

VILLAGE OF GLENCOE  
ZONING BOARD OF APPEALS

MONDAY, APRIL 1, 2013

7:30 P.M.

Regular Meeting  
Village Hall Council Chamber  
675 Village Court

The Village of Glencoe is subject to the requirements of the Americans With Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact the Village of Glencoe at least 72 hours in advance of the meeting at (847) 835-4111, or please contact the Illinois Relay Center at (800) 526-0844, to allow the Village of Glencoe to make reasonable accommodations for those persons.

A G E N D A

1. CALL TO ORDER AND ROLL CALL

Barbara Miller, Chair  
Deborah Carlson  
David Friedman  
Ed Goodale  
Jim Nyeste  
Howard Roin  
Steve Ross

2. CONSIDERATION OF THE MINUTES OF THE MEETING OF THE FEBRUARY 4, 2013 ZONING BOARD OF APPEALS.

A copy of the February 4, 2013 meeting minutes is attached.

3. PUBLIC COMMENT TIME.

4. PUBLIC HEARING TO CONSIDER A REQUEST OF RENA AND DANIEL STERNBERG FOR TWO SIDE YARD VARIATIONS FOR TWO ROOM ADDITIONS AT 1185 HOHLFELDER.

The Agenda Supplement for this request is attached.

5. ADJOURNMENT.

VILLAGE OF GLENCOE  
ZONING BOARD OF APPEALS

REGULAR MEETING  
February 4, 2013

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, February 4, 2013 in the Council Chamber of the Village Hall, Glencoe, Illinois.

2. ROLL CALL.

The following were present:

Jim Nyeste, Acting Chair

Members: Deborah Carlson, Ed Goodale, and Howard Roin and Steven Ross.

The following were absent:

David Friedman and Barbara Miller

The following Village staff was also present:

John Houde, Building and Zoning Administrator

3. APPROVAL OF JANUARY 7, 2013 MINUTES.

The minutes of the January 7, 2013 meeting were approved by unanimous voice vote.

4. APPROVE RAESE APPEAL AT 609 WASHINGTON.

The Chair stated that this was a continuation of the January 7, public hearing on the appeal by TR Raese of 609 Washington. The owner TR Raese and his architect, Steve Munson, noted the following additional information and testimony which is being preserved as part of the record in this matter.

A. Neighbor's Input

At the January meeting, their neighbor to the north, Mrs. Laurence Parfitt, spoke and presented some concerns about the project. In response to the neighbor's questions the owners were willing to meet and discuss the project, answer questions and talk through the issues. Mrs. Parfitt then sent a letter to the owner summarizing her opinion, a copy of which is on record. At the same time the owner thought it would be important to discuss the proposal with their other neighbors. All neighbors expressed support and copies of their responses were placed in the record.

B. Project Options

During this time the owners met with their Architect to go back to the

beginning and reassess the thought process that brought them to their proposal. Originally, they had considered excavating the shorter old portion of the basement to improve the laundry situation. They quickly realized that they could not just improve the height in the laundry, but would have to excavate the entire basement area. This quickly became prohibitively expensive, and with potential risk damage to the large trees in front of the house. For these two reasons the owners realized they would have to resolve the laundry problem some other way. They considered converting the existing garage into more useful interior space (laundry and mudroom), and adding an improved garage somewhere on the property. With 6 foot side yards this would require removal of the west sunroom to place a detached garage at the back of the property. Several significant trees and the screening along the property line would be taken out in the process, and the potential second floor space over the sunroom would be lost. So accepting the short basement, the limited garage space, continuing to use the shed as storage for all of the things that don't fit in the garage, and preserving the potential second floor space seemed a more appropriate option.

- C. Based on the board's request to look at the size of the floor area variance, they have considered several options for tweaking the shape of the additions to reduce their number. Simple sketches of those attempts were received. In the end, they felt that the reduction in floor area numbers resulted in a loss of visual simplicity. The additions no longer looked like they belonged over the original parts of the house. This would be at the detriment of the neighbors, as this is their view of the house.
- D. There was also discussion of the screen porch as a possible location to improve the floor area numbers. The location of the porch, north of the existing chimney, makes it difficult to be efficiently useful. The porch is notched around one of their significant trees, which would be impacted by any work in this location, and any new second floor space would be over unheated space and would be very difficult to condition. There was also discussion of converting the porch to an open pergola space to reduce the floor area calculation. A reduction in floor area numbers should provide a reduction in overall bulk of the house. However, the location of the screen porch, tucked into the back corner of the house and screened by trees and plantings, make the porch essentially invisible to their neighbors. The reduction in floor area numbers would not provide the intended result of reducing bulk, only a reduction in the number.
- E. The owners hope that this illustrates their thought process has been inclusive of all options. They have weighed the benefits and negative impacts of each for the house and the neighbors. In the end, they felt their best approach in correcting the deficiency of their house was to accept the limited basement, accept the limited garage, accept the limited mudroom, and concentrate on the second floor where potential space was already defined by the first floor. In using this space they could provide simple additions that fit proportionately with the original

