



# VILLAGE OF GLENCOE

675 Village Court, Glencoe, Illinois 60022  
p: (847) 835-4114 | [info@villageofglencoe.org](mailto:info@villageofglencoe.org) | Follow Us: @VGlencoe

[www.villageofglencoe.org](http://www.villageofglencoe.org)

## Virtual Meeting Information

As the Village of Glencoe and its partner agencies continue to follow social distancing requirements and Governor Pritzker's *Restore Illinois* Plan, the December 7, 2020 Zoning Board of Appeals meeting will be held virtually via telephone and video conference (individuals may participate either by telephone or by video conference). Individuals may call the following to participate in the meeting:

### **By Telephone:**

Phone Number: (312) 626-6799

Webinar ID: 931 9474 1523

### **By Zoom Video Conference:**

Zoom video conference link: [Click here](#)

Video conference participants using a computer will be prompted to install the Zoom client; participants using smart phones or tablets must download the Zoom app from their app store.

## **Public Comment Submittal Options**

### **Option 1: Submit Comments by E-Mail Prior to Meeting**

Public comments can be submitted in advance of the meeting by e-mail to [glencoemeeting@villageofglencoe.org](mailto:glencoemeeting@villageofglencoe.org). Public comments received by 6:30 p.m. or one hour before the start of the Zoning Board of Appeals meeting will be read during the ZBA meeting under Public Comment. Any comments received during the meeting may be read at the end of the meeting.

All e-mails received will be acknowledged. Public comment is limited to 400 words or less. E-mailed public comments should contain the following:

- The Subject Line of the e-mail should include the following text: "December 7<sup>th</sup> ZBA Meeting Public Comment"
- Name of person submitting comment (address can be provided, but is not required)
- Organization or agency person is submitting comments on behalf of, if applicable
- Topic or agenda item number of interest, or indicate if the public comment is on a matter not listed on the ZBA meeting agenda

### **Option 2: Submit Comments by Phone Prior to Meeting**

Individuals without access to e-mail may submit their comments through a voice message by calling (847) 461-1100. Verbal public comments will be read aloud during the meeting and will be limited to three minutes.



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

**Virtual Meeting  
December 7, 2020  
7:30pm**

**1. CALL TO ORDER AND ROLL CALL**

*Howard Roin, Chair  
Sara Elsasser  
David Friedman  
Alex Kaplan  
Scott Novack  
John Satter*

**2. CONSIDER ADOPTION OF THE NOVEMBER 16, 2020 ZONING BOARD OF APPEALS MEETING MINUTES.**

**3. CONSIDER A REQUEST FOR A VARIATION TO INCREASE THE ALLOWABLE GROSS FLOOR AREA AT 100 MAPLE HILL ROAD.**

**4. CONSIDER A REQUEST FOR A VARIATION TO INCREASE THE ALLOWABLE GROSS FLOOR AREA AT 772 GLENCOE DRIVE.**

**5. ADJOURN**

*The Village of Glencoe is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend the meeting who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact the Village of Glencoe at least 72 hours in advance of the meeting at (847) 835-4114, or the Illinois Relay Center at (800) 526-0844, to allow the Village of Glencoe to make reasonable accommodations for those persons.*



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

Village Hall Council Chamber and Videoconference  
675 Village Court  
Monday, November 16, 2020 – 7:30 PM

**1. CALL TO ORDER AND ROLL CALL**

The Special 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 16th day of November 2020, held virtually via Zoom web videoconference.

Attendee Name	Title	Status
<b>Village Board</b>		
Howard Roin	ZBA Chairman	Present
Sara Elsasser	Member	Present
David Friedman	Member	Present
Alex Kaplan	Member	Absent
Scott Novack	Member	Present
John Satter	Member	Present
<b>Village Staff</b>		
Taylor Baxter	Development Services Manager	Present
Rich McGowan	Planner	Present

**2. CONSIDERATION OF MINUTES OF THE NOVEMBER 2, 2020 ZBA MEETING**

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>AYES:</b>	Roin, Elsasser, Friedman, Novack, Satter
<b>NAYS:</b>	None
<b>ABSENT:</b>	Kaplan

**3. CONSIDER A REQUEST FOR AN EXTENSION OF AN APPROVED VARIATION AT 348 W. ELM COURT**

Cal Bernstein, the Attorney representing Scott and Evie Rooth of 348 W. Elm Court, requested an extension for a previously approved variance from the November 4, 2019 ZBA meeting to increase the allowable total ground coverage by 256 square feet in order to allow for the construction of a new single-family residence. This request was submitted to Village Staff before the expiration date of November 4, 2020. Mr. Bernstein stated that the COVID-19 pandemic has impacted the timeline for construction at 348 W. Elm Court.

Chairman Roin stated that this extension request is completely appropriate given the circumstances with a global pandemic.

### **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)(2) 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 extend the previously approved variance at 348 W. Elm Court, 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.

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>AYES:</b>	Roin, Elsasser, Friedman, Novack, Satter
<b>NAYS:</b>	None
<b>ABSENT:</b>	Kaplan

**4. CONSIDER SIGNAGE VARIATION AT 688-694 VERNON AVENUE**

Taylor Baxter gave a brief overview of case, stating that the temporary signage in the right-of-way will require four variations:

1. To allow the bottom of a wall sign to be less than eight feet above grade.
2. To allow signage to be placed in the public right-of-way.
3. To increase the number of allowable wall signs per business from one to two.
4. To allow a wall sign at a business that has a projecting sign (Guildhall only).

Mr. Baxter stated that the reason behind the request is due to the businesses coping with the COVID-19 pandemic. More specifically, the request was brought up by the owners of “Reach Yoga” and “Guildhall” because the owners of Guildhall are planning on installing temporary greenhouse structures to accommodate customers during the colder winter months due to current restrictions that limit indoor dining. The owners of Reach Yoga would like to have their business name on the temporary signage as well because they felt as though the temporary greenhouse structures would block their existing signage.

Chairman Roin and Board Member David Friedman provided the audience with a disclaimer stating that their wives have worked for Reach Yoga. Chairman Roin discussed this potential conflict with the Village Attorney, and the conclusion was that the economic impact of the ZBA’s decision tonight is de minimis, and if Chairman Roin and Board Member Friedman did not participate in tonight’s meeting, no decision would be made due to the amount of Board Members present.

Chairman Roin stated that the request for signage in the right-of-way appears to be reasonable, it is about as un-obtrusive as it can be and recommends approval until the COVID-19 pandemic is over. He then asked if the Board Members had any questions.

Board Member John Satter mentioned the possibility of adding a time limit for the temporary signage. Mr. Baxter recommended that there is not a specific date or time limit because things may change with COVID-19, and that the temporary signage should come down when the greenhouses come down. Board Member Scott Novack asked what happens if the greenhouses are gone but the signage remains. Mr. Baxter stated that he would like to allow for flexibility with the businesses during the pandemic. Chairman Roin reiterated that the temporary signage would not be proposed if the greenhouses were not proposed.

Jeff Shapack, owner of Guildhall at 694 Vernon Avenue, stated that his team spent a lot of money to create the concrete barrier in the right-of-way for a nicer aesthetic. Mr. Shapack

continued, stating that if the temporary signage duration is “tied” to the duration of the greenhouses it could be a problem if the pandemic continues into the warmer months, where Guildhall may have to place tables and umbrellas in the area where the greenhouses are proposed to go. Mr. Shapack recommended “tying” the duration of the temporary signage to the duration of the concrete barrier.

Chairman Roin agreed that the proposed temporary signage in the right-of-way shall not stay up longer than the concrete barrier in the public right-of-way surrounding the eating area. Mr. Baxter confirmed that there will be a license agreement in place with the Village.

### PUBLIC COMMENT

Chairman Roin asked the audience if anyone had a public comment. No comments were made.

Following consideration of the testimony and discussion, a motion was made and seconded, that the variance request be granted with the limitations as described and per the drawings provided.

### 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)(2) 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 increase to allow the bottom of a wall sign to be less than eight feet above grade, to allow signage to be placed in the public right-of-way, to increase the number of allowable wall signs per business from one to two, and to allow a wall sign at a business that has a projecting sign at 688-694 Vernon Avenue, be granted with the condition that the temporary signage does not stay up any longer than the concrete barrier in the public right-of-way, and 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.

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>AYES:</b>	Roin, Elsasser, Friedman, Novack, Satter
<b>NAYS:</b>	None
<b>ABSENT:</b>	Kaplan

## 5. ADJOURN

Chairman Roin asked if there was any further public comment. Hearing none, the meeting was adjourned at 7:58 p.m.



