



VILLAGE OF GLENCOE

675 Village Court, Glencoe, Illinois 60022
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Virtual Meeting Information

As the Village of Glencoe and its partner agencies continue to follow social distancing requirements and Governor Pritzker's *Restore Illinois* Plan, the February 1, 2021 Zoning Board of Appeals meeting will be held virtually via telephone and video conference (individuals may participate either by telephone or by video conference). Individuals may call the following to participate in the meeting:

By Telephone:

Phone Number: (312) 626-6799

Webinar ID: 974 0899 1099

By Zoom Video Conference:

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

Video conference participants using a computer will be prompted to install the Zoom client; participants using smart phones or tablets must download the Zoom app from their app store.

Public Comment Submittal Options

Option 1: Submit Comments by E-Mail Prior to Meeting

Public comments can be submitted in advance of the meeting by e-mail to glencoemeeting@villageofglencoe.org. Public comments received by 6:30 p.m. or one hour before the start of the Zoning Board of Appeals meeting will be read during the ZBA meeting under Public Comment. Any comments received during the meeting may be read at the end of the meeting.

All e-mails received will be acknowledged. Public comment is limited to 400 words or less. E-mailed public comments should contain the following:

- The Subject Line of the e-mail should include the following text: "February 1st ZBA Meeting Public Comment"
- Name of person submitting comment (address can be provided, but is not required)
- Organization or agency person is submitting comments on behalf of, if applicable
- Topic or agenda item number of interest, or indicate if the public comment is on a matter not listed on the ZBA meeting agenda

Option 2: Submit Comments by Phone Prior to Meeting

Individuals without access to e-mail may submit their comments through a voice message by calling (847) 461-1100. Verbal public comments will be read aloud during the meeting and will be limited to three minutes.



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

**Virtual Meeting
February 1, 2021
7:30pm**

1. CALL TO ORDER AND ROLL CALL

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

2. CONSIDER ADOPTION OF THE DECEMBER 8, 2020 ZONING BOARD OF APPEALS MEETING MINUTES.

3. CONSIDER A REQUEST FOR VARIATIONS TO INCREASE THE ALLOWABLE GROSS FLOOR AREA, REDUCE THE REQUIRED FRONT SETBACK, AND INCREASE THE ALLOWABLE WIDTH OF A GARAGE DOOR AT 772 GROVE STREET.

4. ADJOURN

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



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

Village Hall Council Chamber and Videoconference
675 Village Court
Monday, December 7, 2020 – 7:30 PM

1. CALL TO ORDER AND ROLL CALL

The Regular Meeting of the Zoning Board of Appeals of the Village of Glencoe was called to order by the Chairman, at 7:30 p.m. on the 7th day of December 2020, held virtually via Zoom web videoconference.

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

2. CONSIDERATION OF MINUTES OF THE NOVEMBER 16, 2020 ZBA MEETING

RESULT:	ACCEPTED
AYES:	Roin, Elsasser, Friedman, Novack, Satter
NAYS:	None
ABSTAIN:	Kaplan
ABSENT:	None

3. SWEARING IN ATTENDEES FOR PUBLIC COMMENT

Taylor Baxter swore in those attendees wishing to provide comments during the meeting.

4. CONSIDER VARIATION REQUEST AT 100 MAPLE HILL ROAD

Rich McGowan gave a brief overview of the case, stating that the applicants are seeking to increase the maximum allowable gross floor area from 5,358.64 square feet to 5,973.92 square feet in order to convert an existing 401.8-square-foot detached garage into a pool house at 100 Maple Hill Road. Mr. McGowan also provided a site plan to depict the existing location and proposed pool house elevations.

Chairman Howard Roin asked about a discrepancy staff provided in the staff report regarding the existing floor area ratio calculations from the applicants compared to calculations from a different Architect in 2004. Mr. McGowan stated that per the calculations provided by the applicants, the lot is currently 215.28 square feet above the gross floor area limit, and that the discrepancy is likely at least partially due to different calculations for window well areas. Mr. Baxter clarified that the applicants are taking the most conservative approach and are likely calculating more than what is required.

Chairman Roin then asked the applicants to present their case. Tiffany Danielle, the Architect representing 100 Maple Hill Road, stated that COVID-19 has drastically changed living and working situations. Ms. Danielle continued, stating that converting the existing detached garage into a pool house will allow for the family and guests to spend more time together in a safe manner. Chairman Roin then thanked Ms. Danielle for her presentation.

PUBLIC COMMENT

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

Following consideration of the testimony and discussion, a motion was made and seconded, that the variance request 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 hardship in the way of carrying out the strict letter of Section 3-111(C)(2) 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 maximum allowable gross floor area at 100 Maple Hill Road, 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 [UNANIMOUS]
AYES:	Roin, Elsasser, Friedman, Kaplan, Novack, Satter
NAYS:	None
ABSENT:	None

4. CONSIDER VARIATION REQUEST AT 772 GLENCOE DRIVE

Chairman Roin stated that the purpose of this portion of the meeting was to conduct a virtual public hearing on a request for a variation by applicants of 772 Glencoe Drive, to increase the maximum allowable gross floor area from 4,219.25 square feet to 4,720.81 square feet. This variation is authorized by Section 7-403-E-1 of the Zoning Code.

Mr. Baxter then gave an overview and background of the case, stating:

- 1) The applicants are seeking a variance to increase the maximum allowable gross floor area from 4,219.25 square feet to 4,720.81 square feet to expand an existing screened porch at 772 Glencoe Drive.
- 2) Village records show that the property was approximately 115 square feet under the gross floor area limit at the time of construction in 1995.

- 3) Current calculations provided by the applicant show the property to be approximately 366 square feet over the gross floor area limit.

Mr. Baxter also provided a site plan to depict the proposed site plan and elevations.

Chairman Roin then asked the applicants to proceed with their presentation. Omar Gutiérrez, the Architect representing 772 Glencoe Drive, stated that the family's living and working situations have changed since the pandemic began, and added that he wanted the screened porch expansion to be discreet and not be visible from the street. Mr. Gutiérrez also stated that it will match the existing character of the home and neighborhood. Chairman Roin thanked Mr. Gutiérrez for his presentation.

PUBLIC COMMENT

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

Following consideration of the testimony and discussion, a motion was made and seconded, that the variance request 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 hardship in the way of carrying out the strict letter of Section 3-111(C)(2) 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 maximum allowable gross floor area at 772 Glencoe Drive, 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 [UNANIMOUS]
AYES:	Roin, Elsasser, Friedman, Kaplan, Novack, Satter
NAYS:	None
ABSENT:	None

5. ADJOURN

Chairman Roin asked if there was any further public comment. Hearing none, the meeting was adjourned at 7:50 p.m.



