WINNETKA ZONING BOARD OF APPEALS MEETING MINUTES
NOVEMBER 14, 2022

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, Senior Planner

Call to Order:
Chairman Bradley called the meeting to order at 7:00 pm and welcomed Mark Haller to the Board.

Approval of Minutes:

a. September 12, 2022 Regular Meeting Minutes

Chairman Bradley asked for a motion to approve the September 12, 2022, meeting minutes. A motion 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, Casale MacNally, Haller, Hanley, Nielsen, Vender, Weigandt
NAYS: None

Community Development Report:
Mr. Schoon provided updates to the variation requests for 1122 Gage and 644 Pine Lane, which was ultimately approved by the Village Council. He also stated they are working on a Comprehensive Plan draft with the consultant which would be presented to the PC at a special January 2023 meeting. Mr. Schoon then asked if there were any questions. No questions were raised at this time.

New Cases:

a. Case No. 22-24-SD 1303 and 1311 Scott Avenue: An application submitted by DSM Properties, Inc. and Kristen and James Goodfellow, Jr. seeking approval of a Final Plat of Subdivision to relocate the lot line dividing the two properties. As part of the Final Plat approval, the application includes a zoning variation to permit the existing residence at 1311 Scott Avenue to observe less than the minimum required side yard setback from the west 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 referred to the PowerPoint presentation and noted the request is driven by the proposed subdivision and the application did not include alterations to the existing home. She identified the properties' location, size and zoning classification. Ms. Klaassen referred to Sheet 4 which is an aerial view with the proposed subdivision noting the dividing line between the two properties would shift 20 feet to the east. She then identified the new lots' sizes and referred to Sheet 5 of the PowerPoint, which represented that the subdivision complied with zoning standards noting noted that the 1311 Scott lot is currently nonconforming in terms of lot area and lot width. The subdivision would create two conforming lots.

Ms. Klaassen then stated the subdivision would increase the lot width to 70 feet which required zoning relief in connection with the west lot line for the remaining home since the minimum required setback increases with the increase in lot width. She also noted nonconforming setbacks would be eliminated which are illustrated on Sheet 7 of the PowerPoint. Ms. Klaassen then stated the remaining improvements would comply with the zoning limitations. She informed the Board the LPC reviewed the 1303 Scott demolition permit application and approved the demolition without delay. She also noted that the Plan Commission also recommended approval of the proposed subdivision and related zoning relief. Ms. Klaassen noted in the agenda materials, it stated there were two neighbors who spoke at the Plan Commission meeting in opposition, and she wanted to correct that statement in that they spoke but are not in opposition to the request. She then referred to the draft motion on page nos. 16 and 17 and asked if there were any questions.

Chairman Bradley then swore in those speaking to this matter. Kristen Goodfellow stated their family have lived in their home at 1311 Scott for seven years and the lot next door was purchased by the prior owners several years ago. She noted the home on that property is in extreme disrepair and the current owner is working with them in an effort to expand their property. Ms. Goodfellow explained the close proximity of the two homes and that it made sense to expand their yard. She then stated when the developer placed the home on the market, they worked with them with regard to subdividing the lot which would also end up working out to the developer's benefit. Ms. Goodfellow stated they do not know if the plans for that property are finalized. She stated they have an easement to access their garage from Randolph Street to the west and planned to expand their garden in the side yard. No questions were raised at this time.

Chairman Bradley then swore in John Gurley. John Gurley introduced himself to the Board and stated he and his wife have lived at 1293 Scott for 43 years which is adjacent to 1303 Scott. He confirmed they are not in objection to the request and would like to know what would be built on the 1303 Scott lot. Mr. Gurley then referred to the number of teardowns in the Village and the Comprehensive Plan and stated they attended the Plan Commission meeting to address their concerns regarding the teardown and replacement home at 1303 Scott. He read his concerns into the record relating to overbuilding homes permitted by zoning regulations and not adhering to the Comprehensive Plan. No additional comments were made at this time. Chairman Bradley then called the matter in for discussion.

Mr. Vender stated his initial concern related to an issue which was addressed by the applicant. He described the request as an appropriate development between the parties and stated he is in favor of the request. Mr. Weigandt stated he agreed with the Mr. Gurley's comments and referred to their inability to control the new home built. He also stated he is in favor of the request. Ms. Hanley commented she loved the Gurleys' home and agreed with Mr. Weigandt's comments relating to maximizing the amount of home built. She also stated she appreciated the additional light and air the applicants would receive as well as providing additional space between the homes. Ms. Hanley stated as long as the new home did not require zoning variations, she did not object to the subdivision request.

Mr. Nielsen asked how the amounts in terms of the lot widths were determined. Ms. Klaassen responded those amounts or dimensions were at the applicants' request. Mr. Gurley explained the rationale behind the lot widths' determination. Mr. Nielsen then stated he appreciated the public comments and would also be in favor of the request. Ms. Casale MacNally stated she is also in favor of the request which would result in the lots being appropriately resized and the two lots would become conforming with additional space created between the properties. Mr. Haller agreed with the comments made and stated he would also like to see the community remain as it is. He then stated he is in favor of the request. Chairman Bradley stated he is in support of the request and referred to the size of a home which could have been built on a 100 foot wide lot if the subdivision did not occur. He then referred to the standards and the former 100 foot wide lots. Chairman Bradley stated there is no requirement to present proposed plans for any new property to any Board or Commission for review and referred to the new home meeting buildable requirements. Chairman Bradley concluded he is in favor of the request.

Chairman Bradley then asked for a motion to recommend approval as noted on page no. 16. A motion to recommend approval of the subdivision was made by Mr. Nielsen and seconded by Ms. Casale MacNally. A vote was taken and the motion unanimously passed, 7 to 0:
AYES: Bradley, Casale MacNally, Haller, Hanley, Nielsen, Vender, Weigandt
NAYS: None

New Business:

a. December 12, 2022, Meeting - Quorum Check

The Board Members discussed their availability.

Adjournment:

Chairman Bradley asked for a motion to adjourn. A motion 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
The meeting adjourned at 7:45 p.m.

Respectfully submitted,

Antionette Johnson
Recording Secretary