



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

675 Village Court
January 10, 2023 - 7:00pm

1. CALL TO ORDER AND ROLL CALL

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

2. CONSIDER ADOPTION OF THE DECEMBER 5, 2022 ZONING BOARD OF APPEALS MEETING MINUTES

3. PUBLIC HEARING AND CONSIDERATION OF A REQUEST FOR A VARIATION TO INCREASE THE ALLOWABLE GROSS FLOOR AREA FOR AN ADDITION TO A SINGLE-FAMILY RESIDENCE AT 551 MONROE AVENUE.

4. PUBLIC HEARING AND CONSIDERATION OF A REQUEST FOR VARIATIONS TO INCREASE THE ALLOWABLE GROSS FLOOR AREA AND INCREASE THE ALLOWABLE GROUND COVERAGE FOR A NEW SINGLE-FAMILY RESIDENCE AT 348 WEST ELM COURT.

5. PUBLIC COMMENTS ON NON-AGENDA ITEMS

6. ADJOURN

The Village of Glencoe is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend the meeting who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact the Village of Glencoe at least 72 hours in advance of the meeting at (847) 835-4114, or the Illinois Relay Center at (800) 526-0844, to allow the Village of Glencoe to make reasonable accommodations for those persons.



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

Council Chambers at Glencoe Village Hall
675 Village Court
Monday, December 5, 2022 – 7:00 p.m.

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 7:00 p.m. on December 5, 2022, held in the Council Chamber 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	Present
Michael Kuppersmith	Member	Present
Jake Holzman	Member	Absent
Dena Fox	Member	Present*
Village Staff		
Taylor Baxter	Development Services Manager	Present
Richard McGowan	Planner	Present

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

RESULT:	ACCEPTED
AYES:	Novack, Elsasser, Kuppersmith
NAYS:	None
ABSTAIN:	Kaplan, Ruderman
ABSENT:	Holzman, Fox*

*Board Member Dena Fox was absent for roll call and for the consideration of the November 7, 2022 ZBA meeting minutes, but was present for both ZBA cases.

3. CONSIDERATION OF A VARIATION REQUEST AT 655 SHERIDAN ROAD

Taylor Baxter gave a brief overview of the case, stating that the applicants are seeking a gross floor area variation to convert an existing detached garage into a pool house.

1. *Section 3-111(E) – To increase the allowable gross floor area from 8,459 square feet to 9,517.21 square feet, a variation of 12.5%.*

Mr. Baxter explained that this property received a gross floor area variation in 2018 for an expansion and garage, and by converting the detached garage into a pool house, it would eliminate 400 square feet of gross floor area exclusions. Mr. Baxter clarified that this is primarily an interior remodel with some aesthetic changes on the exterior, but the footprint of the existing detached garage will not change for the pool house.

Board Member Sara Elsasser asked for clarification on the existing detached garage and 2018 variation. Mr. Baxter explained that detached garages can be eligible for a gross floor area exclusion of up to 400 square feet, and since this is no longer proposed to be a detached garage, it would lose the 400-square-foot exclusion. Chairman Scott Novack thanked staff and added that it seems as though the 2018 request for additional gross floor area would have been larger if a pool house was part of that request. Chairman Novack asked staff if they had heard from any neighbors – no comments were received. Board Member Michael Kupper Smith asked if this is the same applicant that was granted the variation in 2018 – staff confirmed it is not. Board Member Debbie Ruderman added that this looks like it will be primarily an interior remodel since the footprint is not changing. Mr. Baxter added that the ZBA may add conditions of approval as they find appropriate.

PUBLIC COMMENT

Chairman Novack thanked the applicant and asked the audience if there are any public comments. Mary “D” (last name not provided) was sworn in by Mr. Baxter, and she asked where will the cars park and if there is a pool at 655 Sheridan Road. Mr. Baxter stated that there is already an existing attached two-car garage in addition to the existing detached garage, and that the property has an in-ground pool.

Chairman Novack asked the ZBA if they had any additional questions or comments. No additional comments or questions were made at this time. 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 655 Sheridan Road be granted in substantial conformity with 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, Ruderman, Kuppersmith, Fox
NAYS:	None
ABSENT:	Holzman

4. CONSIDERATION OF A VARIATION REQUEST AT 179 LAKE STREET

Mr. Baxter gave an overview of the case, stating that the applicants are seeking a gross floor area variation to allow for a new detached garage and an addition to an existing single-family residence at 179 Lake Street:

1. *Section 3-111(E) – To increase the allowable gross floor area from 3,699.5 square feet to 3,846.1 square feet, a variation of 3.9%.*

Mr. Baxter gave an overview of the case and shared aerial imagery, elevations, a site plan, and then swore in the applicant and homeowner of 179 Lake Street, Paul Munsterman. Mr. Munsterman stated that they are hoping to convert their existing deck into an attached one-story addition to their home, and they are looking to increase the size of their existing detached garage. Mr. Munsterman explained that his home and detached one-car garage are over 100 years old and their space is limited with what they can do in the existing footprint. Mr. Munsterman also stated that they want to do everything possible to preserve their home and not rebuild as they appreciate the historic character of the home – but the existing detached garage is not large enough for two vehicles, and he would prefer to not have multiple vehicles stack up on the driveway as his kids are getting closer to having their own vehicles.

Chairman Novack thanked Mr. Munsterman and asked if the existing one-car garage is being used for vehicles and Mr. Munsterman confirmed that it's currently used for storage space, not vehicles. Chairman Novack asked staff if they had received any comments from neighbors and staff confirmed no comments were received. Chairman Novack asked Mr. Munsterman if he had spoken with his neighbors, especially the neighbors to the south who would be closest to the detached garage. Mr. Munsterman stated that he had a great relationship with his neighbors and the neighbors to the south are in support of the requested variations. Chairman Novack added that he is inclined to support this without any neighbor opposition and to preserve the older housing stock in Glencoe.

PUBLIC COMMENT

Chairman Novack thanked the applicants and asked the audience if there are any public comments. No comments were made at this time.

Chairman Novack asked the ZBA if they had any additional questions or comments. No additional comments or questions were made at this time. 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 179 Lake Street be granted in substantial conformity with 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, Ruderman, Kuppersmith, Fox
NAYS:	None
ABSENT:	Holzman

5. PUBLIC COMMENT ON NON-AGENDA ITEMS

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

6. ADJOURN

The meeting adjourned at 7:17 p.m.

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



VILLAGE OF GLENCOE MEMORANDUM

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Zoning Board of Appeals Memorandum – 551 Monroe Avenue

DATE: December 27, 2022

TO: Zoning Board of Appeals

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

SUBJECT: Consideration of variation to increase the maximum allowable gross floor area to build a sunroom addition to an existing single-family residence in the RB zoning district

Background: A gross floor area variation for a sunroom addition at 551 Monroe Avenue was previously approved by the ZBA in June 2021 and again on October 5, 2022. Because construction had not started within one year, re-approval was needed in October 2022. There were no changes to the proposal when it was approved in October 2022, but the applications have since modified their proposal, requiring approval of a new variation request.

The applicants are still requesting a variation from the Zoning Code to increase the maximum allowable gross floor area to build a sunroom addition with a chimney onto an existing single-family residence at 551 Monroe Avenue, however, the footprint of the addition is larger than what was previously approved. While the approved addition is 300 square feet with a side setback of 12.83 feet, the proposed addition is 382 square feet, with a side setback of 10 feet.

The requested variation is from the following standard in the Zoning Code:

1. *Section 3-111(E) – To increase the maximum gross floor area from 4,428.58 sq. ft. to 5,062 sq. ft., a variation of 14.3%.*

The ZBA may grant variations to increase the gross floor area by up to 15%. Below is a comparison of the previously granted gross floor area variation in October 2022, compared to the current request:

	Existing	Allowed	Approved Oct. 2022	Proposed Jan. 2023
Gross Floor Area	4,628 sq. ft.	4,428.58 sq. ft.	4,977 sq. ft. (11.02% increase)	5,062 sq. ft. (14.3% increase)

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

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

The applicants have stated that they are requesting the gross floor area variation to build a sunroom addition over an existing patio. The applicants note that the addition will allow for more adequate living and working space as the homeowners are working from home due to the COVID-19 pandemic, and that it will be invisible from Monroe Avenue and not highly visible to neighbors due to landscaping and distance from nearby homes. The existing gross floor area appears to exceed the maximum allowable limit, but this is likely due to changes in the Village's Floor Area Ratio (F.A.R.) regulations since the last addition in 1997 by the former homeowners. No variances were necessary when this previous addition was approved. Regardless, the requested variance of 14.3% is within the maximum allowable limit of 15%.

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 subject property appears to be conforming in terms of lot size and lot width for the RB District, as it is approximately 14,600 square feet in area and 80 feet wide. The average lot size of the six lots that 551 Monroe abuts is approximately 14,887 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 lot size and width 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 variation is not based exclusively on a desire to make more money from the property. However, the right to increase the maximum gross floor area is not a right available to other property owners without the approval of a variance.

