



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

Village Hall Council Chamber
675 Village Court
Monday, March 2, 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 2nd day of March 2020, in the Village Hall Council Chamber.

Attendee Name	Title	Status
Village Board		
Howard Roin	ZBA Chairman	Present
Deborah Carlson	Member	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 JANUARY 6, 2020 ZBA MEETING

RESULT:	ACCEPTED [UNANIMOUS]
AYES:	Roin, Carlson, Elsasser, Friedman, Kaplan, Satter, Novack
NAYS:	None
ABSENT:	None

3. APPROVE AMEZCUA AND BLOSKY-AMEZCUA APPEAL AT 999 FOREST AVENUE

Chairman Roin stated that the purpose of this portion of the meeting was to conduct a public hearing on the appeal by Guillermo Amezcua and Kory Blosky-Amezcua, homeowners of 999 Forest Avenue, of a decision by the Development Services Manager in denying a permit to increase the allowable gross floor area from 5,161.63 square feet to 5,283.22 square feet, or 2.3%, and to reduce the required side yard setback from 12.91 feet to

9.6 feet, or 20%, to allow for the additions onto the rear family room and the attached garage of the existing home. The variation is authorized by Section 7-403-E-1 of the Zoning Code.

The Chair reported that notice of the public hearing was published in the February 13, 2020 Glencoe Anchor and neighbors were notified of the public hearing by mail. Taylor Baxter then swore in those in attendance who were expecting to testify.

SUMMARY OF TESTIMONY

Board Member Alex Kaplan asked the homeowners Guillermo Amezcua and Kory Blosky-Amezcua to present their case. Guillermo Amezcua began, stating:

- 1) Homeowners are seeking an increase in Floor Area Ratio ("FAR") and reduction in the required side yard setback to build additions onto the rear family room and attached garage of the existing home at 999 Forest Avenue.
- 2) No variance is sought for the rear yard setback.
- 3) Homeowners currently must park their car on a diagonal in the garage in order to fit in the existing space.
- 4) The lot is irregular-shaped and the existing interior layout is not practical for the family's needs.
- 5) The existing home was not built by the current homeowners.

Board Members David Friedman and Scott Novack asked Taylor Baxter to clarify if there is a second request for the addition in the rear of the home. Mr. Baxter confirmed that the rear and garage additions lead to the applicants requesting two variances; one for the Floor Area Ratio and the other for the required side yard setback.

Mr. Novack then asked the applicants if they had heard anything from the neighbor to the north of the property where the rear addition is being proposed. Mr. Amezcua stated that he has reached out, but the neighbor has not been easy to contact because he is a professional football player.

Board Member John Satter asked Mr. Baxter if the Village received any objections from adjacent neighbors. Mr. Baxter confirmed that the Village has not received any comments or objections.

Chairman Howard Roin then noted that this is a relatively normal request.

4. 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 request for variance be granted per the drawings presented, making findings and resolving as follows:

FINDINGS

1. The requested variation is within the jurisdiction of the Zoning Board of Appeals.
2. Based on the totality of the relevant and persuasive testimony heard and presented, the Zoning Board determines that:
 - a. The requested variation is in harmony with general purpose and intent of the Glencoe Zoning Code.
 - b. There are practical difficulties and there is a particular hardship in the way of carrying out the strict letter of Section 7-403-E-1 of the Glencoe Zoning Code as applied to the lot in question.
 - c. The plight of the owner is due to unique circumstances.
 - d. The requested variation will not alter the essential character of the locality.
 - e. The requested variation will not set a precedent unfavorable to the neighborhood or to the Village as a whole.
 - f. The spirit of the Zoning Code will be observed, public safety and welfare will be secured, and substantial justice will be done if the requested variation is granted.

RESOLUTION

NOW THEREFORE BE IT RESOLVED that the request to increase the allowable gross floor area and reduce the required side yard setback to construct additions onto the existing rear home and attached garage at 999 Forest Avenue, 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, Carlson, Elsasser, Friedman, Kaplan, Satter, Novack
NAYS:	None
ABSENT:	None

5. APPROVE SCHILLER AND BONO APPEAL AT 748 GREENWOOD AVENUE

Chairman Roin stated that the purpose of this portion of the meeting was to conduct a public hearing on the appeal by Derek Schiller, the General Contractor of the ongoing construction of a new single-family residence at 748 Greenwood Avenue, of a decision by the Development Services Manager in denying a permit to reduce the required front yard setback from 50 feet to 48.48 feet, or 3.04%. The variation is authorized by Section 7-403-E-1 of the Zoning Code.

SUMMARY OF TESTIMONY

Board Member David Friedman asked the General Contractor Derek Schiller to present his case. Mr. Schiller began, stating:

- 1) The front yard setback was reduced due to miscommunication between the General Contractor and Civil Engineer.
- 2) The zoning plans stated a 50 ft. front yard setback and the engineering plans noted a 48.48 front yard setback.
- 3) Mr. Baxter clarified that this new home is currently under construction, and that zoning plans are reviewed for setback compliance, and engineering plans are reviewed for engineering requirements; Engineering plans are not specifically reviewed for setback compliance, and there was a front yard setback discrepancy between the approved engineering and zoning plans.
- 4) Mr. Bernie Bono accompanied Mr. Schiller at the stand, stating that he is the President of Bono Consulting and that they have developed engineering plans for roughly 70-80 homes in Glencoe. Mr. Bono then provided a rendering of the site plans and proposed home at 748 Greenwood Avenue.
- 5) Mr. Bono then noted that this front yard setback was not snuck into the engineering plans, it was a mistake and they are owning up to it.

Board Member Scott Novack then asked Village Staff to explain how the front yard setback is determined. Mr. Baxter clarified that the required front yard setback is determined by calculating the average front setbacks of the existing homes on the block.

Board Member John Satter then asked if this changes the square footage. Mr. Baxter clarified that this requested variance is just to allow the bay window at 48.48 feet rather than 50 feet, not for the square footage.

Mr. Novack noted that he has driven the block multiple times and that the new home under construction at 748 Greenwood Avenue did not look out of place. He also mentioned that he would prefer something more formal from the applicants' supporting documents rather than a hand-written note.

Chairman Roin then stated that he appreciates the applicants are owning up to their mistake and recommended approval.

6. PUBLIC COMMENT

Board Member Alex Kaplan 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 request for variance be granted per the drawings presented, making findings and resolving as follows:

FINDINGS

1. The requested variation is within the jurisdiction of the Zoning Board of Appeals.
2. Based on the totality of the relevant and persuasive testimony heard and presented, the Zoning Board determines that:
 - a. The requested variation is in harmony with general purpose and intent of the Glencoe Zoning Code.
 - b. There are practical difficulties and there is a particular hardship in the way of carrying out the strict letter of Section 7-403-E-1 of the Glencoe Zoning Code as applied to the lot in question.
 - c. The plight of the owner is due to unique circumstances.
 - d. The requested variation will not alter the essential character of the locality.
 - e. The requested variation will not set a precedent unfavorable to the neighborhood or to the Village as a whole.
 - f. The spirit of the Zoning Code will be observed, public safety and welfare will be secured, and substantial justice will be done if the requested variation is granted.

RESOLUTION

NOW THEREFORE BE IT RESOLVED that the request to reduce the required front yard setback to construct a new single-family residence at 748 Greenwood Avenue, 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, Carlson, Elsasser, Friedman, Kaplan, Satter, Novack
NAYS:	None
ABSENT:	None

7. DISCUSSION OF ZONING BOARD OF APPEALS/ZONING COMMISSION MEETING TIMES

Board Member Alex Kaplan then stated that the purpose of this portion of the meeting was to determine if 7:30 p.m. is still an appropriate meeting time for the Zoning Board of Appeals.

Mr. Baxter noted that other Boards have moved their meeting times from 7:30 p.m. to 7:00 p.m., and that the Plan Commission thought it may be a burden on Village Staff. Mr. Baxter clarified that Village Staff does not have an opinion on this matter.

