

**SUMMARY NOTES
OF THE MEETING OF THE
ZONING BOARD OF APPEALS
TUESDAY, MARCH 11, 2008
VILLAGE OF NORTHFIELD**

On Tuesday, March 11, 2008, the Zoning Board of Appeals met at 7:00 p.m. in the Village Hall Board Room located at 361 Happ Road to consider one (1) issue:

Members in Attendance:

James Henderson, Chairperson
Bert Getz, Jr.
Lorna Widdes
Richard Crotty
Brian Kozminski

Members Absent:

J. Patrick Doherty
Margaret Parcels

OTHERS PRESENT: Building Commissioner Ronald Johnson (see attached sign-in sheet).

Chairperson Jim Henderson called the meeting to order at 7:00 p.m. by introducing the Zoning Board of Appeals members.

Chairperson Henderson requested a motion on the consideration of the November 6, 2007, summary notes. A motion was made by Member Richard Crotty and seconded by Member Bert Getz to approve the November 6, 2007, summary notes.

The following vote was taken:

AYES: 5

James Henderson, Chair
Bert Getz, Jr.
Richard Crotty
Lorna Widdes
Brian Kozminski

NAYS: 0

ABSTAIN: 0

ABSENT: 2

J. Patrick Doherty
Margaret Parcels

Motion Carried

1. **83 WEST CANTERBURY LANE** - Consideration of a request for a variation from Appendix A, Article XXI, Section 21.4 of the Village of Northfield's Zoning Code:
 - A) West front yard 4.70 foot variation from the required 35.00 feet resulting in a 30.30 foot west front yard setback to allow for a mudroom addition.
 - B) West front yard 3.90 foot variation from the required 35.00 feet resulting in a 31.10 foot west front yard setback to allow for structural alteration (window installation) to the existing non-conforming west wall of the garage.

- C) **West front yard .48 foot variation from the required 35.00 feet resulting in a 34.52 foot west front yard setback to allow for structural alteration (window installations) to the existing non-conforming west wall of the one-story portion of the residence.**
- D) **A 15.00 square foot variance increase from the maximum 1,518.10 square feet impervious lot coverage allowed by code resulting in an impervious lot coverage of 1,533.10 to allow for an addition.**

Submitted by Jim and Judy Alderman

Mrs. Judy Alderman, petitioner, and Tricia Charbonneau along with Fred Wilson from Morgante Wilson Architects were present and outlined their request for a west front yard setback variance to allow for a mudroom addition and window installations to the existing non-conforming residence.

Ms. Charbonneau said the house is split level with a two story to the north and one story to the south. The existing southwest corner of the second story extends beyond the first floor and establishes a covered entry to the existing front door. The Alderman's are requesting a 4.7' front yard variation so that the first floor walls can be filled in below the existing second floor to allow for a mudroom.

The existing attached two car garage is located in the northwest corner of the first floor. The renovation project includes installation of new windows in the garage. The window installation is on the existing non-conforming west wall of the garage. This wall currently encroaches 3.9' into the required 35' front yard setback.

The required front yard setback lines runs north to south and cuts through a portion of the existing structure, thus rendering that area non-conforming. The Alderman's propose to install a new front door and new windows along the existing west wall. This wall currently encroaches .48' into the required 35' front yard setback.

The Alderman's are also requesting a front yard variation to allow new work to exceed the maximum allowable impervious coverage in the front yard. Maximum allowable impervious surface coverage in the front yard is 35% or 1,447.4 square feet for this property. The Alderman's were granted a 4.8% variance in 2004 to increase this limit to 1,518.1 square feet. Now they would like permission to install an additional 15 square feet which will bring the total front yard coverage to 1,533.1, 5.9% above the maximum allowable by code.

Mrs. Alderman added that the proposed first floor mudroom is already an open porch. They are just adding walls to enclose it making it a mudroom.

Chairperson Henderson mentioned on the drawing the front yard setback line goes through the existing garage and presumes the home was built before the setback rule was in place.

