



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

**Village Hall Council Chambers
675 Village Court
June 6, 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 NOVEMBER 1, 2021 FENCE BOARD OF APPEALS MEETING MINUTES

3. CONSIDERATION OF A REQUEST FOR ONE VARIATION FROM THE BUILDINGS AND CONSTRUCTION CODE TO ALLOW A NEW FENCE TO EXCEED THE MAXIMUM HEIGHT REQUIREMENT AT 305 RANDOLPH STREET (WATTS PARK)

4. PUBLIC COMMENTS ON NON-AGENDA ITEMS

5. 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

Village Hall Council Chamber and Videoconference
Monday, November 1, 2021 - 6:30 PM

MI1. CALL TO ORDER AND ROLL CALL

The Regular Meeting of the Fence Board of Appeals (FBA) of the Village of Glencoe was called to order by the Chairman, at 6:30 p.m. on the 1st day of November 2021, held virtually via Zoom web videoconference.

Attendee Name	Title	Status
Fence Board of Appeals		
Scott Novack	FBA Chairman	Present
Sara Elsasser	Member	Absent
Alex Kaplan	Member	Present
John Satter	Member	Present
Debbie Ruderman	Member	Present
Michael Kuppersmith	Member	Present
Village Staff		
Taylor Baxter	Development Services Manager	Present
Richard McGowan	Planner	Present

2. CONSIDERATION OF FEBRUARY 22, 2021 MEETING MINUTES

Village Staff informed the Board that Board Member Debbie Ruderman and Board Member Michael Kuppersmith were not yet Members of the Fence Board of Appeals during the February 22, 2021, FBA meeting. Village Staff confirmed that three votes would be the majority to approve the minutes.

RESULT:	ACCEPTED
AYES:	Novack, Kaplan, Satter
NAYS:	None
ABSENT:	Elsasser
RECUSED:	Ruderman, Kuppersmith

3. CONSIDER VARIATION REQUEST AT 325 LINCOLN AVENUE

Richard McGowan then gave a brief overview of the case, stating that the applicant is seeking one variation from the Buildings and Construction code to allow for a taller fence along the rear lot line on an existing single-family residential lot:

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

Mr. McGowan stated that the applicant has requested an eight-foot-high fence along their rear lot line along the north side of the property, which abuts 840 Glencoe Drive, and added that the existing fence has several sections that are in disrepair and have fallen over, leaving significant gaps between the two properties. Mr. McGowan added that the Village reached out to 840 Glencoe Drive and 325 Lincoln Avenue to repair the fence, however, there was no definitive evidence or files with the Village that indicated who owns the fence. Mr. McGowan also noted that the applicant has stated that the variation would address a long-running conflict with the occupant of the neighboring property to the north and that there is documented history of the neighboring owner making what appears to be unfounded criminal complaints against the petitioner. Mr. McGowan added that Staff has received reports from Glencoe Public Safety that the neighboring property apparently has directed spot/floodlights into the 325 Lincoln Avenue's windows, which appear to be in violation of Village code.

Board Member Michael Kuppersmith asked Village Staff if there are any standards to consider for a fence variance, similar to the Zoning Board of Appeals. Mr. McGowan added that the FBA can consider:

- 1) The variation if granted will not alter the essential character of the locality;
- 2) The variation will be in harmony with the general purpose and intent of the fence ordinance;
- 3) The variation will set no unfavorable precedent either to the immediate neighborhood or to the village as a whole; and
- 4) The variation will not affect public safety.

Taylor Baxter then swore in the applicant, Kevin Kustra, the homeowner of 325 Lincoln Avenue. Chairman Novack asked about the neighbor's lighting and if there was an ordinance that could come into play. Staff noted that it could not be directed at an adjacent property, and Mr. Kustra added that the homeowner will turn it off when Public Safety arrives, but the eight-foot-tall fence would at least block the neighbor's bottom spotlight.

Board Member Kuppersmith stated that he understood it was a sensitive situation but wanted to see if the applicant had spoken to the neighbor. Mr. Kustra confirmed that he did not speak to his neighbor about this, and staff added that all neighbors within 200 feet of 325 Lincoln Avenue were notified. Board Member Debbie Ruderman added that this is not an ideal situation for anyone to be in and due to the sensitivity of the situation, she does not see any reason why the FBA should not approve it. Board Member John Satter stated that after hearing

the presentation, his only concern is for the impacts to sunlight and added it is an unfortunate situation and that he is conflicted on this one. Mr. Kustra shared existing conditions of the properties and noted that there is existing vegetation that appears to be blocking the area of concern. Board Member Kuppersmith added that he is conflicted since the FBA could be setting a precedent, though he is very sympathetic to Mr. Kustra's situation. Board Member Kaplan stated that precedent is very important, however, this is a unique and colorful issue with several intangibles. He added that given the context of the situation, existing location of the fence, nuances, and lack of opposition, he is inclined to vote yes. He also added that if the neighbor was opposed to the requested variance, the Village likely would have heard from them or they would have showed up to tonight's meeting.

Chairman Novack stated that this is the way the process is set up and that precedent is not a huge consideration for him as the FBA evaluates each case separately and individually. Chairman Novack added that Board Member Satter brought up a good point about impacts to sunlight and the FBA now has to evaluate the request based on the information presented and available. Following Chairman Novack's comments was a discussion regarding the number of votes needed to approve the variance since Board Member Sara Elsasser was absent. Mr. Baxter and Board Member Satter confirmed that the FBA will need a simple majority to vote yes.

PUBLIC COMMENT

Chairman Novack then asked if Village Staff received any comments from the public. Mr. McGowan stated that the Village did not receive any support or opposition from the public.

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 request to increase the maximum allowable fence height from six feet to eight feet along the rear lot line at 325 Lincoln Avenue 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.

RESULT:	ACCEPTED
AYES:	Novack, Kaplan, Ruderman, Kuppersmith
NAYS:	Satter
ABSENT:	Elsasser

5. ADJOURN

Chairman Novack asked if there was any further public comment. Hearing none, the meeting was adjourned at 7:35 p.m.

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
Phone: (847) 835-4111 | E-mail: permits@villageofglencoe.org