symmetrical design of the home, and have the least impact on the site and trees. It is for these reasons that they are backing their original proposal as the simplest, most efficient, and respectful means of making this home work for current family life and viable for the next 80 years.

Letters from L. Parfitt, 586 South; Kathy and Chris Deveny, 612 Washington; and Martha and Adam Metz, 600 Valley, all in favor of the variation were entered into the record.

#### 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-(j), 7-403-E-1-(n) and 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 the following variations for the property at 609 Washington 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: a variation be granted reducing the required east side yard setback to 6.1 feet for a 2<sup>nd</sup> floor addition over the existing 1<sup>st</sup> floor area of the house located 6.1 feet from the east lot line where a 12.66 foot setback is required. The addition also requires a setback plane variation where the top of the roof meets the exterior wall of the house from the required 14.89 feet to 27 feet. A proposed west 2<sup>nd</sup> floor addition over the existing 1<sup>st</sup> floor area of the house located 5.78 feet from the west lot line requires a variation for the 5.78 foot setback where a 13 foot setback would be required. This addition also requires a setback plane variation where the top of the

roof meets the exterior wall from the allowed 14.58 feet to the proposed 20 feet. Both additions require a 10.4% increase in the allowed floor area ratio (F.A.R.) from 4229 square feet to 4669.7 square feet.

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 of the Zoning Board members present:

AYES: Carlson, Goodale, Roin, Ross (4)

NAYS: Nyeste (1)

ABSENT: Friedman and Miller (2)

#### 5. APPROVE BURNHAM/BRANDNER APPEAL AT 404 WOODLAWN.

The Chair stated that the purpose was to conduct a public hearing on the appeal by James Burnham and Lisa Brandner of a decision by the Building and Zoning Administrator in denying a permit to construct a room addition at their home at 404 Woodlawn in the "R-C" Residence District. The project requires that a variation be granted reducing the required west side yard for a 2<sup>nd</sup> floor addition over an existing first floor area of the house located 5.73 feet from the west lot line where an 8-foot setback would be required. This variation is authorized by Section 7-403-E-1-(j) of the Zoning Code. The addition also requires a setback plane variation where the top of the roof meets the exterior wall of the house from the allowed 18.73 feet height to 29.25 feet high. This variation is authorized by Section 7-403-E-1 (n) of the Zoning Code.

The Chair reported that notice of the public hearing was published in the January 10, 2013 GLENCOE NEWS and 9 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 the owners, James Burnham and Lisa Brandner, and their architect Kathy O'Brien to proceed. They noted:

1. The existing rear portion of the house was built with a 5.73 setback. The owners wish to extend the house but the existing building location and interior

bearing wall/openings restrict how the addition can be built. If the owners cannot match the existing building wall hallway/access to the existing house the design will not work. The hardship is created by the existing building location and structure; certain walls cannot be relocated which limit access to the addition.

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 west sideyard and west setback plane for a 2<sup>nd</sup> floor over an existing first floor area of their house 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-(j) and 7-403-E-1-(n) 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 variation reducing the required west side yard for a 2<sup>nd</sup> floor addition over an existing first floor area of the house located 5.73 feet from the west lot line where an 8-foot setback would be required and for a setback plane variation from the allowed 18.73 feet high to 29.25 feet high for the property at 404 Woodlawn 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.

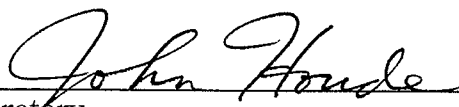
Adopted by the following vote of all the Zoning Board members present:

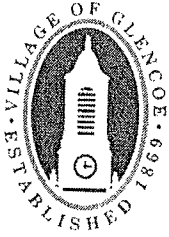
AYES: Carlson, Goodale, Roin, Ross and Nyeste (5)

NAYS: None (0)

ABSENT: Friedman and Miller (2)

There being no further business to come before the Zoning Board of Appeals the meeting was adjourned at 8:40 p.m.