VILLAGE OF GLENCOE MEMORANDUM

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Zoning Board of Appeals Memorandum

DATE: January 22, 2020

TO: Zoning Board of Appeals

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

SUBJECT: Consideration of three variations to allow an attached garage addition to an existing single-family residence at 772 Grove Street

Background: The applicant is requesting three variations from the Zoning Code to allow an attached garage addition to the front of an existing single-family residence. The project would include the removal of a front porch and part of a living room, the construction of a street-facing two-car garage, and the relocation of the front door.

The subject property is in the R-B single-family Residential Zoning District. The requested variations are from the following standards in the Zoning Code:

1. Section 3-111(E) – To increase the allowable gross floor area from 3,718.44 square feet to 4,088.54 square feet, a variation of 9.95%. The ZBA may grant variations to increase the allowable gross floor area up to 15%.
2. Section 3-111(C) – To reduce the required front yard setback from 50 feet to 40 feet, a variation of 20%. The ZBA may grant front setback variations up to 20%.
3. Section 3-108(C)(1) – To increase the allowable width of a garage door along a building front from 25% of lot width (13.53 ft.) to 29.56% lot width (16 ft.). The ZBA may grant garage door width variations not to exceed 27 feet in width.

	Existing	Allowed/Required	Proposed	Variation %
Gross Floor Area (max.)	3,579.05 sq. ft.	3,718.44 sq. ft.	4,088.54 sq. ft.	10.6%
Front Setback (min.)	57.06 ft.	50 ft.	40 ft.	20%
Garage Door Width (max.)	0 ft.	25% lot width (13.53 ft.)	29.56% lot width (16 feet)	18.24%

The 11,392.26-square-foot subject property is undersized for the R-B district, which has a minimum lot size of 13,000 square feet. At 54.12 feet in width, the lot does not meet the 80-foot minimum lot width for the 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 applicant has stated that the variations are necessary to build an attached two-car garage, as the lot is smaller and narrower than what is required in the R-B zoning district. The lot does not meet the minimum standards for the zoning district and there are many similarly undersized lots on Grove Street and on other nearby blocks.

- 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 R-B zoning district and does not meet the minimum lot width standard. While gross floor area limits are based on lot size rather than zoning district, a 4,088.54-square-foot home would require a slight variation on a minimally conforming 13,000-square-foot lot, which would allow 4,080.79 square feet of gross floor area.

The non-conforming width of the lot constrains the applicant's ability to construct a two-car garage along the building front. On a minimally conforming 80-foot-wide lot, an 18-foot-wide garage door would be allowed without a variation. The zoning code discourages wide garage doors on building fronts on narrow lots.

There is not an unusual physical condition on the lot as it relates to the front setback. Front setbacks on the block face range from 44.08 to 67.13 feet. The existing 51.21-foot setback is not unusual and the lot is not unusually shallow.

Address		Front Setback
720	Grove Street	44.08
730	Grove Street	50.1
742	Grove Street	67.13
746	Grove Street	~48 (no survey)
750	Grove Street	50
760	Grove Street	66.05
766	Grove Street	61.43
772	Grove Street	51.21 (subject property)
780	Grove Street	50.16
790	Grove Street	50.75
800	Grove Street	52.1
808	Grove Street	50
814	Grove Street	51.92

- 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 physical characteristics of the lot are not the result of any action of the owner. The undersized property was not created by the owner or applicant.

- 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 and the granting of the requested variance would not be likely to constitute a special privilege or additional right not available to owners of other properties.

- 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 gross floor area variation would not create a home with a size significantly out of harmony with the intent of the zoning code.

The zoning code encourages relatively uniform front setbacks along a block. The subject property's block face has a range of front setbacks, with over 23 feet between the smallest and largest setbacks. While a 40-foot front setback would not be unusual in the R-B district, it would be the smallest setback on the block face.

- 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 gross floor area would not be out of keeping with other homes in the area and would be unlikely to be materially detrimental to the public welfare or the use or value of nearby properties.

The proposed front setback would not be unusual in the R-B district. While there is a variety of front setbacks on the block face, the proposed setback would be the smallest on the block by approximately four feet and would be at least 10 feet less than any home within three lots of the subject property.

Street-facing garage doors are not unusual on this block, with several seeming to be at least 16 feet in width. However, a 16-foot-wide garage door on a 54.12-foot-wide lot would be unusual, especially with the proposed reduced setback.

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 variations to increase the allowable gross floor area, reduce the required front setback, and increase the allowable garage door width for an addition to an existing single-family residence at 772 Grove Street.



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: 772 Grove Street

Applicant name: Scott Javore Applicant phone: (847) 835-4442

Applicant email: sjavore@javorearchitects.com

Owner name (if different from applicant): Michael Teplitsky

Owner phone: (646) 373-6373 Owner email: michael.a.teplitsky@gmail.com

Brief description of project:

Build an attached two-car garage addition.

Variation request(s):

A variance of 20% for the front yard setback (50' to 40'), a variance of ~~15%~~ for gross floor area (3,718.44 sf to 4,276.21 sf), and a variance for a standard 16-foot wide garage door (25% of lot width allowed = 13.53' wide door that would be inaccessible for two cars).

4,088.54 (10.6%)



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Section B: Standards for Variations

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

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

The variations are necessary to build an attached two-car garage.

772 Grove is smaller than the minimum lot area for zoning district R-B at 11,392 sf (the minimum for the district is 13,000-15,000 sf).

The lot is also narrower than the minimum for zoning district R-B at 54.12 feet (the minimum for the district is 80 feet).

This smaller lot size and lot width makes it difficult to have an attached garage without requiring the variance requests.

The smaller lot width restricts the width of a two-car garage door to 13.53 feet (25% of the lot width of 54.12 feet) which would not be accessible to two cars. The smallest standard width for a two-car garage door is 16 feet, which is what we're asking for.

The average front yard setback on the block is 50 feet.



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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 proposed variances will not affect the daylight plane or views for neighbors. The proposed addition is designed minimally with a low profile and will use the same materials as the existing house.

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.