Madison Ave

Lake St

Harbor St

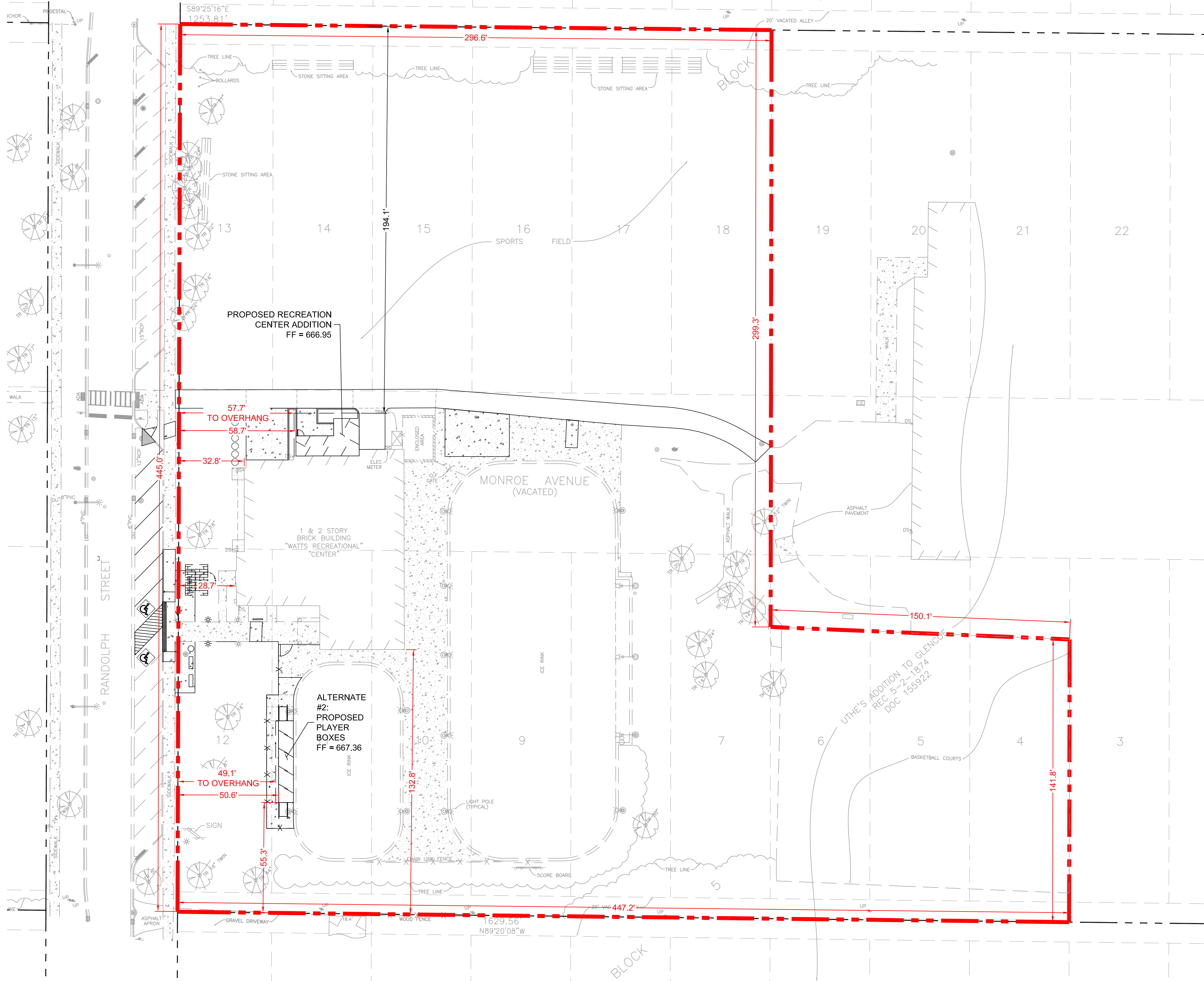
Randolph St

Monroe Ave

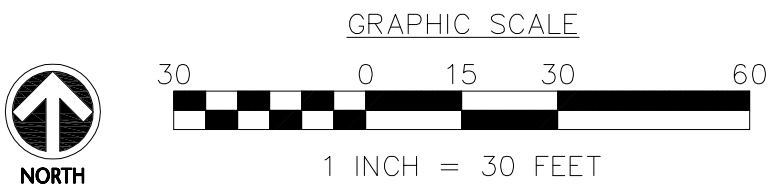
Linden Ave

Jackson Ave

Lake St



ZONING LOT	
ZONING DISTRICT: R-B	
ZONING LOT AREA	3.53 ACRES
SETBACKS	
PROPOSED STRUCTURE	58.7' (57.7' TO OVERHANG)
ACCESSORY STRUCTURE	50.6' (49.1' TO OVERHANG)



Wight & Company
wightco.com
2500 North Frontage Road
Darien, IL 60561
P 630.969.7000
F 630.969.7979

1	100% DD	01-26-22
REV	DESCRIPTION	DATE

GLENCOE PARK DISTRICT - WATTS RECREATION CENTER

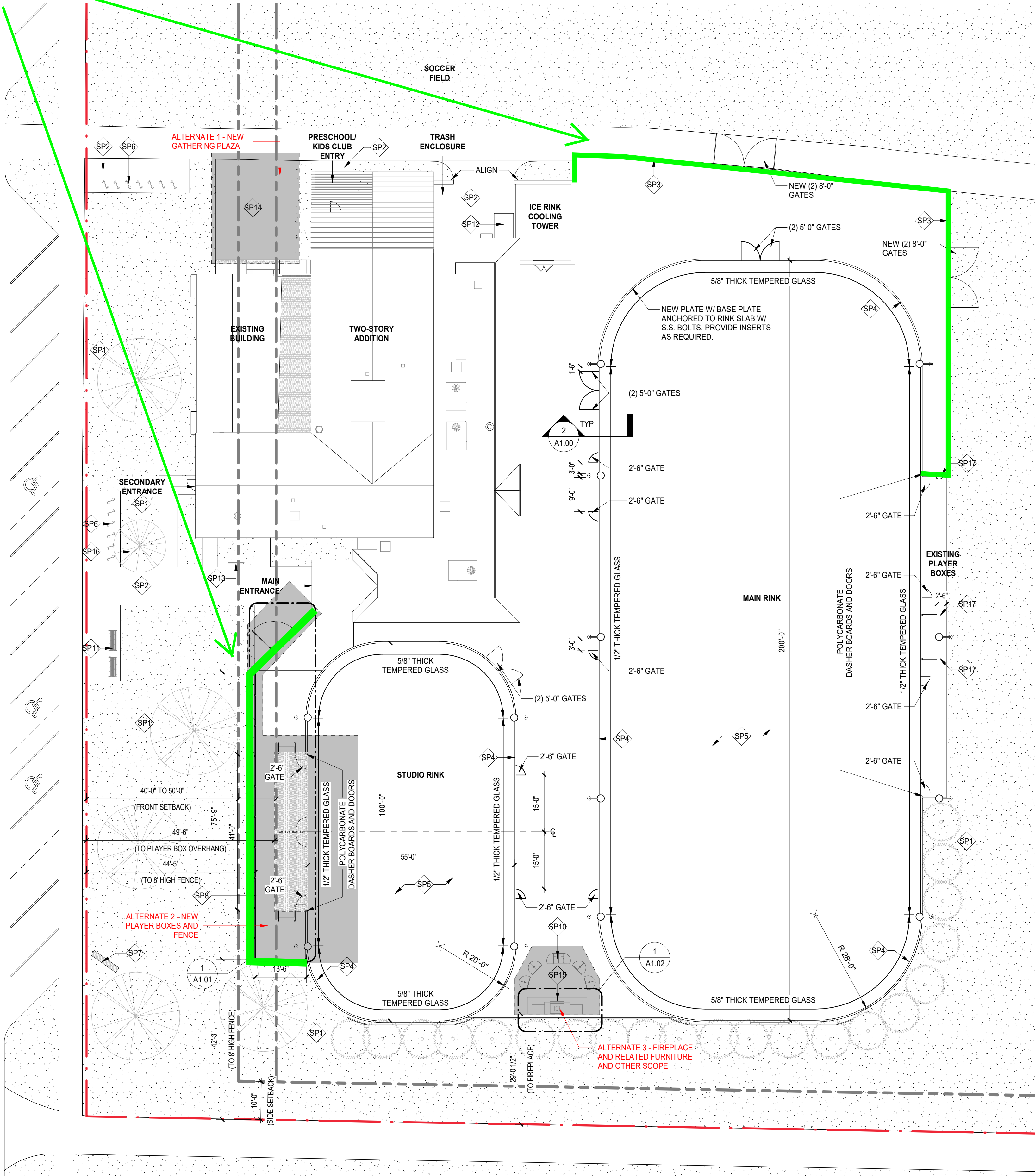
305 RANDOLPH ST
GLENCOE, IL 60022

PROPOSED SITE ZONING LOT

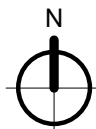
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210176
Drawn By:
NKH
Sheet:

5/25/2022 11:19:43 AM
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New fence



1 SITE PLAN
SCALE: 1/16" = 1'-0"

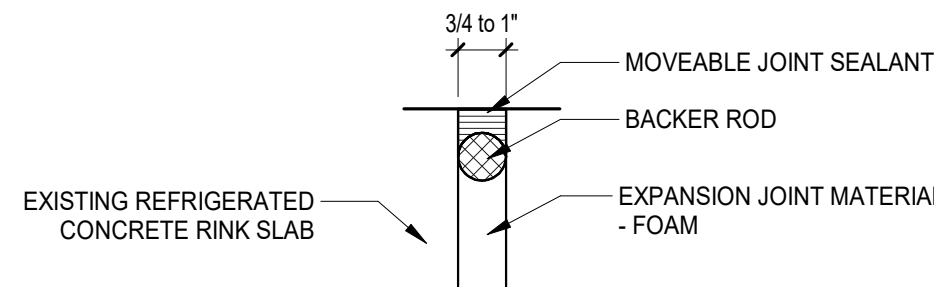


GENERAL NOTES

1. ALL EXISTING CURB TO REMAIN UNLESS OTHERWISE SPECIFIED. ANY CURB DAMAGED DURING DEMOLITION SHALL BE REPLACED IN KIND.
2. ALL DISTURBED AREAS ON-SITE AND IN THE RIGHT-OF-WAY SHALL BE RESTORED TO EXISTING CONDITION. ALL ITEMS DISTURBED SHALL BE REPLACED INCLUDING ALL LANDSCAPING, CURB, SIDEWALK, PAVEMENT, ETC.
3. CONTRACTOR TO PROTECT ALL EXISTING UTILITIES DURING DEMOLITION & CONSTRUCTION ACTIVITIES UNLESS OTHERWISE SPECIFIED.
4. ALL EXISTING SIGNS & LIGHT POLES TO REMAIN AND BE PROTECTED UNLESS OTHERWISE SPECIFIED.
5. ANY UTILITY ADJUSTMENTS, CONFLICTS, RELOCATIONS, ETC. REQUIRED SHALL BE COORDINATED WITH ENGINEER AND UTILITY OWNER/PROVIDER.
6. ALL EXISTING TREES TO REMAIN AND TO BE PROTECTED UNLESS OTHERWISE SPECIFIED.

