



VILLAGE OF GLENCOE

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

www.villageofglencoe.org

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 November 2, 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 0646 5757

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: "November 2nd 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
November 2, 2020
7:30pm**

1. CALL TO ORDER AND ROLL CALL

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

2. CONSIDER ADOPTION OF THE OCTOBER 5, 2020 ZONING BOARD OF APPEALS MEETING MINUTES.

3. UNFINISHED BUSINESS: CONSIDER ONE VARIATION REQUEST AT 510 JEFFERSON AVENUE FOR AN INCREASE IN ALLOWABLE GROSS FLOOR AREA FOR A NEW POOL HOUSE AND PERGOLA.

4. NEW BUSINESSES: PUBLIC HEARING TO CONSIDER ONE VARIATION REQUEST AT 679 BIRCH ROAD FOR AN INCREASE IN ALLOWABLE GROSS FLOOR AREA FOR A NEW SINGLE-FAMILY RESIDENCE.

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**

Village Hall Council Chamber and Videoconference
675 Village Court
Monday, October 5, 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 14th day of September 2020, held virtually via Zoom web video conference.

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

2. CONSIDERATION OF MINUTES OF THE SEPTEMBER 14, 2020 ZBA MEETING

RESULT:	MOTION TO APPROVE MINUTES
AYES:	Roin, Elsasser, Friedman, Kaplan, Novack
NAYS:	None
ABSTAIN:	Satter (absent from previous meeting)
ABSENT:	None

3. SWEARING IN ATTENDEES FOR PUBLIC COMMENT

Taylor Baxter swore in those attendees wishing to provide comments during the meeting. Chairman Roin stated that because one member of the Board would need to be recused during the second variation case (1060 Oak Ridge Dr.), that case would need four affirmative votes for the variation to be approved.

4. APPROVE VARIATION REQUEST AT 613 LINCOLN AVE.

Taylor Baxter gave a brief overview of the facts of the case, describing the one variation for a side setback reduction needed for the construction of a porch. Chairman Roin asked if there were any objections from neighbors, and Mr. Baxter responded that there were not.

Applicant Daniel Hindin provided the Board with a justification for the variation, including that it would allow the homeowners to enjoy their back yard and provide shade, that the lot is uniquely shaped, and that it would be consistent with the character of the neighborhood.

Chairman Roin asked for any question from the Board. Board Member Kaplan asked why the lot has an unusual shape. Mr. Hindin responded that he believes that the lot is not perpendicular to the main road due to the location of a private drive present in the neighborhood. Mr. Baxter responded that the Village wasn't aware of any drainage or other issue on the property.

Chairman Roin asked if there was a motion on the variation request. Mr. Kaplan made a motion to approve, seconded by Board Member Novack. Mr. Baxter called roll, and the motion passed unanimously.

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)(2) 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 encroach into the required side yard setback at 613 Lincoln 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, Elsasser, Friedman, Kaplan, Novack, Satter
NAYS:	None
ABSENT:	None

4. VARIATION REQUEST AT 1060 OAK RIDGE DRIVE WITHDRAWN BY APPLICANT

Chairman Roin stated that the purpose of this portion of the meeting was to conduct a virtual public hearing on a request for a variation by Paul Elia, homeowner of 1060 Oak Ridge Drive, to allow for an addition to a single-family home to extend into the required rear yard setback. This variation is authorized by Section 7-403-E-1 of the Zoning Code.

Board Member Elsasser recused herself from the case due to a conflict of interest. Chairman Roin clarified that this means that the applicant would need four of five of the remaining Board Members to vote to approve the variation for it to be approved. He stated that the applicant could request a postponement of the case if desired. Mr. Baxter stated that Ms. Elsasser should mute her line and turn off her video.

Mr. Baxter then gave an overview and background of the case, stating:

- 1) The applicants are seeking a variance to allow an addition to an existing home to encroach 4.99 feet into the required 30-foot rear yard setback.
- 2) Per the zoning code, the front property line is the north property line because it's the shorter of the two street frontages.
- 3) The south property line is the rear property line and the west property line is an interior side property line.
- 4) The back of the house faces the side property line.
- 5) The proposed addition is further from the rear property line than the closest point of the existing home but is still in the rear setback and does not require a variation.

- 6) The proposed addition is not in the required side setback.
- 7) The corner side setback line shown on the site plan is not correct. The required setback is approximately 25' from the corner side property line.
- 8) The proposed addition is two stories in height and would attach to the two-story part of the existing split-level home.
- 9) Neighbors have raised concerns about tree removal. The Village believes that several trees were removed, but does not have evidence that trees requiring a tree removal permit were removed.
- 10) Neighbors have raised concerns about stormwater. Village staff believes that this project is not likely to cause or worsen stormwater issues.

Chairman Roin stated that public comment would be taken at a later point in the meeting. He invited the applicant to present their case to the Board. Paul Elia, applicant, presented his case to the Board, stating:

- 1) He is planning on having his in-laws live in this house with his family;
- 2) The house was not maintained before he purchased it and the trees that were removed were dying or "bushes". He wanted to clean up the back yard to prepare for the addition;
- 3) He has a goal to plant bushes or trees to provide privacy once the addition is built;
- 4) He apologized to neighbors if he caused them offense by removing trees;
- 5) He has a goal of making the house look better than it has and to make sure that trees are provided.

Chairman Roin stated that he found this situation to be unusual due to the confusion about lot lines. It creates a potential hardship for the homeowner and for neighbors. He asked if screening is planned for the west property line. Mr. Elia replied that he has plans for planting evergreens where the shrubs were removed.

Board Member Novack stated that Google imagery shows that trees were removed and asked if there was a plan to plant all the way to the south property line. Mr. Elia responded that this is correct.

Mr. Novack stated that arborvitaes do an excellent job of screening and over time they will grow to a height that would be of similar size to those removed.

Mr. Elia introduced his architect, Firmin Senga. Mr. Senga stated that the applicant had no choice but to request a variation due to the highly unusual lot layout and the applicable code requirements. There are no other options.

Chairman Roin stated that he understands that it is an unusual lot and is terrible for the neighbors. This is a problem and a difficult request. He asked the neighbors in attendance if new screening trees would impact their comments.

Mr. Baxter read an email provided by Sandy & Lawrence Officer, 590 Sunset Lane:

Hello to the Zoning Commissioners!

We are senior citizens who have lived at 590 Sunset Lane for 29 years. Our house and backyard face the rear of the vacant home at 1060 Oak Ridge Drive. We have had multiple disturbances since the house changed ownership a year and a half ago.

Possibly without a permit, the owner removed over 30 healthy trees, claiming they were dying. We haven't recovered from the destruction of the beautiful arbovitae trees that were close to our property, and now realize that they were in the path of the requested home additions!

Our peace and tranquility no longer exist.

We are disturbed at all hours by noise, lights turning on and off, and workers hammering in the dark, long past normal hours.

The proposed additions would destroy the harmony in Glencoe of the last existing years of our lives. The new structures and lengthy construction will interfere with sunlight, create an eyesore within 10 feet of our property and reduce the property value of our home when it comes time to sell.

The entire experience with the new owner has been demoralizing. We never know what to expect next, since he does not bother informing us of upcoming projects on the home. We've had gatherings in our back yard - especially with Covid - that have been disrupted.

As a minimum, the owner should NOT BE ALLOWED to build a two-story addition and any new structure should be much further than 10 feet from our property line. Also the trees should be restored. Right now, the light disturbances should end because it's unfair to keep us up at night. unnecessarily.

Thanks for your consideration,

*Sandy & Lawrence Officer
590 Sunset Ln*

Mr. Officer stated that this proposal has negative externalities and that their neighbor never gave them a chance. Putting up trees would not be sufficient. Mrs. Officer stated that no trees on the property were dying and that the new structure would be too close to her home.

Chairman Roin asked the Board if there were any questions for the Officers. He asked what they thought about the applicant's proposal to replant screening trees. Mrs. Officer said that the trees were healthy and that the new construction should be put on the north side of the house.

Dave Sack and Gail Donnelly, 1069 Hohlfelder Road, stated that they live southwest of the subject property and share part of a property line. They reiterated the Officers' concerns. Ms. Donnelly stated that motion lights shine into their house and that their windows face the newly vacant area of the subject property.

Chairman Roin stated that the Board takes neighbor concerns seriously and that this is a difficult case. He asked for questions from the Board.

Mr. Kaplan asked about a condition that the applicant immediately put up arborvitaes. Mr. Elia responded that he would absolutely do so.

Chairman Roin stated that the variation is needed from the south property line, but most of the objections come from the west. He asked about the automatic sensor light. Mr. Elia responded that had he known about neighbor concerns, he would have removed the light.

Mr. Kaplan asked if he could remove the lights. Mr. Elia responded that he absolutely could.

Board Member Satter asked if the applicant could show the elevations to describe the need for a variation. Mr. Baxter displayed elevations and floor plans. Mr. Senga stated that the plan would improve access for in-laws to the living room and that the challenge is that to meet setback requirements, they would have to push everything to the north, which would make it difficult to keep things level. Doing so could make the hallway essentially go through the bedroom and it would be difficult to fit a bed in the room. The land is sloped, so the plans had to drop the floor, so if it was pushed to the north, the bedroom would shrink in size. The applicant wanted to go bigger but was prevented from doing so.

Mr. Satter stated that the Officers' home and the home on Hohlfelder also cluster toward the neighbors' homes. Mr. Kaplan asked what could be required as a condition of approval that would make the neighbors more comfortable. He stated that he was looking for some balance. Mrs. Officer responded that no conditions would make her comfortable and that the proposed addition is "on top of us". Mr. Kaplan asked about screening. Mr. Officer responded that this could potentially work if the addition was shorter and further away.

Ms. Donnelly stated that she sent letters to the applicant regarding the lights but got no response. She said that arborvitaes are not the best screening.

Mr. Novack stated that construction is never fun for anyone, but it happens often and there are hours that are strictly enforced. Mr. Baxter confirmed that construction hours are enforced by the Village. Mr. Novack stated that the Board could talk about lighting issues all night, but that there is a real hardship and that he was on the fence about his decision.

Mr. Kaplan stated that he was also trying to find balance and was weighing pros and cons.

Board Member Friedman stated that he was trying to find a solution, but that the Board had a meaningful variation request with very unhappy neighbors. He stated that based on the Board's historic practices he was unsure if he could support it.

Chairman Roin stated that if this were 30 years ago, the ZBA would not have granted the variation. He said that there are very serious objections and that he would be inclined to vote no. He mentioned the possibility of postponing the case.

Mr. Elia stated that he had agreed to accommodate neighbors' wish for screening trees. Chairman Roin stated that he would not hold the tree removal against him.

Mr. Senga stated that it sounded like the objection is all from neighbors to the west, but the variation request is to the south. An addition could still be built on the west side of the property without a variation.

Chairman Roin stated that the project could change the character of the neighborhood, leading to neighbor objections.

Mr. Kaplan stated that the applicant still has the ability to resubmit at a later date. Chairman Roin confirmed. Mr. Baxter stated that if denied, a similar request could not be brought back to the Board for a year. Krystofer Pinnock, applicant's architect, asked if the addition were moved five feet north, could it be built without a variation. Staff responded that this is correct.

Mr. Novack stated that the objectors' house may also be close enough to the property line that it too may have required a variation. Mr. Baxter showed aerial imagery showing that this may be the case. Mr. Novack stated that his advice to the applicant may be to defer the case to a later date. He sympathizes with the applicant but could vote tonight with conditions of approval.

Mr. Kaplan stated that he thought Mr. Novack made a good point, and that the applicant could possibly talk the case over with the neighbors and come back later.

Mr. Elia stated that he was considering withdrawing the application. Mr. Senga agreed. Chairman Roin stated that he hoped they could work it out with the neighbors and that he hoped the Village would reconsider this part of the zoning code.

Mr. Kaplan asked if those objecting to the variation had reconsidered any part of their comments due to statements made by the applicant. The Officers stated that the rear yard should be on the west. Chairman Roin explained that per the zoning code the west setback is only required to be 10'. The Village would have to change its zoning ordinance to change these setbacks, and that this would not be a simple fix and would not be done soon. The Officers reiterated that this should be a rear yard with a required rear setback.

Mr. Kaplan asked the Officer if they understood that the applicant could move the proposed addition from 25 feet to 30 feet from the rear property line and build it without a variation. Mrs. Officer stated that she understood did not care and that she wants the west property line redefined as a rear lot line. Chairman Roin stated that he believed this was a good point, but might not be sufficient or timely enough to prevent construction that doesn't require a variation. Mrs. Officer stated that the issue should be raised to a higher level in the Village. Chairman Roin stated that she could call the Village President or Village Board to express her concerns.

Mr. Novack stated that he agreed with Chairman Roin, but that a conditional approval might be in the neighbors' best interest. He wanted to make sure that the Officers were considering the fact that the architect could design an addition that doesn't require a variation. Chairman Roin stated that the Officers may be "winning a Pyrrhic victory". Mrs. Officer stated that there

should be “no construction back here at all.” Chairman Roin stated that he agreed but that this might not be enough to get what the Officers want.

