



VILLAGE OF GLENCOE

675 Village Court, Glencoe, Illinois 60022
p: (847) 835-4114 | info@villageofglencoe.org | Follow Us: @VGlencoe

www.villageofglencoe.org

Virtual Meeting Information

As the Village of Glencoe and its partner agencies continue to follow social distancing requirements and Governor Pritzker's *Restore Illinois* Plan, the September 14, 2020 meeting will be held virtually via telephone and video conference (individuals may participate either by telephone or by video conference). Individuals may call the following to participate in the meeting:

By Telephone:

Phone Number: (312) 626-6799
Webinar ID: 964 4854 1298

By Zoom Video Conference:

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

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

Public Comment Submittal Options

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

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

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

- The Subject Line of the e-mail should include the following text: "September 14th ZBA Meeting Public Comment"
- Name of person submitting comment (address can be provided, but is not required)
- Organization or agency person is submitting comments on behalf of, if applicable
- Topic or agenda item number of interest, or indicate if the public comment is on a matter not listed on the ZBA meeting agenda

Option 2: Submit Comments by Phone Prior to Meeting

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



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

**Virtual Meeting
September 14, 2020
7:30pm**

1. CALL TO ORDER AND ROLL CALL

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

2. CONSIDER ADOPTION OF THE AUGUST 3, 2020 ZONING BOARD OF APPEALS MEETING MINUTES.

3. PUBLIC HEARING TO CONSIDER ONE VARIATION REQUEST AT 1178 CAROL LANE FOR AN INCREASE IN ALLOWABLE GROSS FLOOR AREA FOR AN ADDITION TO AN EXISTING SINGLE-FAMILY HOUSE.

4. PUBLIC HEARING TO CONSIDER ONE VARIATION REQUEST AT 510 JEFFERSON AVENUE FOR AN INCREASE IN ALLOWABLE GROSS FLOOR AREA FOR A NEW POOL HOUSE AND PERGOLA.

5. ADJOURN

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



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

Village Hall Council Chamber and Videoconference
675 Village Court
Monday, August 3, 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 3rd day of August 2020, held virtually via Zoom web video conference.

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		
David Mau	Public Works Director	Present
Rich McGowan	Planner	Present

2. CONSIDERATION OF MINUTES OF THE JULY 13, 2020 ZBA MEETING

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

3. APPROVE RUBIN APPEAL AT 700 VERNON AVENUE

Chairman Roin stated that the purpose of this meeting was to conduct a virtual public hearing on the appeal by Lou Rubin, owner of Hometown Coffee at 700 Vernon Avenue, of a decision by the Development Services Manager in denying a permit to exceed the maximum allowable wall sign area from 85.5 square feet to 91.64 square feet, reduce the minimum required elevation of the bottom of a wall sign from eight feet above grade to zero

feet above grade, and extend into the public right-of-way, to allow for the installation of a wall sign. This 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 July 16, 2020 Chicago Tribune and neighbors were notified of the public hearing by mail. Rich McGowan then swore in those in attendance who were expecting to testify.

SUMMARY OF TESTIMONY

Chairman Howard Roin stated the purpose of tonight's meeting is to discuss three variation requests for a wall sign at 700 Vernon Avenue.

Chairman Roin asked Lou Rubin to begin his presentation. Mr. Rubin gave an overview of the variances requested, stating:

- 1) He is a resident of Glencoe at 949 Valley Road and is the owner of Hometown Coffee at 700 Vernon Avenue.
- 2) It was put up without a permit without knowing a permit was required.
- 3) The community's response of the sign has been welcoming.

Planner Rich McGowan then proceeded by presenting a picture of the wall sign and explaining the proposed variances, stating:

- 1) Sec. 5-105(I)(3)(b): No wall sign shall exceed one and one-half square feet per lineal foot of frontage that the business establishment abuts.
- 2) Sec. 5-105(E)(8): No sign, except governmental signs authorized in this Section, shall be placed in or extend into or over any public property or public right-of-way.
- 3) Sec. 5-105(E)(4)(a): The bottom of every wall sign shall be elevated at least eight feet above grade.

Chairman Roin asked Mr. McGowan if the proposed variances were allowed to be granted for the sign area. Mr. McGowan confirmed that it appears to be within the allowable limit.

Public Works Director David Mau then stated that the applicant's intent is to remove the wall sign in the winter months due to the weather.

Board Member Deborah Carlson asked if people would be able to walk across the portion of the canvas that extends into the public sidewalk or if they would have to walk around it. Mr. Rubin stated that the material is a durable canvas which people walk over.

Chairman Roin stated that his understanding is that the Plan Commission wanted a limited duration for six months or a shorter period that the Village may decimate.

Board Member David Friedman asked Mr. Rubin if the material of the canvas would be slippery when it rains. Mr. Rubin stated it is a rough texture that has a grit texture.

Board Member Carlson asked Mr. Rubin how the canvas adheres to the sidewalk. Mr. Rubin stated that it sticks to the wall and sidewalk with a material like carpet tape which supports it fine.

Board Member Scott Novack asked if this will go to the Village Board after this Zoning Board of Appeals hearing. Mr. McGowan stated he believes this is the last public hearing for the wall sign. Mr. Novack then asked Mr. Rubin if he plans on putting the wall sign back up in the Spring of 2021. Mr. Rubin then stated that his understanding is that this would not be a perpetual thing and that he would have to ask for permission to put this sign up again.

Chairman Roin then stated that his understanding is that the Plan Commission wanted a time limit for the wall sign to be displayed, so the Zoning Board of Appeals can approve a sign variance with stipulations for a time period. Chairman Roin stated that the applicant could come back for another variance after the allowable duration, or the Plan Commission could potentially propose an amendment to zoning code to allow for murals. Chairman Roin clarified that the Zoning Board of Appeals cannot make amendments to the zoning code. Mr. Rubin stated that the approval of this sign could clear the path to open up discussion with the Plan Commission in the future.

Board Member Alex Kaplan asked if the Village takes on any liability if someone slips or trips over the canvas that is on the public sidewalk. Chairman Roin stated if that is a legal question then he does not know, and that he does not believe the Village is volunteering to take any liability. Chairman Roin continued, stating that what the Board is hearing today implies that the surface of the wall sign that is better than what is there already.

Board Member John Satter stated that questions about the Village's liability were raised at the Plan Commission meeting and that the substance of the answer was that there is licensing and agreements that can be put in place, similar to an outdoor patio or seating arrangement on a public sidewalk. Mr. Mau then confirmed that the Village legislates things in the public right of way in different ways, such as a seasonal sidewalk and table permit with liability provisions included, and that Mr. Rubin has worked with the Village on a similar process for a vestibule that projected into the public right of way.

Chairman Roin mentioned that he believes the Village can ask to be indemnified by the business owner if the Village was sued, and that he believes Mr. Kaplan brings up a good point.

Board Member David Friedman then clarified that the Board is not reviewing the aesthetics of the sign. Chairman Roin confirmed that the appearance review has been approved by the Plan Commission and thinks that it is safe to approve.

Board Member Scott Novack agreed and stated that he believes the wall sign is a fantastic mural and supports all three variances requested.

Public Works Director David Mau added that the Plan Commission debated whether it was a wall sign or mural and that the future regulations of signs similar to the one presented tonight

are going to be part of a larger discussion with the Plan Commission and Village Staff over the next few months.

Board Member Deborah Carlson asked if the Village has received any complaints about the wall sign. Mr. McGowan confirmed that the Village has received one public comment from Geoff Scott who is in attendance tonight.

Mr. Geoff Scott of 724 Vernon Avenue stated that he has seen the sign and believes this is a sign and not a mural, and that people often choose to walk around the portion which encroaches into the public sidewalk. He believes it will deteriorate with weather over time and isn't sure why it has to go onto the sidewalk in an area that is already constrained with tables and current social-distancing practices outside of Hometown Coffee. Mr. Scott stated that he worries about what precedent this will set for other businesses in the Village and that he is not in favor of the wall sign.

Board Member John Satter stated that he understood Mr. Scott's concerns and that this debate regarding whether it was a sign or mural came up with the Plan Commission as well, and stated that this is a sign and not a piece of art. Mr. Satter stated that the Zoning Board of Appeals should specify the longevity for how long the sign will be displayed for. Mr. Satter continued, stating that he believes it is a wonderful sign but wishes it did not encroach into the public right-of-way, and clarified that the sign was installed without permission.

Mr. Rubin stated that this originally came about because we are living in a pandemic and most restaurants and retailers are nosediving, and that the reason Hometown Coffee is successful is because of the authentic connections they make with the community. Mr. Rubin stated that he fully respects the Board if they vote against it because it was done incorrectly according to the rules, but he also has the benefit of seeing how the community has reacted to the sign on social media with 571 "likes", 72 positive comments, and zero negative comments. Mr. Rubin clarified that the reason why it goes onto the public sidewalk is due to its three-dimensional appearance, and that people park their bikes and place chairs on it, treating it like part of the sidewalk.

Chairman Roin thanked Mr. Rubin and stated that ultimately he is in favor of approving the wall sign. Chairman Roin stated that he believes it is a sign and artwork, and he does not have the impression that Mr. Rubin knowingly installed the sign without prior approval. Chairman Roin stated that there are some potential liabilities and that the Village should be able to address this prior to approval of the sign, and that the Village should be able to continuously inspect the sign to ensure it is maintained.

Board Member Alex Kaplan asked if the Zoning Board of Appeals would have to re-approve the sign if Mr. Rubin wishes to reinstall the sign after an approved duration. Chairman Roin stated that the approved duration is for whatever duration the Zoning Board of Appeals states and if the applicant would like the sign to be reinstalled it would have to come before the Zoning Board of Appeals again. Chairman Roin reiterated that the Plan Commission agreed on six months for the duration of the sign.

PUBLIC COMMENT

Chairman Roin asked the audience if anyone had a public comment. Mr. Geoff Scott of 724 Vernon Avenue previously stated his comments but did not have any additional comments.

Following consideration of the testimony and discussion, a motion was made and seconded, that the request for variances be granted per the pictures of the sign presented, and with the stipulations that the owner has the obligation to maintain and insure the sign, that the owner is liable for any matters that come to the Village, and that it is approved for a duration of six months, 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 exceed the maximum allowable wall sign area, reduce the minimum required elevation of the bottom of a wall sign, and extend into the public right-of-way, to allow for the installation of a wall sign at 700 Vernon 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 six (6) months unless during said six-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

Board Member Deborah Carlson then concluded that she has resigned from the Zoning Board of Appeals effective today, and that she has joined the Glencoe Village Caucus. The Board Members thanked Ms. Carlson for her service.

5. ADJOURN

There being no further business to come before the Zoning Board of Appeals the meeting was adjourned at 8:24 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: September 2, 2020

TO: Zoning Board of Appeals

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

SUBJECT: Consideration of variation to increase the allowable gross floor area at 1178 Carol Lane

Background: Applicants are requesting a variation from the Zoning Code to increase the gross floor area at 1178 Carol Lane to build a 272.08-square-foot addition to an existing single-family home. The subject property is in the RB Single-family Residential Zoning District. The requested variation is from the following standard in the Zoning Code:

1. *Section 3-111(E) – To increase the allowable gross floor area from 3,466.78 sq. ft. to 3,628.12 sq. ft., a variation of 4.45%.*

The lot currently has 3,381.66 square feet of gross floor area, whereas 3,466.78 square feet is the maximum allowable gross floor area. The applicants will be removing an existing 210.94-square-foot pergola to build the addition. This removal does not impact gross floor area totals on the lot, as up to 250 square feet of pergolas can be excluded from gross floor area totals. A new 272.08-square foot addition is proposed, of which 246.46 square feet will count toward gross floor area totals. This results in a 3,628.12 square feet of proposed gross floor area, a variation of 4.45%. The ZBA may grant variations to increase the allowable gross floor area by up to 15%.

	Existing	Allowed	Proposed
Gross Floor Area (max.)	3,381.66 sq. ft.	3,466.78 sq. ft.	3,628.12 sq. ft.

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 there is a need to provide an accessible first floor guest bedroom suite. The parents of the owners live in Italy and Nigeria, so their annual visits are for longer periods of time. The parents require first floor accessibility for their stays.

- 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 not stated that their property has a unique physical condition.

- 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 home does not appear to have been built by the current owners, per Village records.

- 4.) *Not Merely Special Condition. The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the use of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.*

The purpose of the variation is not based exclusively on a desire to make more money from the property. However, the right to increase the allowable gross floor area is not a right available to other property owners without the approval of a variance.

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

The proposed addition appears to be in harmony with the general and specific purposes of the Zoning 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 variations would not have a significant impact on the essential character of the area. The applicants have stated that their goal is to provide the most compact addition possible that fulfills the needs of the homeowners. The architectural character is consistent with the existing house.

The August 27, 2020 Chicago Tribune contained the Notice of Public Hearing. Additionally, owners of properties within 200 feet of the subject property were notified.

Recommendation: Based on the materials presented and the public hearing, it is the recommendation of staff that the variation request of be accepted or denied.

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

Move to accept/deny the request for a variation to increase the allowable gross floor area to the existing lot and single-family residence at 1178 Carol Lane.



VILLAGE OF GLENCOE

FORMS & APPLICATIONS

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

Last Updated: July 29, 2020

www.villageofglencoe.org

Zoning Board of Appeals (ZBA) Application Packet

This is a fillable PDF form. You may complete the form electronically and e-mail a copy to permits@villageofglencoe.org or print and deliver the form to the Public Works Department.

Section A: General Information

Use this application to:

- Apply for a variation from the zoning code, or
- Appeal orders, determinations, or decisions made by Village staff based on the zoning code.

The ZBA may only grant variations for the following provisions of the zoning code (see Sec. 7-403(e) for details, as the terms of the ordinance control):

- Up to 20% reduction of front, side, or rear setbacks (exceptions apply – see Sec. 7-403(e)(1)(a))
- Up to 5% increase of maximum height of a structure
- Up to 10% reduction of minimum lot area
- Up to 15% reduction of minimum average lot width
- Up to 15% increase of total ground coverage or accessory building coverage
- Reconstruction of a property occupied by a nonconforming use or a nonconforming accessory structure, provided that the structure has been damaged or destroyed to the extent of more than 50 percent of the cost of replacing such structure new (exceptions apply – see Sec. 7-403(e)(1)(f))
- Up to 15% increase of maximum gross floor area of structures
- Vertical extension of nonconforming structures to reduce required front, side, or rear yard or setback, provided that no point on such vertical extension is closer to the front, side, or rear lot line than the portion of the nonconforming structure over which the vertical extension is added
- Any of the foregoing variations in excess of the stated limits when necessary for the restoration of an historically or aesthetically important feature of a structure that has been certified either as a landmark or as part of any historic district in the Village
- Erection, maintenance, or moving of a sign otherwise prohibited under Section 5-105 of this Code, provided that no variation shall allow a sign to exceed by more than 15 percent the maximum height or signage area permitted in Section 5-105
- Variation of the location, lighting, or use requirements for tennis courts (exceptions apply – see Sec. 7-403(e)(1)(m))
- Increase in the allowable portions of buildings to intercept the setback
- Construction of garages with vehicular doors extending more than 18 feet, or a single door more than 9 feet, but not in excess of 27 feet, along with the building front or corner building front (exceptions apply – see Sec. 7-403(e)(1)(o))
- Other powers of variation as are or may be vested in the Zoning Board of Appeals by law.



VILLAGE OF GLENCOE

FORMS & APPLICATIONS

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

www.villageofglencoe.org

Section B: Application Requirements

All materials listed below must be emailed to publicworks@villageofglencoe.org or delivered to the Public Wby the deadline for each month's meeting (see schedule below). No more than three appeals will be scheduled for any ZBA meeting.

- ☐ Completed ZBA application form
- ☐ Pre-application meeting form signed by Village staff
- ☐ Site plan (survey required unless waived by Village staff)
- ☐ Legal description of property
- ☐ Architectural elevations (if applicable)
- ☐ ZBA request letter (optional)
- ☐ Application fee (\$250, non-refundable)
- ☐ Other documentation as required by Village staff

Application fees must be paid by check made out to "Village of Glencoe". Checks may be dropped off at or mailed to:

Village of Glencoe
675 Village Court
Glencoe, IL 60022



VILLAGE OF GLENCOE

FORMS & APPLICATIONS

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

www.villageofglencoe.org

Zoning Board of Appeals (ZBA) Application

Section A: Application Information

Check all that apply:

☐ Request for variation(s) from the zoning code

☐ Appeal of an order, determination, or decision made by Village staff based on the zoning code

Subject property address: _____

Applicant name: _____ Applicant phone: _____

Applicant email: _____

Owner name (if different from applicant): _____

Owner phone: _____ Owner email: _____

Brief description of project:

Variation request(s):



VILLAGE OF GLENCOE

FORMS & APPLICATIONS

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

www.villageofglencoe.org

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.