# VILLAGE OF GLENCOE MEMORANDUM

675 Village Court, Glencoe, Illinois 60022  
p: (847) 835-4111 | info@villageofglencoe.org | Follow Us: @VGlencoe

[www.villageofglencoe.org](http://www.villageofglencoe.org)

## Zoning Board of Appeals Memorandum

**DATE:** November 25, 2020

**TO:** Zoning Board of Appeals

**FROM:** Taylor Baxter, AICP, Development Services Manager  
Rich McGowan, Planner

**SUBJECT:** Consideration of variation to increase the allowable gross floor area at 100 Maple Hill Road

**Background:** The applicants are requesting a variation from the Zoning Code to increase the allowable gross floor area 100 Maple Hill Road to convert an existing 401.8-square-foot detached garage into a pool house. The subject property is in the RA Single-family Residential Zoning District. The requested variation is from the following standard in the Zoning Code:

1. *Section 3-111(E) – To increase the allowable gross floor area from 5,358.64 sq. ft. to 5,973.92 sq. ft., a variation of 11.48%.*

The Zoning Code allows up to 400 square feet of a detached garage to be excluded from gross floor area totals. Pool houses do not receive any exclusion. Because of this, converting the detached garage to a pool house would add 400 square feet to the gross floor area total on the lot.

The ZBA may grant variations to increase the allowable gross floor area by up to 15%.

Per Village records from 2004, the lot is currently approximately 41 square feet below its gross floor area limit. Per calculations provided by the applicant, the lot is currently 215.28 square feet above the gross floor area limit. This discrepancy is likely at least partially due to different calculations for window well areas. The numbers in the chart below are from the applicant's calculations, which may show more gross floor area than actually needs to be included.

	Existing	Allowed	Proposed	Variation %
Gross Floor Area (max.)	5,573.92 sq. ft.	5,358.64 sq. ft.	5,973.92 sq. ft.	11.48%

**Analysis:** The Zoning Code includes the following standards for the consideration of variation requests:



- 1.) *General Standard. No variation shall be granted pursuant to this Section unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this subsection.*

The applicants have stated that their living and working situations have changed with COVID-19, and that the pool house will help support family functions and maximize retreat and recreation opportunities.

- 2.) *Unique Physical Condition. The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.*

While the lot meets the 20,000-square-foot minimum lot size requirement for the RA district, the property is smaller than most of the lots along Maple Hill Road.

- 3.) *Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner, or of the owner's predecessors in title and known to the owner prior to acquisition of the subject property, and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this Code, for which no compensation was paid.*

The home was not built by the current owners and the physical conditions of the lot have not changed, per Village records.

- 4.) *Not Merely Special Condition. The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the use of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.*

The purpose of the variation is not based exclusively on a desire to make more money from the property. However, the right to increase the allowable gross floor area is not a right available to other property owners without the approval of a variance.

- 5.) *Code and Plan Purposes. The variation would not result in a use or development of the subject property that would be not in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted.*

The proposed accessory structure appears to be in harmony with the general and specific purposes of the Zoning Code. There would not be any significant change to the actual square footage, height, or bulk of the structures on the site.

- 6.) *Essential Character of the Area. The variation would not result in a use or development on the subject property that:*
- (a) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or*
  - (b) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or*
  - (c) Would substantially increase congestion in the public streets due to traffic or parking; or*
  - (d) Would unduly increase the danger of flood or fire; or*
  - (e) Would unduly tax public utilities and facilities in the area; or*
  - (f) Would endanger the public health or safety.*

The proposed variations would not have a significant impact on the essential character of the area. The applicants have stated they will accompany the pool house with the installation of an in-ground pool and associated landscape improvements.

The November 19, 2020 Chicago Tribune contained the Notice of Public Hearing. Additionally, owners of properties within 200 feet of the subject property were notified.

**Recommendation:** Based on the materials presented and the public hearing, it is the recommendation of staff that the variation request of be accepted or denied.

**Motion:** The Zoning Board of Appeals may make a motion as follows:

**Move to accept/deny the request for a variation to increase the allowable gross floor area to the existing lot and single-family residence at 100 Maple Hill Road.**



# VILLAGE OF GLENCOE

## FORMS & APPLICATIONS

675 Village Court, Glencoe, Illinois 60022  
p: (847) 835-4111 | [info@villageofglencoe.org](mailto:info@villageofglencoe.org) | Follow Us: @VGlencoe

[www.villageofglencoe.org](http://www.villageofglencoe.org)

### Zoning Board of Appeals (ZBA) Application

#### Section A: Application Information

Check all that apply:

☐ Request for variation(s) from the zoning code

☐ Appeal of an order, determination, or decision made by Village staff based on the zoning code

Subject property address: \_\_\_\_\_

Applicant name: \_\_\_\_\_ Applicant phone: \_\_\_\_\_

Applicant email: \_\_\_\_\_

Owner name (if different from applicant): \_\_\_\_\_

Owner phone: \_\_\_\_\_ Owner email: \_\_\_\_\_

Brief description of project:

Variation request(s):



# VILLAGE OF GLENCOE

## FORMS & APPLICATIONS

675 Village Court, Glencoe, Illinois 60022  
p: (847) 835-4111 | [info@villageofglencoe.org](mailto:info@villageofglencoe.org) | Follow Us: @VGlencoe

[www.villageofglencoe.org](http://www.villageofglencoe.org)

### Section B: Standards for Variations

For applications for variations, provide a brief response to the following prompts. Use this form or attach a separate letter to this application. The full text of the standards for the approval of variations can be found in [Sec. 7-403\(e\) of the zoning code](#).

1. Why are the requested variations necessary? What hardship or practical difficulty would result if they are not approved? Include a description of any exceptional physical characteristics of the property (for example, unusual size, shape, topography, existing uses or structures, etc.), if applicable.



# VILLAGE OF GLENCOE

## FORMS & APPLICATIONS

675 Village Court, Glencoe, Illinois 60022  
p: (847) 835-4111 | [info@villageofglencoe.org](mailto:info@villageofglencoe.org) | Follow Us: @VGlencoe

[www.villageofglencoe.org](http://www.villageofglencoe.org)

2. Describe how the proposed variations would result in a development that is not detrimental to adjacent or nearby properties or the public good.

3. Describe any efforts the applicant has made to solicit feedback on the proposed variations from neighboring or nearby property owners or residents. What was the result of these efforts?

### Section C: Petition for Appeal

Provide a separate letter describing the order, determination, procedures, or failure to act being appealed. Applicants only applying for variations from the zoning code do not need to provide this letter.



# VILLAGE OF GLENCOE

## FORMS & APPLICATIONS

675 Village Court, Glencoe, Illinois 60022  
p: (847) 835-4111 | info@villageofglencoe.org | Follow Us: @VGlencoe

[www.villageofglencoe.org](http://www.villageofglencoe.org)

### Section D: Acknowledgement and Signature



*I hereby acknowledge that all information provided in this application is true and correct.*

Applicant's signature

11-8-20

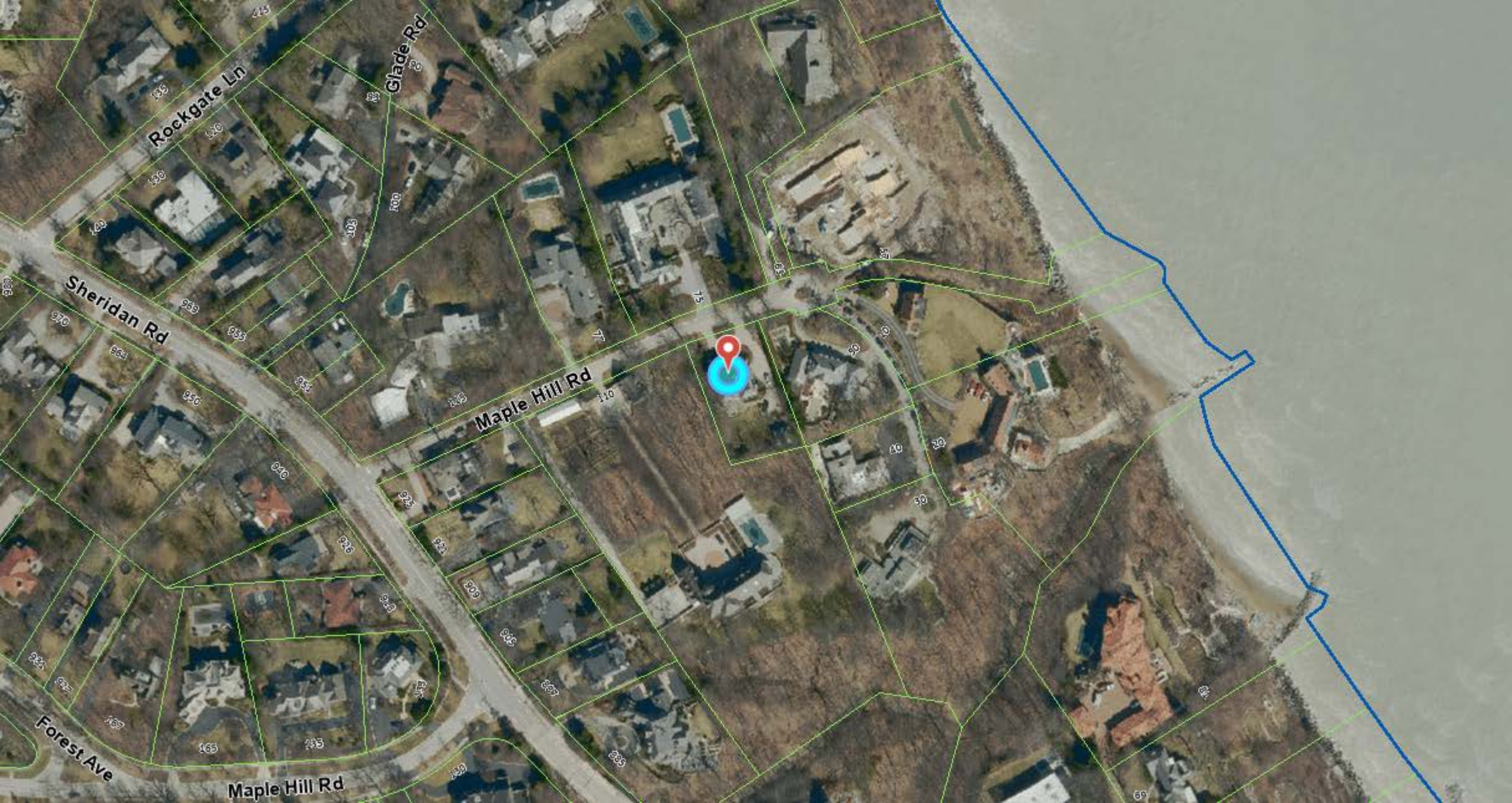
Date

Owner's signature (if different than applicant)