Mr. Kaplan asked about the possibility of approving the application with “very mature” arborvitaes in an amount that would preserve the objectors’ privacy. Mrs. Officer state that they would not accept the proposal. She stated that she could plant trees on her own. Mr. Kaplan responded that construction would be temporary and that the new trees could provide privacy. Mrs. Officer reiterated that she did not care about screening trees. She only cares about the construction being too close to her house. She acknowledged that she might not get what she wants, but she wants to make changes to prevent this from happening again.

Chairman Roin stated that it did not sound like there was going to be agreement between the parties. He recommended that the Officers appeal to a higher court. He asked that the applicants make their best attempt at working with the neighbors. Mr. Elia stated that he was willing to do whatever was asked as a condition of approval.

Mr. Novack stated that the best condition for all parties might be a variation with conditions of approval. Construction without screening that does not need a variation might look worse. He decided that the best outcome for all parties would be a variation with conditions of approval. Mr. Elia thanked him for his comment.

Mr. Kaplan asked if there were other Board Members that may have changed their mind. Chairman Roin stated that he thought the objectors had a legitimate point. He stated that it might not be the best strategy for the objectors, but he was not making a strategic decision.

Mr. Senga stated that Mr. Novack was looking out for the best interest of the neighbors. If it were redesigned, they would not have to get a variation. Chairman Roin stated that he understood and that no Board Members had changed their mind.

Mr. Baxter asked for confirmation that the applicants would be withdrawing their case. Mr. Elia and Mr. Senga confirmed. Mr. Baxter stated that new applications would have to go through the whole process again. Chairman Roin asked about the difference between a withdrawal and a deferral. Mr. Baxter stated that a deferral would come back as the same application. Chairman Roin recommended a deferral so that they could try to work out their differences and come back in a month. Mr. Elia agreed. Chairman Roin asked if the objectors had any comment. Ms. Donnelly stated that neighbors should be neighborly. She felt that she was being neighborly. Mr. Kaplan asked if she was withdrawing her objection. She responded that she was only partially withdrawing her objection.

Mr. Elia stated that he had waited months for the meeting and the he couldn’t wait another month or two for a deferral. He stated that hearing the Officers’ position made him want to withdraw the application, even though he felt that the conditions of approval would be better for the Officers than an addition built without a variation.

The Board and Mr. Elia discussed the benefits of withdrawal vs. deferral. The Board encouraged him to defer so that he could have a discussion with his neighbors. Chairman Roin and Mr. Friedman encouraged Mr. Elia to continue to reach out to his neighbors.

Mr. Baxter asked for confirmation that Mr. Elia was withdrawing his application. Mr. Elia stated that it would be difficult to change his neighbors' minds. Chairman Roin asked for confirmation that he was withdrawing his application. Mr. Elia confirmed.

5. ADJOURN

Chairman Roin asked if there was any further public comment. Hearing none, the meeting was adjourned at 10:07pm.



VILLAGE OF GLENCOE MEMORANDUM

675 Village Court, Glencoe, Illinois 60022
p: (847) 835-4111 | info@villageofglencoe.org | Follow Us: @VGlencoe

www.villageofglencoe.org

Zoning Board of Appeals Memorandum

DATE: October 23, 2020

TO: Zoning Board of Appeals

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

SUBJECT: Consideration of variation to increase the allowable gross floor area at 510 Jefferson Avenue

UPDATE FOR NOVEMBER 2, 2020 MEETING:

The Village's Civil Engineer has reviewed the engineering plans for this project and has determined that the project is feasible in light of the conditions of approval of the subdivision that included the subject property and that the proposed stormwater infrastructure would be feasible to provide detention and avoid runoff onto neighboring properties. The Civil Engineer's updated memo is attached to this report.

Background: The applicants are requesting a variation from the Zoning Code to increase the allowable gross floor area at 510 Jefferson Avenue to build a new pool, pool house, and pergola. The subject property is in the RB Single-family Residential Zoning District. The requested variation is from the following standard in the Zoning Code:

1. *Section 3-111(E) – To increase the allowable gross floor area from 4,648 sq. ft. to 4,893 sq. ft., a variation of 5.3%.*

The lot currently has 4,627 square feet of gross floor area, whereas 4,648 square feet is the maximum allowable gross floor area. The ZBA may grant variations to increase the allowable gross floor area by up to 15%.

	Existing	Allowed	Proposed
Gross Floor Area (max.)	4,627 sq. ft.	4,648 sq. ft.	4,893 sq. ft.

This property, along with the property immediately to the west, was part of a two-lot subdivision that was approved in 2014. This subdivision approval included a condition requiring stormwater management infrastructure be installed to the specifications proposed during the subdivision review. The Village Engineer has provided a preliminary review of the proposed construction regarding of this requirement. His comments are included in this packet.

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 applicants have stated that their living situation has changed with COVID-19 and that their home is not designed for people to safely and conveniently access a bathroom in the house. A pool house, changing area, pergola, and storage would allow for the applicants to further enjoy their time together while safely hosting family and friends.

- 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 applicants have not stated that their property has a unique physical condition.

- 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 home was built by the current owners and the physical conditions of the lot have not changed.

- 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 purpose of the variation is not based exclusively on a desire to make more money from the property. However, the right to increase the allowable gross floor area is not a right available to other property owners without the approval of a variance.

- 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.*

The proposed accessory structures appear to be in harmony with the general and specific purposes of the Zoning Code.

- 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 back yard is currently enclosed with a solid six-foot high fence, and the applicants have stated they will be installing landscaping and trees taller than the proposed structures to minimize the impact to the neighbors.

If this variation is approved, the Village Engineer will conduct a full review of the engineering plans before a building permit is issued. A building permit will require that new construction meets the conditions of approval of the subdivision, including those for stormwater management. This will ensure that the development will not be materially detrimental to the public welfare or to adjacent or nearby properties.

The August 27, 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 variation to increase the allowable gross floor area to the existing lot and single-family residence at 510 Jefferson Avenue.



VILLAGE OF GLENCOE MEMORANDUM

675 Village Court, Glencoe, Illinois 60022
p: (847) 835-4111 | info@villageofglencoe.org | Follow Us: @VGlencoe

www.villageofglencoe.org

DATE: October 23, 2020

TO: Taylor Baxter, AICP, Development Services Manager

FROM: James Tigue, P.E., CFM, Civil Engineer

SUBJECT: **510 Jefferson Avenue – Stormwater Detention Requirements - Update**

Final engineering plans have been submitted for the proposed work at 510 Jefferson Avenue. The plans provide details of the existing stormwater detention system on site, constructed to meet the development requirements of the subdivision.

The proposed construction of an in-ground pool and pool house will increase the impervious lot coverage on the site and require expansion of the existing stormwater detention system. The submitted final engineering plans include calculations to determine the required stormwater detention volume for the proposed conditions and plans for the installation of an underground stormwater detention system in the rear yard. Along with the underground detention system, grading and additional drainage collection structures are proposed in the rear yard of the site. The grading and drainage structures will collect on-site runoff and stormwater into the detention system. The grading will prevent surface runoff from flowing onto adjacent properties. The detention system will discharge through the existing underground pipe connection to the Jefferson Avenue public storm sewer main.

There is an existing public sanitary sewer main located within the 5' public utility easement (PUE) along the south property line. The proposed plans do not include any encroachments into the PUE. Grading and landscaping are shown on the surface of the PUE, which is allowed.

Village staff has completed a preliminary review of the final engineering plans and find that the proposed improvements are feasible to address the Village's stormwater management requirements. Full final engineering review will be undertaken when the project is submitted for permit.



VILLAGE OF GLENCOE MEMORANDUM

675 Village Court, Glencoe, Illinois 60022
p: (847) 835-4111 | info@villageofglencoe.org | Follow Us: @VGlencoe

www.villageofglencoe.org

DATE: September 3, 2020

TO: Taylor Baxter, AICP, Development Services Manager

FROM: James Tigue, P.E., CFM, Civil Engineer

SUBJECT: **510 Jefferson Avenue – Stormwater Detention Requirements**

Village records indicate that stormwater detention facilities were constructed at 510 Jefferson Avenue as part of the single-family residence construction in 2014/2015. Final engineering plans could not be located for the single-family residence construction, so the location and as-constructed capacity of stormwater detention facility is not known at this time.

The proposed construction of an in-ground pool and pool house will increase the impervious lot coverage on the site and may require expansion of the existing stormwater detention facility. Depending upon the location of the existing stormwater detention facility, relocation of pipes, structures or other appurtenances may be required to allow for construction of the proposed improvements.

Village staff has been in contact with the Petitioner's design engineer who anticipates field survey work to be completed this week. Once the field survey work has been completed, the design engineer will be able to review any impacts related to the existing stormwater detention system, including possible expansion of the system capacity.



VILLAGE OF GLENCOE

FORMS & APPLICATIONS

675 Village Court, Glencoe, Illinois 60022
p: (847) 835-4111 | info@villageofglencoe.org | Follow Us: @VGlencoe

www.villageofglencoe.org

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: 510 Jefferson Ave. Glencoe, IL 60022

Applicant name: Joshua & Beth Rinkov Applicant phone: 773-368-0444

Applicant email: joshua.rinkov@gmail.com

Owner name (if different from applicant): _____

Owner phone: _____ Owner email: _____

Brief description of project:

Our plan is to put in an inground pool with a surrounding patio area, a freestanding pergola and small pool house at the rear of the property.

Variation request(s):

We are asking for an increase adjustment to the allowable gross square footage based on the FAR Ratio calculations. With the addition of the small pool house and portion of the pergola that exceeds 250 square feet, the request is for an additional 235 square feet, a 5% increase to the allowable square footage.

The pool house meets all the setbacks and building height requirements for accessory structures. The pergola meets the definition of a pergola in height and openness.



VILLAGE OF GLENCOE

FORMS & APPLICATIONS

675 Village Court, Glencoe, Illinois 60022
p: (847) 835-4111 | info@villageofglencoe.org | Follow Us: @VGlencoe

www.villageofglencoe.org

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.

Given we are all now working from home, and as families, spending much more time together at home, we feel adding a pool house on our property allows us to further enjoy our time together as a family and safely host other families and friends.

When we built our home, we never considered having a pool. Things have changed with COVID-19. Our house is not set up for people to safely or conveniently access a bathroom in the house. Adding a small pool house with a changing area, bathroom, and a little storage allows us to stay out of the house and enjoy the property to its fullest.

The pergola allows us to spend more time outside while having protection from the sun.

Our request is for a 5% or 235sq ft increase to the FAR ratio, allowable gross square footable is the adjustment necessary to get these structures built.

The back yard is already enclosed with a solid 6ft fence, and with the proposed landscaping we will be putting in tall trees around the property, minimizing impact to our neighbors.



VILLAGE OF GLENCOE

FORMS & APPLICATIONS

675 Village Court, Glencoe, Illinois 60022
p: (847) 835-4111 | info@villageofglencoe.org | Follow Us: @VGlencoe

www.villageofglencoe.org

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

Our project will have minimal impact to the houses surrounding our property.

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?

We discussed the project with our neighbors on the east and west sides, making it clear that once complete, the structures will barely be visible if at all. We intend to add trees and landscaping around the perimeter of our property as a screen and buffer, and at a height that is taller than the 11.5 ft pool house, 10.8 ft pergola.

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.



VILLAGE OF GLENCOE

FORMS & APPLICATIONS

675 Village Court, Glencoe, Illinois 60022
p: (847) 835-4111 | info@villageofglencoe.org | Follow Us: @VGlencoe

www.villageofglencoe.org

Section D: Acknowledgement and Signature



I hereby acknowledge that all information provided in this application is true and correct.