[Signature]
Applicant's signature

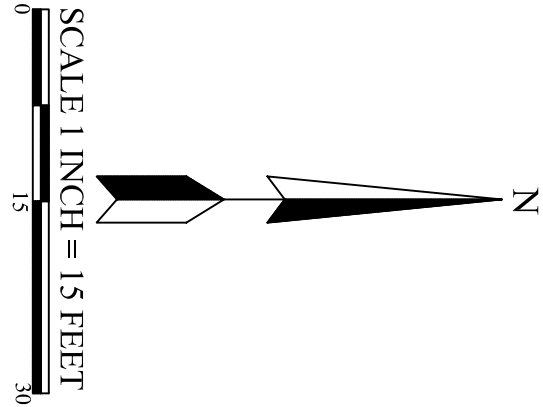
12.21.2020
Date

Signed copy in file

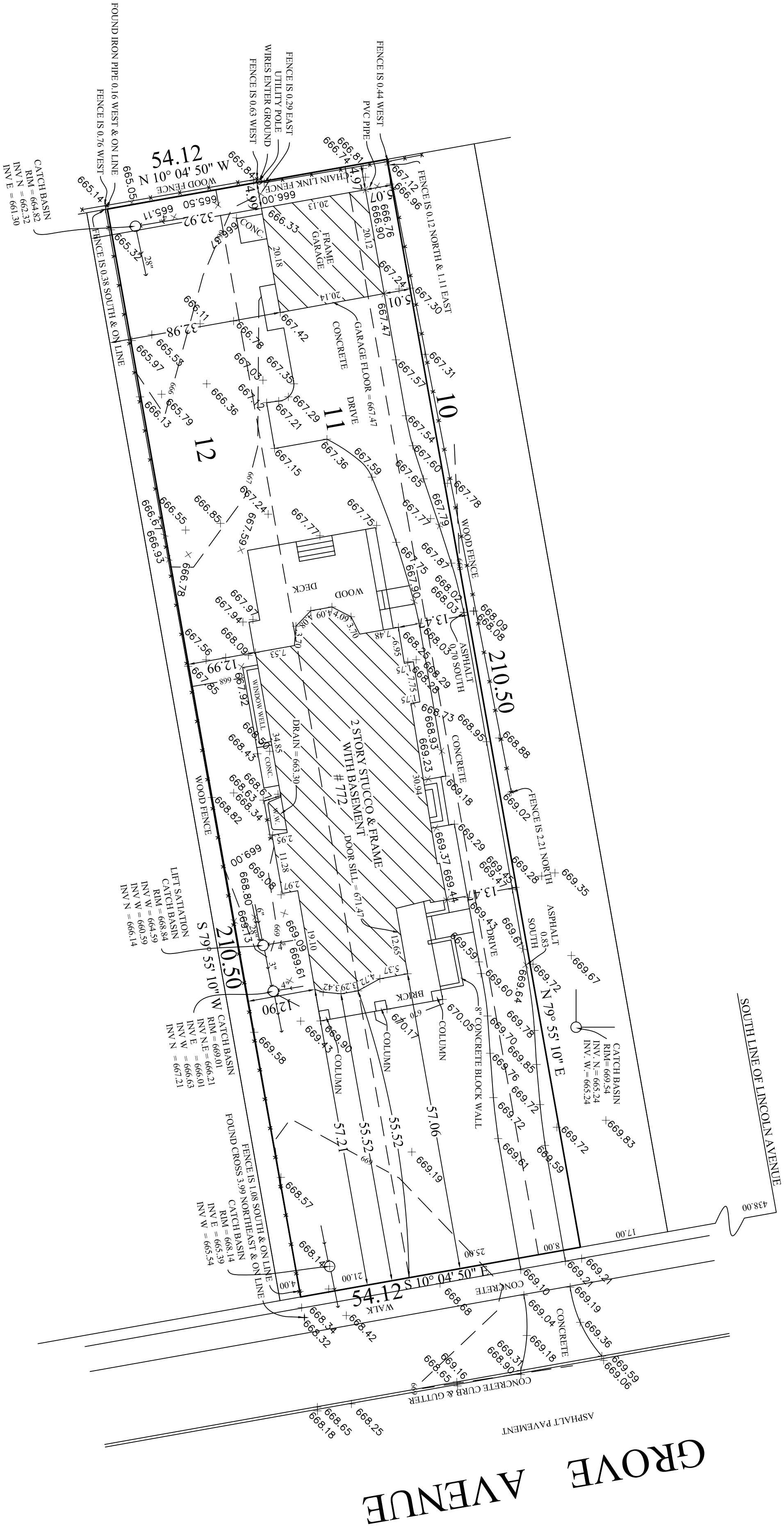
Owner's signature (if different than applicant)

Date

PLAT OF SURVEY
-BY-
SAMBORSKI, MATTIS, INC.
LAND SURVEYORS
4332 OAKTON STREET SKOKIE, IL 60076
PH: (847) 674-7373 FX: (847) 674-7385
OF



LOT 10 (EXCEPT THE NORTHWESTERLY 17 FEET THEREOF) ALL OF LOTS 11 AND 12 (EXCEPT THE SOUTHEASTERLY 4 FEET THEREOF) AND THE NORTHEASTERLY HALF OF THE NORTH 20 FEET VACATED ALLEY ADJOINING SAID ABOVE DESCRIBED PARCEL OF CHARLES E. BROWN'S SUBDIVISION OF LOTS 7, 8, 9, 10, 25, 26 AND 27 IN BLOCK 35 IN THE VILLAGE OF GLENCOE, IN SECTION 7, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Order No. : 3-1775-A
Ordered By: GLENN GUTNAYER CUSTOM HOMES
P.L.N. : 05-07-110-042-0000
Property Address: 772 GROVE AVENUE, GLENCOE

Measurements are shown in feet and decimals and are correct at 68 degrees Fahrenheit.
Note:
1. Please check Legal Description with Deed and report any discrepancies immediately.
2. Compare all points before building by same and report any discrepancies at once.
3. Building lines, if any, shown hereon are building lines shown on the recorded subdivision plat.
4. Consult local authorities for building lines established by local ordinance.
5. No dimensions are to be assumed by scaling.
6. Coordinate and Bearing Datums are assumed unless otherwise noted.
7. R = Record Dimension M = Measured Dimension

STATE OF ILLINOIS)
COUNTY OF COOK) SS

This is to certify that this Professional Service conforms to the current Illinois Minimum Standards of Practice applicable to boundary surveys. Field work completed this 20th day of AUGUST A.D. 2018.

Jon P. Trice Illinois Professional Land Surveyor No. 035-001705
Illinois Professional Land Survey Firm No. 184.002779

License expires 11/30/2018
©2018 Samborski, Mattis, Inc.

