WINNETKA PLAN COMMISSION
MEETING MINUTES
OCTOBER 26, 2022

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

Call to Order & Roll Call:
The meeting was called to order by Chairman Golan at 7:00 p.m. Roll call was not taken.

Approval of Minutes:

a. Approval of May 23, 2022, Special Meeting Minutes
b. Approval of May 25, 2022, Special Meeting Minutes
c. Approval of June 6, 2022, Special Meeting Minutes

Chairman Golan asked for a motion to approve the May 23, 2022, May 25, 2022, and June 6, 2022, special meeting minutes. A motion was made by Ms. Case and seconded by Mr. Foley to approve the May 23, 2022, May 25, 2022, and June 6, 2022, meeting minutes. A vote was taken, and the motion unanimously passed, 6 to 0:

AYES: Alt, Bradley, Case, Danley, Foley, Golan
NAYS: None
NON-VOTING: None

Public Comment:
No comments were made at this time.

Community Development Report:
Mr. Schoon stated the November 2022 meeting would be held in the Police Department classroom. He also informed the Commission that work continued on the Comprehensive Plan with the In-Person and On-Line Open House attracting approximately 120 people who participated. Mr. Schoon stated a draft prepared by the consultants would be presented to the Commission at special January and February 2023 meetings. He also stated revised concept plans for the One Winnetka site were presented to the Village Council and described the proposal. Mr. Schoon then stated the Village Council was appreciative of the plan's changes since the last concept plan preview in December 2021, and they remained open to potential financial service or medical uses which would require a special use permit. He stated the next step would be preliminary application preparation to be presented to the Planned Development

Commission and Design Review Board for review and recommendation before presentation to the Village Council. Chairman Golan asked if there were any questions. Mr. Schoon confirmed the November meeting would be held on November 16, 2022.

New Applications:

a. **Case No. 22-23-SD: 195-209 Sheridan Road - Plat of Consolidation: An application submitted by Peter Lee, as Trustee of the Orchard 2020 Revocable Trust, as the owner of the properties located at 195 Sheridan Road, 203 Sheridan Road, 205 Sheridan Road and 209 Sheridan Road, seeking approval of a Final Plat of Subdivision to consolidate the four existing lots into a single lot of record. The Village Council has final jurisdiction on this request.**

Chairman Golan outlined how the presentation would proceed. Ms. Klaassen identified the applicant and request for the final plat of subdivision. She then identified the properties' location, size, improvements and zoning classification. Ms. Klaassen stated the request is to consolidate the four lots into one lot and noted that plans for the new home have not been submitted, nor is it required that an application submit plans as part of a subdivision application. She referred to the utility easement on the west property line and noted the consolidation complied with subdivision requirements and the zoning code. Ms. Klaassen also noted the applicant is not requesting zoning relief and added the proposed consolidation complied with the Comprehensive Plan. She identified the three existing lots which are nonconforming and referred to the Tables on page nos. 25 and 26 which show no zoning nonconformities would be created and identified the nonconforming setbacks which would be eliminated. Ms. Klaassen stated the Landmark Preservation Commission previously considered the demolition requests for 203 and 205 Sheridan with an HAIS being required for 203 Sheridan which concluded although the property is significant, no demolition delay was issued with the demolition permit for 195 Sheridan to yet be considered at the LPC's November meeting. Ms. Klaassen read Ms. Kunkle's comments into the record stating she would recommend approval of the consolidation as it meets the standards and code requirements. She also noted one correspondence from the public was received and provided to the Commission. She then stated following public comment and Commission discussion, a draft motion is provided on page 28 and asked if there were any questions. No questions were raised at this time.

Cal Bernstein, attorney for the applicant, referred to the application submitted two years ago noting the property is under the applicant's control and which the Commission found to be compliant with subdivision standards and the Comprehensive Plan adding the property is shifted further to the south. He reiterated existing nonconformities would be removed and the plan is to construct one single family residence on the newly created lot. Mr. Bernstein noted no variances would be necessary and asked if there were any questions. Chairman Golan also asked if there were any questions. No questions were raised at this time.

Chairman Golan then asked if there were any comments from the audience. Charles Hannon, 181 Sheridan, stated he is in support of the application. No additional comments were made at this time. Chairman Golan then called the matter in for discussion.

Ms. Case described the request as straightforward which eliminated a lot of issues and stated that the new home would be a beautiful home. She stated she had no problem with the request. Mr. Bradley agreed nonconformities would be eliminated and referred to the new home to be built, but the subdivision met zoning standards and the Comprehensive Plan. He then stated he is in support of the application. Mr. Foley agreed with the comments made. Mr. Alt also agreed with the comments made and referred to the Village Forester's application review in terms of trees being preserved which he commented is important. Ms. Danley stated she is also in favor of the request and referred to Section

16.12.010 and the nonconformity eliminations. Chairman Golan read the correspondence received into the record and stated he is also in favor of the request noting the request met the subdivision code requirements and the Comprehensive Plan.

