



Village of Bayside  
9075 N Regent Rd  
April 21, 2022  
Village Hall Boardroom, 5:00 pm

## BOARD OF ZONING APPEALS MINUTES

### I. CALL TO ORDER AND ROLL CALL

Chairperson Dickman called the meeting to order at 5:00pm.

Chair: Max Dickman  
Members: Darren Fisher  
Ben Minkin  
Eido Walny – 1<sup>st</sup> alternate  
Dan Rosenfeld-3<sup>rd</sup> Alternate  
Amy Krier-Excused  
Barry Chaet-Excused  
Tom Houck – 2<sup>nd</sup> alternate-Excused

Also Present: Village Manager Andy Pederson  
Administrative Services Director Rachel Safstrom  
Assistant to the Village Manager Leah Hofer  
Village Attorney Chris Jaekels  
There were eight people in the audience.

### II. PUBLIC HEARING

- A. The purpose of the public hearing is to consider the request for a special exception by Chelsea and Ahmad Omari, for the property located at 921 E Glencoe Pl, contrary to Section 125-91(b)(3).

Chairperson Dickman read the above meeting notice and called for public discussion at 5:01pm.

Ahmad Omari gave a brief presentation of the request for a variance of a set-back to add additional space for the home at 921 E. Glencoe Pl. They are trying to add backyard access, a first floor laundry and less doors in the small hallway from the garage. The request is to add 3 feet 10 inches to the front of the home. The new design does not have the garage set-back from the front of the home.

#### 1. Public Discussion

Eido Walny questioned if there was input from the neighbors. Mr. Omari indicated that he had been able to speak with one of the neighbors. Other neighbors have not been available; however, has traditionally had a great relationship with the neighbors.

Closed discussion at 5:08 p.m.

#### 2. Board Discussion

Manager Pederson indicated there have been a couple of cases similar in prior years with approval.

Chair Dickman asked if any concerns came to staff. Manager Pederson stated neighbors were notified and no comments have been received.

- B. The purpose of the public hearing is to consider the request for a special exception by Kevin Kleinmann, for the property located at 1010 E Glencoe Pl, contrary to Section 125-91(b)(5).

Chairperson Dickman read the above meeting notice and called for public discussion at 5:09 p.m.

Mr. Kleinmann gave a brief presentation on the project. His request is to build within 10 feet from the property line. The proposal is for an outdoor fireplace in the corner of the existing pool deck. The existing pool deck is within the 10 foot limit in a grandfathered status.

### **1. Public Discussion**

Chair Dickman questioned what was on the other side. Mr. Kleinmann stated there is a neighbor who has been notified with no issues.

Mr. Minkin questioned if there would be new pavement. Mr. Kleinmann stated there will be no new pavement.

Chair Dickman, questioned the ability to have a television that would cause noise problems for the neighbors. Mr. Kleinmann tested the current sound system to determine the sound spill. In this case, the television has a sound bar to project away from other properties.

Manager Pederson stated there has been other complaints regarding televisions in the past. Is there a swivel to turn it toward the home? Mr. Kleinmann stated it will be on a mount; however, it will be faced away from the other properties.

Mr. Minkin questioned where the smoke would be directed. Mr. Kleinmann stated the fireplace is gas so there should be no smoke. Manager Pederson identified plumbing permits will need to be obtained.

Closed discussion at 5:26 p.m.

### **2. Board Discussion**

There was no Board discussion.

## **III. APPROVAL OF MINUTES**

### **A. March 17, 2022, Board of Zoning Appeals Public Hearing and Meeting.**

Motion by Eido Walny, seconded by Ben Minkin, to approve the minutes from March 17, 2022, Board of Zoning Appeals Public Hearing and Meeting. Motion carried unanimously.

## **IV. BUSINESS**

- A. Discussion/recommendation on the request for a special exception by Chelsea and Ahmad Omari, for the property located at 921 E Glencoe Pl, contrary to Section 125-91(b)(3).

Motion by Eido Walny, seconded by Darren Fisher, to recommend approval to the Village Board of Trustees for a special exception by Chelsea and Ahmad Omari, for the property located at 921 E Glencoe Pl contrary to Section 125-91(b)(3) including the findings under the application. Motion carried unanimously.

- B. Discussion/recommendation on the request for a special exception by Kevin Kleinmann, for the property located at 1010 E Glencoe Pl, contrary to Section 125-91(b)(5)

Motion by Eido Walny, seconded by Darren Fisher, to recommend approval to the Village Board of Trustees for a request for a special exception by Kevin Kleinmann, for the property located at 1010 E Glencoe Pl, contrary to Section 125-91(b)(5) including the findings and with the understanding that this approval may not to violate any sound or light ordinances within the Village of Bayside. Motion carried unanimously.

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

Manager Pederson identified a potential future meeting in May regarding a fence variation.

**VI. ADJOURNMENT**

Motion by Ben Minkin, seconded by Darren Fisher, to adjourn the meeting at 5:29 pm. Motion carried unanimously.

Respectfully submitted,

Rachel A. Safstrom  
Administrative Services Director