



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

Village Hall Council Chamber
Tuesday, May 1, 2023 – 7:00 p.m.

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 8:36 p.m. on May 1, 2023, held in the Village Hall Council Chamber.

Attendee Name	Title	Status
Zoning Commission (ZC)		
Scott Novack	ZC Chairman	Present
Sara Elsasser	Commissioner	Present
Alex Kaplan	Commissioner	Absent
Debbie Ruderman	Commissioner	Present
Michael Koppersmith	Commissioner	Present
Jake Holzman	Commissioner	Present
Dena Fox	Commissioner	Absent
Village Staff		
Taylor Baxter	Development Services Manager	Present
Richard McGowan	Planner	Present

2. CONSIDERATION OF MINUTES OF THE APRIL 4, 2023 ZONING COMMISSION MEETING

RESULT:	ACCEPTED
AYES:	Novack, Elsasser, Koppersmith, Ruderman, Holzman
NAYS:	None
ABSENT:	Kaplan, Fox

3. PUBLIC HEARING AND CONSIDERATION OF A REQUEST FOR A SPECIAL USE PERMIT FOR FRONT SETBACK RELIEF FOR A PORTABLE TOILET SCREENING ENCLOSURE AT LAKEFRONT PARK, 38 PARK AVENUE

Taylor Baxter explained that this is a Special Use Permit (SUP) request to allow a permanent screening enclosure for a portable toilet within the required front setback. Mr. Baxter noted that this is a SUP because it is a setback reduction of more than 20%, which is allowed to exceed the setback variation limit of 20% because it is for public use. Mr. Baxter briefly explained some of the proposed improvements to Lakefront Park and noted that the only

necessary request tonight is for the screened enclosure. Mr. Baxter shared site plans and elevations of the proposed enclosure, as well as a picture of the existing portable toilet at Lakefront Park. Mr. Baxter explained the SUP process and clarified that the Zoning Commission (ZC) would need the majority vote (at least 3-2) to recommend approval.

Chairman Novack asked if the Park District could leave the existing portable toilet on the property if they wanted to and Mr. Baxter noted that the toilet has been on the property for the past three years, off and on, and the Village has never determined that it needs to be removed. Commissioner Debbie Ruderman noted that it has been at various locations at Lakefront Park.

Mr. Baxter then swore in the applicant, Kyle Kuhs, the Director of Parks and Planning with Glencoe Park District. Mr. Kuhs offered to go into detail or answer any questions that the ZC may have. Chairman Novack asked if the side facing Longwood Avenue would be entirely enclosed and Mr. Kuhs confirmed that is correct and the only opening would be facing the lake. Commissioner Sara Elsasser asked what the rationale is for having a bathroom at this specific location and Mr. Kuhs noted that his understanding is that there didn't use to be a portable toilet at Lakefront Park and they had issues with people urinating in public and traversing down to the beach when access is limited to passholders only, and noted that this would be a more aesthetically pleasing solution. Commissioner Elsasser asked if a bathroom facility was explored and Mr. Kuhs said that it would be cost prohibitive alongside complications with the Village's water storage tank. Commissioner Debbie Ruderman disclosed that she lives across the street and she thinks it's OK and noted that it's currently situated nicely behind bushes, and asked if it would be staying in that location. Mr. Kuhs noted that it will be moved a few feet to the east, closer to the tennis courts, and a bit closer to Park Avenue, and that the landscaping there will remain.

PUBLIC COMMENT

Chairman Novack asked the audience if there are any public comments. No public comments were made.

A motion was made and seconded to recommend approval of a Special Use Permit for front setback relief for a permanent screening enclosure for a portable toilet at Lakefront Park (38 Park Avenue).

RESULT:	ACCEPTED
AYES:	Novack, Elsasser, Kuppersmith, Ruderman, Holzman
NAYS:	None
ABSENT:	Kaplan, Fox

4. PUBLIC COMMENTS ON NON-AGENDA ITEMS

There were no public comments on non-agenda items.

5. MOTION TO ADJOURN

The meeting was adjourned at 8:49 p.m.

RESULT:	ACCEPTED
AYES:	Novack, Elsasser, Kuppersmith, Ruderman, Holzman
NAYS:	None
ABSENT:	Kaplan, Fox