



VILLAGE OF GLENCOE

675 Village Court, Glencoe, Illinois 60022
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Virtual Meeting Information

The April 4, 2023 Zoning Board of Appeals and Zoning Commission meetings will be held virtually via telephone and videoconference (individuals may participate either by telephone or by video conference) pursuant to Governor Pritzker's Executive Order 2023-06. In addition, at least one representative from the Village will be present at Village Hall in compliance with Section 7(e) of the Open Meetings Act.

Individuals may call the following to participate in the meeting:

By Telephone:

Phone Number: (312) 626-6799

Webinar ID: 875 4458 5766

By Zoom Video Conference:

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

Public Comment Submittal Options

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

Public comments can be submitted in advance of the meeting by e-mail to tbaxter@villageofglencoe.org.

Public comments that are received by 5:30 p.m. or one hour before the start of the meeting will be read during the meeting under Public Comment. All e-mails received will be acknowledged. Public comments that are read during the meeting are limited to 400 words or less. E-mailed public comments should contain the following:

- The Subject Line of the e-mail should include the following text: "April 4th Zoning Board of Appeals/Zoning Commission Meeting Public Comment"
- Name of person submitting comment (address can be provided, but is not required)
- Organization or agency person is submitting comments on behalf of, if applicable
- Topic or agenda item number of interest, or indicate if the public comment is on a matter not listed on the meeting agenda

Option 2: Submit Comments by Phone Prior to Meeting

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



AGENDA
VILLAGE OF GLENCOE
ZONING BOARD OF APPEALS
REGULAR MEETING
Virtual Meeting
April 4, 2023 - 7:00 p.m.

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 MARCH 6, 2023 ZONING BOARD OF APPEALS MEETING MINUTES

3. PUBLIC HEARING AND CONSIDERATION OF A REQUEST FOR A VARIATION FROM THE ZONING CODE TO ALLOW FOR IN-GROUND POOLS TO BE LESS THAN FIFTY PERCENT OF THE LOT DEPTH AT A NEW SINGLE-FAMILY RESIDENCE AT 333 SURFSIDE PLACE.

4. PUBLIC HEARING AND CONSIDERATION OF A REQUEST FOR VARIATIONS FROM THE ZONING CODE TO REDUCE THE REQUIRED CORNER AND INTERIOR SIDE YARD SETBACKS AND INCREASE THE ALLOWABLE GROSS FLOOR AREA FOR AN ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE AT 975 EASTWOOD ROAD.

5. PUBLIC HEARING AND CONSIDERATION OF A REQUEST FOR VARIATIONS FROM THE ZONING CODE TO REDUCE THE REQUIRED FRONT AND SIDE YARD SETBACKS, TO INCREASE THE ALLOWABLE GROSS FLOOR AREA, AND TO ALLOW AN INTERSECTION WITH THE SETBACK PLANE TO AN EXTENT GREATER THAN ALLOWED BY THE ZONING CODE FOR AN ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE AT 350 WASHINGTON AVENUE.

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**

Council Chambers at Glencoe Village Hall
675 Village Court
Monday, March 6, 2023 – 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 March 6, 2023, 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 Kuppersmith	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 JANUARY 10, 2023, ZBA MEETING

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

3. CONSIDERATION OF A VARIATION REQUEST AT 789 GREENLEAF AVENUE

Taylor Baxter gave a brief overview of the case, stating that the applicants are seeking to reduce the required combined side setback for porte cochere addition to an existing single-family residence:

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

1. *Section 3-111(C) – To reduce the required combined side setback from 27.1 feet to 23.3 feet, a variation of 14%.*

Mr. Baxter added that the applicants have noted that the porte cochere addition would allow for the family to load/unload vehicles and be protected from the outdoor elements as they are over 60 feet away from their existing detached garage. Mr. Baxter added that the structure is designed so that another vehicle can maneuver around the structure while a vehicle is parked within the structure. Mr. Baxter then swore in the applicant, Ross Renjilian, the Architect for 789 Greenleaf Avenue. Mr. Renjilian reiterated that this would allow protection from the weather and will match the existing character of 789 Greenleaf Avenue. Chairman Novack asked if the applicant had reached out to the neighbor to the north and Mr. Baxter confirmed that he had spoken with the neighbor to the north and that neighbor was not opposed to the requested variation, so long as the structure did not extend beyond the existing driveway.

PUBLIC COMMENT

Chairman Novack thanked the applicant and asked the audience if there are any public 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(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 combined setback at 789 Greenleaf Avenue 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, Kuppersmith, Holzman, Fox
NAYS:	None
ABSENT:	Ruderman

4. CONSIDERATION OF A VARIATION REQUEST AT 466 ADAMS AVENUE

Richard McGowan gave an overview of the case, stating that the applicants to reduce the required side yard setback to allow for the installation of two air conditioning units at an existing single-family residence at 466 Adams Avenue:

1. *Section 3-111(C) – To reduce the required side setback from 10 feet to 8.05 feet, a variation of 19.5%*

Mr. McGowan added that the property is relatively undersized in terms of lot width and lot area for the RB Zoning District, and that it is significantly narrower than the three properties it abuts to the east, west, and south. Mr. McGowan noted that the applicant/homeowner is concerned about the existing air conditioning units' location in the backyard because of his young children playing in the area and seedlings from a tree that often get inside the existing units.

Mr. McGowan added that the Village received a letter of support from Steven and Susan Varick, the neighbors closest to the proposed units, who live at 462 Adams Avenue.

PUBLIC COMMENT

Chairman Novack thanked the applicants and asked the audience if there are any public 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 Sections 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 side yard setback at 466 Adams Avenue 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, Kuppersmith, Holzman, Fox
NAYS:	None
ABSENT:	Ruderman

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 7:14 p.m.

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



VILLAGE OF GLENCOE MEMORANDUM

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Zoning Board of Appeals Memorandum – 333 Surfside Pl.

DATE: March 21, 2023

TO: Zoning Board of Appeals

FROM: Rich McGowan, Planner

SUBJECT: Consideration of variation to allow an accessory structure (pools) to be less than fifty percent of the lot depth at a new single-family residence in the RA zoning district

Background: The applicant is proposing to build a new home which does not require any variations. The request is to allow an in-ground pool, located behind the proposed house, to not meet the requirement that accessory structures be at least at least 50 percent of lot depth from the street. The subject property is on Lake Michigan, with nearly all of the rear 50 percent of the lot within the Steep Slope Zone.

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

1. *Section 5-101(E) – To allow an accessory structure to be less than fifty percent of lot depth from the street, reducing the required front setback from 154.66 feet to 144.25 feet.*

The requested variation from Section 5-101(E) does not have a specific percentage or limit to the request, though typical setback variations are limited to 20%. Below is a summary of the request:

	Existing	Required Minimum	Proposed Minimum
Front Setback for Accessory Structures	n/a	154.66'	144.25'

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 rear 50% of the lot is located almost entirely within the Steep Slope Zone, where development is limited by the Village's engineering standards. The applicants have been working closely with staff and the Village Engineer to review the locations of the proposed in-ground pools (only one requires a variation) within the constraints of the Steep Slope Zone ordinance. The proposed pools would be located in the back yard of the proposed house and would meet side setback requirements.

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.*

Due to the size of the bluff and the Steep Slope zones on the property, the buildable area for accessory structures is significantly limited.

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 unique physical conditions on the property 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 and is not based on an economic hardship, and the physical characteristics of the lot mean that practical difficulty is not merely the inability of the owner to enjoy a special privilege.

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

The intent of Section 5-101(E) was likely established to prevent accessory structures from being closer to the street than the primary structure. The proposed in-ground pool will be invisible from the street and meets all side setback requirements from neighboring properties. Because the bluff in the rear half of this property significantly limits the buildable area, the fifty percent lot depth requirement may not be appropriate for some lakefront properties. Approving the requested

variation would not result in a development that is not in harmony with the general and specific purposes of the code.

6. *Essential Character of the Area. The variation would not result in a use or development on the subject property that:*
- (a) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or*
 - (b) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or*
 - (c) Would substantially increase congestion in the public streets due to traffic or parking; or*
 - (d) Would unduly increase the danger of flood or fire; or*
 - (e) Would unduly tax public utilities and facilities in the area; or*
 - (f) Would endanger the public health or safety.*

The proposed variation would have minimal impact on the essential character of the area. It is not uncommon for lakefront properties (including the existing house at 333 Surfside) to have an in-ground pool, and the proposed pool location would not be unusual. The existing pool on the property is closer to the street than the proposed pool.

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 allow an accessory structure to be less than fifty percent of the lot depth at 333 Surfside Place per the plans included 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: 333 Surfside Place

Applicant name: Konstant Architecture Planning Applicant phone: 847-967-6115

Applicant email: bdecker@konstantarchitecture.com

Owner name (if different from applicant): BMW Harrison, LLC

Owner phone: 847-830-7652 Owner email: ssnowier@partstown.com

Brief description of project:

Applicant proposes to construct a new single-family residence with associated swimming pools.

Variation request(s):

Applicant requests a variation for the swimming pool front yard setback requirements (5-101-E) as shown in the attached diagrams. The proposed house is fully conforming and requires no variations.



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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 Glencoe Zoning Code requires that swimming pools be located in the rear 50% of the lot. On this site, the rear 50% of the lot is located almost entirely within the Steep Slope Zone, where development is strictly limited by the Village's engineering standards. Our team has been working closely with the Village Engineer to review the location of these pools within the constraints of the steep slope ordinance.

Due to the existing topography of the site and the lakefront bluff condition, the conflicting Zoning and Engineering requirements create a hardship which significantly limits where swimming pools can be located on this site. While we have done our best to locate the swimming pools in a sensitive way, we still require a small amount of zoning relief from the front yard setback requirement.



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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 pools are located entirely to the rear of the proposed conforming residence, and will not be visible from the front yard or the street. The existing swimming pool, which will be removed, is an existing nonconformity with regards to the front yard setback, and the proposed lap pool setback is nearly identical to the existing conditions. The proposed lap pool is set back approximately 29' from the adjoining property to the south, and will be screened from the neighboring property with retaining walls and planting beds.

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 homeowners have independently reached out to their neighbors along Surfside Place, as well as the adjacent property on Shoreline Court and the adjacent property on Sunrise Circle. When possible, they spoke directly with the neighbors in person, and when neighbors were not home, they left a letter introducing themselves and the proposed project. The property directly to the south is for sale, and appears to be vacant. Based on these efforts, the homeowners received positive reactions, and there were no objections noted at the time of the conversations. The neighbors should now be aware of the variation request in advance of the official notification to be sent by the Village.

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

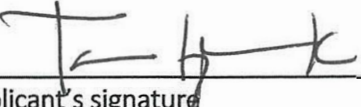
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Section D: Acknowledgement and Signature

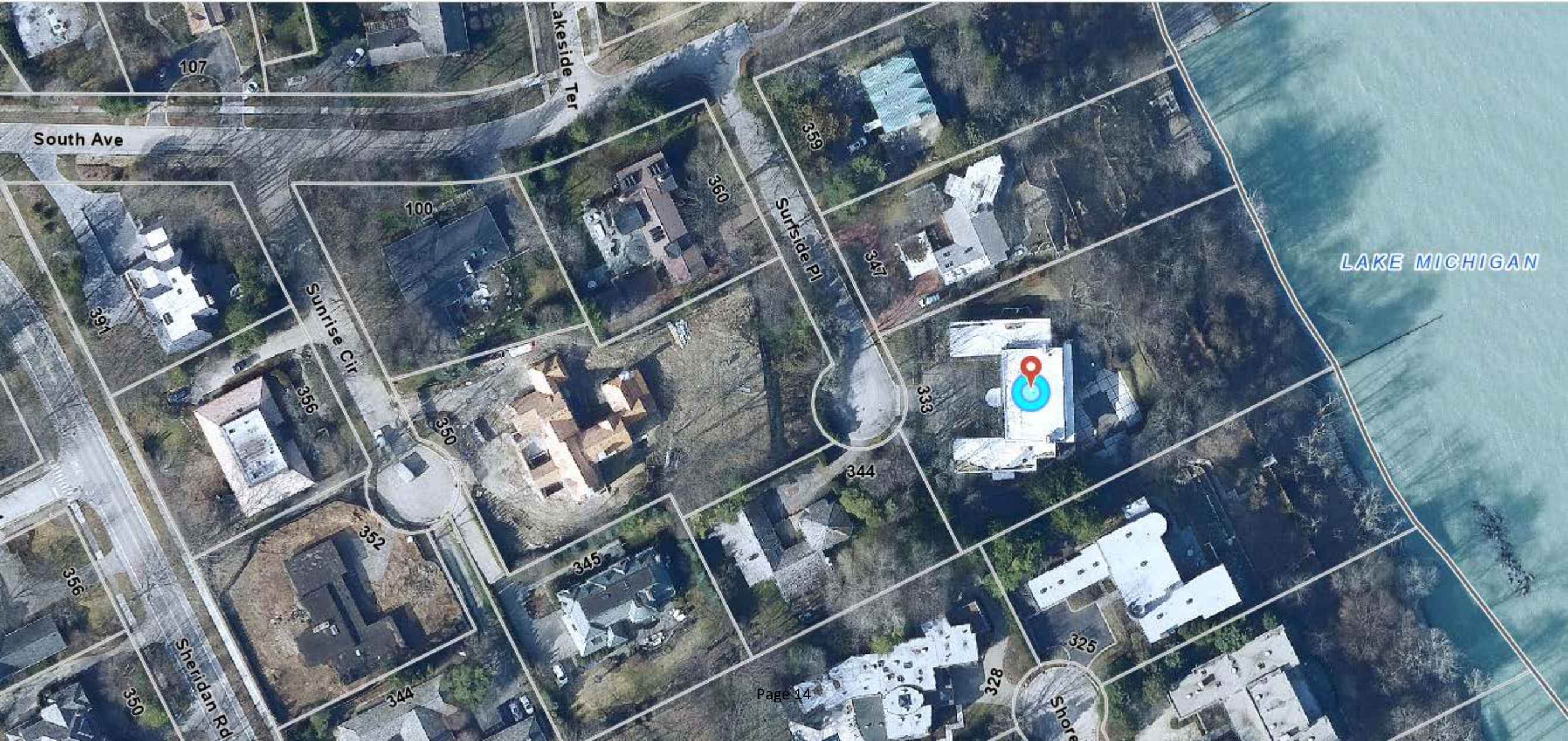
☒ I hereby acknowledge that all information provided in this application is true and correct. By signing this application I also understand that approved **variations expire one year from the applicable Zoning Board of Appeals meeting date.**


Applicant's signature

2/27/2023
Date


Owner's signature (if different than applicant)

