



**Village of Bayside  
9075 N Regent Rd  
Board of Zoning Appeals Public Hearing & Meeting  
March 3, 2021**

**I. CALL TO ORDER**

Acting Chairperson Barry Chaet called the meeting to order at 6:05pm via remote teleconferencing.

**II. ROLL CALL**

Chair: Max Dickman – Arrived at 6:10pm

Members: Darren Fisher

Amy Krier

Ben Minkin

Eido Walny – Arrived at 6:07pm

Dan Rosenfeld

Barry Chaet

Also Present: Village Manager Andy Pederson

Assistant to the Village Manager Leah Hofer

Administrative Services Director Lynn Galyardt

Assistant to the Village Manager Leah Hofer

Village Attorney Christopher Jaekels

There were four people in the audience.

**III. PUBLIC HEARING**

**A. The purpose of the public hearing is to consider the request for a special exception by White Oaks Apartments, LLC, for the property located at 9009 N White Oak Lane, to build a 3-story apartment building, contrary to Section 125-98(e)8.**

Acting Chairperson Chaet read the above meeting notice and called for public discussion at 6:07pm.

**1. Public Discussion**

Project Architects, Jim Klett and Eric Harrmann appeared on behalf of the project. Owner Representative, John Mann, and property owner, Dan Katz were also present.

Manager Pederson outlined the meeting schedule and process for project consideration. The project was approved by the Architectural Review Committee on Monday, March 1, 2021. After the Board of Zoning Appeals, the project will be reviewed by the Plan Commission on March 10, 2021. The last meeting will be the Village Board meeting on March 18, 2021. The building under consideration had a fire in 2019, and this proposal is to rebuild the structure.

Project Architect, Eric Harrmann, presented the site plan for the proposal. The new building will utilize the existing foundation and underground parking but will include an increase in amenities and the Katz Property offices. The new building will be 45 feet tall, contrary to Village Municipal Code, therefore, they are seeking a special exception.

Mr. Harrmann stated that the apartment market has changed, and the proposed building has been designed to be more marketable and flexible. In order to accommodate the expectations of renters, the new apartments will have nine-to-ten-foot ceilings and an open concept feel. The new floor trusses will also contribute to the height increase of the building.

Attorney Jaekels stated that the question before the Committee was to approve the 45-foot building versus the 35-foot height limit in the Village's municipal code.

## **2. Board Discussion**

Chairperson Dickman questioned if the Village had received any complaints or concerns about the project. Manager Pederson stated that there were no known objections to the project.

Manager Pederson stated that the Village's municipal code was developed during a different time and standards and expectations of renters have changed. Renters now want higher ceilings and an open concept feel. He stated the Village is considering updating the code to make it more reasonable for modern times.

Acting Chairperson Chaet closed the public hearing at 6:10pm.

## **IV. APPROVAL OF MINUTES**

### **A. October 12, 2020 Board of Zoning Appeals Public Hearing and Meeting.**

Motion by Chairperson Dickman, seconded by Ben Minkin, to approve the minutes of the October 12, 2020 Board of Zoning Appeals Public Hearing and Meeting. Motion carried unanimously.

## **V. BUSINESS**

### **A. Discussion/recommendation on the request for a special exception by White Oaks Apartments, LLC, for the property located at 9009 N White Oak Lane, to build a 3-story apartment building, contrary to Section 125-98(e)8.**

Motion by Dan Rosenfeld, seconded by Ben Minkin, to recommend to the Board of Trustees approval on the request for a special exception by White Oaks Apartments, LLC, for the property located at 9009 N White Oak Lane, to build a 3-story apartment building, contrary to Section 125-98(e)8. The proposal satisfied the standard of a special exception as described and presented in the application. Barry Chaet proposed an amendment to the motion to approve the height change from 35 feet to 45 feet. Dan Rosenfeld accepted the amendment. Motion carried unanimously.

## **VI. ANY OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE BOARD**

None.

## **VII. ADJOURNMENT**

Motion by Barry Chaet, seconded by Chairperson Dickman, to adjourn the meeting at 6:18pm. Motion carried unanimously.

Respectfully submitted,

Cassie Schmidt, Deputy Clerk | May 19, 2021