



VILLAGE OF GLENCOE

675 Village Court, Glencoe, Illinois 60022
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Virtual Meeting Information

The February 7, 2022 Zoning Board of Appeals meeting will be held virtually via telephone and videoconference (individuals may participate either by telephone or by video conference) pursuant to Governor Pritzker's Executive Order 2022-01. In addition, at least one representative from the Village will be present at Village Hall in compliance with Section 7(e) of the Open Meetings Act.

Individuals may call the following to participate in the meeting:

By Telephone:

Phone Number: (312) 626-6799
Webinar ID: 856 3587 4287

By Zoom Video Conference:

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

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 that are received by 5:30 p.m. or one hour before the start of the meeting will be read during the meeting under Public Comment. All e-mails received will be acknowledged. Public comments that are read during the meeting are 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: "February 7th Zoning Board of Appeals 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 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.



ZONING BOARD OF APPEALS REGULAR MEETING

**Virtual Meeting
February 7, 2022
6:30pm**

1. CALL TO ORDER AND ROLL CALL

*Scott Novack, Chair
Sara Elsasser
Alex Kaplan
Michael Kuppersmith
Debbie Ruderman
John Satter*

2. CONSIDER ADOPTION OF THE JANUARY 24, 2022 ZONING BOARD OF APPEALS MEETING MINUTES

3. CONSIDERATION OF A REQUEST FOR VARIATIONS FROM THE ZONING CODE TO ALLOW FOR AN ADDITION TO AN EXISTING SINGLE-FAMILY HOME TO ENCROACH INTO THE SIDE AND COMBINED SIDE SETBACKS AND TO EXCEED THE ALLOWABLE GROSS FLOOR AREA AT 264 DENNIS LANE

4. CONSIDERATION OF A REQUEST FOR VARIATIONS FROM THE ZONING CODE TO ALLOW FOR THE REPLACEMENT OF AN AIR CONDITIONING UNIT WITHIN THE SIDE SETBACK AT 732 WOODBRIDGE LANE

5. CONSIDERATION OF A REQUEST FOR VARIATIONS FROM THE ZONING CODE TO ALLOW FOR AN ADDITION TO AN EXISTING SINGLE-FAMILY HOME TO ENCROACH INTO THE SIDE SETBACK AND TO EXCEED THE ALLOWABLE GROSS FLOOR AREA AT 195 MARY STREET

6. PUBLIC COMMENTS ON NON-AGENDA ITEMS

7. 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, January 24, 2022 – 6:30 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 Interim Chairman John Satter at 6:30 p.m. on January 24, 2022, held virtually via Zoom web videoconference.

| Attendee Name | Title | Status |
|--------------------------------|------------------------------|---------|
| Zoning Board of Appeals | | |
| Scott Novack | ZBA Chairman | Absent |
| Sara Elsasser | Member | Present |
| Alex Kaplan | Member | Present |
| John Satter | Interim ZBA Chairman | Present |
| Debbie Ruderman | Member | Present |
| Michael Kuppersmith | Member | Present |
| Village Staff | | |
| Taylor Baxter | Development Services Manager | Present |
| Richard McGowan | Planner | Present |

2. CONSIDERATION OF MINUTES OF THE DECEMBER 13, 2021, ZBA MEETING

The minutes were accepted with the condition that Board Member Sara Elsasser was present at the meeting. The minutes stated that she was absent when she was present. Interim Chairman John Satter abstained since he was not present for that meeting.

| | |
|-----------------|---|
| RESULT: | ACCEPTED |
| AYES: | Elsasser, Kaplan, Ruderman, Kuppersmith |
| NAYS: | None |
| ABSENT: | Novack |
| ABSTAIN: | Satter |

3. CONSIDER VARIATION REQUEST AT 345 JEFFERSON AVE

Taylor Baxter gave a brief overview of the case, stating that the applicants are seeking one variation to allow for an addition to encroach into the setback plane to an extent greater than allowed by the Zoning Code at an existing single-family residence at 345 Jefferson Avenue:

1. Section 3-111(G)(14)- To increase the allowable intersection with the setback plane below the roof from 0 feet to 8.0 feet

Mr. Baxter explained that the existing two-story house meets the required eight-foot side setback but is non-conforming to the required setback plane requirement and that no intersection with the setback plane is permitted below the roof eaves. Mr. Baxter added that the existing house has approximately 26.6 feet of intersection, and the applicant is proposing a second-story addition to the east side of the home that would include 8.0 feet of new intersection. Additionally, Mr. Baxter noted that the existing structure was built in the early 1900s and the applicant has stated that the proposed renovation and addition would allow it to remain a usable residence. Interim Chairman Satter stated that the request appeared to be pretty straightforward.

Mr. Baxter then swore in the applicant's Architect, Sue Auerbach of 5215 N. Ravenswood Avenue in Chicago. Board Member Koppersmith asked Ms. Auerbach to explain how this addition would work without encroaching into the setback plane. Ms. Auerbach stated that due to the existing conditions of the home that was constructed in the early 1900s, constructing an addition that did not encroach into the setback plane would not be as aesthetically pleasing, it would create more noise for the neighbors with the air conditioning units, and it would be more difficult to build. Board Member Alex Kaplan asked if the Village received any objections and Mr. Baxter stated that the Village had received two letters of support and no objections. Interim Chairman Satter asked about a shed on the plans and Ms. Auerbach confirmed that they will not be doing any work to the existing shed. Interim Chairman Satter added that he appreciates that another Sears Home will survive. Mr. Baxter then read the two letters of support from neighbors at 335 and 352 Jefferson Avenue.

PUBLIC COMMENT

Interim Chairman Satter thanked the applicants and asked the audience if there are any public comments. Mr. Baxter then swore in those looking to speak. Kristi Rubenstein of 401 Randolph stated that she is in favor of the requested variance. Richard Bair of 335 Jefferson provided a letter of support and added that he is in favor of the requested variance. A motion was made and seconded to approve the requested variance as submitted.

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(G)(14) 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 intersection with the setback plane at 345 Jefferson 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 |
| AYES: | Elsasser, Kaplan, Satter, Ruderman, Kuppersmith |
| NAYS: | None |
| ABSENT: | Novack |

4. CONSIDER VARIATION REQUEST AT 570 LINCOLN AVENUE

Mr. Baxter gave a brief overview of the case, stating that the applicants are seeking five variations to allow for an addition to an existing single-family residence at 570 Lincoln Avenue in the RA zoning district:

1. Section 3-111(C) – To reduce the required rear setback from 40.43 feet to 32.41 feet, a reduction of 19.8%;
2. To reduce the combined side setback from 26.5 feet to 31.37 feet, a reduction of 19.4%;
3. Section 3-111(C) – To reduce the required side setback from 12 feet to 9.84 feet, a reduction of 18%;
4. Section 3-111(C) – To reduce the required side setback from 12 feet to 7.5 feet, a reduction of 37.5%, to allow for the replacement of an AC unit; and
5. Section 3-111(C) – To reduce the combined side setback from 26.5 feet to 25.58 feet, a reduction of 3.5%, to allow for the replacement of an AC unit.

Mr. Baxter explained that typically, the ZBA may only grant setback variations by up to 20% but the Zoning Code states that a nonconforming accessory structure may be replaced in the same location if the ZBA grants a variation. Mr. Baxter added that this project would also include the demolition of a small part of the existing house and the replacement of air conditioning units and that the existing house extends into the required side, combined side, and rear setbacks. Mr. Baxter added that in summary, the project includes:

- Removing a 194-square-foot part of the house in the required rear setback and replacing it with 111 square feet of new space in the rear setback at approximately the same distance from the rear property line;
- Adding approximately 55 square feet of space on the east side of the house within the required combined side setback;
- Enclosing an existing alcove within the required west side setback; and
- Replacing existing AC units within required setbacks on both sides of the house.

Interim Chairman Satter thanked Mr. Baxter and asked the Board Members if they had any questions. No questions were asked at this time. Mr. Baxter then swore in the applicants, Celeste Robbins (Architect), and the homeowners, Chris and Beth Glass. Ms. Robbins stated that the home is a mid-century style and the older triangular addition that was made to the home is not working from a utility and practical space. Ms. Robbins added that they are giving new life to an older home and the new addition will have a smaller footprint and will be parallel to the existing home. Mr. and Ms. Glass added that they are looking forward to moving to Glencoe and want to do everything possible to avoid tearing down the home. Mr. Baxter then read a letter of support from the resident at 780 Valley Road, who is located directly south of 570 Lincoln Avenue. Interim Chairman Satter said that he understood the complexity of the living situation and though that it was great that the owners are saving another home in Glencoe. Board Member Kupper-Smith asked if anyone had talked to 560 Lincoln Avenue and Mr. and Ms. Glass said that they did and he may have special needs. Board Member Sara Elsasser agreed with Interim Chairman Satter's points that the request

makes sense from a practical perspective. Interim Chairman Satter asked the Board if they had any additional questions for the applicants – no additional questions were asked.

PUBLIC COMMENT

Interim Chairman Satter thanked the applicants and asked the audience if there are any public comments. No questions or comments were made. A motion was made and seconded to approve the requested variance as submitted.

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 letters of Section 3-111(C) of the Glencoe Zoning Code as applied to the lot in question.
 - c. The plight of the owner is due to unique circumstances.
 - d. The requested variation will not alter the essential character of the locality.
 - e. The requested variation will not set a precedent unfavorable to the neighborhood or to the Village as a whole.
 - f. The spirit of the Zoning Code will be observed, public safety and welfare will be secured, and substantial justice will be done if the requested variation is granted.

RESOLUTION

NOW THEREFORE BE IT RESOLVED that the request to reduce the required rear yard setback, side yard setback, and combined side yard setback at 570 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 |
| AYES: | Elsasser, Kaplan, Satter, Ruderman, Kuppersmith |
| NAYS: | None |
| ABSENT: | Novack |

5. CONSIDER VARIATION REQUEST AT 174 MARY STREET

Richard McGowan gave a brief overview of the case, stating that the applicants are seeking one variation to increase the allowable gross floor area to allow for an addition to an existing single-family residence at 174 Mary Street:

1. Section 3-111(E)– To increase the allowable gross floor area from 4,693.88 sq. ft. to 5,040.37 sq. ft., a variation of 6.87%.

Mr. McGowan explained that the house on the property was completed in 2019 and the applicant has stated that the sunroom addition addresses a growing family as well as work-from-home requirements due to the pandemic. Mr. McGowan added that the applicant has also noted that the sunroom addition will have little impact from an external perspective as it will not be tall and will be constructed in a similar location to their existing patio, and that the owners of 174 Mary have also met with or left a note with each neighbor that could potentially be visually impacted.

