



VILLAGE OF GLENCOE

675 Village Court, Glencoe, Illinois 60022
p: (847) 835-4114 | info@villageofglencoe.org | Follow Us: @VGlencoe

www.villageofglencoe.org

Virtual Meeting Information

As the Village of Glencoe and its partner agencies continue to follow social distancing requirements and Governor Pritzker's *Restore Illinois* Plan, the May 3, 2021 Zoning Board of Appeals meeting will be held virtually via telephone and video conference (individuals may participate either by telephone or by video conference). Individuals may call the following to participate in the meeting:

By Telephone:

Phone Number: (312) 626-6799

Webinar ID: 959 0684 5370

By Zoom Video Conference:

Zoom video conference link: [Click here](#)

Video conference participants using a computer will be prompted to install the Zoom client; participants using smart phones or tablets must download the Zoom app from their app store.

Public Comment Submittal Options

Option 1: Submit Comments by E-Mail Prior to Meeting

Public comments can be submitted in advance of the meeting by e-mail to glencoemeeting@villageofglencoe.org. Public comments received by 6:30 p.m. or one hour before the start of the Zoning Board of Appeals meeting will be read during the ZBA meeting under Public Comment. Any comments received during the meeting may be read at the end of the meeting.

All e-mails received will be acknowledged. Public comment is limited to 400 words or less. E-mailed public comments should contain the following:

- The Subject Line of the e-mail should include the following text: "May 3rd ZBA Meeting Public Comment"
- Name of person submitting comment (address can be provided, but is not required)
- Organization or agency person is submitting comments on behalf of, if applicable
- Topic or agenda item number of interest, or indicate if the public comment is on a matter not listed on the ZBA meeting agenda

Option 2: Submit Comments by Phone Prior to Meeting

Individuals without access to e-mail may submit their comments through a voice message by calling (847) 461-1100. Verbal public comments will be read aloud during the meeting and will be limited to three minutes.



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

**Virtual Meeting
May 3, 2021
7:30pm**

1. CALL TO ORDER AND ROLL CALL

*Howard Roin, Chair
Sara Elsasser
David Friedman
Alex Kaplan
Scott Novack
John Satter*

2. CONSIDER ADOPTION OF THE APRIL 12, 2021 ZONING BOARD OF APPEALS MEETING MINUTES.

3. CONSIDER A REQUEST FOR A VARIATION TO REDUCE THE REQUIRED SIDE YARD SETBACK AT 360 RANDOLPH AVE.

4. CONSIDER A REQUEST FOR A VARIATION TO INCREASE THE ALLOWABLE GROSS FLOOR AREA AT 472 WOODLAWN AVE.

5. CONSIDER A REQUEST FOR VARIATIONS TO REDUCE THE REQUIRED FRONT YARD SETBACK, INCREASE THE ALLOWABLE GROSS FLOOR AREA, AND ALLOW A PORTION OF A BUILDING TO INTERCEPT THE SETBACK PLANE TO AN EXTENT GREATER THAN ALLOWED BY THE ZONING CODE AT 363 WASHINGTON AVE.

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.

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 Chairman, at 7:30 p.m. on the 1st day of April 12, 2021, held virtually via Zoom web videoconference.

Attendee Name	Title	Status
Village Board		
Howard Roin	ZBA Chairman	Present
Sara Elsasser	Member	Present
David Friedman	Member	Present
Alex Kaplan	Member	Present
Scott Novack	Member	Present
John Satter	Member	Present
Village Staff		
Taylor Baxter	Development Services Manager	Present
Rich McGowan	Planner	Present

2. CONSIDERATION OF MINUTES OF THE FEBRUARY 22, 2021 ZBA MEETING

RESULT:	ACCEPTED
AYES:	Roin, Elsasser, Friedman, Kaplan, Novack, Satter
NAYS:	None
ABSENT:	None

Board Member Alex Kaplan provided a disclaimer that he was technically present at the February 22, 2021 ZBA meeting, however, he was experiencing technical issues with Zoom web videoconference that inadvertently excluded him from voting on the Resolution. He stated that he would have voted to approve the proposed variation.

3. CONSIDER VARIATION REQUEST AT 679 BIRCH ROAD

Taylor Baxter gave a brief overview of the case, stating that the applicants are seeking one variation from the zoning code to allow a chimney to encroach into the required side yard setback for a new single-family residence:

1. Section 3-111(C)(i) – To reduce the required side yard setback from 12 feet to 10.33 feet, a variation of 13.9%.

Mr. Baxter stated that this is the second time the applicants are going through the ZBA process for the proposed home at 679 Birch Road, and that these plans are the same plans that were presented to the ZBA at the November 2, 2020 meeting, and that the previous request was for gross floor area.

Mr. Baxter noted that the Architect for 679 Birch had thought that chimneys could encroach into the required setbacks and that it is not practical to push the chimney further east or on a different side of the proposed home.

PUBLIC COMMENT

Chairman Roin then asked if Village Staff received any comments from the public. Rich McGowan clarified that the Village received questions from the neighbor to the east at 673 Birch Road, but this resident did not state any support or opposition to the proposed variance.

Chairman Roin then opened the discussion up for public comment, and no additional comments were made from the public. Chairman Roin then stated that he believes the Board understands what the applicants are requesting and asked the applicant what he has heard from the neighbors. Mr. Baxter then swore in Mr. Paul Wine, the applicant and homeowner of 679 Birch Road.

Mr. Wine stated he has had open dialogue with the neighbors to the west at 687 Birch Road, the closest residence to the proposed variance. Mr. Wine stated that they are in constant communication with this neighbor and that they are in full support of the requested variance. Chairman Roin then asked the Board Members if they have any questions. No questions were asked.

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 hardship in the way of carrying out the strict letter of Section 3-111(C)(i) of the Glencoe 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.
- 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 the required side yard setback at 679 Birch Road 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 [UNANIMOUS]
AYES:	Roin, Elsasser, Friedman, Kaplan, Novack, Satter
NAYS:	None
ABSENT:	None

4. CONSIDER VARIATION REQUEST AT 252 WALDEN DRIVE

Chairman Roin recused himself from this variation request due to a relationship with the applicants. Mr. Baxter gave a brief overview of the case, stating that the applicants are seeking two variations from the zoning code to build an addition to an existing single-family residence:

- 1. Section 3-111(C)(1) – To reduce the required front yard setback from 41.68 feet to 33.34 feet, a variation of 20%.

2. Section 3-111(E) – To increase the allowable gross floor area from 4,171.78 to 4,425.94 square feet, a variation of 6.1%.

Mr. Baxter then briefly explained how the front yard setback is determined and how it affects this lot with a unique pie shape. Mr. Baxter then swore in those who would be speaking for this portion of the meeting.

Kate Roin, the homeowner of 252 Walden Drive, then proceeded with a PowerPoint presentation to provide visual examples of the proposed addition, neighbor perspectives, architectural character, landscape screening, and the unique lot configuration that has led to these variance requests. Ms. Roin stated that this unique lot shape had previously led her and her husband, Michael Friedman, to request a variance in 2019 for a storage shed in the rear yard. Ms. Roin continued, stating that they have spoken with their neighbors and the neighbors are in favor of the proposed variances. Ms. Roin concluded that the Village's Floor Area Ratio regulations changed after this home was built, and that the addition will essentially be invisible from the public eye due to landscape screening and proposed location on the property.

Temporary Chairman David Friedman thanked the applicants and asked if there were any questions from the other Board Members. No questions were asked.

PUBLIC COMMENT

Temporary Chairman David Friedman then asked if there were any public comments. No public comments were made.

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 hardship in the way of carrying out the strict letter of Sections 3-111(C) and 3-111(E) of the Glencoe 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.
 - 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 the required front yard setback and increase the maximum allowable gross floor area at 252 Walden Drive 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 [UNANIMOUS]
AYES:	Elsasser, Friedman, Kaplan, Novack, Satter
NAYS:	None
ABSENT:	None
RECUSED:	Roin

5. CONSIDER VARIATION REQUEST AT 485 JEFFERSON AVENUE

Chairman Roin then proceeded to re-join the meeting after recusing himself from the previous case. Mr. McGowan gave a brief overview of the case, stating that the applicants are seeking one variation from the zoning code to allow for two air conditioning units to encroach into the required side yard setback for a single-family residence currently under construction:

1. Section 3-111(C) – To reduce the required side yard setback from 10 feet to 8 feet, a variation of 20%.

Mr. McGowan proceeded, stating that the only comment the Village received was from the neighbors Susan and Fabio Sorano of 481 Jefferson Avenue, who wrote:

"We have spoken directly with Maggie and Phillip Gerber and are in agreement of the new proposed location of the A.C. units. The new location will be directly across from our A.C. units and in the most desired location to prevent noise to our bedroom. We are in agreement of the proposed variation request."

Mr. Baxter then swore in Phillip Gerber, the homeowner of 485 Jefferson Avenue. Mr. Gerber clarified that other locations on the property for the air conditioning units are much more expensive and less energy efficient. Mr. Gerber added that the original proposed location would have caused more of a disturbance to the neighbors, and that he has spoken with the neighbors at 481 Jefferson Avenue who are in favor of the proposed variance.

PUBLIC COMMENT

Chairman Howard Roin then asked if there were any public comments. No additional public comments were made.

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 hardship in the way of carrying out the strict letter of Section 3-111(C) of the Glencoe 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.
 - 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 the required side yard setback at 485 Jefferson 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 [UNANIMOUS]
AYES:	Roin, Elsasser, Friedman, Kaplan, Novack, Satter
NAYS:	None
ABSENT:	None

6. ADJOURN

The meeting was adjourned at 8:15 p.m.



VILLAGE OF GLENCOE MEMORANDUM

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Zoning Board of Appeals Memorandum

DATE: April 23, 2021

TO: Zoning Board of Appeals

FROM: Taylor Baxter, AICP, Development Services Manager
Rich McGowan, Planner

SUBJECT: Consideration of a variation to allow a second-floor addition to an existing single-family residence to encroach into the required corner side yard setback at 360 Randolph Street

Background: The applicant is requesting one variation from the Zoning Code to allow a second-story addition to an existing single-family residence to encroach into the corner side yard setback. The property is in the RC Zoning District.

The requested variation is from the following standard in the Zoning Code:

1. *Section 3-111(C)(2)(a)(ii) – To reduce the required corner side yard setback from 15 feet to 12.33 feet, a variation of 17.9%*

Variation	Existing	Required/Allowed	Proposed	Variation %	Max. Allowable Variation %
Corner side setback	11.33 ft	15 ft	12.33 ft	17.9%	20%

Analysis: The Zoning Code includes the following standards for the consideration of variation requests:

- 1.) *General Standard. No variation shall be granted pursuant to this Section unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this subsection.*

The applicants have stated the width of the lot and the location of the existing house create a practical difficulty in that if the corner side setback requirement is met the second-floor addition would be shifted toward the interior side property line, resulting in a house that is less attractive and less functional.

- 2.) *Unique Physical Condition. The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.*

The 8,440.29-square-foot lot does not meet the 10,000-square-foot minimum lot size in the RC district. Likewise, the lot's 46.30-foot width does not meet the minimum 60-foot width requirement for the district. The existing house does not meet the 15-foot corner side setback requirement.

- 3.) *Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner, or of the owner's predecessors in title and known to the owner prior to acquisition of the subject property, and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this Code, for which no compensation was paid.*

The nonconforming size and width of the lot and placement of the existing house are not the result of any action by the property owner.

- 4.) *Not Merely Special Condition. The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the use of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.*

The purpose of the variation request is not based exclusively on a desire to make more money from the property. The nonconformities on the property present a hardship related to setback requirements.

- 5.) *Code and Plan Purposes. The variation would not result in a use or development of the subject property that would be not in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted.*

The proposed encroachment would not result in a development likely to be significantly out of harmony with the purpose of the code. The proposed variation would allow an addition that would encroach approximately one foot less into the required setback than the existing house.

- 6.) *Essential Character of the Area. The variation would not result in a use or development on the subject property that:*
- (a) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or*
 - (b) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or*
 - (c) Would substantially increase congestion in the public streets due to traffic or parking; or*
 - (d) Would unduly increase the danger of flood or fire; or*
 - (e) Would unduly tax public utilities and facilities in the area; or*

(f) Would endanger the public health or safety.

The proposed variation would not be detrimental to the essential character of the area. Instead, it would allow an addition that would likely be more aesthetically pleasing and have less impact on neighboring property than what would be allowed without a variation.

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 requests of be accepted or denied.

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

Move to accept/deny the request for a variation to reduce the required corner side setback for a second-story addition to an existing residence at 360 Randolph Street.



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: 360 RANDOLPH, GLENCOE

Applicant name: _____ Applicant phone: _____

Applicant email: _____

Owner name (if different from applicant): _____

Owner phone: _____ Owner email: _____

Brief description of project:

INTERIOR RENOVATION
SECOND FLOOR ADDITION

Variation request(s):

EAST (RANDOLPH STREET)
SETBACK DECREASE



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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.

THE PROPOSED VARIATION WILL DECREASE THE REQUIRED DISTANCE FROM THE EAST WALL OF THE SECOND FLOOR ADDITION TO THE RANDOLPH STREET PROPERTY LINE. THE EXISTING PART OF THE BUILDING IS ALREADY CLOSER TO THE PROPERTY LINE THAN REQUIRED. THE VARIATION WILL NOT BE DETRIMENTAL TO PROPERTY ACROSS THE STREET.

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?

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.