DRAWING INDEX	
A1	EXISTING AND PROPOSED SITE PLANS
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A3	PROPOSED PARTIAL FIRST FLOOR PLAN
A4	EXISTING EAST ELEVATION
A5	PROPOSED EAST ELEVATION
A6	EXISTING AND PROPOSED SOUTH ELEVATIONS
A7	EXISTING AND PROPOSED NORTH ELEVATIONS

■

TEPLITSKY RESIDENCE

VARIANCE DOCUMENTS

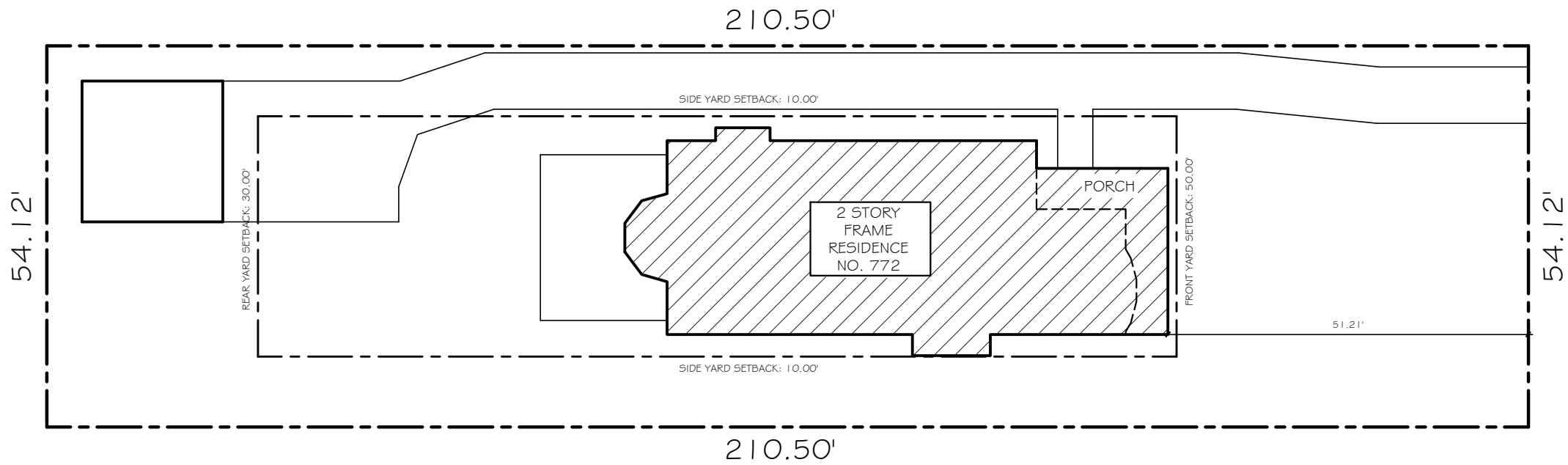
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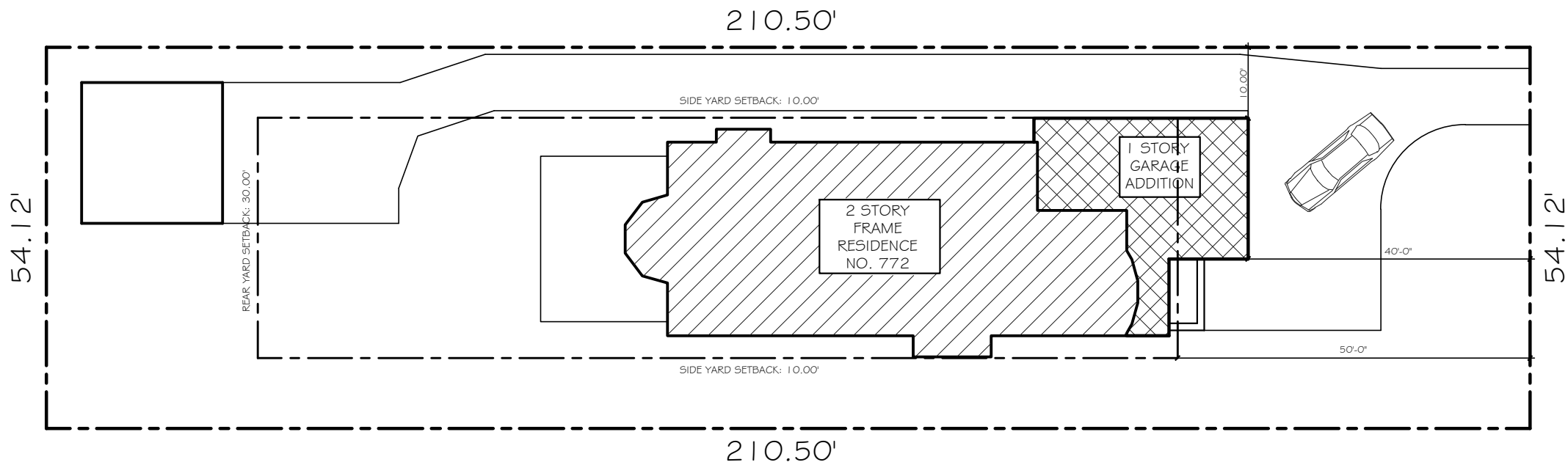
772 GROVE STREET
PROJECT: 20035