Mr. Baxter then swore in Scott Renken (Architect) and the homeowners, Chad and Leah Gruen. Mr. Renken added that with the pandemic there is a growing need to feel more connected to the landscape and outdoor space that the homeowners could utilize all year round. Mr. Renken concluded that he feels that they meet the conditions for a variance and that it is a low 1-story element that would not be visible from the front of the house and will have materials that match the existing character of the home and neighborhood. Interim Chairman Satter asked if the homeowners would like to speak. Mr. Gruen added that outdoor space is now a premium with COVID, and that they do not have a traditional neighbor next door due to the way the lots are orientated, so it would be much further from their properties than a traditional interior lot. Mr. Baxter then read a letter of support from Paul Zulkie of 187 Mary Street. Interim Chairman Satter asked Mr. Baxter to confirm that neighbors were notified and Mr. Baxter confirmed that neighbors within 200 feet of the property were notified. Interim Chairman Satter asked if there were any questions from the Board and no additional questions were asked.

PUBLIC COMMENT

Interim Chairman Satter thanked the applicants and asked the audience if there are any public comments. No questions or comments were made. A motion was made and seconded to approve the requested variance as submitted.

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(E) 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 at 174 Mary Street 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 |
| AYES: | Elsasser, Kaplan, Satter, Ruderman, Kuppersmith |
| NAYS: | None |
| ABSENT: | Novack |

6. PUBLIC COMMENT ON NON-AGENDA ITEMS

Interim Chairman Satter asked the audience if there are any public comments. No questions or comments were made.

6. ADJOURN

The meeting adjourned at 7:22 p.m.

| | |
|----------------|---|
| RESULT: | ACCEPTED |
| AYES: | Elsasser, Kaplan, Satter, Ruderman, Kuppersmith |
| NAYS: | None |
| ABSENT: | Novack |



VILLAGE OF GLENCOE MEMORANDUM

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Zoning Board of Appeals Memorandum

DATE: January 28, 2021

TO: Zoning Board of Appeals

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

SUBJECT: Consideration of variations to allow for an addition to an existing single-family home to encroach into the side setback and to exceed the allowable gross floor area at 264 Dennis Lane.

Background: The applicant is requesting variations from the Zoning Code to allow for an addition to an existing single-family home to encroach into the side setback and to exceed the allowable gross floor area in the RA zoning district.

Requested variations:

1. *Section 3-111(C) – To reduce the required west side setback from 12 feet to 7.1 feet;*
2. *Section 3-111(C) – To reduce the required combined side setback from 16.5 feet to 14.2 feet; and*
3. *Section 3-111(G) – To increase the allowable gross floor area from 3,464 square feet to 3,984 square feet.*

The ZBA may approve gross floor area increases of up to 15%. While the ZBA can typically only grant setback variations up to 20%, this limit does not apply to additions directly above an existing non-conforming structure.

| Variation | Required/Allowed | Existing | Proposed | Variation % | Max. Allowable Variation % |
|-----------------------|---------------------------|-------------|-------------|-------------|----------------------------|
| Side setback (west) | 12 feet | 7.1 feet | 7.1 feet | 40.8% | NA |
| Combined side setback | 16.5 feet (25% lot width) | 14.2 feet | 14.2 feet | 13.9% | NA |
| Gross floor area | 3,464 sq ft | 3,720 sq ft | 3,984 sq ft | 15% | 15% |

The applicant has proposed a second-floor addition directly above existing space at a single-family residence in the RA zoning district. The existing two-story house is 7.1 feet from the west side property line, which does not meet the required 12-foot side setback. The required combined side setback on the property is 25% of average lot width, or 16.5 feet. The existing house has a combined side setback of

14.2 feet, which would not change with the proposed addition. The proposed addition would also increase the gross floor area of the structure to 15% above what is allowed under the Zoning Code.

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.*

Village records show that the structure was built in 1939 and does not meet side setback or gross floor area requirements. The applicant is proposing an addition directly above the existing footprint of the house.

- 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.*

At 66 feet in width, the property is substantially narrower than the minimum conforming RA-zoned lot (100 feet wide). Likewise, the 10,296-square-foot lot is only slightly over half the size of a conforming RA-zoned lot (20,000 square feet). The size and location of the existing house is also an unusual physical condition of the property.

- 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 location of the existing house was not self-created. The applicant has proposed a second-floor expansion to the rear of the existing structure that would not reduce the distance to the property line.

- 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 application indicates that the purpose of the requested variations is not based exclusively on a desire to make more money from the property.

- 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 addition is modest in size and would be in keeping with the house's existing architectural style. The property adjacent to the west lot line, which would be most impacted by the proposed addition, is open park space.

- 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.*

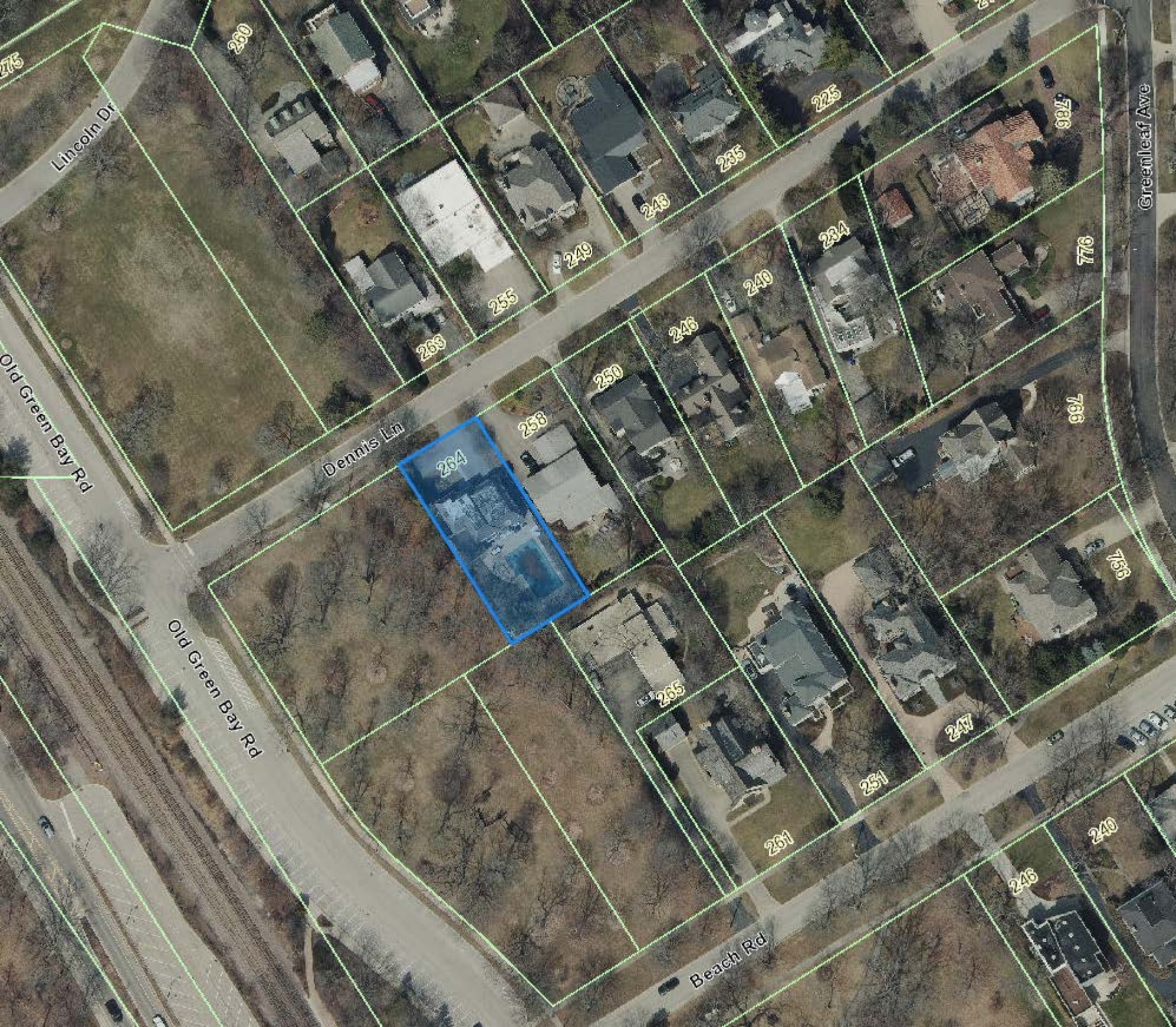
The proposed addition is unlikely to have any impact on the essential character of the area.

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

Recommendation: Based on the materials presented and the public hearing, it is the recommendation of staff that the variation request of be accepted or denied.

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

Move to accept/deny the request for variations to allow an addition to an existing single-family residence to encroach into the required side and combined side setbacks and to exceed the allowable gross floor area at 264 Dennis Lane, per the plans provided with this application. The Board may include conditions of approval as determined to be appropriate.





VILLAGE OF GLENCOE

FORMS & APPLICATIONS

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Zoning Board of Appeals (ZBA) Application

Section A: Application Information

Check all that apply:

☒
☐

Request for variation(s) from the zoning code

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

Subject property address: 264 Dennis Lane

Applicant name: Glenn Zagon Applicant phone: (312) 617-8898

Applicant email: glenn@crimsondc.com

Owner name (if different from applicant): Lori and Mark Lubbat

Owner phone: 312-404-4747 Owner email: mlubbat@yahoo.com

Brief description of project:

Partial second floor addition to accomodate upstairs laundry and master bedroom closet.

Variation request(s):

We are requesting a 15% increase of maximum gross floor area and a side setback variation for a second story expansion above existing structure.



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Section B: Standards for Variations

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

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

The house at 264 Dennis Lane was constructed over 100 years ago and its current zoning is RA. The setbacks and FAR are undersized for this property based on current Zoning Code. The homeowner would like to add a second story addition to accomodate an upstairs laundry for convenience and health concern of walking the stairs due to her chronic back issues.



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

The second story addition is located at the southwest corner of the rear yard. The addition will not be visible from the public street (Dennis Lane) and the Green Bay Trail is located directly to the west of the property, which is heavily wooded. Due to landscape screening, location and geometry of the house, the bulk of the addition will be screened from the adjacent neighbors.

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?

The property owner has not had discussions with the neighbors about the proposed variation.

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.



