

VILLAGE OF GLENCOE
ZONING BOARD OF APPEALS

REGULAR MEETING
December 5, 2011

1. CALL TO ORDER

A meeting of the Zoning Board of Appeals of the Village of Glencoe was called to order at 9:20 P.M. Monday, December 5, 2011 in the Council Chamber of the Village Hall, Glencoe, Illinois.

2. ROLL CALL.

The following were present:

Barbara Miller, Chair

Members: James Clark, David Friedman, Ed Goodale, Jim Nyeste,
Howard Roin and Steve Ross

The following were absent:

None.

The following Village staff was also present:

John Houde, Building and Zoning Administrator

3. APPROVAL OF OCTOBER 3, 2011 MINUTES.

The minutes of the October 3, 2011 meeting were approved by unanimous voice vote.

4. APPROVE BERNSTEIN APPEAL AT 95 BRENTWOOD.

The Chair stated that the purpose of this portion of the meeting was to conduct a public hearing on the appeal by Julie Bernstein of a decision by the Building and Zoning Administrator in denying a permit to relocate her garage doors from the rear to the front of her garage at her home at 95 Brentwood in the "R-A" Residence District. The owner requests a variation to install two 10 feet wide garage doors totaling 20 feet facing south. The existing garage is to be reconfigured to have the garage doors facing south for ease of access. The Zoning Code limits garage doors facing the street to 18 feet in the R-A District. This variation is authorized by Section 7-403-E-1-(o) of the Zoning Code.

The Chair reported that notice of the public hearing was published in the November 17, 2011 GLENCOE NEWS and 11 neighbors were notified of the

public hearing by mail and that no letters or verbal inquiries had been received. The Secretary then swore in those in attendance who were expecting to testify.

SUMMARY OF TESTIMONY

The Chair then asked the owner's architect David Hoffman of Massey Hoffman Architects to proceed. That person noted:

1. The property, which was designed by a significant local architect, the late Tony Grunsfeld, currently has three garage bays that face the rear yard. This negatively impacts the property and the neighborhood in that:
 - a. There is excessive impervious pavement on the side dedicated to vehicular traffic.
 - b. The access to the existing rear garage requires that cars are driven along the side yard which skirts the side yard of the adjacent property and the rear yard of a second property.
 - c. The existing rear drive parking court and garage doors face the interior of the lot and the rear yards of 4 adjacent properties.
 - d. The use of this area of the rear yard makes it unavailable for use as a landscaped space.
2. The Owners believe that the spirit of this ordinance is intended to limit the visibility of vehicular doors from the public way in an effort to maintain the aesthetic quality of the Village. With this in mind the proposed design:
 - a. Seeks to improve the property within the existing footprint rather than add on or rebuild.
 - b. The reconstructed drive will be located further to the west so that the view up the driveway will center on a wall without doors as it does today.
 - c. The landscaping will be extensively redone making use of the existing trees and providing an allee of linden trees, landscape walls and hedges along the drive and to provide screening of the drive, garage doors and drive court from the public way. It is important to note that the landscape plans call for the betterment of the property along the frontages of both Brentwood Drive and Sheridan Road.
3. The owners are aware that garage door variations were previously allowed for the more visible corner properties of 600 Washington Avenue and 303 Shoreline Court, which were new construction.
4. The alteration would permit interior remodeling to the home without major reconstruction or an addition.
5. The garage door change would allow elimination of vehicular traffic in the rear yard area.

The Chair made part of the record, as additional testimony the Agenda Supplement which the Secretary was directed to preserve as part of the record in this matter.

Following consideration of the testimony and discussion, a motion was made and seconded, that the request for a variance in the total garage door width facing the street including removal of the former north side overhead doors 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-(o) 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 for an increase to 20 feet from the maximum allowed 18 feet for two 10 feet wide garage doors facing Brentwood for the property at 95 Brentwood 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 Building and Zoning 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.

Adopted by the unanimous vote of all the Zoning Board members present:

AYES: Clark, Friedman, Goodale, Nyeste, Roin, Ross and Miller (7)

NAYS: None (0)

ABSENT: None (0)

There being no further business to come before the Zoning Board of Appeals the meeting was adjourned at 9:30 p.m.

Secretary
John Houde