



AGENDA
VILLAGE OF GLENCOE
ZONING BOARD OF APPEALS
REGULAR MEETING

675 Village Court
October 7, 2024 - 7:00 p.m.

1. CALL TO ORDER AND ROLL CALL

Scott Novack, Chair

Sara Elsasser

Dena Fox

Jake Holzman

Michael Kuppersmith

Debbie Ruderman

Michael Zuckerman

2. CONSIDER ADOPTION OF THE SEPTEMBER 9, 2024 ZBA MEETING MINUTES

3. PUBLIC HEARING AND CONSIDERATION OF A REQUEST TO REDUCE THE REQUIRED REAR AND CORNER SIDE YARD SETBACKS TO ALLOW FOR AN ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE AT 594 GROVE STREET

4. PUBLIC COMMENTS ON NON-AGENDA ITEMS

5. ADJOURN

The Village of Glencoe is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend the meeting who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact the Village of Glencoe at least 72 hours in advance of the meeting at (847) 835-4114, or the Illinois Relay Center at (800) 526-0844, to allow the Village of Glencoe to make reasonable accommodations for those persons.



**MINUTES
VILLAGE OF GLENCOE
ZONING BOARD OF APPEALS
REGULAR MEETING**

Council Chambers at Glencoe Village Hall
675 Village Court
Monday, September 9, 2024 - 7:00 p.m.

1. CALL TO ORDER AND ROLL CALL

The regular meeting of the Zoning Board of Appeals (ZBA) of the Village of Glencoe was called to order by Chairman Scott Novack at 7:00 p.m. on September 9, 2024, held in the Council Chambers at Glencoe Village Hall.

Attendee Name	Title	Status
Zoning Board of Appeals		
Scott Novack	ZBA Chairman	Present
Sara Elsasser	Member	Present
Debbie Ruderman	Member	Present
Michael Kuppersmith	Member	Present
Jake Holzman	Member	Present
Dena Fox	Member	Present
Mike Zuckerman	Member	Absent
Village Staff		
Richard McGowan	Planner	Present

Chairman Novack asked for a motion to amend the agenda to switch the order of agenda items 3 and 4. Member Fox moved, seconded by Member Ruderman to amend the agenda to switch the order of agenda items 3 and 4. The motion carried by unanimous voice vote.

2. CONSIDERATION OF AUGUST 5, 2024 ZONING BOARD OF APPEALS MINUTES

RESULT:	ACCEPTED
AYES:	Novack, Fox, Holzman, Kuppersmith, Ruderman
NAYS:	None
ABSTAIN:	Elsasser
ABSENT:	Zuckerman

3. PUBLIC HEARING AND CONSIDERATION OF A REQUEST TO REDUCE THE REQUIRED FRONT YARD SETBACK TO ALLOW FOR A ROOF DECK ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE AT 690 LONGWOOD AVENUE

Staff reported that the applicant is requesting a front setback variation to allow for a roof deck addition over an existing single-family residence. The home is currently undergoing extensive remodeling; however, there are no changes proposed to the ground level footprint of the home as part of this request. The home is already nonconforming with regards to the front yard setback, and the roof deck addition will not be any closer to the lot lines than the current home.

The requested variation is from the following standard in the Zoning Code:

1. Section 3-111(C) - *To reduce the required side yard setback from 50 feet to 45.22 feet, a variation of 9.56%*

Staff advised that there are two letters of support from nearby neighbors. This variation received printed public notice at least 15 days prior to the public hearing, and owners of properties within 200 feet of the subject property were notified. Staff explained that the owners did not elect to register their home as part of the landmark status, so they can proceed without Preservation Commission review.

PUBLIC COMMENT

Planner Rich McGowan swore in Michael Winnick, owner, and Frederick Wilson, architect. Mr. Winnick commented that the variation is for the railing to make sure the roof deck is safe. Mr. Wilson explained that the overhang was extended further out so that it could accommodate a railing for safety.

Planner McGowan swore in Eric Loeb. Mr. Loeb commented that this request is not in the character of the neighborhood. He said the neighborhood likes quiet and this structure has party written all over it. Mr. Winnick, owner, responded that the roof deck is more for family use and is accessed through the attic.