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Section D: Acknowledgement and Signature



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

Applicant's signature

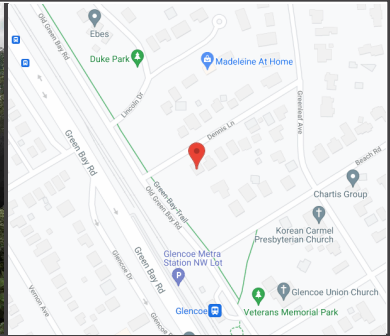
Date

Owner's signature (if different than applicant)

Date



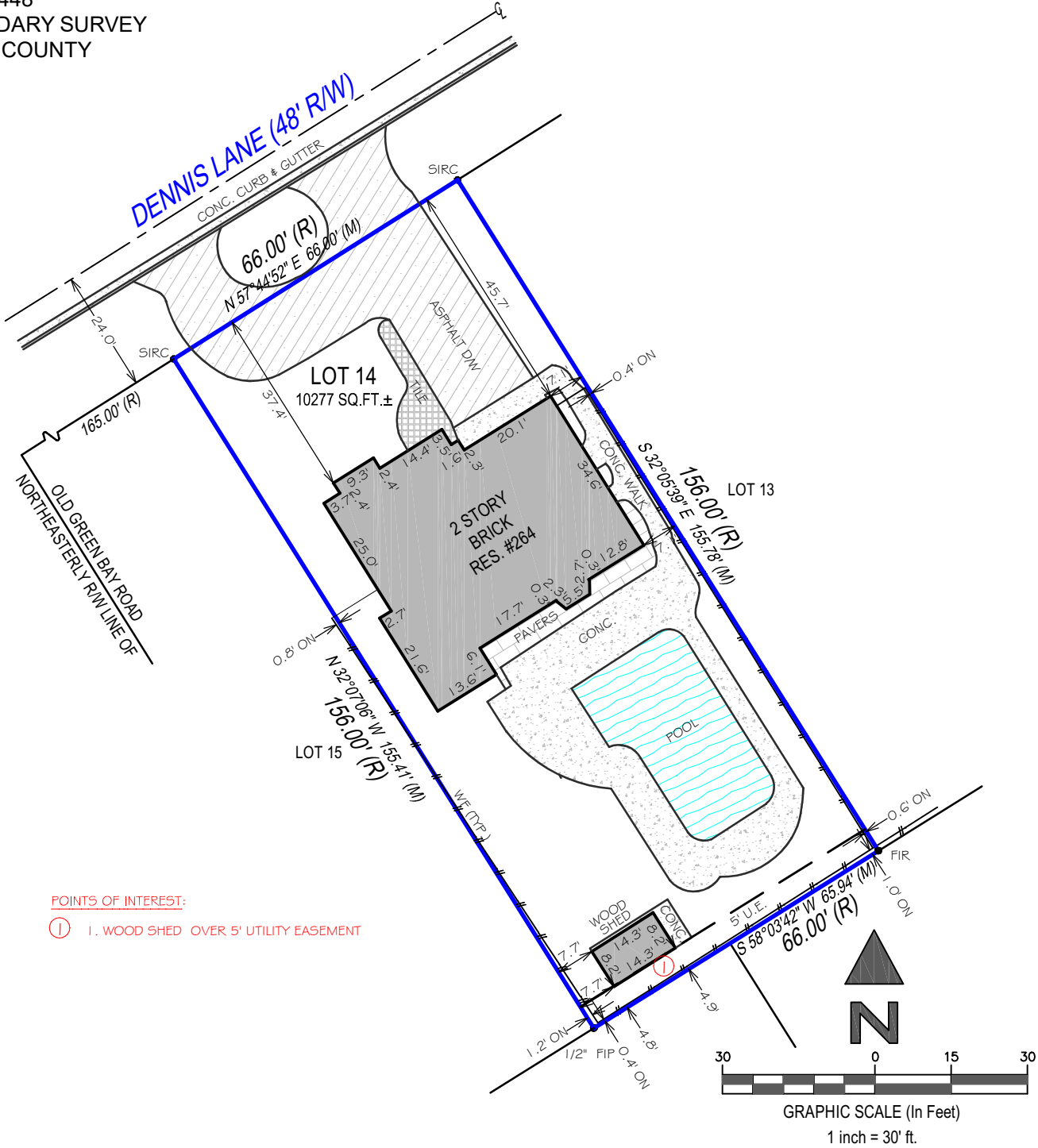
www.exactaland.com | office: 773.305.4011



PROPERTY ADDRESS: 264 DENNIS LANE, GLENCOE, ILLINOIS 60022

SURVEY NUMBER: 2107.1448

2107.1448
BOUNDARY SURVEY
COOK COUNTY



STATE OF ILLINOIS } SS
COUNTY OF GRUNDY }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

Kenneth Kennedy



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2022
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

POINTS OF INTEREST:
NONE VISIBLE



Exacta Land Surveyors, LLC
PLS# 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450



DATE OF SURVEY: 08/06/21
FIELD WORK DATE: 8/6/2021
REVISION DATE(S): (REV.0 8/6/2021)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



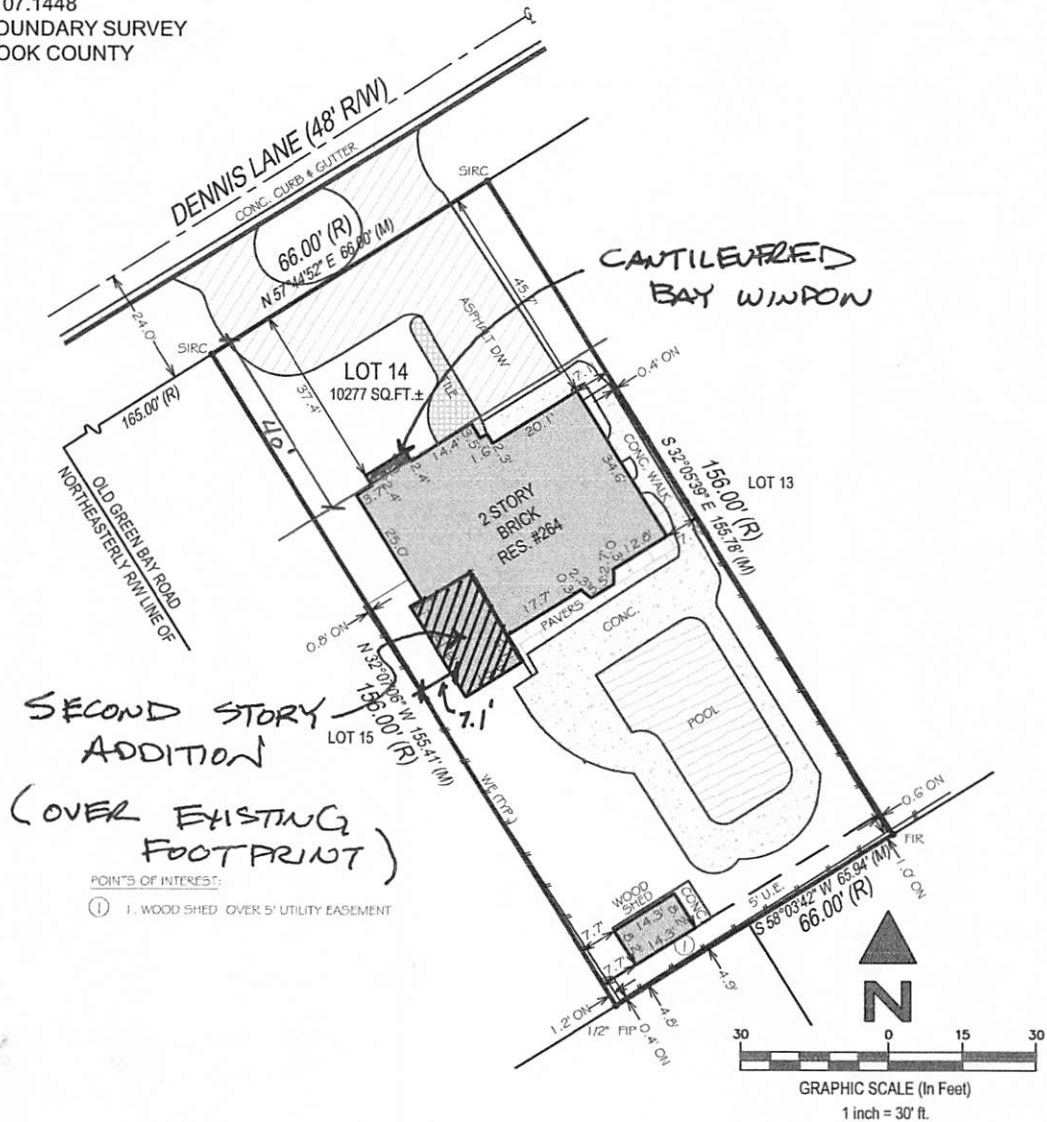
www.exactland.com | office: 773.305.4011



PROPERTY ADDRESS: 264 DENNIS LANE, GLENCOE, ILLINOIS 60022

SURVEY NUMBER: 2107.1448

2107.1448
BOUNDARY SURVEY
COOK COUNTY



SECOND STORY
ADDITION
(OVER EXISTING
FOOTPRINT)

POINTS OF INTEREST:

- ① 1. WOOD SHED OVER 5' UTILITY EASEMENT

STATE OF ILLINOIS } SS
COUNTY OF GRUNDY }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

Kenneth Kennedy



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2022
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

POINTS OF INTEREST:
NONE VISIBLE

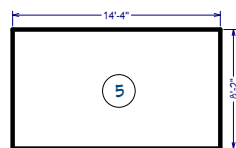
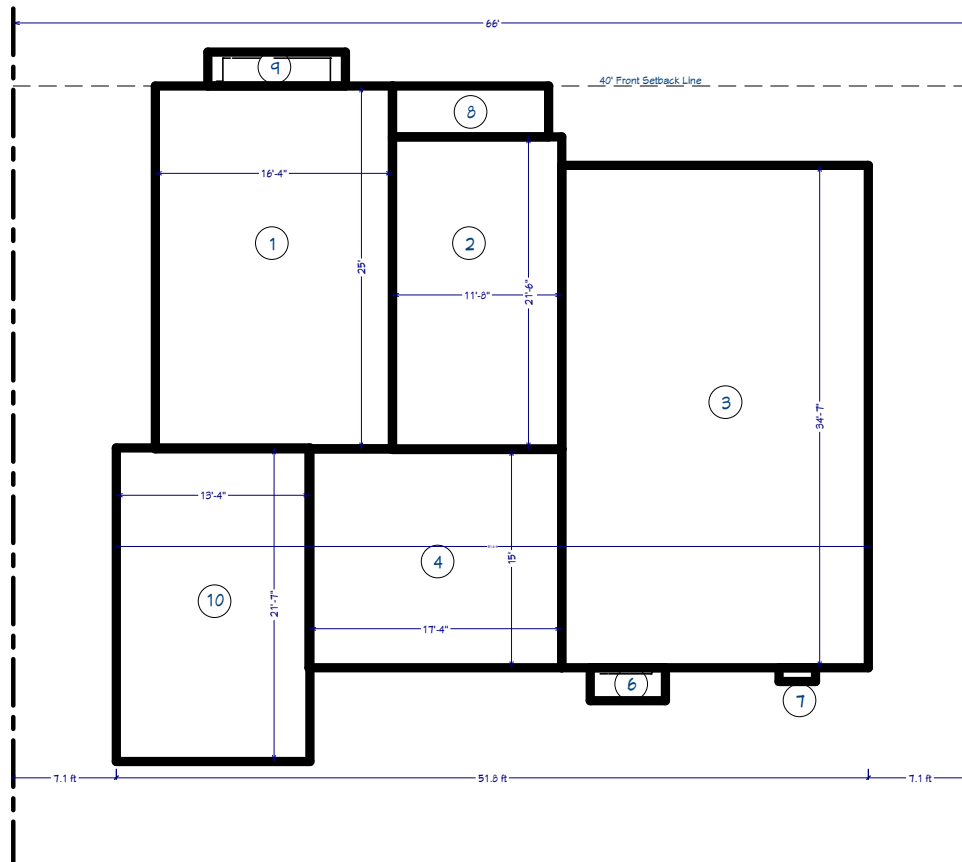


