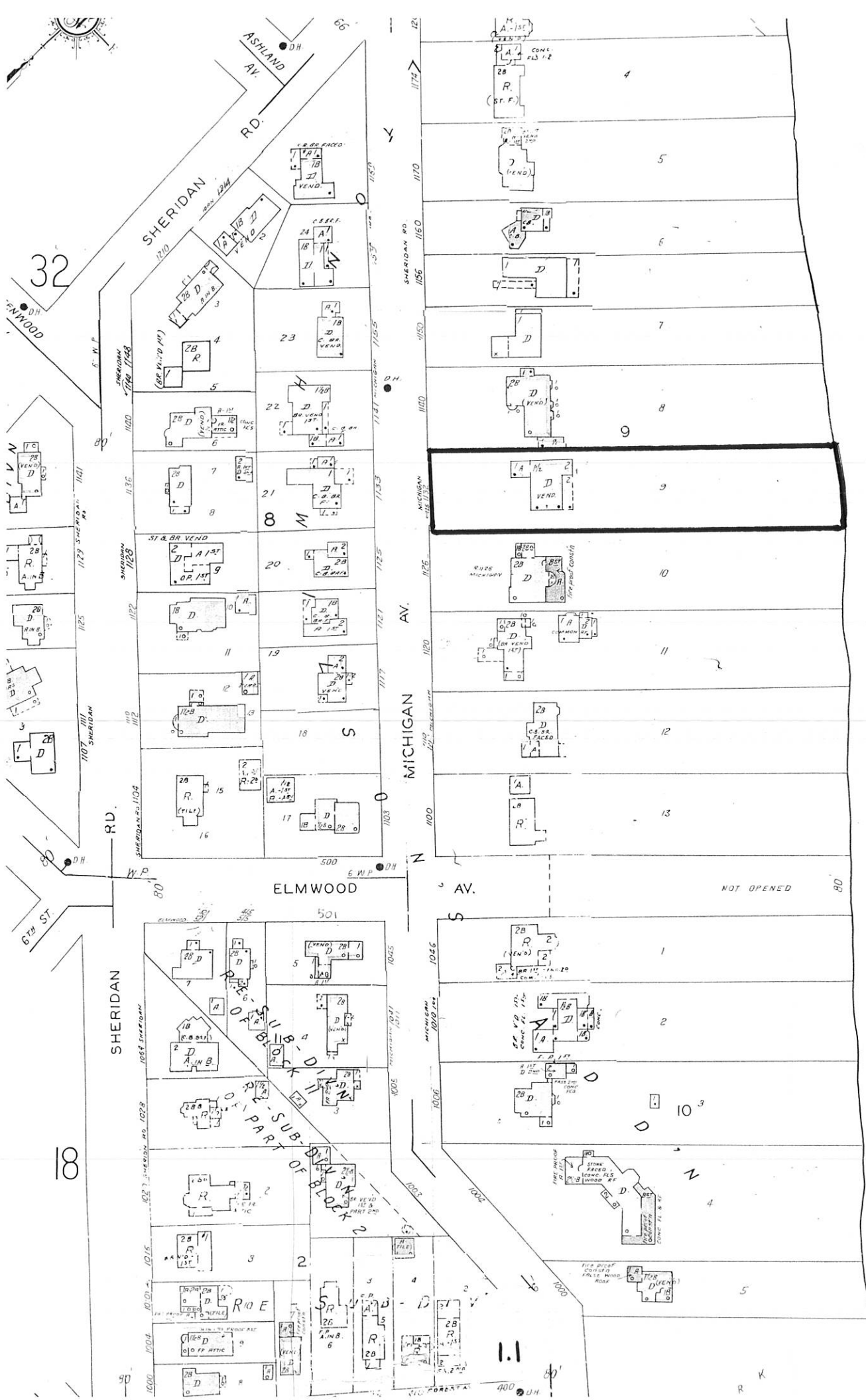
6.0 DECISION

6.1 Mr. Boyer moved to continue the case to the December 21, 2016 meeting.

6.11 Mr. Schneider seconded the motion and the voice vote was all ayes and no nays (Messrs. Kolleng, Surman and Tritsis were not present).

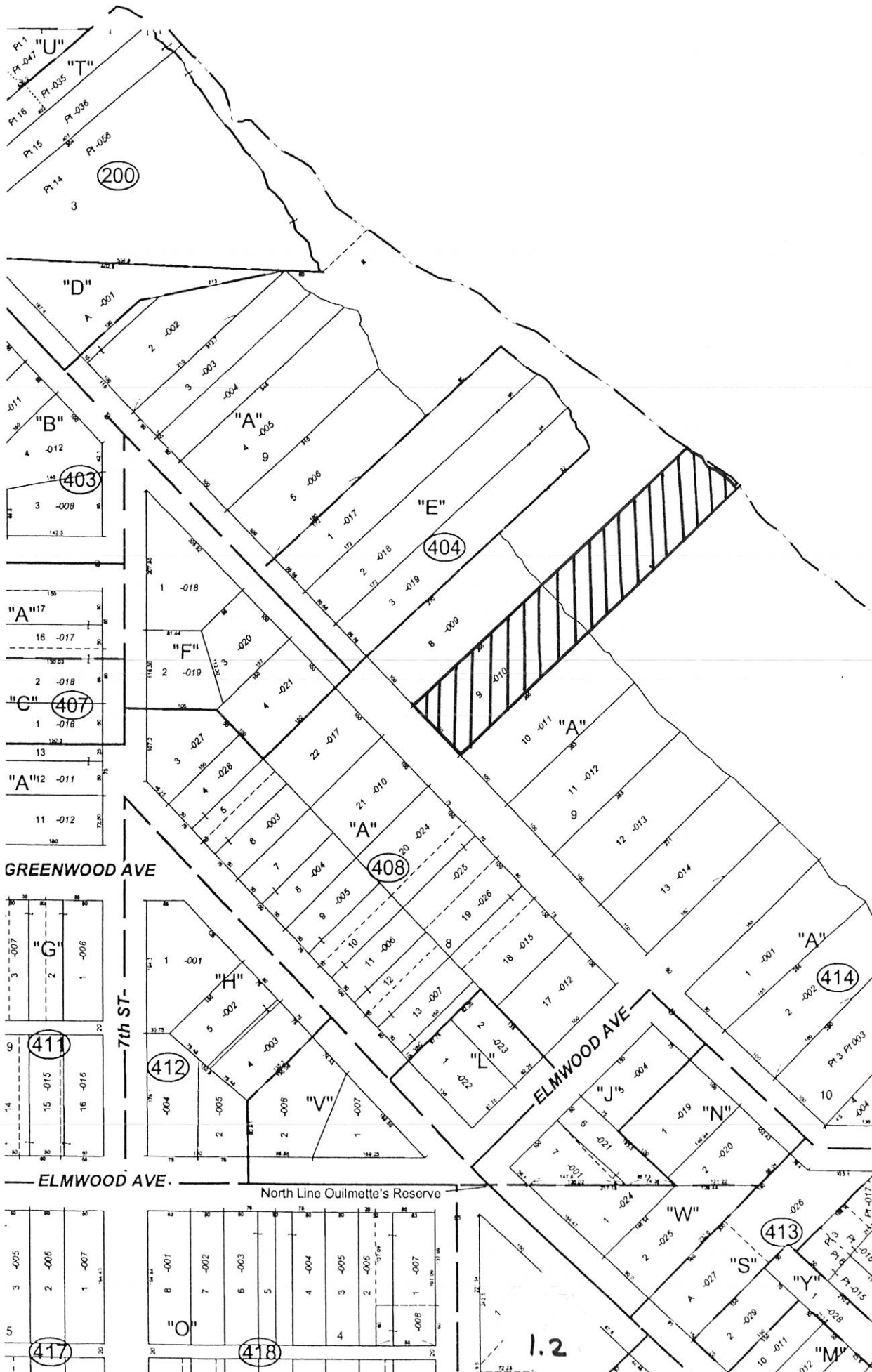
Motion carried.





E ½ SE ¼ SEC 27-42-13 NEW TRIER

42-13-27
5-27



"A"
MILTON H. WILSON'S ADD. TO WILMETTE of the N. line of Ouillettes Reserve, Blks. 1 & 2 in Union Add. to Wilmette, also Blk. 23 Add. to Wilmette and Blk. 2 (except Lot 1) of Ouillettes Reserve in said Dingee's Add. with vacated streets and alleys. Rec. Apr 7 2519528.

"B"
OWNER'S RESUB. of the E. 20 ft. of Lot 15 incl. in Blk. 5 in Milton D. Wilson's Add. Sec. 27-42-13. Rec. Sep 5, 1913 Doc. 52

"C"
RESUB. of Lots 14, 15, and the N. 1/2 of Lot 16 in Milton H. Wilson's Add. to Wilmette (see "A"). Rec. Sep 5, 1913 Doc. 52

"D"
DULIN'S CONSOLIDATION of part of Lot 9 of Milton H. Wilson's Add. to Wilmette in Sec. 27-42-13. Rec. Sep 28, 1914 Doc. 5

"E"
STEWART'S RESUB. of Lots 6 & 7 in Milton H. Wilson's Add. to Wilmette (see "A") in Sec. 27-42-13. Rec. May 10, 1951 Doc. 1507

"F"
LIBONATIS RESUB. of Lots 1 & 2, 23, & Milton H. Wilson's Add. to Wilmette (see "A") in Sec. 27-42-13. Rec. May 10, 1951 Doc. 1507

"G"
UNION ADD. TO WILMETTE, a sub. of the S.E. 1/4 of Sec. 27-42-13 (except the W. 50 ft. of the S.E. 1/4 already platted in Dingee's Add. 23, 1874 Doc. 192129.

"H"
OWNER'S RESUB. of Blk. 7 in Milton H. Wilson's Add. to Wilmette (see "A"). Rec. Sep 5, 1913 Doc. 52

"I"
RESUB. of Blk. 11 and vacated alley in Blk. 11 in Milton H. Wilson's Add. to Wilmette in Sec. 27-42-13. Rec. May 25, 1912 Doc. 4975084.

"J"
SUB. of Lots 15 & 16 and the S.E. 1/4 of the front and rear lines) of Lot 14 of Blk. 8 in Milton H. Wilson's Add. to Wilmette (see "A"). Rec. Dec. 15218431.

"K"
RESUB. of Lots 1 & 3 (except the S.W. 20 50 ft.) in Resub. of part of Blk. 2 in Dingee's Add. to Wilmette (see "K"). Rec. Jan 7, 1913 Doc. 12755667.

"L"
SUB. of Lots 3 & 4 and Lot 5 (except the front thereof) in Resub. of Blk. 11 (see "J"). Rec. Dec. 12755667.

"O"
DINGEE'S ADD. TO WILMETTE VILLAGE Reserve in Sections 26 & 27-42-13. Rec. Dec. 131865.

"P"
SHERIDAN ROAD RESUB. of Blk. 3 of the Wilmette Village (see "O"). Book 60, Page 11, 1893 Doc. 1814599.

"Q"
RESUB. of the E. 5 ft. of Lot 2 and Lot 3 in Resub. of Blk. 3 (see "P"), in Sec. 27-42-13. Rec. Dec. 12694179.

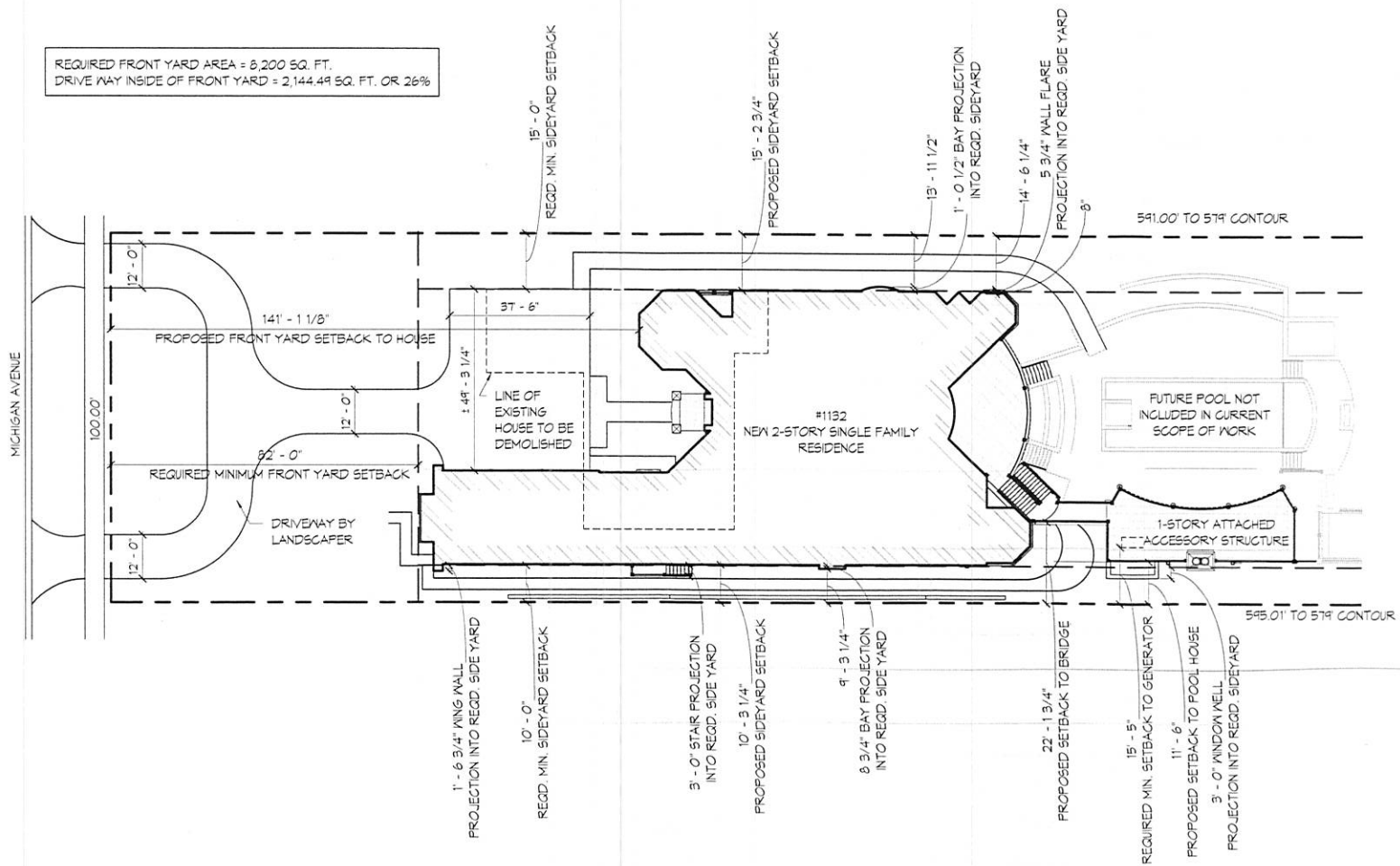
"R"
SHERIDAN ROAD SUB. of Blk. 9 in Dingee's Add. to Wilmette (see "O"). Rec. Jun 23, 1891 Doc. 131865.

"S"
EVERS CONSOLIDATION IN Wilmette, - Lot 2, except that part thereof lying N.E. of Lot 2 in Resub. of part of Blk. 2 of Dingee's Add. to Wilmette, 2nd - the N.W. 50 ft. of the S.W. of above resub. 3rd - Lot 2 of Resub. of Blk. 11 of Milton H. Wilson's Add. to Wilmette in Sections 26 & 27-42-13. Rec. Dec. 7284626.