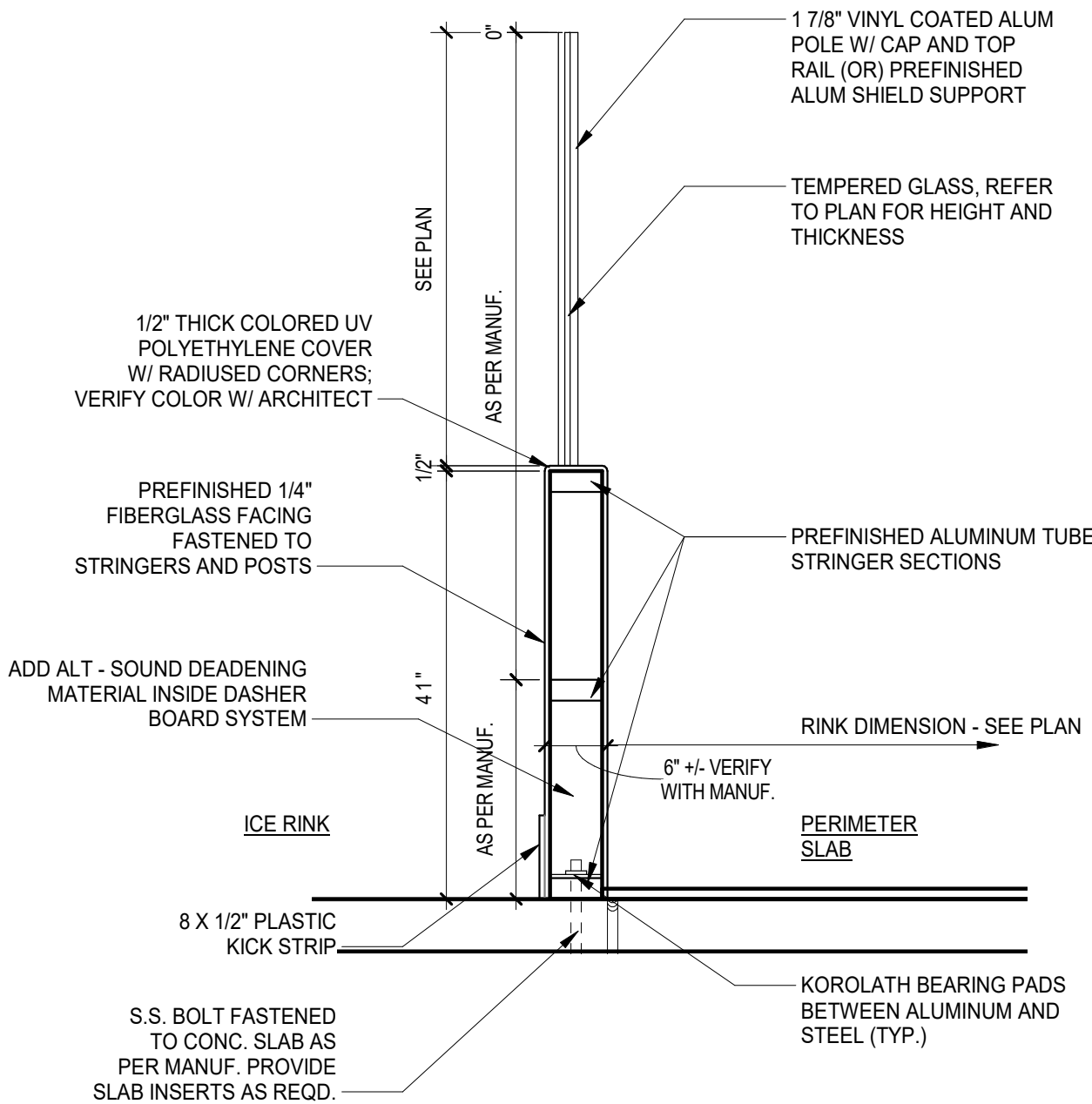
SITE PLAN KEY NOTES

- | # | NOTE |
|------|--|
| SP1 | EXISTING TREES AND LANDSCAPING TO REMAIN; REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION |
| SP2 | PROVIDE NEW CONCRETE PAD/PAVERS; REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION |
| SP3 | PROVIDE NEW 8' HIGH ALUMINUM FENCE; REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION |
| SP4 | PROVIDE NEW DASHER BOARDS WITH 6' HIGH TEMPERED GLASS ABOVE; ADD ALT - SOUND DEADENING MATERIAL INSIDE DASHER BOARDS; REFER TO PROJECT MANUAL FOR ADDITIONAL INFORMATION |
| SP5 | EXISTING CONCRETE ICE RINK SLAB TO REMAIN |
| SP6 | PROVIDE NEW BIKE RACK; REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION |
| SP7 | EXISTING SIGNAGE BOARD, LIGHTING AND LANDSCAPING TO REMAIN; REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION |
| SP8 | ALTERNATE- PROVIDE NEW PLAYER BOXES; EASI-SET PRECAST REINFORCED CONCRETE DUGOUT MODEL 0741 OR APPROVED SIMILAR; PLAYER BOX INCLUDING WALLS, SLAB, ROOF, RAILINGS, BENCH AND LIGHTING TO BE A PRE-ENGINEERED STRUCTURE; INSTALL OVER LEVEL BED OF 4-6" LAYER OF CRUSHED STONE PER MANUF. RECOMMENDATION; E-HPL-G1 FINISH TO BE APPLIED BY CONTRACTOR AFTER INSTALLATION OF DUGOUT; REFER TO ARCHITECTURAL DRAWINGS FOR FINISHES AND HEIGHTS; REFER TO CIVILLANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION |
| SP10 | ALTERNATE- PROVIDE NEW OUTDOOR FURNITURE; REFER TO LANDSCAPE/CIVIL DRAWINGS FOR ADDITIONAL INFORMATION |
| SP11 | PROVIDE NEW BENCHES WITH UPDATED DONOR PLAQUES; REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION |
| SP12 | EXISTING TRANSFORMER TO REMAIN |
| SP13 | RELOCATE EXISTING SURFACE MOUNTED SIGNAGE BOARD INTO LANDSCAPE BED; REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR FOOTING REQUIREMENTS AND ADDITIONAL INFORMATION |
| SP14 | ALTERNATE- PROVIDE NEW GATHERING PLAZA- NEW CONCRETE PAD/PAVERS, LANDSCAPING AND FURNITURE; REFER TO CIVIL ADDITIONAL FOR MORE INFORMATION |
| SP15 | ALTERNATE- PROVIDE NEW OUTDOOR PROPANE FIREPLACE WITH OPTION TO USE WOOD LOGS; OUTDOOR LIFESTYLES 42" MONTANA OUTDOOR FIREPLACE WITH GAS LINE FOR PROPANE TANK ATTACHEMENT, STANDARD MESH SCREEN AND HERRINGBONE INTERIOR STYLE; ADDED FEATURE: OUTDOOR FIRESIDE REALWOOD GAS LOG; REFER TO CIVIL/LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION |
| SP16 | PROVIDE NEW LANDSCAPING IN THIS AREA- NEW TREE AND OTHER ELEMENTS; REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION |
| SP17 | PROVIDE NEW 26" WIDE OPENING IN EXISTING PLAYER BOX WALL |



NOTE: MOVEABLE JOINT SEALANT SHALL BE SONNEBORN SL2 SELF LEVELING & SLOPE GRADE SEALANT FOR HORIZONTAL JOINTS TWO PART COMPONENT ELASTOMERIC CHEMICAL CURE POLYURETHENE.

3 TYPICAL DASHER BOARD EXPANSION JOINT
SCALE: 3" = 1'-0"



2 TYPICAL DASHER BOARD SECTION
SCALE: 3/4" = 1'-0"



Wight

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wightco.com
2500 North Frontage Road
Darien, IL 60561
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F 630.969.7979

A1	ADDENDUM 1	04/29/2022
	ISSUE FOR BID	04/01/2022
	ISSUE FOR PERMIT	03/11/2022
	50% CONSTRUCTION DOCUMENTS	03/04/2022
	100% DESIGN DEVELOPMENT	01/31/2022
REV	DESCRIPTION	DATE

WATTS RECREATION CENTER ADDITION & RENOVATION

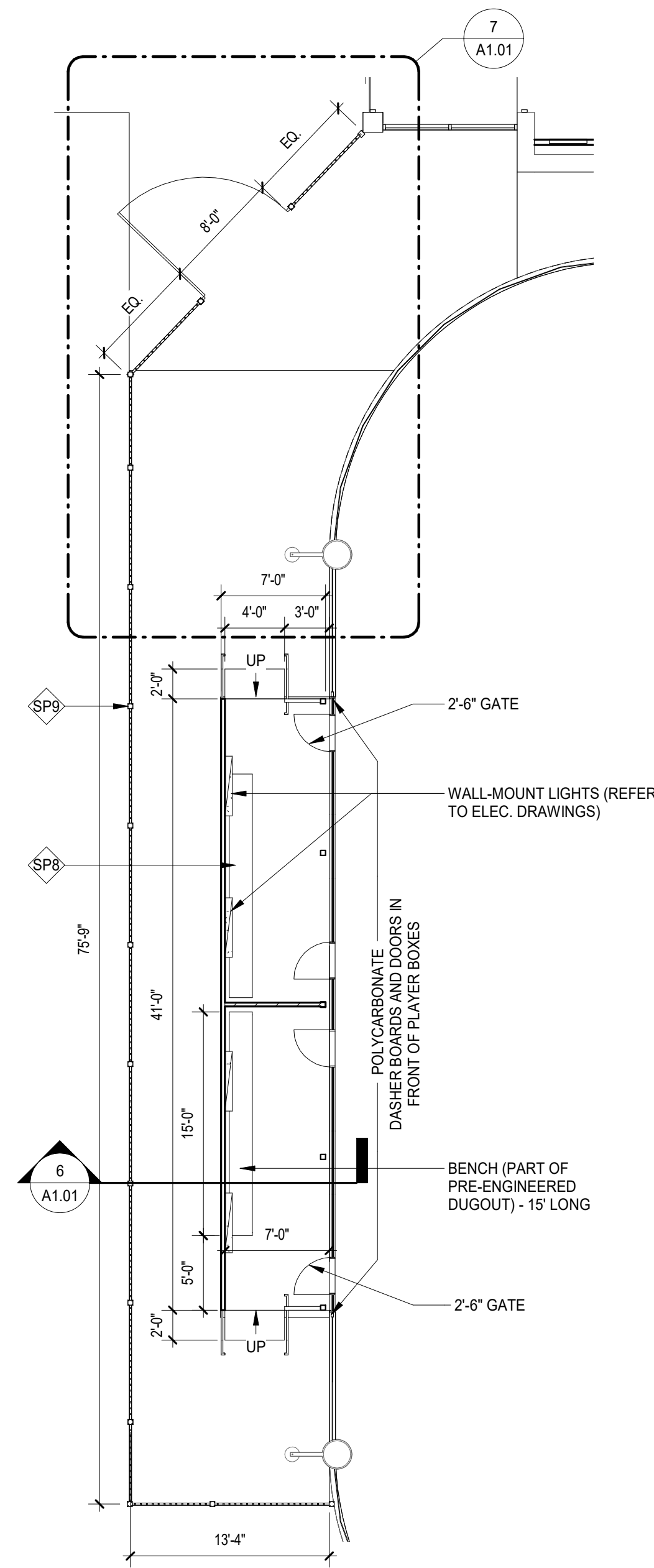
305 RANDOLPH STREET
GLENCOE, ILLINOIS, 60022

