



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

Village Hall Council Chamber
675 Village Court
Monday, December 2, 2019 – 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 2nd day of December, 2019, in the Village Hall Council Chamber.

Attendee Name	Title	Status
Village Board		
Howard Roin	ZBA Chairman	Present
Deborah Carlson	Member	Absent
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 NOVEMBER 4, 2019 ZBA MEETING

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

3. APPROVE FELDMAN APPEAL AT 530 LINCOLN AVENUE

The Chair stated that the purpose of this portion of the meeting was to conduct a public hearing on the appeal by Jason and Julie Feldman of a decision by the Building & Zoning Administrator in denying a permit to increase the allowable gross floor area from 4,674.29 square feet to 4,807.3 square feet, or 2.8%, and to allow an encroachment into the front yard

setback of 9.25 feet, or 18.5%, to allow for the construction of a single-family residence. The variation is authorized by Section 7-403-E-1-(a) of the Zoning Code.

The Chair reported that notice of the public hearing was published in the November 14, 2019 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 Taylor Baxter if the applicants could go above the variance percentages they are asking for. Taylor Baxter confirmed that the applicants may be able to do so, depending on the request. Mr. Roin then asked about the requested variance in the front yard and Mr. Baxter noted that the applicants may be able to request about an additional foot in the front yard.

Mr. Roin asked Jason and Julie Feldman to proceed. Mr. Feldman began, stating:

- 1) Mr. and Mrs. Feldman's original intent was to renovate the existing home at 530 Lincoln Avenue, but after evaluating the structure and financial aspects, tearing down the existing home and constructing a new single-family residence appeared to be the more viable option.

Mr. Roin asked Mr. Feldman if the front yard setback proposed is more in compliance with the existing structure at 530 Lincoln Avenue. Mr. Feldman confirmed it is more in compliance.

- 2) Mr. Feldman proceeded, noting that the neighbors have different setbacks due to their location on a corner lot, and that the Feldman's intent is to keep the balance of setbacks from a streetscape perspective.
- 3) Mr. Feldman noted that their intention is to keep the existing crab apple tree in the rear yard of their lot, and that requesting an additional 133.11 square feet would be built upward and would not result in an increase in impervious surface coverage.
- 4) Mr. and Mrs. Feldman also noted that they had personally reached out to a few neighbors and none of them had any issues with the proposed variances.

Following consideration of the testimony and discussion, a motion was made and seconded, that the request for variance 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-(a) 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 construct a detached garage at 530 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 Community Development Administrator is hereby reversed insofar as he denied the issuance of a building permit on the aforesaid property for the aforesaid construction;

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

BE IT FURTHER RESOLVED that this resolution shall be spread upon the records of the Board and shall become a public record.

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

4. ADJOURN

There being no further business to come before the Zoning Board of Appeals the meeting was adjourned at 7:43 p.m.



VILLAGE OF GLENCOE MEMORANDUM

675 Village Court, Glencoe, Illinois 60022

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Zoning Board of Appeals Memorandum

DATE: December 30, 2019

TO: Zoning Board of Appeals

FROM: Taylor Baxter, Development Services Director

SUBJECT: Consideration of variation to increase allowable gross floor area for a shed at 139 Hazel Avenue

Background: Applicant Steve Kooyenga is requesting a variation from the Zoning Code to allow an 80-square-foot shed in the rear yard. The subject property is in the RA Single-family Residential Zoning District. The requested variations are from the following standards in the Zoning Code:

1. *Section 3-111(E)(3) – To increase the allowable gross floor area from 5,606.25 square feet to 5,685.31 square feet, a variation of 1.4%.*

The lot currently has 5,305.31 square feet of gross floor area. The ZBA may grant variations to increase the allowable gross floor area by up to 15%.

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

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

The applicant has stated that the variation is being requested in order to “reduce exposure to inorganic and organic compounds” being kept in the attached garage. Carrying out the strict letter of the zoning code would prevent the construction of any new shed. However, a detached garage up to 400 square feet could be constructed without a variation.

- 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.

There are no unique physical conditions on the property related to the variation request.

- 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, which was constructed under a building permit issued in 2004, was not built by the current owner, per Village records.

- 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 construct an accessory structure exceeding 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 shed is in harmony with the general and specific purposes of the Zoning Code, as it would not add to the visible bulk of the structures on the property.