5. *Code and Plan Purposes. The variation would not result in a use or development of the subject property that would be not in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted.*

The proposed addition would not result in a development significantly out of harmony with the purpose of the code as it will not be highly invisible from Monroe Avenue and at least partially screened by a landscape buffer from nearby homes. It would match the existing character of the home.

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 would have minimal impact on the essential character of the area and per the applicants the proposed addition would not be highly visible from the street. The proposed addition and chimney will be approximately 50 to 85 feet from the adjacent homes to the west.

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 increase the maximum gross floor area at 551 Monroe Avenue.



VILLAGE OF GLENCOE

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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: 551 Monroe Ave

Applicant name: John Collins (owner) Applicant phone: 312-909-9111

Applicant email: jcollins@clarkstreet.com

Owner name (if different from applicant): _____

Owner phone: _____ Owner email: _____

Brief description of project:

The proposed project would enclose an existing paved patio area, approximately 382 square feet, located in the back of the house by adding a roof, screened walls, and outdoor fireplace per architect's plans.

(82 additional square feet has been added to the project from what was previously approved to better suite the space for its intended function)

Variation request(s): 14.3%

approval for a ~~15.15%~~ increase in total allowable area on the property to allow for the new structure.

(previous proposal was approved for 11.02% increase in total allowable area)



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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.

By enclosing the existing patio, the area would then be included and added to the total building area. The existing property is currently at it's maximum allowable area. Enclosing the patio would put the building over allowable FAR. The proposed variation will allow the family more adequate living and working space due to family members working from home in the pandemic.



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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 new structure to be erected as a result of the proposed variation is in the back of the home in an area surrounded by a landscape buffer. It is not visible from the street and will have minimal visual impact to the neighbor to the west, if any. The project is modest in size, approximately 380 square feet, and will be stylistically blend with the existing building.

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 dissenting opinions were observed at the previous 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

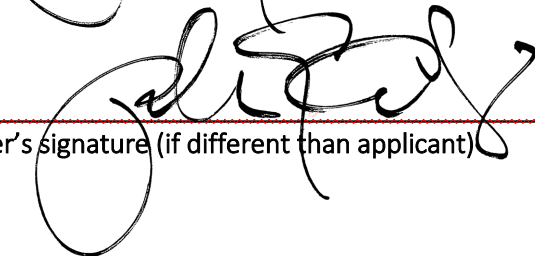


I hereby acknowledge that all information provided in this application is true and correct.


Applicant's signature

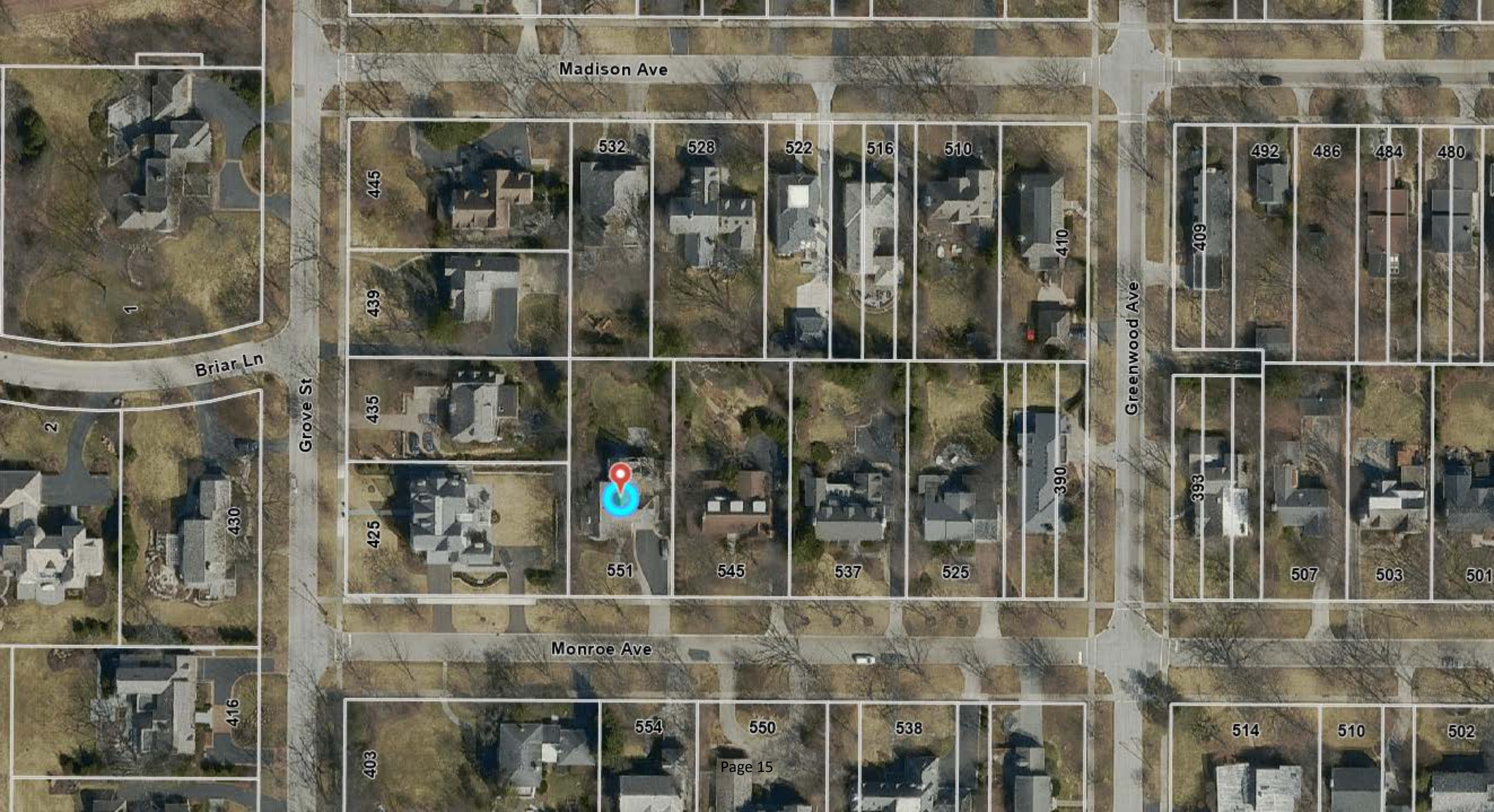
11/29/22

Date


Owner's signature (if different than applicant)