VILLAGE OF GLENCOE

FORMS & APPLICATIONS

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

www.villageofglencoe.org

2. Describe how the proposed variations would result in a development that is not detrimental to adjacent or nearby properties or the public good.

3. Describe any efforts the applicant has made to solicit feedback on the proposed variations from neighboring or nearby property owners or residents. What was the result of these efforts?

Section C: Petition for Appeal

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



VILLAGE OF GLENCOE

FORMS & APPLICATIONS

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

www.villageofglencoe.org

Section D: Acknowledgement and Signature

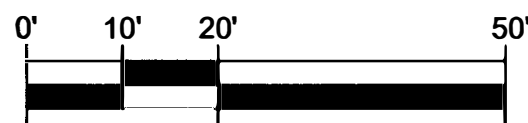
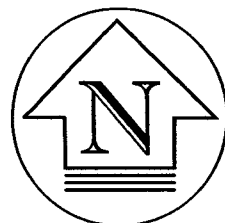
☐ *I hereby acknowledge that all information provided in this application is true and correct.*

Applicant's signature

Date

Owner's signature (if different than applicant)

Date



Existing conditions

UNITED SURVEY SERVICE, LLC

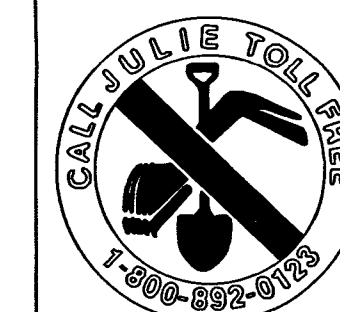
CONSTRUCTION AND LAND SURVEYORS
2100 N. 15th AVENUE, SUITE C, MELROSE PARK, IL 60160 - 1017
TEL.: (847) 299 - 1010 FAX: (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

PLAT OF SURVEY FINAL AS - BUILT OF

LOT 16 IN DUNA'S FOREST CREST SUBDIVISION, BEING A SUDIVISION OF PART OF LOT 5
IN COUNTY CLERK'S DIVISION OF THE SOUTH 1/2 OF THE NORTH 1/2 AND PART OF THE
SOUTH 1/2 OF FRACTIONAL SECTION 6, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. COOK COUNTY, ILLINOIS.

KNOWN AS: **1178 CAROL LANE, GLENCOE, ILLINOIS**

PERMANENT INDEX NUMBER: 05 - 06 - 102 - 016 - 0000



PUBLIC UTILITY NOTE:
LOCATION OF UNDERGROUND UTILITIES WHERE NOT
SUBSTANTIATED BY PHYSICAL EVIDENCE ARE TAKEN FROM
RECORDS NORMALLY CONSIDERED RELIABLE. NO
RESPONSIBILITY FOR THEIR ACCURACY IS ASSUMED BY THE
SURVEYOR.

**CONTRACTOR SHALL NOTIFY ALL PUBLIC UTILITY
COMPANIES (GAS,
ELECTRIC, TELEPHONE, SEWER AND WATER, ETC.) PRIOR TO
COMMENCING ANY CONSTRUCTION.**

THESE COMPANIES WILL LOCATE ON THE GROUND THE
LOCATION OF ALL CONDUIT, DUCTS, UNDERGROUND PIPING,
ETC., ADJOINING AND CROSSING
PROPOSED CONSTRUCTION.

LEGEND	ABBREVIATIONS
	SAN-MH SANITARY MANHOLE
	ST-MH STORM MANHOLE
	CB CATCH BASIN
	INLET INLET
	FH FIRE HYDRANT
	WVV WATER VALVE VAULT
	TR TREE
	T/F=TOP OF FOUNDATION
	F/F=FINISHED FLOOR
	C=TOP OF CURB
	G=GUTTER

ORDERED BY:		
NEWLOOK		
SCALE: 1" = 20'		
DATE: DECEMBER 15, 2015		
FILE No.:	10/18/17	FINAL AS-BUILT
2017-22860	DATE	REVISION

SITE BENCH MARK:
EL. = 678.50 (NAVD 1988)
DESCRIPTION:
FLANGE BOLT
ON FIRE HYDRANT

SANITARY
MANHOLE
RIM=677.87
INV=667.15

CATCH BASIN
RIM=677.94
INV=676.73 (6")

CATCH BASIN
RIM=677.75
INV=676.20 (W) (4")
INV=675.90 (NW) (6")

CATCH BASIN
RIM=677.31
INV=674.99 (6")

CATCH BASIN
RIM=676.87
INV=674.67 (W) (6")
INV=674.62 (S) (6")

CATCH BASIN
RIM=676.31
INV=673.56 (N) (6")
INV=673.36 (S) (6")

CATCH BASIN
RIM=676.45
INV=675.22 (W) (6")
INV=675.20 (N) (6")

CATCH BASIN
RIM=675.36
INV=672.76 (NE) (6")
INV=673.91 (NNW) (6")
INV=674.03 (NW) (4")
INV=673.31 (SE) (8")

INLET
RIM=675.53
INV=671.85 (NE) (12")

INLET
RIM=675.44
INV=671.54 (SW) (12")
INV=672.94 (NW) (8")
INV=671.04 (E) (12")
INV=672.84 (NE) (6")

STORM
MANHOLE
RIM=675.66
INV=670.21 (W) (12")
INV=669.46 (NW) (12")
INV=666.41 (S) (30")

SANITARY
MANHOLE
RIM=675.29
INV=664.87 (N) (10")
INV=664.99 (W) (6")
INV=664.81 (E) (8")
INV=664.99 (SW) (12")

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE
SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE
PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF
SAID SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS FOR BOUNDARY AND
TOPOGRAPHIC SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE
CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

THE FIELD WORK WAS COMPLETED ON FEBRUARY 22, 2016.

DATE OF PLAT: OCTOBER 18, 2017.

BY: *Roy G. Lawniczak*
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2018
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2019



1178 CAROL

DRAWING INDEX	
A1	EXISTING AND PROPOSED SITE PLANS
A2	EXISTING AND PROPOSED PARTIAL FIRST FLOOR PLANS
A3	EXISTING EAST ELEVATION
A4	PROPOSED EAST ELEVATION
A5	EXISTING AND PROPOSED SOUTH ELEVATIONS
A6	EXISTING AND PROPOSED NORTH ELEVATIONS

