MAYOR LICASTRO: I'll call the meeting to order, call the roll. We have a full contingent of board members, Mr. Molchan, Mr. Kreiner, Ms. Brace, and Mr. Benjamin all present, and myself as well.

We have one item on the agenda. I'll remind everybody this is the most formal of all Village processes, so before you speak, we don't have a court reporter in the room, please identify yourself by name.

Also in the room are Kris Hopkins, our Village Planner, Mary Ranney, the Department Administrator, and the two applicants.

So without further adieu, I'd ask the applicants to introduce themselves and give us a quick presentation of the project.

MS. BROER: So my name is Victoria Broer, Vikki. My husband's name is Peter. We've lived in the Village for a very long time, probably 35 years. We used to live at 12325 and moved down to 12611, bought that house about 20 years ago.

This is our architect, David Ellison. He's worked in the Village before. I don't know if you could see from the photos, but there was a garage, is still a garage on the property that was probably built in the '50s. They built one wall and dropped sort of -- somewhat of a roof. It is in considerable disrepair. We would like to build a new garage that matches the house, three-car. It would connect to the house. It would then come across the back courtyard.

We wanted to keep the major -- the short side of the wall against our neighbors to the west. They have seen the plans and they submitted a letter of approval to the planning commission. So they have no issue with the two requests that we are putting before you, which is relief from the side yard setback on the west and also garage doors facing the street.

The current garage would stop at the current wall of the courtyard, so we are not taking any further land away from green space or we're not getting any closer to the neighbors than we already are now. And the garage facing the street, if we were to have the garage doors face any other way, we would be putting the mask of the wall right up against the neighbors.

So those are the two things we're requesting and we're happy to field any questions.

MAYOR LICASTRO: Before we do, the Planning Commission did indeed review this project last month and made a recommendation for the project itself, did not offer an opinion on the variances, which is what we're here to discuss tonight.

I'm going to have Ms. Hopkins give her overview and her memo, and then we'll take questions from the board members.

Ms. Hopkins.

MS. HOPKINS: Yes. Thank you. As was stated, there are two variances that are requested today. One is allowing the garage to be only 11 and a half feet or so off of the side lot line instead of the minimum 30 feet that's required.

Then the second one is orienting the garage door so that they face the street instead of the requirement for them to not face the street unless the majority of the homes on the quote, block are already facing the street.

And for my analysis, I -- there is a requirement in the zoning, in the subdivision
regulations basically that says a block is on average 1500 feet. So I looked at properties that were 750 feet on either side. And there are not a majority of the garages that face the street. So that is why then that's the second variance being requested.

A couple of things, there are a few things to point out. There is a -- the lot line that you can see on the drawing that was the site plan that was submitted, it does take a jog to the east and as we all know property lines are imaginary lines so you can't really see them, so in looking at the total separation between the house to the west and the proposed garage, that separation is 89 feet.

If both properties were -- had their houses, the minimum 30 feet from the lot line, then the minimum could be as small as 60 feet. So even with the variance that's being requested, it still observes that spacing, that minimum spacing.

Then you can also see that the house to the west, 12521 Lake Shore Boulevard, is only a few feet off of its western boundary, so you have this sort of a pattern where for some reason when the property lines were drawn they were -- built over a hundred years ago or so, they weren't necessarily centered on the lot.

The other thing that I thought was important to note is that currently, and you can see this in the aerial photo on page 4 of my report, they currently are using this car or this auto yard for parking. And so right now, the neighbors are, to the extent that it's visible, though there's a lot of vegetation there, to the extent that it is visible, they are now looking at multiple cars.

So then the question is does it make sense to install or to construct a single story garage, which from the elevations it's a -- the single story is a very low profile, especially compared to the height of the building.

So in terms of the practical difficulties required to be assessed for variances, as was pointed out, if the garage were to be reoriented, the neighbor would actually have much more, almost twice as much of a wall facing their property. And when you consider that it's moving, it's what, 20, 25 feet maybe,
MR. BENJAMIN: Okay. So that is being demolished --
MS. BROER: Yes.
MR. BENJAMIN: -- as part of the project as well? Okay.
MAYOR LICASTRO: Thank you, Mr. Benjamin.
MR. BENJAMIN: Thank you, Mayor.
MAYOR LICASTRO: Anyone else?
MR. MOLCHAN: Jeff Molchan, for the record. So the shed that's supposed the one that's shown in the photo is coming down with the garage?
MS. BROER: I'm not sure which -- so the shed that is nearest the -- closest to the house is being rebuilt, incorporated.
MR. MOLCHAN: Right.
MS. BROER: The shed on the far side is staying, because that's -- I mean, it's original to the property and we would like to maintain as much of that detail as we can.
MR. BENJAMIN: Mayor, so that's what this is here. That's the old approximately --
MS. BROER: Yes. That's the -- that's the shed.
MAYOR LICASTRO: Thank you, Mr. Kreiner?
MR. KREINER: So I don't have any questions. I agree with the recommendation. I think the garage door issue is a nonissue. I think with the neighbors in favor, I don't think there's anything to talk about, in my opinion.
MS. BRACE: I think it looks very acceptable. No comments. No issues with the plan.
MAYOR LICASTRO: Thank you. So we'll ask for a motion in a moment, talk about the process going forward.
As I mentioned, this already went through the Planning Commission. The actual building materials and style will have to go in front of the Architectural Review Board next week. And Council will have to approve the variances so recommended by this body.
So I would ask for a motion to recommend to Council that two variances be granted, one of which pertains to the side yard setback, the other which pertains to the manner in which the garage door faces the street.
MR. MOLCHAN: So moved.
MR. BENJAMIN: Second.
MAYOR LICASTRO: Discussion?
MR. MOLCHAN: Just one motion? We don't have to do two?
MAYOR LICASTRO: We can do both in one. Everyone is clear on the motion? Any comment?
MS. HOPKINS: No.
MAYOR LICASTRO: All right. All in favor of the motion?
MR. BENJAMIN: Aye.
MS. BRACE: Aye.
MR. KREINER: Aye.
MR. MOLCHAN: Aye.
MS. BROER: Thank you very much.
Thank you.
MAYOR LICASTRO: We stand adjourned.
(Meeting adjourned.)
I, Lorraine J. Klodnick, do hereby certify that as such Reporter I took down in Stenotypy all of the audio-taped proceedings had in the foregoing transcript; that I have transcribed my said Stenotype notes into typewritten form as appears in the foregoing transcript; that said transcript is the complete form of the audio-taped proceedings had in said cause and constitutes a true and correct transcript therein.

Lorraine J. Klodnick

Lorraine J. Klodnick, RDR, CRR

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