



AGENDA
VILLAGE OF GLENCOE
ZONING BOARD OF APPEALS
REGULAR MEETING

Village Hall Council Chamber
675 Village Court
March 2, 2020 – 7:30 P.M.

1. CALL TO ORDER AND ROLL CALL

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

2. CONSIDER ADOPTION OF THE JANUARY 6, 2020 ZONING BOARD OF APPEALS MEETING MINUTES.

3. PUBLIC HEARING TO CONSIDER A REQUEST OF GUILLERMO AMEZCUA AND KOREEN BLOSKY-AMEZCUA OF 999 FOREST AVE., TO INCREASE THE ALLOWABLE GROSS FLOOR AREA FROM 5,161.63 SQUARE FEET TO 5,283.22 SQUARE FEET AND TO REDUCE THE SIDE YARD SETBACK FROM 12.91 FEET TO 9.6 FEET.

4. PUBLIC HEARING TO CONSIDER A REQUEST OF DEREK SCHILLER TO PERMIT A NEW SINGLE-FAMILY HOME AT 748 GREENWOOD AVE., TO REDUCE THE REQUIRED FRONT YARD SETBACK FROM 50 FEET TO 48.48 FEET.

5. DISCUSSION OF ZONING BOARD OF APPEALS/ZONING COMMISSION MEETING TIMES

6. 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
675 Village Court
Monday, January 6, 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 6th day of January, 2020, in the Village Hall Council Chamber.

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

2. CONSIDERATION OF MINUTES OF THE DECEMBER 2, 2019 ZBA MEETING

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

3. APPROVE KOOYENGA APPEAL AT 139 HAZEL AVENUE

The Chair stated that the purpose of this portion of the meeting was to conduct a public hearing on the appeal by Steve Kooyenga, the applicant representing the owner of 139 Hazel Avenue, of a decision by the Development Services Manager in denying a permit to increase the allowable gross floor area from 5,606.25 square feet to 5,685.31 square feet, or

1.4%, to allow for the construction of a detached shed. The variation is authorized by Section 7-403-E-1 of the Zoning Code.

The Chair reported that notice of the public hearing was published in the December 16, 2019 Glencoe Anchor 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 Mr. Steve Kooyenga to present his case. Mr. Kooyenga began, stating:

- 1) The shed is proposed to be in the homeowner's rear yard and will be visible from Hazel Avenue in an aesthetically pleasing manner.
- 2) The proposed shed will also be complimented by a landscaping plan that has been prepared by Mariani Landscaping.
- 3) Drainage is not a concern as the proposed shed is planned to be constructed right at grade level. A proposed strip of gravel that will surround the shed will be great for water dripping and general absorption.
- 4) No trees will be harmed.
- 5) The variance is being requested due to lack of utility storage, and the planned usage is strictly storage with no electrical components, lighting, or planned nighttime access.

Mr. Roin asked Taylor Baxter if neighbors were notified. Mr. Baxter confirmed that neighbors were notified, but the Village did not receive any comments.

Mr. Roin then asked Mr. Baxter if this will create a drainage or water problem, and Mr. Baxter stated that to the best of his knowledge it will not be, however, he has not heard any comments from the Village Engineer.

3. PUBLIC COMMENT

Mr. Roin asked the audience if anyone had a public comment. No comments were made.

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 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 increase the allowable gross floor area to construct a detached shed at 139 Hazel Avenue, be granted as shown in the drawings or plans submitted by the owner and made part of the record.

BE IT FURTHER RESOLVED that the decision of the 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, Carlson, Elsasser, Friedman, Kaplan, Satter
NAYS:	None
ABSENT:	Novack

4. ADJOURN

There being no further business to come before the Zoning Board of Appeals the meeting was adjourned at 7:45 p.m.



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: February 6, 2020

TO: Zoning Board of Appeals

FROM: Taylor Baxter, Development Services Manager

SUBJECT: Consideration of variations to increase allowable gross floor area and to decrease side yard setback at 999 Forest Avenue

Background: Applicants Guillermo Amezcua and Koreen Blosky-Amezcua are requesting variations from the Zoning Code to allow an increase in the allowable gross floor area and to reduce the side yard setback at 999 Forest Avenue. 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 5,161.63 square feet to 5,283.22 square feet, a variation of 2.3%.*

The lot currently has 4,850.91 square feet of gross floor area. The ZBA may grant variations to increase the allowable gross floor area by up to 15%.

2. *Section 3-111(C)(2) – To reduce the side yard setback from 12.91 feet to 9.6 feet, a variation of 20%.*

The existing home, which is not parallel to the north side property line, currently has a side yard setback of 4.61 feet at the rear of the home and 12.91 feet at its front corner. The ZBA may grant variations to decrease the required side yard setback by up to 20%.

	Existing	Allowed	Proposed
Gross Floor Area (max.)	4,850.91 sq. ft.	5,161.63 sq. ft.	5,283.22 sq. ft.
Side Yard Setback (min.)	4.61'-12.91'	12.0'	9.6'

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

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

The applicants have stated that the variations are being requested due to the existing location of the home on the uniquely shaped lot, and that there is insufficient space to park an automobile and store basic appliances in their attached garage.

- 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 stated that they are requesting the variations due to the existing home being off-center and on a trapezoid-shaped lot, as well as insufficient space for basic utilities.

- 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 not built by the current owners, 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 single-family additions that exceed the allowable gross floor area and reduce the required side yard setback 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 single-family additions 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.

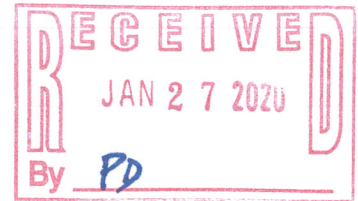
The February 13, 2020 Glencoe Anchor contained the Notice of Public Hearing. Additionally, owners of properties within 200 feet of the subject property were notified.

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 and reduce the side yard setback for an addition onto the existing garage and single-family residence at 999 Forest Avenue.

Notice of Appeal



Date: JANUARY 27, 2020

Property Address: 999 FOREST AVENUE

PIN #: 05-06-400-004-0000

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: INCREASE THE 18'-4" BY 17'10" EXISTING ATTACHED GARAGE TO BE ABLE TO SAFELY AND EFFICIENTLY FIT AT LEAST ONE AUTOMOBILE, BASIC APPLIANCES FOR LAWN AND SNOW MAINTENANCE, AND RECREATIONAL ITEMS SUCH AS BICYCLES AND STROLLERS. IN ADDITION TO THE BELOW VARIATION TO THE SIDE YARD, WE ALSO REQUEST APPROVAL OF A F.A.R. VARIANCE IF 236% OR 121.59 SQ FT.

I require a zoning variation reducing the SIDE yard setback from 12 feet to 9.6 feet and N/A yard setback from N/A feet to N/A feet.