Chairman Golan then asked for a motion. Mr. Bradley moved to recommend approval of the plat of consolidation as indicated on page 28. The motion was seconded by Ms. Danley. A vote was taken, and the motion unanimously passed, 6 to 0:

AYES: Alt, Bradley, Case, Danley, Foley, Golan
NAYS: None
NON-VOTING: None

b. **<u>Case No. 22-24-SD: 1303 and 1311 Scott Avenue - Plat of Subdivision</u>: 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 the following requests of approval: (i) a 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; and ii) a finding of "No Material Increased Adverse Impact" for the existing residence at 1311 Scott Avenue, which does not provide the required building line articulation on the west side building walls. The Village Council has final jurisdiction on this request.**

Ms. Klaassen identified the applicant and described the proposed final plat approval being requested. She identified the properties' location, zoning classification, improvements and size. Ms. Klaassen identified the structures that would be demolished, and the lot line relocated 20 feet to the east with the improvements at 1311 Scott to remain. She then referred to the two new lots and their sizes noting the details and formatting of the new plat were reviewed with no easements being requested or required and that the proposed subdivision complied with minimum zoning standards with the one existing nonconforming lot being eliminated and two conforming lots being created. She also stated the proposed subdivision complied with the Comprehensive Plan and identified the increased minimum side yard setback for 1311 Scott. Ms. Klaassen explained while the subdivision complied with the majority of the minimum subdivision standards, the existing improvements which would remain require relief from the subdivision standards. She then referred to Table 4 showing how the existing improvements at 1311 Scott comply with GFA and lot coverage, while also noting the limitations on proposed Lot 2 for the new home. Ms. Klaassen stated the Landmark Preservation Commission would consider the demolition permit for 1303 Scott at their November meeting with the Zoning Board of Appeals scheduled to consider the side yard setback variation at their November 2022 meeting. She noted no public correspondence was received and noted Ms. Kunkle recommended approval of the request. Ms. Klaassen stated a draft motion is included on page nos. 45 and 46 and asked if there were any questions.

Chairman Golan asked if the lots were originally platted in their existing condition. Ms. Klaassen referred to the aerial map and indicated the 50 foot lots may have been reconfigured over the years. A Commission Member questioned the storm water requirements and referred to the 1311 Scott property. Ms. Klaassen responded the subdivision request did not trigger the need to make any storm water improvements. She noted that if improvements are proposed, the necessary permits would be reviewed by the Village Engineering Department to determine whether storm water improvements are required. No additional questions were raised at this time.

Chairman Golan asked for the applicant's presentation. Kristen Goodfellow introduced herself to the

Commission and stated they planned to live in the home at 1311 Scott for a long time, there would be no harm created by the subdivision and asked the Commission to approve the application. Chairman Golan asked the owner of 1303 Scott how long they have owned the neighboring property. Darin Marcus, DSM Properties, Inc., responded one year. No additional questions were raised at this time. Chairman Golan then asked if there was any public comment.

John Gurley, 1293 Scott, stated he lives to the east of 1303 Scott and stated he discussed a similar project with the Village staff prior to COVID noting they did not plan to tear down their home. He stated he did not object to the applicants' request, but his concern related to the new home on the 1303 Scott lot. Mr. Gurley read Section 4.41 of the current Comprehensive Plan into the record relating to the replacement home's construction. He also referred to the very large construction project taking place at 1290 Scott on a 50-foot-wide lot and stated his concern related to the 1915 home to be torn town and maximizing return by building a new home which would maximize the buildable amount of space on the lot. Mr. Gurley stated while the Commission is to advise the Village Council in terms of the application, he stated they should be required to see new construction plans before making any recommendation. He added Winnetka has not done a good job of complying with the Comprehensive Plan and hoped the new Comprehensive Plan is complied with.

Mr. Bradley noted 1290 Scott complied with zoning requirements and stated they are being challenged with addressing this issue with regard to the new Comprehensive Plan. He then stated with regard to the subdivision, there are strict rules to be addressed and while it would be nice to have the new plans, any zoning relief requested would be presented to the Zoning Board of Appeals. Ms. Danley stated the Landmark Preservation Commission will also review the demolition application and address one of the issues Mr. Gurley raised. Mr. Foley referred to the application's nonconforming aspect and described the request as an amicable arrangement between the parties. He also agreed with the comments made and asked the Village staff to convey these points to the Village Council. Mr. Alt agreed it would be a stronger argument if they had the full picture, but they are only to vote on the lots' subdivision. He questioned whether they can look into getting the full picture or if they are required to vote now. Mr. Schuster referred to the subdivision requirements being met and stated a subdivision request should be considered as a blank slate with requirements in place in terms of what is allowed to be built. He explained that the proposed construction will be required to comply with the Zoning Ordinance and the building code. Mr. Schuster stated the Village specifies what can be built in the Zoning Ordinance and if the applicant does not meet those requirements, they have to seek zoning relief.

Ms. Danley stated the request is in compliance and would allow the applicants to remain in the older home for a long time. She then stated she agreed with the request and any potential construction would have to comply with the requirements. Ms. Case also stated she is in agreement with the comments made. Chairman Golan also agreed with the comments made and agreed while there are a number of overbuilt homes in the Village, that is not within the Commission's purview when considering this current request. No additional comments were made at this time.

Chairman Golan then referred to page 9 and stated the request met the three criteria and subdivision code standards for approval, is appropriate for single family residential development and building line articulation. He then asked for a motion.

Ms. Case made a motion that the Commission found the proposed subdivision and lot line relocation for the proposed subdivision is consistent with the Comprehensive Plan and a finding of no material increased adverse impact with regard to the zoning nonconformity, and the Commission recommends approval

subject to the final review and approval of the plat by the Village Attorney prior to plat recordation. The motion was seconded by Ms. Danley. A vote was taken, and the motion unanimously passed, 5 to 0:

AYES: Alt, Case, Danley, Foley, Golan
NAYS: None
NON-VOTING: Bradley

New Business.

a. November 16, 2022, Meeting – Quorum check.

The Commission Members discussed their availability.

Adjournment:

A motion to adjourn was made by Mr. Bradley and seconded by Mr. Alt. A vote was taken, and the motion unanimously passed, 6 to 0:

AYES: Alt, Bradley, Case, Danley, Foley, Golan, Mancini
NAYS: None
NON-VOTING: None

The meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Antionette Johnson
Recording Secretary