Board Member Deborah Carlson stated that she prefers a 7:00 p.m. meeting start time.

Mr. Kaplan stated he has no preference for a meeting start time.

Mr. Novack stated he has a preference for a 7:30 p.m. start time.

Mr. Satter stated that he is able to begin at 6:00 p.m. if necessary, but would also be fine with a 7:00 p.m. start time.

Chairman Roin noted that he believes there are still Boards that meet at 7:30 p.m. and that if the Board is neutral, then he would vote for the same 7:30 p.m. start time. He noted that the Zoning Board of Appeals meetings are relatively quick and are usually done by 8:00 p.m. regardless. He stated that Village Staff and Board Members should keep an eye on this subject moving forward.

Board Members came to a general agreement to keep the meeting start time at 7:30 p.m. for now, with no formal vote to revise the meeting start time.

8. ADJOURN

There being no further business to come before the Zoning Board of Appeals the meeting was adjourned at 7:59 p.m.



VILLAGE OF GLENCOE MEMORANDUM

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

www.villageofglencoe.org

Zoning Board of Appeals Memorandum

DATE: May 11, 2020

TO: Zoning Board of Appeals

FROM: Taylor Baxter, Development Services Manager

SUBJECT: Consideration of four variations to allow for the construction of a new single-family house at 587 Greenwood Avenue

Background: The 10,002-square-foot subject property is in the RC Single-family Residential zoning district and is currently developed with a two-story home that would be demolished. At its deepest, the subject lot is approximately half the depth as others on this block of Greenwood Avenue. The rear property line is sawtooth-shaped, further reducing the lot's already limited depth.

The applicant has requested four variations from the Zoning Code to allow for the construction of a new single-family residence:

1. *Section 3-111(C) – To reduce the front yard setback from 50' to 40', a variation of 20%.*
The existing home has a setback of 44.21' to the front wall, with a porch extending to approximately 40.21' from the front property line and steps extending several feet further. The proposed site plan shows a setback of 41.9' to the front wall and 41.01' to the front porch. The applicant has stated that they are requesting a variation to reduce the allowable setback to 40' to provide room for slight changes to the site plan if needed.
2. *Section 3-111(C) – To reduce the rear yard setback from 30' to 24', a variation of 20%.*
While the proposed site plan shows a rear setback of 25.49', the applicant has requested a variation to allow for a setback of 24' to allow for slight changes if needed.
3. *Section 3-111(C) – To reduce the north side yard setback from 8' to 6.4', a variation of 20%.*
The existing home has a side setback of 5.53'. The proposed home would have a setback of 26.87'. The requested variation would only be needed for the detached garage. The applicant has requested a setback of 6.4 feet, rather than the required 8.0 feet.
4. *Section 3-111(G)(14) – To increase the allowable encroachment into the south setback plane from 0' to 25' 10".*
The applicant has requested a variation to allow the entire length of the south side façade of the home to encroach into the setback plane. The required setback plane would intersect with the

wall of the house, rather than with an eave, dormer, or roof. While the zoning code does not allow for walls of any length to encroach into the setback plane, it does not limit the extent of a setback plane variation that the ZBA may grant.

	Existing	Required/ Allowed	Proposed	% variation	Max. % variation allowed
Front yard setback (min.)	44.21'	50'	40'	20%	20%
Rear yard setback (min.)	29.7' (approx.)	30'	24'	20%	20%
North side yard setback (min.)	5.53'	8'	6.4'	20%	20%
Setback plane encroachment (max.)	0'	0'	25'10"	N/A	N/A

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 subject property is unusually shallow, which presents a hardship for the applicant to build a home in keeping with other new construction in the area. At its deepest, the lot is approximately half the depth of others on the block face and narrows toward its south side property line.

- 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 applicants have stated that they are requesting the variations due to the unusual size and shape of the lot, which is exceptionally shallow as compared to others in the area. While the lot is wider than others on the block face, it is approximately half as deep at its deepest point.

- 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.*

While the requested variations are needed to construct the proposed home, the unusual size and shape of the lot was not the result of any action or inaction of the owner or the owner's predecessors in title.

- 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.

- 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 requested front and rear setback variations would not result in a home out of harmony with the purposes of the zoning code. The lot is exceptionally shallow, and the proposed front setback would be similar to that of the existing home.

While the lot is not unusually narrow, the requested side setback and setback plane variations could be considered in keeping with the purposes of the zoning code due to the fact that the proposed side setback encroachment would be an improvement over current conditions, and that the encroachment into the setback plane would not have a significant impact on the neighboring property to the south because there is no structure in the area adjacent to the encroachment.

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

The proposed variations would not have a significant impact on the essential character of the area, which is made of single-family homes, many of similar size to the proposed construction.

The April 23, 2020 Glencoe New contained the Notice of Public Hearing and owners of properties within 200 feet of the subject property were notified by mail.

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 requests for four variations to reduce the front, side, and rear setbacks and encroach into the setback plane to allow for a new single-family residence at 587 Greenwood Avenue.

Notice of Appeal

Date: March 2, 2020

Property Address: 587 Greenwood Ave

PIN #: 05-07-211-036-0000

Zoning Board of Appeals
Village of Glencoe
Glencoe, IL 60022

Dear Zoning Board of Appeals Member:

I have been aggrieved by the Officer charged with the enforcement of the Glencoe Zoning Ordinance.

It is my desire to:

Build a new construction home on an irregularly shaped lot to replace the existing non-conforming home on the property. The lot in question has a unique, irregular shape that creates several hardships for zoning purposes. The lot is significantly shallower than other lots in the zoning area and on the block. In particular, while other lots on the same block are well-over 200' deep and provide sufficient depth for conforming front and rear setbacks, the lot in question ranges from only 94' deep on one side to 109.75' deep on the other side and thus requires reasonable setback relief, as requested. Additionally, the rear lot line has a unique sawtooth-like shape that adds to the hardship. The proposed new construction home has been carefully designed to minimize the impact of the requested variances and to respect the character of the neighborhood.

I require a zoning variation reducing the front yard setback from 50 feet to 40 feet and rear yard setback from 30 feet to 24 feet.

(Additional relief is requested, as noted below.)

Therefore, I desire a variation in the application of the regulations of this ordinance and there are the following practical difficulties or particular hardships in carrying out the strict letter of the Glencoe Zoning Ordinance in that:

- 1) As explained below, the proposed new construction home requires:
 - (i) a front setback of 40' (a 20% variance), which effectively matches the existing front setback;
 - (ii) a rear setback of 24' (a 20% variance), utilized only on the shallowest portions of the irregularly shaped lot;
 - (iii) a north side setback of 6.4' (a 20% variance), utilized only for the detached garage in the northeast corner and which is an improvement to the existing north side setback; and
 - (iv) a setback plane variance on the south side of the lot, which is adjacent to a thin tract of land that runs along Hawthorn Ave and does not have any structure present.

No FAR variance is requested.

2) Front Setback Variance

The proposed new construction home would require a front setback of 40' (a 20% variance). This variance would allow the front setback to effectively match the non-conforming front setback of the existing home on the lot, and would also largely align with the existing non-conforming front setback of the home immediately to the north (595 Greenwood Ave). In the proposed new construction home, only the front entrance stoop would be set back around 41', and the front-facing walls would be set back around 43'. In comparison, the existing non-conforming home has a front entrance stoop that is set back around 40' and front-facing walls that are set back around 44'.

3) Rear Setback Variance

The proposed new construction home would require a rear setback of 24' (a 20% variance). This variance would only be utilized on the portions of the lot where it is particularly shallow, to allow the home to have sufficient depth and a shape that conforms with the essential character of the neighborhood (i.e., to have rear-facing walls that do not follow the unique sawtooth-like shape of the rear lot line).

4) Side Setback Variances

The proposed new construction home would require a side setback of 6.4' (a 20% variance) for the detached garage on the northeast portion of the lot, to allow the required distance between the detached garage and home. This variance would only be utilized with respect to the detached garage and would be an improvement to the existing non-conforming home (which is located less than 6' from the north side).

