



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

Village Hall Council Chamber and Videoconference  
675 Village Court  
Monday, November 1, 2021 – 6:30 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 Chairman Scott Novack at 6:37 p.m. on November 1, 2021, held virtually via Zoom web videoconference.

Attendee Name	Title	Status
<b>Zoning Board of Appeals</b>		
Scott Novack	ZBA Chairman	Present
Sara Elsasser	Member	Absent
Alex Kaplan	Member	Present
John Satter	Member	Present
Debbie Ruderman	Member	Present
Michael Kuppersmith	Member	Present
<b>Village Staff</b>		
Taylor Baxter	Development Services Manager	Present
Richard McGowan	Planner	Present

**2. CONSIDERATION OF MINUTES OF THE OCTOBER 4, 2021, ZBA MEETING**

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>AYES:</b>	Novack, Kaplan, Satter, Ruderman, Kuppersmith
<b>NAYS:</b>	None
<b>ABSENT:</b>	Elsasser

**3. CONSIDER VARIATION REQUEST AT 550 SOUTH AVENUE**

Taylor Baxter gave a brief overview of the case, stating that the applicants are seeking two variations to allow for the replacement of existing air conditioning units within the required front setback at an existing single-family residence at 550 South Avenue:

1. Section 3-111(C)- To reduce the required front yard setback from 50 feet to 43.8 feet, a variation of 12.4%.
2. Section 5-101(E) - To allow an accessory structure to be nearer to the street (66.6 feet) than one-half of the lot depth (91.2 feet), a variation of 27%.

Mr. Baxter explained that is an existing single-family residence that recently received a building permit for a single-family addition and clarified that the ZBA may typically only grant setback variations by up to 20%, however, the Zoning Code states that a nonconforming accessory structure may be replaced in the same location if the ZBA grants a variation. Mr. Baxter added that the applicant stated that moving the air conditioning units to the back half of the property would cause practical hardships and would diminish the use and enjoyment of that part of their property, and the existing/proposed location of the units are over 100 feet from the nearest neighbor's residence.

Mr. Baxter then swore in the applicants, Shivani Desai and Marvin Mendez, the homeowners of 550 South Avenue. Chairman Scott Novack asked the applicants if they had anything they would like to add in addition to Mr. Baxter's presentation and if they had received any comments from neighbors. The applicants reiterated most of Mr. Baxter's presentation and added that the units will be screened from adjacent neighbors and the units have features that significantly reduce the noise output. Mr. Baxter confirmed that the Village did not receive any comments regarding this proposal.

### **PUBLIC COMMENT**

Chairman Novack thanked Mr. Baxter and the applicants and asked the audience if there are any public comments. No questions or comments were made. A motion was made and seconded to approve the requested variance as submitted.

### **FINDINGS**

1. The requested variation is within the jurisdiction of the Zoning Board of Appeals.
2. Based on the totality of the relevant and persuasive testimony heard and presented, the Zoning Board determines that:
  - a. The requested variation is in harmony with general purpose and intent of the Glencoe Zoning Code.
  - b. There are practical difficulties and there is a hardship in the way of carrying out the strict letter of Section 3-111(C) and Section 5-101(E) 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 at 550 South 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.

<b>RESULT:</b>	<b>ACCEPTED</b>
<b>AYES:</b>	Novack, Kaplan, Satter, Ruderman, Koppersmith
<b>NAYS:</b>	None
<b>ABSENT:</b>	Elsasser

#### 4. PUBLIC COMMENT ON NON-AGENDA ITEMS

Chairman Scott Novack asked the audience if there are any public comments. No questions or comments were made.

#### 5. ADJOURN

The meeting adjourned at 6:54 p.m.

<b>RESULT:</b>	<b>ACCEPTED</b>
<b>AYES:</b>	Novack, Kaplan, Satter, Ruderman, Koppersmith
<b>NAYS:</b>	None
<b>ABSENT:</b>	Elsasser