VILLAGE OF GLENCOE

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Section D: Acknowledgement and Signature

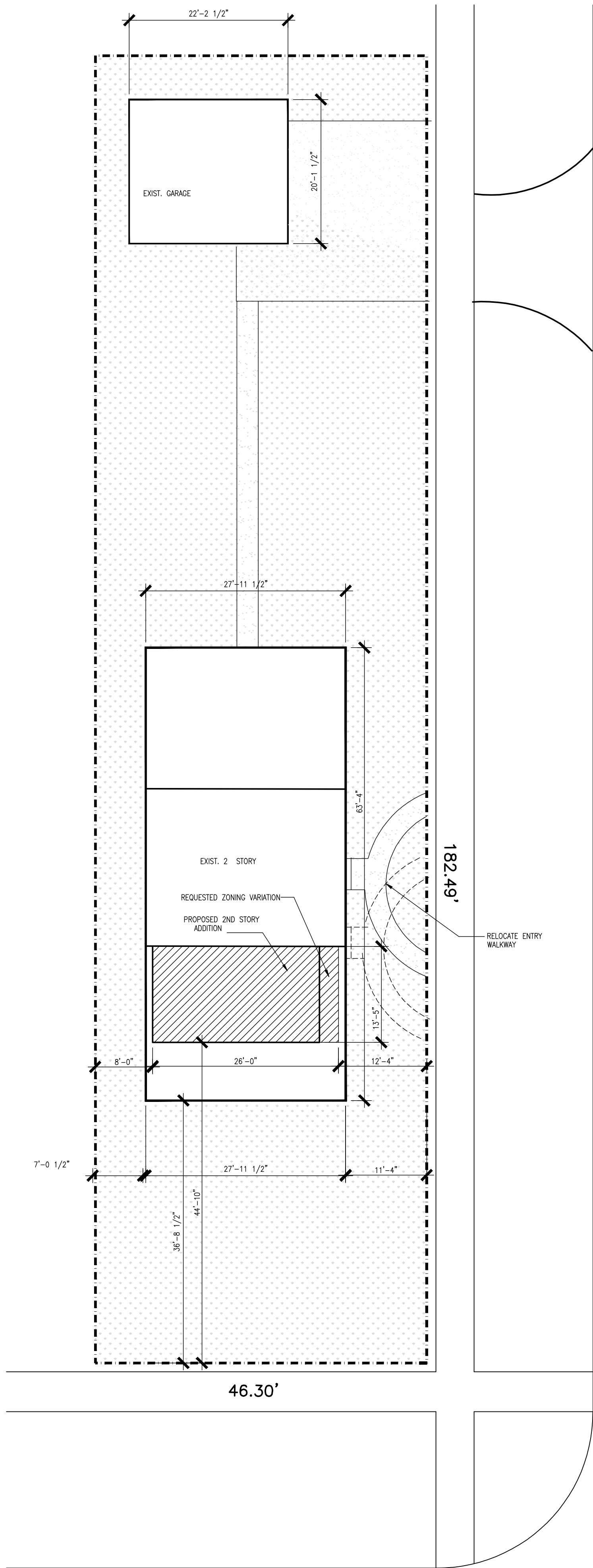
☒ I hereby acknowledge that all information provided in this application is true and correct.

VICTOR MEUNIKOV
[Signature]
Applicant's signature

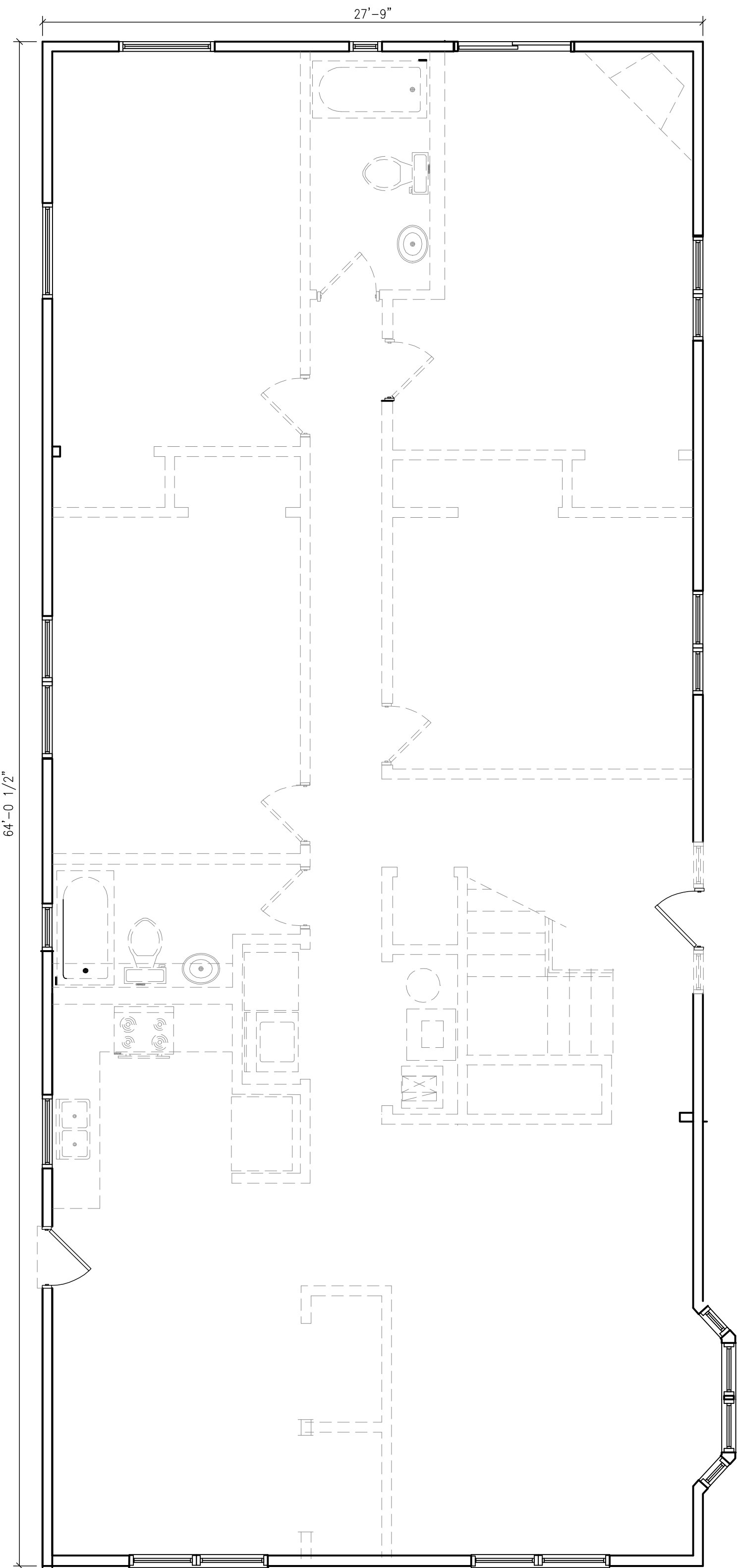
02/13/2021
01/29/2021
Date

Owner's signature (if different than applicant)

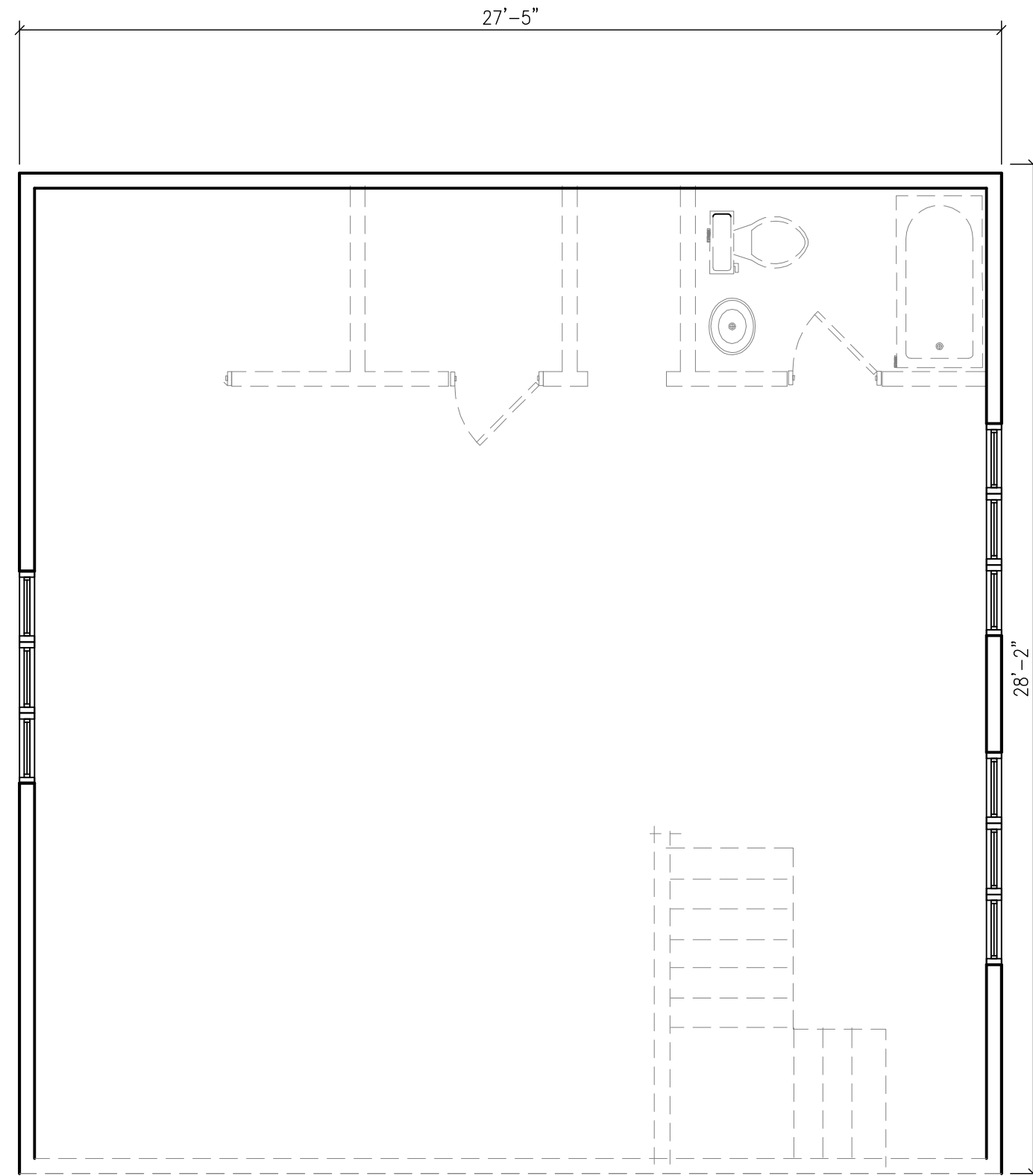
Date



1 SITE PLAN
A-1
SCALE: 3/32"=1'-0"



2 1ST FLOOR DEMOLITION PLAN
A-1
SCALE: 1/4"=1'-0"



--- EXISTING WALLS/PARTITIONS
TO REMOVE
= EXISTING WALLS/PARTITIONS
TO REMAIN

3 2ND FLOOR DEMOLITION PLAN
A-1
SCALE: 1/4"=1'-0"

CODE ENFORCENENT JURISDICTION :
VILLAGE OF GLENCOE

2015 INTERNATIONAL RESIDENTIAL CODE
2014 NEC
2014 ILLINOIS STATE PLUMBING CODE
2015 INTERNATIONAL FUEL GAS CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 FIRE CODE (IFC)
2015 NFPA 101 LIFE SAFETY CODE.
2015 INTERNATIONAL ENERGY CONSERVATION CODE.
2015LSC LIFE SAFETY CODE.
W/ VILLAGE AMENDMENTS

ZONING DATA

LOT SIZE		8449.3 S.F..
EXISTING	ALLOWED	PROPOSED
EXIST. 2 STORY HOUSE :		
1ST FLOOR 1771 S.F.		
2ND FLOOR 615 S.F.		615+323 S.F..
TOTAL	2382 S.F.	
EXIST. GARAGE	448 S.F..	
TOAL EXIST GROUND COVERAGE	2830 S.F.	8449.3X.35=3957.2 S.F.
EXIST. GROSS FLOOR AREA	2382 S.F.	1771 S.F.
		2709 S.F.
SETBACKS		
EXISTING	ALLOWED	PROPOSED
FRONT 36'-8 1/2"		44'-10"
REAR 82'-5 1/2"		82'-5 1/2"
SIDES 7'-0 1/2" 11'-3"		8'-0 1/2" MIN 12'-3"

INDEX OF DRAWINGS

A1 SITE PLAN. DEMOLITION PLANS.

A2 FLOOR PLANS. DETAILS

A3 BUILDING ELEVATIONS.
WALL SECTION.

A4 ROOF FRAMING PLAN

EP PLUMBING DIAGRAMS. PLUMBING NOTES.
ELECTRICAL PLANS. ELECTRICAL NOTES.

STUDIO
DOM
ARCHITECTS
910 OAKTON #1
EVANSTON, IL 60202
PH: 224 622 3340

HOUSE ADDITION, INTERIOR RENOVATION
360 RANDOLPH, GLENCOE, IL
SITE PLAN, DEMOLITION PLANS
WINDOW/DOOR SCHEDULE,
LIGHT/VENT SCHEDULE.