ARCHITECTURAL SITE PLAN

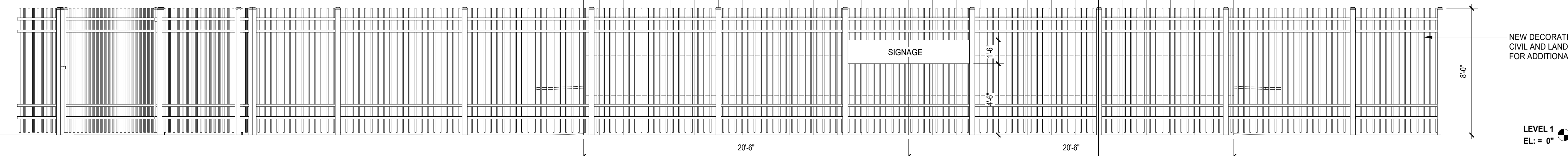
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Drawn By:
AK/ST
Sheet:

A1.00

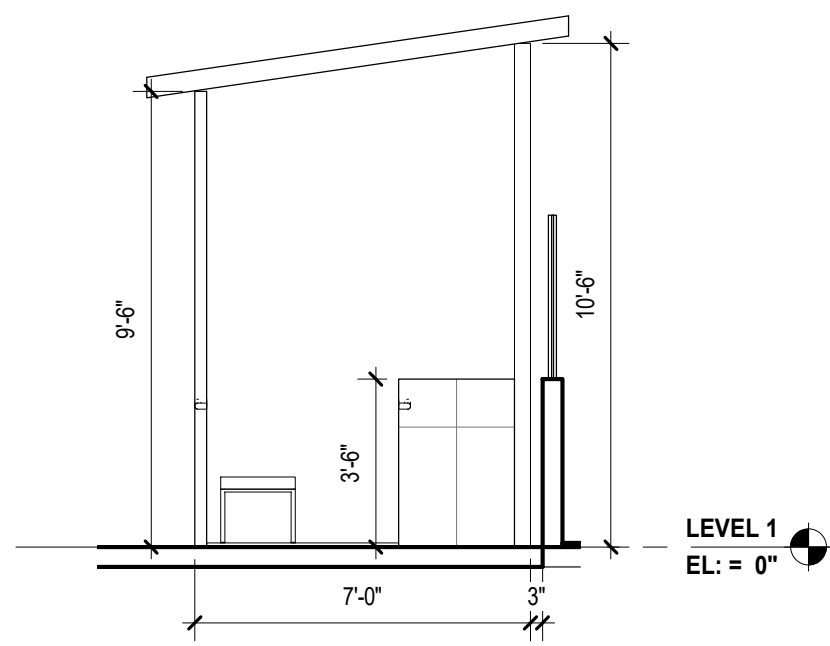
5/25/2022 11:08:02 AM
C:\Users\stakey\Documents\210176_Watts Ice Facility Renovation_ARCH_2021_stakey\CKCJT.rvt
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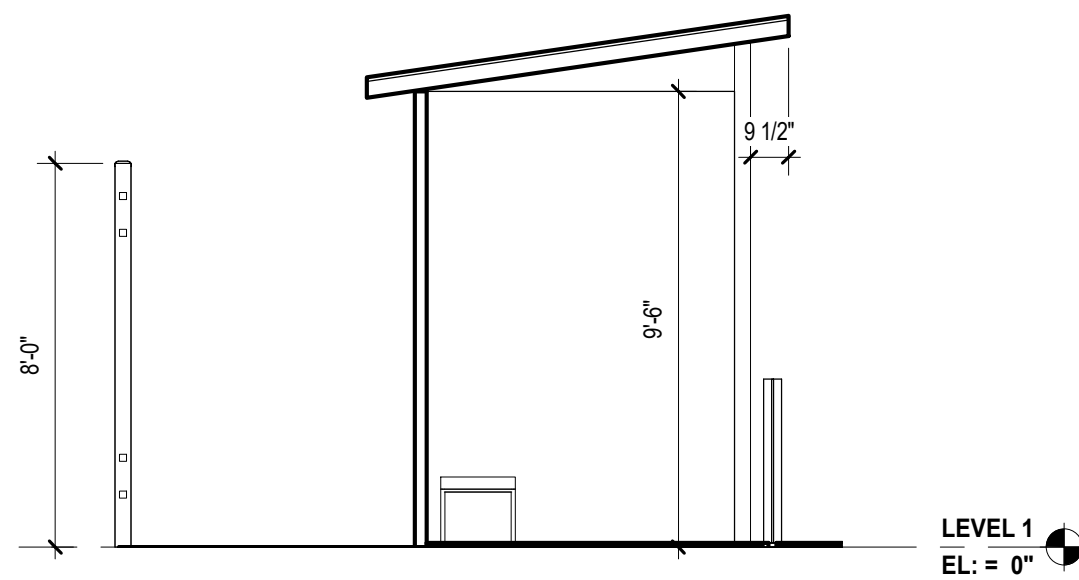
1 ENLARGED PLAN - FENCE
SCALE: 1/8" = 1'-0"



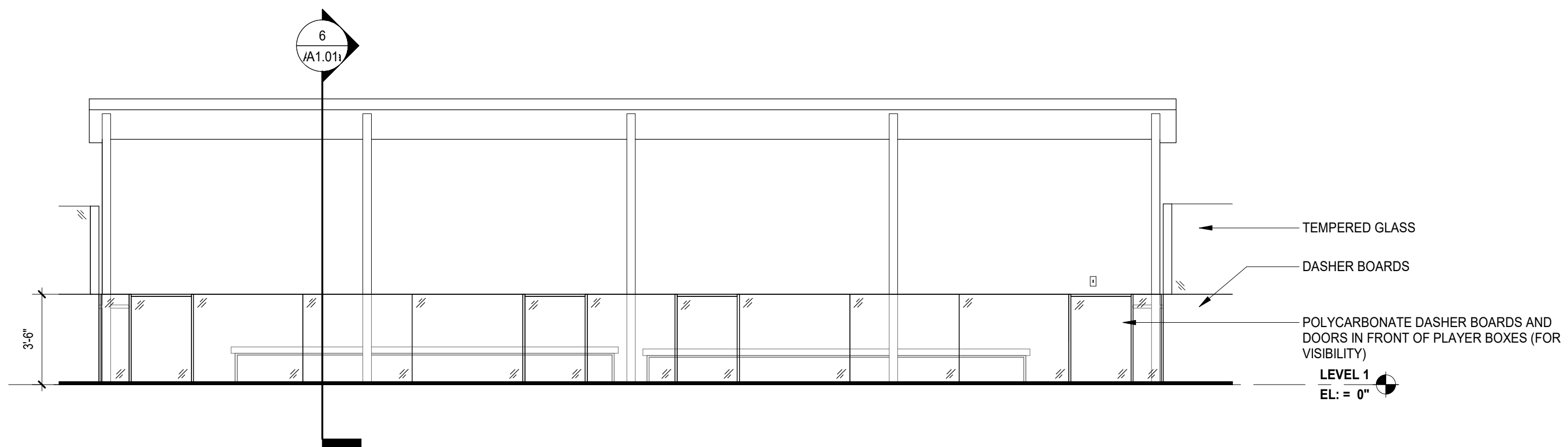
2 FENCE - WEST ELEVATION
SCALE: 1/4" = 1'-0"



