



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

**Village Hall – 675 Village Court
July 12, 2021
6:00pm**

1. CALL TO ORDER AND ROLL CALL

*Scott Novack, Chair
Sara Elsasser
David Friedman
Alex Kaplan
Michael Koppersmith
Debbie Ruderman
John Satter*

2. CONSIDER ADOPTION OF THE JUNE 7, 2021 ZONING BOARD OF APPEALS MEETING MINUTES.

3. CONSIDERATION OF TWO VARIATIONS FROM THE ZONING CODE TO REDUCE THE REQUIRED FRONT SETBACK AND TO ALLOW A PORTION OF A BUILDING TO INTERSECT THE SETBACK PLANE TO AN EXTENT GREATER THAN ALLOWED BY THE ZONING CODE FOR A NEW SINGLE-FAMILY RESIDENCE AT 271 MARY STREET.

4. CONSIDERATION OF A VARIATION TO ALLOW A DECK EXTENSION TO ENCROACH INTO THE REQUIRED SIDE YARD SETBACK AT 228 WOODLAWN AVE.

5. CONSIDERATION OF A VARIATION TO REDUCE THE SIDE YARD SETBACK TO ALLOW FOR TWO AIR CONDITIONING UNITS AT AN EXISTING SINGLE-FAMILY RESIDENCE AT 246 BEACH ROAD.

6. PUBLIC COMMENTS ON NON-AGENDA ITEMS

7. 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
ZONING BOARD OF APPEALS
REGULAR MEETING

Village Hall Council Chamber and Videoconference
675 Village Court
Monday, June 7, 2021 – 7:30 PM

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 Chairman Scott Novack at 7:30 p.m. on June 7th, 2021, held virtually via Zoom web videoconference.

Attendee Name	Title	Status
Zoning Board of Appeals		
Scott Novack	ZBA Chairman	Present
Sara Elsasser	Member	Present
David Friedman	Member	Present
Alex Kaplan	Member	Present
John Satter	Member	Present
Debbie Ruderman	Member	Present
Michael Kuppersmith	Member	Present
Village Staff		
Taylor Baxter	Development Services Manager	Present
Rich McGowan	Planner	Present

2. PUBLIC COMMENT ON NON-AGENDA ITEMS

Taylor Baxter read the following comments that were provided by email prior to the meeting.

1. Dear Zoning Board Members,

I look forward to attending the Zoning Board Meeting on the 7th, but wanted to share these concerns with you first.

I live 30 feet from the proposed Poppy's Social Restaurant outside patio. It is also surrounded on three sides by 30-40 feet to homes, townhouses, and apartments. Families and residents are very concerned about:

Loud conversations, noise, music, ping pong, live music 6 times a year, ALL being 30 feet from our bedroom windows and backyards. Please ask yourself if you'd be willing to have noise 30 feet from your home for upwards of 30-40 hours a week.

Please zone this for a use that doesn't intrude on homeowners and residents. There is a risk of devaluing homes abutting this patio. That is contrary to Glencoe's strong character of respect for home values.

Please note:

In the Downtown Plan "Tune up": Protect the Value and Desirability of Surrounding Uses. The activities within Downtown must be careful to respect the edges, the transitions between Downtown and the surrounding residential neighborhoods."

Thank you for your time. See you, along with other residents, on the 7th.

Respectfully,
David Ellzey
373 Hazel Avenue.

2. Thank you for taking my comments this evening.

I am a homeowner on the 600 block of Greenwood. I am writing into this meeting to express concerns about a patio that is under development at 668 Vernon Ave.

While the patio is not on the agenda for this evening, it is my understanding that it's development has only been temporarily delayed, and that it will be up for review shortly.

Village Staff previously decided the patio application could skip Zoning and proceed directly to Planning. I want to take this opportunity to urge Village Staff and the Zoning Committee to reconsider this decision.

The historic use of 668 Vernon, to my knowledge, was an auto shop and an art gallery. It is now under development as a restaurant.

The outdoor patio at the back sits directly against residences on all three sides. With close to 100 diners eating, drinking alcohol, playing music etc, the development of the patio as a restaurant space stands to cause extreme distress and nuisance to my home as well as the entire block.

Please, take a moment out of your week. Walk the space at the back of 668 Vernon. Look at how close it is to homes and apartments on all three sides. Ask yourself if the appropriate use of this space truly is as a restaurant patio.

When the application for a patio at 668 Vernon comes through, I urge you to require Zoning review. The back patio should not be used for outdoor dining. Please take this opportunity to revisit appropriate uses for this space.

Thank you,

Nicole Downie

3. Dear Zoning Commission of Glencoe,

I am writing to express my concern about the proposed outdoor dining patio at the new Poppy's Social restaurant. Because the patio is surrounded by residential property, some of which are 30' or less away. My concerns include:

- Noise level of diners, cleanup, and live music
- Seating of up to 84 people
- Late hours -- proposed till 11:00pm!
- Outdoor liquor service and second bar inside that faces the exterior and has multiple tv's for sports viewing)
- Live music

The builders have already been working earlier and later than what is allowed by law in Glencoe, and it has been LOUD.

While I support a family-friendly restaurant in downtown Glencoe, I do not support the increased noise and congestion of this proposed back-of-building patio. It will disrupt multiple residents who live in the downtown area on all four sides of the patio. With the surrounding concrete and brick buildings, the noise already bounces around loudly. It will greatly disrupt families' daily lives and people who work from home.

Thank you for your consideration.

Beth Peterson

4. Hi Zoning Commission,

I'm emailing today to express my deep concern regarding the proposed plans for the development of the back patio at 668 Vernon Ave (aka Poppy's Social). I currently reside with my mom at 672 Vernon Ave, and the construction of the interior alone has been a major disruption to our day-to-day lives as we both work from home. I could not imagine living next to a back patio that is proposed to seat over 80 people till 11:30pm on a regular night.

My mom and I do not believe this proposal aligns with the calm (yet active) community that has been fostered in downtown Glencoe. We are thrilled to see another restaurant in the community, but it should not come at the expense of all

the adjacent neighbors including numerous individuals who work from home and families with little children.

If we wanted a more festive living environment with live music and drinking, we would live in Chicago, but the reality is we live in Glencoe. Ultimately, we would hope the zoning commission takes action to rezone the backlot of 668 Vernon Ave, and ensure that Poppy's Social does not build a back patio for diners. Thank you for your consideration.

Best Regards,
Andrew Rice

Peter Downey provided comment by Zoom in which he expressed his concerns with the proposed patio at 668 Vernon Avenue.

Chairman Novack and Mr. Baxter stated that while comments on non-agenda items are welcome, the proposed restaurant at 668 Vernon Avenue is not proposed to come before the ZBA or the Zoning Commission and that as currently proposed there would be no role for these bodies in its approval process.

3. CONSIDERATION OF MINUTES OF THE MAY 3, 2021 ZBA MEETING

RESULT:	ACCEPTED [UNANIMOUS]
AYES:	Novack, Elsasser, Friedman, Kaplan, Satter, Ruderman, Kuppersmith
NAYS:	None
ABSENT:	None

3. CONSIDER VARIATION REQUEST AT 551 MONROE AVENUE

Rich McGowan gave a brief overview of the case, stating that the applicants are seeking one variation from the zoning code to allow an addition to an existing single-family home at 551 Monroe Avenue:

1. Section 3-111(E) – To increase the maximum gross floor area from 4,428.58 sq. ft. to 4,977 sq. ft., a variation of 11.02%.

Mr. McGowan stated that the applicants are seeking this variance for an addition in their rear yard as their living and working situations have changed since the COVID-19 pandemic, and that it will not be highly visible to neighbors due to landscaping and distance from nearby homes. Mr. McGowan clarified that the existing gross floor area appears to exceed the maximum allowable limit, but this is likely due to changes in the Village's Floor Area Ratio (F.A.R.) regulations since the last addition in 1997 by former homeowners. No variances were necessary when this previous addition was approved, and that the requested variance of 11.02% is within the maximum allowable variance limit for gross floor area of 15%. Mr. McGowan concluded that the lot appears to be in compliance from a lot width and lot area standpoint, though it is relatively smaller in comparison to the six lots it abuts.

Taylor Baxter then swore in the applicant, Isaac Plumb, who is the Architect for the homeowners of 551 Monroe Avenue. Due to technical difficulties, Mr. Plumb could not get his microphone to work via Zoom videoconference.

Board Member John Satter then asked for clarification on the chimney that is attached to the proposed sunroom addition. Staff clarified that the proposed chimney is in compliance with the zoning code and does not require a variance or approval from the ZBA.

PUBLIC COMMENT

Chairman Novack asked if Village Staff received any comments from the public. No comments were initially made, but Michael Hering of 425 Grove Street was not previously seen on the Zoom videoconference. After this was recognized, Chairman Novack gave Mr. Hering the opportunity to provide comment. Mr. Hering's concerns were primarily for the impact on drainage and stormwater. Mr. Baxter clarified that if the ZBA's decision tonight does not mean the project is permitted outright, and that the plans will still need to go through an extensive engineering and stormwater review with Village Staff prior to the applicants receiving the building permit.

Chairman Scott Novack stated that without any objections from the neighbors or community, the proposed addition does not seem controversial.

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(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 increase the maximum gross floor area at 551 Monroe 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:	Novack, Elsasser, Friedman, Kaplan, Satter, Ruderman, Kuppersmith
NAYS:	None
ABSENT:	None

4. CONSIDER VARIATION REQUEST AT 921 SHERIDAN ROAD

Mr. Baxter provided a brief overview of the case, stating that the applicants are requesting one variation to build a new single-family residence at 921 Sheridan Road:

1. Section 3-111(G)(15) – To increase the maximum gross floor area from 4,898 square feet to 5,632 square feet, a variation of 15%.

Mr. Baxter then swore in the applicants, Jon Splitt and Emily Hoogesteger, the Architects representing the owner of 921 Sheridan Road. Mr. Splitt stated that the lot is undersized and that the proposed home meets the setbacks and height requirements, but due to the lot size and the way the Village of Glencoe includes areas such as under eaves in gross floor area calculations, they were unable to meet the design criteria outlined by the owner and save the existing trees on the lot. Mr. Splitt concluded that he had contacted all of the neighbors to discuss the project on April 22, 2021. Mr. Baxter then provided a written comment by Steven Balsamo of 110 Maple Hill Road:

The General Standard for a variation approval is that carrying out the strict letter of the Code would create a particular hardship or a practical difficulty for the applicant. The primary hardship in this case is that the existing Code does not permit the size/design of the house that the applicant would like to build. While the lot is +/- 15% smaller than the current RA District standard, this is not

uncommon in the RA District. Hundreds of "non standard" small lots dot Glencoe's RA District including 6 of the 10 properties within 200 feet of 921 Sheridan and more than 20 in a two block radius. The applicant was aware of the exact dimensions of the lot at time of purchase and the house size implications. To essentially approve this variation request on the basis that lot is smaller than the current RA standard seems a low bar to meet particularly given that this condition would apply just as easily to so many other RA District properties. There are approximately 158 non standard small properties in the RA zone north of Park Avenue alone. 921 Sheridan is not a unique situation.

In submissions to neighbors and the ZBA, applicant has emphasized that the need for a variation has come about largely because of an "interpretation" of the Code with respect to the area under an overhanging second floor in the proposed new house design. In fact, this is not an interpretation but the clear language of the Code. The FAR packet defines an Under-bay area as "any area not within the exterior walls of a building but lying directly beneath other gross floor area of the building". The definition of Gross Floor Area specifically includes any under bay area in the gross floor area for the floor below the overhang. Such under-bay and under-eave inclusions in FAR calculations are common in area building codes like Glencoe's Code. They are there for a reason. It seems a bit disingenuous to portray this as a mere "interpretation" which implies a question of legitimacy or fairness.

