



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

Council Chambers at Glencoe Village Hall
675 Village Court
Monday, December 5, 2022 - 7:00 p.m.

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 7:00 p.m. on December 5, 2022, held in the Council Chamber at Glencoe Village Hall.

Attendee Name	Title	Status
Zoning Board of Appeals		
Scott Novack	ZBA Chairman	Present
Sara Elsasser	Member	Present
Alex Kaplan	Member	Present
Debbie Ruderman	Member	Present
Michael Koppersmith	Member	Present
Jake Holzman	Member	Absent
Dena Fox	Member	Present*
Village Staff		
Taylor Baxter	Development Services Manager	Present
Richard McGowan	Planner	Present

2. CONSIDERATION OF MINUTES OF THE NOVEMBER 7, 2022, ZBA MEETING

RESULT:	ACCEPTED
AYES:	Novack, Elsasser, Koppersmith
NAYS:	None
ABSTAIN:	Kaplan, Ruderman
ABSENT:	Holzman, Fox*

*Board Member Dena Fox was absent for roll call and for the consideration of the November 7, 2022 ZBA meeting minutes, but was present for both ZBA cases.

3. CONSIDERATION OF A VARIATION REQUEST AT 655 SHERIDAN ROAD

Taylor Baxter gave a brief overview of the case, stating that the applicants are seeking a gross floor area variation to convert an existing detached garage into a pool house.

1. *Section 3-111(E) – To increase the allowable gross floor area from 8,459 square feet to 9,517.21 square feet, a variation of 12.5%.*

Mr. Baxter explained that this property received a gross floor area variation in 2018 for an expansion and garage, and by converting the detached garage into a pool house, it would eliminate 400 square feet of gross floor area exclusions. Mr. Baxter clarified that this is primarily an interior remodel with some aesthetic changes on the exterior, but the footprint of the existing detached garage will not change for the pool house.

Board Member Sara Elsasser asked for clarification on the existing detached garage and 2018 variation. Mr. Baxter explained that detached garages can be eligible for a gross floor area exclusion of up to 400 square feet, and since this is no longer proposed to be a detached garage, it would lose the 400-square-foot exclusion. Chairman Scott Novack thanked staff and added that it seems as though the 2018 request for additional gross floor area would have been larger if a pool house was part of that request. Chairman Novack asked staff if they had heard from any neighbors – no comments were received. Board Member Michael KupperSmith asked if this is the same applicant that was granted the variation in 2018 – staff confirmed it is not. Board Member Debbie Ruderman added that this looks like it will be primarily an interior remodel since the footprint is not changing. Mr. Baxter added that the ZBA may add conditions of approval as they find appropriate.

PUBLIC COMMENT

Chairman Novack thanked the applicant and asked the audience if there are any public comments. Mary “D” (last name not provided) was sworn in by Mr. Baxter, and she asked where will the cars park and if there is a pool at 655 Sheridan Road. Mr. Baxter stated that there is already an existing attached two-car garage in addition to the existing detached garage, and that the property has an in-ground pool.

Chairman Novack asked the ZBA if they had any additional questions or comments. No additional comments or questions were made at this time. 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(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 increase the allowable gross floor area at 655 Sheridan Road be granted in substantial conformity with 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
AYES:	Novack, Elsasser, Kaplan, Ruderman, Koppersmith, Fox
NAYS:	None
ABSENT:	Holzman

4. CONSIDERATION OF A VARIATION REQUEST AT 179 LAKE STREET

Mr. Baxter gave an overview of the case, stating that the applicants are seeking a gross floor area variation to allow for a new detached garage and an addition to an existing single-family residence at 179 Lake Street:

1. *Section 3-111(E) – To increase the allowable gross floor area from 3,699.5 square feet to 3,846.1 square feet, a variation of 3.9%.*

Mr. Baxter gave an overview of the case and shared aerial imagery, elevations, a site plan, and then swore in the applicant and homeowner of 179 Lake Street, Paul Munsterman. Mr. Munsterman stated that they are hoping to convert their existing deck into an attached one-story addition to their home, and they are looking to increase the size of their existing detached garage. Mr. Munsterman explained that his home and detached one-car garage are over 100 years old and their space is limited with what they can do in the existing footprint. Mr. Munsterman also stated that they want to do everything possible to preserve their home and not rebuild as they appreciate the historic character of the home – but the existing detached garage is not large enough for two vehicles, and he would prefer to not have multiple vehicles stack up on the driveway as his kids are getting closer to having their own vehicles.

Chairman Novack thanked Mr. Munsterman and asked if the existing one-car garage is being used for vehicles and Mr. Munsterman confirmed that it's currently used for storage space, not vehicles. Chairman Novack asked staff if they had received any comments from neighbors and staff confirmed no comments were received. Chairman Novack asked Mr. Munsterman if he had spoken with his neighbors, especially the neighbors to the south who would be closest to the detached garage. Mr. Munsterman stated that he had a great relationship with his neighbors and the neighbors to the south are in support of the requested variations. Chairman Novack added that he is inclined to support this without any neighbor opposition and to preserve the older housing stock in Glencoe.

PUBLIC COMMENT

Chairman Novack thanked the applicants and asked the audience if there are any public comments. No comments were made at this time.

Chairman Novack asked the ZBA if they had any additional questions or comments. No additional comments or questions were made at this time. 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(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 increase the allowable gross floor area at 179 Lake Street be granted in substantial conformity with 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
AYES:	Novack, Elsasser, Kaplan, Ruderman, Koppersmith, Fox
NAYS:	None
ABSENT:	Holzman

5. PUBLIC COMMENT ON NON-AGENDA ITEMS

Chairman Novack asked the audience if there were any public comments on non-agenda items. No public comments on non-agenda items were made.

6. ADJOURN

The meeting adjourned at 7:17 p.m.

RESULT:	ACCEPTED
AYES:	Novack, Elsasser, Kaplan, Ruderman, Koppersmith, Fox
NAYS:	None
ABSENT:	Holzman