Zoning Members agreed that the structure is already in place and they are just adding a floor and railing. Chairman Novack commented that this is not an egregious request.

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 hardship in the way of carrying out the strict letter of Section 3-111(C) 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 variation from the Zoning Code for a front yard setback variation to allow for a roof deck addition over an existing single-family residence at 690 Longwood Avenue, be granted in substantial conformity in accordance with the plans provided with the application.

BE IT FURTHER RESOLVED that the decision of the Development Services Director 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.

RESULT:	ACCEPTED
AYES:	Novack, Elsasser, Fox, Holzman, Kuppersmith, Ruderman
NAYS:	None
ABSENT:	Zuckerman

4. CONTINUATION OF A DEFERRED PUBLIC HEARING AND CONSIDERATION OF A REQUEST FOR A VARIATION FROM THE ZONING CODE TO REDUCE THE REQUIRED SIDE YARD SETBACK TO ALLOW FOR AN ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE AT 235 SYLVAN ROAD

Staff explained that nothing has changed since the last meeting, and the applicant is requesting a side yard setback variation from the Zoning Code to allow for an attached garage addition to the front of an existing single-family residence at 235 Sylvan Road. The home is already nonconforming with regards to the side yard setback, and the addition is being requested for

the front of the home because the buildable portion of the property is significantly limited due to the ravine/bluff. The addition will not be any closer to the east side lot line than the current home.

The requested variation is from the following standard in the Zoning Code:

1. Section 3-111(C) – *To reduce the required side yard setback from 12 feet to 9.6 feet, a variation of 20%.*

Staff advised that a letter of opposition was received from the owner directly east of 235 Sylvan Road, and a letter of support was received from a resident in the neighborhood.

PUBLIC COMMENT

Planner McGowan swore in Dennis Nielsen, owner. Mr. Nielsen advised that he and his family lived in Glencoe from 2009 until 2018. They left for two years and decided to move back in 2020. He said they purchased the home at 235 Sylvan and have done a lot of remodeling to bring the home up to current standards. Mr. Nielsen said the house is on a decent size lot, but they can only build on a certain part of the lot because of the Ravine. He noted that the house will be 2400 sq. ft. The garage will remain one car, but will be made a little wider and above the garage is a master suite. Mr. Nielsen said they talked with the neighbor to the east, but have been unable to come to a conclusion.

Planner McGowan swore in Norie Allen, resident. Ms. Allen said there is a reason for the zoning code and she would like it to be enforced. She commented that the lot at 235 Sylvan is odd shaped and she thought maybe they can move the addition to the west because it will block her sunlight and air because it will be taller. She said she was concerned about safety.

Planner McGowan swore in Leslie Forman. Ms. Forman advised she is a real estate appraiser and said the value of the Allen's home will decrease if the sunlight is blocked by another house. She said moving the addition a few feet would make a difference.

Planner McGowan swore in Ben Allen, resident. Mr. Allen said if this variation is allowed, their home would lose value and they would not get to see the Ravine.

Chairman Novack commented that the applicant is proposing to add an investment in the community, and the challenge with the lot is why they are asking for a variation. He explained that a common trend in Glencoe and other suburbs are teardowns. He noted that this is a large lot and if someone else were to purchase it, they could tear down the current house and build a much large house.

Zoning Members discussed roof lines and light issues. Planner McGowan advised that the setback plane dictates where eaves or ridges may or may not go. He said it is often referred to as a daylight plane and it insures minimal impact on light. Planner McGowan said that this proposal conforms with the daylight plane and it is in compliance.

Planner McGowan swore in Stanley Schwartz, resident. Mr. Schwartz said he was a neighbor across the street from the Nielsens at 211 Franklin. He commented that the Nielsens home is functionally obsolete and noted that older homes are being knocked down and Glencoe is

losing its character. Mr. Schwartz said that neighbors are glad that the Nielsens are remodeling their home and keeping the character, and he feels the changes are an enhancement, and he and his wife support the request.

Planner McGowan swore in Paul Gutten. Mr. Gutten said that he lives in the area and explained that Dennis Nielsen took the time to explain the plans to him. He did not think it changed much and said the addition seems modest. He stated that he fully supported the request.

