



**MINUTES
VILLAGE OF GLENCOE
ZONING COMMISSION
REGULAR MEETING**

Village Hall Council Chamber and Videoconference
675 Village Court
Monday, November 2, 2020 – 7:30 PM

1. CALL TO ORDER AND ROLL CALL

The Regular Meeting of the Commission of the Village of Glencoe was called to order by the Chair, at 7:30 p.m. on the 2nd day of November 2020, held virtually via Zoom web videoconference.

Attendee Name	Title	Status
Zoning Commission		
Howard Roin	ZC Chairman	Present
Sara Elsasser	Member	Present
David Friedman	Member	Present
Alex Kaplan	Member	Present
John Satter	Member	Present
Scott Novack	Member	Present
Village Staff		
Taylor Baxter	Development Services Manager	Present
Richard McGowan	Planner	Present

2. CONSIDERATION OF MINUTES OF THE JANUARY 6, 2020 ZONING COMMISSION MEETING

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

3. CONSIDER A REFERRAL FROM THE VILLAGE BOARD REGARDING POTENTIAL AMENDMENTS TO THE ZONING CODE RELATED TO MULTIPLE COOKING ARRANGEMENTS IN SINGLE-FAMILY RESIDENCES

Taylor Baxter stated that the purpose of tonight's meeting is to make a recommendation for a final decision to the Village Board regarding the allowance of multiple cooking arrangements in single-family residences, which would require a zoning code amendment.

Mr. Baxter continued, stating that the Village's definition of "family" is more extensive than other municipalities in the area, and the Village's definition of a "single-family dwelling" defines it as *"a detached dwelling having accommodations for and normally occupied by one family only, with one cooking arrangement."*

Mr. Baxter stated that the intent of this definition may have been to prevent single-family homes from becoming multi-unit buildings. A related topic is Accessory Dwelling Units, also known as ADUs, which Mr. Baxter provided a brief overview of. A zoning code amendment would likely involve several components such as the removal of definitions and references referring to "cooking arrangements", and other components such as specifying the number of cooking arrangements allowed, if applicable. Mr. Baxter added that the Village has not considered outdoor kitchens to be second cooking arrangements.

Mr. Baxter then asked the Zoning Commission to consider if prohibiting a second cooking arrangement in single-family residences is still in the best interest of the Village. Chairman Howard Roin then asked why this matter came before the Zoning Commission. Mr. Baxter confirmed the Village has had several inquiries from residents and developers.

Commissioner David Friedman then asked if any neighboring communities have done anything for home rule. Mr. Baxter stated that Kenilworth and Winnetka do not have this restriction for single-family residences. Chairman Roin stated that it sounds like the definition of a "single-family dwelling" was intended to enforce single-family requirements, and it sounds like kitchens themselves something that the Village should not necessarily care about.

Chairman Roin reiterated that he does not believe this is something the Village should have a rule about, but that the Village should have some way to prevent multi-family dwellings in single-family zoning districts.

Commissioner John Satter brought up the possibility of incorporating a second cooking arrangement into the Special Use Permit process or potentially the inspection process.

Commissioner Alex Kaplan stated that it would be virtually impossible to catch someone if the permit inspection passes or even through a resident complaint.

Chairman Roin added that *"...normally..."* as part of the definition of a "single-family dwelling" makes this requirement difficult to enforce, and that the Village should get rid of that part of the definition. Chairman Roin continued, stating that he is inclined to get rid of references to a second cooking arrangement, but ultimately recommends that the Village

surveys additional municipalities to get a better idea of how neighboring communities regulate a single-family dwelling. Chairman Roin then asked if the Commissioners had any additional comments.

Commissioner Satter agreed with Chairman Roin regarding researching regulations in neighboring municipalities and about the elimination of "...normally..." from the definition of a "single-family dwelling".

Commissioner Kaplan asked if the decision for a second cooking arrangement could be on a case-by-case basis by variation. Mr. Baxter stated that the variation criteria the Zoning Board of Appeals considers are not changeable and that they are unlikely to be a good match for this subject. A Special Use Permit process could potentially be an option, but that process can be quite significant. Chairman Roin added that a Special Use Permit process may be unnecessary if this can be resolved otherwise.

Commissioner Kaplan asked why this matter is coming up now and suggested to defer to the December 7, 2020 meeting in order to get better comparisons from nearby communities. Mr. Baxter confirmed the Village has had several inquiries from residents and developers. Commissioner Kaplan then asked if these inquiries are for religious purposes. Mr. Baxter stated that only the most recent inquiry was for religious purposes.

Chairman Roin reiterated that aside from regulations in Kenilworth and Winnetka, there is a lot that the Zoning Commission does not know, so perhaps this recommendation should be deferred to the December 7, 2020 Zoning Commission meeting as long as the Village Board does not need a decision immediately. Specifically, Chairman Roin requested that Village staff find out what other nearby municipalities do to make sure a residence is still single-family. Commissioner Friedman suggested to reach out to Village President, Larry Levin. Chairman Roin stated that he will reach out to President Levin.

Mr. Roin asked the audience if anyone had a public comment. Mr. Baxter read the following public comment, which was received by email on October 23, 2020:

My wife and I do not now live in Glencoe, but we are in the process of buying a new construction home in Glencoe. One of our sons lives in Skokie. His family keeps kosher.

Having a small kitchenette in the basement would enable us to accommodate their kosher food requirements when they join us for family meals and holidays. This is not a full time kitchen for us, just for the occasional use. The basement can only be accessed by the first floor main stairway in the middle of the house. It would comply with the section E requirements listed on the seventh page of the "Zoning Commission Combined Packet 110220."

Thank you for your consideration.

Mark and Nikki Segall

Following consideration of the testimony and discussion, a motion was made and seconded, that the consideration of a referral from the Village Board regarding potential amendments to the Zoning Code related to multiple cooking arrangements in single-family residences be deferred to the December 7, 2020 Zoning Commission meeting.

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

5. MOTION TO ADJOURN

The motion to defer to the December 7, 2020 Zoning Commission meeting was approved unanimously. The meeting was adjourned at 9:28 p.m.