



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

Village Hall Council Chamber
675 Village Court
Monday, December 2, 2019 – 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 December, 2019, in the Village Hall Council Chamber.

Attendee Name	Title	Status
Village Board		
Howard Roin	ZBA Chairman	Present
Deborah Carlson	Member	Absent
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 NOVEMBER 4, 2019 ZBA MEETING

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

3. APPROVE FELDMAN APPEAL AT 530 LINCOLN AVENUE

The Chair stated that the purpose of this portion of the meeting was to conduct a public hearing on the appeal by Jason and Julie Feldman of a decision by the Building & Zoning Administrator in denying a permit to increase the allowable gross floor area from 4,674.29 square feet to 4,807.3 square feet, or 2.8%, and to allow an encroachment into the front yard

setback of 9.25 feet, or 18.5%, to allow for the construction of a single-family residence. The variation is authorized by Section 7-403-E-1-(a) of the Zoning Code.

The Chair reported that notice of the public hearing was published in the November 14, 2019 Chicago Tribune 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 Taylor Baxter if the applicants could go above the variance percentages they are asking for. Taylor Baxter confirmed that the applicants may be able to do so, depending on the request. Mr. Roin then asked about the requested variance in the front yard and Mr. Baxter noted that the applicants may be able to request about an additional foot in the front yard.

Mr. Roin asked Jason and Julie Feldman to proceed. Mr. Feldman began, stating:

- 1) Mr. and Mrs. Feldman's original intent was to renovate the existing home at 530 Lincoln Avenue, but after evaluating the structure and financial aspects, tearing down the existing home and constructing a new single-family residence appeared to be the more viable option.

Mr. Roin asked Mr. Feldman if the front yard setback proposed is more in compliance with the existing structure at 530 Lincoln Avenue. Mr. Feldman confirmed it is more in compliance.

- 2) Mr. Feldman proceeded, noting that the neighbors have different setbacks due to their location on a corner lot, and that the Feldman's intent is to keep the balance of setbacks from a streetscape perspective.
- 3) Mr. Feldman noted that their intention is to keep the existing crab apple tree in the rear yard of their lot, and that requesting an additional 133.11 square feet would be built upward and would not result in an increase in impervious surface coverage.
- 4) Mr. and Mrs. Feldman also noted that they had personally reached out to a few neighbors and none of them had any issues with the proposed variances.

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-(a) 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 side yard setback, to construct a detached garage at 530 Lincoln 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 Community Development Administrator 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:	Carlson

4. ADJOURN

There being no further business to come before the Zoning Board of Appeals the meeting was adjourned at 7:43 p.m.