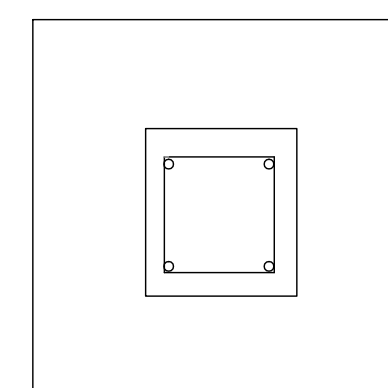
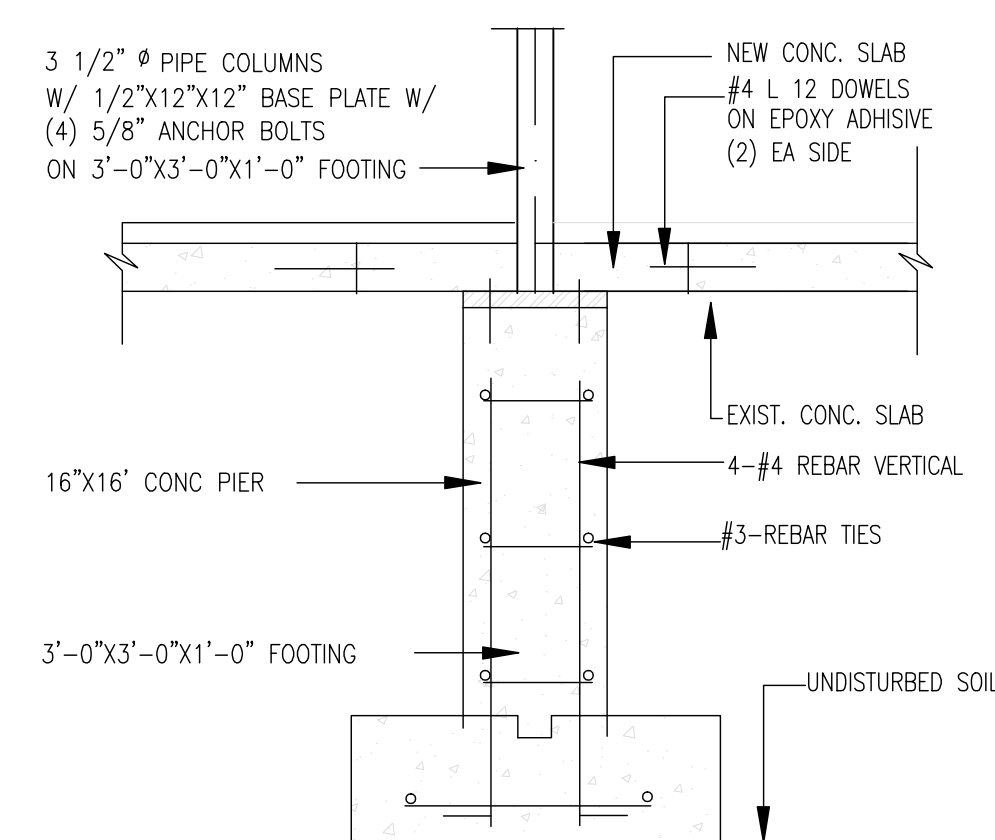
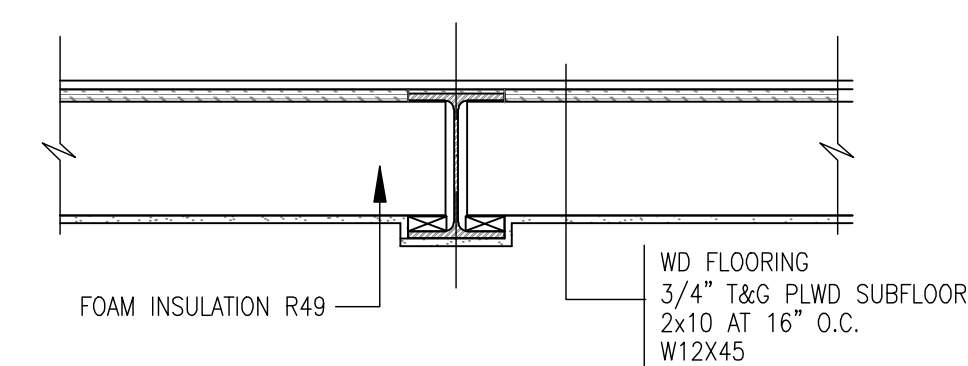
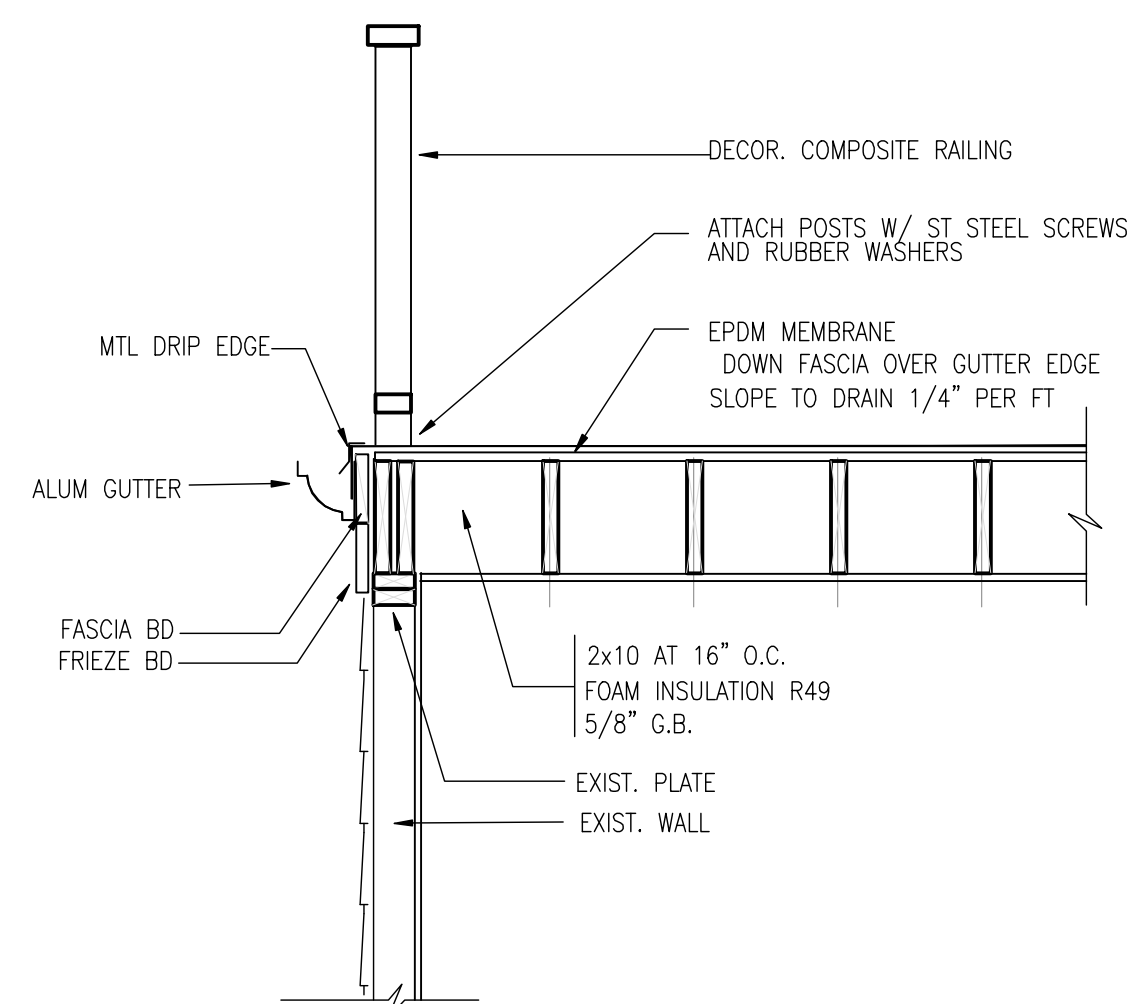
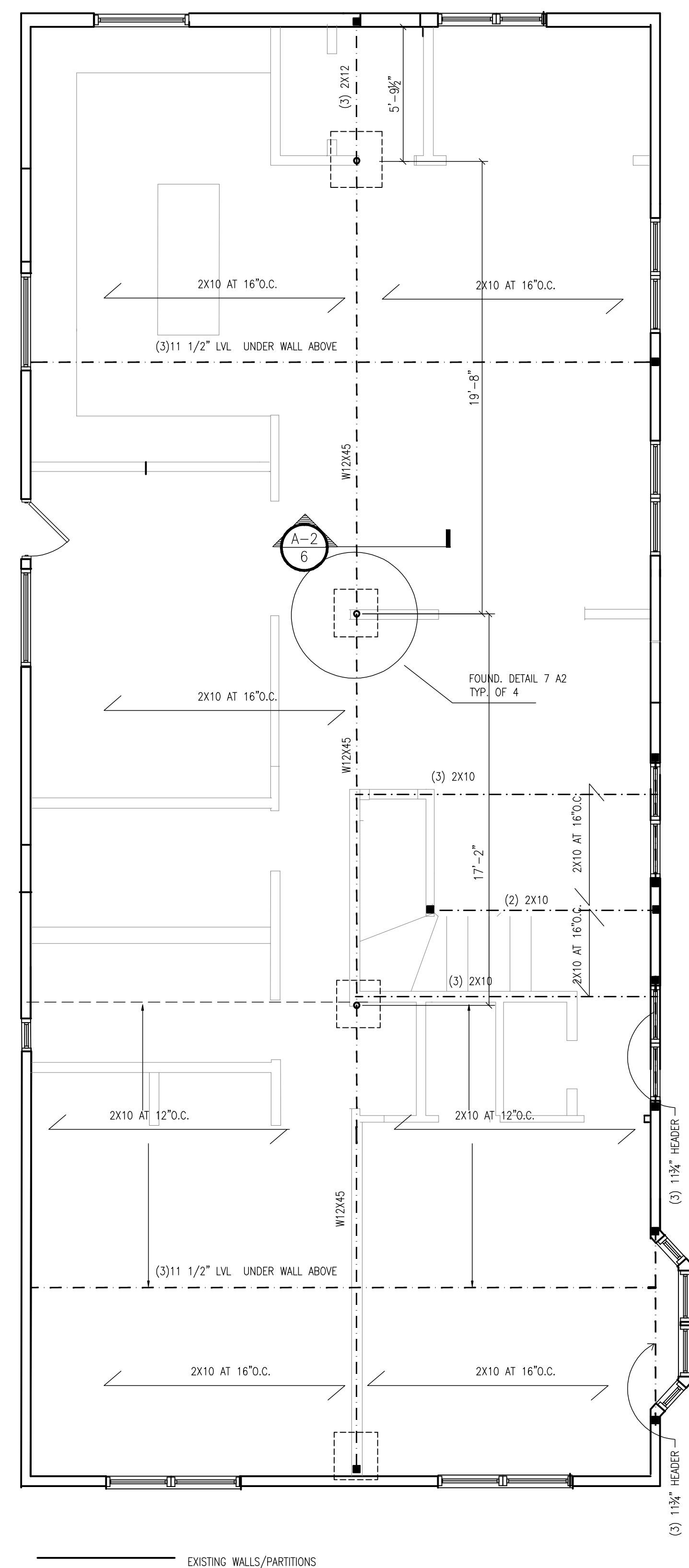
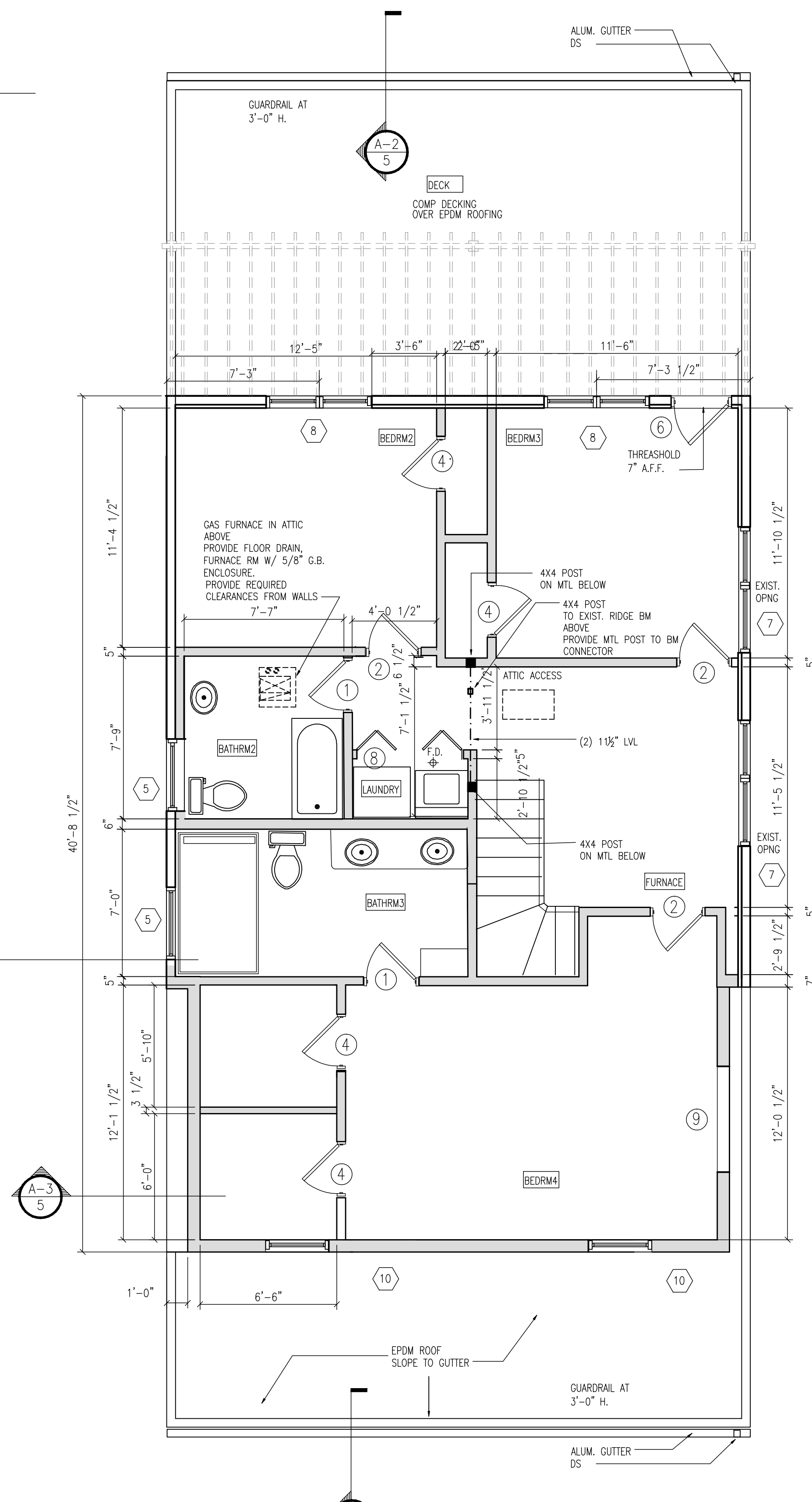
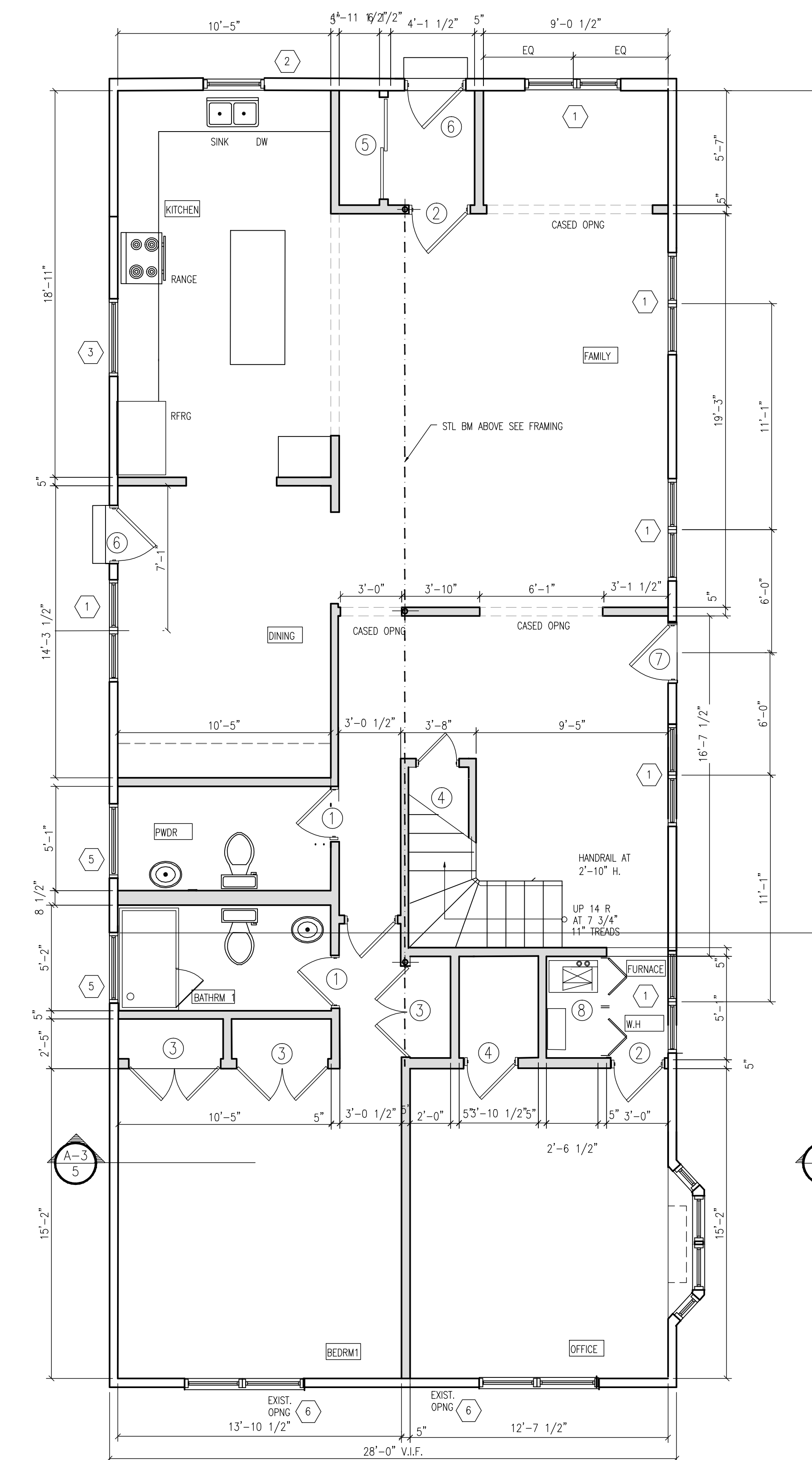
ISSUED
PERMIT 01.30.2021