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

- 1) THE PLACEMENT OF THE HOME ON THE TRAPEZOID-SHAPED LOT IS OFF CENTER. BECAUSE THE EXISTING GARAGE IS ATTACHED TO THE HOME, THE MOST PRACTICAL OPTION IS TO WIDEN AND DEEPEN THE GARAGE BY 167.09 SQUARE FEET. THE CURRENT GARAGE DIMENSIONS REQUIRE THAT AN AUTOMOBILE BE PARKED DIAGONALLY IN ORDER TO FIT INSIDE, LEAVING INSUFFICIENT SPACE FOR ANY OTHER CUSTOMARY USE.
- 2) BECAUSE THE TRAPEZOID-SHAPED LOT NARROWS FROM THE FRONT TO THE BACK, AND GIVEN THE EXISTING GARAGE IS ATTACHED TO THE HOME, OTHER DESIGN OPTIONS WOULD EITHER REQUIRE MORE SIGNIFICANT VARIANCES THAN THE ONE BEING PROPOSED, OR WOULD SIGNIFICANTLY ALTER THE STREETSCAPE AND THE EXISTING CHARACTER OF THE NEIGHBORHOOD.

3) MORE SIGNIFICANT OPTIONS SUCH AS RELOCATING THE GARAGE OR ADDING BACK YARD SHEDS ARE EITHER IMPRACTICAL OR MORE DISRUPTIVE TO THE PROPERTY AND THE NEIGHBORHOOD AND THEREFORE NOT UNDER CONSIDERATION.

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.

NATALIA DOBOS *Natalia Dobos* 01/27/2020
Owner's Agent Printed Name

312-375-5802

Agent's Telephone

GUILLERMO AMEZCUA *G. Amezcua* 01/27/2020
Owner's Printed Name and Signature

312.623.6295

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

EXISTING

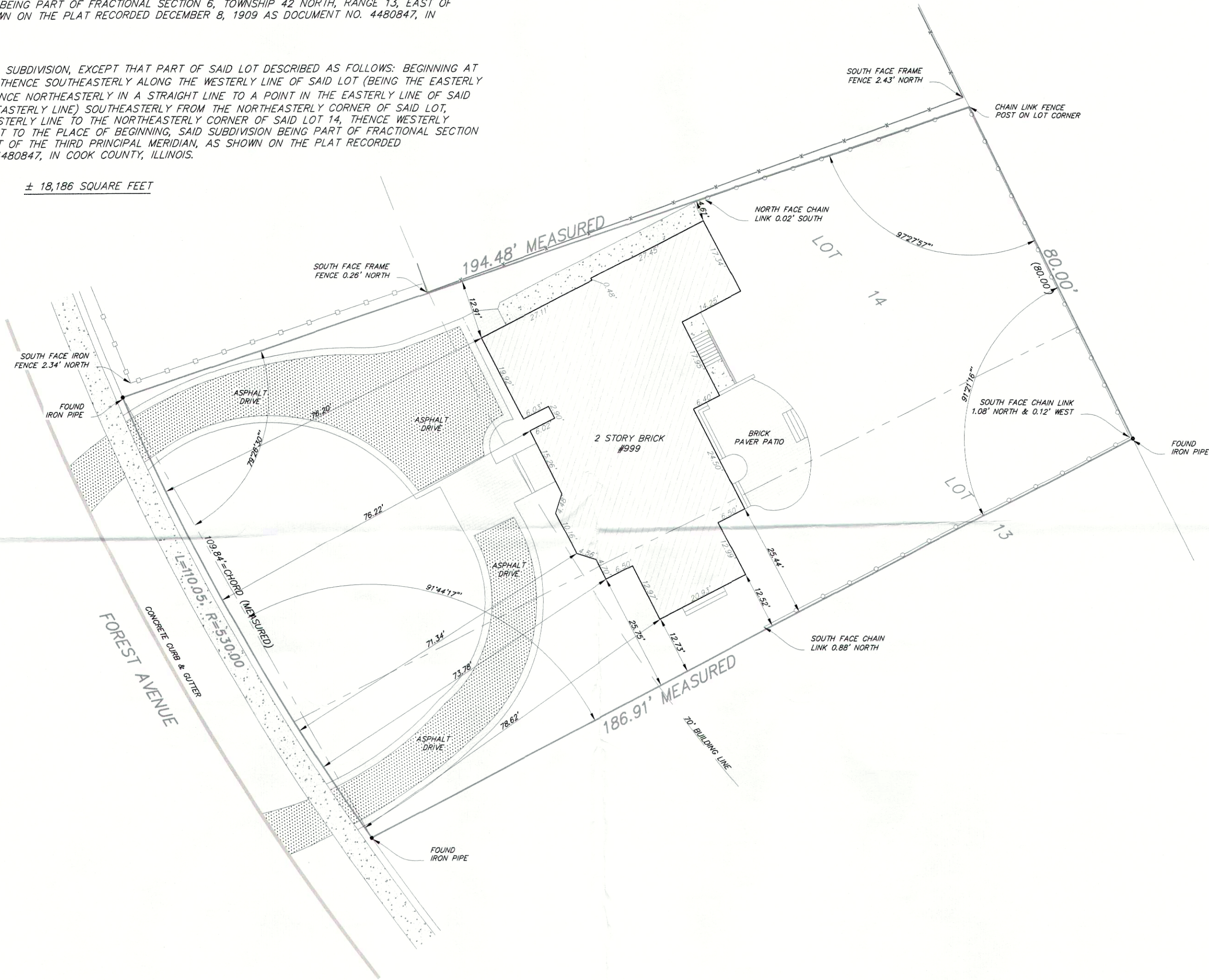
BOUNDARY SURVEY

of
THAT PART OF LOT 13 IN BLOCK 1 IN SYLVAN NEWHALL SUBDIVISION, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT, THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT (BEING EASTERLY LINE OF FOREST AVENUE) A DISTANCE OF 30.6 FEET, THENCE NORTHEASTERLY IN A STRAIGHT LINE TO A POINT IN THE EASTERLY LINE OF SAID LOT 13, 27 FEET SOUTHEASTERLY FROM THE NORTHEASTERLY CORNER OF SAID LOT; THENCE ALONG THE EASTERLY LINE OF SAID LOT TO THE NORTHEASTERLY CORNER THEREOF; THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LOT TO THE PLACE OF BEGINNING, SAID SUBDIVISION BEING PART OF FRACTIONAL SECTION 6, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SHOWN ON THE PLAT RECORDED DECEMBER 8, 1909 AS DOCUMENT NO. 4480847, IN COOK COUNTY, ILLINOIS.

ALSO

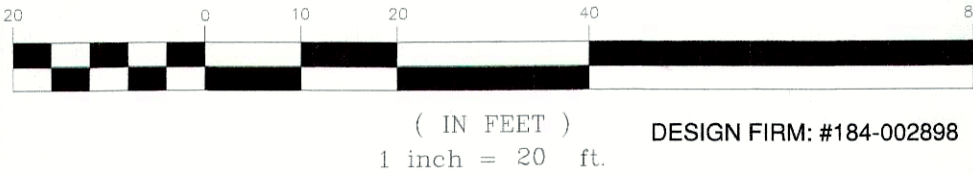
LOT 14 IN BLOCK 1 IN SYLVAN NEWHALL SUBDIVISION, EXCEPT THAT PART OF SAID LOT DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER THEREOF, THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT (BEING THE EASTERLY LINE OF FOREST AVENUE) 140 FEET, THENCE NORTHEASTERLY IN A STRAIGHT LINE TO A POINT IN THE EASTERLY LINE OF SAID LOT, 97 FEET, (MEASURED ALONG SAID EASTERLY LINE) SOUTHEASTERLY FROM THE NORTHEASTERLY CORNER OF SAID LOT, THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE TO THE NORTHEASTERLY CORNER OF SAID LOT 14, THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT TO THE PLACE OF BEGINNING, SAID SUBDIVISION BEING PART OF FRACTIONAL SECTION 6, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SHOWN ON THE PLAT RECORDED DECEMBER 8, 1909, AS DOCUMENT NO. 4480847, IN COOK COUNTY, ILLINOIS.