Exacta Land Surveyors, LLC
PLS# 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450

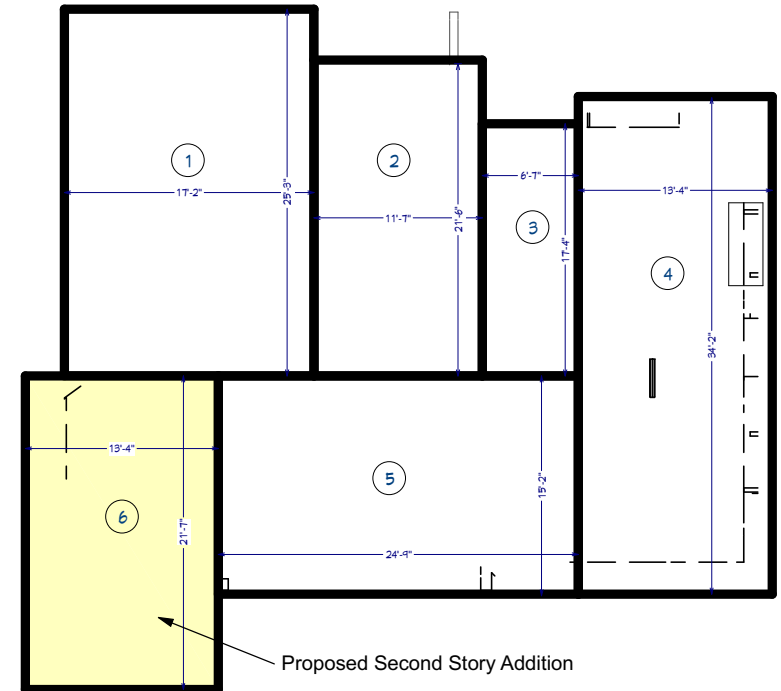


DATE OF SURVEY: 08/06/21
FIELD WORK DATE: 8/6/2021
REVISION DATE(S): (REV.0 8/6/2021)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

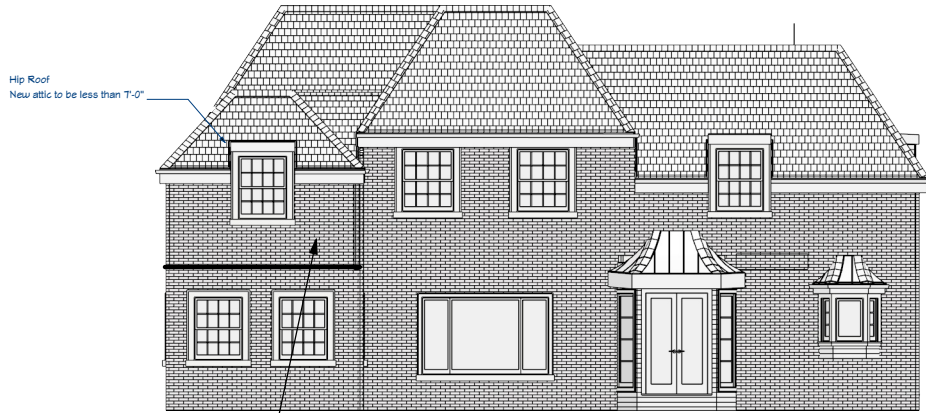


FIRST FLOOR



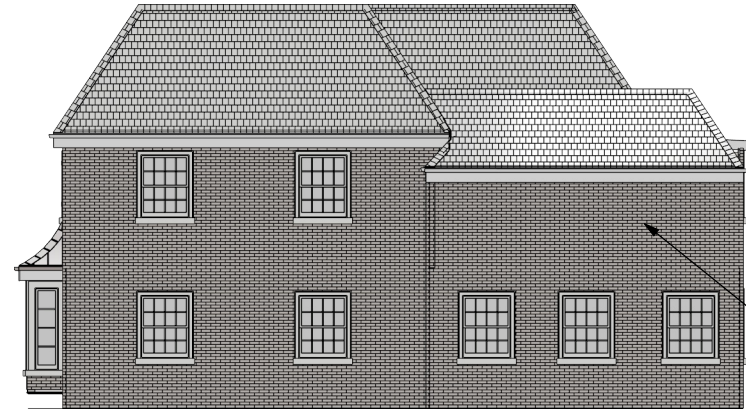
SECOND FLOOR

FAR ANALYSIS



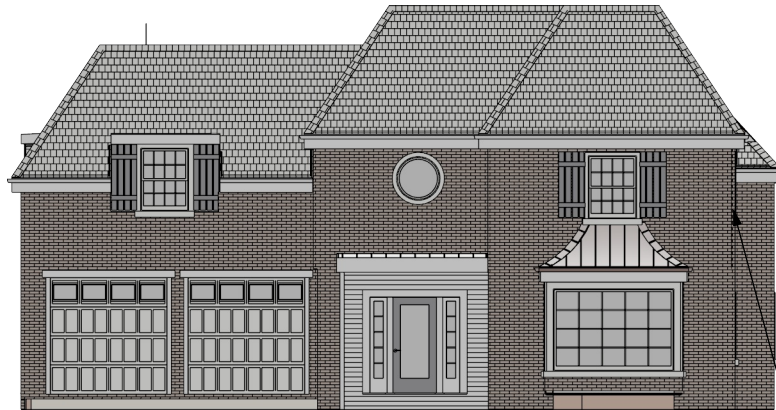
Proposed 2nd Story Addition

SOUTH ELEVATION

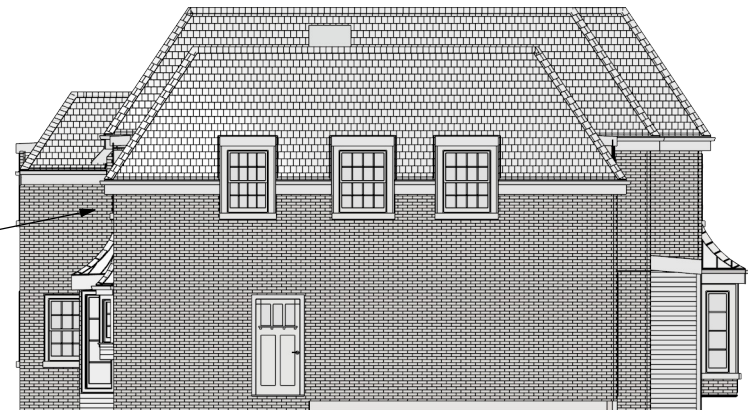


Proposed Second Story Addition

WEST ELEVATION



NORTH ELEVATION

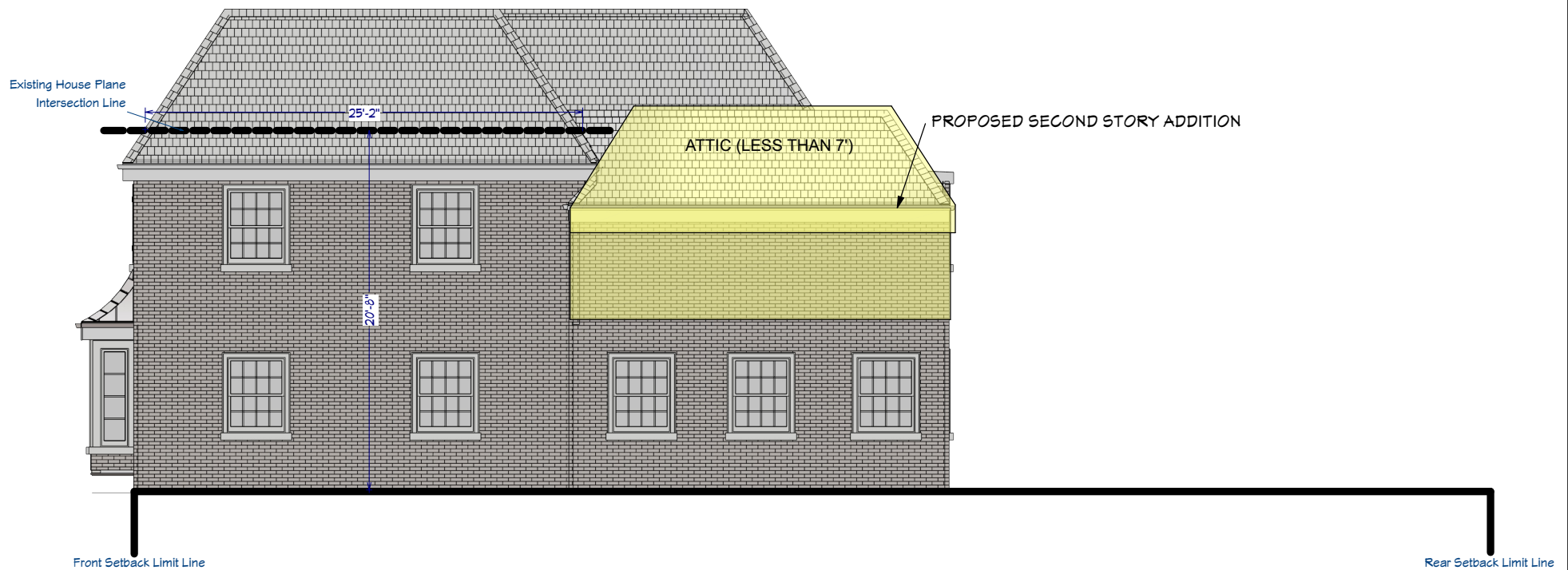


Proposed Second Story Addition

EAST ELEVATION



SETBACK PLANE AT SOUTH ELEVATION



SETBACK PLANE AT WEST ELEVATION



VILLAGE OF GLENCOE MEMORANDUM

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Zoning Board of Appeals Memorandum

DATE: January 28, 2022

TO: Zoning Board of Appeals

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

SUBJECT: Consideration of a variation to allow for the replacement of an air conditioning unit withing the side setback at 732 Woodridge Lane

Background: The applicant is requesting one variation from the Zoning Code to reduce the required side yard setback to allow for the replacement of an air conditioning unit at an existing single-family residence at 732 Woodridge Lane in the RA zoning district.

Requested variations:

1. *Section 3-111(C)– To reduce the required side yard setback from 12 feet to 4 feet, a variation of 66.6%;*

Typically, the ZBA may only grant setback variations by up to 20%. However, Village Code Article VI, Section 6-103(B) states that a nonconforming accessory structure may be replaced in the same location if the ZBA grants a variation.

| Variation | Required/Allowed | Proposed | Variation % | Max. Allowable Variation % |
|--------------|------------------|----------|-------------|----------------------------|
| Side setback | 12 ft | 4 ft | 66.6% | n/a |

Per the applicants, the existing/proposed location is the most energy-efficient due to the location of the furnace, and their neighbors closest to the unit have never opposed this location. Due to miscommunication on the part of the AC installer (ABC Plumbing), the unit has already been installed. The applicants were informed that a permit had been issued, when a variation was actually needed.

