

VILLAGE OF GLENCOE  
ZONING BOARD OF APPEALS

REGULAR MEETING  
April 9, 2012

1. CALL TO ORDER

A meeting of the Zoning Board of Appeals of the Village of Glencoe was called to order at 7:30 P.M. Monday, April 9, 2012 in the Council Chamber of the Village Hall, Glencoe, Illinois.

2. ROLL CALL.

The following were present:

Jim Nyeste, Acting Chair

Members: David Friedman, Ed Goodale, , Howard Roin and Steve Ross

The following were absent:

Barbara Miller and James Clark

The following Village staff was also present:

John Houde, Building and Zoning Administrator

3. APPROVE SAGER APPEAL AT 448 GREENWOOD.

The Chair stated that the purpose of this portion of the meeting was to conduct a public hearing on the appeal by Jordan and Kate Sager of a decision by the Building and Zoning Administrator in denying a permit to construct a room and garage addition at their home at 448 Greenwood in the "R-B" Residence District.

The proposed addition requires a 11.6% increase in the allowed floor area ratio from 3443 square feet to 3844 square feet. This variation is authorized by Section 7-403-E-1-(i) of the Zoning Code.

The Chair reported that notice of the public hearing was published in the March 15, 2012 GLENCOE NEWS and 8 neighbors were notified of the public hearing by mail and that no letters were received. The Chair then swore in those in attendance who were expecting to testify.

## SUMMARY OF TESTIMONY

The Chair then asked Barry Rosenbloom, attorney; Dan Lesus, architect; Scott Semar, builder; and Jordan and Kate Sager to proceed. They noted:

1. This older colonial style home is in desperate need of updating to bring the home close to today's standards, as evident throughout the neighborhood. The lot is long and narrow, and is also a corner lot. The lot measures 55.9 ft x 192.57 ft, and the owners are technically limited in their options with respect to expansion and the narrow depth. Being a corner lot, the Sagers have to abide by more restrictive setbacks than typical interior lots due to the fact the lot has two street faces. Because they have a 15 foot corner front yard setback along Greenwood and a 10 foot side yard setback on the west, the lot only has 30.91 feet of depth to build on. Based on current zoning, they are allowed only 215 square feet of additional space, most of which, in this case, will not be actual living space. However, being limited in lot depth and design options, they only can add onto the house on the south side (rear half) which creates a less efficient design.
2. For safety reasons, they would like to have an attached two-car garage. Due to the way in which the home is situated on the lot they are limited for this addition. They were informed that the current zoning code does not allow corner lots to qualify for a 200 square foot attached garage allowance. Because they are not able to add to the north end of the lot due to lack of space they can only add onto the south, and since they do not qualify for an attached garage allowance they are extremely limited in the design of a two-car garage. Alternatively, they are fully aware that they would be legally allowed to construct a 20x20 foot detached garage to the south of their house and the Village would grant them a 400 square foot allowance, thus no part of the garage would count towards the FAR. But this would inconvenience their neighbors to the south having two cars coming and going at all hours of the day so close to their property line. The neighborhood has a very high percentage of residents with two car or more attached garages. Their home would be in conformity with most all of the other residences in the neighborhood, and will in no manner result in a use that is not in harmony with the Glencoe Zoning Code.
3. In keeping with the Village's interest to encourage the restoration of older homes and maintain an older home's harmony, they wish to match the existing roof style of the main residence over the new addition. Alternatively, a flat style roof over the garage would create concerns over leakage, snow removal and overall wear and tear associated with such a roof design. These two reasons are why they prefer the slanted roof style,

which would create an attic space above the garage. Because attic space with 5' headroom is counted in the zoning code FAR, even if it is unfinished space, they decided to use this proposed space to relocate the existing bathroom (currently located between the existing bedrooms) to help make the bedrooms larger and redesign them to be more in line with today's standards.

The Chair made part of the record, as additional testimony the Agenda Supplement and letters from 425, 430, 445, and 486 Jefferson in favor of the variation 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 for the floor area ratio 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-(i) 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 a 11.6% increase in the allowed floor area ratio from 3443 to 3844 square feet for the property at 448 Greenwood Avenue 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: Friedman, Goodale, Roin, Ross, and Nyeste (5)

NAYS: None (0)

ABSENT: Miller and Clark (2)

There being no further business to come before the Zoning Board of Appeals the meeting was adjourned at 7:50 p.m.

---

Secretary  
John Houde