



**REGULAR MEETING
NORTHBROOK ZONING BOARD OF APPEALS
MONDAY, APRIL 22, 2019**

**BOARD ROOM - NORTHBROOK VILLAGE HALL
1225 CEDAR LANE
7:00 PM**

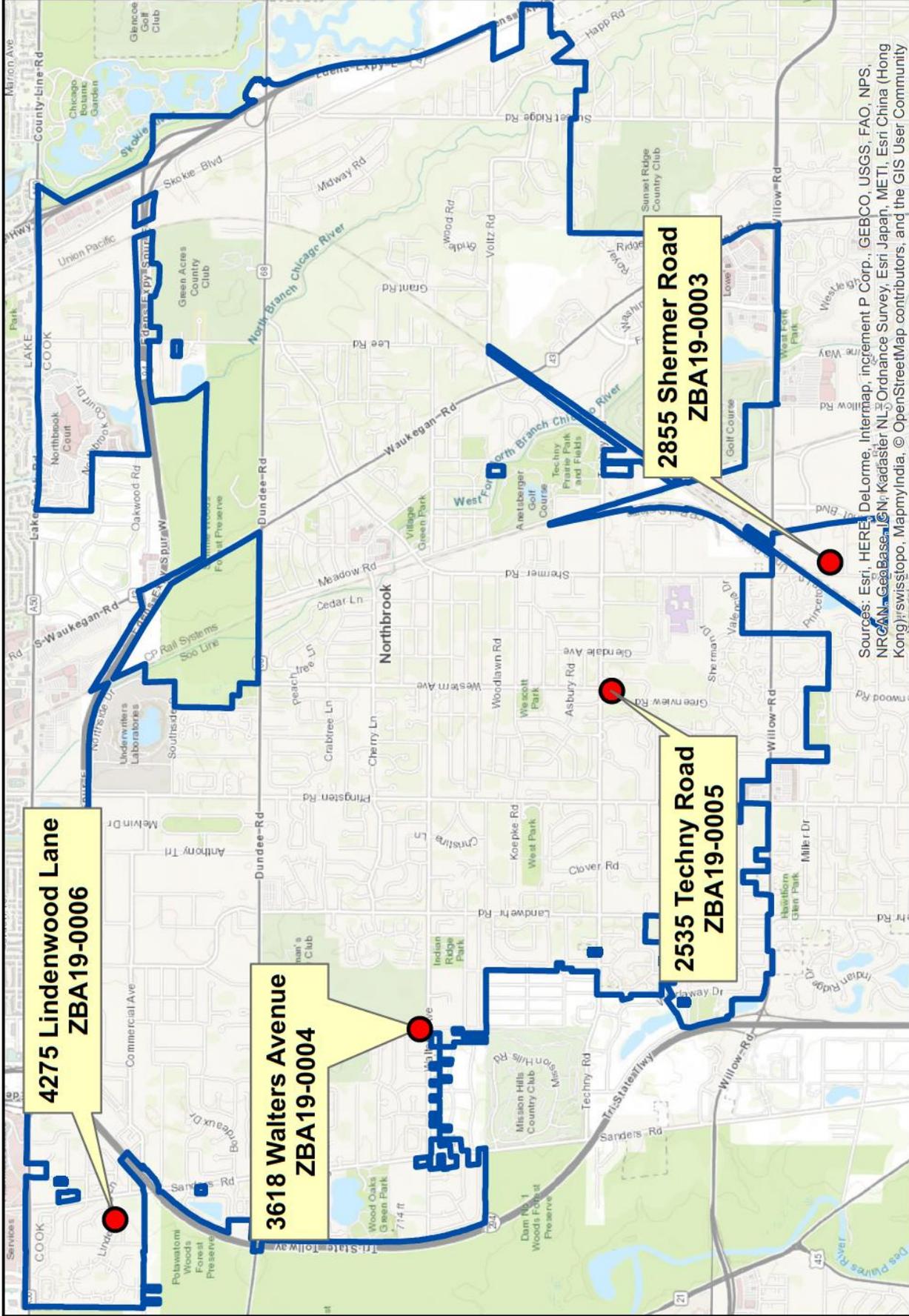
AGENDA

1. Call To Order
2. Review of minutes: February 25, 2019 Meeting
3. General Public Comments - Items Not Otherwise on the Agenda
4. Public Hearing and Consideration of the Following Petitions:
 - A. **DOCKET NO. ZBA-19-03 As Amended– (2855 Shermer Road – Front Setback Variation due to ROW Acquisition)** – This is an amended petition by the Village of Northbrook, Illinois, on behalf of HODA, LLC, an Illinois limited liability company (as property owner), for a variation to authorize a reduction in the required front setback for an existing structure along Shermer Road from **30 feet to 7 feet**. The Zoning Board of Appeal had previously approved this application based on the understanding that the setback was 12.6 feet; however, there was an error in the survey and the correct dimension was later determined to be approximately 7 feet. There are no other changes to this request other than to correct this error. The property, zoned I-1, Restricted Industrial, is commonly known as 2855 Shermer Road and has the following PREI Numbers: 04-22-101-007-0000, 04-22-300-037-0000 and 04-22-300-022-0000. The purpose of the variation is to make a portion of the existing building conform to the Northbrook Zoning Code requirements following the dedication of public right-of-way along the Shermer Road frontage of the property.
 - B. **DOCKET NO. ZBA19-0004 (3618 WALTERS AVENUE – FENCE HEIGHT)** – Petition by Paul and Fumi Horner, as property owners, for a Zoning Code exception to increase the permitted fence height in the corner side yard from 3’ to 4’ on a property in the R-4, Single Family Zoning District. The Property is commonly known as 3618 Walters Avenue (PREI No 04-07-401-052-0000). The exception has been requested to construct a solid vinyl fence for safety.
