

V.M.

VILLAGE OF GLENCOE
ZONING BOARD OF APPEALS

MONDAY, OCTOBER 17, 2016
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

Howard Roin, Chair
Deborah Carlson
Sara Elsasser
David Friedman
Gail Lissner
Rick Richker
John Satter

2. CONSIDERATION OF THE MINUTES OF THE MEETING OF THE JULY 11, 2016 ZONING BOARD OF APPEALS.

A copy of the July 11, 2016 meeting minutes is attached.

3. PUBLIC COMMENT TIME.

4. PUBLIC HEARING TO CONSIDER A REQUEST OF NICOLE A. CONVERSE-HUMPHREY, 181 WENTWORTH, TO INCREASE THE ALLOWED FLOOR AREA RATIO FOR A PROPOSED DETACHED GARAGE RECONSTRUCTION.

The Agenda Supplement for this request is attached.

5. ADJOURNMENT.

VILLAGE OF GLENCOE
ZONING BOARD OF APPEALS

REGULAR MEETING
July 11, 2016

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, July 11, 2016 in the Council Chamber of the Village Hall, Glencoe, Illinois.

2. ROLL CALL.

The following were present:

Howard Roin, Chair

Members: Deborah Carlson, Sara Elsasser (having filed the appropriate form, participated electronically coming on at 7:38 p.m. just prior to the Stein appeal), David Friedman, Gail Lissner, Rick Richker and John Satter

The following were absent:

None (0)

The following Village staff was also present:

John Houde, Building and Zoning Administrator

3. APPROVAL OF MAY 2, 2016 MINUTES.

The minutes of the May 2, 2016 meeting were approved by unanimous voice vote.

4. APPROVE LIFCHEZ APPEAL AT 525 SUNSET LANE.

The Chair stated that the purpose of this portion of the meeting was to conduct a public hearing on the appeal by Roberta Lifchez of a decision by the Building & Zoning Administrator in denying a permit to construct a 'box' bay window as part of a kitchen remodeling project at her home at 525 Sunset in the "R-B" Residence District. The proposed alteration requires a 15.1% reduction in the north side yard building line setback from 9.93 feet to 8.43 feet. This variation is authorized by Section 7-403-E-1(a) of the Zoning Code.

The Chair reported that notice of the public hearing was published in the June 23, 2016 GLENCOE ANCHOR and 8 neighbors were notified of the public hearing by mail. The Chair then swore in those in attendance who were expecting to testify.

SUMMARY OF TESTIMONY

The Chairman asked David Heigl, who was there for the owner who could not attend, to proceed. He noted:

- 1) The house is sited on an irregular shaped lot and as such was pushed to 9.93' of the 10'-10" set back at the rear.
- 2) The house is already non-conforming due to the northwest corner being 6.41' from the lot line, blocking light. In order to bring more natural light into an otherwise dark kitchen, they have designed a window to let in more light.
- 3) Pushing the window out also gives the impression of more space in an otherwise small kitchen; an alternative to pushing the whole north wall out, which wasn't feasible due to setbacks.

The Chair made part of the record, as additional testimony the Agenda Supplement and a letter from Larry Fisher, 555 Sunset, 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 in the north 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 Sections 7-403-E-1-(a) 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 15.1% reduction in the required north side yard from 9.93 feet to 8.43 feet for the property at 525 Sunset Lane be 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 Zoning Board of Appeals as follows:

AYES: Carlson, Friedman, Lissner, Richker, Satter and Roin (6)

NAYS: None (0)

ABSENT: Elsasser (1)

5. APPROVE STEIN APPEAL AT 57 MAPLE HILL ROAD.

The Chair stated that the purpose of this portion of the meeting was to conduct a public hearing on the appeal by Avy and Marcie Stein of a decision by the Building & Zoning Administrator in denying a permit to construct a partial 2nd floor addition over their existing one story garage at their home at 57 Maple Hill in the "R-A" Residence District. The proposed addition requires a variation be granted allowing the construction of an addition over the portion of the southwesterly attached garage located 17.7 feet from the south lot line where a 50 foot setback is required. This variation is authorized by Section 7-403-E-1-(j) of the Zoning Code.

The Chair reported that notice of the public hearing was published in the June 23, 2016 GLENCOE ANCHOR and 8 neighbors were notified of the public hearing by mail and one telephone call was received from Jeffrey Eiserman, 75 Maple Hill, in favor of the variation requested. The Chair then swore in those in attendance who were expecting to testify.

SUMMARY OF TESTIMONY

The Chairman asked John Forehand, Orren Pickell Design Group Architect to proceed. The Steins were unable to attend because of a prior commitment. He noted:

- 1) The strict application of the Zoning Ordinance would result in practical difficulties or unnecessary hardship inconsistent with the general purpose and intent of the ordinance.

- 2) The exceptional circumstances and conditions applying to the property, creates a hardship arising from the location of the house on an otherwise typical lot. The current garage is built in a location on the lot extending past the front yard setback, thereby precluding practical use of the buildable area of the lot.

