

Case No. 1081

Mr. Bardach announced the case submitted by Brad Roberts, property owner of record at 6610 Kincaid Road. Mr. Lahrmer presented the staff report for the ceiling height variance request. Village Code section 154.27(C) requires habitable rooms in a basement to have a clear height of not less than seven and one-half feet. The Roberts' home is 60 years old and in need of full interior renovation. Renovation of the first floor has been granted zoning approval and the variance being sought would allow for the construction of a 14'3"x15'6" office and 9'8"x20' utility bathroom in the basement. The basement height is 6'8" which is 8" shorter than the 7'6" minimum. The applicant's letter expresses financial hardship to modify the basement (excavation and underpinning) floor.

Mr. Roberts commented to the board that it was regrettable that the home was built with a low basement ceiling height and he noted the thousands excavation would cost. He stated that he works in construction and would like to utilize the utility bathroom to clean up prior to entering the upstairs of the home.

Mr. McGraw moved to approve the variance request as submitted. Seconded by Ms. Rissover and the motion carried unanimously.

Case No. 1082

Mr. Bardach introduced the case submitted by the Congregation Sha'arei Torah, property owner of record for 2400 Section Road. Mr. Lahrmer presented the staff report for the request to modify the existing conditional use permit to allow for the barn on the property to be demolished. The modification stems from a request from fire department for the existing barn on the property to be removed for public safety concerns. Prior hearings and construction of the synagogue expressed that the intent was to keep a residential feel by keeping house and barn. At that time, there was not a lot of discussion about the barn and since that time the fire department has made numerous visits to the structure and determined that the barn is an impediment to fire fighting efforts to the new synagogue. Fire Chief Wallace submitted a letter requesting the barn be removed. The barn is not in good condition and impedes access to the other structures.

Mr. Bardach invited Chief Wallace to speak. The Chief stated that during construction of synagogue that access with fire trucks would be of issue. The barn itself is not a safe building and we don't want a building kids can access of this condition. He stated he has spoken with residents and adjacent property owners in the area and no issues were expressed.

Mr. Frankel, on behalf of Congregation Sha'arei Torah, clarified that if the barn is demolished, six evergreens will be installed for a green screen. Neighboring property owner Mr. Schenider also would like the barn taken down because it's an eyesore. The barn while serving as screening has a lot of vegetation around and one it which provides the most screening and additional screen will be added.

Ms. Rissover commented that she recalled the barn was initially left in place for light screening. The board discussed with the applicant and Chief Wallace the placement of the fire hydrant, mounds, and additional landscape screening locations as it pertained to fire fighting efforts.

Mr. Schneider noted that he can see the barn from his bedroom window and if the barn comes down, it will not bother him. He stated he has small kids and the barn could be a nuisance to attract kids.

The board discussed how the landscape requirement would be included in the proposed addendum. Mr. Frank pointed out that Condition #29 of the existing conditional use permit requires a landscaping plan which will be satisfied in cooperation with Village staff.

After additional discussion, Mr. Wolf moved to approve proposed Addendum I and Condition #19 of the conditional use permit will be modified to approve the removal of the barn, subject to the conditions of the landscaping already set forth in Condition #29 of the conditional use permit. Addendum I is attached to these minutes and made a part hereof. Any other item not specifically included in this addendum will be addressed in the conditional use permit which remains in full force and effect. Seconded by Mr. McGraw and the motion carried unanimously.

There being no further business, Mr. McGraw moved to adjourn, seconded by Ms. Rissover.

Nicole Browder, Clerk

Richard Bardach, Chairperson