11/6/20

Date





Rockgate Ln

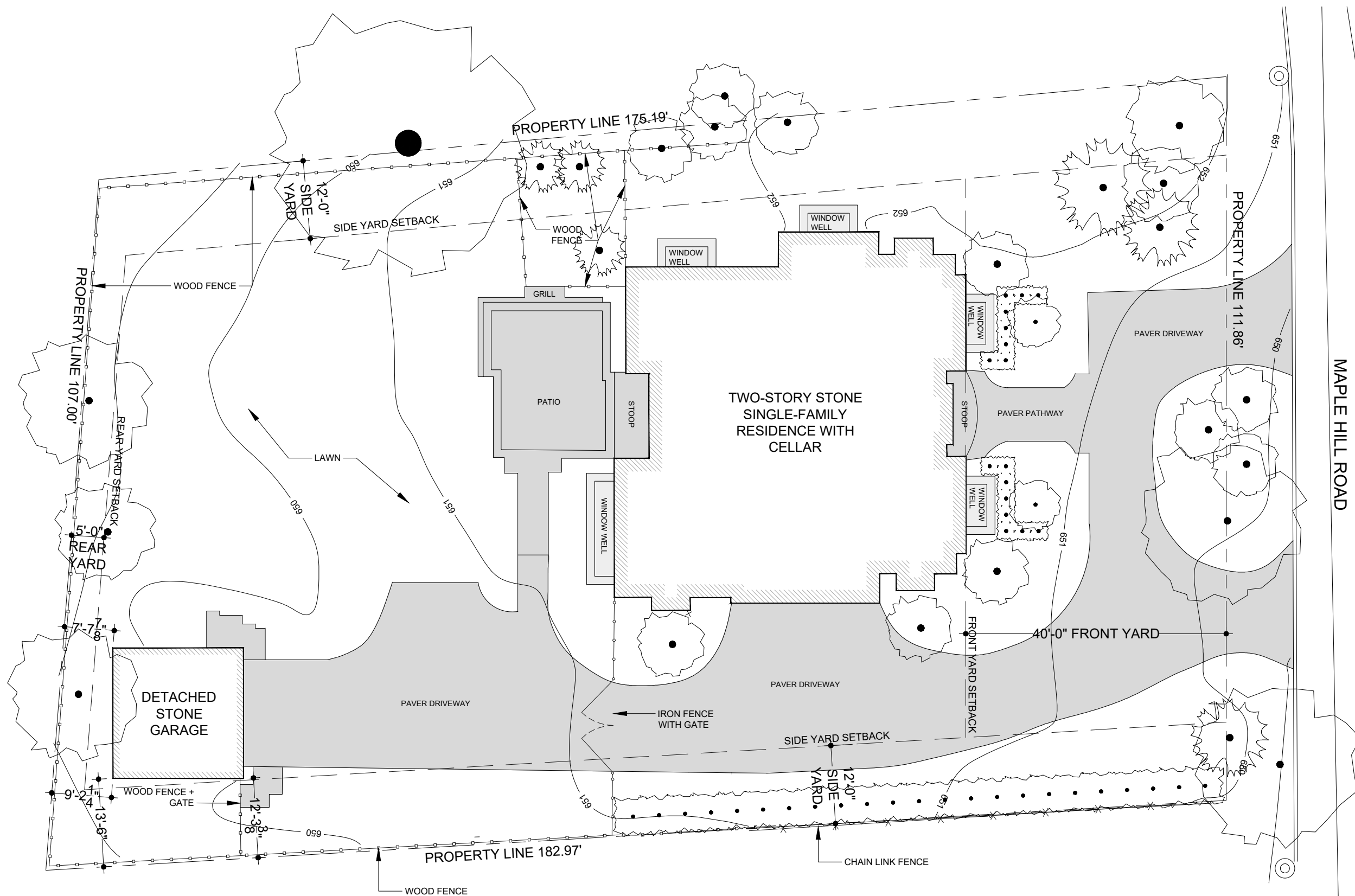
Glade Rd

Sheridan Rd

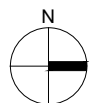
Maple Hill Rd

Forest Ave

Maple Hill Rd



**1** SITE PLAN - EXISTING  
SCALE: 1/16" = 1'-0"



EXISTING CONDITIONS  
NOVEMBER 5, 2020

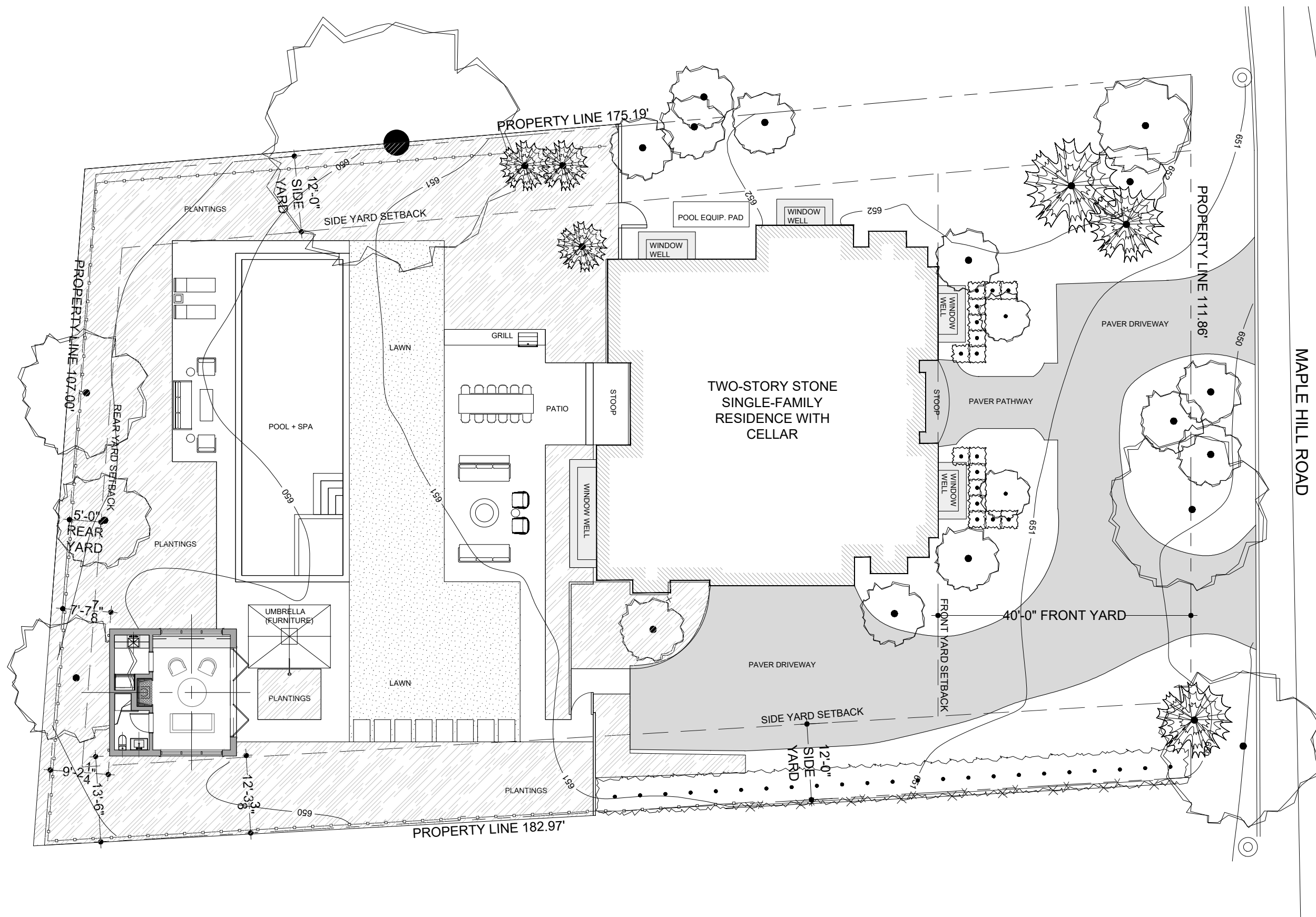
## FELTZIN POOL HOUSE

100 MAPLE HILL ROAD, GLENCOE, ILLINOIS

**RobbinsArchitecture**

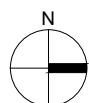
976 Green Bay Rd. #8, Winnetka, Illinois 60093  
Tel 847 446 8001 Fax 847 446 8005  
www.robbs-architecture.com