The proposed new construction home would also require a variance to the setback plane on the south side of the lot. The south side is adjacent to a thin tract of land that runs along Hawthorn Ave (part of 395 Hawthorn Ave) and does not have any structure present. This variance would allow for an aesthetically pleasing south-facing perspective, which is visible from Hawthorn Ave, and would conform with the essential character of the neighborhood.

The Zoning Board of Appeals, after a hearing, may authorize this variation because it does not exceed the maximum variation permitted in Article VII, Section 4 of the Ordinance.

I understand that the Zoning Board of Appeals may authorize a variation only where there are practical difficulties or where there is particular hardship in the way of carrying out the strict letter of this ordinance.

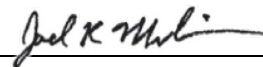
Daniel Lesus

Owner's Agent Printed Name

847-502-5051

Agent's Telephone

Joel Merkin



Owner's Printed Name and Signature

847-208-1502

Owner's Telephone

Please deliver this form with any supporting material to:

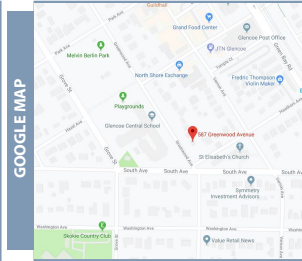
Public Works Department
Village of Glencoe
675 Village Court
Glencoe, Illinois 60022

Phone: (847) 835-4111 | Fax: (847) 835-4234 | E-mail: publicworks@villageofglencoe.org



PROPERTY ADDRESS	SURVEY NUMBER	1910.0369
------------------	---------------	-----------

587 GREENWOOD AVENUE, GLENCOE, ILLINOIS 60022



CLIENT ORDER NUMBER: SC19023991	DATE: 10/08/19
---------------------------------	----------------

BUYER: JOEL MERKIN & MICHELLE MERKIN

SELLER: GARY ROSENTHAL AND MARIBETH ROSENTHAL

CERTIFIED TO:

TR	JOEL MERKIN, MICHELLE MERKIN; FIDELITY NATIONAL TITLE COMPANY, LLC; FIDELITY NATIONAL TITLE INSURANCE COMPANY
----	---------------------------------------------------------------------------------------------------------------------

THAT PART OF LOTS 11 AND 12, TOGETHER WITH THE DEEDS 13 OF THE SACRED JULY
UPON EASTERN OF AND ADJOINING SAID LOTS, ALL TAKEN AS A SINGLE TRACT IN BLUES IN
IN "YOUNG", BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 7, TOWNSHIP 20 NORTH,
RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LEGAL DESCRIPTION

ST NONE VISIBLE


FIELD WORK DATE: 10/8/2019 **REVISION DATES:** (REV.1 10/14/2019) (REV.1 10/8/2019)

1910.0369
BOUNDARY SURVEY
COOK COUNTY

THAT PART OF LOTS 11 AND 12, TOGETHER WITH THE WESTERLY 1/2 OF THE VACATED ALLEYLYING EASTERLY OF AND ADJOINING SAID LOTS, ALL TAKEN AS A SINGLE TRACT, IN BLOCK 24IN "GLENCOE", BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 7, TOWNSHIP 42 NORTH,RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.DESCRIBED AS FOLLOWS:BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 12; THENCE NORTHEASTERLY,ALONG THE NORTHERLY LINE OF SAID LOT 12, A DISTANCE OF 109.75 FEET; THENCESOUTHEASTERLY, ALONG A LINE MAKING AN ANGLE OF 90 DEGREES 00 MINUTES 38SECONDS, MEASURED CLOCKWISE NORTHEASTERLY TO SOUTHEASTERLY FROM THE LASTDESCRIBED COURSE EXTENDED, A DISTANCE OF 44.45 FEET; THENCE SOUTHWESTERLY,ALONG A LINE MAKING AN ANGLE OF 90 DEGREES 00 MINUTES 38 SECONDS, MEASUREDCOUNTER-CLOCKWISE NORTHWESTERLY TO SOUTHWESTERLY FROM THE LAST DESCRIBEDCOURSE, A DISTANCE OF 8.75 FEET; THENCE SOUTHEASTERLY, ALONG A LINE MAKING ANANGLE OF 90 DEGREES 00 MINUTES 38 SECONDS, MEASURED CLOCKWISE NORTHEASTERLYTO SOUTHEASTERLY FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 29.45 FEET;THENCE SOUTHWESTERLY, ALONG A LINE MAKING AN ANGLE OF 90 DEGREES 00 MINUTES 38SECONDS, MEASURED COUNTER-CLOCKWISE NORTHWESTERLY TO SOUTHWESTERLY FROMTHE LAST DESCRIBED COURSE, A DISTANCE OF 7.00 FEET; THENCE SOUTHEASTERLY, ALONGA LINE MAKING AN ANGLE OF 90 DEGREES 00 MINUTES 38 SECONDS, MEASURED CLOCKWISENORTHEASTERLY TO SOUTHEASTERLY FROM THE LAST DESCRIBED COURSE, A DISTANCE OF22.85 FEET; THENCE SOUTHWESTERLY, ALONG A LINE MAKING AN ANGLE OF 90 DEGREES 00MINUTES 38 SECONDS, MEASURED COUNTER-CLOCKWISE NORTHWESTERLY TOSOUTHWESTERLY FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 94.00 FEET TO APOINT ON THE SOUTHWESTERLY LINE OF AFORESAID LOTS 11 AND 12; THENCENORTHWESTERLY, ALONG THE SAID SOUTHWESTERLY LINE OF LOTS 11 AND 12, A DISTANCEOF 96.75 FEET TO THE POINT OF BEGINNING.

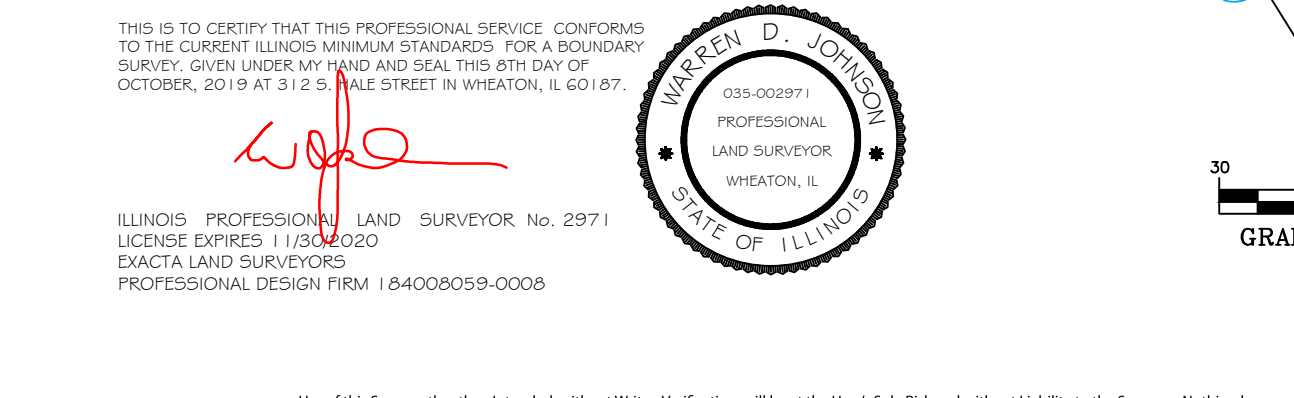
STATE OF ILLINOIS
COUNTY OF DuPAGE } SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 8TH DAY OF OCTOBER, 2019 AT 312 S. LALE STREET IN WHEATON, IL 60187.