"T"
LAKOTA, a sub. of Blks. 3 & 4, also Lots 4, Blk. 2 & Lot 1, Blk. 5 together with in Gage's Add. to Wilmette. Rec. Jun 2, 2546211.

"U"
CHILDREN'S CONSOLIDATION of Lot 1 in Lakota Sub. (see "T"). Rec. May 11, 18159586.





SITE PLAN

REES RESIDENCE
 1132 MICHIGAN AVENUE
 WILMETTE, ILLINOIS 60091

SCALE: 1" = 30'-0"	JOB NO: 15822
	DATE: 2016.09.19

Z9



150 NORTH WACKER DRIVE
 SUITE 2500 CHICAGO, IL 60606
 CITY: 312.846.6292
 FAX: 312.846.6412



September 20, 2016

Community Development
Village of Wilmette
1200 Wilmette Avenue
Wilmette, Illinois 60091

Re: 1132 Michigan

Dear Committee Members:

We are writing this letter to seek a variance on behalf of our clients Logan and Lisa Rees to allow for a circular driveway at 1132 Michigan Avenue.

STANDARDS OF REVIEW:

- a. The particular physical conditions, shape or surrounding of the property would impose upon the owner a practical difficulty or particular hardship, as opposed to a mere inconvenience, if the requirements of the Zoning Ordinance were strictly enforced.

The lot has a steep slope, which practically prevents the house from being able to be located further east, which necessitates the circular portion of the drive to be located within the front yard setback. Placing the house further east would result in numerous zoning challenges based on the bulk size, as well as dramatically increasing construction costs.

The property access has high pedestrian foot traffic. Having to back out of a single driveway could be dangerous given the pedestrian and street parking in this area. The existing lot currently has a non-conforming circular drive and the existing curb cuts and apron locations are being re-used.

- b. The plight of the property owner was not created by the owner and is due to unique circumstances.

The topography and steep slope to the lot are existing conditions and not something created by the owner. The sloping lot is a unique condition to this very small section of the village.

- c. The difficulty or hardship is peculiar to the property in question and is not generally shared by other properties classified in the same zoning district and/or used for the same purposes. This includes the need to accommodate desirable existing site landscape or reflect unique conditions created by the age and character of the property.

The difficulty of the lot slope is not common or prevalent throughout the R district. The particular topography of the block of the R district that the property is located in to a certain extent share the same topographical challenges.



Preserving the existing topography dictated the location of the house. If the house were to be located further to the east, substantial soil fill would be required as well as expensive retaining walls would be required in order to move the circular drive back so that it is not within the required front yard setback.

- d. The difficulty or hardship resulting from the application of the Zoning Ordinance would prevent the owner from making a reasonable use of the property. However, the fact the property could be utilized more profitably with the variation than without the variation is not considered grounds for granting the variation.

If the ordinance were enforced, in order to have the circular drive, the house would need to be moved further east requiring substantial regrading of the property as well as retaining walls. The cost of this work would prevent the owner from making reasonable use of the property.

- e. The proposed variation will not impair an adequate supply of light and air to adjacent property or otherwise injure other property or its use, will not substantially increase the danger of fire or otherwise endanger the public health, safety and welfare, and will not substantially diminish or impair property values within the neighborhood.

The proposed variation actually improves the light and air of the adjacent properties. If the ordinance is enforced the house would need to be placed further to the east, resulting in a decrease in light/air/views for the adjacent properties.

- f. The variation, if granted, will not alter the essential character of the neighborhood and will be consistent with the goals, objectives and policies set forth in the Comprehensive Plan.

The variation will not alter the character of the neighborhood. The variation is in keeping with the character of the block/neighborhood as the vast majority of the properties on the block have the similar existing circular driveway conditions.

- g. With respect to building materials, unforeseen advances in technology, appearance or quality render prohibited materials to be suitable and in keeping with the appearance goals of this code when used in the form presented by the applicant.

The driveway will be built with both brick pavers and asphalt consistent with the other driveways in the neighborhood.



- h. Where an application is request for a fence, the following approval standards apply, in addition to those of the variation. However, no one of these factors shall be conclusive in determining whether a particular difficult hardship exists.

Not applicable for this request.

Thank you for your time and consideration. Please feel free to contact us with any questions. We look forward to your reply.

Best regards,

Charles S. Cook, AIA, LEED BD+C
Principal
COOK ARCHITECTURAL Design Studio, Inc.

CERTIFICATE OF PUBLICATION

LEGAL NOTICE

Village of Wilmette

ZBA 11/2/16

22nd Century Media

does hereby certify that it is the publisher of
The Wilmette Beacon,
that said **The Wilmette Beacon** is
a secular newspaper that has been published
weekly in the City of Wilmette, County of Cook,
State of Illinois, continuously for more than one
year prior to the first date of publication of the
notice, appended, that it is of general circulation
throughout said County and State, that it is a
newspaper as defined in "An Act to revise the
law in relation to notices." as amended. Illinois
Compiled Statutes (715 ILCS 5/1 & 5/5), and
that the notice appended was published in the
said **The Wilmette Beacon** on
October 13, 2016

First publication date:

October 13, 2016

Final publication date:

October 13, 2016

In witness thereof, the undersigned has caused
this certificate to be signed and its corporate
seal affixed at Orland Park, Illinois.

Authorized Agent:

Dated:

_____ 10/13/16

NOTICE OF PUBLIC HEARING

Notice is hereby given that on
Wednesday, November 2, 2016 at
7:30 P.M., the Zoning Board of
Appeals of the Village of Wilmette
will conduct a public hearing in the
Council Chambers of Village Hall,
1200 Wilmette Avenue, Wilmette,
Illinois when matters listed below
will be considered.

2016-Z-48 1132 Michigan Avenue
A request by Charles Cook, Cook
Architectural Design Studio, for a
variation to permit parking spaces
in a required front yard on the
property identified as Property In-
dex Number 05-27-404-010-0000.

2016-Z-49 1121 Greenleaf Avenue
A request by Allison McMahon for
a special use for a pre-school (child
day care center) on the property
identified as Property Index Num-
ber 05-34-117-002-0000.

Patrick Duffy, Chairman
Michael Robke
Michael Boyer
Reinhard Schneider
John Kolleng

Bob Surman
(Constituting the Zoning Board of
Appeals of the Village of Wil-
mette, Illinois)
If you are a person with a disability
and need special accommodations
to participate in and/or attend a
Village of Wilmette public meet-
ing, please notify the Management
Services Department at (847)
853-7510 (TDD# (847) 853-7634)
as soon as possible.
Published this 13th day of October
2016 in the Wilmette Beacon.

"OFFICIAL SEAL"
SARAH COSTANZO
Notary Public - State of Illinois
My Commission Expires January 26, 2020

Sarah Costanzo

**REPORT TO THE ZONING BOARD OF APPEALS
FROM THE
COMMUNITY DEVELOPMENT DEPARTMENT**

Case Number: 2016-Z-59

Property: 3027 Greenleaf Avenue

Zoning District: R1-B, Single-Family Detached Residence

Applicant: Jennifer Choi

Nature of Application: Request for a 360.91 square foot (6.82%) lot coverage variation, a 109.56 square foot (10.35%) rear yard structure impervious surface coverage variation, and a 3.0 square foot (0.28%) rear yard total impervious surface coverage variation to permit the construction detached two-car garage

Applicable Provisions of the Zoning Ordinance: Section 5.4
Section 8.3
Section 8.3.C
Section 8.3.D

Hearing Date: December 21, 2016

Date of Application: October 4, 2015

Notices: Notice of public hearing to the applicant, November 29, 2016. Notice of public hearing published in the Wilmette Beacon, December 1, 2016. Posted on the property, December 6, 2016. Affidavit of compliance with notice requirements dated December 5, 2016.

Report Prepared By: Lisa Roberts, AICP
Assistant Director of Community Development

STAFF INFORMATION AS PRESENTED TO THE ZONING BOARD OF APPEALS

Description of Property

The Subject Property is located on the south side of Greenleaf Avenue approximately 250' west of Skokie Boulevard. The property has 40.0' of frontage on Greenleaf Avenue and is 132.32' in depth. The property is 5,292.80 square feet in area. The property is improved with a bi-level single-family home. There is currently no garage on the property.

The property is surrounded by properties zoned R1-B, Single Family Detached Residence and improved with single-family homes.

Proposal

The petitioner is proposing to construct a new detached two-car garage. The proposed garage measures 20.0' x 24.0' and is 480.0 square feet in area. The property currently does not have a garage.

With the construction of the garage, the proposed lot coverage is 2,305.45 square feet. Because the Zoning Ordinance limits lot coverage to 1,944.54 square feet on the subject property, a 360.91 square foot (6.82%) lot coverage variation is required.

With the proposed garage, the rear yard structure impervious surface coverage is 480.0 square feet. Because the Zoning Ordinance limits rear yard structure impervious surface coverage to 370.44 square feet (35%), a 109.56 square foot (10.35%) rear yard structure impervious surface coverage variation is required.

With the proposed garage, the total impervious surface coverage in the rear yard is 638.04 square feet. Because the Zoning Ordinance limits rear yard total impervious surface coverage to 635.04 square feet, a 3.0 square foot (0.28%) rear yard total impervious surface coverage variation is required.

The proposed detached garage conform to the setback, height, separation, and floor area requirements of the Zoning Ordinance.

<u>Requirement</u>	<u>Maximum</u>	<u>Existing</u>	<u>Proposed</u>
Lot Coverage	1,944.54 s.f.	1,825.45 s.f.	2,305.45 s.f.*

Rear Yard Impervious Surface Calculations

Rear Yard = 26.46' x 40.0' = 1,058.4 square feet

1,058.4 s.f. x .60 = 635.04 s.f. permitted rear yard total impervious surface coverage

Proposed impervious coverage = 638.04 s.f.*

635.04 – 638.04 = 3.0 s.f. variation

* Non-conforming

1,058.4 s.f. x .35 = 370.44 s.f. permitted rear yard structure impervious surface coverage
Proposed impervious coverage = 480.0 s.f.*
370.44 – 480.0 = 109.56 s.f. variation

* Non-conforming

Other Lot Coverage Requests

218 17th Street Case 2016-Z-18 ZBA: Grant VB: Granted
Request for a 29.41 square foot (0.46%) lot coverage variation and a 445.94 square foot (6.98%) total floor area variation to permit the construction of a new front porch on the legal non-conforming structure

1530 Greenwood Avenue Case 2016-Z-12 ZBA: Deny VB: Revised/Granted
Request for a 40.16 square foot (0.64%) lot coverage variation, a 262.5 square foot (4.2%) total floor area variation, a 0.3' rear yard garage setback variation, a 2.5 square foot (0.2%) rear yard structure impervious surface coverage variation, and a 2.8' side yard air conditioner setback variation to permit the construction of a two-story addition and a new detached two-car garage
Revised and approved for a 162.5 square foot (2.6%) total floor area variation and a 5.0' side yard air conditioner setback variation to permit the construction of a two-story addition

233 Linden Avenue Case 2015-Z-52 ZBA: Grant VB: Granted
Request for a 191.17 square foot (2.73%) lot coverage variation, a 498.01 square foot (7.1%) total floor area variation, and a 1.89' combined side yard setback variation to permit the construction of a one-story addition on the legal non-conforming structure

1536 Central Avenue Case 2015-Z-24 ZBA: Deny VB: Revised/Granted
Request for a 215.5 square foot (2.76%) lot coverage variation and a 351.69 square foot (4.51%) total floor area variation to permit the construction of a two-story addition and new front porch

3039 Indianwood Road Case 2014-Z-37 ZBA: Grant VB: Granted
Revised request for a 137.4 square foot (1.07%) lot coverage variation, a 2.3' front yard porch setback variation, and an 86.68 square foot (3.4%) front yard impervious surface coverage variation to permit the construction of a new front porch on the legal non-conforming structure

706 Forest Avenue Case 2014-Z-28 ZBA: Deny VB: Withdrawn
Revised request for a 45.46 square foot (0.19%) lot coverage variation and a 907.61 square foot (6.54%) total floor area variation to permit the construction of a roofed patio and second-story addition on the legal non-conforming structure

2952 Iroquois Road Case 2014-Z-12 ZBA: Grant VB: Granted
Request for an 81.16 square foot (0.6%) lot coverage variation to convert an open roofed patio to interior living space on the legal nonconforming structure

2028 Highland Avenue Case 2013-Z-33 ZBA: Grant VB: Granted
Request for a 339.36 square foot (5.13%) lot coverage variation to permit a pergola on the legal nonconforming structure

Case 2016-Z-59
3027 Greenleaf Avenue

239 Apple Tree Lane Case 2013-Z-30 ZBA: Grant VB: Granted

Request for a 137.11 square foot (1.62%) lot coverage variation, a 903.76 square foot (10.70%) total floor area variation, a 6.26' side yard deck setback variation, a 2.92' rear yard deck setback variation, a 5.26' side yard stair setback variation, a 5.35' rear yard stair setback variation, and a 6.21' fence height variation to permit the replacement of an existing deck, stairs, and fence on the legal nonconforming structure

3039 Indianwood Road Case 2013-Z-08 ZBA: Grant VB: Granted

Request for an 87.4 square foot (0.7%) lot coverage variation to permit the construction of a one-story addition

1017 Miami Road Case 2013-Z-02 ZBA: Grant VB: Granted

Request for a 7.68' rear yard setback variation and a 118.48 s.f. (1.62%) lot coverage variation to permit the construction of a one-story addition on a legal nonconforming structure

934 Manor Drive Case 2012-Z-31 ZBA: Grant VB: Granted

Request for a 2.75' front yard setback variation, a 3.05' side yard setback variation, a 3.56' combined side yard setback variation, and a 35.21 square foot (0.38%) lot coverage variation to permit the enclosure of an existing non-conforming car port on a legal nonconforming structure

2323 Kenilworth Avenue Case 2012-Z-23 ZBA: Deny VB: Granted

Request for a 1.77' front yard chimney setback variation, a 411.14 square foot (4.12%) lot coverage variation, and a 535.35 square foot (5.37%) total floor area variation to permit the construction of a second-story addition on the legal nonconforming structure

828 Leamington Avenue Case 2011-Z-50 ZBA: Deny VB: Granted

Request for a 226.54 s.f. (3.01%) lot coverage variation, an 8.52' front yard setback variation, a 261.21 s.f. (12.01%) front yard impervious surface coverage variation, a variation to eliminate a required enclosed parking space, and a variation to retain two parking spaces in a required front yard to permit the construction of a one-story addition on the legal nonconforming structure and to allow the loss of one enclosed parking space

1029 Miami Road Case 2011-Z-04 ZBA: Grant VB: Granted

Request for a 113.2 square foot (1.39%) lot coverage variation to permit the construction of a new front porch

910 Locust Road Case 2010-Z-48 ZBA: Deny VB: Granted

Request for a 170.63 square foot (1.03%) lot coverage variation to permit the construction of a one-story addition on the legal nonconforming structure

2100 Elmwood Avenue Case 2010-Z-20 ZBA: Grant VB: Granted

Request for a 7.98' side yard adjoining a street setback variation, a 4.98' side yard adjoining a street eave setback variation, a 109.63 square foot (13.37%) rear yard total impervious surface coverage variation, a 153.10 square foot (18.68%) rear yard structure impervious surface coverage variation, a 256.98 square foot (6.27%) lot coverage variation, and a 467.94 square foot (11.42%) total floor area variation to permit the construction of a replacement two-car detached garage

Other Rear Yard Impervious Surface Coverage Requests

108 3rd Street

Case 2016-Z-35

ZBA: Grant

VB: Granted

Request for a 55.7 square foot (5.07%) rear yard structure impervious surface coverage variation to allow the construction of a detached two-car garage