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

- 1.) *General Standard. No variation shall be granted pursuant to this Section unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular*

hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this subsection.

The applicant has noted that their corner lot is undersized and the location of their furnace limits their ability to construct or install accessory structures in alternative locations that comply with setback requirements. The homeowners were also informed by ABC Plumbing that they received a permit when they did not.

- 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.*

This corner lot is undersized in terms of average lot width and lot area which present a unique physical condition. The average lot width does not meet the minimum average lot width of 100 feet for the RA district, and the lot area is approximately 11,844 square feet whereas the minimum lot area for the RA district is 20,000 square feet. In addition to being a corner lot, the existing home is already less than 12 feet (required) from the interior side lot line where the existing/proposed AC unit is.

- 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 size and shape of the lot are 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 requested variations is not based exclusively on a desire to make more money from the property. Because of the physical conditions on the lot and poor communication from ABC Plumbing, it is unlikely that the granting of the variations would be considered a special privilege.

- 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.*

Village Code Article VI, Section 6-103(B) states that the ZBA may grant a variation to allow a nonconforming accessory structure to be replaced so long as it does not create any new nonconformity or increase the degree of the nonconformity. It is unknown as to when the existing

air conditioning unit was installed, but per the applicants, it has been in this same location for at least 29 years. Due to the it being replaced in the same location, the physical conditions of the lot, and location of the furnace, it is unlikely that granting this variation would not 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 variation is unlikely to be detrimental to the enjoyment of the property immediately to the east (724 Woodridge Lane) as there was already an air conditioning unit in this location that has been there for at least 29 years, according to the applicants. The applicants have noted that the homeowner of 724 Woodridge Lane have not opposed this location.

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

Recommendation: Based on the materials presented and the public hearing, it is the recommendation of staff that the variation request 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 required side yard setback for the replacement of an air conditioning unit at an existing single-family residence at 732 Woodridge Lane, per the plans provided with this application. The Board may include conditions of approval as determined to be appropriate.



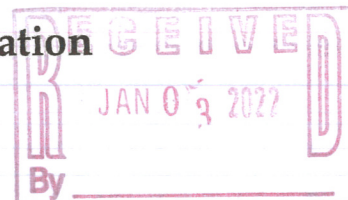
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FORMS & APPLICATIONS

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Zoning Board of Appeals (ZBA) Application



Section A: Application Information

Check all that apply:

- ☒ Request for variation(s) from the zoning code
- ☒ Appeal of an order, determination, or decision made by Village staff based on the zoning code

Subject property address: 732 Woodridge Lane Glencoe, IL 60022

Applicant name: Greg and Lynn Friedman Applicant phone: 847-835-2968

Applicant email: morecollie@aol.com

Owner name (if different from applicant): _____

Owner phone: _____ Owner email: _____

Brief description of project:

ABC Plumbing, Heating, and Cooling installed a new furnace and air conditioner for our home on August 13, 2021. They assured us that they would take care of all needed permits; in fact, their doing so was covered in the price we paid them for the job.

They placed the new air conditioning condenser unit on the very same platform from which they removed the previous one. For the 29 years we have lived at 732 Woodridge Lane, this is the spot where the condensing unit has always been.

Variation request(s):

Our corner lot 1957 home is 11,844 square feet. We have just recently been informed that the Village would require new homes to be at least 20,000 square feet.

We request that, due to the lack of space, the Zoning Board will reduce the side yard set-back from 12 feet to 4 feet, so that the unit that is currently there (in the place where it has always been) may remain in place.

We believed ABC and thought that they had received the required permit. Until we spoke with Rich McGowan on the Village in late December, we had absolutely no idea that there was anything not done correctly by ABC.



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Section B: Standards for Variations

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

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

The current location of the condenser unit for this undersized corner lot is close to the furnace and was selected because the previous and current professionals deemed it the very best location.

Asking us to have it moved would be extremely problematic and distressing (especially during a pandemic) and would result in its not being placed in the best location for the job it must perform.



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

There would be absolutely no hardship created for our neighbors Gail and Gary Lissner, if the unit remains in place. An air conditioning condenser unit has been in this same location throughout the 29 years we have lived in Glencoe. The Lissners have never had a problem with it, just as we have looked at their condenser (the same type as ours, exactly) for all these years.

No neighbor has ever had a problem with the unit in this location.

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?

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.



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Section D: Acknowledgement and Signature



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

J. Friedman
Applicant's signature

December 29, 2021
Date

Owner's signature (if different than applicant)

Date

738

729

721

713

707

Woodridge Ln

732

724

710

700

Strawberry Hill Dr

771

765

926

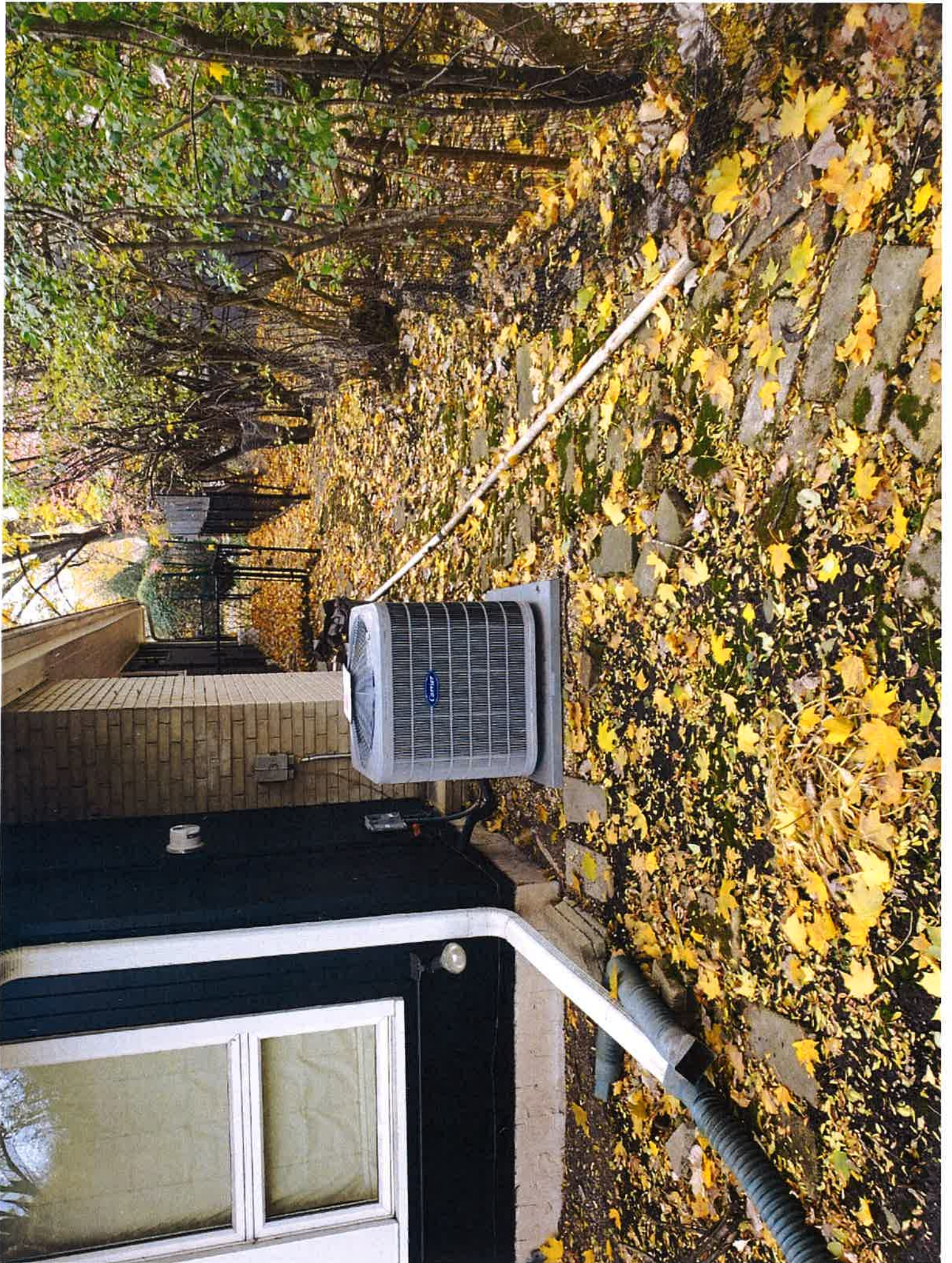
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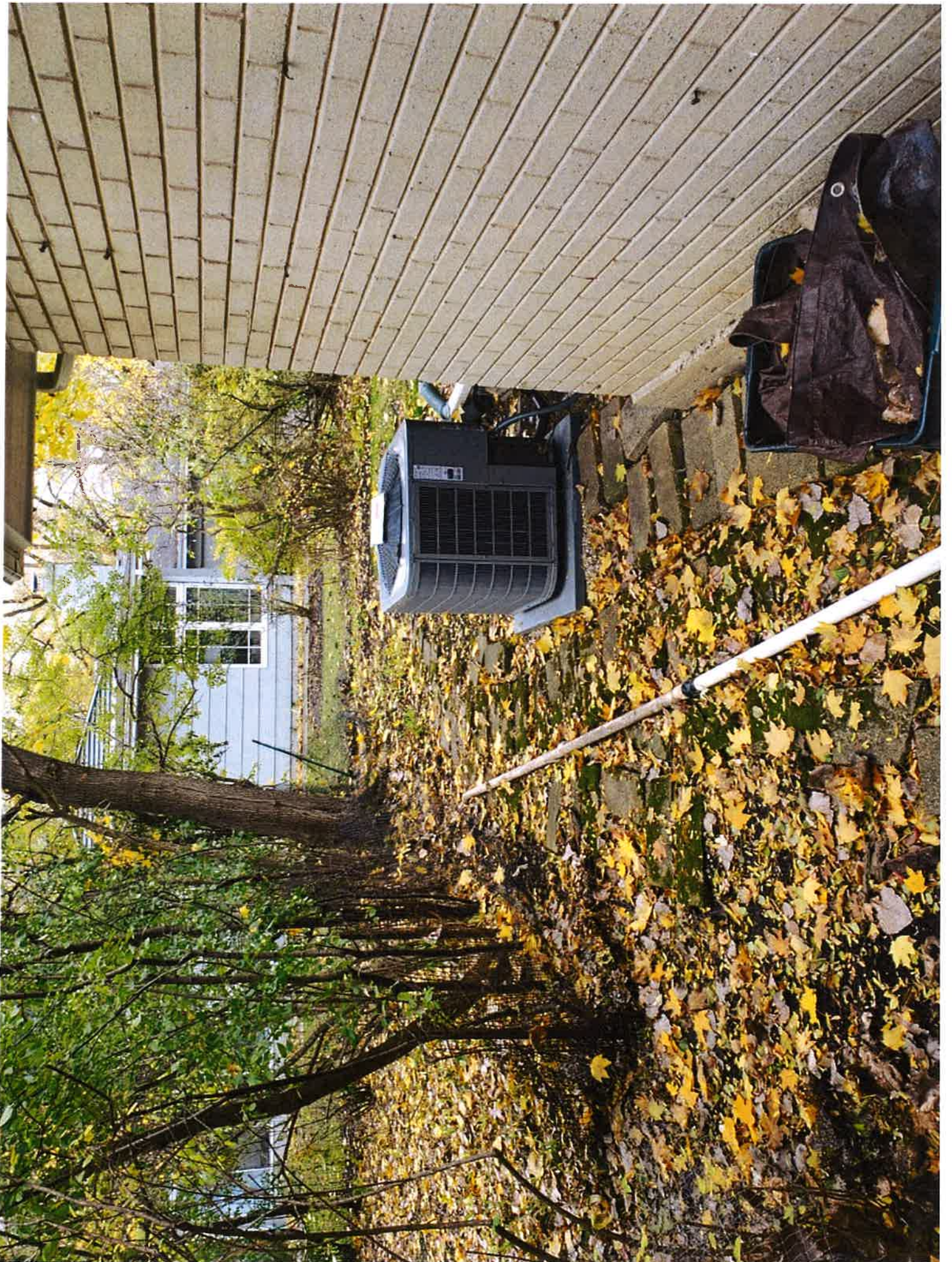
Forestway Dr

