



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

675 Village Court
June 6, 2022
7:00pm

1. CALL TO ORDER AND ROLL CALL

*Scott Novack, Chair
Sara Elsasser
Dena Fox
Jake Holzman
Alex Kaplan
Michael Koppersmith
Debbie Ruderman*

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

3. CONSIDERATION OF A REQUEST FOR VARIATIONS FROM THE ZONING CODE TO INCREASE THE ALLOWABLE GROSS FLOOR AREA AND TO REDUCE THE REQUIRED FRONT SETBACK TO ALLOW FOR A SCREENED PORCH ADDITION AT AN EXISTING SINGLE-FAMILY RESIDENCE AT 252 WALDEN DRIVE.

4. A REQUEST FOR A VARIATION FROM THE ZONING CODE TO INCREASE THE ALLOWABLE GROSS FLOOR AREA TO ALLOW A SCREENED PORCH ADDITION AT AN EXISTING SINGLE-FAMILY RESIDENCE AT 471 SOUTH AVENUE.

5. A REQUEST FOR A VARIATION FROM THE ZONING CODE TO INCREASE THE ALLOWABLE GROSS FLOOR AREA FOR AN OUTDOOR PAVILION AT AN EXISTING SINGLE-FAMILY RESIDENCE AT 406 NORTHWOOD DRIVE.

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**

Videoconference
675 Village Court
Monday, May 2, 2022 - 7:00 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 Chairman Scott Novack at the new start time of 7:00 p.m. on May 2, 2022, held in the Council Chambers at Glencoe Village Hall.

Attendee Name	Title	Status
Zoning Board of Appeals		
Scott Novack	ZBA Chairman	Present
Sara Elsasser	Member	Present
Alex Kaplan	Member	Present
Debbie Ruderman	Member	Absent
Michael Koppersmith	Member	Present
Jake Holzman	Member	Present
Dena Fox	Member	Present
Village Staff		
Taylor Baxter	Development Services Manager	Present
Richard McGowan	Planner	Present

2. CONSIDERATION OF MINUTES OF THE MARCH 7, 2022, ZBA MEETING

RESULT:	ACCEPTED
AYES:	Novack, Elsasser, Kaplan, Koppersmith, Holzman, Fox
NAYS:	None
ABSENT:	Ruderman

3. CONSIDER VARIATION REQUEST AT 350 SUNRISE CIRCLE

Richard McGowan gave a brief overview of the case, stating that the applicants are seeking one variation to allow for the construction of a sport court to encroach into the required front setback at 350 Sunrise Circle:

1. *Section 3-111(C) – To reduce the required front setback from 40 feet to 15 feet.*

Mr. McGowan explained that the lot is not undersized in terms of lot area or lot width for the RA Zoning District, however, it is unique in the sense that it is defined as a “through lot” in the zoning code since it has frontages on two different streets, so it does not have a rear yard or rear yard setback allowances according to the code, which most properties in the Village have, so any accessory structure behind the home, in what functions as a backyard, would have to be at least 40 feet from the “front” lot line, behind or east of the home.

Mr. McGowan noted that in light of a recent code amendment, the ZBA has the authority to reduce front yard setback requirements for corner lots and through lots to no less than 12 feet from the front lot line.

Mr. McGowan said that this applicant is proposing a multi-use sport court with no additional lighting or fencing and has noted areas of existing and proposed landscape screening from adjacent properties. He then shared proposed renderings of what the sport court would look like and noted that it is proposed to be closest to the neighbor to the south’s existing driveway and basketball hoop at 344 Surfside Place, at least 12 feet away from the south side lot line.

Taylor Baxter then swore in the homeowners, Ryan and Jessica Turf. Ms. Turf explained that they built their home on this property and they were surprised that they technically don’t have a backyard as defined by the zoning code.

Chairman Scott Novack then noted that the area they are requesting a variance for looks and functions as a backyard and said that all folks should be able to use their backyards. Board Member Michael Kuppermith asked Mr. and Ms. Turf if there had been any outreach to the neighbor to the south at 344 Surfside Place. Ms. Turf stated that they spoke to their neighbor to the north, who only had questions and was in support of the requested variation. Chairman Novack then asked staff if the Village had received any input from the neighbors. Mr. McGowan noted that the Village had received a few questions from neighbors, but none of which stated support or opposition for the requested variation. Chairman Novack noted that he was glad that the recent zoning code amendment allowed for this to be an opportunity and asked the Board Members if they had any additional questions. No additional questions were asked at this time.

PUBLIC COMMENT

Chairman Novack 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(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 front setback at 350 Sunrise Circle 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:	Novack, Elsasser, Kaplan, Kuppersmith, Holzman, Fox
NAYS:	None
ABSENT:	Ruderman

4. CONSIDER VARIATION REQUEST AT 1106 ASTOR PLACE

Mr. Baxter gave an overview of the case, stating that the applicants are seeking one variation to increase the gross floor area to allow for the construction of an outdoor pavilion at an existing single-family residence at 1106 Astor Place:

1. *Section 3-111(E) – To increase the allowable gross floor area from 5,006.14 square feet to 5,752.17 square feet, a variation of 14.9%.*

Mr. Baxter added that code changes to gross floor area requirements since 1999 made the existing home at 1106 Astor Place nonconforming, so they are already above the allowable limit. Mr. Baxter said that the applicants are looking to remove an existing in-ground pool that has foundation issues, and are hoping to construct a pavilion in its place.

Mr. Baxter then swore in the applicant’s architect, Mr. Jeff Letzter, with Aspect Design from Volvo, Illinois. Mr. Letzter stated that regardless of tonight’s decision, the pool needs to be removed as the foundation is leaking and the decking around the pool is pitched towards the home, which could lead to significant foundation issues for the home. Mr. Letzter added that the homeowners were shocked when they found out their home was nonconforming with regards to gross floor area (due to changes to the code), and the outdoor pavilion would have a somewhat open-air design to it. Mr. Letzter noted that him and the homeowners spoke with four nearby neighbors – 1107 Astor Place, 1107 Fairfield, 1113 Fairfield, and 1091 Beinlich – who provided a letter of support to Village staff.

Board Member Kuppersmith asked if the neighbor to the south at 669 Dundee Road had provided any comment on the requested variation and there did not appear to be any comment from that neighbor. Board Member Alex Kaplan asked if this is a summer structure, and Mr. Letzter confirmed that it is, and it will be open-air and brick. Board Member Kaplan noted that it is an interesting design. Chairman Novack stated that there is a good reason for gross floor area regulations, but accessory structures ought to be looked at differently and if in this case it allows the resident to enjoy their property more, especially if there is support from multiple neighbors, he thinks he would support this request. Chairman Novack asked the Board Members if they had any additional questions. No additional questions were asked at this time.

PUBLIC COMMENT

Chairman Novack 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 reduce the increase the allowable gross floor area at 1106 Astor Place 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:	Novack, Elsasser, Kaplan, Koppersmith, Holzman, Fox
NAYS:	None
ABSENT:	Ruderman

5. PUBLIC COMMENTS ON NON-AGENDA ITEMS

Chairman Novack asked the audience if there are any public comments on non-agenda items. No additional questions or comments were made.

6. ADJOURN

The meeting adjourned at 7:27 p.m.

RESULT:	ACCEPTED
AYES:	Novack, Elsasser, Kaplan, Koppersmith, Holzman, Fox
NAYS:	None
ABSENT:	Ruderman



VILLAGE OF GLENCOE

FORMS & APPLICATIONS

675 Village Court, Glencoe, Illinois 60022
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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: 252 Walden Drive

Applicant name: Omar Gutiérrez, NCARB Applicant phone: 847-903-4067

Applicant email: omar@ogutierrez.com

Owner name (if different from applicant): Michael Friedman

Owner phone: 847-269-3664 Owner email: mfriedman15@gmail.com

Brief description of project:

Variance previously approved in 2021, Unfortunately, due to delays related to the ongoing pandemic, we were not able to submit our building permit application until last week, slightly over a year from the granting of our variation. There are no changes to the variance request.

Build a new covered screened porch over an existing stone patio in the side yard as well as a new outdoor kitchen, stone patio and walk.

Variation request(s):

1. Encroach 6.99' into minimum required front yard setback to add a screened porch
2. Exceed maximum allowed floor area by 280.88sf to add a screened porch



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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.

In a time when staying home and access to open air is an imperative, diverse and comfortable spaces are a necessity. The proposed addition builds over an existing stone patio to create a covered porch along the side yard of the home, a feature that is common in many homes in the village.

The unusual curved shaped of the lot makes for an oddly shaped buildable area. The strict enforcement of the maximum building size requirement for the property would make any addition impossible since the size of the home is bigger than what the zoning requirements allow, even though the home complied with this requirement at the time of construction. Granting the front setback variation would allow for geometry that is in harmony with the existing home while adding a covered porch over a preexisting patio.

Special care has been taken to ensure that the proposed improvements do not adversely affect the character of the property or the neighborhood.



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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 details and materials of the proposed addition match the existing home.

The proposed porch orientation and its roof configuration continue the visual language established by the existing roof above the covered entry.

The location of the proposed porch does not limit access to light or views to adjacent properties. In fact, it may not even be visible from the street due to existing vegetation.

3. Describe any efforts the applicant has made to solicit feedback on the proposed variations from neighboring or nearby property owners or residents. What was the result of these efforts?

We are in the process of contacting our neighbors for approval and will provide the approval at the zoning board meeting.

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.

02/24/2021

Applicant's signature

Date

2/26/2021

Owner's signature (if different than applicant)

Date



VILLAGE OF GLENCOE MEMORANDUM

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Zoning Board of Appeals Memorandum

DATE: May 25, 2022

TO: Zoning Board of Appeals

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

SUBJECT: Consideration of variations to allow a screened porch addition to an existing single-family residence to encroach into the front yard setback and to exceed the maximum allowable gross floor area at 252 Walden Drive

Background: The applicants are requesting two variations from the Zoning Code to allow to allow a screened porch addition to an existing single-family residence to encroach into the front yard setback and to exceed the maximum allowable gross floor area. The subject property is in the RA Single-family Residential Zoning District.

The ZBA previously approved these variations for the same project in April 2021. Because construction as not started within one year of approval, the variations expired and re-approval is needed. There are no changes to the proposed project since the previous approval.

The requested variations are from the following standard in the Zoning Code:

1. *Section 3-111(C)(1) – To reduce the required front yard setback from 41.68 feet to 33.34 feet, a variation of 20%*
2. *Section 3-111(E) – To increase the allowable gross floor area from 4,171.78 to 4,425.94 square feet, a variation of 6.1%.*

Variation	Existing	Required/Allowed	Proposed	Variation %	Max. Allowable Variation %
Front setback	40.42 ft	41.68 ft	33.34 ft	20%	20%
Gross floor area	4,188.85 sq ft	4,171.78 sq ft	4,425.94 sq ft	6.1%	15%

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

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

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

The applicants have stated the shape of the lot and the size of the existing house make the construction of a screened porch impossible without the approval of variations.

- 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 lot is unusually shaped and is located along a curve of Walden Drive. The required front setback is established by the existing setbacks on the subject property, on 258 Walden (which is significantly deeper than the subject property), and the side setback at 242 Walden. There is not a uniform front setback along this curving block frontage.

The 13,413-square-foot subject property is also significantly undersized for the RA district, which has a minimum lot size of 20,000 square feet.

- 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 unusual size and shape of the lot, along with the lack of uniformity in setbacks along the block frontage, 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 variation request is not based exclusively on a desire to make more money from the property. The unusual shape of the lot presents a hardship related to setback requirements. While lot is significantly undersized for the zoning district, there are other similarly sized lots in the RA district in the Village.

- 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 encroachment would not result in a development likely to be significantly out of harmony with the purpose of the code. The proposed front setback variation would not result in a

departure from an established, uniform setback along a block frontage. The addition of a screened porch would not significantly add to the visible bulk of the existing house.

- 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 be detrimental to the essential character of the area. There is no established, uniform setback along the curving block face of the subject property. Likewise, the property is undersized for its district and the proposed screened porch would be unlikely to have a negative impact on the public welfare or the value of nearby properties.

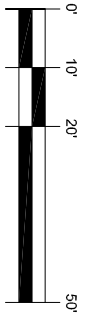
This variation request received printed public notice at least 15 days prior to the public hearing. Additionally, owners of properties within 200 feet of the subject property were notified.

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

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

Move to accept/deny the request for a variations to reduce the required front setback and increase the allowable gross floor area for a new screened porch addition to an existing single-family residence at 252 Walden Drive.