1359 Ashland Avenue

Case 2016-Z-33

ZBA: Grant

VB: Granted

Request for a 136.87 square foot (1.5%) total floor area variation and a 161.35 square foot (8.84%) rear yard total impervious surface coverage variation to allow the construction of a detached two-car garage on the legal non-conforming structure

1809 Wilmette Avenue

Case 2016-Z-26

ZBA: Deny

VB: Pending

Request for a 54.02 square foot (0.87%) total floor area variation, a 1.1' side yard garage setback variation, a 5.0' rear yard parking pad setback variation, a 2.0' parking space depth variation, a 52.46 square foot (4.22%) rear yard total impervious surface coverage variation, and a 45.62 square foot (3.67%) rear yard structure impervious surface coverage variation to permit the retention of a detached two-car garage and parking pad

1530 Greenwood Avenue

Case 2016-Z-12

ZBA: Deny

VB: Revised/Granted

Request for a 40.16 square foot (0.64%) lot coverage variation, a 262.5 square foot (4.2%) total floor area variation, a 0.3' rear yard garage setback variation, a 2.5 square foot (0.2%) rear yard structure impervious surface coverage variation, and a 2.8' side yard air conditioner setback variation to permit the construction of a two-story addition and a new detached two-car garage
Revised and approved for a 162.5 square foot (2.6%) total floor area variation and a 5.0' side yard air conditioner setback variation to permit the construction of a two-story addition

33 Crescent Place

Case 2016-Z-06

ZBA: Grant

VB: Granted

Request for a 110.24 square foot (11.14%) rear yard structure impervious surface coverage variation and a 23.79 square foot (2.4%) rear yard total impervious surface coverage variation to permit the construction of a new detached two-car garage

114 16th Street

Case 2015-Z-45

ZBA: Grant

VB: Granted

Request for a 90.0 square foot (9.0%) rear yard structure impervious surface coverage variation and a 47.04 square foot (4.7%) rear yard total impervious surface coverage variation to permit the construction of a two-car detached garage

123 Prairie Avenue

Case 2015-Z-44

ZBA: Grant

VB: Granted

Request for a 90.0 square foot (9.0%) rear yard structure impervious surface coverage variation to permit the construction of a two-car detached garage

1514 Lake Avenue

Case 2015-Z-38

ZBA: Grant

VB: Granted

Request for a 4.6' side yard parking pad setback variation and a 101.65 square foot (4.8%) rear yard pavement impervious surface coverage variation to permit a parking pad in the rear yard

209 4th Street

Case 2015-Z-16

ZBA: Grant

VB: Granted

Request for a 1.0' side yard setback variation, a 1.0' rear yard setback variation, and a 90.0 square foot (9.0%) rear yard structure impervious surface coverage variation to permit the construction of a

new detached two-car garage

101 15th Street Case 2015-Z-13 ZBA: Deny VB: Granted

Request for a 7.0' side yard adjoining a street setback variation, a 135.15 square foot (15.52%) rear yard structure impervious surface coverage variation, and a 66.4 square foot (7.62%) rear yard total impervious surface coverage variation to permit the construction of a new detached two-car garage

433 8th Street Case 2014-Z-39 ZBA: Deny VB: Granted

Request for a 252.64 square foot (4.59%) lot coverage variation, a 1,596.07 square foot (29.02%) total floor area variation, a 3.23' minimum side yard setback variation, a 0.58' combined side yard setback variation, a 6.01' rear yard setback variation, a 3.23' side yard eave setback variation, a 4.01' rear yard eave setback variation, an 11.67' rear yard deck setback variation, a 4.01' rear yard stair setback variation, a 1.0' first floor height variation, a 2.0' rear yard detached garage setback variation, a 1.0' rear yard garage eave setback variation, a 3.5' accessory structure separation variation, a 208.06 square foot (15.13%) rear yard structure impervious surface coverage variation, and a variation from the requirement to provide two enclosed parking spaces to permit the construction of a new home and one-car detached garage

1319 Wilmette Avenue Case 2014-Z-31 ZBA: Grant VB: Granted

Request for a 44.0 square foot (3.14%) rear yard total impervious surface coverage variation and a 273.94 square foot (19.57%) rear yard pavement impervious surface coverage variation to permit the expansion of an existing driveway

2444 Thornwood Avenue Case 2013-Z-37 ZBA: Grant VB: Granted

Request for a 382.58 square foot (28.74%) rear yard pavement impervious surface coverage variation to permit the construction of a detached two-car garage

826 17th Street Case 2013-Z-19 ZBA: Grant VB: Granted

Request for a special use for a detached garage in excess of 600 square feet, a 49.68 square foot (2.82%) rear yard total impervious surface coverage variation, and a 158.95 square foot (9.03%) rear yard structure impervious surface coverage variation to permit an addition to an existing detached two-car garage

1621 Walnut Avenue Case 2012-Z-45 ZBA: Grant VB: Granted

Request for a 313.38 square foot (5.97%) total floor area variation, 16.0 square foot (1.52%) rear yard total impervious surface coverage variation and a 112.5 square foot (10.71%) rear yard structure impervious surface coverage variation to permit the construction of a detached two-car garage

112 6th Street Case 2012-Z-24 ZBA: Grant VB: Granted

Request for a 36.1 square foot (2.18%) rear yard pavement impervious surface coverage variation to permit the installation of a new driveway to serve a replacement detached garage

822 17th Street Case 2011-Z-27 ZBA: Deny VB: Revised/Granted

Request for a special use for a detached garage in excess of 600 square feet and a 152.0 square foot (8.64%) rear yard structure impervious surface coverage variation to permit the construction of a three-car garage. *Village Board approved a modified variation request for an 88.0 square foot (5%) rear yard structure impervious surface coverage variation

Case 2016-Z-59
3027 Greenleaf Avenue

621 Hibbard Road Case 2011-Z-15 ZBA: Grant VB: Granted
Request for a 71.87 square foot (7.67%) rear yard structure impervious surface coverage variation to permit the construction of a new detached garage

1420 Washington Avenue Case 2010-Z-10 ZBA: Grant VB: Granted
Request for a 4.63' side yard setback variation, a 12.9' side yard adjoining a street setback variation, a 3.3' side yard eave setback variation, a 9.67' side yard adjoining a street eave setback variation, a 55.36 square foot (9.97%) rear yard total impervious surface coverage variation and a 160.17 square foot (149.46%) rear yard structural impervious surface coverage variation to permit the reconstruction and expansion of a detached two-car garage

511 10th Street Case 2009-Z-38 ZBA: Grant VB: Granted
Request for a 444.5 square foot (17.78%) rear yard structure impervious surface coverage variation to permit the construction of a detached two-car garage

1846 Forest Avenue Case 2009-Z-25 ZBA: Grant VB: Granted
Request for a grant a 113.77 square foot (16.17%) rear yard structure impervious surface coverage variation to permit the construction of a new detached garage

Zoning Ordinance Provisions Involved

Section 5.4 outlines the variation procedures.

Section 8.3 references Table 8-3, which establishes a rear yard setback of 26.46' on the subject property.

Section 8.3.C establishes a maximum lot coverage of 1,944.54 square feet on the subject property.

Section 8.3.D establishes a maximum rear yard structure impervious surface coverage of 370.44 square feet (35%) and a maximum rear yard total impervious surface coverage of 635.04 square feet (60%) on the Subject Property.

Action Required

Move to recommend granting a request for a 360.91 square foot (6.82%) lot coverage variation, a 109.56 square foot (10.35%) rear yard structure impervious surface coverage variation, and a 3.0 square foot (0.28%) rear yard total impervious surface coverage variation to permit the construction detached two-car garage at 3027 Greenleaf Avenue in accordance with the plans submitted.

(After the vote on the request)

Move to authorize the chairman to prepare the report and recommendation for the Zoning Board of Appeals for case number 2015-Z-59.

CASE FILE DOCUMENTS

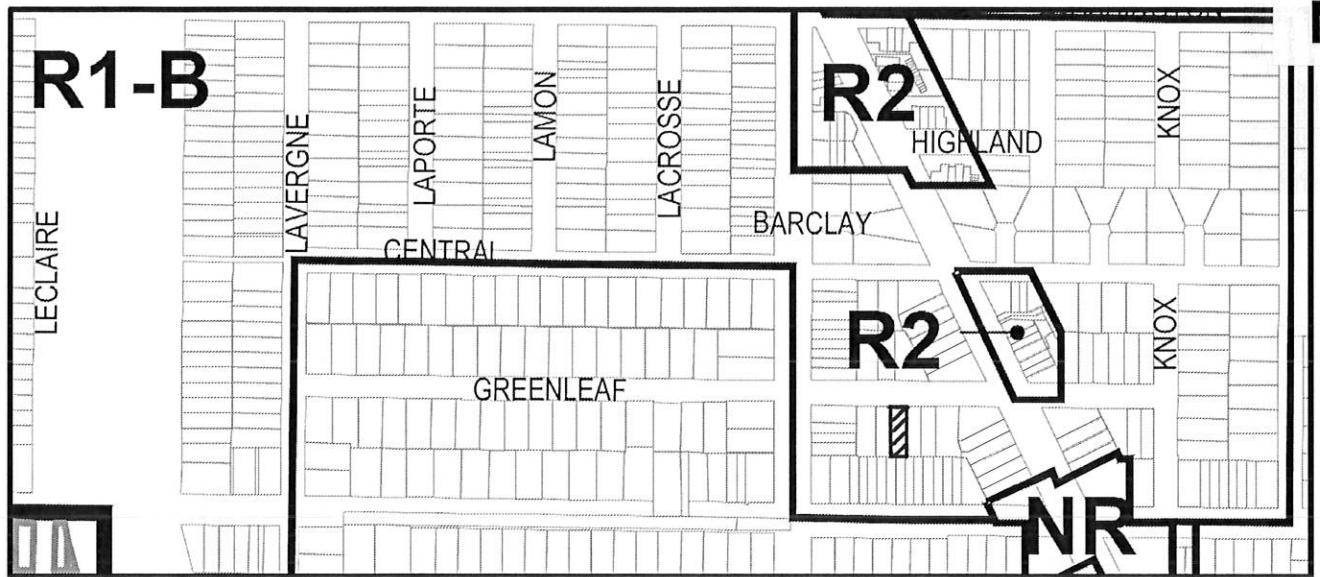
<u>Doc. No.</u>	<u>Documents</u>
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Location Maps And Plans

1.0	Zoning Map
1.1	Sanborn Fire Map
1.2	Sidwell Tax Map
1.3	Plat of Survey
1.4	Site Plan
1.5	Paving Plan
1.6	Foundation Plan and Floor Plan
1.7	North and South Elevations
1.8	East and West Elevations
1.9	Building Section

Written Correspondence and Documentation

2.0	Completed application form
2.1	Letter of application
2.2	Proof of ownership
2.3	Notice of Public Hearing as prepared for the petitioner, November 29, 2016
2.4	Notice of Public Hearing as published in the <u>Wilmette Beacon</u> , December 1, 2016
2.5	Certificate of publication
2.6	Certificate of posting, dated December 6, 2016
2.7	Affidavit of compliance with notice requirements, filed by applicant, December 5, 2016
2.8	Floor Area Worksheets





40

SCALE

1.1

together with
of and adjoining
46.

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(see "D").
by Doc.

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(see "D").

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26, 1958 Doc.

SKOKIE
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1-13 in County
Doc. 9294824.

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County Clerk's
555697.

Sub. (see "N").

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Apr 27, 1926

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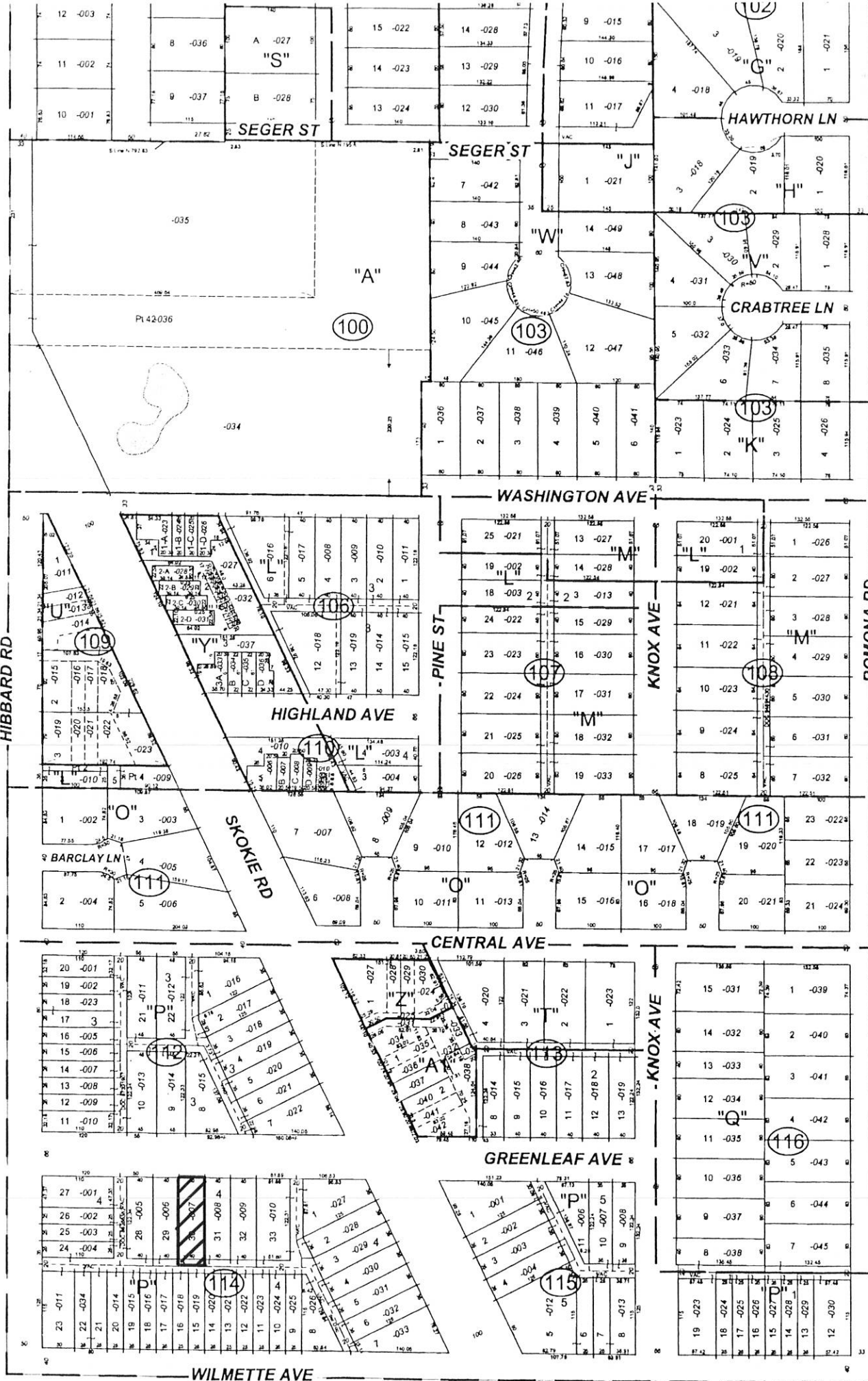
6 Doc. 16736582.