■

VANNI-OTITOJU RESIDENCE

■

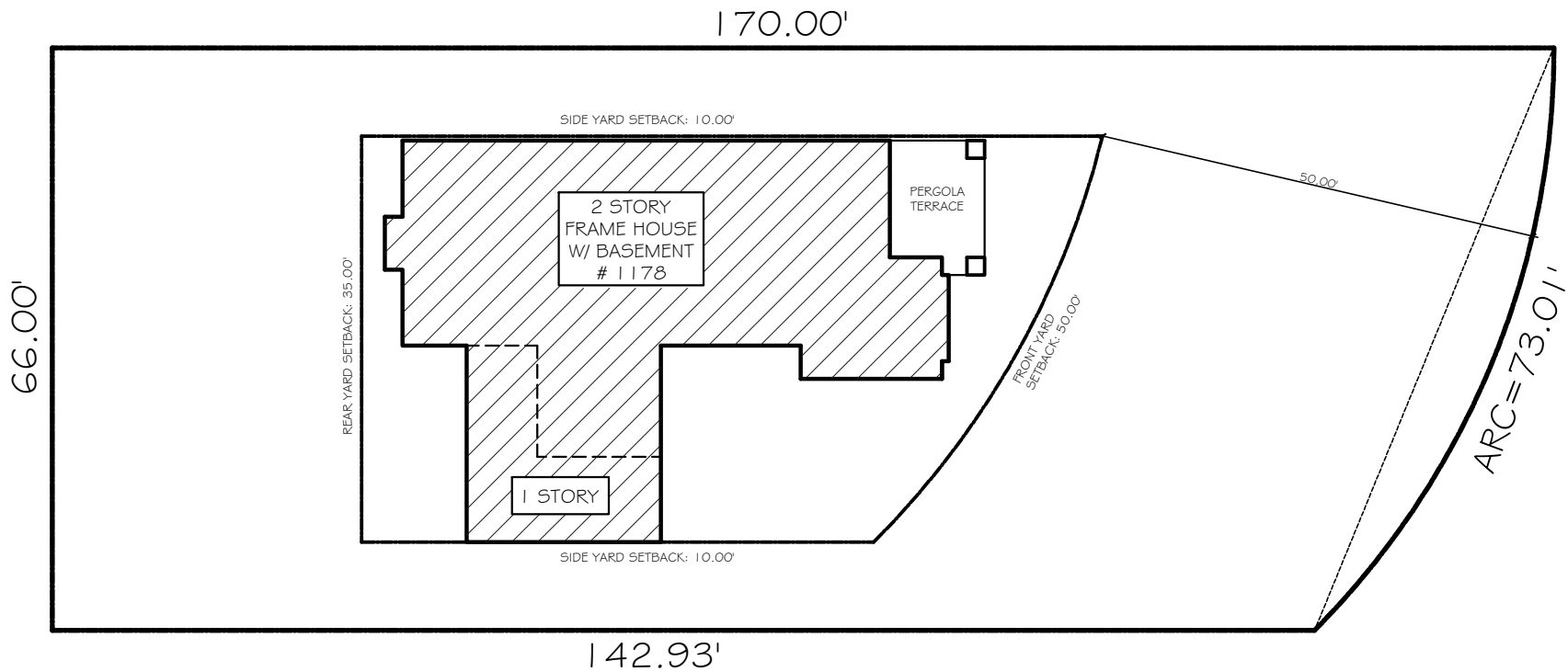
VARIANCE DOCUMENTS



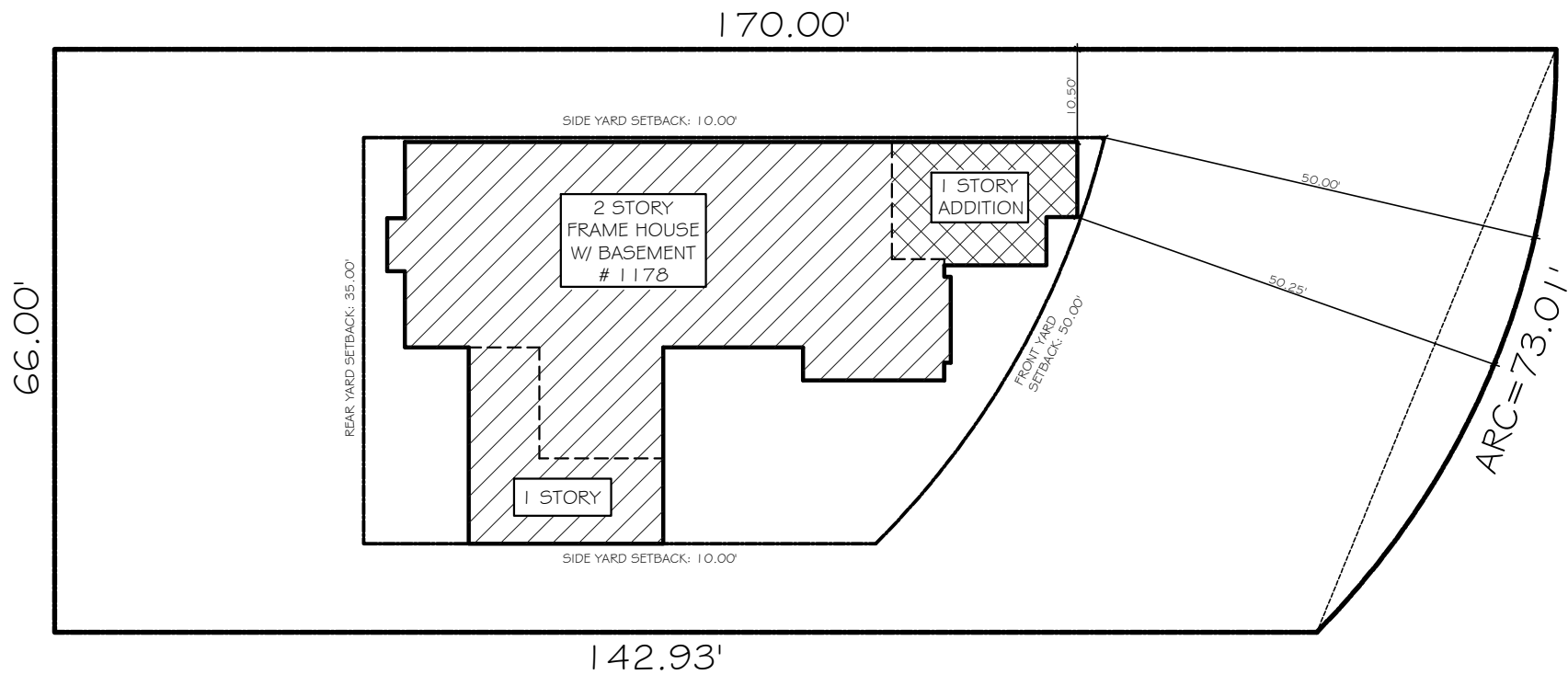
1178 CAROL LANE
PROJECT: 20017

GLENCOE, IL 60022
AUGUST 10, 2020

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



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



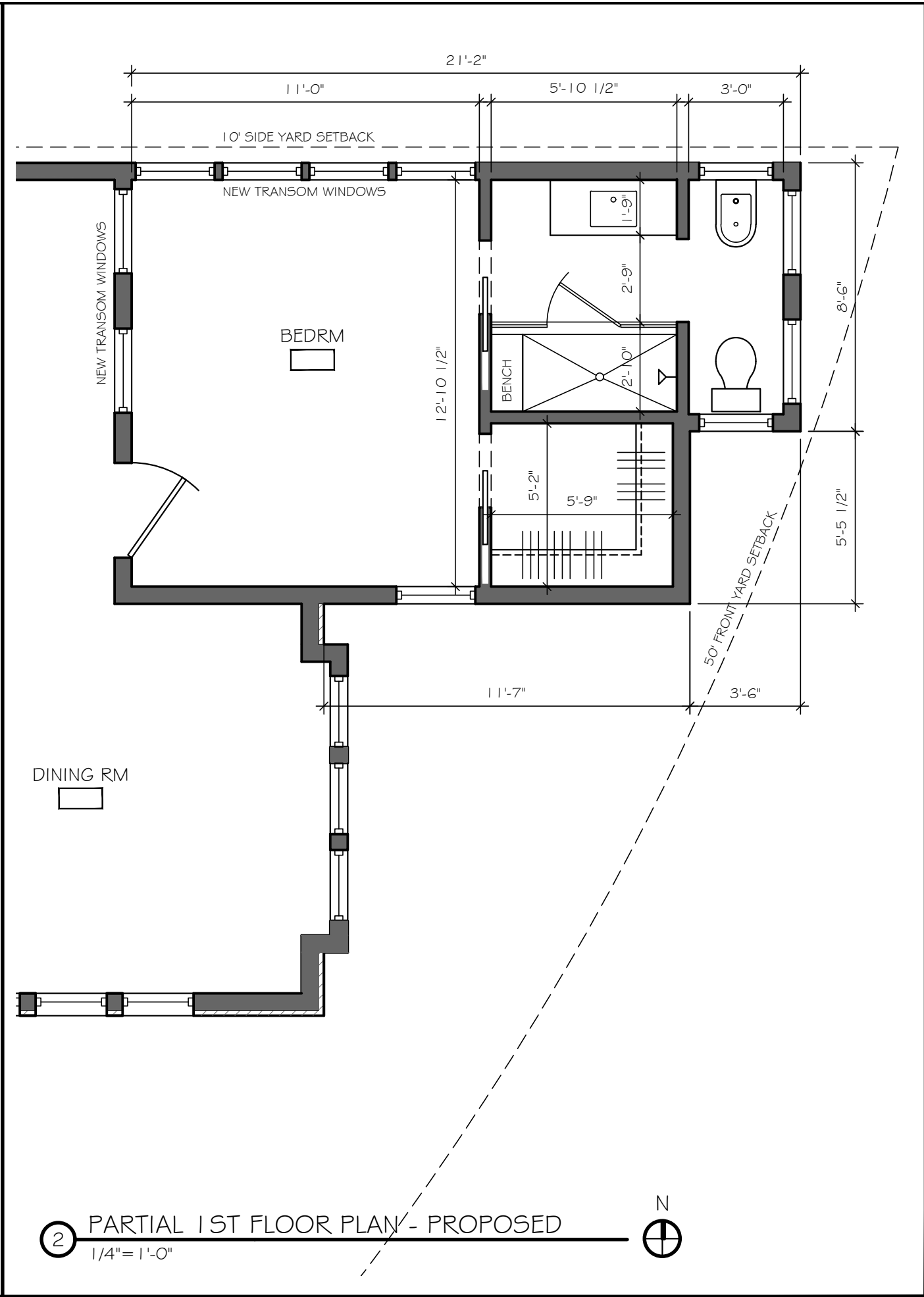
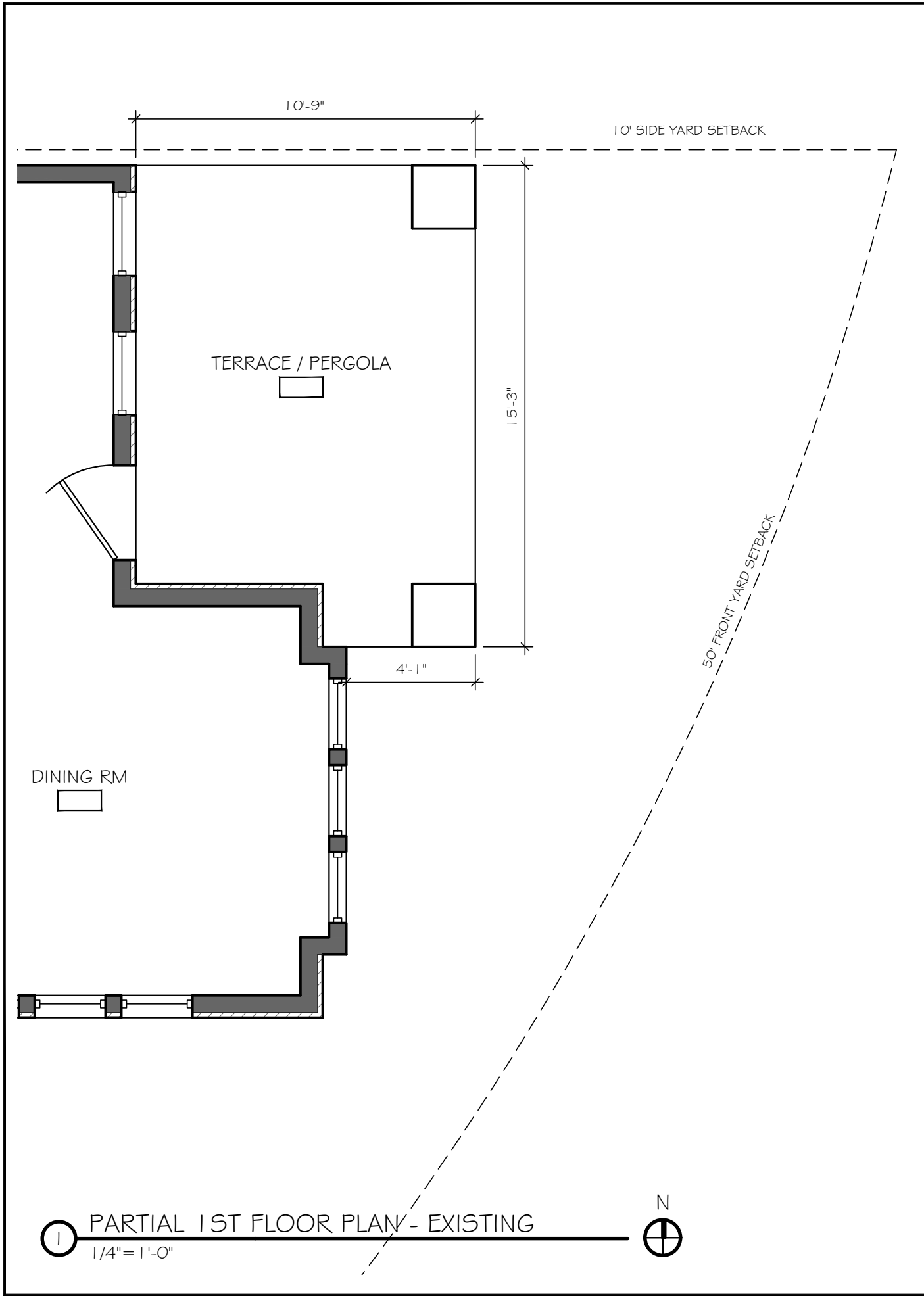
VANNI-OTITOU
RESIDENCE
1178 CAROL LANE
GLENCOE, IL 60022

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



scale	1"=20'-0"
project no.	20017
date	2020-08-10

SHEET NO.
A1



SHEET NO. A2		
scale	1/4"=1'-0"	VANNI-OTTOJU RESIDENCE 1178 CAROL LANE GLENCOE, IL 60022
project no.	20017	
date	2020-08-10	R. SCOTT JAVORE & ASSOCIATES, LTD. ARCHITECTURE • HISTORIC PRESERVATION • NEW CONSTRUCTION 333 PARK AVENUE, GLENCOE, IL 60022 TEL 847.835.4442 FAX 847.835.4044



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

SHEET NO.
A3

scale	1/4"=1'-0"
project no.	20017
date	2020-08-10

VANNI-OTITOU
RESIDENCE
1178 CAROL LANE
GLENCOE, IL 60022

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





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

SHEET NO.

A4

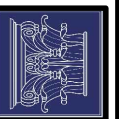
scale 1/4"=1'-0"

project no. 20017

date 2020-08-10

VANNI-OTTOJU
RESIDENCE
1178 CAROL LANE
GLENCOE, IL 60022

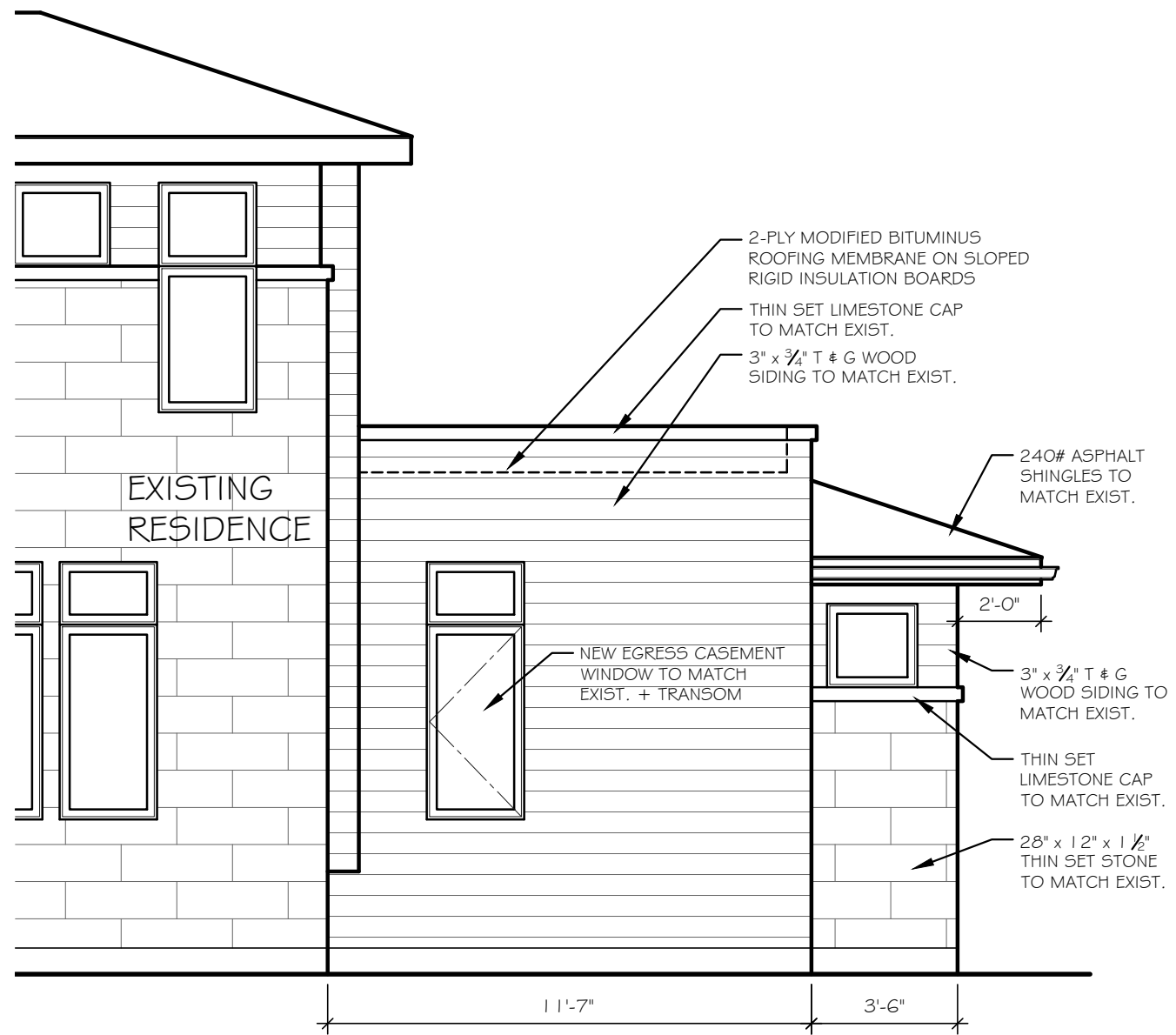
R. SCOTT JAVORE & ASSOCIATES, LTD.
ARCHITECTURE ■ HISTORIC PRESERVATION ■ NEW CONSTRUCTION
333 PARK AVENUE, GLENCOE, IL 60022 TEL 847.835.4442 FAX 847.835.4044





EXISTING RESIDENCE

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



EXISTING
RESIDENCE

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

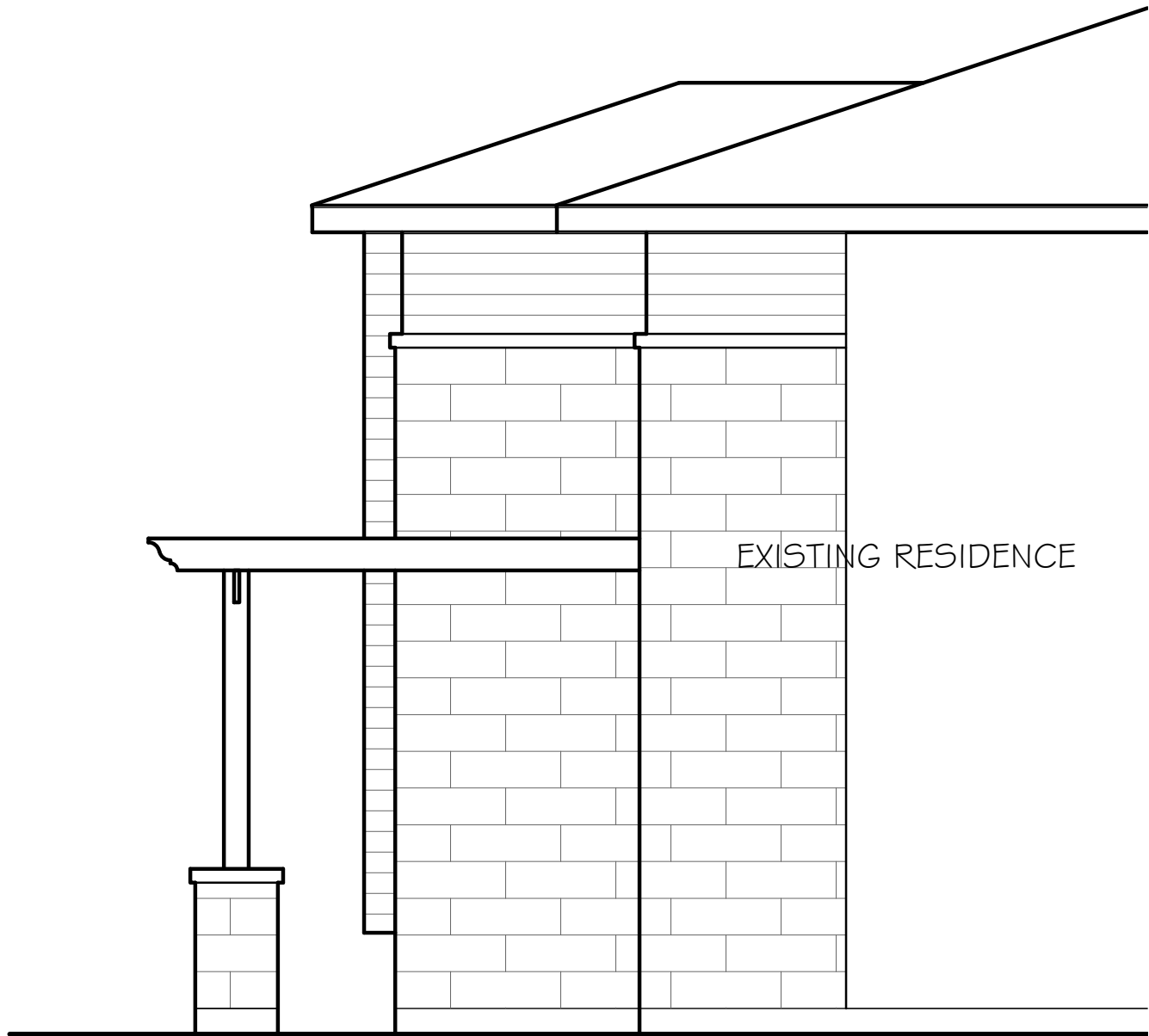
SHEET NO.
A5

scale 1/4" = 1'-0"
project no. 20017
date 2020-08-10

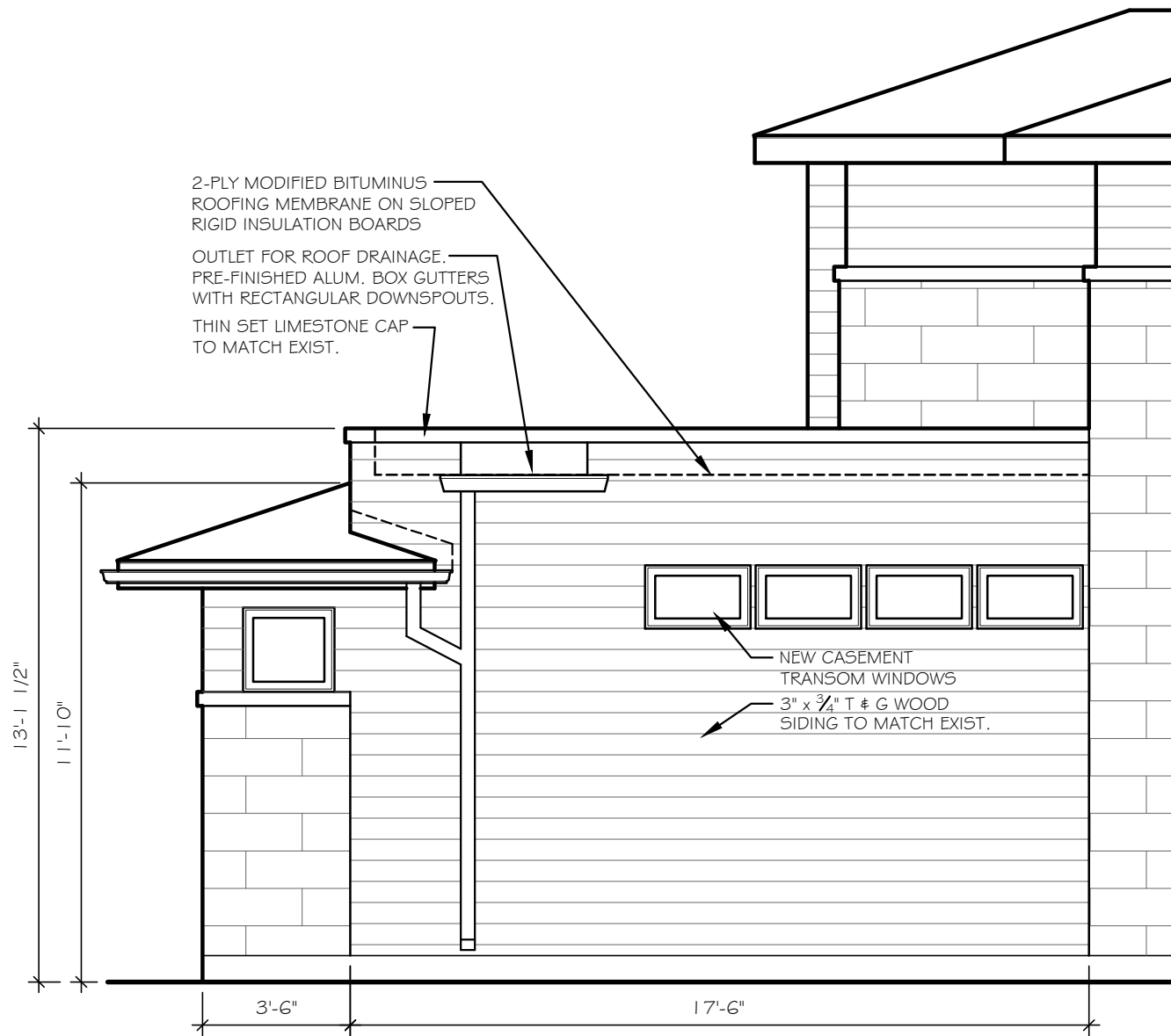
VANNI-OTTOJU
RESIDENCE
1178 CAROL LANE
GLENCOE, IL 60022