  
Secretary  
John Houde



## Village of Glencoe

### Zoning Board of Appeals Memorandum

**TO:** Zoning Board of Appeals

**MEETING DATE:** April 1, 2013

**SUBJECT:** Consideration of Sternberg Variation Request

**FROM:** John Houde, Building & Zoning Administrator

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**Background:** Rena and Daniel Sternberg have requested permission to construct two one-story additions at their home at 1185 Hohlfelder Road in the "R-B" Residence District. The north one-story addition will consist of a garage addition to allow enlargement of a room, and the south one-story addition will enlarge the existing south area of the house. The north proposed addition requires a 15.8% reduction in the required north side yard setback from 10 feet to 8.42 feet. This variation is authorized by Section 7-403-E-1(a) of the Zoning Code. The south proposed addition requires a 16.8% reduction in the required south side yard from 12.83 feet to 10.67 feet. This variation is authorized by Section 7-403-E-1 (a) of the Zoning Code.

**Analysis:** Granting the variation would result in certain advantages and the owners note the following in favor of their request:

- 1) For the variation requested on the north side of the building, the owners want to position the garage entrance ten feet (10') to the west, maintaining the same north line of the garage as it is currently constructed, which is 8.42' from the north lot line. Apparently the 10' side yard requirement was instituted after the house was built, and to enforce a 10' minimum side yard would make it impossible to maintain the two-car garage that is currently on the property; the front of the garage would be approximately three feet (3') behind the 50' building line.
- 2) For the variation requested on the south side of the building, the owners want to widen the existing house by six feet (6'), but starting such addition approximately 15' 9" east from the front of the house so as to maintain a proportionate front view of the house from the street. Because of the 50' building line on the front (west side) of the house, and the relatively small back yard, there is no alternative for expansion of the



current floor plan to provide adequate space within the home to bring it up to modern standards with respect to storage and living space. If such variation is granted, the side yard would still be approximately 10.67' which is in excess of the 10' minimum side yard requirement.

- 3) The owners are not requesting any increase in the existing maximum floor area ratio of 4025 square feet, but are trying to work within the zoning code to achieve a better configuration of living space for today's current living standards.

Staff does not note any disadvantage in granting these variations.

The March 14, 2013 Glencoe News contained the notice of public hearing and 12 neighbors were notified. No letters or verbal inquiries have been received.

The Notice of Appeal dated February 27, 2013, the Notice of Public Hearing, a list of neighbors notified, a map of the immediate area and a site plan are attached for your review.

**Recommendation:** Based on the materials presented at the public hearing, it is the recommendation of staff that the variation request of Rena and Daniel Sternberg be accepted or denied.

**Motion:** The Zoning Board of Appeals may make a motion as follows:

***Move to accept/deny the variation request of Rena and Daniel Sternberg to construct two one-story additions at their home at 1185 Hohlfelder Road.***

VILLAGE OF GLENCOE  
GLENCOE, ILLINOIS

Notice of Appeal

Date FEBRUARY 27, 2013

Zoning Board of Appeals  
Village of Glencoe  
Glencoe, IL 60022

RE: 1185 HOHLFELDER ROAD  
GLENCOE, IL

Dear Zoning Board of Appeals Member:

I have been aggrieved by the Officer charged with the enforcement of the Glencoe Zoning Ordinance.

It is my desire to (detail your request) 1. MOVE THE EXISTING GARAGE 10 FEET CLOSER TO  
THE STREET ALONG THE EXISTING NORTH LINE OF THE BUILDING; AND  
2. EXTEND PART OF THE SOUTH WALL OF THE BUILDING SIX FEET,  
INTO THE EXISTING SIDE YARD

I require a zoning variation reducing the NORTH SIDE yard setback from 10 feet to 8.42 feet and THE SOUTH SIDE yard setback from 12.83 feet to 10.67 feet.

Therefore, I desire a variation in the application of the regulations of this ordinance and there are the following practical difficulties or particular hardships in carrying out the strict letter of the Glencoe Zoning Ordinance in that:

- (1) SEE ADDENDUM ATTACHED
- (2) \_\_\_\_\_
- (3) \_\_\_\_\_
- (4) \_\_\_\_\_

The Zoning Board of Appeals, after a hearing, may authorize this variation because it does not exceed the maximum variation permitted in Article VII, Section 4 of the Ordinance.