REVISIONS
A
B
C

VICTOR MELNIKOY
001-0181991
VILLAGE OF GLENCOE

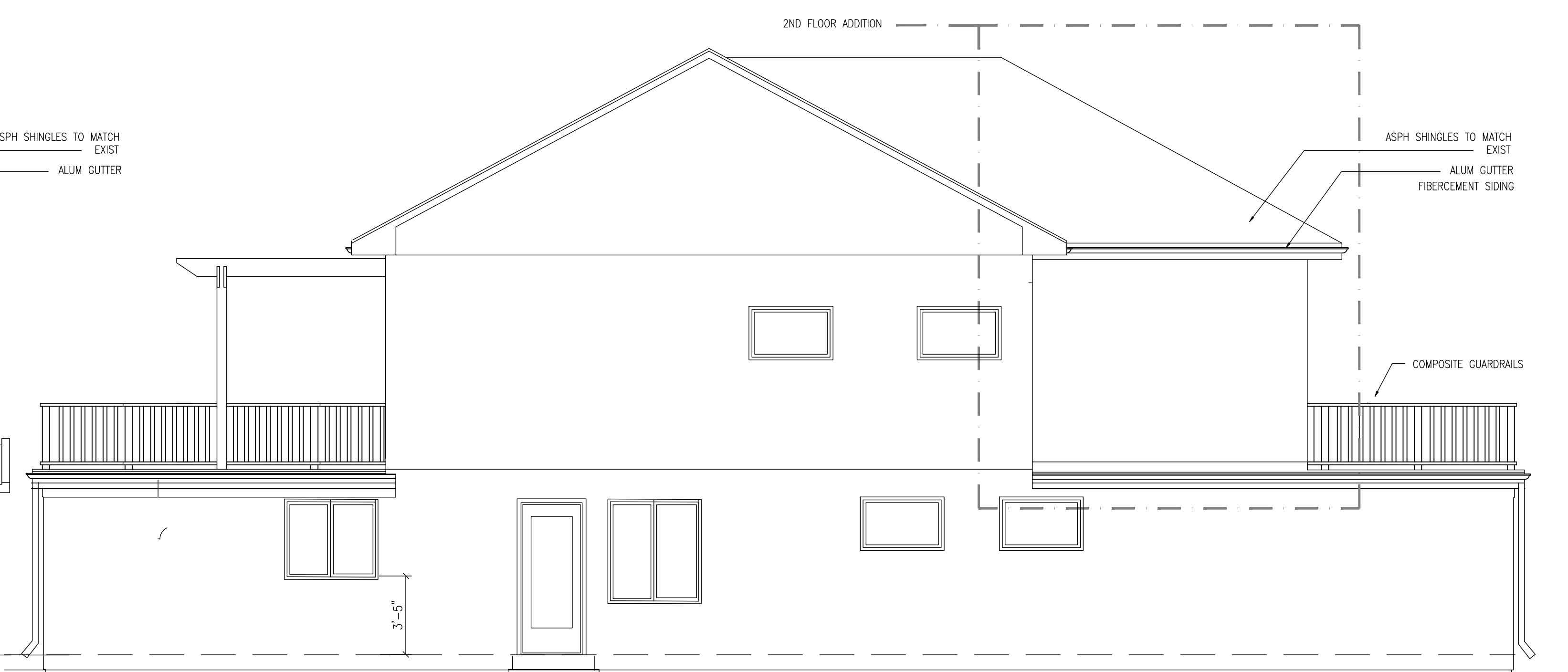
I HEREBY CERTIFY THAT THESE PLANS WERE
PREPARED UNDER MY DIRECTION, AND TO
THE BEST OF MY KNOWLEDGE AND BELIEF
CONFORM TO THE CODES AND ORDINANCES
OF THE VILLAGE OF GLENCOE.
VICTOR MELNIKOY
IL LIC# 0761002
EXP. 12/31/2022

PROJECT/
DIGITAL FILE 3027
SHEET A1



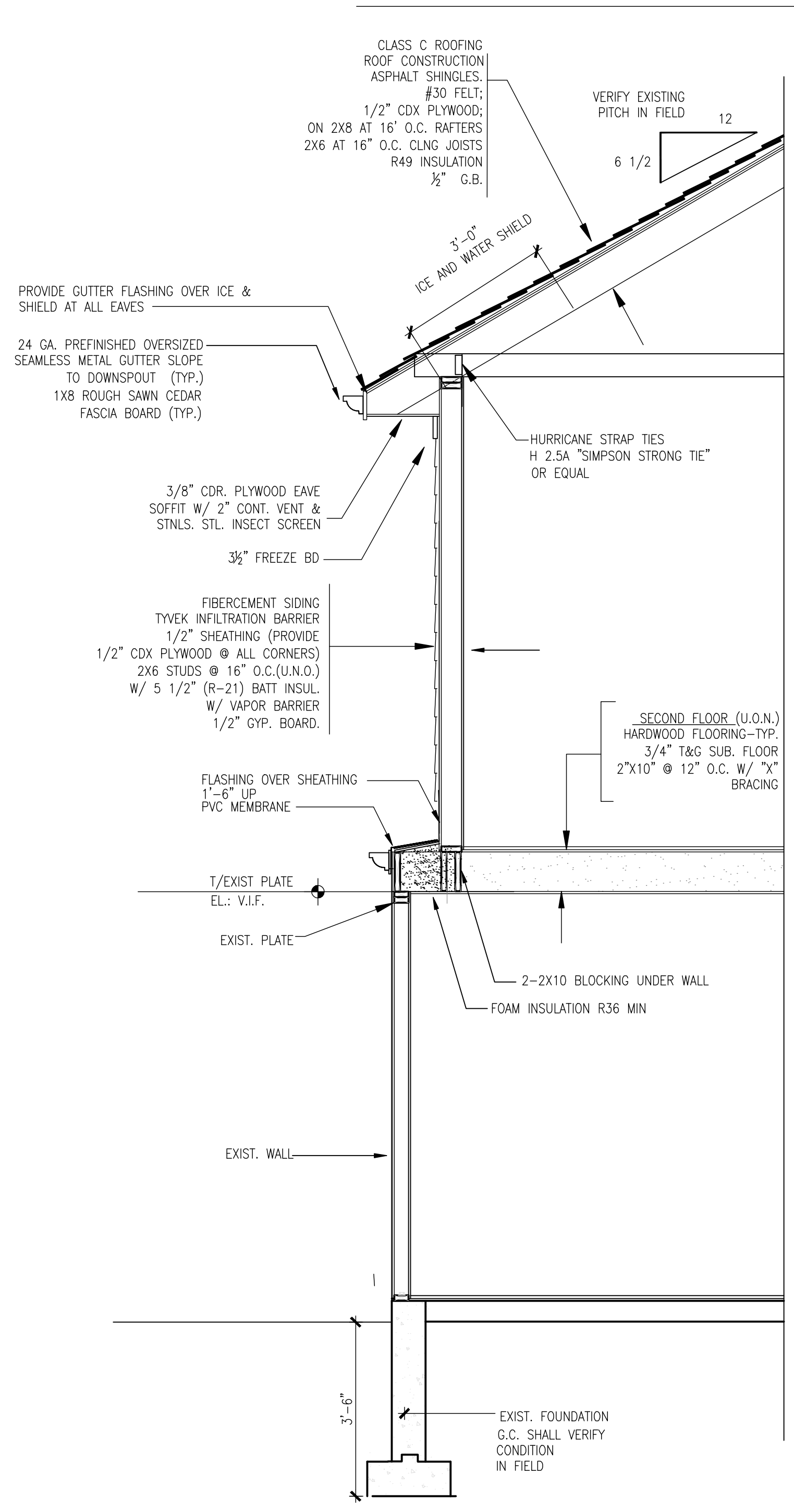


2 WEST ELEVATION
A-3 SCALE: 1/4"=1'-0"



EAST ELEVATION

SCALE: 1/4"=1'-0"



5 WALL SECTION
A-3 SCALE: 1/4"=1'-0"

PROJECT/
DIGITAL FILE 3027

SHEET A3

**STUDIO
DOM
ARCHITECTS**

910 OAKTON #1
EVANSTON, IL 60202
PH. 224 522 3340

02-10-2021



PROPOSED ADDITION

EXISTING



SOUTH ELEVATION



VILLAGE OF GLENCOE MEMORANDUM

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Zoning Board of Appeals Memorandum

DATE: April 23, 2021

TO: Zoning Board of Appeals

FROM: Taylor Baxter, AICP, Development Services Manager
Rich McGowan, Planner

SUBJECT: Consideration of variation to increase the maximum allowable gross floor area to build a sunroom addition to an existing single-family residence

Background: The applicants are requesting a variation from the Zoning Code to increase the maximum allowable gross floor area to build a sunroom addition onto an existing single-family residence at 472 Woodlawn Avenue. The subject property is in the RC Single-family Residential Zoning District.

The requested variation is from the following standard in the Zoning Code:

1. *Section 3-111(E) – To increase the maximum gross floor area from 2,808.30 sq. ft. to 2,997.89 sq. ft., a variation of 6.32%.*

The ZBA may grant variations to reduce the required setback by up to 20%.

	Existing	Required	Proposed	Variation %
Gross Floor Area	2,773.89 sq. ft.	2,808.30 sq. ft.	2,997.89 sq. ft.	6.32%

Analysis: The Zoning Code includes the following standards for the consideration of variation requests:

- 1.) *General Standard. No variation shall be granted pursuant to this Section unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this subsection.*

The applicants have stated that they are requesting the gross floor area variation to build a sunroom addition for better weather and mosquito protection, as a family member has a severe allergy to mosquito bites. The applicants have also stated that the deck that the sunroom will be built on top of is deteriorating and could become dangerous.

- 2.) *Unique Physical Condition. The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.*

The subject property appears to be nonconforming in terms of both lot size and lot width. The minimum lot width in the RC District is 60 feet, with the subject property being approximately 50 feet wide. The lot sizes and lot widths vary along Woodlawn Avenue, but this lot is relatively small in comparison to nearby lots.

- 3.) *Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner, or of the owner's predecessors in title and known to the owner prior to acquisition of the subject property, and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this Code, for which no compensation was paid.*

The lot size and width of the lot do not appear to be self-created.

- 4.) *Not Merely Special Condition. The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the use of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.*

The purpose of the variation is not based exclusively on a desire to make more money from the property. However, the right to increase the maximum gross floor area is not a right available to other property owners without the approval of a variance.

- 5.) *Code and Plan Purposes. The variation would not result in a use or development of the subject property that would be not in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted.*

The proposed encroachment would not result in a development likely to be significantly out of harmony with the purpose of the code. The subject property appears to be nonconforming in the RC district in terms of lot width and lot area and the proposed addition would be modest in scale.

- 6.) *Essential Character of the Area. The variation would not result in a use or development on the subject property that:*
- (a) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or*
 - (b) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or*
 - (c) Would substantially increase congestion in the public streets due to traffic or parking; or*
 - (d) Would unduly increase the danger of flood or fire; or*
 - (e) Would unduly tax public utilities and facilities in the area; or*

(f) Would endanger the public health or safety.

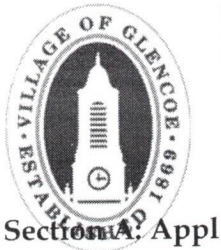
The proposed variation would have minimal impact on the essential character of the area and most of the proposed sunroom addition would not be visible from the street.

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 Zoning Board of Appeals may make a motion as follows:

Move to accept/deny the request for a variation to increase the maximum gross floor area at 472 Woodlawn Avenue.



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(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: 472 Woodlawn Ave

Applicant name: Peter Gatsch

Applicant phone: 630-916-0325

Applicant email: Gatsch4@aol.com

Owner name (if different from applicant): Samuel & Betsy Thelen

Owner phone: 312-545-6197

Owner email: Thelen.betsy@gmail.com

Brief description of project:

To build a three season room, to replace a deck, for better weather and mosquito protection.

Variation request(s):

To exceed the FAR to build the room. Total allowed Sq. Ft. is 2808.30. Existing Sq. Ft. is 2773.84. The proposed sunroom is 224 Sq. Ft. 34.46 Sq. Ft. is allowed, so a difference of 189.54 Sq. Ft. is requested. This is a difference of 6.75% more.



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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.