2/27/2023
Date



107

Lakeside Ter

South Ave

100

360

359

Surfside Pl

347

LAKE MICHIGAN

Sunrise Cir

391

356

350

333

344

345

352

356

Sheridan Rd

350

344

328

325

Page 14

Shore

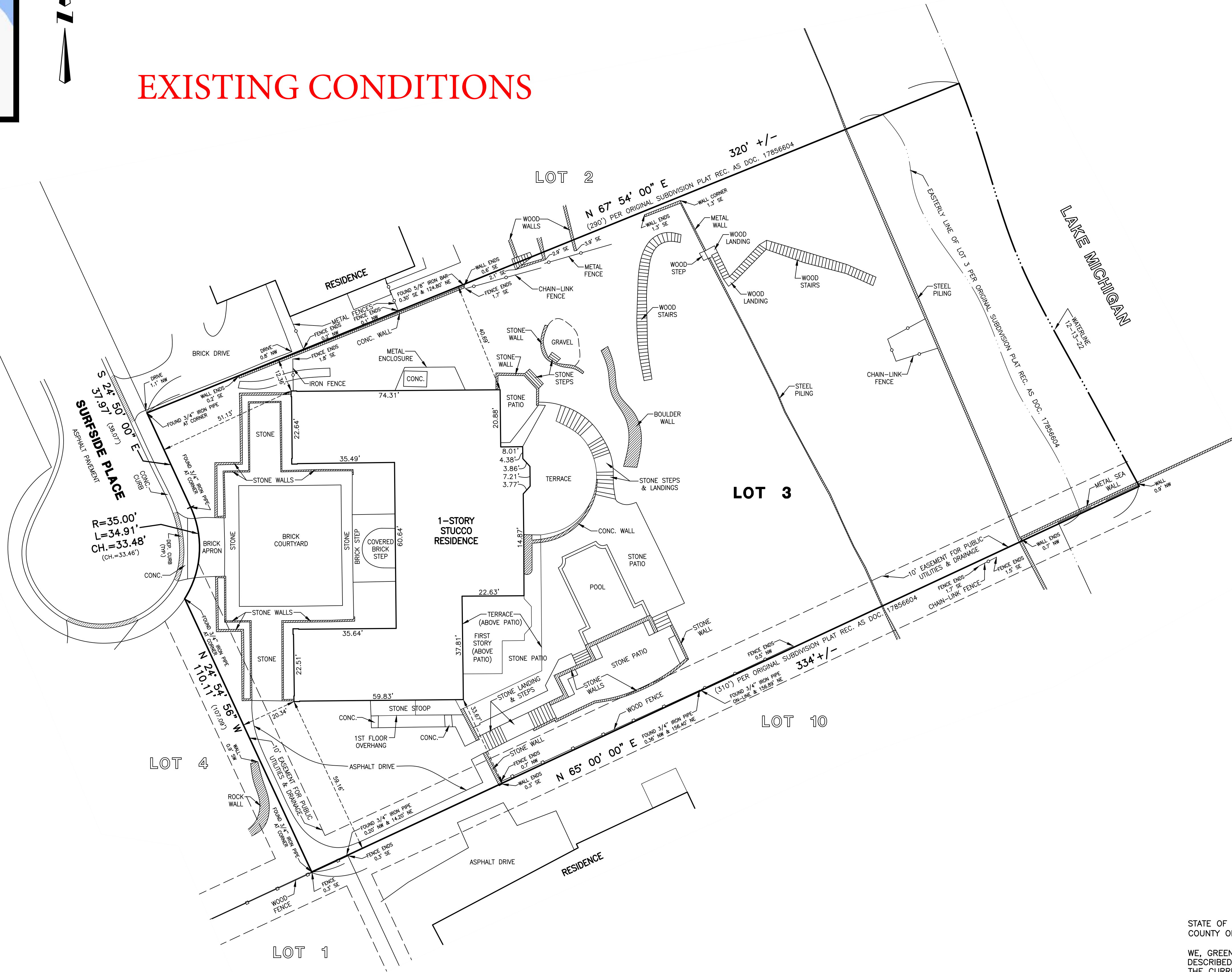
PLAT OF SURVEY

LOT 3 IN M.A. PANCOE SUBDIVISION OF LOTS 1, 2 AND 3 IN RUBEN AND ORB'S SUBDIVISION OF FRACTIONAL SECTION 8, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LOCATION MAP
NOT TO SCALE

EXISTING CONDITIONS



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-KONSTANT ARCHITECTURE
- ORIGINAL FIELD WORK COMPLETED-12-07-22

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.
- CONFORM USED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

STATE OF ILLINOIS } SS
COUNTY OF LAKE

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 27TH DAY OF FEBRUARY, A.D., 2023.



GREENGARD, INC.
111 BARCLAY BOULEVARD, SUITE 310
LINCOLNSHIRE, ILLINOIS 60069
PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES 11-30-24.

DESIGNED BY: SLM DATE: 12-14-22		CHECKED BY: JRS DATE: 12-14-22		APPROVED BY: DATE:	
DRAWN BY: JS DATE: 02-27-23		DEPICTED EASTERLY LINE PER ORIGINAL SUBDIVISION PLAT		REVISIONS	
REVISIONS		REVISIONS		REVISIONS	



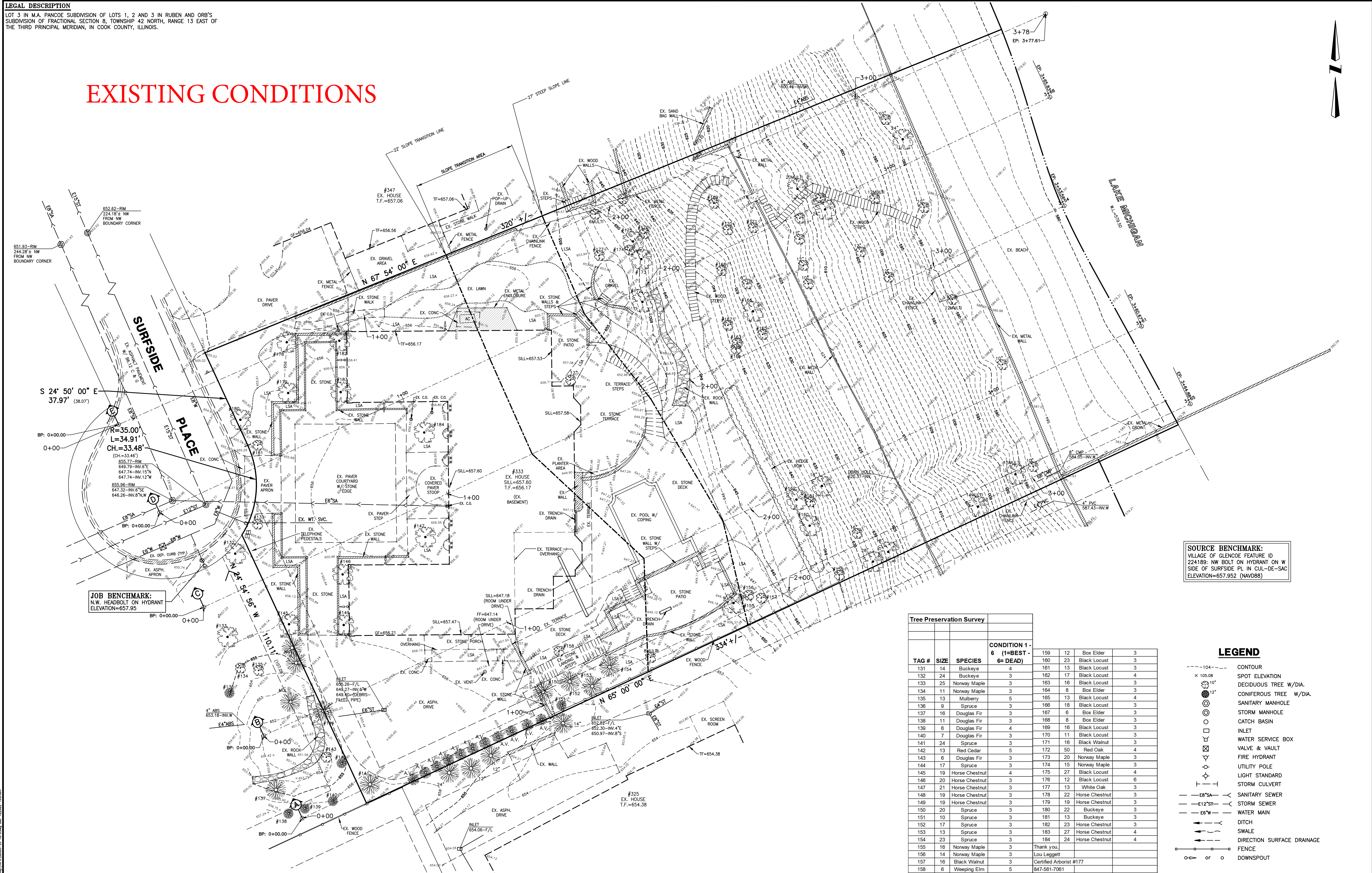
GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3615
PHONE: 847-634-3883 FAX: 847-634-0687
E-MAIL: 231@GREENGARDINC.COM ILL. REGISTRATION NO. 184-000995

SCALE: 1"=20'
DRAWING No. 68303
SHEET 1 of 1

333 SURFSIDE PLACE - GLENCOE, IL
PLAT OF SURVEY

LEGAL DESCRIPTION
LOT 3 IN M.A. PANCOE SUBDIVISION OF LOTS 1, 2 AND 3 IN RUBEN AND ORB'S
SUBDIVISION OF FRACTIONAL SECTION 8, TOWNSHIP 42 NORTH, RANGE 13 EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXISTING CONDITIONS



SOURCE BENCHMARK:
VILLAGE OF GLENCOE FEATURE ID
224189: NW BOLT ON HYDRANT ON W
SIDE OF SURFSIDE PL IN CUL-DE-SAC
ELEVATION=657.952 (NAVD88)

JOB BENCHMARK:
N.W. HEADBOLT ON HYDRANT
ELEVATION=657.95

Tree Preservation Survey					CONDITION 1 - 6 (1=BEST - 6= DEAD)			
TAG #	SIZE	SPECIES			159	12	Box Elder	3
131	14	Buckeye	4		160	23	Black Locust	3
132	24	Buckeye	4		161	13	Black Locust	3
133	25	Norway Maple	3		162	17	Black Locust	4
134	11	Norway Maple	3		163	16	Black Locust	3
135	13	Mulberry	5		164	8	Box Elder	3
136	9	Spruce	3		165	13	Black Locust	4
137	16	Douglas Fir	3		166	18	Black Locust	3
138	11	Douglas Fir	3		167	6	Box Elder	3
139	6	Douglas Fir	4		168	8	Box Elder	3
140	7	Douglas Fir	3		169	16	Black Locust	3
141	24	Spruce	3		170	11	Black Locust	3
142	13	Red Cedar	5		171	16	Black Walnut	3
143	6	Douglas Fir	3		172	50	Red Oak	4
144	17	Spruce	3		173	20	Norway Maple	3
145	19	Horse Chestnut	4		174	15	Norway Maple	3
146	20	Horse Chestnut	3		175	27	Black Locust	4
147	21	Horse Chestnut	3		176	12	Black Locust	6
148	19	Horse Chestnut	3		177	13	White Oak	3
149	19	Horse Chestnut	3		178	22	Horse Chestnut	3
150	20	Spruce	3		179	19	Horse Chestnut	3
151	10	Spruce	3		180	22	Buckeye	3
152	17	Spruce	3		181	13	Buckeye	3
153	13	Spruce	3		182	23	Horse Chestnut	3
154	23	Spruce	3		183	27	Horse Chestnut	4
155	16	Norway Maple	3		184	24	Horse Chestnut	4
156	14	Norway Maple	3					
157	16	Black Walnut	3		Thank you,			
158	6	Weeping Elm	5		Lou Leggett			
					Certified Arborist #177			
					847-561-7061			

- LEGEND**
- 104--- CONTOUR
 - x 105.08 SPOT ELEVATION
 - 10' DECIDUOUS TREE W/DIA.
 - 2' CONIFEROUS TREE W/DIA.
 - Sanitary Manhole
 - Storm Manhole
 - Catch Basin
 - Inlet
 - Water Service Box
 - Valve & Vault
 - Fire Hydrant
 - Utility Pole
 - Light Standard
 - Storm Culvert
 - Sanitary Sewer
 - Storm Sewer
 - Water Main
 - Ditch
 - Swale
 - Direction Surface Drainage
 - Fence
 - Downspout

0 15 30 45 60
SCALE IN FEET

SOLE PROPERTY OF GREENGARD, INC. AND NO REPRODUCTION OR USE,
IN WHOLE OR PART WITHOUT WRITTEN PERMISSION OF GREENGARD, INC.

DESIGNED BY:	DATE:	CHECKED BY:	DATE:	APPROVED BY:	DATE:
JDM	12-16-22	DNW	12-16-22	DNW	12-16-22
REVISIONS		REVISIONS			

DESIGNED BY:	DATE:
JDM	12-16-22
CHECKED BY:	DATE:
DNW	12-16-22
APPROVED BY:	DATE:
DNW	12-16-22

GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3615
PHONE: 847-634-3883 E-MAIL: E@GREENGARDINC.COM
FAX: 847-634-0687 ILL. REGISTRATION NO. 184-000995

SCALE:	1"=15'
DRAWING NO.	68303
SHEET	1 of 4

333 SURFSIDE PLACE - GLENCOE, IL
EXISTING TOPOGRAPHY

PROPOSED NEW HOUSE



View from Driveway

Konstant □ Architecture □ Planning
5300 Golf Road Skokie Illinois 60077 847-967-6115-INC.

