

VILLAGE OF GLENCOE
ZONING BOARD OF APPEALS

REGULAR MEETING
September 10, 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, September 10, 2012 in the Council Chamber of the Village Hall, Glencoe, Illinois.

2. ROLL CALL.

The following were present:

Barbara Miller, Chair

Members: Deborah Carlson, 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 AUGUST 13, 2012 MINUTES.

The minutes of the August 13, 2012 meeting as amended were approved by unanimous vote.

4. APPROVED DREHKOFF APPEAL AT 228 MARY.

The Chair stated that the purpose of this portion of the meeting was to conduct a public hearing on the appeal by Lynn Drehkoff of a decision by the Building and Zoning Administrator in denying a permit to reconstruct a 16.4 foot by 22.3 foot detached garage at his home at 228 Mary in the "R-A" Residence District

The proposed reconstruction requires a reduction in the required east side yard from 12 feet to 9.3 feet following the outline and foot print of the existing garage. This variation is authorized by Section 7-403-E-1-(f) of the Zoning Code.

The Chair reported that notice of the public hearing was published in the August 23, 2012 GLENCOE NEWS and 12 neighbors were notified of the public hearing by mail and that no letters or verbal inquiries had been received. The Chair then swore in those in attendance who were expecting to testify.

SUMMARY OF TESTIMONY

The Chair then asked Mr. and Mrs. Drehkoff to proceed. They noted:

1. Oak trees would be destroyed if the garage was moved west or south; two trees are involved.
2. There is a large 24 inch oak tree at the south west side of the garage and a 30 inch oak at the northwest corner of the garage. These healthy trees which the owner wants to preserve would not permit the new garage to be moved to the south or to the west.
3. The owner is keeping the smaller garage size so as to not impact the two large trees adjoining the existing garage.

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 east side yard 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-(f) 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 reduction in the required east side yard from 12 feet to 9.3 feet for the property at 228 Mary be granted as shown in the drawings or plans submitted by the owner and made part of the

record and with the previously noted conditions;

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 seven Zoning Board members present:

AYES: Carlson, 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 7:45 p.m.

Secretary
John Houde

VILLAGE OF GLENCOE
FENCE BOARD OF APPEALS

REGULAR MEETING
SEPTEMBER 10, 2012

1. CALL TO ORDER.

A meeting of the Fence Board of Appeals of the Village of Glencoe was called to order at 7:45 p.m. Monday, October 1, 2012 in the Council Chamber of the Village Hall, Glencoe, Illinois.

2. ROLL CALL.

The following were present:

Barbara Miller, Chair

Members: Deborah Carlson, David Friedman, Ed Goodale, Howard Roin, Jim Nyeste, and Steve Ross.

The following were absent:

None.

The following Village Staff were also present:

John Houde, Building & Zoning Administrator

3. APPROVE GROSSING APPEAL AT 573 LONGWOOD

The Chairman stated that the purpose of this portion of the meeting was to conduct a public hearing on the appeal by Caroline Grossinger of a decision by the Building & Zoning Administrator denying a permit to construct 6 foot high entry gates and two columns on the northwest corner of her property at 573 Longwood. The proposed request requires an increase in the allowable fence height from the 4 foot maximum. There are no percentage limits on variations the Fence Board of Appeals can grant.

The Chairman reported that notice of the public hearing was published in the August 23, 2012 GLENCOE NEWS and 9 neighbors were notified of the public hearing by mail and that no letters or verbal inquiries had been received. The Chairman then swore in those in attendance who were expecting to testify.

SUMMARY OF TESTIMONY

The Chairman read the following items which the applicants previously submitted. That person noted:

1. The unusual shape of the lot (a flag lot) creates unique circumstances related to the proposed gate and its relationship to the street. The gate will be set back from the curb of Longwood Drive approximately 235 feet to the closest point, and is not visible from the street.
2. The unusual shape of the lot also creates a situation where the primary portion of the lot is removed from view from the street thus creating a security concern for the owner hence the desire for the gate.

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 allowed gate and column heights to 6-feet be granted per the drawings presented, making findings and resolving as follows:

FINDINGS

1. The requested variation is within the jurisdiction of the Fence Board of Appeals.
2. Based on the totality of the relevant and persuasive testimony heard and presented, the Fence Board finds that it has been established that the request meets the standards necessary to permit the granting of a variation in that it would not:
 1. Alter the essential character of the locality;
 2. Be out of harmony with the general purpose and intent of the fence ordinance;
 3. Set an unfavorable precedent whether to the immediate neighborhood or to the Village as a whole; and
 4. Affect public safety.

RESOLUTION

NOW THEREFORE BE IT RESOLVED that the request, for an increase in the allowed gate and column heights per the site plan be granted as shown in the drawings or plans submitted by the owners and made part of the record.

BE IT FURTHER RESOLVED that the decision of the Deputy Director of Public Works/Community Development 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 following vote:

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

NAYS: None (0)

ABSENT: None (0)

There being no further business to come before the Fence Board of Appeals, the meeting adjourned at 8:00 p.m.

Secretary