



VILLAGE OF GLENCOE

675 Village Court, Glencoe, Illinois 60022
p: (847) 835-4114 | info@villageofglencoe.org | Follow Us: @VGlencoe

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Virtual Meeting Information

As the Village of Glencoe and its partner agencies continue to follow social distancing requirements and Governor Pritzker's *Restore Illinois* Plan, the August 3, 2020 Zoning Board of Appeals meeting will be held virtually via telephone and video conference (individuals may participate either by telephone or by video conference). Individuals may call the following to participate in the meeting:

By Telephone:

Phone Number: (312) 626-6799

Webinar ID: 914 4695 6133

By Zoom Video Conference:

Zoom video conference link: [Click here](#)

Video conference participants using a computer will be prompted to install the Zoom client; participants using smart phones or tablets must download the Zoom app from their app store.

Public Comment Submittal Options

Option 1: Submit Comments by E-Mail Prior to Meeting

Public comments can be submitted in advance of the meeting by e-mail to glencoemeeting@villageofglencoe.org. Public comments received by 6:30 p.m. or one hour before the start of the Zoning Board of Appeals meeting will be read during the ZBA meeting under Public Comment. Any comments received during the meeting may be read at the end of the meeting.

All e-mails received will be acknowledged. Public comment is limited to 400 words or less. E-mailed public comments should contain the following:

- The Subject Line of the e-mail should include the following text: "August 3rd ZBA Meeting Public Comment"
- Name of person submitting comment (address can be provided, but is not required)
- Organization or agency person is submitting comments on behalf of, if applicable
- Topic or agenda item number of interest, or indicate if the public comment is on a matter not listed on the ZBA meeting agenda

Option 2: Submit Comments by Phone Prior to Meeting

Individuals without access to e-mail may submit their comments through a voice message by calling (847) 461-1100. Verbal public comments will be read aloud during the meeting and will be limited to three minutes.



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

**Virtual Meeting
August 3, 2020 – 7:30 P.M.**

1. CALL TO ORDER AND ROLL CALL

*Howard Roin, Chair
Deborah Carlson
Sara Elsasser
David Friedman
Alex Kaplan
Scott Novack
John Satter*

2. CONSIDER ADOPTION OF THE JULY 13, 2020 ZONING BOARD OF APPEALS MEETING MINUTES.

3. PUBLIC HEARING TO CONSIDER THREE VARIATION REQUESTS AT 700 VERNON AVE. TO A WALL SIGN TO EXCEED THE MAXIMUM ALLOWABLE SIZE, TO EXTEND INTO THE PUBLIC RIGHT-OF-WAY, AND NOT TO HAVE AT LEAST EIGHT FEET OF CLEARANCE FROM THE GROUND.

4. 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**

Village Hall Council Chamber and Videoconference
675 Village Court
Monday, July 13, 2020 – 7:30 PM

1. CALL TO ORDER AND ROLL CALL

The Regular Meeting of the Zoning Board of Appeals of the Village of Glencoe was called to order by the Chairman, at 7:30 p.m. on the 13th day of July 2020, held virtually via Zoom web video conference. Chairman Roin provided the legal basis for holding the meeting via videoconference under the Illinois Open Meetings Act and the Village's Declaration of Emergency.

Attendee Name	Title	Status
Village Board		
Howard Roin	ZBA Chairman	Present
Deborah Carlson	Member	Present
Sara Elsasser	Member	Present
David Friedman	Member	Present
Alex Kaplan	Member	Present
Scott Novack	Member	Present
John Satter	Member	Present
Village Staff		
Taylor Baxter	Development Services Manager	Present
Rich McGowan	Planner	Present

2. CONSIDERATION OF MINUTES OF THE MAY 11, 2020 ZBA MEETING

RESULT:	ACCEPTED [UNANIMOUS]
AYES:	Roin, Carlson, Elsasser, Friedman, Kaplan, Satter, Novack
NAYS:	None
ABSENT:	None

3. APPROVE KRASNODEBSKI APPEAL AT 210 HAZEL AVENUE

Chairman Roin stated that the purpose of this portion of the meeting was to conduct a virtual public hearing on the appeal by John Krasnodebski, Architect of 210 Hazel Avenue, of a decision by the Development Services Manager in denying a permit to reduce the side

yard setback from 12 feet to 10.01 feet to allow for the construction of a new pitched roof on an existing attached garage and single-family residence. This variation is authorized by Section 7-403-E-1 of the Zoning Code.