MAPLE HILL ROAD

**1 SITE PLAN - PROPOSED**  
SCALE: 1/16" = 1'-0"



**PROPOSED CONDITIONS**  
NOVEMBER 5, 2020 (FOR INFORMATION ONLY: POOL + LANDSCAPE, BY OTHERS)

**FELTZIN POOL HOUSE**  
100 MAPLE HILL ROAD, GLENCOE, ILLINOIS

**RobbinsArchitecture**

976 Green Bay Rd. #8, Winnetka, Illinois 60093  
Tel 847 446 8001 Fax 847 446 8005  
www.robbs-architecture.com



# VILLAGE OF GLENCOE MEMORANDUM

675 Village Court, Glencoe, Illinois 60022  
p: (847) 835-4111 | info@villageofglencoe.org | Follow Us: @VGlencoe

[www.villageofglencoe.org](http://www.villageofglencoe.org)

## Zoning Board of Appeals Memorandum

**DATE:** November 24, 2020

**TO:** Zoning Board of Appeals

**FROM:** Taylor Baxter, AICP, Development Services Manager  
Rich McGowan, Planner

**SUBJECT:** Consideration of variation to increase the allowable gross floor area at 772 Glencoe Drive for the expansion of a screened porch

**Background:** The applicants is requesting a variation from the Zoning Code to increase the allowable gross floor area for a 135.83-square-foot expansion of an existing screened porch. The subject property is in the RC Single-family Residential Zoning District. The requested variation is from the following standard in the Zoning Code:

1. *Section 3-111(E) – To increase the allowable gross floor area from 4,219.25 square feet to 4,720.81 square feet, a variation of 10.6%.*

The ZBA may grant variations to increase the allowable gross floor area up to 15%.

	Existing	Allowed	Proposed	Variation %
Gross Floor Area	4,584.98 sq. ft.	4,219.25 sq. ft.	4,720.81 sq. ft.	10.6%

Village records show that when constructed in 1995, the house was determined to be approximately 115 square feet under the gross floor area limit. However, current calculations show the house to be 365.73 square feet over the gross floor area limit. This would prevent any expansion of gross floor area, including the screened porch.

**Analysis:** The Zoning Code includes the following standards for the consideration of variation requests:

- 1.) *General Standard. No variation shall be granted pursuant to this Section unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this subsection.*

Based on Village records, a porch expansion of similar size (up to 115 square feet) to that which is currently proposed (135.38 square feet) would have been allowed in 1995 when the house was

built. Current FAR calculations show that no gross floor area expansion is allowable without the approval of a variation.

- 2.) *Unique Physical Condition. The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.*

There is no unusual physical condition on the property other than the presence of a house that was under the allowable gross floor area limit when constructed, but is now over the allowable gross floor area limit.

- 3.) *Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner, or of the owner's predecessors in title and known to the owner prior to acquisition of the subject property, and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this Code, for which no compensation was paid.*

The fact that the house is above the allowable gross floor area does not appear to be the result of any action by the owner.

- 4.) *Not Merely Special Condition. The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the use of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.*

The purpose of the variation is not based exclusively on a desire to make more money from the property. However, the right to exceed gross floor area limits is not a right available to other property owners without the approval of a variance.

- 5.) *Code and Plan Purposes. The variation would not result in a use or development of the subject property that would be not in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted.*

The proposed variation would not result in a development that would be significantly out of line with the purposes of the zoning code. The proposed addition is relatively small and would not increase the height of the structure.

- 6.) *Essential Character of the Area. The variation would not result in a use or development on the subject property that:*  
*(a) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or*  
*(b) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or*

- (c) Would substantially increase congestion in the public streets due to traffic or parking; or*
- (d) Would unduly increase the danger of flood or fire; or*
- (e) Would unduly tax public utilities and facilities in the area; or*
- (f) Would endanger the public health or safety.*

The proposed variation by itself would be unlikely to be significantly materially detrimental to the nearby properties.

This variation request received printed public notice at least 15 days prior to the public hearing. Additionally, owners of properties within 200 feet of the subject property were notified.

**Recommendation:** Based on the materials presented and the public hearing, it is the recommendation of staff that the variation request of be accepted or denied.

**Motion:** The Zoning Board of Appeals may make a motion as follows:

**Move to accept/deny the request for a variation to increase the allowable gross floor area for a new single-family residence at 772 Glencoe Drive.**



# VILLAGE OF GLENCOE

## FORMS & APPLICATIONS

675 Village Court, Glencoe, Illinois 60022  
p: (847) 835-4111 | info@villageofglencoe.org | Follow Us: @VGlencoe

[www.villageofglencoe.org](http://www.villageofglencoe.org)

### Zoning Board of Appeals (ZBA) Application

#### Section A: Application Information

Check all that apply:



Request for variation(s) from the zoning code



Appeal of an order, determination, or decision made by Village staff based on the zoning code

Subject property address: 772 Glencoe Dr.

Omar Gutiérrez, NCARB

847-903-4067

Applicant name: \_\_\_\_\_ Applicant phone: \_\_\_\_\_

omar@ogutierrez.com

Applicant email: \_\_\_\_\_

Owner name (if different from applicant): Eric Friedler

773-474-2420

Owner phone: \_\_\_\_\_ Owner email: eric.friedler@gmail.com

Brief description of project:

Expand existing screened porch in the rear of the home

Variation request(s):

Increase allowed gross floor area from 4,219.25 sf to 4,720.81 sf to allow the construction of a 135.83 sf expansion to the existing screened porch in the rear of the home



# VILLAGE OF GLENCOE

## FORMS & APPLICATIONS

675 Village Court, Glencoe, Illinois 60022  
p: (847) 835-4111 | [info@villageofglencoe.org](mailto:info@villageofglencoe.org) | Follow Us: @VGlencoe

[www.villageofglencoe.org](http://www.villageofglencoe.org)

### Section B: Standards for Variations

For applications for variations, provide a brief response to the following prompts. Use this form or attach a separate letter to this application. The full text of the standards for the approval of variations can be found in [Sec. 7-403\(e\) of the zoning code](#).

1. Why are the requested variations necessary? What hardship or practical difficulty would result if they are not approved? Include a description of any exceptional physical characteristics of the property (for example, unusual size, shape, topography, existing uses or structures, etc.), if applicable.

The existing screened porch is undersized for a home and family of this size. In a time when staying home is an imperative, diverse and comfortable spaces are a necessity. Special care has been taken to ensure that the proposed improvements do not adversely affect the character of the property or the neighborhood.



# VILLAGE OF GLENCOE

## FORMS & APPLICATIONS

675 Village Court, Glencoe, Illinois 60022  
p: (847) 835-4111 | [info@villageofglencoe.org](mailto:info@villageofglencoe.org) | Follow Us: @VGlencoe

[www.villageofglencoe.org](http://www.villageofglencoe.org)

2. Describe how the proposed variations would result in a development that is not detrimental to adjacent or nearby properties or the public good.

The home complied with maximum floor area regulations at the time it was built, but exceeds current maximum floor area rules. Special care has been taken in designing the proposed screened porch expansion to a natural point given the existing configuration of the adjacent wood deck. This screened porch expansion will not be visible from the street.

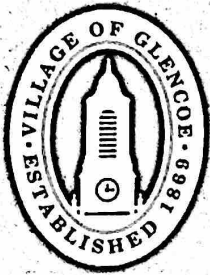
Based on research of available documents from the village, the area of the proposed screened porch expansion would have been allowed in 1995 when the home was built.

3. Describe any efforts the applicant has made to solicit feedback on the proposed variations from neighboring or nearby property owners or residents. What was the result of these efforts?

The owner has discussed the proposed addition with the neighbors directly to the south side of the home, adjacent to where the proposed work is located. Not only did they not have an objection, but they encouraged the owner to build the proposed screened porch expansion. The neighbors can provide a letter of support if requested.

### Section C: Petition for Appeal

Provide a separate letter describing the order, determination, procedures, or failure to act being appealed. Applicants only applying for variations from the zoning code do not need to provide this letter.