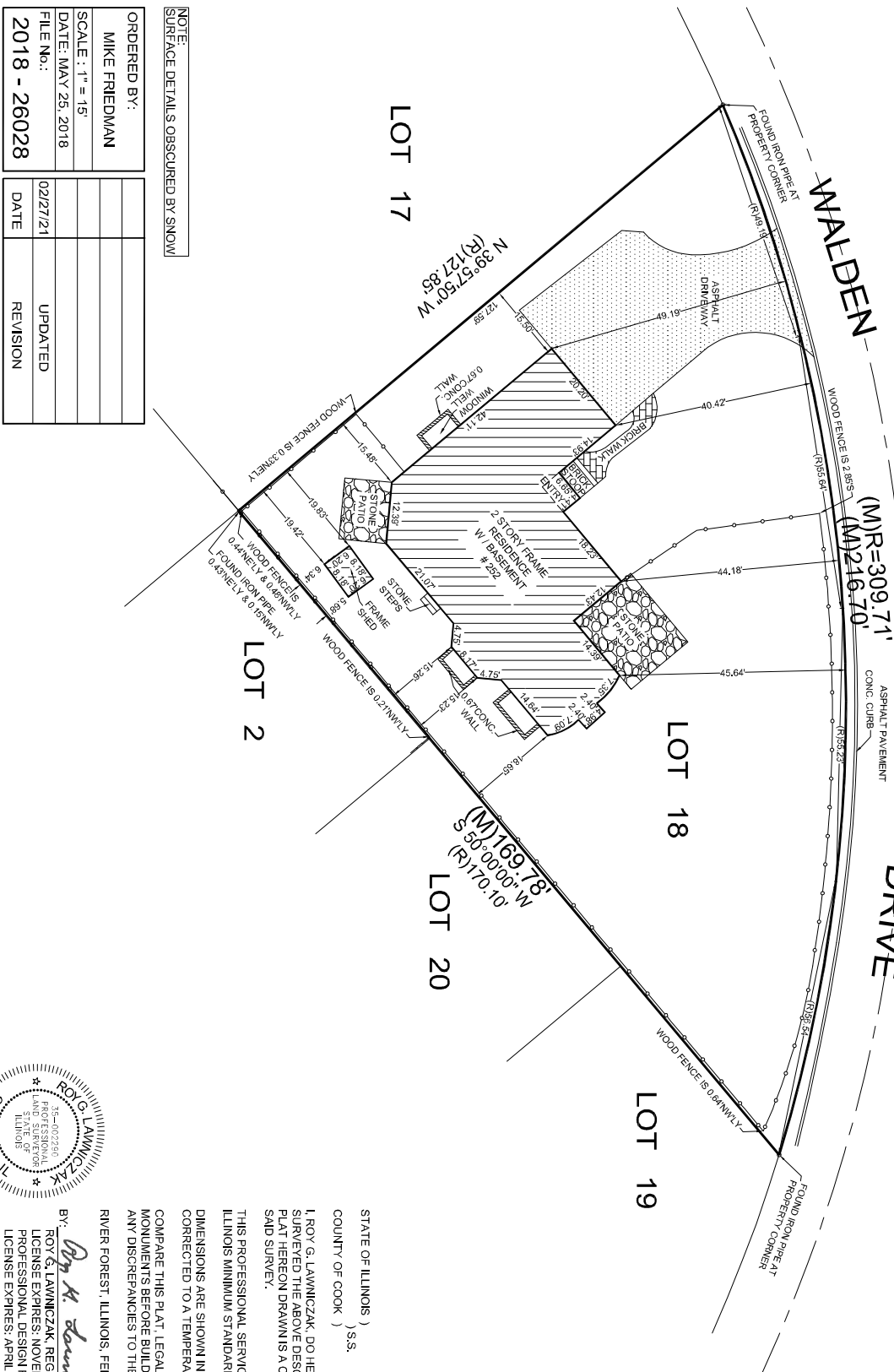




28' R.O.W. HERETOFORE DEDICATED
AS FOR PUBLIC STREET PURPOSES

WALDEN DRIVE

DRIVE



ORDERED BY:	MIKE FRIEDMAN
SCALE:	1" = 15'
DATE:	MAY 25, 2018
FILE NO.:	2018 - 26028
DATE:	02/27/21
REVISION:	UPDATED
DATE:	
REVISION:	

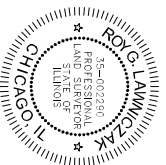
NOTE:
SURFACE DETAILS OBSCURED BY SNOW

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

PLAT OF SURVEY
OF

LOT 18 IN McDONALD'S SECOND ADDITION, BEING A SUBDIVISION OF LOTS 1, 2, 3, 4, 6, 8 AND 9 IN McDONALD'S SUBDIVISION AND OF LOT 28 IN COUNTY CLERK'S DIVISION OF FRACTIONAL SECTION 6, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT THEREOF RECORDED AUGUST 25, 1914 AS DOCUMENT 5483035, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 252 WALDEN DRIVE, GLENCOE, ILLINOIS
PERMANENT INDEX NUMBER: 05-06-405-005-0000



STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

RIVER FOREST, ILLINOIS, FEBRUARY 27, A.D. 2021.

BY: *Roy G. Lawniczak*
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2022
PROFESSIONAL DESIGN FIRM LICENSE NO.: 1944004576
LICENSE EXPIRES: APRIL 30, 2021

MUNICIPALITY APPROVAL

**THE
FRIEDMAN /
ROIN RESIDENCE**
252 WALDEN DR.
GLENCOE, IL 60022

THESE DRAWINGS CONTAIN
NO WARRANTIES OR ANY
REPRODUCTION OR REUSE MUST BE
BY CONSENT OF OMAR GUTIERREZ,
ARCHITECT
9-221 L OMAR GUTIERREZ, ARCHITECT

ISSUED FOR: DATE
OWNER REVIEW 10-04-2020
OWNER REVIEW 11-06-2020
OWNER REVIEW 01-29-2021
ZBA APPEAL 02-04-2021
ZBA APPEAL 03-06-2021
ZBA APPEAL 03-11-2021
BID PERMIT 04-12-2021

PROFESSIONAL STAMP



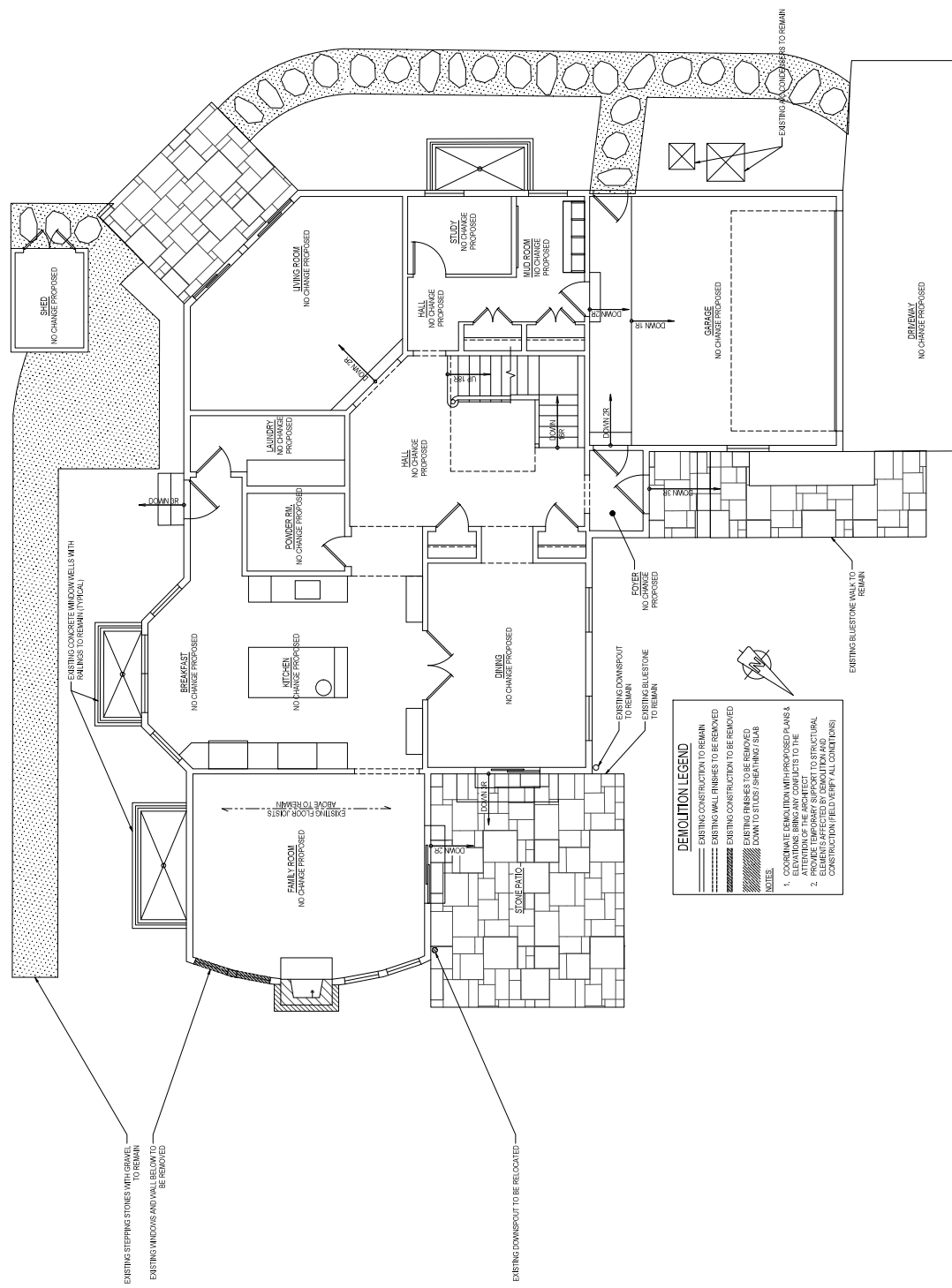
Omar G. Gutierrez

LICENSE EXPIRES 11/02/2022

GA
Omar Gutierrez, NCARB
a r c h i t e c t
1209 MONROE ST.
EVANSTON, IL 60202
PH: 847.363.4067

PROJECT # 252-20
DRAWN BY: OGG

A2



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

MUNICIPALITY APPROVAL

THE FRIEDMAN / ROIN RESIDENCE
 252 WALDEN DR.
 GLENCOE, IL 60022

THESE DRAWINGS CONTAIN ANY REVISIONS, CORRECTIONS, REPRODUCTION OR REUSE MUST BE BY CONSENT OF OMAR GUTIERREZ, ARCHITECT
 9/2021 - OMAR GUTIERREZ, ARCHITECT

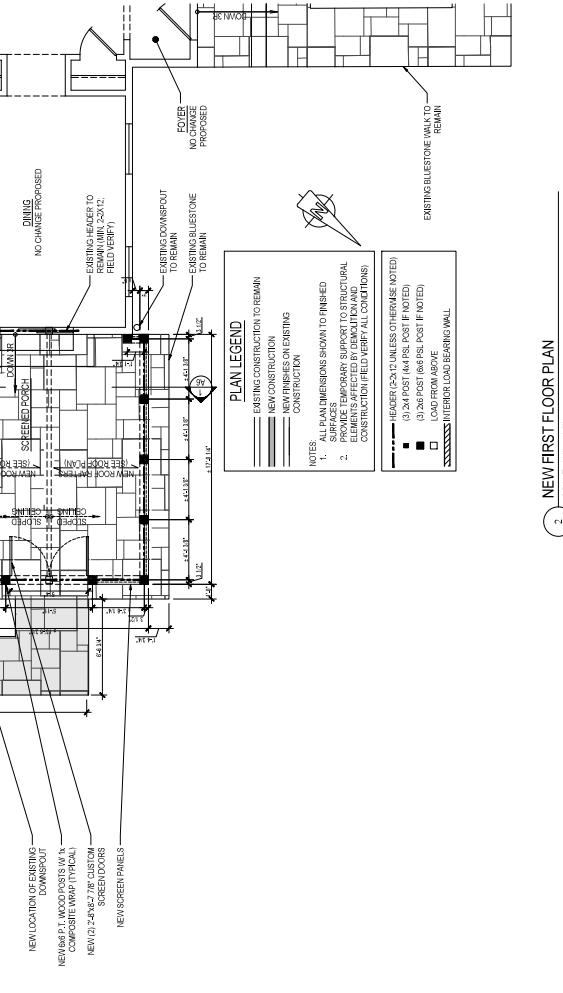
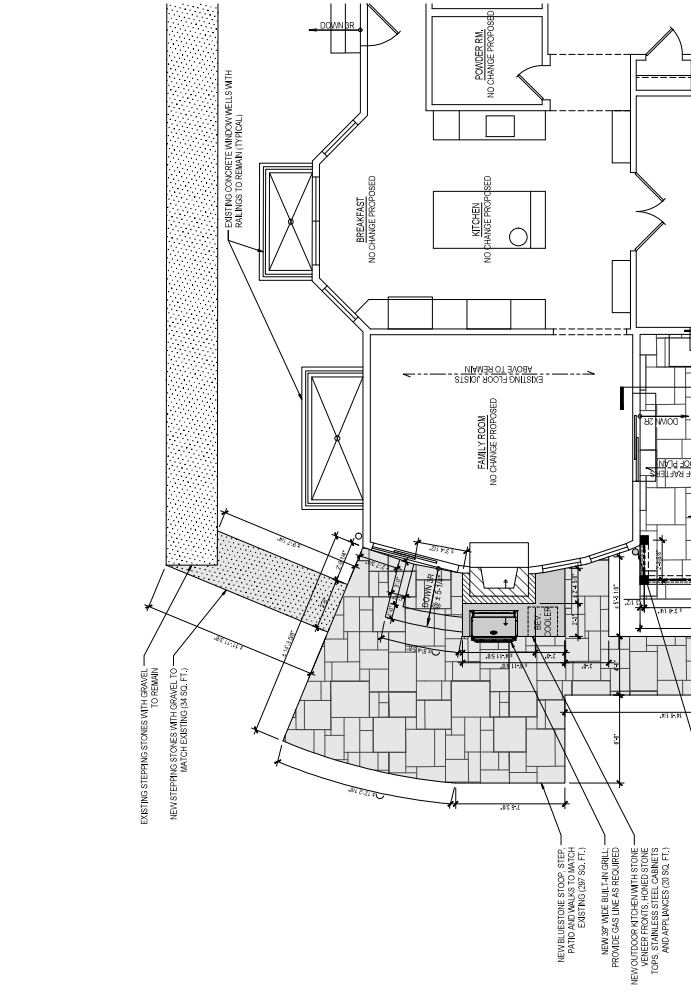
ISSUED FOR: DATE
 OWNER REVIEW 10-04-2020
 OWNER REVIEW 11-05-2020
 OWNER REVIEW 01-29-2021
 ZBA APPEAL 02-04-2021
 ZBA APPEAL 03-11-2021
 ZBA APPEAL 03-11-2021
 BID PERMIT 04-12-2021

