



**AGENDA  
VILLAGE OF GLENCOE  
FENCE BOARD OF APPEALS  
REGULAR MEETING**

**Village Hall Council Chambers  
675 Village Court  
December 5, 2022  
7:00 pm**

**1. CALL TO ORDER AND ROLL CALL**

*Scott Novack, Chair  
Sara Elsasser  
Dena Fox  
Jake Holzman  
Alex Kaplan  
Michael Kuppersmith  
Debbie Ruderman*

**2. CONSIDER ADOPTION OF THE JUNE 6, 2022 FENCE BOARD OF APPEALS MEETING MINUTES**

**3. PUBLIC HEARING AND CONSIDERATION OF A REQUEST FOR A VARIATION FROM THE BUILDINGS AND CONSTRUCTION CODE TO ALLOW A NEW FENCE TO EXCEED THE MAXIMUM HEIGHT REQUIREMENT AT 840 VERNON AVENUE**

**4. PUBLIC HEARING AND CONSIDERATION OF A REQUEST FOR A VARIATION FROM THE BUILDINGS AND CONSTRUCTION CODE TO ALLOW A NEW FENCE TO EXCEED THE MAXIMUM HEIGHT REQUIREMENT AT 1087 BLUFF ROAD**

**5. PUBLIC COMMENTS ON NON-AGENDA ITEMS**

**6. ADJOURN**

*The Village of Glencoe is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend the meeting 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) 835-4114, or the Illinois Relay Center at (800) 526-0844, to allow the Village of Glencoe to make reasonable accommodations for those persons.*



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

Village Hall Council Chambers  
675 Village Court  
Monday, June 6, 2022 – 7:00 PM

**1. CALL TO ORDER AND ROLL CALL**

The Regular Meeting of the Fence Board of Appeals of the Village of Glencoe was called to order by the Chairman, at 7:50 p.m. on the 6th day of June 2022, held at Glencoe Village Hall in the Council Chambers.

Attendee Name	Title	Status
<b>Fence Board of Appeals</b>		
Scott Novack	FBA Chairman	Present
Sara Elsasser	Member	Present
Alex Kaplan	Member	Present
Michael Kuppersmith	Member	Present
Debbie Ruderman	Member	Present
Jake Holzman	Member	Present
Dena Fox	Member	Absent
<b>Village Staff</b>		
Taylor Baxter	Development Services Manager	Present
Rich McGowan	Planner	Present

**2. CONSIDERATION OF THE NOVEMBER 1, 2021 MINUTES**

<b>RESULT:</b>	<b>ACCEPTED</b>
<b>AYES:</b>	Novack, Elsasser, Kaplan, Kuppersmith, Ruderman, Holzman
<b>NAYS:</b>	None
<b>ABSENT:</b>	Fox

**3. CONSIDER VARIATION REQUEST AT 305 RANDOLPH STREET**

Taylor Baxter gave a brief overview of the case, explaining that the applicant (Glencoe Park District), is requesting one variation from the following section of the Buildings and Construction Code:

1. *Section 9-75(a)(5): To increase the maximum allowable fence height from six feet to eight feet.*

Mr. Baxter explained that the applicant has requested two eight-foot-high metal fences to the west, north, and east of the existing hockey rinks on the property at 305 Randolph Street, and noted that this fence would replace two smaller existing gates that are approximately 7.5 feet in height. Mr. Baxter also stated that fences would not be in the required front setback, and that the requested fences are needed to provide security and to prevent flying objects from leaving the rink area. Mr. Baxter noted that the Fence Board of Appeals makes final decisions on appeals and there is no maximum fence height limit, and then proceeded to swear in those who would be speaking.

Kyle Kuhs, the Director of Parks and Planning for Glencoe Park District at 999 Green Bay Road, stated that the fence design has a black powder coat material which will complement the existing character and protect both sides of the existing ice rinks – for objects flying out, and to prevent people from entering the rink after hours. Board Member Jake Holzman asked how eight feet was determined and Board Member Alex Kaplan asked for clarification on flying objects. Mr. Kuhs noted that the fence appears to align with the standard size for this type of recreational facility and that the flying objects may be hockey pucks. Board Member Sara Elsasser asked if neighbors were notified because she lives nearby and did not receive a notice. Mr. Baxter confirmed that neighbors within 200 feet of the property were notified.

Board Member Kaplan said that he sees no downside to this proposed fence. Chairman Novack noted that he would be interested in seeing the existing conditions, and Mr. Baxter then proceeded to share a Google Streetview with the ZBA. Board Member Debbie Ruderman said that this fence is warranted for safety.

Chairman Novack then asked the Board Members if they had any additional questions. No additional questions were asked at this time.

### **PUBLIC COMMENT**

Chairman Novack then asked if there were any public comments – no comments were made at this time. Following consideration of the testimony and discussion, the motion seconded, that the variance request 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 determines that:
  - 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; and
- d) The variation will not affect public safety.

**RESOLUTION**

NOW THEREFORE BE IT RESOLVED that the requests to increase the maximum allowable fence height from six feet to eight feet in a front yard at 305 Randolph Street 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 Development Services Manager 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.