GLENCOE, IL 60022
DECEMBER 21, 2020

1 SITE PLAN - EXISTING
1"=20'-0"



2 SITE PLAN - PROPOSED
1"=20'-0"



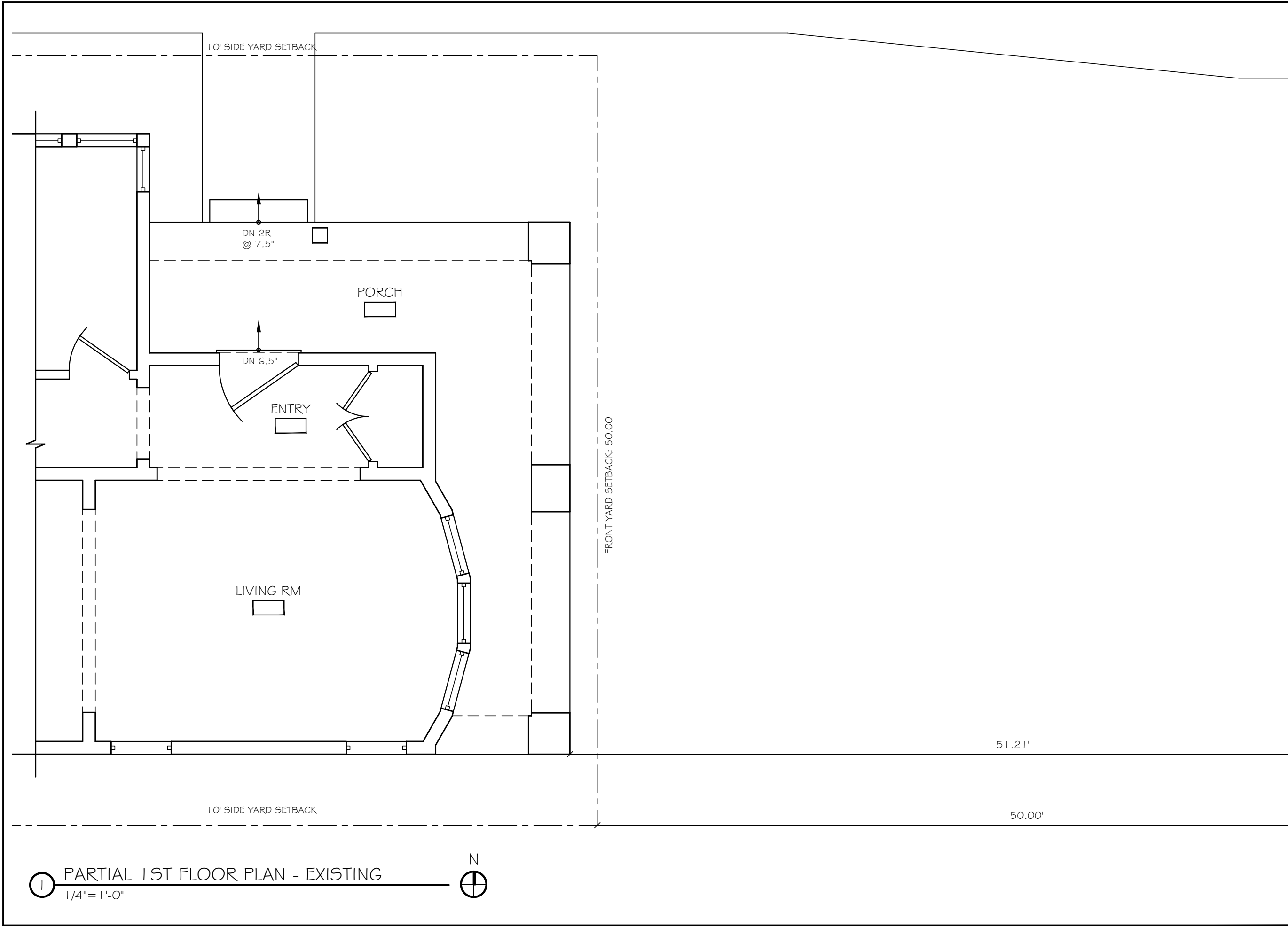
SHEET NO.
A1

scale	1"=20'-0"
project no.	20035
date	2020-12-21

TEPLITSKY
RESIDENCE
772 GROVE STREET
GLENCOE, IL 60022




R. SCOTT JAVORE & ASSOCIATES, LTD.
ARCHITECTURE ■ HISTORIC PRESERVATION ■ NEW CONSTRUCTION
333 PARK AVENUE, GLENCOE, IL 60022 TEL 847.835.4442 FAX 847.835.4044



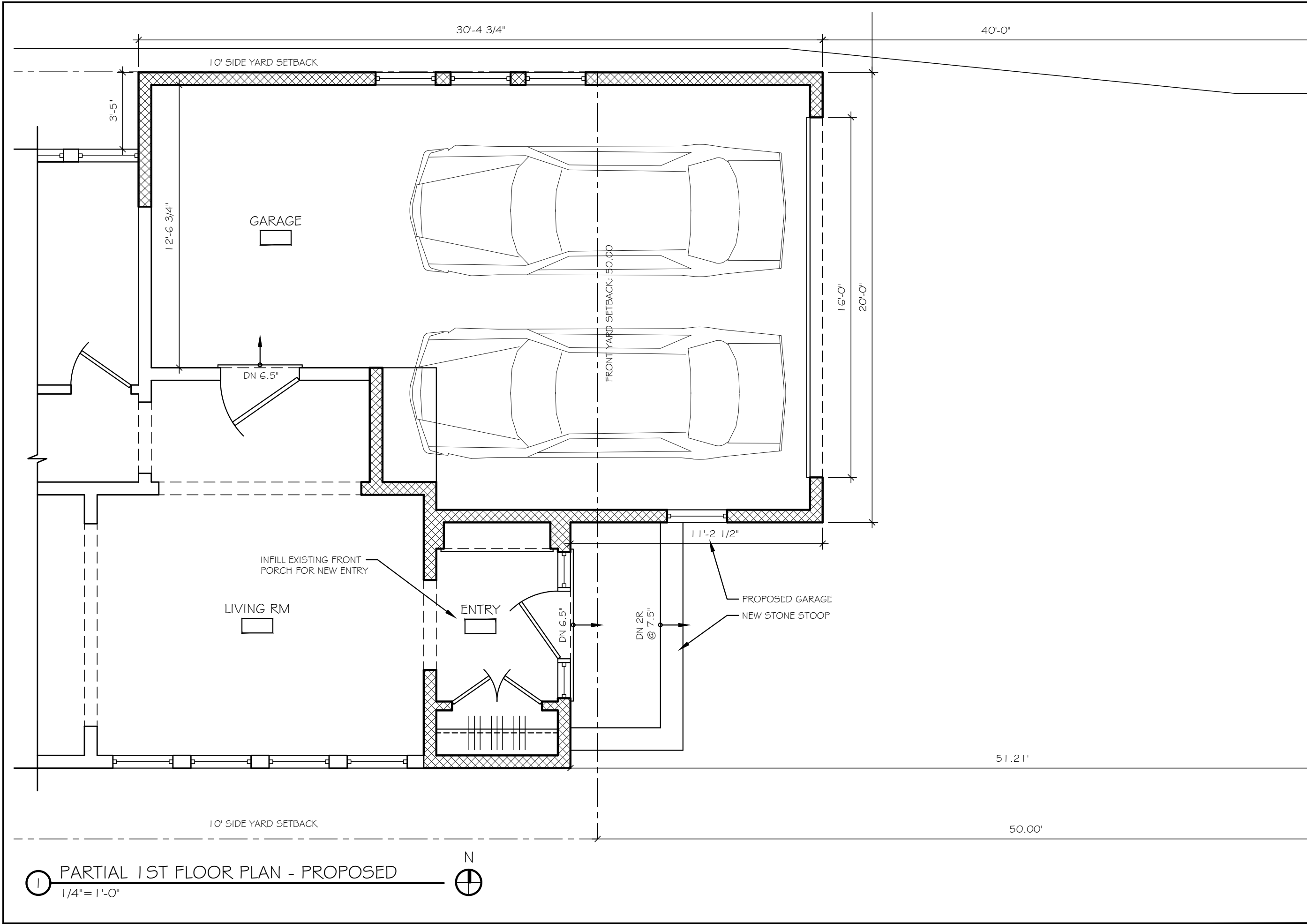
SHEET NO.
A2

scale	1/4"=1'-0"
project no.	20035
date	2020-12-21

TEPLITSKY
RESIDENCE
772 GROVE STREET
GLENCOE, IL 60022



R. SCOTT JAVORE & ASSOCIATES, LTD.
ARCHITECTURE ■ HISTORIC PRESERVATION ■ NEW CONSTRUCTION
333 PARK AVENUE, GLENCOE, IL 60022 TEL 847.835.4442 FAX 847.835.4044



scale	1/4"=1'-0"
project no.	20035
date	2020-12-21

TEPLITSKY
RESIDENCE
772 GROVE STREET
GLENCOE, IL 60022

T/ ROOF
EL. +29'-6"

T/ ATTIC FLOOR
EL. +19'-8"

T/ FIN. 2ND FLOOR
EL. +10'-1"

T/ FIN. 1ST FLOOR
EL. ±0'-0"

GRADE
EL. -1'-9.5"



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

T/ ROOF
EL. +29'-6"

T/ ATTIC FLOOR
EL. +19'-8"

T/ FIN. 2ND FLOOR
EL. +10'-1"

T/ FIN. 1ST FLOOR
EL. ±0'-0"

GRADE
EL. -1'-9.5"



1 EAST ELEVATION - PROPOSED
1/4" = 1'-0"

SHEET NO.