333 Surfside Place
Page 17

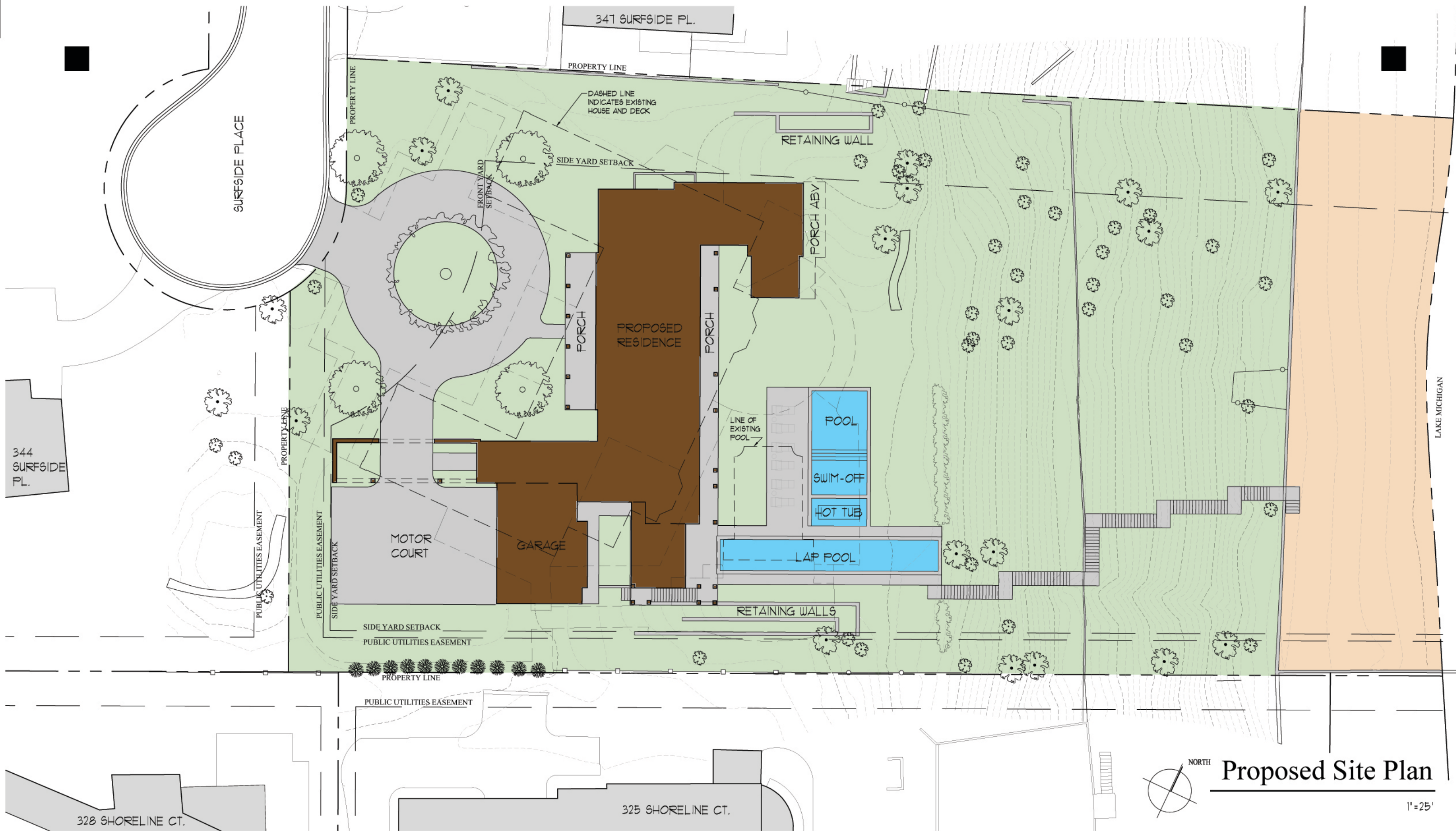
Date: 2/28/2023

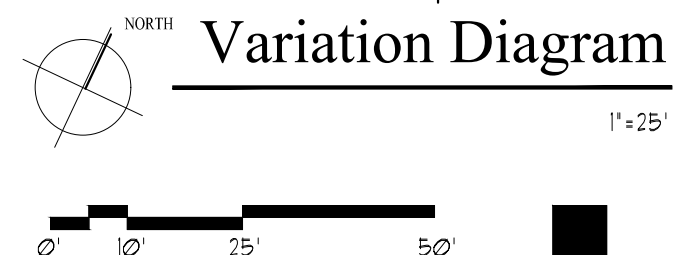


View from Rear Yard



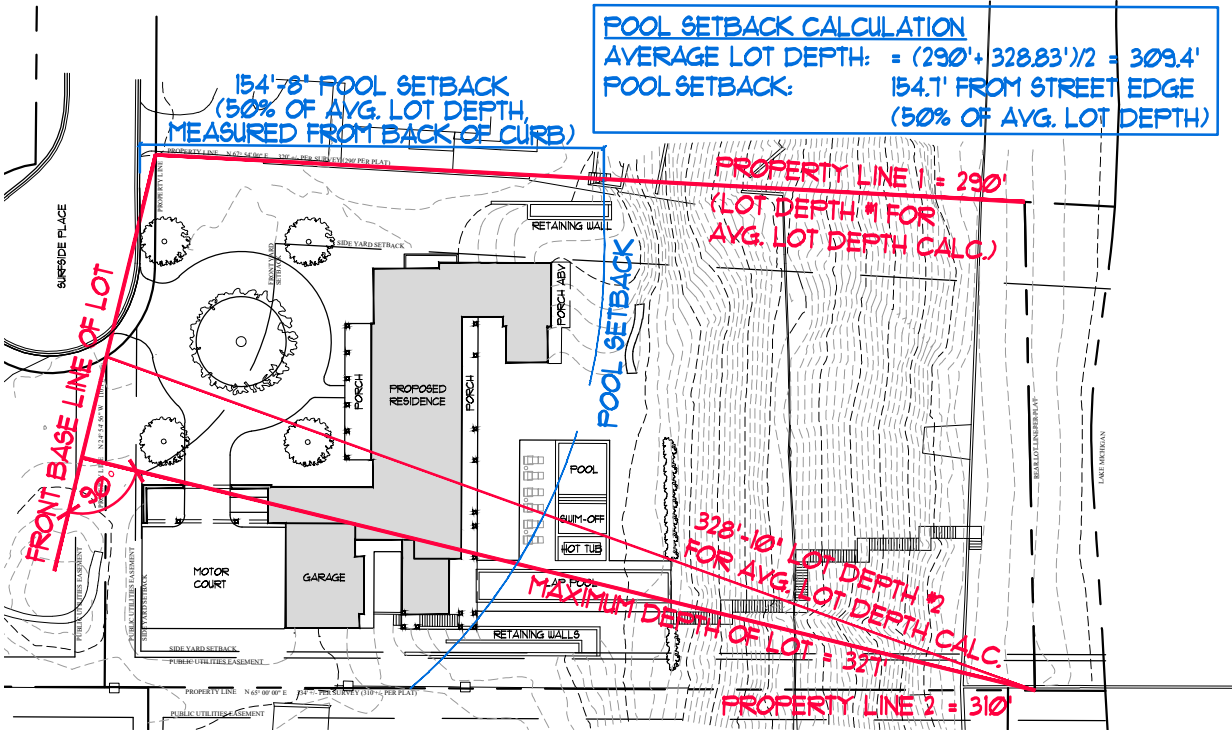
View from Rear Yard





NOTE: ZONING CALCULATIONS PROVIDED FOR REFERENCE ONLY. PROPOSED RESIDENCE COMPLIES WITH ZONING REQUIREMENTS; ONLY THE POOL REQUIRES A VARIATION.

BULK ZONING REQUIREMENTS: ZONE R-A --SITE DIMENSIONS PER PLAT--		
	REQUIRED	PROPOSED/ACTUAL
LOT AREA:	20,000 SF MIN.	51,535 SF
MAX. DEPTH OF LOT:	--	327'-0"
AVERAGE LOT DEPTH:	--	$= \frac{290' + 328.83'}{2} = 309.4'$
AVERAGE LOT WIDTH:	100'-0" MIN. $= \frac{\text{TOTAL LOT AREA}}{\text{MAX. DEPTH OF LOT}}$	$= \frac{51,535 \text{ SF}}{327.0'} = 157.60' (157'-7")$
SETBACKS:		
FRONT YARD	40'-0"	44'-5 1/2"
SIDE YARD (NORTH)	27.40' (27'-4 1/8")	28'-11"
SIDE YARD (SOUTH)	12'-0"	19'-8"
TOTAL SIDE YARDS:	39.40' (39'-4 1/8") (25% OF AVG. LOT WIDTH)	48'-7"
SIDE YARD (WEST)	12'-0"	12'-6"
REAR YARD	61.9' (61'-10 1/2") (20% OF AVG. LOT DEPTH)	151'-10"
SWIMMING POOL	154'-8" FROM STREET EDGE (50% OF AVG. LOT DEPTH)	144'-3' ***VARIATION REQ'D***
BUILDING HEIGHT:	31'-0" MAX. FROM GRADE 3 STORIES MAX.	25'-4" TO MEAN ROOF HT. 1 STORY + BASEMENT
GROUND COVERAGE:	15,460 SF (30% OF LOT AREA)	9,417 SF
GROSS FLOOR AREA:	12,878 SF (23.76% LOT AREA + 634 SF)	11,150 SF
IMPERVIOUS COVERAGE:	N/A	N/A



Lot Depth Diagram

Floor Area Ratio Calculations Summary Page 1			
1	Address: 333 Surfside Place		
2	Drawing and calculations to determine lot area: Lot Area = 51,535 SF		
3	Lot Area Total Sq. Ft.:	51,535	Sq. Ft.
4	Proposed First Floor Total:	7,044	Sq. Ft.
5	Proposed Second Floor Total: Attic/Ceiling Ht. >14'	293	Sq. Ft.
6	Proposed Third Floor Total:		Sq. Ft.
7	Proposed Third Floor, Attic, and Basement Total: Basement	4,718	Sq. Ft.
8	Subtotal (Add Lines 4 through 7):	12,055	Sq. Ft.
9	Total Exclusions (From Exclusion Calculation Form):	905	Sq. Ft.
10	Total Proposed Sq. Ft. (Subtract Line 9 from Line 8):	11,150	Sq. Ft.
11	Total Allowed Sq. Ft. (Apply correct formula from Table A to Lot Area from Line 3):	12,878	Sq. Ft.
12	If Line 11 exceeds Line 10 the plans comply with FAR requirements	Yes <input checked="" type="radio"/> No <input type="radio"/>	



West (Front) Elevation

3/32" = 1'-0"



North Elevation

3/32" = 1'-0"



East (Lakefront) Elevation

3/32" = 1' - 0"



South Elevation

3/32" = 1' - 0"

Konstant □ Architecture □ Planning
5300 Golf Road Skokie Illinois 60077 847-967-6115-INC.

333 Surfside Place
Page 24



Date: 2/28/2023



VILLAGE OF GLENCOE MEMORANDUM

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Zoning Board of Appeals Memorandum – 975 Eastwood

DATE: March 24, 2023

TO: Zoning Board of Appeals

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

SUBJECT: Consideration of variations to reduce the required side setbacks and increase the allowable gross floor area for an addition to an existing single-family home

Background: The applicant has requested three variations to replace an existing detached garage with a new attached garage and screened porch.

Variation Requests:

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

1. *Section 3-111(C) – To reduce the required corner side setback from 25 feet to 21 feet, a variation of 14%.*
2. *Section 3-111(C) – To reduce the required interior side setback from 10 feet to 8 feet, a variation of 20%.*
3. *Section 3-111(E) – To increase the allowable gross floor area from 3,887 square feet to 4,120 square feet, a variation of 5.99%.*

	Existing	Required/Allowed	Proposed	Variation %	Max Variation %
Corner Side Setback	12.3 ft	25 ft	21 ft	14%	20%
Interior Side Setback	7.08 ft	10 ft	8 ft	20%	20%
Gross Floor Area	3,122 sf	3,887 sf	4,120 sf	5.99%	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 applicant has stated that replacing the detached garage with an attached garage is needed to avoid potential injury from falls by a household member with a medical condition.

The existing detached garage is located within the required corner side and rear setbacks for accessory structures. While a lot with the width of the subject property would typically have a required corner side setback of 15 feet, the fact that the rear property line of this lot is the side property line of the adjacent lot requires a 25-foot corner side setback. This lot configuration also requires that the detached garage be at least 25 feet from the rear property line, rather than the typical five-foot rear setback for accessory structures. This garage is proposed to be demolished and replaced with an attached garage that meets the rear setback requirement while encroaching 21 feet into the 25-foot corner side setback requirement.

The first 400 square feet of the approximately 430-square-foot detached garage is excluded from gross floor area totals, while the entirety of the new 657-square-foot attached garage must be included. The proposed addition would put the property 233 square feet over the floor area limit, with 108 square feet being the proposed new garage attic space. This space could likely be eliminated from gross floor area totals if the pitch of the new roof were reduced, lowering the height of the attic. The architect has stated that the roof pitch was chosen to be in keeping with that of the existing house.

The sunroom addition along the south side property line would 34 square feet within the required side setback and would be approximately 1.3 feet further from the side property line than the existing 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 location of the existing house within the side setbacks, along with the non-conforming location of the existing garage, are unique physical conditions.

- 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. The 12,138-square-foot lot with an average lot width of 70.3 feet does not meet minimum size and width requirements in the RB district. The increased corner side setback requirement due to lot configuration, while not unique within the Village, provides additional challenges.

- 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.

- 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 be unlikely to result in a development significantly out of harmony with the purpose of the code. The non-conforming detached garage would be replaced by an attached garage with less significant encroachments into required setbacks and that is further from the corner side property line than the existing house. The proposed sunroom would have less of an encroachment into the side setback than the existing house. The Board should consider the impacts of a house that is larger than what gross floor area limits would allow without a variation, with the knowledge that nearly half of the excess floor area is to allow a garage roof line with a pitch to match that of the existing house, and that the detached garage floor area bonus would be lost.

- 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 be unlikely to have a significant impact on the essential character of the area. The setback encroachments of the proposed addition are less significant than that of the detached garage that would be replaced. The ZBA should consider the potential effect of the increased bulk of the house on neighboring 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 request of be accepted or denied. The Board may consider conditions of approval, including fencing and screening requirements.

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

Move to accept/deny the request for variations to reduce the required side setbacks and increase the allowable gross floor area at 975 Eastwood Road to allow an addition to an existing single-family house, in substantial 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: 975 Eastwood Road, Glencoe IL 60022

Applicant name: Andrew & Jenna Barnett Applicant phone: 847.494.1070

Applicant email: dbarnett1@gmail.com

Owner name (if different from applicant): _____

Owner phone: _____ Owner email: _____

Brief description of project:

We would like to tear down our detached garage then attach a garage plus screened porch to the back of our home.

Variation request(s):

- 1 - Front side yard setback (reducing from required 25' setback to 21')
- 2 - Interior side yard setback (reducing from 10' to 8')
- 3 - FAR Increase by 233 SF.



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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 August 2022, Jenna had a very bad fall which left her with a severe traumatic brain injury. She was hospitalized for 2 1/2 months. While Jenna has made an incredible recovery, a "slip and fall" and reinjuring her brain remains as her greatest risk going forward. We would like to attach the garage to reduce the risk of a slip and fall in the winter months as she goes back and forth to her car from the house. We believe the most logical place to attach the garage is to the back of the house.

The current setback requirements create a limited area to attach a garage without negatively impacting the current house. The current home already encroaches over the required setbacks adding to the hardship.



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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.

I think that our only impacted neighbor would be our neighbor to the East. In their case, we would be completely removing the detached garage that is very close to their property line and moving it closer to our home. I think this would be a net positive for them but I have requested their feedback.

I have also requested feedback from our neighbor to the South.

The proposed design will not encroach any further than the existing home. The overall open space across the backyard will be increased with the removal of the existing freestanding garage.

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?

I have hand delivered a letter describing the project and the variances required to our affected neighbors. In the package I included a copy of the plans along with elevation from each direction. In the letter I have requested feedback from each person.

Section C: Petition for Appeal

Provide a separate letter describing the order, determination, procedures, or failure to act being appealed. Applicants only applying for variations from the zoning code do not need to provide this letter.



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Section D: Acknowledgement and Signature

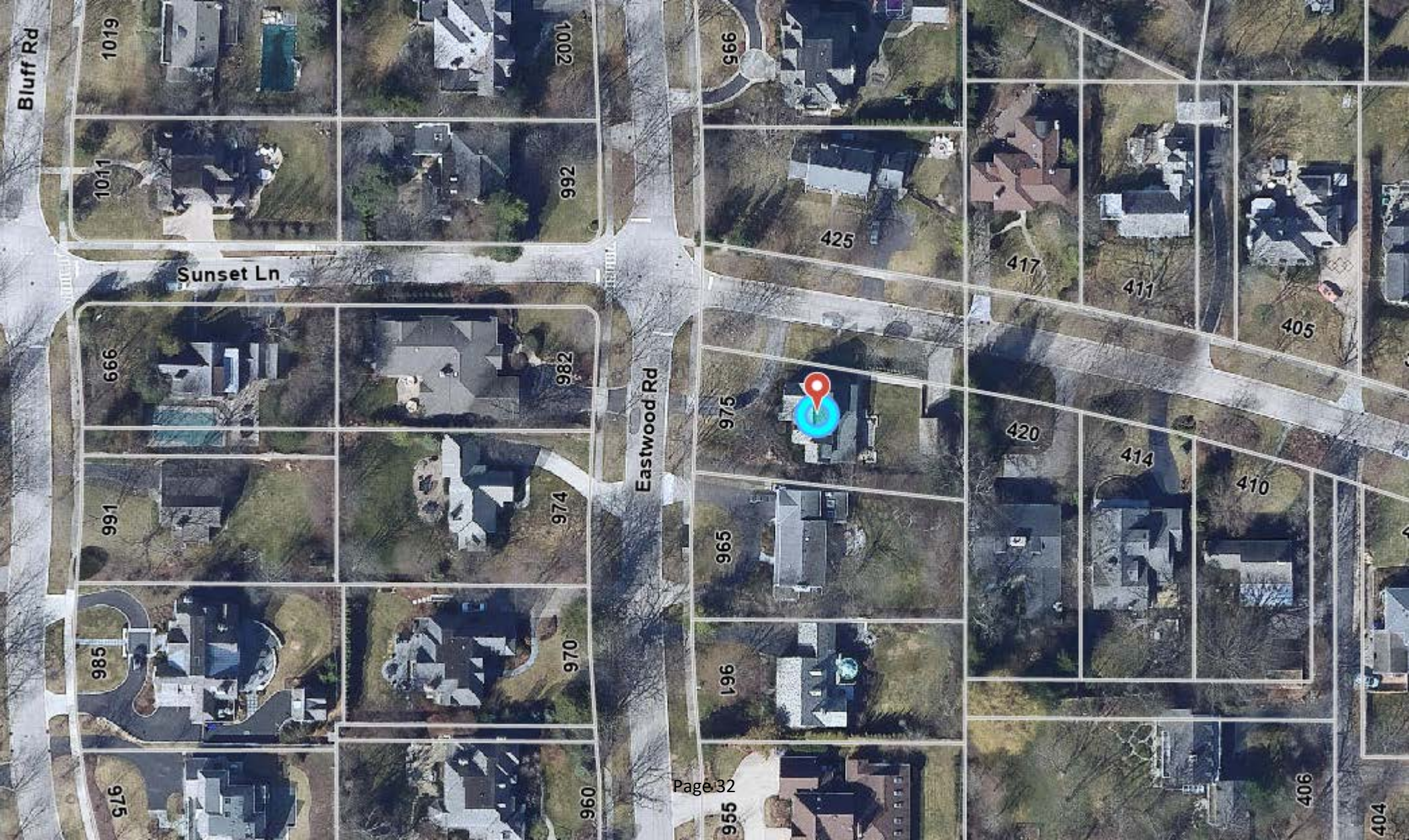
☒ I hereby acknowledge that all information provided in this application is true and correct.