- 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 December 19, 2019 Glencoe Anchor 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 exceed maximum allowable ground coverage for a shed at 139 Hazel Ave.

Notice of Appeal

Date: 11-25-19

Property Address: 139 Hazel Ave

PIN #: 05-07-209 010-0000

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:

Install an 80 sq. ft. attractive shed
as per set back and construction code

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) Reduce exposure to inorganic and
organic compounds as per recommendation
normally kept in the attached garage.

2) Access to exterior maintenance supplies
when the garage and home are locked

3)

Be able to store items out of view
when the garage and home are locked
and no one is present at home, to
declutter and safety.

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.

Steve Kooyenga

Owner's Agent Printed Name

047-989-7158

Agent's Telephone

John Tinnon

Owner's Printed Name and Signature

708-876-7104

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

WEST LINE OF SAID LOT 4, 200 FEET TO THE SOUTHEASTLY LINE OF SAID LOT 3, 106 FEET; RUNNING THENCE NORTHEASTERLY PARALLEL TO THE WEST THENCE NORTHEASTERLY ALONG THE NORTHEASTLY LINE OF HAZEL AVENUE, 106 FEET; RUNNING THENCE NORTHEASTERLY PARALLEL TO THE WEST LINE OF SAID LOT 4, 154.5 FEET, MORE OR LESS, TO THE NORTHEASTLY LINE OF SAID LOT 31 RUNNING THENCE SOUTHEASTERLY ALONG THE NORTHEASTLY LINE 6 FEET TO THE PLACE OF BEGINNING IN THE VILLAGE OF GLENCOE, COOK COUNTY, ILLINOIS. THE PREMISES COMMONLY KNOWN AS 139 HAZEL AVENUE, GLENCOE, ILLINOIS 60022

VILLAGE OF GLENCOE

ENGINEERING DIVISION

Permit No. Hardscape Permit

Date 11/13/19

Location 139 Hazel

The stamping of the plan shall not be construed as an approval of any violation of any ordinance.

THIS PLAN MUST BE KEPT AT THE WORK SITE UNTIL JOB IS COMPLETED.