A5

scale 1/4"=1'-0"

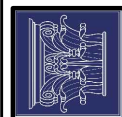
project no. 20035

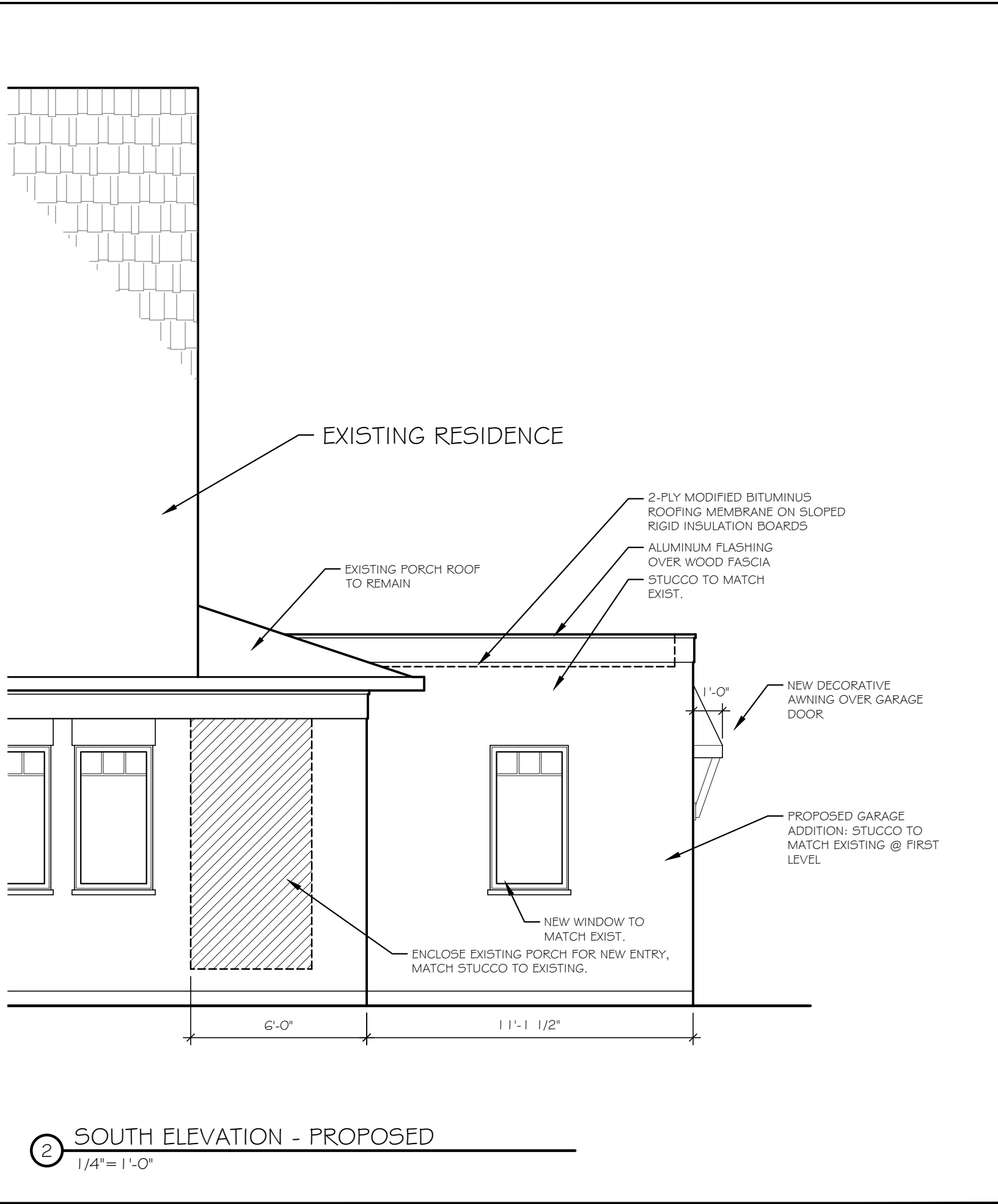
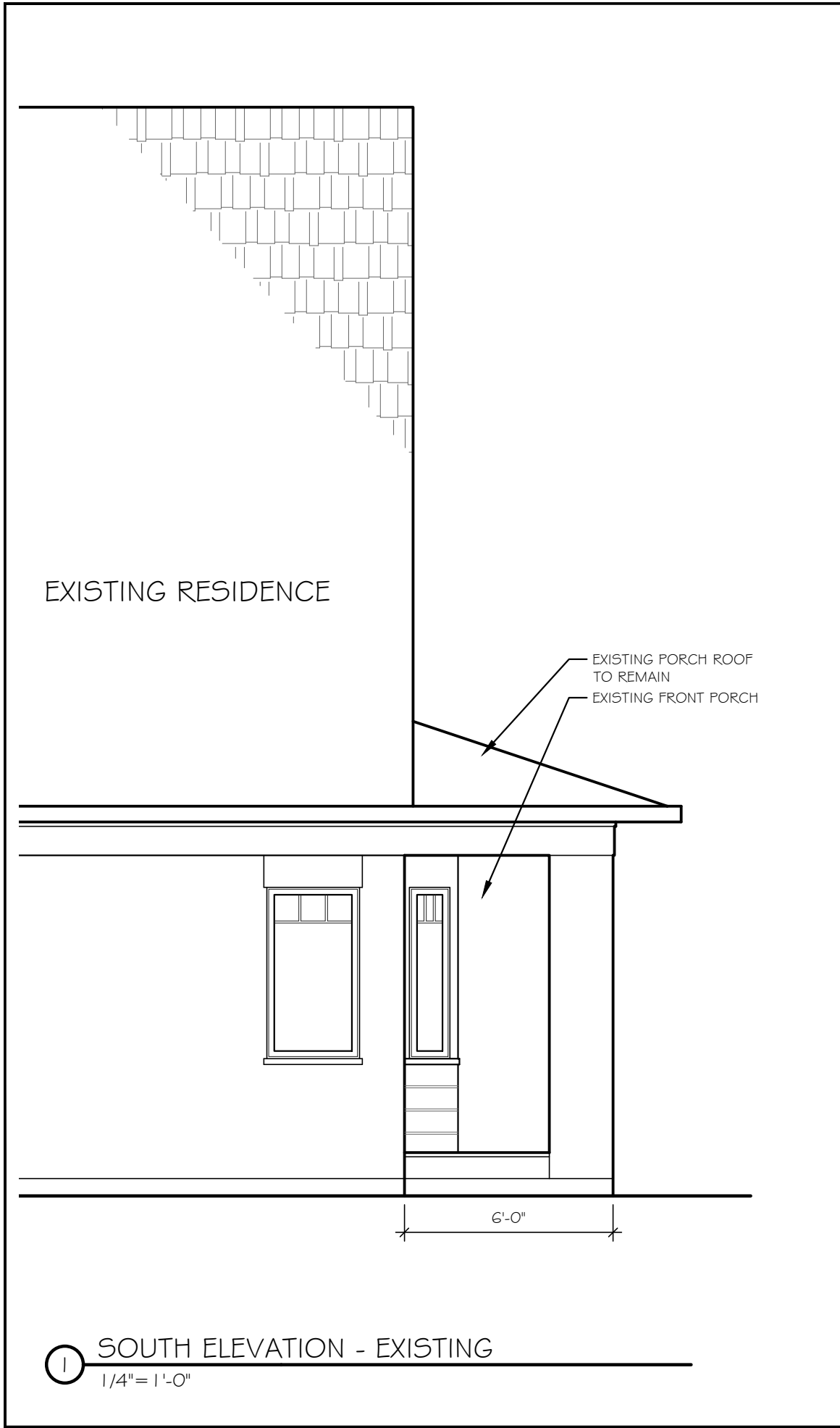
date 2020-12-21