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





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



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

SHEET NO.
A6


scale	1/4"=1'-0"
project no.	20017
date	2020-08-10

VANNI-OTITOU
RESIDENCE
1178 CAROL LANE
GLENCOE, IL 60022

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

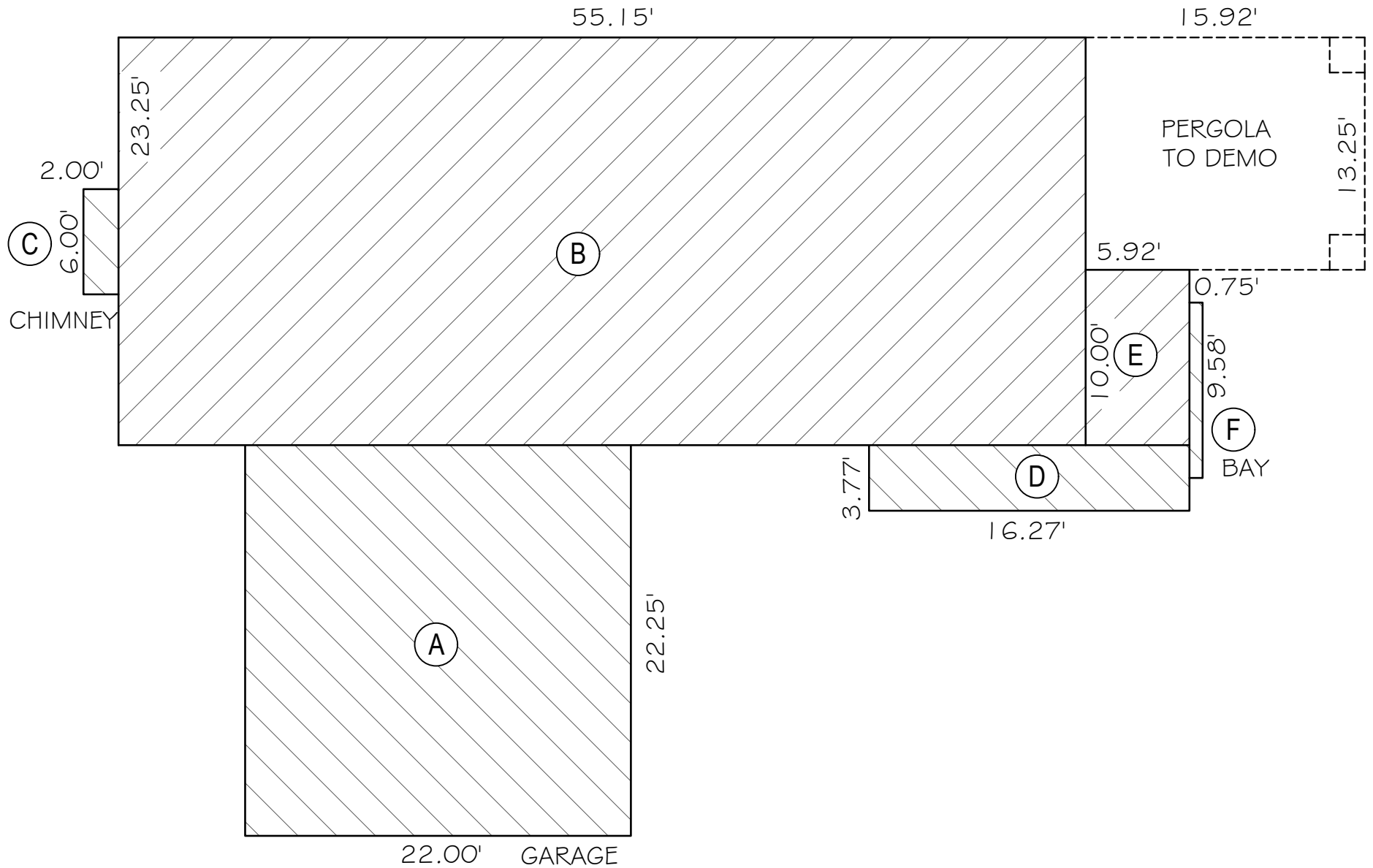


Floor Area Ratio Calculation Summary Sheet Page 1		
1 Address: 1178 Carol Lane		
2 Drawing and calculations to determine lot area:		
$[.27(\text{Lot Area}) + 720] [1 - (.10)(\text{Lot Area} - 9185)/10,815]$ $[.27(10308) + 720] [1 - (.10)(10308 - 9185)/10,815]$ $[3503.16][.989616] = 3466.78 \text{ SF}$		
	Lot Area per old FAR summary form:	10308.00
	3 Lot Area Total Sq. Ft.:	
4 Proposed First Floor Total:		2183.54
5 Proposed Second Floor Total:		1633.93
6 Proposed Third Floor Total:		0.00
7 Proposed Third Floor or Attic or Basement Total:	Overhangs	122.65
8 Subtotal (add Lines 4 through 7):		3940.11
9 Total Exclusions (From Exclusion Calculation Form):		-312.00
10 Total Proposed Sq. Ft. (Subtract Line 9 from Line 8):		3628.11
11 Total Allowed Sq. Ft. (Apply correct formula from Table A to Lot Area from Line 3):		3466.78
12 If Line 11 exceeds Line 10 the plans comply with FAR requirements	Yes () No (x)	

Prepared By:	
Architect Printed Name and Signature: R. Scott Javore	
Staff Contact Name: Michael Muenchow	
Telephone Number: (847) 835-4442 Office	Date: 8/10/2020
(773) 520-7513 Cell	
Checked By:	
Building & Zoning Administrator	Date:

Floor Area Ratio Calculation Sheet First Floor Page 2				
1	Address:		1178 Carol Lane	
First Floor Area (Existing)				
	Piece #	Dimensions		Area (sq.ft.)
	A	22.00	x 22.25	489.50
	B	55.15	x 23.25	1282.24
	C	2.00	x 6.00	12.00
	D	16.27	x 3.77	61.34
	E	5.92	x 10.00	59.20
	F	0.75	x 9.58	7.19
	*For homes on ravines or lakefront bluffs count 50% of those areas below rear decks/balconies that are over cellar / basement areas.			Existing Total Sq. Ft.

First Floor Area (New Construction or Proposed Additions)				
SEE ATTACHED DRAWINGS	Piece #	Dimensions		Area (sq.ft.)
	1	5.92	x 13.25	78.44
	2	11.74	x 13.96	163.89
	3	3.50	x 8.50	29.75
	Total Additions Sq. Ft.			272.08
	Proposed First Floor Total Sq. Ft.			2183.54

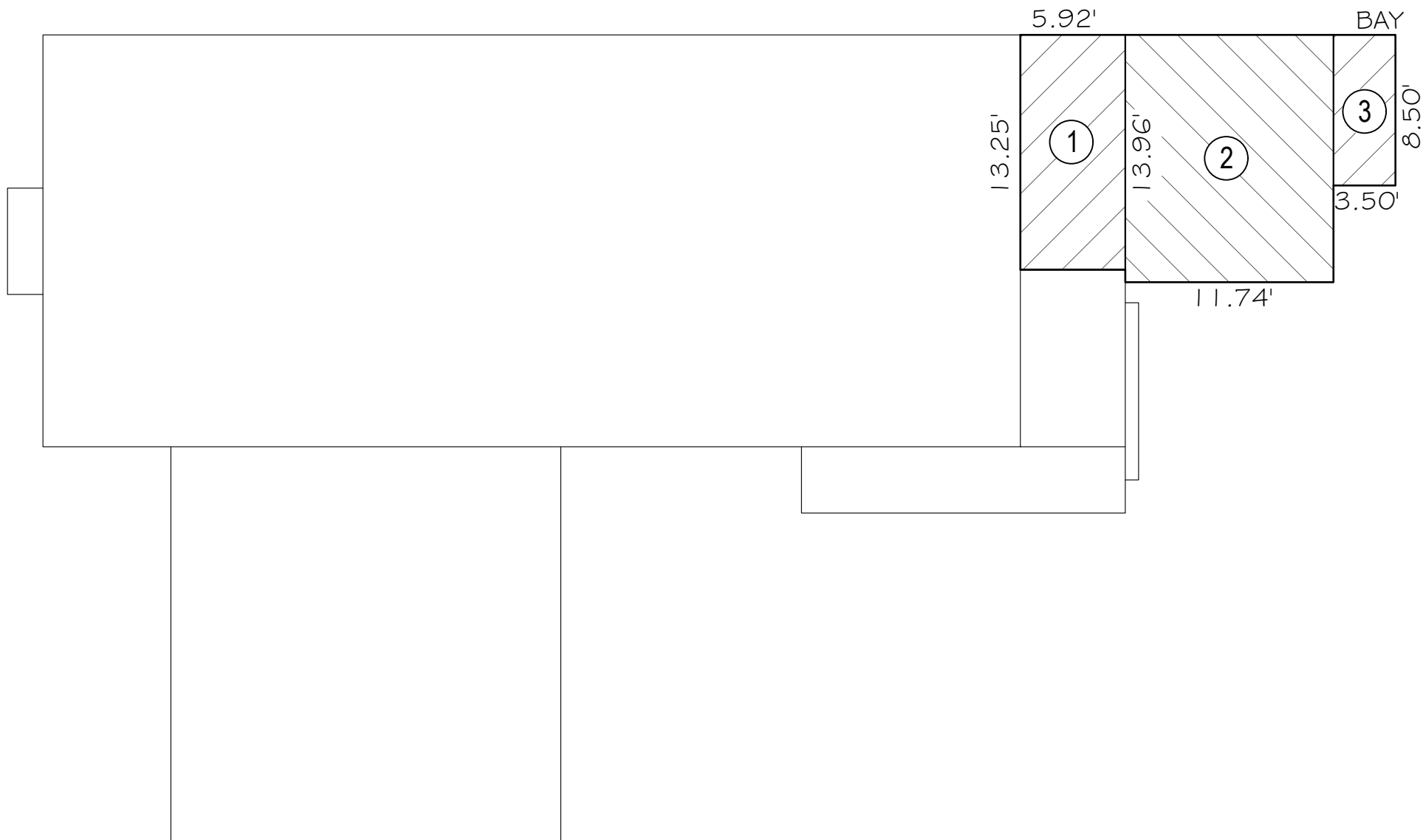


1 ST FLOOR (EXISTING)

1/8" = 1'-0"

08-10-20

1178 CAROL LANE



1 ST FLOOR (PROPOSED)

1/8" = 1'-0"

08-10-20

1178 CAROL LANE

Floor Area Ratio Calculation Sheet Second Floor Page 3

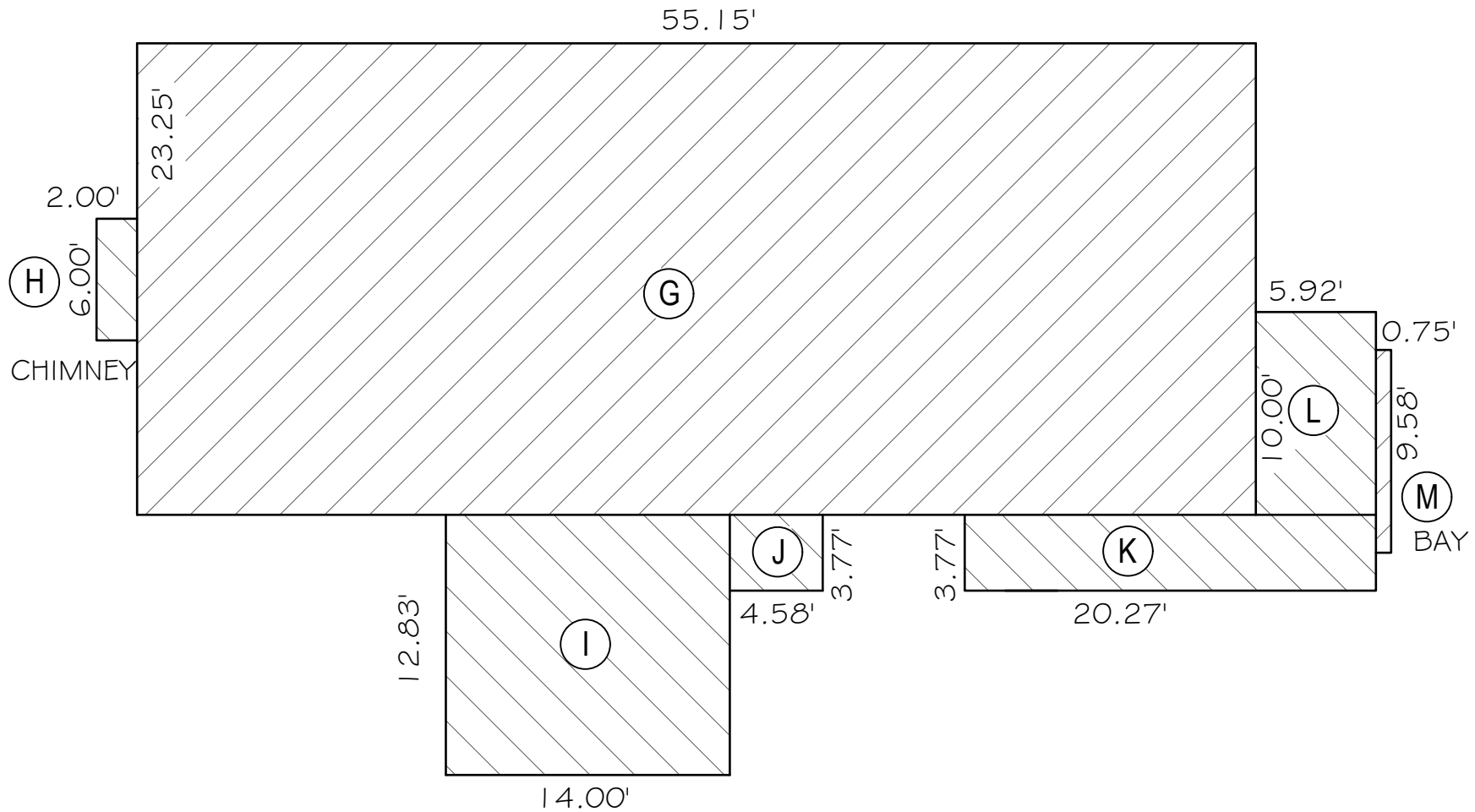
1 Address: 1178 Carol Lane

Second Floor Area (Existing)

	Piece #	Dimensions			Area (sq.ft.)
	G	55.15	x	23.25	1282.24
	H	2.00	x	6.00	12.00
	I	14.00	x	12.83	179.62
	J	4.58	x	3.77	17.27
	K	20.27	x	3.77	76.42
	L	5.92	x	10.00	59.20
	M	0.75	x	9.58	7.19
Existing Total Sq. Ft.					1633.93

Second Floor Area (New Construction or Proposed Additions)

	Piece #	Dimensions			Area (sq.ft.)
Total Additions Sq. Ft.					0.00
Proposed 2nd Floor Total Sq.Ft.					1633.93



2ND FLOOR (EXISTING)