[www.villageofglencoe.org](http://www.villageofglencoe.org)

#### Section D: Acknowledgement and Signature



*I hereby acknowledge that all information provided in this application is true and correct.*

Applicant's signature

11/3/2020

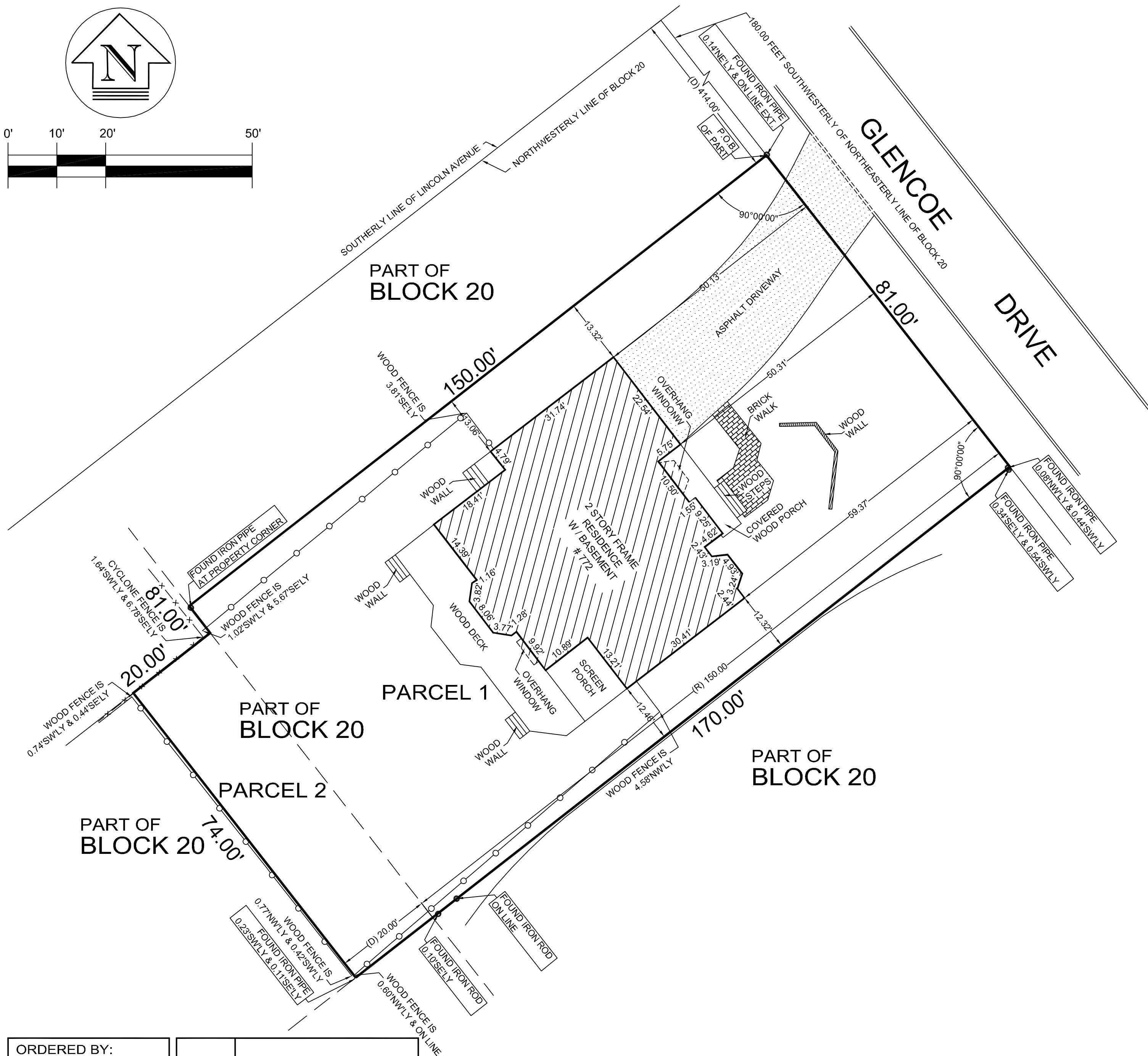
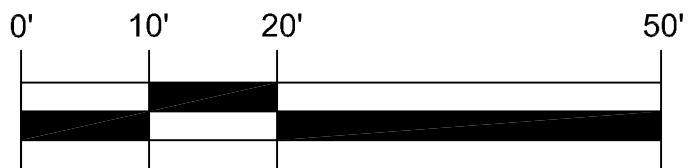
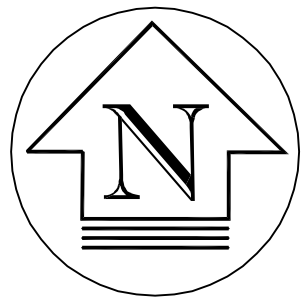
Date

Owner's signature (if different than applicant)

11/3/2020

Date





# UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS  
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305  
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887  
E-MAIL: USURVEY@USANDCS.COM

## PLAT OF SURVEY OF

**PARCEL 1:**  
THAT PART OF BLOCK 20 AS ORIGINALLY LAID OUT IN GLENCOE, A  
SUBDIVISION OF PART OF SECTION 5, 6, 7, AND 8, TOWNSHIP 42 NORTH,  
RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS  
FOLLOWS:

BEGINNING AT A POINT 414 FEET SOUTHEASTERLY OF THE  
NORTHWESTERLY LINE OF SAID BLOCK 20 (SAID NORTHWESTERLY LINE  
BEING THE SOUTHERLY LINE OF LINCOLN AVENUE) AND 180 FEET  
SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF SAID BLOCK; THENCE  
SOUTHEASTERLY 81 FEET ALONG A LINE PARALLEL WITH AND 180 FEET  
SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF SAID BLOCK; THENCE  
SOUTHWESTERLY 150 FEET ALONG A LINE AT RIGHT ANGLES TO SAID  
LAST DESCRIBED LINE; THENCE NORTHWESTERLY 81 FEET ALONG A LINE  
PARALLEL WITH THE NORTHEASTERLY LINE OF SAID BLOCK TO A POINT  
WHICH IS 414 FEET SOUTHEASTERLY OF THE SOUTHERLY LINE OF  
LINCOLN AVENUE; THENCE NORTHEASTERLY 150 FEET ALONG A LINE  
PARALLEL WITH THE SOUTHERLY LINE OF LINCOLN AVENUE TO THE PACE  
OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**  
THE SOUTHERLY 74 FEET OF (MEASURED ALONG THE EASTERLY LINE OF  
VERNON AVENUE) THE NORTHERLY 495 FEET, LYING SOUTHERLY OF THE  
SOUTHERLY LINE OF LINCOLN AVENUE, OF THAT PART OF BLOCK 20 IN  
GLENCOE, LYING EASTERLY LINE OF VERNON AVENUE, AS LAID OUT AND  
NOW USED, SAID GLENCOE BEING A SUBDIVISION OF PARTS OF SECTION  
5,6,7 AND 8, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, (EXCEPT THE WESTERLY 180 FEET THEREOF) AND  
(EXCEPT THE EASTERLY 330 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

KNOWN AS: **772 GLENCOE DRIVE, GLENCOE, ILLINOIS**

PERMANENT INDEX NUMBER: 05 - 07 - 200 - 020 - 0000

STATE OF ILLINOIS )  
) S.S.  
COUNTY OF COOK )

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE  
SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE  
PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF  
SAID SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT  
ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE  
CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY  
MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT  
ANY DISCREPANCIES TO THE SURVEYOR.

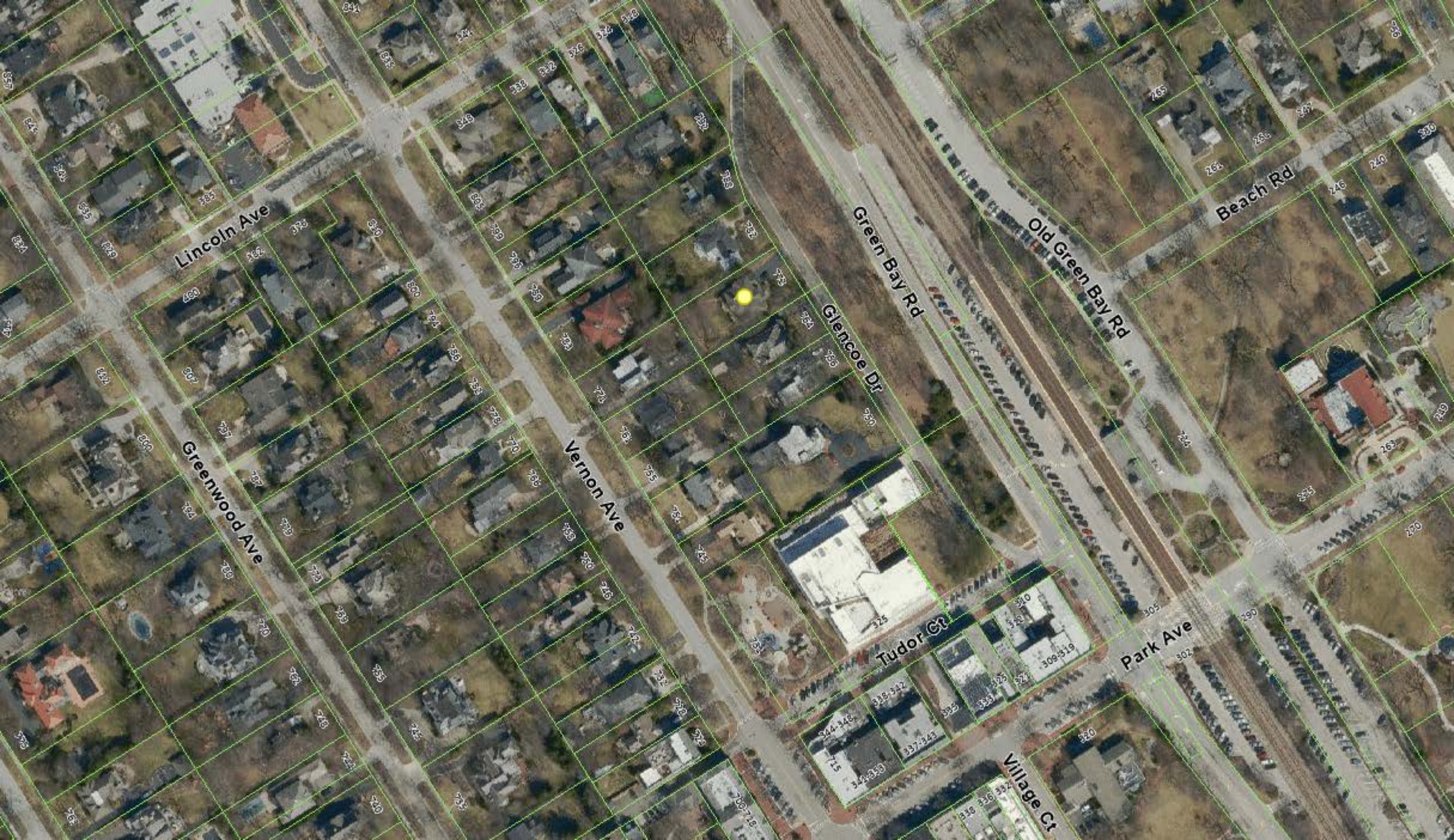
RIVER FOREST, ILLINOIS, SEPTEMBER 9, A.D. 2020.

