

VILLAGE OF GLENCOE
ZONING BOARD OF APPEALS

REGULAR MEETING
July 1, 2013

1. CALL TO ORDER

A meeting of the Zoning Board of Appeals of the Village of Glencoe was called to order at 10:00 P.M. Monday, July 1, 2013 in the Council Chamber of the Village Hall, Glencoe, Illinois.

2. ROLL CALL.

The following were present:

Howard Roin, Chair

Members: Deborah Carlson, Trent Cornell, Ed Goodale, David Friedman, Jim Nyeste, and Steve Ross

The following were absent:

None.

The following Village staff was also present:

John Houde, Building and Zoning Administrator

3. APPROVAL OF MAY 6, 2013 MINUTES.

The minutes of the May 6, 2013 meeting were approved by unanimous voice vote.

4. APPROVE ZOERB APPEAL AT 344 SOUTH AVENUE.

The Chair stated that the purpose of this portion of the meeting was to conduct a public hearing on the appeal by Eric and Vanessa Zoerb of a decision by the Building & Zoning Administrator in denying a permit to construct a partial 2nd floor on the east side of their home at 344 South Avenue in the "R-C" Residence District. The addition will consist of second floor room additions over an existing first floor area of the house. The proposed addition requires a reduction in the required east side of the house located 29.14 feet from the north lot line where a 38 foot setback would be required and 4.79 feet from the east lot line where a 8 foot setback would be required. These variations are authorized by Section 7-403-E-j of the Zoning Code.

The Chair reported that notice of the public hearing was published in the June 13, 2013 GLENCOE NEWS and 8 neighbors were notified of the public hearing and that no letters or verbal inquiry 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. Zoerb and their architect, Christopher Walsh to proceed. They noted:

1. The home on the property is a turn of the century farmhouse with a modern addition which was constructed in the 1960s. The home site is on the southeast corner of Vernon Avenue and South Street and measures 100'x172.'
2. The revised elevations as depicted in the attached plan sheets align with the current first floor walls, however the existing building is older and does not conform to the current front and side yard setbacks.
3. The new homeowners are seeking a variance to add a second floor under a new gable roof which aligns with the first floor, add 2 new windows in the existing first floor wall facing South Street and add a small porch on the existing front stoop facing South Street.
4. The owners indicated they reviewed the proposal in detail with their closest neighbor, Karla Cavanagh, at 340 South Avenue and she was supportive of their request.

The Chair made as part of the records, 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 front and east side yard setbacks 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) 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 front yard from 38 feet to 29.14 feet and for a reduction in the required east side yard from 8 feet to 4.79 feet for the property at 344 South Avenue for a 2nd floor over the existing first floor of the house be granted as shown in the drawing 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 the Zoning Board members present:

AYES: Carlson, Cornell, Friedman, Goodale, Nyeste, Ross and Roin (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 10:10 p.m.

Secretary
John Houde