± 18,186 SQUARE FEET



LEGAL DESCRIPTION PROVIDED BY CLIENT

GRAPHIC SCALE



DESIGN FIRM: #184-002898

MEASURED DISTANCE
(RECORDED DISTANCE)

ORDERED BY

DANIEL E. LEVY, LTD.
Attorneys at Law



100 S. Saunders Rd.
Suite 150
Lake Forest, IL 60045

DANIEL E. LEVY
Attorney at Law

(847) 808-0222
Fax: (847) 808-1221

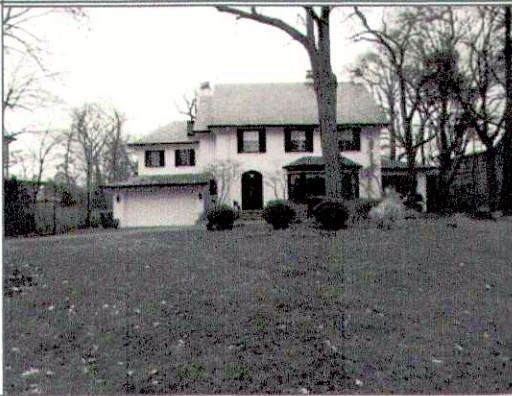
www.danielelevy.com
dan@danielelevy.com

VICINITY MAP

999 Forest Avenue

999 FOREST AVENUE

IMAGE



PIN# 05-06-400-004-0000



PYRAMID LAND SURVEYORS
Land Surveyors Illinois and Wisconsin

16 SOUTH LIBERTY DRIVE
SOUTH BARRINGTON ILLINOIS, 60010
PHONE 630-497-1832 FAX 847-428-6419

FIELD WORK COMPLETED: DES 17, 2019

DRAWN BY: G.V.S. SCALE: 1"=20'

BOOK NUMBER: 1912-61

DRAWING NUMBER: 117-191256

pyramidpls@yahoo.com

STATE OF ILLINOIS } C.C.
COUNTY OF COOK }

PYRAMID LAND SURVEYORS, INC. AS ILLINOIS LICENSED PROFESSIONAL LAND SURVEYORS, HEREBY STATE THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL Sunday, December 22, 2019

Gene Scola

GENE SCOLA PLS #035-003364 EXPIRES 11-30-2020

RECEIVED
JAN 27 2020
By PD



SCALE $\frac{1}{16}" = 1'-0"$

ARCHITECT	PROJECT
<p>MATILDA ROBBS 1431 Green Bay Rd Highland Park, IL 60035</p> <p>312 375 5802 natelja@dobosarchitecture.com WWW.DOBOSARCHITECTURE.COM</p>	<p>KITCHEN & GARAGE ADDITIONS FOR KORY BLOS & GUILLERMO AMEZCUA 999 FOREST AVE GLENCOE, IL 60022</p>



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

February 14, 2020

Re: Zoning Board of Appeals Variation Public Hearing – 999 Forest Avenue

Dear Resident,

The enclosed legal notice provides information on a Zoning Board of Appeals Variation Public Hearing for Monday, March 2, 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 999 Forest Avenue.

The applicants are requesting the following variations from the Village's zoning ordinance to allow for the additions on to an existing single-family home:

1. To increase the allowable gross floor area from 5,161.63 square feet to 5,283.22 square feet.
2. To reduce the side yard setback from 12.91 feet to 9.6 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
tbaxter@villageofglencoe.org | (847) 461-1118

Address number	Street name	City	State	ZIP code	PIN	Property owner	Mailing address
1030	Forest Ave	Glencoe	IL	60022	05-06-304-013-0000	Douglas Adams	1030 Forest Ave Glencoe IL 60022
1000	Sheridan Rd	Glencoe	IL	60022	05-06-400-018-0000	Jeffrey Adler	1000 Sheridan Rd Glencoe IL 60022
1035	Forest Ave	Glencoe	IL	60022	05-06-400-001-0000	Deane Ellis	1035 Forest Ave Glencoe IL 60022
985	Forest Ave	Glencoe	IL	60022	05-06-400-006-0000	Andrew & Julia Gluck	985 Forest Ave Glencoe IL 60022
984	Sheridan Rd	Glencoe	IL	60022	05-06-400-019-0000	Sean Lee & Shruti Tri	984 Sheridan Rd Glencoe IL 60022
990	Forest Ave	Glencoe	IL	60022	05-06-304-016-0000	Chicago Title Land Tr	990 Forest Ave Glencoe IL 60022
1004	Forest Ave	Glencoe	IL	60022	05-06-304-015-0000	Joseph A Koehler	1004 Forest Ave Glencoe IL 60022
999	Forest Ave	Glencoe	IL	60022	05-06-400-004-0000	Harry S Weber	999 Forest Ave Glencoe IL 60022
1010	Sheridan Rd	Glencoe	IL	60022	05-06-400-016-0000	Samuel Sanchez	1010 Sheridan Rd Glencoe IL 60022
976	Oak Ter	Glencoe	IL	60022	05-06-304-018-0000	Steven Greenberg	976 Oak Ter Glencoe IL 60022
1017	Forest Ave	Glencoe	IL	60022	05-06-400-003-0000	Chicago Title Land Tru	1017 Forest Ave Glencoe IL 60022
980	Sheridan Rd	Glencoe	IL	60022	05-06-400-020-0000	Daniel & Julie Aronson	980 Sheridan Rd Glencoe IL 60022
1016	Forest Ave	Glencoe	IL	60022	05-06-304-014-0000	Brian & Dana Newman	1016 Forest Ave Glencoe IL 60022
1025	Forest Ave	Glencoe	IL	60022	05-06-400-002-0000	Iris K. Baer	1025 Forest Ave Glencoe IL 60022
977	Forest Ave	Glencoe	IL	60022	05-06-400-007-0000	Randy O Rissman	977 Forest Ave Glencoe IL 60022
993	Forest Ave	Glencoe	IL	60022	05-06-400-005-0000	David & Susan Levine	993 Forest Ave Glencoe IL 60022



**VILLAGE OF GLENCOE
GLENCOE, ILLINOIS**

ZONING BOARD OF APPEALS

**NOTICE OF PUBLIC HEARING
MARCH 2, 2020**

Notice is hereby given that a public hearing is to be conducted on Monday, March 2, 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 requests for variations:

A request for a variation from the Zoning Ordinance by applicants Guillermo Amezcua and Koreen Blosky-Amezcua to permit a single-family addition onto the existing home and attached garage at 999 Forest Avenue, Glencoe, Illinois, in the RA Single-Family Residential Zoning District (Permanent Real Estate Index Number 05-06-400-004-0000).

