

VILLAGE OF GLENCOE
FENCE BOARD OF APPEALS

REGULAR MEETING

February 6, 2012

1. CALL TO ORDER.

A meeting of the Fence Board of Appeals of the Village of Glencoe was called to order at 7:30 p.m. Monday, February 6, 2012 in the Council Chamber of the Village Hall, Glencoe, Illinois.

2. ROLL CALL.

The following were present:

Barbara Miller, Chair

Members: James Clark, David Friedman, Ed Goodale, Jim Nyeste, and Howard Roin.

The following were absent:

Steve Ross

The following Village Staff were also present:

John Houde, Building & Zoning Administrator

3. APPROVE ELFMAN APPEAL AT 600 SHERIDAN.

The Chairman stated that the purpose of this portion of the meeting was to conduct a public hearing on the appeal by Merrick Elfman of a decision by the Building & Zoning Administrator to deny fence repairs and the south driveway infill for the 5 foot 8 inch brick fence along Sheridan Road. The proposed fence work requires an increase in the allowable height from 4 feet to 5 foot 8 inches. There are no percentage limits on variations the Fence Board of Appeals can grant.

The Chairman reported that notice of the public hearing was published in the January 5, 2012 GLENCOE NEWS and 13 neighbors were notified of the public hearing by mail and that no letters or verbal inquiries had been received. The Chairman then swore in those in attendance who were expecting to testify.

SUMMARY OF TESTIMONY

The Chairman read the following items which the applicant previously submitted. That person noted:

1. Two variances were granted on January 3, 2011 for the following modifications to the east garden wall:
 - a. The north point of access would be in-filled with a new garden wall. The wall would be 5' 8" tall (to the top of the concrete gap).
 - b. A new central point of entry would be added, which would require the removal of a section of the existing garden wall.
2. Following further design development of the site, as well as several discussions with Village staff, it was decided to eliminate the existing south driveway access to Sheridan Road. The obvious gain is a significant reduction in impermeable surface through the removal of the driveway that provides access to that point of egress. Once that is removed, it is the desire of the owners to seamlessly continue the existing masonry wall, by infilling the current south opening. The garden infill will be designed and detailed to match the existing one in height, materials, and detailing, the wall will be 5'-8" tall to the top of the concrete cap.
3. The variation, if granted, will not alter the essential character of the locality; the existing garden wall, which runs from the north end of 614 Sheridan to the south end of 600 Sheridan, will be maintained aside from the proposed modifications and repairs to portions of the leaning wall. Any changes will match the existing wall in height and detailing.
4. The variation will be in harmony with the general purpose and intent of the Fence Ordinance; the request does not include any unusual, unattractive variation in height. It will be a very consistent in-fill, along with a new opening, which will hardly be discernable to a passerby, once the changes have been made.
5. The variation will set no unfavorable precedent either in the immediate neighborhood, or to the Village as a whole; the request is similar to any variation request to rebuild an existing garden wall that exceeds current height limitations. It does not seem as though this request will establish any particular precedent.
6. The variation will not affect public safety; the access to and from Sheridan Road remains as it was approved in January, 2011.

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 5 foot 8 inch tall masonry brick fence be granted per the drawings presented, making findings and resolving as follows:

FINDINGS

1. The requested variation is within the jurisdiction of the Fence Board of Appeals.
2. Based on the totality of the relevant and persuasive testimony heard and presented, the Fence Board finds that it has been established that the request meets the standards necessary to permit the granting of a variation in that it would not:
 1. Alter the essential character of the locality;
 2. Be out of harmony with the general purpose and intent of the fence ordinance;
 3. Set an unfavorable precedent whether to the immediate neighborhood or to the Village as a whole; and
 4. Affect public safety.

RESOLUTION

NOW THEREFORE BE IT RESOLVED that the request, for an increase in the allowed fence height along Sheridan Road to maintain and repair the existing 5 foot 8 inch high brick fence and to infill the south driveway opening be granted as shown in the drawings or plans submitted by the owners and made part of the record.

BE IT FURTHER RESOLVED that the decision of the Building & 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:

AYES: Clark, Friedman, Goodale, Nyeste, Roin, Miller (6)

NAYS: None (0)

ABSENT: Ross (1)

There being no further business to come before the Fence Board of Appeals, the meeting adjourned at 7:45 p.m.

Secretary