I am not sure that the applicant has met the "particular hardship" burden of proof in this instance and the ZBA should consider denying the request. The situation of 921 Sheridan is not unusual or unique in the RA District. Given that hundreds of nearly identical potential requests of this nature may come in future years, some consideration of any precedent being established should be taken into account. Developers should be encouraged to design houses to meet the Zoning Code rather to just request variations to meet their goals.

Thank you.

Bart Przjemski, the owner of 921 Sheridan Road, stated that Mr. Balsamo's concern comes from the neighbor in the rear and that they are not impacting him in any way. Mr. Splitt reiterated that he does believe the applicants have a legitimate hardship with the lot size and area, and that many municipalities recognize that there can be living space above a driveway or garage area, and that they are not setting a precedent by doing so.

Chairman Novack stated that he appreciates the compliance with setbacks, saving trees, thoughtful design, and input from the neighbor.

Board Member David Friedman then asked the applicants if a home in compliance with the zoning code be built on this lot. Mr. Splitt responded, stating that the applicants would lose a lot of living space, would have to remove trees, and that the under eave is a modest space that most municipalities do not count as livable space. Mr. Splitt concluded the request for a

variance is not sellable square footage, and that anything is possible. Board Member Friedman stated that his point of view is to vote 'no' on the request.

Chairman Novack asked about the walkway between the pool house and house, and if it counts towards the gross floor area. Ms. Hoogesteger stated that it does. Board Member John Satter inquired about the possibility of rotating the garage to be below the second floor, under the under eave. Mr. Splitt stated that it would be difficult to maneuver a vehicle on a side-loading garage, and that it is not necessarily buildable underneath the second floor. Mr. Przemski added that they wanted to design something different because the lot is on Sheridan Road. Board Member Friedman stated that 925, 909, and 887 Sheridan Road are similar widths, if not smaller, than 921 Sheridan Road. Mr. Splitt stated that the other homes are much closer to the existing lot lines.

Board Member Alex Kaplan stated that the issue of precedent is colorfully unpredictable, and that every issue that the ZBA looks at sets somewhat of a precedent, and that the ZBA is called to balance the possible objections with the applicants' desire, and that ultimately the applicant is looking for an increased amount of air. Board Member Kaplan concluded that he respects the input from the neighbor, but there appears to be very minimal impact on 110 Maple Hill Road and that given the thoughtful design considerations, he is inclined to vote for the requested variance.

Board Member Michael Kupper Smith asked for clarification on the landscaping and screening. Mr. Splitt provided a visual aid for the audience to depict the existing/proposed landscaping, and stated that they are saving trees in the rear and will plant more if necessary.

Board Member Sara Elsasser noted that the requested variance does not seem egregious, she does not believe this would set any precedent, and that she is inclined to vote 'yes'.

Board Member Debbie Ruderman stated that the requested variance will enhance the existing character on Sheridan Road and that she is also inclined to vote 'yes'.

Chairman Novack said that he will echo Board Member Elsasser's comment and he appreciates that the ZBA is having a thoughtful discussion, including the opposition from Board Member Friedman. Board Member Friedman concluded that aesthetic is not the job of the ZBA, and that is why his stance on approving a gross floor area variance for an under eave is the way it is.

PUBLIC COMMENT

Chairman Novack asked there were any additional public comments, and concluded that the ZBA appreciates and encourages comments from the public. No additional comments were made. A motion was made and seconded to approve the requested variance.

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(G)(15) 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 increase the maximum allowable gross floor area at 921 Sheridan 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
AYES:	Novack, Elsasser, Kaplan, Ruderman, Kuppersmith
NAYS:	Friedman, Satter
ABSENT:	None

5. ADJOURN

Prior to adjourning, Chairman Novack thanked the audience and stated that next month's meeting on July 12, 2021, will be held at 6:00 p.m. due to the packed agenda.

After further discussion, the ZBA also agreed to a new start time of 6:30 p.m. rather than 7:30 p.m., effective for the August 2, 2021 ZBA meeting and every meeting thereafter. This excludes next month's meeting on July 12, 2021, which will begin at 6:00 p.m.

The meeting adjourned at 8:56 p.m.

DRAFT



VILLAGE OF GLENCOE MEMORANDUM

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Zoning Board of Appeals Memorandum

DATE: June 30, 2021

TO: Zoning Board of Appeals

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

SUBJECT: Consideration of two variations to reduce the required front yard setback and to allow a structure to extend into the required setback plane to an extent greater than allowed by the Zoning Code for a new single-family residence at 271 Mary Street

Background: The applicants are requesting two variations from the Zoning Code to reduce the required front yard setback and to allow a structure to extend into the required setback plane to an extent greater than allowed by the Zoning Code for a new single-family residence at 271 Mary Street in the RB zoning district. The lot, which is currently vacant, is bordered to the west by Village-owned property, including the Green Bay Trail approximately 80 feet from the west property line.

Requested variations:

1. *Section 3-111(C)– To reduce the required front yard setback from 50 feet to 45 feet, a variation of 10%;*
2. *Section 3-111(G)(14) – To increase the allowable intersection of the wall of the structure with the west setback plane from 0 feet to 43.5 feet.*

Variation	Required/Allowed	Proposed	Variation %	Max. Allowable Variation %
Front setback	50 ft	45 ft	10%	20%
Setback plane (west)	0 ft	43.5 ft	N/A	N/A

The Zoning Code allows covered front porches to extend into a front setback if certain conditions are met, including that it not be more than 12 feet in width or 6 feet in depth. Because the proposed porch exceeds these dimensions, a variation is required. The front wall of the proposed house meets the 50-foot setback requirement.

The Zoning Code also allows structures to extend into the setback plane under certain conditions. For example, on a 75-foot-wide lot such as 271 Mary, a gable or hip roof end could intersect with a setback plane for no more than 28.3 feet. However, the setback plane intersects with the proposed house's side

wall instead of its roof. No intersection with a wall is permitted without a variation. The Code does not limit the amount of setback plane variation that may be granted by the ZBA.

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 applicant has stated that the proposed variations would allow the house to be located along the 10-foot west side setback line, which would allow the maximum distance between the new house and the neighboring house to the east. There is no house on the property to the west, which is Village-owned and contains the Green Bay Trail.

- 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 lot is five feet narrower than the minimum conforming 80-foot-wide lot in the RB district. The lot also borders Village-owned property to the west, which includes open space and the Green Bay Trail.

- 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.*

Neither the width of the lot nor its location adjacent to public open space are 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 variations is not based exclusively on a desire to make more money from the property. Because of the unique physical conditions on the lot, it is unlikely that the granting of the variations would be considered a special privilege.

- 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 relatively uniform appearance along a block frontage. The subject property is located at the end of a dead end with no house to the west. The requested setback variation is in keeping with the purposes of the Code in that it would not have a significant impact on the appearance of the block frontage. The two homes immediately to the east of 271 Mary St. have front setbacks of 49.08 and approximately 48.5 feet.

The setback plane variation would also be unlikely to be out of harmony with the purposes of the Code. The purpose of this regulation is to protect neighboring properties from bulk and shadow impacts of structures near property lines. There is not currently nor is there likely ever to be another house build to the west of the subject property.

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 is unlikely to result in a development that would be detrimental to the public welfare in any of the above-listed ways.

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 variations to reduce the required front yard setback and to allow a structure to extend into the required setback plane to an extent greater than allowed by the Zoning Code for a new single-family residence at 271 Mary Street, per the plans provided with this application.



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: 271 MARY STREET

PATRICK MCCARTY - ARCHITECT & AGENT FOR:

Applicant name: MICHAEL & NICOLE SEGRETTO Applicant phone: 630-742-3715

Applicant email: PMCCARTY.ARCHITECT@GMAIL.COM

MICHAEL AND NICOLE SEGRETTO

Owner name (if different from applicant): 375 MADISON AVENUE, GLENCOE

Owner phone: 630-908-9591 Owner email: MICHAEL@ZAZO.BIZ

Brief description of project:

A NEW 2 STORY BRICK RESIDENCE WITH CELLAR AND DETACHED GARAGE. THE PROPERTY IS A VACANT LOT AT THE WEST END OF MARY STREET AND IS ADJACENT TO THE GREEN BAY TRAIL AND THE METRA RAIL-UNION PACIFIC NORTH LINE. THE PROPERTY DIMENSIONS ARE 95' W X 150.48' D FOR A TOTAL OF 11,286 SQ. FT.

Variation request(s):

- ① ENCROACHMENT INTO THE WEST SIDE SETBACK PLANE.
- ② WIDTH OF FRONT SETBACK COVERED ENTRY.



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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.

BOTH REQUESTS ARE LOCATED ON THE WEST SIDE OF THE RESIDENCE. THIS PROPERTY IS UNIQUE IN ITS LOCATION. THIS 271 MARY STREET PROPERTY IS DIRECTLY NEXT TO THE GREEN PAV TRAIL AND THE METRA RAIL. THERE ARE NO RESIDENTIAL PROPERTIES TO THE WEST.

THIS FEATURE ALLOWS FOR THE OPPORTUNITY TO LOCATE THE NEW RESIDENCE ALONG THE 10' WEST BUILDING SETBACK LINE. THIS LOCATION ALLOWS FOR THE MAXIMUM DISTANCE BETWEEN THE PROPOSED RESIDENCE AND THE EXISTING RESIDENCE TO THE EAST.



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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.

NO RESIDENCE OR PROPERTY IS IMPACTED
BY THIS REQUEST.

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 PROPERTY OWNER HAS CONTACTED BOTH THE
NEIGHBOR TO THE EAST AND NEIGHBOR DIRECTLY
TO THE SOUTH ACROSS MARY STREET.

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


FORMS & APPLICATIONS

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Section D: Acknowledgement and Signature