Legal Descriptions: THAT PART OF LOT 13 IN BLOCK 1 IN SYLVAN NEWHALL SUBDIVISION, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT, THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT (BEING EASTERLY LINE OF FOREST AVENUE) A DISTANCE OF 30.6 FEET, THENCE NORTHEASTERLY IN A STRAIGHT LINE TO A POINT IN THE EASTERLY LINE OF SAID LOT 13, 27 FEET SOUTHEASTERLY FROM THE NORTHEASTERLY CORNER OF SAID LOT; THENCE ALONG THE EASTERLY LINE OF SAID LOT TO THE NORTHEASTERLY CORNER THEREOF; THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LOT TO THE THIRD PRINCIPAL MERIDIAN, AS SHOWN ON THE PLAT RECORDED DECEMBER 8, 1909 AS DOCUMENT NO. 4480847, IN COOK COUNTY, ILLINOIS.

LOT 14 IN BLOCK 1 IN SYLVAN NEWHALL SUBDIVISION, EXCEPT THAT PART OF SAID LOT DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER THEREOF, THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT (BEING THE EASTERLY LINE OF FOREST AVENUE) 140 FEET, THENCE NORTHEASTERLY IN A STRAIGHT LINE TO A POINT IN THE EASTERLY LINE OF SAID LOT, 97 FEET, (MEASURED ALONG SAID EASTERLY LINE) SOUTHEASTERLY FROM THE NORTHEASTERLY CORNER OF SAID LOT, THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE TO THE NORTHEASTERLY CORNER OF SAID LOT 14, THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT TO THE PLACE OF BEGINNING, SAID SUBDIVISION BEING PART OF FRACTIONAL SECTION 6, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SHOWN ON THE PLAT RECORDED DECEMBER 8, 1909, AS DOCUMENT NO. 4480847, IN COOK COUNTY, ILLINOIS.

The applicant requests the following variations from the Zoning Ordinance:

1. To increase the allowable gross floor area from 5,161.63 square feet to 5,283.22 square feet.
2. To reduce the side yard setback from 12.91 feet to 9.6 feet.

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



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: February 19, 2020

TO: Zoning Board of Appeals

FROM: Taylor Baxter, Development Services Manager

SUBJECT: Variation to reduce required front setback from 50 feet to 48.48 feet

Background: The Village issued a building permit in 2019 for a new single-family home on this property. Construction began, and upon receipt of a foundation survey, Village staff notified the applicant that the under-construction home had a front setback of 48.48 feet, which does not meet the required 50-foot front setback that was shown on the approved zoning site plan from the building permit. The encroachment is limited to an approximately 10-foot-wide bay window on the front face of the garage. The remainder of the structure meets the 50-foot setback requirement.

Building permits include two sets of plans: an architecture/building set that is reviewed by planning staff for compliance with setbacks, and an engineering set that is reviewed by the Village Engineer. The Village Engineer does not review engineering plans for setback compliance and planning staff does not review engineering plans. In this permit, the architecture/building set, which was reviewed by planning staff for setback requirements, showed the correct 50-foot setback. The engineering set, which was not reviewed by planning staff, showed an incorrect 48.48-foot setback.

The applicant has requested one variation from the zoning code to allow construction on the home to continue with the 48.48-foot setback shown on the approved engineering plans, rather than the 50-foot setback shown on the site plan that was reviewed for compliance with setback requirements:

1. *Section 3-111 – To reduce the required front yard setback from 50 feet to 48.48 feet, a variation of 3%.*

The ZBA may grant variations to decrease the required front yard setback by up to 20%.

	Demolished home	Home under construction	Allowed	Proposed
Front Yard Setback (min.)	51.34'	48.48'	50'	48.48'

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 variation is being requested due to there being two different site plans included in the building permit application. Because construction has already begun with a front setback of 48.48 feet, the applicant has requested a variation to allow this setback reduction of 3%.

- 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 is no unique physical condition on the lot.

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

There is no unique physical condition on the lot. The applicant's hardship is instead due to a discrepancy between site plans provided in the building permit application.

- 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 on a desire to make more money from the property. However, the right to construct a with a reduced front yard setback 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 single-family home with a front setback reduction of 3% would 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. Although most of the homes on the subject property's block face have setbacks between 50 and 60 feet, there are setbacks as small as 42.17 feet and as large as 114.75 feet. The approximately 10-foot-wide encroachment of a bay window by less than 18 inches would not have any significant impact on the character of the area.

The **February 13, 2020** 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 reduce the front yard setback for a new single-family residence at 748 Greenwood Avenue.

Notice of Appeal

Date: JAN. 27, 2020

Property Address: 748 Greenwood

PIN #: 05-07-11-023-0000

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: USE THE FRONT YARD SET BACK SHOWN ON THE APPROVED ENGINEERING PLAN (pages C2 ~~AND~~) WHICH SETS THE BUMPED-OUT BAY ON THE FRONT FACING WALL OF GARAGE AT 48.48 FEET. FROM; LEAVE THE 1.5 FT BAY.

I require a zoning variation reducing the front setback yard setback from 50' feet to 48.48' feet and X yard setback from X feet to X feet.

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

- 1) THE BAY'S PURPOSE IS PRIMARILY DECORATIVE ITS REMOVAL WILL ADVERSLY AFFECT THE DESIGN AND APPEARANCE OF THE HOUSE WHICH NEGATIVELY IMPACTS THE AESTHETIC APPEAL OF THE BLOCK.
- THE CIVIL ENGINEERING DRAWINGS WHICH ARE PREPARED USING THE SITE SURVEY AND ALL THE PERTINENT INFORMATION RELATING TO THE PROPERTY, PROPOSED THE SETBACK OF THE FRONT BAY AT 48.48.
- 2) UPON APPROVAL OF THE CIVIL DRAWINGS WHICH CONTAINED THE 48.48 SETBACK ON SHEETS C2 ~~AND~~ THE DRAWINGS WERE RELIED UPON & REFERENCED WHEN THE SURVEYOR SET STAKES FOR THE EXCAVATION OF THE NEW HOUSE AND POURING OF FOUNDATION.
- SEVERAL GOOD FAITH ATTEMPTS WERE MADE TO ~~KNOW~~ UNDERSTAND WHAT IS REQUIRED BEFORE SUBMITTALS.
- VILLAGE STAFF ~~WAS~~ STRESSED A SET BACK BETWEEN 40-50 WHICH WE ARE WITHIN, BUT ~~ON THE~~ CLOSE ~~END~~ TO THE MORE PRECISE 50.