Applicant's signature


Date

Owner's signature (if different than applicant)

Date



Bluff Rd

1019

1011

1002

966

Sunset Ln

666

991

985

976

986

974

970

960

Eastwood Rd

995

425

975

965

961

955

417

411

405

420

414

410

406

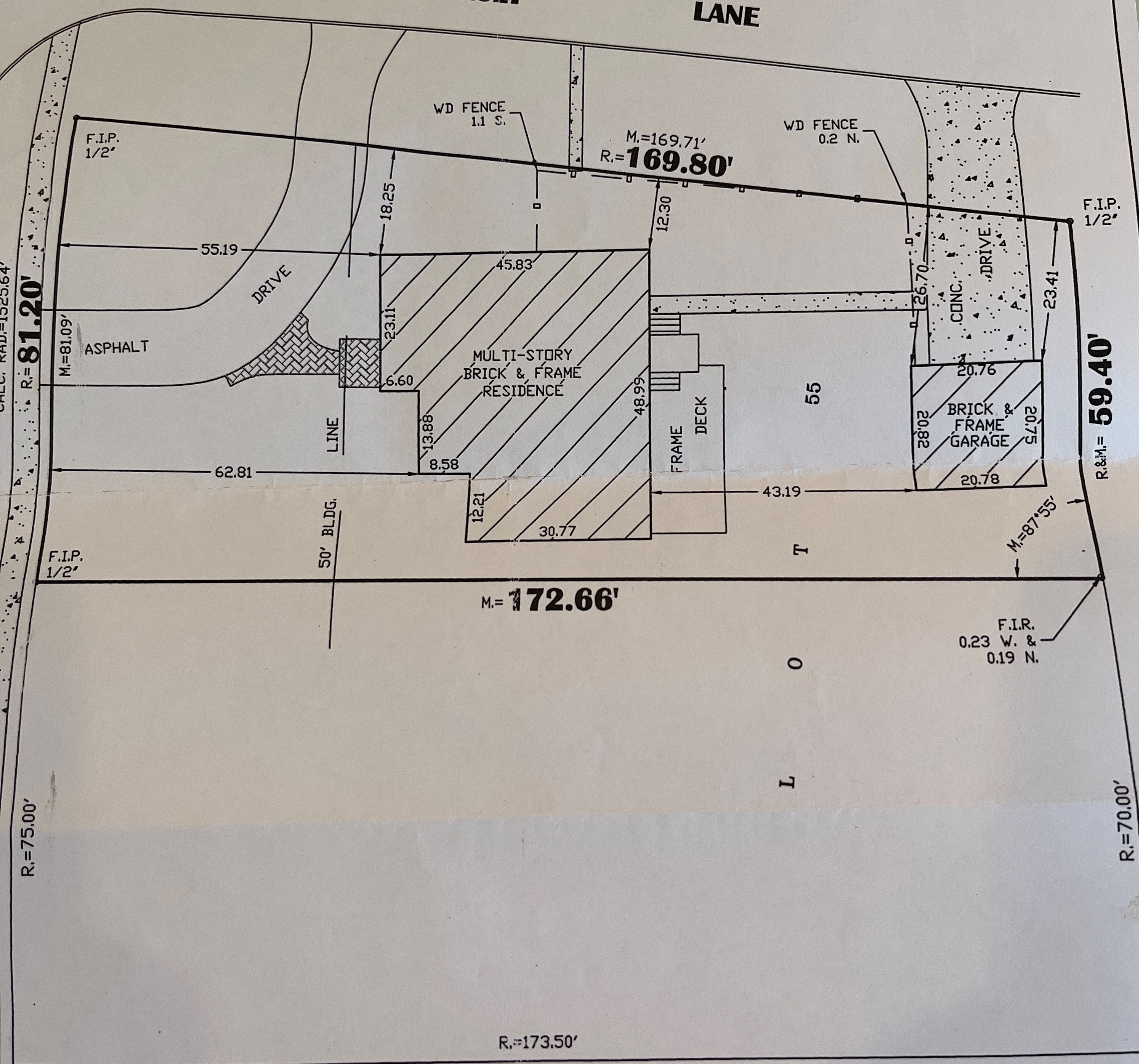
404

PLAT OF SURVEY
-BY-
JAMES M. ELLMAN LTD.
OF

ALL THAT PART OF LOT 55 LYING NORTH OF A STRAIGHT LINE WHICH INTERSECTS THE EAST LINE OF SAID LOT 55 AT A POINT 70 FEET NORTH OF THE SOUTHEAST CORNER AND THE WEST LINE 75 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 55 IN MCGUIRE AND ORR'S SKOKIE HEIGHTS, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

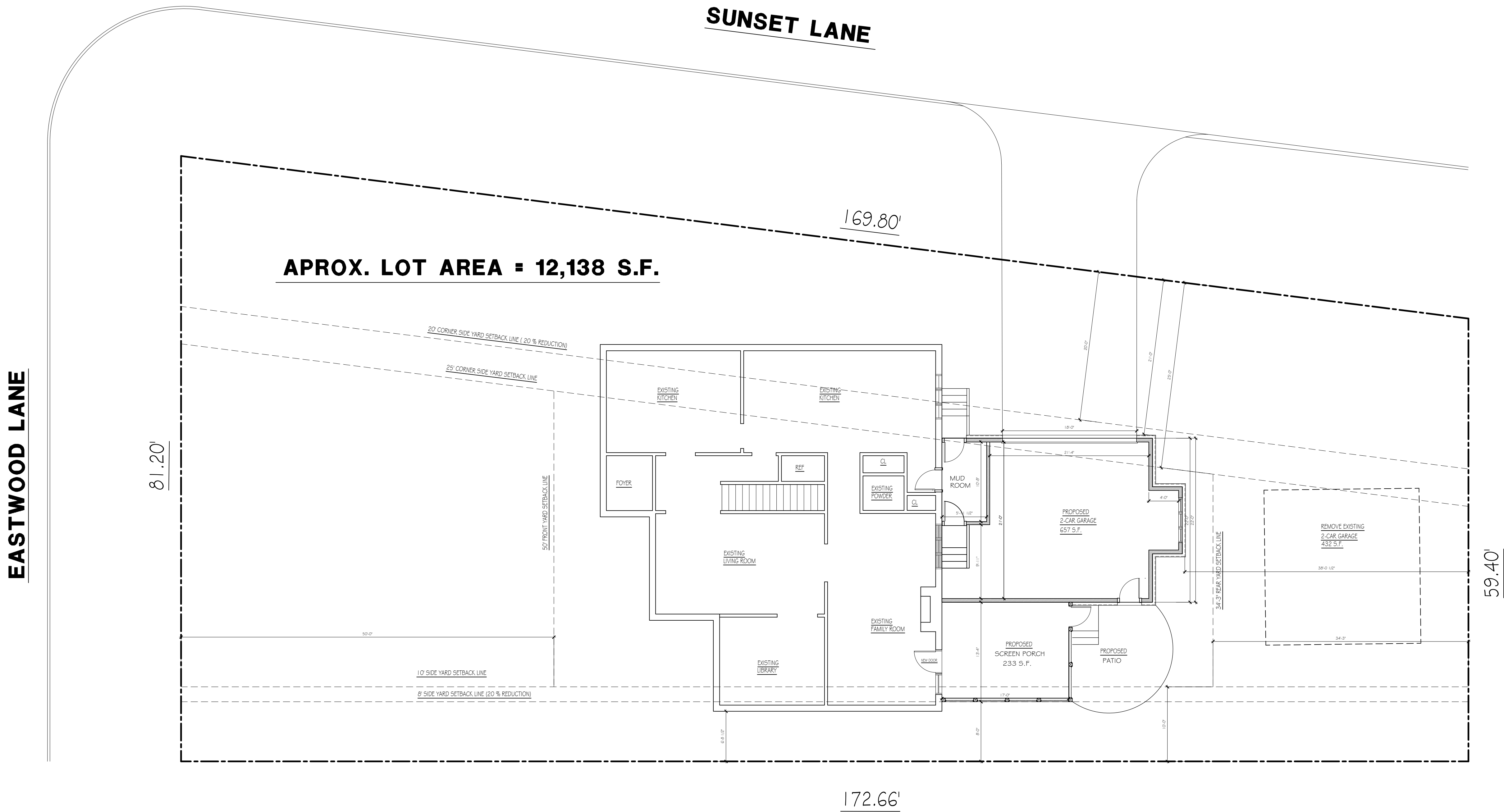
EXISTING CONDITIONS

D NORTH



PROPOSED SITE PLAN

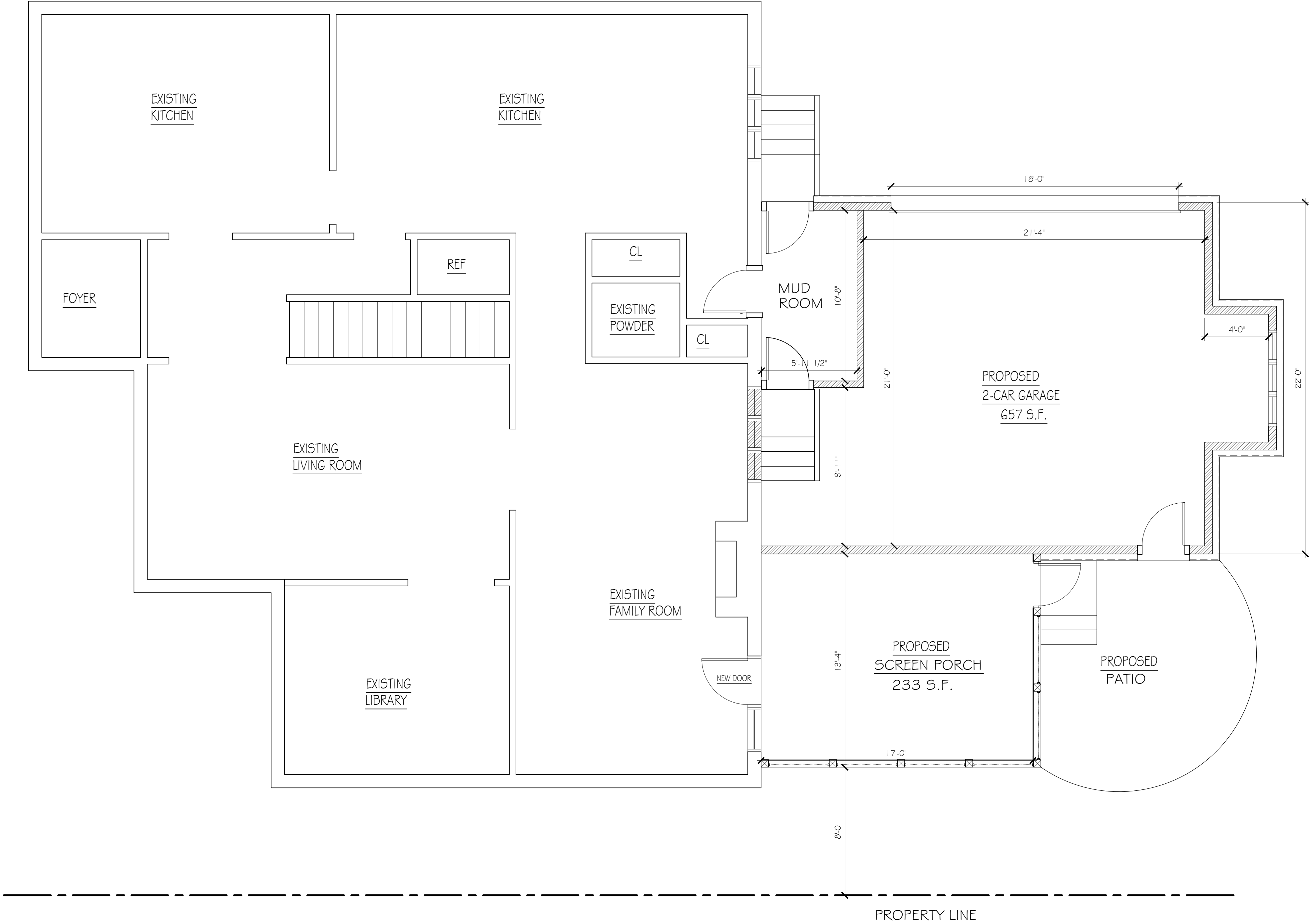
A CUSTOM ADDITION FOR
THE BARNETT FAMILY
975 EASTWOOD ROAD
GLENCOE, ILLINOIS



SITE PLAN N

LOT AREA = 12,138 S.F.
MAX GROUND COVERAGE ALLOWED 35 PERCENT = 4,248 S.F.
PROPOSED BUILDING GROUND COVERAGE = 2,892 S.F.

SHEET NO.		A-1	
JOB NO.		PAP	
DRAWN BY:		PAP	
CHECKED BY:		PAP	
APPROVED BY:		PAP	
A CUSTOM ADDITION FOR THE BARNETT FAMILY 975 EASTWOOD ROAD GLENCOE, ILLINOIS		PSENKA ARCHITECTS, Inc. ARCHITECTURE • PLANNING • DESIGN • BUILD 40 LANDOVER PARKWAY, SUITE 4 LAWTON WOODS, IL 60047 TEL: 847-224-4101 FAX: 847-224-4101	
COPYRIGHT		PSENKA ARCHITECTS © 2017	
ISSUE DATES:		DATE 3-5-23	
		REMARKS FOR REVIEW	



FIRST FLOOR PLAN

1/4" = 1'-0"

SHEET NO. A-2	A CUSTOM ADDITION FOR THE BARNETT FAMILY 975 EASTWOOD ROAD GLENCOE, ILLINOIS	JOB NO.		PSENKA ARCHITECTS Inc. ARCHITECTURE • PLANNING • DESIGN • BUILD 40 LANDOVER PARKWAY, SUITE 4 HAWTHORN WOODS, IL 60047 TEL 847-756-4701 FAX 847-756-4701			COPYRIGHT THE DRAWINGS, SPECIFICATIONS AND/OR NOTES OF THIS PROJECT ARE THE PROPERTY OF PSENKA ARCHITECTS INC. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PSENKA ARCHITECTS INC. © 2017 PSENKA ARCHITECTS	ISSUE DATES:	DATE	REMARKS



EXISTING EAST ELEVATION

1/4" = 1'-0"



PROPOSED EAST ELEVATION

1/4" = 1'-0"

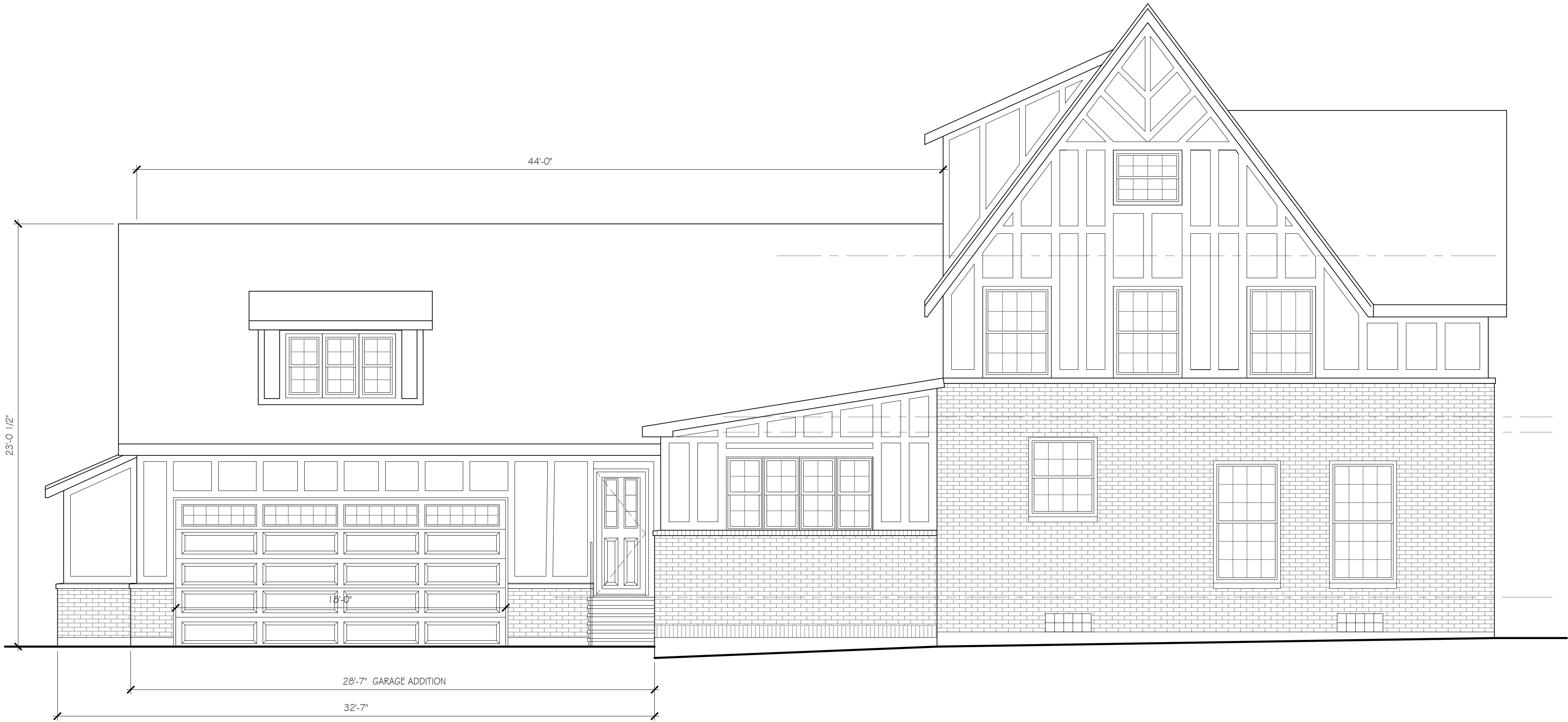
A CUSTOM ADDITION FOR THE BARNETT FAMILY 975 EASTWOOD ROAD GLENCOE, ILLINOIS		DRAWN BY: PAP	 PSENKA ARCHITECTS Inc. ARCHITECTURE • PLANNING • DESIGN • BUILD 40 LANDOVER PARKWAY, SUITE 4 HAWTHORN WOODS, IL 60447 TEL: 847/796-4701 FAX: 847/796-4701 TELEPHONE 847/796-4700	THE DRAWINGS, SPECIFICATIONS AND NOTES HEREON ARE THE PROPERTY OF PSENKA ARCHITECTS INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION SYSTEMS WITHOUT PERMISSION IN WRITING FROM PSENKA ARCHITECTS INC.		DATE 3-5-23	REMARKS FOR REVIEW
		CHECKED BY: PAP					
		APPROVED BY: PAP					

SHEET NO.