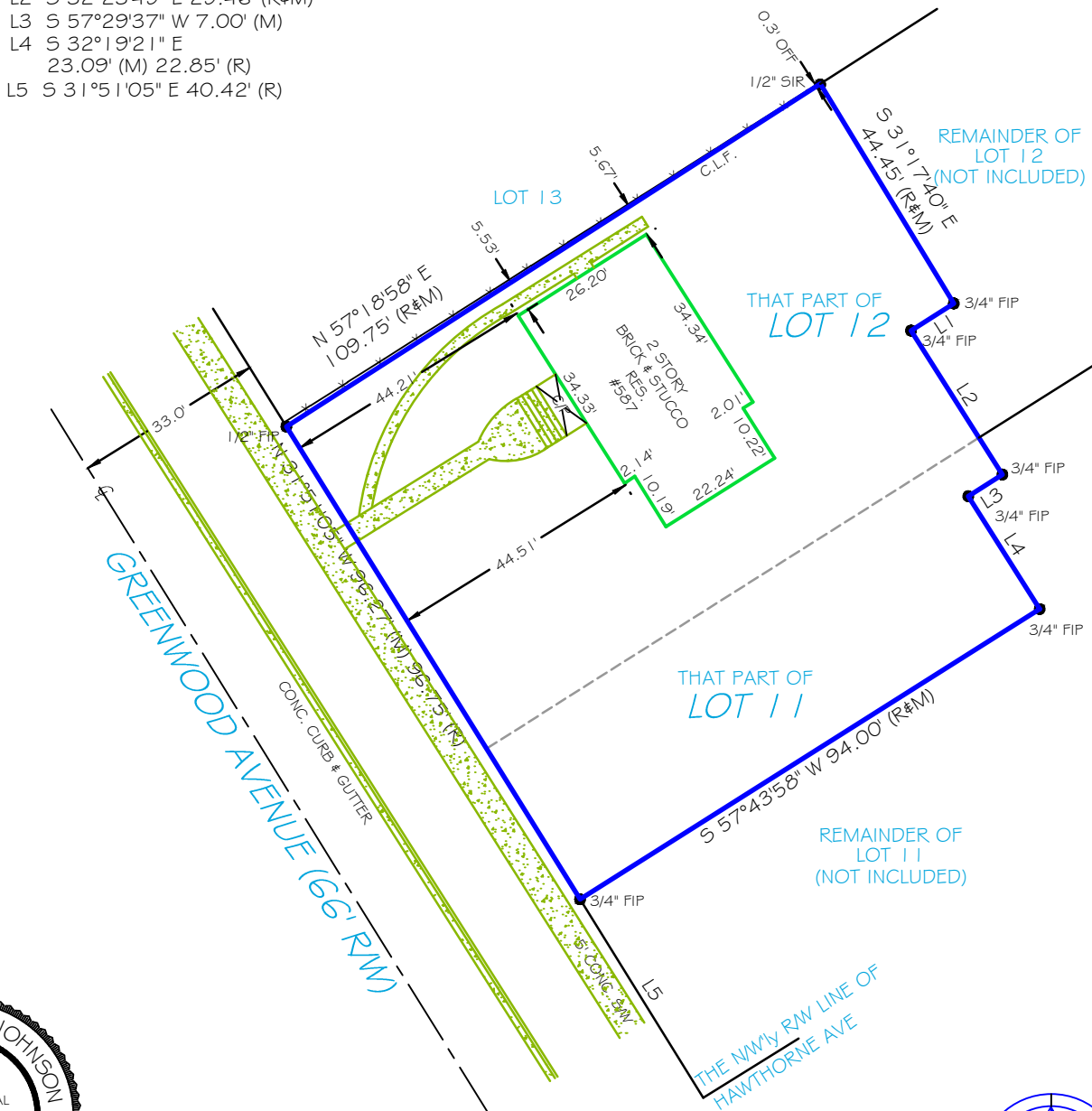
A handwritten signature in red ink, appearing to be 'W. J. O.', is written over the bottom portion of the text.

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS
TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY
SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 8TH DAY OF
OCTOBER, 2019 AT 312 S. MALE STREET IN WHEATON, IL 60187.

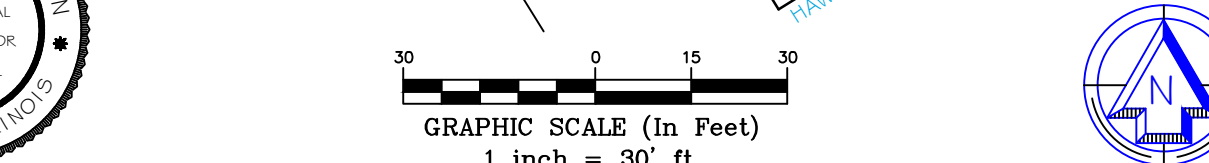
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2020
EXACTA LAND SURVEYORS
PROFESSIONAL DESIGN FIRM 184008059-0008



L1 S 57°37'14" W 8.75' (R#M)
L2 S 32°23'49" E 29.46' (R#M)
L3 S 57°29'37" W 7.00' (M)
L4 S 32°19'21" E
23.09' (M) 22.85' (R)
L5 S 31°51'05" E 40.42' (R)



GRAPHIC SCALE (In Feet)
1 inch = 30' ft.



Use of this Survey other than Intended, without Written Verification, will be at the User's Sole Risk and without Liability to the Surveyor. Nothing hereon shall be Construed to give ANY Rights or Benefits to Anyone than those Certified

GENERAL SURVEYOR NOTES

GENERAL SURVEYOR NOTES

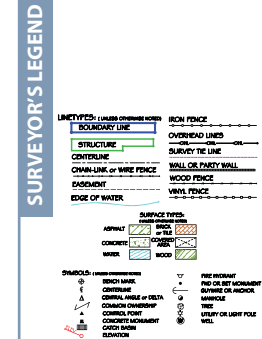
- The legal description used to perform this survey was supplied by _____. The survey does not determine or imply ownership.
- This survey only shows improvements found above ground. Underground footings, utilities, and encroachments are not located on this survey map.
- If there is a septic tank, well or drain field on this survey, the location of these items was shown to us by others and are not verified.
- This survey is exactly for the use of the parties to whom it is certified.
- Any additions or deletions to this 1-page survey document are strictly prohibited.
- Dimensions are in feet and decimals thereof.
- Due to varying construction standards, house dimensions are approximate.
- Any FEMA flood zone data contained in this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
- All pins marked as set 5/8 S&B Iron rebar.
- Unless specifically stated otherwise, an examination of the abstract of title was not performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- Points of Interest (POI) are selected above-ground improvements which may not be in conflict with boundary, building setback, or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the owner.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained in this survey has been performed exclusively and is the sole responsibility of Exacta Land Surveys, LLC. Additional logo or references to third party firms are for informational purposes only.
- Hour measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.
- Survey bearings are used for angular reference and are used to show angular relationships of lines only and are not related or oriented to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plans on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plans. North 0 degrees east is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter 10, Sub-Chapter B, Sec. 1770.