<b>RESULT:</b>	<b>APPROVED</b>
<b>AYES:</b>	Novack, Elsasser, Kaplan, Kuppersmith, Ruderman, Holzman
<b>NAYS:</b>	None
<b>ABSENT:</b>	Fox

**5. ADJOURN**

The meeting was adjourned at 8:01 p.m.





# VILLAGE OF GLENCOE MEMORANDUM

675 Village Court, Glencoe, Illinois 60022  
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## Fence Board of Appeals Memorandum

**DATE:** November 21, 2022

**TO:** Fence Board of Appeals

**FROM:** Rich McGowan, Planner

**CC:** Taylor Baxter, AICP, Development Services Manager

**SUBJECT:** Consideration of a fence variation to increase maximum allowable fence height at 840 Vernon Avenue

**Background:** The applicant is requesting one variation from the following section of the Buildings and Construction code:

1) Section 9-75(a)(5): To increase the maximum allowable fence height from four feet to six feet.

	Existing	Allowed/Required	Proposed
Fence height	n/a	4 ft.	6 ft.

The applicant (Am Shalom) has requested a six-foot-tall fence and gate to enclose the southwest corner parking lot for security concerns raised by security analysts. The black, wrought iron fence will have a pedestrian gate, a vertical pivot lift gate for vehicles, a gate control unit, a Knox switch for Public Safety, and an intercom with a camera.

Per the applicants, the fence would prevent entry into the parking lot by an intruder vehicle, as well as providing a degree of safety to congregants in the rear of the Sanctuary in the event of an armed intruder. The applicants have noted that there is currently no barrier to an intruder entering the rear of the facility.

The fence is proposed to extend from the end of the existing neighbor's fence to the west, down to the sidewalk, eastward to the east extent of the parking lot, and north to the margin of the building.

**Analysis:** The Buildings and Construction code includes the following standards for the consideration of fence variation requests:

(a) *The variation if granted will not alter the essential character of the locality;*

The applicant has stated that a black, wrought iron fence, would be more attractive than the current unobstructed view of the Congregation's dumpsters and maintenance vehicles, though the fence and gate would not be opaque so that the neighbor to the west can safely exit their driveway. Black wrought iron fences are common in the Village.

*(b) The variation will be in harmony with the general purpose and intent of the fence ordinance;*

One purpose of the fence ordinance is to minimize fences' visual impact by limiting height, especially along public right-of-way. Given the transparent appearance of the wrought iron fence and necessity to increase security at this location, it is likely the variation would be in harmony with the 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; and*

Given the security concerns for a congregation and place of worship raised by the applicant, it is unlikely that this variation would set an unfavorable precedent to the neighborhood or Village as a whole.

*(d) The variation will not affect public safety.*

The variation should not affect public safety in a negative way. The location and design of the proposed fences will likely improve public safety.

This variation request received printed public notice at least 15 days prior to the public hearing. Additionally, owners of properties within 200 feet of the subject property were notified.

**Recommendation:** Based on the materials presented and the public hearing, it is the recommendation of staff that the variation request of be accepted or denied.

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

**Move to accept/deny the request for a variation to increase the maximum allowable fence height at 840 Vernon Avenue.**



# VILLAGE OF GLENCOE

## FORMS & APPLICATIONS

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### Zoning Board of Appeals (ZBA) Application

#### Section A: Application Information

Check all that apply:



Request for variation(s) from the zoning code



Appeal of an order, determination, or decision made by Village staff based on the zoning code

Subject property address: 840 Vernon Avenue, Glencoe IL 60022

Applicant name: Michael D. Blum, MD Applicant phone: 847-254-4404

Applicant email: urodoc@aol.com

Owner name (if different from applicant): Am Shalom

Owner phone: 847-835-4800 Owner email: zoes@amshalom.com

Brief description of project:

The proposed project is the installation of a fence to enclose the south parking lot of Am Shalom. The purpose of this fence is to address security concerns raised by several Vulnerability Assessments by security analysts. This fence would prevent entry into the parking lot of an intruder vehicle, as well as providing a degree of safety to congregants exiting the rear of the Sanctuary in the event of an armed intruder. The fence would extend from the end of the existing neighbor's fence to the west, down to the sidewalk, eastward to the east extent of the parking lot, and north to the margin of the building. A vertical pivot gate for vehicles as well as a pedestrian panic exit would front the sidewalk.

Variation request(s):

We request a variance to allow a 6 foot height for the entire fence, including along the sidewalk. This is within the Village of Glencoe setback rules, necessitating the request for the variance.



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## FORMS & APPLICATIONS

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### Section B: Standards for Variations

For applications for variations, provide a brief response to the following prompts. Use this form or attach a separate letter to this application. The full text of the standards for the approval of variations can be found in Sec. 7-403(e) of the zoning code.

1. Why are the requested variations necessary? What hardship or practical difficulty would result if they are not approved? Include a description of any exceptional physical characteristics of the property (for example, unusual size, shape, topography, existing uses or structures, etc.), if applicable.

The allowable 4 foot fence height would not provide the necessary level of security against intruders



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2. Describe how the proposed variations would result in a development that is not detrimental to adjacent or nearby properties or the public good.

From an aesthetic standpoint, the new fence would be an improvement for the neighbors, as there is currently no visual barrier to the existing dumpster and maintenance vehicles. Vertical wrought iron design will allow the neighbor to the west to see the oncoming traffic on the street from their driveway. We would provide a remote control to the waste management company for their truck.