Planner McGowan swore in Rod Kelly, architect. Mr. Kelly clarified that the placement of the addition to the home allows the garage to be further away from the Allen's property. He noted that if the addition was moved, it would be further forward to the street than it is now, and further to the west, and would block the view more for cars that will be heading toward the bridge.

Chairman Novack shared that this request is not uncommon and other alternatives are not better. He noted that this is a modest variation and they need to keep in mind what could be built without a variation that would be more imposing to the neighboring property. Zoning Members explained that the ZBA exists so that they can grant up to a 20% variation. Regarding sunlight, the further south the house/addition would be moved, more sunlight would be lost, and the plane of light is within range with the proposed addition. Members felt that the design proposed for the home is sensitive and the variation will help to make the home more architecturally pleasing.

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 hardship in the way of carrying out the strict letter of Section 3-111(C) 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 variation from the Zoning Code for a side yard setback variation for an addition to an existing single-family residence at 235 Sylvan Road, be granted in substantial conformity in accordance with the plans provided with the application.

BE IT FURTHER RESOLVED that the decision of the Development Services Director 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.

RESULT:	ACCEPTED
AYES:	Novack, Elsasser, Fox, Holzman, Kuppersmith, Ruderman
NAYS:	None
ABSENT:	Zuckerman

5. PUBLIC COMMENT ON NON-AGENDA ITEMS

Chairman Novack asked the audience if there were any public comments on non-agenda items. No comments were made.

6. ADJOURN

The meeting adjourned at 9:11 p.m.

RESULT:	ACCEPTED
AYES:	Novack, Elsasser, Holzman, Kuppersmith, Ruderman
NAYS:	None
ABSENT:	Zuckerman



VILLAGE OF GLENCOE MEMORANDUM

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Zoning Board of Appeals Memorandum – 594 Grove St.

DATE: September 27, 2024
TO: Zoning Board of Appeals
FROM: Rich McGowan, Planner
SUBJECT: Public hearing and consideration of a request for rear and corner side yard setback variations for an addition to an existing single-family residence

Background: The applicant is requesting rear yard setback and corner side yard setback variations to allow for a second-floor addition to an existing single-family residence, which is on a corner lot. There are no changes proposed to the ground level footprint of the home. The home is already nonconforming with regards to the minimum required corner side yard and rear yard setbacks, and the second-floor addition will not be any closer to the lot lines than the current home.

Variation Requests:

The requested variation is from the following standard in the Zoning Code:

1. Section 3-111(C) – *To reduce the required rear yard setback from 30 feet to 16.08 feet, a variation of 46.4%.*
2. Section 3-111(C) – *To reduce the required corner side yard setback from 25 feet to 19.60 feet, a variation of 21.6%.*

	Existing	Required	Proposed	Variation %
Rear Yard Setback	15.71'	30'	16.08'	46.4%
Corner Side Yard Setback	18.10'	25'	19.60'	21.6%

Analysis: The Zoning Code includes the following standards for the consideration of variation requests:

- 1.) *General Standard. No variation shall be granted pursuant to this Section unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this subsection.*

The applicant has noted that approximately 50% of the current footprint of this home is constructed within the required rear setback, and a significant portion of the home is already nonconforming with regards to the corner side yard setback. Given the existing conditions of the property, it would be difficult to build an addition without a variation. The applicant notes that because of these conditions, a variation is necessary to proceed with an interior remodel and addition.

- 2.) *Unique Physical Condition. The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.*

The lot is undersized in terms of lot area for the RC Zoning District and is a corner lot, which has greater zoning restrictions from a setback perspective. While the lot's width meets RC Zoning District standards, the existing home is significantly encroaching into the minimum required side, corner side, and rear yard setbacks.

- 3.) *Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner, or of the owner's predecessors in title and known to the owner prior to acquisition of the subject property, and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this Code, for which no compensation was paid.*

The aforesaid unique physical conditions do not appear to be the result of an action of the owner.

- 4.) *Not Merely Special Condition. The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the use of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.*

The proposed variation would not merely be to make more money from the subject property and is not merely due to economic hardship – the applicants are significantly limited from a setback perspective due to the existing location of the nonconforming principal structure (home).

Code and Plan Purposes. The variation would not result in a use or development of the subject property that would be not in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted.