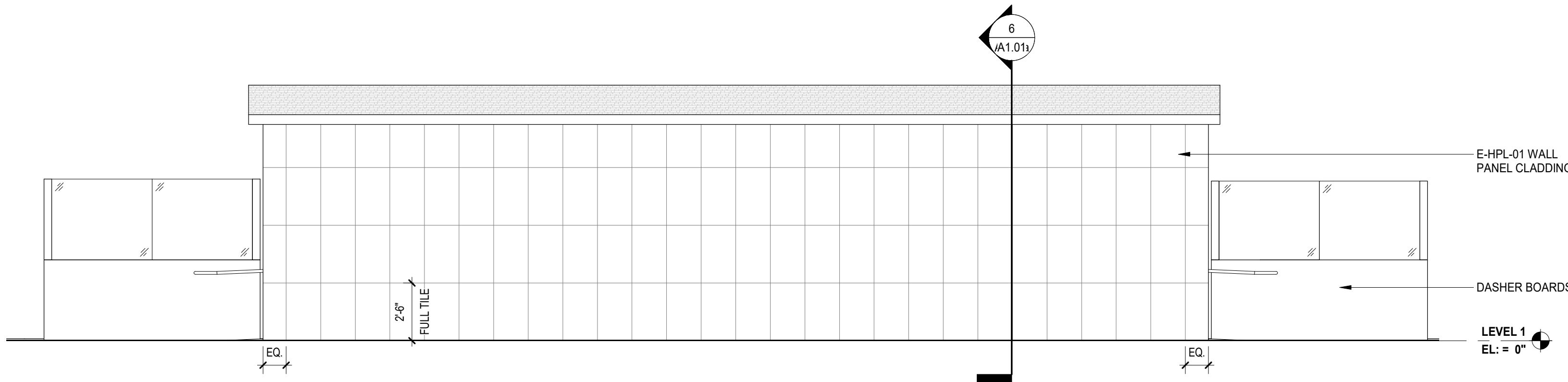
5 PLAYER BOXES - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



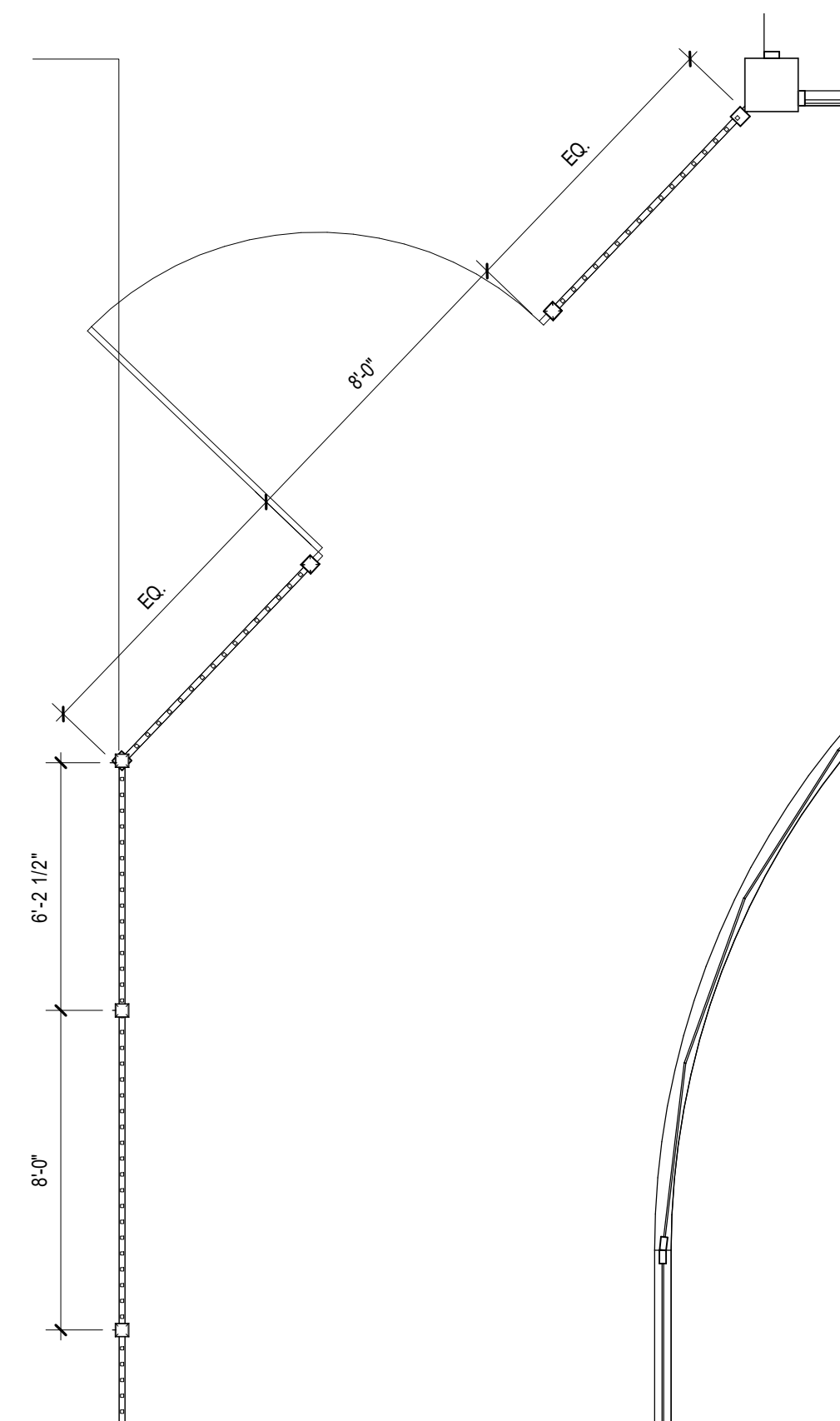
6 PLAYER BOXES - EAST-WEST SECTION Copy 1
SCALE: 1/4" = 1'-0"



4 PLAYER BOXES - EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 PLAYER BOXES - WEST ELEVATION
SCALE: 1/4" = 1'-0"



7 ENLARGED PLAN - FENCE PLAN DETAIL
SCALE: 1/4" = 1'-0"

NEW DECORATIVE FENCE; REFER TO CIVIL AND LANDSCAPING DRAWINGS FOR ADDITIONAL INFORMATION

LEVEL 1
EL: = 0'

GENERAL NOTES

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3. CONTRACTOR TO PROTECT ALL EXISTING UTILITIES DURING DEMOLITION & CONSTRUCTION ACTIVITIES UNLESS OTHERWISE SPECIFIED.
4. ALL EXISTING SIGNS & LIGHT POLES TO REMAIN AND BE PROTECTED UNLESS OTHERWISE SPECIFIED.
5. ANY UTILITY ADJUSTMENTS, CONFLICTS, RELOCATIONS, ETC. REQUIRED SHALL BE COORDINATED WITH ENGINEER AND UTILITY OWNER/PROVIDER.
6. ALL EXISTING TREES TO REMAIN AND TO BE PROTECTED UNLESS OTHERWISE SPECIFIED.