Building Commissioner Ron Johnson said the home was built in compliance with Cook County's code. The front yard setback requirements for Cook County were 30 feet. When it was annexed into the Village of Northfield, the zoning became R-3 and our front yard setback requirement is 35 feet.

Member Getz confirmed that the house is existing non-conforming regarding the front yard setback. It is not existing non-conforming as far as the allowable impervious coverage in the front yard.

Building Commissioner Johnson said that is correct. The petitioner received a minimal relief variance once before for the allowable front yard impervious surface for the circular driveway. Now the Alderman's are proposing to add 15 square feet and that is very minimal again.

Member Getz wanted to clarify what they are actually proposing to do is take the porch overhang off and extend the space by enclosing it. Mr. Wilson said that is correct. They do not propose to increase the encroachment anywhere along that facade.

Member Getz asked about the tree that will be removed. He presumes that will be within the Village of Northfield ordinance guidelines. Building Commissioner Johnson said all trees on the site will be reviewed by Village staff.

Chairperson Henderson asked if anyone in the audience wished to speak.

Mr. John Klemmer, 66 Balmoral, asked if any construction will be taking place on the south side of the property. Mr. Wilson indicated a one story office will be constructed. It will be set back five feet from the west of the property to be within the required 35 foot front yard setback.

Mr. Klemmer wanted to know how far the proposed office addition would be from the side yard. Mr. Wilson said it would be 14'4" from the side yard. The setback requirement is 10 feet.

Member Getz asked with the 15 feet of additional impervious surface, will they pay into the stormwater management fund. Building Commissioner Johnson said he has not done all the calculations on the addition, so the Alderman's may need to provide stormwater detention as opposed to paying the fee in lieu. They did pay a fee in lieu once before so that is all accumulative up to 1,000 square feet. The Building Department will make sure the proposed addition does not impact any of the neighbors.

There being no further discussion, the following motion was made:

A motion was made by Zoning Board of Appeals Member Brian Kozminski, seconded by Member Lorna Widde to approve the following:

- A) West front yard 4.70 foot variation from the required 35.00 feet resulting in a 30.30 foot west front yard setback to allow for a mudroom addition.**
- B) West front yard 3.90 foot variation from the required 35.00 feet resulting in a 31.10 foot west front yard setback to allow for structural alteration (window installation) to the existing non-conforming west wall of the garage.**
- C) West front yard .48 foot variation from the required 35.00 feet resulting in a 34.52 foot west front yard setback to allow for structural alteration (window**

installations) to the existing non-conforming west wall of the one-story portion of the residence.

- D) A 15.00 square foot variance increase from the maximum 1,518.10 square feet impervious lot coverage allowed by code resulting in an impervious lot coverage of 1,533.10 to allow for an addition.

Located at 83 West Canterbury Lane consistent with the site plan and Architectural exhibits received on February 4, 2008.

Subject to the following development conditions:

- 1) An approval pursuant to any requested review by a Village consultant, staff member, Board or Commission shall be an approval of only those items specified in any motion, resolution, ordinance or written report. Under no circumstances shall such an approval be deemed to be the approval of any other matter by virtue of the fact that those other matters may appear on the supporting documents such as a site plan, engineering plan, or plat that was the subject of the review. Neither shall any such written approval be deemed to be an approval of any matter, which is within the jurisdiction of any other Village consultant, staff member, Board or Commission or any County, State or Federal Agency.
- 2) The petitioner shall comply in all respects with the ordinances of the Village of Northfield and nothing in this variance shall be construed as a waiver of any of those requirements.
- 3) This variation will be in effect until March 11, 2009.

The following vote was taken:

AYES: 5

James Henderson, Chair
Bert Getz, Jr.
Lorna Widdes
Richard Crotty
Brian Kozminski

NAYS: 0

ABSTAIN: 0

ABSENT: 2

J. Patrick Doherty
Margaret Parcels

Motion Carried

There being no further discussion, upon a motion duly made by Member Bert Getz, seconded by Member Brian Kozminski, the Zoning Board of Appeals adjourned their meeting at 7:20 p.m.

cas 3/12/08

Approved 6/3/08