Dr

Hylton F. Donaldson
PROF. II. LAND SURVEYOR

27 FT
TO
BACK OF LOT









24ACB3
Performance™ 13 Series Air Conditioner
with Puron® Refrigerant
1–1/2 To 5 Nominal Tons (Size 18 To 60)



Product Data



Performance
SERIES

Carrier's Air Conditioners with non-ozone depleting Puron® refrigerant provide a collection of features unmatched by any other family of equipment.

NOTE: Ratings contained in this document are subject to change at any time. Always refer to the AHRI directory (www.ahridirectory.org) for the most up-to-date ratings information.

INDUSTRY LEADING FEATURES / BENEFITS

EFFICIENCY

- 13 SEER/11 EER
- Microtube Technology™ refrigeration system
- Indoor air quality accessories available

SOUND

- Sound level as low as 70 dBA

COMFORT

- System supports Thermidistat™ Control or standard thermostat

RELIABILITY

- Non-ozone depleting Puron® refrigerant
- Front-seating service valves
- Scroll compressor
- Internal pressure-relief valve
- Internal thermal overload
- Low-pressure switch
- High-pressure switch
- Filter drier
- Balanced refrigeration system for maximum reliability

DURABILITY

WeatherArmor Ultra™ protection package:

- Solid, durable sheet metal construction
- Steel louver coil guard
- Baked-on, complete outer coverage, powder paint

APPLICATIONS

- Long-line - up to 250 feet (76.20 m) total equivalent length, up to 200 feet (60.96 m) condenser above evaporator, or up to 80 ft. (24.38 m) evaporator above condenser (See Longline Guide for more information.)
- Low ambient (down to -20°F/-28.9°C) with accessory kit



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Zoning Board of Appeals Memorandum

DATE: January 28, 2022

TO: Zoning Board of Appeals

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

SUBJECT: Consideration of variations to increase the allowable gross floor area and to reduce the required side yard setback to allow for a partial second-story addition at 195 Mary Street

Background: The applicant is requesting variations from the Zoning Code to increase the allowable gross floor area and to reduce the required side yard setback to allow for the partial second-story addition to an existing single-family residence at 195 Mary Street in the RA zoning district.

Requested variations:

1. *Section 3-111(E)– To increase the allowable gross floor area from 3,815.87 sq. ft. to 4,352 sq. ft., a variation of 12.32%;*
2. *Section 3-111(C)– To reduce the required side yard setback from 12 feet to 9.89 feet, a variation of 17.58%;*

The ZBA may approve gross floor area increases of up to 15%. While the ZBA can typically only grant setback variations up to 20%, this limit does not apply to additions directly above an existing non-conforming structure.

| Variation | Required/Allowed | Existing | Proposed | Variation % | Max. Allowable Variation % |
|------------------|------------------|---------------|---------------|-------------|--------------------------------|
| Gross floor area | 3,815.87 sq. ft. | 3,583 sq. ft. | 4,352 sq. ft. | 12.32% | 15% |
| Side setback | 12 ft. | 9.89 ft. | 9.89 ft. | 17.58% | N/A (above existing structure) |

The applicants are looking to construct a partial second floor addition above their existing attached garage. Per the applicants, they are addressing a need with limited space and a growing family. The

existing attached garage is currently 9.89 feet from the east side lot line and the applicant is not proposing to go any closer to any lot line than the footprint of the home will not change.

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

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

The applicant has noted that their corner lot is undersized and does not meet minimum lot width requirements. The existing home is also within the required side setback. The applicant has also stated that the purpose of the addition is to accommodate a growing family with limited interior space.

- 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.*

This corner lot is undersized in terms of average lot width and lot area, which presents a unique physical condition. The average lot width does not meet the minimum average lot width of 100 feet for the RA district, and the lot area is approximately 11,818.50 square feet whereas the minimum lot area for the RA district is 20,000 square feet. In addition to being a corner lot, the existing home is already less than 12 feet (required) from the interior side lot line where the partial second-story addition is proposed.

- 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 size and shape of the lot and the non-conforming location of the existing structure are not the result of any action by the property owner.

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

The purpose of the requested variations is not based exclusively on a desire to make more money from the property. Because of the physical conditions on the lot, it is unlikely that the granting of the variations would be considered a special privilege.

- 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.*

Because the footprint of the existing home would not change and due to the physical conditions of the lot, it is unlikely that granting a variance would not be in harmony with the general and specific purposes of the 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.*

While the proposed expansion would increase the bulk of the structure near the lot line with the property to the east, the location of the existing house within the setback and the limited scale of the project would help limit the effects on the essential character of the area. The property next door is developed with a one-story residence with existing landscape screening. At the time of the application, the applicants noted that they have not yet spoken to their neighbors about the requested variances.

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

Recommendation: Based on the materials presented and the public hearing, it is the recommendation of staff that the variation request of be accepted or denied.

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

Move to accept/deny the request for variations to increase the allowable gross floor area and to reduce the required side yard setback for a partial second-story addition at an existing single-family residence at 195 Mary Street, per the plans provided with this application. The Board may include conditions of approval as determined to be appropriate.



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Zoning Board of Appeals (ZBA) Application

Section A: Application Information

Check all that apply:



Request for variation(s) from the zoning code



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

Subject property address: 195 Mary Street, Glencoe, IL 60022

Applicant name: NEWLOOK design | build + development, Michael P. Freiburger Applicant phone: 847-682-8810

Applicant email: michael@newlookdevelopment.com

Owner name (if different from applicant): Mr. Chad and Mrs. Rebecca Richman

Owner phone: 312-656-1974 Owner email: crichman@freeborn.com

Brief description of project:

Construct partial second floor addition above existing garage for new master suite and additional bedroom / bathroom. Construct one additional second floor bathroom under existing roof.

Variation request(s):

1. To reduce by not more than 20 percent the dimensions of any required side yard, or setback
2. To increase by not more than 15 percent the maximum gross floor area of the structures on a lot.
3. For a vertical extension of a nonconforming structure only, to reduce by any amount the dimensions of the required front, side, or rear yard setback, provided that no point on such vertical extensions is closer to the front, side, or rear lot line than the portion of the nonconforming structure over which the vertical extension is added.
 - a. Specific to setback plane height restriction, NOT building height restriction



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Section B: Standards for Variations

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

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

I. Hardship.

The requested variations are necessary due to the growing needs of our family.

For almost 10 1/2 years we have lived in Glencoe at 195 Mary Street. At this house we have created a home - at first we lived here as a young married couple and then quickly (and surprisingly) grew to a family with three young children. We have created many countless memories in this home, however, as our sons have grown older and bigger (we have a 9 year old and identical twin 7 year olds), our need for more space has become more essential. All as described below. We love our incredible location and neighborhood, and we hope to enhance our current home in order to enjoy it another 10 years and beyond.

II. Physical Characteristics.

The existing 2nd floor is less than approximately 970 SF with (2) very small bedrooms that share a modest bathroom as well as a master bedroom suite that is extremely small by Glencoe standards. There is minimal existing closet space.

Specifically, there is a 1 single sink and 1 single shower bathroom that all three of our growing sons share. Our twins currently share a small bedroom. While that worked when they were babies, as they are growing bigger and developing independence, their need for their own rooms and bathrooms has become evident.

The requested variations are to add a partial second floor addition including additional bedroom and bath to accommodate all the children, as well as a master suite more appropriate to Glencoe and their beautiful neighborhood standards. The total addition is approximately 769 SF.

We believe the requested variances all fall within the allowable ZBA request list.

Chad Richman grew up in Glencoe and we have come to love our neighborhood and home and would welcome the opportunity to stay in our home thru, at least, our kids' education. If we are not approved for the requested variances, we would have little choice but to put our house on the market for sale and potentially leave Glencoe in seek of a house more suitable to our family.

Our lot is existing legal non-conforming as it relates to the east side yard setback. This existing condition is what is causing the request for both side yard setback reduction (<20%) as well as the vertical extension request (specific to setback Plane Height Restriction). If the house were constructed originally per current code, this request would not be necessary.

Our existing lot is 11,818.50 SF approximately and well less than the "standard" 20,000 SF for the RA Zoning. If the lot was the standard, the requested GFA would be well within the allowable amount and we would not be seeking a requested variance



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

We live in a neighborhood with varying lot sizes and house sizes, many of which are far larger and taller than ours. Our house, we understand, was originally constructed in the 1950's and could use modernization for the public good. There are also a significant amount of existing non-conforming structures in our neighborhood. The additional FAR is minimal and may not be noticed by anyone as related to the neighborhood.

In addition, the east side of structure is already existing legal non-conforming and is not anticipated to cause any additional detriment to the neighbor to the east (which is the only neighbor potentially directly affected because the west side is Old Green Bay, the south side is Mary Street, and the north side is buffered by the yards of both us and our neighbor to the north). This is because the neighbor to the east is a single-level ranch house (and therefore, without views effected by a second level addition) and the neighbor to the east has already planted vertically extending evergreen trees and other shade plants in order to block light and provide privacy on the lot line. These shade plants already buffer the two homes, further minimizing any impact to the lot line or setback plane line.

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?

No neighbors are aware of the proposed variations and therefore, none have objected to the proposed variations.

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.