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

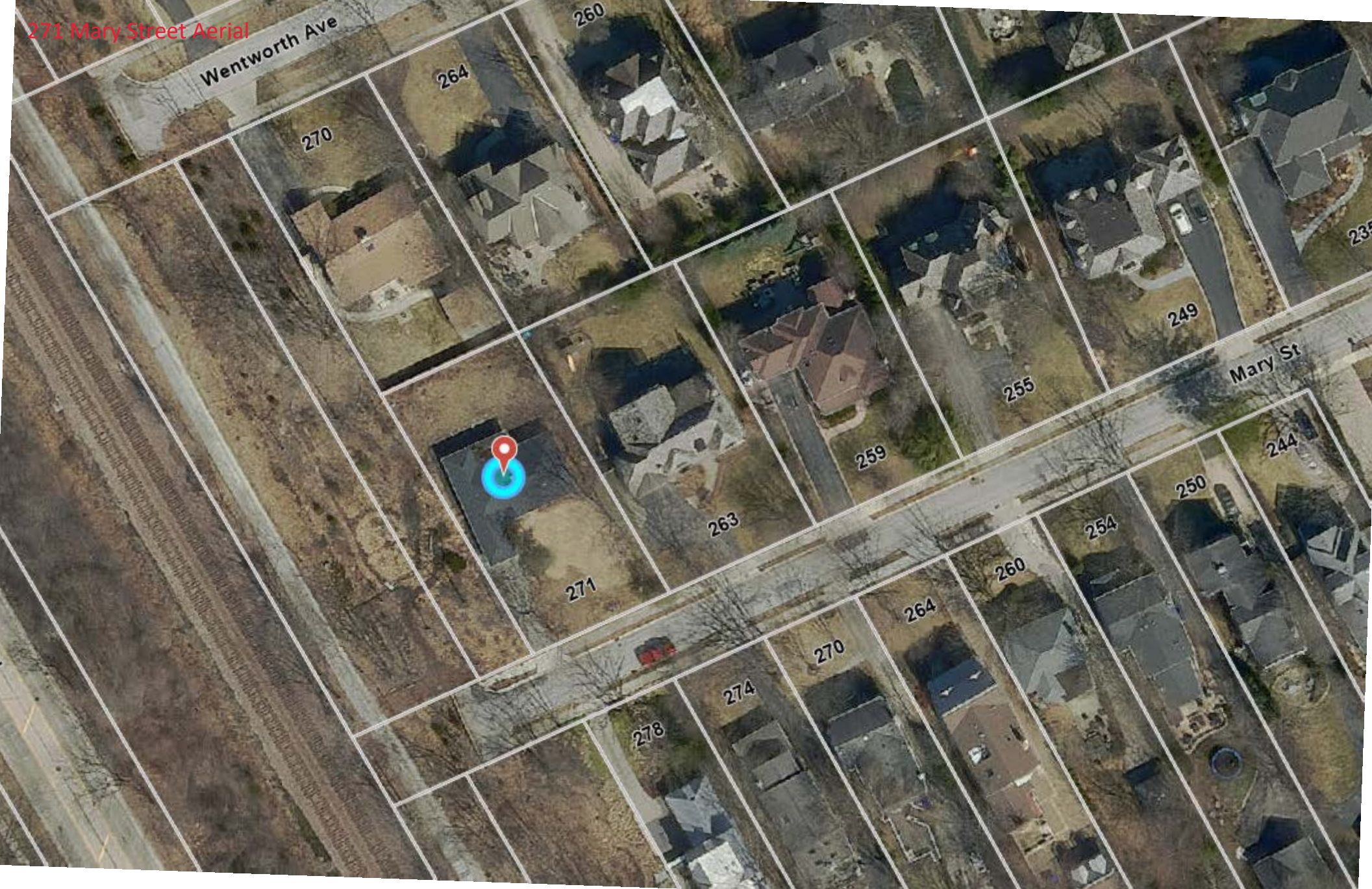

Applicant's signature

6-7-21
Date

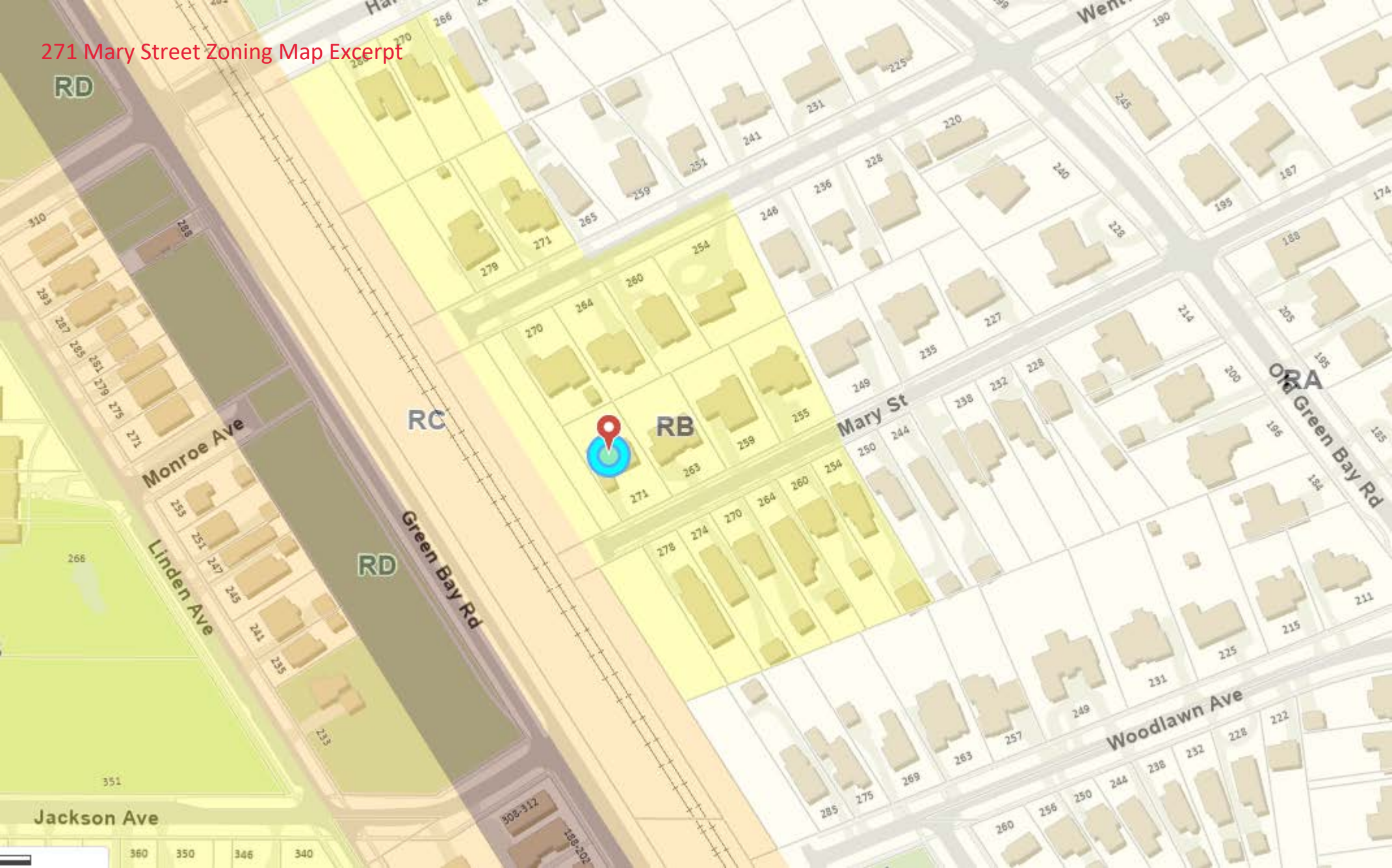

Owner's signature (if different than applicant)

6-7-21
Date

271 Mary Street Aerial



271 Mary Street Zoning Map Excerpt





SCALE 1"=20'

PLAT OF SURVEY

MORRISON SURVEYING CO., INC.

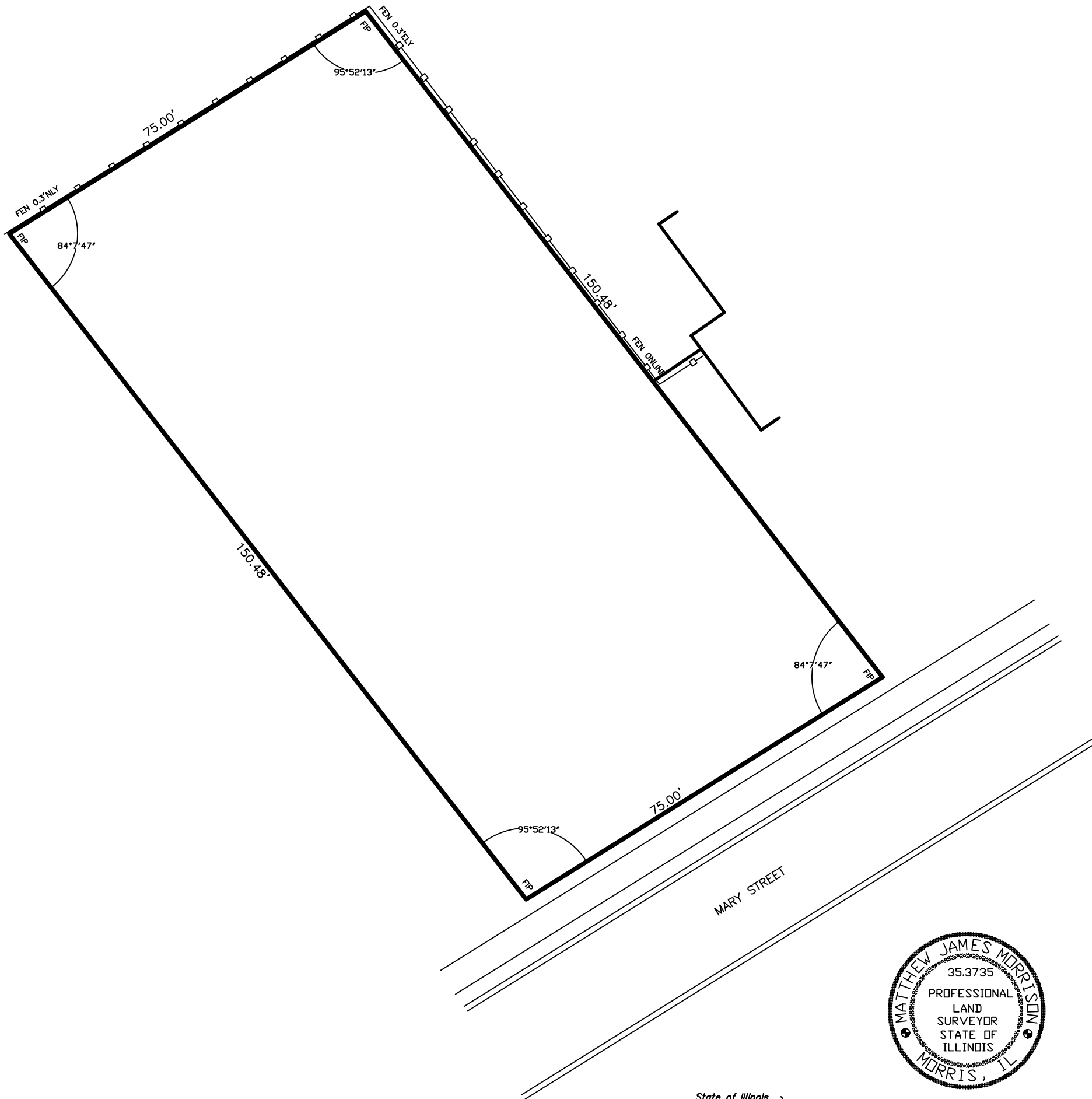
2710 N IL Rt 47, Morris, Illinois 60450

THAT PART OF BLOCK 39 IN A.H. TAYLOR'S ADDITION TO TAYLORSPT BOUNDED AND DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE NORTHERLY LINE OF MARY STREET 100 FEET NORTHEASTERLY OF THE EASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD, THENCE NORTHEASTERLY A DISTANCE OF 75 FEET ALONG THE NORTHERLY LINE OF MARY STREET, THENCE NORTHWESTERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF SAID RAILROAD RIGHT OF WAY TO A POINT MIDWAY BETWEEN MARY AND WENTWORTH STREETS, THENCE SOUTHWESTERLY A DISTANCE OF 75 FEET ALONG A LINE PARALLEL TO THE SOUTHERLY LINE OF BLOCK 39, THENCE SOUTHEASTERLY TO THE PLACE OF BEGINNING, A POINT 100 FEET SOUTHEASTERLY OF SAID RAILROAD RIGHT OF WAY, ALL SAID LAND BEING IN THE SOUTHWEST $\frac{1}{4}$ OF FRACTIONAL SECTION 8, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

LAND AREA: 11,266.81 SF = 0.2577 AC

COMMONLY KNOWN AS 271 MARY STREET, GLENCOE, ILLINOIS



State of Illinois } s.s.
County of Grundy }

We, MORRISON SURVEYING CO INC., (PDF License #184-003915) do hereby certify that we have surveyed the property described in the caption to the plat hereon drawn and that this professional service conforms to the current Illinois minimum standards for a boundary survey. All dimensions are in feet and decimal parts of a foot and are correct at a temperature of 68 degrees farenheight. Dimensions shown on buildings are to the outside of buildings. Given under my hand and seal at Morris, Illinois.

Date: 02-24-21

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3735 License Expires 11/30/22

SPIES & ASSOCIATES, INC.