- 1) There is an existing deck, that is smaller than the proposed sunroom. It is in need of replacement, but it's size is impractically small and it makes no sense to replace its small size. If unaddressed, it will become a dangerous hazard soon.
- 2) A Family member has a severe allergy and reaction to both bee-stings and mosquito bites. They need the screened in area for safety.
- 3) Due to the location of the home and the detached garage, there is no other practical location for the room. Due to the FAR, a sunroom on 34 sq. ft. is ridiculously tiny. Other than FAR, the sunroom is not encroaching on any easements, nor front or rear setbacks, and it is more than 10' away from the garage.



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FORMS & APPLICATIONS

the public good.

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

The majority of the sunroom would barely be seen by neighbors, as it is all in the back. The home to the east projects back further into their lot than our proposed sunroom.

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?

Two neighbors were told about the situation and both were supportive and had no objections to the sunroom or the variance. The neighbor's home, to the East, projects further into the back yard space than the proposed sunroom will.

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.

Peter W. Gatsch, President 3/16/2021
Applicant's signature Date
Peter W. Gatsch, President
National Energy Contractors, Inc.

Betsy Thelen 3/16/2021
Owner's signature (if different than applicant) Date
Mrs. Betsy Thelen



MURRY AND MOODY, LTD.

Land Surveyors

Illinois Professional Land Surveying Firm Corporation License No. 184-002845

933 S. Plum Grove Road, Suite 101

Palatine, Illinois 60067

www.murrysurvey.com info@murrysurvey.com Phone: (817)358-5960

W.

PLAT OF SURVEY

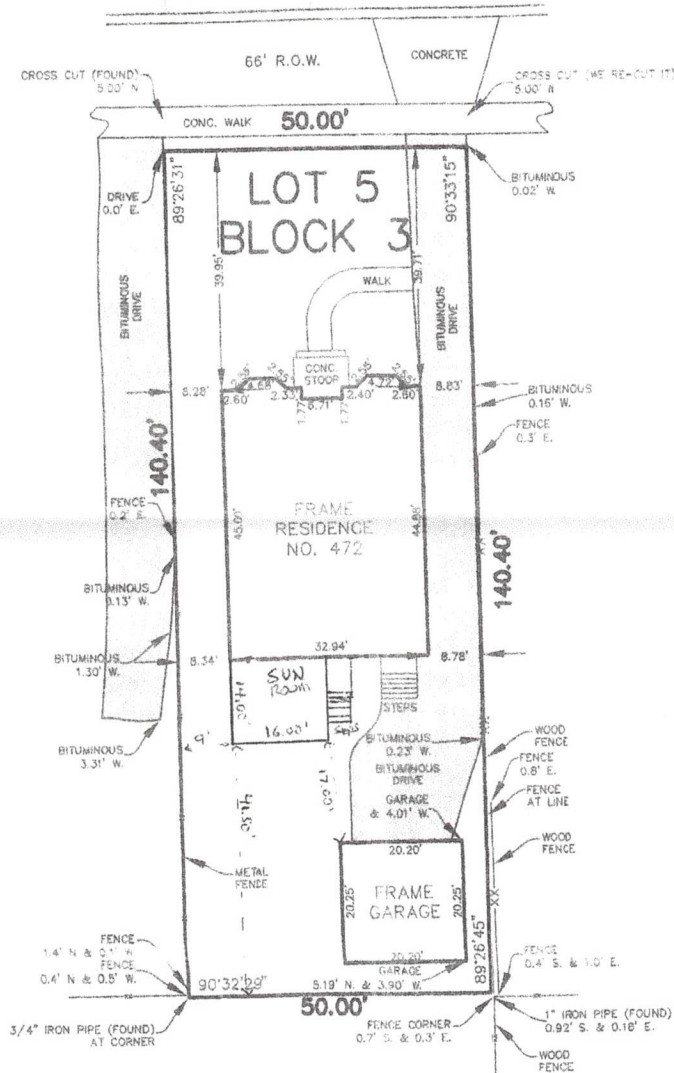
OF

LOT 5 IN BLOCK 3 IN CHICAGO NORTHSORE LAND COMPANY'S SUBDIVISION, BEING A SUBDIVISION IN SECTIONS 17 AND 18 TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA = 7,034 S.F. / 0.161 ACRE

WOODLAND AVENUE

Site Plan



LEGEND AND NOTES

Dimensions shown thus: 50.25 are feet and decimal parts thereof. Angular data shown thus: 90°00'00" indicate degrees, minutes and seconds.

50.25 / N 90°00'00" E indicates measure dimension / bearing.
 (50.25) / (N 90°00'00" E) indicates record dimension / bearing.
 [50.25 d] / [N 90°00'00" E d] indicates deed dimension / bearing.

Bearings shown hereon, if any, per local or assumed data, unless shown otherwise.

Compare your points before using same and report any differences immediately.

Check legal description with deed or title policy and report any discrepancy immediately. Building lines and easements, if any, shown hereon are as shown on the recorded subdivision plat or as indicated.

STATE OF ILLINOIS } s.s.
 COUNTY OF COOK }

I, Barbara C. Murry, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the above described property, and that this plat is a correct representation of said survey and that this profession conforms to the current Illinois minimum standards for a boundary survey.

Date of completion of field work: April 9, 2019

Palatine, Illinois: April 16, 2019

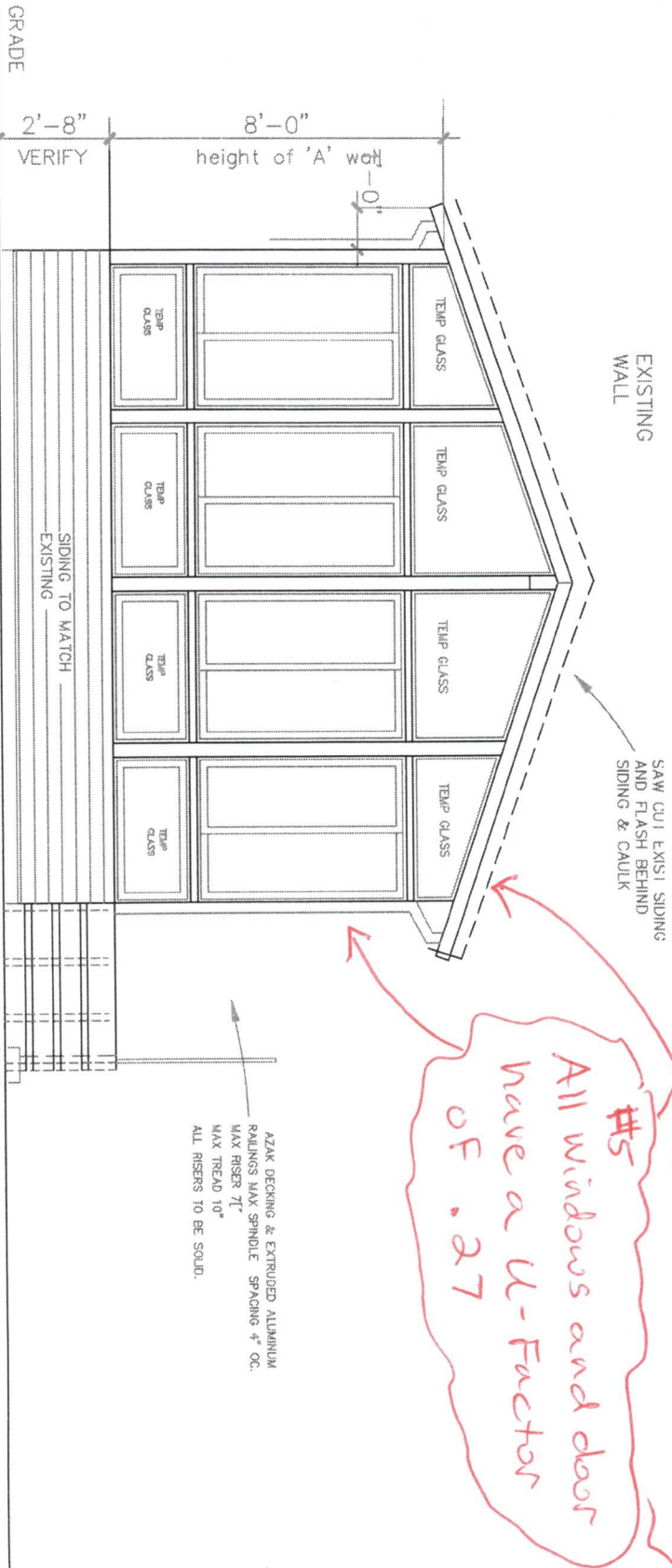
Illinois Professional Land Surveyor - Barbara C. Murry
 License Renewal date: November 30, 2020

Project Number: 19105600

Field Book: 321L-13-14

PL 19105600

Order Number: 10-5600



#6 The roof is 6" of double-density styro-foam. It has an R-value of 30.

#5 All windows and door have a U-Factor of .27

George J. Thele

STATE OF ILLINOIS
JANUARY 1, 2022
GEORGE J. THELE
ARCHITECT

PROJECT		REVISED		SHEET	
THELEN				1	
DATE					
02-17-2021					
DRAWN BY					
G.T.J.					
CHECKED BY					

EXP: 11-30-2022

NATIONAL ENERGY CONTRACTORS, INC.
206 W. NORTH AVE. LOMBARD, IL 60148
630-916-0325

M/M THELEN
472 WOODLAWN AVE
GLENCOE, ILLINOIS

EXISTING
ROOF

235# ASPHALT SHINGLES
TO MATCH EXISTING
ICE & WATER SHIELD

SOLID
PANEL

SEE ENG. DWGS.
FOR WALL
ANCHORS

CAULK ALL
CONNECTIONS

EXISTING
WALL

TEMP
GLASS

TEMP
GLASS

TEMP
GLASS

ACCESS
DOOR

SIDING TO MATCH
EXISTING

2'-8"
VERIFY
GRADE

(3) #4 REBARS
VERT

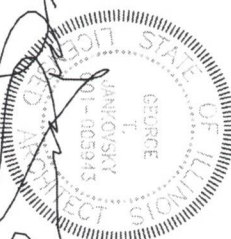
12"x42" POURED
CONCRETE TRENCH

#4
Crawl
Space
Vent

Wall section is
Solid Foam,
= R2.5

LEFT SIDE ELEVATION
SCALE: 1" = 1'-0"

George T. Janikovsky



EXP: 11-30-2022

NATIONAL ENERGY CONTRACTORS, INC.
206 W. NORTH AVE. LOMBARD, IL 60148
630-916-0325

M/M THELEN
472 WOODLAWN AVE
GLENCOE, ILLINOIS

PROJECT
THELEN

DATE
02-17-2021

DRAWN BY
G.T.J.

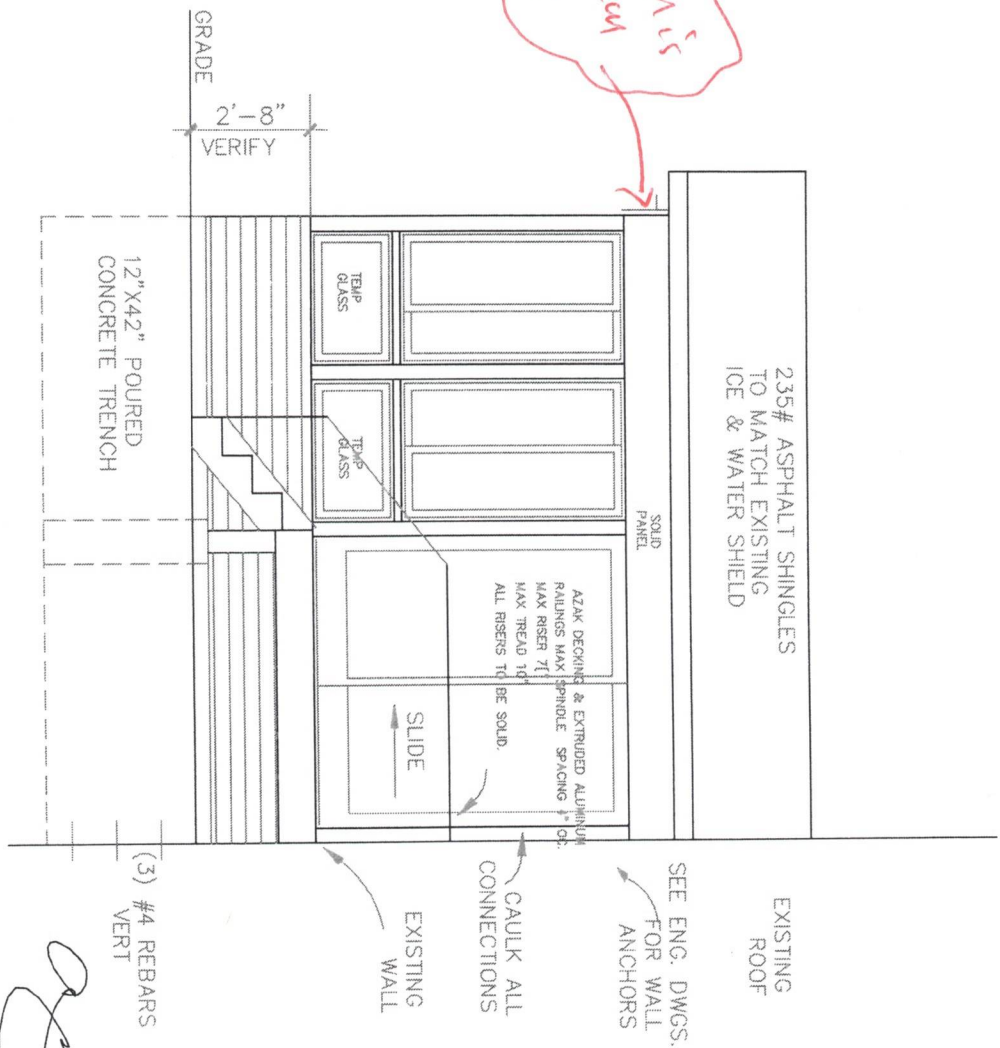
CHECKED BY

REVISED

SHEET

2
OF 5 SHEETS

Wall Section is
Solid Foam
= 1225



RIGHT SIDE ELEVATION
SCALE: 1" = 1'-0"

(3) #4 REBARS
VERT

[Signature]