The Chair reported that notice of the public hearing was published in the June 25, 2020 Chicago Tribune and neighbors were notified of the public hearing by mail. Taylor Baxter then swore in those in attendance who were expecting to testify.

SUMMARY OF TESTIMONY

Chairman Howard Roin asked Development Services Manager Taylor Baxter to begin the presentation. Mr. Baxter gave an overview of the variances requested, stating:

- 1) The applicants are seeking to replace an existing flat roof with a pitched roof.
- 2) The applicants are only seeking vertical expansion.
- 3) The applicants state this will help repair a costly and leaking roof.
- 4) The setback plane encroachment is permitted without a variation.
- 5) The requested variation is for the side yard setback, whereas 12 feet is required, and 10.01 feet is requested.

Architect John Krasnodebski then proceeded with a presentation to highlight the existing and proposed conditions, stating:

- 1) The requested variation is for the side yard setback, whereas 12 feet is required, and 10.01 feet is requested.
- 2) The garage is an existing non-conforming structure and likely predates the zoning code.
- 3) The homeowners keep paying for roof repairs and the new pitched roof should help alleviate the leaking and water accumulation issues.

Chairman Roin then thanked Mr. Krasnodebski for his time.

PUBLIC COMMENT

Chairman Roin asked the audience if anyone had a public comment.

Following consideration of the testimony and discussion, a motion was made and seconded, that the request for variances 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 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 to reduce the side yard setback to allow for a pitched roof on an existing attached garage and single-family residence at 210 Hazel Avenue, be granted as shown in the drawings or plans submitted by the owner and made part of the record.

BE IT FURTHER RESOLVED that the decision of the Development Services Manager 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 [UNANIMOUS]
AYES:	Roin, Carlson, Elsasser, Friedman, Kaplan, Satter, Novack
NAYS:	None
ABSENT:	None

4. ADJOURN

Zoning Board of Appeals Regular Meeting Minutes
July 13, 2020

There being no further business to come before the Zoning Board of Appeals the meeting was adjourned at 7:42 p.m.



VILLAGE OF GLENCOE MEMORANDUM

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Zoning Board of Appeals Memorandum

DATE: July 24, 2020

TO: Zoning Board of Appeals

FROM: Taylor Baxter, AICP, Development Services Manager
Rich McGowan, Planner

SUBJECT: Consideration of three variation to allow a wall sign at 700 Vernon Avenue

Background: The applicant has proposed a 91.64-square-foot sign on the wall of Hometown Coffee that faces Park Avenue. The sign, which was installed without a permit, is 7.58 feet wide. It extends upward along the 8.67 feet from the ground, and outward horizontally onto the sidewalk for 3.42 feet. The section in the sidewalk extends into the public right-of-way. The mural is painted on canvas that can easily be attached and removed from the wall.

On June 24, 2020, the Plan Commission approved exterior appearance review for this sign with the condition that it remain in place for no longer than six months, or a shorter duration if directed by the Village Board.

The sign requires variations from the following three sections of the sign code:

1. *Sec. 5-105(I)(3)(b): No wall sign shall exceed one and one-half square feet per lineal foot of frontage that the business establishment abuts.*
2. *Sec. 5-105(E)(8): No sign, except governmental signs authorized in this Section, shall be placed in or extend into or over any public property or public right-of-way.*
3. *Sec. 5-105(E)(4)(a): The bottom of every wall sign shall be elevated at least eight feet above grade.*

	Allowed per code	Proposed
Wall sign area	85.5 sq ft (1.5 sq ft per linear foot of frontage)	91.64 sq ft
Minimum elevation of bottom of wall sign	8' above grade	0' above grade

Other than for height, the zoning code does not limit the ZBA's ability to grant variations for signs. There is no maximum percentage variation for sign area or elevation reduction.

