



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

Village Hall Council Chamber
675 Village Court
Monday, January 6, 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 6th day of January 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	Absent
John Satter	Member	Present
Village Staff		
Taylor Baxter	Development Services Manager	Present
Rich McGowan	Planner	Present

2. CONSIDERATION OF MINUTES OF THE DECEMBER 2, 2019 ZBA MEETING

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

3. APPROVE KOOYENGA APPEAL AT 139 HAZEL AVENUE

The Chair stated that the purpose of this portion of the meeting was to conduct a public hearing on the appeal by Steve Kooyenga, the applicant representing the owner of 139 Hazel Avenue, of a decision by the Development Services Manager in denying a permit to increase the allowable gross floor area from 5,606.25 square feet to 5,685.31 square feet, or

1.4%, to allow for the construction of a detached shed. 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 December 16, 2019 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

Chairman Howard Roin asked Mr. Steve Kooyenga to present his case. Mr. Kooyenga began, stating:

- 1) The shed is proposed to be in the homeowner's rear yard and will be visible from Hazel Avenue in an aesthetically pleasing manner.
- 2) The proposed shed will also be complimented by a landscaping plan that has been prepared by Mariani Landscaping.
- 3) Drainage is not a concern as the proposed shed is planned to be constructed right at grade level. A proposed strip of gravel that will surround the shed will be great for water dripping and general absorption.
- 4) No trees will be harmed.
- 5) The variance is being requested due to lack of utility storage, and the planned usage is strictly storage with no electrical components, lighting, or planned nighttime access.

Mr. Roin asked Taylor Baxter if neighbors were notified. Mr. Baxter confirmed that neighbors were notified, but the Village did not receive any comments.

Mr. Roin then asked Mr. Baxter if this will create a drainage or water problem, and Mr. Baxter stated that to the best of his knowledge it will not be, however, he has not heard any comments from the Village Engineer.

3. PUBLIC COMMENT

Mr. 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 to construct a detached shed at 139 Hazel 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
NAYS:	None
ABSENT:	Novack

4. ADJOURN

There being no further business to come before the Zoning Board of Appeals the meeting was adjourned at 7:45 p.m.