



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

Village Hall Council Chamber and Videoconference
675 Village Court
Monday, December 7, 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 7th day of December 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 NOVEMBER 16, 2020 ZBA MEETING

RESULT:	ACCEPTED
AYES:	Roin, Elsasser, Friedman, Novack, Satter
NAYS:	None
ABSTAIN:	Kaplan
ABSENT:	None

3. SWEARING IN ATTENDEES FOR PUBLIC COMMENT

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

4. CONSIDER VARIATION REQUEST AT 100 MAPLE HILL ROAD

Rich McGowan gave a brief overview of the case, stating that the applicants are seeking to increase the maximum allowable gross floor area from 5,358.64 square feet to 5,973.92 square feet in order to convert an existing 401.8-square-foot detached garage into a pool house at 100 Maple Hill Road. Mr. McGowan also provided a site plan to depict the existing location and proposed pool house elevations.

Chairman Howard Roin asked about a discrepancy staff provided in the staff report regarding the existing floor area ratio calculations from the applicants compared to calculations from a different Architect in 2004. Mr. McGowan stated that per the calculations provided by the applicants, the lot is currently 215.28 square feet above the gross floor area limit, and that the discrepancy is likely at least partially due to different calculations for window well areas. Mr. Baxter clarified that the applicants are taking the most conservative approach and are likely calculating more than what is required.

Chairman Roin then asked the applicants to present their case. Tiffany Danielle, the Architect representing 100 Maple Hill Road, stated that COVID-19 has drastically changed living and working situations. Ms. Danielle continued, stating that converting the existing detached garage into a pool house will allow for the family and guests to spend more time together in a safe manner. Chairman Roin then thanked Ms. Danielle for her presentation.

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 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 100 Maple Hill 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

4. CONSIDER VARIATION REQUEST AT 772 GLENCOE DRIVE

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 of 772 Glencoe Drive, to increase the maximum allowable gross floor area from 4,219.25 square feet to 4,720.81 square feet. 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 4,219.25 square feet to 4,720.81 square feet to expand an existing screened porch at 772 Glencoe Drive.
- 2) Village records show that the property was approximately 115 square feet under the gross floor area limit at the time of construction in 1995.

- 3) Current calculations provided by the applicant show the property to be approximately 366 square feet over the gross floor area limit.

Mr. Baxter also provided a site plan to depict the proposed site plan and elevations.

Chairman Roin then asked the applicants to proceed with their presentation. Omar Gutiérrez, the Architect representing 772 Glencoe Drive, stated that the family's living and working situations have changed since the pandemic began, and added that he wanted the screened porch expansion to be discreet and not be visible from the street. Mr. Gutiérrez also stated that it will match the existing character of the home and neighborhood. Chairman Roin thanked Mr. Gutiérrez for his presentation.

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 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 772 Glencoe Drive, 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 7:50 p.m.