A-3

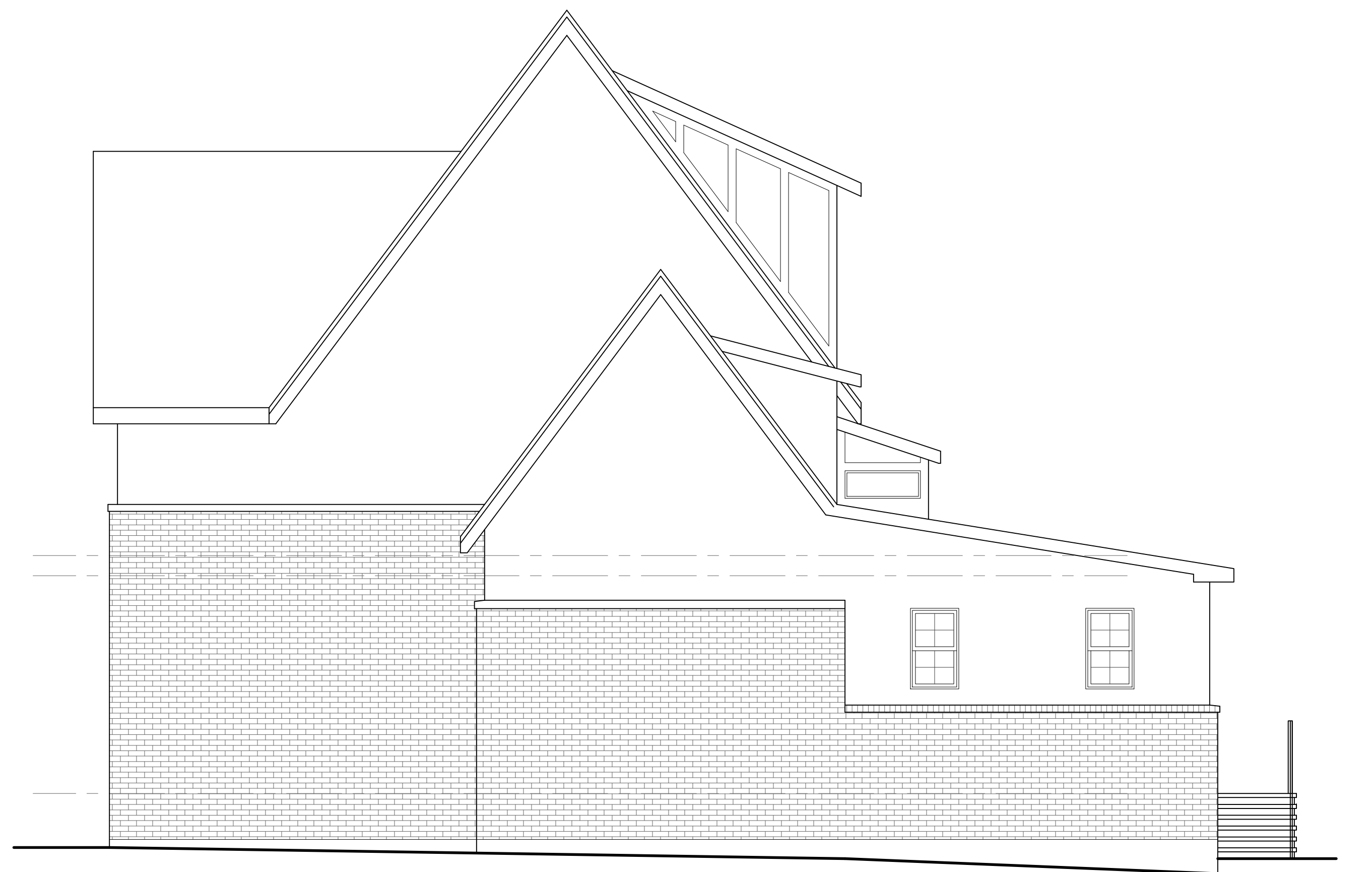


EXISTING NORTH ELEVATION
1/4" = 1'-0"



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

SHEET NO. A-4		A CUSTOM ADDITION FOR THE BARNETT FAMILY 975 EASTWOOD ROAD GLENCOE, ILLINOIS		JOB NO.	PAP			COPYRIGHT THIS DRAWING IS THE PROPERTY OF PSENKA ARCHITECTS, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PSENKA ARCHITECTS, INC.	ISSUE DATE:		REMARKS	
					DATE 3-5-23	FOR REVIEW						
<p>PSENKA ARCHITECTS Inc. ARCHITECTURE • PLANNING • DESIGN • BUILD 40 LANDOVER PARKWAY, SUITE 4 HAWTHORN WOODS, IL 60047 TEL 847756-4701 FAX 847756-4701</p>												



EXISTING SOUTH ELEVATION

$$1/4'' = 1'-0''$$


PROPOSED SOUTH ELEVATION

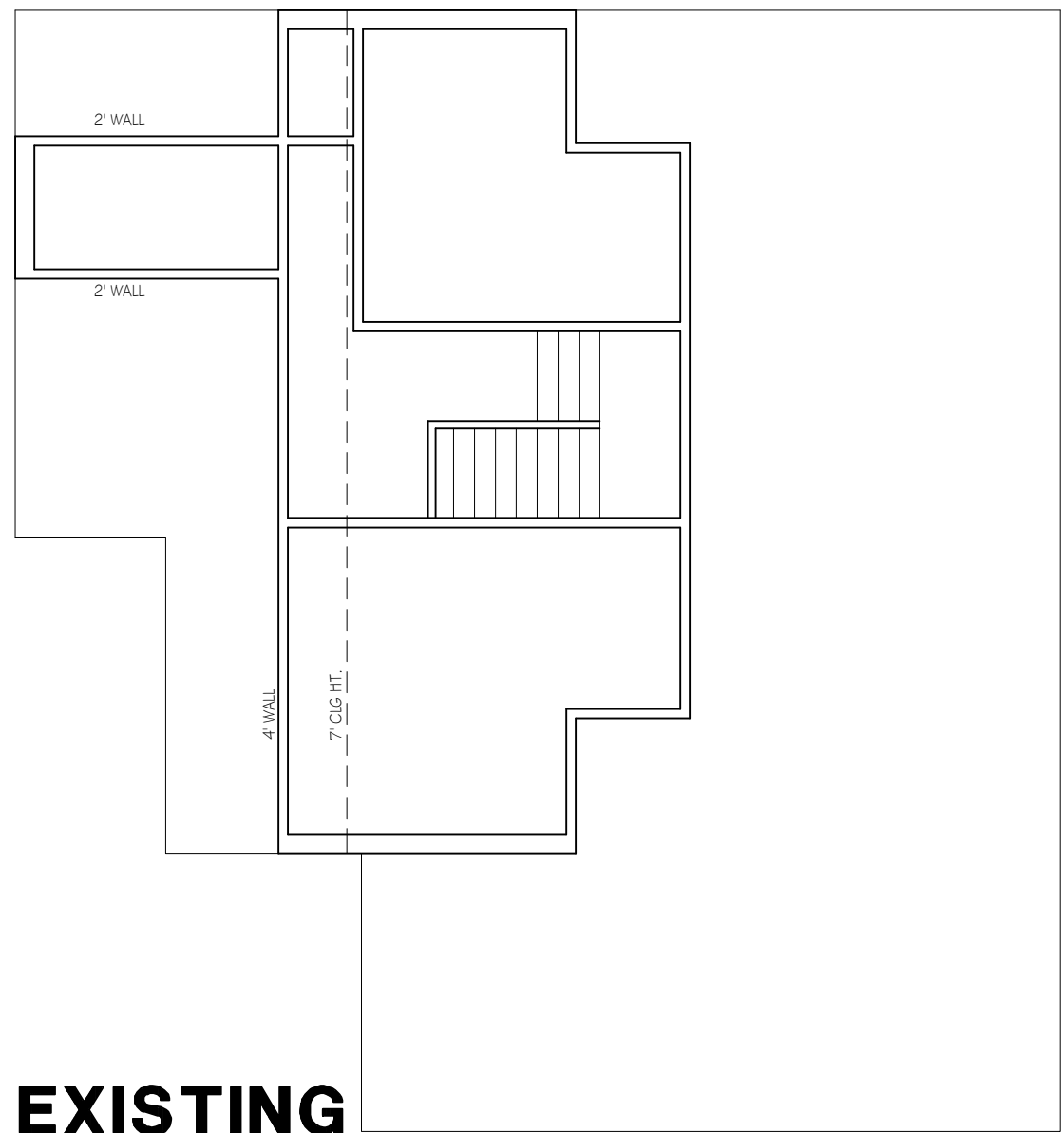
$$1/4'' = 1'-0''$$

JOB NO.	
DRAWN BY:	PAP
CHECKED BY:	PAP
APPROVED BY:	PAP

THE BARNETT FAMILY
975 EASTWOOD ROAD
GLENCOE, ILLINOIS

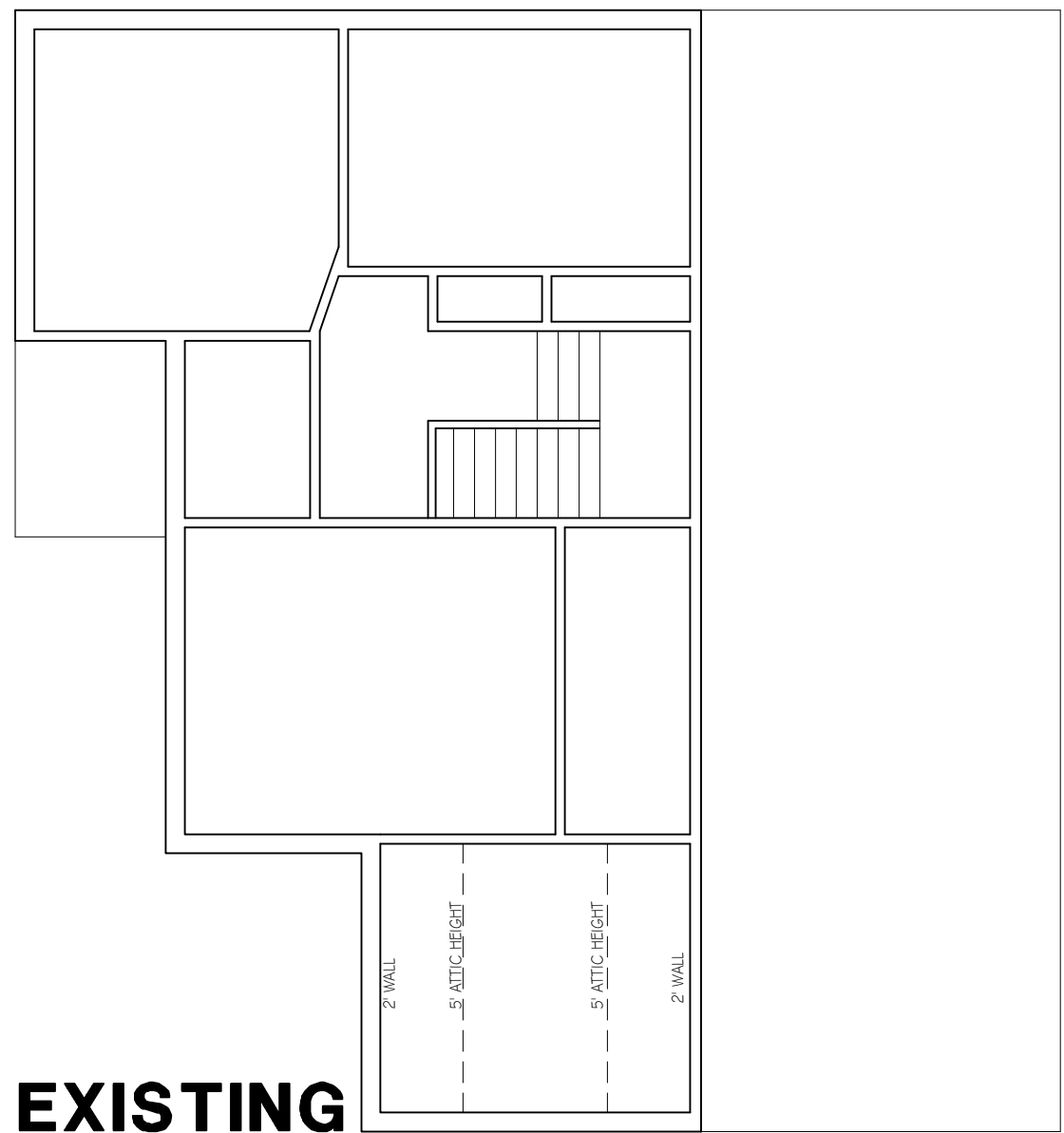
PSENKA ARCHITECTS Inc.
 40 LANDOVER PARKWAY, SUITE 4 HAWTHORN WOODS, IL 60047
 FAX: 847/756-4701 TELEPHONE: 847/756-4700
 美国伊利诺伊州 • 普兰尼伍德 • 国际建筑师 • 事务所

DATE	REMARKS
3-5-23	FOR REVIEW



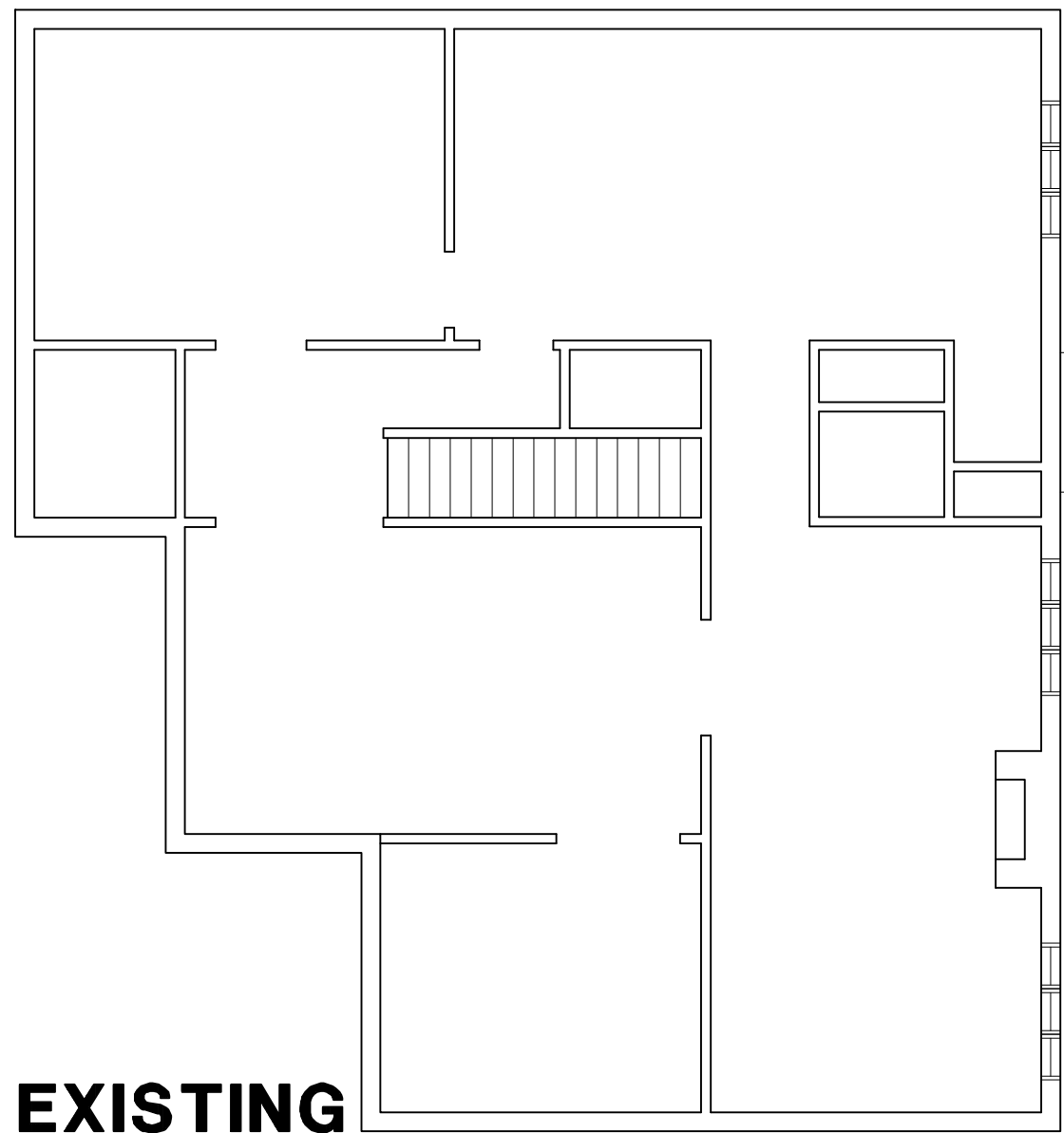
EXISTING
THIRD FLOOR

1/8" = 1'-0"