 - C. **DOCKET NO. ZBA19-0005 (2535 TECHNY ROAD – FENCE HEIGHT)** – Petition by Angels Mukando and Wambui Karimi, as property owners, for a Zoning Code exception to increase the permitted fence height in the front yard from 3’ to 6’ on a property in the R-4, Single Family Zoning District. The Property is commonly known as 2525 Techny Road (PREI No 04-16-301-030-0000). The exception has been requested to construct a solid vinyl fence and metal gate for safety.
 - D. **DOCKET NO. ZBA-19-06 (4275 Lindenwood Lane – Building Coverage and Rear Setback Variations)** This is a petition by Mr. Gary and B Moriello as owners of 4275 Lindenwood Lane, seeking the following variations of the standards of the Northbrook Zoning Code: (A) a reduction in the required minimum building setback in the R-4 District from 40 feet to 12.26 feet; and (B) an increase in the maximum building coverage standard from 35% of the lot area to 37.1%. The property is located generally south and west of the intersection of Lindenwood Lane and Trailwood Lane, is zoned R-4, Single Family Residential, and has PREI Number 04-06-102-024-0000. The Applicant is seeking the variations in order to allow the construction of a building addition to the rear of the existing single-family home on the property in the location of the existing patio.

5. Old Business
6. New Business
7. Adjourn

The decisions of the Northbrook Zoning Board of Appeals are final. Any appeal of this final administrative decision of the Village of Northbrook's Zoning Board of Appeals must be in compliance with the Administrative Review Law, 735 ILCS 5/3-101 et seq and filed within 35 days from the date of the ZBA's decision.

The Village of Northbrook is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of this meeting or the facilities, are requested to contact Greg Van Dahm or Debra Ford (847-664-4010) promptly to allow the Village of Northbrook to make reasonable accommodations for those persons. Hearing impaired individuals may call the TDD number, 847-564-8645, for more information.



**April 22, 2019
Zoning Board of Appeals**

