

VILLAGE OF GLENCOE
ZONING BOARD OF APPEALS

REGULAR MEETING
October 7, 2013

1. CALL TO ORDER

A meeting of the Zoning Board of Appeals of the Village of Glencoe was called to order at 7:30 P.M. Monday, October 7, 2013 in the Council Chamber of the Village Hall, Glencoe, Illinois.

2. ROLL CALL.

The following were present:

Ed Goodale, Acting Chairman

Members: Deborah Carlson, Trent Cornell, David Friedman, and Jim Nyeste

The following were absent:

Hoard Roin and Steve Ross

The following Village staff was also present:

John Houde, Building and Zoning Administrator

3. APPROVAL OF SEPTEMBER 9, 2013 MINUTES.

The minutes of the September 9, 2013 meeting were approved by unanimous voice vote.

4. APPROVE VANCE APPEAL AT 362 JACKSON.

The Chair stated that the purpose of this portion of the meeting was to conduct a public hearing on the appeal by Susan Vance of a decision by the Building & Zoning Administrator in denying a permit to reconstruct a detached garage at her home at 362 Jackson in the "R-C" Residence District. On October 3, 2011 Susan Vance had requested and obtained a zoning variation to reconstruct a detached garage in the rear of her home at 362 Jackson Avenue in the "R-B" Residence District. She had not obtained a permit to build the garage and did not build it then. The variation expired in September 2012. In order to now proceed with this project the owner requires that this variation again be heard in a public hearing and approved.

As before, the proposed detached garage reconstruction requires a reduction in the required east side yard building line setback from 4 feet to the existing 2.7 foot setback and a reduction in the rear yard setback from 5 feet to the existing 1.21 foot rear setback of the existing garage. This variation is authorized by Section 7-403-E-1-(f) of the Zoning Code. The existing non-standard garage would be rebuilt with a standard garage door height and roof height.

The Chair reported that notice of the public hearing was published in the September 19, 2013 GLENCOE NEWS and 11 neighbors were notified of the public hearing and that no letters or verbal inquiries had been received. The Chair then swore in those in attendance who were expecting to testify.

SUMMARY OF TESTIMONY

The Chair then asked Susan Vance to proceed. That person noted:

1. At the present time her garage measures 19.19 feet in depth by 17.2 feet in width and the garage door has a height of 5 feet 9 inches. Both her husband and son are over 5'-9" and on several occasions have bumped their heads on the entrance in addition to coming into contact with the overhead mechanism. The height of the garage door limits the models of cars they can purchase. Although a tight squeeze, the owner can park their 2 cars inside the garage, particularly when the weather is stormy to avoid damage to the vehicles. During the recent storms and subsequent power outages they were unable to get into the garage to manually open the door. There simply isn't enough room to park both cars and open the side door to gain entry.
2. The 10 foot setback requirement between the house and garage does not allow the owners to move the garage forward and meet the 5 foot setback required from the south rear lot line. They do not want to move the garage further from the east lot line as it would be extremely difficult to back the cars out without damaging the house.

The Chair made as part of the records, as additional testimony the Agenda Supplement which the Secretary was directed to preserve as part of the record in this matter.

Following consideration of the testimony and discussion, a motion was made and seconded, that the request in the east side yard and rear yard setbacks be granted per the drawings presented, making findings and resolving as follows:

FINDINGS

1. The requested variation is within the jurisdiction of the Zoning Board of Appeals.
2. Based on the totality of the relevant and persuasive testimony heard and presented, the Zoning Board determines that:
 - a. The requested variation is in harmony with general purpose and intent of the Glencoe Zoning Code.
 - b. There are practical difficulties and there is a particular hardship in the way of carrying out the strict letter of Section 7-403-E-1-(f) of the Glencoe Zoning Code as applied to the lot in question.
 - c. The plight of the owner is due to unique circumstances.
 - d. The requested variation will not alter the essential character of the locality.
 - e. The requested variation will not set a precedent unfavorable to the neighborhood or to the Village as a whole.
 - f. The spirit of the Zoning Code will be observed, public safety and welfare will be secured, and substantial justice will be done if the requested variation is granted.

RESOLUTION

NOW THEREFORE BE IT RESOLVED that the request for a reduction in the required east side yard to 2.7 feet and for the south rear yard to 1.21 feet where the existing garage is located on the property at 362 Jackson be granted as shown in the drawing or plans submitted by the owner and made part of the record and with the previously noted conditions;

BE IT FURTHER RESOLVED that the decision of the Building and Zoning Administrator is hereby reversed insofar as he denied the issuance of a building permit on the aforesaid property for the aforesaid construction;

BE IT FURTHER RESOLVED that this variation shall expire and be of no further force or effect at the end of twelve (12) months unless during said twelve-month period a building permit is issued and construction begun and diligently pursued to completion; and

BE IT FURTHER RESOLVED that this resolution shall be spread upon

the records of the Board and shall become a public record.

Adopted by the following vote of the Zoning Board members present:

AYES: Carlson, Cornell, Friedman, Nyeste, and Goodale (5)

NAYS: None (0)

ABSENT: Roin, Ross (2)

There being no further business to come before the Zoning Board of Appeals the meeting was adjourned at 7:38 p.m.

Secretary
John Houde