Since this property is a corner lot and the home is not proposed to be closer to the lot lines than it is today, it is unlikely this variation would not result in something which would not be in harmony with the code and plan purposes.

- 5.) *Essential Character of the Area. The variation would not result in a use or development on the subject property that:*

- (a) *Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or*
- (b) *Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or*
- (c) *Would substantially increase congestion in the public streets due to traffic or parking; or*
- (d) *Would unduly increase the danger of flood or fire; or*
- (e) *Would unduly tax public utilities and facilities in the area; or*
- (f) *Would endanger the public health or safety.*

Board Members should consider whether this addition would potentially conflict with the essential character of the area, while acknowledging that the home is already nonconforming with regards to the minimum required side, corner side, and rear yard setback requirements.

Public Comment:

This variation request received printed public notice at least 15 days prior to the public hearing. Additionally, owners of properties within 200 feet of the subject property were notified.

Recommendation: Based on the materials presented and the public hearing, it is the recommendation of staff that the variation request be accepted or denied. The Board may consider conditions of approval, including fencing and screening requirements.

Motion: The Zoning Board of Appeals may make a motion as follows:

Move to accept/deny the request for a variation from the Zoning Code to reduce the required rear yard setback and corner side yard setback to allow for an addition at 594 Grove Street, in substantial accordance with the plans provided with this application.



VILLAGE OF GLENCOE

FORMS & APPLICATIONS

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Zoning Board of Appeals (ZBA) Application

Section A: Application Information

Check all that apply:

Request for variation(s) from the zoning code

Appeal of an order, determination, or decision made by Village staff based on the zoning code

Subject property address: 594 Grove Street

Applicant name: Steve Besch

Applicant phone: 312-493-4934

Applicant email: stevenb@beschdesign.com

Owner name (if different from applicant): Brian Murphy & Carolyn Rammel

Owner phone: 708-308-5133

Owner email: bmesq1@gmail.com

Brief description of project:

Construct a second floor addition over a one story portion of the residence that connects the main house to the garage for the creation of a walk in primary bedroom closet, and expand the existing second floor dormer on the south side of the main house to the east and to the west of the existing dormer to expand the east bedroom and to create a primary bathroom for the primary bedroom on the west side of the existing dormer.

Variation request(s):

To reduce the required rear yard setback from 30'-0" to 16'-1 1/4" and to reduce the required corner side yard setback from 25'-0" to 19'-7 1/4" for the construction of a dormer on the south side of the existing residence to be constructed to align with the existing non-conforming dormer on the south side of the residence, and to construct a second floor addition over the existing one story portion of the residence. The reduction of the rear yard setback to 16'-1 1/4" will also allow for the primary bedroom closet addition on the second floor.



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Section B: Standards for Variations

For applications for variations, provide a brief response to the following prompts. Use this form or attach a separate letter to this application. The full text of the standards for the approval of variations can be found in [Sec. 7-403\(e\) of the zoning code](#).

1. Why are the requested variations necessary? What hardship or practical difficulty would result if they are not approved? Include a description of any exceptional physical characteristics of the property (for example, unusual size, shape, topography, existing uses or structures, etc.), if applicable.

The variations are being requested to expand an existing non-conforming residence that currently is built on a non-conforming lot size for an R-C Zoning district. Approximately 50% of the current buildings footprint is constructed in the required rear yard setback and any additions to the rear of the building would require zoning relief to that setback. The current building also is constructed in a portion of the required corner side yard setback. All of the expansions requested do not expand the footprint of the current structure they are only expanding the footprint of the current structure vertically and within the current structures footprint on the property. As such given the existing structures location on the property all expansions to the building are non-conforming and require a variance to complete the additions.



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2. Describe how the proposed variations would result in a development that is not detrimental to adjacent or nearby properties or the public good.

The proposed additions do not expand the non conforming aspect of the buildings footprint in any direction that would increase the coverage of the building on the property, and as such the proposed additions that are vertical expansions of the current non conformities would not be detrimental to any adjacent properties or the public ways.

