



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

Village Hall Council Chamber
675 Village Court
Monday, June 4, 2018 - 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 7:30 p.m. on the 4th day of June, 2018, 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	Absent
Alex Kaplan	Member	Present
Scott Novack	Member	Present
John Satter	Member	Present
Village Staff		
Nathan Parch	Planning & Development Administrator	Present

2. CONSIDERATION OF MINUTES OF THE MAY 7, 2018 ZONING BOARD OF APPEALS MEETING

RESULT:	APPROVED
AYES:	Carlson, Elsasser, Kaplan, Novack, Roin, & Satter (6)
NAYS:	None (0)
ABSENT:	Friedman (1)

3. APPROVE DEE APPEAL AT 271 SOUTH AVENUE

The Chair stated that the purpose of this portion of the meeting was to conduct a public hearing on an appeal of Laura Dee from a decision by the Community Development Administrator in denying a permit to rebuild and expand her two car attached garage at 271 South Avenue. The appeal requests that approval be granted to reduce by 20.0% the required front yard setback along South Avenue from 40.0 feet to 32.0 feet. The subject property is located in the R-B Single Family Residential Zoning District. The 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 April 16, 2018 issue of the Glencoe Anchor. Mr. Parch stated that no neighbors contacted him regarding the appeal.

Staff swore in those in attendance expecting to provide testimony on this matter.

SUMMARY OF TESTIMONY

Property owner Laura Dee was in attendance and provided an overview of the requested variation. The following points were noted in favor of her request:

1. The property is a corner lot with the front yard facing South Avenue (south) and the corner side yard facing South Lane (east), which is a private street.
2. The house was built in 1948. The current garage size does not accommodate the storage of two cars.
3. The existing garage structure, specifically the southwest corner, currently encroaches 7.28 feet into the 40-foot front yard setback.
4. The lot is an irregular shape and the house is positioned on the lot in such a way that there are no other options for widening the garage aside from encroaching into the front yard setback.
5. The proposed garage additions to the east and west will comply with the side yard setbacks. It is only the addition to the south that requires relief from the front yard setback limitation.
6. The garage structure is in poor condition, specifically:
 - a. The exterior south and west garage walls are severely buckling as the foundation has been compromised and is in need of repair.
 - b. The interior garage cement floor is severely buckled and cracked and is in need of repair.
 - c. The garage structure is failing and a new foundation will eliminate further deterioration.
 - d. The exterior roof is deteriorated and is in need of repair.
 - e. The garage driveway is severely cracked and crumbling and is in need of repair.

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 requested variation for the required front yard setback 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)(a) 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 reduce by 20.0% the required front yard setback from 40.0 feet to 32.0 feet be granted for the property at 271 South Avenue 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 Community Development 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 Zoning Board of Appeals and shall become a public record.

RESULT:	APPROVED
AYES:	Carlson, Elsasser, Kaplan, Novack, Roin, & Satter (6)
NAYS:	None (0)
ABSENT:	Friedman (1)

4. ADJOURN

There being no further business to come before the Zoning Board of Appeals the meeting was adjourned at 7:38 p.m.