PROFESSIONAL STAMP
 LICENSED ARCHITECT
 OMAR G. GUTIERREZ
 001 0272636
 STATE OF ILLINOIS
 LICENSE EXPIRES 11/30/2022

Omar Gutierrez, NCARB
 architect
 1209 MONROE ST.
 EVANSTON, IL 60202
 PH: 847.363.4067

PROJECT # 259-20
 OCG
 DRAWN BY: _____

A3



PLAN LEGEND
 CASTING CONSTRUCTION TO REMAIN
 NEW CONSTRUCTION
 NEW FINISHES CONSTRUCTION

NOTES:
 1. ALL DIMENSIONS SHOWN TO FINISHED SURFACES UNLESS NOTED OTHERWISE.
 2. PROVIDE TEMPORARY SUPPORT TO STRUCTURAL CONSTRUCTION FIELD VERIFY ALL CONDITIONS.

--- HEADER (2"x4" UNLESS OTHERWISE NOTED)
 (3) 2x4 POST (6x4 PSL POST IF NOTED)
 (3) 2x6 POST (6x6 PSL POST IF NOTED)
 (3) 2x8 POST (6x8 PSL POST IF NOTED)
 (3) 4x4 POST (6x4 PSL POST IF NOTED)
 (3) 4x6 POST (6x6 PSL POST IF NOTED)
 (3) 4x8 POST (6x8 PSL POST IF NOTED)
 (3) 4x10 POST (6x10 PSL POST IF NOTED)
 (3) 4x12 POST (6x12 PSL POST IF NOTED)
 (3) 4x14 POST (6x14 PSL POST IF NOTED)
 (3) 4x16 POST (6x16 PSL POST IF NOTED)
 (3) 4x18 POST (6x18 PSL POST IF NOTED)
 (3) 4x20 POST (6x20 PSL POST IF NOTED)
 (3) 4x22 POST (6x22 PSL POST IF NOTED)
 (3) 4x24 POST (6x24 PSL POST IF NOTED)
 (3) 4x26 POST (6x26 PSL POST IF NOTED)
 (3) 4x28 POST (6x28 PSL POST IF NOTED)
 (3) 4x30 POST (6x30 PSL POST IF NOTED)
 (3) 4x32 POST (6x32 PSL POST IF NOTED)
 (3) 4x34 POST (6x34 PSL POST IF NOTED)
 (3) 4x36 POST (6x36 PSL POST IF NOTED)
 (3) 4x38 POST (6x38 PSL POST IF NOTED)
 (3) 4x40 POST (6x40 PSL POST IF NOTED)
 (3) 4x42 POST (6x42 PSL POST IF NOTED)
 (3) 4x44 POST (6x44 PSL POST IF NOTED)
 (3) 4x46 POST (6x46 PSL POST IF NOTED)
 (3) 4x48 POST (6x48 PSL POST IF NOTED)
 (3) 4x50 POST (6x50 PSL POST IF NOTED)
 (3) 4x52 POST (6x52 PSL POST IF NOTED)
 (3) 4x54 POST (6x54 PSL POST IF NOTED)
 (3) 4x56 POST (6x56 PSL POST IF NOTED)
 (3) 4x58 POST (6x58 PSL POST IF NOTED)
 (3) 4x60 POST (6x60 PSL POST IF NOTED)

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

FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"

ROOF PLAN
 SCALE: 1/4" = 1'-0"

MUNICIPALITY APPROVAL

**THE
FRIEDMAN /
ROIN RESIDENCE**
252 WALDEN DR.
GLENCOE, IL 60022

THESE DRAWINGS CONTAIN
ANY
REPRODUCTION OR REUSE MUST BE
BY CONSENT OF OMAR GUTIERREZ,
ARCHITECT,
9321 LOMAR GUTIERREZ, ARCHITECT

ISSUED FOR:	DATE
OWNER REVIEW	10-10-2020
OWNER REVIEW	11-08-2020
OWNER REVIEW	01-29-2021
ZBA APPEAL	02-04-2021
ZBA APPEAL	03-06-2021
ZBA APPEAL	03-11-2021
BIP PERMIT	04-12-2021

PROFESSIONAL STAMP

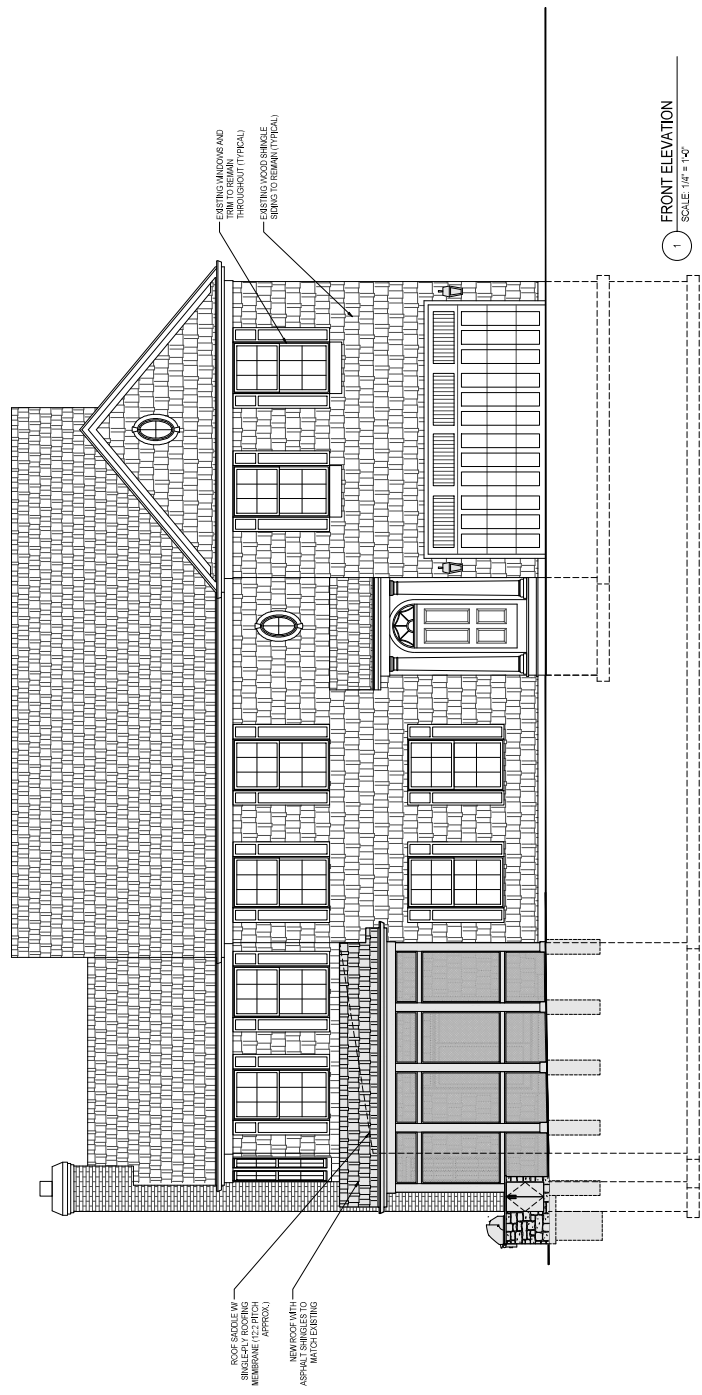
OMAR G. GUTIERREZ
001.0226348
STATE OF ILLINOIS

LICENSE EXPIRES 11/30/2022

Omar Gutierrez, NCARB
a r c h i t e c t
1209 MONROE ST.
EVANSTON, IL 60022
PH: 847.863.4067

PROJECT # 252-230
DRAWN BY: OGG

A4



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



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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: _____

Applicant name: _____ Applicant phone: _____

Applicant email: _____

Owner name (if different from applicant): _____

Owner phone: _____ Owner email: _____

Brief description of project:

Variation request(s):



VILLAGE OF GLENCOE

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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.



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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.

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.



VILLAGE OF GLENCOE MEMORANDUM

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Zoning Board of Appeals Memorandum

DATE: May 27, 2022

TO: Zoning Board of Appeals

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

SUBJECT: Consideration of a variation to increase the allowable gross floor area at 471 South Avenue to allow for the construction of a screened porch addition.

Background: The applicant is requesting a variation to increase the allowable gross floor area at 471 South Avenue for the construction of a new screened porch addition. The property is located in the RC zoning district.

Requested variation:

1. Section 3-111(E) – To increase the allowable gross floor area from 4,395.12 square feet to 5,011.40 square feet, a variation of 14.03%.

The ZBA may approve an increase to gross floor area by up to 15%.

Variation	Allowed	Estimated Existing	Proposed	Variation %	Max. Allowable Variation %
Gross Floor Area	4,395.12 sq ft	4,437.70 sq ft	5,011.40 sq ft	14.03%	15%

At approximately 14,443.50 square feet, the property exceeds the minimum 10,000-square-foot lot size in the RC district.

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 existing residence is a pre-existing non-conforming structure which exceeds the existing gross floor area requirements. The applicants have stated that their hardship is due to one of the

applicants' mother who is battling cancer and they would like to see her for an extended period of time in the safest way possible with the ongoing COVID-19 pandemic. Per the applicants, the screen porch addition would allow the family to meet more often in a well-ventilated environment, with screens on three sides of the proposed addition.

- 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 existence of a house exceeding the allowable gross floor area on the property, which was conforming when permitted, is an unusual physical condition.

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

The existing house's non-conformity was created by a code update, rather than through any action of the owner or owner's predecessors.

- 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. The applicants have stated that the screen porch addition would allow the family to meet more often in a safe, well-ventilated environment, with screens on three sides of the proposed addition.

- 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 purpose of the gross floor area regulation is to limit the visible bulk of residential structures. The existing house was built close to the gross floor area limit on the property in 1999, which has since been reduced. The Board should consider whether the additional floor area proposed by the applicant is in keeping with the purpose of the zoning code's purposes. This new structure would not be highly visible from the street, but would be visible from properties to the north, east, and west.

- 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.*

Other than allowing a structure visible from adjacent properties to the north, east, and west, the proposed variation would be unlikely to have a significant 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. The Board may include conditions of approval as determined to be appropriate.

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

Move to approve/deny the request for a variation to allow an increase in gross floor area at 471 South Avenue to allow for the construction of a screen porch addition, per the plans provided with this application. The Board may include conditions of approval as determined to be appropriate.



Grove St

481

471

461

South Ave

PROFESSIONALS ASSOCIATED SURVEY, INC.