I understand that the Zoning Board of Appeals may authorize a variation only where there are practical difficulties or where there is particular hardship in the way of carrying out the strict letter of this ordinance.

The permanent real estate index number (from real estate tax bill) for this property is 04-01-401-004-0000

847-835-3585

Telephone

Rena Sternberg  
Appellant RENA STERNBERG  
1053 OLD ELM LANE, GLENCOE  
Address - CURRENT

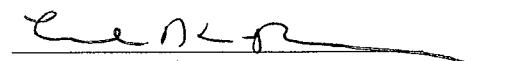
3. The hardship set forth here is not my seeking of some Special Privilege that would not be available to other Owners, nor is it sought to make more money from the use of the property.
4. The Variations sought would not result in a use or development of the Property that is not in harmony with the general or specific purposes of the Code; rather it would maintain its current use as a single family home and result in the preservation of existing housing stock.
5. The Variations sought would not result in a use or development on the Property that :
  - a. Would be materially detrimental to the public welfare or materially injurious to the enjoyment use, development or value of any property within the vicinity;
  - b. Would substantially increase congestion in the public streets due to traffic or parking;
  - c. Would unduly increase the danger of flood or fire;
  - d. Would unduly tax public utilities and facilities in the area; or
  - e. Would endanger the public health or safety.

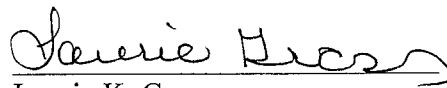
In fact, if the Variations sought here are granted, the public welfare would benefit by the installation of modern electrical, plumbing and drainage systems, which would make it less likely to require Village services.

Thank you for your consideration:

  
Rena Sternberg, Appellant

Consent of Co-Owners:

  
Carol K. Ruderman

  
Laurie K. Gross

**ADDENDUM TO REQUEST FOR ZONING VARIATION  
1185 HOHLFELDER, GLENCOE**

A. I desire a variation in the application of the regulations of this ordinance and there are the following practical difficulties or particular hardships in carrying out the strict letter of the Glencoe Zoning Ordinance in that:

1. For the variation requested on the north side of the building, I want to bring the garage entrance ten feet (10') to the west, maintaining the same north line of the garage as it is currently constructed, which is 8.42' from the north lot line. Apparently, the 10' side yard requirement was instituted after the house was built, and to enforce a 10' minimum side yard would make it impossible to maintain the two-car garage that is currently on the property. The front of the garage would be approximately three feet (3') behind the 50' building line.
2. For the variation requested on the south side of the building, I want to widen the existing house by six feet (6'), but starting such addition approximately 15'9" east from the front of the house, so as to maintain a proportionate front view of the house from the street. Because of a) the 50' building line on the front (west side) of the house, and b) the relatively small back yard that exists, there is no alternative for expansion of the current floor plate in order to provide adequate space within the home to bring it up to modern standards, with respect to storage, bathrooms and general living space. If such variation is granted, the side yard would still be approximately 10.67', which is in excess of the 10' minimum side yard requirement.

B. I am attempting to work generally within the existing floor plate of the house, rather than tear it down and build a new home there. I moved into the home with my parents in 1955, and have contracted to buy out my sisters' interests for this purpose, and will thereafter convey title to my husband, Daniel P. Sternberg and me. My father lived there until his death in September, 2012. In trying to work within the zoning code, I am NOT requesting any increase in the existing maximum Floor Area Ratio of 4,025 square feet.

C. With respect for the standards in the Village Code for variations, I believe that my request should be granted because:

1. The Unique Physical Conditions of the lot, as stated above, make the "buildable envelope" too small for current living standards. The current configuration of bedrooms, bathrooms and closets are not feasible for today's standards.
2. The Unique Physical Condition is not self-created. The Zoning Code changes since the home was built were not the result of any action or inaction by my father, the prior owner.