SITE PLAN KEY NOTES

- | # | NOTES |
|-----|---|
| SP8 | ALTERNATE- PROVIDE NEW PLAYER BOXES, EASI-SET PRECAST REINFORCED CONCRETE DUGOUT MODEL 0741 OR APPROVED SIMILAR; PLAYER BOX INCLUDING WALLS, SLAB, ROOF, RAILINGS, BENCH AND LIGHTING TO BE A PRE-ENGINEERED STRUCTURE; INSTALL OVER LEVEL BED OF 4-8" LAYER OF CRUSHED STONE PER MANUF. RECOMMENDATION; E-HPL-01 FINISH TO BE APPLIED BY CONTRACTOR AFTER INSTALLATION OF DUGOUT; REFER TO ARCHITECTURAL DRAWINGS FOR FINISHES AND HEIGHTS; REFER TO CIVIL/LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION |
| SP9 | ALTERNATE- PROVIDE NEW 8' TALL ALUMINUM FENCE AND GATE; AMERISTAR ECHELON FENCE AND GATES BLACK; REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION |



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REV	DESCRIPTION	DATE
A1	ADDENDUM 1	04/29/2022

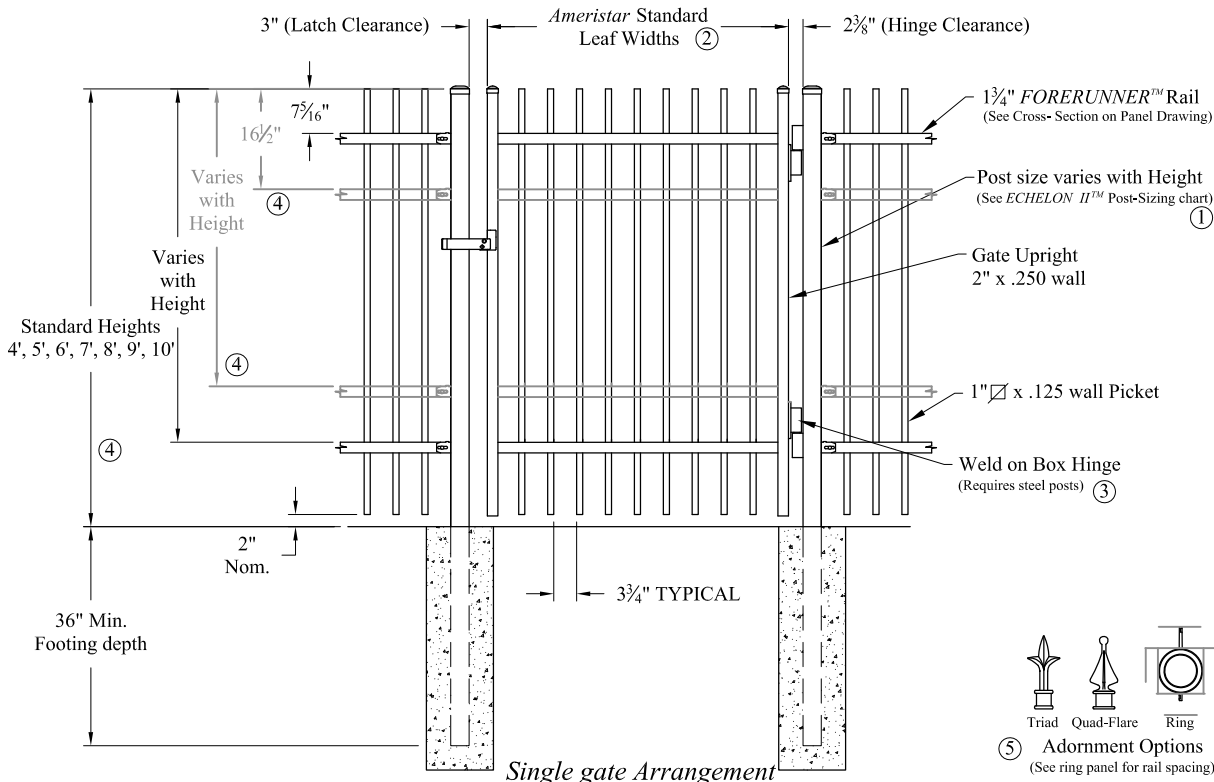
WATTS RECREATION CENTER ADDITION & RENOVATION

305 RANDOLPH STREET
GLENCOE, ILLINOIS, 60022

ENLARGED PLANS & ELEVATIONS - PLAYER BOXES AND FENCE (ALTERNATE 2)

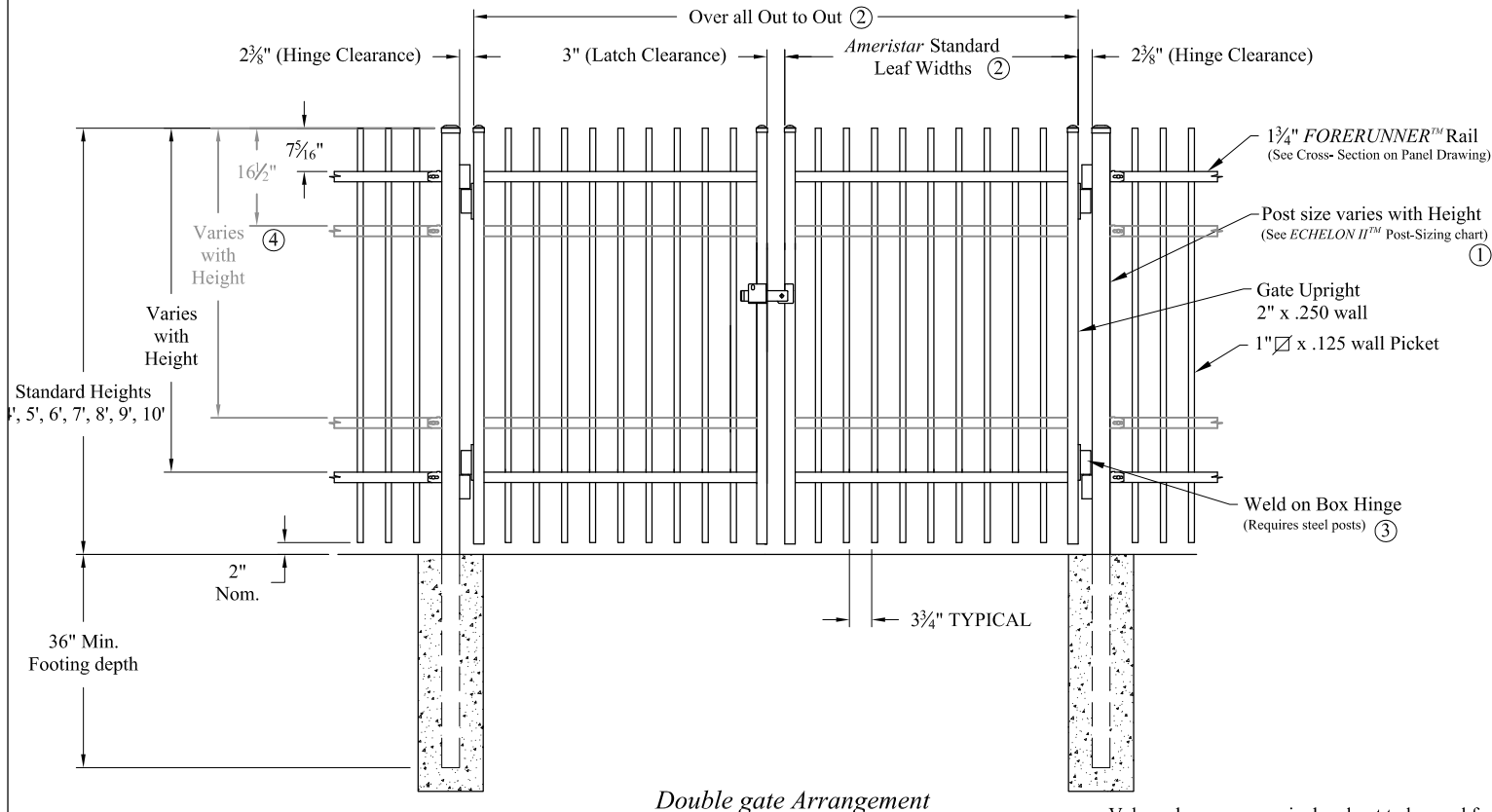
Project Number:
210176
Drawn By:
Author
Sheet:

