



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

Village Hall Council Chamber
675 Village Court
Monday, March 6, 2017 - 7:30 PM

1. CALL TO ORDER AND ROLL CALL

The Regular Meeting of the Zoning Board of Appeals of the Village of Glencoe was called to order by the Chairman, at 7:35 p.m. on the 6th day of March, 2017, in the Village Hall Council Chamber.

Attendee Name	Title	Status
Village Board		
Howard Roin	ZBA Chair	Absent
Deborah Carlson	Member	Absent
Sara Elsasser	Member	Present
David Friedman	Member, Acting Chair	Present
Gail Lissner	Member	Present
Rich Richker	Member	Present
John Satter	Member	Present
Village Staff		
John Houde	Building & Zoning Administrator	Present

2. CONSIDERATION OF MINUTES OF THE MARCH 6, 2017 ZBA MEETING

RESULT:	APPROVED [UNANIMOUS]
AYES:	Elsasser, Lissner, Richker, Satter, and Friedman
ABSENT:	Carlson, Roin

3. APPROVE ARENSON APPEAL AT 353 GREENWOOD

The Chair stated that the purpose of this portion of the meeting was to conduct a public hearing on the appeal by Steve Arenson of a decision by the Building & Zoning Administrator in denying a permit to construct a breakfast room addition on the north side of their home at 353 Greenwood in the 'R-B' Residence District. The proposed addition requires a 19% reduction in the north rear building line setback from 30 feet to 24.29 feet. This variation is authorized by Section 7-403-E-1-(a) of the Zoning Code.

The Chair reported that notice of the public hearing was published in the February 16, 2017 GLENCOE ANCHOR and 7 neighbors were notified of the public hearing by mail. The Acting Chair then swore in those in attendance who were expecting to testify.

SUMMARY OF TESTIMONY

The Chairman asked Mr. and Mrs. Arenson and their architect, Bohdan Kaminski to proceed. Mr. Kaminski noted:

1. The house at 353 Greenwood is located on north-east corner of the intersection of Greenwood and Jackson. The lot is 127.5' by 117.0' (14,917.5 sq. ft.). The front of the house is facing south: Jackson Avenue. The front yard setback requirement is 50' and actual front yard is 63.93' The back yard requirement is 30' and actual back yard is 32.43'. The owner is seeking a variance from the back yard requirement.
2. The house was built 50+ years ago and it does not have a breakfast room or a family room which are essential for today's life style.
3. Mr. and Mrs. Steven Arenson, who have resided in this home for the last 14 years, would like to add the breakfast area to the kitchen. The only logical place for the new space connected with an existing kitchen is directly to the north. Unfortunately, the rear yard setback would only allow a 7' wide addition. To make a new breakfast room usable, the owners seek permission to construct a 13'-1.5" wide and 15'-3" long (inside dimensions are 12'-6" x 13'-6"). This will encroach 5'-7.5" into the back yard (rear yard setback).
4. A room of this size will be able to serve as a comfortable breakfast area or a small TV/family room.

The Acting Chair asked if there was any other public testimony.

Alex Silbey, 365 Greenwood, stated he did not believe the request met the zoning variation hardship standards. He further noted that there was room for a breakfast addition at the front of the house. He additionally noted the outside area for his home adjoins the Arenson rear yard and that this would further increase the potential for noise to this house.

The Arensons noted and staff confirmed that a larger family room addition at the proposed same location was approved by the ZBA in 2003. The Arensons noted financial circumstances did not permit them to proceed at that time and the variation subsequently expired after one year.

ZBA members further discussed the request with back and forth questions with the applicants and Mr. Silbey.

The Chair made part of the record, as additional testimony the Agenda Supplement, which the Secretary was directed to preserve as part of the record in this matter.

Following consideration of the testimony and discussion, a motion was made and seconded, that the request for variance in the north rear yard be granted per the drawings presented, making findings and resolving as follows:

FINDINGS

1. The requested variation is within the jurisdiction of the Zoning Board of Appeals.
2. Based on the totality of the relevant and persuasive testimony heard and presented, the Zoning Board determines that:
 - a. The requested variation is in harmony with general purpose and intent of the Glencoe Zoning Code.

- b. There are practical difficulties and there is a particular hardship in the way of carrying out the strict letter of Section 7-403-E-1-(a) of the Glencoe Zoning Code as applied to the lot in question.
- c. The plight of the owner is due to unique circumstances.
- d. The requested variation will not alter the essential character of the locality.
- e. The requested variation will not set a precedent unfavorable to the neighborhood or to the Village as a whole.
- f. The spirit of the Zoning Code will be observed, public safety and welfare will be secured, and substantial justice will be done if the requested variation is granted.

RESOLUTION

NOW THEREFORE BE IT RESOLVED that the request for a 19% reduction in the required rear yard from 30 feet to 24.29 feet for the property at 353 Greenwood, 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 Building and Zoning Administrator is hereby reversed insofar as he denied the issuance of a building permit on the aforesaid property for the aforesaid construction;

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

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

RESULT:	APPROVED [UNANIMOUS]
AYES:	Elsasser, Lissner, Richker, Satter, and Friedman (5)
ABSENT:	Carlson, Roin (2)

5. ADJOURN

There being no further business to come before the Zoning Board of Appeals the meeting was adjourned at 8:08 p.m.