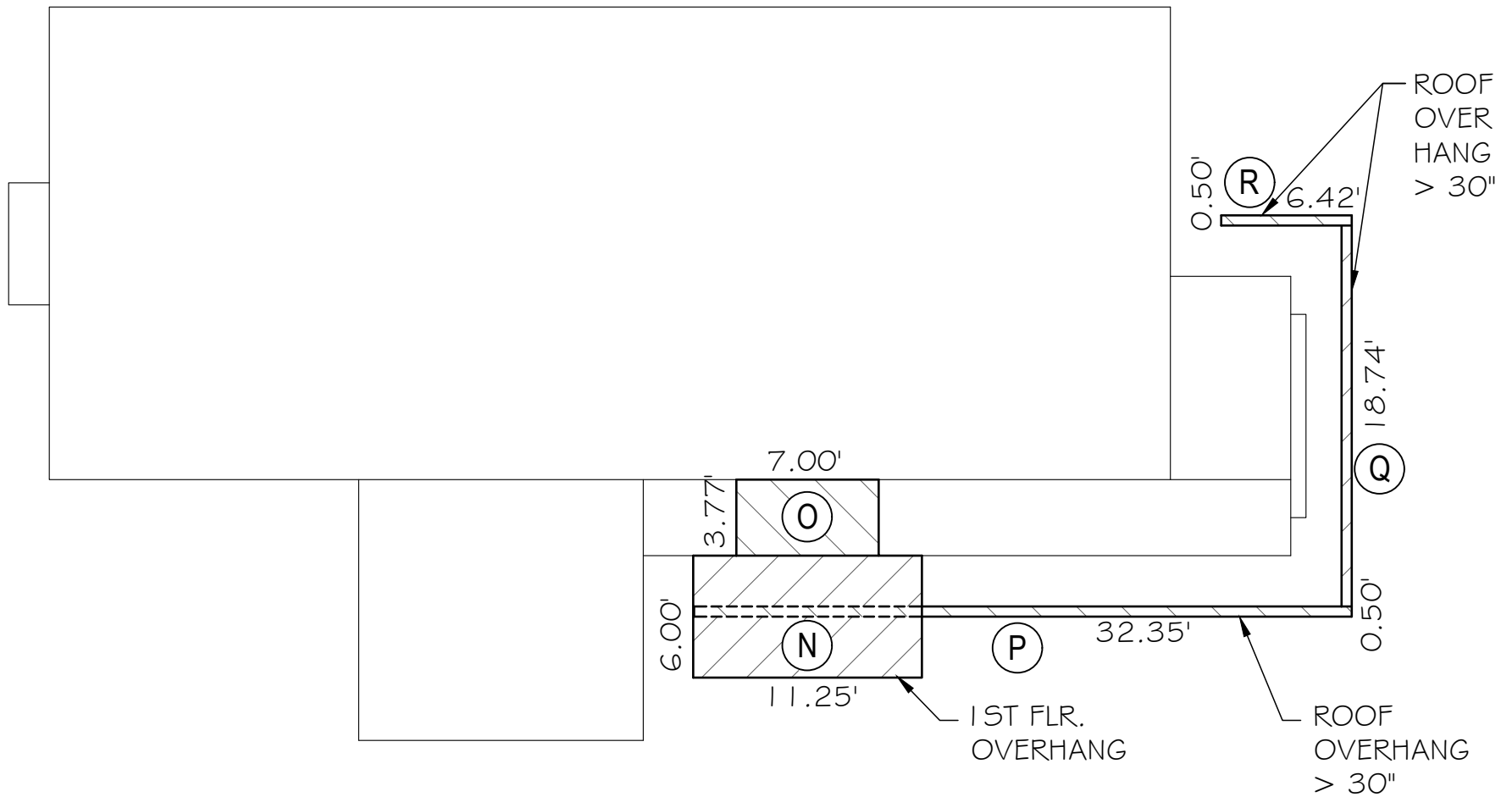
1/8" = 1'-0"

08-10-20

1178 CAROL LANE

Floor Area Ratio Calculation Sheet Third Floor or Attic Page 4				
1 Address:		1178 Carol Lane		
Third Floor or Attic Area (Existing) : OVERHANGS				
	Piece #	Dimensions		Area (sq.ft.)
	N	11.25	x 6.00	67.50
	O	7.00	x 3.77	26.39
	P	32.35	x 0.50	16.18
	Q	0.50	x 18.74	9.37
	R	6.42	x 0.50	3.21
	Existing Total Sq. Ft.			122.65

Third Floor or Attic Area (New Construction or Proposed Additions)			
	Piece #	Dimensions	Area (sq.ft.)
	Total Additions Sq. Ft.		0.00
	Proposed Attic Total Sq. Ft.		122.65



OVERHANGS (EXISTING)

1/8" = 1'-0"

08-10-20

1178 CAROL LANE

Exclusion Calculation Form Page 5

1. Address:		1178 Carol Lane	
EXCLUSIONS:	Total	Exclusion	
2A Total Sq. Ft. of any detached garage	0.00 Sq. Ft.		
2B Exclusion <small>(If total on line 2A is greater than 400 sq. ft., enter 400 sq. ft.; if total is less than 400 sq. ft., enter total from line 2A)</small>		0.00 Sq. Ft.	
3A Total Sq. Ft. of any attached garage <small>(The entire garage/s must all be located in the rear half of the lot)</small>	489.5 Sq. Ft.		
NOT FOR CORNER LOTS			
3B Exclusion <small>(If total on line 3A is greater than 200 sq. ft., enter 200 sq. ft.; if total is less than 200 sq. ft., enter total from 3A; all of garage must be in rear half of lot)</small>		200 Sq. Ft.	
Note: Only one garage exclusion is available, 2B or 3B, not both			
4A Total Sq. Ft. of a porch along a building front up to 8 ft. deep <small>(Zoning building front on corner lots is only on narrow side of lot)</small>	48 Sq. Ft.		
4B Exclusion (Enter total from 4A)		48 Sq. Ft.	
5A Total Sq. Ft. of attic areas over 7 ft. high, but not 5 ft. high attic areas adjacent to the second or third floor of the house	0 Sq. Ft.		
5B Exclusion <small>(If total on line 5A is greater than 150 sq. ft., enter 150 sq. ft.; if total is less than 150 sq. ft., enter total from line 5A BUT only if attic is not accessible by a permanent stair)</small>	Post-FAR?	Y or N	0 Sq. Ft.
5C Exclusion <small>(Pre-FAR Single Family Dwelling only: If total on line 5A is greater than 400 sq. ft., enter 400 sq. ft.; if total is less than 400 sq. ft., enter total from line 5A)</small>	Pre-FAR?	Y or N	0 Sq. Ft.
Note: Only one attic exclusion is available, 5B or 5C, not both			
6A Total Sq. Ft. of any under-bay or under-eave that project not more than 4 feet from an exterior wall - incl. Chimneys, bays, balconies, etc.	68.13 Sq. Ft.	(C: 12.00+ F: 7.19+ 3: 29.75+ H: 12.00+ M: 7.19)	
6B Exclusion (If total on line 6A is greater than 64 sq. ft., enter 64 sq. ft.; if total is less than 64 sq. ft., enter total from line 6A)		64 Sq. Ft.	
7A Total Sq. Ft. of the part of any courtyard open to the street	0 Sq. Ft.		
7B Exclusion (Enter total from line 7A)		0 Sq. Ft.	
8A Total square feet of pergola.	0.00 Sq. Ft.		
8B Exclusion (If total on line 8A is > 250 sq. ft. enter 250 sq. ft., if total is < 250 sq. ft., enter total from line 8A)		0.00 Sq. Ft.	
9 Total Exclusions (Add lines 2B or 3B, 4B, 5B or 5C, 6B, 7B & 8B)		312.00 Sq. Ft.	

August 26, 2020

Zoning Board of Appeals Committee,
Village of Glencoe
675 Village Court,
Glencoe, IL 60022

Dear Zoning Board of Appeals Committee Members,

Re: Zoning Board of Appeals (ZBA) application - 1178 Carol Lane, Glencoe, IL 60022

My name is Kimberly Streiter, and I am the property owner of 1182 Carol Lane in Glencoe. I am writing this letter in support of Ayo Otitoju and Barbara Vanni's ZBA application for a FAR Variance at their home located at 1178 Carol Lane in Glencoe.

Ayo and Barbara are my neighbors, dear friends, and their home is adjacent to my property. Through our many discussions, I have become more familiar with their family situation since they relocated here from Canada and also as it relates to both sets of their parents who live internationally and travel long distances to visit their grandchildren and stay for extended periods of 3 to 6 months a year.

I believe a main floor guest suite room addition will provide both sets of aging parents who are now in their late 70s and early 80s which much needed ease of accessibility and relief during their extended stays at the home.

To this end, I am fully supportive of the Zoning Board of Appeals Committee approving their application for a FAR variance which would allow a guest suite room addition to be built on the main level. I can be reached on 917-923-4008 or by email on kimberlystreiter@yahoo.com should you need to contact me or have any further questions regarding their ZBA application.

Thank you for your time and consideration regarding this very important matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kimberly D. Streiter', with a long horizontal flourish extending to the right.

Kimberly D. Streiter

1182 Carol Lane
Glencoe, IL 60022

August 27, 2020

Zoning Board of Appeals Committee,
Village of Glencoe
675 Village Court,
Glencoe, IL 60022

Dear Zoning Board of Appeals Committee Members,

Re: Zoning Board of Appeals (ZBA) application - 1178 Carol Lane, Glencoe, IL 60022

My name is Michelle Sampson and I have lived at 1176 Carol Lane in Glencoe with my husband and two children since ~~2013~~ **2013**.

MeS.

We are writing this letter of support of our neighbors Ayo Otitoju and Barbara Vanni's ZBA application for a FAR Variance at their home located at 1178 Carol Lane in Glencoe.

Our families have known each other since January 2019 when Ayo and Barbara relocated from Canada with their two children and moved into their home adjacent to our property. Ayo and Barbara are our good friends and recently shared that they are requesting a FAR variance for a guest room addition on the main floor to improve accessibility and quality of stay for their aging parents (in their 70s and 80s) who live overseas and stay for extended periods of 3 to 6 months a year when they visit annually.

My family fully supports their application and respectfully request that the Zoning Board of Appeals Committee approve their application for a FAR variance which would allow a guest suite room addition to be built on the main level. I can be reached on 312-404-9740 or by email on mcsampson@live.com should you need to contact me or have any further questions regarding their ZBA application.

Thank you for your time and consideration.

Your sincerely,

MeSampson

Michelle Sampson

1176 Carol Lane

Glencoe, IL 60222



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

August 31, 2020

Re: Zoning Board of Appeals Variation Public Hearing – 1178 Carol Lane

Dear Resident or Property Owner,

The enclosed legal notice provides information on a Zoning Board of Appeals Public Hearing on Monday, September 14, 2020 at 7:30 p.m. You are being contacted because your property is located within 200 feet of 1178 Carol Lane. This virtual hearing will be held via Zoom and is open to the public. For information on how to attend this hearing and provide public comments, please visit the Zoning Board of Appeals page under the "Government" tab on the Village of Glencoe's website at www.villageofglencoe.org, or contact me via the phone number or email address below.

The applicant is requesting one variation from the zoning code to increase the allowable gross floor area for an addition to an existing single-family home.

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

Sincerely,

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

VILLAGE OF GLENCOE
GLENCOE, ILLINOIS
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING
SEPTEMBER 14, 2020

Notice is hereby given that a public hearing is to be conducted on Monday, September 14, 2020 at 7:30 p.m., before the Zoning Board of Appeals of the Village of Glencoe, Cook County, Illinois, to consider requests for variations from the Zoning Code at two properties.

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

1) A request for a variation from the Zoning Ordinance by applicants Barbara Vanni and Ayo Otitoju to permit an addition to a single-family home at 1178 Carol Lane, Glencoe, Illinois, in the RB Single-Family Residential Zoning District (Permanent Real Estate Index Number 05-06-102-016-0000).

Legal Description: LOT 16 IN DUNA'S FOREST CREST SUBDIVISION, BEING A SUBDIVISION OF PART OF LOT 5 IN COUNTY CLERK'S DIVISION OF THE SOUTH ½ OF THE NORTH ½ AND PART OF THE SOUTH ½ OF FRACTIONAL SECTION 6, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The applicant requests the following variation from the Zoning Ordinance:

1. To increase the allowable gross floor area from 3,466.78 sq. ft. to 3,716.08 sq. ft.

2) A request for a variation from the Zoning Ordinance by applicants Joshua and Beth Rinkov to permit a pool house and pergola at 510 Jefferson Avenue, Glencoe, Illinois, in the RB Single-Family Residential Zoning District (Permanent Real Estate Index Number 05-07-411-031-0000).

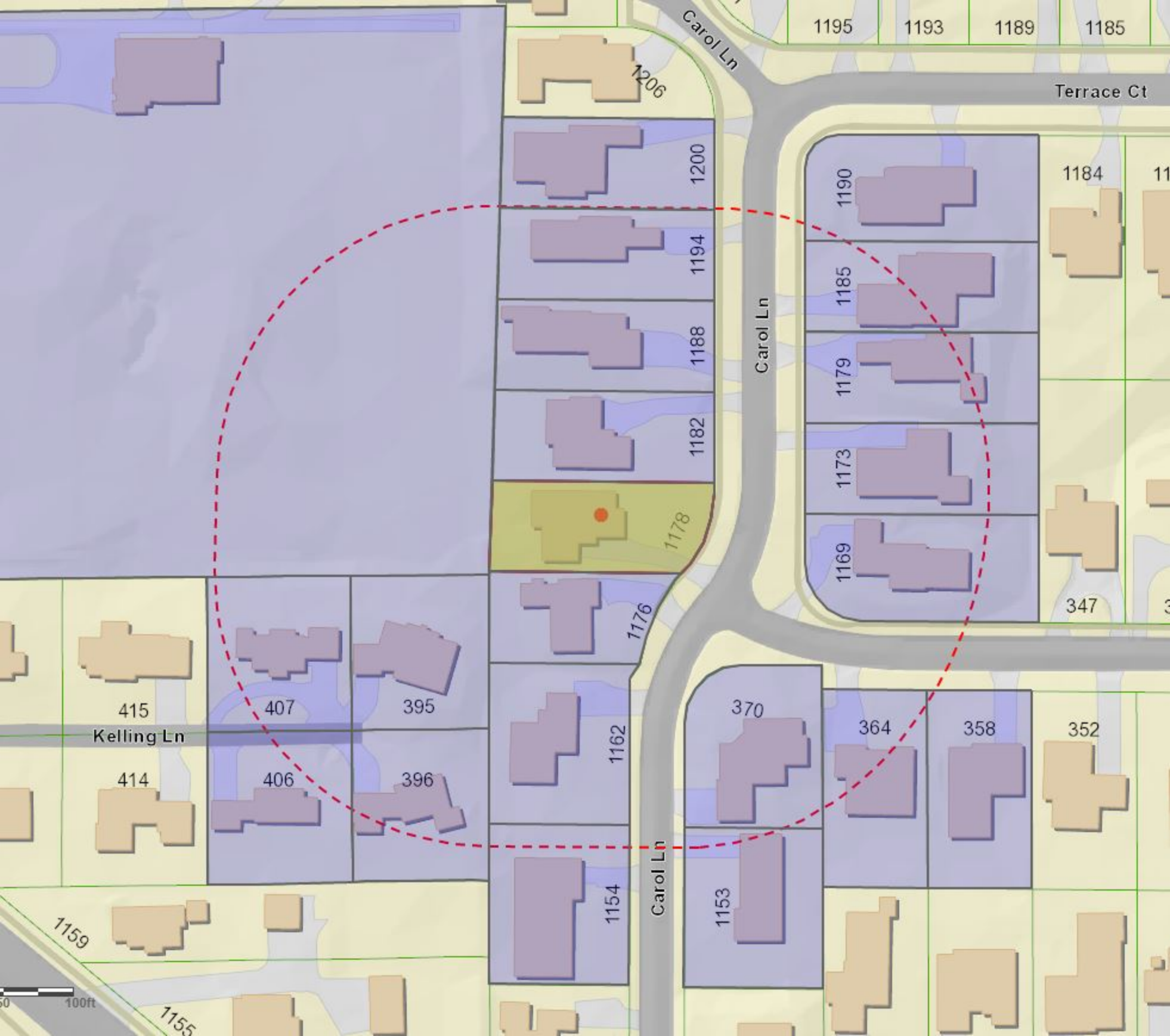
Legal Description: LOT 2 IN GROVE JEFFERSON SUBDIVISION; BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 2014 AS DOCUMENT 1410610049, IN COOK COUNTY, ILLINOIS.

