



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

Council Chambers at Glencoe Village Hall
675 Village Court
Monday, March 6, 2023 – 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 March 6, 2023, held in the Council Chambers 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	Absent
Michael Koppersmith	Member	Present
Jake Holzman	Member	Present
Dena Fox	Member	Present
Village Staff		
Taylor Baxter	Development Services Manager	Present
Richard McGowan	Planner	Present

2. CONSIDERATION OF MINUTES OF THE JANUARY 10, 2023, ZBA MEETING

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

3. CONSIDERATION OF A VARIATION REQUEST AT 789 GREENLEAF AVENUE

Taylor Baxter gave a brief overview of the case, stating that the applicants are seeking to reduce the required combined side setback for porte cochere addition to an existing single-family residence:

The requested variation is from the following standard in the Zoning Code:

1. *Section 3-111(C) – To reduce the required combined side setback from 27.1 feet to 23.3 feet, a variation of 14%.*

Mr. Baxter added that the applicants have noted that the porte cochere addition would allow for the family to load/unload vehicles and be protected from the outdoor elements as they are over 60 feet away from their existing detached garage. Mr. Baxter added that the structure is designed so that another vehicle can maneuver around the structure while a vehicle is parked within the structure. Mr. Baxter then swore in the applicant, Ross Renjilian, the Architect for 789 Greenleaf Avenue. Mr. Renjilian reiterated that this would allow protection from the weather and will match the existing character of 789 Greenleaf Avenue. Chairman Novack asked if the applicant had reached out to the neighbor to the north and Mr. Baxter confirmed that he had spoken with the neighbor to the north and that neighbor was not opposed to the requested variation, so long as the structure did not extend beyond the existing driveway.

PUBLIC COMMENT

Chairman Novack thanked the applicant and asked the audience if there are any public 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(C) 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 required combined setback at 789 Greenleaf Avenue 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, Koppersmith, Holzman, Fox
NAYS:	None
ABSENT:	Ruderman

4. CONSIDERATION OF A VARIATION REQUEST AT 466 ADAMS AVENUE

Richard McGowan gave an overview of the case, stating that the applicants to reduce the required side yard setback to allow for the installation of two air conditioning units at an existing single-family residence at 466 Adams Avenue:

- 1. Section 3-111(C) – To reduce the required side setback from 10 feet to 8.05 feet, a variation of 19.5%*

Mr. McGowan added that the property is relatively undersized in terms of lot width and lot area for the RB Zoning District, and that it is significantly narrower than the three properties it abuts to the east, west, and south. Mr. McGowan noted that the applicant/homeowner is concerned about the existing air conditioning units’ location in the backyard because of his young children playing in the area and seedlings from a tree that often get inside the existing units.

Mr. McGowan added that the Village received a letter of support from Steven and Susan Varick, the neighbors closest to the proposed units, who live at 462 Adams Avenue.

PUBLIC COMMENT

Chairman Novack thanked the applicants and asked the audience if there are any public 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 Sections 3-111(C) 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 required side yard setback at 466 Adams Avenue 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, Koppersmith, Holzman, Fox
NAYS:	None
ABSENT:	Ruderman

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 7:14 p.m.

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