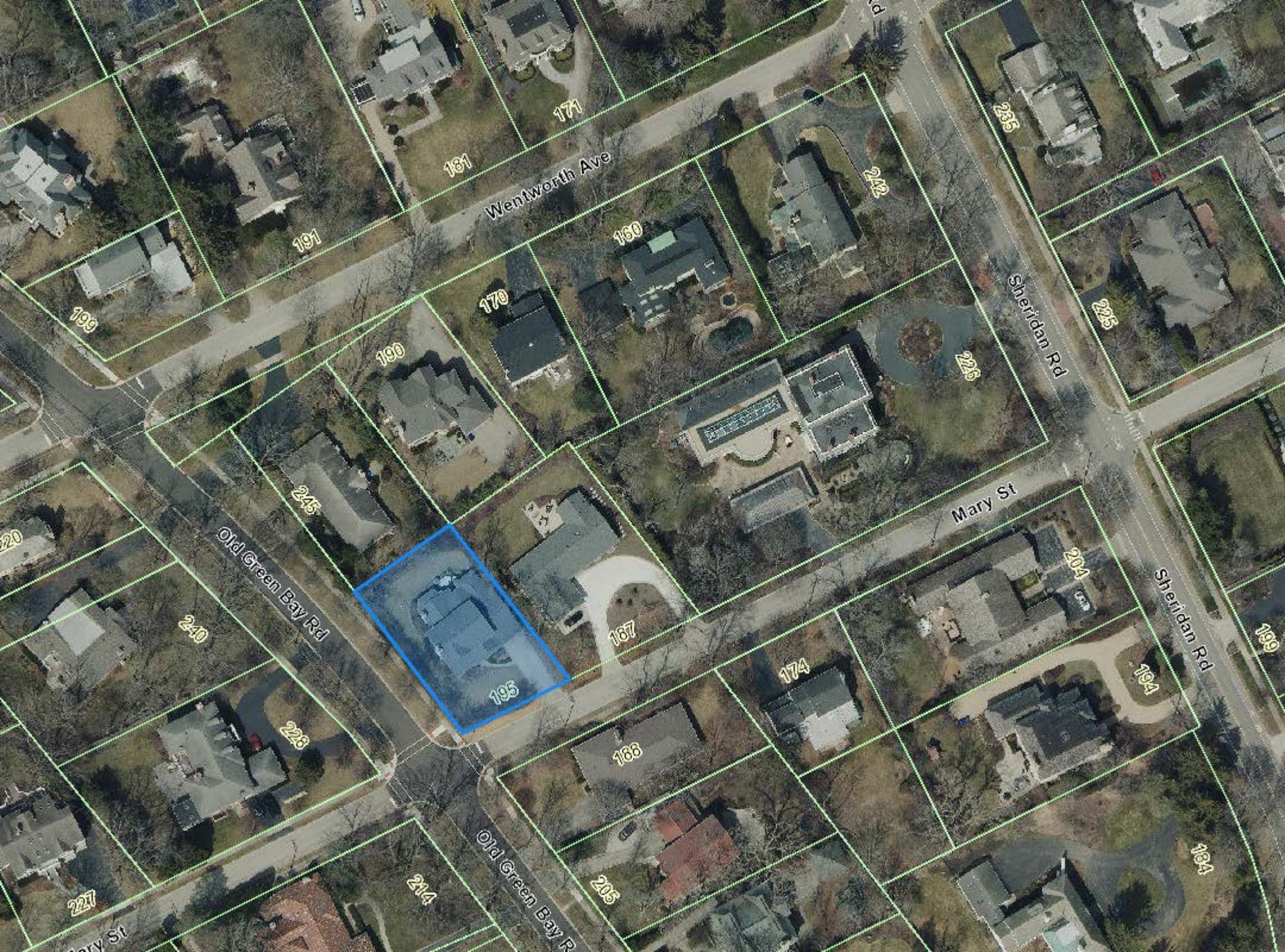

Applicant's signature

12/9/2021
Date

Rebecca Richman Digitally signed by Rebecca Richman
Date: 2021.12.08 19:23:11 -06'00'

Owner's signature (if different than applicant)

Date



Wentworth Ave

Sheridan Rd

Mary St

Old Green Bay Rd

Sheridan Rd

Old Green Bay Rd

161

171

180

179

190

191

199

235

225

225

245

240

223

204

187

174

188

205

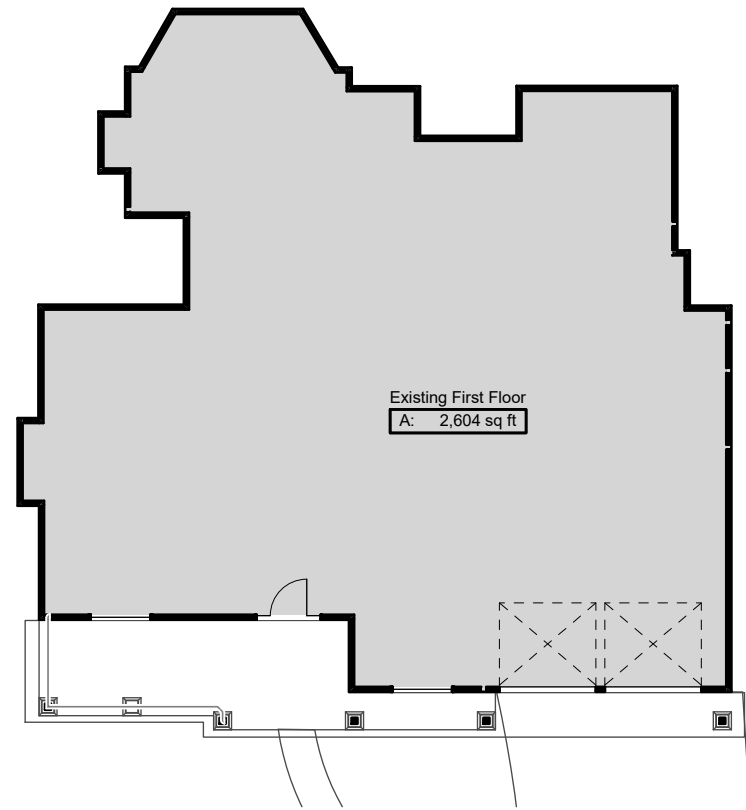
214

104

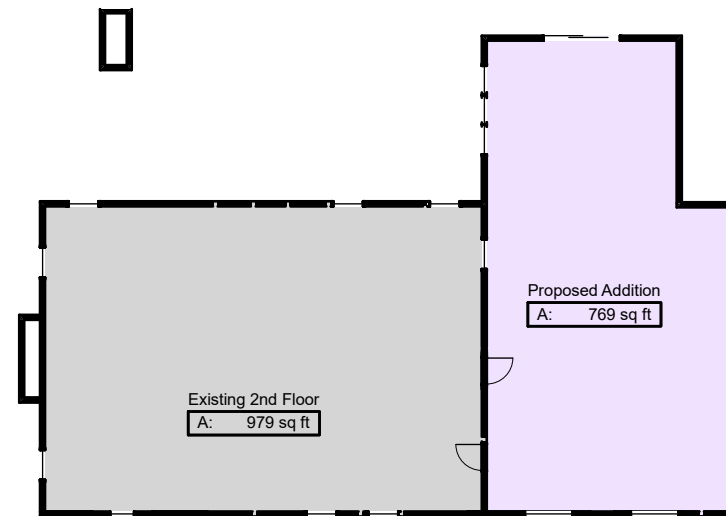
104

195

271



1 First Floor Plan FAR 1/16" = 1'-0"

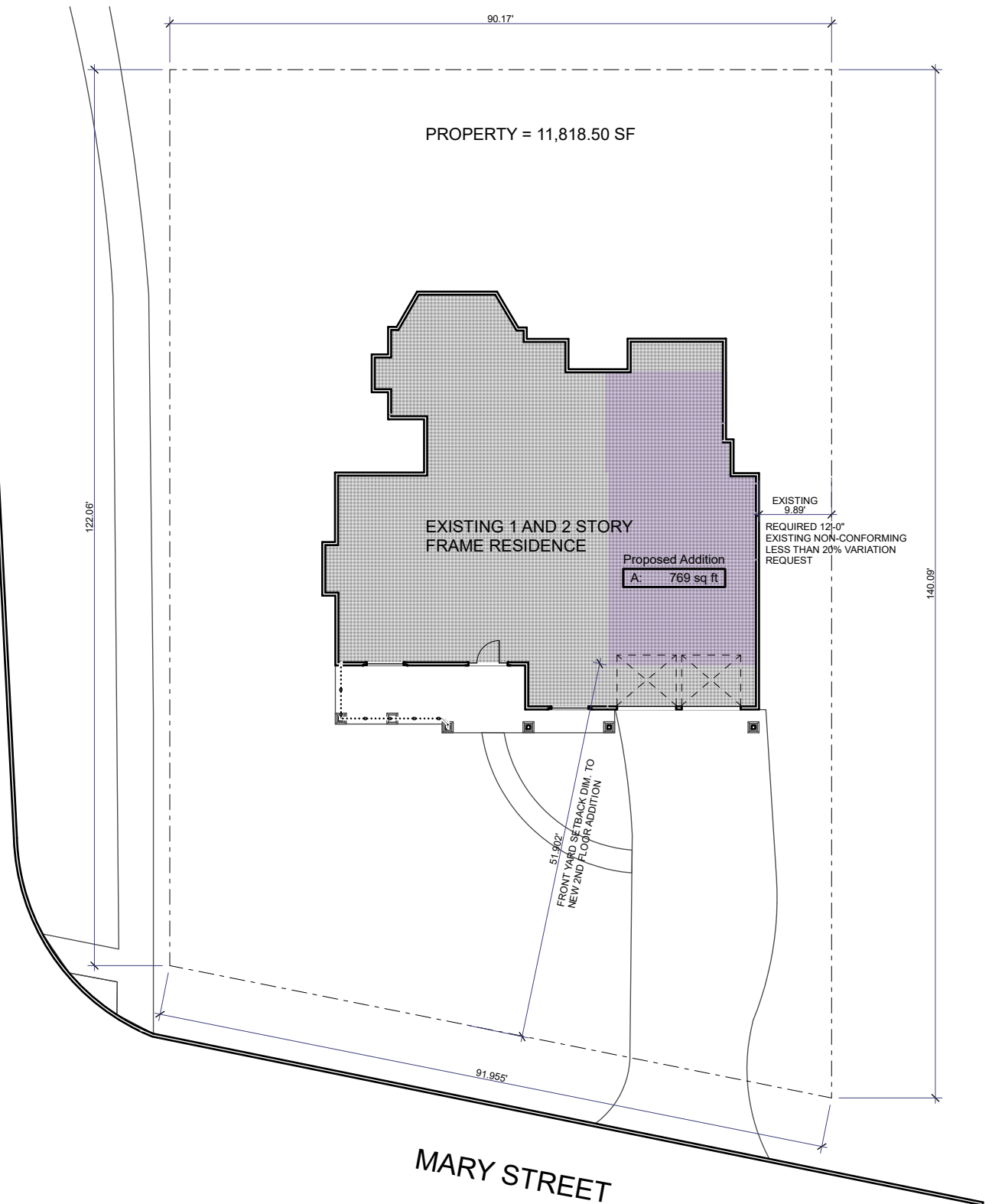


2 Second Floor Plan FAR 1/16" = 1'-0"

ZONING ANALYSIS

| | |
|------------------------|-----------------|
| ZONING: | R-A |
| EXISTING SITE: | 11,818.50 SF |
| ALLOWABLE FAR: | 3815.87 SF |
| EXISTING FAR: | |
| FIRST: | 2,604 SF |
| SECOND: | 979 SF |
| EXISTING TOTAL: | 3,583 SF |
| PROPOSED NEW: | |
| SECOND: | 769 SF |
| TOTAL PROPOSED: | 4,352 SF |
| % OVER | 14% < 15% |

