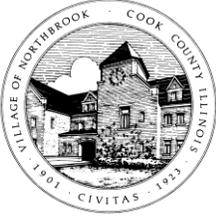


## APPROVED



**REGULAR MEETING MINUTES  
NORTHBROOK ZONING BOARD OF APPEALS  
MONDAY, JANUARY 28, 2019  
NORTHBROOK VILLAGE HALL BOARD ROOM  
1225 CEDAR LANE  
7:00 PM**

### Call To Order

Chairman Decker called the meeting to order at 7:05 P.M. in the Board Room of Village Hall. Members Craig, Geslicki, Gorenberg, Len, Schofield, Wolfmark, and Chairman Decker were present. A quorum was present.

Village of Northbrook staff present included: Jennifer Maisch, Zoning Administrator, and Kendra Kim, Recorder.

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 items ZBA19-0001 and ZBA19-0002 were published in the Chicago Tribune on January 11, 2019.

### Review of minutes –July 23, 2018 Meeting

Member Craig moved to approve the minutes of the July 23, 2018 meeting, as presented. The motion was seconded by Member Wolfmark. On a voice vote, the motion carried unanimously.

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

None presented.

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

**DOCKET NO. ZBA19-0001 (1370 NORTHMOOR COURT – 2<sup>nd</sup> Floor Addition)** – Petition by Anna Mehedinti for Zoning Code variations to: A) Reduce the required corner side yard setback from 38.60' (as determined by averaging) to 28.21'; and B) Reduce the required rear yard setback from 40' to 20.20' on a property in the R-5, Single Family Residential Zoning District. The Property is commonly known as 1370 Northmoor Court (PREI No 04-09-310-012-0000) and is the site of half-single story and half two-story house. The variation has been requested to construct a first floor bay and a second story addition over the single story portion of the existing building.

Anna Mehedinti, petitioner and owner of 1370 Northmoor Court, was sworn in to present to the Zoning Board of Appeals. She confirmed that notice had been provided to neighbors within 250 ft. via certified mail. She outlined the need for the proposed 2nd floor addition due to her large family with eight children. She referenced similar 2<sup>nd</sup> story additions and new larger homes in the neighborhood. She relayed her objective to create a home that is suitable and complimentary to the landscape of the neighborhood.

Chairman Decker noted that approval is based on the property, not residents and their specific conditions.

Mrs. Mehedinti explained that the addition above the garage, which was completed prior to their purchase of the property, was poorly done. Their hope is to improve the aesthetic and design of the home with the addition of stone and the reconfiguration of the windows. She explained that after consulting with various architects, no alternative solution could be found that would prevent the need for this variation request.

Member Len inquired if the existing house was already encroaching on the corner side yard setback. Mrs. Mehedinti confirmed that yes, it is.

Member Gorenberg asked about access to attic which was not readily identifiable on the plans. Mrs. Mehedinti indicated an existing door on the second floor provides attic access.

Member Geslicki noted that it would be preferred to have the architect present to discuss the plans further. He inquired about the balcony and pointed out the variance into the corner side yard could have been avoided. He noted that the requested variance seems to be based on aesthetic preferences, such as the window bay in the living room.

Member Len asked what the common minimum corner side yard setback is in the R-5 Zoning District.

Administrator Maisch explained that normally it is 25', but because it is based on the average in this instance, the requirement on this property is 38.60'.

Chairman Decker asked Member Geslicki if he notices any issues on the second floor balcony. Administrator Maisch added that the balcony shown over front door in the application wasn't on the floor plan or site plan, and extends further into the setback than what was requested in the variation.

Member Geslicki noted that the graphic does not represent the application regarding the balcony.

Mrs. Mehedinti expressed willingness to alter their design to better meet the requirements of the village.

Member Len moved to close the regular portion of the meeting. Member Craig seconded, and by unanimous voice vote the motion carried.

Chairman Decker and Member Geslicki agreed the graphics don't match the numbers on the plans and expressed concern in evaluating inconsistent information.