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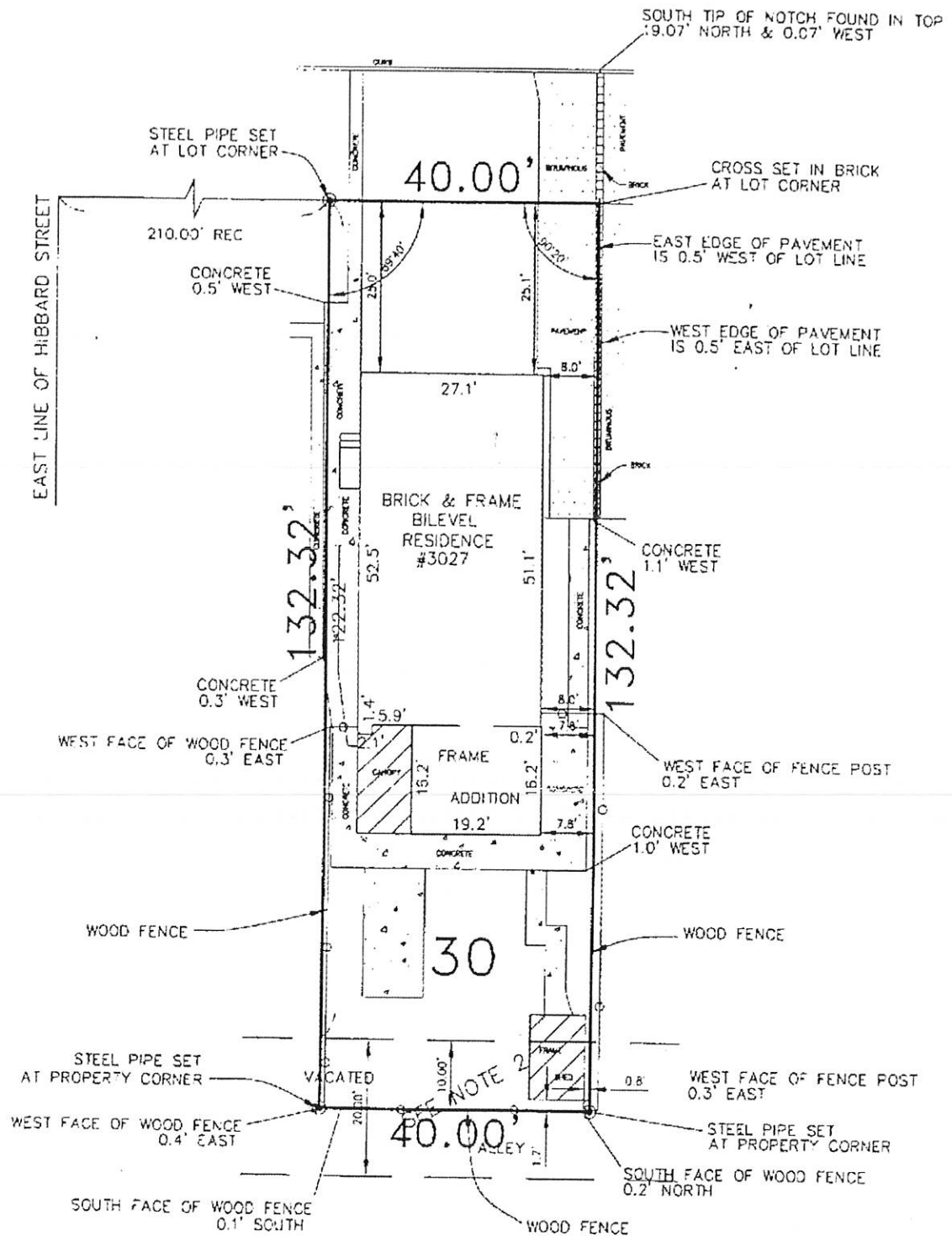
Borough (see

JUBILEE
Blk. 2 in Skokie
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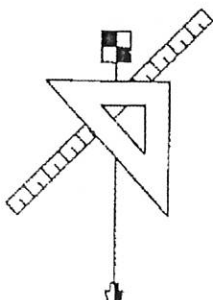
GREENLEAF AVENUE



NOTES:

1. NO TITLE COMMITMENT WAS SUPPLIED FOR USE IN THE PREPARATION OF THIS PLAT. LEGAL DESCRIPTION SHOWN HEREON BASED ON PRIOR SURVEY PERFORMED ON PROPERTY AND PROVIDED BY CLIENT. THIS WAS DONE AT THE REQUEST OF THE CLIENT.
2. ALLEY VACATION PER DOCUMENT 92975313. DOCUMENT STATES THAT EASEMENT IS GRANTED OVER VACATED ALLEY AS A VILLAGE AND UTILITY EASEMENT. SEE DOCUMENT FOR PARTICULARS.
3. SUBJECT PROPERTY AREA 5,292 SQ. FT. MORE OR LESS.

PREPARED FOR: JENNIFER THOI

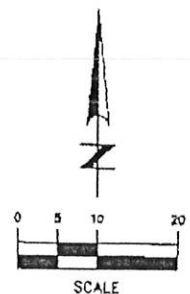


Urchell and Associates, Inc.
Land Surveying Services

PHONE 708.925.7155
FAX 773.296.9560
WEBSITE www.urchellandassociates.com

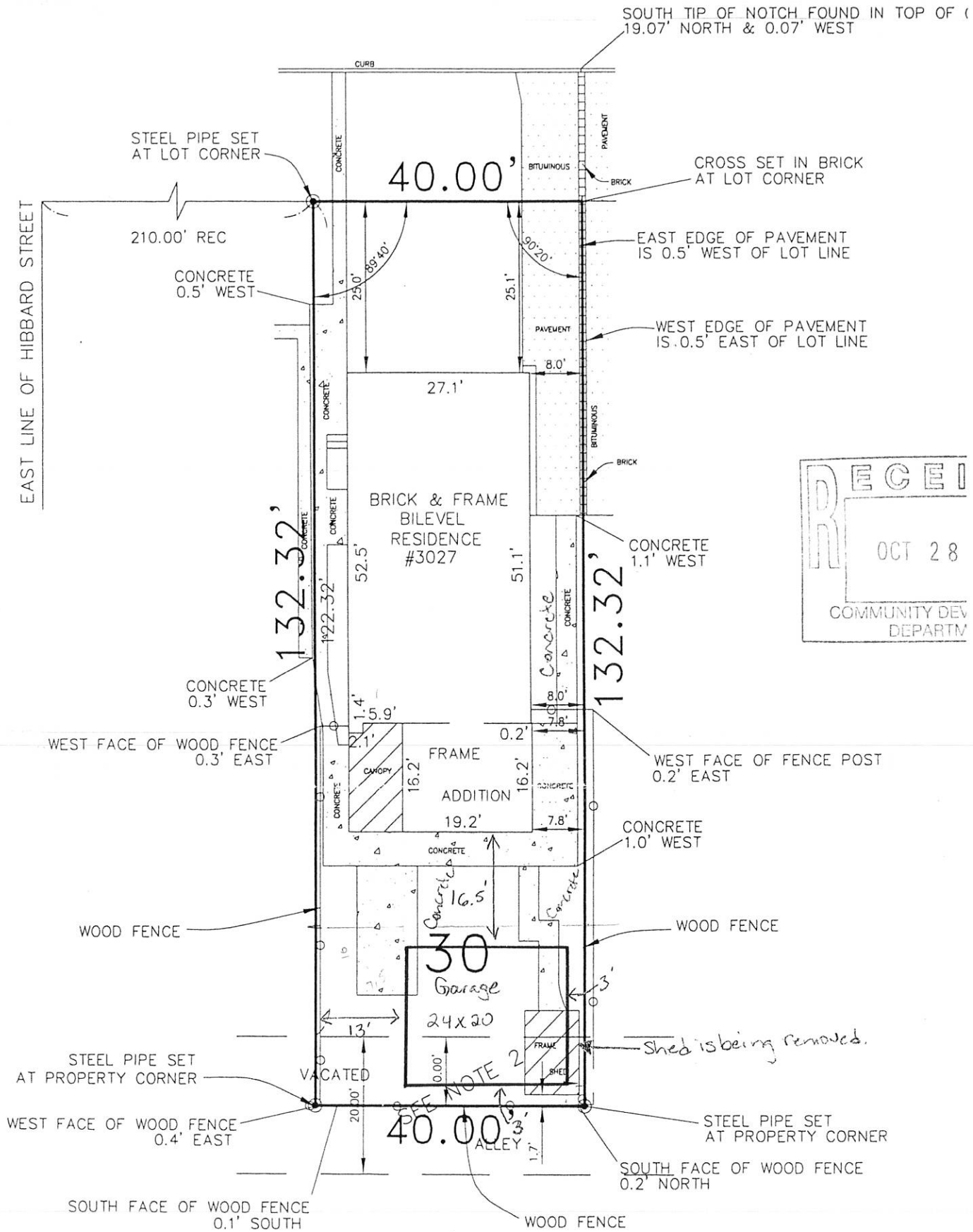
DESIGN FIRM REGISTRATION #184-004894

1.3



FIELD WORK COMPLETED: 4/12/14

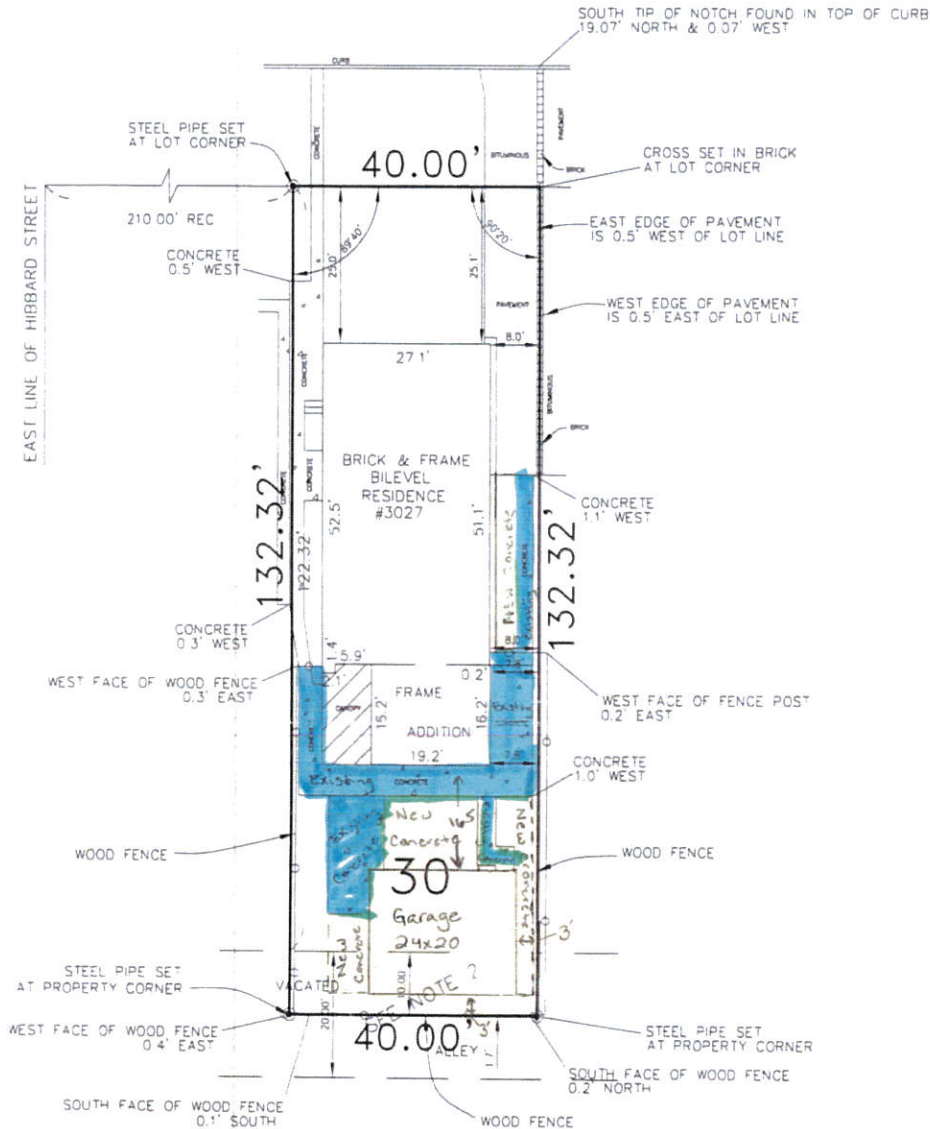
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS STANDARDS FOR A BOUNDARY SURVEY



PLAT OF SURVEY

LOT 30 IN BLOCK 4 IN SKOKIE BOULEVARD ADDITION TO WILMETTE, A SUBDIVISION OF LOTS 1, 2 AND 3 IN ROEMER'S SUBDIVISION OF LOTS 38, 39 AND 40 IN COUNTY CLERK'S DIVISION OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ALSO THE NORTH HALF OF VACATED ALLEY LYING SOUTH OF AND ADJOINING LOT 30 AFORESAID.

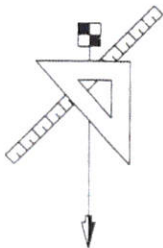
GREENLEAF AVENUE



NOTES.

1. NO TITLE COMMITMENT WAS SUPPLIED FOR USE IN THE PREPARATION OF THIS PLAT. LEGAL DESCRIPTION SHOWN HEREON BASED ON PRIOR SURVEY PERFORMED ON PROPERTY AND PROVIDED BY CLIENT. THIS WAS DONE AT THE REQUEST OF THE CLIENT.
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3. SUBJECT PROPERTY AREA 5,392 SQ. FT. MORE OR LESS.

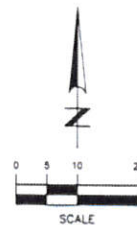
PREPARED FOR JENNIFER THOI



Urchell and Associates, Inc.
Land Surveying Services

PHONE 708.926.7155
FAX 773.298.9500
WEBSITE www.urchellandassociates.com

DESIGN FIRM REGISTRATION #184-004694



FIELD WORK COMPLETED: 4/12/14

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS STANDARDS FOR A BOUNDARY SURVEY.