3) Zoning Code requires setback to be between 40-50 ft.
10 of 13 houses on the block are beyond that parameter.
ONLY 3 of 13 are within 40-50 feet as required.
NO ^{single} ~~other~~ House meets the required setback of 50 feet.
CODE STATES IN NO CASE shall it be more than 50 feet.
therefore ~~the~~ MAJORITY ARE NOT IN COMPLIANCE. AVG CAN NOT BE
CONSIDERED BECAUSE MAJORITY ARE OUTSIDE The 40-50.
REQUIRING 50 FT. SETBACK ON THIS property would ^{create} be the only
property held to the strict letter of the ordinance.

4) Reliance on the ~~eng~~ approved engineering plan was an unintentional
error. There was no attempt to game the system through the use of a variance.
There was no advantage to have the bay 10.5 feet closer to front
line and an incredible inconvenience and expense to be out of
compliance. ^{prior} Good faith attempts were made to learn village's interpretation
with through conversations & correspondence with new staff members.
OUR GOAL with submittals is compliance as revisions increase costs
and add to construction timeline.

- We are over 1 FT narrower on sideyards so home is not
over on BULK.

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.

Derek Schiller 626 Forest LLC

Owner's Agent Printed Name

Owner's Printed Name and Signature

773 878 5555

Agent's Telephone

773 878 5555

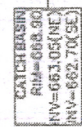
Owner's Telephone

Please deliver this form with any supporting material to:

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

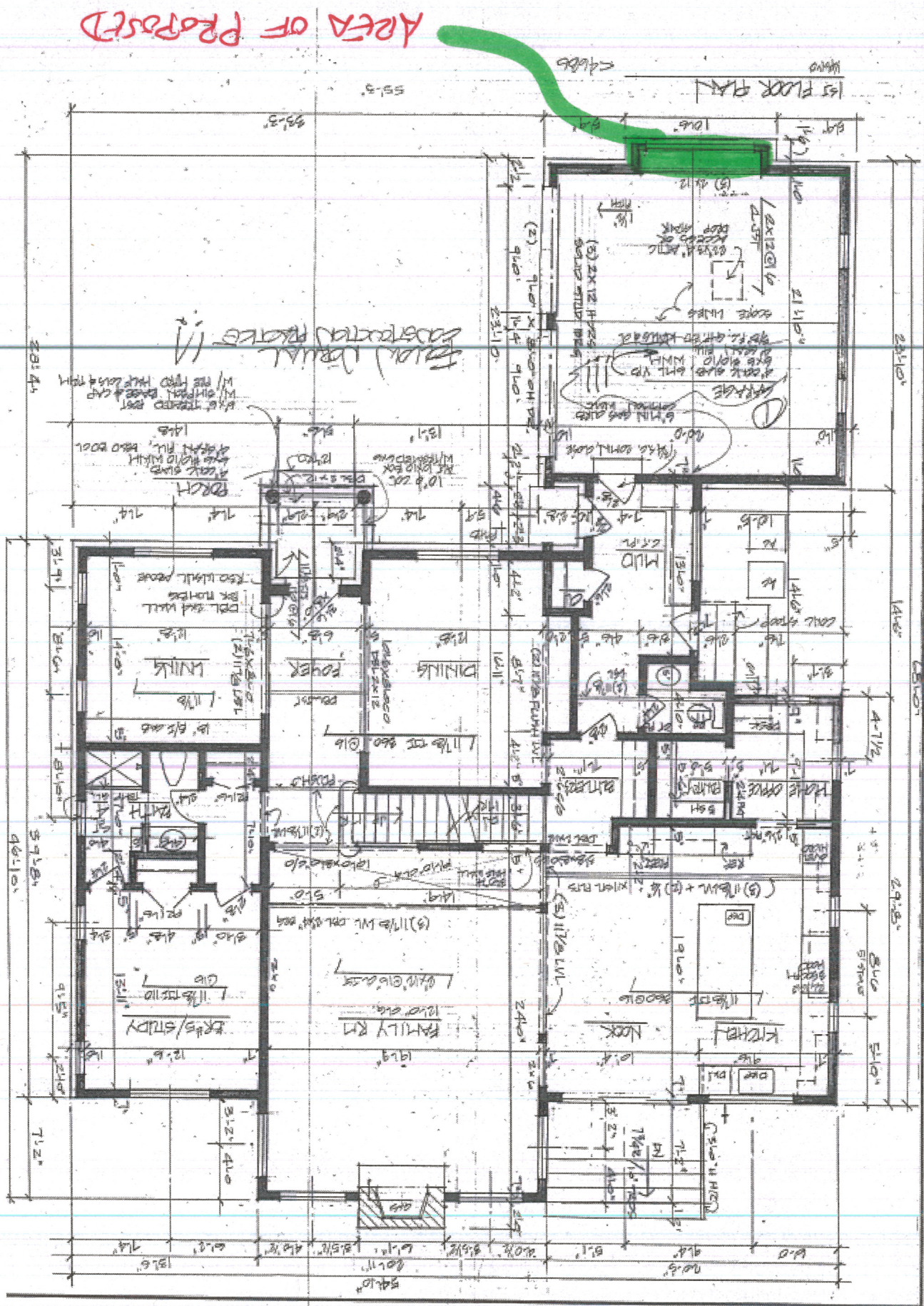
Phone: (847) 835-4111 | Fax: (847) 835-4234 | E-mail: publicworks@villageofglencoe.org

LOT 8



AREA OF PROPOSED ENCLAVEMENT

Rec 2/14/20



748 GREENWOOD AVE.



COPY OF STAMPED CIVIL ENG. PLAN P.C-1
Note stamped

UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL: (847) 299-1010 FAX: (847) 299-5887
E-MAIL: USURVEY@USANDCS.COM

BOUNDARY AND TOPOGRAPHIC SURVEY
OF

LOTS 3 AND THE SOUTH 25 FEET OF LOT 2 IN MCCLARY'S SUBDIVISION OF LOTS 9, 10, 11, 24, 25 AND 26 IN BLOCK 24 IN GLENCOE IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, ALONG WITH THE EASTERLY HALF OF VACATED ALLEY VACATED BY ORDINANCE RECORDED JANUARY 15, 1917 AS DOCUMENT 6030885 AND LYING WESTERLY AND ADJOINING THE LAND