Member Len noted that the variance on the bedroom seems reasonable, but added that the need for a two-foot balcony is less clear. He wondered if the petitioners would forgo the balcony.

Chairman Decker agreed that an amendment of the plans may be necessary.

Chairman Decker, not realizing neighbors wished to comment and reopened the public portion of the hearing to two neighbors.

Eric Mock, homeowner and neighbor at 2419 Center Ave, was sworn in to present to the ZBA. He asked for clarification regarding the variance location. Administrator Maisch explained the variation was requested due to the wall being extended upward from the existing first floor. After the explanation, Mr. Mock had no further concerns.

Laura Diamond, homeowner and neighbor at 2409 Center Ave, was sworn in to present to the ZBA. She noted her opinion that the house is too big for the property and she dislikes the turrets going above the roof line and the plans for copper roofing.

Chairman Decker explained to Mrs. Diamond that the petitioners are not violating height requirements and advised her to raise aesthetic concerns to the Architectural Control Commission.

With no further public comments, Chairman Decker moved to close public hearing portion of the meeting.

Member Len moved to approve Docket ZBA 19-0001 on the following conditions: that if approved project be largely compliant with plans dated 10-24-18 and further that the balcony railings be adjusted to be flush with the door and that the first floor porch column be eliminated so that the porch overhand is cantilevered.

The motion was seconded, and by roll call vote the motion carried unanimously.

**DOCKET NO. ZBA19-0002 (821 DIVISION STREET – 2<sup>nd</sup> Floor Addition)** – Petition by Trevor and Jacqueline Roberts for a variation to reduce the required interior south side yard setback from 9' to 6.75' on a property in the R-4, Single Family Residential Zoning District. The property is commonly known as 821 Division Street (PREI Nos 04-09-101-008-0000 and 04-09-101-009-0000) and is the site of a single story house. The variation has been requested to construct a second story addition above a portion of the existing first floor.

Trevor Roberts, petitioner and owner of 821 Division Street, was sworn in to present to the Zoning Board of Appeals. He confirmed that notice had been provided to neighbors within 250 ft. He shared with the ZBA that he is a 34-year resident and Northbrook, and loves this community. He purchased the 821 Division Street property in 2010. Since then he got married and had his first child, and is expecting another one on the way. With the growing family, we are looking to expand the 2-bedroom home. After exploring all the different options, they determined the best way to build was upward. He noted the narrow 50 ft. lot makes the side setback requirements particularly difficult. He also explained his home's historic significance, having been shipped in by train and assembled on sight as only a few remaining homes in Northbrook were.

Member Geslicki inquired as to the empty lot adjacent to this property, also owned by the petitioner. He wondered if that had been considered as it would provide more space to expand?

Mr. Roberts noted that they thought about combining the two lots, but would prefer to leave the adjacent property vacant for investment and security reasons.

Member Len noted discrepancies in the plans regarding the bay window.

Member Schofield moved to close the public portion of the meeting, member Wolfmark seconded, and by voice vote the motion carried unanimously.

Chairman Decker stated that he hates to see these unique homes changing.

Member Schofield moved to accept ZBA19-0002 for a variation to reduce the required interior south side yard setback from 9' to 6.75' on a property in the R-4, Single Family Residential Zoning District. The motion was seconded by Member Len. By roll call vote, the motion carried unanimously.

## **Old Business**

Member Len raised concerns over a previously approved variation on the property located at 611 Voltz Rd. The project was approved as an addition to an existing house that started work without a permit. The entire

structure has since been demolished. M. Schofield also noticed as well. There were concerns raised that this is now a new house and not the addition that was proposed. One member said they would not have approved it had it been presented as a new home. They would like to review the minutes from that meeting. Administrator Maisch advised that Tom Poupard will be here next month and can explain the situation further.

### **New Business**

None presented.

### **Adjourn**

Member Len moved adjourn at 7:51 P.M., the motion was seconded by Member Geslicki, and by unanimous voice vote the meeting was adjourned.

Respectfully Submitted, Kendra Kim.

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.