DATED: 4/19/14

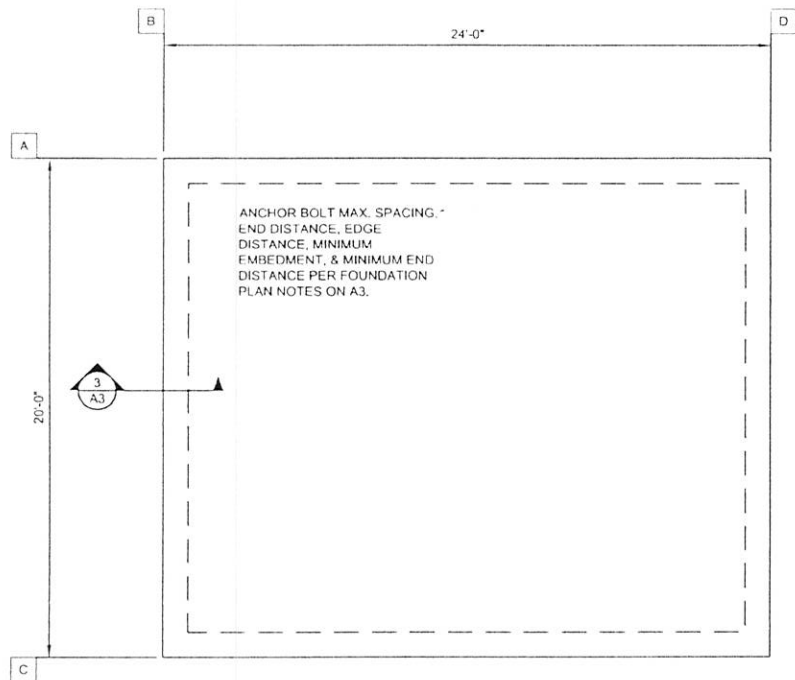
Robert J. Urchell

ROBERT J. URCHELL I.P.L.S. No. 3438
LICENSE RENEWAL DATE: NOVEMBER 30, 2014
SURVEY No. 14-04-019

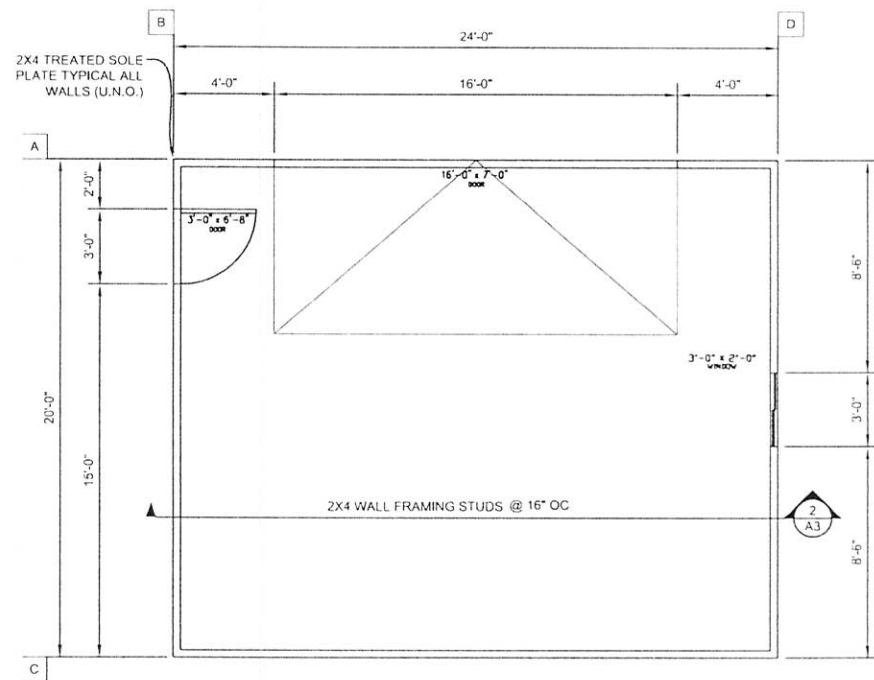
NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES

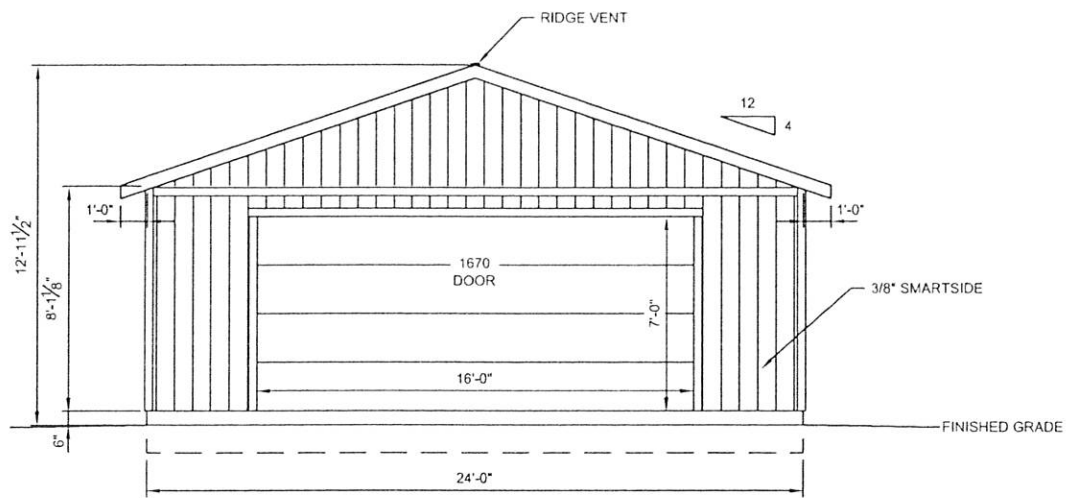
9.1



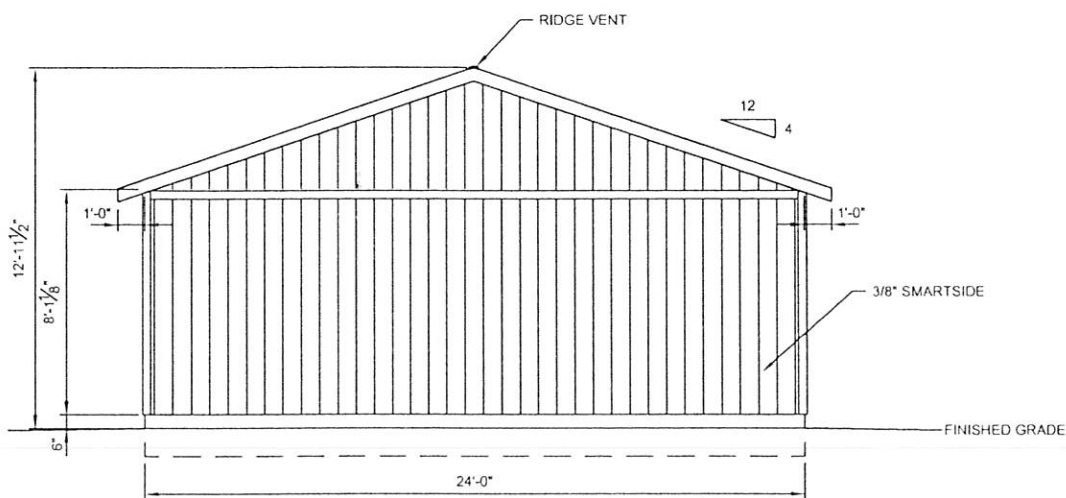
FOUNDATION PLAN



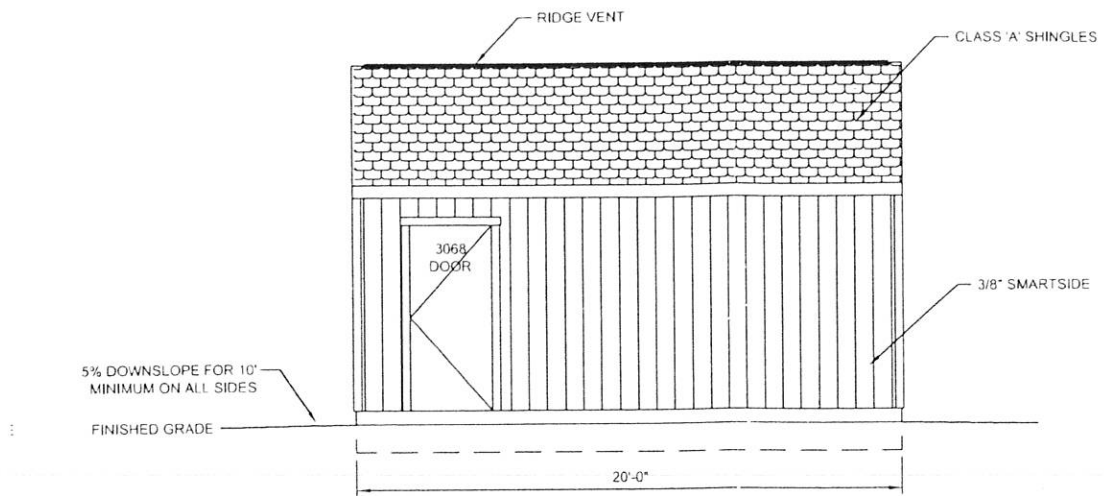
FLOOR PLAN



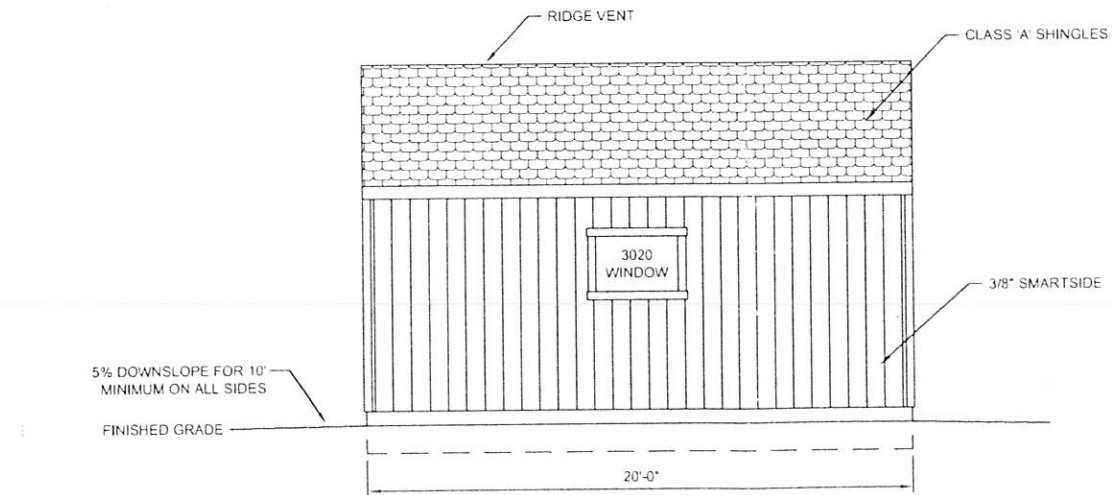
WALL A ELEVATION



WALL C ELEVATION

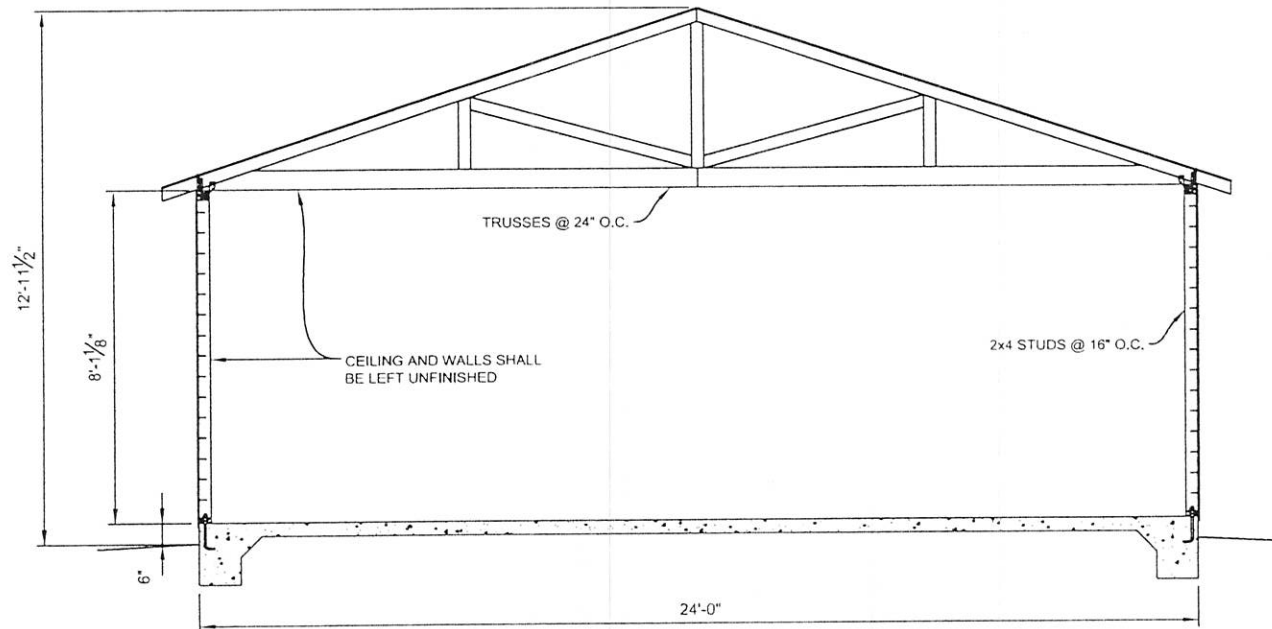


WALL B ELEVATION



WALL D ELEVATION

ATTACH 7/16" OSB SHEATHING TO TRUSSES PER
NAILING SCHEDULE.
REFERENCE TABLE 2304.9.1.



2 BUILDING SECTION

3/8" = 1' - 0"

ATTACH EACH END OF EACH TRUSS TO TOP PLATES WITH H2.5A OR EQUIV CLIPS.
WALL FRAMING TO BE 2X4 SPF STUD GRADE @ 16" OC.

6" MIN.
1'-0" MIN.
3" CLR. TYP.

CONT
1. T
2. B
3. L
4. S
5. F
6. T
7. A
8. B
9. F
10. S
11. S
12. C
13. E
14. S
15. C
16. S
17. A
18. B
19. C

3

Community Development Department

Village of Wilmette

1200 Wilmette Avenue

Wilmette, IL 60091

August 20, 2016

Dear Members of Zoning Board,

This proposal letter is to request and substantiate the grant of a variance for a residence at
3027 Greenleaf Avenue, Wilmette, IL 60091.

The variance request is to exceed maximum lot coverage parameter set by the zoning board and allow
to build a detached garage in the above address.

Currently this property does not have a garage to store a personal use car. I have lived on this
residence for last eight years. It has been very difficult during harsh winter time with two small children.
Some harsh winter days, it's difficult to start the engine right away. Also, I have to leave the engine
running for long time to warm up the car. Building a garage will relieve above issues.

Thank you for your time to review this appeal and I hope you can approve this case.

Respectfully submitted,



Jennifer Choi

3027 Greenleaf Avenue

Wilmette, IL 60091

847-800-8162

CERTIFICATE OF PUBLICATION

LEGAL NOTICE

Village of Wilmette
ZBA 12/21/16

22nd Century Media

does hereby certify that it is the publisher of
The Wilmette Beacon,
that said **The Wilmette Beacon** is
a secular newspaper that has been published
weekly in the City of Wilmette, County of Cook,
State of Illinois, continuously for more than one
year prior to the first date of publication of the
notice, appended, that it is of general circulation
throughout said County and State, that it is a
newspaper as defined in "An Act to revise the
law in relation to notices." as amended. Illinois
Compiled Statutes (715 ILCS 5/1 & 5/5), and
that the notice appended was published in the
said **The Wilmette Beacon** on
December 1, 2016

First publication date:

December 1, 2016

Final publication date:

December 1, 2016

In witness thereof, the undersigned has caused
this certificate to be signed and its corporate
seal affixed at Orland Park, Illinois.

Authorized Agent:

Dated:

12/1/16

NOTICE OF PUBLIC HEARING

Notice is hereby given that on
Wednesday, December 21, 2016 at
7:30 P.M., the Zoning Board of
Appeals of the Village of Wilmette
will conduct a public hearing in the
Council Chambers of Village Hall,
1200 Wilmette Avenue, Wilmette,
Illinois when matters listed below
will be considered:

2016-Z-48 1132 Michigan Avenue
A request by Charles Cook, Cook
Architectural Design Studio, for a
variation to permit parking spaces
in a required front yard on the
property identified as Property In-
dex Number 05-27-404-010-0000.

2016-Z-51 219 Linden Avenue
A request by Mark and Cindy An-
derson for a 185.35 square foot
(11.62%) rear yard pavement im-
pervious surface coverage variation
to permit the installation of a patio
on the property identified as Prop-
erty Index Number

05-25-116-010-0000.

2016-Z-59 3027 Greenleaf Avenue
A request by Jennifer Choi for a
360.91 square foot (6.82%) lot
coverage variation, a 109.56 square
foot (10.35%) rear yard structure
impervious surface coverage varia-
tion, and a 3.04 square foot
(0.28%) rear yard total impervious
surface coverage variation to per-
mit the construction detached
two-car garage on the property
identified as Property Index Num-
ber 05-32-114-007-0000.