Required Inspection

1. Base Inspection

2. Final Inspection

8" HD CONCRETE AT GRADE

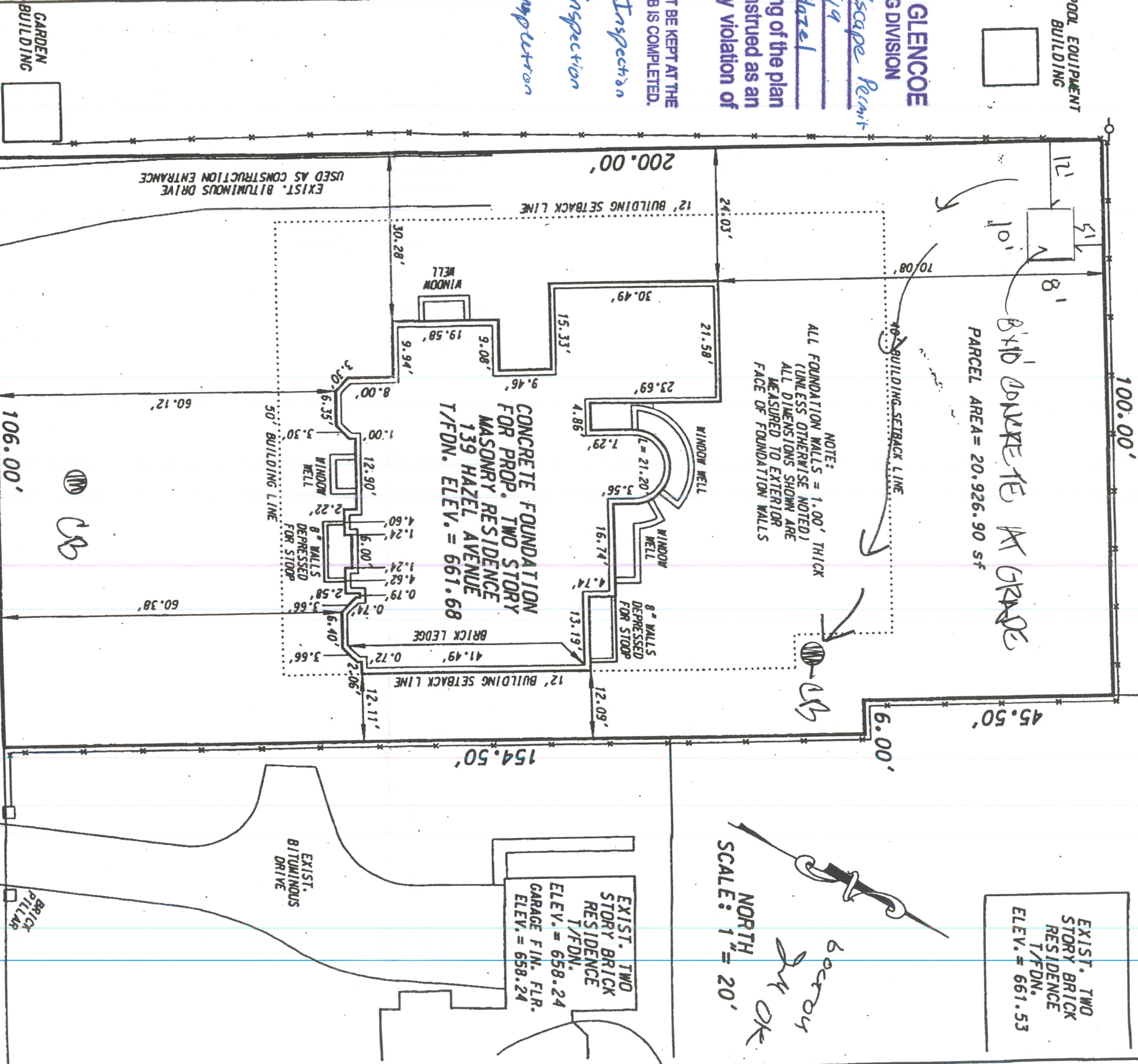
PARCEL AREA = 20,926.90 SF

NOTE:
ALL FOUNDATION WALLS = 1.00' THICK
(UNLESS OTHERWISE NOTED)
ALL DIMENSIONS SHOWN ARE
MEASURED TO EXTERIOR
FACE OF FOUNDATION WALLS

NORTH
SCALE: 1" = 20'

EXIST. TWO
STORY BRICK
RESIDENCE
T/FDN.
ELEV. = 661.53

EXIST. TWO
STORY BRICK
RESIDENCE
T/FDN.
ELEV. = 658.24
GARAGE FIN. FLR.
ELEV. = 658.24



HAZEL AVENUE

BITUMINOUS PAVEMENT WITH CONCRETE CURB/GUTTER

STATE OF ILLINOIS) SS
COUNTY OF LAKE

THE PLAT DRAWN HEREON IS A REPRESENTATION OF A SURVEY PREPARED BY ME OR UNDER MY DIRECTION. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DATED THIS 6TH DAY OF OCTOBER, AD. 2004.

BY: Randall S. Kuras
ILLINOIS PROFESSIONAL ENGINEER NO. 36672
LICENSE EXPIRES: 11-30-2005

PROJECT/FILE NO. 2004.017



SOURCE/SITE BENCHMARK (VILLAGE OF GLENCOE #2771):
TOP OF SW BOLT ON FIRE HYDRANT LOCATED AT THE NORTHEAST CORNER OF INTERSECTION OF SHERIDAN ROAD AND HAZEL AVENUE.
ELEVATION = 662.42 (NGVD DATUM 1929)

NOTE: COMPARE ALL POINTS, DIMENSIONS AND MEASUREMENTS BEFORE BUILDING AND REPORT ANY DISCREPANCIES. CONSULT THE TITLE POLICY FOR THE PROPERTY AND THE LOCAL GOVERNMENTAL AGENCY FOR CURRENT EASEMENTS, ZONING RESTRICTIONS AND BUILDING SET BACK LINES. NOTHING IS TO BE ASSUED BY SCALING THE PLAT.

PLAT PREPARED BY:
RANDALL S. KURAS, P.E.
CONSULTING ENGINEER
36506 TRAER TERRACE
QUINCY, ILLINOIS 60093-1545
(847) 356-6040 VOICE/FAX
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VILLAGE OF GLENCOE

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December 16, 2019

Re: Zoning Board of Appeals Variation Public Hearing – 139 Hazel Ave

Dear Resident,

The enclosed legal notice provides information on a Zoning Board of Appeals Variation Public Hearing for Monday, January 6, 2020 at 7:30 p.m. at Village Hall. The hearing is open to the public and you are welcome to attend should you have any questions or comments on this matter. You are being contacted because your property is located within 200 feet of 139 Hazel Avenue.