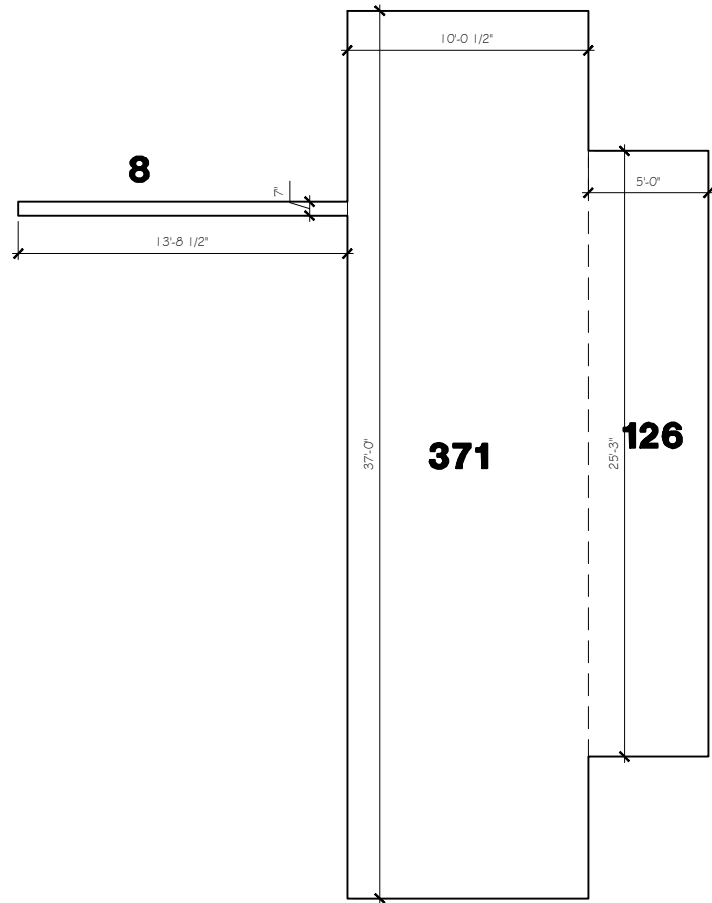
EXISTING
SECOND FLOOR

1/8" = 1'-0"



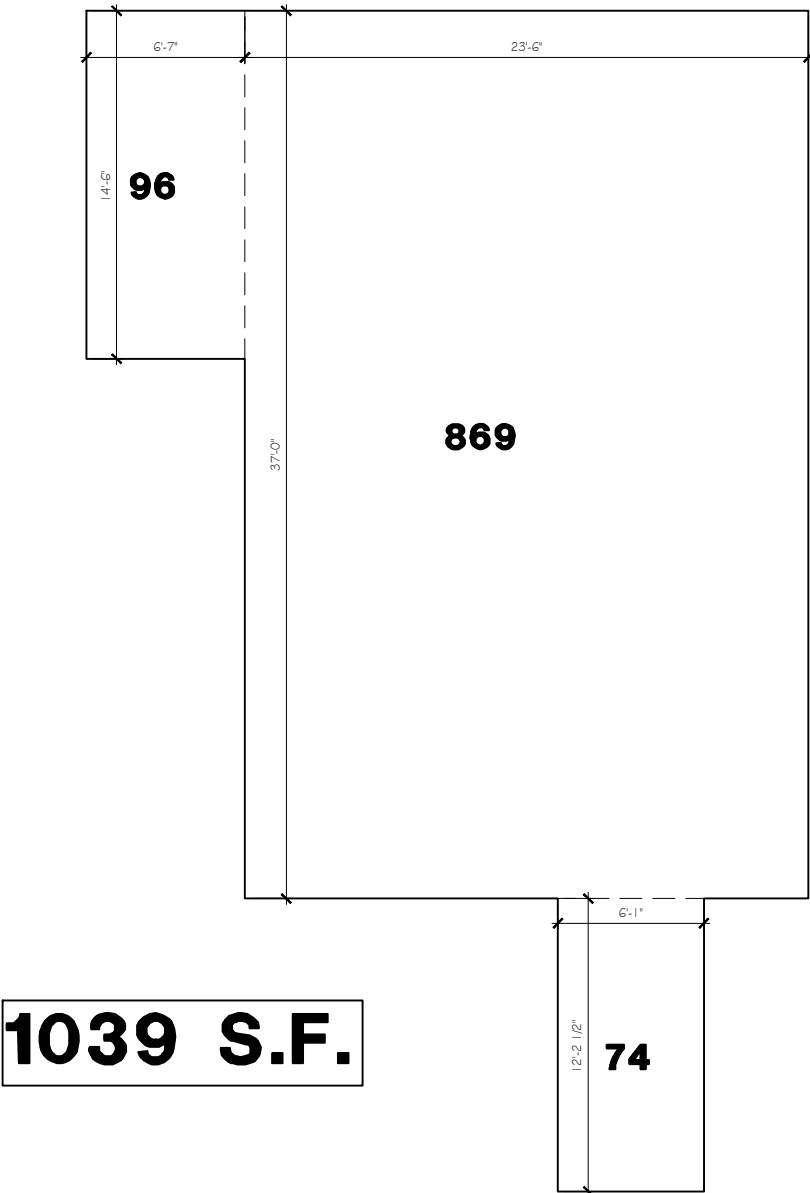
EXISTING
FIRST FLOOR

1/8" = 1'-0"

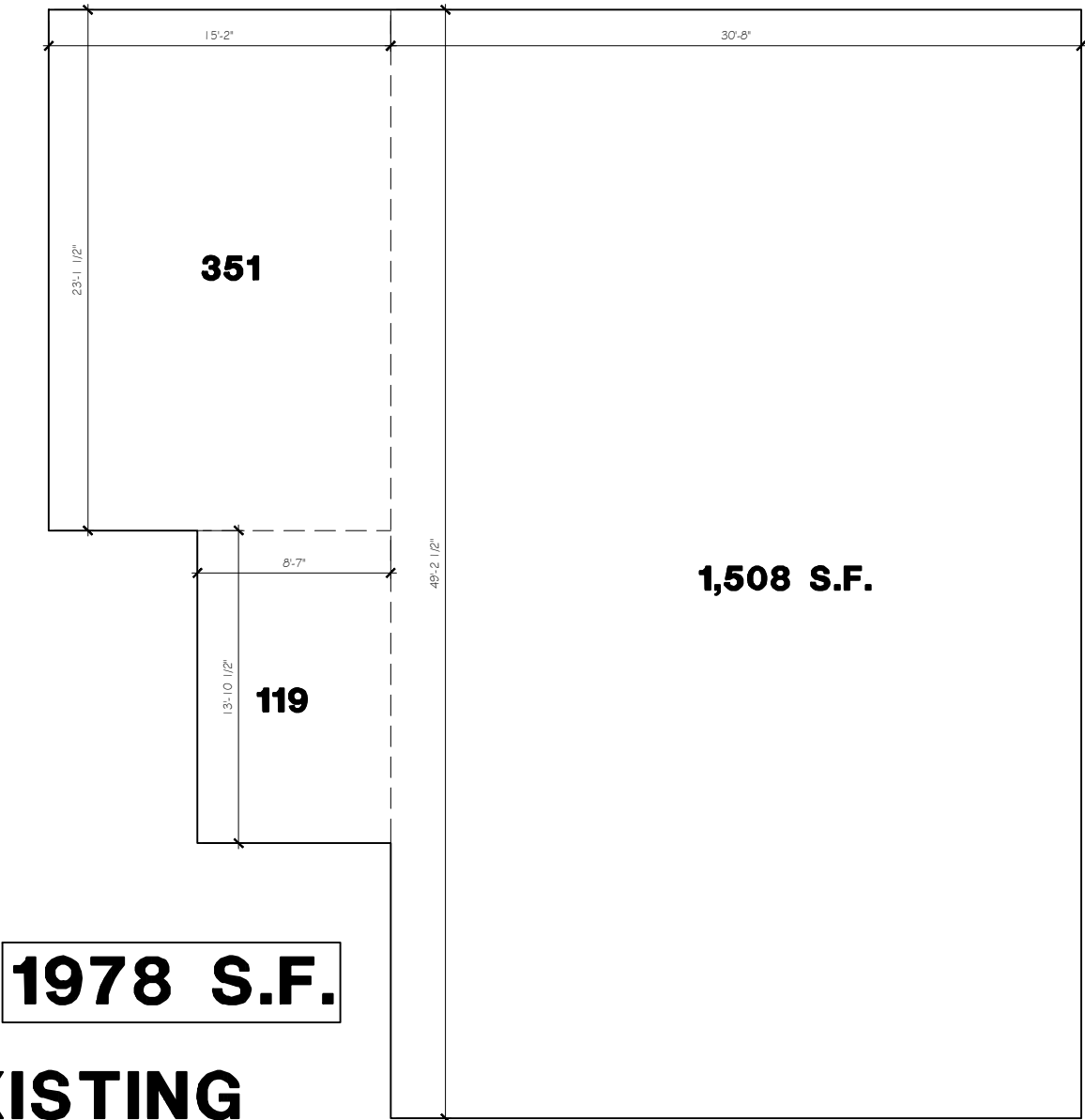


505 S.F.

MAX PRE 1991 IS 400 S.F. ATTIC EXCLUSION = 105 S.F. FAR FOR ATTIC



1039 S.F.



1978 S.F.

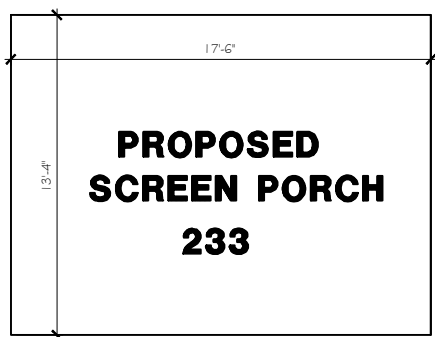
EXISTING
AREA CALCULATIONS

A CUSTOM ADDITION FOR
THE BARNETT FAMILY

975 EASTWOOD ROAD
GLENCOE, ILLINOIS

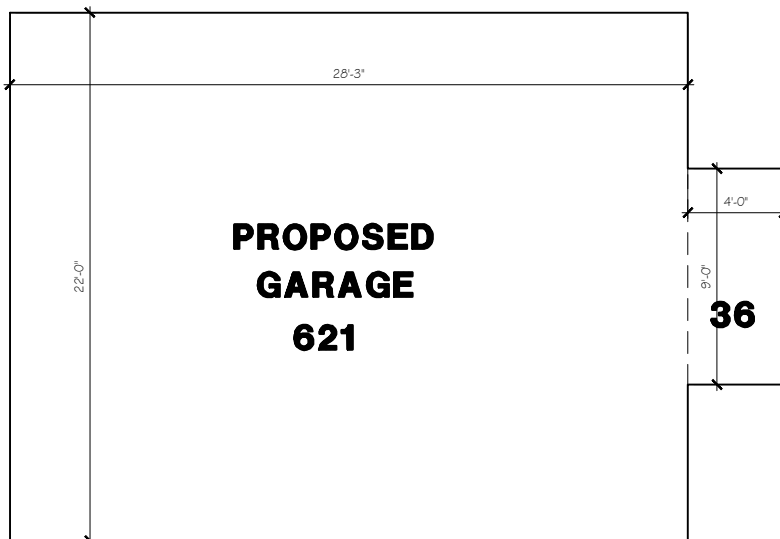


EXISTING NORTH ELEVATION



233 S.F.

PROPOSED SCREEN PORCH AREA



657 S.F.

PROPOSED GARAGE AREA



108 S.F.

PROPOSED GARAGE ATTIC AREA

R-B ZONING
LOT AREA = 12,138 S.F.
MAX FAR = 3,887 S.F.

CURRENT FAR NOT INCLUDING FREESTANDING GARAGE = 3,122 S.F.
PROPOSED GARAGE FAR = 657 S.F.
PROPOSED SCREEN PORCH FAR = 233 S.F.
GARAGE ATTIC AREA FAR = 108 S.F.

TOTAL PROPOSED FAR = 4,120 S.F.



EXISTING WEST ELEVATION



EXISTING EAST ELEVATION

A CUSTOM ADDITION FOR THE BARNETT FAMILY 975 EASTWOOD ROAD GLENCOE, ILLINOIS		JOB NO.	PAP	PSENKA ARCHITECTS Inc. ARCHITECTURE • PLANNING • DESIGN • BUILD 40 LANDOVER PARKWAY, SUITE 4 HAWTHORN WOODS, IL 60047 TEL: 847.736-4701 FAX: 847.736-4701		PSENKA ARCHITECTS © 2017	
SHEET NO.		DRAWN BY:	PAP	PSENKA ARCHITECTS INC. 2017		PSENKA ARCHITECTS	
A-6		CHECKED BY:	PAP	PSENKA ARCHITECTS INC. 2017		PSENKA ARCHITECTS	
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Hand to Shoulder Associates, S.C.
Hand ♦ Shoulder ♦ Elbow ♦ Wrist

MICHAEL I. VENDER, M.D.
SCOTT D. SAGERMAN, M.D.
PRASANT ATLURI, M.D.
SAM J. BIAFORA, M.D.
MICHAEL V. BIRMAN, M.D.
AJAY K. BALARAM, M.D.

DONNA J. KERSTING, MBA
CHIEF EXECUTIVE OFFICER

February 23, 2023

DREW BARNETT
975 EASTWOOD RD
GLENCOE IL 60022

Dear Drew:

I am responding to your letter dated 2/15/2023 regarding your proposed changes to your home. My wife and I are your next door neighbors at 420 Sunset Lane. We are fully supportive of your proposed changes. Certainly, your need for these changes is very clear. Though not the primary reason for our support, I do believe this would enhance the aesthetics of the neighborhood. Another positive is that I believe it would specifically enhance my property.

As your adjacent neighbor, and the one most likely to be affected by the changes, we support your proposal.

If you have any further questions, please feel free to contact me.

Sincerely,



Michael I. Vender, M.D.

MIV/all

ARLINGTON HEIGHTS
515 W. ALGONQUIN RD.
ARLINGTON HEIGHTS, IL 60005
TEL: 847-956-0099
FAX: 847-956-0433

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VILLAGE OF GLENCOE MEMORANDUM

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

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Zoning Board of Appeals Memorandum – 350 Washington Ave.

DATE: March 24, 2023

TO: Zoning Board of Appeals

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

SUBJECT: Consideration of variations to reduce the required front and combined side setbacks, increase the maximum gross floor area, and increase the allowable intersection with the setback plane for an addition to an existing single-family residence

Background: The applicant has requested four variations for a 963.29-square-foot addition to an existing single-family residence.