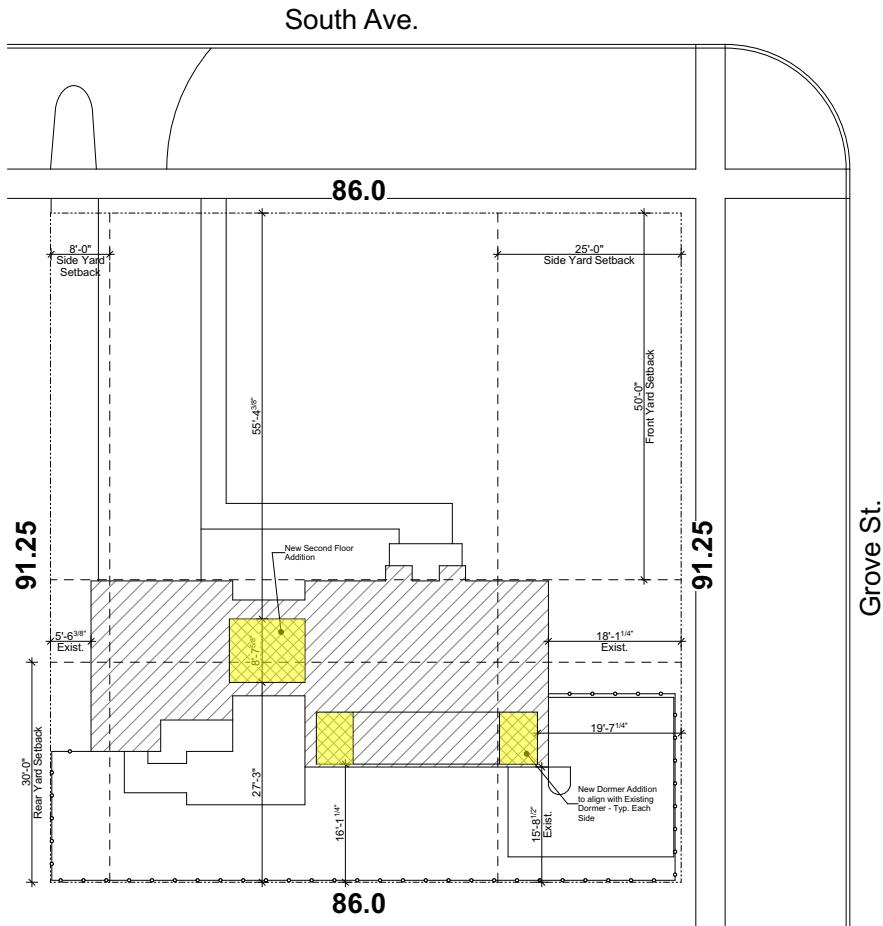
3. Describe any efforts the applicant has made to solicit feedback on the proposed variations from neighboring or nearby property owners or residents. What was the result of these efforts?

Owners have reached out to the neighbors that are immediately adjacent to their property and those neighbors across the street from their property. The owners have explained the proposed remodel to their residence at 594 Grove Street. The neighbors' addresses are as follows: 470 South Street, 588 Grove Street; 450 South Street; 461 South Street; and 585 Grove Street. All of the neighbors expressed that they have no objection to the remodel project proceeding.

Section C: Petition for Appeal

Provide a separate letter describing the order, determination, procedures, or failure to act being appealed. Applicants only applying for variations from the zoning code do not need to provide this letter.





1 Site Plan
1/8" = 1'-0"

1 Site Plan

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Means and Methods of Work
Besh Design, Ltd. and the Architect of Record have not been retained for any Professional Services beyond the issuance of these documents and are not in charge of the work. In the event of any claim or dispute, Besh Design, Ltd. agrees to indemnify, defend, and hold harmless Besh Design, Ltd. and the Architect of Record from any claims or liability for injury or damage resulting from any claim or dispute, or construction that allegedly result from the contractors' misinterpretation of findings, conclusions, recommendations, plans or drawings of Besh Design, Ltd. and the Architect of Record or for claims relating to the means and methods of work performance, superintendence, sequencing of construction, or any other claim or dispute, past or present. The client agrees to indemnify Besh Design, Ltd. and the Architect of Record for any time spent and expenses incurred in defense of such claims.

General Contractor and Excavating Contractor shall be responsible for all shoring of earth to remain adjacent to structure, buildings, fences, etc. so as to not damage any conditions during the construction process.

Architect bears no responsibility for excavation or the means and methods of the construction process.