Applicant's signature

8/9/20

Date

Owner's signature (if different than applicant)

Date

Pool & Pool Building for:
Josh & Beth Rinkov
510 Jefferson Ave.
Village of Glencoe, Illinois

Comm 1249.01
Date 08/06/20
Drawn R.H.
Checked --

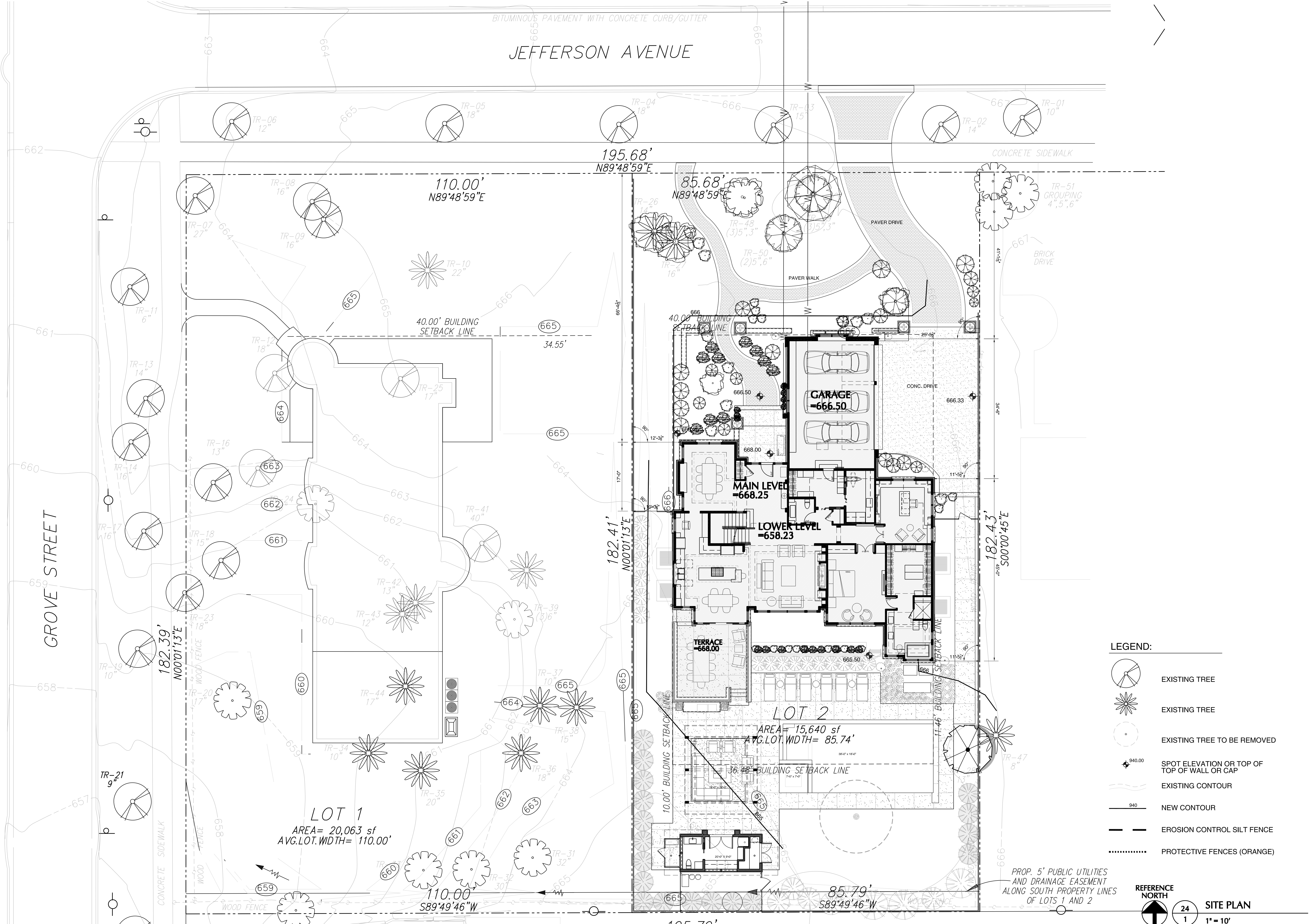
Revision

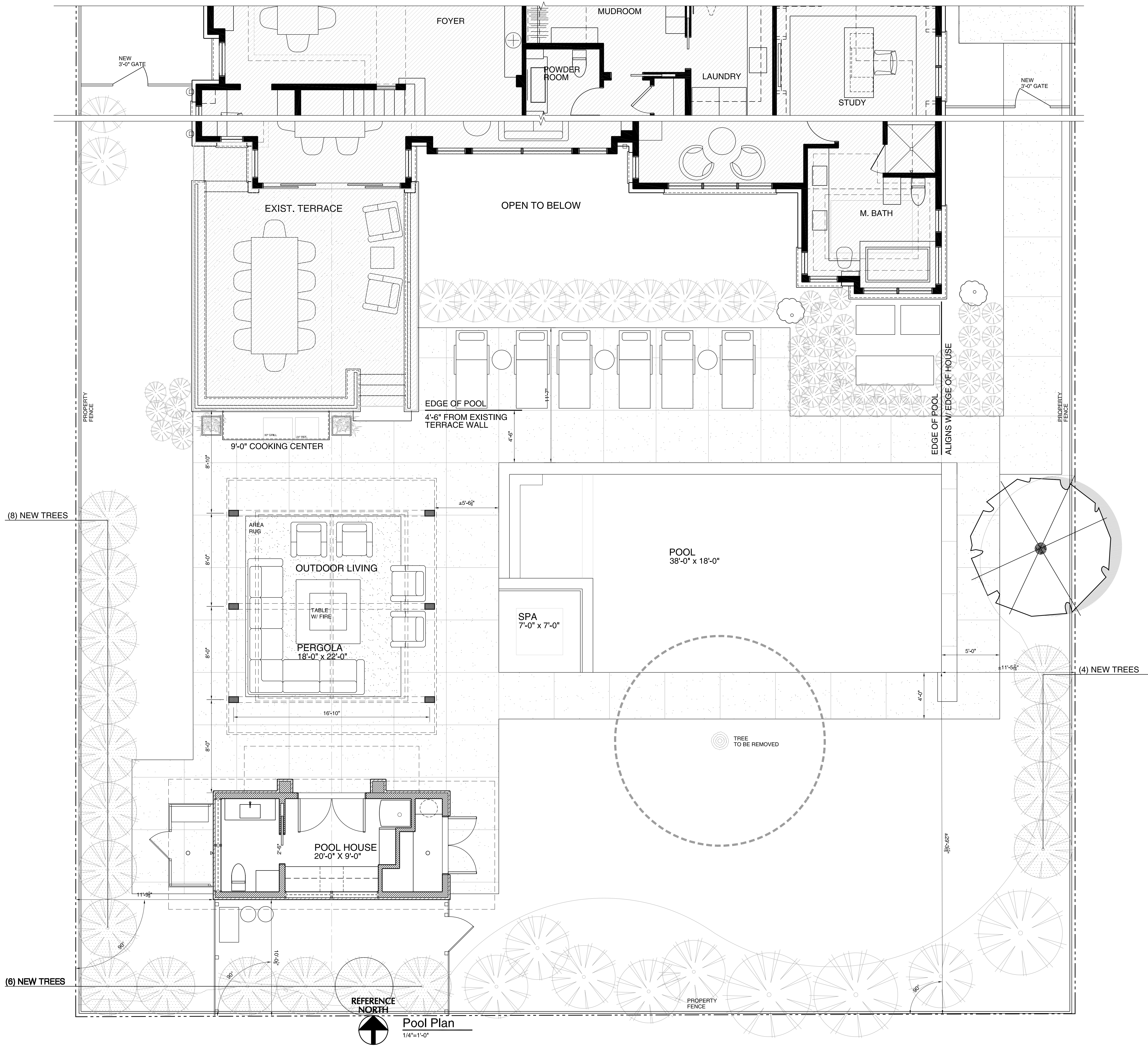
08/08/20
Variance Submission

SITE PLAN
Sheet No.

1

© 2020 SKD Architects





Pool & Pool Building for:
Josh & Beth Rinkov
510 Jefferson Ave.
Village of Glencoe, Illinois

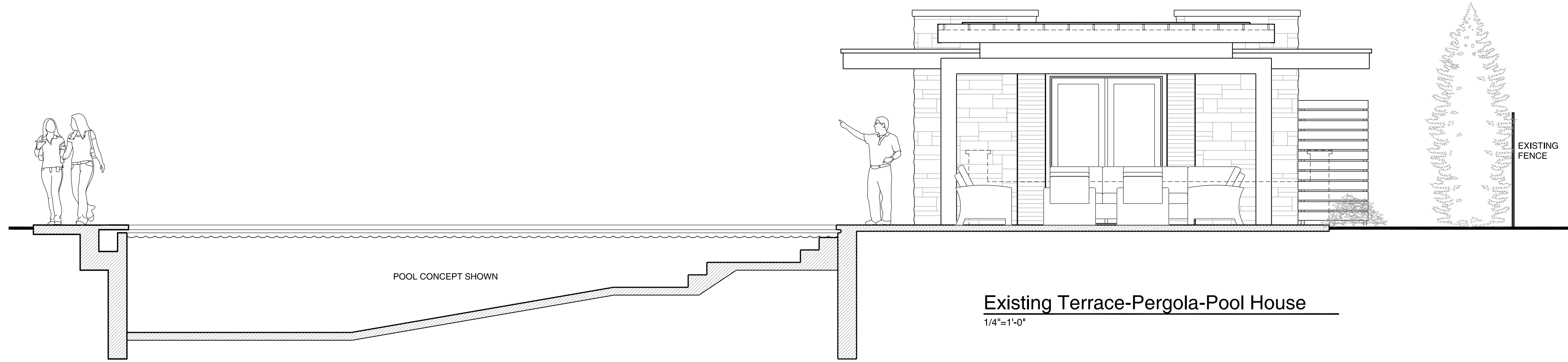
Comm 1249.01
Date 08/06/20
Drawn R.H.
Checked —

Revision

08/08/20
Variance Submission

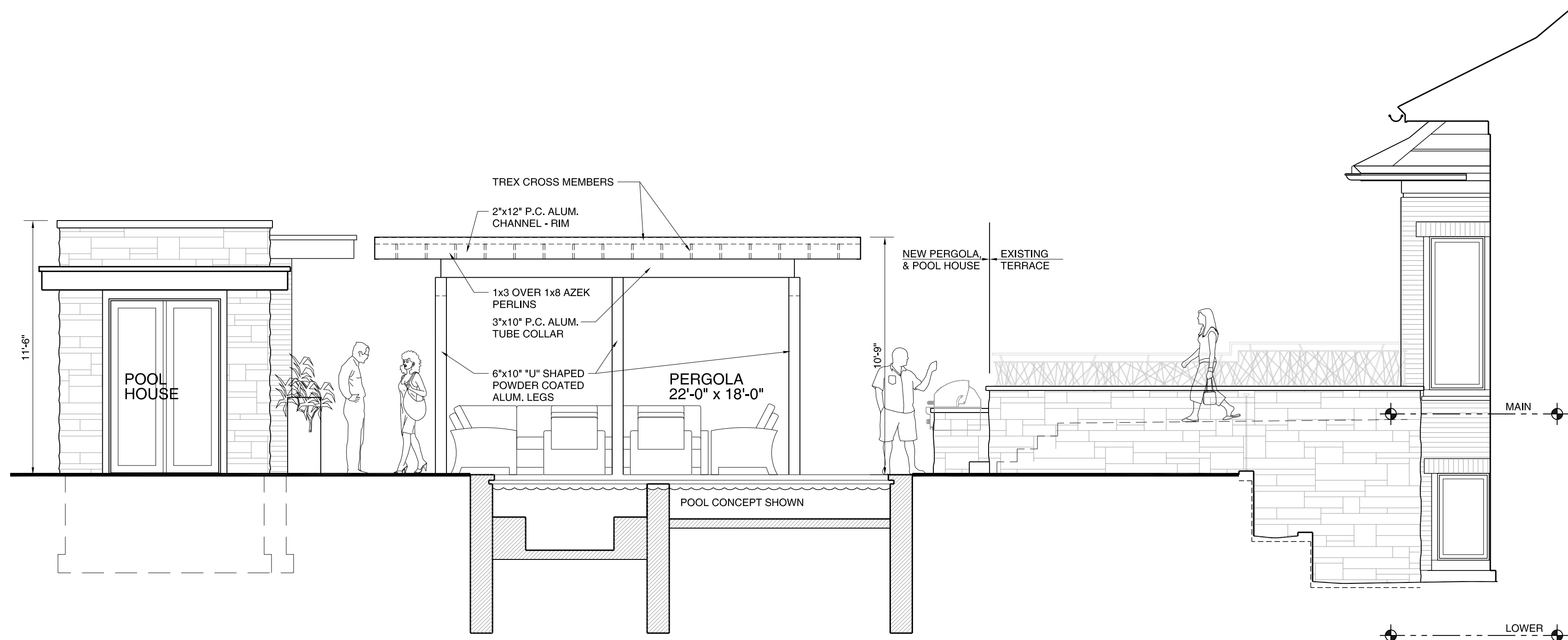
POOL PLAN

Sheet No.