TEPLITSKY
RESIDENCE

772 GROVE STREET
GLENCOE, IL 60022

R. SCOTT JAVORE & ASSOCIATES, LTD.
ARCHITECTURE ■ HISTORIC PRESERVATION ■ NEW CONSTRUCTION
333 PARK AVENUE, GLENCOE, IL 60022 TEL 847.835.4442 FAX 847.835.4044





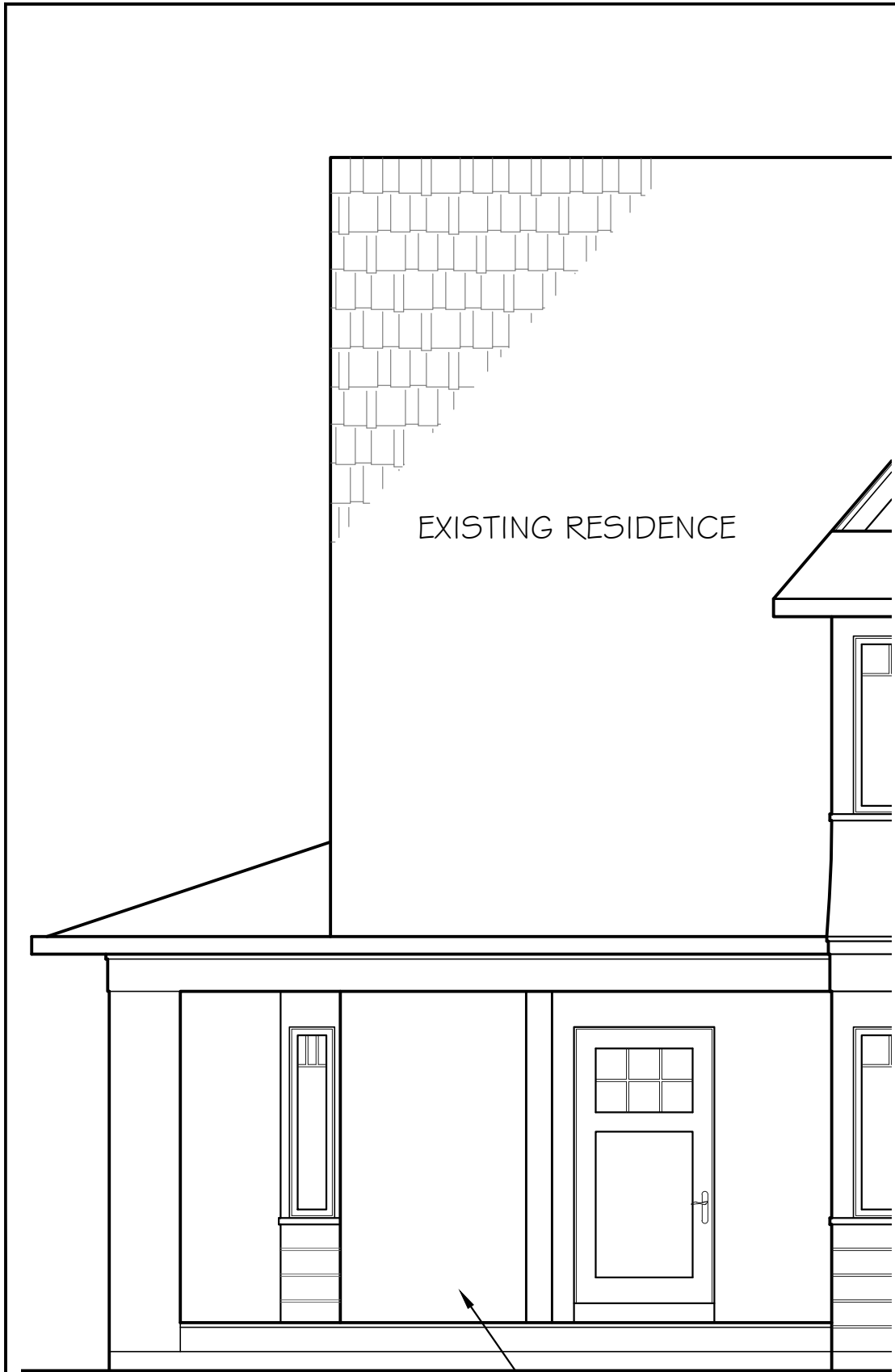
SHEET NO.
A6

scale	1/4"=1'-0"
project no.	20035
date	2020-12-21

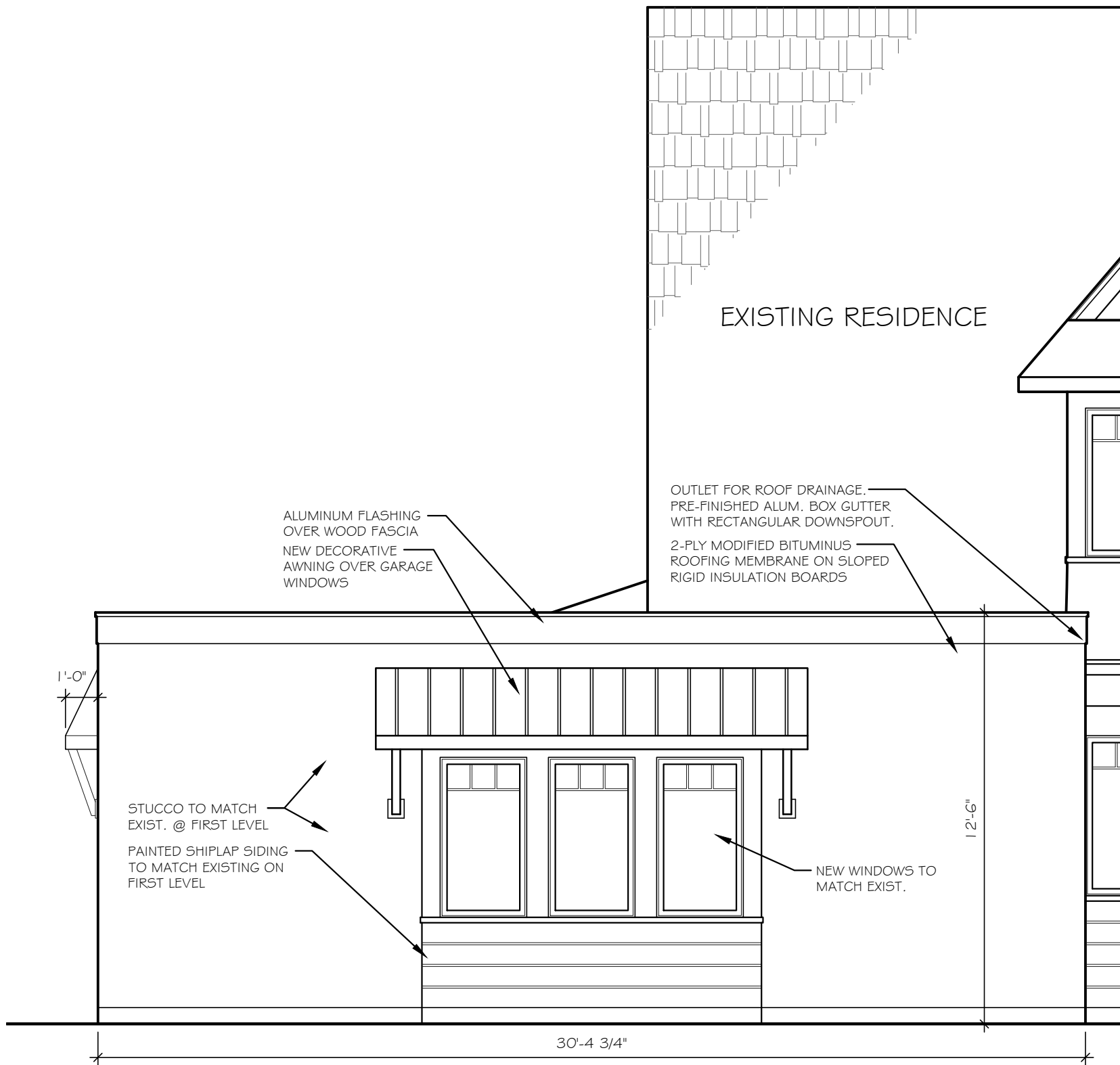
**TEPLITSKY
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1 NORTH ELEVATION - EXISTING
1/4" = 1'-0"



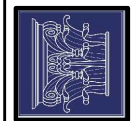
2 NORTH ELEVATION - PROPOSED
1/4" = 1'-0"

SHEET NO.
A7

scale	1/4"=1'-0"
project no.	20035
date	2020-12-21

TEPLITSKY
RESIDENCE
772 GROVE STREET
GLENCOE, IL 60022

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VILLAGE OF GLENCOE

PUBLIC WORKS DEPARTMENT

675 Village Court, Glencoe, Illinois 60022
p: (847) 835-4111 | publicworks@villageofglencoe.org | Follow Us: @VGlencoe

www.villageofglencoe.org

January 18, 2020

Re: Zoning Board of Appeals Variation Public Hearing – 772 Grove Street

Dear Resident or Property Owner,

The enclosed legal notice provides information on a Zoning Board of Appeals Public Hearing on Monday, February 1 at 7:30 p.m. You are being contacted because your property is located within 200 feet of 772 Grove Street. This virtual hearing will be held via Zoom and is open to the public. For information on how to attend this hearing and provide public comments, please visit the Zoning Board of Appeals page under the “Government” tab on the Village of Glencoe’s website at www.villageofglencoe.org, or contact me via the phone number or email address below.

The applicant is requesting three variations from the Zoning Code to reduce the required front yard setback, increase the allowable gross floor area, and increase the allowable width of a garage door along a building front for the construction of an attached garage for an existing single-family home.