3. Describe any efforts the applicant has made to solicit feedback on the proposed variations from neighboring or nearby property owners or residents. What was the result of these efforts?

The following letter has been sent to the immediate neighbors:

"Dear Am Shalom Neighbor,

My name is Michael Blum. I am a Past President of Am Shalom and have been working to improve the physical security of our temple. Sadly, in today's world, we find it necessary to take extensive measures to keep our staff and congregants safe.

One area of vulnerability that has been identified is the south parking lot that borders Lincoln Avenue. There is currently no barrier to an intruder entering the rear of our facility.

We have applied for and been granted funds from the Department of Homeland Security to install a fence with gate that would border the sidewalk on Lincoln and wrap around to the existing fence to the west and the edge of the building to the east.

We are in the process of applying for a variance from the Village of Glencoe to allow a 6-foot height to the fence. Current zoning allows only a 4-foot fence this close to the street, which would be ineffective.

The fence would be black wrought-iron-type vertical "spikes", easy to see through from the driveway to the west and certainly more attractive than the current unobstructed view of our dumpsters and maintenance vehicles!

Soon, we will file the Zoning Board of Appeals Application. They will then solicit input from neighbors. I wanted to reach out to you in advance to explain our intent. Please do not hesitate to reach out to me directly if you have any questions or concerns that I might address. My cell phone number is 847-254-4404.

Thank you,

Michael D. Blum, MD"

### Section C: Petition for Appeal

Provide a separate letter describing the order, determination, procedures, or failure to act being appealed. Applicants only applying for variations from the zoning code do not need to provide this letter.



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### Section D: Acknowledgement and Signature



*I hereby acknowledge that all information provided in this application is true and correct.*

Applicant's signature

Date

Owner's signature (if different than applicant)

Date





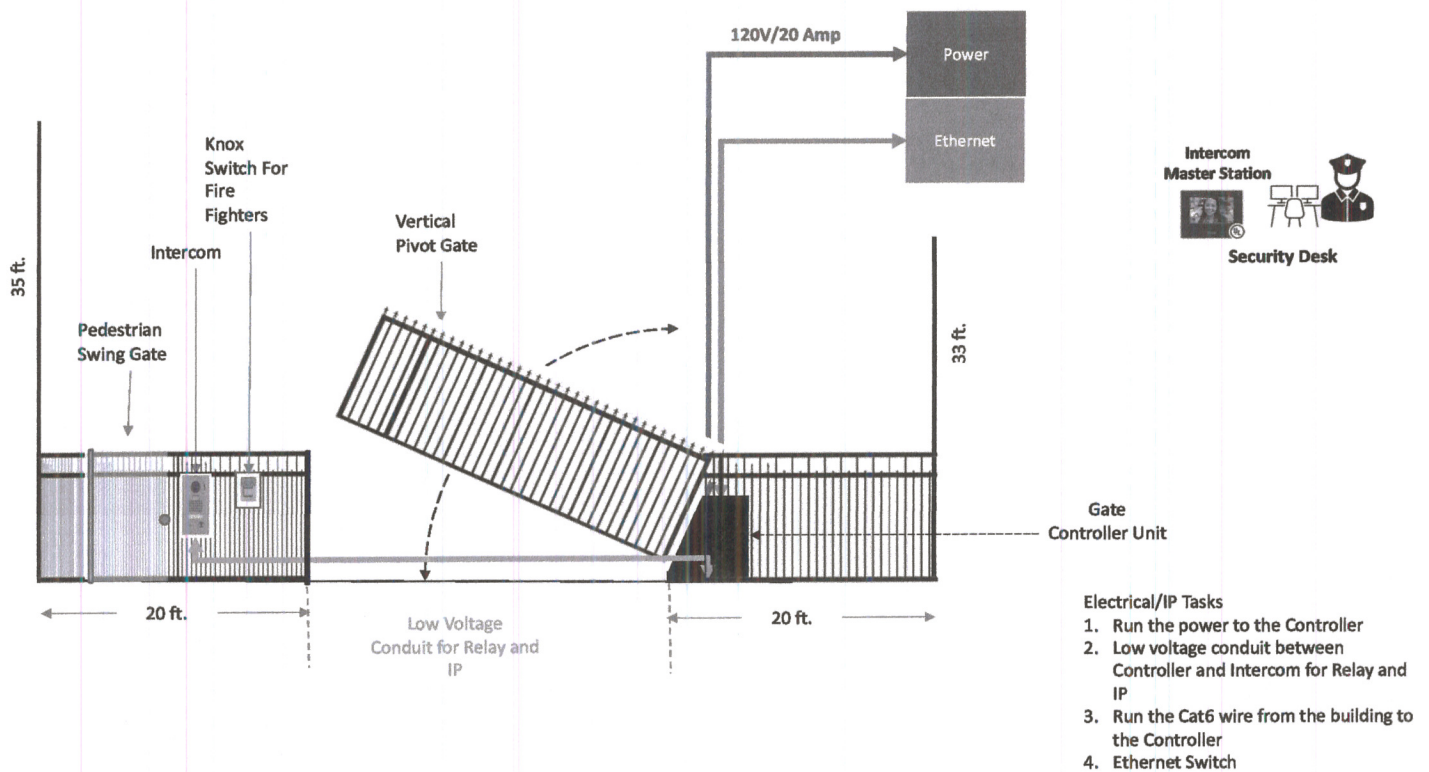
## **A mShalom Employee Parking Gate and Fence Design**

