



VILLAGE OF GLENCOE

FORMS & APPLICATIONS

675 Village Court, Glencoe, Illinois 60022
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www.villageofglencoe.org

Making an Appeal to the Fence Board of Appeals

- An appeal that is filed must be within the limits of Fence Board of Appeals jurisdiction. Required materials for an appeal to the Fence Board of Appeals are:
 - Rejection of an application for a fence permit. (By discussing your initial request with the Building & Zoning Administrator you have effectively had this rejection.)
 - Filing a written appeal to the Fence Board of Appeals stating (1) the location of the property, (2) the size of the proposed fence, and (3) specifically addressing each of the following four items that are to be submitted by the filing deadline:
 - a) The variation if granted will not alter the essential character of the locality;
 - b) The variation will be in harmony with the general purpose and intent of the fence ordinance;
 - c) The variation will set no unfavorable precedent either to the immediate neighborhood or to the Village as a whole;
 - d) The variation will not affect public safety.
- Submitting a \$250.00 filing fee.
- Submitting a certified plat of survey (no older than 10 years) showing the specific fence location and location of existing and/or proposed landscaping near the proposed fence.
- Fence design detail sheet (8½ x 11).
- All materials above must be filled with the Building & Zoning Administrator by the deadline noted below for each month's meeting. No more than three appeals will be considered at each Zoning /Fence Board of Appeals meeting. Meetings are scheduled for the first Monday of each month if an appeal is filed by the deadline.
- It is often useful to bring with you to the meeting photographs of the yard area. A legal notice is mailed to area neighbors approximately 15 days prior to the hearing, advising them of the general nature of your request and indicating that they may see you to review the building plans. It is recommended that you provide details of your plans to your immediate neighbors and hopefully obtain their favorable review of the proposal. You must attend the public hearing for the review of the proposal. You may also attend the public hearing in the month prior to your own, if you wish to see the public hearing process.
- If your fence variation is approved, the approval is conditioned on adherence to the elevation plans which were presented to the Fence Board of Appeals. Changes in the elevation plans or the outline of the addition would require you to file for a new zoning variation.

BACKGROUND ON FENCE REQUIREMENTS & VARIATIONS

A history of the fence ordinance follows: Prior to a 10 September 1981 amendment to the fence ordinance, the Village Board acted as the Fence Board of Appeals. Prior to 1952 a number of 6, 8, and 10-foot high fences had been erected in Glencoe without any regulations by the Village. The Village Board at that time had received a number of complaints about the potential traffic and pedestrian hazards caused by high fences and about their unsightliness, The Village Board recognized that these fences were detrimental to public safety.

Previous example of reasons that have led to a finding to grant variations included the following:

- (1) To screen backyards and corner side yards (not front yards) of single-family residences from heavily traveled three-lane highways (such as Green Bay Road north of Maple Hill Road and Dundee Road west to Forestway Drive) where the back yards of residences are adjacent to the highway pavements;
- (2) To screen parking areas, such as those that might be adjacent to a place of worship, theater, business, or another residence;
- (3) To screen Commonwealth Edison electrical distribution and transformer stations;
- (4) To enclose tennis courts;
- (5) To allow higher than 4 foot entry columns but not higher perimeter fences in front yards;
- (6) To install a wrought iron fence having historical significance.

Previous examples of requests with insufficient reasons for findings consistent with Section 9-79 include the following:

- (1) Desire to have a higher fence to provide greater privacy to houses, to patios and to other outside recreational and leisure areas on private property;
- (2) Desire to have a higher fence to screen out street noises and lights;
- (3) Desire to screen front yards from streets; and
- (4) Desire to have a higher fence to provide security and safety for children playing in yard area.

ZONING/FENCE BOARD OF APPEALS MEETING

FILING DEADLINE

January 7, 2019	November 30, 2018
February 4, 2019	December 31, 2018
March 4, 2019	January 31, 2019
April 1, 2019	February 28, 2019
May 6, 2019	March 31, 2019
June 3, 2019	April 30, 2019
July 1, 2019	May 31, 2019
August 5, 2019	June 30, 2019
September 9, 2019	July 31, 2019
October 7, 2019	August 31, 2019
November 5, 2019	September 30, 2019
December 2, 2019	October 31, 2019
January 6, 2020	November 30, 2019
February 3, 2020	December 31, 2019

Note: Every variation of the provisions of the Fence Code will expire and be of no further force or effect at the end of twelve months from the date it was granted unless before this period elapses a fence permit is issued and construction started.

Notice of Appeal

Property Address: _____ Real Estate Index Number : _____

Fence Board of Appeals
Village of Glencoe
Glencoe, IL 60022

Dear Fence Board of Appeals Member:

I have been aggrieved by the Officer charged with the enforcement of the Glencoe Fence Ordinance. It is my desire to
(detail your request): _____

I require a fence variation increasing the allowable fence height from _____ feet to _____ feet.
Therefore, I desire a variation in the application of the regulations of this code and I note the following reasons for
seeking this variation.

(1) _____

(2) _____

(3) _____

(4) _____

Appellant _____ Address _____

Telephone _____ Date _____

Please deliver this form with any supporting material to:

Public Works Department
Village of Glencoe
675 Village Court
Glencoe, Illinois 60022

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