PERFORMED BY

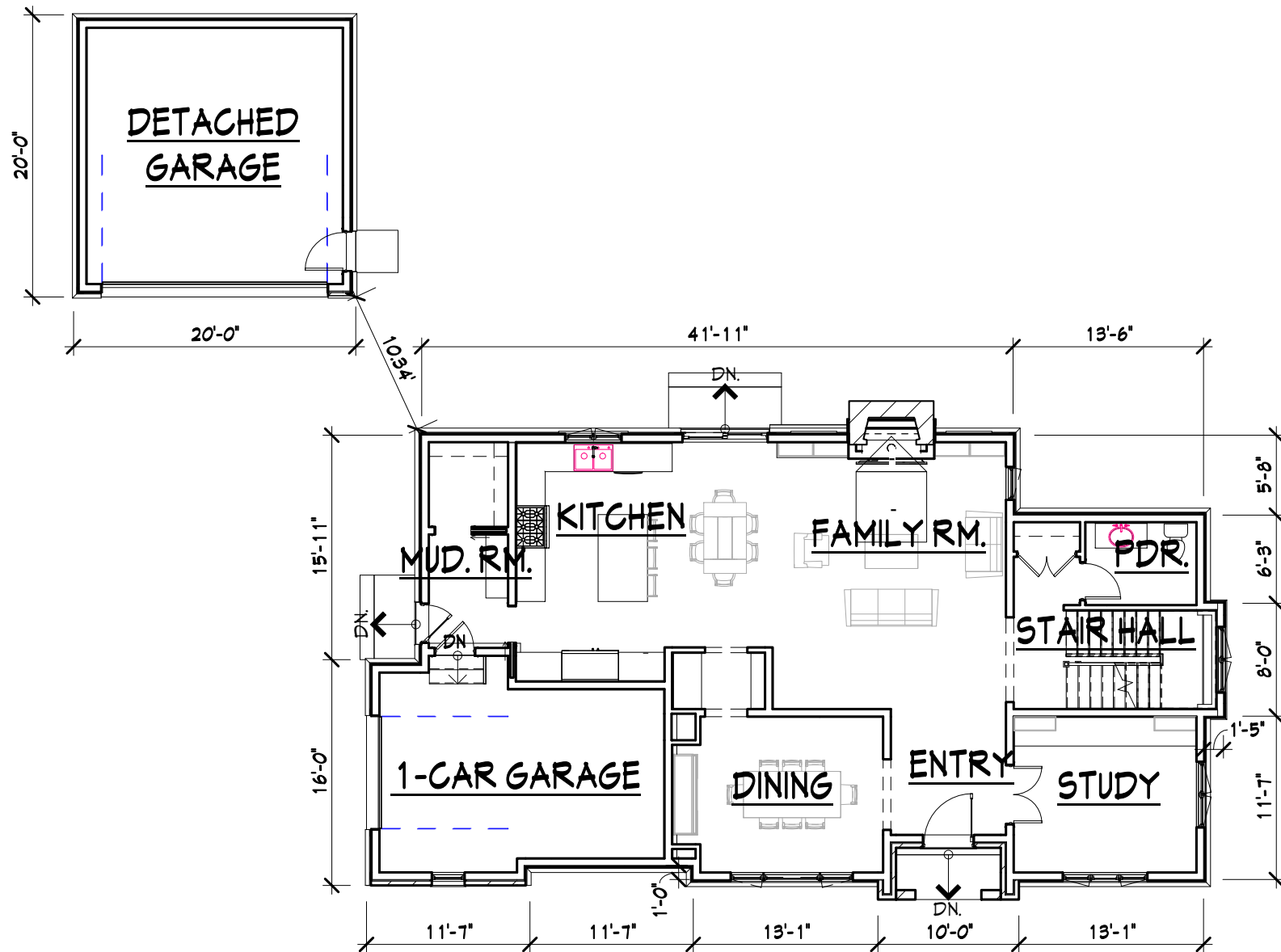
PERFORMED BY
EXACTA
LAND SURVEYORS, LLC
LB# 184008059
316 East Jackson Street, Morris, IL 60450
Phone: 773.305.4011

