

**MINUTES OF A REGULAR MEETING OF
THE ZONING BOARD OF APPEALS
OF THE CITY OF HIGHLAND PARK, ILLINOIS**

MEETING DATE: Thursday, 01/07/2016

MEETING LOCATION: Council Chambers, City Hall
1707 St. Johns Avenue, Highland Park, IL

CALL TO ORDER

At 7:30 p.m. the Chairman called the meeting to order and asked Mr. Olson to call the roll.

ROLL CALL

Members Present: Bina, Chaplik, Fettner, Muller, Vice Chair Henry; Chairman Hecht

Members Absent: Klasky

Chairman Hecht declared that a quorum was present.

Staff Present: Eric Olson, Planner
Trisha Stevens, Planning Division Intern

Also Present: Randy Barinholtz, Court Reporter

APPROVAL OF MINUTES

A. Regular Meeting of the Zoning Board of Appeals

Member Bina moved to approve minutes for the regular meeting of the Zoning Board of Appeals held on November 19, 2015. Member Fettner seconded the motion. Member Muller indicated that he would abstain from voting. On voice vote, the Chairman declared that the motion passed.

ITEMS FOR OMNIBUS CONSIDERATION

A. Adoption of Orders Granting Variances in the following cases: *None*

B. Adoption of Orders Denying Variances in the following cases: *None*

SCHEDULED BUSINESS

1. Consideration of Case #16-01-VAR-001 – 441 St. Johns Avenue

Planning Intern Stevens gave a detailed presentation on the background of this Item.

The Commission heard comments from the following individuals:

- Julie Ahern, owner of the subject property, elaborated on the request and nature of the hardship. The owner discussed the impact that multiple front yard setbacks have on a small triangular corner lot.

Member Bina moved to close the proofs and Member Muller seconded the motion. The Chairman declared that the motion passed unanimously.

The following discussion then took place by the Board:

- Member Bina was inclined to support for the request as he felt the encroachment is *de minimis* and noted the support of neighbors.
- Member Muller stated that the shape of the lot and existing front encroachment demonstrate a clear hardship. He added that the size of the proposed addition is modest and expressed his support for the request.
- Member Fettner stated the unique shape of the small lot creates hardship and indicated his support for the request.
- Member Chaplik agreed with his colleagues and noted that the hardship stems from the property being a triangular, small, corner lot. He noted that the existing home and proposed addition are of a modest size and indicated support for the request.
- Vice Chair Henry agreed that the proposed addition was of a modest scale, but questioned the legal hardship.
- Chairman Hecht expressed his concerns and wanted additional information regarding variances granted in 2000 that allowed a previous property owner to construct the existing garage on the site. He noted that a desire for a bedroom addition is not a legal hardship, but added that any addition to the structure may not be feasible without a variance due to the shape and size of the corner lot.

Member Fettner moved to re-open the proofs to allow the applicant to add testimony to the record. Member Bina seconded. Ms. Ahern then indicated that the building footprint would not change as the addition would be completed above the existing garage. Member Muller then moved to re-close the proofs. Member Fettner seconded.

The Chairman then entertained a motion to approve the Item. Member Muller moved that directed staff to prepare findings of fact and the adoption of the variation as presented. Member Chaplik seconded the motion.

Voting Yea: Bina, Chaplik, Fettner, Muller
Voting Nay: Henry, Hecht

Chairman Hecht declared that the motion PASSED (4-2).

Member Muller then moved to approve the order, as submitted by staff. Member Fettner seconded the motion. On voice vote, the Chairman declared that the motion passed.

ADJOURNMENT

The Chairman entertained a motion to adjourn the meeting. Member Bina moved to adjourn. Member Fettner seconded the motion.

On a voice vote, the Chairman declared that the motion passed unanimously.

The Board adjourned its meeting at 8:15 p.m.

Respectfully Submitted,

Eric Olson
Planner

THE FOLLOWING IS TO BE COMPLETED AFTER THE MINUTES ARE APPROVED:

MINUTES APPROVED BY THE BOARD ON **JANUARY 21, 2016**

- WITH NO CORRECTIONS: **X**
- WITH CORRECTIONS _____
(SEE MINUTES OF [*date*] MEETING FOR CORRECTIONS)

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