BY: *Roy G. Lawniczak*  
ROY GLAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290  
LICENSE EXPIRES: NOVEMBER 30, 2020  
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576  
LICENSE EXPIRES: APRIL 30, 2021



ORDERED BY: ERIC FRIEDLER		
SCALE : 1" = 15'		
DATE : SEPTEMBER 9, 2020		
FILE No.:	10/13/20	REVISED
2020 - 27921	DATE	REVISION





Lincoln Ave

Greenwood Ave

Vernon Ave

Green Bay Rd

Glencoe Dr

Tudor Ct

Village Ct

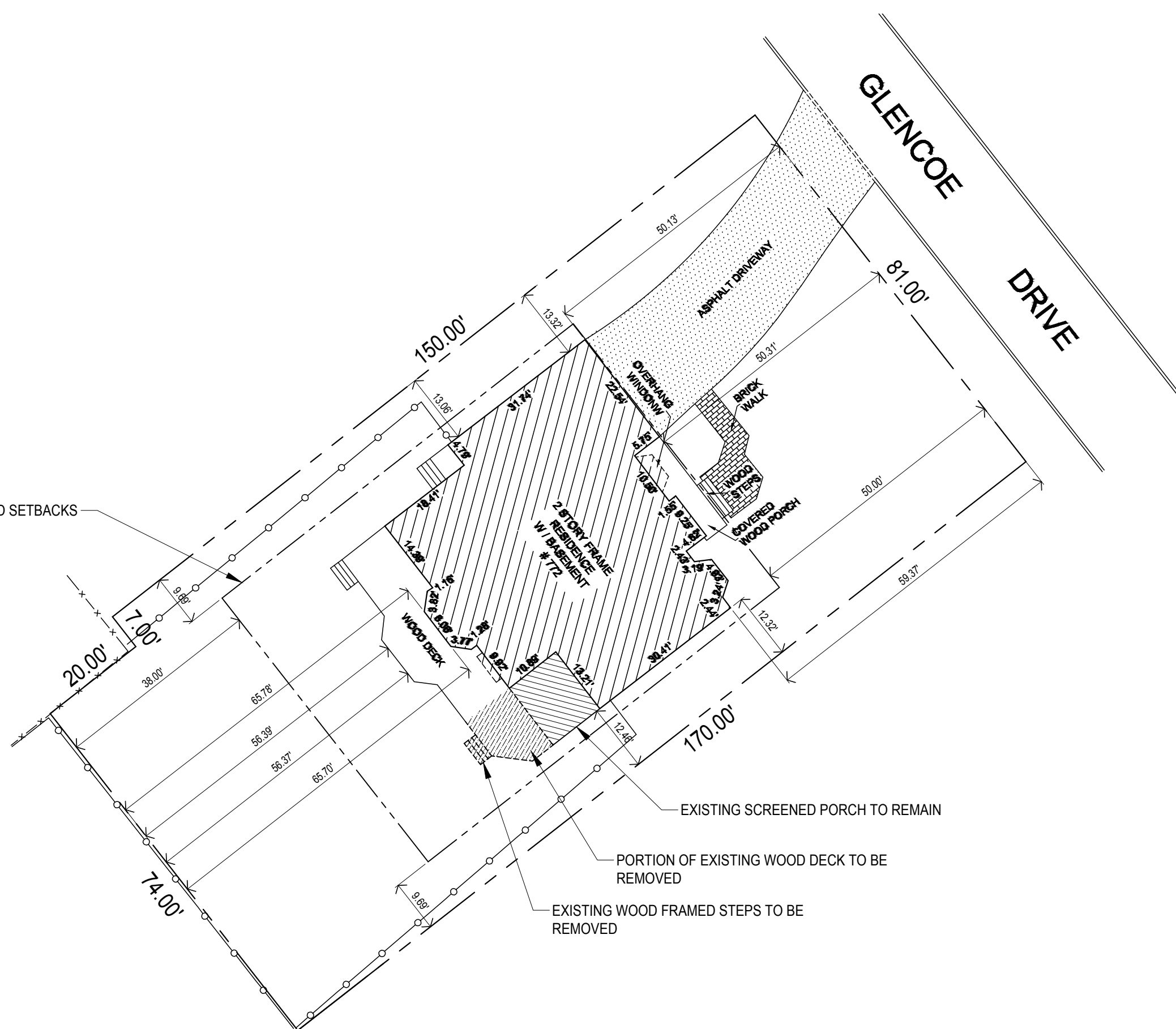
Old Green Bay Rd

Beach Rd

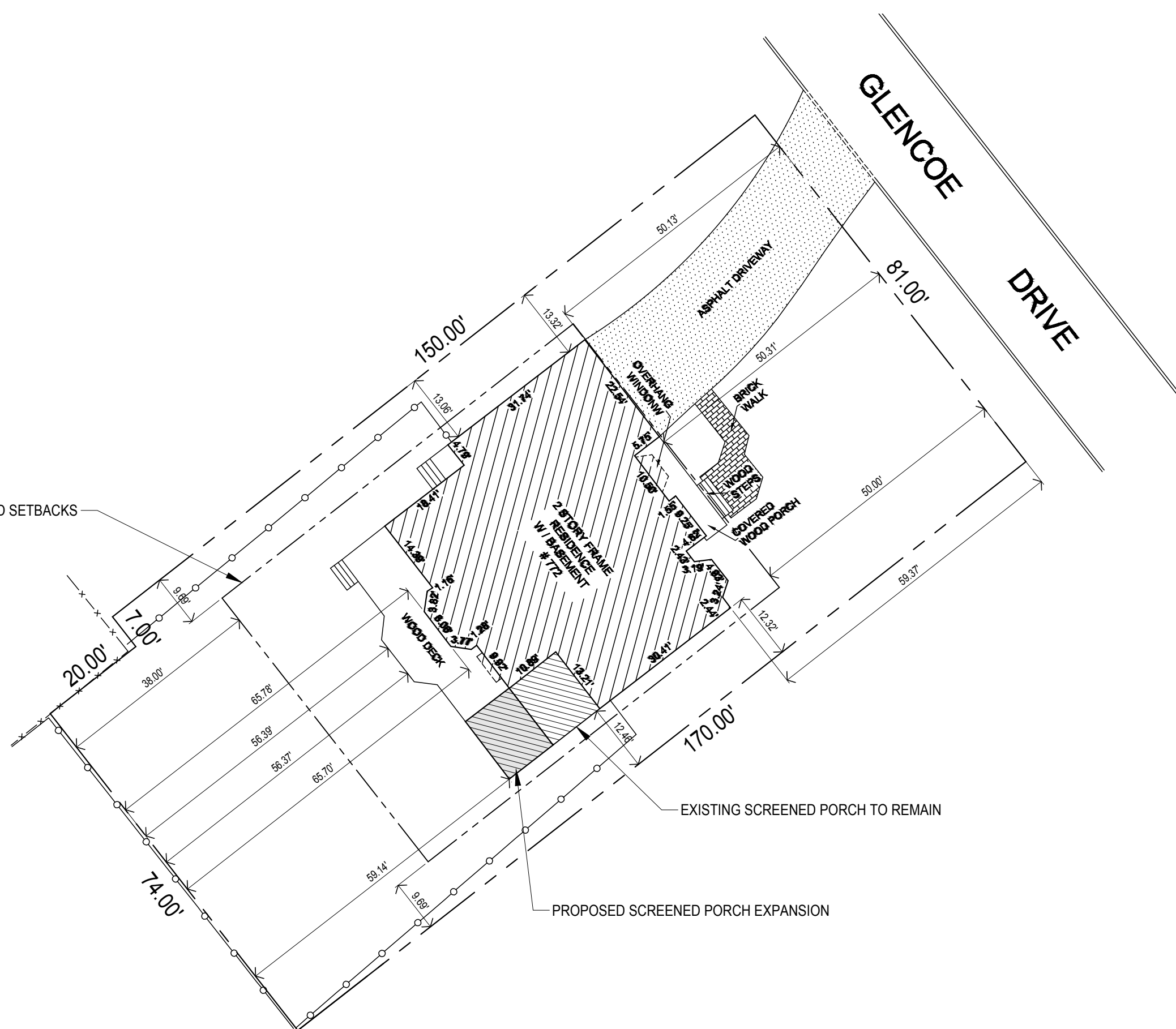
Park Ave



MINIMUM REQUIRED YARD SETBACKS

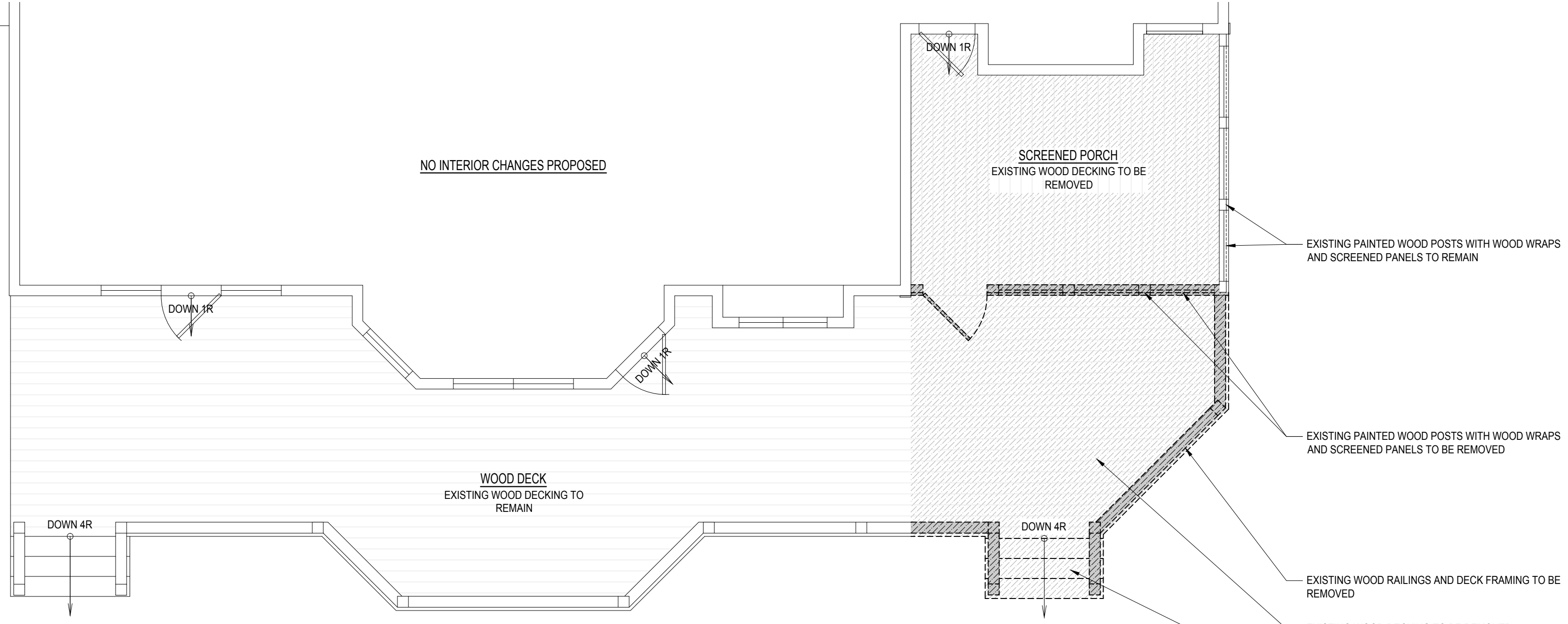


MINIMUM REQUIRED YARD SETBACKS



EXISTING SCREENED PORCH TO REMAIN

PROPOSED SCREENED PORCH EXPANSION



NO INTERIOR CHANGES PROPOSED

SCREENED PORCH  
EXISTING WOOD DECKING TO BE  
REMOVED

EXISTING PAINTED WOOD POSTS WITH WOOD WRAPS  
AND SCREENED PANELS TO REMAIN

EXISTING PAINTED WOOD POSTS WITH WOOD WRAPS  
AND SCREENED PANELS TO BE REMOVED