PERF LB# 184008059
316 East Jackson Street, Morris, IL 60450
Phone: 773.305.4011

SURVEYOR'S LEGEND

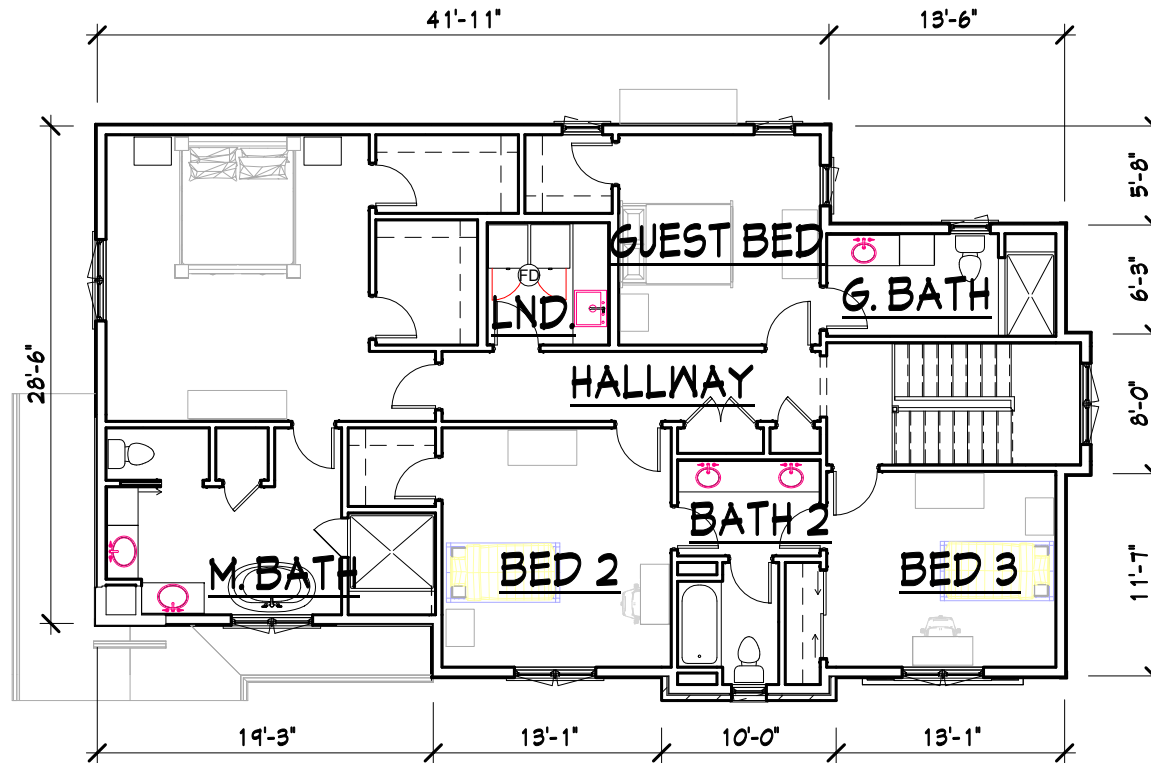


(Q) CALCULATED
(P) DEED
(P) FIELD
(M) MEASURED
(P) FLAT
(R) RECORD
(S) SURVEY
(S) ACCESSORY SETBACK LINE
A/C AIR CONDITIONING
B.C. BACK CORNER
B.C.L. BACKLASH ELEVATOR
B.R. BEARING REFERENCE
B.R. BUILDING REFERENCE
B/W BAY/BOW WINDOW
B.W. BUILDING
BLK. BLOCK
BSMT. BASEMENT
BM. BENCHMARK
B.M. BENT
C.B. CONCRETE BLOCK
C.F. CHAIN LINK FENCE
C.O. CLEAN OUT
C.O. CONCRETE VAULT GUTTER
C/L CENTER LINE
C/L COVERED SIDEWALK
C/S CONCRETE SLAB
CATY CATY TIE RISER
CHORD CHORD BEARING
CHIM. CHIMNEY
CMT. CONCRETE
COR. CORNER
CON. CONCRETE SIDEWALK
D.F. DRAIN FIELD
D.F. DRAIN FIELD
D.H. DRILL HOLE
D.W. DROEWAY
E.O.W. EDGE OF WATER
ELEV. ELEVATION
EM. ELECTRIC METER
ENCL. ENCLOSURE
ENT. ENTRANCE
EUB. ELECTRIC UTILITY BOX
FIN. FINISHED FLOOR
F.O.P. EDGE OF PAVEMENT
F/DH. FOUND DRILL HOLE
FND. FOUND CORNER MONUMENT
FNP. FOUND IRON PIPE
FPC. FOUND IRON ROD & CAP
FIR. FOUND IRON ROD
FND. FOUND NAIL
FNSD. FOUND NAIL AND DISC
FND. FOUND NAIL
FPKN. FOUND PARKER-KALCIN NAIL
G.M. FOUND PARK NAIL & DISC
GRKSPK. FOUND RAILROAD SPIKE
GAR. GARAGE
GAS. GAS METER
ID. IDENTIFICATION
ILL. ILLIGIBLE
INST. INSTRUMENT
INT. INTERSECTION
L. LENGTH
LB# LICENSE # - BUSINESS
L# LICENSE # - SURVEYOR
M.B. MAP BOOK
M.E.S. MITERED END SECTION
M.F. METAL FENCE
MES. MITERED END SECTION
M. MANHOLE
N.R. NON RADIAL
NOT. NOT TO SCALE
NAVY28. NORTH AMERICAN
VERTICAL DATUM OF 1988
NATIONAL GEODETIC
VERTICAL DATUM OF 1929
ON CONCRETE SLAB
O.G. ON GROUND
O.R.B. OFFICIAL RECORD BOOK
O.V. OFFSET RECORD VOLUME
O/A OVERALL
O/S OVERSHOOT
OFF. OFFSIDE OF SUBJECT PARCEL
OH. OVERHANG
OHL. OVERHEAD LINES
ON. INSIDE OF SUBJECT PARCEL
P.B. PLAT BOOK
P.C. POINT OF CURVATURE
P.C. POINT OF COMPOUND CURVATURE
P.C.P. PERMANENT CONTROL POINT
PI. POINT OF INTERSECTION
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.P. PINCHED POINT
P.R.C. POINT OF REVERSE CURVATURE
P.R.M. PERMANENT REFERENCE MONUMENT
P.T. POINT OF TANGENCY
P/E POOL EQUIPMENT
PAGE
PLS. PROFESSIONAL LAND SURVEYOR
PLT. PLANTER
PSM. PAVED SIDEWALK
R. RADIUS OF CURVATURE
R. RADIUS OF ROAD
R.P. RADIAL POINT
R.S. RIGHT OF WAY
RES. RESIDENCE
RGE. RANGE
RGE. SET BACK LINE
S.C.L. SURVEY CLOSURE LINE
S.W. SURVEY TIE LINE
S.W. SEAWALL
S/GD. SET GULF DISC
S/G. SIDEWALK
SCK. SCREEN
SEC. SECTION
SEP. SEPTIC TANK
SEW. SEWER
SRK. SET IRON ROD & CAP
SMD. SET NAIL & DISC
SQ. SQUARE FEET
STY. STORY
SW. SEWER VENT
T.B. TOP OF BANK
TBM. TEMPORARY BENCHMARK
TEL. TELEPHONE LOCITIES
TWP. TOWNSHIP
TYP. TYPICAL
U.K. UTILITY RISER
U.K. UNDERGROUND
UR. UTILITY RISER
V.F. VINYL FENCE
W.F. WOOD FENCE
W.C. WITNESS CORNER
W.F. WATER FILL
W.V. WATER METER/VALVE BOX
W.V. WATER VALVE
A.E. ACCESS EASEMENT
ANCH. ANCHOR EASEMENT
C.M.E. CANAL MAINTENANCE ESMT.
C.U.E. CANAL UTILITY ESMT.
D.E. DRAINAGE EASEMENT
D.U.E. DRAINAGE AND UTILITY ESMT.
EASEMENT
I.E.E. INGRESS/EGRESS ESMT.
IR.E. IRRIGATION EASEMENT
L.E. LIMITED ACCESS ESMT.
L.B.E. LANDSCAPE BUFFER ESMT.
L.E. LANDSCAPE
L.M.E. LAKE OR LANDSCAPE
MAINTENANCE EASEMENT
M.E. MAINTENANCE EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
R.O.E. ROADWAY EASEMENT
S.W.E. SIDEWALK EASEMENT
S.W.M.E. STORM WATER MANAGEMENT EASEMENT
T.U.E. TECHNOLOGICAL UTILITY ESMT.
U.E. UTILITY EASEMENT



PROPOSED FIRST FLOOR

THE MERKIN RESIDENCE
587 GREENWOOD AVENUE
GLENCOE, ILLINOIS 60022



PROPOSED SECOND FLOOR

THE MERKIN RESIDENCE
587 GREENWOOD AVENUE
GLENCOE, ILLINOIS 60022



PROPOSED FRONT ELEVATION

THE MERKIN RESIDENCE
587 GREENWOOD AVENUE
GLENCOE, ILLINOIS 60022

4/29/2020 10:53:16 AM



PROPOSED RIGHT ELEVATION

THE MERKIN RESIDENCE
587 GREENWOOD AVENUE
GLENCOE, ILLINOIS 60022

E:\Projects\19749\587 Greenwood Ave, Glencoe.rvt



PROPOSED RIGHT ELEVATION

THE MERKIN RESIDENCE
587 GREENWOOD AVENUE
GLENCOE, ILLINOIS 60022

4/29/2020 10:53:22 AM



PROPOSED REAR ELEVATION

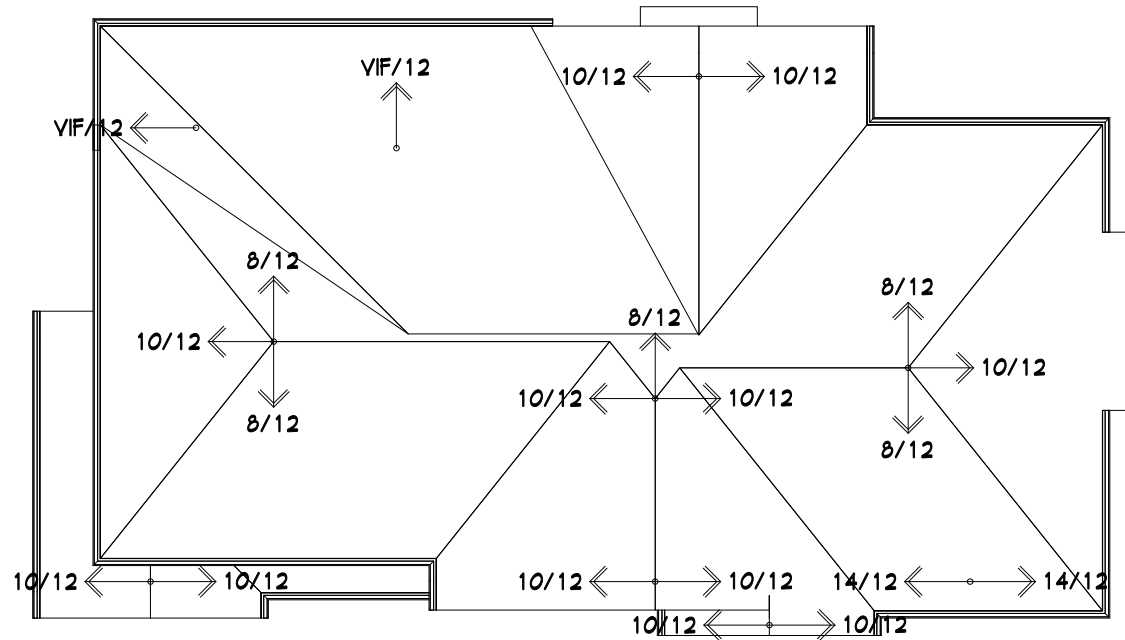
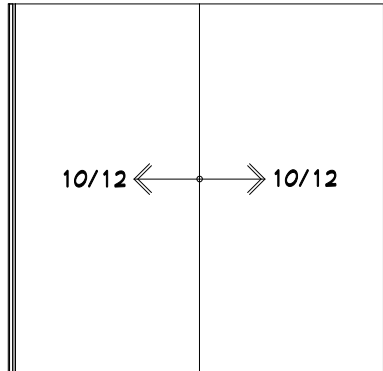
E:\Projects\19749\587 Greenwood Ave, Glencoe.rvt