KNOWN AS: 748 GREENWOOD AVENUE, GLENCOE, ILLINOIS

PERMANENT INDEX NUMBER: 05-07-111-023-0000

AREA = 13.848 SQ. FT. OR 0.364 ACRE

LEGEND	ABBREVIATIONS
1. BENCH MARK	2. GROUND ELEVATION
3. CURB	4. DRIVE
5. SIDEWALK	6. DRIVE
7. DRIVE	8. DRIVE
9. DRIVE	10. DRIVE
11. DRIVE	12. DRIVE
13. DRIVE	14. DRIVE
15. DRIVE	16. DRIVE
17. DRIVE	18. DRIVE
19. DRIVE	20. DRIVE
21. DRIVE	22. DRIVE
23. DRIVE	24. DRIVE
25. DRIVE	26. DRIVE
27. DRIVE	28. DRIVE
29. DRIVE	30. DRIVE
31. DRIVE	32. DRIVE
33. DRIVE	34. DRIVE
35. DRIVE	36. DRIVE
37. DRIVE	38. DRIVE
39. DRIVE	40. DRIVE
41. DRIVE	42. DRIVE
43. DRIVE	44. DRIVE
45. DRIVE	46. DRIVE
47. DRIVE	48. DRIVE
49. DRIVE	50. DRIVE
51. DRIVE	52. DRIVE
53. DRIVE	54. DRIVE
55. DRIVE	56. DRIVE
57. DRIVE	58. DRIVE
59. DRIVE	60. DRIVE
61. DRIVE	62. DRIVE
63. DRIVE	64. DRIVE
65. DRIVE	66. DRIVE
67. DRIVE	68. DRIVE
69. DRIVE	70. DRIVE
71. DRIVE	72. DRIVE
73. DRIVE	74. DRIVE
75. DRIVE	76. DRIVE
77. DRIVE	78. DRIVE
79. DRIVE	80. DRIVE
81. DRIVE	82. DRIVE
83. DRIVE	84. DRIVE
85. DRIVE	86. DRIVE
87. DRIVE	88. DRIVE
89. DRIVE	90. DRIVE
91. DRIVE	92. DRIVE
93. DRIVE	94. DRIVE
95. DRIVE	96. DRIVE
97. DRIVE	98. DRIVE
99. DRIVE	100. DRIVE

VILLAGE OF GLENCOE, IL
BENCH MARK NO. 249
E.L. = 676.45 (NAVD 1988)

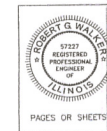
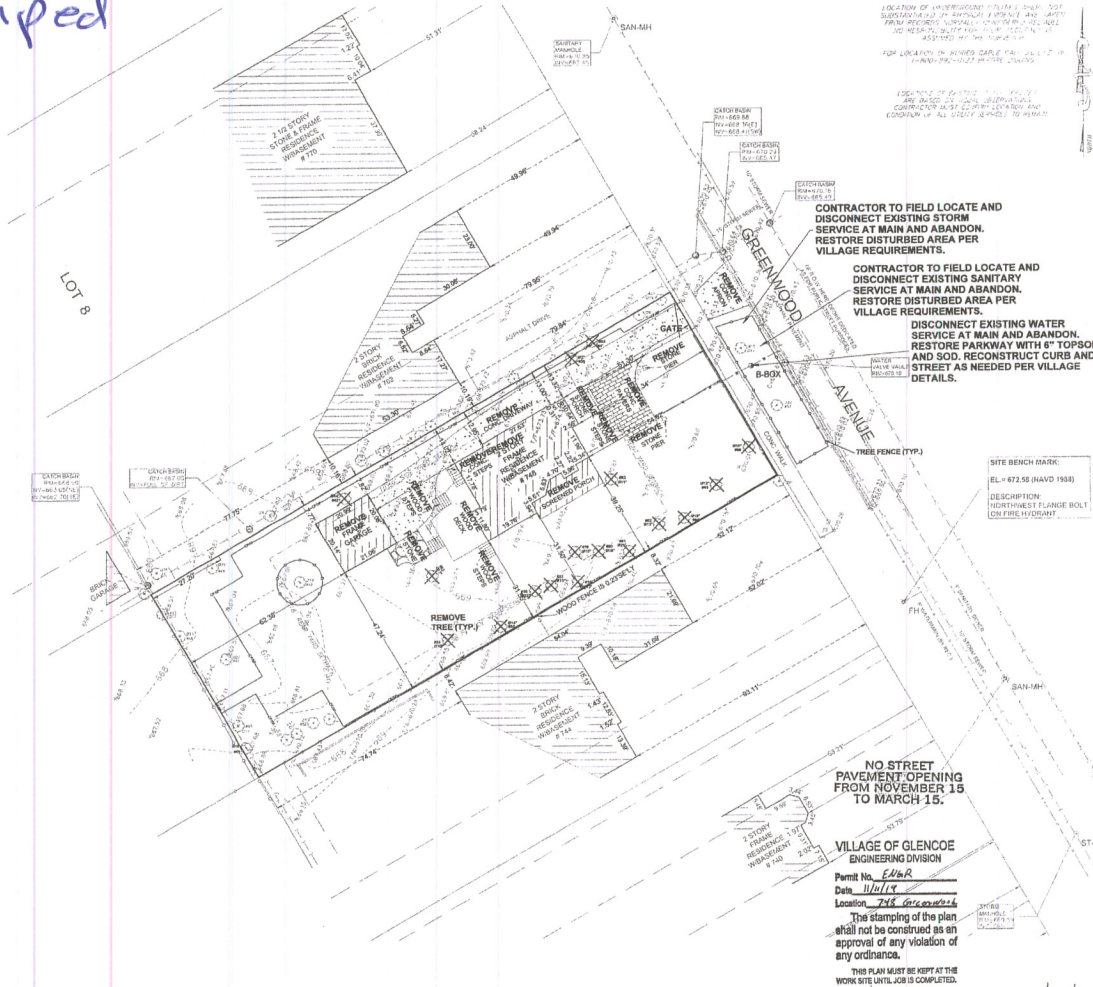
DESCRIPTION
N.W. CORNER OF GREENWOOD AVENUE AND PARK AVENUE
LOCATION
713 GREENWOOD AVENUE

GENERAL NOTES:

1. THE SITE MUST BE KEPT FREE OF ALL LITTER AND DEBRIS AT ALL TIMES ON A DAILY BASIS.
2. GRASS AND WEEDS ON PRIVATE PROPERTY AND ON THE PARKWAY MUST BE MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS, INCLUDING THOSE AREAS FENCED FOR TREE PROTECTION.
3. ALL HEAVY MUD, GRAVEL, AND OTHER DEBRIS LEFT ON THE STREET OR SIDEWALK MUST BE CLEANED AND REMOVED IMMEDIATELY. THE STREET AND SIDEWALK MUST BE SHEPHERD AT THE END OF EACH WORKING DAY.
4. DUST PARTICLES MUST BE CONTROLLED AT ALL TIMES. ALL MASONRY SAYS MUST BE EQUIPPED WITH WATER FEED ATTACHMENTS. NO DRY CUTTING OF BRICK, STONE, OR PAVERS IS PERMITTED.
5. TRAFFIC CONTROL IS REQUIRED FOR ANY EXCAVATION OR PERMIT WORKING IN THE PUBLIC RIGHT-OF-WAY. AT A MINIMUM, TYPE II BARRICADES ARE REQUIRED. ADVANCED WARNING SIGNS MAY BE REQUIRED BASED ON THE VILLAGE ENGINEERS REVIEW. NO STREET ACCESS CAN BE CLOSED WITHOUT WRITTEN VILLAGE APPROVAL.
6. NO METAL PLATES MAY BE USED BETWEEN NOVEMBER 15 AND MARCH 15 FOR ANY PAVEMENT OPENING. PLATES MAY BE USED WITH ADEQUATE TRAFFIC CONTROL TO PROTECT A PAVEMENT OPENING FOR NO MORE THAN 12 HOURS AFTER A UTILITY CUT HAS BEEN MADE.
7. TEMPORARY PAVEMENT RESTORATION SHOULD CONSIST OF MINIMUM OF 4 INCHES (8 INCHES IF WORK IS ON GREEN BAY ROAD, SHENDAN ROAD, OR DUNDAS ROAD) OF CONCRETE, PLACED OVER COMPACTED TRENCH BACKFILL. ROUGH BROOM FINISH MATCHING THE EXISTING PAVEMENT ELEVATION. COLD PATCH (COLD BITUMINOUS MATERIAL) MAY BE USED ONLY WITH APPROVAL FROM THE VILLAGE.
8. ALL PUBLIC SIDEWALK OR CURB THAT IS REMOVED AS A RESULT OF A UTILITY CONNECTION WILL BE TEMPORARILY PATCHED (WITH CONCRETE) WITHIN 48 HOURS OF EXCAVATION. NO PUBLIC SIDEWALK WILL BE UNAVAILABLE FOR PUBLIC USE AT ANY TIME EXCEPT WHEN SUCH SIDEWALK IS REMOVED OR REPLACED.
9. ANY TRENCHES IN THE PUBLIC PARKWAY SHOULD BE BACKFILLED AND SETTLED TO ACCELERATE SETTLEMENT AND COMPACTION. THE PARKWAY SHOULD BE FILLED AND LEVELED TO MATCH EXISTING GRADE WITHIN 48 HOURS OF EXCAVATION.
10. Haul all spoils & demolition debris offsite.
11. CALL JULIE 1-800-892-0123 BEFORE EXCAVATING.