Civil Engineers - Land Surveyors

534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

1. COMPARE ALL SURVEY POINTS WITH ONE ANOTHER BEFORE BUILDING BY SAME, AND REPORT ANY DISCREPANCIES IMMEDIATELY.
2. CHECK LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCIES IMMEDIATELY.
3. BUILDING LINES, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION.
4. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

FILE No.: 5162

	05-25-2021	FOR REVIEW
NO.	DATE	ISSUE / REVISION

Segretto Residence

271 Mary Street
Glencoe, Illinois

PROJECT NO.:	2021-0315
DRAWN BY:	JJP
CHECKED BY:	PWM

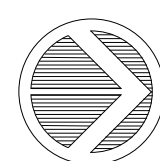
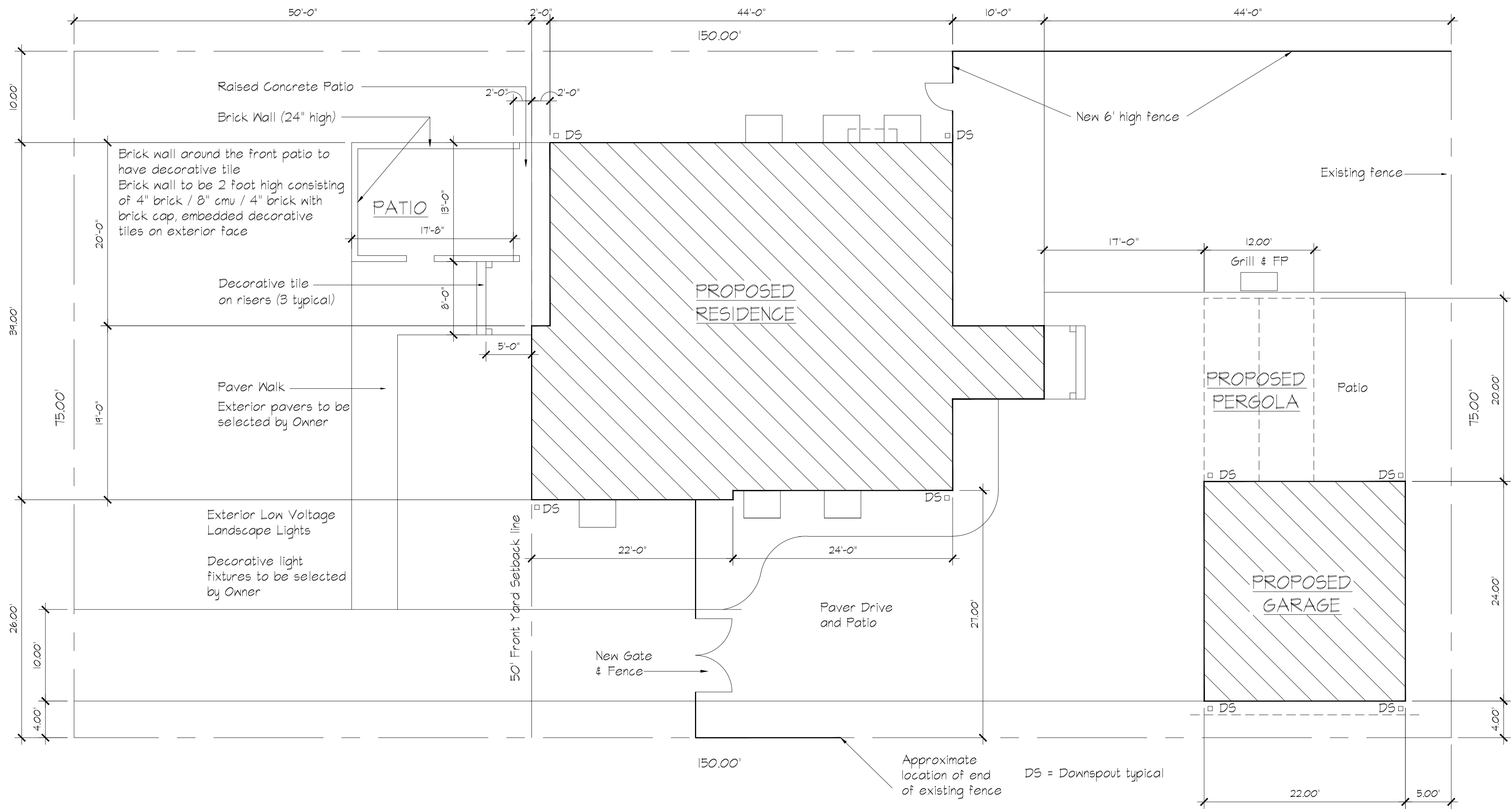
SHEET TITLE:

Site Plan

SHEET:

SP1.0

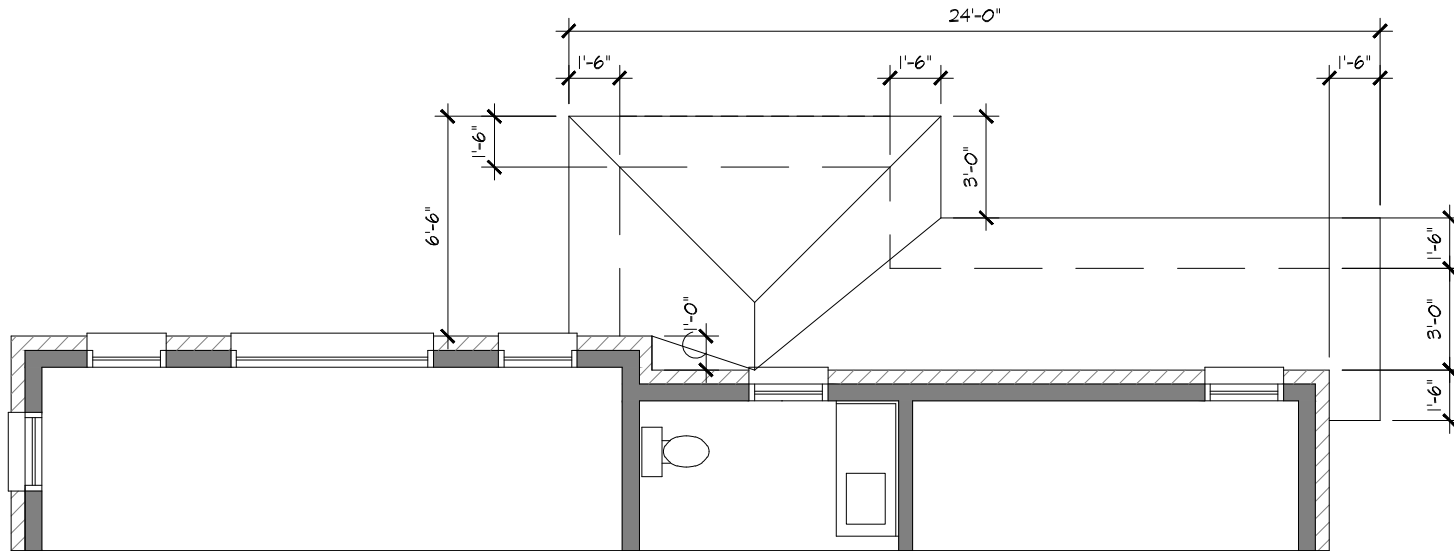
MARY STREET



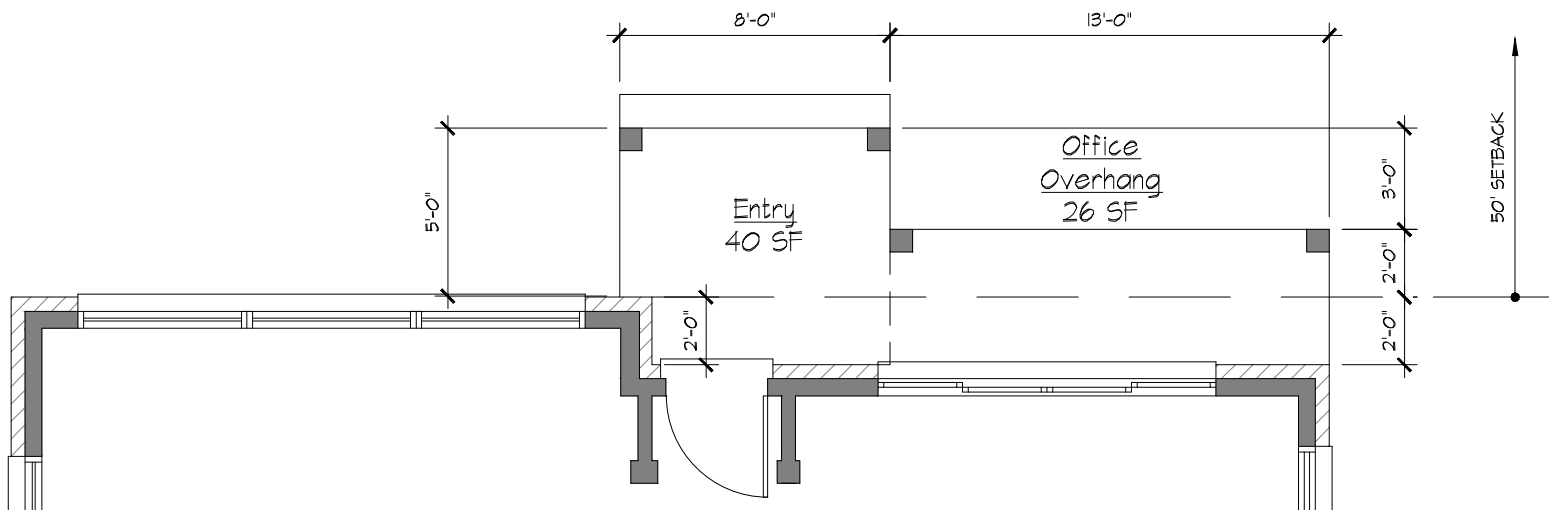
1
SP1.0

SITE PLAN

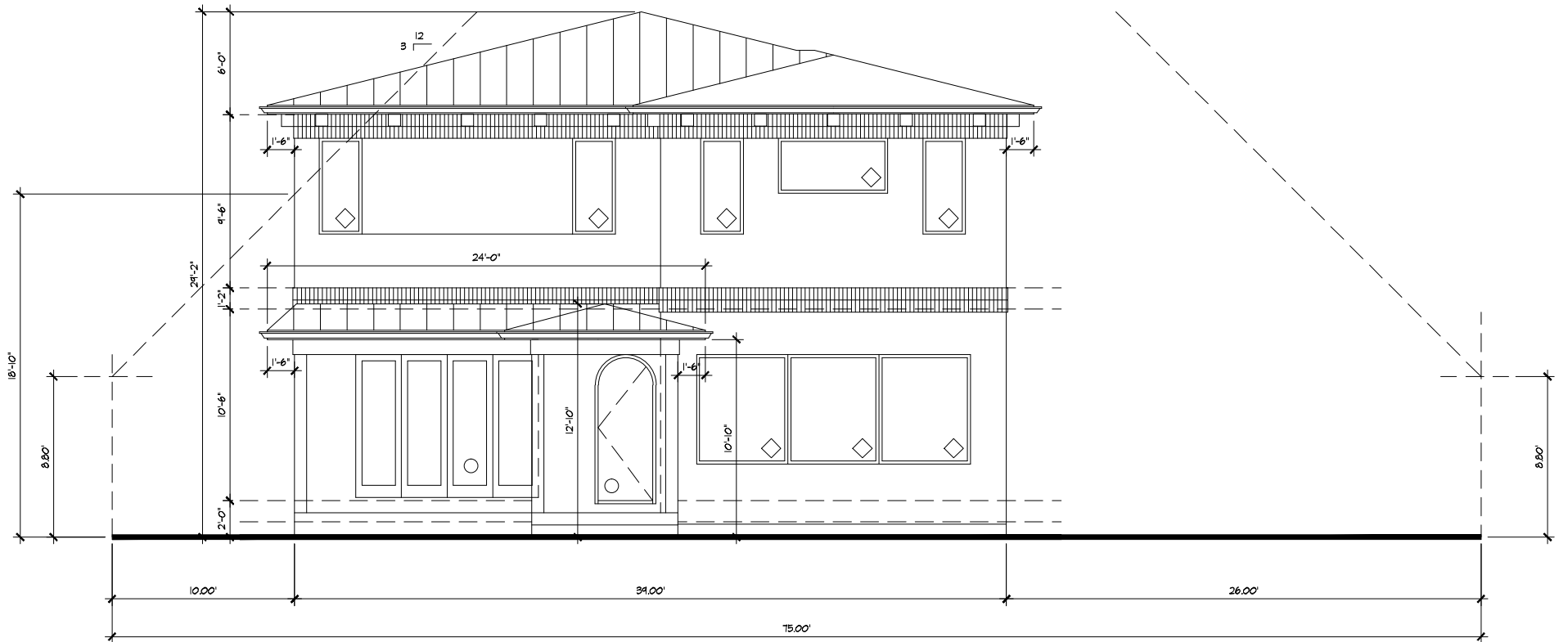
SCALE: 1/8" = 1'-0"