Patrick Duffy, Chairman
Reinhard Schneider

Michael Boyer

Bob Surman

John Kolleng

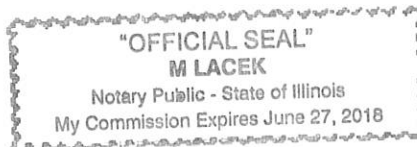
Christopher Tritsis

Michael Robke

(Constituting the Zoning Board of
Appeals of the Village of Wil-
mette, Illinois)

If you are a person with a disability
and need special accommodations
to participate in and/or attend a
Village of Wilmette public meet-
ing, please notify the Management
Services Department at (847)
853-7510 (TDD# (847) 853-7634)
as soon as possible.

Published this 1st day of December
2016 in the Wilmette Beacon.

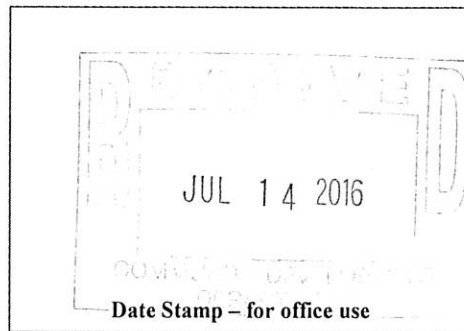


M LACEK

Lot Coverage and Floor Area Worksheet

These sheets must be filled out and submitted with all permit applications that require floor area calculations. **This format is required and no substitutes or alternatives will be accepted.**

The intent of the lot coverage and floor area regulations is to limit the perceived bulk of a structure in relation to the size of the parcel of land on which it is built. **When calculating area, use the exterior dimensions as shown on the plat of survey.**



When calculating existing areas, please only calculate areas that will remain. Any areas that will be replaced with new construction or completely removed should not be included under existing area calculations.

When rounding numbers, please convert inches to decimal feet and carry each number to the second decimal (hundredths place).

Property Address: 3021 Greenleaf Ave

Prepared by (Please print): Veronica Santizo

Signature: *Veronica Santizo*

Contact Phone Number: (847) 768-1505

Contact E-Mail Address: VSantizo@tuffshed.com

Lot Area: 5,293.2 5,292.80[#]

Maximum Allowable Lot Coverage: 1,944.64

Maximum Allowable Floor Area: 3,056.96

Total Basement Area: 650.40[#] **LC:** 648 **FA:** 648 650.40[#]

Total First Floor Area: 1655.05[#] **LC:** 1,362.28 **FA:** 1,362.28 1655.05[#]

Total Second Floor Area: 648 650.4[#]

Total Attic Area: /

Total Lot Coverage:

2,010.28

Total Floor Area:

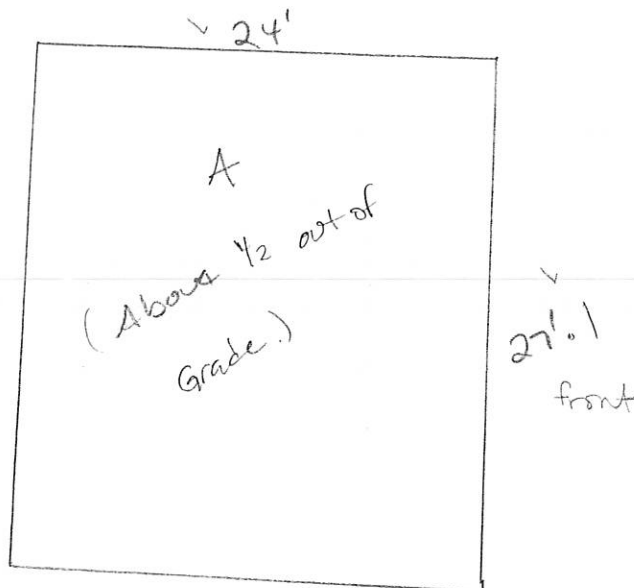
2,010.28

BASEMENT

Basement floor area includes, but is not limited to:
(Please check all that apply)

- ☒ All area projecting 5' or more above grade to top of finished first floor for all structures built before July 1, 2003
- ☐ All area projecting 4' or more above grade to top of finished first floor for all structures built after July 1, 2003
- ☐ All area of a basement that projects 7' or more above abutting existing grade

Sketch:



Lot Coverage and Floor Area Worksheet

Existing Basement Area

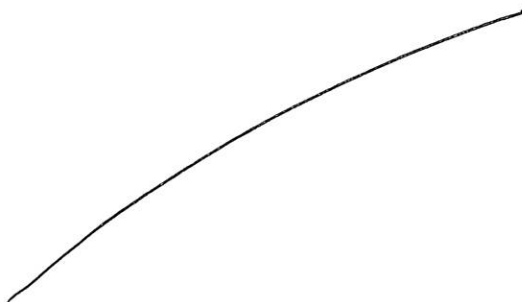
<u>PIECE NO.</u>	<u>DIMENSIONS</u>	<u>LOT COV</u>	<u>FLOOR AREA</u>
A	24 x 27.1	648 650.4	648 650.4

TOTAL 648 648

650.40 ² 650.40 ²

Proposed Basement Area

<u>PIECE NO.</u>	<u>DIMENSIONS</u>	<u>LOT COV</u>	<u>FLOOR AREA</u>
------------------	-------------------	----------------	-------------------



TOTAL _____

BASEMENT TOTAL 650.40 ² 650.40 ²

FIRST FLOOR

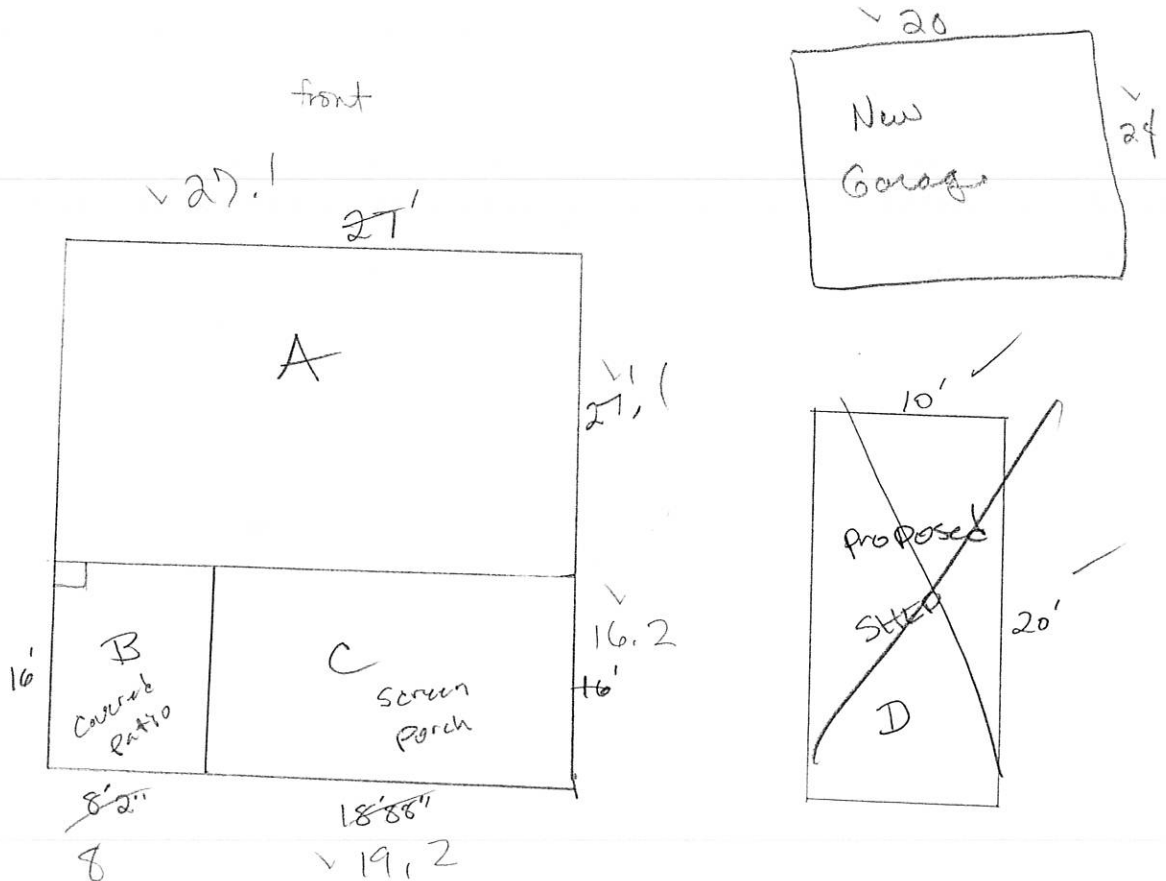
Lot Coverage includes but is not limited to: (Please check all that apply)

- ☒ All area measured to exterior walls including bays and chimneys
- ☒ Architectural features such as wing wall
- ☐ Second floor projections and overhangs
- ☒ Detached structures (i.e. garage, shed, gazebo, fire places)
- ☒ Portions of decks and stairs exceeding 6'-6" to top of rail (50% of total floor area)

Floor area includes but is not limited to: (Please check all that apply)

- ☒ All area measured to exterior walls including bays
- ☒ Roofed elements including porches and awnings – greater than 3' in depth
- ☐ Second floor projections and overhangs
- ☒ Detached structures (i.e. garage, shed, gazebo)
- ☒ Portions of decks and stairs exceeding 6'-6" to top of rail (50% of total floor area)

Sketch:



Lot Coverage and Floor Area Worksheet

Existing First Floor Area

<u>PIECE NO.</u>	<u>DIMENSIONS</u>	<u>LOT COV</u>	<u>FLOOR AREA</u>
A	27.1 27 x 27 27.1	729 734.41	729 734.41
B	16.2 16 x 8.2 8.0	131.2 129.6	131.2 129.6
C	16.2 16 x 18.8 19.2	302.08 311.04	302.08 311.04

TOTAL ~~1,162.28~~ ~~1,162.28~~
 1175.05# 1175.05#

Proposed First Floor Area

<u>PIECE NO.</u>	<u>DIMENSIONS</u>	<u>LOT COV</u>	<u>FLOOR AREA</u>
D	10 x 20	200	200
	20 x 24	480.0	480.0

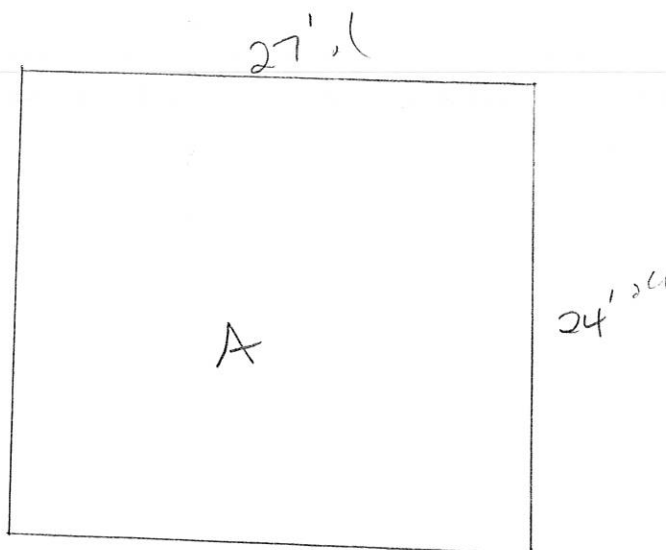
TOTAL ~~200~~ ~~200~~
 480.0 480.0
 FIRST FLOOR TOTAL ~~1,362.28~~ ~~1,362.28~~
 1655.05# 1655.05#

SECOND FLOOR

Second floor area includes, but is not limited to:
(Please check all that apply)

- ☒ All area measuring 6'-9" and higher from top of second floor or upper limits of story below, or, measuring 17'-9" and higher from top of first floor to bottom of standard roof rafter, whichever is greater
- ☐ All projections including bays
- ☒ Open two story elements measuring 17'-9" and higher from top of first floor to bottom of standard roof rafter
- ☒ Garage space measuring 6'-9" and higher from upper limits of story below, or, measuring 17'-9" and higher from garage floor to bottom of standard roof rafter, whichever is greater
- ☐ Roofed exterior open space (i.e. covered balconies)
- ☐ Eaves exceeding 3' built after July 1, 2003
- ☐ Open balconies
(Count at 75% of total floor area)

Sketch:



Lot Coverage and Floor Area Worksheet

Existing Second Floor Area

PIECE NO.

DIMENSIONS

AREA

A

27.1 27x24

648
650.4

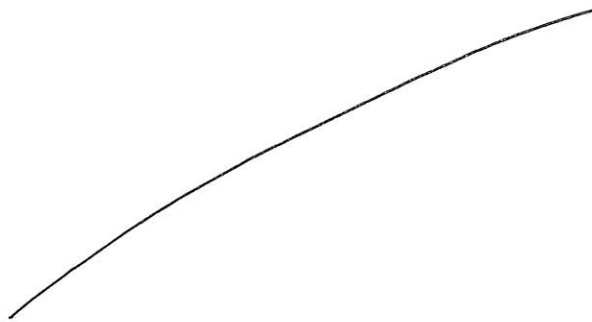
TOTAL 648 650.4

Proposed Second Floor Area

PIECE NO.

DIMENSIONS

AREA



TOTAL 0

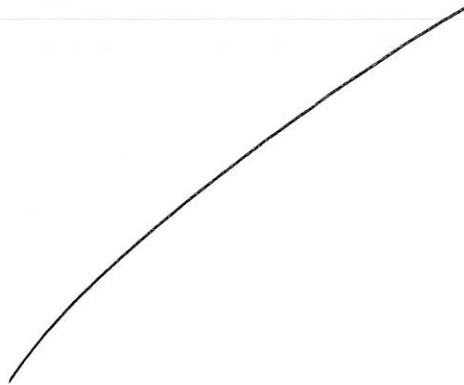
SECOND FLOOR TOTAL 650.4

ATTIC AREA

Attic floor area includes but is not limited to:
(Please check all that apply)

- _____ All area measuring 6'-9" and higher from attic floor or upper limits of story below, or, measuring 17'-9" and higher from top of second floor to bottom of standard roof rafter, whichever is greater
- _____ Any open three story space measuring 28'-9" and higher from top of first floor to bottom of standard roof rafter

Sketch:



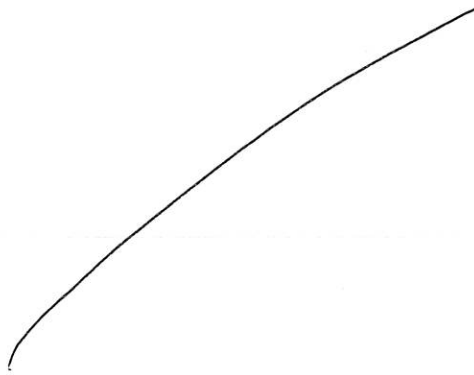
Lot Coverage and Floor Area Worksheet

Existing Attic Area

PIECE NO.

DIMENSIONS

AREA



TOTAL _____

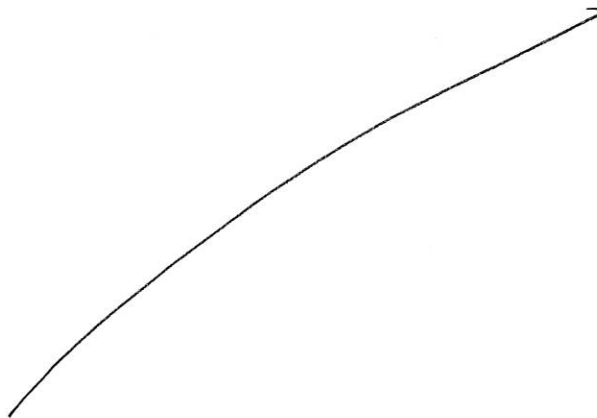
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Proposed Attic Area

PIECE NO.

