



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

Village Hall Council Chamber and Videoconference
675 Village Court
Monday, November 2, 2020 – 7:30 PM

1. CALL TO ORDER AND ROLL CALL

The Regular Meeting of the Zoning Board of Appeals of the Village of Glencoe was called to order by the Chairman, at 7:30 p.m. on the 2nd day of 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	Present
Scott Novack	Member	Present
John Satter	Member	Present
Village Staff		
Taylor Baxter	Development Services Manager	Present
Rich McGowan	Planner	Present

2. CONSIDERATION OF MINUTES OF THE OCTOBER 5, 2020 ZBA MEETING

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

3. SWEARING IN ATTENDEES FOR PUBLIC COMMENT

Taylor Baxter swore in those attendees wishing to provide comments during the meeting.

4. UNFINISHED BUSINESS: CONSIDER VARIATION REQUEST AT 510 JEFFERSON AVENUE

Taylor Baxter gave a brief overview of case, stating that the applicants had sought approval at the October 5, 2020 ZBA meeting to increase the maximum allowable gross floor area

from 4,648 square feet to 4,893 square feet in order to construct a new pool house and pergola at 510 Jefferson Avenue. The variance request was deferred to the November 2, 2020 ZBA meeting to allow the Village Engineer to review the proposed plans due to stormwater requirements in a recent subdivision agreement and concerns expressed by the neighbor, Mr. Goodwin of 533 Madison Avenue. James Tigue, the Village's Engineer, was not present at the meeting but provided a memorandum stating that the plans are feasible to address the Village's stormwater management requirements.

Mr. Goodwin, who only attended the October 5, 2020 ZBA meeting, communicated with Mr. Baxter prior to the November 2, 2020 ZBA meeting and stated that if the Village's Engineer is satisfied with the proposed plans, then he does not have any further comments.

Chairman Howard Roin suggested that the ZBA could approve this request with conditions that the water concerns will be to the satisfaction of the Village's Engineer. Board Member Scott Novack was hesitant to approve with conditions due to the ZBA's role and to avoid setting a precedent for future variance approvals.

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 condition that the plans meet the Village's engineering requirements.

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 the maximum allowable gross floor area at 510 Jefferson Avenue, be granted with the condition that the plans meet the Village’s engineering requirements, 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, Kaplan, Novack, Satter
NAYS:	None
ABSENT:	None

4. CONSIDER VARIATION REQUEST AT 679 BIRCH ROAD

Chairman Roin stated that the purpose of this portion of the meeting was to conduct a virtual public hearing on a request for a variation by applicants and homeowners Paul and Sarah Wine, to allow for the construction of a new single-family home to increase the maximum allowable gross floor area. This variation is authorized by Section 7-403-E-1 of the Zoning Code.

Mr. Baxter then gave an overview and background of the case, stating:

- 1) The applicants are seeking a variance to increase the maximum allowable gross floor area from 5,222.77 square feet to 5,468.42 square feet in order to construct a new single-family residence at 679 Birch Road.

Applicant and homeowner Sarah Wine then thanked the ZBA and staff for their time and stated that one of the main reasons for the request is to include a covered back porch so that her family can spend more time outdoors, especially during the pandemic.

PUBLIC COMMENT

Chairman Roin asked the audience if anyone had a public comment.

Moria Bernstein, whose parents live at 673 Birch Road, stated that the home looks beautiful and she wanted to confirm that this request is just for the gross floor area and not the setbacks. Chairman Roin confirmed this variance request is only to increase the maximum gross floor area and not the setbacks. Ms. Bernstein asked if the footprint would remain the same. Applicant and homeowner Paul Wine stated that from the street it is proposed to remain the same, but it is a little different on the sides and rear. Planner Rich McGowan confirmed that the new home is proposed to be further from 673 Birch Road (east property line) based on a plat of survey the Village has on file and current zoning requirements.

Following consideration of the testimony and discussion, a motion was made and seconded, that the variance request 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 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 the maximum allowable gross floor area at 679 Birch Road, 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, Kaplan, Novack, Satter
NAYS:	None
ABSENT:	None

5. ADJOURN

Chairman Roin asked if there was any further public comment. Hearing none, the meeting was adjourned at 8:19 p.m.