

APPROVED
REGULAR MEETING MINUTES
NORTHBROOK ZONING BOARD OF APPEALS
MONDAY, FEBRUARY 25, 2019
NORTHBROOK VILLAGE HALL BOARD ROOM
1225 CEDAR LANE
7:00 PM

Call to Order

Chairman Decker called the meeting to order at 7:06 p.m. in the Board Room of Village Hall.

Members present: Craig, Geslicki, Gorenberg, Len, Wolfmark, and Chairman Decker were present.

Member Schofield was absent.

A quorum was present.

Village of Northbrook staff present included: Tom Poupard, Director of Development & Planning Services

Review of minutes – January 28, 2019 Meeting

Member Craig moved to approve the minutes of the January 28, 2019 meeting, as presented. The motion was seconded by Member Geslicki. 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 Petition:

1. **DOCKET NO. ZBA-19-03 – (2855 Shermer Road – Front Setback Variation due to ROW Acquisition)** – This is a 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 12.6 feet. 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.

Chairman Decker announced that the 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. 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 19-03 was properly published in the Northbrook Star in accordance with statutory requirements.

Chairman Decker swore in Director of Development & Planning Services, Tom Poupard as a witness. Mr. Poupard stated that the Village of Northbrook is the applicant in this case, as the Village is seeking the dedication of public right-of-way across the Shermer Road frontage of the property. Mr. Poupard specified that of the 17 certified mail notices that were sent out, 12 had so far been returned as received. To-date he has not received any public comments on the request, either for or against the application.

Mr. Poupard went through a PowerPoint presentation that showed the location of the property, the zoning, which is located in the I-1 district. He then displayed a series of aerial and street level images depicting the existing conditions.

Mr. Poupard pointed that the unusual lot line and right-of-way configuration along Shermer Road and explained how a building addition was legally constructed Road in accordance with the district setback requirements. Due to the meandering property line, the additions was constructed on the west side of the building without need for any type of zoning relief.

He described how the villages of Northbrook and Glenview have jointly sought a grant from the Illinois Department of Transportation (IDOT) for a multi-use trail on the east side of Shermer Road between Shermer Road to the north and West Lake Avenue to the south. Given the irregular right-of-way configuration, IDOT is requiring that a more uniform right-of-way be established. The new trail would be off-road and within the right-of-way dedicated across the Subject Property.

Mr. Poupard displayed images showing the right-of-way to be dedicated. He stated that although the building is legal now, it would become nonconforming following the land dedication. A variation is sought to make the building fully conforming by recognizing the 12.6-foot setback that would exist. He emphasized that no additions to the building are proposed. Only the right-of-way line is changing by shifting to the east.

Members asked a series of questions of Mr. Poupard regarding the type of trail and its location. Mr. Poupard said that there is no sidewalk across the frontage at the moment and the new trail would be off of the road, separate from traffic.

Chairman Decker asked if any members of the public wished to speak.

A member of the public from the Princeton Village development in Glenview was sworn in by Chairman Decker. The resident stated he had no objections to the variation, but had a series of questions about the proposed path. He stated he was an avid cyclist and supported the trail.

In response to the questions from the resident, Mr. Poupard specified that the trail would be on the east side of Shermer Road and explained its purpose. He provide that resident with the drawings depicting the trail.

There being no further public comments, a motion was made and seconded to close the public hearing.

Member Geslicki stated that this seemed like a logical request that would benefit the public. It is not a self-made hardship. Other members concurred.

Chairman Decker asked for a motion.

Member Craig moved to approve proposed ZBA 19-03 submitted by the Village of Northbrook on behalf of HODA, LLC, an Illinois limited liability company (as property owner), for a variation to authorize a reduction of the required front setback along the west side of the Property from 30 feet to 12.6 feet for an existing structure on 2855 Shermer Road, in the I-1, Restricted Industrial, zoning district.

Member Len seconded and on a roll call vote the motion carried unanimously.

Old Business

Member Len asked Mr. Poupard to provide an update on the construction underway at 611 Voltz Road, for which a zoning variation had been approved by the ZBA.

Mr. Poupard explained the history of the construction on the property and how during the course of construction, the walls were removed. He reassured the ZBA that although the walls came down, the foundation placement remained the same – which was the reason the variation was granted. He said if the foundation was changing, that would have triggered the need for anew public hearing. He said that his primary objective at this point was to get the homeowner, who had been acting as his own general contractor to complete the building. Mr. Poupard added that the only comments received form the neighbors were that construction was going too slow.

Member Len stated that the approach makes sense and thanked Mr. Poupard for the explanation. Mr. Poupard added that if there further material changes in this request, that the ZBA would be informed.

New Business

None presented.

Adjourn

Member Craig moved adjourn at 7:58 p.m., the motion was seconded, and by unanimous voice vote the meeting was adjourned.

Respectfully Submitted,

Thomas Poupard.