PROFESSIONAL DESIGN FIRM NO: 184-003023
 7100 N. TRIPP AVE., LINCOLNWOOD, ILLINOIS 60712
 TEL.: (847) 675-3000, FAX: (847) 675-2167
 E-mail: pa@professionalsassociated.com
 www.professionalsassociated.com

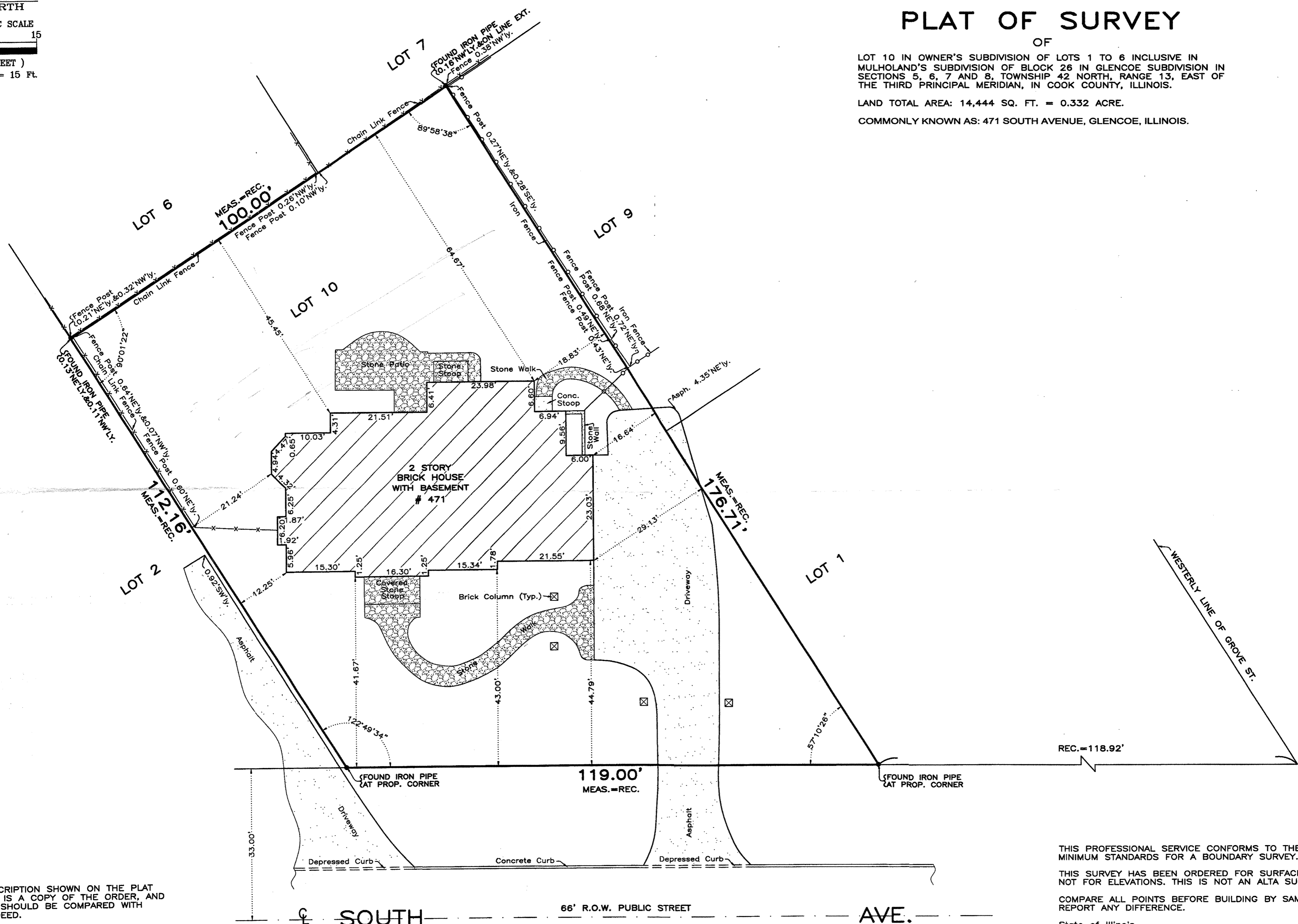
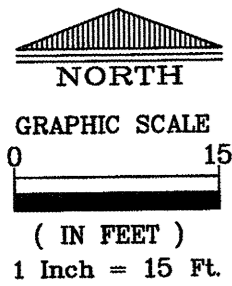
PLAT OF SURVEY

OF

LOT 10 IN OWNER'S SUBDIVISION OF LOTS 1 TO 6 INCLUSIVE IN MULHOLAND'S SUBDIVISION OF BLOCK 26 IN GLENCOE SUBDIVISION IN SECTIONS 5, 6, 7 AND 8, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 14,444 SQ. FT. = 0.332 ACRE.

COMMONLY KNOWN AS: 471 SOUTH AVENUE, GLENCOE, ILLINOIS.



THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACTS.

ORDER NO.: 21-98101
 SCALE: 1 INCH = 15 FEET.
 DATE OF FIELD WORK: April 15, 2021.
 ORDERED BY: DISTELHEIM & SOLON
 Attorneys at Law

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

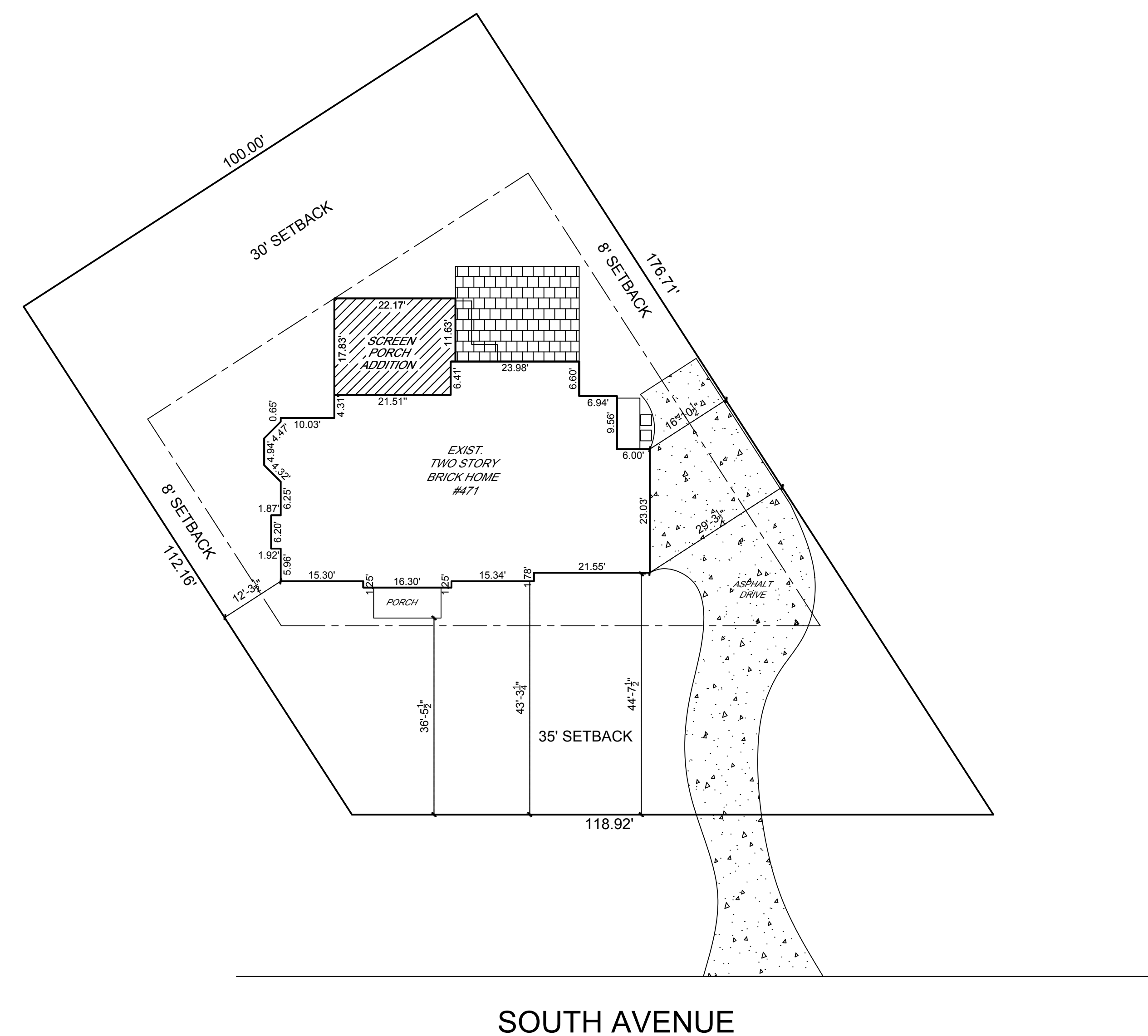
State of Illinois s.s.
 County of Cook

We, PROFESSIONALS ASSOCIATED SURVEY, INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

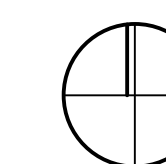
Date: April 18, 2021.

IL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2022.
 Drawn By: ZZ





1 SITE PLAN
1/16" = 1'-0"



REV.	DATE	ISSUE
—	05.10.22	ZBA APPLICATION
—	—	—
—	—	—
—	—	—
—	—	—
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—	—	—

SITE PLAN

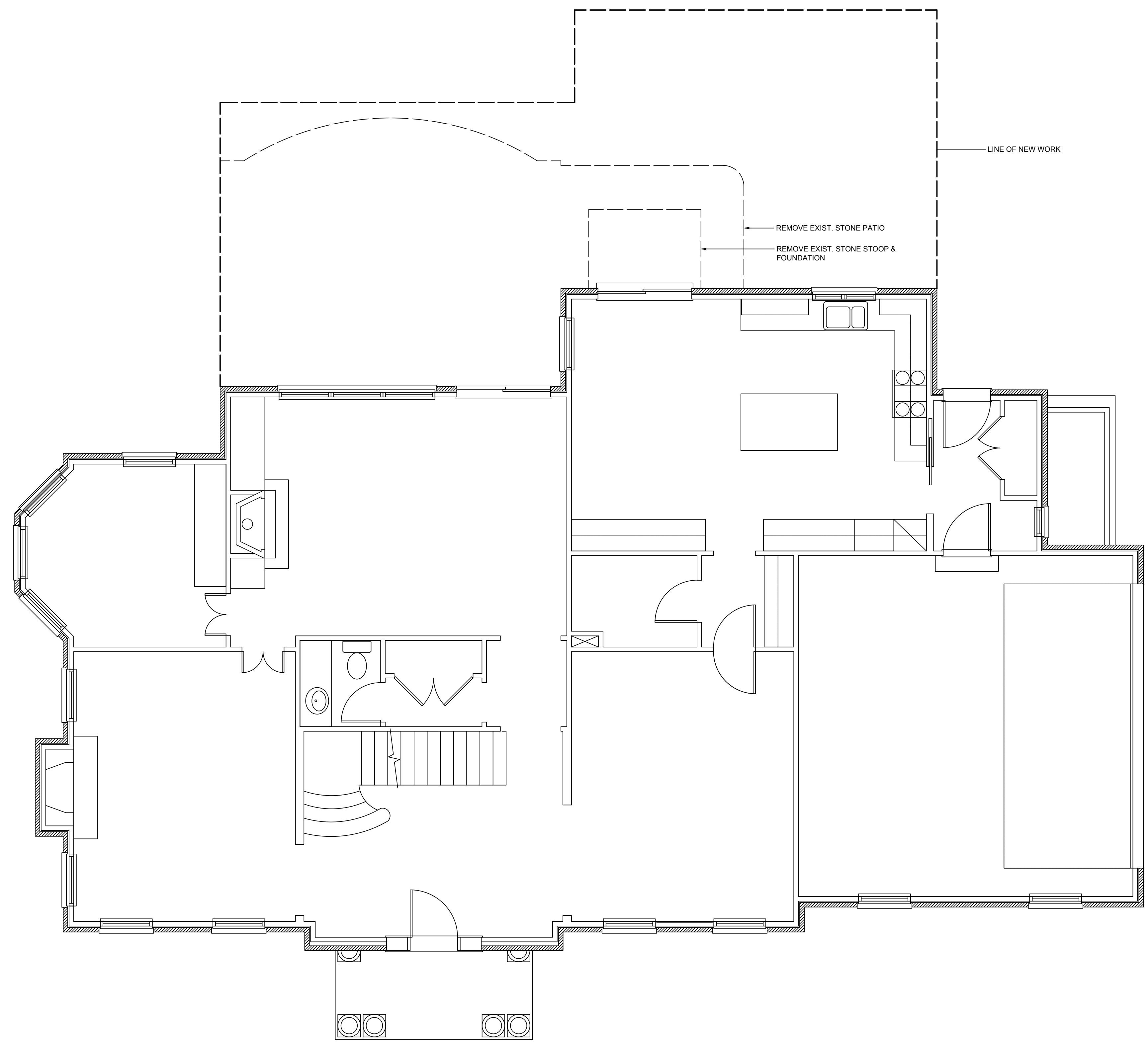
SCREEN PORCH ADDITION:
GALE RESIDENCE
471 SOUTH AVE.
GLENCOE, IL

DATE: 01.06.22

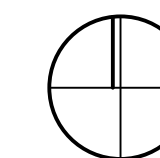
SCALE: 1/16" = 1'-0"