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 required south front 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 Sections 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 variation allowing the construction of an addition over the portion of the southwesterly attached garage located 17.7 feet from the south lot line where a 50 foot setback is required for the property at 57 Maple Hill be 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 Zoning Board of Appeals as follows:

AYES: Carlson, Elsasser, Friedman, Lissner, Richker, Satter 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 7:50 P.M.

A handwritten signature in cursive script, reading "John Houde", is written over a horizontal line.

Secretary



Village of Glencoe

Zoning Board of Appeals Memorandum

TO: Zoning Board of Appeals

MEETING DATE: October 17, 2016

SUBJECT: Consideration of Nichole A. Converse-Humphrey Variation Request

FROM: John Houde, Building & Zoning Administrator

Background: Nichole A. Converse-Humphrey has requested permission to construct a 23 feet by 32 feet three-car garage to replace an existing three-car garage that is 20.2 feet by 30.2 feet at her home at 181 Wentworth in the "R-A" Residence District. The garage size would increase by 126 square feet. The purposed requires a 10% increase in the allowed floor area ratio from 5210 square feet to 5732.2 square feet. This variation is authorized by Section 7-403-E-1-(i) of the Zoning Code.

Analysis: Granting the variation would result in certain advantages and the owner notes the following in favor of her request:

1. The rear addition that was built on her house in 2000 was in compliance with the FAR zoning rules, but would have allowed an additional 129.08 square feet.
2. A hardship of being able to fit the family SUV in the short 18 foot interior length of the existing non-conforming garage exists.
3. The owner intends to bring the new garage into compliance with the 5 foot rear and 12 foot side setback.

The September 22, 2016 GLENCOE ANCHOR contained the notice of public hearing and 10 neighbors were notified. No letters or verbal inquiries have been received.

The Notice of Appeal dated August 30, 2016, 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 and the public hearing, it is the recommendation of staff that the variation request of Nichole A. Converse-Humphrey, 181 Wentworth Avenue, be accepted or denied.

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

Move to accept/deny the variation request of Nichole A. Converse-Humphrey to replace an existing detached garage per plans reviewed for their home at 181Wentworth Avenue.

VILLAGE OF GLENCOE
GLENCOE, ILLINOIS
Notice of Appeal

RECEIVED

SEP 01 2016

Date AUG. 30, 2016

Re: 181 WENTWORTH ST.
Property Address

Zoning Board of Appeals
Village of Glencoe
Glencoe, IL 60022

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) REPLACE AN EXISTING OLD, DETERIORATED
20.20' X 30.22' GARAGE + HORSE STABLE THAT IS PRESENTLY
ENCROACHING 4.5' INTO THE REAR SETBACK & 1.5' INTO THE
SIDE SETBACK WITH A 23.0' X 32.0' THREE CAR GARAGE.

I require a zoning variation ^{increasing} ~~reducing~~ the FLOOR AREA ON THE 18,396 sq. ft. LOT FROM
5,565.4 sq. feet to 5,732.2 sq. feet and VARY THE NEW CODE FAR ALLOWABLE
to 5,732.2 square feet. or a 522.2 sq. ft. increase or 10 % increase.

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) THE REAR ADDITION THAT WAS BUILT ON THIS HOUSE BACK
IN 2000 WAS IN COMPLIANCE WITH THE FAR. ZONING RULES
IN 2000 AND WOULD HAVE ALLOWED AN ADDITIONAL
129.08 SQ. FT. WE ARE REQUESTING FOR THIS REPLACED GARAGE.
- * (2) A HARDSHIP OF BEING ABLE TO FIT OUR SUV IN THE SHORT
18' INTERIOR LENGTH OF THE EXISTING NON-CONFORMING GARAGE EXISTS
- * (3) WE INTEND TO BRING THE NEW GARAGE INTO COMPLIANCE
WITH A 5' REAR & 12' SIDE SETBACK THUS PLEASING THOSE NEIGHBORS

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 05-08-313-018-000.

STEPHEN KLUMPP - ARKTEKS

Owner's Agent Printed Name

847-215-9214

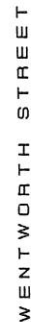
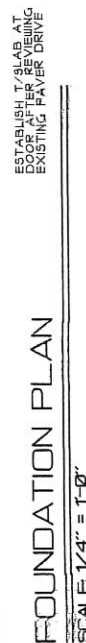
Agent's Telephone

Nichole A. Converse-Humphrey
Owner's Printed Name and Signature

917-488-6920

Owner's Telephone

מחלקת המחקר והפיתוח



**VILLAGE OF GLENCOE
GLENCOE, ILLINOIS**

ZONING BOARD OF APPEALS

**NOTICE OF PUBLIC HEARING
October 17, 2016**

Notice is hereby given that a public hearing is to be conducted on Monday, October 17, 2016, at 7:30 p.m., before the Zoning Board of Appeals of the Village of Glencoe, Cook County, Illinois, in the Council Chambers of the Village Hall, 675 Village Court, Glencoe, Illinois, to consider an appeal of Nichole A. Converse-Humphrey from a decision by the Building & Zoning Administrator in denying a permit for the construction of a 23 feet by 32 feet, 3-car garage to replace an existing 20.2 feet by 30.2 feet garage on Parcel 1: the easterly 100 feet of the westerly half of Block 14 in Taylorsport, intending hereby to convey a tract of land 100 feet in width the westerly line of said tract being parallel with the easterly line of vacated street Palos Street and 150.09 feet easterly from said easterly line of vacated Street Palos street in Section 8, Township 42 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois; Parcel 2: the south half of vacated alley north of and adjoining above described tract, all in Cook County, Illinois, commonly known as 181 Wentworth, Glencoe, Illinois in the "R-A" Resident District (Permanent Real estate Index Number 05-08-313-018). The proposed garage would comply with the 12 feet west side lot line setback and the 5 foot rear lot line setback.

