



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

Village Hall Council Chamber
675 Village Court
Monday, September 9, 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 9th day of September, 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	Absent
Alex Kaplan	Member	Present
Scott Novack	Member	Absent
John Satter	Member	Present
Village Staff		
Mike D’Onofrio	Interim Community Development Administrator	Present
Rich McGowan	Planner	Present

2. CONSIDERATION OF MINUTES OF THE MAY 6, 2019 AND AUGUST 5, 2019 ZBA MEETING

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

3. APPROVE ABRAMS APPEAL AT 933 SKOKIE RIDGE

The Chair stated that the purpose of this portion of the meeting was to conduct a public hearing on the appeal by Howard Abrams of a decision by the Building & Zoning Administrator in denying a permit to reduce the minimum allowable side yard setback to

eight (8) feet from the required minimum of ten (10) feet, a variation of two (2) feet, or 20%, to allow for the replacement and construction of a two-car detached garage. 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 August 15, 2019 Glencoe Anchor and neighbors were notified of the public hearing by mail. Mike D'Onofrio then swore in those in attendance who were expecting to testify.

SUMMARY OF TESTIMONY

The Chairman asked Mr. Howard Abrams and his Architect to proceed. Mr. Abrams' Architect, Mike Shively, noted:

- 1) Mr. Abrams is looking to tear down an existing and attached two-car garage, which is approximately 6.1 feet from the north property line.
- 2) The requirement for a 10-foot side yard setback would limit the family's garage space and therefore can be considered a hardship.
- 3) Mr. Abrams is looking for a variance to grant an 8-foot side yard setback, which is an improvement from the existing 6.1 foot setback.

Chairman Roin then asked the applicants and Village Staff if anyone had contacted them in opposition of the proposed variance. Mike D'Onofrio and the applicants confirmed that there has not been any opposition that Staff is aware of.

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 side yard setback, to construct a detached garage at 933 Skokie Ridge 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 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, Kaplan, Satter
NAYS:	None
ABSENT:	Friedman, Novack

4. APPROVE CARROLL APPEAL AT 214 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 James Carroll of a decision by the Building & Zoning Administrator in denying a permit to reduce the minimum allowable side yard setback to 20 feet, from the required minimum of 25 feet, a variation of five (5) feet, or 20%, to allow for the construction of a screened-in room. The variation is authorized by Section 7-403-E-1-(a) of the Zoning Code.

SUMMARY OF TESTIMONY

Mike D'Onofrio prefaced the testimony by stating that the Village received three letters of support from nearby neighbors of 214 Old Green Bay Road.

The Chairman asked Mr. James Carroll to proceed. Mr. Carroll noted that he is thankful for the neighbors support and the Board Members' attention to this matter.

Mr. Carroll then presented a rendering of what the public will be able to see from Old Green Bay Road.

Chairman Roin then asked Mr. Carroll what impacts this proposed variance will have on the existing setbacks, and Mr. Carroll stated that although a side yard setback variance is necessary, it is significantly less than that existing nonconforming yard setback.

Mr. Carroll then proceeded to thank Mike D'Onofrio for helping him figure out how to make this work, and Chairman Roin reassured Mr. Carroll that the Village Board and Staff always try their best to help the residents, and proceeded to thank Mr. Carroll.

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 side yard setback, to construct a screened-in porch at 214 Old Green Bay 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 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, Kaplan, Satter
NAYS:	None
ABSENT:	Friedman, Novack

5. ADJOURN

There being no further business to come before the Zoning Board of Appeals the meeting was adjourned at 7:41 p.m.