DIMENSIONS

AREA



TOTAL _____

ATTIC TOTAL



1200 Wilmette Avenue
Wilmette, Illinois 60091-0040

MEETING MINUTES

ZONING BOARD OF APPEALS

WEDNESDAY, NOVEMBER 16, 2016

7:30 P.M.

COUNCIL CHAMBERS

Members Present: Chairman Patrick Duffy
Mike Boyer
Michael Robke
Reinhard Schneider

Members Absent: John Kolleng
Bob Surman
Christopher Tritsis

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. 2016-Z-51 219 Linden Avenue

See the complete case minutes attached to this document.

III. 2016-Z-48 1132 Michigan Avenue

See the complete case minutes attached to this document.

IV. 2015-Z-52 3128 Greenleaf Avenue

See the complete case minutes attached to this document.

V. 2016-Z-42 2411 Wilmette Avenue

See the complete case minutes attached to this document.

VI. 2016-Z-53 123 Prairie Avenue

See the complete case minutes attached to this document.

VII. 2016-Z-50 2601 Old Glenview Road

See the complete case minutes attached to this document.

VIII. Public Comment

There was no public comment.

IX. Adjournment

The meeting was adjourned at 9:03 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 speaking on behalf of the applicant

3.11 None

3.2 Summary of presentations

3.21 Ms. Roberts said that applicant requested that the case be continued to December 21, 2016 due to the number of board members at this meeting.

6.0 DECISION

6.1 Mr. Schneider moved to continue the case to the December 21, 2016 meeting.

6.11 Mr. Boyer seconded the motion and the voice vote was all ayes and no nays (Messrs. Kolleng, Surman and Tritsis were not present).

Motion carried.

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

3.1 Persons appearing for the applicant

3.11 None

3.2 Summary of presentations

3.21 Ms. Roberts said that the applicant that the case be continued to December 21, 2016.

6.0 DECISION

6.1 Mr. Boyer moved to continue the case to the December 21, 2016 meeting.

6.11 Mr. Schneider seconded the motion and the voice vote was all ayes and no nays (Messrs. Kolleng, Surman and Tritsis were not present).

Motion carried.

3.0 TESTIMONY, COMMENTS AND ARGUMENTS ON BEHALF OF THE APPLICANT

3.1 Persons appearing for the applicant

3.11 Mr. Rafik Ishaya, applicant

3.2 Summary of presentations

3.21 Ms. Roberts said that this is a request for a 218.18 square foot (13.03%) front yard impervious surface coverage variation to permit the replacement and widening of the driveway on the legal non-conforming structure. The Village Board will hear this case on December 13, 2016.

3.22 The applicant said he has to improve his driveway so water does not go into his garage and basement. He has lived in his house for three years ago. He has tried some options to remedy the situation but they did not work. He has spoken with Village engineers regarding options. He has a retaining wall on both sides and he has to extend those. His driveway is currently 15'10" wide and he wants to widen it by 2' so he can park two cars.

3.23 Chairman Duffy clarified that the retaining walls will be extended towards the street.

3.24 Mr. Schneider asked if the storm water drain by the garage door was new.

The applicant said it is not new.

3.25 Chairman Duffy clarified that they are creating a system to move water from that drain area into an area in the yard.

The applicant said he is hopeful that this this will help the water situation.

3.26 Chairman Duffy asked if the driveway drain was connected to the sewer system.

3.27 Mr. Boyer said if the system is inundated with water they will get back up through the drain.

The applicant said that water comes in front of his garage door and he gets seepage into the garage. Water goes to the sump pump, but if there is too much water the pump does not help.

3.28 Mr. Schneider clarified that the proposed solution is not perfect but it will help.

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. Boyer said that this request is to fix an issue with the flooding. The biggest issue he is looking at is the additional square footage they are requesting is only 32 square feet. That ask will not be detrimental to neighbors or change water issues for the neighbors. It is a reasonable solution and he can support the request.
- 5.2 Mr. Robke said he can support the request.
- 5.3 Mr. Schneider also supports the request.
- 5.4 Chairman Duffy supports the request. This is a reasonable solution. Hopefully it will solve the issue.

6.0 DECISION

- 6.1 Mr. Boyer moved to recommend granting a request for a 218.18 square foot (13.03%) front yard impervious surface coverage variation to permit the replacement and widening of the driveway on the legal non-conforming structure at 3128 Greenleaf Avenue in accordance with the plans submitted.

- 6.11 Mr. Robke 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	Yes
Bob Surman	Not Present
Christopher Tritsis	Not Present

Motion carried.

- 6.1 Mr. Boyer moved to authorize the Chairman to prepare the report and recommendation for the Zoning Board of Appeals for case number 2016-Z-52.

- 6.21 Mr. Schneider seconded the motion and the 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 physical condition of the house with a below-grade garage imposes upon the owner a particular hardship. The plight of the owner was not created by the owner and is due to the design of the house. The difficulty is peculiar to

homes with a below-grade garage in areas where storm water overflows the street. The practical difficulty prevents the owner from making reasonable use by protecting his home from water damage. The proposed variations will not impair an adequate supply of light and air or otherwise injure adjacent properties. 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 218.18 square foot (13.03%) front yard impervious surface coverage variation to permit the replacement and widening of the driveway on the legal non-conforming structure at 3128 Greenleaf 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. Tim Sheridan, architect

3.12 Mr. Jason Lee, applicant

3.13 Ms. Eunmi Lee, applicant

3.2 Summary of presentations

3.21 Ms. Roberts said that this is a request for a 4.69' front yard setback variation, a 343.92 square foot (16.97%) front yard impervious surface coverage variation, and a variation to permit parking spaces in a required front yard to permit the construction of a two-car attached garage. The Village Board will hear this case on December 13, 2016.

3.22 Mr. Sheridan said he wanted to point out highlights from the last meeting. They have some added documents. The applicants took photos of houses in the area, 2540 Wilmette Avenue, which has an existing circular driveway. The other is at 2120 Wilmette Avenue, which has an existing circular driveway. The applicant's current driveway has been there for longer than 10 years.

At the last meeting, Board members suggested the T turnaround driveway solution. To get that to work they came up with more coverage than the proposed circular drive. One could perhaps play with the shape somewhat, but it will essentially be the same coverage as their proposal for a circular driveway. Keeping the two curb cuts and the circular driveway is what they want to do.

3.23 Mr. Schneider said he disagrees with the conclusion that they need the same amount of impervious coverage in the three point turn situation than with the circular drive. The Village is concerned about reducing the amount of impervious coverage due to storm water runoff particularly in this area of Wilmette. He drew two cars and he determined how much space they need to move the west car in the garage, back out and the move forward onto the street. It is considerably less than what they provided. They provided two additional exterior parking spaces.

Mr. Sheridan went under the assumption that a larger car parked in either stall, one cannot start turning out of the garage until they are actually out of the garage. The turning radius is about 17'. They need 10' before they can make that turn. He thinks it will be more like a 5-point turn instead of a 3-point turn.

The other issue with having a 3-point turn is that they are doing more backing up onto the public sidewalk.

If they come straight out of the garage and move forward they should be out of the sidewalk plane.

3.24 Mr. Schneider disagrees. He thinks that they can do it with less impervious surface.

3.25 Mr. Boyer asked if the applicants are saying they cannot back out onto the street.

Mr. Sheridan said that backing directly onto the street is hard. The point was made last time that it is only busy during rush hour, but that is when they leave and come home. People will turn down Wilmette Avenue to get to Evanston. It is a busy street.

3.26 Chairman Duffy said he went up and down the street although not during rush hour. He wanted to see how many houses had turnarounds and there were three. He then started counted driveways that did not have the ability to turn around and had to back out. On the south side of the street there is 12. On the applicant's side of the street there are 20 houses so 12 out of 20 houses back onto the street from where the first house starts all the way to Locust. He turned around and drove back up the street and started counting on the north side of the street. There are 15 houses out of 21 that back out onto the street. He went to the last house on their street. He went as far west as Locust. There are a lot of people who back out. The applicant is saying that they have this and want to keep this, but they are changing it so much so that there is the opportunity to limit the impervious surface. The way to limit that is not to grant the request. He does not see the hardship to keep it. Most of the residents on block back out onto the street.

Mr. Sheridan said that the hardship is that they are so close to where Wilmette and Glenview Road come together. There is a backup going eastbound. That last block is quite busy.

3.27 Mr. Robke said that he drives the block several times a day.

3.28 Chairman Duffy said he is on the fence on this case. A lot of people back out onto the street so adding another car should not be a challenge. The applicants have the circular drive and they don't want to give this up because it is a convenience. They are used to having it.

3.29 Mr. Schneider asked why his plan would not work. There was discussion on Mr. Schneider's plan and whether it would work.

Mr. Sheridan said that most t intersection graphic standards would say that they should not have the radius of the t for at least 10' before they get out of the garage.

3.30 Mr. Boyer said that the exercise is saying that they cannot back out so they have to pull forward.

- 3.31 Mr. Sheridan said that the exercise indicates they cannot back out onto Wilmette Avenue.
- 3.32 There was no one in the audience to speak on this case.
- 3.33 Mr. Lee said that both neighbors on the east and west sides are supporting the request. There have been no negative comments on this request.
- 3.34 Chairman Duffy said that one of the other challenges was the sidewalk that runs through the west side of the lot.
- Mr. Sheridan said that definitely works against them. The neighbor to the west has cars backed in and they have a double wide driveway.
- 3.35 Chairman Duffy asked if the siting of the house on the lot is an additional challenge.
- Mr. Sheridan said it would not allow for a rear garage. Part of the case is for the relief of getting the garage in there.
- 3.36 Chairman Duffy said part of the garage sits in the front yard area.
- 3.37 Ms. Lee talked about safety issues when backing out during certain hours. The neighbor has tall arbor vitae that blocks her vision.
- Mr. Sheridan said he thinks about the simple way of leaving which is backing out and going out east. The idea of backing out and going west would be difficult.
- 3.38 Mr. Schneider said they can reduce the impervious surface area and still make a three point turn. At the last hearing they had a circular drive with the same variation request. Now they took the same impervious surface area and create what they have shown. He is sympathetic to safety concerns but the impervious surface needs to be minimized coverage.
- Mr. Sheridan said he respectfully disagrees about the size issue and he tried to minimize the request as much as possible based on typical standards used for doing three point turns. They could make it smaller but the applicants do not want to go in that direction and he was not sure if it would work. The turnaround is a safer way to do things.
- 3.39 Mr. Boyer said he was present at the last hearing for this case.
- 3.40 Chairman Duffy said that Mr. Robke's previous concern related to distance to the street.

- 3.41 Mr. Robke said that the justification is to preserve an existing condition, which is a circular driveway. But it is not the existing condition because it is moved 15' closer to the street, which places cars parked there up against the street.

Mr. Sheridan said that the Lee's house is the only one that has a circular drive and no garage.

- 3.42 Mr. Robke said he does not have an issue with the reduced setback with the garage. He understands the hardship of the garage. But they would be creating another situation and there is the ripple effect. He is concerned about that.

- 3.43 There was no one in the audience to speak on this case. There was no additional communication on this case.

(After section 6.0)

- 3.44 Mr. Schneider asked if they could make a revised proposal when they come to the Village Board.

Ms. Roberts said that they applicant could try but the case might get remanded back to the ZBA.

5.0 VIEWS EXPRESSED BY MEMBERS OF THE ZONING BOARD OF APPEALS

- 5.1 Mr. Boyer said that there are three requests. At the last hearing he was in favor of building the two-car garage within the front yard setback. Regarding the other two requests, he does not see the hardship or the uniqueness of the property as compared to others in the neighborhood. He drove up and down the street. The Board looks to reduce variance requests and in this case, he cannot support the additional turnaround. He could support a regular driveway for a two-car garage. The additional ask is something that the Village board needs to approve. It is not within the Board's purview to approve issues related to driving and the perceived difficulty of backing up onto the street.

- 5.2 Chairman Duffy asked if he would approve a reduced request with a turnaround.

- 5.3 Mr. Boyer said no. There is no uniqueness to this property. He sees no hardship or practical difficulty.

- 5.4 Mr. Robke said if the Board approved this request in this context, the Board would have to approve 21 other houses all doing the same thing which would substantially change the character.

- 5.5 Mr. Schneider asked if the case on Illinois Road was similar to this case.

- 5.6 Chairman Duffy said it was similar in a way but there were differences. That circular drive request was denied.

- 5.7 Mr. Schneider said he knows it is hard to back out onto a street. If there is a way to avoid that with a three point turn, but minimize the request for impervious surface coverage, he could support that. He was hoping they would return with something that was a more modest request. But they didn't do that.
- 5.8 Chairman Duffy agrees with Mr. Schneider in this case. He would support a reduced request and allowing a turnaround. People back out onto busy streets all the time.

6.0 DECISION

- 6.1 Mr. Boyer moved to recommend granting a request for a 4.69' front yard setback variation, a 343.92 square foot (16.97%) front yard impervious surface coverage variation, and a variation to permit parking spaces in a required front yard to permit the construction of a two-car attached garage at 2411 Wilmette Avenue in accordance with the plans submitted.

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

Chairman Patrick Duffy	No
Mike Boyer	No
John Kolleng	Not Present
Michael Robke	No
Reinhard Schneider	No
Bob Surman	Not Present
Christopher Tritsis	Not Present

Motion failed.

- 6.2 Mr. Boyer moved to authorize the Chairman to prepare the report and recommendation for the Zoning Board of Appeals for case number 2016-Z-42.

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

Motion passed.

7.0 FINDINGS OF FACT UPON WHICH DECISION WAS BASED

The Zoning Board of Appeals finds that the request does not meet the variation standards of Section 5.4.F of the Zoning Ordinance. The Zoning Board members supported the request for the front yard setback variation for the garage addition but did not support the variations that would allow for the circular driveway, for the following reasons. There were no particular physical conditions of the lot that necessitated the circular driveway. The applicants are creating their own situation by requesting to retain a circular driveway when a conforming driveway could be installed. The existing circular driveway will need to be substantially removed due to the addition therefore, it is not an existing condition that

will remain unchanged. Relocating the circular drive will alter the essential character of the neighborhood. The Board was not persuaded by the evidence presented that a T-shaped turnaround would be the same or more front yard coverage to function effectively.

Regarding the front yard setback variation for the garage, the Zoning Board of Appeals found that the physical conditions of the property, the location of the house on the lot and the location of the lot as a double-frontage lot, impose upon the owner a particular hardship. The lot currently does not have a garage and there are no good alternatives to locate a conforming garage. The plight of the owner was not created by the owner and is due to the unique circumstances of the lot. The difficulty is peculiar to the property in question. The difficulty prevents the owners from making reasonable use of the property with a two-car garage. The proposed variation will not impair an adequate supply of light and air to adjacent properties. The proposed variation will not alter the essential character of the neighborhood.

8.0 RECOMMENDATION

The Zoning Board of Appeals recommends denying a request for a 4.69' front yard setback variation, a 343.92 square foot (16.97%) front yard impervious surface coverage variation, and a variation to permit parking spaces in a required front yard to permit the construction of a two-car attached garage at 2411 Wilmette 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. Mike Kollman, architect and applicant

3.2 Summary of presentations

3.21 Ms. Roberts said that this is a request for a 9.73' front yard setback variation, a 2.94' front yard setback variation, a 1.87' front yard porch setback variation, and a 2.56' front yard porch step setback variation to permit the construction of a substantial remodel that is classified as a new home. The Village Board will hear this case on December 13, 2016.