Existing Terrace-Pergola-Pool House

1/4"=1'-0"



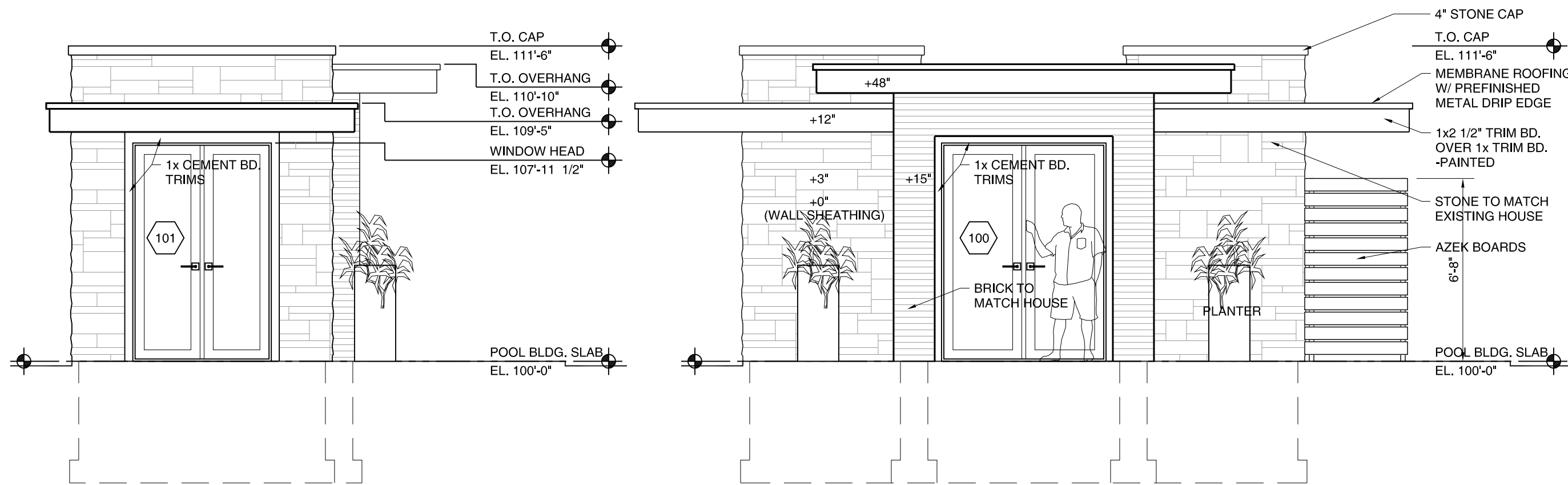
Pool House-Pergola-Existing Terrace

1/4"=1'-0"



New Built-in BBQ

1/4"=1'-0"



Side Elevation

1/4"=1'-0"

Front Elevation

1/4"=1'-0"



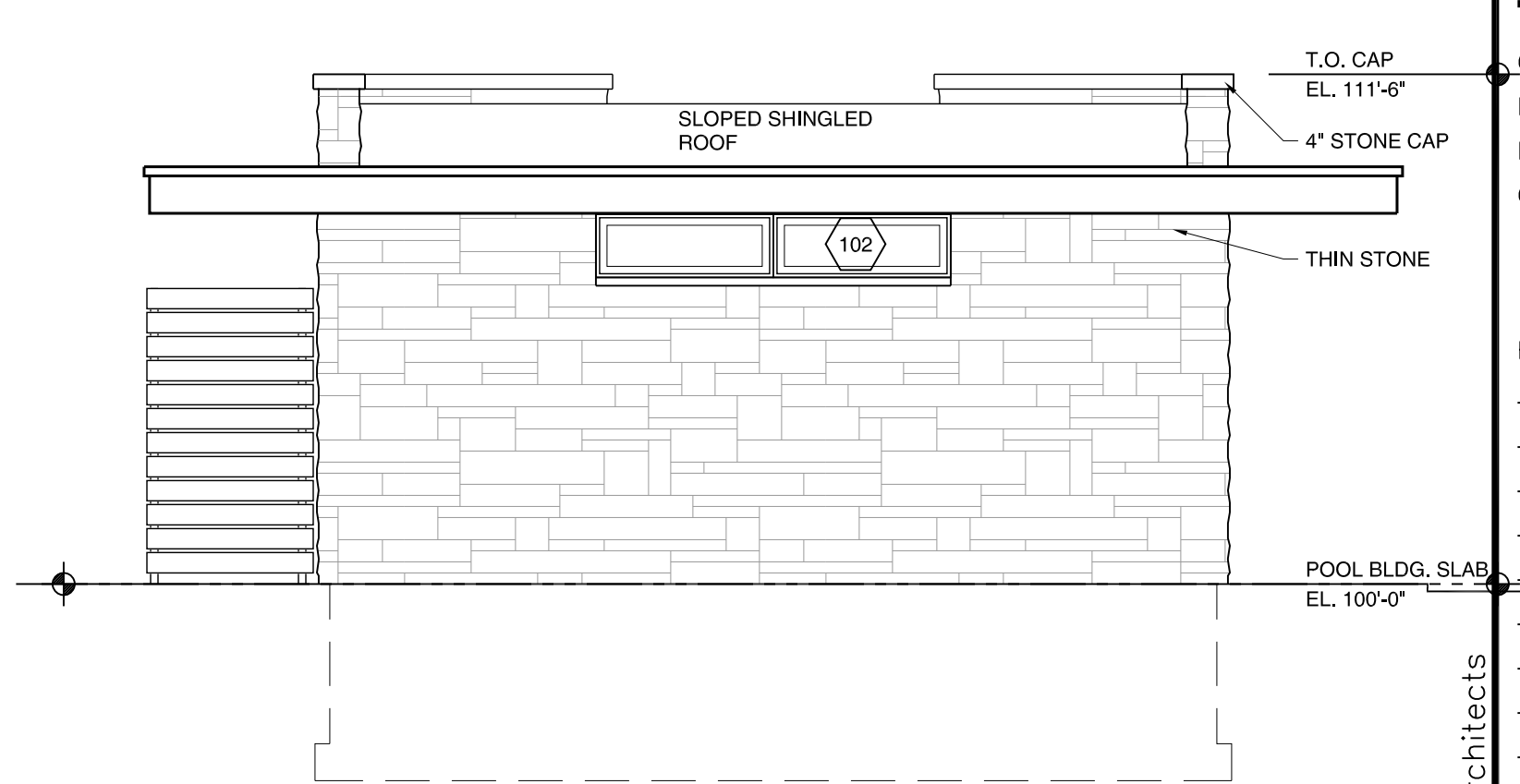
Shower Elevation

1/4"=1'-0"



Interior Shower Elevation

1/4"=1'-0"



Back Elevation

1/4"=1'-0"

Pool & Pool Building for:
Josh & Beth Rinkov
510 Jefferson Ave.
Village of Glencoe, Illinois

Comm 1249.01
Date 08/06/20
Drawn R.H.
Checked --

Revision

08/08/20
Variance Submission


ELEVATIONS

Sheet No.

3

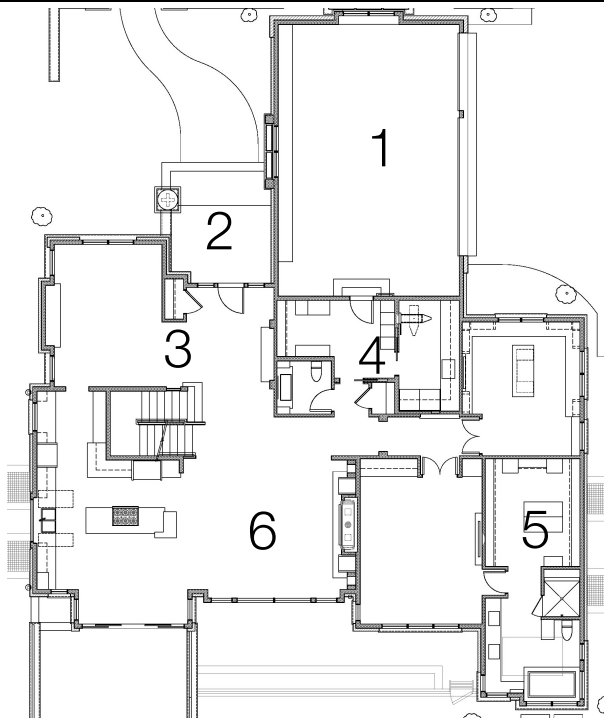
Floor Area Ratio Calculations | Summary | Page 1

1	Address:		
2	Drawing and calculations to determine lot area:	<div style="text-align: right;">182.42' Average</div> <div style="display: flex; align-items: center;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg);">85.74' Average</div> <div style="border: 1px solid black; padding: 10px; margin-left: 10px;"> <p>Total Lot Area 15,640 square feet per survey</p> </div> </div>	
3	Lot Area Total Sq. Ft.:	15,640 Sq. Ft.	
4	Proposed First Floor Total:		3,998.5 Sq. Ft.
5	Proposed Second Floor Total:	Existing	1,296 Sq. Ft.
6	Proposed Third Floor Total:		Sq. Ft.
7	Proposed Third Floor, Attic, and Basement Total:	Existing	136 Sq. Ft.
8	Subtotal (Add Lines 4 through 7):		5,430.5 Sq. Ft.
9	Total Exclusions (From Exclusion Calculation Form):		537.5 Sq. Ft.
10	Total Proposed Sq. Ft. (Subtract Line 9 from Line 8):		4,893 Sq. Ft.
11	Total Allowed Sq. Ft. (Apply correct formula from Table A to Lot Area from Line 3):		4,648 Sq. Ft.
12	If Line 11 exceeds Line 10 the plans comply with FAR requirements	Yes () No (X)	

Prepared By: Steven Kleineman, SKD Architects, Inc. <div style="text-align: right;">  </div>
Architect Printed Name, Signature, & Stamp
Staff Contact Name
Telephone Number
Checked By:
Development Services Manager <div style="text-align: right;">Date</div>

Address:

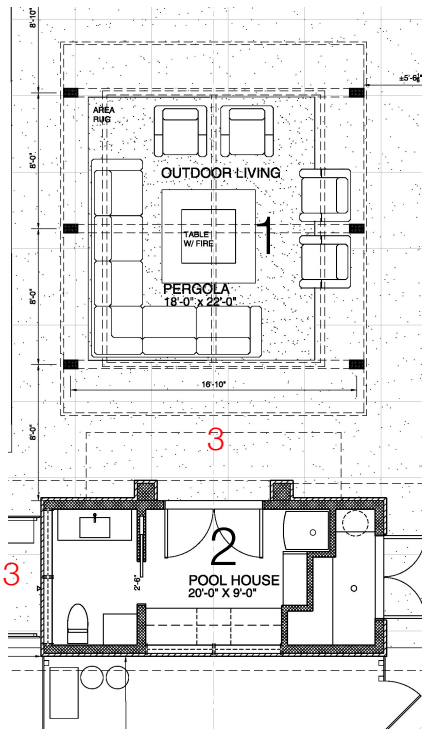
First Floor Area (Existing)



Piece #	Dimensions	Area (sq. ft.)
1	22'x 32'	703
2	12'x 8'	96
3	28.5'x 20.5'	496.75
4	21.5'x 14'	305
5	14'x 45'	558.5
6	52'x 24.5'	1197.75
Existing Total Sq. Ft.		3,357

* For homes on ravines or lakefront bluffs count 50% of those areas below rear decks/balconies that are over cellar/basement patios.

**First Floor Area
(New Construction or Proposed Additions)**



Pergola
18'x 22' = 396sf
Less 250'sf allowed
equals 146sf in FAR

Pool house 9.33'x
20.33' = 190sf

Overhangs over 30" (Off image on sides)
2(11'x1.5)+(15x1.5)=55.5sf
(based on foundation dimension)

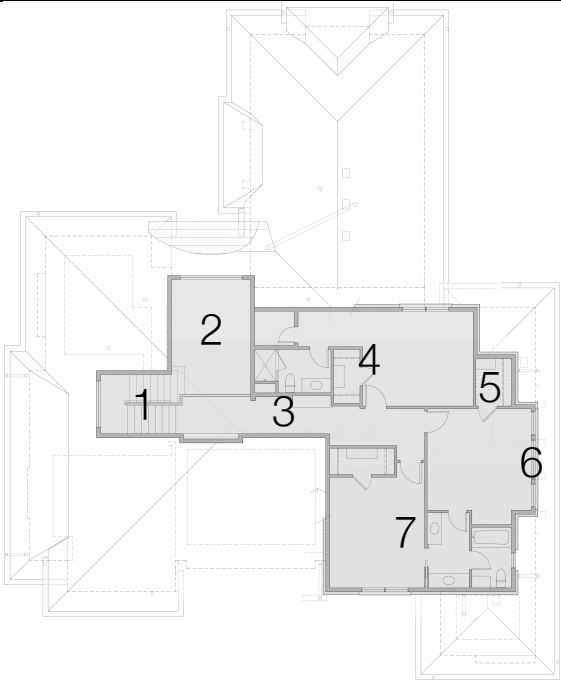
Piece #	Dimensions	Area (sq. ft.)
1		396
2		190
3		55.5
Total Additions Sq. Ft.		641.5

Proposed First Floor Total Sq. Ft.

3,998.5

Address:

Second Floor Area (Existing)



Piece #	Dimensions	Area (sq. ft.)
1	9'x 8.5'	76.5
2	11'x20.5'	225.5
3	5'x 11.66	58.33
4	32.17'x 16.5	382.25
5	4.83'x 10.5'	50.75
6	2.5'x 13.83	34.66
7	24'x 19.5	468
Existing Total Sq. Ft.		1,296

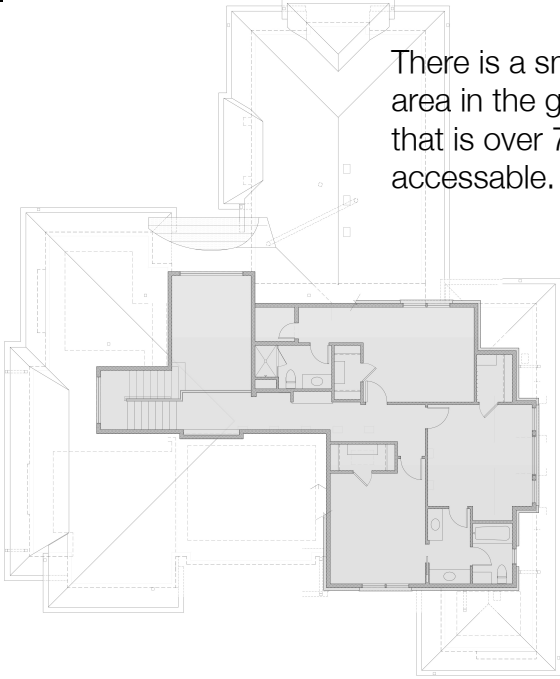
Second Floor Area
(New Construction or Proposed Additions)

Piece #	Dimensions	Area (sq. ft.)
Total Additions Sq. Ft.		