The appeal requests that a variation be granted increasing the garage size by 126 square feet. The floor area ratio variation would increase the floor area ratio by 10% from the allowable 5210 square feet to 5732.2 square feet.

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

John Houde
Building and Zoning Administrator

September 22, 2016

VILLAGE OF GLENCOE
GLENCOE, ILLINOIS

List of Addresses Notified

HARBOR STREET

164
170
180
188

SHERIDAN ROAD

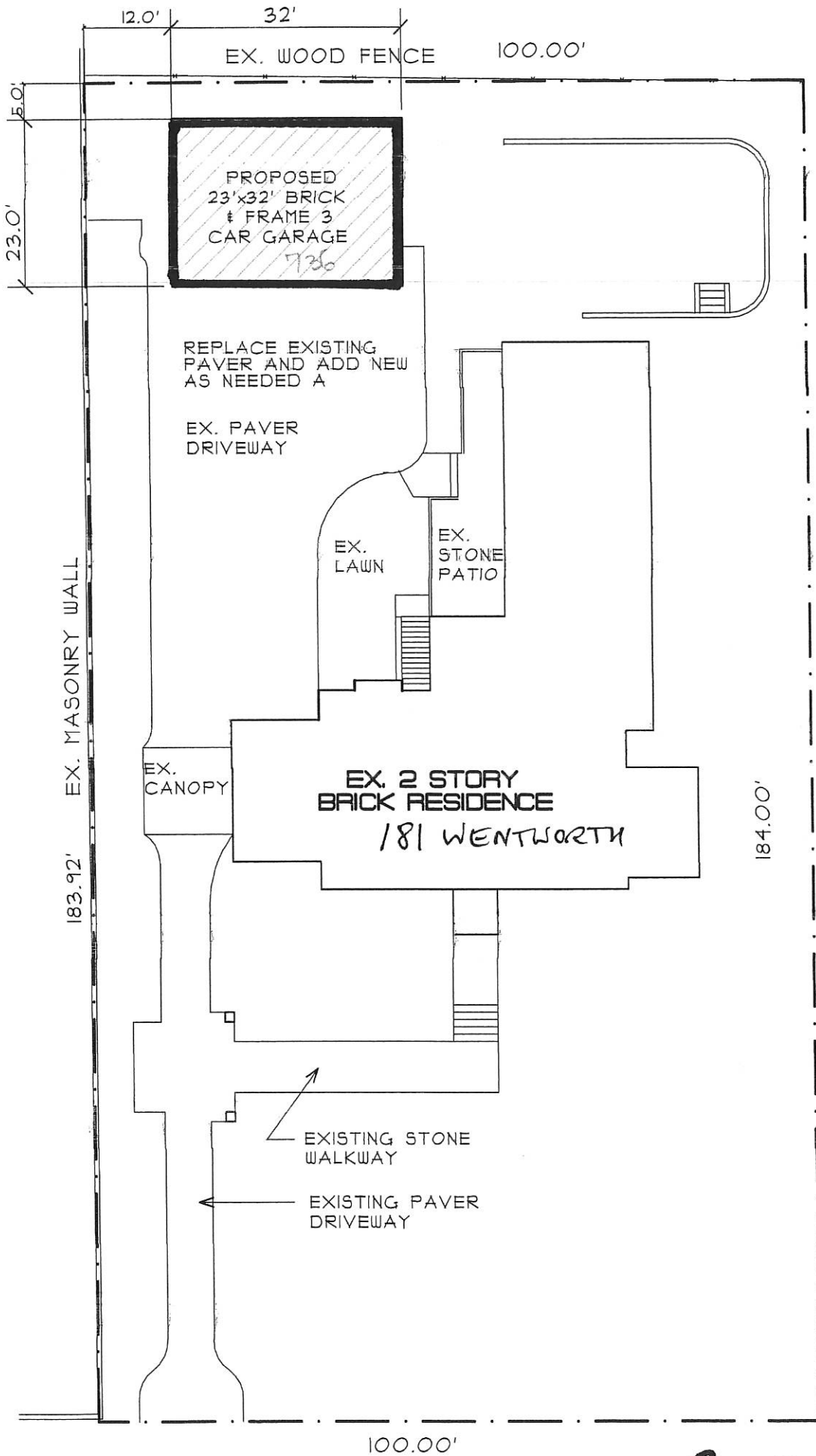
250

WENTWORTH AVENUE

160
170
171
181
190
191



N



PROPOSED

WENTWORTH STREET

