WINNETKA ZONING BOARD OF APPEALS MEETING MINUTES
September 9, 2024

Zoning Board Members Present:	Matt Bradley, Chairman Mark Haller Lynn Hanley Kathryn Leister Kate Casale MacNally Mike Nielsen Todd Vender
Zoning Board Members Absent:	None
Village Staff:	Ann Klaassen, Assistant Director of Community Development Chris Marx, Associate Planner

<u>Call to Order & Roll Call</u>:
Chairman Bradley called the meeting to order at 7:00 p.m. Roll call was taken of the Board Members present.

<u>Approval of Meeting Minutes</u>.
Chairman Bradley asked for a motion to approve the August 12, 2024, meeting minutes. A motion to approve the August 12, 2024, meeting minutes was made by Ms. Hanley and seconded by Mr. Nielsen. A vote was taken and the motion unanimously passed, 7 to 0:
AYES: Bradley, Haller, Hanley, Leister, Casale MacNally, Nielsen, Vender
NAYS: None

<u>Community Development Report</u>.
Ms. Klaassen provided the Board with an update on the 473 Sheridan Road variation application that was approved by the Village Council at its meeting on September 3.

<u>Case No. 24-19-V: 545 Maple Street</u>: An application seeking approval of a variation to allow construction of a second floor dormer addition to the existing residence at 545 Maple Street. The requested variation would permit the proposed addition to exceed the maximum permitted gross floor area. The Zoning Board of Appeals has final jurisdiction on this request.
Mr. Marx identified the property's location and zoning classification as well as existing nonconformities. He then referred to the home's illustration and explained the proposed dormer installation requested by the applicant. Mr. Marx also explained the lot's GFA nonconformities with the proposed dormers increasing GFA by 31 square feet and representing a total of 71 square feet over the maximum GFA. He identified the current floor plan and explained the plan to incorporate unused space in the home for the improvements. Mr. Marx noted a dimensioned floor plan has been provided to the Board and identified the proposed west and north elevation renderings along with a window addition. He stated the request complied with the remaining zoning requirements and asked if there were any questions. No questions were raised at this time.

Chairman Bradley swore in those speaking to this matter. Daniel Bendixon introduced himself as the architect and confirmed the variation related to the dormers which are to project from the garage roof.

He stated the proposed dormers would be appropriate for the home's Colonial style and would improve the home's streetscape view. Mr. Bendixon then asked if there were any questions.

Chairman Bradley also asked if there were any questions. Ms. Casale MacNally referred to the existing windows in Figure 8 and asked if the new windows would match the existing windows. Mr. Bendixon confirmed that is correct. Ms. Hanley then asked if there is no second floor space above the mudroom and if they considered adding over the mudroom. Mr. Bendixon responded they did not consider that alternative and identified the proposed area in the rear as the most functional space for the addition. Ms. Hanley also asked if they considered the minimal amount of square footage to be added in their proposal. Mr. Bendixon noted the additional 31 square feet related to the two dormers and would serve to minimize the amount of the variation being requested. Chairman Bradley questioned the rationale for the installation of two dormers as opposed to one. Mr. Bendixon explained the reasoning for having two dormers on the home to provide balance. No additional questions were raised at this time.

Chairman Bradley asked if there was any public comment. No comments were made at this time. He then called the matter in for discussion.

Chairman Bradley called the matter in for discussion. Mr. Haller described the proposed additional space as minimal which would make the home more useful, well-lit and more aesthetically appealing while not changing the home's footprint. He stated with regard to the standards, the request did not violate any of them. Mr. Haller also stated the request would increase the applicant's use of space and make the home more attractive and he would be in favor of the request. Ms. Casale MacNally agreed with Mr. Haller's comments and added she appreciated the applicant not expanding any of the other zoning requirements and not changing the iconic corner lot. She described the request as a modest ask which would make a big difference for the home. Ms. Casale MacNally concluded she is in favor of the request. Mr. Vender stated that he is good with the request. Ms. Leister stated that they are not over-asking and that she is good with the request. Mr. Nielsen stated the reasonable return standard did not apply and only related to 31 square feet. He stated he would be in favor of the request. Chairman Bradley referred to the current legal nonconforming lot with the second standard being satisfied. He then addressed how the request complied with the remaining standards.

Chairman Bradley then asked for a motion to approve the request as indicated on page 24. A motion to approve the variation was made by Ms. Hanley and seconded by Ms. Casale MacNally. A vote was taken and the motion unanimously passed, 7 to 0:
AYES: Bradley, Haller, Hanley ,Leister, Casale MacNally, Nielsen, Vender
NAYS: None

New Business:

a. September 24, 2024 Special Meeting – Quorum Check.
b. October 14, 2024 Meeting - Quorum Check.

Ms. Klaassen informed the Board the September 24, 2024, special meeting has been canceled. The Board Members discussed their availability for the October meeting.

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 Ms. Hanley. A vote was taken and the motion unanimously passed, 7 to 0:
AYES: Bradley, Haller, Hanley, Leister, Casale MacNally, Nielsen, Vender
NAYS: None
The meeting adjourned at 7:22 p.m.

Respectfully submitted,

Antionette Johnson
Recording Secretary