VILLAGE OF GLENCOE  
GLENCOE, ILLINOIS  
ZONING BOARD OF APPEALS

Notice of Public Hearing  
April 1, 2013

Notice is hereby given of a public hearing to be held by the Zoning Board of Appeals of the Village of Glencoe, Cook County, Illinois at 7:30 P.M., local time on Monday, April 1, 2013 in the Council Chamber of the Village Hall, Glencoe, Illinois, to consider an appeal of Rena and Daniel Sternberg from a decision by the Building & Zoning Administrator in denying a permit for the construction of two room additions on the existing residence on Lot 125 in Baird & Warner's Skokie Ridge, being a subdivision of Section 1, Township 42 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded March 23, 1927 in Book 241 on pages 26 & 27 as Doc. No. 9589406, in the Village of Glencoe, Cook County, Illinois, commonly known as 1185 Hohlfelder Road in the "RB" Residence District (Permanent Real Estate Index Number 04-01-401-004).

The appeal requests that a variation be granted reducing the north side yard setback by 15.8% from 10feet to 8.42 feet, and reducing the south side yard setback by 16.8% from 12.83 feet to 10.67 feet.

All persons interested are urged to be present and will be given an opportunity to be heard.

Zoning Board of Appeals  
John Houde  
Building & Zoning Administrator

March 14, 2013

VILLAGE OF GLENCOE  
GLENCOE, ILLINOIS

List of Neighbors Notified

HOHLFELDER ROAD

1162 Jill Greenbaum  
1171 Peter Heil  
1179 Philip Siegel  
1182 Gerald Levin  
1185 Daniel Sternberg  
1190 Scott Davis  
1193 Richard Zimring  
1196 Lev Rapoport  
1201 Simon Zimnowodzki  
1204 Felix Aisen

