



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

Village Hall Council Chamber and Videoconference
675 Village Court
Monday, November 16, 2020 – 7:30 PM

1. CALL TO ORDER AND ROLL CALL

The Special 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 16th day of November 2020, held virtually via Zoom web videoconference.

Attendee Name	Title	Status
Village Board		
Howard Roin	ZBA Chairman	Present
Sara Elsasser	Member	Present
David Friedman	Member	Present
Alex Kaplan	Member	Absent
Scott Novack	Member	Present
John Satter	Member	Present
Village Staff		
Taylor Baxter	Development Services Manager	Present
Rich McGowan	Planner	Present

2. CONSIDERATION OF MINUTES OF THE NOVEMBER 2, 2020 ZBA MEETING

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

3. CONSIDER A REQUEST FOR AN EXTENSION OF AN APPROVED VARIATION AT 348 W. ELM COURT

Cal Bernstein, the Attorney representing Scott and Evie Rooth of 348 W. Elm Court, requested an extension for a previously approved variance from the November 4, 2019 ZBA meeting to increase the allowable total ground coverage by 256 square feet in order to allow for the construction of a new single-family residence. This request was submitted to Village Staff before the expiration date of November 4, 2020. Mr. Bernstein stated that the COVID-19 pandemic has impacted the timeline for construction at 348 W. Elm Court.

Chairman Roin stated that this extension request is completely appropriate given the circumstances with a global pandemic.

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)(2) 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 extend the previously approved variance at 348 W. Elm Court, 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, Elsasser, Friedman, Novack, Satter
NAYS:	None
ABSENT:	Kaplan

4. CONSIDER SIGNAGE VARIATION AT 688-694 VERNON AVENUE

Taylor Baxter gave a brief overview of case, stating that the temporary signage in the right-of-way will require four variations:

1. To allow the bottom of a wall sign to be less than eight feet above grade.
2. To allow signage to be placed in the public right-of-way.
3. To increase the number of allowable wall signs per business from one to two.
4. To allow a wall sign at a business that has a projecting sign (Guildhall only).

Mr. Baxter stated that the reason behind the request is due to the businesses coping with the COVID-19 pandemic. More specifically, the request was brought up by the owners of "Reach Yoga" and "Guildhall" because the owners of Guildhall are planning on installing temporary greenhouse structures to accommodate customers during the colder winter months due to current restrictions that limit indoor dining. The owners of Reach Yoga would like to have their business name on the temporary signage as well because they felt as though the temporary greenhouse structures would block their existing signage.

Chairman Roin and Board Member David Friedman provided the audience with a disclaimer stating that their wives have worked for Reach Yoga. Chairman Roin discussed this potential conflict with the Village Attorney, and the conclusion was that the economic impact of the ZBA's decision tonight is de minimis, and if Chairman Roin and Board Member Friedman did not participate in tonight's meeting, no decision would be made due to the amount of Board Members present.

Chairman Roin stated that the request for signage in the right-of-way appears to be reasonable, it is about as un-obtrusive as it can be and recommends approval until the COVID-19 pandemic is over. He then asked if the Board Members had any questions.

Board Member John Satter mentioned the possibility of adding a time limit for the temporary signage. Mr. Baxter recommended that there is not a specific date or time limit because things may change with COVID-19, and that the temporary signage should come down when the greenhouses come down. Board Member Scott Novack asked what happens if the greenhouses are gone but the signage remains. Mr. Baxter stated that he would like to allow for flexibility with the businesses during the pandemic. Chairman Roin reiterated that the temporary signage would not be proposed if the greenhouses were not proposed.

Jeff Shapack, owner of Guildhall at 694 Vernon Avenue, stated that his team spent a lot of money to create the concrete barrier in the right-of-way for a nicer aesthetic. Mr. Shapack

continued, stating that if the temporary signage duration is “tied” to the duration of the greenhouses it could be a problem if the pandemic continues into the warmer months, where Guildhall may have to place tables and umbrellas in the area where the greenhouses are proposed to go. Mr. Shapack recommended “tying” the duration of the temporary signage to the duration of the concrete barrier.

Chairman Roin agreed that the proposed temporary signage in the right-of-way shall not stay up longer than the concrete barrier in the public right-of-way surrounding the eating area. Mr. Baxter confirmed that there will be a license agreement in place with the Village.

PUBLIC COMMENT

Chairman Roin asked the audience if anyone had a public comment. No comments were made.

Following consideration of the testimony and discussion, a motion was made and seconded, that the variance request be granted with the limitations as described and per the drawings provided.

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)(2) 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 to allow the bottom of a wall sign to be less than eight feet above grade, to allow signage to be placed in the public right-of-way, to increase the number of allowable wall signs per business from one to two, and to allow a wall sign at a business that has a projecting sign at 688-694 Vernon Avenue, be granted with the condition that the temporary signage does not stay up any longer than the concrete barrier in the public right-of-way, and 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, Elsasser, Friedman, Novack, Satter
NAYS:	None
ABSENT:	Kaplan

5. ADJOURN

Chairman Roin asked if there was any further public comment. Hearing none, the meeting was adjourned at 7:58 p.m.