THE MERKIN RESIDENCE
587 GREENWOOD AVENUE
GLENCOE, ILLINOIS 60022



PROPOSED LEFT ELEVATION

THE MERKIN RESIDENCE
587 GREENWOOD AVENUE
GLENCOE, ILLINOIS 60022



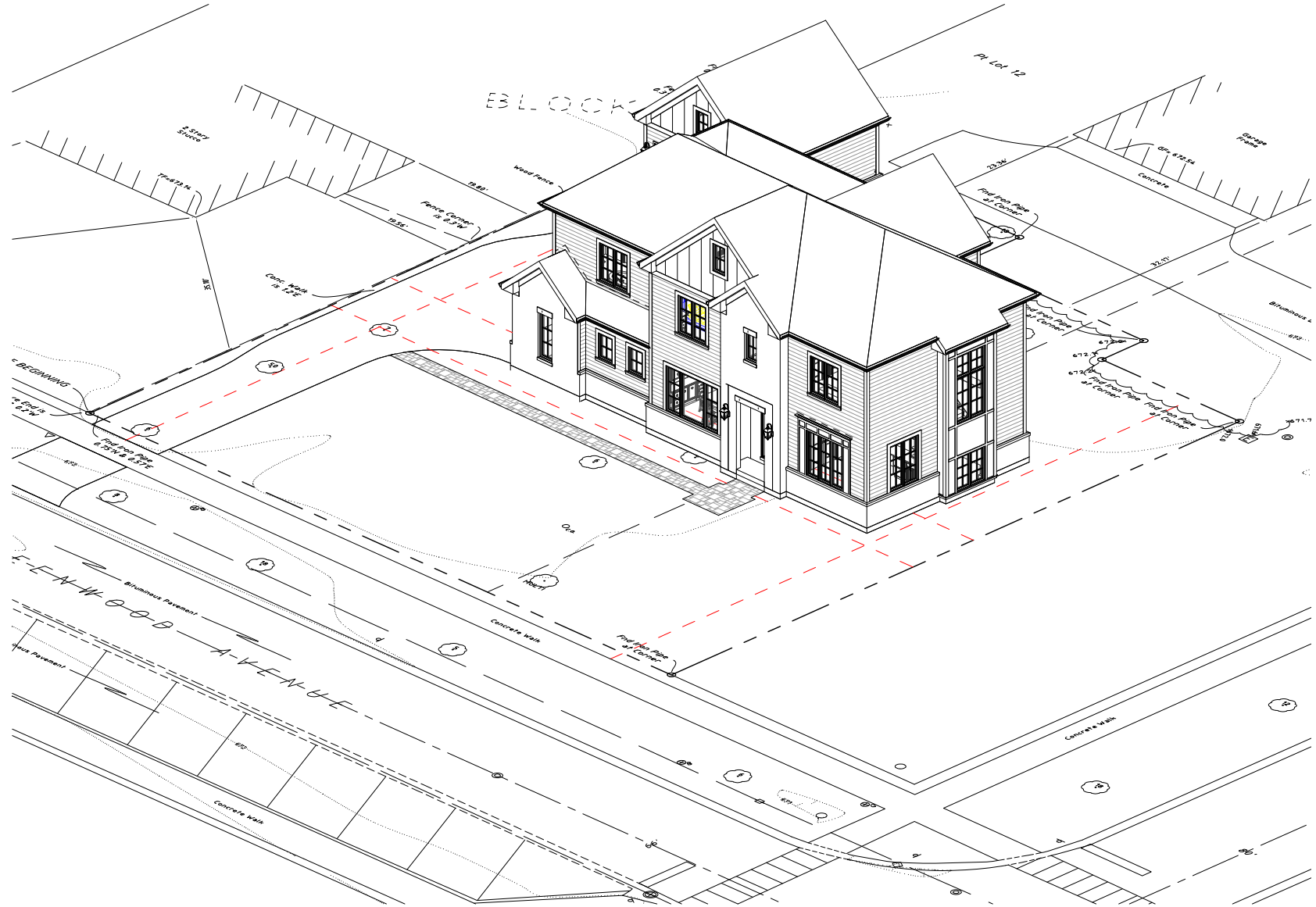
PROPOSED ROOF PLAN

THE MERKIN RESIDENCE
587 GREENWOOD AVENUE
GLENCOE, ILLINOIS 60022



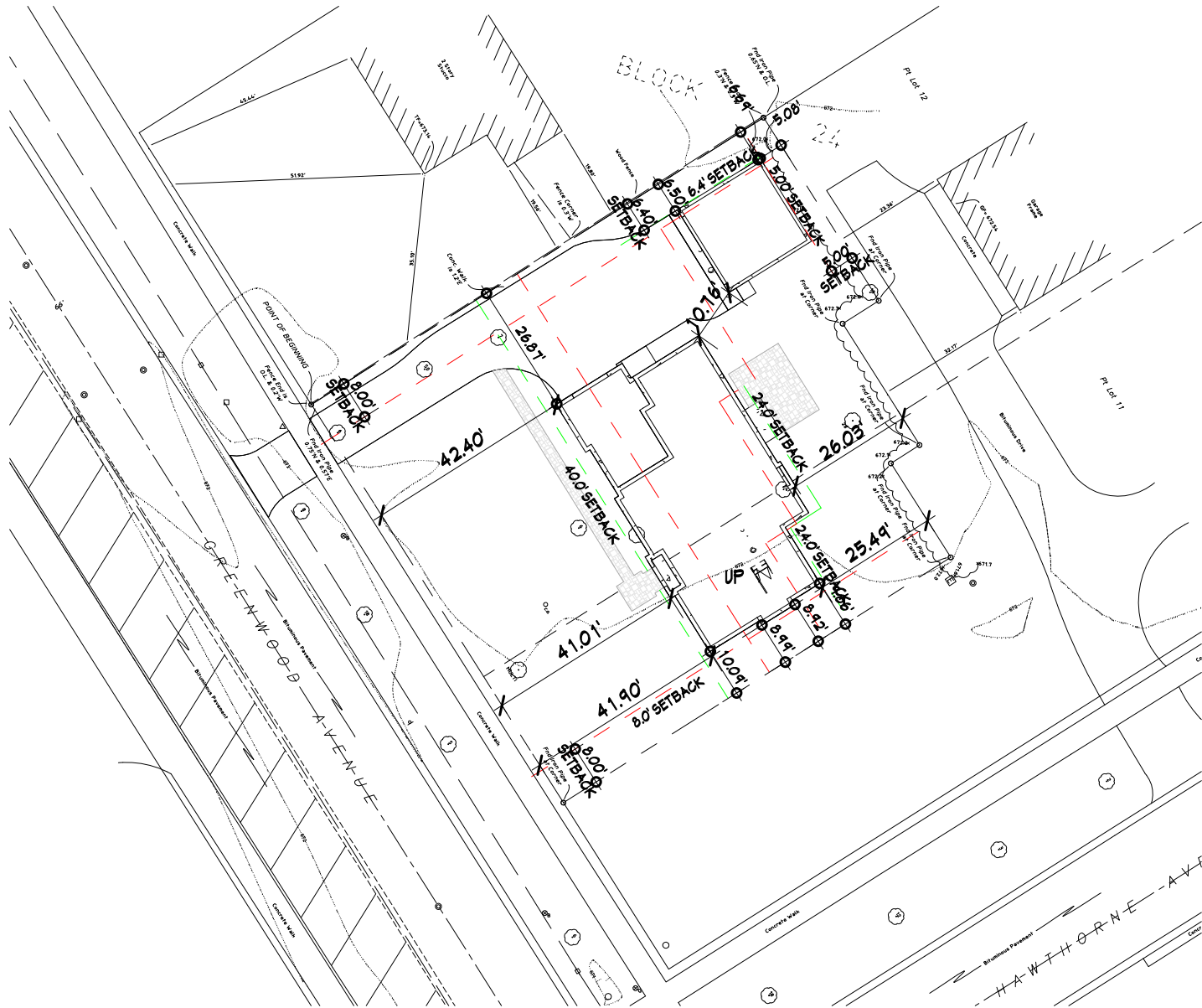
PROPOSED PERSPECTIVE 1

THE MERKIN RESIDENCE
587 GREENWOOD AVENUE
GLENCOE, ILLINOIS 60022



PROPOSED PERSPECTIVE 2

THE MERKIN RESIDENCE
587 GREENWOOD AVENUE
GLENCOE, ILLINOIS 60022



PROPOSED SITE PLAN

THE MERKIN RESIDENCE
587 GREENWOOD AVENUE
GLENCOE, ILLINOIS 60022



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

April 27, 2020

Re: Zoning Board of Appeals Variation Public Hearing – 587 Greenwood Avenue

Dear Resident,

The enclosed legal notice provides information on a Zoning Board of Appeals Variation Public Hearing for Monday, May 11, 2020 at 6:00 p.m. Due to Illinois' stay-at-home order, the hearing will take place virtually by videoconference. The hearing is open to the public and you are welcome to view it and provide any questions or comments on this matter. You are being contacted because your property is located within 200 feet of 587 Greenwood Avenue.