11/29/22

Date



Madison Ave

Briar Ln

Grove St

Greenwood Ave

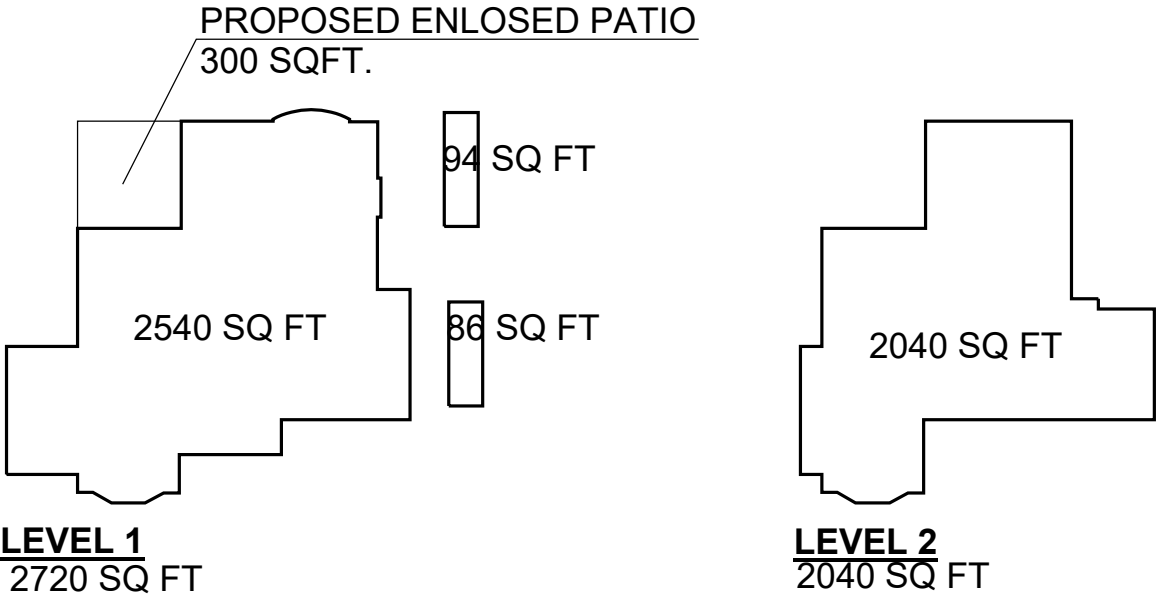
Monroe Ave

551 MONROE AVE. - GLENCOE

COVERED PATIO ADDITION

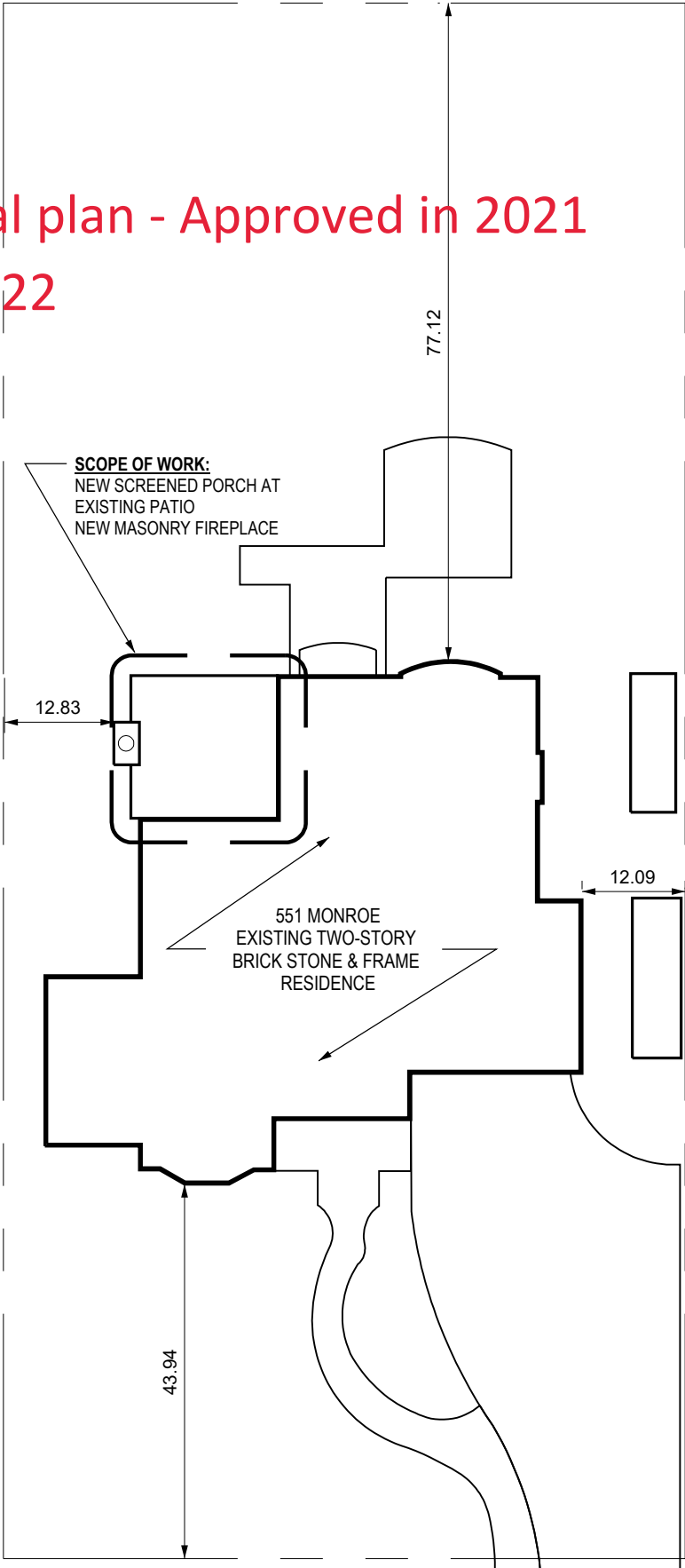
CONCEPT DESIGN - 4/09/21

Original plan - Approved in 2021
and 2022

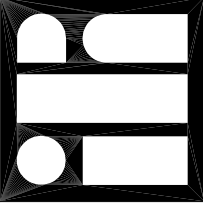


	EXISTING	PROPOSED	COMBINED	ALLOWABLE (FAR)
LEVEL 1	2720	+ 300	= 3020	
LEVEL 2	2040		2040	
TOTAL	4,760	300	5,060 SQ. FT.	4,429 SQ. FT.

○ AREA CALCULATIONS



1 SITE PLAN
1" = 20'-0"



ISAAC PLUMB ARCHITECT, LLC
132 E. SAINT CHARLES RD. LOMBARD, IL 60148
PHONE: 312.206.2528
EMAIL: ISAAC@IPLUMBA.COM

JOHN COLLINS - COVERED PATIO
551 MONROE AVE - GLENCOE, IL 60022
PROJECT NUMBER: 210315.02

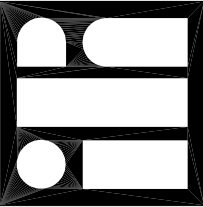
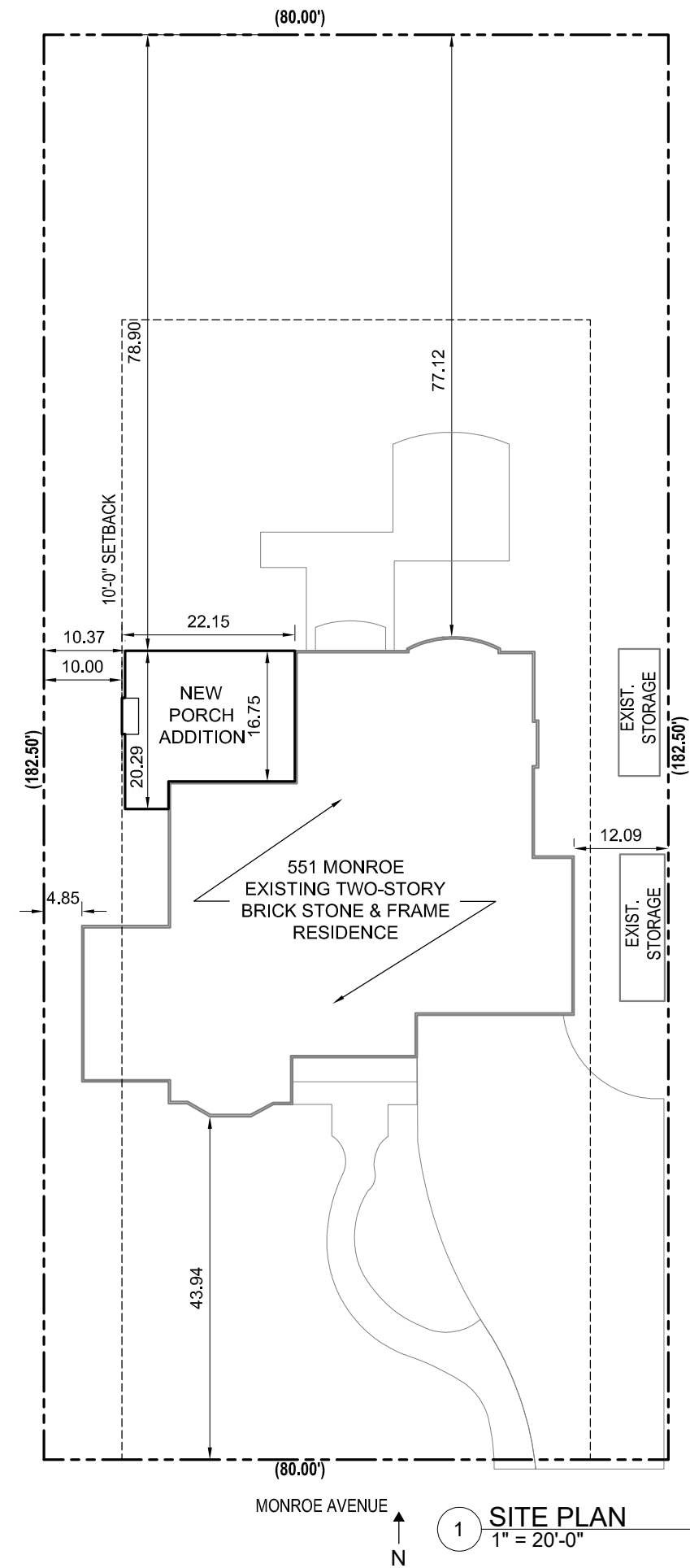
Date	
4/09/21	CONCEPT