The applicants request the following variation from the Zoning Ordinance:

1. To increase the allowable gross floor area from 4,648 sq. ft. to 4,883 sq. ft.

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

Address number	Street name	City	State	ZIP	PIN	Property owner	Mailing address
1200	Carol Ln	Glencoe	IL	60022	05-06-102-012-0000	Brian Semel	1200 Carol Ln Glencoe IL 60022
406	Kelling Ln	Glencoe	IL	60022	04-01-402-013-0000	Susan S Moller Trustee	406 Kelling Ln Glencoe IL 60022
358	Park Pl	Glencoe	IL	60022	05-06-300-043-0000	Yefim Lenderman	358 Park Pl Glencoe IL 60022
396	Kelling Ln	Glencoe	IL	60022	04-01-402-014-0000	Robert K Wolf Trust	396 Kelling Ln Glencoe IL 60022
395	Kelling Ln	Glencoe	IL	60022	04-01-402-010-0000	Lee S Wolfson	395 Kelling Ln Glencoe IL 60022
1182	Carol Ln	Glencoe	IL	60022	05-06-102-015-0000	Daniela Popa	1182 Carol Ln Glencoe IL 60022
370	Park Pl	Glencoe	IL	60022	05-06-300-011-0000	Michael Vinnik	370 Park Pl Glencoe IL 60022
1178	Carol Ln	Glencoe	IL	60022	05-06-102-016-0000	Ayo Otitoju	1178 Carol Ln Glencoe IL 60022
407	Kelling Ln	Glencoe	IL	60022	04-01-402-009-0000	Molly Mccarthy & M Dri	407 Kelling Ln Glencoe IL 60022
1188	Carol Ln	Glencoe	IL	60022	05-06-102-014-0000	Mitchell Kiesler	1188 Carol Ln Glencoe IL 60022
1154	Carol Ln	Glencoe	IL	60022	05-06-300-008-0000	Lyle D Levin	1154 Carol Ln Glencoe IL 60022
1179	Carol Ln	Glencoe	IL	60022	05-06-103-003-0000	Sandra Mcgrath	1179 Carol Ln Glencoe IL 60022
1176	Carol Ln	Glencoe	IL	60022	05-06-102-017-0000	P & M Sampson	1176 Carol Ln Glencoe IL 60022
364	Park Pl	Glencoe	IL	60022	05-06-300-042-0000	Darren & Dania Lees	364 Park Pl Glencoe IL 60022
1169	Carol Ln	Glencoe	IL	60022	05-06-103-005-0000	Brian & Melanie Wegner	1169 Carol Ln Glencoe IL 60022
1194	Carol Ln	Glencoe	IL	60022	05-06-102-013-0000	John S Warsaw	1194 Carol Ln Glencoe IL 60022
1162	Carol Ln	Glencoe	IL	60022	05-06-300-007-0000	James & Susan Wicks	1162 Carol Ln Glencoe IL 60022
1185	Carol Ln	Glencoe	IL	60022	05-06-103-002-0000	Daniel Sanford	1185 Carol Ln Glencoe IL 60022
1153	Carol Ln	Glencoe	IL	60022	05-06-300-012-0000	Herbert T Gross	1153 Carol Ln Glencoe IL 60022
1190	Terrace Ct	Glencoe	IL	60022	05-06-103-001-0000	Pmc Reo Financing Trus	1190 Terrace Ct Glencoe IL 60022
1173	Carol Ln	Glencoe	IL	60022	05-06-103-004-0000	Lisa Pevtzow	1173 Carol Ln Glencoe IL 60022





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: September 4, 2020

TO: Zoning Board of Appeals

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

SUBJECT: Consideration of variation to increase the allowable gross floor area at 510 Jefferson Avenue

Background: The applicants are requesting a variation from the Zoning Code to increase the allowable gross floor area at 510 Jefferson Avenue to build a new pool, pool house, and pergola. The subject property is in the RB Single-family Residential Zoning District. The requested variation is from the following standard in the Zoning Code:

1. *Section 3-111(E) – To increase the allowable gross floor area from 4,648 sq. ft. to 4,893 sq. ft., a variation of 5.3%.*

The lot currently has 4,627 square feet of gross floor area, whereas 4,648 square feet is the maximum allowable gross floor area. The ZBA may grant variations to increase the allowable gross floor area by up to 15%.

	Existing	Allowed	Proposed
Gross Floor Area (max.)	4,627 sq. ft.	4,648 sq. ft.	4,893 sq. ft.

This property, along with the property immediately to the west, was part of a two-lot subdivision that was approved in 2014. This subdivision approval included a condition requiring stormwater management infrastructure be installed to the specifications proposed during the subdivision review. The Village Engineer has provided a preliminary review of the proposed construction regarding of this requirement. His comments are included in this packet.

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 their living situation has changed with COVID-19 and that their home is not designed for people to safely and conveniently access a bathroom in the house. A pool house, changing area, pergola, and storage would allow for the applicants to further enjoy their time together while safely hosting family and friends.

- 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 not stated that their property has a unique physical condition.

- 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 home was built by the current owners and the physical conditions of the lot have not changed.

- 4.) *Not Merely Special Condition. The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the use of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.*

The purpose of the variation is not based exclusively on a desire to make more money from the property. However, the right to increase the allowable gross floor area is not a right available to other property owners without the approval of a variance.

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

The proposed accessory structures appear to be in harmony with the general and specific purposes of the Zoning 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 variations would not have a significant impact on the essential character of the area. The back yard is currently enclosed with a solid six-foot high fence, and the applicants have stated they will be installing landscaping and trees taller than the proposed structures to minimize the impact to the neighbors.

If this variation is approved, the Village Engineer will conduct a full review of the engineering plans before a building permit is issued. A building permit will require that new construction meets the conditions of approval of the subdivision, including those for stormwater management. This will ensure that the development will not be materially detrimental to the public welfare or to adjacent or nearby properties.

The August 27, 2020 Chicago Tribune contained the Notice of Public Hearing. Additionally, owners of properties within 200 feet of the subject property were notified.

Recommendation: Based on the materials presented and the public hearing, it is the recommendation of staff that the variation request of be accepted or denied.

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

Move to accept/deny the request for a variation to increase the allowable gross floor area to the existing lot and single-family residence at 510 Jefferson Avenue.



VILLAGE OF GLENCOE MEMORANDUM

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

www.villageofglencoe.org

DATE: September 3, 2020

TO: Taylor Baxter, AICP, Development Services Manager

FROM: James Tigue, P.E., CFM, Civil Engineer

SUBJECT: **510 Jefferson Avenue – Stormwater Detention Requirements**

Village records indicate that stormwater detention facilities were constructed at 510 Jefferson Avenue as part of the single-family residence construction in 2014/2015. Final engineering plans could not be located for the single-family residence construction, so the location and as-constructed capacity of stormwater detention facility is not known at this time.

The proposed construction of an in-ground pool and pool house will increase the impervious lot coverage on the site and may require expansion of the existing stormwater detention facility. Depending upon the location of the existing stormwater detention facility, relocation of pipes, structures or other appurtenances may be required to allow for construction of the proposed improvements.

Village staff has been in contact with the Petitioner's design engineer who anticipates field survey work to be completed this week. Once the field survey work has been completed, the design engineer will be able to review any impacts related to the existing stormwater detention system, including possible expansion of the system capacity.



VILLAGE OF GLENCOE

FORMS & APPLICATIONS

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

www.villageofglencoe.org

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: 510 Jefferson Ave. Glencoe, IL 60022

Applicant name: Joshua & Beth Rinkov Applicant phone: 773-368-0444

Applicant email: joshua.rinkov@gmail.com

Owner name (if different from applicant): _____

Owner phone: _____ Owner email: _____

Brief description of project:

Our plan is to put in an inground pool with a surrounding patio area, a freestanding pergola and small pool house at the rear of the property.

Variation request(s):

We are asking for an increase adjustment to the allowable gross square footage based on the FAR Ratio calculations. With the addition of the small pool house and portion of the pergola that exceeds 250 square feet, the request is for an additional 235 square feet, a 5% increase to the allowable square footage.

The pool house meets all the setbacks and building height requirements for accessory structures. The pergola meets the definition of a pergola in height and openness.



VILLAGE OF GLENCOE

FORMS & APPLICATIONS

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

www.villageofglencoe.org

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.

Given we are all now working from home, and as families, spending much more time together at home, we feel adding a pool house on our property allows us to further enjoy our time together as a family and safely host other families and friends.

When we built our home, we never considered having a pool. Things have changed with COVID-19. Our house is not set up for people to safely or conveniently access a bathroom in the house. Adding a small pool house with a changing area, bathroom, and a little storage allows us to stay out of the house and enjoy the property to its fullest.

The pergola allows us to spend more time outside while having protection from the sun.

Our request is for a 5% or 235sq ft increase to the FAR ratio, allowable gross square footable is the adjustment necessary to get these structures built.

The back yard is already enclosed with a solid 6ft fence, and with the proposed landscaping we will be putting in tall trees around the property, minimizing impact to our neighbors.



VILLAGE OF GLENCOE

FORMS & APPLICATIONS

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

www.villageofglencoe.org

2. Describe how the proposed variations would result in a development that is not detrimental to adjacent or nearby properties or the public good.

Our project will have minimal impact to the houses surrounding our property.

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?

We discussed the project with our neighbors on the east and west sides, making it clear that once complete, the structures will barely be visible if at all. We intend to add trees and landscaping around the perimeter of our property as a screen and buffer, and at a height that is taller than the 11.5 ft pool house, 10.8 ft pergola.

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

FORMS & APPLICATIONS

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

www.villageofglencoe.org

Section D: Acknowledgement and Signature



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

Applicant's signature

8/9/20

Date

Owner's signature (if different than applicant)

Date

Pool & Pool Building for:
Josh & Beth Rinkov
510 Jefferson Ave.
Village of Glencoe, Illinois

Comm 1249.01
Date 08/06/20
Drawn R.H.
Checked --

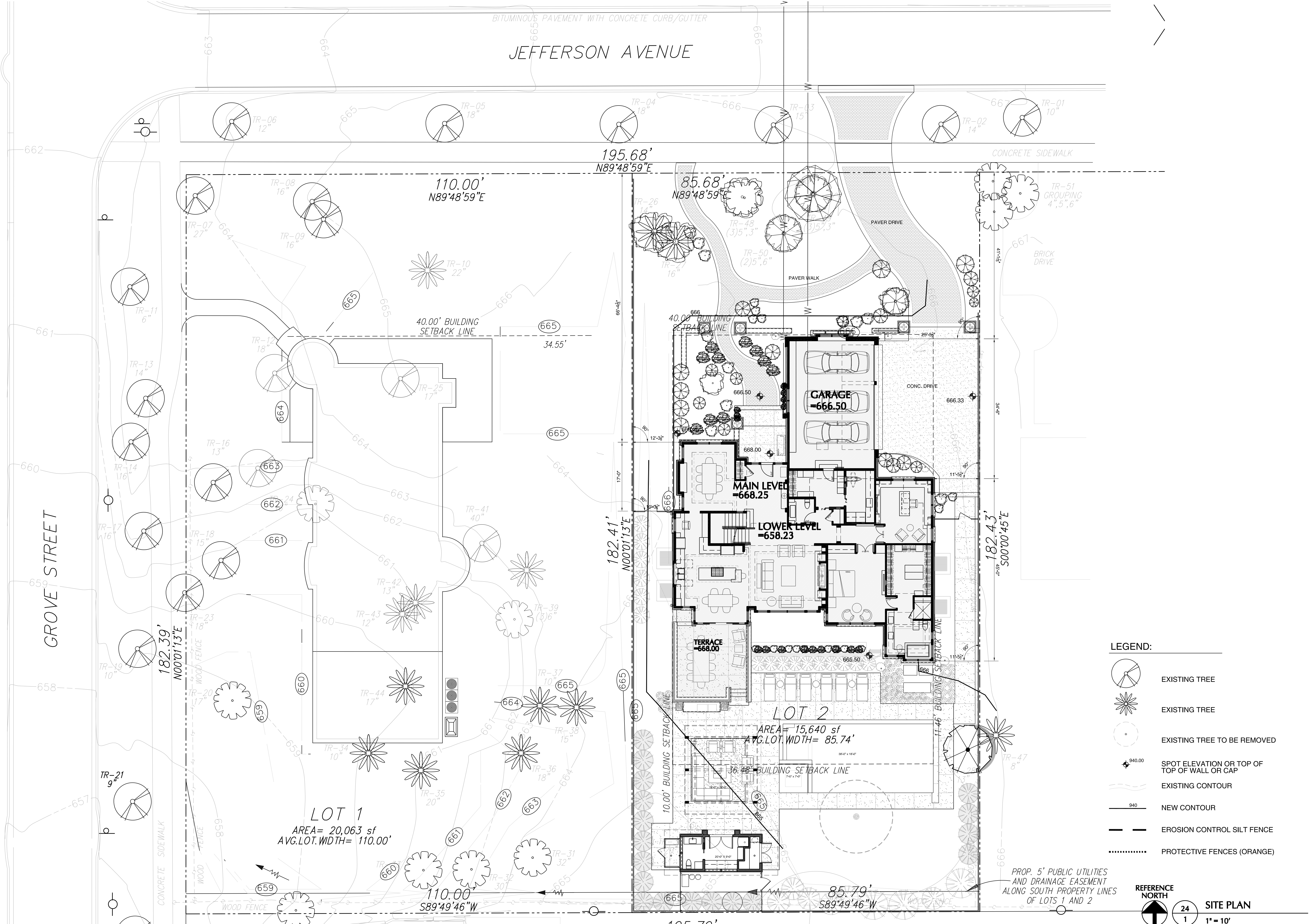
Revision

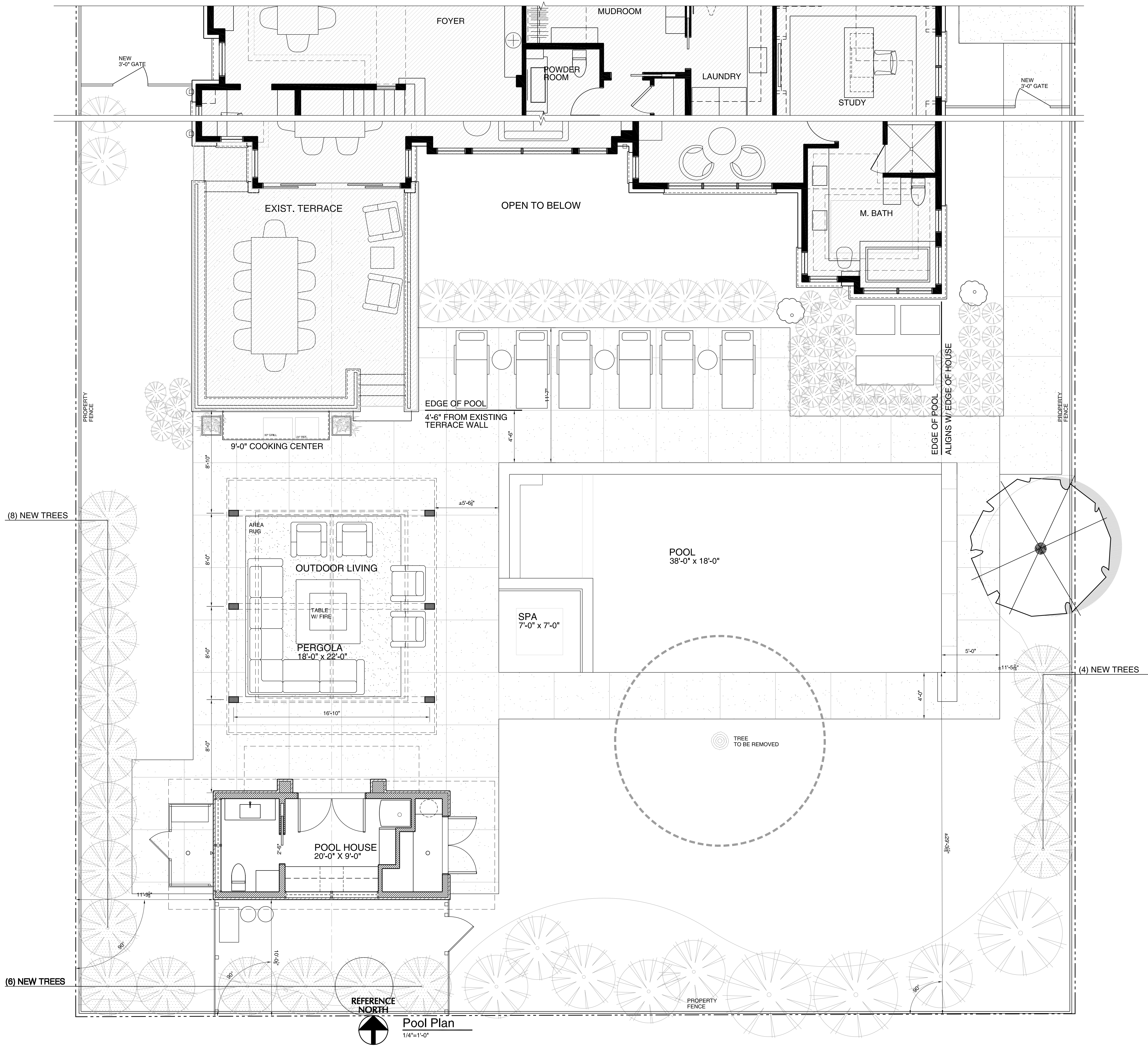
08/08/20
Variance Submission

SITE PLAN
Sheet No.