Please feel free to reach out to me with any questions prior to the hearing.

Sincerely,

Taylor Baxter, AICP
Development Services Manager
Village of Glencoe
675 Village Court | Glencoe, Illinois 60022
tbaxter@villageofglencoe.org | (847) 461-1118

VILLAGE OF GLENCOE
GLENCOE, ILLINOIS
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING
FEBRUARY 1, 2021

Notice is hereby given that a public hearing is to be conducted on Monday, February 1, 2021 at 7:30 p.m., before the Zoning Board of Appeals of the Village of Glencoe, Cook County, Illinois, to consider a request for variations from the Zoning Code:

- 1) A request for three variations from the Zoning Code by applicant Scott Javore to reduce the required front yard setback, increase the allowable gross floor area, and increase the allowable width of a garage door along a building front for the construction of an attached garage for an existing single-family home at 772 Grove Street, Glencoe, Illinois, in the RB Single-Family Residential Zoning District (Permanent Real Estate Index Number 05-07-110-042-0000).

This hearing will be held virtually by videoconference. For instructions on how to access and participate in this hearing, visit the Zoning Commission/Board of Appeals page at www.villageofglencoe.org, email glencoemeeting@villageofglencoe.org, or call (847) 461-1118.

Legal Description: LOT 10 (EXCEPT THE NORTHWESTERLY 17 FEET THEREOF) ALL OF LOTS 11 AND 12 (EXCEPT THE SOUTHEASTERLY 4 FEET THEREOF) AND THE NORTHEASTERLY HALF OF THE NORTH 20 FEET VACATED ALLEY ADJOINING SAID ABOVE DESCRIBED PARCEL OF CHARLES E. BROWN'S SUBDIVISION OF LOTS 7, 8, 9, 10, 25, 26 AND 27 IN BLOCK 35 IN THE VILLAGE OF GLENCOE, IN SECTION 7, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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