SK01

551 MONROE AVE. - GLENCOE COVERED PATIO ADDITION

21.11.21 Drawings for ZBA

REVISED PLAN FOR JANUARY 2022 ZBA



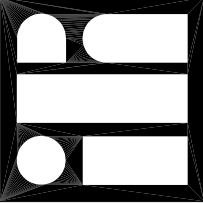
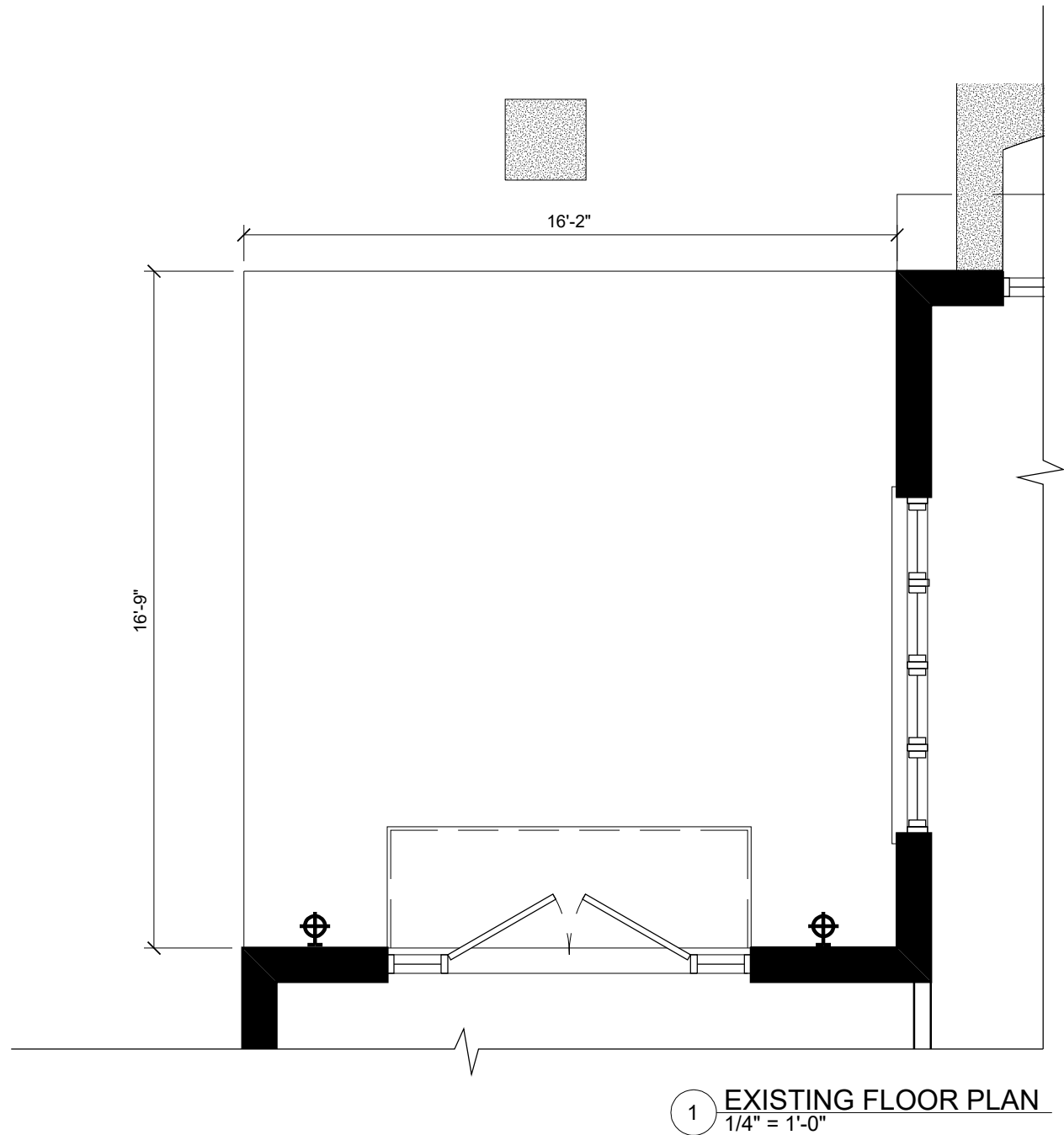
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JOHN COLLINS - COVERED PATIO
551 MONROE AVE - GLENCOE, IL 60022
PROJECT NUMBER: 210315.02

Date	
4/09/21	CONCEPT

SK01

EXISTING



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JOHN COLLINS - COVERED PATIO
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PROJECT NUMBER: 210315.02

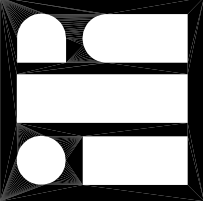
Date	
4/09/21	CONCEPT

SK02

EXISTING



1 EXISTING ELEVATION
1/4" = 1'-0"



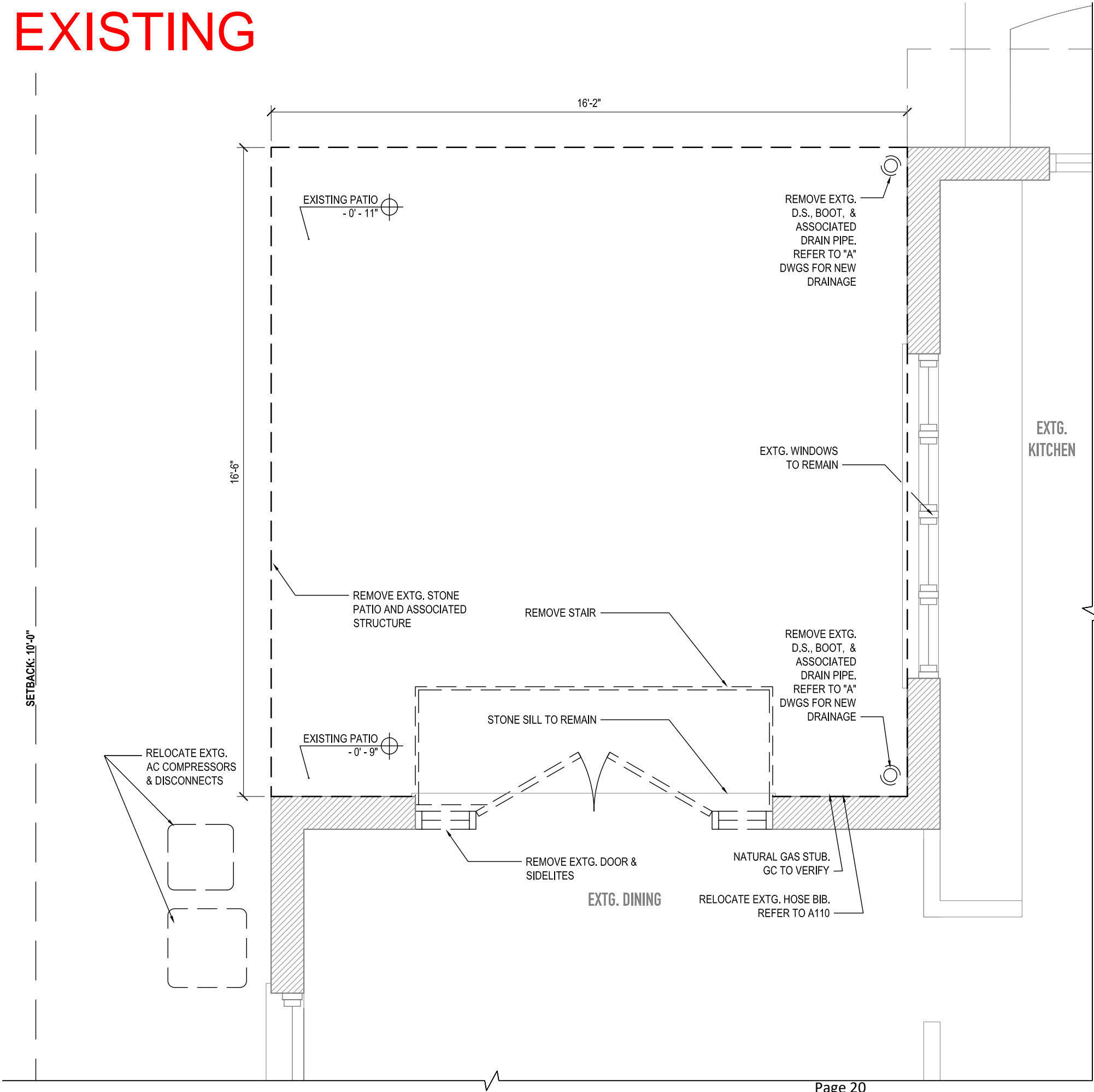
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JOHN COLLINS - COVERED PATIO
551 MONROE AVE - GLENCOE, IL 60022
PROJECT NUMBER: 210315.02

Date	
4/09/21	CONCEPT

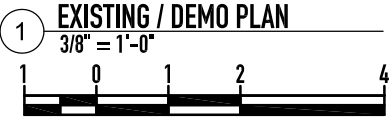
SK03

EXISTING



PHASE LEGEND

	EXISTING CONDITIONS TO BE REMOVED
	EXISTING CONDITIONS TO REMAIN



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JOHN COLLINS - COVERED PATIO

