

**APPROVED**  
**REGULAR REMOTE MEETING Minutes**  
**NORTHBROOK ZONING BOARD OF APPEALS**  
**MONDAY, JANUARY 25, 2021**  
**BOARD ROOM - NORTHBROOK VILLAGE HALL**  
**1225 CEDAR LANE**  
**7:00 PM**

**Call to Order**

Chairman Decker called the remote meeting (via Webex) to order at 7:27 p.m. Members Buehler, Gorenberg, Len Schofield, Howard Wolfmark, and Chairman Decker were present. A quorum was present.

Member Absent: Craig

Village of Northbrook Staff Present:

On-Site: Chan Yu, Deputy Director and Jennifer Maisch, Zoning Administrator

Remotely: Michaela Kohlstedt, Director of Development & Planning Services; & Gale Cerabona, Recorder

**Review of November 23, 2020 Minutes**

The minutes of the November 23, 2020 meeting were moved and seconded as presented for approval. By unanimous voice vote, the minutes were approved.

**General Public Comments - Items Not Otherwise on the Agenda**

None presented.

**Public Hearing and Consideration of the Following Petitions:**

Chairman Decker announced that each docket would first be heard in the public hearing portion of the meeting. ZBA deliberation and decisions regarding the dockets would occur immediately following the hearing, during the regular meeting. It was announced that if members of the audience are not able to stay for the regular meeting, they can contact the Zoning Administrator for the results. Petitioners will be sworn in and should address the Board. Neighbors within 250 ft. were notified of each new petition. As required by state statute, the hearing notice for Docket ZBA 21-0001 was properly published in the Northbrook Star on or before December 31, 2020. Chairman Decker asked any audience members to raise their hands if they wish to speak before the close of the public hearing.

- a) **DOCKET NO. ZBA21-0001 (1820 Western Avenue – Parking and Fence).** Petition by Wescott School, School District 30, 2374 Shermer Road, Northbrook, IL 60062, for: A) A variation to reduce the required front yard from **35' to 8'** for parking along Western Avenue; and B) An exception to increase fence height in the required front yard from **3' to 4'** along Western Avenue on a property located in the I-B, Institutional Building District. The Property is commonly known as 1820 Western Avenue (PREI Nos 04-16-103-011-0000) and is the site of an elementary school. The variation and exception have been requested to expand the parking lot within the required front yard and to construct a new fence.

Chairman Decker swore in Brian Wegley, Superintendent of School District 30 and Sterling Yates, CAGE Civil Engineering.

Mr. Wegley advised notice was given to the neighbors. He noted this elementary project is slated for the spring. There are currently no kindergarten classrooms in Wescott School. The gym is on the south side. This

will increase safety at drop-off. Parking will be added. Kindergarten that is currently at Willowbrook School will be move back to Wescott – thus the need for parking and a variance. A 4 ft. wrought-iron fence will protect the school and increase the safety of walkers. This will match capacity needs.

Chairman Decker asked:

- If Mr. Wegley believes the kids won't climb the 4 ft. fence.
  - Mr. Wegley concurred.
- How close the fence comes to the sidewalk.
  - Mr. Yates advised – 5 ft. from sidewalk and 3 ft. from property line.
- If those on the sidewalk won't hit the fence?
  - Mr. Yates advised that's correct.
- If the traffic pattern study is for year-round regarding the pick-up line for parents.
  - Mr. Wegley stated it is pretty consistent year-round.

Member Buehler asked and Mr. Wegley replied that traffic will continue to circulate clockwise. Mr. Wegley stated they try not to have cars come down Scott Road across the street in the residential neighborhood; the parking extension and fence will help.

Administrator Maisch advised there is an issue with the 4-6 ft. landscape height to screen the parking as this was not presented as required. The site plans and drawings were illustrated.

Matt Schumacher, CAGE Civil Engineering was first sworn in, then noted that landscaping will be located behind the fence (red chokeberry, Korean plants, etc.). Administrator Maisch stated 4-6 ft. high deciduous plants are required. Director Kohlstedt concurred, and said it must be a solid screening; dense plantings (a drier variety in the winter).

Mr. Wegley asked if this is required only in front of the parking or along the whole frontage. Administrator Maisch and Director Kohlstedt stated it is only needed to screen the parking stalls from the street and neighbors.

Chairman Decker swore in remote audience member, Sanford Schleicher, 2384 Dehne Road (lives directly across the street) who stated:

- He did not see a traffic report
- There are giant floodlights shining into his home
- He would like to know where the gates are in the fence and if they will be locked

Chairman Decker replied that a traffic study was conducted in 2020 during school hours and is available for review.

Mr. Wegley advised the fence may not have a gate; foot traffic goes to the sides in the parking lots. He invited Mr. Schleicher to visit the school or contact him personally.

Mr. Brian Kukla, on behalf of the applicant, advised there are 4 shielded light poles along the property line facing the school in addition to existing flood lights. He concurred there are no gates on the fence so everyone may be guided to sidewalks.

Director Kohlstedt confirmed there are no other residents who wish to speak.

Member Buehler moved to close the public hearing and begin the regular meeting. The motion was seconded, and by unanimous voice vote, the motion was approved.

Chairman Decker said public safety is an important issue. He noted the traffic study was well-prepared. The fence is aesthetically-pleasing.

Member Buehler asked that Staff waive the landscape requirement between the parking stalls.

Administrator Maisch said staff does not have the authority to waive the landscape requirement between the parking stalls. Director Kohlstedt advised the applicant could go to the Board for a petition to waive the landscape requirement if they wish. She said landscaping could be densely-planted and at the mature height of 4 ft. Staff could work with the Applicants to meet code.

Member Buehler moved to accept the application ZBA 21-0001 submitted by Wescott School for:

- A) A variation to reduce the required front yard from **35' to 8'** for parking along Western Avenue; and
- B) An exception to increase fence height in the required front yard from **3' to 4'** along Western Avenue on a property located in the I-B, Institutional Building District

with the condition that the project is built in substantial compliance with the plans reviewed at this hearing and that the applicant works with staff on the landscaping issue.

Member Gorenberg seconded the motion.

By unanimous voice vote, the motion was approved.

### **Old Business**

None presented.

### **New Business**

Administrator Maisch advised the next ZBA Meeting is February 22, 2021.

She introduced Chan Yu as the new Deputy Director who will also be present at the ZBA meetings.

### **Adjourn**

Member Gorenberg moved to adjourn the meeting at 8:04 p.m. The motion was seconded, and by unanimous voice vote, the meeting was adjourned.

Respectfully Submitted,

Gale Cerabona

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.