3.22 The owners bought the home with the idea they would remodel it. He submitted photos and discussed how they got to this point. The existing home is what they want to remodel. They came to the Village to apply for an administrative variance to go up vertically from the existing walls of the home, tear the roof off, add a second floor and go up. They were going to save the front porch that exists. They would add a section on in front of that as well.

They started remodeling the home and the contractor found deficiencies in the existing construction. The front porch was exterior at one point and the plates rotted out. They planned to keep the siding and sheathing on the back was not built well. It was not structurally sound.

They tore off the siding and sheathing and the front porch. They called for an inspection and when the inspectors came out they realized that more demolition was done than originally anticipated. The project was stopped. It is now considered to be new construction. The basement, exterior walls, foundation were existing. The plan is still to go up. There are plumbing and mechanicals in the basement. That is all staying. There is a detached garage in the rear that is staying. The existing site is non-conforming for front yard setbacks. Going straight up requires variances. The project has been stopped for about a month. They are keeping the same footprint, are removing existing paving to reduce the impervious area and they are in conformance with current codes. The front entrance would remain and there is a covered entranceway with steps leading up to the door.

The home is small. Existing house is about 1,200 square feet. With the addition the house is 2,100 square feet.

He showed the first floor plan and discussed what is on the first floor. There are three bedrooms and a bathroom on the second floor.

He is asking the Board to approve the above requests.

- 3.24 Mr. Schneider said they are keeping most of the first floor walls.

The architect said they are keeping all of the first floor walls. They are replacing the front porch.

- 3.25 Mr. Schneider referenced the sections on the north side where they replaced 2 x 4s. He clarified they are keeping the same footprint. Is the rear deck new?

The architect said there is a patio in the rear now and they are covering that with a deck.

- 3.26 Mr. Boyer asked if total house height was 26' 10".

The architect said this was correct.

- 3.27 Chairman Duffy asked about an attic.

The architect said there is no attic.

- 3.28 Mr. Schneider said that the floor plan is efficient. There are a lot of things going on in a small space.

- 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. Schneider said he thinks that the plan makes a lot of sense. It is new construction because they are removing most of the existing home. It is a good improvement. They are keeping the footprint. It will be a good addition to the neighborhood and he can support the request.

- 5.2 Mr. Robke said he supports the request. The hardship is that they were permitted for a renovation and then it was discovered that more work was involved.

- 5.3 Mr. Boyer said it is not injuring use or property values in the neighborhood. He fully supports the request.

- 5.4 Chairman Duffy said this is similar to when people extend the rear of the house in line with their property and they are over the side yard setback. He can support the request.

6.0 DECISION

- 6.1 Mr. Schneider moved to recommend granting a request for a 9.73' front yard setback variation, a 2.94' front yard setback variation, a 1.87' front yard porch

setback variation, and a 2.56' front yard porch step setback variation to permit the construction of a substantial remodel that is classified as a new home at 123 Prairie Avenue in accordance with the plans submitted.

6.11 Mr. Robke 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	Yes
Bob Surman	Not Present
Christopher Tritsis	Not Present

Motion carried.

6.2 Mr. Schneider moved to authorize the Chairman to prepare the report and recommendation for the Zoning Board of Appeals for case number 2016-Z-53.

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

Motion carried.

7.0 FINDING 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 location of the house on the lot and the size of the lot, impose upon the owner a practical difficulty. The plight of the owner was not created by the owner and is due to the circumstances of the lot. The difficulty is peculiar to the lot in question and is not generally shared by other properties. The difficulty prevents the owner from making reasonable use of the property with a second-story addition, front porch, and interior improvements to the home. The proposed variations are for existing conditions that will remain unchanged and for the front porch, which will improve the appearance of the home and the function of the front entrance. The proposed variations will not impair an adequate supply of light and air to adjacent properties. 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 9.73' front yard setback variation, a 2.94' front yard setback variation, a 1.87' front yard porch setback variation, and a 2.56' front yard porch step setback variation to permit the construction of a substantial remodel that is classified as a new home at 123 Prairie 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. Mike Fitzgerald, principal and senior project designer
OKW Architects

3.12 Mr. Miles Cunningham, club member

3.13 Mr. John Guy, General Manager

3.2 Summary of presentations

3.21 Ms. Roberts said this is a request for a special use to expand an existing special use (social club or lodge), a special use for an accessory structure in excess of 200 square feet, a special use for more than 3 detached accessory structures, a variation from the requirement that accessory structures not have a basement, a 23.75' accessory structure height variation, a 13.08' accessory structure height variation, and a 6.58' light pole height variation for the replacement of a paddle tennis court warming hut and to relocate existing and add new lighted paddle tennis courts. The Village Board will hear this case on December 13, 2016.

3.23 Mr. Fitzgerald said they are calling this project a paddle hut and golf performance center. He oriented the Board to the site. The site straddles Wilmette and Skokie. It encompasses over 120 acres and more than 50% is in Wilmette. It is zoned R1-A, which is the same as a single family detached home. Anything that the club does is before the Board. The club started over 100 years ago. The paddle facility has been there about 30 years. They expanded the paddle facility 20 years ago. They want to replace the existing paddle house and expand the facility.

On the campus there is the main club house and buildings that support other activities and functions. Most of those are in Wilmette. He discussed the various buildings. The paddle tennis courts are north east of the pro shop and cart storage area. It is about 125' off the property line.

He showed photos of the existing paddle hut and some of the courts. Paddle courts are elevated to provide heat from under the courts. Paddle tennis is a winter sport. The paddle house currently sits level with the courts. They are proposing pulling the paddle house about 1.5' above the court for better viewing from in the paddle house.

There are images of the courts to Old Glenview Road. There is year round screening. The site is screened to the public.

The facility is staying in the same place. There are slight modifications to the four existing courts. Courts 1 and 2 will be pulled apart, but close to courts 3 and 4 by 5'. The courts to be added on the south end. It is not closer to residential. The new paddle hut will go over the footprint of the current paddle hut between all courts. There is an outdoor viewing deck.

He said that the gathering space is at the southern half of the building away from the public. That leads out to the viewing deck. There will be visibility to all courts from the hut. Access to the hut is from the north. There is access on the side as well as on the south side.

This is an accessory structure and it is replacing an existing structure that is in excess of the permitted size allowed on an R1a lot. They want a basement below the structure. They want to occupy that area and not build another accessory structure to house a function, which is the golf learning center.

The other variances has to do with height. Accessory structures are limited to 15'. The existing building received a variance 20 years ago and is about 22' tall from grade, 19' to its ridge with a cupola on top. They are proposing a taller building, 28' to the ridge, and a cupola on top.

The key to the project is to have something that is consistent with the club's architecture – very residential in nature and scale -, composition and materials. It should look a residential building. It is a simple gabled roof structure.

3.23 Chairman Duffy asked the reason for the height.

Mr. Fitzgerald said it is due to building width and to keep with the architecture of the campus and neighborhood. The building has a pitched roof. The ridge is 28' above grade. Four feet of the 28' is that the building is elevated.

3.24 Mr. Robke said that part of the plan is to raise lighting. Have they done any studies to make sure there is not light pollution?

Mr. Fitzgerald said they met with the ARC for preliminary review. Part of the discussion was lighting. The preliminary photometrics show that they are meeting and exceeding the requirements for spill over. The lights are directed to the court. The lights on courts 1 and 2 are angled differently from what is usually on a court. It provides less spillover.

3.25 Chairman Duffy asked about existing lighting in the parking lot.

Mr. Fitzgerald said that there is lighting in the parking lot.

3.26 Mr. Robke asked if the facility would be used all year round.

Mr. Fitzgerald said that is a possibility. There is a service bar and limited grill.

- 3.27 Mr. Robke asked if the proposal increased their parking load.

Mr. Fitzgerald said directly to the north of the courts and hut is a paved lot that is striped. To the east of that paved lot is a pervious gravel lot that is used by maintenance trucks and cars. To use that gravel lot for more parking is a consideration. They thought about expanding the lot to the south. There may be a need for more parking.

(After section 4.0)

- 3.28 Mr. Fitzgerald said that by pulling the courts further from the property line than how they exist today, it will not increase light pollution and may decrease it slightly. Not all six courts will be used throughout the entire night. The two northernmost courts will be shut down at a time that might be earlier than they are currently shut down. The four southern courts would be in play. This will reduce any type of light spill. There is significant vegetation in the area. The club is showing good faith. All the noise has been pulled to the south end, which should mitigate any problem. Regarding parking, being able to use the gravel lot to the east of the paved lot will benefit the additional use but help mitigate the need to have on street parking on Old Glenview Road.

- 3.29 Mr. Robke asked hours for the courts at this time.

Mr. Fitzgerald said they close about 11:00 p.m.

Mr. Cunningham said there are not set hours on the weekends for the courts but the courts should be shut down by 11:00 p.m. There is league play on Tuesday, Wednesday and Thursday. This starts at 7:00 p.m. and ends at 10:00 p.m. but some people play from 10:00 to 10:30 p.m. He has played later than 10:30 p.m. The majority of play is on league nights. 95% of the time that is done by 10:00 p.m. This starts in October and goes through March. There are women's leagues during the day.

- 3.30 Mr. Robke said that the neighbor made a comment about overflow parking. Is that when there is a big event? Will that impact parking? What if they had a league event and a wedding at the same time?

Mr. Guy said weddings would not coincide with league events during the week. Most of the overflow parking is July 4th and peak golf season in June, July and August. They are trying to ensure that their employees do not park on Old Glenview Road unless they cannot find a space on club property. When they finish this project they will net positive on parking and the problem should go away.

- 3.31 Chairman Duffy referenced net positive on parking. Is that due to the gravel area or are they creating more spaces?

Mr. Fitzgerald said there will be spaces in the gravel area and go south of that for more spaces.

4.0 INTERESTED PARTIES

4.1 Persons speaking on the application

4.11 Mr. Ravi Rajesh, neighbor
2514 Old Glenview Road

4.12 Mr. Tim Sheridan, ARC Chairman
1351 Ashland Avenue

4.2 Summary of presentations

- 4.21 Mr. Rajesh has two main concerns. One is light and noise pollution. There is already a lot of brightness. There is a considerable amount of noise now. This is a concern of other neighbors also. The second concern is parking. One side of Old Glenview Road is already blocked with cars from the club. They have a problem backing out of their own driveway.

Mr. Schneider asked where parking was allowed on Old Glenview Road.

Mr. Rajesh said that parking is allowed on the north side.

Chairman Duffy asked if parking was a constant or an occasional issue.

Mr. Rajesh said there are some efforts from the club to reduce the parking problems and he appreciates that but it is an ongoing problem. Parking is more problematic in the summer. His concern is about the additional capacity for parking based on the new courts.

Mr. Schneider pointed out that golfers will not be around in the winter.

- 4.22 Mr. Sheridan is chair of the Appearance Review Committee. The case has been looked at for preliminary review, but he would support it. It is well thought out.

5.0 VIEWS EXPRESSED BY MEMBERS OF THE ZONING BOARD OF APPEALS

- 5.1 Mr. Boyer said there are six variance requests and three special use requests. They are in the R1-A zoning district, which does not apply well to the club. The positives of the request that courts exist in that location for about 30 years, distance from closest court to the street increases by 5', additional paddle courts will be further from the street, accessory structure is impacted by R1-A codes. The proposed placement is reasonable.

Regarding approval standards, one that is most concerning has to do with enjoyment or use of other properties. The proposed changes will not impact the neighbors. The courts are already there and new courts are farther away. The warming hut is a little larger and there is a height variation request. It is a reasonable use of land and he supports the special use request.

- 5.2 Mr. Schneider agrees. They meet approval standards for special uses. Concerns about parking will be addressed as well as lighting concerns. Noise will not be greater than it is currently. It is a significant distance from the nearest neighbors. There is little overlap between fall and winter use of paddle courts and the intensive golf season in the summer. This works well for parking demand. He can support the request.
- 5.3 Mr. Robke said he will support it with some hesitation. Based on his confidence that ARC will address lighting he will support the request. Parking is a concern. It is an employee parking issue. He hopes that the club continues to work with neighbors to address parking problems that occur on peak days.
- 5.4 Chairman Duffy concurs with all comments. His first take on lighting was that it was not significant and it is within the purview of the ARC. Parking was his main concern. It is a tight parking lot. There will be a time period with overlap of golf and paddle tennis. They are increasing parking and that will help. He can support it.

6.0 DECISION

- 6.1 Mr. Boyer moved to recommend granting a request for a special use to expand an existing special use (social club or lodge), a special use for an accessory structure in excess of 200 square feet, a special use for more than 3 detached accessory structures, a variation from the requirement that accessory structures not have a basement, a 23.75' accessory structure height variation, a 13.08' accessory structure height variation, and a 6.58' light pole height variation for the replacement of a paddle tennis court warming hut and to relocate existing and add new lighted paddle tennis courts at 2601 Old Glenview Road in accordance with the plans submitted. The use will run with the use.

6.11 Mr. Schneider 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	Yes
Bob Surman	Not Present
Christopher Tritsis	Not Present

Motion carried.

6.2 Mr. Schneider moved to authorize the Chairman to prepare the report and recommendation for the Zoning Board of Appeals for case number 2016-Z-50.

6.21 Mr. Boyer 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 and the variation standards of Section 5.4.F of the Zoning Ordinance. The proposed expansion of the paddle tennis hut and courts will not alter the type of use or intensity of use at the property. The use of the paddle tennis hut and courts has existed on the property for approximately 30 years. The existing club use is consistent with the goals and policies of the Comprehensive Plan. Operation of the use is not detrimental to or endangering the public health, safety, comfort or general welfare. The hut and courts will maintain with a slight increase the separation from the north lot line, the closest point to residential neighbors. The use is not injurious to the use or enjoyment of other property in the neighborhood. The use does not impede the normal and orderly development of surrounding properties. The use does not substantially diminish property values in the neighborhood. Adequate utilities, road access, drainage, and other necessary facilities already exist. Adequate measures already exist to provide ingress and egress. The use is consistent with the community character of the neighborhood. The use does not adversely affect a known archaeological, historical, or cultural resource. The applicant has made adequate legal provision regarding buffers and landscaping. The applicant will direct the new court lighting to minimize the impact on adjacent residential neighbors.

The Zoning Ordinance does not contemplate accessory structures as they pertain to park-like facilities, therefore, the applicant is seeking several variations for height, size, and basement that are mitigated by the size of the site. The height variations are necessary given the function of the paddle tennis hut and courts and the topography where they are located. Modest site changes in the area of the paddle tennis hut and courts will improve existing parking surfaces and allow for added spaces. The location of the paddle tennis hut and courts will not impair an adequate supply of light and air. For the same reasons, the proposed variations will not alter the essential character of the neighborhood.

8.0 RECOMMENDATION

The Zoning Board of Appeals recommends granting a request for a special use to expand an existing special use (social club or lodge), a special use for an accessory structure in excess of 200 square feet, a special use for more than 3 detached accessory structures, a variation from the requirement that accessory structures not have a basement, a 23.75' accessory structure height variation, a 13.08' accessory structure height variation, and a 6.58' light pole height variation for the replacement of a paddle tennis court warming hut

and to relocate existing and add new lighted paddle tennis courts at 2601 Old Glenview Road in accordance with the plans submitted. The use will run with the use.