OLD GREEN BAY



3 Architectural Site Plan 1" = 20'

SHEET INDEX

| | |
|-----|-----------------------------|
| SD1 | Cover Sheet |
| SD2 | Architectural Site Plan ... |
| SD3 | First Floor Plan |
| SD4 | Second Floor Plan |
| SD5 | Elevations |
| SD6 | Elevations |
| SD7 | Elevations |
| SD8 | Elevations |

PROPOSED 2ND FLOOR ADDITION AND REMODEL
195 MARY STREET, GLENCOE, IL 60022

ZBA DRAFT ISSUE 12/9/2021

Variation Request(s):

- 1. To reduce by not more than 20 percent the dimensions of any required side yard, or setback
- 2. To increase by not more than 15 percent the maximum gross floor area of the structures on a lot.
- 3. For a vertical extension of a nonconforming structure only, to reduce by any amount the dimensions of the required front, side, or rear yard setback, provided that no point on such vertical extensions is closer to the front, side, or rear lot line than the portion of the nonconforming structure over which the vertical extension is added.
 - a. Specific to setback plane height restriction, NOT building height restriction



EXISTING Front Elevation



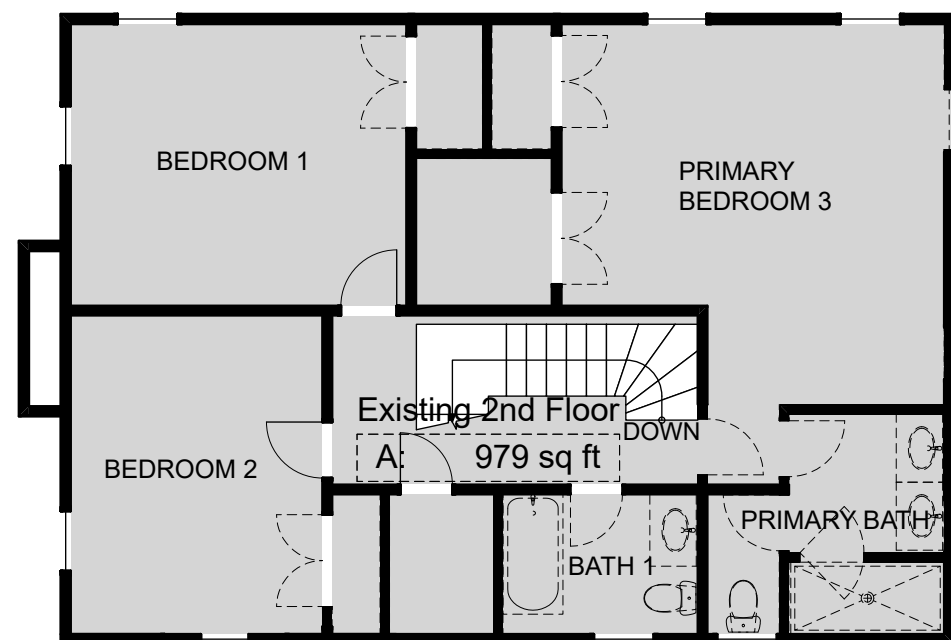
PROPOSED Front Elevation



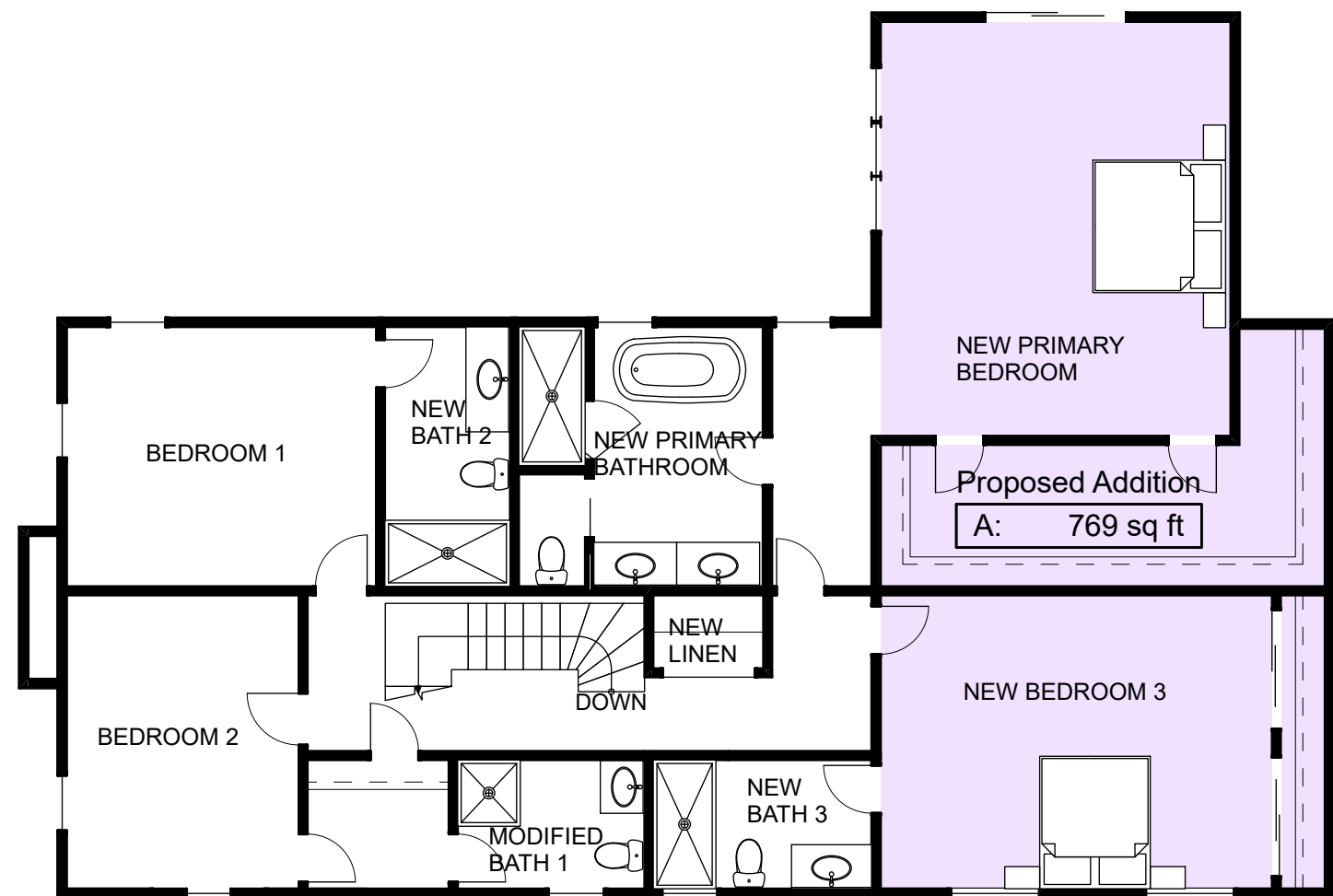
1

EXISTING First Floor Plan

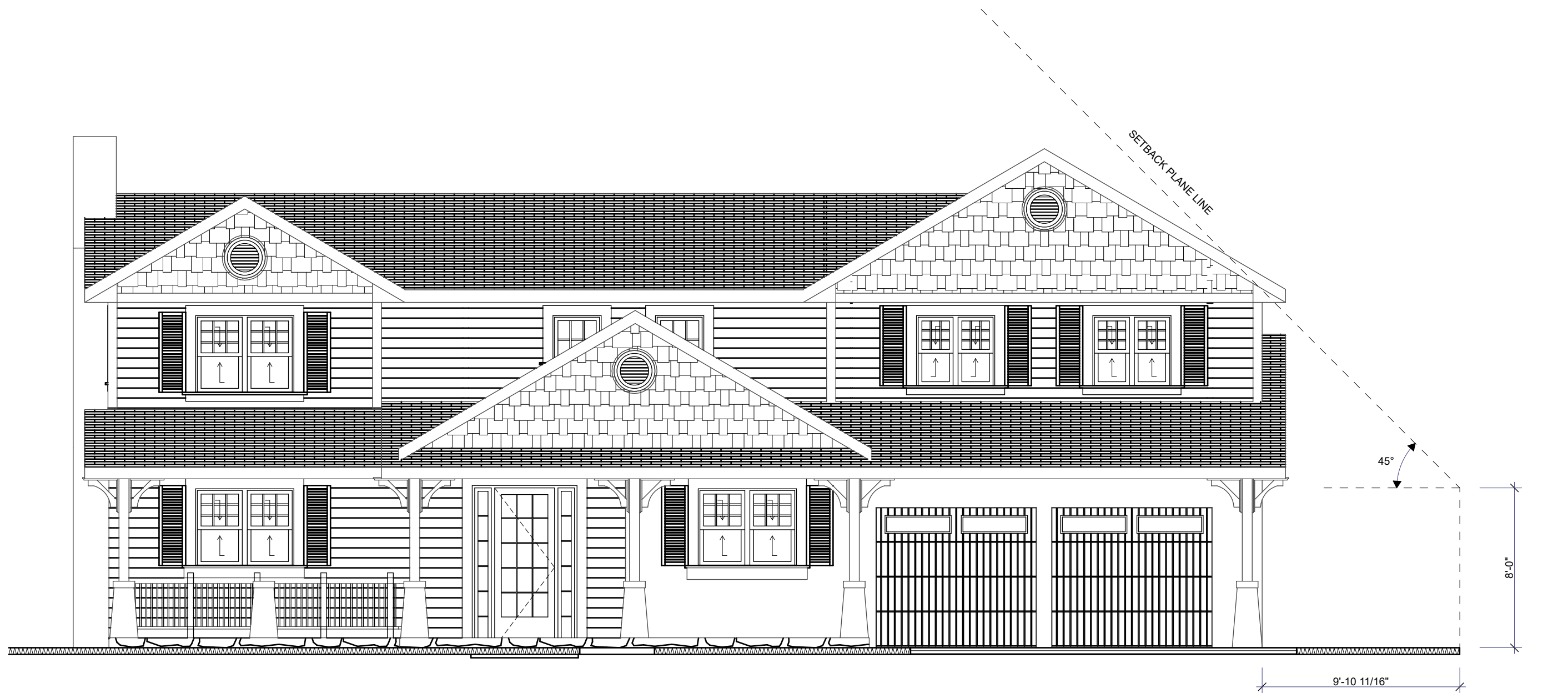
1/8" = 1'-0"



1 Existing Second Floor 1/8" = 1'-0"



2 Proposed Second Floor 1/8" = 1'-0"



1

South Elevation PROPOSED

3/16" = 1'-0"