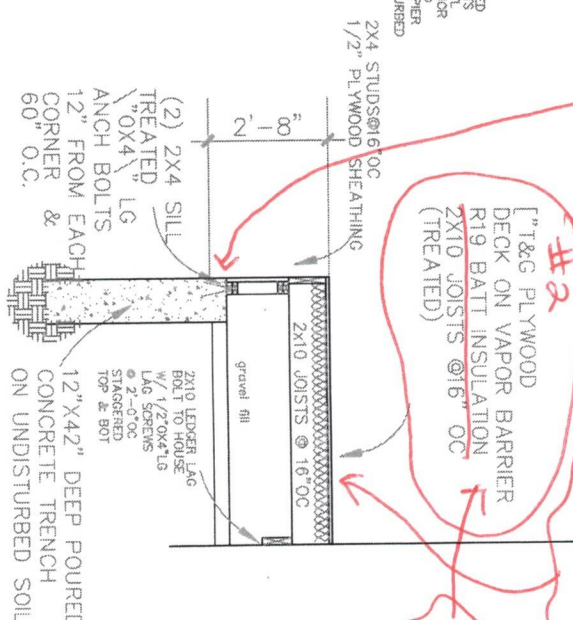
STATE OF ILLINOIS
JEROME
01-005927

NATIONAL ENERGY CONTRACTORS, INC.
206 W. NORTH AVE. LOMBARD, IL 60148
630-916-0325

M/M THELEN
472 WOODLAWN AVE
GLENCOE, ILLINOIS

PROJECT	THELEN	REVISIONS	SHEET
DATE	02-17-2021		3
DRAWN BY	G.T.J.		
CHECKED BY			

EXP: 11-30-2022



1



(2) 2x4 SILL
 TREATED
 10x4" LG
 ANCH BOLTS
 12" FROM EACH
 CORNER &
 60" O.C.
 12"x42" DEEP POURED
 CONCRETE TRENCH
 ON UNDISTURBED SOIL
 W/ 1/2"x6"x12" LG
 LAG SCREWS
 @ 2'-0" OC
 STAGGERED
 TOP & BOT

OF 5 SHEETS



VILLAGE OF GLENCOE MEMORANDUM

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Zoning Board of Appeals Memorandum

DATE: April 23, 2021

TO: Zoning Board of Appeals

FROM: Taylor Baxter, AICP, Development Services Manager
Rich McGowan, Planner

SUBJECT: Consideration of variations to allow a new single-family residence to encroach into the required front yard setback, to exceed the allowable gross floor area, and to extend into the required setback plane to an extent greater than allowed by the Zoning Code at 363 Washington Avenue

Background: The applicant is requesting three variations from the Zoning Code for a new single-family residence in the RC Zoning District at 363 Washington Avenue:

1. *Section 3-111(C)(1)(a)(ii) – To reduce the required front yard setback from 50 feet to 40 feet, a variation of 20%;*
2. *Section 3-111(G)(15) – To increase the allowable gross floor area from 3,200 square feet to 3,680 square feet, a variation of 15%; and*
3. *Section 3-111(G)(14) – To increase the allowable intersection of the structure with the east setback plane from 20 feet to 24.2 feet, a variation of 21%, and with the west setback plane from 20 feet to 24.64 feet, a variation of 23.2%.*

Variation	Required/Allowed	Proposed	Variation %	Max. Allowable Variation %
Front setback	50 ft	40 ft	20%	20%
Gross floor area	3,200 sq ft	3,680 sq ft	15%	15%
Setback plane (east)	20 ft	24.2 ft	21%	N/A
Setback plane (west)	20 ft	24.64 ft	23.2%	N/A

Analysis: The Zoning Code includes the following standards for the consideration of variation requests:

- 1.) *General Standard. No variation shall be granted pursuant to this Section unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this subsection.*

The applicants have stated the size of the lot presents a hardship for the property owners, who wish to construct a home larger than one allowed without a variation due to work-at-home and family needs.

- 2.) *Unique Physical Condition. The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.*

The 9,087-square-foot lot does not meet the 10,000-square-foot minimum lot size in the RC district. Likewise, the lot's 50-foot width does not meet the minimum 60-foot width requirement for the district. The fact that the access to the detached garage is provided via an easement across neighboring property in the rear of the lot is also unusual.

- 3.) *Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner, or of the owner's predecessors in title and known to the owner prior to acquisition of the subject property, and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this Code, for which no compensation was paid.*

The nonconforming size and width of the lot not the result of any action by the property owner.

- 4.) *Not Merely Special Condition. The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the use of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.*

The purpose of the variation request is not based exclusively on a desire to make more money from the property. The applicant has stated that the requested variations are due to a desire for more living space for working at home and for long-term space for relatives.

- 5.) *Code and Plan Purposes. The variation would not result in a use or development of the subject property that would be not in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted.*

The purpose of the front setback requirement is to provide a relatively uniform setback along a block frontage. The required setback of 50 feet on the subject property is due to the average existing setback along the block frontage being above 50 feet. However, this block frontage includes 309-325 Washington, which are located on a bend in Washington Avenue between 390 and 580 feet from the subject property. These properties have larger front setbacks than the properties nearer the subject property. The properties immediately east and west of the subject property have setbacks of 44.54 feet and 43.0 feet, which could be considered an argument in favor of some front setback relief, as could the fact that the 40.32-foot setback of the existing house on the subject property is the smallest on the block frontage.

The proposed 47.5-foot setback to the front wall of the house would be allowed with a smaller variation than that which is currently requested if the proposed front porch were reduced in size to no more than six feet in depth and twelve feet in width, as covered porches that do not exceed this size can be located in required setbacks. This reduction in size would not have any impact on the living space of the house.

A purpose of the gross floor area requirement is to limit the visible bulk of structures. The applicant has stated that the increase in allowable floor area is needed to provide sufficient living space for working at home and for long-term relative residency. The Village has records of homes built since 2005 on the block face at 343, 351, and 359 Washington that were built without gross floor area variations. The additional floor area proposed by the applicant is unlikely to have a significant visual impact from the street, but may be noticeable by neighbors to either side and to the rear.

A purpose of setback plane requirements is to prevent structures from having a negative visual impact on neighboring properties. Like the existing house, the proposed house has a cross-gable design that allows for more second-floor living space than would be provided by a single, front-facing gable roof that does not intersect with the setback plane, similar to the design of the house next door at 359 Washington, which was built in 2008.

- 6.) *Essential Character of the Area. The variation would not result in a use or development on the subject property that:*
- (a) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or*
 - (b) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or*
 - (c) Would substantially increase congestion in the public streets due to traffic or parking; or*
 - (d) Would unduly increase the danger of flood or fire; or*
 - (e) Would unduly tax public utilities and facilities in the area; or*
 - (f) Would endanger the public health or safety.*

The proposed setback variation would not be likely to have a significant negative impact on the essential character of the area. The existing house has a setback of 40.3 feet, and the houses on either side of the subject property have setbacks that are significantly less than the 50-foot requirement. At the same time, a smaller variation could potentially be required if the size of the front porch were reduced.

The proposed gross floor area and setback plane variations would allow for a house with more second-floor living area than would otherwise be allowed. There is unlikely to be any significant negative impact to the area overall from these variations, as they would not be highly visible from the street. However, properties immediately to the east and west, and possibly to the north, could see visual impacts from the enlarged structure.

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 requests of be accepted or denied.

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

Move to accept/deny the request for a variations to reduce the required front yard setback, to increase the allowable gross floor area, and to allow a structure to extend into the required setback plane to an extent greater than allowed by the Zoning Code at 363 Washington Avenue.



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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: _____

Applicant name: _____ Applicant phone: _____

Applicant email: _____

Owner name (if different from applicant): _____

Owner phone: _____ Owner email: _____

Brief description of project:

Variation request(s):



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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.



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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.

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?

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.*

Jeffrey Pavlatos
Applicant's signature

Date

Owner's signature (if different than applicant)

Date

Ridgeline

Scale 1" = 10'



BUILDING SETBACK = _____
 EASEMENT = _____
 FENCE = _____
 CENTERLINE OF OVERHEAD WIRES = _____ OHW _____ OHW
 SANITARY SEWER = _____> _____> _____>
 STORM SEWER = _____>> _____>>
 WATER MAIN = _____ WM _____ WM _____ WM _____ WM

B/C = BACK OF CURB
B/D = BACK OF DEPRESSED CURB
BID = DUCTILE IRON PIPE
E = EAST
FFE = FINISHED FLOOR ELEVATION
G/F = GARAGE FLOOR ELEVATION
GUT = GUTTER
(M) = MEASURED DISTANCE
MT = MULTI TRUNK
N = NORTH
PVC = POLYVINYL CHLORIDE PIPE
(R) = RECORD DISTANCE
RCP = REINFORCED CONCRETE PIPE
R.O.W. = RIGHT OF WAY
S = SOUTH
T/F = TOP OF FOUNDATION ELEVATION
T/PIPE = TOP OF PIPE
T/WW = TOP OF WINDOW WELL ELEVATION
VCP = VITREOUS CLAY PIPE
W = WEST

	= ASPHALT
	= AIR CONDITIONER
	= B BOX
	= BRICK
	= CATCH BASIN
	= CONCRETE
	= DECIDUOUS TREE
	= ELECTRIC METER
	= FOUND CUT CROSS
	= FOUND MONUMENT
	= GAS METER
	= GRAVEL
	= GUY ANCHOR
	= PINE TREE
	= SANITARY MANHOLE
	= STONE
	= STORM MANHOLE
	= WATER MANHOLE
	= WOOD
	= WOOD UTILITY POLE

- 1) ALL MEASURED BEARINGS SHOWN HEREON ARE BASED ON NAD 83 ILLINOIS COORDINATE SYSTEM, EAST ZONE (2011 CORRECTION) AS DETERMINED BY USE OF GPS EQUIPMENT USING TRIMBLER VRS NETWORK AND EQUIPMENT.
- 2) CONTOUR INTERVAL = 1.0'
- 3) ELEVATIONS HEREON REFER TO NAVD 88 DATUM.
- 4) SOURCE BENCHMARK: VERTICAL ELEVATIONS SHOWN HEREON ARE IN NAVD 88 VERTICAL DATUM AS DETERMINED BY USE OF TRIMBLE'S VRS (GPS) NETWORK AND EQUIPMENT.

SITE BENCHMARK: CUT CROSS ON RIM OF WATER MANHOLE, LOCATED APPROXIMATELY 69' SOUTHWEST OF THE SOUTHWEST PROPERTY CORNER OF SUBJECT LOT. ELEVATION = 667.92 (NAVD 88)
- 5) THIS SURVEY IS BASED ON INFORMATION NOTED IN FIRST AMERICAN TITLE INSURANCE COMPANY'S TITLE COMMITMENT NO. 3049434 DATED AUGUST 24, 2020.
- 6) ALL UTILITIES MAY NOT BE SHOWN. CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
- 7) THIS PROPERTY MAY BE WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF GLENCOE AND AS SUCH IS SUBJECT TO ZONING AND BUILDING RESTRICTIONS.
- 8) FIELD WORK COMPLETED ON JANUARY 4, 2021.
- 9) ALL TREES LESS THAN 6 INCHES IN DIAMETER ARE NOT SHOWN HEREON.
- 10) PARCELS CONTAIN APPROXIMATELY 9,087.0 SQUARE FEET. (PARCELS 1 & 2)
- 11) SEE ORDINANCE RECORDED JANUARY 15, 2917 AS DOCUMENT # 6030878 FOR EASEMENT RESERVED UNTO VILLAGE OF GLENCOE. (AFFECTS PARCEL 2)
- 12) SEE DOCUMENT # 24699663 FOR GRANT OF EASEMENT FOR INGRESS AND EGRESS AND THE TERMS AND CONDITIONS THEREIN. (AFFECTS PAFCEL 3)

WE, RIDGELINE CONSULTANTS, LLC., ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-004766, HAVE PREPARED THIS BOUNDARY AND TOPOGRAPHIC SURVEY. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY AND TOPOGRAPHIC SURVEYS.

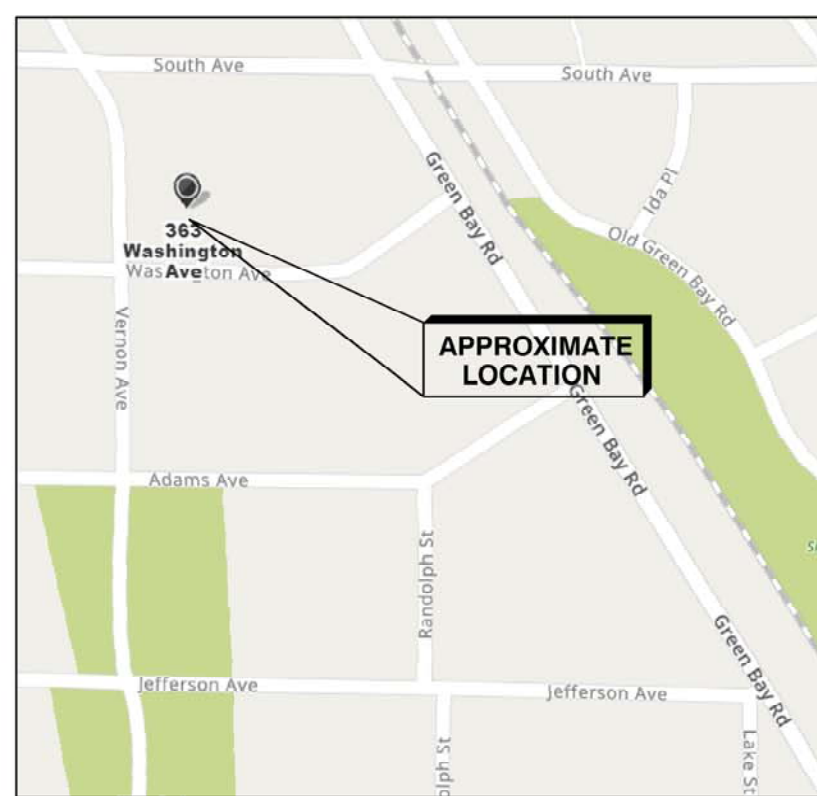
DATED AT MONTGOMERY, ILLINOIS ON JANUARY 8, 2021.