551 MONROE AVE - GLENCOE, IL 60022

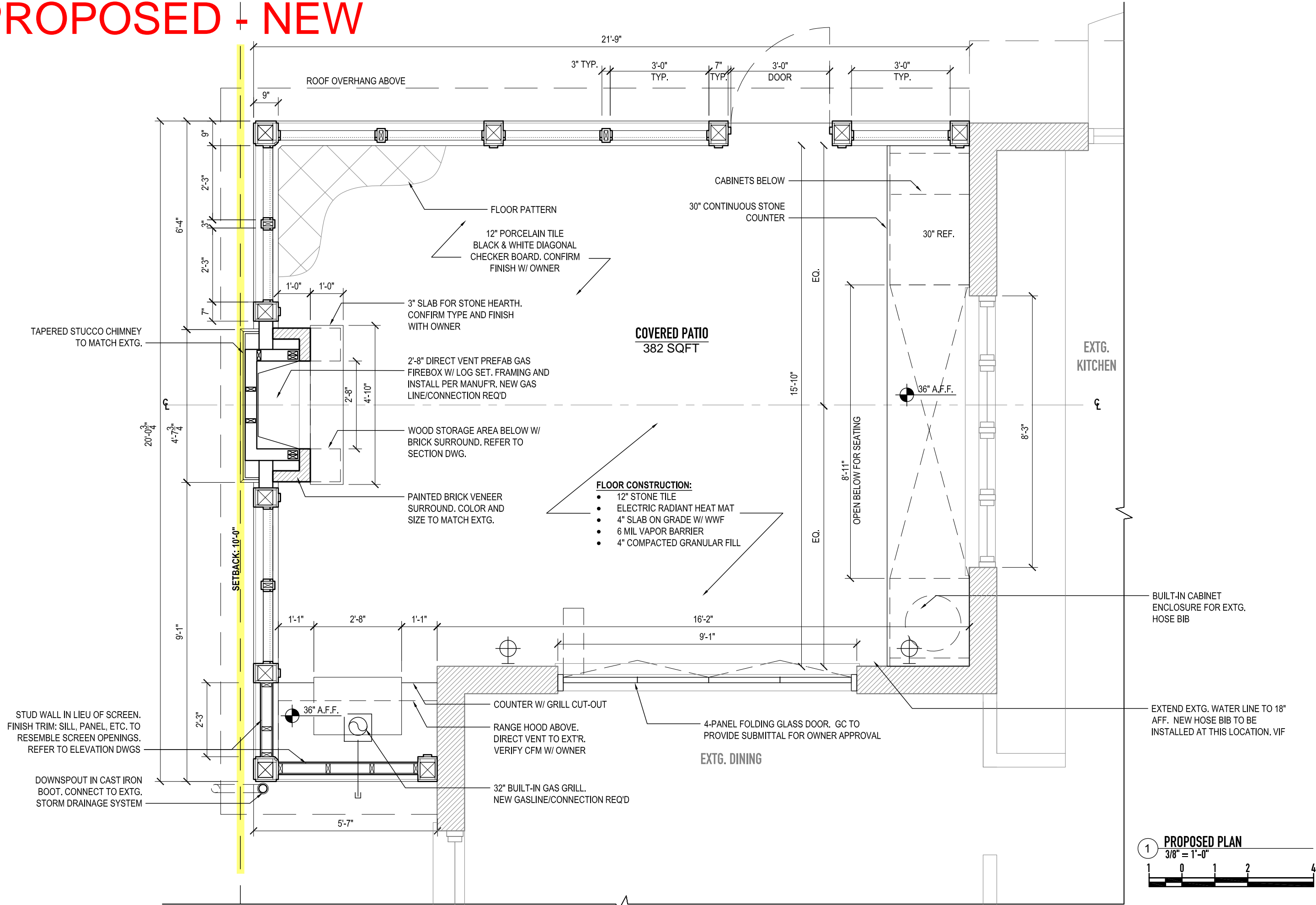
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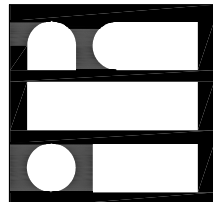
DATE	
4/09/21	CONCEPT
3/14/22	BID
9/16/22	PERMIT

A100

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PROPOSED - NEW





ISAAC PLUMB ARCHITECT, LLC
132 E. SAINT CHARLES RD. LOMBARD, IL 60148
PHONE: 312.206.2528
EMAIL: ISAAC@IPLUMBA.COM

JOHN COLLINS - COVERED PATIO
551 MONROE AVE - GLENCOE, IL 60022
PROJECT NUMBER: 210315.02

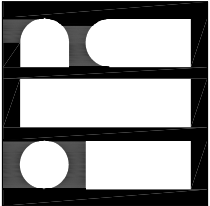
DATE	
4/09/21	CONCEPT
3/14/22	BID
9/16/22	PERMIT

A110

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1 BACK ELEVATION
1/4" = 1'-0"



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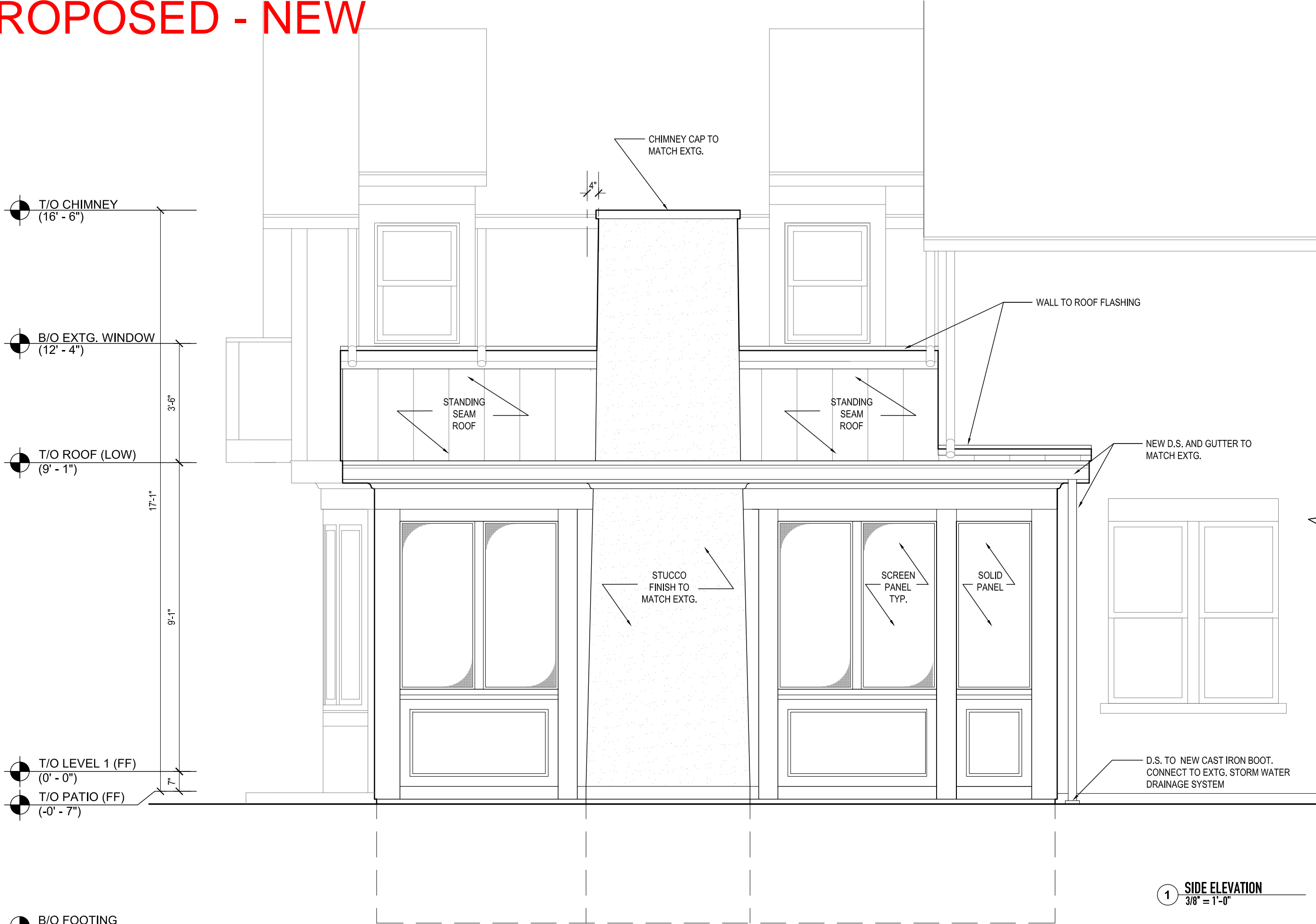
JOHN COLLINS - COVERED PATIO
551 MONROE AVE - GLENCOE, IL 60022
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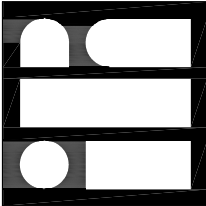
DATE	
4/09/21	CONCEPT
3/14/22	BID
9/16/22	PERMIT

A200

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PROPOSED - NEW





ISAAC PLUMB ARCHITECT, LLC
132 E. SAINT CHARLES RD. LOMBARD, IL 60148
PHONE: 312.206.2528
EMAIL: ISAAC@IPLUMBA.COM

JOHN COLLINS - COVERED PATIO
551 MONROE AVE - GLENCOE, IL 60022
PROJECT NUMBER: 210315.02

DATE	
4/09/21	CONCEPT
3/14/22	BID
9/16/22	PERMIT

A201

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VILLAGE OF GLENCOE MEMORANDUM

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Zoning Board of Appeals Memorandum – 348 W. Elm Ct.