Proposed Second Floor Total Sq. Ft. 1,296

Address:

Third Floor or Attic Area (Existing)



Piece #	Dimensions	Area (sq. ft.)
	4'x 25.5'	102
	3.5'x1.667'	4
	5'x 6'	30
Existing Total Sq. Ft.		136

**Third Floor or Attic Area
(New Construction or Proposed Additions)**

Piece #	Dimensions	Area (sq. ft.)
Total Additions Sq. Ft.		

Proposed Third Floor or Attic Area Total Sq. Ft.

136

Address:

Basement Area (Existing)

There is no portion of the lowest level that is more than 1' + above grade around the house.

Piece #	Dimensions	Area (sq. ft.)
Existing Total Sq. Ft.		

**Basement Area
(New Construction or Proposed Additions)**

Piece #	Dimensions	Area (sq. ft.)
Total Additions Sq. Ft.		



PLEASE NOTE: As of June 1, 2019, basements* are included in building permit fees for new construction.

Proposed Basement Area Total Sq. Ft.

*The term "basement area", when used in the Comprehensive Fee and Fine Schedule, shall mean those portions of a basement consisting of habitable space (as defined by the International Building Code as adopted pursuant to Section 9-18 of the Village Code), and related bathrooms, toilets, closets, halls, and storage areas, but shall not include areas of a basement such as utility spaces and similar areas in which the walls and ceiling are not finished with drywall or similar building material.

Floor Area Ratio Calculations | Exclusions | Page 6

1. Address:

EXCLUSIONS :			Total	Exclusion
2A	Total Sq. Ft. of any detached garage		Sq. Ft.	
2B	Exclusion	(If total on line 2A is greater than 400 sq. ft. enter 400 sq. ft.; if total is less than 400 sq. ft., enter total from line 2A)		Sq. Ft.
3A	Total Sq. Ft. of any attached garage. (The entire garage/s must all be located in the rear half of the lot.) NOT FOR CORNER LOTS		Sq. Ft.	OR  
3B	Exclusion	(If total on line #A is greater than 200 sq. ft. enter 200 sq. ft., if total is less than 200 sq. ft., enter total from line #3A; all of garage must be in rear half of lot.)		Sq. Ft.
4A	Total Sq. Ft. of a porch along a building front up to 8 ft. deep. (zoning building front on corner lots is only on narrow side of lot)		96 Sq. Ft.	
4B	Exclusion	Enter total from line 4A.		96 Sq. Ft.
5A	Total Sq. Ft. of any attic over 7 ft. high or 5 ft see #3, 4, + 5 of F.A.R. "Areas to Include" sheet		136 Sq. Ft.	
5B	Exclusion	(If total on line 5A is greater than 150 sq. ft. enter 150 sq. ft.; if total is less than 150 sq. ft, enter total from line 5A BUT only if attic is not accessible by a permanent stair)		Sq. Ft. 136
5C	Exclusion	(Pre-FAR Single Family Dwelling only: If total on line 5A is greater than 400 sq. ft, enter 400 sq. ft.; if total is less than 400 sq. ft., enter total from line 5A)		Sq. Ft.
Note:	Only one attic exclusion is available, 5B or 5C, not both			
6A	Total Sq. Ft. of any under-bay or under-eave that project not more than 4 feet from an exterior wall - incl. chimneys, bays, balconies, etc.		Sq. Ft. 55.5	
6B	Exclusion	(If total on line 6A is greater than 64 sq. ft. enter 64 sq. ft.; if total is less than 64 sq. ft., enter total from line 6A)		Sq. Ft. 55.5
7A	Total Sq. Ft. of the part of any courtyard open to the street		Sq. Ft.	
7B	Exclusion	Enter total from line 7A		Sq. Ft.
8A	Total square feet of pergola.		Sq. Ft. 396	
8B	Exclusion	(If total on line 8A is greater than 250 sq. ft. enter 250 sq. ft., if total is less than 250 sq. ft., enter total from line 8A)		Sq. Ft. 250
9	Total Exclusions	(Add lines 2B, 3B, 4B, 5B, or 5C, 6B, 7B and 8B) (Enter here and on Page 1 Line 9)		Sq. Ft. 537.5



VILLAGE OF GLENCOE

PUBLIC WORKS DEPARTMENT

675 Village Court, Glencoe, Illinois 60022
p: (847) 835-4111 | publicworks@villageofglencoe.org | Follow Us: @VGlencoe

www.villageofglencoe.org

August 31, 2020

Re: Zoning Board of Appeals Variation Public Hearing – 510 Jefferson Avenue

Dear Resident or Property Owner,

The enclosed legal notice provides information on a Zoning Board of Appeals Public Hearing on Monday, September 14, 2020 at 7:30 p.m. You are being contacted because your property is located within 200 feet of 510 Jefferson Ave. 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 one variation from the zoning code to increase the allowable gross floor area to build a new pool house and pergola.

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
SEPTEMBER 14, 2020

Notice is hereby given that a public hearing is to be conducted on Monday, September 14, 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 at two properties.

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.

1) A request for a variation from the Zoning Ordinance by applicants Barbara Vanni and Ayo Otitoju to permit an addition to a single-family home at 1178 Carol Lane, Glencoe, Illinois, in the RB Single-Family Residential Zoning District (Permanent Real Estate Index Number 05-06-102-016-0000).

Legal Description: LOT 16 IN DUNA'S FOREST CREST SUBDIVISION, BEING A SUBDIVISION OF PART OF LOT 5 IN COUNTY CLERK'S DIVISION OF THE SOUTH ½ OF THE NORTH ½ AND PART OF THE SOUTH ½ OF FRACTIONAL SECTION 6, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The applicant requests the following variation from the Zoning Ordinance:

1. To increase the allowable gross floor area from 3,466.78 sq. ft. to 3,716.08 sq. ft.

2) A request for a variation from the Zoning Ordinance by applicants Joshua and Beth Rinkov to permit a pool house and pergola at 510 Jefferson Avenue, Glencoe, Illinois, in the RB Single-Family Residential Zoning District (Permanent Real Estate Index Number 05-07-411-031-0000).

Legal Description: LOT 2 IN GROVE JEFFERSON SUBDIVISION; BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 2014 AS DOCUMENT 1410610049, IN COOK COUNTY, ILLINOIS.

The applicants request the following variation from the Zoning Ordinance:

1. To increase the allowable gross floor area from 4,648 sq. ft. to 4,883 sq. ft.

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

Address Street name	City	State	ZIP	PIN	Property owner	Mailing address
501 Grove St	Glencoe	IL	60022	05-07-407-030-0000	Brad Jaros	501 Grove St Glencoe IL 60022
533 Madison Ave	Glencoe	IL	60022	05-07-411-013-0000	Daniel Goodwin	533 Madison Ave Glencoe IL 60022
499 Jefferson Ave	Glencoe	IL	60022	05-07-407-015-0000	La Salle Trust	499 Jefferson Ave Glencoe IL 60022
489 Jefferson Ave	Glencoe	IL	60022	05-07-407-016-0000	Curtis Rhoades Worthin	489 Jefferson Ave Glencoe IL 60022
457 Grove St	Glencoe	IL	60022	05-07-411-023-0000	Julie Mccarthy	457 Grove St Glencoe IL 60022
496 Jefferson Ave	Glencoe	IL	60022	05-07-411-007-0000	Karen T Haas	496 Jefferson Ave Glencoe IL 60022
701 Prairie Rd	Glencoe	IL	60022	05-07-300-013-0000	Skokie Country Club	701 Prairie Rd Glencoe IL 60022
459 Grove St	Glencoe	IL	60022	05-07-411-022-0000	Eric Shain	459 Grove St Glencoe IL 60022
531 Madison Ave	Glencoe	IL	60022	05-07-411-026-0000	Daniel P Cooney	531 Madison Ave Glencoe IL 60022
517 Madison Ave	Glencoe	IL	60022	05-07-411-017-0000	Alberto Fernandez	517 Madison Ave Glencoe IL 60022
465 Grove St	Glencoe	IL	60022	05-07-411-012-0000	Louis B Goldman	465 Grove St Glencoe IL 60022
508 Jefferson Ave	Glencoe	IL	60022	05-07-411-024-0000	D Hays	508 Jefferson Ave Glencoe IL 60022
505 Jefferson Ave	Glencoe	IL	60022	05-07-407-014-0000	Harvey E Heinbach & El	505 Jefferson Ave Glencoe IL 60022
500 Jefferson Ave	Glencoe	IL	60022	05-07-411-006-0000	Arlyn & Mark Miller	500 Jefferson Ave Glencoe IL 60022
505 Grove St	Glencoe	IL	60022	05-07-407-029-0000	David L Hill	505 Grove St Glencoe IL 60022
523 Madison Ave	Glencoe	IL	60022	05-07-411-016-0000	Lane M Gensburg	523 Madison Ave Glencoe IL 60022
481 Grove St	Glencoe	IL	60022	05-07-411-030-0000	Justin Burton	481 Grove St Glencoe IL 60022
500 Washington Ave	Glencoe	IL	60022	05-07-300-013-0000	Skokie Country Club	500 Washington Ave Glencoe IL 60022
490 Jefferson Ave	Glencoe	IL	60022	05-07-411-008-0000	Joshua M Patinkin	490 Jefferson Ave Glencoe IL 60022





VILLAGE OF GLENCOE MEMORANDUM

675 Village Court, Glencoe, Illinois 60022
p: (847) 835-4111 | info@villageofglencoe.org | Follow Us: @VGlencoe

www.villageofglencoe.org

Zoning Board of Appeals Memorandum

DATE: October 23, 2020

TO: Zoning Board of Appeals

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

SUBJECT: Consideration of variation to increase the allowable gross floor area at 679 Birch Road for the construction of a new single-family residence

Background: The applicants is requesting a variation from the Zoning Code to increase the allowable gross floor area for a new single-family residence. The subject property is in the RA Single-family Residential Zoning District. The requested variation is from the following standard in the Zoning Code:

1. *Section 3-111(E) – To increase the allowable gross floor area from 5,222.77 square feet to 5,468.42 square feet, a variation of 4.7%.*

The ZBA may grant variations to reduce the required setback by up to 20%.

	Existing	Allowed	Proposed	Variation %
Gross Floor Area	New construction	5,222.77 sq ft	5,468.42 sq ft	4.7%

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.*

Gross floor area requirement would prevent the property owner from constructing a house with the gross floor area allowable on an RA-zoned lot that conforms to minimum size requirements.

- 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 18,500-square-foot lot is only 92.5% as large as a lot that would meet the minimum lot size requirement (20,000 square feet) for the RZ zoning district. The lot is not unusual in shape or topography. There are many lots of similar size nearby in the RA district.

- 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.*

Although the applicant is proposing a new home, the size of the lot is not self-created.

- 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 purpose of the variation is not based exclusively on a desire to make more money from the property. However, the right to exceed gross floor area limits is not a right available to other property owners without the approval of a variance.

- 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.*

The proposed variation would allow for a house of similar size to that which would be allowed on a lot that meets the minimum size requirement in the RA district. A 20,000-square-foot lot would be allowed 5,508 square feet of gross floor area. However, the zoning code limits gross floor area by lot size, not by zoning district, and similarly undersized RA-zoned lots near the subject property have similar restrictions.

- 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.*



VILLAGE OF GLENCOE

FORMS & APPLICATIONS

675 Village Court, Glencoe, Illinois 60022
p: (847) 835-4111 | info@villageofglencoe.org | Follow Us: @VGlencoe

www.villageofglencoe.org

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: 679 Birch Road Glencoe, IL

Applicant name: Paul and Sarah Wine Applicant phone: 312.402.0969

Applicant email: sarahjanebarnes@gmail.com pwine2@yahoo.com

Owner name (if different from applicant): Michael Glass

Owner phone: 847-404-7411 Owner email: campreno@aol.com

Brief description of project:

Requesting increase in FAR of 4.5% from 5223 to 5458.2 for the construction of a new single-family residence, in order to build an outdoor, covered patio.

Variation request(s):

4.5% increase in FAR to 5458.2



VILLAGE OF GLENCOE

FORMS & APPLICATIONS

675 Village Court, Glencoe, Illinois 60022
p: (847) 835-4111 | info@villageofglencoe.org | Follow Us: @VGlencoe

www.villageofglencoe.org

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.

We are requesting this variation in order to construct an outdoor, covered patio, connected to our family room. Due to incremental weather that the Midwest faces for most of the year, having a covered patio would allow our family to spend much more time outside and to enjoy the back yard. It would also prevent us from constructing a pergola, which is much less visually attractive and far less usable during rain and snow time.



VILLAGE OF GLENCOE

FORMS & APPLICATIONS

675 Village Court, Glencoe, Illinois 60022
p: (847) 835-4111 | info@villageofglencoe.org | Follow Us: @VGlencoe

www.villageofglencoe.org

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 variation would not impede on any views to adjacent, nearby properties. The covered porch would be attached to the family room, making it a natural extension of the home. Neighbors would not have any visual blockage from this extension.

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?

Yes, we have solicited feedback from our neighbor directly to the West, Michael Glass, at 687 Birch Road. He has given us the green light and supports us. We will contact the owners directly to the East at 673 Birch Road. There are no neighbors across the street.