JOB NO.: 2188

G-1



1 FLOOR PLAN/SITE EXISTING/DEMOLITION PLAN
1/4" = 1'-0"



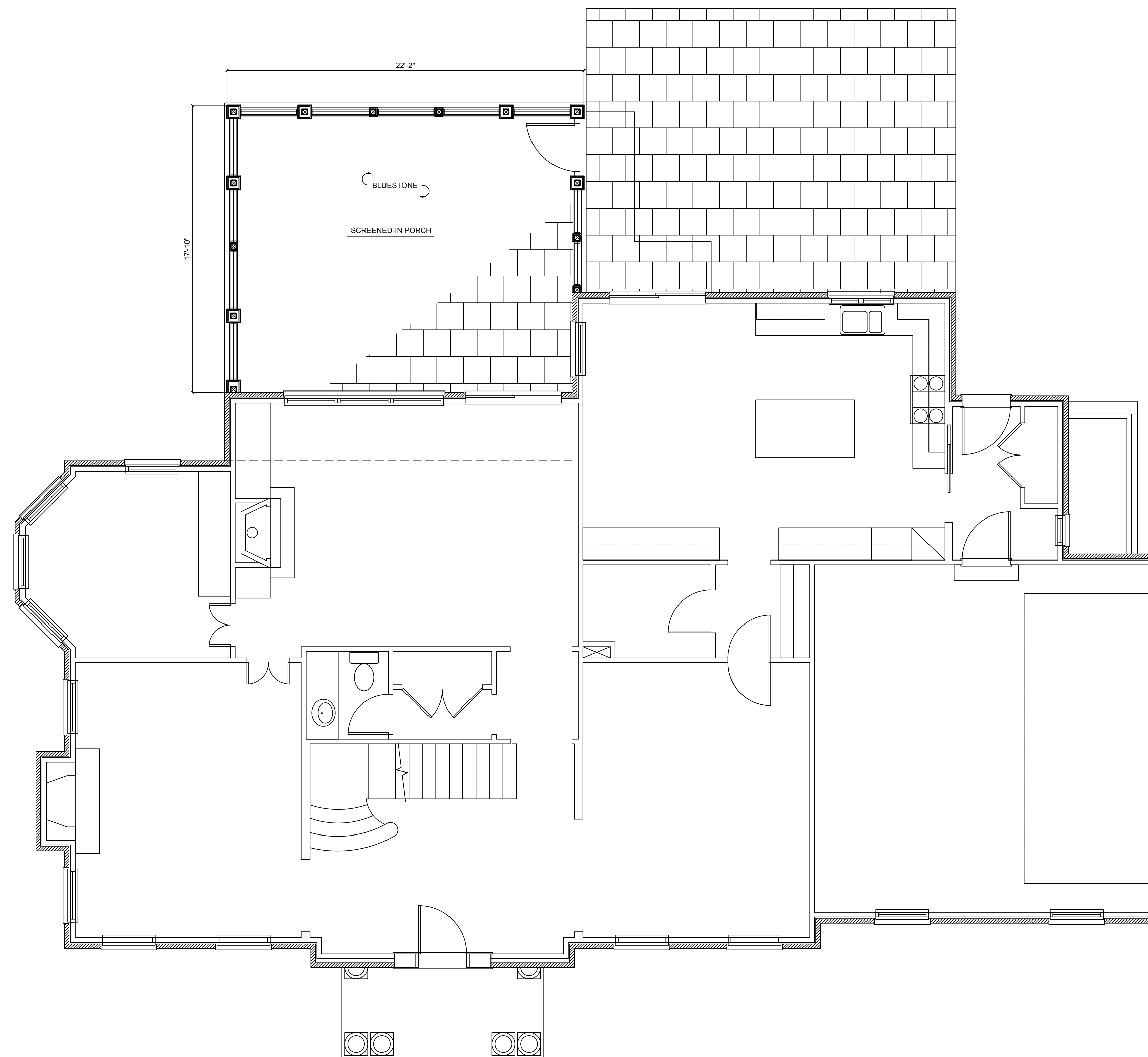
REV.	DATE	ISSUE
—	05.10.22	ZBA APPLICATION
—	—	—
—	—	—
—	—	—
—	—	—
—	—	—
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FIRST FLOOR/SITE EXISTING/
DEMOLITION PLAN

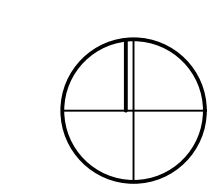
SCREEN PORCH ADDITION:
GALE RESIDENCE
471 SOUTH AVE.
GLENCOE, IL

DATE: 01.06.22
SCALE: 1/4" = 1'-0"
JOB NO.: 2188

A-1



1 FLOOR PLAN
1/4" = 1'-0"



REV.	DATE	ISSUE
—	05.10.22	ZBA APPLICATION
—	—	—
—	—	—
—	—	—
—	—	—
—	—	—
—	—	—
—	—	—
—	—	—

FLOOR PLAN

SCREEN PORCH ADDITION:
GALE RESIDENCE
471 SOUTH AVE.
GLENCOE, IL

DATE: 01.06.22
SCALE: 1/4" = 1'-0"
JOB NO.: 2188



1 EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"

MATERIALS LEGEND

1. THERMOPLASTIC POLYOLEFIN ROOFING MEMBRANE
2. "HARDIETRIM" 4/4 SMOOTH 1 1/2" FASCIA FOR PT.
3. PREFINISHED ALUM. GUTTER & DOWNSPOUT - MATCH EXIST.
4. "HARDIETRIM" 4/4 SMOOTH 1 1/2" BEAM SURROUND FOR PT.
5. CUSTOM 1/4" PLEXIGLASS WINDOW W/2" X 4" CEDAR FRAME FOR ST.
6. "HARDIETRIM" 4/4 SMOOTH 5.5" BEAM WRAP FOR PT.
7. CUSTOM SCREEN W/2" X 4" CEDAR FRAME FOR ST.
8. "HARDIETRIM" 4/4 SMOOTH 9.25" COLUMN WRAP FOR PT.
9. "HARDIETRIM" 4/4 SMOOTH 7.25" COLUMN WRAP FOR PT.
10. "HARDIETRIM" 4/4 SMOOTH 5.6" BEAM WRAP FOR PT.
11. CUSTOM 1/4" PLEXIGLASS WINDOW W/2" X 4" CEDAR FRAME FOR ST.
12. "HARDIETRIM" 4/4 SMOOTH 5.5" BEAM WRAP FOR PT.
13. BLUESTONE @ ALL EXPOSED SURFACES
14. 10" CONC. FOUNDATION WALL
15. BLUESTONE STOOP - BLUESTONE @ ALL EXPOSED SURFACES
16. (2) #5 X 12" @ 12" O.C. VERTICALLY - EMBEDDED 6" INTO EXIST. & NEW CONC. FOUNDATION WALL - GROUT SOLID
17. EXIST. CONC. FOUNDATION WALL



2 EXTERIOR ELEVATION - EAST
1/4" = 1'-0"

REV.	DATE	ISSUE
—	05.10.22	ZBA APPLICATION
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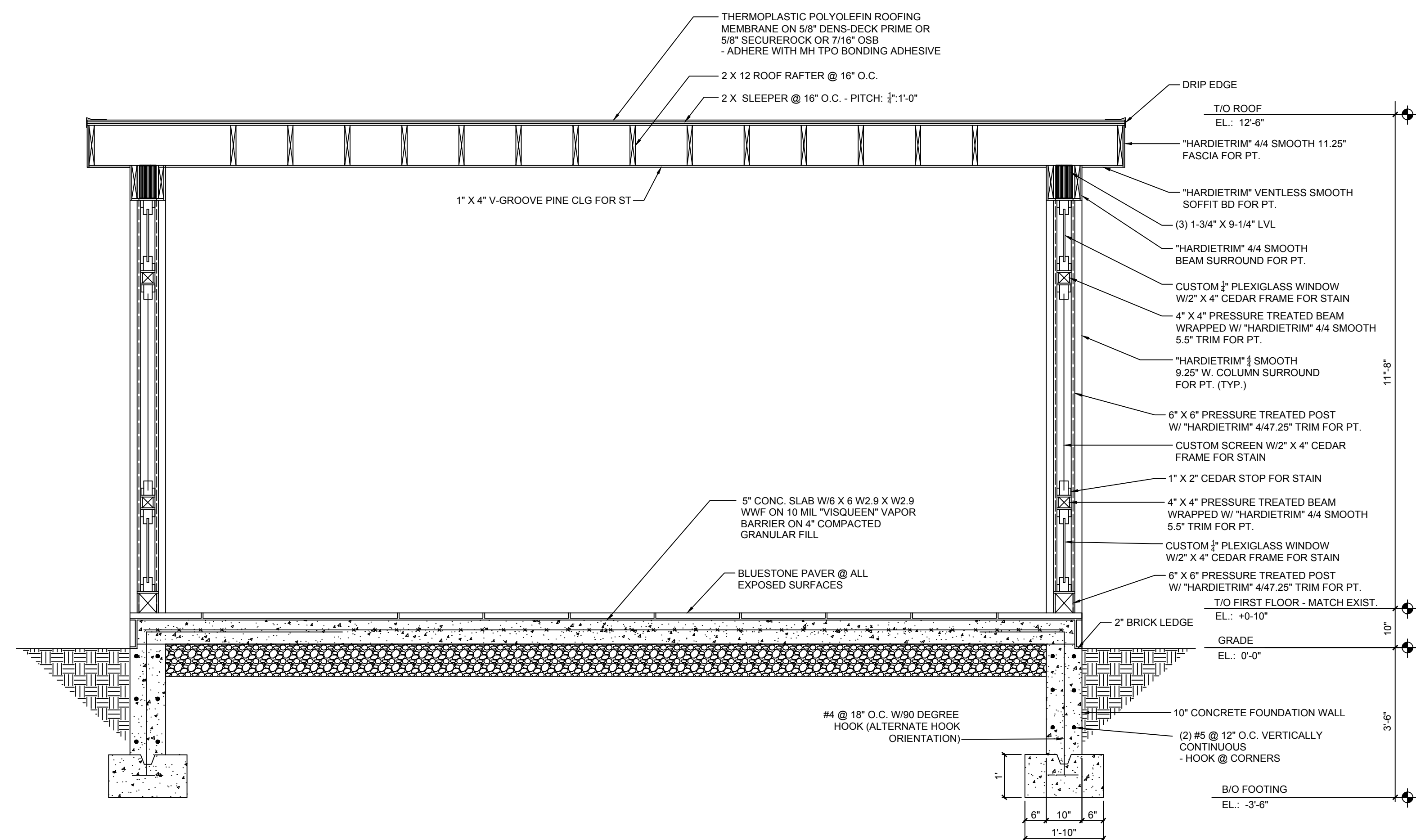
ELEVATIONS, MATERIAL LEGEND

SCREEN PORCH ADDITION:
GALE RESIDENCE
471 SOUTH AVE.
GLENCOE, IL

DATE: 01.06.22
SCALE: 1/4" = 1'-0"
JOB NO.: 2188



1 EXTERIOR ELEVATION - WEST
1/4" = 1'-0"



2 SECTION @ SCREENED-IN PORCH
1/2" = 1'-0"

REV.	DATE	ISSUE
—	05.10.22	ZBA APPLICATION
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ELEVATION, SECTION @ SCREEN PORCH

SCREEN PORCH ADDITION:
GALE RESIDENCE
471 SOUTH AVE.
GLENCOE, IL

DATE: 01.06.22
SCALE: AS NOTED
JOB NO.: 2188



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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: 406 Northwood Drive

Applicant name: Emily and Jim Borovsky Applicant phone: (847)835-2266

Applicant email: JBorovsky@gofen.com

Owner name (if different from applicant): _____

Owner phone: _____ Owner email: _____

Brief description of project:

Roofed, enclosed, pavilion / accessory building to be built in the rear yard. Total area 468 SF.

Variation request(s):

To exceed maximum FAR as allowed in the current Village of Glencoe Zoning Ordinance by 482.22 SF (representing the area of the Proposed Pavilion plus the SF the existing structure exceeds CURRENT maximum FAR)



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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.

Emily and Jim Borovsky have owned their residence at 406 Northwood Drive for over 31 years. They had an addition built in 1999 that was issued a building permit by the Village of Glencoe. Under the Zoning Ordinance of 1999, there was a surplus of area of 147.19 SF between the total FAR of the existing residence and the allowable FAR for the property.