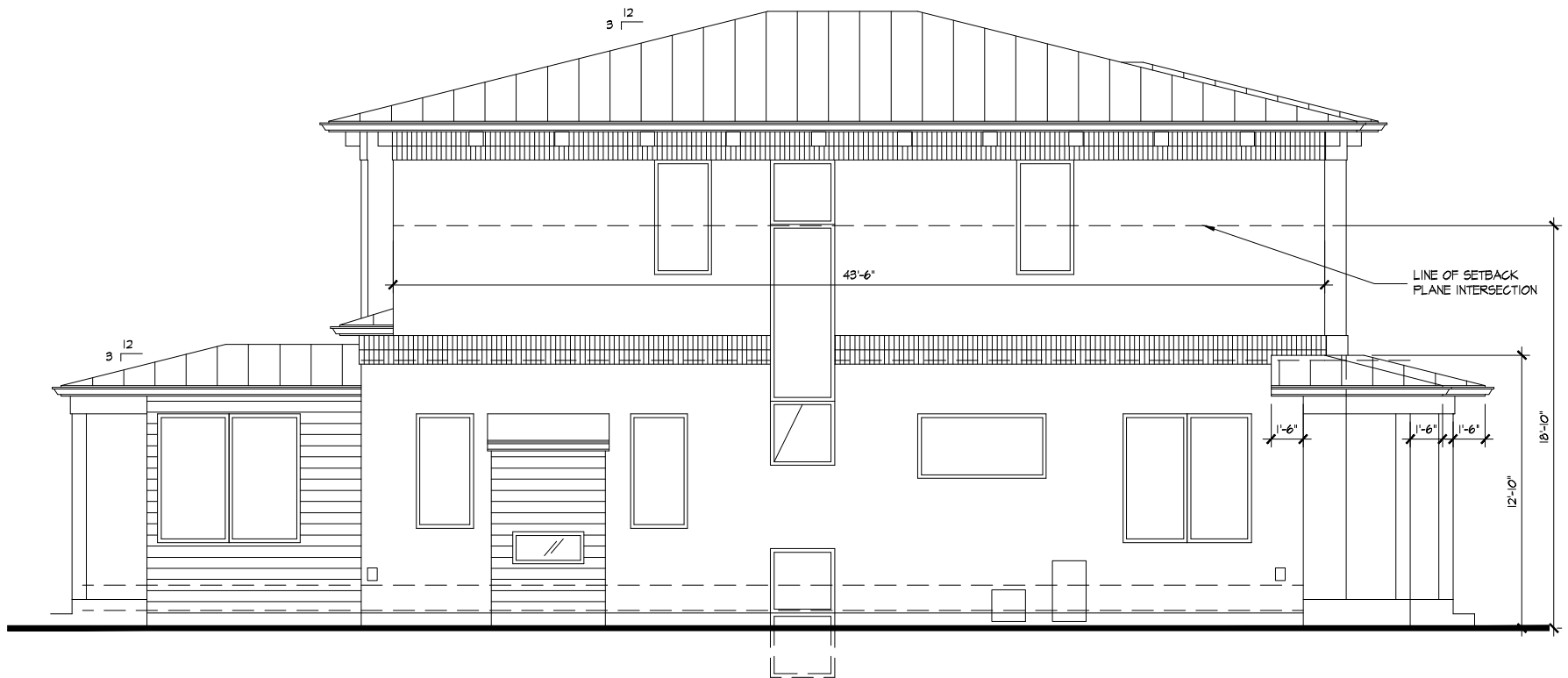
PARTIAL 2ND FLR PLAN



PARTIAL 1ST FLR PLAN



SOUTH ELEVATION



WEST ELEVATION



VILLAGE OF GLENCOE MEMORANDUM

675 Village Court, Glencoe, Illinois 60022
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Zoning Board of Appeals Memorandum

DATE: June 22, 2021

TO: Zoning Board of Appeals

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

SUBJECT: Consideration of a variation to allow a deck extension to encroach into the required side yard setback at 228 Woodlawn Ave

Background: The applicants are requesting a variation from the Zoning Code to allow the expansion of an existing deck to encroach into the required side setback at 228 Woodlawn Ave. The subject property is in the RA Single-family Residential Zoning District.

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

1. *Section 3-111(C) – To reduce the required side yard setback from 12 feet to 9.65 feet, a variation of 19.6%.*

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

	Existing	Allowed	Proposed	Variation %
Side yard setback	9.65 ft.	12 ft.	9.65 ft. (expansion)	19.6%

There is an existing deck on the property that is 9.65 feet from the west side property line, per a survey on file with the Village. This is also the distance from the house to the west property line. The applicant has proposed expanding this deck to the south while maintaining the 9.65-foot setback. Because this would result in an increase in the square footage of the deck within the setback, a variation is required.

Plans provided by the applicant also show a new deck and stairs encroaching into the required side setback on the east side of the property. The new deck within the east setback meets the criteria for first-floor landings and steps, which may be in required setbacks without a variation. A variation is only needed for the deck expansion's encroachment into the west side setback.

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 applicant has stated that a variation is needed to construct a deck that conforms to the setback of the existing deck on the property, which is significantly narrower and smaller than the minimum requirements of the RA zoning district.

- 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 lot is significantly narrower than the minimum conforming 100-foot-wide lot in the RA district. At the front property line, the lot is only 59 feet in width. It narrows further away from Woodlawn Avenue and is approximately 45 feet wide at the back of the house. At approximately 14,200 square feet, the parcel is also significantly undersized in comparison to the minimum 20,000-square-foot lot size in the RD district. The presence of a house and deck 9.65 feet from the west side property line is an additional unique condition of the property.

- 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 size and width of the lot are not self-created. The existing deck does not encroach further into the side setback than the house itself.

- 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. Because of the unique physical conditions on the lot, it is unlikely that the granting of the variation would be considered a special privilege.

- 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.*

At the location of the proposed variation, the subject property is less than half the width of a minimum RA-zoned lot. Although there are other examples of narrow RA lots nearby, lots of this width are typically zoned RD or RC, which have required side setbacks of five feet or eight feet. Because of this, the variation would be unlikely to result in a development not in harmony with the purposes of the Code.

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 is unlikely to result in a development that would be detrimental to the public welfare in any of the above-listed ways.

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 allow a deck expansion to encroach into the required west side setback at 228 Woodlawn Avenue, per the plans provided with this application.



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: _____

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.

Stephen Wylie

Digitally signed by Stephen Wylie
Date: 2021.06.09 08:45:49 -05'00'

