WINNETKA ZONING BOARD OF APPEALS MEETING MINUTES
MARCH 13, 2023

Zoning Board Members Present:	Matt Bradley, Chairman Kate Casale MacNally Mark Haller Lynn Hanley Mike Nielsen Todd Vender Max Weigandt
Zoning Board Members Absent:	None
Village Staff:	David Schoon, Director of Community Development Ann Klaassen, Assistant Director of Community Development

Call to Order & Roll Call:
Chairman Bradley called the meeting to order at 7:00 p.m.

Approval of Minutes:

a. February 13, 2023, Regular Meeting Minutes

Chairman Bradley asked if there were any changes to be made to the February 13, 2023, meeting minutes or for a motion to approve. A motion to approve the February 13, 2023, meeting minutes was made by Ms. Casale MacNally and seconded by Mr. Nielsen. A vote was taken and the motion unanimously passed, 7 to 0:
AYES: Bradley, Casale MacNally, Haller, Hanley, Nielsen, Vender, Weigandt
NAYS: None

Community Development Report:
Mr. Schoon informed the Board that the Village Council approved the variations for 232 Sheridan Road. He also stated the Village Council and Plan Commission will be holding a joint meeting on March 14, 2023, to discuss the draft Comprehensive Plan.

New Cases

a. Case No. 23-03-SU: 1110 Chatfield Road - Hubbard Woods Elementary School: An application submitted by Winnetka Public School District 36 seeking approval of an amendment to an existing Special Use Permit, which allowed construction of playground improvements at 1110 Chatfield, and zoning variations. The requested amendment would allow construction of an addition on the southwest corner of the existing school building. The variations would permit the proposed addition to exceed (i) the maximum permitted gross floor area; (ii) the maximum permitted roofed lot coverage; and (iii) the maximum permitted impermeable lot coverage. The Village Council has final jurisdiction on this request.

Ms. Klaassen stated the request is for a proposed addition on the southwest corner of the existing school building and identified the property's zoning classification and surrounding residential zoning. She explained the uses which are allowed as a special use in the R-4 zoning district and that the Comprehensive Plan designates the property as appropriate for "Public/Semi-Public" uses and that the use of the of property as a school is consistent with the zoning ordinance and Comprehensive Plan. Ms. Klaassen then referred to several additions and improvements which had previously been made to the property. She then identified a previous special use request by the applicant which was approved for new playground equipment, but yet to be installed, and identified the current proposed building addition, interior renovation for HVAC, among other improvements, including a front entry ramp. Ms. Klaassen explained the GFA and roofed lot coverage (RLC) increase as a result of the proposed addition which would provide a conforming setback. She then explained the RLC and GFA variation percentage overages for the property and the impermeable lot coverage overages for the playground equipment approved last year. Ms. Klaassen explained how the mechanical equipment would be enclosed by walls and its measurements which are included in the GFA calculations.

Ms. Klaassen then identified renderings of the west elevation and aerial views. She stated the DRB and Plan Commission would consider the request at their next meetings on March 16 and March 23. Ms. Klaassen noted two emails were received relating to the application and stated following the applicant's presentation, public comment and Board discussion, a draft motion for the Board's consideration is included on page nos. 17 and 18. She then asked if there were any questions.

Chairman Bradley also asked if there were any questions. Ms. Casale MacNally referred to a previous similar case relating to changes to play equipment and asked if the school would move forward with that project in conjunction with this one. Ms. Klaassen stated the applicant can respond to their plans regarding the playground improvements noting the approval is valid until April 2023. Ms. Hanley asked for clarification on the impermeable lot coverage figures from the previous application, which Ms. Klaassen provided to the Board. Mr. Haller asked to see a photo of the area where the playground would be located. Ms. Casale MacNally responded it is provided on page 83 of the agenda packet. No additional questions were raised at this time.

Chairman Bradley swore in those speaking to this matter. Brad Goldstein, CFO for Winnetka School District 36, noted the previous playground project was put on hold until next summer following the proposed addition project. He stated drainage and setback issues are being worked on with Katherine Talty, the Landscape Architect they worked with on the playground improvements, as well as in consideration of budgetary concerns. Mr. Goldstein stated the school does not have a formal lunchroom which would be housed by the new multipurpose space and described the project's various other aspects. He noted they estimate enrollment would remain steady and the proposed addition would free up other existing space for use by the school.

Mr. Haller asked what the drainage and storm water retention elements would be and if the plan would mitigate those issues. Justin Hegge of Perkins & Will Inc. referred to an area in an illustration designed by their civil engineer to help alleviate water issues on the site's west side and generally described how it would function. He stated building permit plans would be submitted within the next week for review by the Village Engineer. Ms. Hanley referred to the aerial view on page 24 and asked if the playground near the school building would be removed and that entire area grassed over. Mr. Hegge confirmed that is correct and noted storm detention would be in the rectangular area south of the mechanical enclosure identified on the site plan on page 25. Ms. Hanley then asked if plans include replacing the garden. Mr. Goldstein responded that a possible complete redesign of that area is under consideration. Ms. Hanley asked if the impermeable lot coverage figures would go back to the previous figures. Ms. Klaassen explained how the impermeable lot coverage was calculated for the proposed addition, which included the rubberized play surface previously approved. She also stated the figures can be adjusted if the applicant comes back in the future for revised playground improvements. Chair Bradley described the proposed figures as the worst case scenario in terms of the figures. Ms. Hanley asked if there is any area where the 2,700 square foot figure can be reduced. Mr. Goldstein responded that the rubberized surface for the previously approved playground equipment is necessary for ADA accessibility noting drainage issues would be considered.

