



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

Village Hall Council Chamber and Videoconference
675 Village Court
Monday, July 13, 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 13th day of July 2020, held virtually via Zoom web video conference.

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	Present
Village Staff		
Taylor Baxter	Development Services Manager	Present
Rich McGowan	Planner	Present

2. CONSIDERATION OF MINUTES OF THE MAY 11, 2020 ZBA MEETING

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

3. APPROVE KRASNODEBSKI APPEAL AT 210 HAZEL AVENUE

Chairman Roin stated that the purpose of this portion of the meeting was to conduct a virtual public hearing on the appeal by John Krasnodebski, Architect of 210 Hazel Avenue, of a decision by the Development Services Manager in denying a permit to reduce the side yard setback from 12 feet to 10.01 feet to allow for the construction of a new pitched roof on

an existing attached garage and single-family residence. This variation is authorized by Section 7-403-E-1 of the Zoning Code.

The Chair reported that notice of the public hearing was published in the June 25, 2020 Chicago Tribune and neighbors were notified of the public hearing by mail. Taylor Baxter then swore in those in attendance who were expecting to testify.

SUMMARY OF TESTIMONY

Chairman Howard Roin asked Development Services Manager Taylor Baxter to begin the presentation. Mr. Baxter gave an overview of the variances requested, stating:

- 1) The applicants are seeking to replace an existing flat roof with a pitched roof.
- 2) The applicants are only seeking vertical expansion.
- 3) The applicants state this will help repair a costly and leaking roof.
- 4) The setback plane encroachment is permitted without a variation.
- 5) The requested variation is for the side yard setback, whereas 12 feet is required, and 10.01 feet is requested.

Architect John Krasnodebski then proceeded with a presentation to highlight the existing and proposed conditions, stating:

- 1) The requested variation is for the side yard setback, whereas 12 feet is required, and 10.01 feet is requested.
- 2) The garage is an existing non-conforming structure and likely predates the zoning code.
- 3) The homeowners keep paying for roof repairs and the new pitched roof should help alleviate the leaking and water accumulation issues.

Chairman Roin then thanked Mr. Krasnodebski for his time.

PUBLIC COMMENT

Chairman Roin asked the audience if anyone had a public comment.

Following consideration of the testimony and discussion, a motion was made and seconded, that the request for variances 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 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 side yard setback to allow for a pitched roof on an existing attached garage and single-family residence at 210 Hazel 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 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, Carlson, Elsasser, Friedman, Kaplan, Satter, Novack
NAYS:	None
ABSENT:	None

4. ADJOURN

There being no further business to come before the Zoning Board of Appeals the meeting was adjourned at 7:42 p.m.