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.*

Carrying out the strict letter of the provisions of the sign code would prevent the installation of a wall sign of this size or in this location.

- 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 property and the façade on which the sign is hung are not unique in downtown Glencoe.

- 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.*

There are no unique physical conditions on the property as it relates to the proposed sign.

- 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 applicant has stated that the requested variations are not merely because of an inability to make more money from the use of the property, but because of a belief that the "experiential" nature of the sign is good for downtown Glencoe as a whole.

- 5.) *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.*

If properly maintained, the proposed sign could be considered in harmony with the Zoning Code. The requirement for eight feet of clearance for a wall sign is intended for signs that project from a wall. The negative impact of this particular sign's projection into the right-of-way would be

mitigated by the fact that the Plan Commission has required it to be a temporary sign. While the sign is oversized, the area on the wall along would not require a variation for size. Only when the part of the sign that extends on to the sidewalk is added does the sign exceed the maximum allowable size.

- 6.) *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.*

The proposed variations would not have a significant impact on the essential character of the area.

The July 16, 2020 Chicago Tribune contained the Notice of 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 of be accepted or denied.

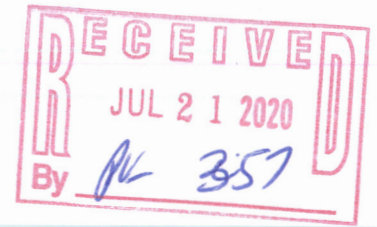
Motion: The Zoning Board of Appeals may make a motion as follows:

Move to accept/deny the request for a variations to increase the allowable size of a wall sign, reduce the required clearance between the sign and the ground, and allow the sign to extend into the public right-of-way to allow a wall sign at 700 Vernon Avenue.

To: Taylor Baxter

From: Lou Rubin

Date: July 20, 2020



Re: Zoning Board of Appeals Letter

Earlier this summer we commissioned an artist to create a mural and placed it on the south wall of our building (we did not realize at the time a permit was required). The mural is designed with a 3 dimensional effect, which gives the illusion that one is pouring coffee into a cup. The immediate response from the community was, and continues to be, overwhelmingly positive. We received 560 likes on Instagram and 72 comments— "amazing street art! Go Glencoe" , "Incredible!!! We can't wait to come see!!!", "Love it!!!", were just a few of the 72 comments to date. Nearly everyone who walks by stops to admire or interact with the Art.

The mural is placed in a section of our building that does not have a window. It's made out of canvas (awning material) and can be easily removed.

I presented to the plan commission and received approval to keep the mural subject to approval by zoning board for variance to the current codes.

I look forward to our meeting.

Sincerely,


Lou Rubin
Owner
Hometown Coffee & Juice
847-924-1717

Notice of Appeal

Date: 7/20/2020

Property Address: 700 Vernon Ave, Glencoe

PIN #: 0507112039000

Zoning Board of Appeals
Village of Glencoe
Glencoe, IL 60022

Dear Zoning Board of Appeals Member:

I have been aggrieved by the Officer charged with the enforcement of the Glencoe Zoning Ordinance.

It is my desire to:

Seeking approval for placement of canvas mural on south wall of buidling.

I require a zoning variation reducing the _____ yard setback from _____ feet to _____ feet and _____ yard setback from _____ feet to _____ feet.

Therefore, I desire a variation in the application of the regulations of this ordinance and there are the following practical difficulties or particular hardships in carrying out the strict letter of the Glencoe Zoning Ordinance in that:

1) The "mural" is deemed to be a "sign" per current village codes.