Chairman Bradley questioned how the project related to the referendum which Mr. Goldstein explained to the Board and described several of the upgrades included as part of the project. He also identified how construction equipment would be staged in terms of access and neighborhood impact. Mr. Goldstein then described how the auditorium is currently used for lunch, which has noise issues for student with auditory stimulation issues. Mr. Haller asked where the mechanical units are currently located. Mr. Goldstein responded there are a few AC units located on the roof. Chairman Bradley asked if there are any future plans for expansion on the site. Mr. Goldstein responded the project would address their current space needs with any future improvements having no impact on impermeable lot coverage.

Chairman Bradley asked if there were any comments from the audience and swore in those speaking to this matter. Chad Humphrey stated he lives directly to the west of the school and explained his concerns relating to impermeable lot coverage and setback issues. He stated he is also concerned with the amount of the applicant's incremental requests as well as the water flow. Mr. Humphrey questioned why permeable surfaces are being replaced with rubberized surface and if there are other future plans and suggested alternative options in terms of the previously approved playground equipment's placement. He described their concerns in terms of privacy and suggested better alternatives be considered.

Mr. Goldstein confirmed they are considering alternative solutions such as Arbor Vitae installation to address Mr. Humphrey's concerns as well as the storm water concerns. Chairman Bradley stated in terms of the playground project, there is a lot of concern with the Humphrey's property and referred to the other neighboring property in connection with the several standards relating to the project. Mr. Goldstein stated they are well aware of the issues raised and have taken steps to mitigate and address them. Mr. Humphrey and the Board Members discussed the fences' location and ownership. Mr. Goldstein reiterated they are exploring alternatives such as installing Arbor Vitae to provide protection and are working on re-evaluating the playground equipment's location. Chairman Bradley asked Mr. Goldstein if they considered reconfiguring the blacktop track area. Mr. Goldstein stated the children use the asphalt area and it is also used for vehicle plowing access. Mr. Humphrey informed the Board the south neighbor had plenty of issues in terms of security which have been solved by calling the police. He asked Mr. Goldstein if children would be able to climb on the roof of the new addition. Mr. Humphrey also commented on the school fence's condition. Mr. Goldstein responded that the ability to climb on the roof has been reduced. Mr. Hegge added the slate entry would be demolished and there would be a new entry and overhang which would impede roof access. No additional questions were raised at this time.

Chairman Bradley then called the matter in for discussion and referred to the special use standards and zoning variations being requested. Ms. Hanley stated she had no problem with the request, the RLC or GFA addition. She then stated she is concerned with impermeable lot coverage and the fact that no playground equipment is being installed at this time. Ms. Hanley suggested the applicant come back before the Board for impermeable lot coverage when the playground equipment is to be installed. Ms. Casale MacNally asked the applicant to withdraw the playground portion of the request. Chairman Bradley stated that project's portion has already been approved and the Board should not include conditions of the approval. Mr. Schoon explained the parameters of the currently approved impermeable lot coverage figure. The Board Members discussed how the impermeable lot coverage figure would be adjusted if the playground equipment approval expired in April 2023 if it is not installed.

Ms. Hanley stated she then is in favor of the request and suggested the applicant limit the amount of impermeable lot coverage with a future playground equipment request. Mr. Weigandt agreed with Ms. Hanley's comments and stated he would be in favor of the request. He also referred to fencing height approvals in terms of the neighboring properties. Mr. Haller also agreed with the comments made and suggested the neighbor impact be considered and suggested engineering be done in a manner to ameliorate the additional surface water issues. The Board Members discussed how the request would be required to conform to engineering standards. Mr. Vender discussed how such requests by schools for approval are needed and the request would be a win for everyone involved. Mr. Nielsen also agreed that the project would be a win for all involved and stated he would be in favor of the request. Ms. Casale MacNally stated for the record there should be planned developments for institutional uses. She stated while she would be in favor of the request, she has some concerns with the impermeable lot coverage amount. Chairman Bradley stated he is also in favor of the request knowing there is a further approval process in terms of the playground equipment installation.

Chairman Bradley then asked for a motion to recommend approval of the request as indicated on page nos. 17 and 18. A motion to recommend approval was made by Ms. Casale MacNally and seconded by Ms. Hanley. A vote was taken, and the motion unanimously passed, 7 to 0:

AYES: Bradley, Casale MacNally, Haller, Hanley, Nielsen, Vender, Weigandt
NAYS: None

<u>Public Comment</u>:
No comments were made at this time.

<u>New Business</u>:
a. <u>April 10, 2023, Meeting - Quorum Check</u>.

The Board Members discussed their availability and possible alternative meeting date.

<u>Adjournment</u>:
Chairman Bradley asked for a motion to adjourn. A motion to adjourn was made by Ms. Casale MacNally. The motion was seconded by Weigandt. A vote was taken and the motion unanimously passed, 7 to 0:
AYES: Bradley, Casale MacNally, Haller, Hanley, Nielsen, Vender, Weigandt
NAYS: None
The meeting adjourned at 8:35 p.m.

Respectfully submitted,

Antionette Johnson
Recording Secretary