The applicant is requesting one variation from the Village's zoning ordinance to allow for the construction of a detached shed:

1. To increase the allowable gross floor area from 5,605.25 square feet to 5,685.31 square feet.

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
dmau@villageofglencoe.org | (847) 835-4111

Address n Street nam Unit	Property owner	Mailing address
676 Longwood Ave	Michael Abt	676 Longwood Ave Glencoe IL 60022
635 Sheridan Rd	Scott Kogen	635 Sheridan Rd Glencoe IL 60022
126 Park Ave	Edward & Cathy Atkins	126 Park Ave Glencoe IL 60022
678 Longwood Ave	Scott L Goldberg	678 Longwood Ave Glencoe IL 60022
140 Park Ave	Eric Loeb	140 Park Ave Glencoe IL 60022
670 Longwood Ave	Allen Cosnow	670 Longwood Ave Glencoe IL 60022
150 Park Ave	Solomon	150 Park Ave Glencoe IL 60022
690 Longwood Ave	Howard J Trienens	690 Longwood Ave Glencoe IL 60022
139 Hazel Ave	John R Tinnon	139 Hazel Ave Glencoe IL 60022
677 Sheridan Rd	677 Sheridan Llc	677 Sheridan Rd Glencoe IL 60022
140 Hazel Ave	Kristin M Coleman	140 Hazel Ave Glencoe IL 60022
126 Hazel Ave	James Hickey	126 Hazel Ave Glencoe IL 60022
655 Sheridan Rd	655 Trust	655 Sheridan Rd Glencoe IL 60022
102 Park Ave	Howard J Trienens	102 Park Ave Glencoe IL 60022

**VILLAGE OF GLENCOE
GLENCOE, ILLINOIS**

ZONING BOARD OF APPEALS

**NOTICE OF PUBLIC HEARING
January 6, 2020**

Notice is hereby given that a public hearing is to be conducted on Monday, January 6, 2020 at 7:30 p.m., before the Zoning Board of Appeals of the Village of Glencoe, Cook County, Illinois, in the Council Chambers of the Village Hall, 675 Village Court, Glencoe, Illinois to consider a request for a variation from the Zoning Ordinance by applicant Steve Kooyenga to permit a detached shed at 139 Hazel Avenue, Glencoe, Illinois, in the RA Single Family Residential Zoning District (Permanent Real Estate Index Number 05-07-209-010-0000).

Legal Description: THAT PART OF LOTS 3, 4, AND 5 AND A STRIP OF LAND BETWEEN AND ADJOINING SAID LOTS (FORMERLY GRACE AVENUE) IN BLOCK 13 IN GLENCOE IN THE NORTHEAST QUARTER OF SECTION 07, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 3, RUNNING THENCE NORTHERLY ON THE DIVIDING LINE BETWEEN LOTS 2 AND 5 IN SAID BLOCK 13, 45.5 FEET; RUNNING THENCE SOUTHWESTERLY PARALLEL TO THE NORTH LINE OF SAID LOT 5, 100 FEET; RUNNING THENCE SOUTHEASTERLY PARALLEL TO THE WEST LINE OF SAID LOT 4, 200 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 4, BEING THE NORTHWESTERLY LINE OF HAZEL AVENUE AND RUNNING THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF HAZEL AVENUE, 106 FEET; RUNNING THENCE NORTHWESTERLY PARALLEL TO THE WEST LINE OF SAID LOT 4, 154.5 FEET, MORE OR LESS, TO THE NORTHWESTERLY LINE OF SAID LOT 3; RUNNING THENCE SOUTHWESTERLY ALONG THE NORTHEASTERLY LINE 6 FEET TO THE PLACE OF BEGINNING IN THE VILLAGE OF GLENCOE, COOK COUNTY, ILLINOIS, THE PREMISES COMMONLY KNOWN AS 139 HAZEL AVENUE, GLENCOE, ILLINOIS 60022.

The applicant requests one variation from the Zoning Ordinance:

1. To increase the allowable gross floor area from 5,605.25 square feet to 5,685.31 square feet.

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

Taylor Baxter, AICP
Development Services Manager

December 11, 2019