Variation Requests:

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

1. *Section 3-111(C) – To reduce the required combined side setback from 17.5 feet to 16.82 feet, a variation of 3.8%.*
2. *Section 3-111(C) – To reduce the required front setback from 40.91 feet to 35.73 feet, a variation of 12.6%.*
3. *Section 3-111(E) – To increase the allowable gross floor area from 3,802 square feet to 4,366.84 square feet square feet, a variation of 14.9%.*
4. *Section 3-111(G) – To allow a 23.35-foot setback plane encroachment with the wall of the structure below the eaves. A 26.67-foot intersection would be allowed above the eaves, while no intersection is allowed below the eaves.*

	Existing	Required/Allowed	Proposed	Variation %	Max Variation %
Combined Side Setback	16.8 ft	17.5 ft	16.8 ft	3.8%	NA
Front Setback	35.73 ft	40.91 ft	35.73 ft	12.6%	NA
Gross Floor Area	3,403 sf	3,802 sf	4,366.8 sf	14.9%	15%
Setback Plane	None	None (below eaves)	23.35 ft	NA	NA

The typical variation limit for setback reductions is 20%. While both variation requests are below this limit, the proposed encroachments are directly above existing floor area, for which there is no limit to setback reductions. Likewise, there is no limit to the amount of setback plane relief that the ZBA can grant.

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 proposed project is an addition to an existing single-family home that is already non-conforming with regard to the front and combined side setbacks. The setback reductions are required for new living space directly above the existing garage, while one-story additions to the rear of the house do not require setback variations. The new second-story space above the garage would intersect with the setback plane for 23.35 feet, which would be allowed without a variation if the intersection were with the roof, rather than with the wall. No intersection is allowed with the wall (below the eaves) without a 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 existing house is within the required front and combined side setbacks.

- 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.

- 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.

- 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 be unlikely to result in a development significantly out of harmony with the purpose of the code.

- 6.) *Essential Character of the Area. The variation would not result in a use or development on the subject property that:*
- (a) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or*
 - (b) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or*
 - (c) Would substantially increase congestion in the public streets due to traffic or parking; or*
 - (d) Would unduly increase the danger of flood or fire; or*
 - (e) Would unduly tax public utilities and facilities in the area; or*
 - (f) Would endanger the public health or safety.*

While the proposed variation would be unlikely to have a significant impact on the essential character of the area, the Board should consider the potential visual impacts of increasing existing setback non-conformities by adding a second floor above the existing garage, as well as creating new non-conformities with regard to the setback plane and gross floor area limits.

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 consider conditions of approval, including fencing and screening requirements.

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

Move to accept/deny the request for variations to reduce the required combined and front setback, to increase the allowable gross floor area, and to allow a setback plane intersection greater than that allowed by the Zoning Code, in substantial accordance with the plans provided with this application.



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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: 350 Washington Ave.

Applicant name: Matthew Kerouac Applicant phone: 708.254.7903

Applicant email: mjkerouac@yahoo.com

Owner name (if different from applicant): Chris and Ellie Sullivan

Owner phone: 1.312.859.0319 Owner email: chris.m.sullivan@gmail.com

Brief description of project:

The proposed 963.29 s.f. project consists of a first and second floor addition to an existing single family residence. The first floor additions will incorporate a new Sunroom, Pantry, and Bathroom. The second floor addition will include a new Primary Bedroom Suite above the existing, non-conforming garage.

Variation request(s):

1. 3-111C.2.b (ii) Interior Lot total - Required total side yard setback: 70 ft x .25 = 17.5 ft. Pre-existing, non-conforming residence has a total side yard setback of 16.82 ft. The addition above the garage would require a variation of 0.68 ft along the east lot line for a total length of 23.35 feet.

2. 3-111E.3 Maximum Gross Floor Area - Allowable FAR is 3,802.00 s.f. The 963.29 s.f. addition would require a variance of 15.0 % above the allowable FAR for a total of 4,366.84 s.f.

3. 3-111 G.14 Setback Plane Height Restrictions - Addition above the existing garage would require a variance above a height of 16'-7 1/2" for a total length of 23.35 feet along the east lot line.

4. 3-111G.7(a) Front Yard Adjustments - The established front yard setback is 40.91 ft. The pre-existing non-conforming residence has a setback at the addition of 35.73 feet. A variance of 5.18 feet would be required for the second story addition above the garage.



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 requested variations are necessary to create enough livable space on our second floor to accommodate our family of five (three boys — 13, 11, 7), two remote working parents, and out of town in-laws (from New York) that need our care. Our house was built in 1896 and the upstairs is very small, with a few tiny rooms where we have our boys currently sharing space. Our existing 2-car garage was added on around 1970 by a previous owner. The garage ceiling is falling, the walls are moldy, and the entire structure needs to be replaced. Given we'll be rebuilding the garage, it only makes sense to build above and logically expand our second floor. With the addition, we can add another bedroom and bathroom to accommodate our in-laws and office space.

The existing residence is a pre-existing, non-conforming structure, which encroaches on the required 40.91 feet adjusted front yard setback, and the required interior lot total side yard setback of 17.50 feet.

The addition would extend vertically above the existing non-conforming footprint of the residence.



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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 variation would not result in anything detrimental to our neighbors. There is a fair amount of property and trees between our house and the neighboring house to the east where the variations would face. The proposed project would greatly improve the aesthetic of our property, maintaining the integrity of the neighborhood and improve the overall value of the houses on our street.

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 owners have been in much discussion with their neighbors. The next door neighbor to the west, Larry and Jody Dickstein (354 Washington Ave) are extremely supportive and have been included in discussions and throughout the proposal process. The neighbors behind, to the east, and directly across the street are supportive as well and aware of the potential timelines and disruptions.

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

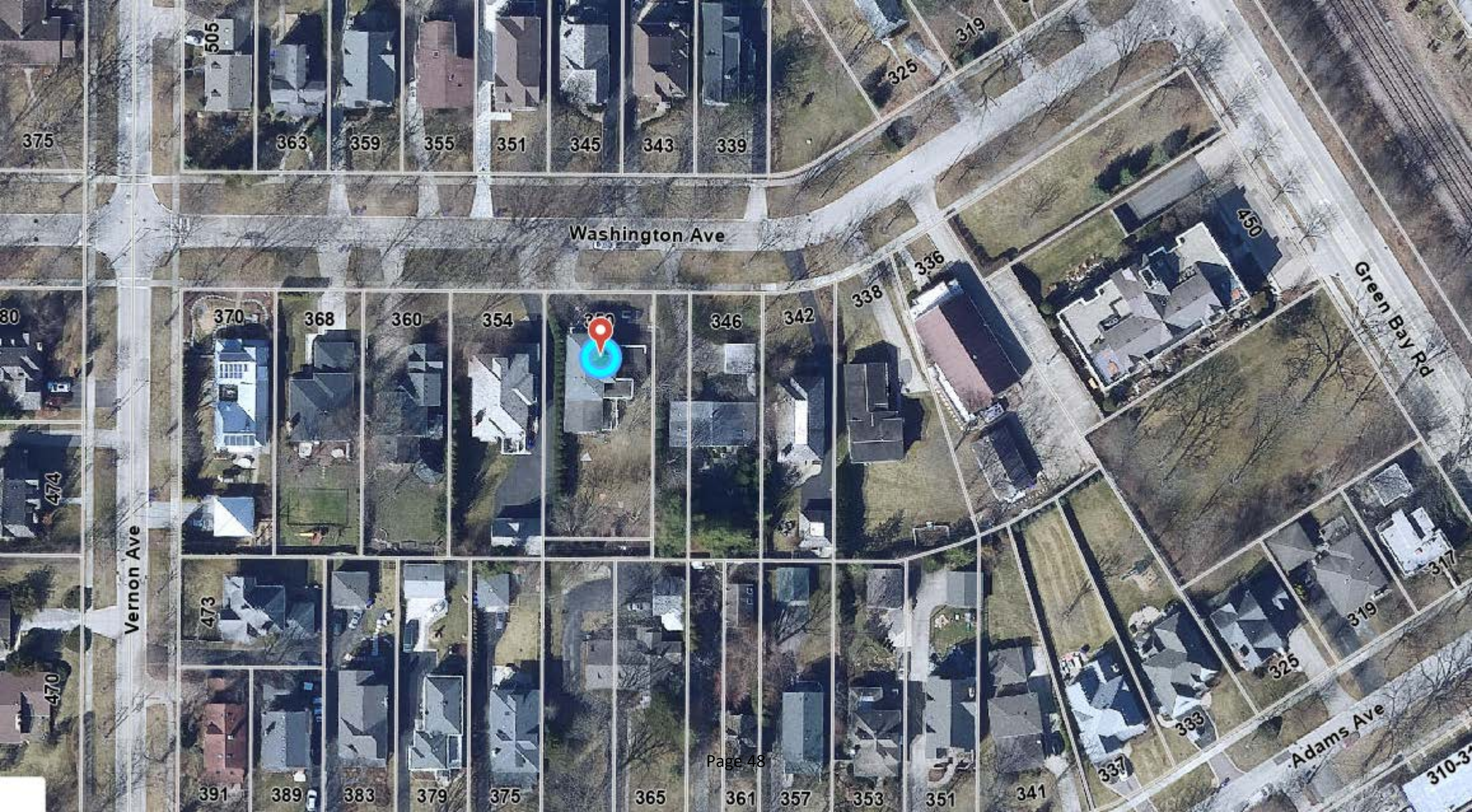
01.28.23

Date

Owner's signature (if different than applicant)

2/28/23

Date



Washington Ave

Green Bay Rd

Adams Ave

Vernon Ave

N

EXISTING CONDITIONS

PLAT OF SURVEY

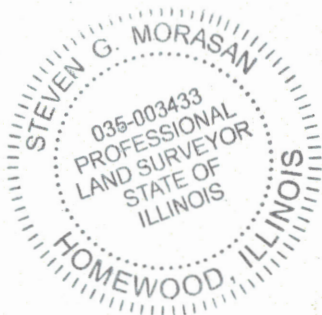
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18148 S. MARTIN AVE. HOMEWOOD, IL 60430 708-I-SURVEY (478-7839) 708-478-4076 FAX

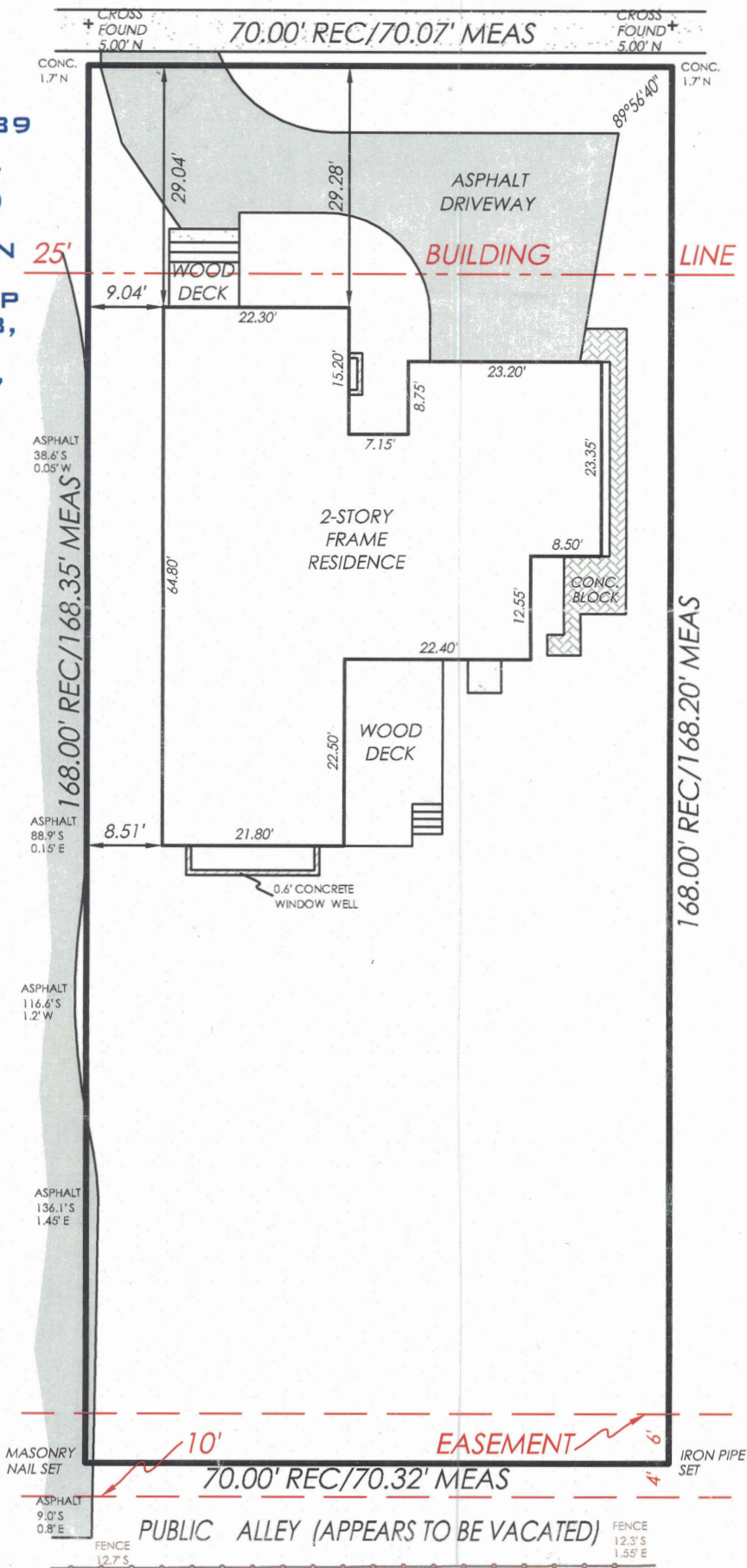
WASHINGTON AVENUE

LOT 6 (EXCEPT THE SOUTH 4.0 FEET AND EXCEPT THE WEST 4.89 FEET; AND THE WEST 1/2 OF LOT 7 (EXCEPT THE SOUTH 4.0 FEET) IN BLOCK 2 IN HARTWELL'S ADDITION TO GLENCOE, IN SECTION 7, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

STAFF NOTE: The 25' building line shown on this plat is not correct. The required front setback is 40.91' (average of the others on the block frontage)



LOT AREA:
11,760.0 SQ. FT.
0.27 ACRES



AS PER CLIENT/AGENT, MONUMENTS NOT RECOVERED AT THE TIME OF THIS SURVEY WERE NOT RESET.

STATE OF ILLINOIS)
COUNTY OF COOK)

STATE OF ILLINOIS REG. # 184-002702

ON BEHALF OF STREAMLINE SURVEY, INC., I HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

STREAMLINE SURVEY, INC.

BY: REGISTERED ILLINOIS LAND SURVEYOR

DATED: _____, 20____

DATE OF LICENSE EXPIRATION: NOVEMBER 30, 2014

DATE OF FIELD WORK COMPLETION: MARCH 18, 2013

REVIEW YOUR DESCRIPTION AND PHYSICAL EVIDENCE WITH THIS PLAT AND REPORT ANY DIFFERENCES YOU MAY FIND.

ALL DISTANCES AS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. NO ANGLES OR DISTANCES ARE TO BE DETERMINED BY SCALING.

SCALE: 1"=20'

JOB NO.: 13-0307

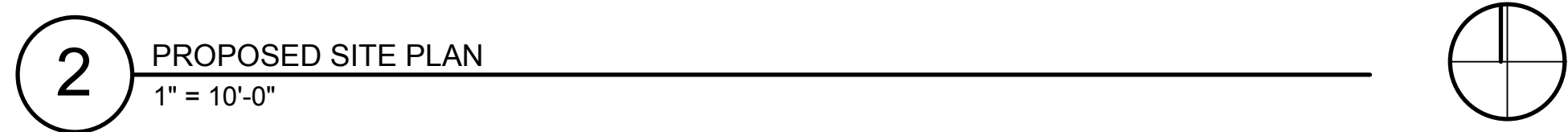
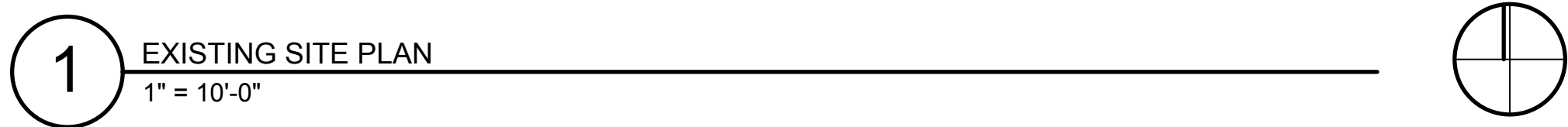
ADDRESS: 350 WASHINGTON AVE.