2)

3)

4)

The Zoning Board of Appeals, after a hearing, may authorize this variation because it does not exceed the maximum variation permitted in Article VII, Section 4 of the Ordinance.

I understand that the Zoning Board of Appeals may authorize a variation only where there are practical difficulties or where there is particular hardship in the way of carrying out the strict letter of this ordinance.

Lou Rubin

Owner's Agent Printed Name

847-924-1717

Agent's Telephone



Owner's Printed Name and Signature

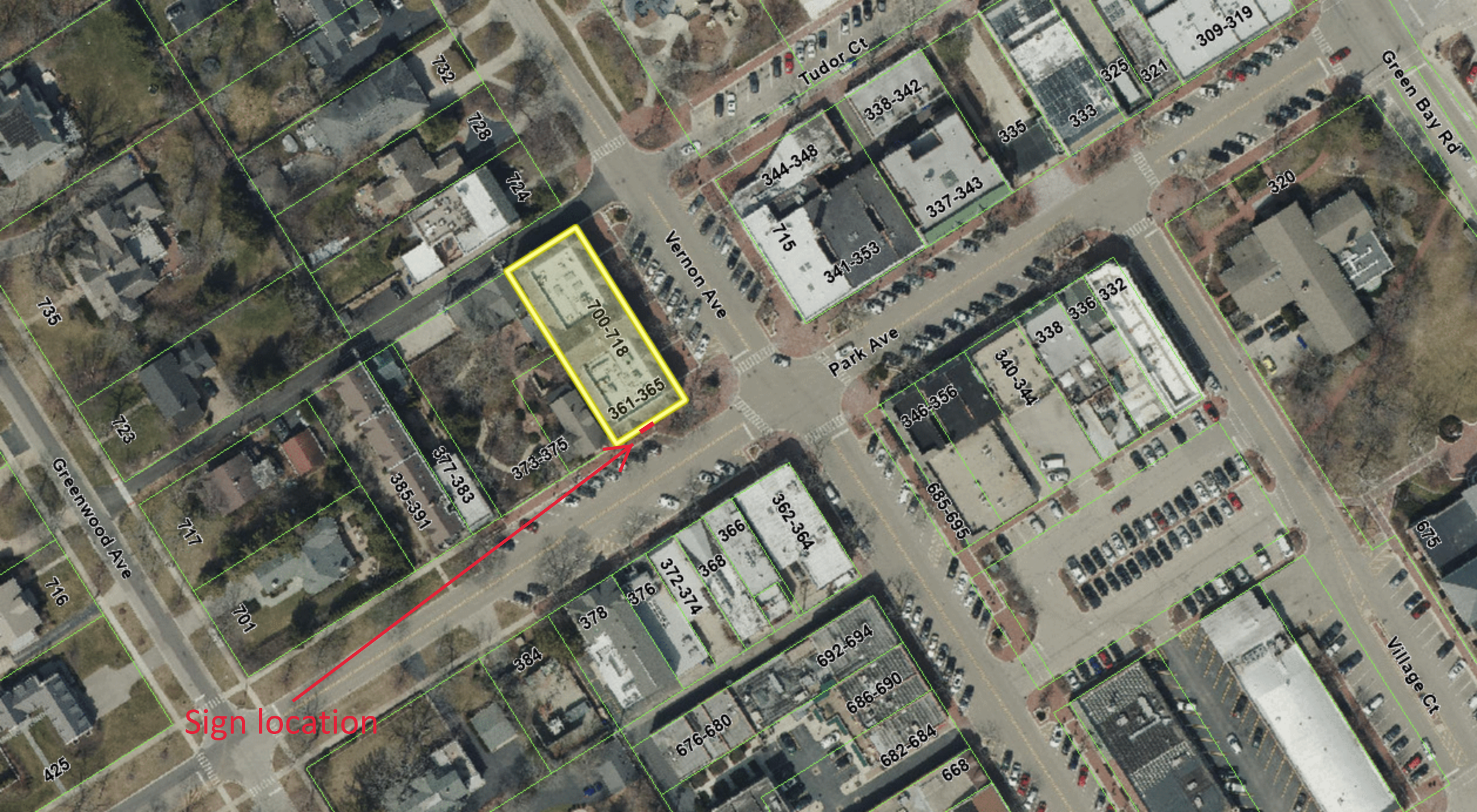
847-924-1717

Owner's Telephone

Please deliver this form with any supporting material to:

Public Works Department
Village of Glencoe
675 Village Court
Glencoe, Illinois 60022

Phone: (847) 835-4111 | Fax: (847) 835-4234 | E-mail: publicworks@villageofglencoe.org

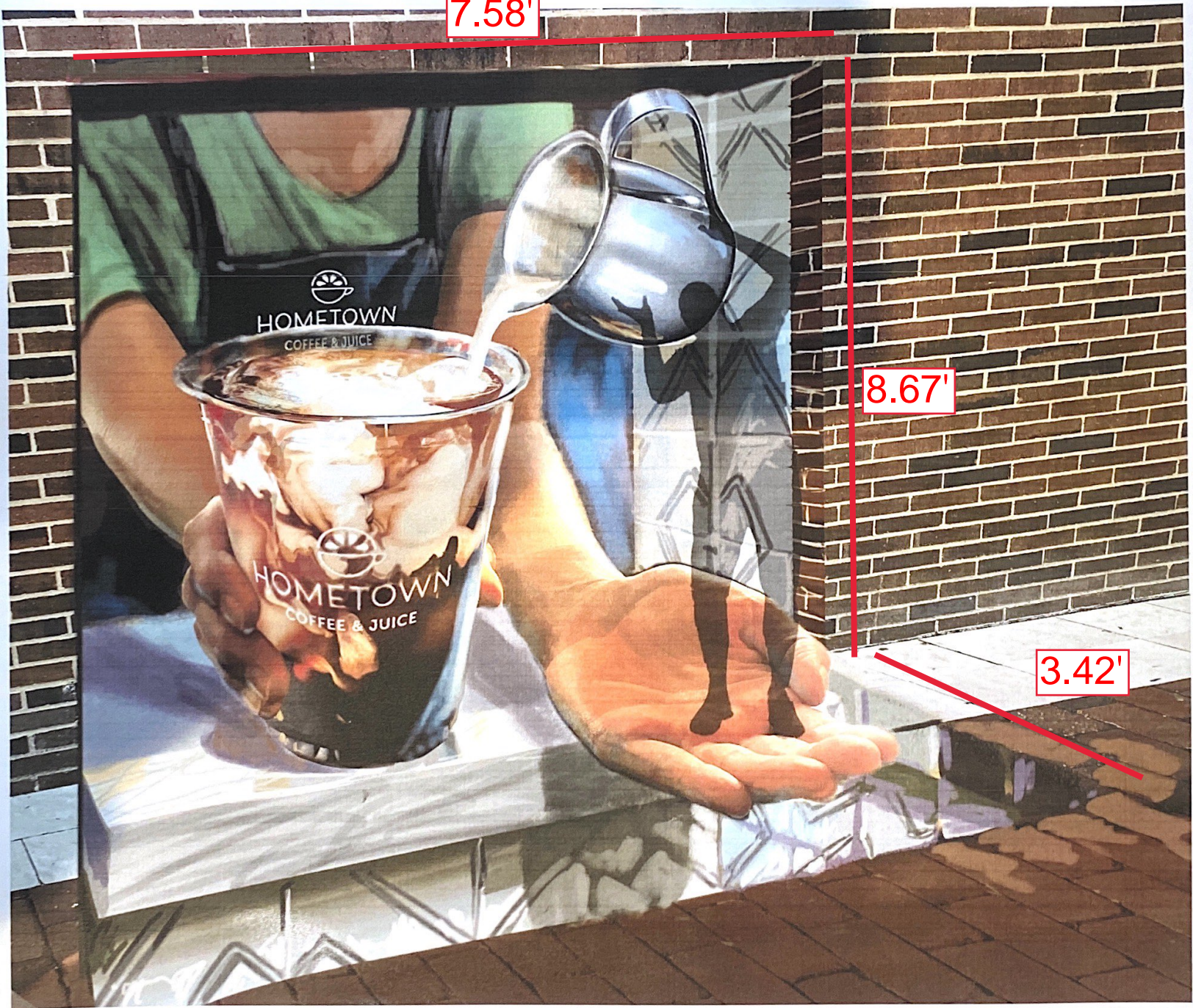


Sign location

7.58'

8.67'

3.42'





9:06
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Liked by **vickireganstauber** and others

hometownglencoe Stop on by and see what's new at Hometown! Thank you [@nate.baranowski](#) for this amazing mural!

[View all 72 comments](#)

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lauramichelle847 Hometown iust





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PUBLIC WORKS DEPARTMENT

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July 17, 2020

Re: Zoning Board of Appeals Variation Public Hearing – 700 Vernon Avenue

Dear Resident or Property Owner,

The enclosed legal notice provides information on a Zoning Board of Appeals Public Hearing on Monday, August 3, 2020 at 7:30 p.m. You are being contacted because your property is located within 200 feet of 700 Vernon Avenue. This virtual hearing will be held via Zoom and is open to the public. For information on how to attend this hearing and provide public comments, please visit the Zoning Board of Appeals page under the "Government" tab on the Village of Glencoe's website at www.villageofglencoe.org, or contact me via the phone number or email address below.

The applicant is requesting the following variations from the Village's zoning ordinance to allow for a wall sign:

1. To allow a wall sign to exceed the maximum area of 1.5 square feet per 1.0 feet of linear building frontage on a street;
2. To allow a sign to extend into the public right-of-way; and
3. To allow the bottom of a wall sign to be elevated less than eight feet above grade.