Applicant's signature

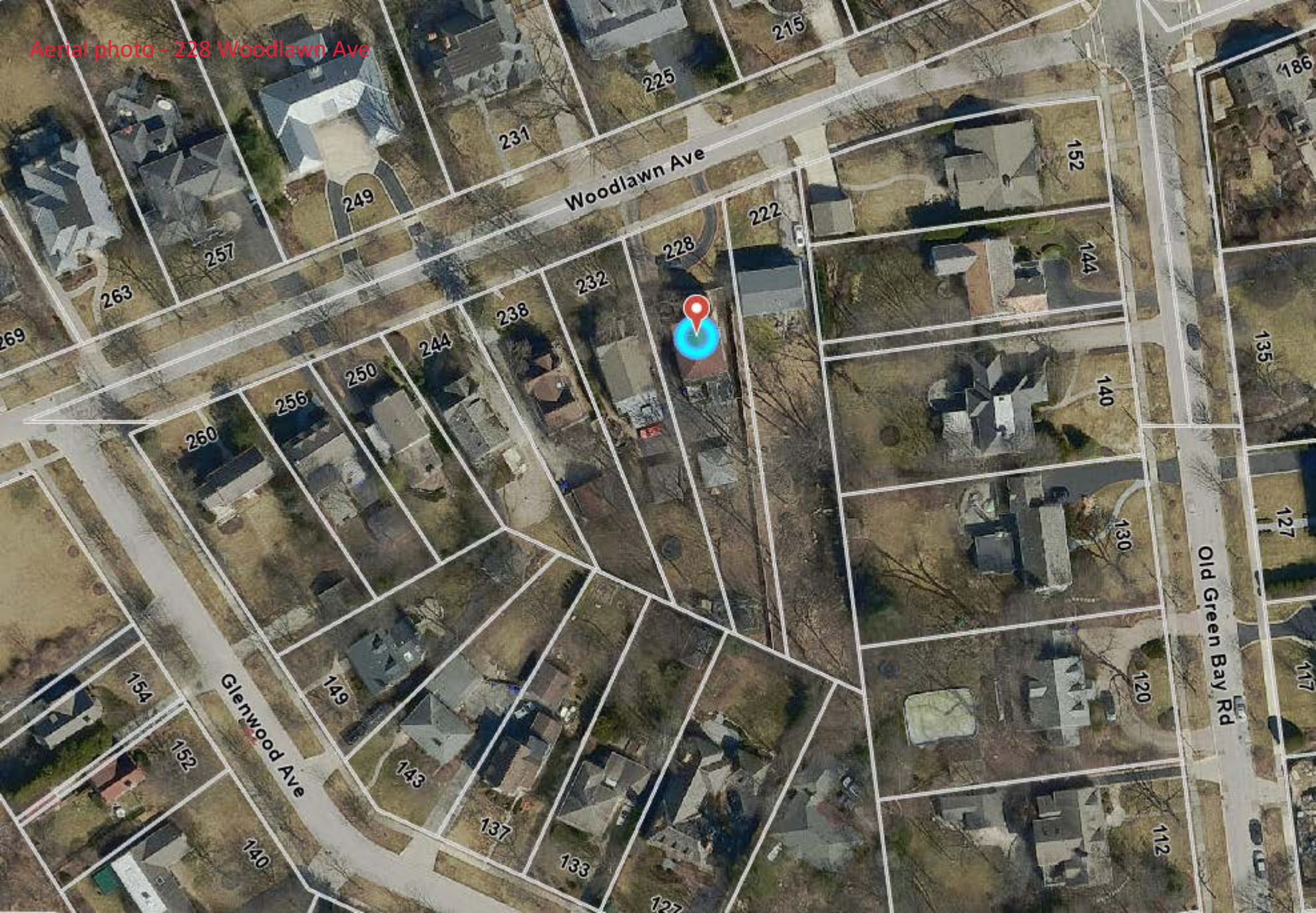
Date

Signature

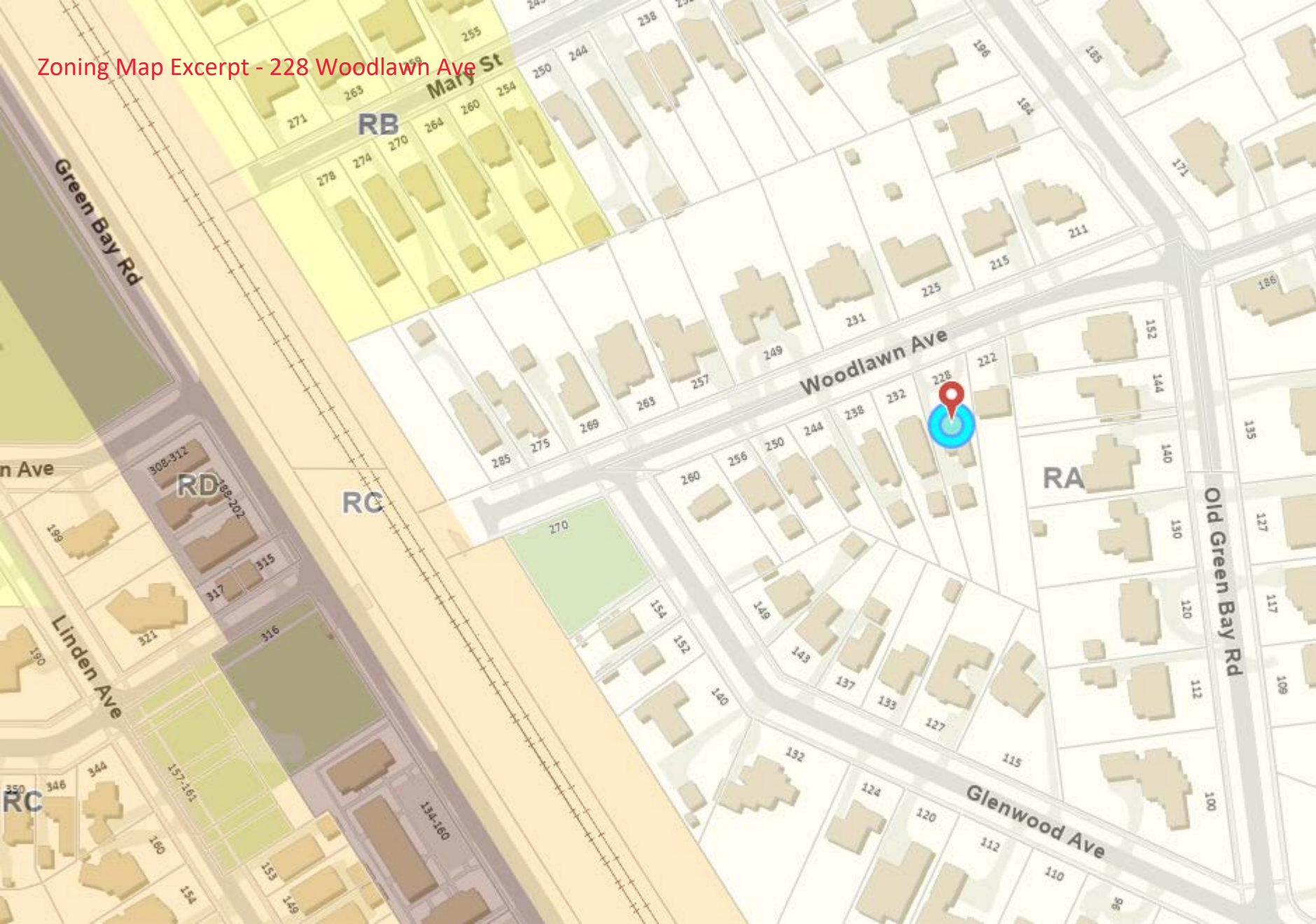
Owner's signature (if different than applicant)

Date

Aerial photo - 228 Woodlawn Ave



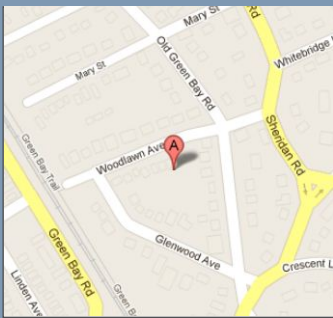
Zoning Map Excerpt - 228 Woodlawn Ave



EXACTA

Illinois Surveyors, Inc.

www.ExactaChicago.com
P (773)305-4010 • F (773)305-4011
1730 Park Street, Suite 204, Naperville, IL 60563



PROPERTY ADDRESS: 228 WOODLAWN AVENUE WINNETKA, ILLINOIS 60093

SURVEY NUMBER: 1302.2005

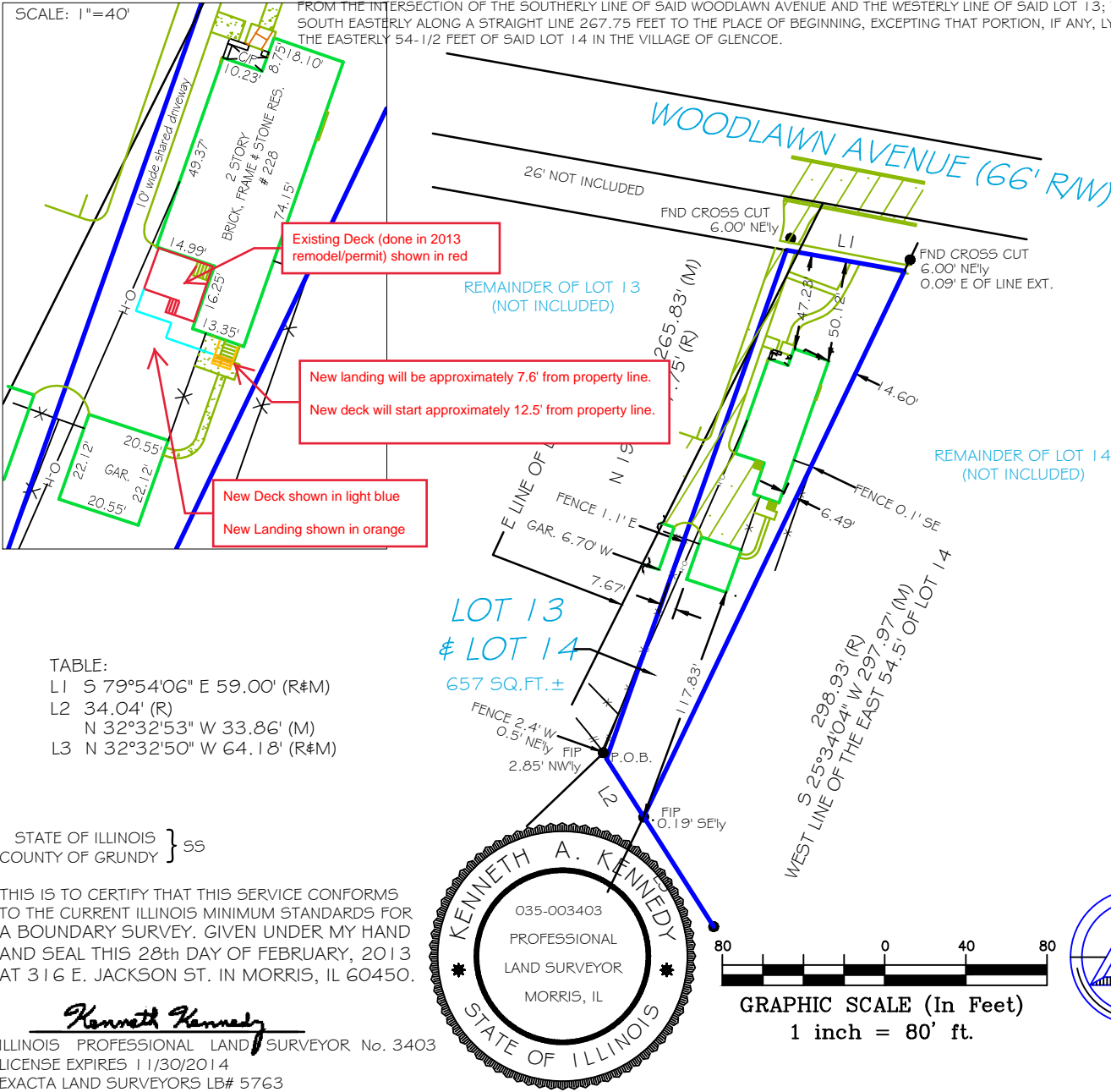
FIELD WORK DATE: 2/28/2013

REVISION DATE(S): (REV.1 2/28/2013)

1301.0586

BOUNDARY SURVEY
COOK COUNTY

THAT PART OF LOTS 13 AND 14 IN GAGE'S RESUBDIVISION OF GLENDALE BLOCK IN FRACTIONAL SECTIONS 8 AND 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS COMMENCING AT AN IRON STAKE IN THE SOUTHERLY LINE OF SAID LOT 14, SAID IRON STAKE BEING 159.4 FEET SOUTHEASTERLY FROM THE SOUTH WEST CORNER OF SAID LOT 13 AND 28.4 FEET SOUTHEASTERLY FROM THE SOUTH WEST CORNER OF SAID LOT 14; THENCE SOUTH EASTERLY 34.04 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 14 TO AN IRON STAKE; THENCE NORTH WESTERLY ALONG A STRAIGHT LINE 298.93 FEET TO AN IRON STAKE IN THE SOUTHERLY LINE OF WOODLAWN AVENUE AS WIDENED WHICH IS 236.93 FEET EASTERLY FROM THE INTERSECTION OF THE WESTERLY LINE OF SAID LOT 13 WITH THE SAID SOUTHERLY LINE OF WOODLAWN AVENUE AS WIDENED AND 52.8 FEET EASTERLY FROM THE INTERSECTION OF THE SOUTHERLY LINE OF WOODLAWN AVENUE WITH THE WESTERLY LINE OF SAID LOT 14; THENCE SOUTH WESTERLY 59 FEET ALONG THE SOUTHERLY LINE OF WOODLAWN AVENUE TO AN IRON STAKE BEING 177.03 FEET NORTH EASTERLY FROM THE INTERSECTION OF THE SOUTHERLY LINE OF SAID WOODLAWN AVENUE AND THE WESTERLY LINE OF SAID LOT 13; THENCE SOUTH EASTERLY ALONG A STRAIGHT LINE 267.75 FEET TO THE PLACE OF BEGINNING, EXCEPTING THAT PORTION, IF ANY, LYING WITHIN THE EASTERLY 54-1/2 FEET OF SAID LOT 14 IN THE VILLAGE OF GLENCOE.



THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAN ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE NUMBER IN THE BOTTOM RIGHT CORNER.

POINTS OF INTEREST
NONE VISIBLE

CLIENT NUMBER:

DATE: 2/28/2013

BUYER:

SELLER:

CERTIFIED TO: .

Exacta Illinois Surveyors, Inc. is a full service, bonded land survey firm registered with the state of Illinois.



EXACTA
Illinois Surveyors, Inc.

LB# 184005763
www.ExactaChicago.com
P (773)305-4010 • F (773)305-4011
1730 Park Street, Suite 204, Naperville, IL 60563

LEGAL DESCRIPTION:

THAT PART OF LOTS 13 AND 14 IN GAGE'S RESUBDIVISION OF GLENDALE BLOCK IN FRACTIONAL SECTIONS 8 AND 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS COMMENCING AT AN IRON STAKE IN THE SOUTHERLY LINE OF SAID LOT 14, SAID IRON STAKE BEING 159.4 FEET SOUTHEASTERLY FROM THE SOUTH WEST CORNER OF SAID LOT 13 AND 28.4 FEET SOUTHEASTERLY FROM THE SOUTH WEST CORNER OF SAID LOT 14; THENCE SOUTH EASTERLY 34.04 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 14 TO AN IRON STAKE; THENCE NORTH WESTERLY ALONG A STRAIGHT LINE 298.93 FEET TO AN IRON STAKE IN THE SOUTHERLY LINE OF WOODLAWN AVENUE AS WIDENED WHICH IS 236.93 FEET EASTERLY FROM THE INTERSECTION OF THE WESTERLY LINE OF SAID LOT 13 WITH THE SAID SOUTHERLY LINE OF WOODLAWN AVENUE AS WIDENED AND 52.8 FEET EASTERLY FROM THE INTERSECTION OF THE SOUTHERLY LINE OF WOODLAWN AVENUE WITH THE WESTERLY LINE OF SAID LOT 14; THENCE SOUTH WESTERLY 59 FEET ALONG THE SOUTHERLY LINE OF WOODLAWN AVENUE TO AN IRON STAKE BEING 177.03 FEET NORTH EASTERLY FROM THE INTERSECTION OF THE SOUTHERLY LINE OF SAID WOODLAWN AVENUE AND THE WESTERLY LINE OF SAID LOT 13; THENCE SOUTH EASTERLY ALONG A STRAIGHT LINE 267.75 FEET TO THE PLACE OF BEGINNING, EXCEPTING THAT PORTION, IF ANY, LYING WITHIN THE EASTERLY 54-1/2 FEET OF SAID LOT 14 IN THE VILLAGE OF GLENCOE.

