



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

Village Hall Council Chamber
675 Village Court
Monday, May 6, 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 6th day of May, 2019, in the Village Hall Council Chamber.

Attendee Name	Title	Status
Village Board		
Howard Roin	ZBA Chairman	Present
Deborah Carlson	Member	Present
Sara Elsasser	Member	Present
David Friedman	Member	Present
Alex Kaplan	Member	Present
Scott Novack	Member	Present
John Satter	Member	Absent
Village Staff		
Nathan Parch	Community Development Administrator	Present

2. CONSIDERATION OF MINUTES OF THE OCTOBER 1, 2018 AND DECEMBER 3, 2018 ZBA MEETING

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

3. APPROVE HOSTERT APPEAL AT 948 VERNON

The Chair stated that the purpose of this portion of the meeting was to conduct a public hearing on the appeal by Christopher and Christina Hostert of a decision by the Building & Zoning Administrator in denying a permit to reduce the corner side yard setback in order to build a detached garage at 948 Vernon Avenue. 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 April 15, 2019 Glencoe Anchor and neighbors were notified of the public hearing by mail. The Chair then swore in those in attendance who were expecting to testify.

SUMMARY OF TESTIMONY

Testimony was provided by the property owner, Chris Hostert.

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 corner side yard setback, to construct detached garage at 948 Vernon 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:	APPROVED [UNANIMOUS]
AYES:	Roin, Carlson, Elsasser, Friedman, Kaplan, Novack
NAYS:	(None)
ABSENT:	Satter

4. APPROVE APPLETON APPEAL AT 180 RANDOLPH

The Chair stated that the purpose of this portion of the meeting was to conduct a public hearing on the appeal by Tim and Kelly Appleton of a decision by the Building & Zoning Administrator in denying a permit to reduce the front yard setback, to reduce the west side yard setback, to vertically extend the non-conforming west exterior wall, and to intercept the setback plane in order to rebuild the existing north sun porch and add a second floor above, as well as to construct a dormer to the attic level at 180 Randolph Street. The variation is authorized by Section 7-403-E-1-(a) of the Zoning Code.

SUMMARY OF TESTIMONY

The Chairman asked Mr. and Mrs. Appleton and their Architect, Steven Munson to proceed. That person noted:

- 1) The one-story porch is currently in disrepair and falling off of the existing house.
- 2) The one-story porch can't be repaired, it has to be rebuilt.
- 3) It's essentially a two bedroom house because bedroom #2 is so small that the homeowners cannot even fit a bed in it. The dimensions are 7' 1/2" x 9' 1/2" .
- 4) The master bedroom closet is also access to third floor attic.
- 5) The second floor will have three functional bedrooms
- 6) The current attic is unfinished but with full staircase, right now it is only a bedroom dormer
- 7) The applicants have not heard anything from the neighbor directly to the west.
- 8) Jim Wilson, neighbor directly to the south has seen five families come and go from the property in discussion because they outgrow it. Every house around it has been improved and the value has increased. Jim Wilson wholeheartedly endorses the variance.

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 front yard setback, to reduce the west side yard setback, to vertically extend the non-conforming west exterior wall, and to intercept the setback plane in order to rebuild the existing north sun porch and add a second floor above, as well as to construct a dormer to the attic level at 180 Randolph Street, 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 Planning & 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:	APPROVED [UNANIMOUS]
AYES:	Roin, Carlson, Elsasser, Friedman, Kaplan, Novack
NAYS:	(None)
ABSENT:	Satter

5. ADJOURN

There being no further business to come before the Zoning Board of Appeals the meeting was adjourned at 8:00 p.m.