



**MINUTES
VILLAGE OF GLENCOE
ZONING BOARD OF APPEALS
REGULAR MEETING**

Village Hall Council Chamber
675 Village Court
Monday, November 6, 2017 – 7:30 PM

1. CALL TO ORDER AND ROLL CALL

The Regular Meeting of the Zoning Board of Appeals of the Village of Glencoe was called to order by the Chair, at 7:31 p.m. on the 6th day of November, 2017, in the Village Hall Council Chamber.

Attendee Name	Title	Status
Zoning Board of Appeals		
Howard Roin	Chair	Present
Deborah Carlson	Member	Present
Sara Elsasser	Member	Present
David Friedman	Member	Present
Alex Kaplan	Member	Present
Scott Novack	Member	Present
John Satter	Member	Present
Village Staff		
Nathan Parch	Planning & Development Administrator	Present
Stewart Weiss	Village Attorney	Present

2. CONSIDERATION OF MINUTES OF THE AUGUST 7, 2017 ZONING BOARD OF APPEALS MEETING

RESULT:	APPROVED
AYES:	Carlson, Elsasser, Friedman, Kaplan, Novack, Roin, & Satter (7)
NAYS:	None (0)
ABSENT:	None (0)

3. APPROVE KOLTIN APPEAL AT 846 GREENWOOD AVENUE

The Chair stated that the purpose of this portion of the meeting was to conduct a public hearing on an appeal of Allan and Sharon Koltin for a 7% floor area ratio (FAR) increase for their home at 846 Greenwood Avenue. The variation is necessary as a condition of Mr. and Mrs. Koltin’s plans to re-subdivide their 50,409 square foot property back into two separate zoning lots of the same size and configuration as they were prior to August 2016, which is when they were formally consolidated into one zoning lot. At that time, Mr. & Mrs. Koltin intended to construct an addition to their home and the increased lot size was needed to do so, however their plans have since changed. The subject property is located in the R-B, single family residential, zoning district. The variations are 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 October 19, 2017 issue of the Glencoe Anchor. Staff noted that no letters and no verbal inquiries had been received. Staff then swore in those in attendance expecting to provide testimony on this matter.

SUMMARY OF TESTIMONY

Attorney Calvin Bernstein introduced himself and property owners Allan and Sharon Koltin. Mr. Bernstein explained that the two lots would be returned to their original dimensions as follows:

- Lot 1 would be 31,707 square feet and would include the existing house at 846 Greenwood Avenue; and
- Lot 2 would be 18,702 square feet and would be a vacant lot.

Lot 1 requires a 7% FAR increase from 8,168 square feet to 8,720 square feet in order to reflect the existing house size located on that property. Mr. Bernstein explained that the existing house will not be enlarged; the FAR variation is only necessary because the house size exceeds the allowable limits required today (2017) for their lot, which are more restrictive than those required in March 2000 when the house was originally constructed.

The following was noted in favor of the request:

1. A mistake was made in consolidating the two lots before the plans for the house addition were finalized and construction costs fully determined;
2. The intent is to return the properties to their previous condition as they existed prior to August 2016;
3. The situation was created by the FAR changes to the Zoning Code in August of 2000 and not by the owners;
4. No exterior changes will be made to the existing home; and
5. There will be no changes to the existing streetscape.

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.

Mr. Parch noted that the Zoning Board's approval of the variation would be contingent on Plan Commission and Village Board approval of a re-subdivision for the property.

Following consideration of the testimony and discussion, a motion was made and seconded, that the requested variation for FAR 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 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; and
- 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 to: Increase by 7% the maximum allowable floor area ratio from 8,168 square feet to 8,720 square feet be granted for the property at 846 Greenwood Avenue, as shown in the drawings or plans submitted by the owner and made part of the record;

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 an application for subdivision of the property is reviewed and approved by the Plan Commission and Village Board; and

BE IT FURTHER RESOLVED that this resolution shall be spread upon the records of the Zoning Board of Appeals and shall become a public record.

RESULT:	APPROVED
AYES:	Carlson, Elsasser, Friedman, Kaplan, Novack, Roin, & Satter (7)
NAYS:	None (0)
ABSENT:	None (0)

4. ADJOURN

There being no further business to come before the Zoning Board of Appeals the meeting was adjourned at 7:48 p.m.