Refer to the survey for all dimensions or

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No.	Date	Description

	6-21-2024	ISSUED FOR ZONING VARIATION

Table 1. Summary of the main characteristics of the four groups of patients.

Murphy- Rammel Residence MLS

Glencoe, IL

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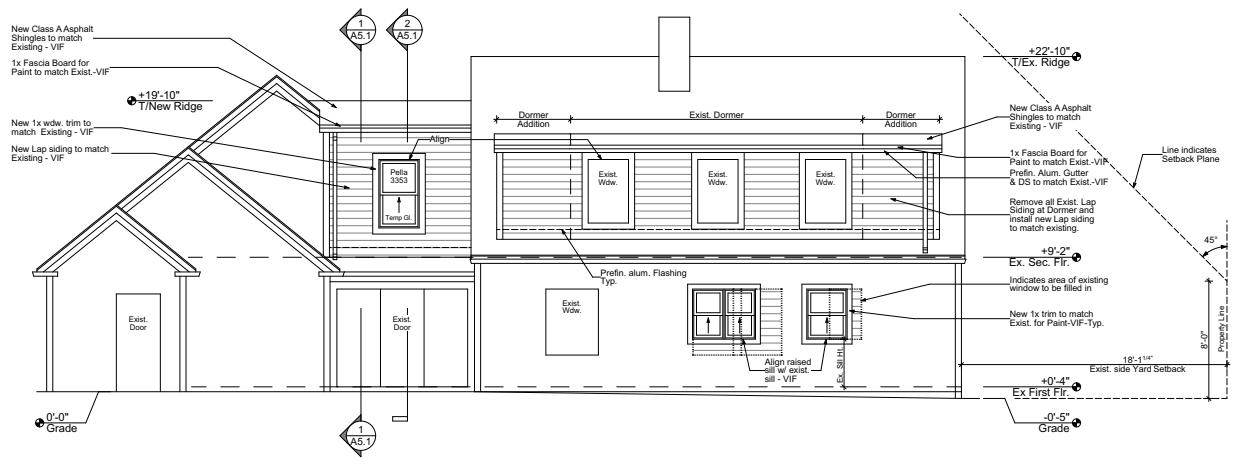
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Plan

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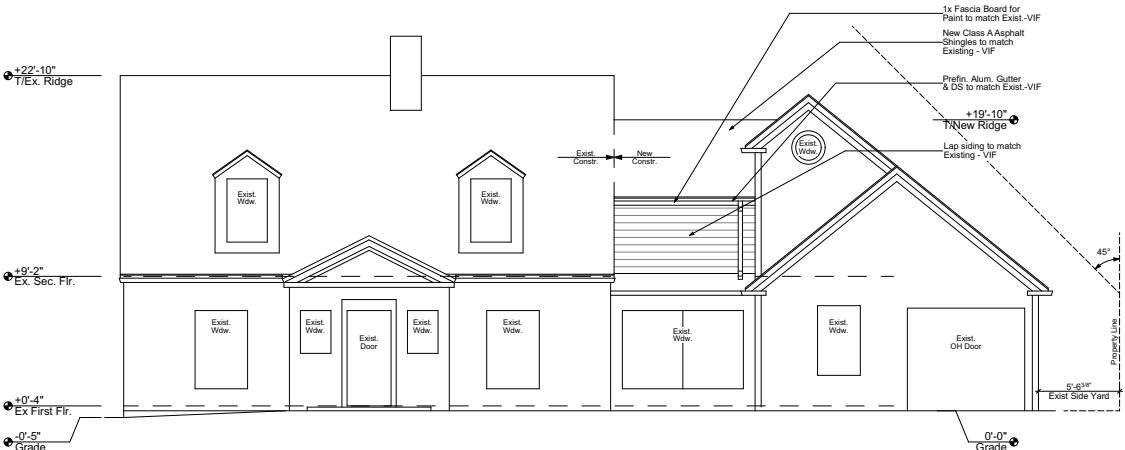
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Plan

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2 South Elevation



1 North Elevation

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Contractor shall verify all existing conditions prior to proceeding with construction and notify the architect immediately of any discrepancies or conflicts.