Being long term residents of the Village, the Borovskys would like to improve their property so they can continue to enjoy it for many years. In addition to improving the landscaping and property drainage, they are planning to build a covered pavilion so they can extend the use of the outdoors in all weather conditions. The covered outdoor space also allows them to visit more safely with friends during the continuing pandemic, and since Mr. Borovsky is immune-compromised.

Under the current Zoning Ordinance, the maximum allowable FAR for the property is 4692.82 SF (based on lot SF shown on current plat of survey), a reduction of 225.41 SF from that allowed when the Borovskys purchased their property. In fact, the change in the maximum allowable FAR calculation under the revised Ordinance means the Borovskys can no longer build any additional area.

The change in the Ordinance was not the fault of the Borovsky's - not self-created of the homeowner's making - and therefore, is a hardship to them. The maximum allowable FAR calculation was revised by the Village of Glencoe.

The Borovskys are not requesting to enjoy a special privilege or additional right - residents of other lots can apply to build accessory structures.



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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.

Accessory buildings are common in rear yards throughout the Village of Glencoe. The proposed accessory building would comply with the current side yard and rear yard set backs, and building height for accessory structures per the current Zoning Ordinance.

Therefore, the proposed accessory structure would be in harmony with the general and specific purposes for which the Zoning Ordinance and maximum allowed FAR provisions, which allow accessory structures in residential rear yards. The proposed structure will be designed to complement the character of the existing house and surrounding properties in it's design, massing and material. And, the Borovskys intend to improve the plantings on their lot to help create a buffer between their rear yard and future development to the south and east. The Borovskys also intend to improve the drainage on the property, which would ameliorate water issues to the east.

The accessory structure / pavilion that would be allowed under the requested variation would not: be detrimental to the public good, impair the supply of light and air to adjacent properties, substantially increase traffic, increase danger of fire or flood, tax public utilities or facilities, or endanger public health or safety.

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 Borovskys have approached their nearest neighbors on Northwood Drive. All four support the request for additional FAR to allow the Borovskys to build a rear yard pavilion. Letters of support are attached to this application.

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


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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

April 27, 2022
Date

Owner's signature (if different than applicant)

Date



VILLAGE OF GLENCOE MEMORANDUM

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Zoning Board of Appeals Memorandum

DATE: May 27, 2022

TO: Zoning Board of Appeals

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

SUBJECT: Consideration of a variation to increase the allowable gross floor area at 406 Northwood Drive to allow for the construction of a new outdoor pavilion.

Background: The applicant is requesting a variation to increase the allowable gross floor area at 406 Northwood Drive for the construction of a new 486-square-foot outdoor pavilion. The property is located in the RB zoning district.

Requested variation:

1. Section 3-111(E) – To increase the allowable gross floor area from 4,628.82 square feet to 5,212.27 square feet, a difference of 583.45 square feet and a variation of 12.6%.

The ZBA may approve gross floor area increase of up to 15%.

Variation	Allowed	Estimated Existing	Proposed	Variation %	Max. Allowable Variation %
Gross Floor Area	4,628.82 sq ft	4,726.27 sq ft	5,212.27 sq ft	12.6%	15%

At approximately 15,549 square feet, the property exceeds the minimum 15,000-square-foot lot size in the RB district.

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.*

Per the applicants, the existing home was issued a building permit in 1999, after which the property had 147.19 square feet of gross floor area available. At the time, the maximum allowable gross floor

area was not reached. Subsequent code revisions have reduced the allowable gross floor area, making the existing structure non-conforming. The applicant is proposing an addition of 468 square feet, requiring a 12.6% variation.

- 2.) *Unique Physical Condition. The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.*

The existence of a house exceeding the allowable gross floor area on the property, which was conforming when permitted, is an unusual physical condition.

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

The existing house's non-conformity was created by a code update, rather than through any action of the owner or owner's predecessors.

- 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. The applicants have stated that the pavilion will compliment the character of their existing house and surrounding properties, with intentions to improve the plantings on their lot to help create a buffer between their rear yard and future development to the south and east.

- 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 purpose of the gross floor area regulation is to limit the visible bulk of residential structures. The existing house was built close to the gross floor area limit on the property in 1999, which has since been reduced. The applicants are not proposing to increase the size of the house. The Board should consider whether the additional 468 square feet of floor area proposed by the applicant is in keeping with the purpose of the zoning code's purposes. This new structure would not be highly visible from the street, but would be visible from property to the south and east.

- 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.*

Other than allowing a structure visible from adjacent properties to the south and east, the proposed variation would be unlikely to have a significant 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. The Board may include conditions of approval as determined to be appropriate.

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

Move to approve/deny the request for a variation to allow an increase in gross floor area at 406 Northwood Drive to allow for the construction of a new outdoor pavilion, per the plans provided with this application. The Board may include conditions of approval as determined to be appropriate.

Emily and James Borovsky
406 Northwood Drive
Glencoe, IL 60022

STATEMENT TO
Village of Glencoe, Zoning Board of Appeals

Members of the Zoning Board of Appeals:

We first want to apologize for not being present this evening. We are out of state at a family gathering that was planned one year ago. We had hoped to appear before you virtually, but you resumed 'in person' meetings last month. Please do not misinterpret our physical absence as disrespect toward you, the Village, or the important process of public hearings on zoning matters. As 32-year residents of Glencoe, we are most appreciative of your service to our community.

We come before you to ask for your approval of a variance to the FAR requirements so that we can build a back yard pavilion. We believe that the pavilion that we desire to build is entirely consistent with the look and feel of our immediate neighborhood on Northwood Drive and with the entire Glencoe community. Our plans would require us to exceed the FAR allowance, but we would not exceed the allowable limit for our property in a material way.

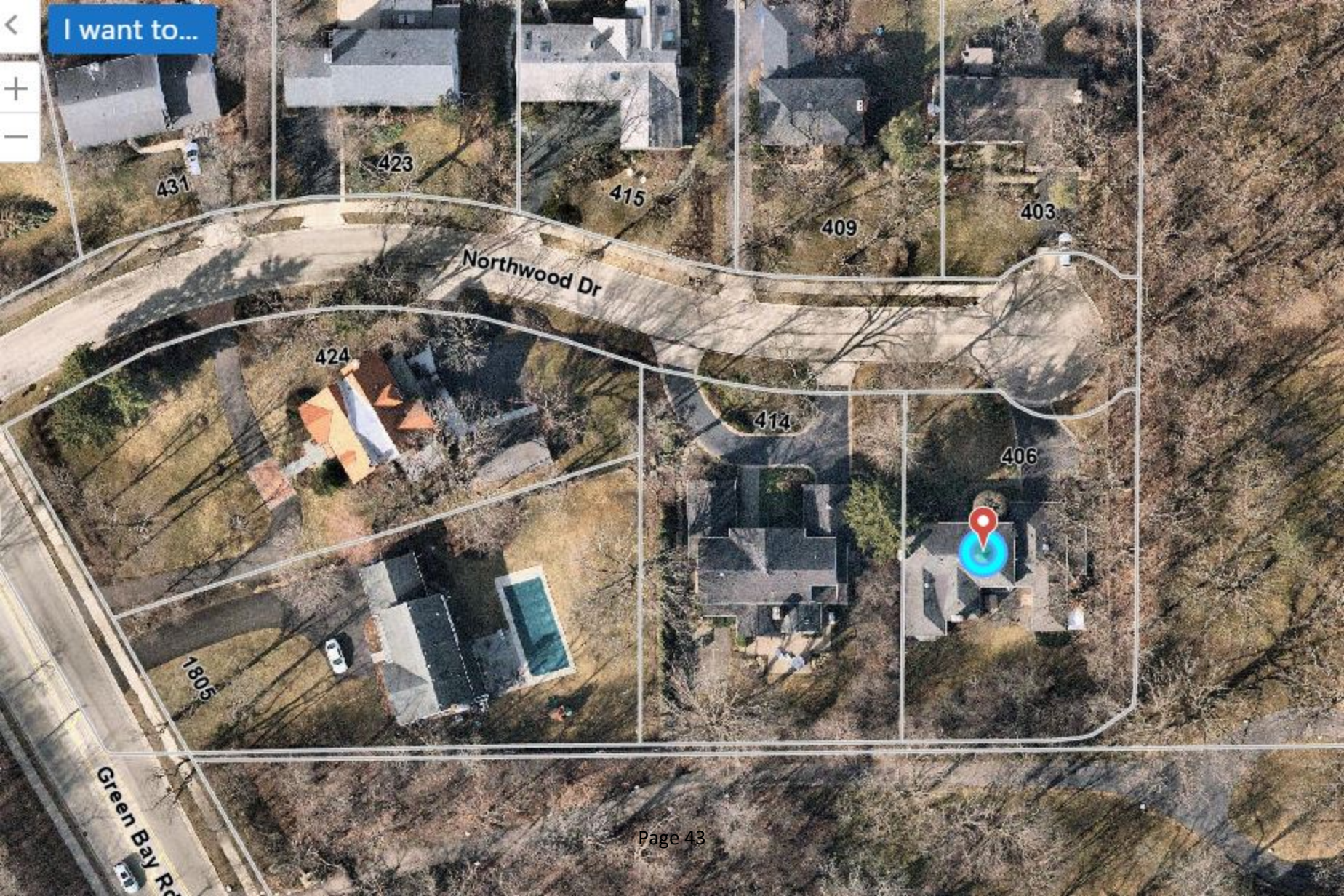
We have shared our plans with our neighbors, and they are all very supportive of our plans to build a back yard pavilion. We have submitted letters of support from the four neighbors whose homes are closest to our property, along with our previously submitted materials.

The construction of a pavilion is part of a larger plan that would see us build a below-ground drainage system throughout our back yard that would improve our own rainwater retention problem and ameliorate any rainwater seepage onto the property to our east (where we live, water flows east toward the lake). We also intend to remove a 'wild' area of invasive buckthorn on our property and replace it with much more attractive plantings, including species that would attract butterflies and hummingbirds.

We respectfully submit our request for a variance to you, and our architect, Tom Shafer, is here and available to answer any questions that you may have.

Thank you,

Emily and Jim Borovsky
406 Northwood Drive



I want to...

431

423

415

409

403

Northwood Dr

424

414

406

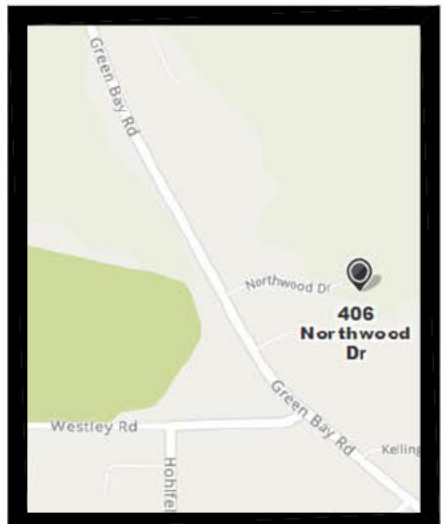
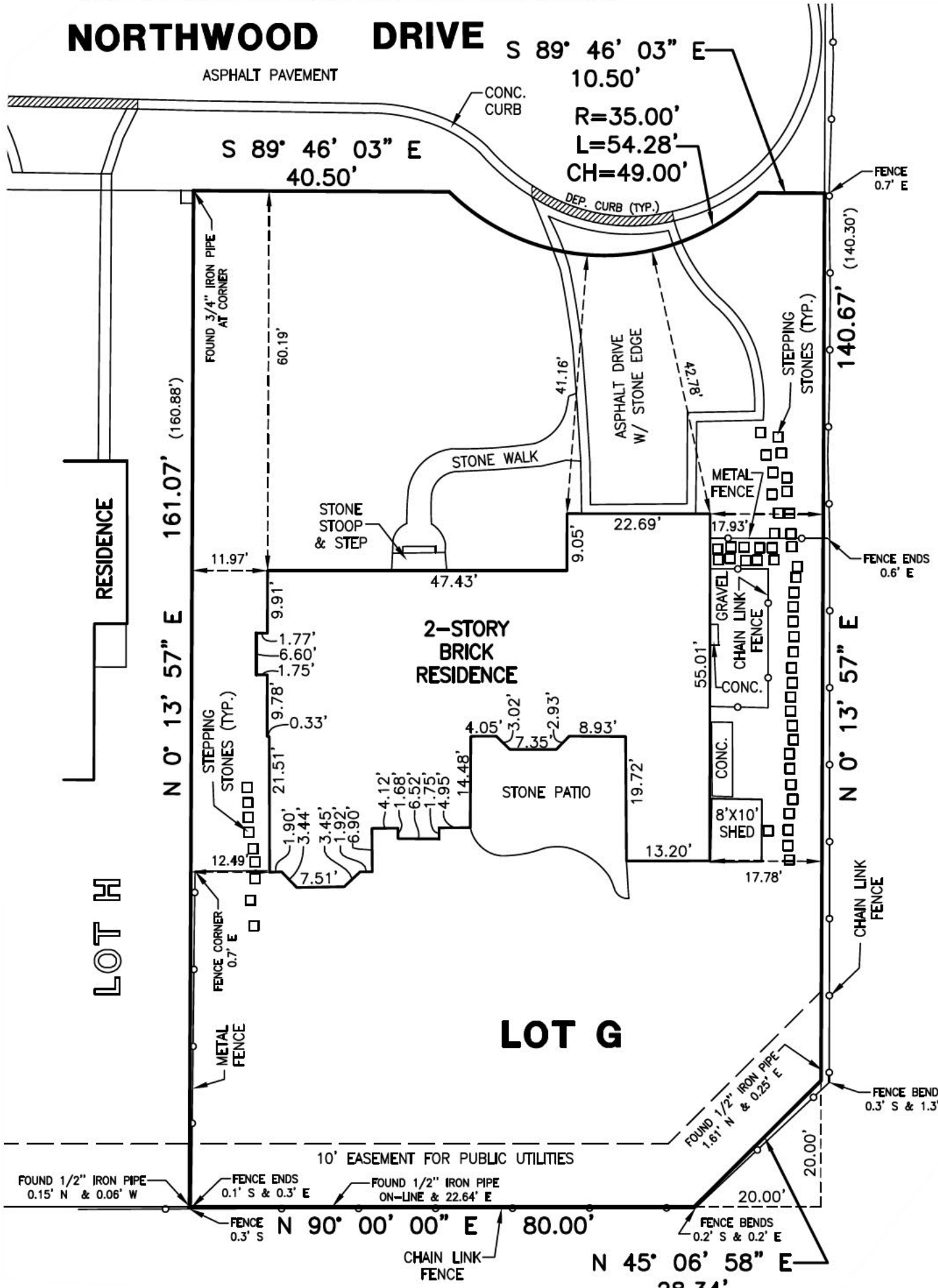
1805