SMI, CONSTRUCTION & TREE FENCE NOTES:

1. INSTALL TEMPORARY CONSTRUCTION & SMI FENCE FOR EROSION CONTROL IN THE AREAS SHOWN ON THE DRAWING. NO WOOD CHIPS OR MULCH SHALL BE PLACED WITHIN 10' RADIUS OF ANY CATCH BASIN OR STORM DRAIN.
2. A TEMPORARY 6" HIGH CHAIN LINK FENCE WITH DRIVEN POSTS IS REQUIRED AROUND PROPERTY PERIMETER TO MAKE SITE SECURE DURING CONSTRUCTION.
3. A TEMPORARY 6" HIGH CHAIN LINK FENCE IS REQUIRED TO PROTECT TREES.
4. DO NOT INSTALL ANY REQUIRED FENCING WITHOUT CONSULTING VILLAGE APPROVED PLAN FIRST.
5. ALL TREE PROTECTION, CONSTRUCTION AND SMI FENCE MUST BE INSTALLED PRIOR TO BUILDING PERMIT ISSUANCE.



I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF ILLINOIS.

DATE: 11-05-2019
SHEET NO.: 13947
SHEET FILE: 13947
ISSUE DATE: SEP 27, 2019
SCALE: 1"=30'

OWNER COPY

DATE	REVISIONS
11-01-19	1. INITIAL PLAN
11-01-19	2. REVISIONS
11-01-19	3. REVISIONS
11-01-19	4. REVISIONS
11-01-19	5. REVISIONS
11-01-19	6. REVISIONS
11-01-19	7. REVISIONS
11-01-19	8. REVISIONS
11-01-19	9. REVISIONS
11-01-19	10. REVISIONS
11-01-19	11. REVISIONS
11-01-19	12. REVISIONS
11-01-19	13. REVISIONS
11-01-19	14. REVISIONS
11-01-19	15. REVISIONS
11-01-19	16. REVISIONS
11-01-19	17. REVISIONS
11-01-19	18. REVISIONS
11-01-19	19. REVISIONS
11-01-19	20. REVISIONS

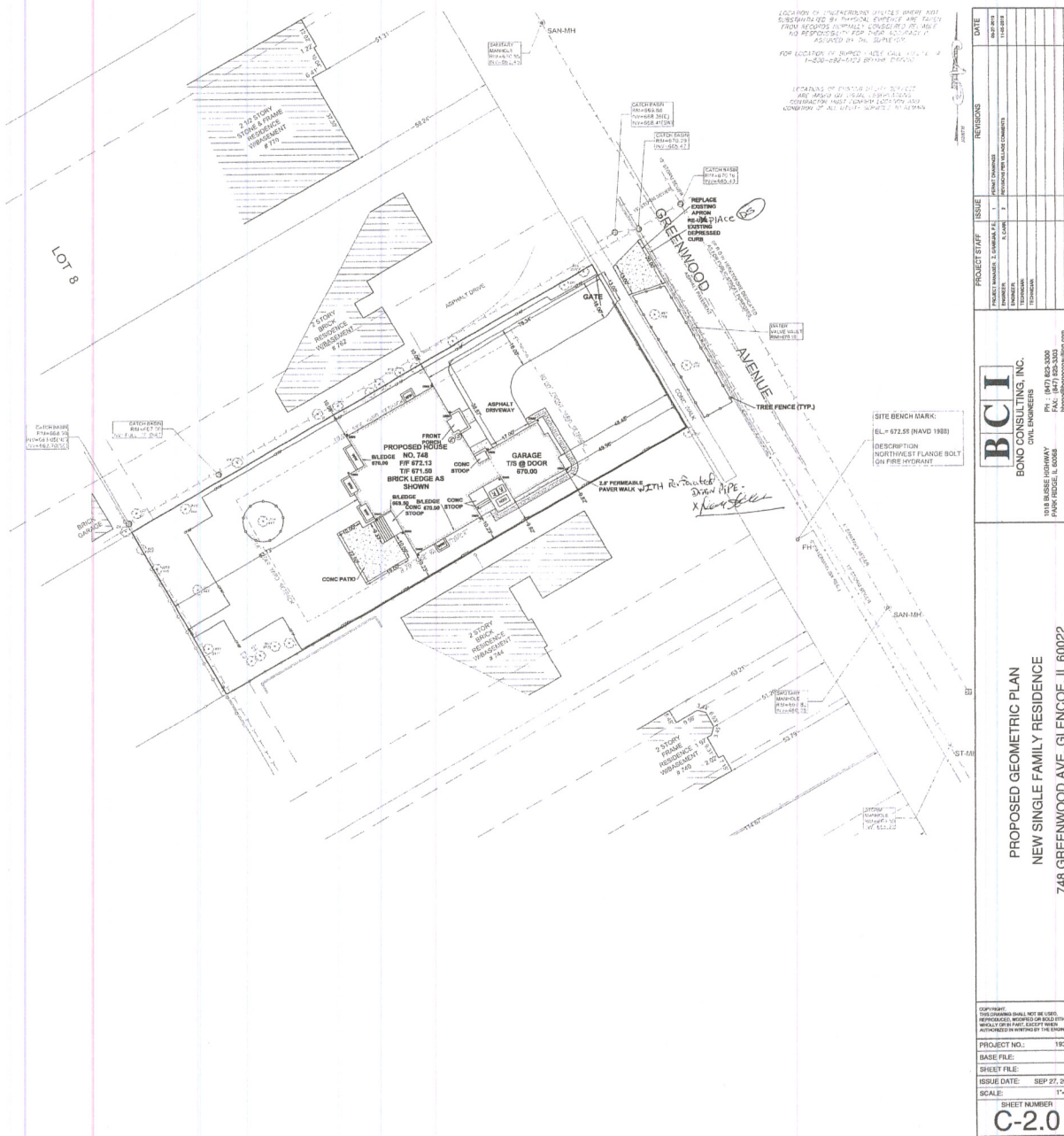
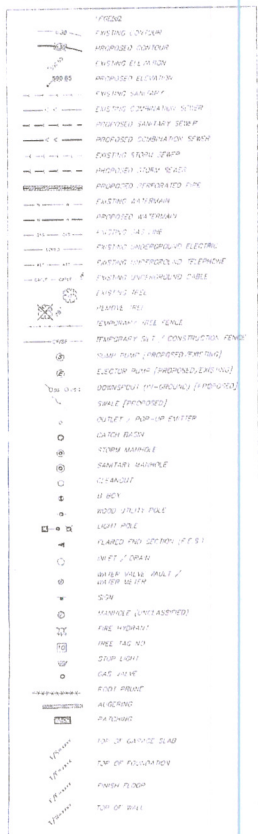
BCI
BOW CONSULTING, INC.
CIVIL ENGINEERS
1018 BLUEBERRY HILL
PARK RIDGE, IL 60068
PH: (847) 823-3300
FAX: (847) 823-3300
WWW.BCI-CONSULTING.COM