### **Initial Design for Discussions**

May 12, 2022

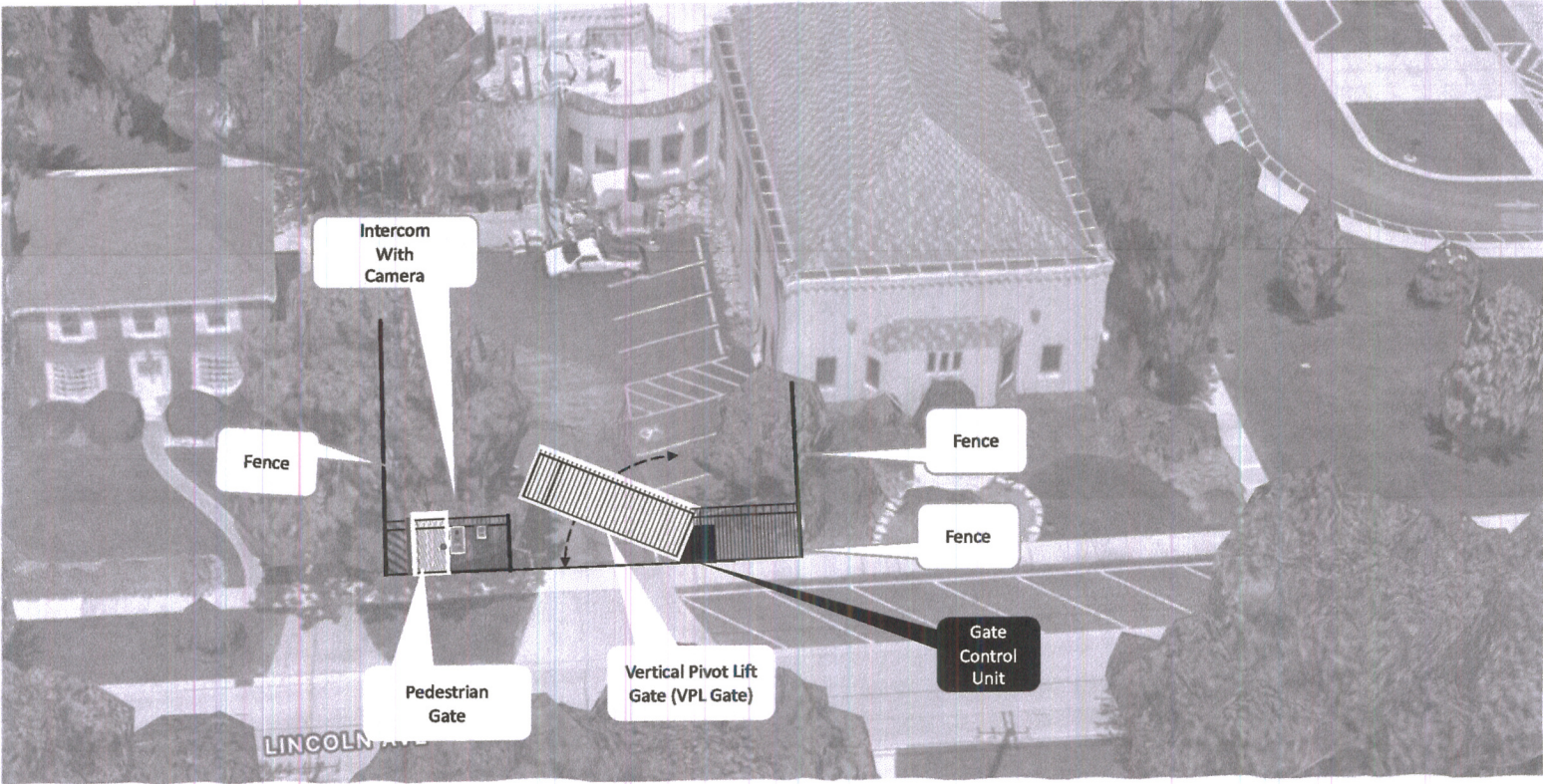


## Gate Components - Schematics Front View

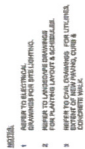




Virtual Pivot Gate and Fence – Conceptual Rendering



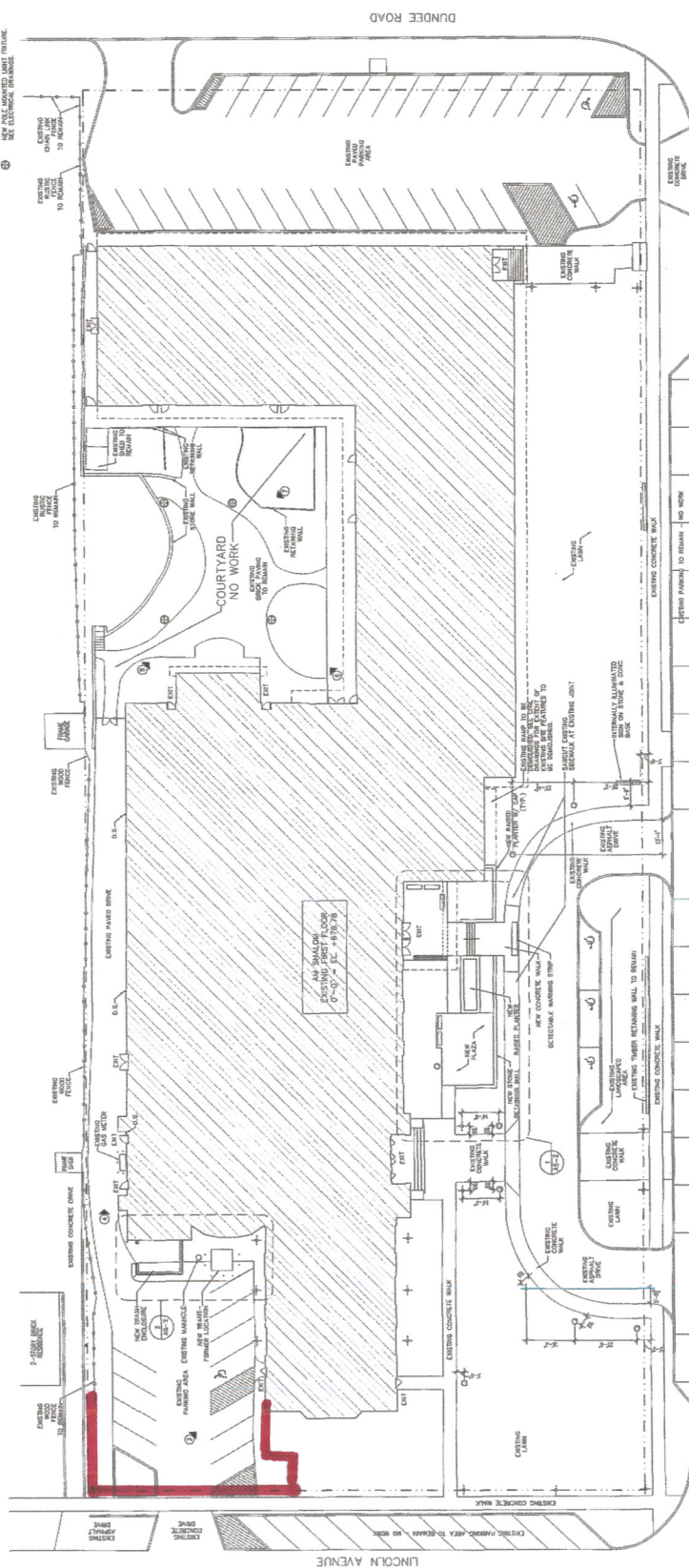




NEW BOLLARD IN EXISTING LOCATION.  
MODIFY EXISTING FOUNDATION AS REQUIRED  
TO ACCEPT NEW BOLLARD MOUNTING.  
SEE ELECTRICAL DRAWINGS.

NEW BOLLARD IN NEW LOCATION.  
SEE ELECTRICAL DRAWINGS.

NEW POLE MOUNTED LIGHT FIXTURE.  
SEE ELECTRICAL DRAWINGS.