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.



VILLAGE OF GLENCOE

FORMS & APPLICATIONS

675 Village Court, Glencoe, Illinois 60022
p: (847) 835-4111 | info@villageofglencoe.org | Follow Us: @VGlencoe

www.villageofglencoe.org

Section D: Acknowledgement and Signature



I hereby acknowledge that all information provided in this application is true and correct.

Sarah Wine Paul Wine

9/16/2020 Applicant's signature
Date

DocuSigned by:
[Signature]

Owner's signature (if different than applicant)

9/15/2020

Date

Floor Area Ratio Calculations | **Summary** | Page 1

1	Address: 679 Birch Road Glencoe IL 60202		
2	Drawing and calculations to determine lot area:		
3	Lot Area Total Sq. Ft.:	Sq. Ft.	18500
4	Proposed First Floor Total:		3280.50 Sq. Ft.
5	Proposed Second Floor Total:		2181.92 Sq. Ft.
6	Proposed Third Floor Total:		Sq. Ft.
7	Proposed Third Floor, Attic, and Basement Total:		Sq. Ft.
8	Subtotal (Add Lines 4 through 7):		Sq. Ft.
9	Total Exclusions (From Exclusion Calculation Form):		Sq. Ft.
10	Total Proposed Sq. Ft. (Subtract Line 9 from Line)::		5468.42 Sq. Ft.
11	Total Allowed Sq. Ft. (Apply correct formula from Table A to Lot Area from Line 3):		5242 Sq. Ft.
12	If Line 11 exceeds Line 10 the plans comply with FAR requirements		Yes () No (X)

Prepared By:	
Architect Printed Name, Signature, & Stamp	Sarah Wine, Owner; Ruben Anastacio, Architect
Staff Contact Name	847.812.1558 - Ruben Anastacio
Telephone Number	
Checked By:	
Development Services Manager	Date

Address: 679 Birch Road Glencoe, IL

First Floor Area (Existing)			
<div><u>NEW</u> <u>CONSTRUCTION</u></div>	Piece #	Dimensions	Area (sq. ft.)
	A	57.15x43	2457.45
	B	13.15x4.43	58.25
	C	2.57x2.57	6.60
	D	8x2.57	20.56
	E	3.66x13.75	50.32
	F	11.85x22.0	260.7
	G	7x21.66	151.62
	H	1.5x9	13.5
	J	2.5x11	27.50
	K	12x19.5	234
	<div><u>Proposed sq. ft</u> Existing Total Sq. Ft.</div>		3280.50

* For homes on ravines or lakefront bluffs count 50% of those areas below rear decks/balconies that are over cellar/basement patios.

First Floor Area (New Construction or Proposed Additions)			
<div><u>NEW</u> <u>CONSTRUCTION</u> <u>: SEE ABOVE</u></div>	Piece #	Dimensions	Area (sq. ft.)
	Total Additions Sq. Ft.		

Floor Area Ratio Calculations Second Floor Page 3			
Address: 679 Birch Road Glencoe IL			
Second Floor Area (Existing)			
<div>NEW</div> <div>CONSTRUCTION</div>	Piece #	Dimensions	Area (sq. ft.)
	A	24.5X36.66	898.17
	B	18.5X37.15	687.87
	C	13.15X4.43	58.25
	D	2.57X2.57	6.60
	E	8x2.57	20.56
	F	3.66X13.75	50.32
	G	20.43X21.5	439.25
	H	2.5X11	27.5
		<div>PROPOSED SQ</div> <div>FT.</div>	
		Existing Total Sq. Ft.	2181.92

Second Floor Area (New Construction or Proposed Additions)			
	Piece #	Dimensions	Area (sq. ft.)
		Total Additions Sq. Ft.	

Proposed Second Floor Total Sq. Ft.

Address:

Third Floor or Attic Area (Existing)

	Piece #	Dimensions	Area (sq. ft.)
Existing Total Sq. Ft.			

Third Floor or Attic Area
(New Construction or Proposed Additions)

	Piece #	Dimensions	Area (sq. ft.)
Total Additions Sq. Ft.			

Proposed Third Floor or Attic Area Total Sq. Ft.

Address:

Basement Area (Existing)

Piece #	Dimensions	Area (sq. ft.)
Existing Total Sq. Ft.		

Basement Area (New Construction or Proposed Additions)

	Piece #	Dimensions	Area (sq. ft.)
	Total Additions Sq. Ft.		



PLEASE NOTE: As of June 1, 2019, basements* are included in building permit fees for new construction.

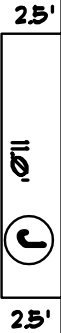
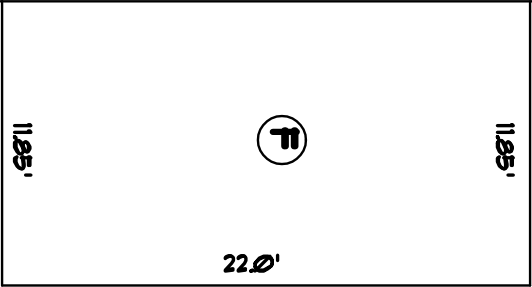
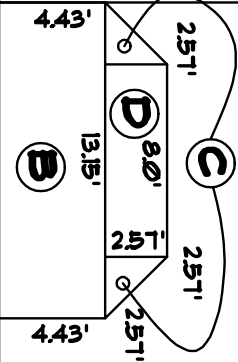
Proposed Basement Area Total Sq. Ft.

--

*The term "basement area", when used in the Comprehensive Fee and Fine Schedule, shall mean those portions of a basement consisting of habitable space (as defined by the International Building Code as adopted pursuant to Section 9-18 of the Village Code), and related bathrooms, toilets, closets, halls, and storage areas, but shall not include areas of a basement such as utility spaces and similar areas in which the walls and ceiling are not finished with drywall or similar building material.

1. Address:

EXCLUSIONS :			Total	Exclusion
2A	Total Sq. Ft. of any detached garage		Sq. Ft.	
2B	Exclusion	(If total on line 2A is greater than 400 sq. ft. enter 400 sq. ft.; if total is less than 400 sq. ft., enter total from line 2A)		Sq. Ft.
3A	Total Sq. Ft. of any attached garage. (The entire garage/s must all be located in the rear half of the lot.) NOT FOR CORNER LOTS		Sq. Ft.	OR  
3B	Exclusion	(If total on line #A is greater than 200 sq. ft. enter 200 sq. ft., if total is less than 200 sq. ft., enter total from line #3A; all of garage must be in rear half of lot.)		Sq. Ft.
4A	Total Sq. Ft. of a porch along a building front up to 8 ft. deep. (zoning building front on corner lots is only on narrow side of lot)		Sq. Ft.	
4B	Exclusion	Enter total from line 4A.		Sq. Ft.
5A	Total Sq. Ft. of any attic over 7 ft. high or 5 ft see #3, 4, + 5 of F.A.R. "Areas to Include" sheet		Sq. Ft.	
5B	Exclusion	(If total on line 5A is greater than 150 sq. ft. enter 150 sq. ft.; if total is less than 150 sq. ft, enter total from line 5A BUT only if attic is not accessible by a permanent stair)		Sq. Ft.
5C	Exclusion	(Pre-FAR Single Family Dwelling only: If total on line 5A is greater than 400 sq. ft, enter 400 sq. ft.; if total is less than 400 sq. ft., enter total from line 5A)		Sq. Ft.
Note:	Only one attic exclusion is available, 5B or 5C, not both			
6A	Total Sq. Ft. of any under-bay or under-eave that project not more than 4 feet from an exterior wall - incl. chimneys, bays, balconies, etc.		Sq. Ft.	
6B	Exclusion	(If total on line 6A is greater than 64 sq. ft. enter 64 sq. ft.; if total is less than 64 sq. ft., enter total from line 6A)		Sq. Ft.
7A	Total Sq. Ft. of the part of any courtyard open to the street		Sq. Ft.	
7B	Exclusion	Enter total from line 7A		Sq. Ft.
8A	Total square feet of pergola.		Sq. Ft.	
8B	Exclusion	(If total on line 8A is greater than 250 sq. ft. enter 250 sq. ft., if total is less than 250 sq. ft., enter total from line 8A)		Sq. Ft.
9	Total Exclusions	(Add lines 2B, 3B, 4B, 5B, or 5C, 6B, 7B and 8B) (Enter here and on Page 1 Line 9)		Sq. Ft.



A

A 57.15'x43.00 = 2,457.45

B 13.15'x4.43 = 58.25

C 2.57'x2.57 = 6.60

D 8.00'x2.57 = 20.56

E 3.66'x13.75 = 50.32

F 11.25'x22.00 = 247.50

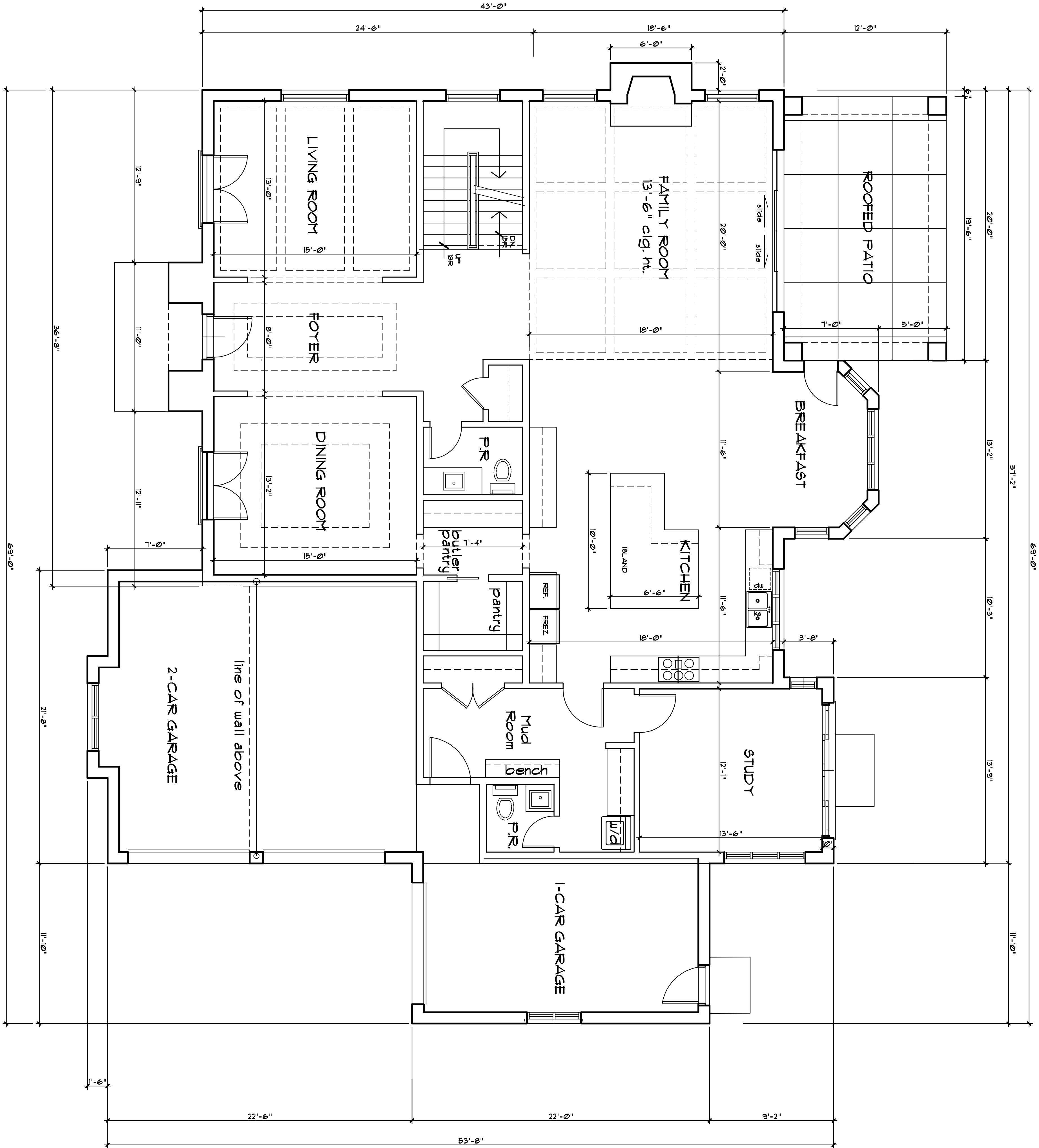
G 7.00'x21.66 = 151.62

H 1.50'x9.00 = 13.50

J 2.50'x11.00 = 27.50

TOTAL AREA = 3,046.50 SF

FIRST FLOOR PLAN



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

These drawings are, and shall remain, the exclusive property of Ruben L. Anastacio & Associates and are released for construction purposes only. Reproduction in part or in whole without the express written permission of Ruben L. Anastacio & Associates is strictly prohibited. Violators will be subjected to compensatory damages thru legal action.

PROJECT

ROAD
ILLINOIS

PROPOSED 2-STORY RESIDENCE FOR:
PAUL & SARAH WINE
679 BIRCH
GLENCOE,

184-004627

RUBEN L. ANASTACIO & ASSOCIATES, LTD.