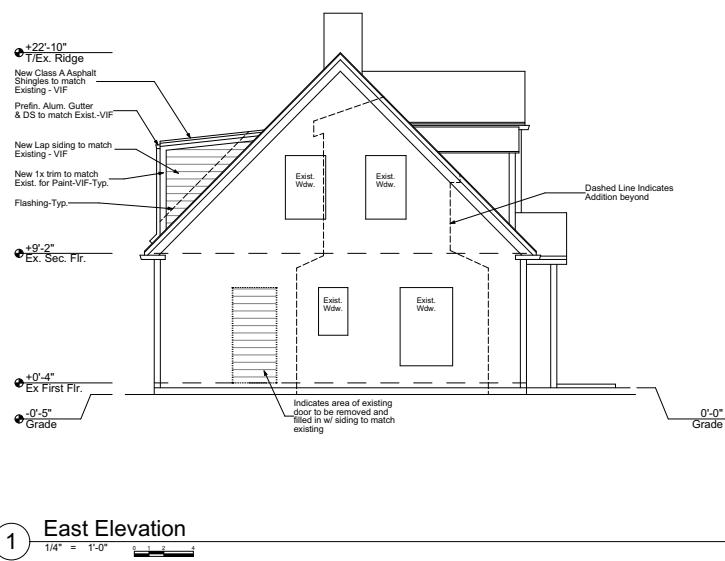
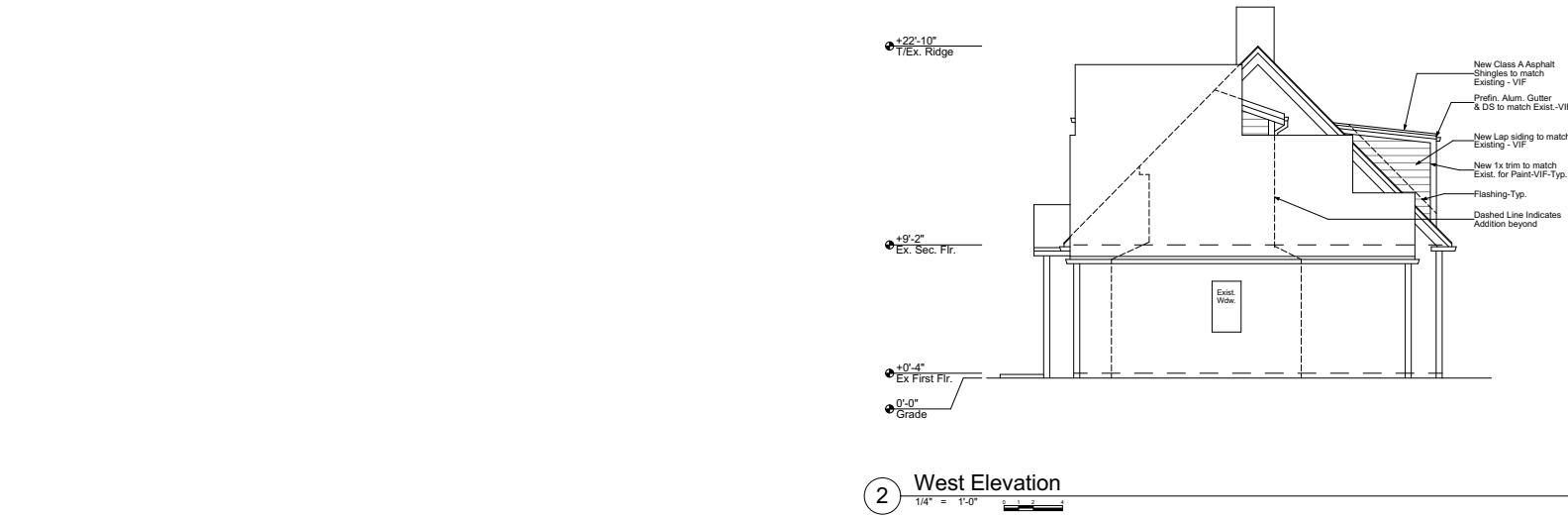
Murphy- Rammel Residence

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Glencoe, IL**

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Contents:
Elevations



**Murphy-
Rammel
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Interior Renovation & Addition to an Existing Single Family Residence

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24-430
Sheet Contents:
Exterior Elevations