

APPROVED
REGULAR MEETING Minutes
NORTHBROOK ZONING BOARD OF APPEALS
MONDAY, JUNE 28, 2021
7:00 PM

Call to Order

Chairman Decker called the in-person meeting to order at 7:03 p.m. Members Buehler, Craig, Gorenberg, Len, Wolfmark, and Chairman Decker were present. A quorum was present.

Village of Northbrook Staff Present:

On-Site: Jennifer Maisch, Zoning Administrator; Chan Yu, Deputy Director; & Gale Cerabona, Recorder

Review of February 22, 2021 Minutes

Member Len moved to approve the minutes of the February 22, 2021, WebEx meeting as presented. Member Buehler seconded the motion. 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 21-0003 was properly published in the Northbrook Star on or before June 10, 2021. 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. ZBA21-0003 (1005 MIDWAY ROAD - ADDITION).** Petition by Steven A. Horwath, Architect, on behalf of owners Ronald J. Schmidt and Karen L. Schmidt for: A) A variation to reduce the required interior south side yard from **6' to 5.12'**; and B) A variation to reduce the required combined side yard setback from **15.95' to 11.66'** on a property located in the R-5, Single Family District. The Property is commonly known as 1005 Midway Road (PREI No 04-11-216-043-0000). The variations have been requested to construct a one-story addition.

Chairman Decker swore in architect, Steven Horwath. He asked if notice was given to the adjoining homeowner. Mr. Horwath advised it was.

Mr. Horwath described this petition is for a single-story garage with an addition in back. He noted the lot is pie-shaped, wider in some areas. Chairman Decker stated the lot size was not created by the Horwath's. Mr. Horwath concurred.

Mr. Horwath said there would be no impact on the neighbors who are all for the addition as the current one is unattractive. First-floor construction consists of a one-car garage, a laundry room and family room.

Chairman Decker asked if the existing carport would be removed. Illustrations were shown. It was stated most of the neighbors have attached garages.

Member Len asked if the existing carport is 11.4' or 10'. Chairman Decker swore in owner, Ronald J. Schmidt who recited his address at 1005 Midway Road. He advised the width of the carport is 10'. Mr. Horwath said the proposed width is 11.4' (interior dimension). Member Len asked if 12' is acceptable. Mr. Horwath stated a narrower garage is more difficult to navigate.

Member Buehler said he once had an enclosed carport, and noted some car heights will not fit in the garage. He asked if the vehicle selection is the reason for the variance. Mr. Horwath stated the owners are advanced in age, and 11.4' for the interior dimension is not overly generous.

Member Craig noted water on the premises. Mr. Horwath said there is a French drain. Administrator Maisch handed Mr. Horwath copies of emails from neighbors.

It was asked if this is under 400 sq. ft. of impervious surface. Administrator Maisch concurred and said, this is covering part of the concrete patio.

Mr. Schmidt said he is unaware of any water. He noted, on the southeast corner, there is a storm-drain inlet that should pick up water if the neighbor makes a channel toward it. A French drain is not adequate. Rather, a low well has a 3' high container where downspouts would be directed.

Chairman Decker said a French drain is being installed. Member Craig stated he has two French drains to draw water away. He asked if this project decreases water run-off. Administrator Maisch said there is no requirement under 400 sq. ft. Member Len said if Petitioner is not increasing, there is no requirement.

Chairman Decker asked and Mr. Schmidt stated there will be three downspouts – two on the garage and one on the rear of the family room – and one pitfall stone – a dry well. A low well is a container (3' plastic drum) that doubles the amount of water held in the pit. Member Len asked if it releases water slowly. Mr. Schmidt advised it does. He noted a storm manhole is on the southeast corner of the lot line which goes to the area where the tracks used to be – along Midway and the property line to the south into the detention pond. The neighbor's fence is believed to be higher at the property line. Evergreens are being planted.

Chairman Decker asked if there are any other comments from the Board. There were none.

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

Chairman Decker said an ongoing issue is replacing carports which does increase values. In this case, on Midway Avenue.

Member Len said it's not a tremendous increase in impervious surface.

Member Buehler said water in yards is very normal for many homes.

Member Len said these owners deserve to have a garage.

Chairman Decker said the type of car cannot be demanded.

Administrator Maisch compared that a typical parking space is 9' wide.

Chairman Decker said Applicant seems agreeable to add the insulation of a dry well.

Member Len moved to accept the proposed variation for: A) A variation to reduce the required interior south side yard from **6' to 5.12'**; and B) A variation to reduce the required combined side yard setback from **15.95' to 11.66'** on a property located in the R-5, Single Family District. The Property is commonly known as 1005 Midway Road (PREI No 04-11-216-043-0000). The variations have been requested to construct a one-story addition. Applicant will add a dry well or other means acceptable to Staff. The motion was seconded, and by unanimous voice vote, the motion was approved.

Old Business

None presented.

New Business

Chairman Decker advised Paul Schofield has left the ZBA, and Molly Chan joins the ZBA. He welcomed Ms. Chan who stated she always tries to find a way to contribute to the community; volunteers at her daughter's school, etc. She said tonight's meeting was very interesting. Ms. Chan has a bachelor's degree in China, and a Master of Finance, etc. She shared her employment history and is now a homemaker.

Administrator Maisch stated July's Applicant needs more time, so there will not be a July meeting.

She said when electronic emails are being sent for upcoming meetings, she would appreciate all members advising if they will be in attendance for that respective meeting.

Adjourn

Member Craig moved to adjourn the meeting at 7:40 p.m. Member Wolfmark seconded the motion, and by unanimous voice vote, the meeting was adjourned.

Respectfully Submitted,

Gale Cerabona, Recorder

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.