Green Bay Rd

PLAT OF SURVEY

LOT G IN NORTH GATE, BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EAST OF THE EAST LINE OF GREEN BAY ROAD AND SOUTH OF THE SOUTH LINE OF THE FOREST PRESERVE DISTRICT, BEGINNING AT POINT 414.18 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST 1/4, THENCE WEST PARALLEL WITH SAID SOUTH LINE OF THE NORTHEAST 1/4, 420 FEET TO THE CENTER LINE OF GREEN BAY ROAD, THENCE NORTHERLY ALONG SAID CENTER LINE OF GREEN BAY ROAD, 430.68 FEET TO THE SOUTH LINE OF LAND CONVEYED TO FOREST PRESERVE DISTRICT OF COOK COUNTY, ILLINOIS BY DEED RE-RECORDED NOVEMBER 16, 1917 AS DOCUMENT NUMBER 6231362, THENCE EAST ALONG SAID SOUTH LINE OF SAID LAND CONVEYED TO FOREST PRESERVE DISTRICT OF COOK COUNTY, ILLINOIS, 652.37 FEET MORE OR LESS TO A POINT 568 FEET WEST OF THE EAST LINE OF SAID NORTHEAST 1/4, THENCE SOUTH PARALLEL WITH SAID EAST LINE OF THE NORTHEAST 1/4, 350.6 FEET, THENCE SOUTHWESTERLY 28.28 FEET, TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PART TAKEN FOR NORTH GATE MANOR FIRST ADDITION.



LOCATION MAP
NOT TO SCALE



AREA

15,549 Sq. Ft. OR 0.36 ACRES (MORE OR LESS)

SURVEYORS NOTES:

- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
- () DENOTES RECORD DIMENSION.
- BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS.
- ORIGINAL CLIENT- THOMAS SHAFER ARCHITECTS, LLC
- ORIGINAL FIELD WORK COMPLETED- 04-04-22

GENERAL NOTES:

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
- NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE SHOWN HEREON. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
- COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.



STATE OF ILLINOIS }
COUNTY OF LAKE } SS

WE, GREENGARD INC., DO HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 11TH DAY OF APRIL, A.D., 2022

Joseph R. Sadoski
JOSEPH R. SADOSKI
ILLINOIS

GREENGARD, INC.
111 BARCLAY BOULEVARD, SUITE 310
LINCOLNSHIRE, ILLINOIS 60069

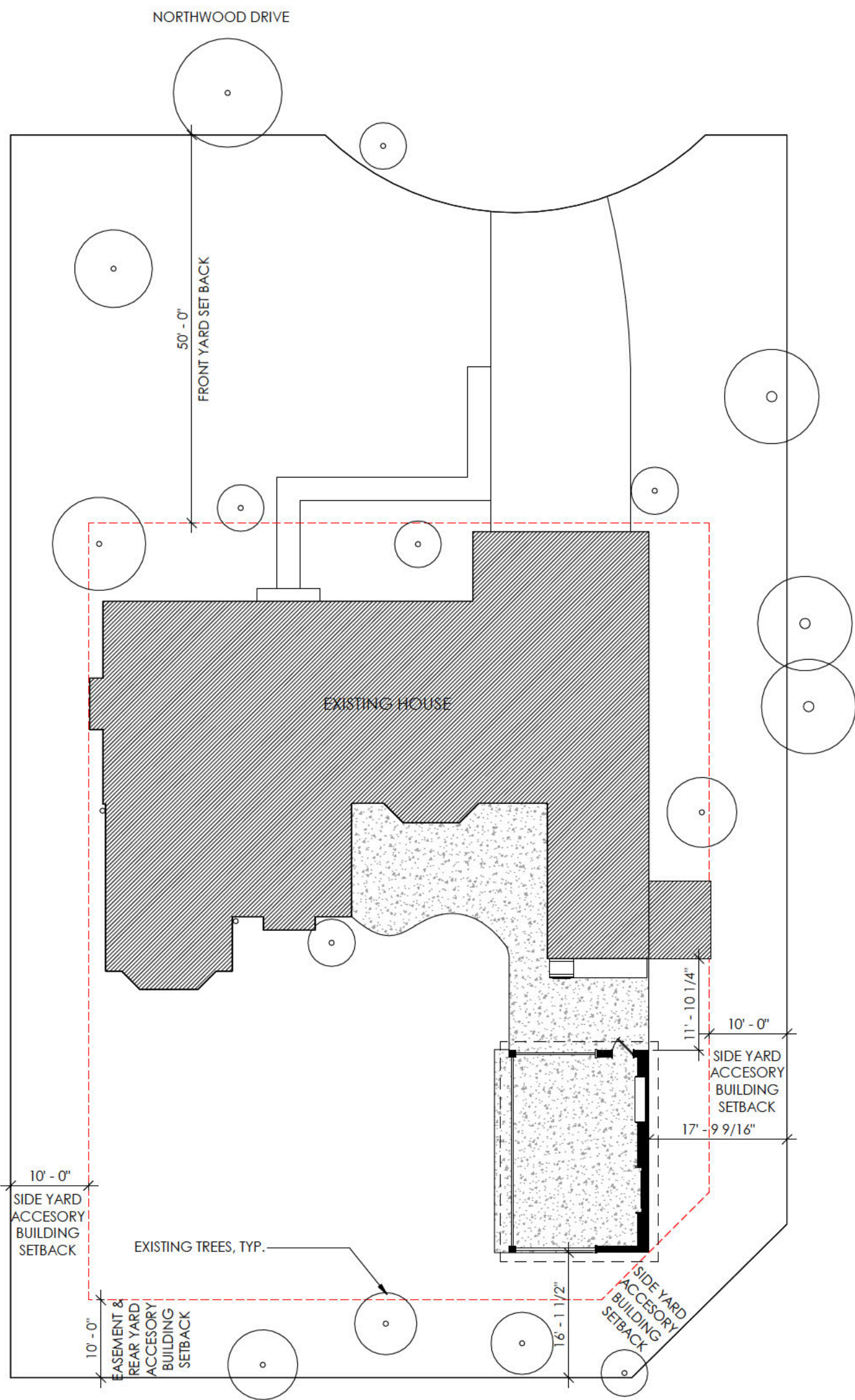
PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES 11-30-22.

DATE	REVISIONS	BY

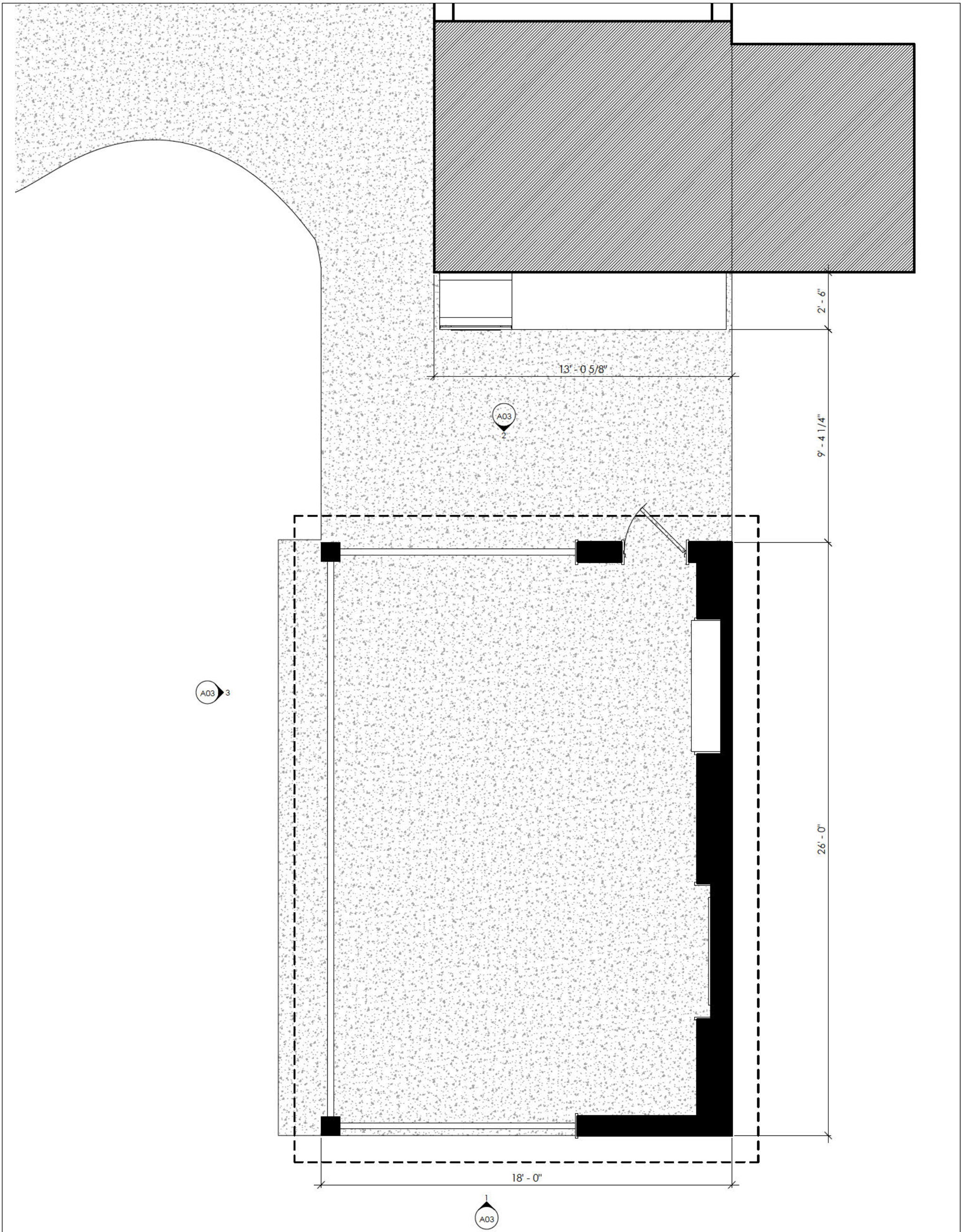
GREENGARD INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-2906
847/634-3883 E-MAIL: 231@greengardinc.com FAX: 847/634-0887

SCALE:	1"=20'
DRAWING No.	68073
SHEET	1 OF 1

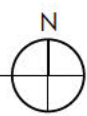
406 NORTHWOOD DRIVE - GLENCOE, ILLINOIS
PLAT OF SURVEY