PARCEL 1: LOT 20 IN BLOCK 1 IN HARTWELL'S ADDITION TO GLENCOE, A SUBDIVISION IN PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

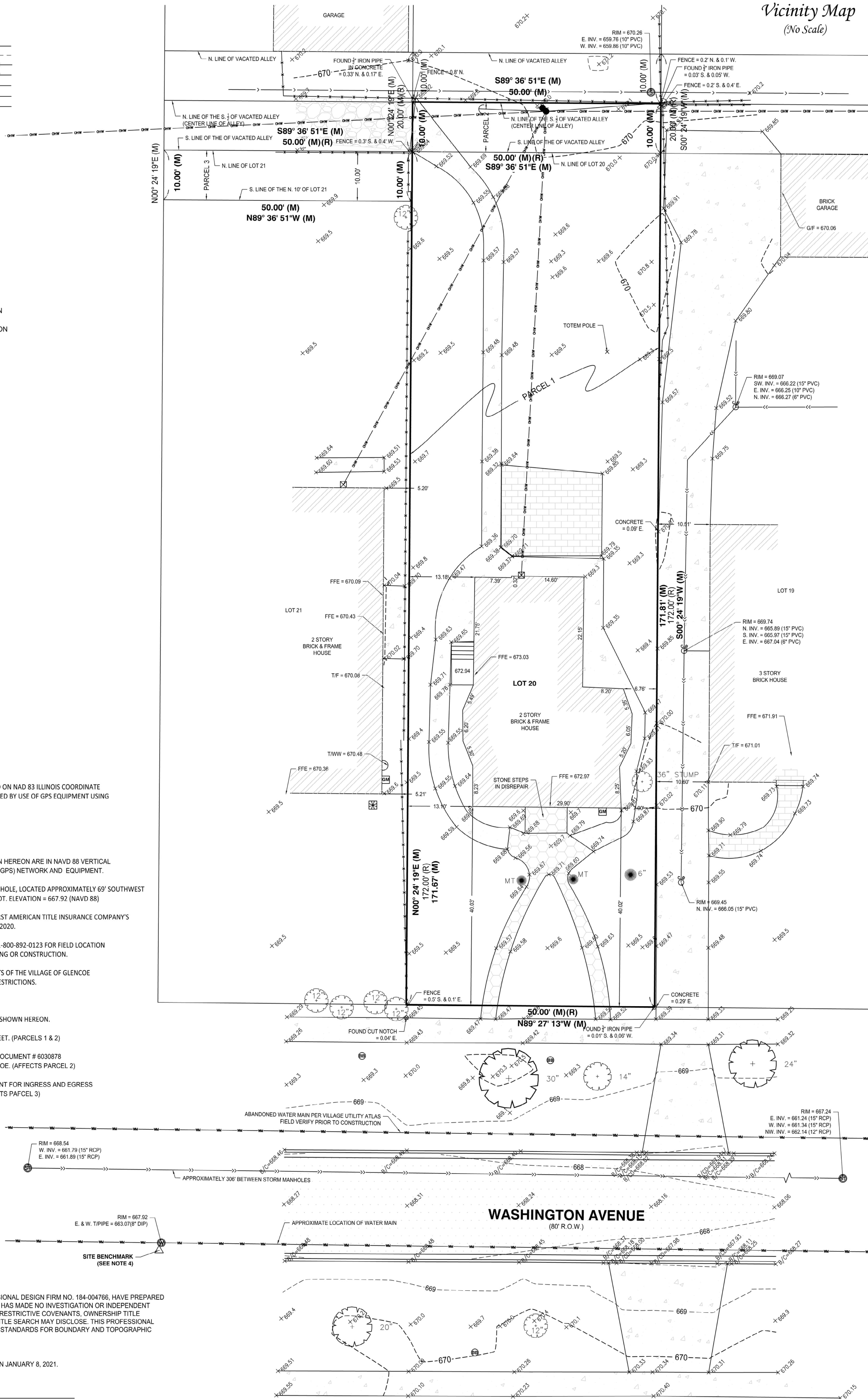
PARCEL 2: THE SOUTH HALF OF THE VACATED ALLEY LYING NORTH AND ADJOINING PARCEL 1 AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENT FOR INGRESS AND EGRESS OVER THE NORTHERLY 10.00 FEET OF LOT 21 IN BLOCK 1 IN HARTWELL'S ADDITION TO GLENCOE, A SUBDIVISION IN PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 363 WASHINGTON AVENUE, GLENCOE, ILLINOIS.



Vicinity Map
(No Scale)



Proposed site plan

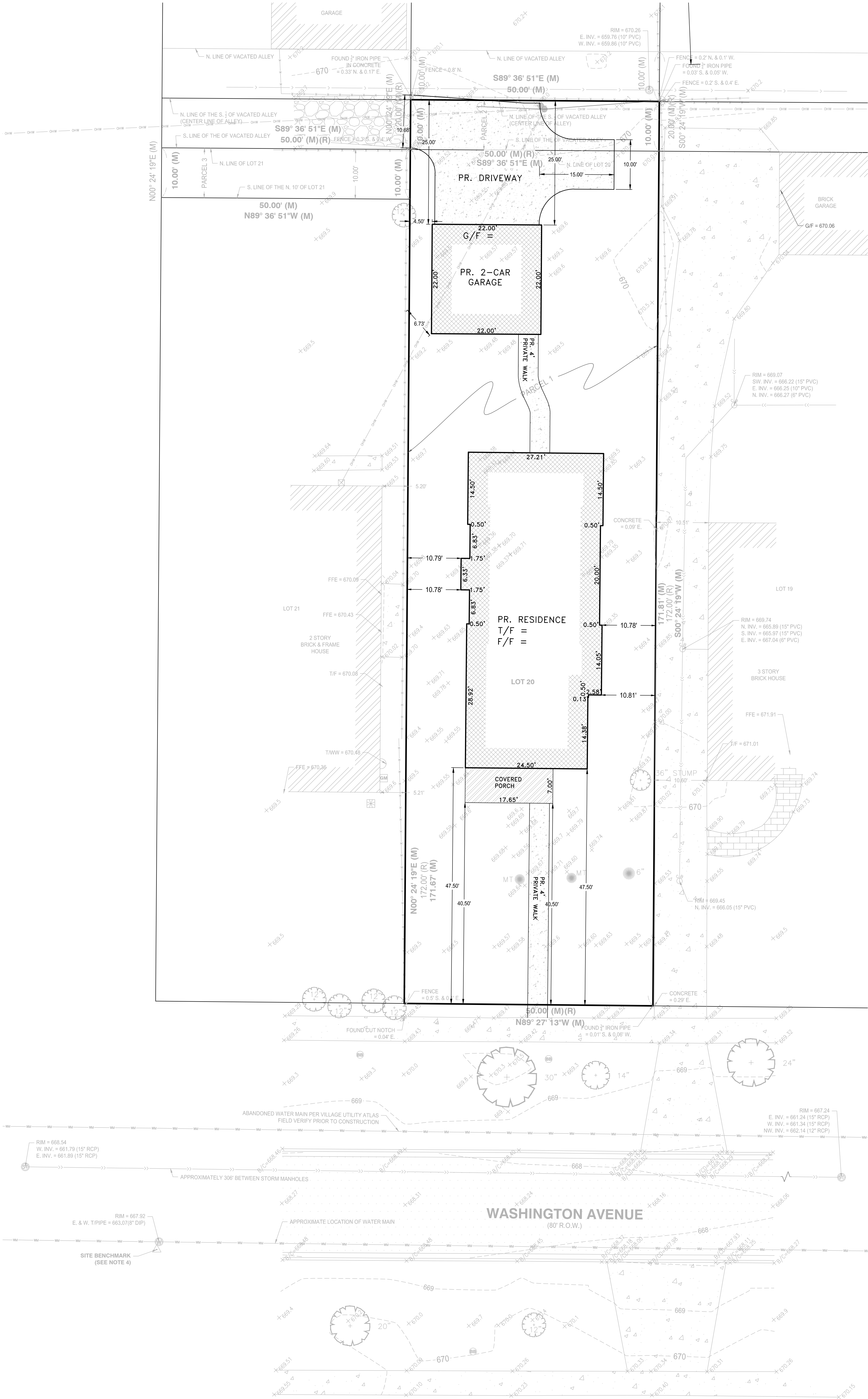


North
Scale 1"= 10'



DRAINAGE AREA TABLE					
EXISTING			PROPOSED		
IMPERVIOUS	2,988	SF 32.9%	IMPERVIOUS	3,279	SF 36.1%
PERVIOUS	6,099	SF 67.1%	PERVIOUS	5,808	SF 63.9%
TOTAL	9,087	SF 100.0%	TOTAL	9,087	SF 100.0%

NET IMPERVIOUS AREA: 291 SF



PLANS PREPARED FOR:

2020-0662	2 OF 2	SHEET	GRADING PLAN	
			363 WASHINGTON AVENUE	
			GLENCOE, ILLINOIS	

DATE	REVISIONS	BY

RIDGELINE CONSULTANTS, LLC

PHONE (630) 801-7927 · Fax (630) 701-1385
1661 AUCUTT ROAD, MONTGOMERY, IL 60538
ILLINOIS PROFESSIONAL DESIGN FIRM: 184.004766



FRONT ELEVATION



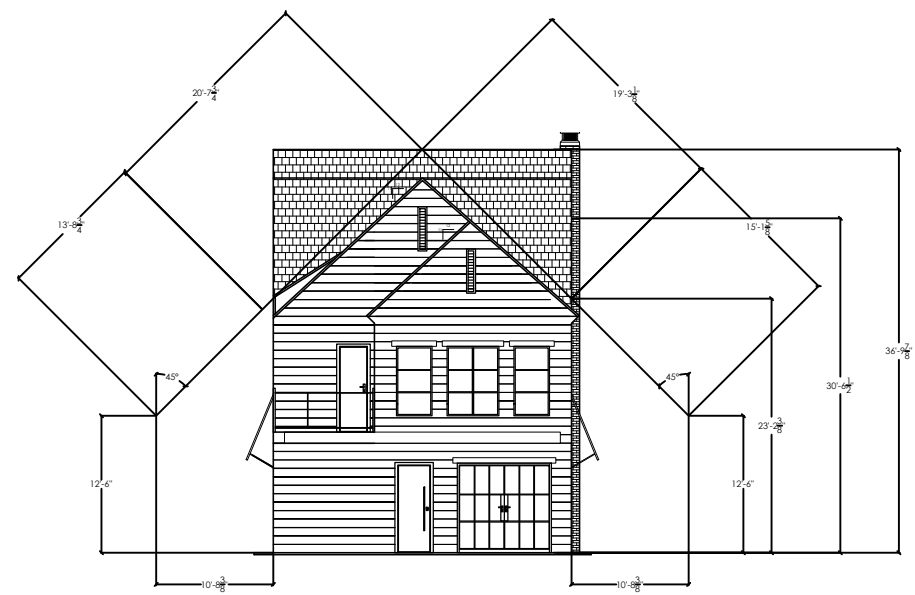
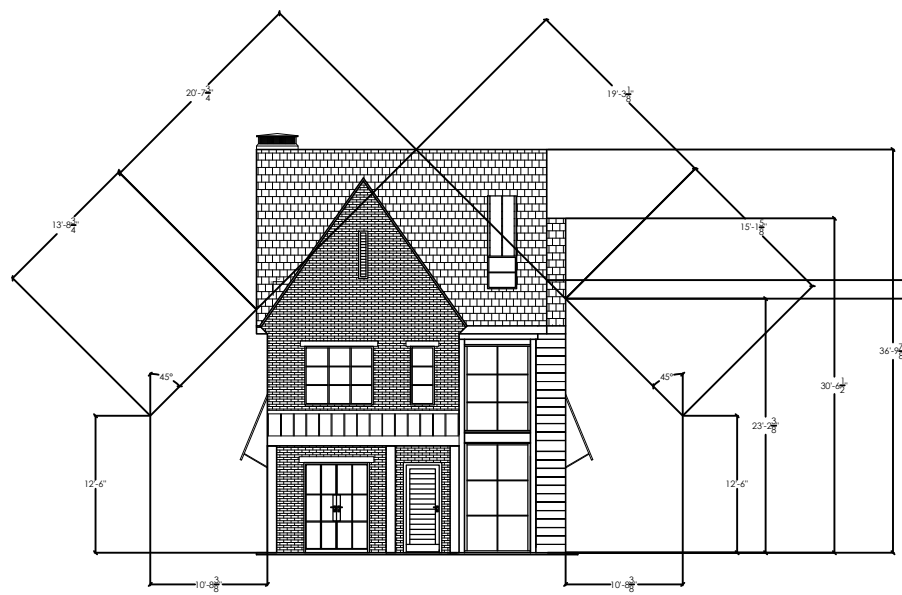
EAST ELEVATION