GLENCOE, IL

P.I.N.: 05-07-406-047

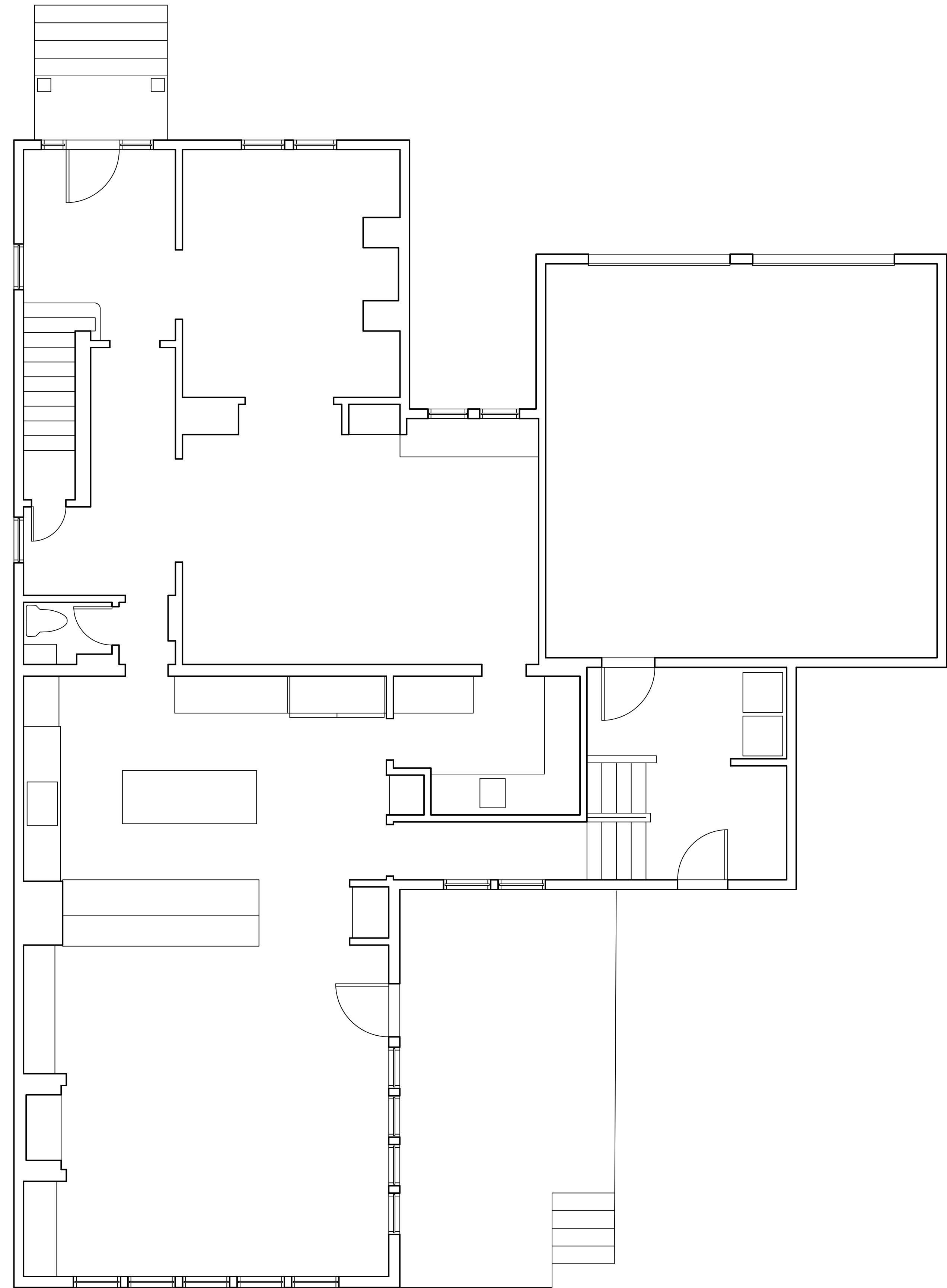
TOWNSHIP: NEW TRIER

ORDERED BY: SULZER & SHOPIRO

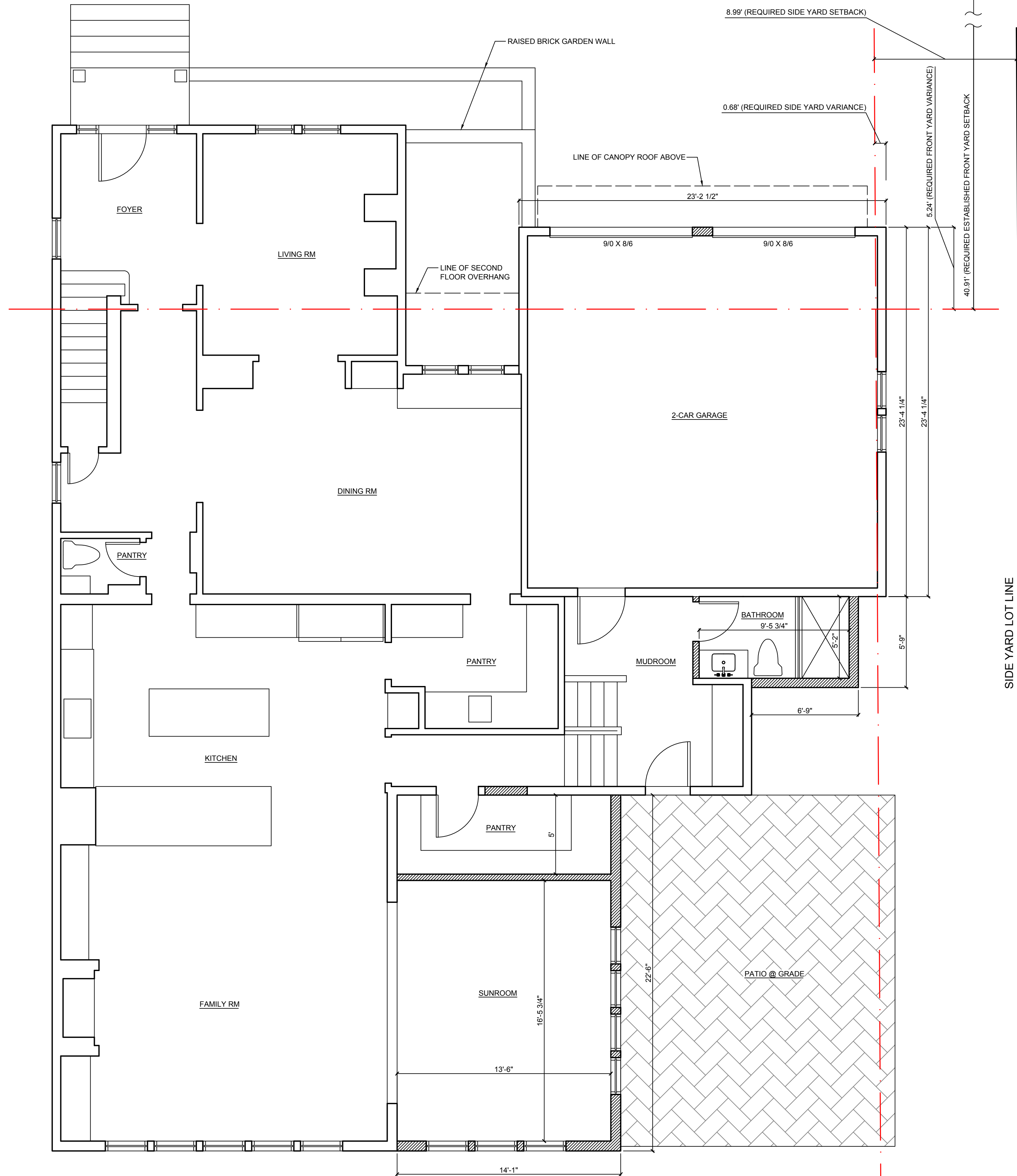
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ADDITION/RENOVATION OF:
SULLIVAN RESIDENCE
350 WASHINGTON AVE.
GLENCOE, IL

G-1



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



LEGEND
—— EXISTING CONSTRUCTION
//// NEW CONSTRUCTION

2 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

REV.	DATE	ISSUE
06.14.22	REVIEW	
10.31.22	ZBA SUBMITTAL	

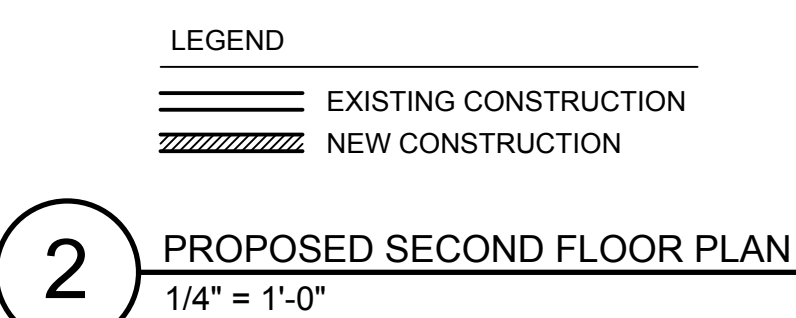
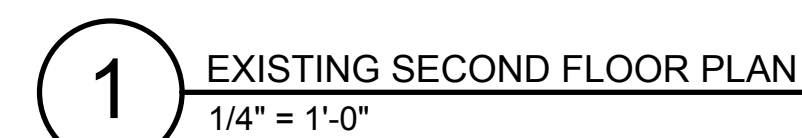
EXISTING FIRST FLOOR PLAN,
PROPOSED FIRST FLOOR PLAN

ADDITION/RENOVATION OF:
SULLIVAN RESIDENCE
350 WASHINGTON AVE.
GLENCOE, IL

DATE: 06.14.22

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

JOB NO.: 2247





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



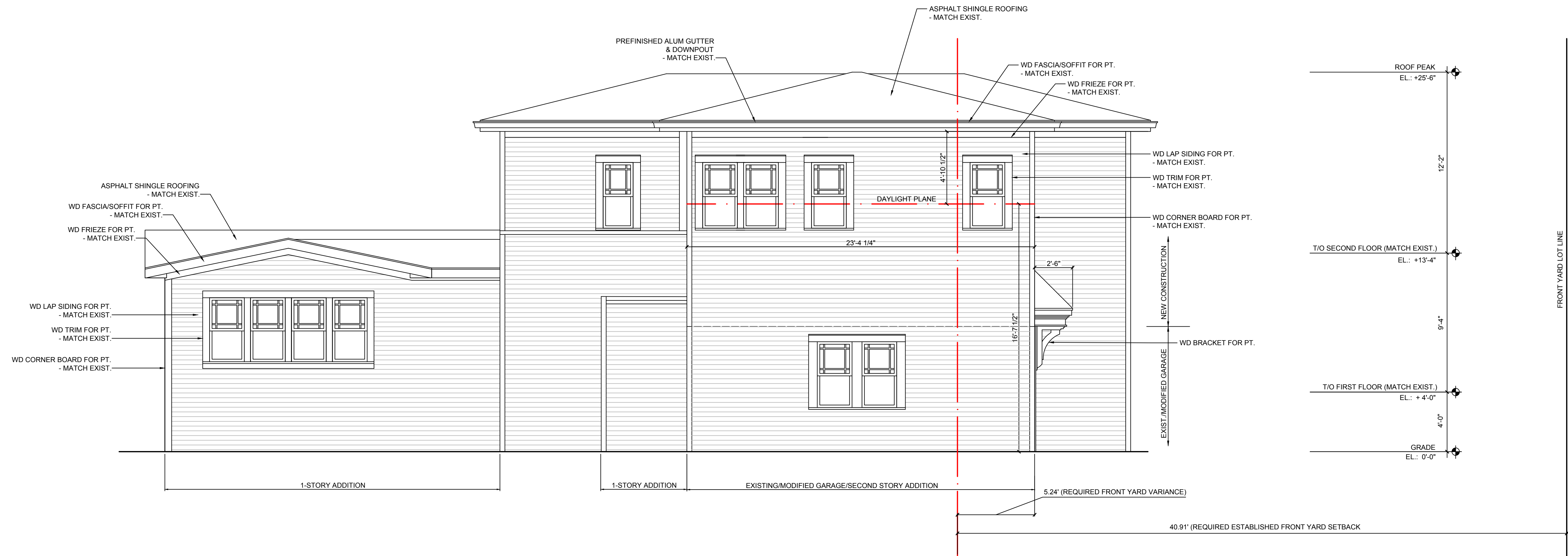
1 EXISTING EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"

REV.	DATE	ISSUE
06.14.22	REVIEW	
10.31.22	ZBA SUBMITTAL	

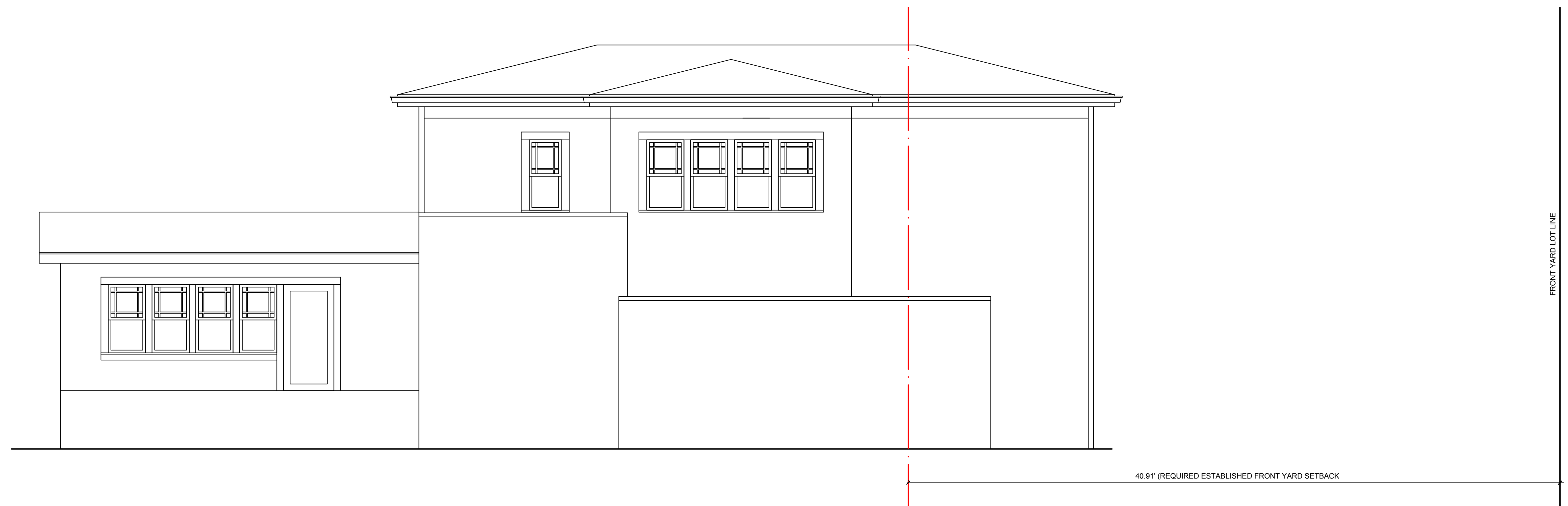
EXISTING EXTERIOR ELEVATION
- NORTH, PROPOSED EXTERIOR
ELEVATION - NORTH

ADDITION/RENOVATION OF:
SULLIVAN RESIDENCE
350 WASHINGTON AVE.
GLENCOE, IL

DATE: 06.14.22
SCALE: 1/4" = 1'-0"
JOB NO.: 2247



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



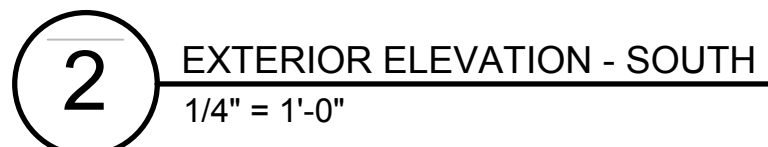
1 EXISTING EXTERIOR ELEVATION - EAST
1/4" = 1'-0"

REV.	DATE	ISSUE
—	06.14.22	REVIEW
—	10.31.22	ZBA SUBMITTAL
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EXISTING EXTERIOR ELEVATION - EAST, PROPOSED EXTERIOR ELEVATION - EAST

ADDITION/RENOVATION OF:
SULLIVAN RESIDENCE
350 WASHINGTON AVE.
GLENCOE, IL

DATE: 06.14.22
SCALE: 1/4" = 1'-0"
JOB NO.: 2247

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ADDITION/RENOVATION OF:
SULLIVAN RESIDENCE
350 WASHINGTON AVE.
GLENCOE, IL

JOB NO.: 2247

A-5