DATE: December 22, 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 ground coverage for an under-construction new house at 348 W. Elm Court

Background: At its November 4, 2019, the ZBA unanimously approved a variation to allow a new home on the subject property to exceed the allowable ground coverage by 7.43% (256 square feet). The applicants stated that this request would allow for the construction of a one-story house that met the gross floor area requirement on the undersized property. At its November 16, 2020 meeting, the ZBA unanimously granted a one-year extension of this variation, as construction on the house had not yet begun. Construction began in 2021 and is currently in progress.

The applicant has requested two variations from the Zoning Code to allow a 230-square-foot, at-grade patio to the rear of the house to be covered. The Zoning Code does not count uncovered, at-grade patios toward ground coverage or gross floor area totals. However, if patios are covered, they need to be included. Because the property has only 9.4 square feet of gross floor area available, based on the size of the approved house, covering the patio requires a variation. Likewise, covering the patio would increase the amount of ground coverage on the property over what was approved by the ZBA in 2019, requiring a new ground coverage variation.

Variation Request:

The requested variation is from the following standard in the Zoning Code:

1. *Section 3-111(D) – To increase the allowable ground coverage from 3,443 square feet to 3,929 square feet, a variation of 14.1%.*
2. *Section 3-111(E) – To increase the allowable gross floor area from 3,737 square feet to 3,728 square feet, a variation of 5.9%.*

The ZBA may grant variations to increase allowable gross floor and ground coverage area by up to 15%.

	Approved	Allowed	Proposed	Variation %
Gross Floor Area	3,728 sq ft	3,737 sq ft	3,957.9 sq ft	5.9%

Ground Coverage	3,699 sq ft (2019 variation)	3,443 sq ft (by code)	3,929 sq ft	14.1%
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Analysis: The Zoning Code includes the following standards for the consideration of variation requests:

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

The applicants have stated that the original ground coverage variation request is due to the fact that the lot is undersized and the under-construction one-story house is more in keeping with the surrounding neighborhood than a by-right, 31-foot-high house would have been. The single-story house took up more of the lot than a taller house would have, requiring the variation. The new variation requests would allow the applicants to cover a patio at the rear 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.*

The lot is undersized for the RB zoning district.

- 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 aforesaid unique physical condition is not the result of any action of the owner. At the same time, gross floor area limits are determined by lot size, regardless of zoning district. The fact that the approved, under-construction home only has left the property with approximately nine remaining square feet of gross floor area is the result of the action of the applicants.

- 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 proposed variation would not merely be to make more money from the subject property and is not merely due to economic hardship. The applicant has stated that the proposed variation would allow for greater use of the rear yard.

- 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 would not result in a development significantly out of harmony with the purpose of the code. The impact on the visible bulk of the structures on the property would not be significant. However, without the approval of gross floor variation, in order to have a covered rear patio, the applicants would been required to reduce the bulk of the house by approximately 221 square feet.

- 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.*

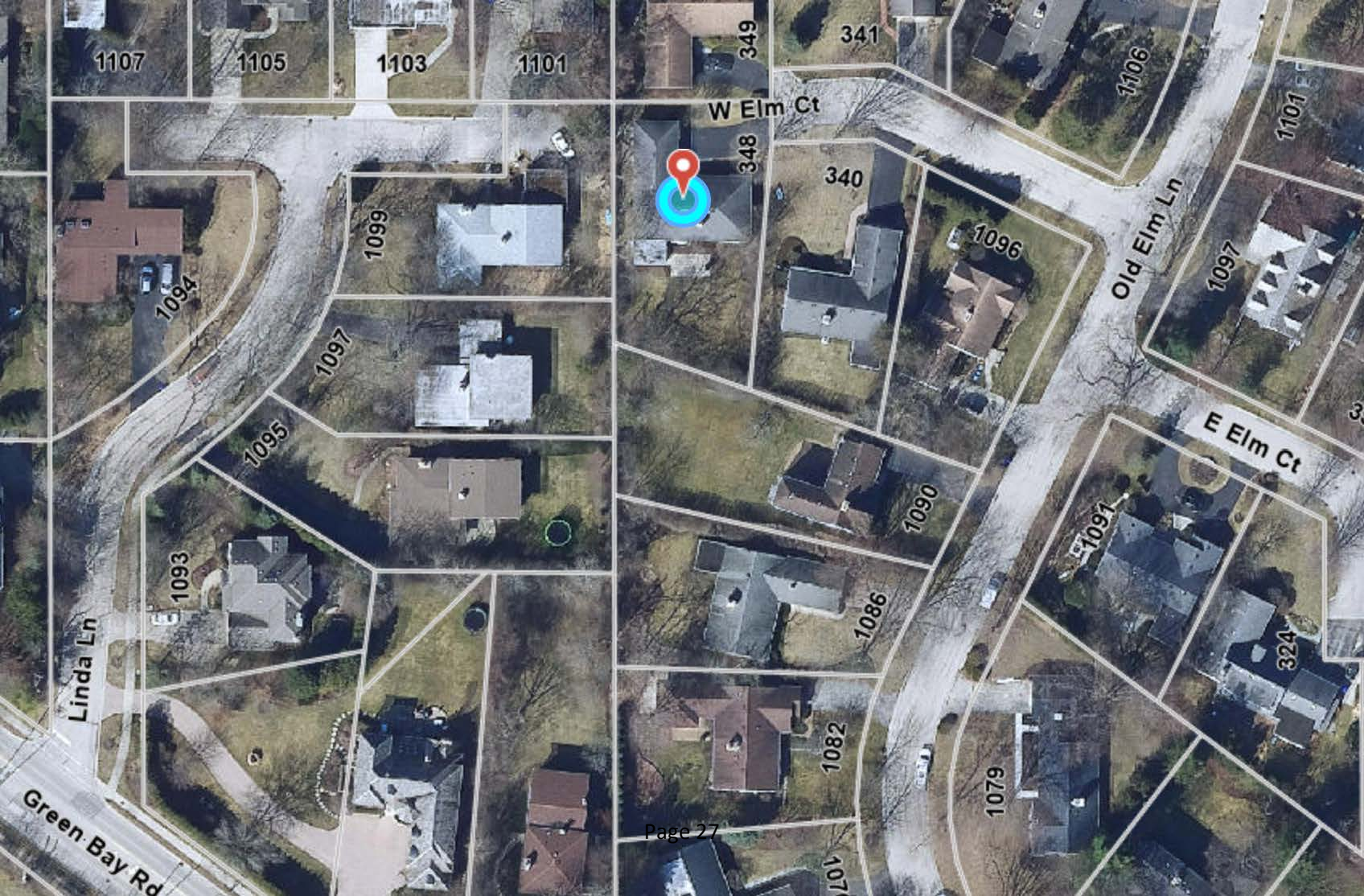
As the proposed patio roof's location is not highly visible, the proposed variation would be unlikely to have a significant impact on the essential character of the area.

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 requests be accepted or denied. The Board may consider conditions of approval, including screening requirements.

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 ground coverage at 348 West Elm Court to allow a cover over a rear patio, in accordance with the plans provided with this application.





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: _____

Applicant name: _____ Applicant phone: _____

Applicant email: _____

Owner name (if different from applicant): _____

Owner phone: _____ Owner email: _____

Brief description of project:

Variation request(s):



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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.



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Section D: Acknowledgement and Signature



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

[Handwritten Signature]