4256 N. ARLINGTON HTS. RD.
SUITE # 203
ARLINGTON HTS., IL. 60004

TEL (847) 398-7254
CELL 847-812-1558

REVISIONS

JOB NO.
1120A

DATE:

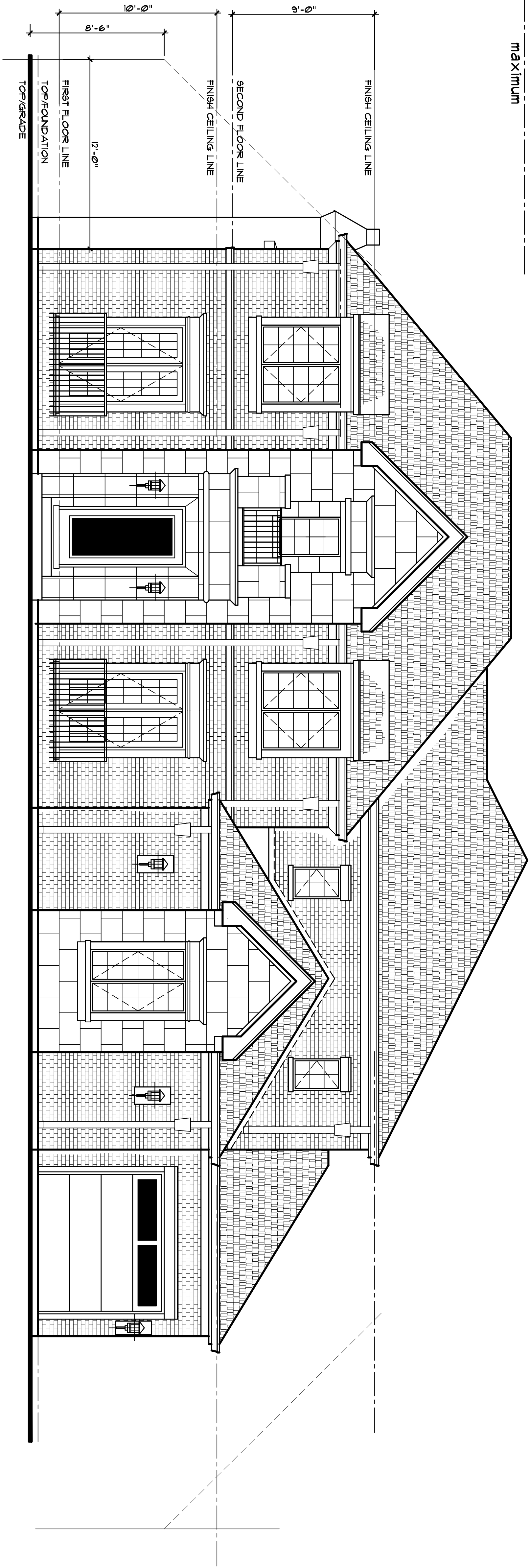
DRAWN BY
R.L.A.

APPROVED BY
R.L.A.

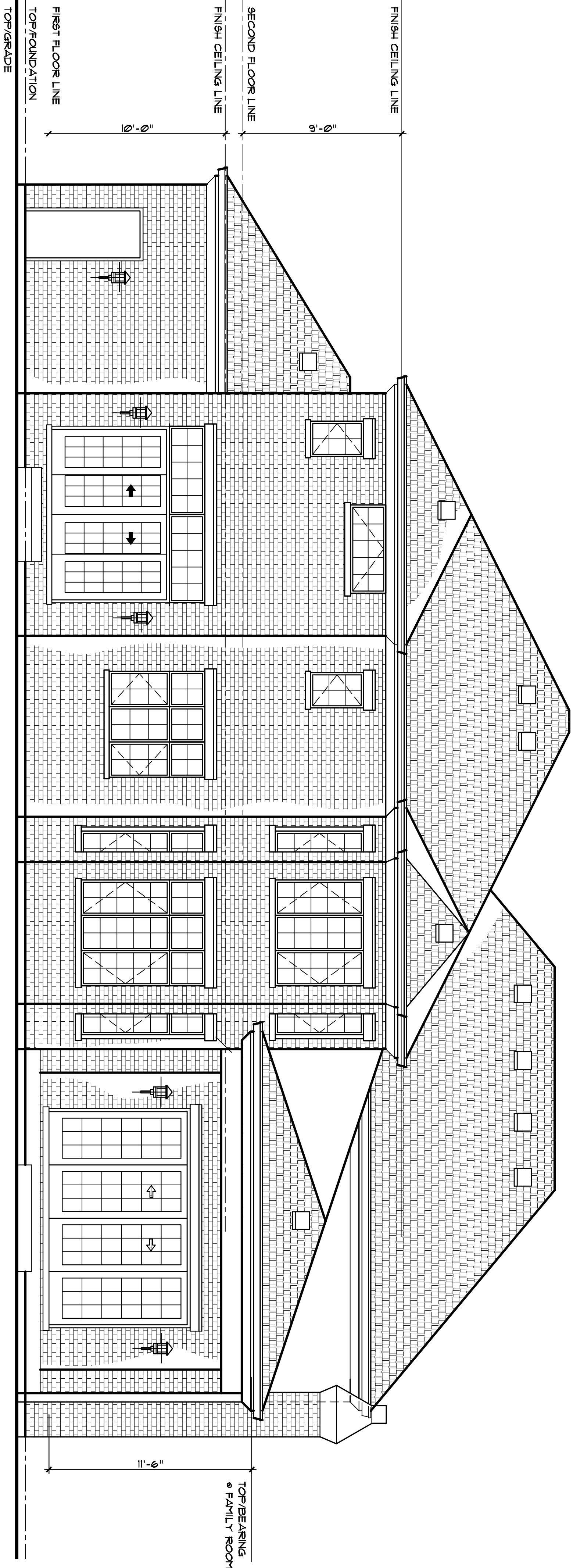
SHEET NO.

A-3

OF SEVEN



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"

These drawings are, and shall remain, the exclusive property of Ruben L. Anastacio & Associates and are released for construction purposes only. Reproduction in part or in whole without the express written permission of Ruben L. Anastacio & Associates is strictly prohibited. Violators will be subjected to compensatory damages thru legal action.

PROJECT

ROAD
ILLINOIS

PROPOSED 2-STORY RESIDENCE FOR:
PAUL & SARAH WINE
679 BIRCH
GLENCOE,

184-004627

RUBEN L. ANASTACIO & ASSOCIATES, LTD.

4256 N. ARLINGTON HTS. RD.
SUITE # 203
ARLINGTON HTS., IL. 60004

TEL (847) 398-7254
CELL 847-812-1558

COPYRIGHT-2020
REVISIONS

JOB NO.
1122A

DATE:

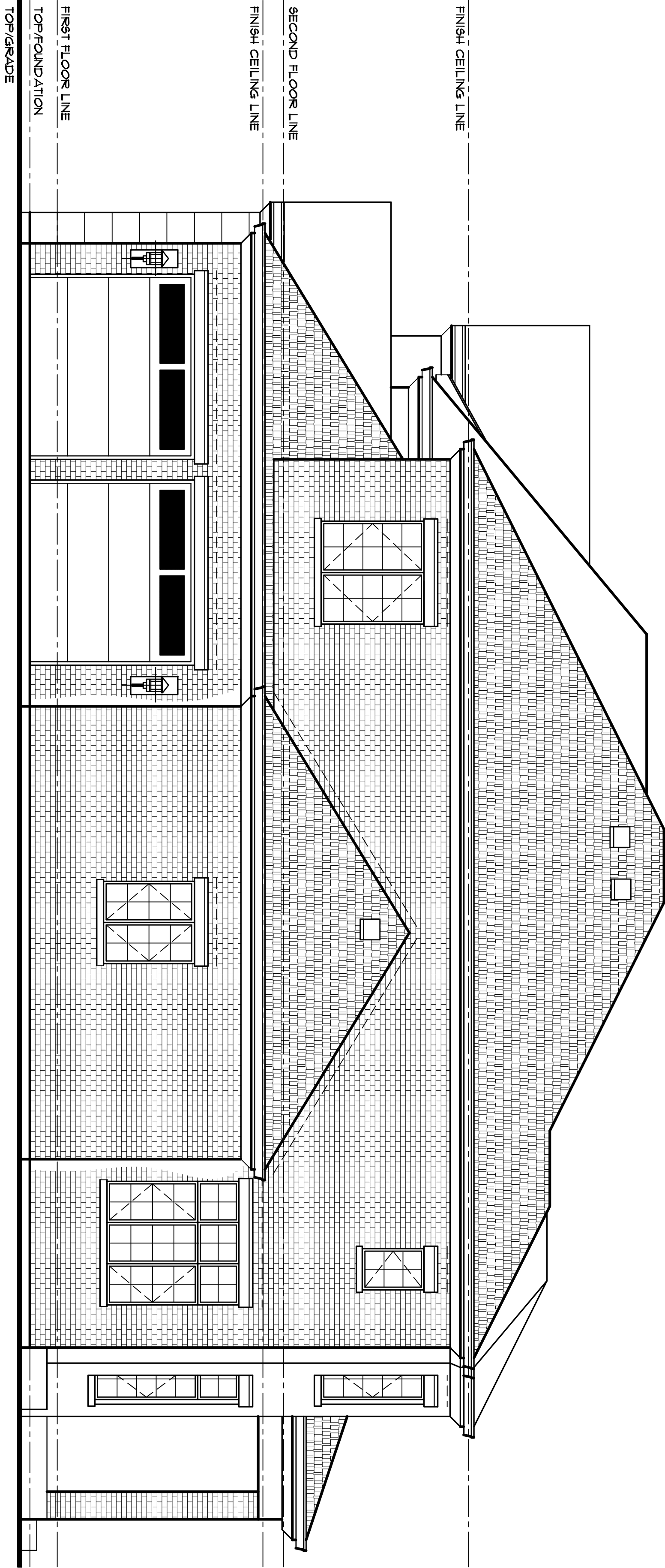
DRAWN BY
R.L.A.

APPROVED BY
R.L.A.

SHEET NO.

A-5

OF



RIGHT SIDE ELEVATION

SCALE:

1/8" = 1'-0"

These drawings are, and shall remain, the exclusive property of Ruben L. Anastacio & Associates and are released for construction purposes only. Reproduction in part or in whole without the express written permission of Ruben L. Anastacio & Associates is strictly prohibited. Violators will be subjected to compensatory damages thru legal action.

PROJECT

ROAD
ILLINOIS

PROPOSED 2-STORY RESIDENCE FOR:
PAUL & SARAH WINE
679 BIRCH
GLENCOE,

184-004627

TEL (847) 398-7254
CELL 847-812-1558

RUBEN L. ANASTACIO & ASSOCIATES, LTD.
4256 N. ARLINGTON HTS. RD.
SUITE # 203
ARLINGTON HTS., IL. 60004

COPYRIGHT-2020
REVISIONS

JOB NO.
1120A

DATE:

DRAWN BY
R.L.A.

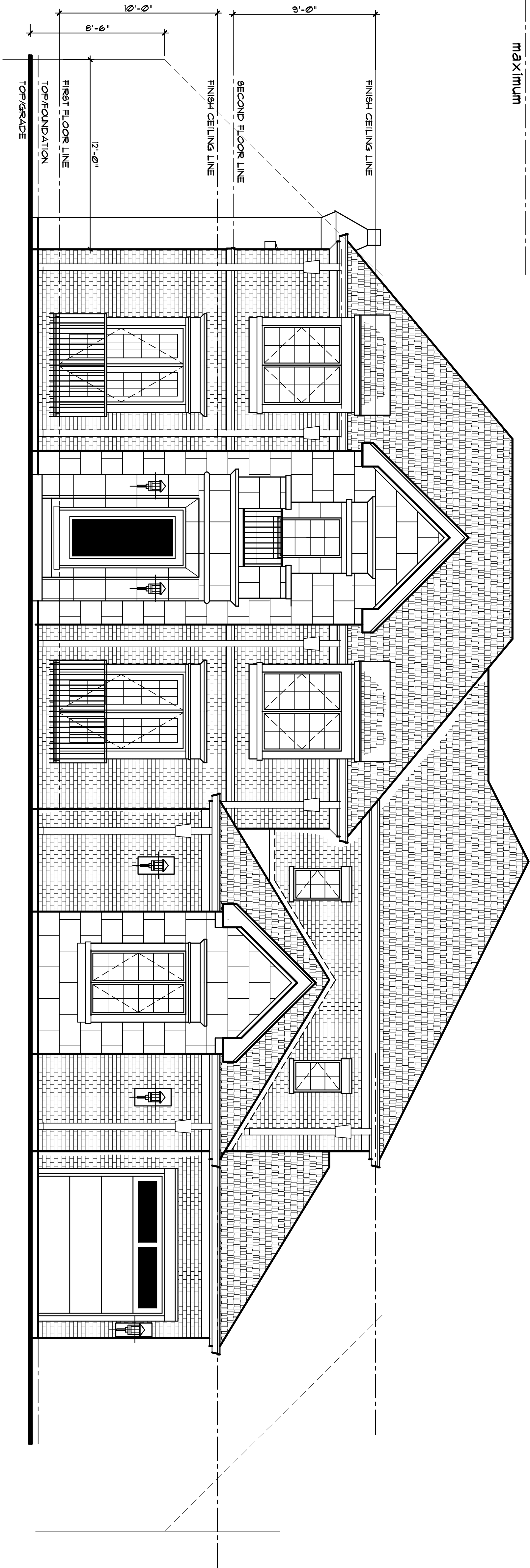
APPROVED BY
R.L.A.