OAK RIDGE DRIVE

1166 L. Jay Guthmann  
1172 James Ohana  
1180 Peter Hakenen

WESTLEY RD

WOOD CT

PINEWOOD CT

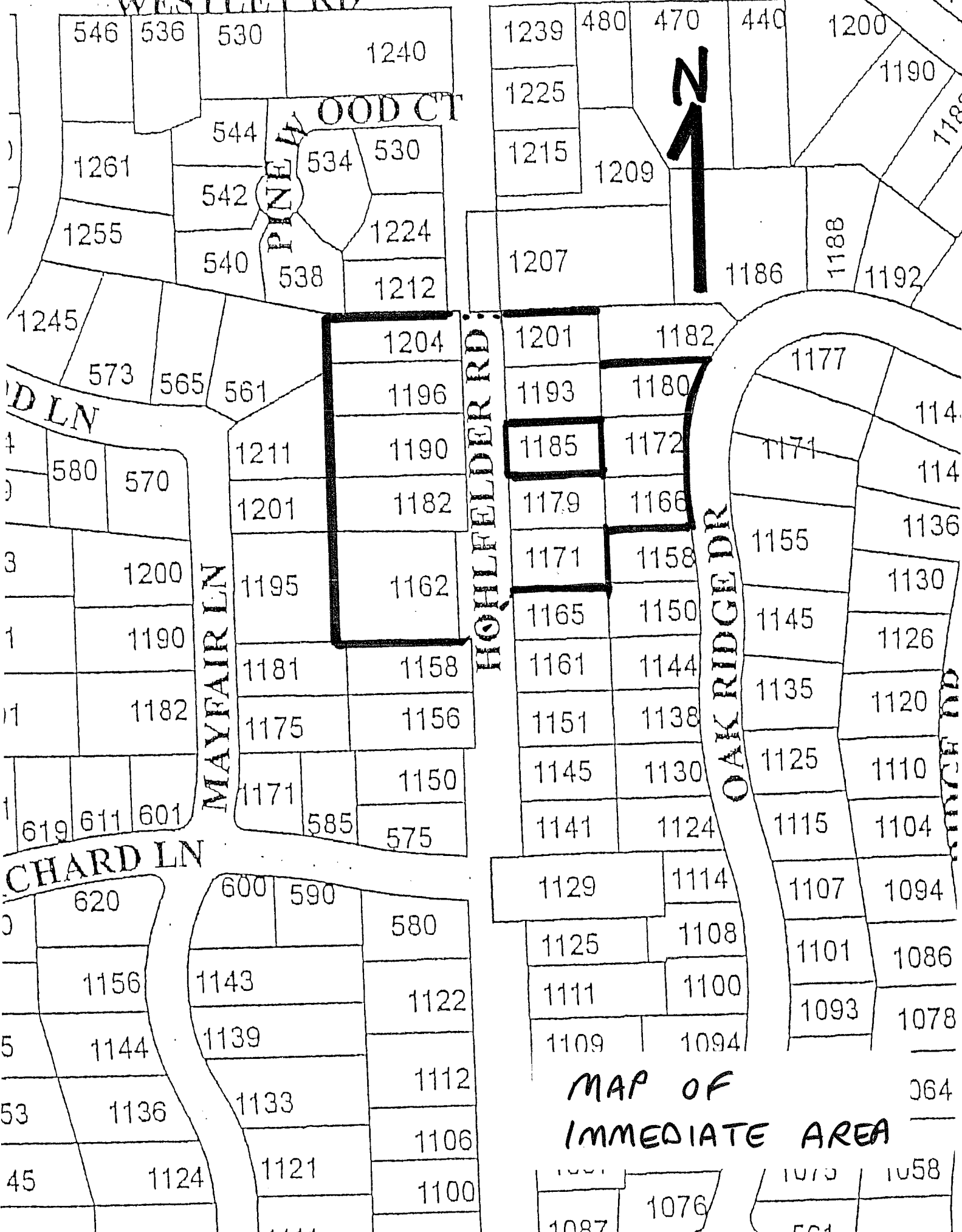
HOLLFELDER RD

MAYFAIR LN

OAK RIDGE DR

D LN

CHARD LN



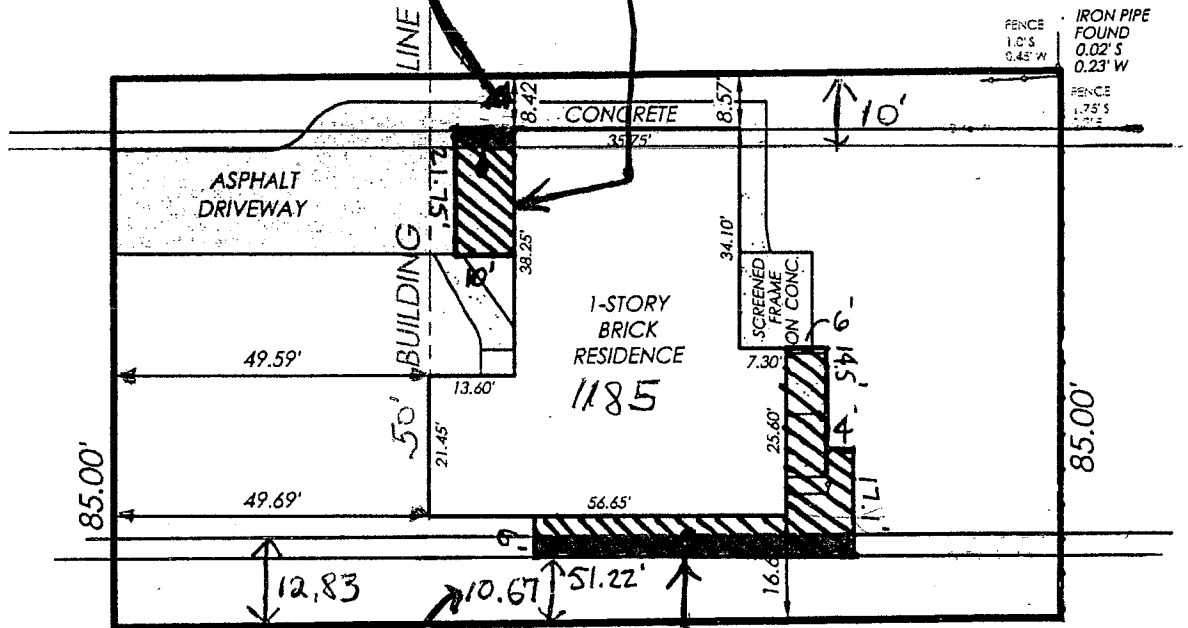
MAP OF IMMEDIATE AREA

1-  
118c  
1188  
1192  
1177  
114  
114  
1136  
1130  
1126  
1120  
1110  
1104  
1094  
1086  
1078  
364  
1058  
1076  
1058

Hohlfelder Road ———→

PROPOSED 8.42 FT. SIDEYARD  
WITH 15.8% VARIATION.  
REQUIRED SIDEYARD IS 10 FT.