Applicant's signature

12/5/2022

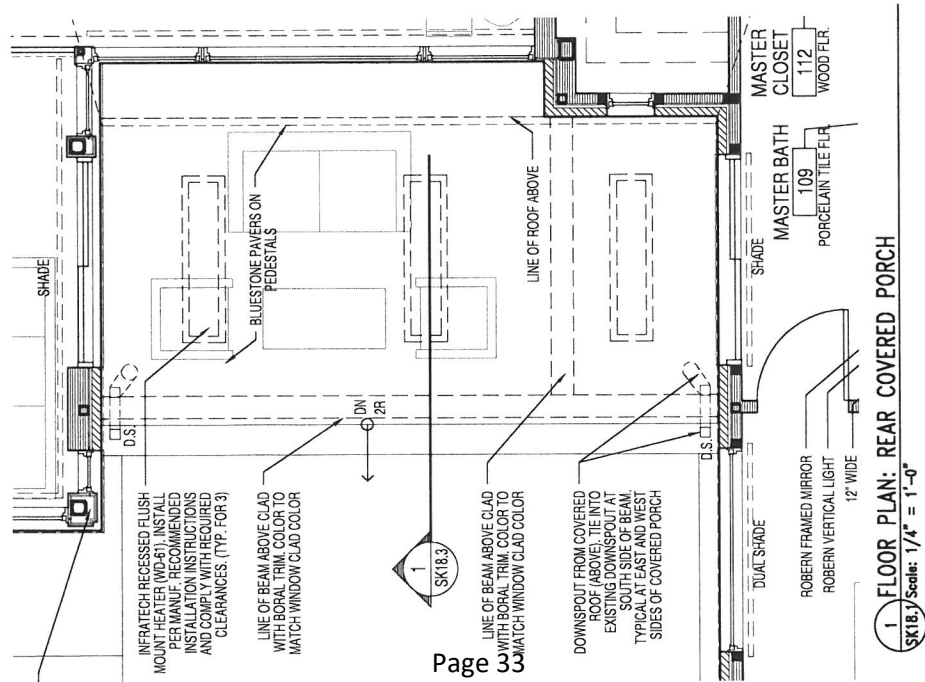
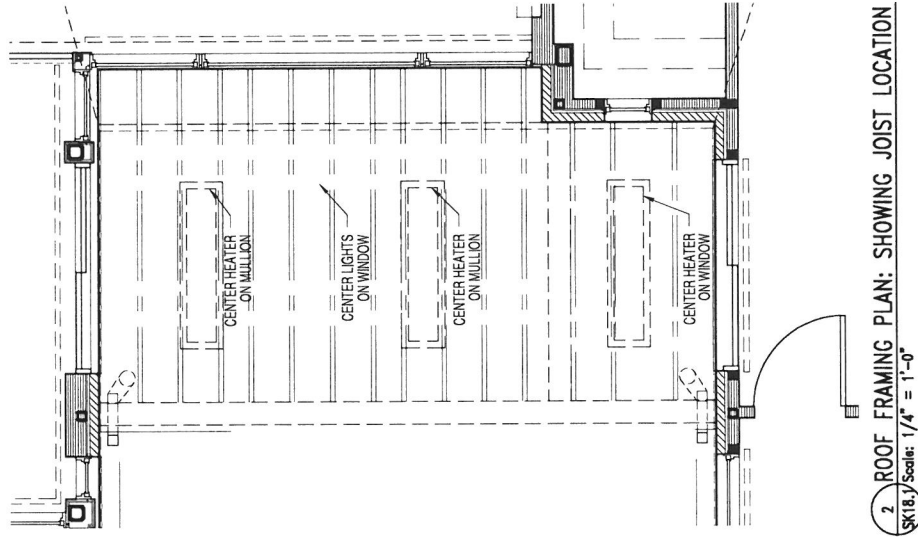
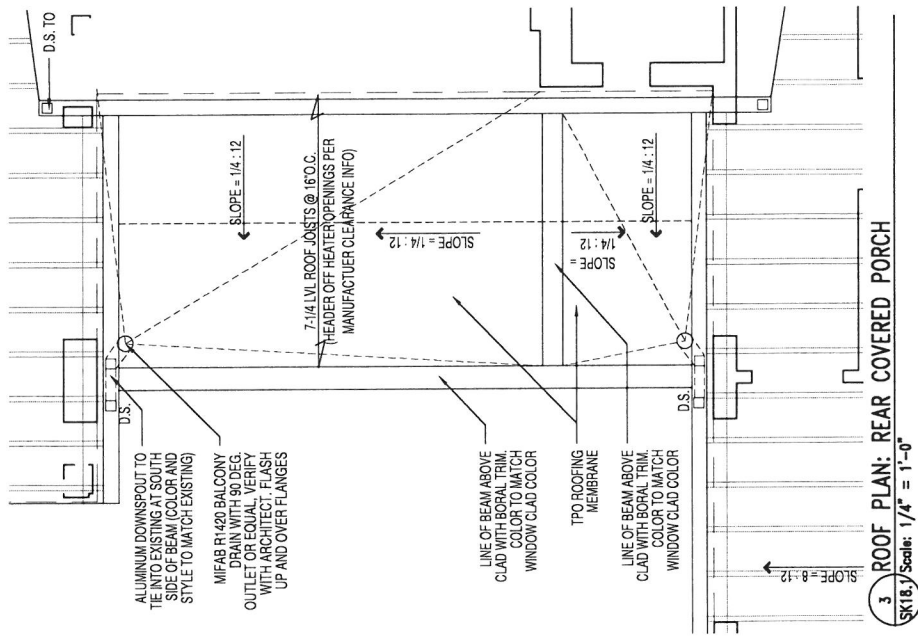
Date

Owner's signature (if different than applicant)

