

VILLAGE OF GLENCOE
ZONING BOARD OF APPEALS

REGULAR MEETING
December 3, 2012

1. CALL TO ORDER

A meeting of the Zoning Board of Appeals of the Village of Glencoe was called to order at 7:35 P.M. Monday, December 3, 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, and Jim Nyeste, Howard Roin and Steven Ross.

The following were absent:

None.

The following Village staff was also present:

John Houde, Building and Zoning Administrator

3. APPROVAL OF OCTOBER 1, 2012 MINUTES.

The minutes of the October 1, 2012 meeting were approved by unanimous voice vote.

4. APPROVED EISERMAN APPEAL AT 75 MAPLE HILL.

The Chair stated that the purpose of this portion of the meeting was to conduct a public hearing on the appeal by Jeffrey and Heather Eiserman of a decision by the Building and Zoning Administrator in denying a permit to construct a two-story two-car garage and room addition in the front of their home at 75 Maple Hill in the "R-A" Residence District. The two car garage portion of the addition will supplement an existing two-car garage. The proposed addition requires a 14.9% increase in the floor area ratio (FAR) from 16,210.3 square feet to 18,633.7 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 November 8, 2012 GLENCOE NEWS and 14 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 architect, Scott Renkin and the property owner Jeffrey

Eiserman, to proceed. They noted:

- 1) This particular historic architecture designed by Howard Van Doren Shaw has an unusually large unfinished attic at 1,863.02 sq. ft., thereby reducing the allowable usable area on the first and second floors where living occurs. The roof pitches are steep and the top includes large flat roofed areas.
- 2) In addition, the historic architecture has approximately 643.30 sq. ft. of understory which further reduces the amount of usable area. This is part of the original home and is a covered courtyard adjacent to the existing two car garage. The home received local landmark designation in 2004.
- 3) The existing two car garage and proposed two car garage have a total of 1,449.64 sq. ft. on the second floor. The historic character of the home dictates a larger massing for garage elements to tie into the style of the original elevation as it wraps around the courtyard in lieu of, for example, a flat roof garage or a lower pitched roof over the garage.
- 4) A memo from the Glencoe Historic Preservation Commission indicates that conceptually the proposal will not jeopardize the local landmark designation but is conditioned on their review of final elevations.
- 5) The overly large existing 3rd floor addition with a permanent stairway is not used as living space, has mechanical system ductwork and electrical supply lines across the floor areas making it an unusable space but the areas 5 foot or more high are required by the Village to be included in the F. A. R. calculations.

Debbie Dresner, 614 Sheridan, spoke in favor of the variation noting that the applicant's home is like her own home with reference to larger attics found in older homes that often have similar large unusable space.

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 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 14.9% increase in the floor area ratio from 16,210.3 square feet to 18,633.7 square feet for the property at 75 Maple Hill 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. This motion also included a condition that building elevations receive final approval of the Glencoe Historic Preservation Commission;

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.

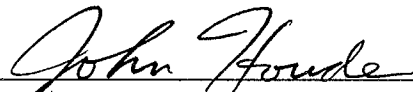
Adopted by the following vote:

AYES: Carlson, Friedman, Goodale, and Roin (4)

NAYS: Nyeste, Ross and Miller (3)

ABSENT: None. (0)

There being no further business to come before the Zoning Board of Appeals the meeting was adjourned at 8:20 p.m.


Secretary
John Houde

VILLAGE OF GLENCOE
ZONING COMMISSION

PUBLIC HEARING
DECEMBER 3, 2012

1. CALL TO ORDER.

A meeting of the Zoning Commission of the Village of Glencoe was called to order at 8:30 p.m. Monday, December 3, 2012 in the Glencoe Village Hall, 675 Village Court, Glencoe, Illinois.

2. ROLL CALL

The following were present:

Chair: Barbara Miller

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

The following were absent:

None.

The following Zoning Commission staff liaison and Secretary were present:

John Houde, Building & Zoning Administrator

Andrew Fiske, Village Attorney's Office

3. CONTINUATION OF PUBLIC HEARING TO MAKE A RECOMMENDATION TO THE VILLAGE BOARD OF TRUSTEES TO CONSIDER POSSIBLE AMENDMENTS TO THE ZONING CODE RELATED TO GROUND FLOOR USES IN BUSINESS DISTRICTS AND TO CONSIDER UPDATING THE USE CLASSIFICATION SYSTEM FROM THE STANDARD INDUSTRIAL CLASSIFICATION MANUAL (SIC) TO THE NORTH AMERICAN INDUSTRIAL CLASSIFICATION SYSTEM (NAICS).

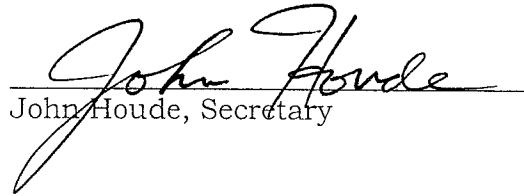
The Chair opened the meeting to public comment. There was none at the beginning of the hearing. There was a general discussion among members of the use list in a draft ordinance amendment. It was agreed that pet grooming services and exercise studios/fitness, yoga, training, dieting that may not have retail sales be permitted on the ground floor use list. After further review of the draft ordinance staff noted some inconsistencies with previous discussions on the matter as well as the logistics of maintaining a data base for this purpose. After further discussion on this topic, staff recommended that they be permitted to rework the draft based on the details of past discussions for the next meeting.

There was continued discussion on uses from the study list that could be considered on the ground floor under a special use process. This list would include all or most of the following based on a straw vote taken by members at their September 10, 2012 meeting: bicycle repairs, tutoring services, dance/music lesson services, and art/education classes. The following members of the public also spoke:

Ken Campbell, Highland Park, owner of the building at the northeast corner of Vernon and

Hazel and of the Grand Foods building, and Mr. Dresner and Mrs. Dresner, 378 Park, spoke in favor of allowing more uses on the ground floor of business buildings to facilitate the rental of spaces that there is a demand for from the additional use groups that are being discussed. Mr. Dresner additionally stated that the Village should allow market forces to control what business uses select to move in different business district locations.

After further discussion members unanimously agreed to continue this agenda item to their January 7, 2013 meeting. There being no further business to come before the Zoning Commission the meeting was adjourned at 9:45 P.M.


John Houde, Secretary