1

© 2020 SKD Architects





Pool & Pool Building for:
Josh & Beth Rinkov
510 Jefferson Ave.
Village of Glencoe, Illinois

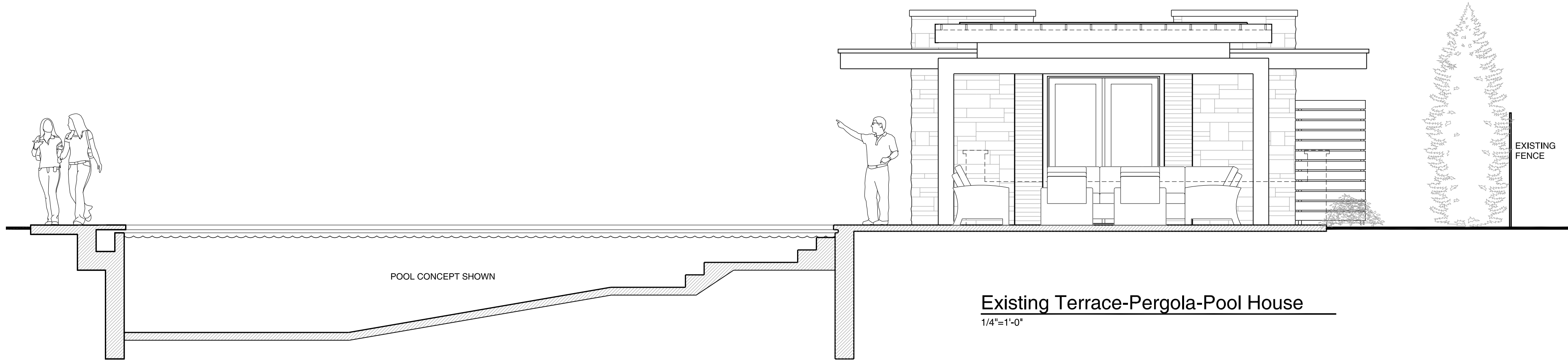
Comm 1249.01
Date 08/06/20
Drawn R.H.
Checked --

Revision

08/08/20
Variance Submission

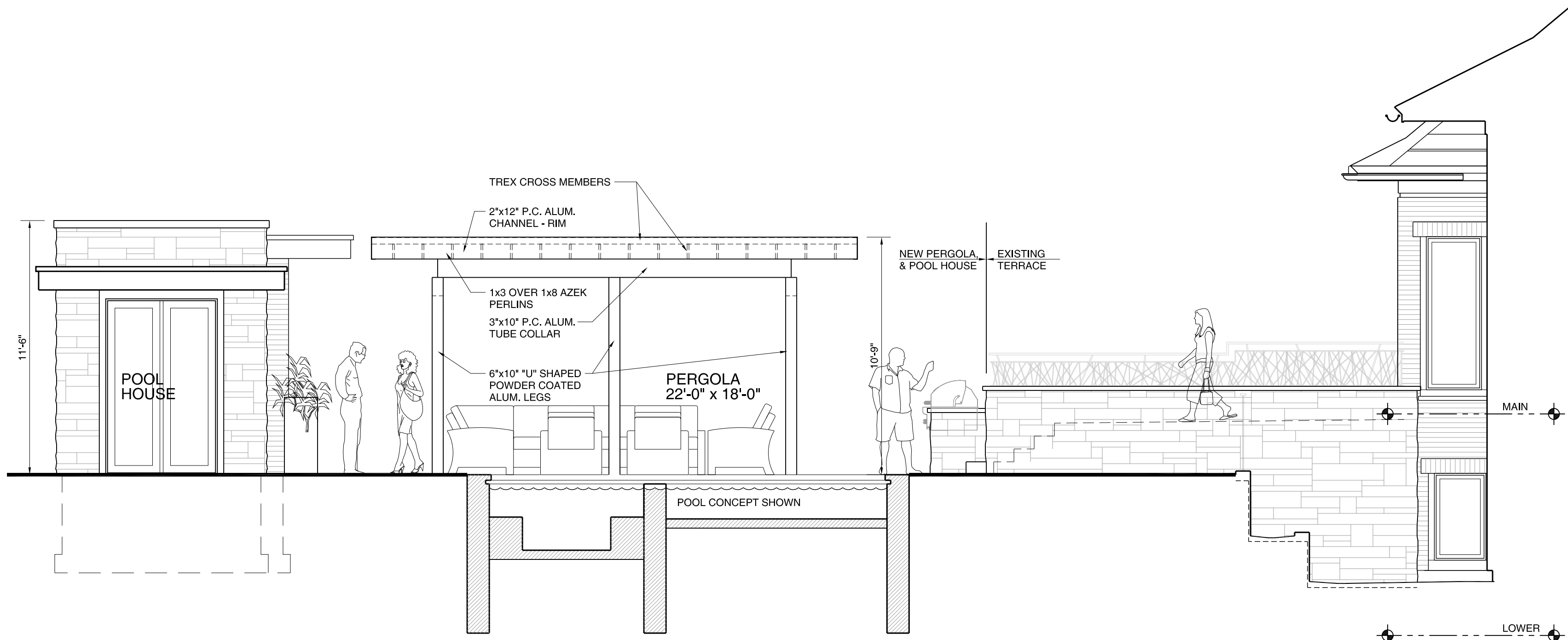
POOL PLAN

Sheet No.



Existing Terrace-Pergola-Pool House

1/4"=1'-0"



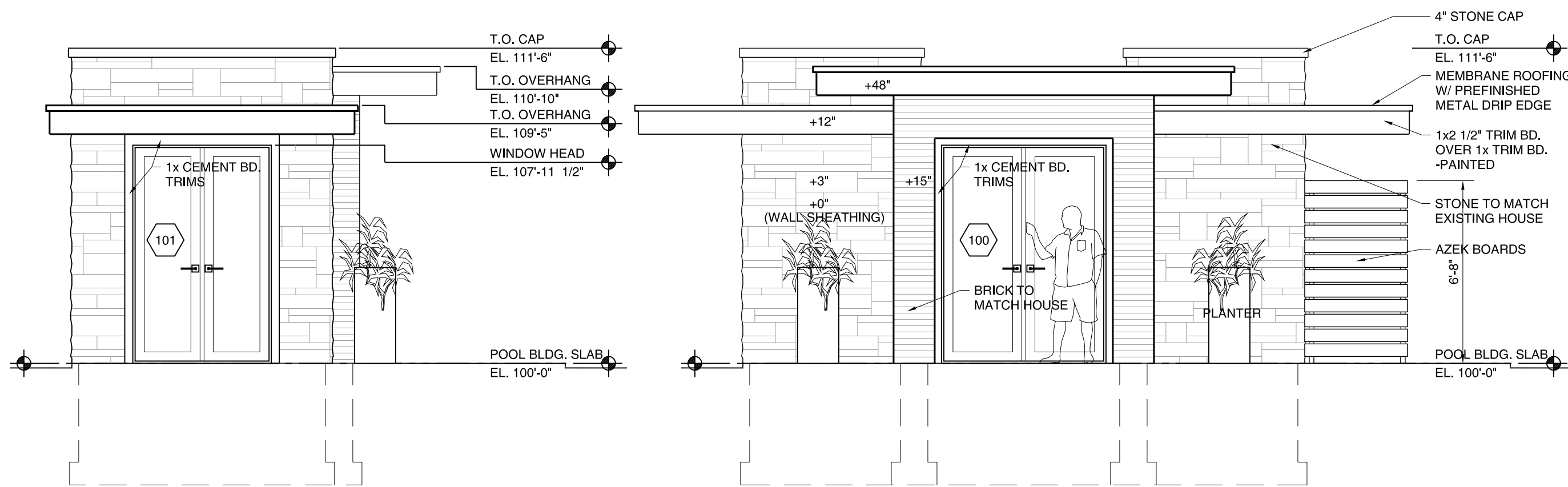
Pool House-Pergola-Existing Terrace

1/4"=1'-0"



New Built-in BBQ

1/4"=1'-0"



Side Elevation

1/4"=1'-0"

Front Elevation

1/4"=1'-0"



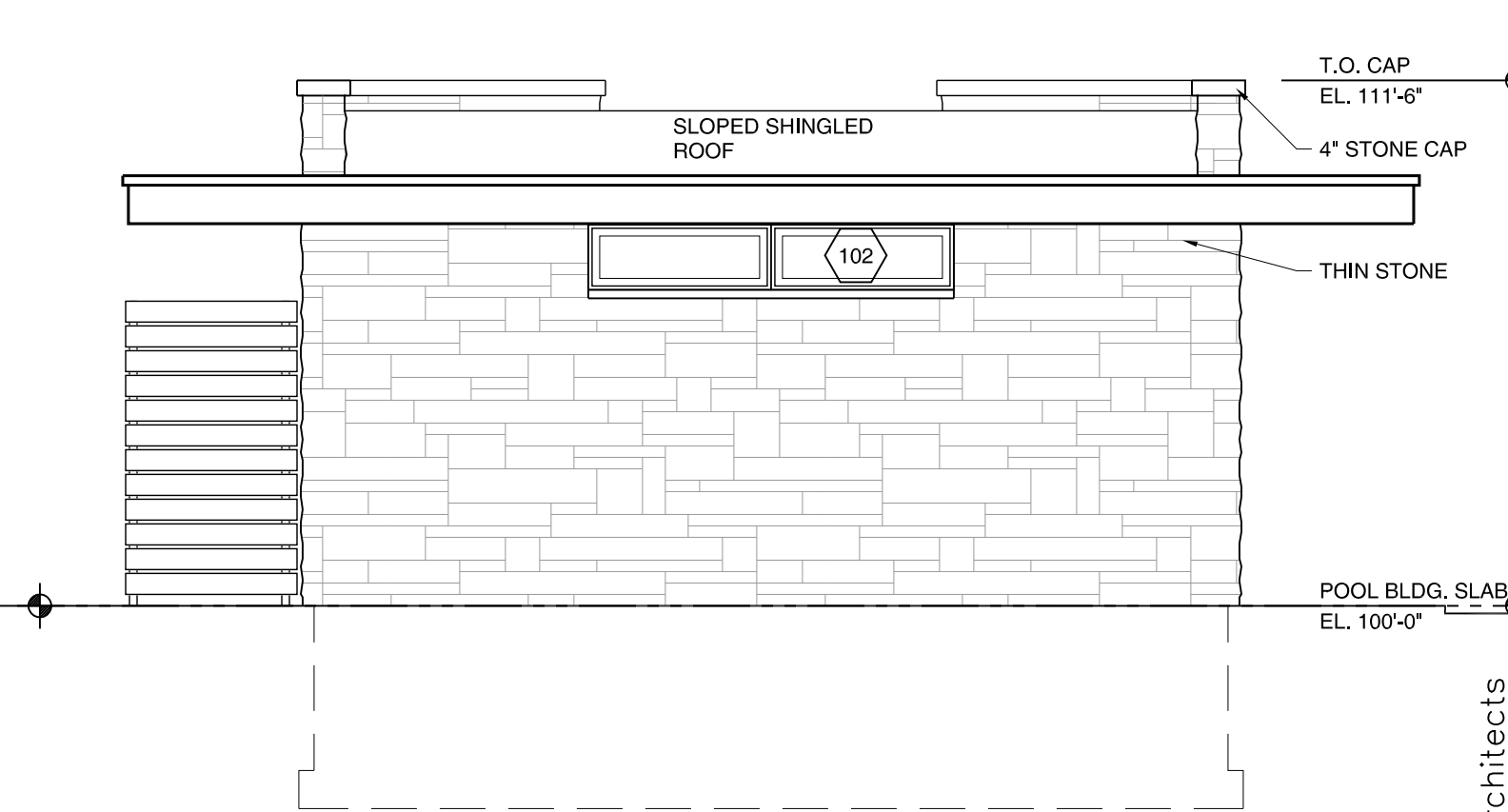
Shower Elevation

1/4"=1'-0"



Interior Shower Elevation

1/4"=1'-0"



Back Elevation

1/4"=1'-0"

Pool & Pool Building for:
Josh & Beth Rinkov
510 Jefferson Ave.
Village of Glencoe, Illinois

Comm 1249.01
Date 08/06/20
Drawn R.H.
Checked --

Revision
08/08/20
Variance Submission

ELEVATIONS

Sheet No.

3

Floor Area Ratio Calculations | Summary | Page 1

1	Address:		
2	Drawing and calculations to determine lot area:	<div style="text-align: right;">182.42' Average</div> <div style="display: flex; align-items: center;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg);">85.74' Average</div> <div style="border: 1px solid black; padding: 10px; margin-left: 10px;"> <p>Total Lot Area 15,640 square feet per survey</p> </div> </div>	
3	Lot Area Total Sq. Ft.:	15,640 Sq. Ft.	
4	Proposed First Floor Total:		3,998.5 Sq. Ft.
5	Proposed Second Floor Total:	Existing	1,296 Sq. Ft.
6	Proposed Third Floor Total:		Sq. Ft.
7	Proposed Third Floor, Attic, and Basement Total:	Existing	136 Sq. Ft.
8	Subtotal (Add Lines 4 through 7):		5,430.5 Sq. Ft.
9	Total Exclusions (From Exclusion Calculation Form):		537.5 Sq. Ft.
10	Total Proposed Sq. Ft. (Subtract Line 9 from Line 8):		4,893 Sq. Ft.
11	Total Allowed Sq. Ft. (Apply correct formula from Table A to Lot Area from Line 3):		4,648 Sq. Ft.
12	If Line 11 exceeds Line 10 the plans comply with FAR requirements	Yes () No (X)	

Prepared By: Steven Kleineman, SKD Architects, Inc.