Date



1 FLOOR PLAN: REAR COVERED PORCH LOCATION
SK18.0 Scale: 1/8" = 1'-0"

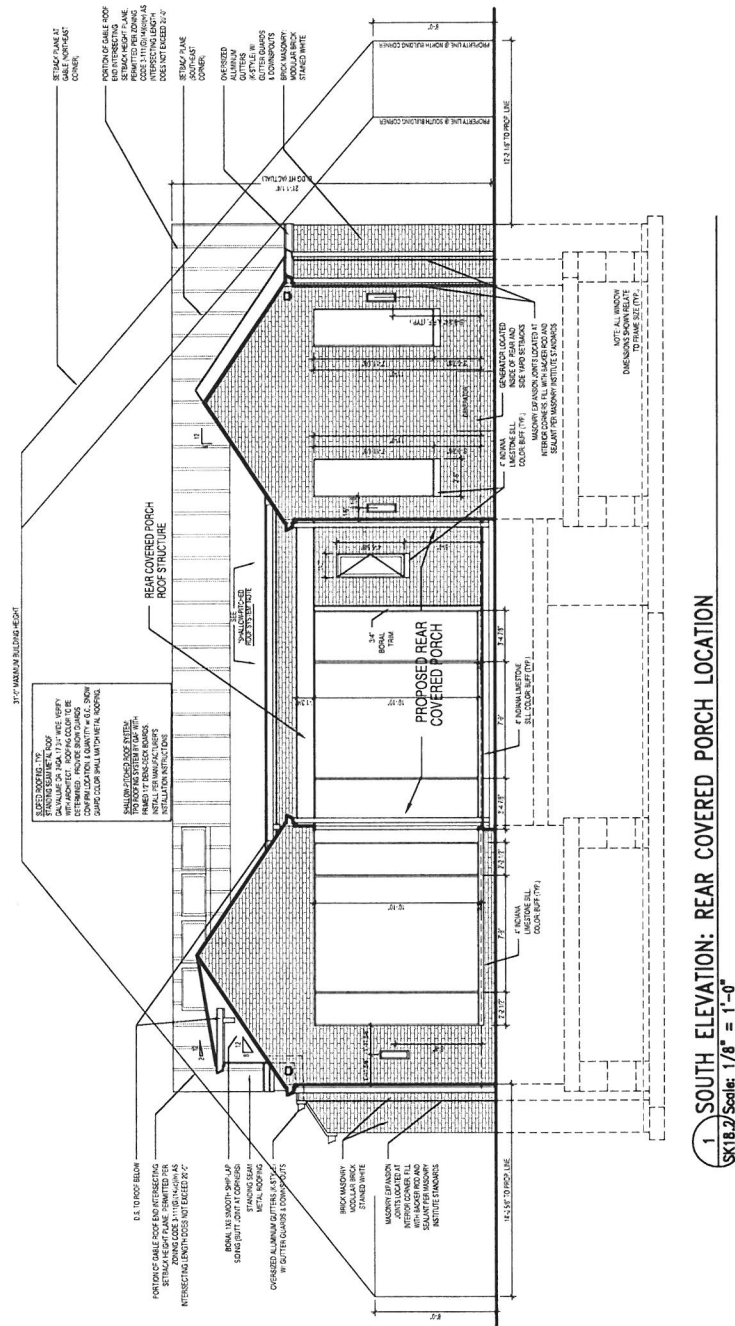


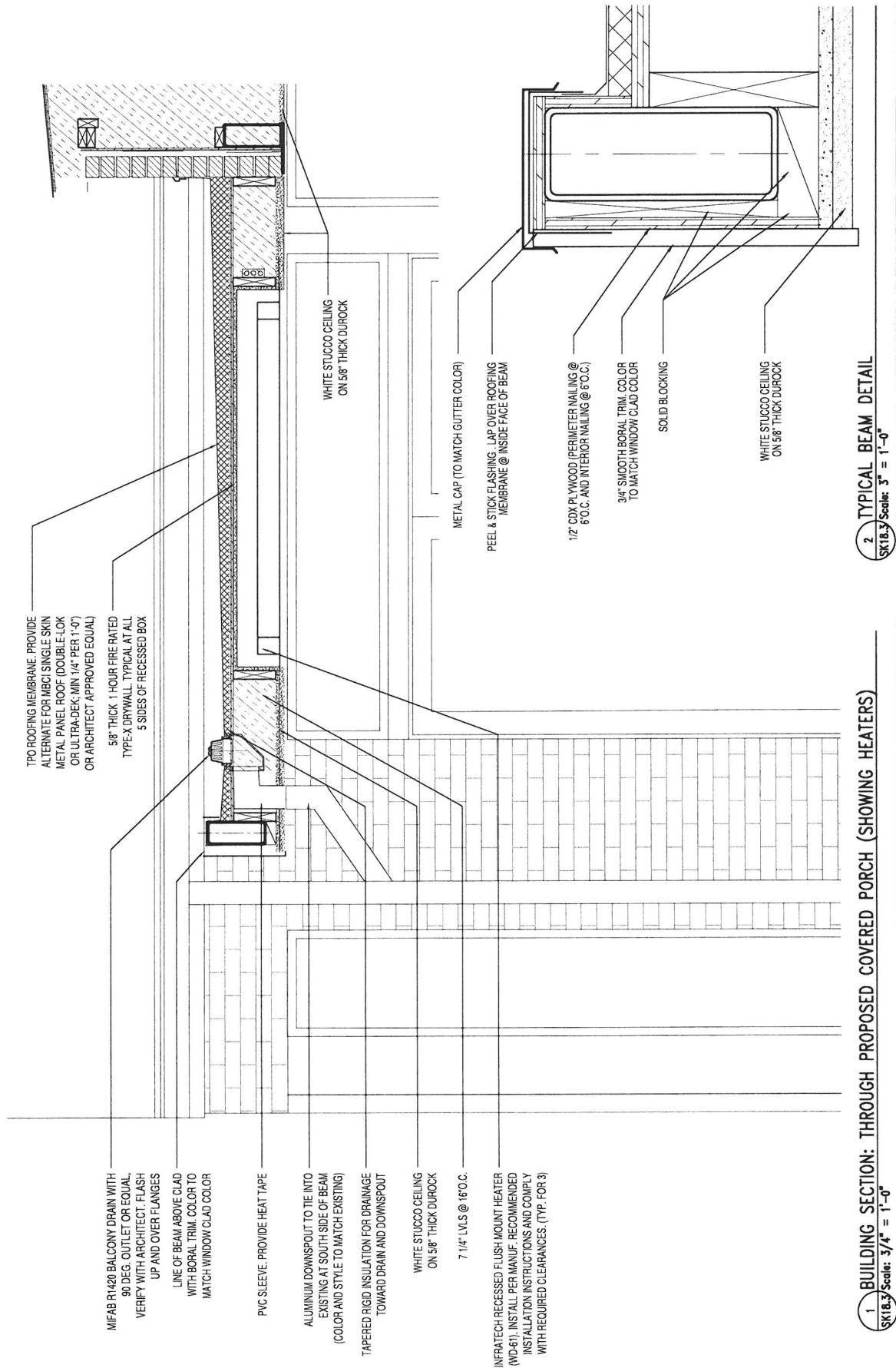
ROOTH RESIDENCE

348 WEST ELM COURT
GLENCOE, ILLINOIS 60022

MICHAEL HERSHENSON ARCHITECTS
1515 Sherman Ave., Suite 2 South
Evanston, Illinois 60201
Telephone: 847.869.7700
Facsimile: 847.869.7707

● 2021 Michael Hershenson Architects





2 TYPICAL BEAM DETAIL
 SK18.3 Scale: 3" = 1'-0"

1 BUILDING SECTION: THROUGH PROPOSED COVERED PORCH (SHOWING HEATERS)
 SK18.3 Scale: 3/4" = 1'-0"

ROOTH RESIDENCE
 348 WEST ELM COURT
 GLENCOE, ILLINOIS 60022

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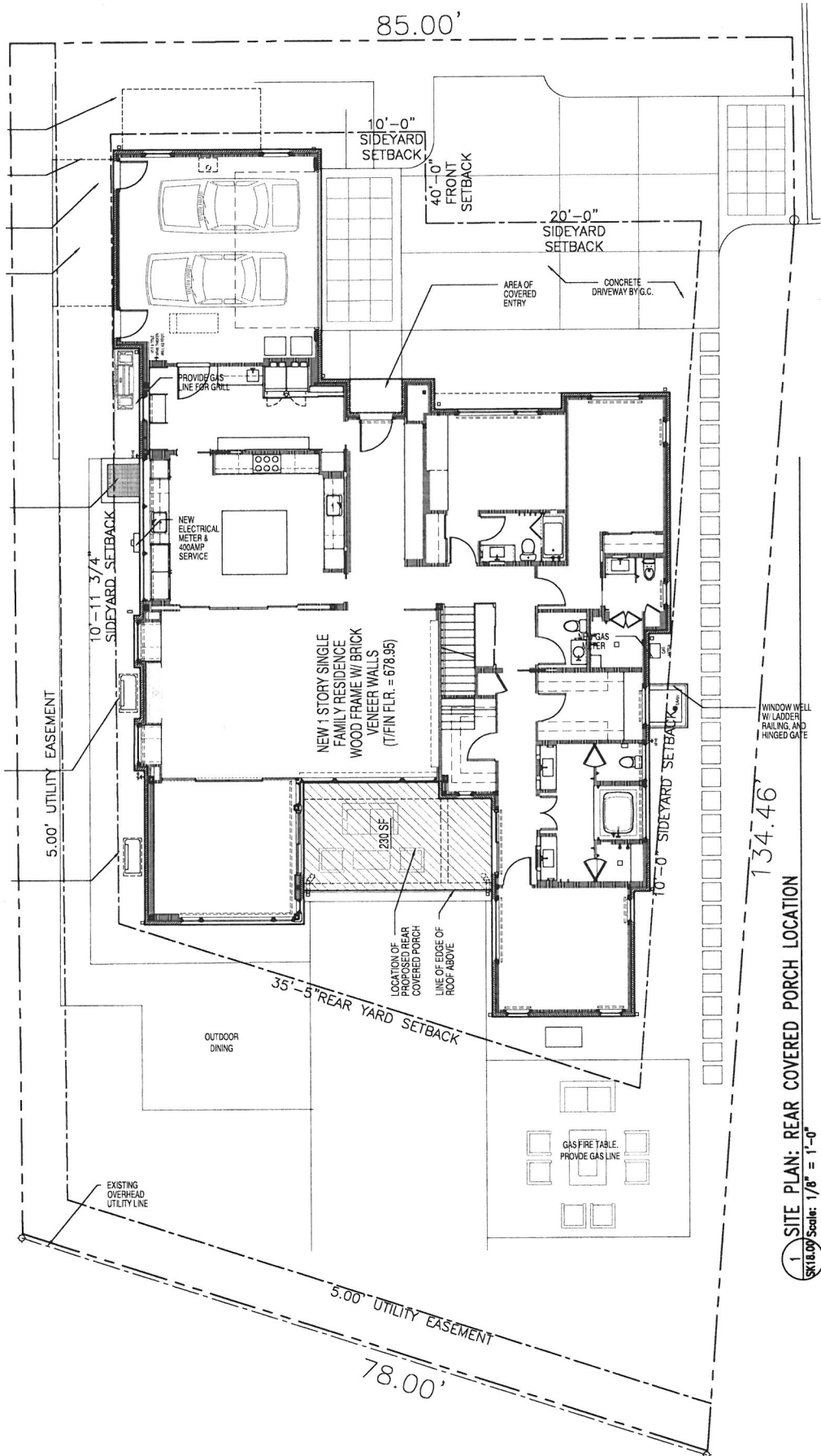
SK18.3

12/05/2022



Floor Area Ratio Calculation Summary Sheet Page 1			
1 Address: 348 W. Elm Ct.			
2 Drawing and calculations to determine lot area:			
	Piece #	Dimensions	Area (sq. ft.)
		x	
		IRREGULAR SHAPED LOT	11475
3 Lot Area Total Sq. Ft.:			11475.00
4 Proposed First Floor Total:			3978.51
5 Proposed Second Floor Total: NOT APPLICABLE			0.00
6 Proposed Third Floor Total: NOT APPLICABLE			0.00
7 Proposed Third Floor or Attic or Basement Total: ATTIC (N/A Basement = 2,280sf)			142.18
8 Subtotal (add Lines 4 through 7):			4120.69
9 Total Exclusions (From Exclusion Calculation Form):			162.76
10 Total Proposed Sq. Ft. (Subtract Line 9 from Line 8):			3957.93
11 Total Allowed Sq. Ft. (Apply correct formula from Table A to Lot Area from Line 3):			3737.40
12 If Line 11 exceeds Line 10 the plans comply with FAR requirements			Yes () No (x)

Prepared By: Michael Hershenson Architects	
Architect Signature: <i>Michael Hershenson</i>	Staff Contact Name: Michael Hershenson
Telephone Number: (847) 869-7700	Date: 11/29/2022
Checked By:	
Community Development Analyst	Date
Deputy Director of Public Works/ Community Development	Date



ROOTH RESIDENCE

348 WEST ELM COURT
GLENCOE, ILLINOIS 60022

SK-18.00

12/05/2022

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Proposed covered patio location