BACK ELEVATION



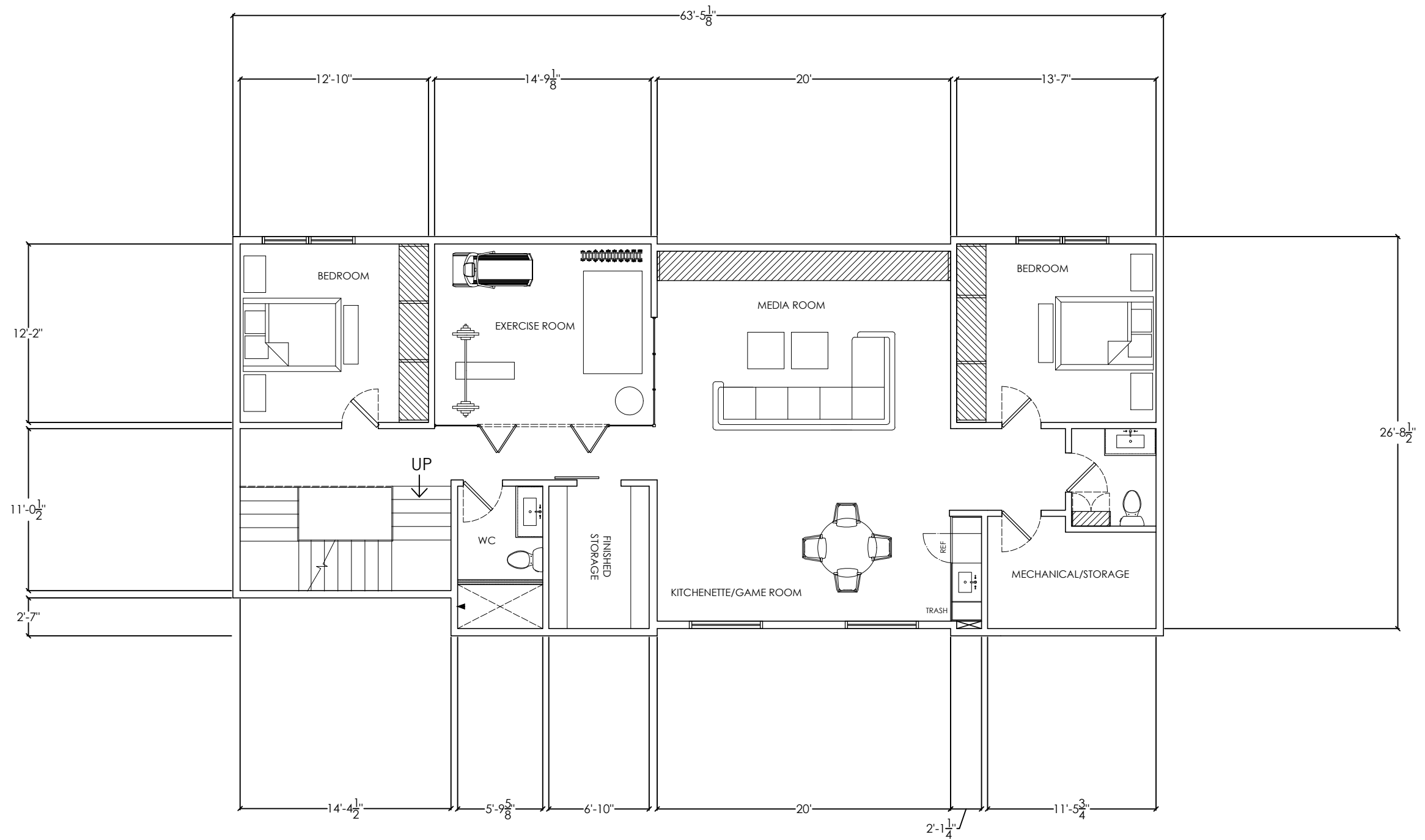
WEST ELEVATION





1
A8

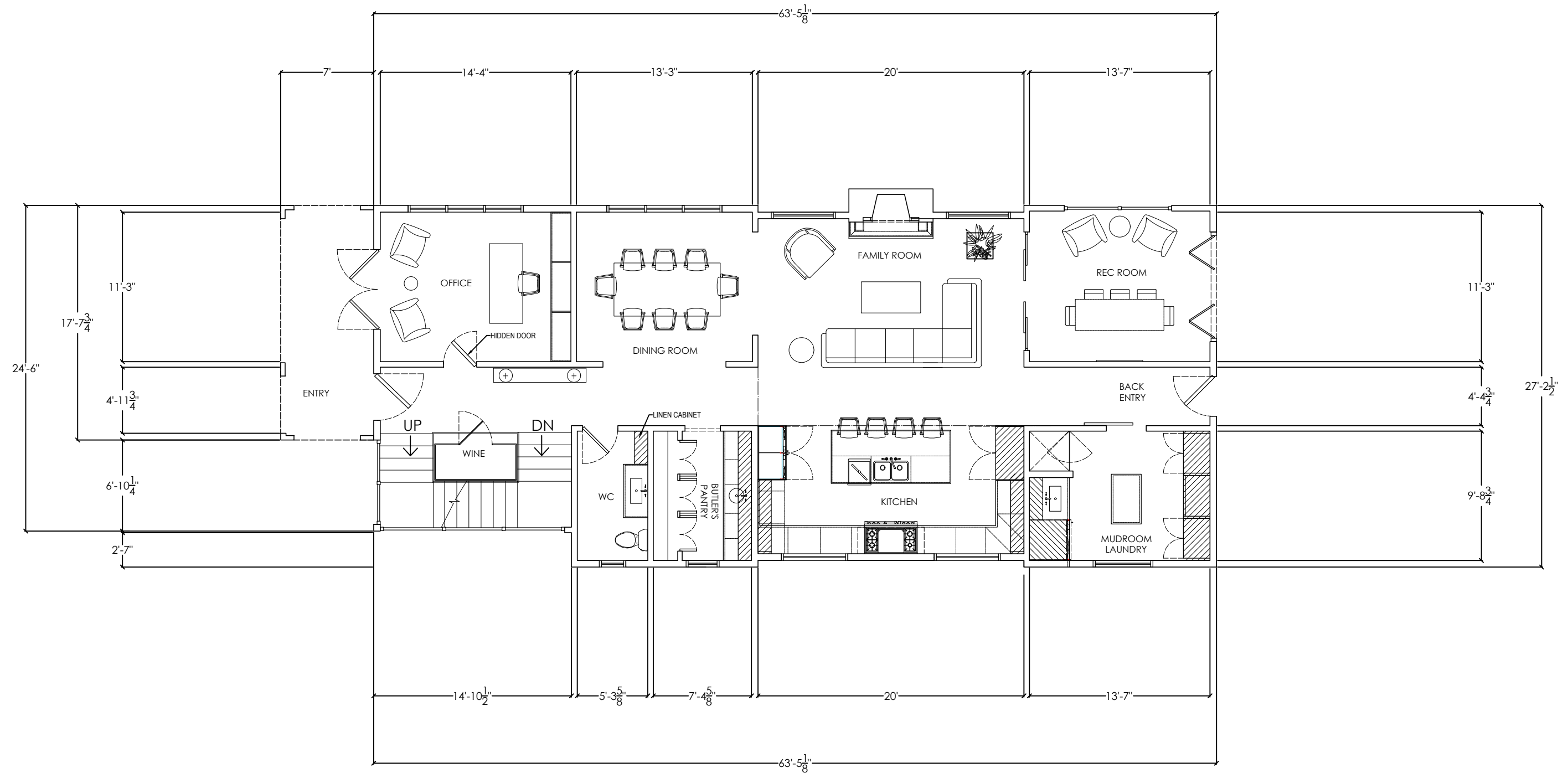
 ELEVATION: WEST
 SCALE: 1/8" = 1'0" PROPOSED



1 PLAN: Basement
A1 SCALE: 1/8" = 1'0" PROPOSED



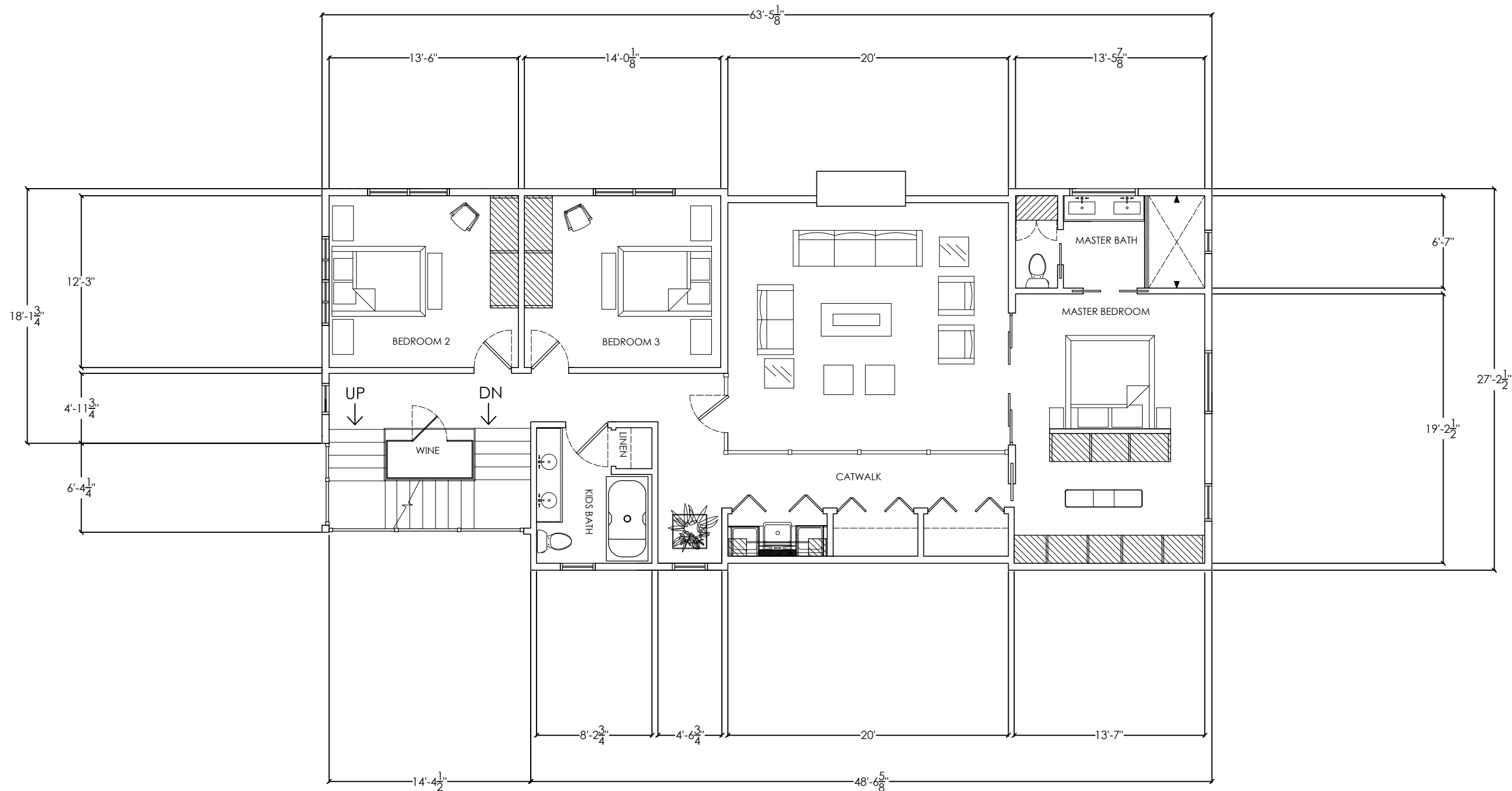
DRAWING/ REVISION DATES		DRAWING NO.
DATE	DESCRIPTION	
12.14.20	FLOOR PLAN	
12.30.20	REVISION	
01.14.21	REVISION	
02.16.21	REVISION	
		A1



1 PLAN: 1st Floor
A2 SCALE: 1/8" = 1'0" PROPOSED



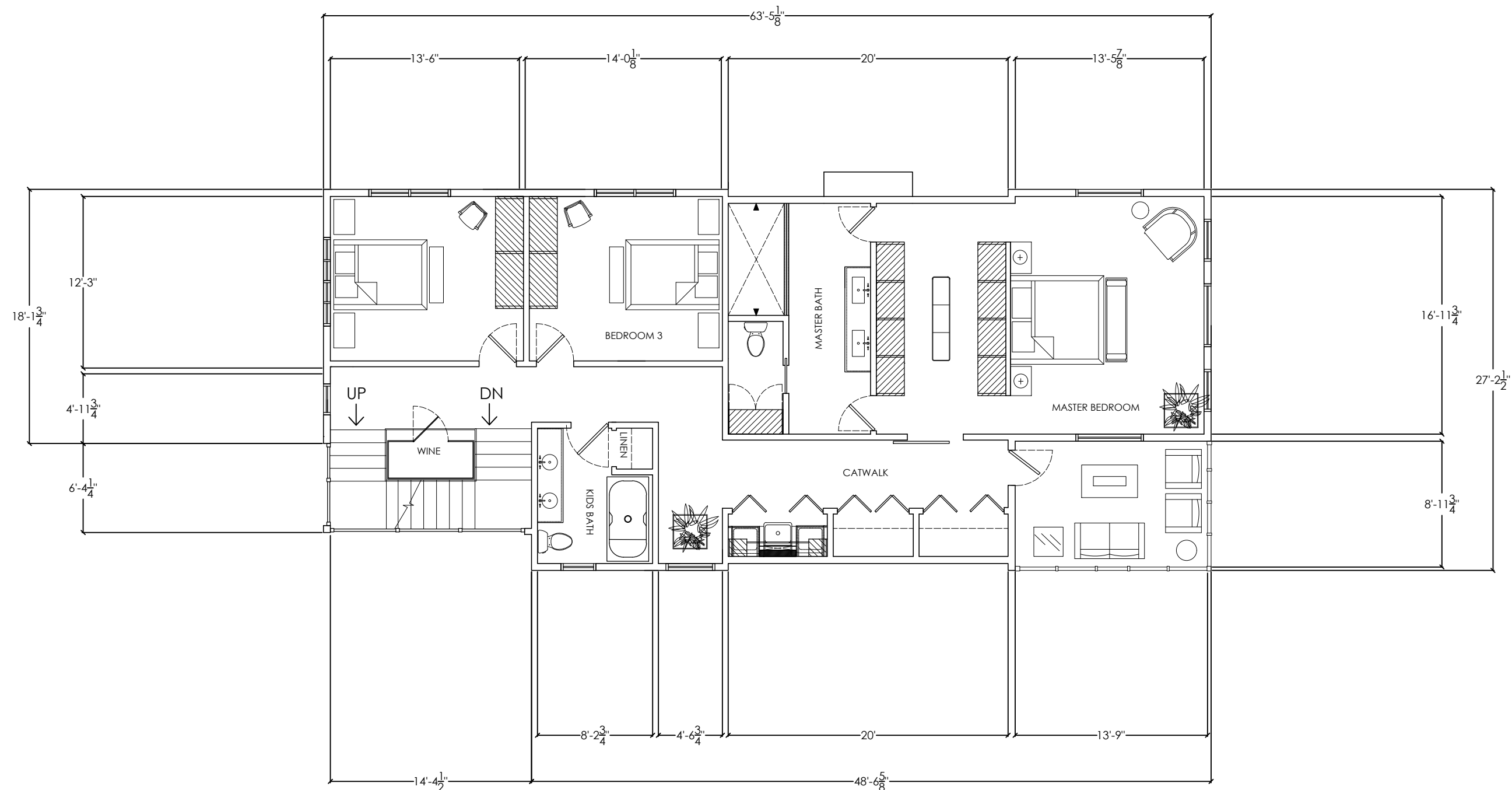
DRAWING/ REVISION DATES		DRAWING NO. A2
DATE	DESCRIPTION	
12.1.20	FLOOR PLAN	
12.14.20	REVISION	
12.30.20	REVISION	
01.14.21	REVISION	
02.16.21	REVISION	



1 PLAN: 2nd Floor - Opt.1
A3 SCALE: 1/8" = 1'0" PROPOSED



DRAWING/ REVISION DATES		DRAWING NO. A3
DATE	DESCRIPTION	
12.1.20	FLOOR PLAN	
12.14.20	REVISION	
12.30.20	REVISION	
01.14.21	REVISION	
02.16.21	REVISION	

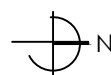


1
A3

PLAN: 2nd Floor - Opt.2

SCALE: 1/8" = 1'0"

PROPOSED



PROJECT NAME: ELLIS RESIDENCE
PROJECT ADDRESS: 363 WASHINGTON AVE
GELNCOE, IL, 60022

DRAFTED BY: KRISTINA SUTULAITE

DRAWING/ REVISION DATES	
DATE	DESCRIPTION
12.1.20	FLOOR PLAN
12.14.20	REVISION
12.30.20	REVISION
01.14.21	REVISION
02.16.21	REVISION

DRAWING NO.

A3