Please feel free to reach out to me with any questions prior to the hearing.

Sincerely,

Taylor Baxter, AICP
Development Services Manager
Village of Glencoe
675 Village Court | Glencoe, Illinois 60022
tbaxter@villageofglencoe.org | (847) 461-1118

VILLAGE OF GLENCOE
GLENCOE, ILLINOIS
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING
AUGUST 3, 2020

Notice is hereby given that a public hearing is to be conducted on Monday, August 3, 2020 at 7:30 p.m., before the Zoning Board of Appeals of the Village of Glencoe, Cook County, Illinois, to consider requests for variations from the Zoning Code.

This hearing will be held virtually by videoconference. For instructions on how to access and participate in this hearing, visit the Zoning Commission/Board of Appeals page at www.villageofglencoe.org, email glencoemeeting@villageofglencoe.org, or call (847) 461-1118.

The ZBA will consider a request for three variations from the Zoning Code by applicant Lou Rubin to permit a wall sign at their business at 700 Vernon Avenue, Glencoe, Illinois, in the RA Single-Family Residential Zoning District (Permanent Real Estate Index Number 05-07-112-039-0000).

Legal Description: LOT 1 IN BLOCK 20 IN CHARLES BROWN'S SUBDIVISION OF THE SOUTHWESTERLY 450 FEET OF BLOCK 20, A SUBDIVISION OF SECTIONS 5, 6, 7 AND 8 IN SECTION 7, TOWNSHIP 42 NORTH, RANGE 13, IN GLENCOE, ILLINOIS, WITH THE FOLLOWING REAL ESTATE INDEX NUMBER: 05-07-112-093.

The applicant requests the following variations from the Zoning Code:

1. To allow a wall sign to exceed the maximum area of 1.5 square feet per 1.0 feet of linear building frontage on a street;
2. To allow a sign to extend into the public right-of-way; and
3. To allow the bottom of a wall sign to be elevated less than eight feet above grade.

All persons interested are urged to be present and will be given an opportunity to be heard.