Architect Printed Name, Signature, & Stamp



Staff Contact Name

Telephone Number

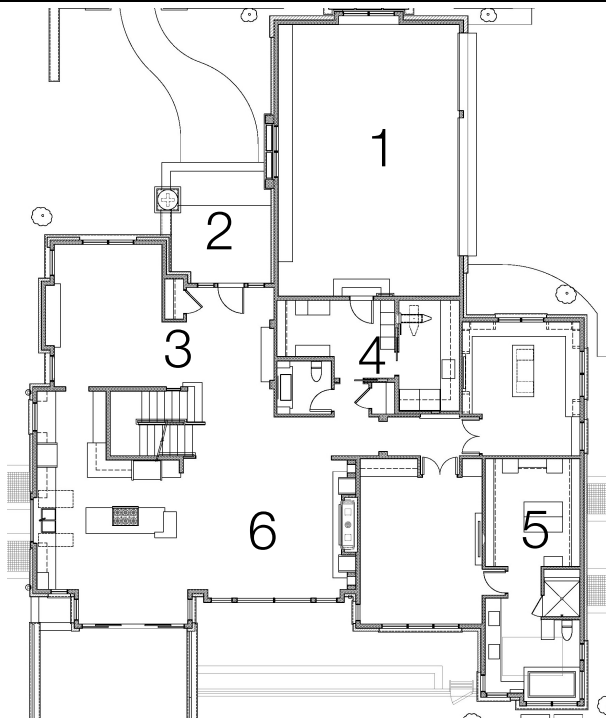
Checked By:

Development Services Manager

Date

Address:

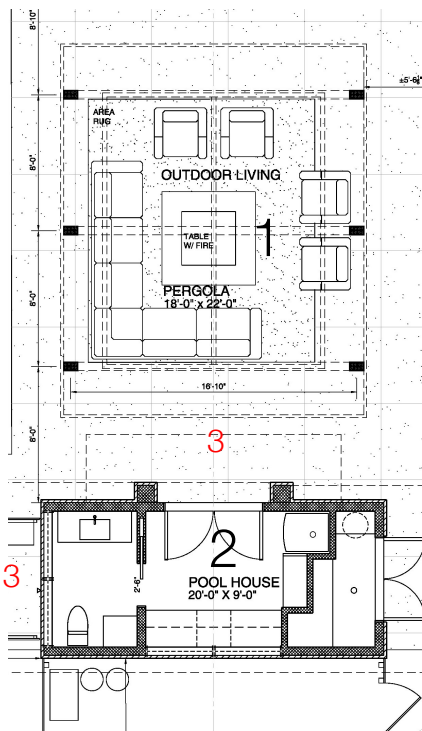
First Floor Area (Existing)



Piece #	Dimensions	Area (sq. ft.)
1	22'x 32'	703
2	12'x 8'	96
3	28.5'x 20.5'	496.75
4	21.5'x 14'	305
5	14'x 45'	558.5
6	52'x 24.5'	1197.75
Existing Total Sq. Ft.		3,357

* For homes on ravines or lakefront bluffs count 50% of those areas below rear decks/balconies that are over cellar/basement patios.

**First Floor Area
(New Construction or Proposed Additions)**



Pergola
18'x 22' = 396sf
Less 250'sf allowed
equals 146sf in FAR

Pool house 9.33'x
20.33' = 190sf

Overhangs over 30" (Off image on sides)
2(11'x1.5)+(15x1.5)=55.5sf
(based on foundation dimension)

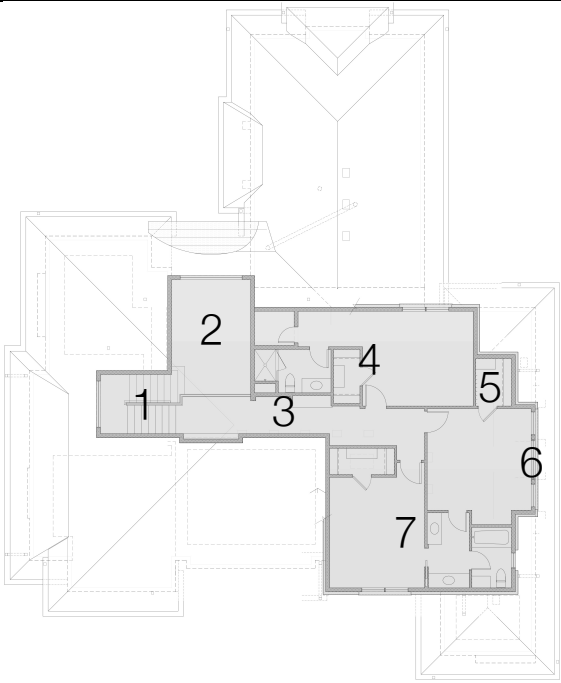
Piece #	Dimensions	Area (sq. ft.)
1		396
2		190
3		55.5
Total Additions Sq. Ft.		641.5

Proposed First Floor Total Sq. Ft.

3,998.5

Address:

Second Floor Area (Existing)



Piece #	Dimensions	Area (sq. ft.)
1	9'x 8.5'	76.5
2	11'x2 0.5'	225.5
3	5'x 11.66	58.33
4	32.17'x 16.5	382.25
5	4.83'x 10.5'	50.75
6	2.5'x 13.83	34.66
7	24'x 19.5	468
Existing Total Sq. Ft.		1,296

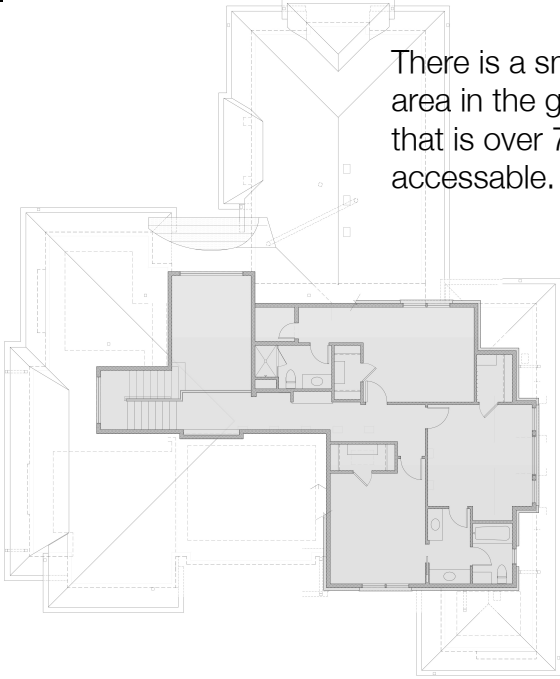
Second Floor Area
(New Construction or Proposed Additions)

Piece #	Dimensions	Area (sq. ft.)
Total Additions Sq. Ft.		

Proposed Second Floor Total Sq. Ft. 1,296

Address:

Third Floor or Attic Area (Existing)



There is a small linear area in the garage trusses that is over 7' high. It is not accessible.

Piece #	Dimensions	Area (sq. ft.)
	4'x 25.5'	102
	3.5'x1.667'	4
	5'x 6'	30
Existing Total Sq. Ft.		136

**Third Floor or Attic Area
(New Construction or Proposed Additions)**

Piece #	Dimensions	Area (sq. ft.)
Total Additions Sq. Ft.		

Proposed Third Floor or Attic Area Total Sq. Ft.

136

Address:

Basement Area (Existing)

There is no portion of the lowest level that is more than 1' + above grade around the house.

Piece #	Dimensions	Area (sq. ft.)
Existing Total Sq. Ft.		

**Basement Area
(New Construction or Proposed Additions)**

Piece #	Dimensions	Area (sq. ft.)
Total Additions Sq. Ft.		

PLEASE NOTE: As of June 1, 2019, basements* are included in building permit fees for new construction.

Proposed Basement Area Total Sq. Ft.

*The term "basement area", when used in the Comprehensive Fee and Fine Schedule, shall mean those portions of a basement consisting of habitable space (as defined by the International Building Code as adopted pursuant to Section 9-18 of the Village Code), and related bathrooms, toilets, closets, halls, and storage areas, but shall not include areas of a basement such as utility spaces and similar areas in which the walls and ceiling are not finished with drywall or similar building material.

Floor Area Ratio Calculations | Exclusions | Page 6

1. Address:

EXCLUSIONS :			Total	Exclusion
2A	Total Sq. Ft. of any detached garage		Sq. Ft.	
2B	Exclusion	(If total on line 2A is greater than 400 sq. ft. enter 400 sq. ft.; if total is less than 400 sq. ft., enter total from line 2A)		Sq. Ft.
3A	Total Sq. Ft. of any attached garage. (The entire garage/s must all be located in the rear half of the lot.) NOT FOR CORNER LOTS		Sq. Ft.	OR ↗ ↘
3B	Exclusion	(If total on line #A is greater than 200 sq. ft. enter 200 sq. ft., if total is less than 200 sq. ft., enter total from line #3A; all of garage must be in rear half of lot.)		Sq. Ft.
4A	Total Sq. Ft. of a porch along a building front up to 8 ft. deep. (zoning building front on corner lots is only on narrow side of lot)		96 Sq. Ft.	
4B	Exclusion	Enter total from line 4A.		96 Sq. Ft.
5A	Total Sq. Ft. of any attic over 7 ft. high or 5 ft see #3, 4, + 5 of F.A.R. "Areas to Include" sheet		136 Sq. Ft.	
5B	Exclusion	(If total on line 5A is greater than 150 sq. ft. enter 150 sq. ft.; if total is less than 150 sq. ft, enter total from line 5A BUT only if attic is not accessible by a permanent stair)		Sq. Ft. 136
5C	Exclusion	(Pre-FAR Single Family Dwelling only: If total on line 5A is greater than 400 sq. ft, enter 400 sq. ft.; if total is less than 400 sq. ft., enter total from line 5A)		Sq. Ft.
Note:	Only one attic exclusion is available, 5B or 5C, not both			
6A	Total Sq. Ft. of any under-bay or under-eave that project not more than 4 feet from an exterior wall - incl. chimneys, bays, balconies, etc.		Sq. Ft. 55.5	
6B	Exclusion	(If total on line 6A is greater than 64 sq. ft. enter 64 sq. ft.; if total is less than 64 sq. ft., enter total from line 6A)		Sq. Ft. 55.5
7A	Total Sq. Ft. of the part of any courtyard open to the street		Sq. Ft.	
7B	Exclusion	Enter total from line 7A		Sq. Ft.
8A	Total square feet of pergola.		Sq. Ft. 396	
8B	Exclusion	(If total on line 8A is greater than 250 sq. ft. enter 250 sq. ft., if total is less than 250 sq. ft., enter total from line 8A)		Sq. Ft. 250
9	Total Exclusions	(Add lines 2B, 3B, 4B, 5B, or 5C, 6B, 7B and 8B) (Enter here and on Page 1 Line 9)		Sq. Ft. 537.5



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

August 31, 2020

Re: Zoning Board of Appeals Variation Public Hearing – 510 Jefferson Avenue

Dear Resident or Property Owner,

The enclosed legal notice provides information on a Zoning Board of Appeals Public Hearing on Monday, September 14, 2020 at 7:30 p.m. You are being contacted because your property is located within 200 feet of 510 Jefferson Ave. This virtual hearing will be held via Zoom and is open to the public. For information on how to attend this hearing and provide public comments, please visit the Zoning Board of Appeals page under the "Government" tab on the Village of Glencoe's website at www.villageofglencoe.org, or contact me via the phone number or email address below.

The applicant is requesting one variation from the zoning code to increase the allowable gross floor area to build a new pool house and pergola.

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
SEPTEMBER 14, 2020

Notice is hereby given that a public hearing is to be conducted on Monday, September 14, 2020 at 7:30 p.m., before the Zoning Board of Appeals of the Village of Glencoe, Cook County, Illinois, to consider requests for variations from the Zoning Code at two properties.

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

1) A request for a variation from the Zoning Ordinance by applicants Barbara Vanni and Ayo Otitoju to permit an addition to a single-family home at 1178 Carol Lane, Glencoe, Illinois, in the RB Single-Family Residential Zoning District (Permanent Real Estate Index Number 05-06-102-016-0000).

Legal Description: LOT 16 IN DUNA'S FOREST CREST SUBDIVISION, BEING A SUBDIVISION OF PART OF LOT 5 IN COUNTY CLERK'S DIVISION OF THE SOUTH ½ OF THE NORTH ½ AND PART OF THE SOUTH ½ OF FRACTIONAL SECTION 6, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The applicant requests the following variation from the Zoning Ordinance:

1. To increase the allowable gross floor area from 3,466.78 sq. ft. to 3,716.08 sq. ft.

2) A request for a variation from the Zoning Ordinance by applicants Joshua and Beth Rinkov to permit a pool house and pergola at 510 Jefferson Avenue, Glencoe, Illinois, in the RB Single-Family Residential Zoning District (Permanent Real Estate Index Number 05-07-411-031-0000).

Legal Description: LOT 2 IN GROVE JEFFERSON SUBDIVISION; BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 2014 AS DOCUMENT 1410610049, IN COOK COUNTY, ILLINOIS.

The applicants request the following variation from the Zoning Ordinance:

1. To increase the allowable gross floor area from 4,648 sq. ft. to 4,883 sq. ft.

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

Address Street name	City	State	ZIP	PIN	Property owner	Mailing address
501 Grove St	Glencoe	IL	60022	05-07-407-030-0000	Brad Jaros	501 Grove St Glencoe IL 60022
533 Madison Ave	Glencoe	IL	60022	05-07-411-013-0000	Daniel Goodwin	533 Madison Ave Glencoe IL 60022
499 Jefferson Ave	Glencoe	IL	60022	05-07-407-015-0000	La Salle Trust	499 Jefferson Ave Glencoe IL 60022
489 Jefferson Ave	Glencoe	IL	60022	05-07-407-016-0000	Curtis Rhoades Worthin	489 Jefferson Ave Glencoe IL 60022
457 Grove St	Glencoe	IL	60022	05-07-411-023-0000	Julie Mccarthy	457 Grove St Glencoe IL 60022
496 Jefferson Ave	Glencoe	IL	60022	05-07-411-007-0000	Karen T Haas	496 Jefferson Ave Glencoe IL 60022
701 Prairie Rd	Glencoe	IL	60022	05-07-300-013-0000	Skokie Country Club	701 Prairie Rd Glencoe IL 60022
459 Grove St	Glencoe	IL	60022	05-07-411-022-0000	Eric Shain	459 Grove St Glencoe IL 60022
531 Madison Ave	Glencoe	IL	60022	05-07-411-026-0000	Daniel P Cooney	531 Madison Ave Glencoe IL 60022
517 Madison Ave	Glencoe	IL	60022	05-07-411-017-0000	Alberto Fernandez	517 Madison Ave Glencoe IL 60022
465 Grove St	Glencoe	IL	60022	05-07-411-012-0000	Louis B Goldman	465 Grove St Glencoe IL 60022
508 Jefferson Ave	Glencoe	IL	60022	05-07-411-024-0000	D Hays	508 Jefferson Ave Glencoe IL 60022
505 Jefferson Ave	Glencoe	IL	60022	05-07-407-014-0000	Harvey E Heinbach & El	505 Jefferson Ave Glencoe IL 60022
500 Jefferson Ave	Glencoe	IL	60022	05-07-411-006-0000	Arlyn & Mark Miller	500 Jefferson Ave Glencoe IL 60022
505 Grove St	Glencoe	IL	60022	05-07-407-029-0000	David L Hill	505 Grove St Glencoe IL 60022
523 Madison Ave	Glencoe	IL	60022	05-07-411-016-0000	Lane M Gensburg	523 Madison Ave Glencoe IL 60022
481 Grove St	Glencoe	IL	60022	05-07-411-030-0000	Justin Burton	481 Grove St Glencoe IL 60022
500 Washington Ave	Glencoe	IL	60022	05-07-300-013-0000	Skokie Country Club	500 Washington Ave Glencoe IL 60022
490 Jefferson Ave	Glencoe	IL	60022	05-07-411-008-0000	Joshua M Patinkin	490 Jefferson Ave Glencoe IL 60022



**VILLAGE OF GLENCOE
GLENCOE, ILLINOIS**

ZONING BOARD OF APPEALS

**NOTICE OF PUBLIC HEARING
SEPTEMBER 14, 2020**

Notice is hereby given that a public hearing is to be conducted on Monday, September 14, 2020 at 7:30 p.m., before the Zoning Board of Appeals of the Village of Glencoe, Cook County, Illinois, to consider requests for variations from the Zoning Code at two properties.

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

1) A request for a variation from the Zoning Ordinance by applicants Barbara Vanni and Ayo Otitoju to permit an addition to a single-family home at 1178 Carol Lane, Glencoe, Illinois, in the RB Single-Family Residential Zoning District (Permanent Real Estate Index Number 05-06-102-016-0000).

Legal Description: LOT 16 IN DUNA'S FOREST CREST SUBDIVISION, BEING A SUBDIVISION OF PART OF LOT 5 IN COUNTY CLERK'S DIVISION OF THE SOUTH ½ OF THE NORTH ½ AND PART OF THE SOUTH ½ OF FRACTIONAL SECTION 6, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The applicant requests the following variation from the Zoning Ordinance:

1. To increase the allowable gross floor area from 3,466.78 sq. ft. to 3,716.08 sq. ft.

2) A request for a variation from the Zoning Ordinance by applicants Joshua and Beth Rinkov to permit a pool house and pergola at 510 Jefferson Avenue, Glencoe, Illinois, in the RB Single-Family Residential Zoning District (Permanent Real Estate Index Number 05-07-411-031-0000).

Legal Description: LOT 2 IN GROVE JEFFERSON SUBDIVISION; BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 2014 AS DOCUMENT 1410610049, IN COOK COUNTY, ILLINOIS.

The applicants request the following variation from the Zoning Ordinance:

1. To increase the allowable gross floor area from 4,648 sq. ft. to 4,883 sq. ft.

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