JOB SPECIFIC SURVEYOR NOTES:

GENERAL SURVEYOR NOTES:

1. The Legal Description used to perform this survey was supplied by others. The survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
3. If there is a septic tank, well or drain field on this survey, the location of such items was shown to us by others and are not verified.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Any additions or deletions to this 2 page survey document are strictly prohibited.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. All pins marked as set are 5/8 diameter, 18" iron rebar.
10. An examination of the abstract of title was not performed by the signing surveyor to determine which instruments, if any, are affecting this property.
11. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
12. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
13. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logo or references to third party firms are for informational purposes only.

LEGEND:

SURVEYOR'S LEGEND

<div>BOUNDARY LINE</div> <div></div>	<div>A/C</div> <div>AIR CONDITIONING</div>	<div>ID.</div> <div>IDENTIFICATION</div>	<div>SEW.</div> <div>SEWER</div>
<div>STRUCTURE</div> <div></div>	<div>B.R.</div> <div>BEARING REFERENCE</div>	<div>INT.</div> <div>INTERSECTION</div>	<div>S.F.</div> <div>SQUARE FEET</div>
<div>CONCRETE BLOCK WALL</div> <div></div>	<div>B.K.</div> <div>BLOCK</div>	<div>IR</div> <div>IRON ROD</div>	<div>3/DH</div> <div>SET DRILL HOLE</div>
<div>CHAIN-LINK or WIRE FENCE</div> <div></div>	<div>B.C.</div> <div>BLOCK CORNER</div>	<div>IP</div> <div>IRON PIPE</div>	<div>SIRC</div> <div>SET IRON ROD & CAP</div>
<div>WOOD FENCE</div> <div></div>	<div>B.R.L.</div> <div>BUILDING RESTRICTION LINE</div>	<div>L</div> <div>LENGTH</div>	<div>SN</div> <div>SET NAIL</div>
<div>IRON FENCE</div> <div></div>	<div>B5MT.</div> <div>BASEMENT</div>	<div>LB#</div> <div>LICENSE # - BUSINESS</div>	<div>SN#D</div> <div>SET NAIL & DISC</div>
<div>EASEMENT</div> <div></div>	<div>B/W</div> <div>BAYBOX WINDOW</div>	<div>LS#</div> <div>LICENSE # - SURVEYOR</div>	<div>STY.</div> <div>STORY</div>
<div>EDGE OF WATER</div> <div></div>	<div>(C)</div> <div>CALCULATED</div>	<div>(M)</div> <div>MEASURED</div>	<div>3.T.L.</div> <div>SURVEY TIE LINE</div>
<div>WOOD</div> <div></div>	<div>C</div> <div>CURVE</div>	<div>N.R.</div> <div>NON RADIAL</div>	<div>SV</div> <div>SEWER VALVE</div>
<div>CONCRETE</div> <div></div>	<div>CATV</div> <div>CABLE TV. RISER</div>	<div>N.T.S.</div> <div>NOT TO SCALE</div>	<div>S/W</div> <div>SEWALK</div>
<div>ASPHALT</div> <div></div>	<div>C.B.</div> <div>CONCRETE BLOCK</div>	<div>O.C.S.</div> <div>ON CONCRETE SLAB</div>	<div>S.W.</div> <div>SEAWALL</div>
<div>BRICK or TILE</div> <div></div>	<div>CHIM.</div> <div>CHIMNEY</div>	<div>O.G.</div> <div>ON GROUND</div>	<div>TEL.</div> <div>TELEPHONE FACILITIES</div>
<div>COVERED AREA</div> <div></div>	<div>C.L.F.</div> <div>CHAIN LINK FENCE</div>	<div>O.H.L.</div> <div>OVERHEAD LINE</div>	<div>T.O.B.</div> <div>TOP OF BANK</div>
<div>WATER</div> <div></div>	<div>C.O.</div> <div>CLEAN OUT</div>	<div>O.R.B.</div> <div>OFFICIAL RECORD BOOK</div>	<div>TX</div> <div>TRANSFORMER</div>
<div>BENCH MARK</div> <div></div>	<div>CONC.</div> <div>CONCRETE</div>	<div>OH.</div> <div>OVERHANG</div>	<div>TYP.</div> <div>TYPICAL</div>
<div>CALC. or PNT.</div> <div></div>	<div>C.V.G.</div> <div>CONCRETE VALLEY GUTTER</div>	<div>O/A</div> <div>OVERALL</div>	<div>W/C</div> <div>WITNESS CORNER</div>
<div>CENTRAL ANGLE or DELTA</div> <div></div>	<div>CL</div> <div>CENTER LINE</div>	<div>O/S</div> <div>OFFSET</div>	<div>W/F</div> <div>WATER FILTER</div>
<div>CONTROL POINT</div> <div></div>	<div>Q/S</div> <div>CONCRETE SLAB</div>	<div>PKN</div> <div>PARKER-KALON NAIL</div>	<div>W.F.</div> <div>WOODEN FENCE</div>
<div>CONCRETE MONUMENT</div> <div></div>	<div>Q/P</div> <div>COVERED PORCH</div>	<div>PSM</div> <div>PROFESSIONAL SURVEYOR AND MAPPER</div>	<div>WM</div> <div>WATER METER/VALVE BOX</div>
<div>CATCH BASIN</div> <div></div>	<div>C3W</div> <div>CONCRETE SIDEWALK</div>	<div>PLS</div> <div>PROFESSIONAL LAND SURVEYOR</div>	<div>WV</div> <div>WATER VALVE</div>
<div>ELEVATION</div> <div></div>	<div>COR.</div> <div>CORNER</div>	<div>(P)</div> <div>PLAT</div>	<div>V.F.</div> <div>VINYL FENCE</div>
<div>FIRE HYDRANT</div> <div></div>	<div>D/W</div> <div>DRIVEWAY</div>	<div>P/E</div> <div>POOL EQUIPMENT</div>	<div>A.E.</div> <div>ANCHOR EASEMENT</div>
<div>MANHOLE</div> <div></div>	<div>D.F.</div> <div>DRAIN FIELD</div>	<div>PLT</div> <div>PLANTER</div>	<div>C.M.E.</div> <div>CANAL MAINTENANCE ESMT.</div>
<div>TREE</div> <div></div>	<div>EUB</div> <div>ELECTRIC UTILITY BOX</div>	<div>PP</div> <div>PINCHED PIPE</div>	<div>C.U.E.</div> <div>COUNTY UTILITY ESMT.</div>
<div>UTILITY OR LIGHT POLE</div> <div></div>	<div>ENCL.</div> <div>ENCLOSURE</div>	<div>F.B.</div> <div>FLAT BOOK</div>	<div>D.E.</div> <div>DRAINAGE EASEMENT</div>
<div>WELL</div> <div></div>	<div>ENT.</div> <div>ENTRANCE</div>	<div>F.I.</div> <div>POINT OF INTERSECTION</div>	<div>ESMT.</div> <div>EASEMENT</div>
<div>COMMON OWNERSHIP</div> <div></div>	<div>E.O.P.</div> <div>EDGE OF PAVEMENT</div>	<div>P.O.B.</div> <div>POINT OF BEGINNING</div>	<div>I.E./E.E.</div> <div>INGRESS/EGRESS ESMT.</div>
	<div>E.O.W.</div> <div>EDGE OF WATER</div>	<div>P.O.C.</div> <div>POINT OF COMMENCEMENT</div>	<div>IRR.E.</div> <div>IRRIGATION EASEMENT</div>
	<div>F/L</div> <div>FENCE LINE</div>	<div>P.T.</div> <div>POINT OF TANGENCY</div>	<div>L.A.E.</div> <div>LIMITED ACCESS ESMT.</div>
	<div>F/P</div> <div>FENCE POST</div>	<div>P.C.</div> <div>POINT OF CURVATURE</div>	<div>L.B.E.</div> <div>LANDSCAPE BUFFER ESMT.</div>
	<div>(F)</div> <div>FIELD</div>	<div>P.C.C.</div> <div>POINT OF COMPOUND CURVATURE</div>	<div>L.M.E.</div> <div>LAKE OR LANDSCAPE</div>
	<div>F.F.</div> <div>FINISHED FLOOR</div>	<div>P.R.C.</div> <div>POINT OF REVERSE CURVATURE</div>	<div>M.E.</div> <div>MAINTENANCE EASEMENT</div>
	<div>F/DH</div> <div>FOUND DRILL HOLE</div>	<div>P.C.P.</div> <div>POINT OF SURVEY</div>	<div>P.U.E.</div> <div>PUBLIC UTILITY EASEMENT</div>
	<div>F/PC</div> <div>FOUND IRON PIPE & CAP</div>	<div>P.R.M.</div> <div>PERMANENT REFERENCE MONUMENT</div>	<div>R.O.E.</div> <div>ROOF OVERHANG ESMT.</div>
	<div>FIRC</div> <div>FOUND IRON ROD & CAP</div>	<div>R</div> <div>RADIUS or RADIAL</div>	<div>S.W.E.</div> <div>SIDEWALK EASEMENT</div>
	<div>FIR</div> <div>FOUND IRON ROD</div>	<div>(R)</div> <div>RECORD</div>	<div>S.W.M.E.</div> <div>STORM WATER</div>
	<div>FIP</div> <div>FOUND IRON PIPE</div>	<div>RES.</div> <div>RESIDENCE</div>	<div>MANAGEMENT ESMT.</div>
	<div>FCM</div> <div>FND. CONCRETE MONUMENT</div>	<div>R/W</div> <div>RIGHT OF WAY</div>	<div>T.U.E.</div> <div>TECHNOLOGICAL UTILITY ESMT.</div>
	<div>FN</div> <div>FOUND NAIL</div>	<div>(S)</div> <div>SURVEY</div>	<div>U.E.</div> <div>UTILITY EASEMENT</div>
	<div>FN#D</div> <div>FOUND NAIL & DISC</div>	<div>S.B.L.</div> <div>SETBACK LINE</div>	
	<div>FND.</div> <div>FOUND</div>	<div>S.C.L.</div> <div>SURVEY CLOSURE LINE</div>	
	<div>GAR.</div> <div>GARAGE</div>	<div>SCR.</div> <div>SCREEN</div>	
	<div>GM</div> <div>GAS METER</div>	<div>SDH</div> <div>SET DRILL HOLE</div>	
		<div>SEP.</div> <div>SEPTIC TANK</div>	

ELECTRONIC SIGNATURE:

In order to "Electronically Sign" all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at <http://www.fileformat.info/tool/md5sum.htm>. To Electronically Sign any survey PDF: 1. Save the PDF onto your computer. 2. Use the online tool at <http://www.fileformat.info/tool/md5sum.htm> to browse for the saved PDF on your computer. 3. Select the Hash Method as SHA. 4. Click Submit. Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

PRINTING INSTRUCTIONS:

1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
2. Select a printer with legal sized paper.
3. Under "Print Range", click select the "All" toggle.
4. Under the "Page Handling" section, select the number of copies that you would like to print.
5. Under the "Page Scaling" selection drop down menu, select "None."
6. Uncheck the "Auto Rotate and Center" checkbox.
7. Check the "Choose Paper size by PDF" checkbox.
8. Click OK to print.
- TO PRINT IN BLACK + WHITE:
1. In the main print screen, choose "Properties".
2. Choose "Quality" from the options.
3. Change from "Auto Color" or "Full Color" to "Gray Scale".