SHEET NO.

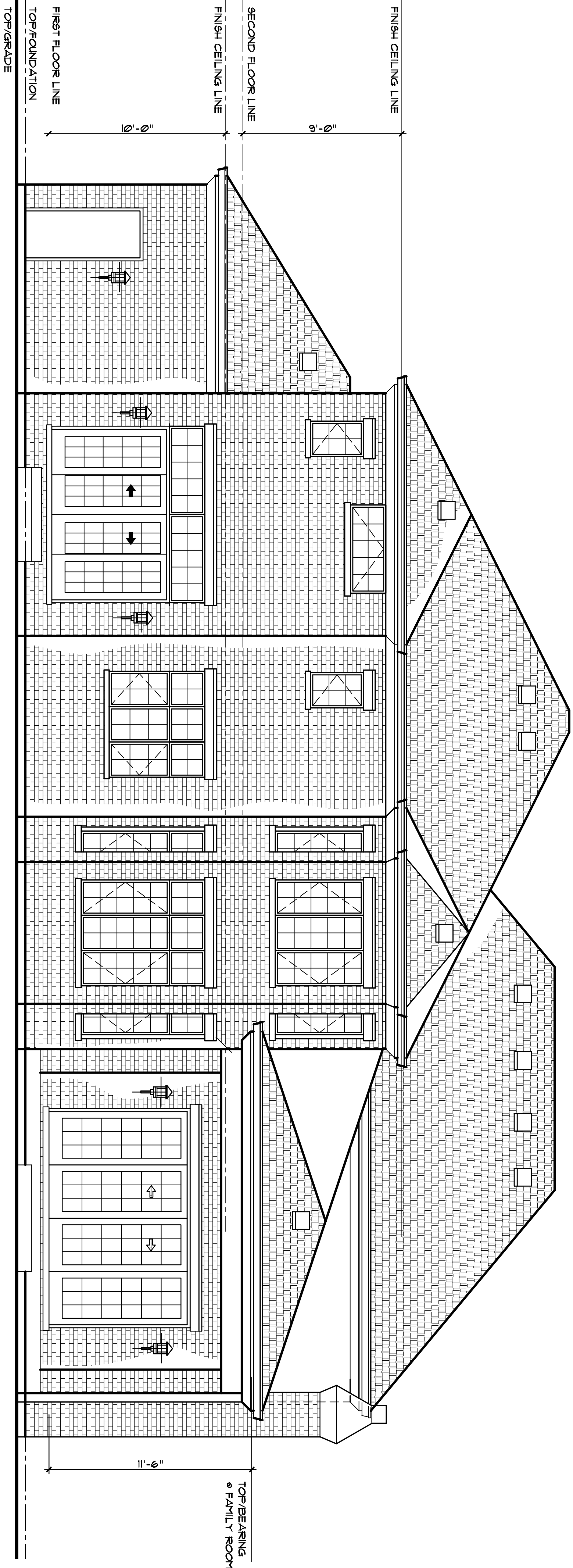
A-6

OF

top/roof 31'-0"
maximum



FRONT ELEVATION
SCALE: 1/4"=1'-0"



REAR ELEVATION
SCALE: 1/4"=1'-0"

These drawings are, and shall remain, the exclusive property of Ruben L. Anastacio & Associates and are released for construction purposes only. Reproduction in part or in whole without the express written permission of Ruben L. Anastacio & Associates is strictly prohibited. Violators will be subjected to compensatory damages thru legal action.

PROJECT

ROAD
ILLINOIS

PROPOSED 2-STORY RESIDENCE FOR:
PAUL & SARAH WINE
679 BIRCH
GLENCOE,

184-004627

RUBEN L. ANASTACIO & ASSOCIATES, LTD.

4256 N. ARLINGTON HTS. RD.
SUITE # 203
ARLINGTON HTS., IL. 60004

TEL (847) 398-7254
CELL 847-812-1558

COPYRIGHT-2020
REVISIONS

JOB NO.
1122A

DATE:

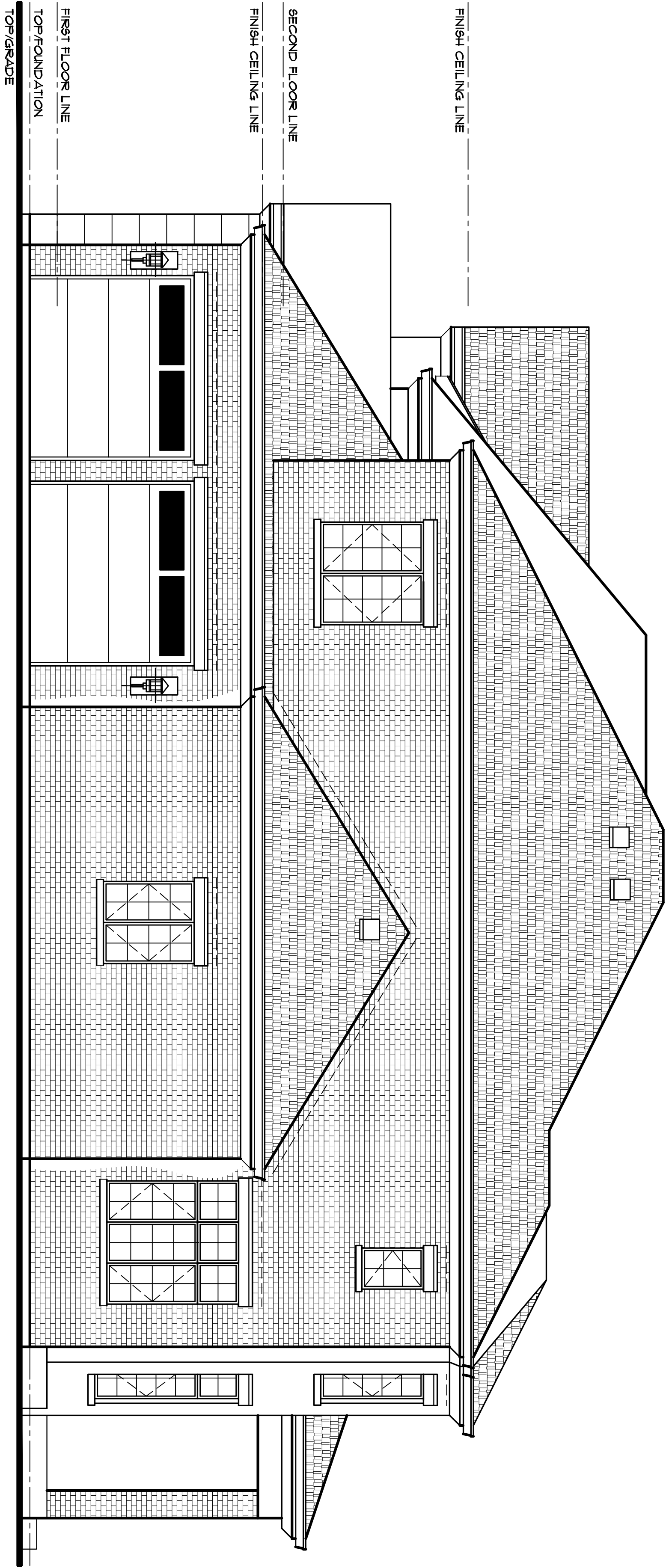
DRAWN BY
R.L.A.

APPROVED BY
R.L.A.

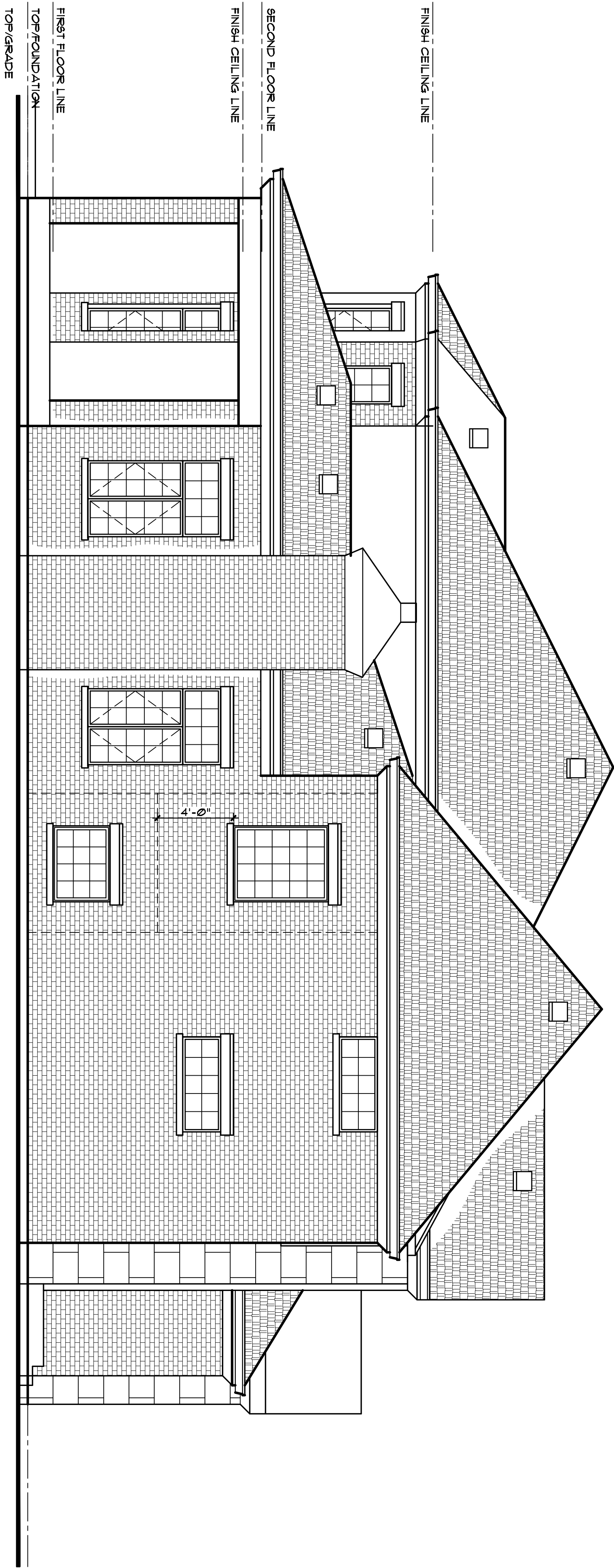
SHEET NO.

A-5

OF



RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

These drawings are, and shall remain, the exclusive property of Ruben L. Anastacio & Associates and are released for construction purposes only. Reproduction in part or in whole without the express written permission of Ruben L. Anastacio & Associates is strictly prohibited. Violators will be subjected to compensatory damages thru legal action.

PROJECT

ROAD
ILLINOIS

PROPOSED 2-STORY RESIDENCE FOR:
PAUL & SARAH WINE
679 BIRCH
GLENCOE,

184-004627

RUBEN L. ANASTACIO & ASSOCIATES, LTD.

4256 N. ARLINGTON HTS. RD.
SUITE # 203
ARLINGTON HTS., IL. 60004
architects
TEL (847) 398-7254
CELL 847-812-1558

COPYRIGHT-2020
REVISIONS

JOB NO.
1120A

DATE:

DRAWN BY
R.L.A.

APPROVED BY
R.L.A.

SHEET NO.

A-6

OF



VILLAGE OF GLENCOE

PUBLIC WORKS DEPARTMENT

675 Village Court, Glencoe, Illinois 60022
p: (847) 835-4111 | publicworks@villageofglencoe.org | Follow Us: @VGlencoe

www.villageofglencoe.org

October 16, 2020

Re: Zoning Board of Appeals Variation Public Hearing – 679 Birch Rd

Dear Resident or Property Owner,

The enclosed legal notice provides information on a Zoning Board of Appeals Public Hearing on Monday, November 2, 2020 at 7:30 p.m. You are being contacted because your property is located within 200 feet of 679 Birch Road. 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 one variation from the zoning to increase the allowable gross floor area to allow the construction of a new single-family residence.

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
NOVEMBER 2, 2020

Notice is hereby given that a public hearing is to be conducted on Monday, November 2, 2020 at 7:30 p.m., before the Zoning Board of Appeals of the Village of Glencoe, Cook County, Illinois, to consider a request for a variation from the Zoning Code:

- 1) A request for a variation from the Zoning Code by applicants Paul and Sarah Wine to increase the allowable gross floor area for the construction of a new single-family home at 679 Birch Road, Glencoe, Illinois, in the RA Single-Family Residential Zoning District (Permanent Real Estate Index Number 04-12-208-063-0000).

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.

Legal Description: LOT 3 IN ROSENTHAL'S SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 10, 1955 AS DOC. 16265057, IN COOK COUNTY, ILLINOIS.

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



N Chestnut Ln

Oak Dr

Strawberry Hill Dr

Sycamore Ln

Elder Ct

Birch Rd

Prairie Rd

Valley Rd

Bluff St

Park Ave

South Ave

Washington Ave

Valley Rd

Hazel Ave

Bluff St

400ft