EXISTING WOOD RAILINGS AND DECK FRAMING TO BE  
REMOVED

EXISTING WOOD DECKING TO BE REMOVED

EXISTING WOOD FRAMED STEPS TO BE REMOVED

WOOD DECK  
EXISTING WOOD DECKING TO  
REMAIN

### DEMOLITION LEGEND

————— EXISTING CONSTRUCTION TO REMAIN

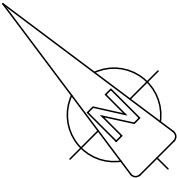
----- EXISTING WALL FINISHES TO BE REMOVED

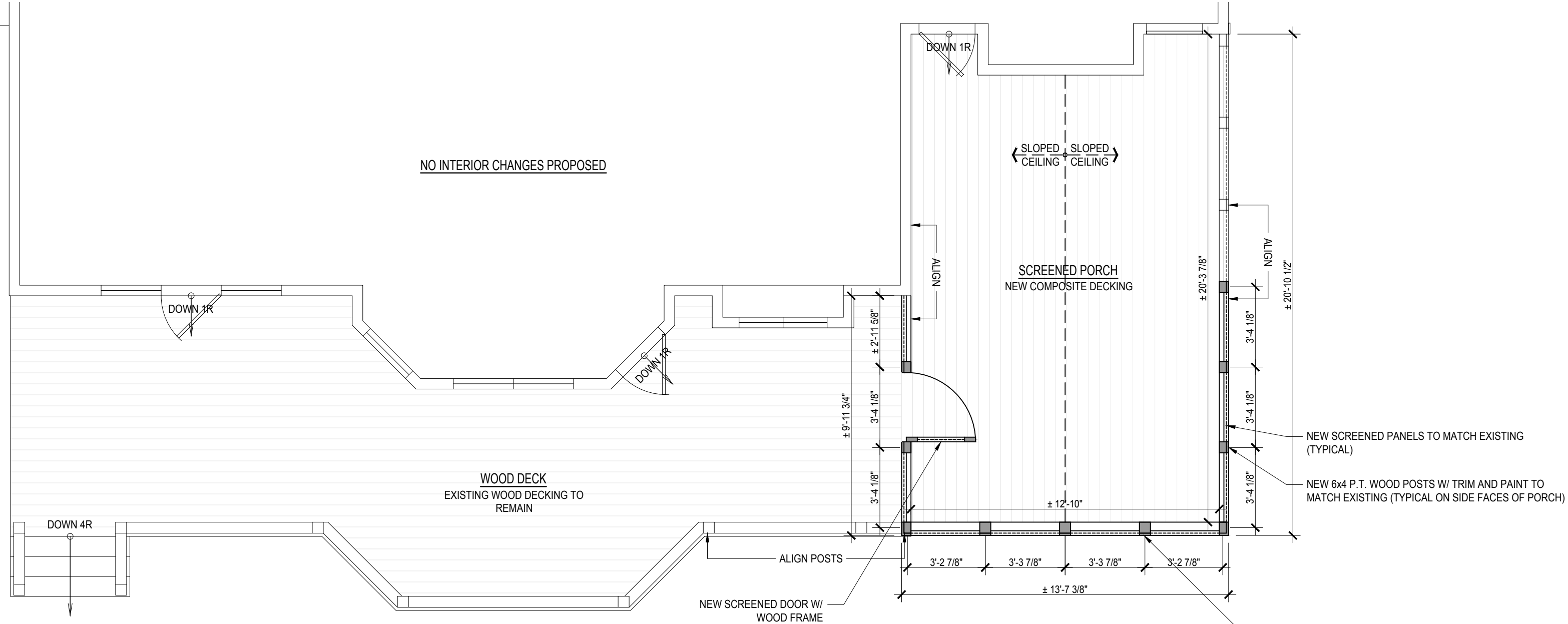
////// EXISTING CONSTRUCTION TO BE REMOVED

\\\\\\\\ EXISTING FINISHES TO BE REMOVED DOWN TO  
STUDS / SHEATHING / SLAB

NOTES:

- COORDINATE DEMOLITION WITH PROPOSED PLANS & ELEVATIONS;  
BRING ANY CONFLICTS TO THE ATTENTION OF THE ARCHITECT
- PROVIDE TEMPORARY SUPPORT TO STRUCTURAL ELEMENTS  
AFFECTED BY DEMOLITION AND CONSTRUCTION (FIELD VERIFY ALL  
CONDITIONS)





PLAN LEGEND

EXISTING CONSTRUCTION TO REMAIN

NEW CONSTRUCTION: 2x4 WOOD STUDS @ 16" O.C. W/ 5/8" GYPSUM BOARD (2x6 @ PLUMBING WALLS); USE CEMENT BOARD IN TILED WALLS)

NEW FINISHES ON EXISTING CONSTRUCTION

NOTES:

1.

