WINNETKA PLAN COMMISSION
MEETING MINUTES
DECEMBER 21, 2022

Members Present:	Bridget Orsic, Chairperson Jonathan Alt Layla Danley John Golan Chris Foley Liz Kunkle
Non-Voting Members Present:	Tina Dalman
Members Absent:	Mamie Case
Non-Voting Members Absent:	Matt Bradley
Village Staff:	David Schoon, Director of Community Development Ann Klaassen, Assistant Director of Community Development

Call to Order & Roll Call:
The meeting was called to order by Chairperson Orsic at 7:00 p.m. Ms. Klaassen took roll call of the Commission Members present.

Approval of Minutes – October 26, 2022 Regular Meeting Minutes
Chairperson Orsic asked for a motion to approve the October 26, 2022, meeting minutes. A motion was made by Ms. Danley, and seconded by Mr. Foley, to approve the October 26, 2022, meeting minutes. A vote was taken and the motion unanimously passed, 6 to 0:
AYES: Alt, Danley, Foley, Golan, Kunkle, Orsic
NAYS: None

Public Comments
No comments were made at this time.

Community Development Report
Mr. Schoon explained how the new audio equipment worked and provided the Commission with an update regarding 195 -205 Sheridan Road which was approved by the Village Council as well as 1303 Scott Avenue and 1311 Scott Avenue which will be presented to the Village Council at the January 17, 2023, meeting. He then stated the next special meeting would be held in January 2023, to meet with the consultants regarding the Comprehensive Plan.

New Applications:

a. Case No. 22-26-SD: 484 and 488 Elder Lane - Plat of Consolidation: An application submitted by Tim and Kimberly Junker seeking approval of a Final Plat of Subdivision to consolidate the two existing lots into a single lot of record. As part of the Final Plat approval, the application includes a request for approval of a variation to permit the existing residence at 484 Elder Lane to observe less than the minimum required side yard setback from the east property line, which is due to an increase

in the minimum required side yard setback as a result of the proposed increase in total lot area and increase in average lot width. The Village Council has final jurisdiction on this request.
Ms. Klaassen described the proposed plat of subdivision and requested variation in connection with final plat approval. She identified the properties' location, size and zoning classification noting the applicants reside at 484 Elder Lane with the 488 Elder Lane residence to be demolished upon approval. Ms. Klaassen stated the request was reviewed by the Village Water and Engineering Departments which confirmed no easements are needed and the required signature blocks are on the plat of consolidation. She added the applicants provided preliminary plans for the consolidated lot which include the construction of an addition, detached garage and pool at 484 Elder Lane. Ms. Klaassen then described the driveway removal and new circular driveway to be installed off Myrtle Street and identified the front and corner lot lines. She also identified illustrations of the proposed improvements noting the proposed lot consolidation complied with minimum lot depth and width standards, the consolidation would eliminate both nonconforming lots and complied with the Comprehensive Plan. Ms. Klaassen informed the Commission that the larger lot resulting from the consolidation would render the 484 Elder Lane residence nonconforming in terms of its side yard setback.

Ms. Klaassen stated the Landmark Preservation Commission reviewed the demolition request in December 2021 and approved the demolition without delay. She also stated that the ZBA considered the side yard setback variation at its December 2022 meeting and recommended approval. Ms. Klaassen stated following public comment and Commission discussion, a Commission Member may wish to make a motion to recommend approval or denial with a draft motion provided on page no. 15 of the agenda materials. She then asked if there were any questions. Ms. Klaassen then answered questions relating to nonconforming side yard setback requirements.

Chairperson Orsic swore in those speaking to this matter. The architect Scott Javore confirmed the FAR would be 1,200 square feet less when the lots are combined and described how the proposed addition would step down resulting in a more open corner appearance. He then referred to the neighbor's questions relating to the new driveway location which would be moved further north addressing the neighbor's concern. A question was raised relating to the home's design and its appearance of the front of the home. The architect responded there would be a second front on the home. No additional questions were raised at this time.

Chairperson Orsic stated she is familiar with the property and the proposal would cure a number of nonconformities with the resulting nonconformity to remain regardless. She also stated the driveway removal would be an improvement for the home to the east. Chairperson Orsic then asked if there were any other comments. Ms. Danley stated she is also familiar with the property and agreed with Chairperson Orsic's comments. Mr. Alt also agreed with the comments made.

Chairperson Orsic then asked for a motion. Mr. Alt stated the proposed Junker subdivision final plat consolidating the two existing lots known as 484 Elder Lane and 488 Elder Lane into a single lot of record requiring a zoning variation for 484 Elder Lane to allow a minimum east side yard setback of 8.04 feet whereas a minimum of 12 feet is required meets the subdivision code standards for approving such final plat and the proposed subdivision is consistent with the Comprehensive Plan land use and single family residential development and that based on these findings, the Commission recommends that the proposed Junker subdivision be approved subject to final review and approval by the Village Attorney prior to plat recordation. The motion was seconded by Mr. Golan. A vote was taken and the motion unanimously passed, 6 to 0:
AYES: Alt, Danley, Foley, Golan, Kunkle, Orsic

NAYS: None

New Business

a. Special Meeting Quorum Check - January 18, 2023.

The Commission Members discussed their availability.

b. Next Regular Meeting Quorum Check - January 25, 2023.

The Commission Members discussed their availability.

Adjournment:

A motion to adjourn was made by Ms. Danley and seconded by Ms. Kunkle. A vote was taken and the motion unanimously passed, 6 to 0:

AYES: Alt, Danley, Foley, Golan, Kunkle, Orsic

NAYS: None

The meeting was adjourned at 7:25 p.m.

Respectfully submitted,

Antionette Johnson
Recording Secretary