1 SITE PLAN  
SCALE 1/8" = 1'-0"

VERNON AVENUE

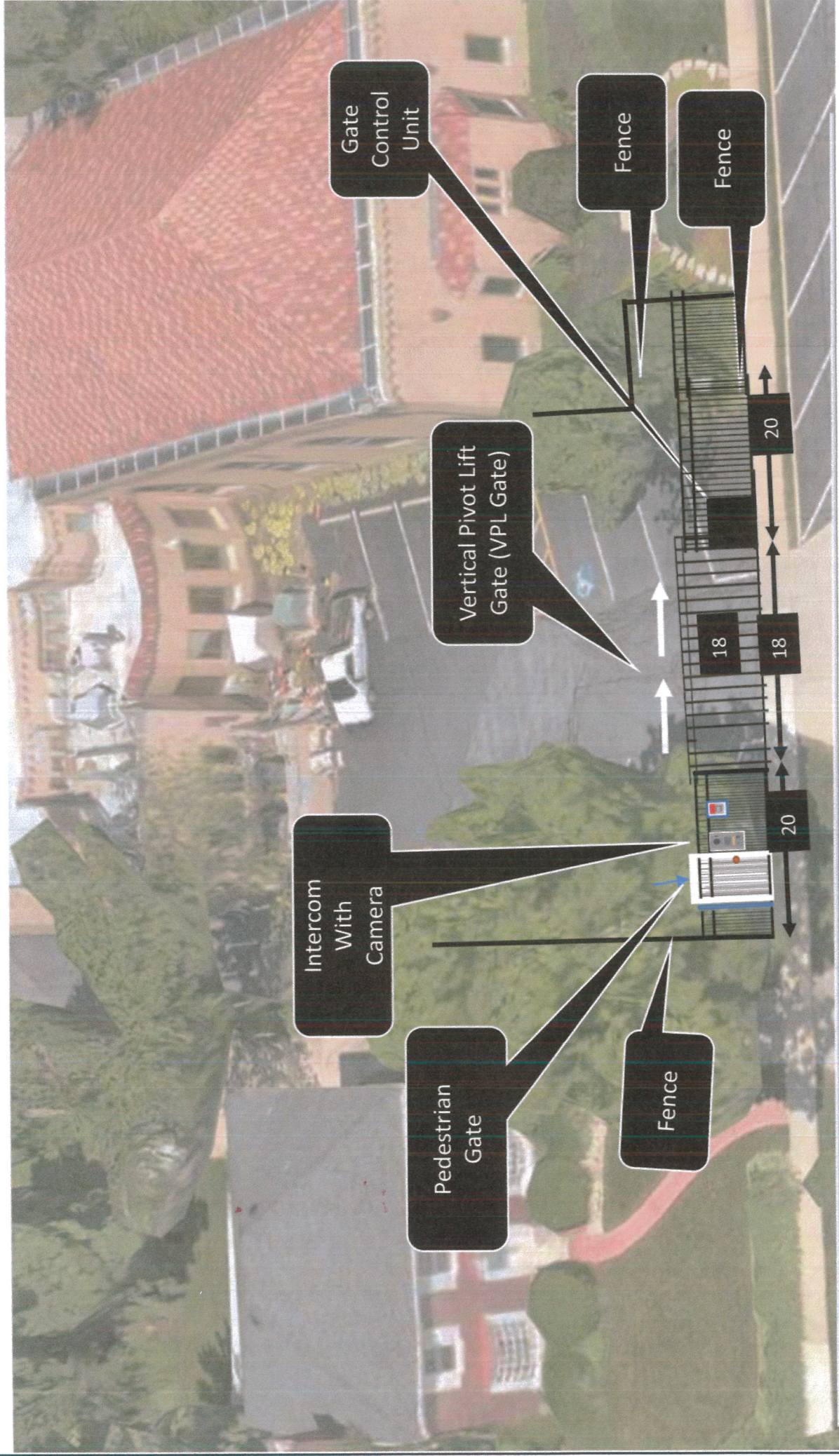
PLAN NORTH

TRUE NORTH

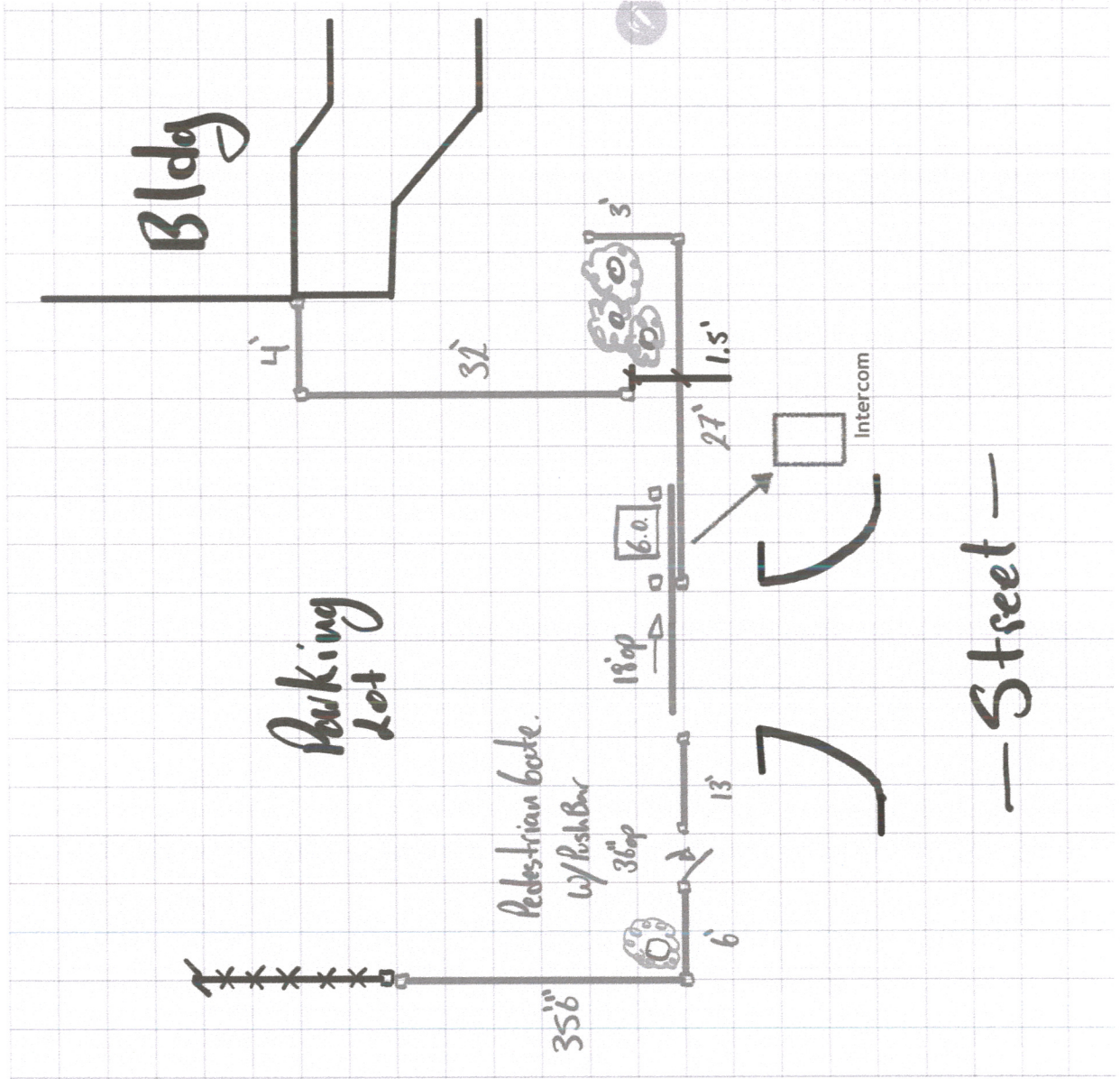
<div>REVISIONS: 1. REVISED TO REFLECT THE LATEST REVISIONS TO SCALE. ALL PILES WITH THE LAMP SHOWN IN THIS SECTION SHOULD BE EXCAVATED.</div>		No.	Description	Date	No.	Description	Date	Project	Sheet Size	SITE PLAN	AS-1
				7/24/03							
</											



