



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

Village Hall Council Chamber
675 Village Court
Monday, July 1, 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 1st day of July, 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		
David Mau	Director of Public Works	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 240 OLD GREEN BAY

The Chair stated that the purpose of this portion of the meeting was to conduct a public hearing on the appeal by Kimberly and Jeffrey Hirsch of a decision by the Building & Zoning Administrator in denying a permit to reduce the rear yard setback in order to build an accessory structure (deck) at 240 Old Green Bay Road. 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 June 13, 2019 Chicago Tribune 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

The Chairman asked Mr. Jeffrey Hirsch to proceed. Mr. Hirsch noted:

- 1) Mr. Hirsch and his family moved in five years ago, the home is about 100 years old.
- 2) Due to the home's location on the lot, existing setbacks, and small backyard, the small backyard may qualify as a hardship according to his conversations with Nathan Parch.
- 3) Mr. Hirsch is looking to expand the existing deck and build a hot tub structure within the deck, so he is seeking a variance.

Chairman Howard Roin asked if Mr. Hirsch received any responses from the neighbors. Mr. Hirsch stated that he reached out to the neighbor to the north and there was no objection, but he did not reach out to anyone else. Chairman Roin asked Mr. Hirsch if he had reached out to the neighbor in which the proposed variance is closest to, and Mr. Hirsch stated it is somewhat difficult to do so, and he did not.

Chairman Roin asked David Mau if the Village received any contact from residents, and David Mau confirmed that one resident, Alan Kovitz did reach out with questions regarding the variance.

Mr. Alan Kovitz, 228 Wentworth, adjoins 240 Old Green Bay Road and noted that he did not have a chance to communicate with the applicant ahead of time. Mr. Kovitz stated that he is not exactly against the proposed variance, however, he noted that the applicant can use the full 20-25 feet on the other side of his property and not need a variance. Mr. Kovitz also did not believe that this property owner had a legitimate hardship.

Chairman Roin apologized about the delayed notice to residents near the proposed variance, and noted that there has been a lot of staff turnover at Village Hall, including the staff members who had involvement with the Zoning Board of Appeals notifications. Chairman Roin confirmed that the Village and Board respects the rights of the property owner and adjacent neighbors.

Chairman Roin asked Mr. Hirsch if his hardship is the odd size of his lot which leads to limited opportunities to utilize his deck. Mr. Hirsch stated that a pool would not be financially viable in the rear yard, and would not be aesthetically pleasing in the rear yard where the existing patio is. Additionally, Mr. Hirsch stated that the area on the south side of his lot would not be viable because it is not in the viewing area from inside the house, whereas the proposed hot tub within the deck we are discussing today would be able to be seen from inside the house for the children's safety.

Mr. Kovitz stated that he is not necessarily objecting the proposed variance, he just wants more information. Chairman Roin confirmed that Mr. Kovitz and neighbors are definitely entitled to an appropriate notice, and that if discussions with neighbors take place before the meeting, these confusing discussions can often be avoided.

Board Member, Ms. Deborah Carlson asked Mr. Hirsch why there is not any architectural plans. Mr. Hirsch stated that there should be a graphic included in the packet materials, and mentioned perhaps there should be a color-coded map included, but he wanted to see if there would be any issues with the proposed variance before it was approved prior to paying for architectural plans.

Chairman Roin stated that the Zoning Board of Appeals will have to push this discussion to next month's meeting on August 5th due to the short notice given to neighbors of Mr. Hirsch and limited discussion with the neighbor in which the proposed variance is closest to.

Mr. Hirsch stated that he was originally scheduled for the June meeting, and submitted his information two months ago. Village Attorney, Mr. Stewart Weiss, mentioned that it seemed as though the Board Members were requesting more detailed plans during this time period. Chairman Roin mentioned that Mr. Hirsch may need more details in his plans, but he is not advising Mr. Hirsch in either direction.

Chairman Roin stated that the neighbor is concerned, so we will have to push this discussion to next month's meeting. Mr. Kovitz stated that he was only aware that Mr. Hirsch was asking for a six (6) foot variance, and did not know what it was for. Chairman Roin apologized to Mr. Kovitz and mentioned that he hopes the resolution today will address Mr. Kovitz's concerns and that the Village will be able to provide better notice to applicable residents in the future.

Mr. Weiss asked the applicant if he would be okay with continuing the discussion to the August 5th meeting. Mr. Hirsch and his neighbor Mr. Kovitz agreed.

Following consideration of the testimony and discussion, a motion was made and seconded, that the request for variance be moved to the August 5th, 2019 Zoning Board of Appeals meeting.

RESULT:	MOVE TO AUGUST 5, 2019 MEETING [UNANIMOUS]
AYES:	Roin, Carlson, Elsasser, Friedman, Kaplan, Novack
NAYS:	None
ABSENT:	Satter

4. ADJOURN

There being no further business to come before the Zoning Board of Appeals the meeting was adjourned at 8:04 p.m.