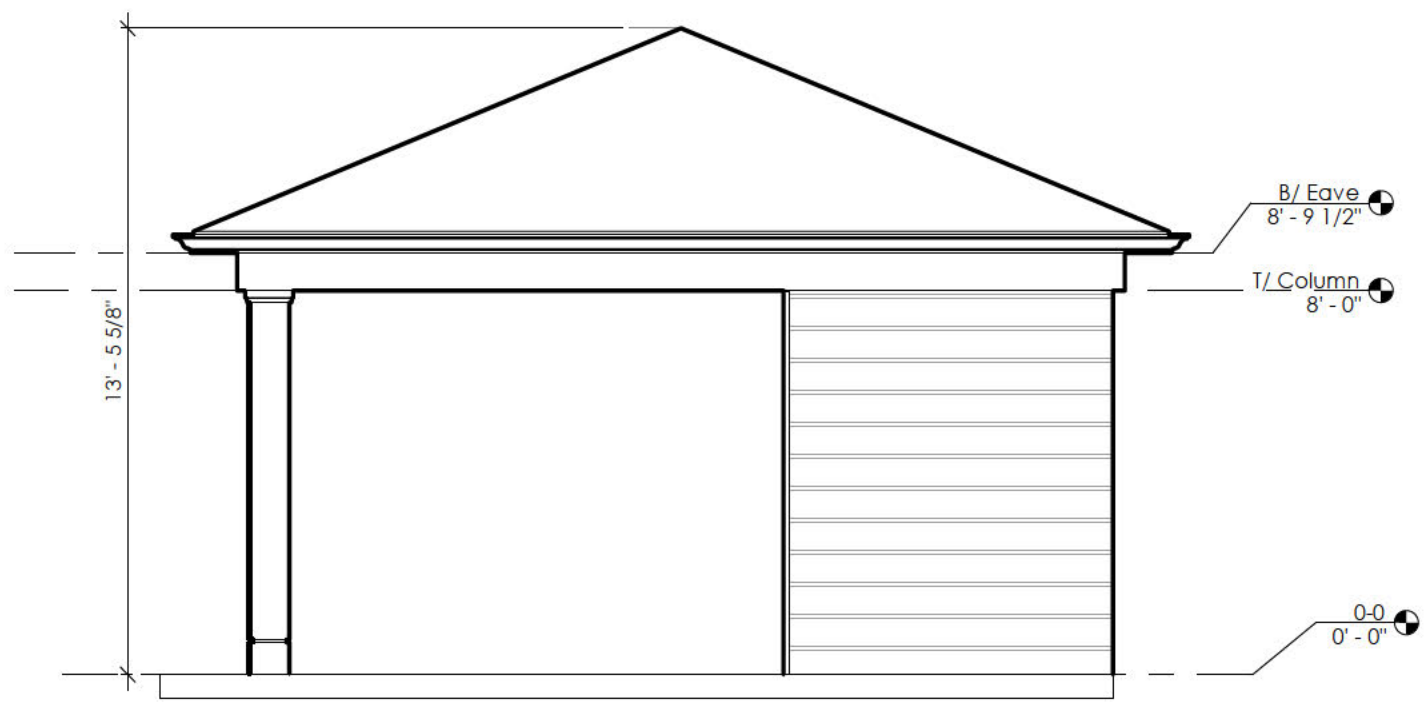


1 Site Plan
 1/16" = 1'-0"

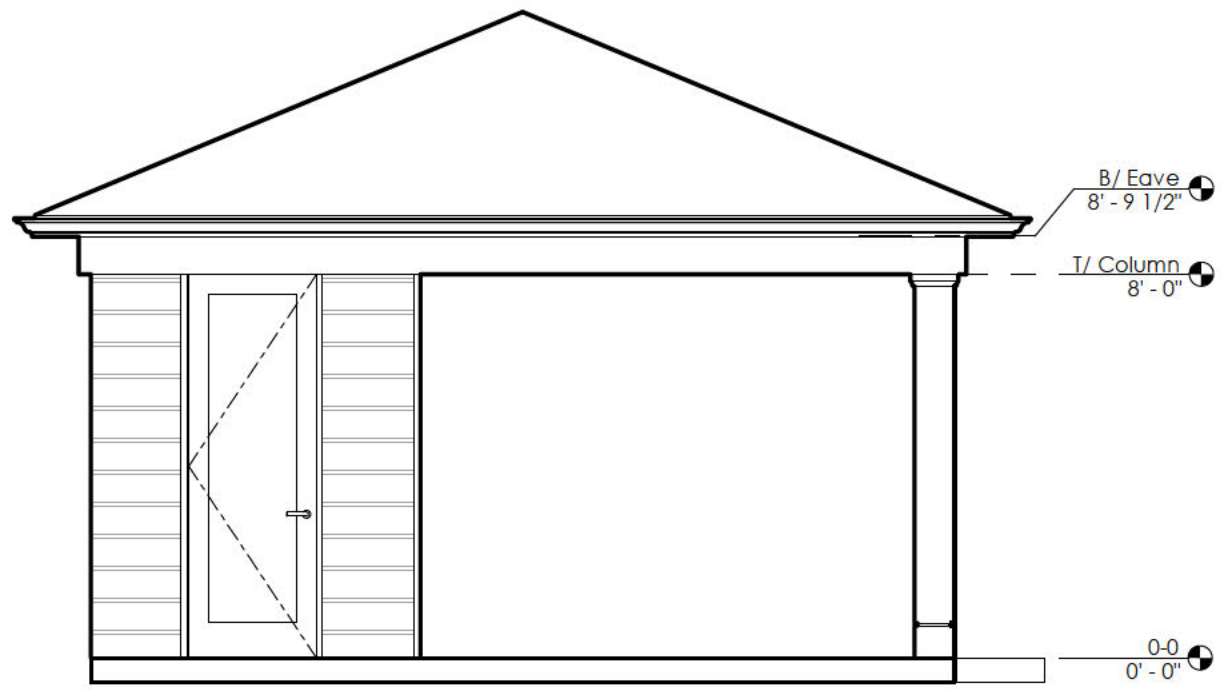


1 Floor Plan
 1/4" = 1'-0"

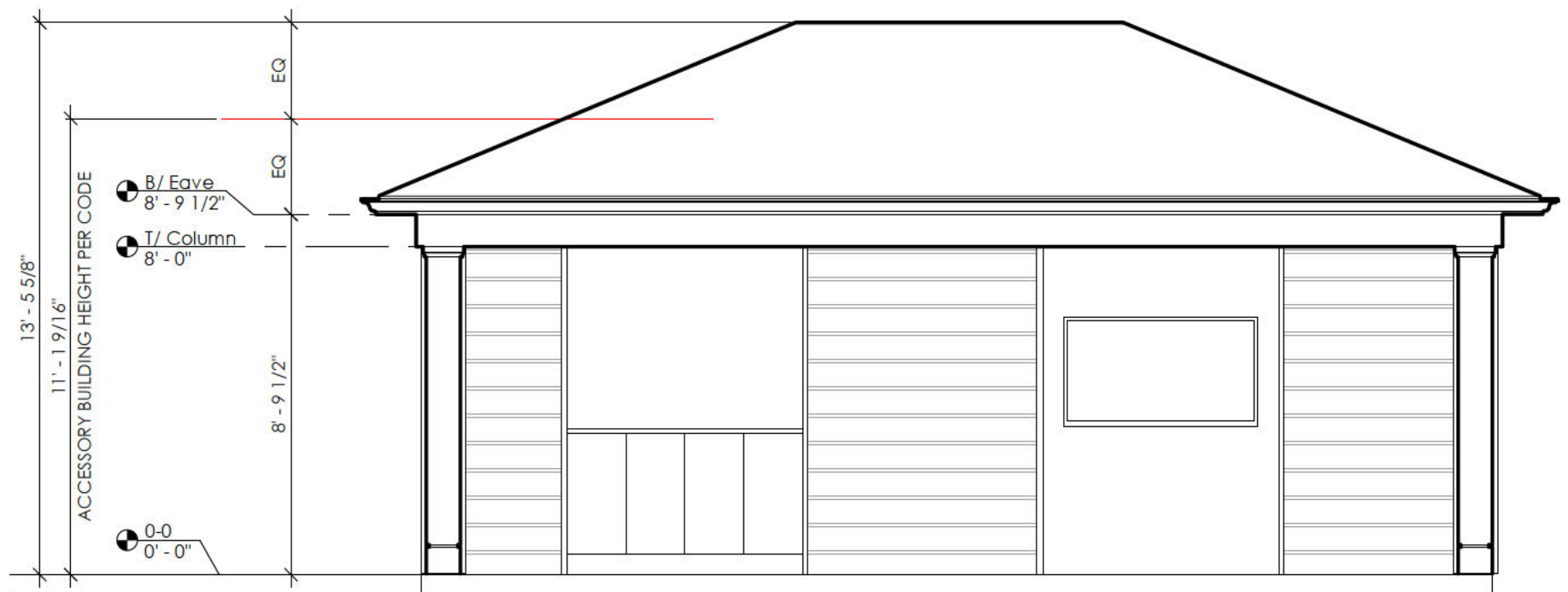




1 North Elevation - Pavilion
1/4" = 1'-0"



2 South Elevation - Pavilion
1/4" = 1'-0"



3 West Elevation - Pavilion
1/4" = 1'-0"

Scott Crowe

Subject: FW: Borovsky neighbor letter #4

From: Carlos Barba [REDACTED]

Sent: Wednesday, April 27, 2022 8:01 AM

To: Jim Borovsky [REDACTED]

Subject: FW: Request For ZBA For Variance

Dear Village of Glencoe, Zoning Board of Appeal:

This letter express my support for the outdoor project request to the ZBA for a variance from the FAR regulation that limits the amount of square feet that can be built in the property of Emily and Jim Borovsky; on their primary residence located on 406 Northwood Drive, Glencoe IL 60022.

After learning more about their project, I can assure that it won't have any negative effects on blocking the views of the properties around it. Furthermore, I feel confident that this project will add value to the rest of our neighborhood.

In conclusion, my recommendation is to vote yes on this project.

Best Regards,
Carlos Barba
Sr. Director Global Procurement
409 Northwood Drive
Glencoe, IL 60022

Grupo Bimbo
Email: [REDACTED]
Office: [REDACTED]
Cell : [REDACTED]



GRUPO BIMBO, S. A. B. DE C. V.

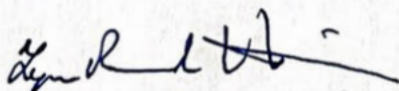
Aviso de Privacidad y Confidencialidad // Privacy and Confidentiality Notice // Avis de confidentialité:
<https://privacy.grupobimbo.com/>

April 24th, 2022

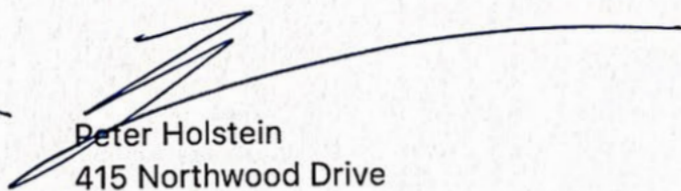
re: Village of Glencoe Zoning Board of Appeal
Attention Jim & Emily Borovsky

We are aware that our long standing neighbors, Jim and Emily Borovsky are intending to build a pavilion in their backyard. We are fully supportive of this. It is our feeling it would be an enjoyable addition to the neighborhood and certainly not a detriment to our neighborhood or the cul-de-sac.

Sincerely



Lynn Romanek Holstein
415 Northwood Drive
Glencoe, Illinois



Peter Holstein
415 Northwood Drive
Glencoe, Illinois



Scott Crowe

Subject: FW: Borovsky neighbor letter #3

From: Stephen Novack [REDACTED]
Sent: Tuesday, April 26, 2022 6:25 PM
To: Jim Borovsky [REDACTED]
Subject: Our support for variance request at 406 Northwood Drive, Glencoe

External Email: Treat hyperlinks and attachments in this email with caution

This email is intended for the Village of Glencoe, Zoning Board of Appeal, and is sent c/o Emily & Jim Borovsky.

My wife (Ilene D. Novack) and I live at 414 Northwood Dr. We live next door to the Borovskys, immediately to the west of them. They have explained to us their desire to build a back yard pavilion at the east end of their property, and that they need a variance from the building code's "FAR regulation" to do so. They have also let us know that we will be welcome to use the pavilion from time to time. We see no problem with the Borovskys' building plan or their request for the variance, and think this could be a benefit. Accordingly, we write in support of the Borovskys' request for variance.

Respectfully,
Stephen and Ilene D. Novack

April 25, 2022

Via email – [REDACTED]

Village of Glencoe
Zoning Board of Appeals
c/o Emily and Jim Borovsky

Dear Board members,

We the Rosenblat family living directly across the street from Emily and Jim, wanted to write the Board to state that we have no opposition to the building of a pavillion structure, which we understand will require variations from the zoning code's floor area ratio.

Beth & Mike Rosenblat

Beth and Michael Rosenblat
403 Northwood