



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

Village Hall Council Chamber and Videoconference
Monday, June 6, 2022 – 7:00 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 7:00 p.m. on the 6th day of June 2022, held at Glencoe Village Hall.

Attendee Name	Title	Status
Zoning Commission		
Scott Novack	ZC Chairman	Present
Sara Elsasser	Commissioner	Present
Alex Kaplan	Commissioner	Present
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 MARCH 7, 2022 ZONING COMMISSION MEETING

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

3. CONSIDERATION OF A REQUEST FOR A SPECIAL USE PERMIT FOR A VILLAGE USE FOR RELIEF FROM THE FRONT SETBACK REQUIREMENT FOR ACCESSORY STRUCTURES TO ALLOW A NEW PLAYERS BOX AND FREESTANDING FIREPLACE AT AN EXISTING HOCKEY RINK AT 305 RANDOLPH STREET (WATTS PARK).

Taylor Baxter gave a brief overview of the Special Use Permit (SUP) request, stating that it is part of a larger addition and renovation of the Watts Center, but the addition and renovation do not require a SUP. Glencoe Park District is requesting a new players' box for an existing hockey rink and a freestanding fireplace to be located in the front half of their lot

at 305 Randolph Street. Mr. Baxter stated that the required front setback on their lot is 40 feet (RB District), and the proposed player's box would be approximately 49.6 feet from the front lot line, and the freestanding fireplace would be approximately 105 feet from the front lot line. However, accessory structures must be located at least 50% of the lot depth from the street. The proposed structures do not meet this requirement. Additionally, Mr. Baxter clarified that since the requested relief for these accessory structures exceeds the 20% setback reduction that the Zoning Board of Appeals (ZBA) may grant as a variation, a SUP is required. This SUP is to allow structures with a Village use to be granted relief from setback requirements.

Mr. Baxter said that the Zoning Commission's role in the SUP processes is to conduct a public hearing on the application and make a recommendation to the Village Board, who will then make a final decision on the applicant's requested relief, and that the Commission's recommendation may include conditions and limitations determined to be appropriate.

Mr. Baxter then swore in the applicant, Kyle Kuhs, the Director of Parks and Planning with the Glencoe Park District. Mr. Kuhs noted that these designs are intended to compliment the existing design elements of the Watts Center. Commissioner Elsasser asked the applicants if the player's box will be attached to the hockey rink, similar to the existing rink to the north, and Mr. Kuhs confirmed that it would, and that it's designed to flow functionally and aesthetically with the rink. Commissioner Ruderman asked if the fireplace would be wood burning or gas-powered, and Mr. Kuhs stated that it will have the ability to do both. Commissioner Kaplan asked if this would require a gas line to be buried, and Mr. Kuhs said that it should not be necessary as they intend to have propane tanks available to operate the fireplace. Chairman Novack asked about the taller netting that is south of the rink, shown on the applicant's renderings, and Mr. Kuhs clarified that it appears that the architectural drawings state that that area is labeled as "existing to remain". Commissioner Elsasser asked about the courtesy neighbor notification, and Mr. Baxter clarified that it was sent to properties within 250 feet of the lot. Commissioner Elsasser then noted that the noise from Watts Park occasionally carries but more so in a festive way, and as a resident she did not think it would impact the neighborhood and community in a negative way.

PUBLIC COMMENT

Chairman Novack thanked staff and asked the audience if there are any public comments. No public comments were made for the proposed SUP. Chairman Novack then asked if there were any additional questions, which there were not.

A motion was made and seconded to recommend approval of the proposed Special Use Permit to allow for a player's box and freestanding fireplace (accessory structures) to be located in the front half of the lot at 305 Randolph Street.

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

4. MOTION TO ADJOURN

There being no further business to come before the Zoning Commission, the meeting was adjourned at 8:15 p.m.

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