WINNETKA ZONING BOARD OF APPEALS MEETING MINUTES
JULY 10, 2023

Zoning Board Members Present:	Matt Bradley, Chairman Mark Haller Lynn Hanley Kate Casale MacNally Mike Nielsen Max Weigandt
Zoning Board Members Absent:	Todd Vender
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. Ms. Klaassen took roll call of the Board Members present.

Approval of Meeting June 12, 2023, Minutes.
Chairman Bradley asked for a motion to approve the June 12, 2023, meeting minutes. A motion was made by Ms. Casale MacNally and seconded by Mr. Nielsen. A vote was taken, and the motion unanimously passed, 6 to 0:
AYES: Bradley, Haller, Hanley, Casale MacNally, Nielsen, Weigandt
NAYS: None

Community Development Report.
Mr. Schoon informed the Board that the Village Council discussed issues relating to the lakefront and identified the three main items discussed including the establishment of an overlay district. He stated the intent of the overlay district is that for any of the lakefront properties sold in the future to a private entity, there would be certain land uses and additional land use restrictions that the properties would have to adhere to. He also explained the nine-month lake bluff permit abeyance period that was discussed. Mr. Schoon then stated clarification language relating to special uses in terms of major and minor requests and approval by Village staff were discussed. He stated the Village Council introduced all the ordinances which are scheduled for adoption at the July 18, 2023, Council meeting.

Ms. Hanley asked if institutional planned development is being considered. Mr. Schoon responded during the Comprehensive Plan discussion, there was discussion relating to studying the creation of specific zoning districts for institutional uses and open spaces and advised the Board Members of the status. He also informed the Board that the Village Council adopted the Comprehensive Plan and there is work to be done on implementing zoning amendments. Mr. Schoon added there would be a public hearing before the Planned Development Commission on the One Winnetka project.

New Cases:
a. Case No. 23-09-V2: 258 Ridge Avenue: An application seeking approval of a zoning variation to allow a one-story addition to the existing residence at 258 Ridge Avenue. The requested variation would

permit the addition to exceed the maximum permitted gross floor area. The Village Council has final jurisdiction on this request.
Ms. Klaassen identified the property's location, size and zoning classification, noting the existing lot is legally nonconforming. She stated the home dated to the 1890's and that a Preliminary Property History Study Preparation Request was submitted which is the first step in obtaining the GFA bonus for homes deemed to be architecturally or historically significant by the LPC. Ms. Klaassen then explained the Historical Society's comments that the home may be architecturally and historically significant. The next step in the historic GFA bonus process would be for an applicant to provide the LPC with an HAIS. The LPC would then make the determination if the home is architecturally or historically significant. This applicant hasn't moved forward with that step. Ms. Klaassen then explained the variation requested and identified the GFA totals with and without the potential historic GFA bonus as well as the proposed one-story addition and its components and measurements.

Ms. Klaassen then identified the first-floor plan and rear and side elevations of the proposed addition. She noted no correspondence was received and stated following the applicant's presentation and Board discussion, a Board Member may wish to make a motion as indicated on page nos. 15 and 16. Ms. Klaassen then asked if there were any questions.

Chairman Bradley also asked if there were any questions. Ms. Casale MacNally asked if there were any memoranda received from neighbors. Ms. Klaassen stated a question from a neighbor was asked but no written comments were received. Chairman Bradley asked Ms. Klaassen to further describe the basement as part of the GFA calculation due to the change in the zoning code which Ms. Klaassen provided to the Board. In response to a question, she also informed the Board regarding two similar historical GFA bonus applications that had been received. A Board Member asked if the portion of the home to be demolished has been done. Ms. Klaassen identified the enclosed front vestibule to be removed.

Chairman Bradley swore in those speaking to this matter. Healy Rice, the architect, introduced herself along with Kerry and Rob Nelson, the homeowners. She identified the basement as the driver behind the request since more than 4 feet of it extended out of the ground. Ms. Rice stated they decided to apply for the modest 87 square foot variation as opposed to going through the GFA bonus historical significance application. She identified the small addition previously added in the back as unsatisfactory and stated they would like to have a small mudroom at the rear of the home. Ms. Rice added it would be offset to meet the articulation requirement and asked if there were any questions.

Chairman Bradley asked Ms. Rice if she is having longer term conversations with the applicants so that they are not dealing with multiple applications for variation relief in terms of getting the bonus and the ability to build within that without going through that process. Ms. Rice responded she is working with 615 Elm where additional work was being requested and there was not the necessity to get the additional square footage in this case. She added the cost of the HAIS also drove the decision to seek the variation request.

Chairman Bradley noted there is no one in the audience to comment and called the matter in for discussion and referred to the standards on page 10.

Mr. Weigandt commented that this is a home that is at least 100 years old with a basement that is an odd issue for the GFA. He also stated there is no objection from neighbors. Mr. Weigandt stated he is in support of the request. Ms. Hanley agreed with his comments. She stated her only concern is that she did not want variations to become a de facto 20% bonus request. Ms. Hanley stated for those projects that come before the Board, the historical aspect should not be considered by the Board as part of the application. Mr. Haller stated if the applicant decided they can qualify for an additional 20%, the Board should not put it in as part of what that calculation is if the applicant advised the Board they are going through that process. Chairman Bradley noted the basement is driving the request in this instance. Mr. Haller stated he is in support of the request for all the reasons stated.

Mr. Nielsen stated he is also in agreement with the request and described the request as de minimums with the historical aspect having no bearing on his consideration. Ms. Casale MacNally stated although the first standard would be hard to meet, the remaining standards have been met. She also stated she appreciated the articulation being provided and referred to the property's uniqueness. Chairman Bradley stated he is also in support of the request and referred to the standards. He then asked for a motion.

Ms. Casale MacNally moved to recommend approval of the variation request for 258 Ridge Avenue. Mr. Weigandt seconded the motion. A vote was taken, and the motion unanimously passed, 6 to 0:
AYES: Bradley, Haller, Hanley, Casale MacNally, Nielsen, Weigandt
NAYS: None

The Board Members further discussed the architectural and historical GFA bonus application process.

New Business:

a. August 14, 2023, Meeting - Quorum Check.

The Board Members discussed their availability.

Public Comment:
No comments were made at this time.

Adjournment:
Chairman Bradley asked for a motion to adjourn. A motion to adjourn was made by Ms. Casale MacNally and seconded by multiple Board members. A vote was taken, and the motion unanimously passed, 6 to 0:
AYES: Bradley, Haller, Hanley, Casale MacNally, Nielsen, Weigandt
NAYS: None
The meeting adjourned at 7:43 p.m.

Respectfully submitted,

Antionette Johnson
Recording Secretary