The applicant is requesting four variations from the Village's zoning code to allow for the construction of a new single-family home:

1. To reduce the required front yard setback from 50 feet to 40 feet.
2. To reduce the required rear yard setback from 30 feet to 24 feet.
3. To reduce the required north side yard setback from 8 feet to 6.4 feet.
4. To reduce the required setback plane on the south side of the lot.

Information on how to view the hearing and provide comment will be available at www.villageofglencoe.org, or by contacting me by phone at (847) 461-1118 or email at tbaxter@villageofglencoe.org. 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**

May 11, 2020

Notice is hereby given that a public hearing is to be conducted on Monday, May 11, 2020 at 6:00 p.m., before the Zoning Board of Appeals of the Village of Glencoe, Cook County, Illinois. The Board will conduct a virtual meeting by videoconference to consider requests for variations:

A request for variations from the zoning code by applicant Joel Merkin to permit a new single-family residence at 587 Greenwood Avenue, Glencoe, Illinois, in the RC Single-Family Residential Zoning District (Permanent Real Estate Index Number 05-07-211-036-0000).

Legal Description: THAT PART OF LOTS 11 AND 12, TOGETHER WITH THE WESTERLY 1/2

OF THE VACATED ALLEYLYING EASTERLY OF AND ADJOINING SAID LOTS, ALL TAKEN AS A SINGLE TRACT, IN BLOCK 24IN "GLENCOE", BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 7, TOWNSHIP 42 NORTH,RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.DESCRIBED AS FOLLOWS:BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 12; THENCE NORTHEASTERLY,ALONG THE NORTHERLY LINE OF SAID LOT 12, A DISTANCE OF 109.75 FEET; THENCESOUTHEASTERLY, ALONG A LINE MAKING AN ANGLE OF 90 DEGREES 00 MINUTES 38SECONDS, MEASURED CLOCKWISE NORTHEASTERLY TO SOUTHEASTERLY FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 44.45 FEET; THENCE SOUTHWESTERLY,ALONG A LINE MAKING AN ANGLE OF 90 DEGREES 00 MINUTES 38 SECONDS, MEASUREDCOUNTER-CLOCKWISE NORTHWESTERLY TO SOUTHWESTERLY FROM THE LAST DESCRIBEDCOURSE, A DISTANCE OF 8.75 FEET; THENCE SOUTHEASTERLY, ALONG A LINE MAKING ANANGLE OF 90 DEGREES 00 MINUTES 38 SECONDS, MEASURED CLOCKWISE NORTHEASTERLYTO SOUTHEASTERLY FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 29.45 FEET;THENCE SOUTHWESTERLY, ALONG A LINE MAKING AN ANGLE OF 90 DEGREES 00 MINUTES 38SECONDS, MEASURED COUNTER-CLOCKWISE NORTHWESTERLY TO SOUTHWESTERLY FROMTHE LAST DESCRIBED COURSE, A DISTANCE OF 7.00 FEET; THENCE SOUTHEASTERLY, ALONGA LINE MAKING AN ANGLE OF 90 DEGREES 00 MINUTES 38 SECONDS, MEASURED CLOCKWISENORTHEASTERLY TO SOUTHEASTERLY FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 22.85 FEET; THENCE SOUTHWESTERLY, ALONG A LINE MAKING AN ANGLE OF 90 DEGREES 00MINUTES 38 SECONDS, MEASURED COUNTER-CLOCKWISE NORTHWESTERLY TOSOUTHWESTERLY FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 94.00 FEET TO APOINT ON THE SOUTHWESTERLY LINE OF AFORESAID LOTS 11 AND 12; THENCENORTHWESTERLY, ALONG THE SAID SOUTHWESTERLY LINE OF LOTS 11 AND 12, A DISTANCEOF 96.75 FEET TO THE POINT OF BEGINNING.

The applicant requests the following variations from the zoning code:

1. To reduce the required front yard setback from 50 feet to 40 feet.
2. To reduce the required rear yard setback from 30 feet to 24 feet.
3. To reduce the required north side yard setback from 8 feet to 6.4 feet.
4. To reduce the required setback plane on the south side of the lot.

All persons interested are urged to participate and will be given an opportunity to be heard. Instructions for viewing the meeting and submitting comments will be available via www.villageofglencoe.org or by emailing publicworks@villageofglencoe.org.

Address nu	Street nam	Unit	City	State	ZIP code	PIN	Property o	Mailing adc
590	Vernon Ave		Glencoe	IL	60022	05-07-211-	David Weir	590 Vernor
595	Greenwood Ave		Glencoe	IL	60022	05-07-211-	Gregory Hi	595 Greenv
609	Greenwood Ave		Glencoe	IL	60022	05-07-211-	Julian Berki	609 Greenv
601	Greenwood Ave		Glencoe	IL	60022	05-07-211-	Andrew Av	601 Greenv
380	Hawthorn Ave		Glencoe	IL	60022	05-07-215-	Property O	380 Hawth
560	Greenwood Ave		Glencoe	IL	60022	05-07-400-	Stephanie I	560 Greenv
375	Hawthorn Ave		Glencoe	IL	60022	05-07-211-	Stephen &	375 Hawth
604	Vernon Ave		Glencoe	IL	60022	05-07-211-	Michael J C	604 Vernor
620	Greenwood Ave		Glencoe	IL	60022	05-07-210-	Property O	620 Greenv
608	Vernon Ave		Glencoe	IL	60022	05-07-211-	James Sear	608 Vernor
420	South Ave		Glencoe	IL	60022	05-07-400-	Michael Hc	420 South /
377	Hawthorn Ave		Glencoe	IL	60022	05-07-211-	James & Fr	377 Hawth
556	Vernon Ave		Glencoe	IL	60022	05-07-215-	Property O	556 Vernor
587	Greenwood Ave		Glencoe	IL	60022	05-07-211-	Joel Merkir	587 Greenv
600	Vernon Ave		Glencoe	IL	60022	05-07-211-	Ben & Julie	600 Vernor
555	Greenwood Ave		Glencoe	IL	60022	05-07-401-	Donald A S	555 Greenv
615	Greenwood Ave		Glencoe	IL	60022	05-07-211-	James Knig	615 Greenv
395	Hawthorn Ave		Glencoe	IL	60022	05-07-211-	G. Kalman	395 Hawth

1 Ave Glencoe IL 60022
wood Ave Glencoe IL 60022
wood Ave Glencoe IL 60022
wood Ave Glencoe IL 60022
orn Ave Glencoe IL 60022
wood Ave Glencoe IL 60022
orn Ave Glencoe IL 60022
1 Ave Glencoe IL 60022
wood Ave Glencoe IL 60022
1 Ave Glencoe IL 60022

orn Ave Glencoe IL 60022
1 Ave Glencoe IL 60022
wood Ave Glencoe IL 60022
1 Ave Glencoe IL 60022
wood Ave Glencoe IL 60022
wood Ave Glencoe IL 60022
orn Ave Glencoe IL 60022