A1.01



NOTES:

- 1.) Post size depends on fence height, weight and wind loads. See ECHELON II™ post sizing chart.
- 2.) See Ameristar gate table for standard out to outs. Custom gate openings available for special out to out/leaf widths.
- 3.) Additional styles of gate hardware are available on request. This could change the Latch & Hinge Clearance.
- 4.) Third and Fourth rail optional. Some heights noted required a third and/or fourth rail.
- 5.) Post height will change with Adornment installation.



INDUSTRIAL STRENGTH ALUMINUM

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

2AGISOG

Title: ECHELON II GENESIS 2/3/4-RAIL SGL & DBL GATE

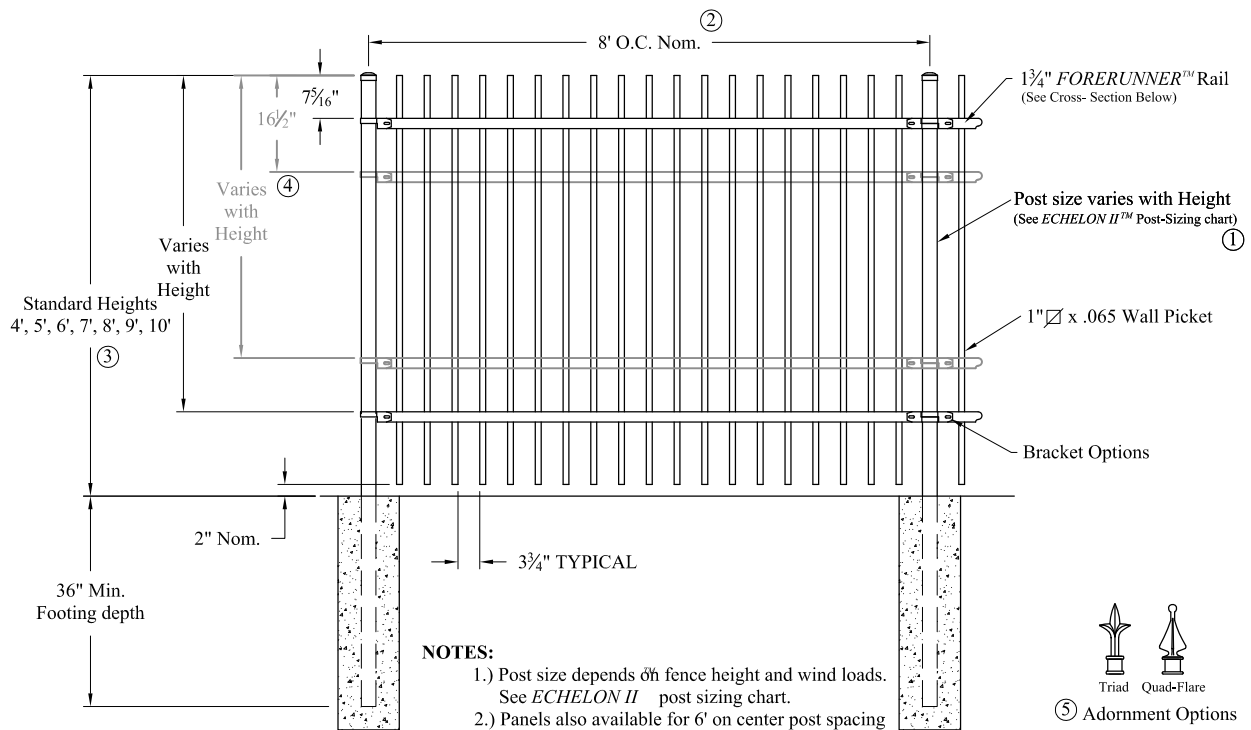
DR: NJB SH . 1 of 1 SCALE: DO NOT SCALE

CK: BS Date 2-07-12 REV: e



AMERISTAR®

1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com



NOTES:

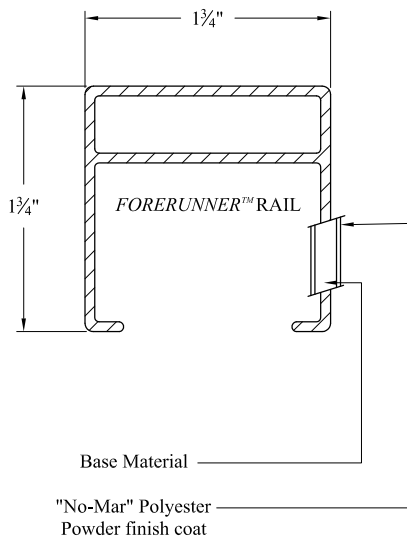
- 1.) Post size depends on fence height and wind loads. See ECHELON II post sizing chart.
- 2.) Panels also available for 6' on center post spacing
- 3.) Additional heights available on request. Some heights noted require a third and/or fourth rail.
- 4.) Third & Fourth rail optional.
- 5.) Post Height will change with Adornment installation.

PANEL BRACKET

Specially designed two-point connection ensures fixity of rail ends for increased strength.

INTERNAL RETAINING ROD

Variable pitch connection system for ease of installation, high angle bias ability and elimination of unsightly external fasteners.



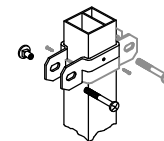
INTERIOR GUIDE CHANNEL
Channel forms lower limit of raceway for retaining rod and allows for high angle bias ability.

FORERUNNER™ RAIL
"U"-Channel specially formed high strength architectural shape.

REINFORCED POST

Internal rib increases against wind loading as well as other horizontally applied forces (Only on 2 1/2" aluminum posts).

OPTIONAL WRAP AROUND BRACKET



Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

INDUSTRIAL STRENGTH ALUMINUM

Title: ECHELON II GENESIS 2/3/4-RAIL

DR: NJB SH: 1 of 1 SCALE: DO NOT SCALE

CK: BS Date: 2-07-12 REV: f



AMERISTAR®

1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com

PROPOSED
FENCE AND FIREPLACE AERIAL VIEW