ALL PLAN DIMENSIONS SHOWN TO FINISHED SURFACES; ASSUME 5/8" DRYWALL FINISH FOR ROUGH FRAMING

2.

PROVIDE TEMPORARY SUPPORT TO STRUCTURAL ELEMENTS AFFECTED BY DEMOLITION AND CONSTRUCTION (FIELD VERIFY ALL CONDITIONS)

HEADER (2-2x12 UNLESS OTHERWISE NOTED)

Omar Gutiérrez, NCARB

architect

1209 Monroe St.  
Evanston, IL 60202  
Ph: 847.903.4067  
omar@ogutierrez.com  
www.ogutierrez.com

License expires

11/30/2022

Sheet

4

of 6

THE FRIEDLER RESIDENCE

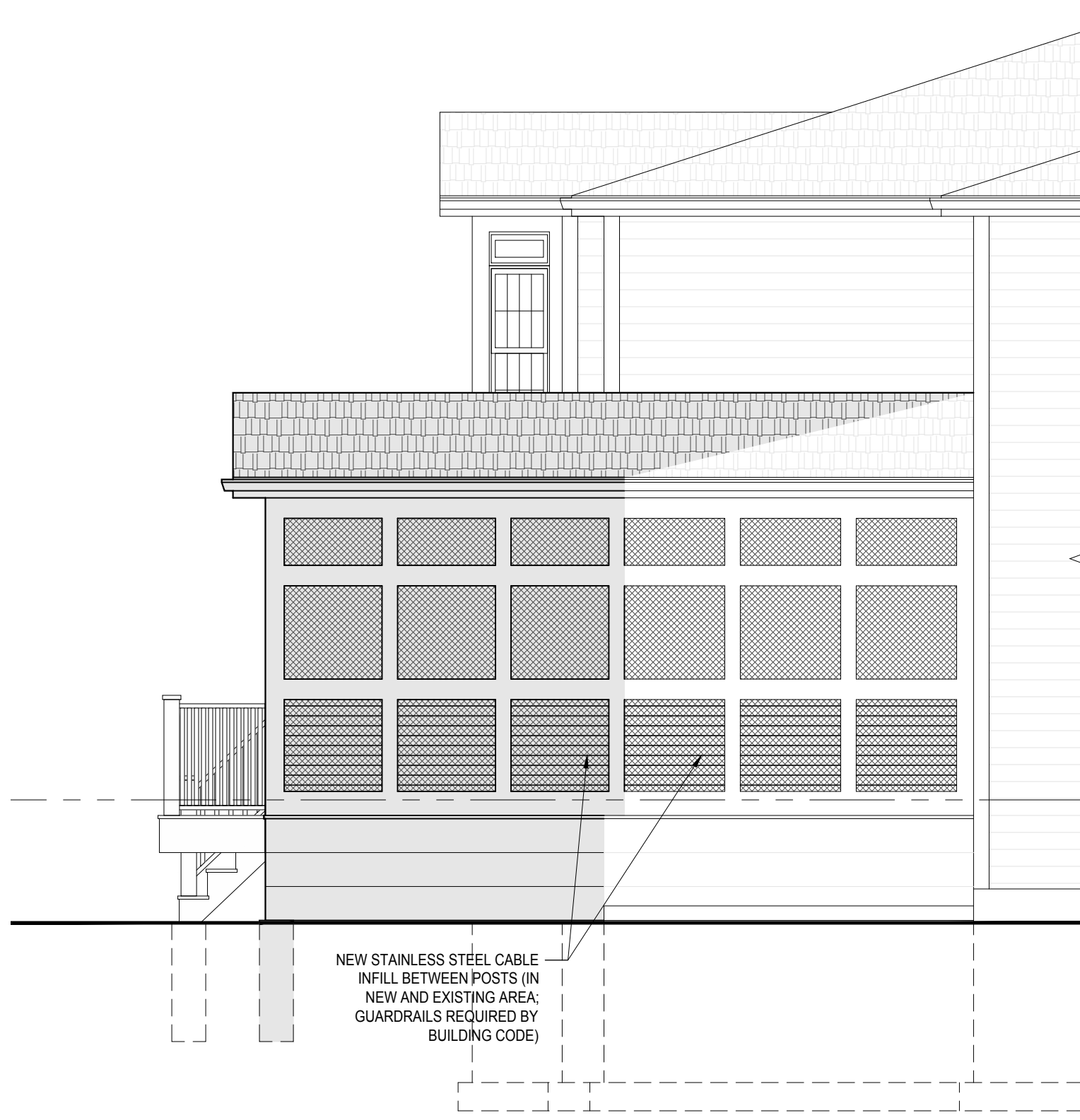
772 GLENCOE DR. - GLENCOE, IL

PROPOSED 1ST FLOOR PLAN - SCALE: 1/4"=1'-0" - 10/15/2020

© OMAR GUTIERREZ, ARCHITECT

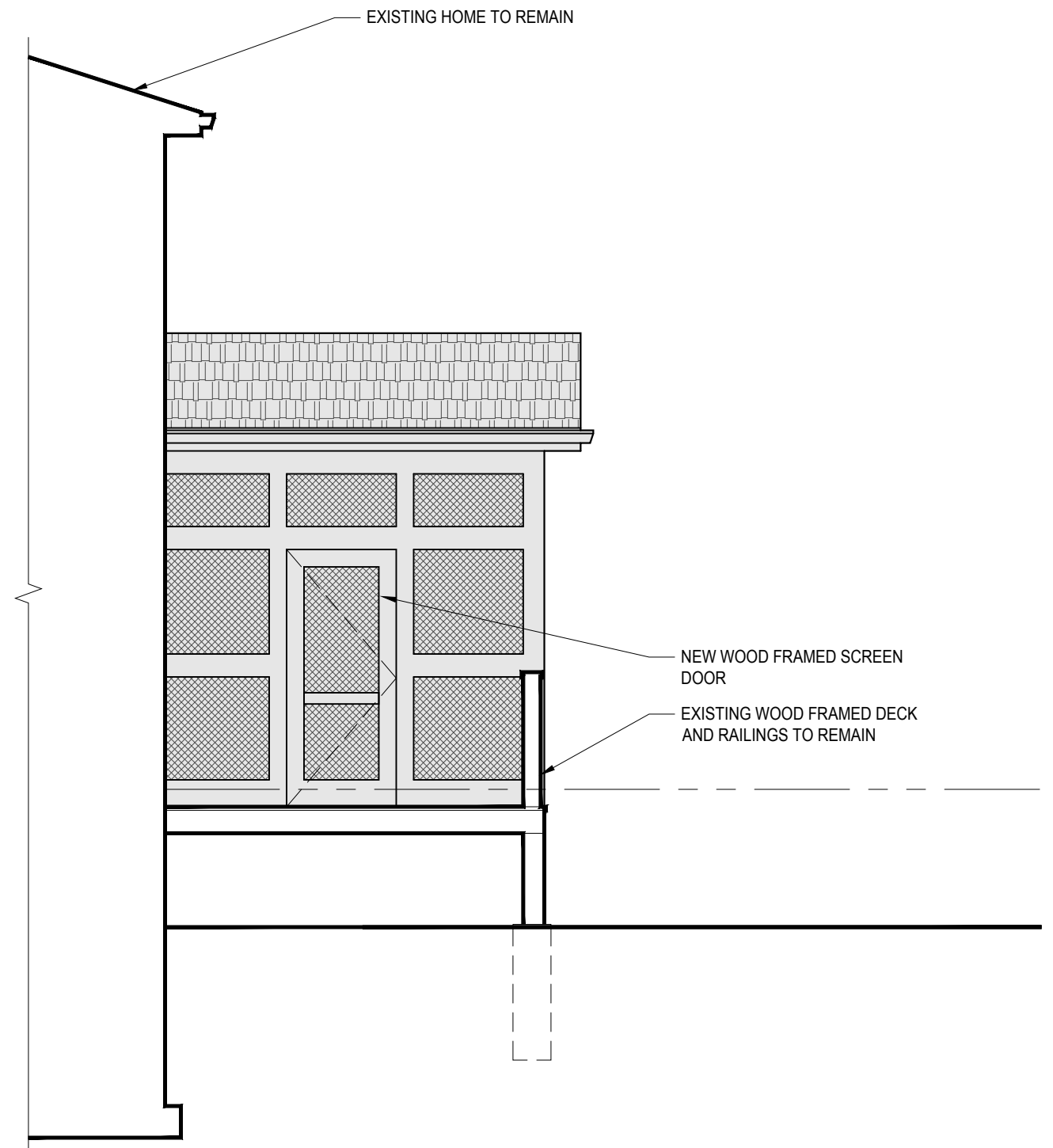






NEW STAINLESS STEEL CABLE  
INFILL BETWEEN POSTS (IN  
NEW AND EXISTING AREA;  
GUARDRAILS REQUIRED BY  
BUILDING CODE)

SOUTH EAST ELEVATION



EXISTING HOME TO REMAIN

NEW WOOD FRAMED SCREEN  
DOOR

EXISTING WOOD FRAMED DECK  
AND RAILINGS TO REMAIN

NORTH WEST ELEVATION