1 STORY  
ADDITION-AREA 1



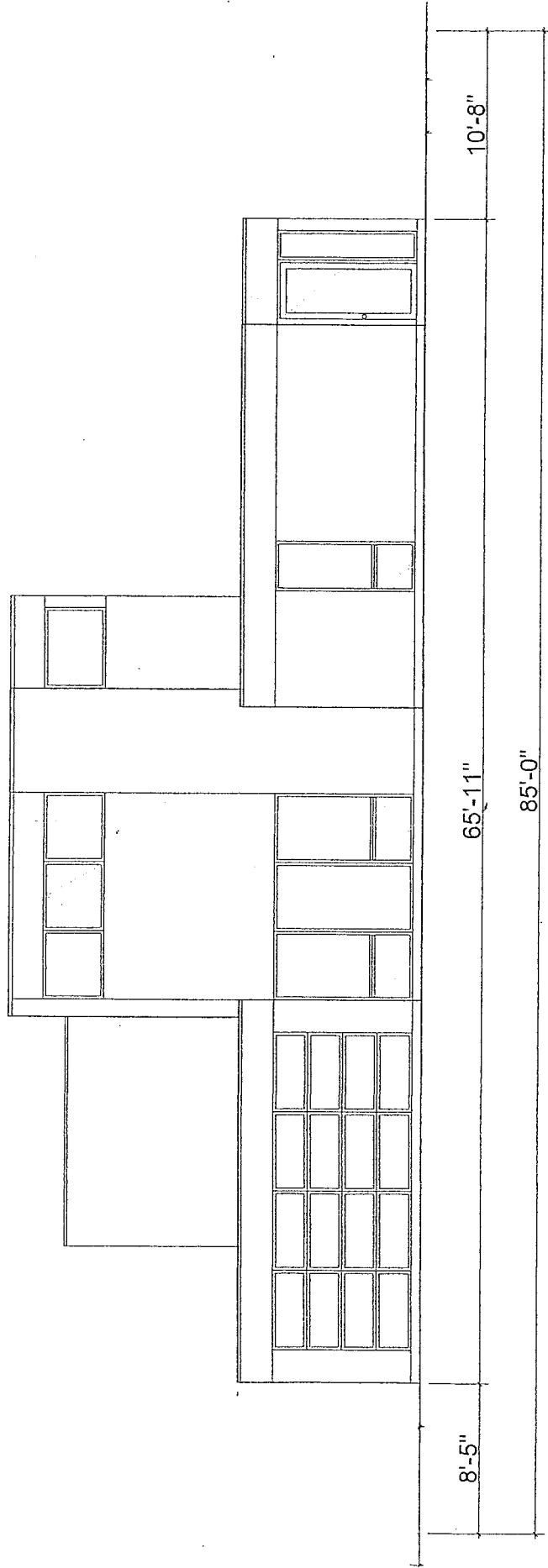
1 STORY  
ADDITION-AREA 2

PROPOSED 10.67 FT. SIDEYARD  
WITH 16.8% VARIATION.  
REQUIRED SIDE YARD IS 12.83 FT.

DARKENED STRIPS OF ONE STORY  
ADDITIONS REQUIRE ZONING  
VARIATIONS.

SITE PLAN





**WEST ELEVATION**

1/4" = 1'-0"

JENNY SNIDER ARCHITECT  
 4815 N. WINCHESTER AVE.  
 CHICAGO, IL 60640  
 773.226.0235

JENNY@DJSA.NET

**STERNBERG RESIDENCE  
 1185 HOHLFELDER ROAD  
 GLENCOE, ILLINOIS**

**Z-1**

ISSUED FOR ZONING APPEAL  
 02-25-2013

RECEIVED

MAR 20 2013

Per 

1179 Hohlfelder  
Glencoe, IL 60022  
March 1, 2013

Glencoe Village Zoning Board of Appeals  
c/o John Houde  
675 Village Court  
Glencoe, IL 60022

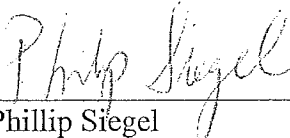
Re: Application for Variances for 1185 Hohlfelder

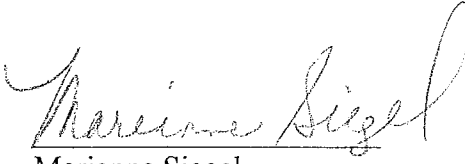
To Whom It May Concern:

We own the house that is adjacent to the south of the above property. We have reviewed the proposed plans with the Sternbergs, they have answered our questions, and this letter is to inform you that we have no objections to the requested Variances. We believe their plans for the home will be a nice addition to our neighborhood.

If you have any questions, we can be reached at 847-835-9066. Thank you.

Yours truly,

  
Phillip Siegel

  
Marianne Siegel