# Rolling Gate and Fence – Conceptual Rendering









# VILLAGE OF GLENCOE MEMORANDUM

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## Fence Board of Appeals Memorandum

**DATE:** November 21, 2022

**TO:** Fence Board of Appeals

**FROM:** Rich McGowan, Planner

**CC:** Taylor Baxter, AICP, Development Services Manager

**SUBJECT:** Consideration of a fence variation to increase maximum allowable fence height at 1087 Bluff Road

**Background:** The applicant is requesting one variation from the following section of the Buildings and Construction code:

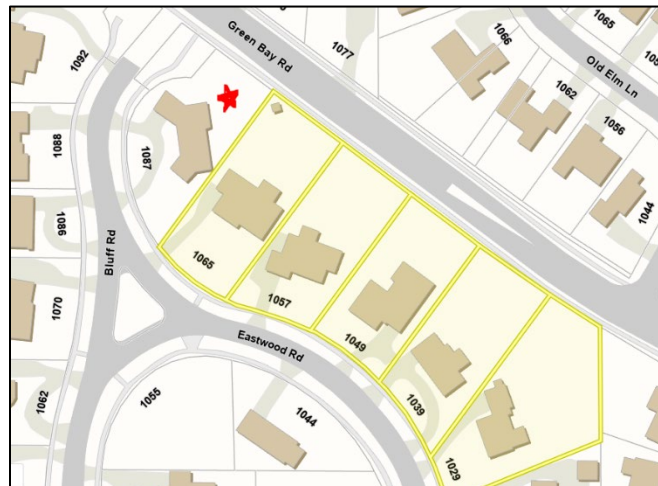
1) Section 9-75(a)(5): To increase the maximum allowable fence height from four feet to six feet.

	Existing	Allowed/Required	Proposed
Fence height	6 ft.	4 ft.	6 ft.

The applicant has requested to replace an existing six-foot-tall fence with an identical six-foot-tall opaque fence to enclose their backyard which abuts Green Bay Road. Since the lot is a through lot, it technically has two front yards (one along Bluff Road and the other along Green Bay Road), which limits the maximum fence height to four feet along Green Bay Road. There is currently a six-foot-tall fence in this location, however, the Village does not have any records for a fence permit or variation for the six-foot-tall fence.

The five southeast neighboring properties of 1087 Bluff Road are also through lots and have all been approved for six-foot-tall fence variations:

- 1065 Eastwood Road
- 1057 Eastwood Road
- 1049 Eastwood Road
- 1039 Eastwood Road
- 1029 Eastwood Road



The applicant has stated that the fence is falling apart and needs to be replaced. The purpose of this request is to maintain the protection and privacy of the applicant's backyard from Green Bay Road and adjacent properties. The applicant currently intends on constructing the fence themselves with the same material.

**Analysis:** The Buildings and Construction code includes the following standards for the consideration of fence variation requests:

*(a) The variation if granted will not alter the essential character of the locality;*

The variation will not alter the essential character of the locality as the property currently has a six-foot-tall fence along Green Bay Road, and so do the five properties southeast of 1087 Bluff Road.

*(b) The variation will be in harmony with the general purpose and intent of the fence ordinance;*

One purpose of the fence ordinance is to minimize fences' visual impact by limiting height, especially along public right-of-way. Given the existing fence height and the five neighboring properties southeast of 1087 Bluff Road, and the vacant land north of 1087 Bluff Road, it is unlikely that this variation will not be in harmony with the general purpose and intent of the fence code.

*(c) The variation will set no unfavorable precedent either to the immediate neighborhood or to the village as a whole; and*

Since the lot is a through lot with two frontages and technically has two front yards, it is unique in the sense that it cannot have a six-foot-tall fence in what functions as the applicant's backyard. Five other neighbors have received six-foot-tall fence variations for their through lots, so it is unlikely that the variation would set an unfavorable precedent.

*(d) The variation will not affect public safety.*

The variation should not affect public safety in a negative way as the fence will not impact the line of sight for pedestrian and vehicle traffic on Green Bay Road.

This variation request received printed public notice at least 15 days prior to the public hearing. Additionally, owners of properties within 200 feet of the subject property were notified.

**Recommendation:** Based on the materials presented and the public hearing, it is the recommendation of staff that the variation request of be accepted or denied.

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

**Move to accept/deny the request for a variation to increase the maximum allowable fence height at 1087 Bluff Road.**

# Notice of Appeal

Property Address: 1087 Bluff Road Glencoe, IL 60022 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): Replace my existing fence which is falling apart with a new fence of the exact same material.