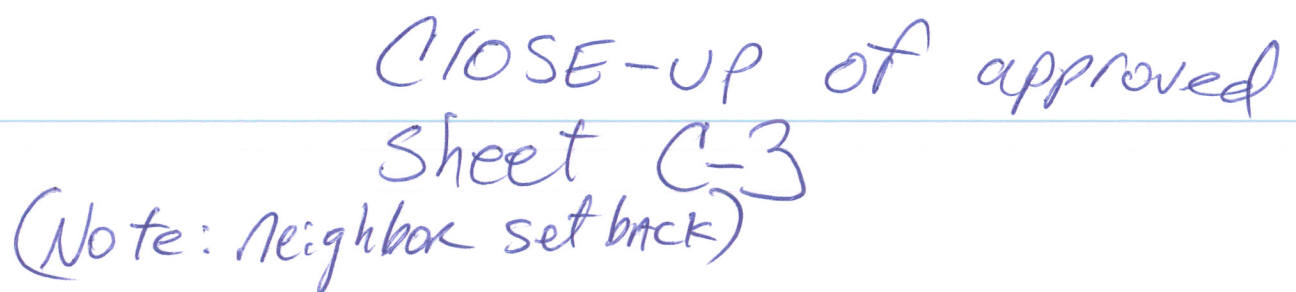
EXISTING CONDITIONS PLAN
NEW SINGLE FAMILY RESIDENCE
748 GREENWOOD AVE, GLENCOE, IL 60022

PROJECT NO.: 13947
SHEET FILE: 13947
ISSUE DATE: SEP 27, 2019
SCALE: 1"=30'

Copy of approved sheet C-2

748 Greenwood Ave, Glencoe				House #	Selfback
Existing Lot Size:	15048			812	55.90
				820	56.89
				734	60.35
				780	57.96
	Existing Impervious Area	Proposed Impervious Area	Proposed Semi-Impervious Area		
	(ac ft.)	(ac ft.)	(ac ft.)	778	56.33
House	1182	2804		792	49.84
Detached Garage	423	0		744	55.02
Driveway	1000	1500		740	51.20
Porch, Patio, Deck	709	458		738	114.67
Walls, Stoops, Steps	488	104	184	728	52.78
Window Well/AC pads	98	0		734	50.97
TOTAL	4218	5111		716	42.15
% of Lot	27.92	32.55%	1.16%	716	48.81
	Average			56.87	
C-Factor Allowed	Existing C-Factor	Proposed C-Factor			
0.850	0.620	0.647			
Detention NOT Required					

[illegible]



**VILLAGE OF GLENCOE
GLENCOE, ILLINOIS**

ZONING BOARD OF APPEALS

**NOTICE OF PUBLIC HEARING
MARCH 2, 2020**

Notice is hereby given that a public hearing is to be conducted on Monday, March 2, 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 requests for the following:

A request for a variation from the Zoning Ordinance by applicant Derek Schiller to permit a new single-family home at 748 Greenwood Avenue, Glencoe, Illinois, in the RB Single-Family Residential Zoning District (Permanent Real Estate Index Number 05-07-111-023-0000).

Legal Description:

LOTS 3 AND THE SOUTH 25 FEET OF LOT 2 IN MCCLARY'S SUBDIVISION OF LOTS 9, 10, 11, 24, 25 AND 26 IN BLOCK 34 IN GLENCOE IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, ALONG WITH THE EASTERLY HALF OF VACATED ALLEY VACATED BY ORDINANCE RECORDED JANUARY 15, 1917 AS DOCUMENT 6030880, AND LYING WESTERLY AND ADJOINING THE LAND.

The applicant requests one variation from the Zoning Ordinance:

1. To reduce the required front yard setback from 50 feet to 48.48 feet.

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



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

February 14, 2020

Re: Zoning Board of Appeals Variation Public Hearing – 748 Greenwood Avenue

Dear Resident,

The enclosed legal notice provides information on a Zoning Board of Appeals Variation Public Hearing for Monday, March 2, 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 748 Greenwood Avenue.

The applicant is requesting one variation from the Village's zoning code to allow for the construction of a new single-family home:

1. To reduce the required front yard setback from 50 feet to 48.48 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
tbaxter@villageofglencoe.org | (847) 461-1118

**VILLAGE OF GLENCOE
GLENCOE, ILLINOIS**

ZONING BOARD OF APPEALS

**NOTICE OF PUBLIC HEARING
MARCH 2, 2020**

Notice is hereby given that a public hearing is to be conducted on Monday, March 2, 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 requests for the following:

A request for a variation from the Zoning Ordinance by applicant Derek Schiller to permit a new single-family home at 748 Greenwood Avenue, Glencoe, Illinois, in the RB Single-Family Residential Zoning District (Permanent Real Estate Index Number 05-07-111-023-0000).

Legal Description:

LOTS 3 AND THE SOUTH 25 FEET OF LOT 2 IN MCCLARY'S SUBDIVISION OF LOTS 9, 10, 11, 24, 25 AND 26 IN BLOCK 34 IN GLENCOE IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, ALONG WITH THE EASTERLY HALF OF VACATED ALLEY VACATED BY ORDINANCE RECORDED JANUARY 15, 1917 AS DOCUMENT 6030880, AND LYING WESTERLY AND ADJOINING THE LAND.

The applicant requests one variation from the Zoning Ordinance:

1. To reduce the required front yard setback from 50 feet to 48.48 feet.

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

Mailing list – within 200' of 748 Greenwood Ave

770 Greenwood Ave
773 Greenwood Ave
762 Greenwood Ave
755 Greenwood Ave
763 Grove St
769 Greenwood Ave
775 Grove St
735 Greenwood Ave
740 Greenwood Ave
749 Grove St
745 Greenwood Ave
755 Grove St
779 Greenwood Ave
745 Grove St
736 Greenwood Ave
780 Greenwood Ave
744 Greenwood Ave
735 Grove St
727 Grove St
748 Greenwood Ave