I require a fence variation increasing the allowable fence height from 4 feet feet to 6 feet 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) The property backs up to Greenbay Road and already has a 6ft fence in place along with all of the other neighbors. This fence is falling apart and needs to be replaced.

(2) \_\_\_\_\_

(3) \_\_\_\_\_

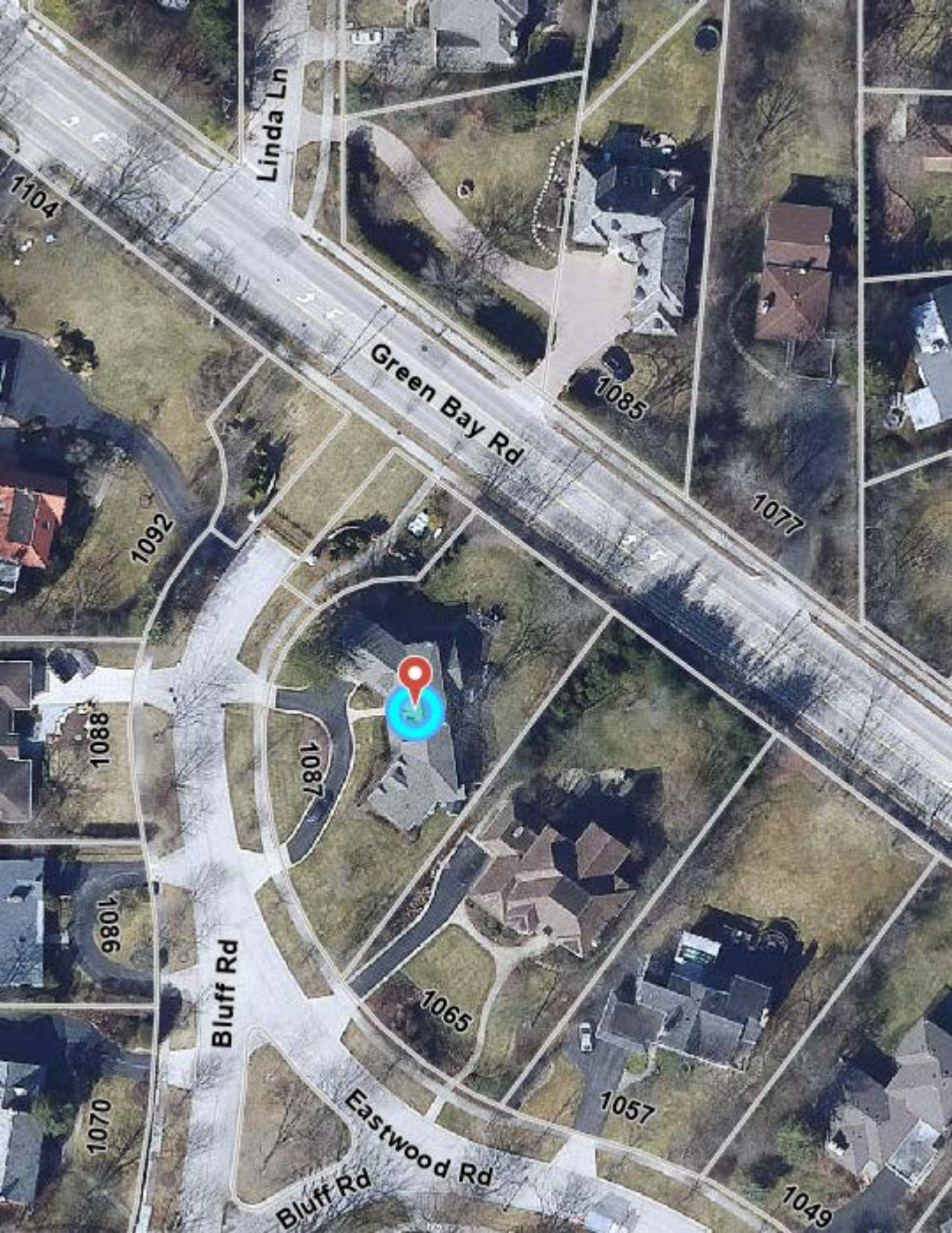
(4) \_\_\_\_\_

Karey Baum	1087 Bluff Road Glencoe, IL 60022
Appellant	Address
203-249-1338	11/11/2022
Telephone	Date

**Please deliver this form with any supporting material to:**

Public Works Department  
Village of Glencoe  
675 Village Court  
Glencoe, Illinois 60022  
Phone: (847) 835-4111 | E-mail: [permits@villageofglencoe.org](mailto:permits@villageofglencoe.org)







PARCEL AREA= 21,087 SF.

VILLAGE OF GLENCOE  
DEVELOPMENT DIVISION
 Permit No. Permit  
 Date 29 Sept 2013  
 Location 1087 Bluff

 The stamping of this plan  
 shall not be construed as an  
 approval of any violation of  
 any ordinance.

 THIS PLAN MUST BE KEPT ON THE  
 PROJECT SITE UNTIL THE SAME IS COMPLETED.

Lot A

Green Bay  
RoadNICE-FINISHED  
SIDE FACING  
STREET

Road

Lot 44

Lot 45

NICE-FINISHED  
SIDE FACING  
NEIGHBOR