OFFER VALID ONLY FOR THE BUYERS LISTED ON THE FIRST PAGE OF THIS SURVEY:

EXACTA

POOL•FENCE•ADDITION

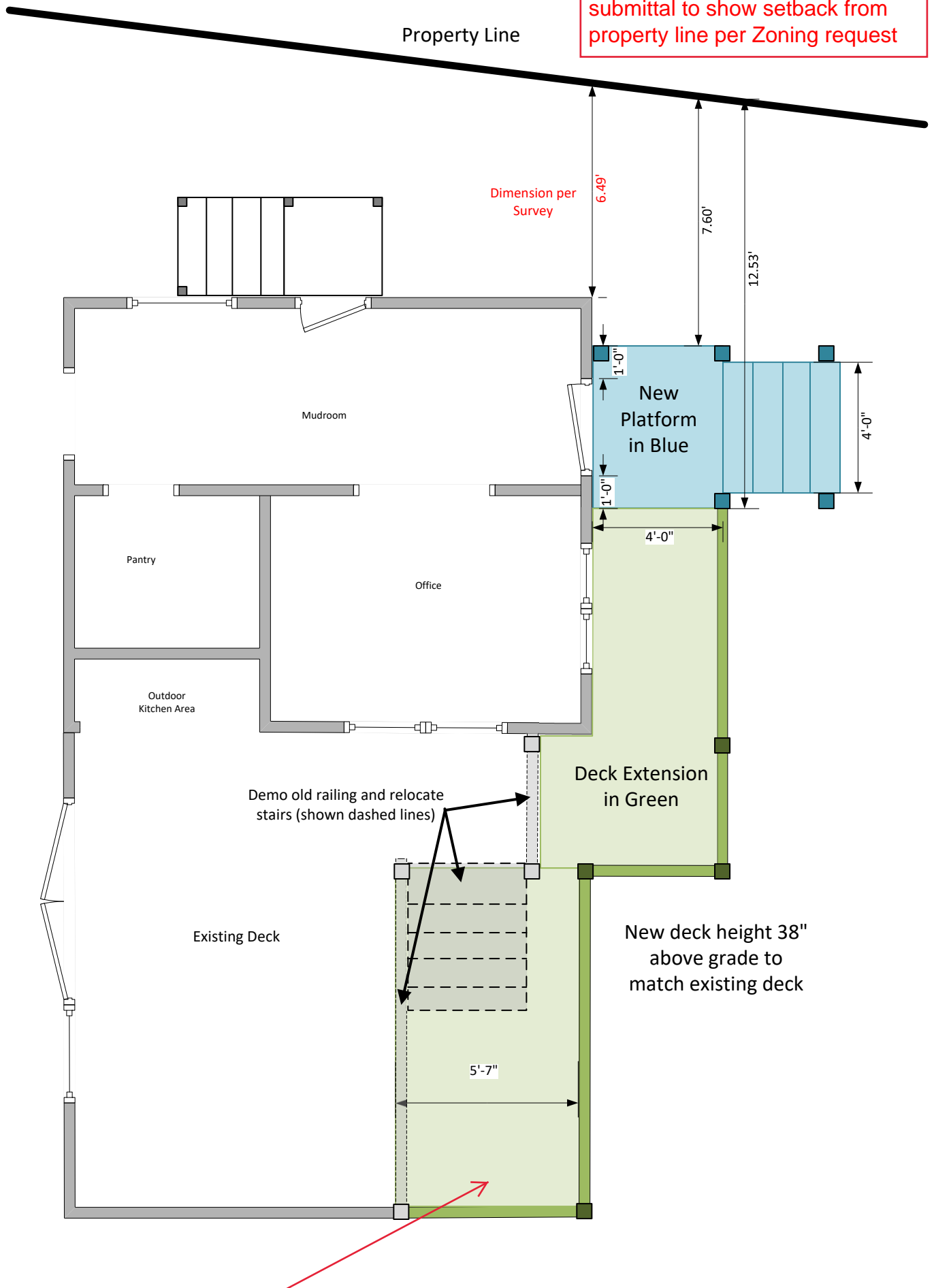
25% off

(UP TO \$500)

ANY FUTURE SURVEYING SERVICES ON THIS PROPERTY

Offer valid only for the buyer as listed on the first page of the survey. Total discount not to exceed \$500.

New drawings with REV 3 permit submittal to show setback from property line per Zoning request



Staff note: Variation only needed for 5.6' x 2.35' of deck expansion in west side setback



VILLAGE OF GLENCOE MEMORANDUM

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Zoning Board of Appeals Memorandum

DATE: June 30, 2021

TO: Zoning Board of Appeals

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

SUBJECT: Consideration of a variation to reduce the side yard setback to allow for two air conditioning units at an existing single-family residence at 246 Beach Road

Background: The applicant is requesting a variation from the Zoning Code to reduce the side yard setback to allow for two air conditioning units at an existing single-family residence at 246 Beach Road. The subject property is in the RA Single-family Residential Zoning District. The applicant has requested to locate the units on the east side of the house and has stated that they would be opposite the existing units of the neighbor's house at 246 Beach Road.

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

1. *Section 3-111(C) – To reduce the side yard setback from 12 ft. to 10 ft., a variation of 16.66%.*

The ZBA may grant variations to reduce setbacks by up to 20%.

	Existing	Required	Proposed	Variation %
Side Yard Setback	13.14 ft.	12 ft.	10 ft.	16.66%

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 applicant is requesting a side yard setback variation to install two air conditioning units. The applicant notes that the proposed location will be more cost effective for the installation and longevity of the units and will also be more environmentally sensitive as they will use less energy. Per the applicant, the alternative locations will not be suitable as the rear yard of 246 Beach Road

abuts a church memorial and locating them in the other side yard would be more expensive and uses more energy.

- 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 lot size and lot width for the RA District, as it is approximately 13,662 square feet in area and 70 feet wide. In the RA District, the minimum lot area is 20,000 square feet and the minimum lot width is 100 feet. The property is bordered by a public park to the west.

- 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 are not 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 reduce the side yard setback 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 addition would not result in a development significantly out of harmony with the purpose of the code.

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.

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 to reduce the side yard setback at 246 Beach Road for the installation of two AC units, per the plans provided with this application.



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: 246 Beach Road

Applicant name: Steve Best Applicant phone: (847) 343-0419 cell

Applicant email: srdbest@neuroscience.md

Owner name (if different from applicant): same

Owner phone: same Owner email: same

Brief description of project:

Install two new exterior Air Conditioning Condensing units: Need to replace as one is not working, the other will be failing soon.

Variation request(s):

Reduce North side yard setback from 12' per code to 10'-0" for new equipment. A 16.7% reduction in side yard setback.



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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.

I need to replace air conditioning units, as one is not working, and the other will be failing soon. Currently located on the south side of the home and far away from interior equipment. Installing new units on east side of the home will be more cost effective install and for life cycle operation of the equipment and therefore use less energy, thus more environmentally sensitive. The units cannot be located in the rear yard because they will create noise for the entertaining area and also will annoy the adjoining Church Memorial (like a cemetery), and because they would be much further away from the home. They will easily fit in the side (utility) yard, however, the units will encroach into the required side yard setback. The existing home is 13.23' from the property line where the AC Condensers will be installed. To meet required equipment clearances, the east face of the equipment will be 10'-0" from the property line, a 16.7% reduction from 12' minimum per code.



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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 new equipment will not be detrimental to the adjacent of nearby properties or public good as it is high efficiency equipment, aesthetically pleasing and very quiet operation. Per manufacturer literature the sound level at 10' from the unit is 50db, which is apparently equivalent to quiet conversation at home. The neighbors home is about 30 feet from the proposed location. This new location will place the units furthest from the public and in an area that is already being used for "utility purposes" (driveway, AC compressors, meters).

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?

I have spoken with our neighbor (Jim DeWitt) to the east and he does not object to my request to install the equipment on the east side of the home. He noted that this change will locate the compressors directly opposite of his compressors in a great location for the site. The south side of the home is a Church Memorial Garden (like a cemetery).

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

Steve Best

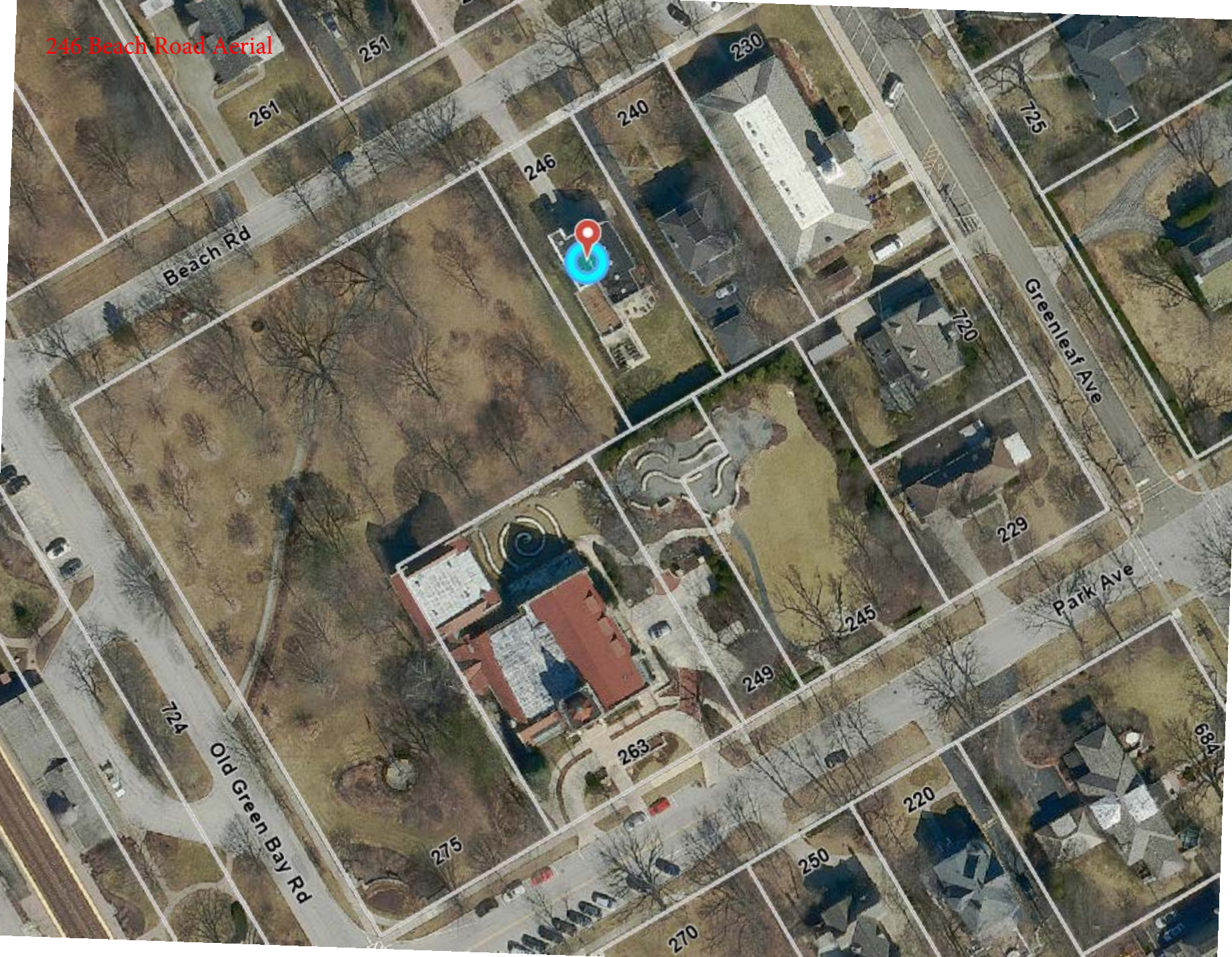
Date

21 May 2021

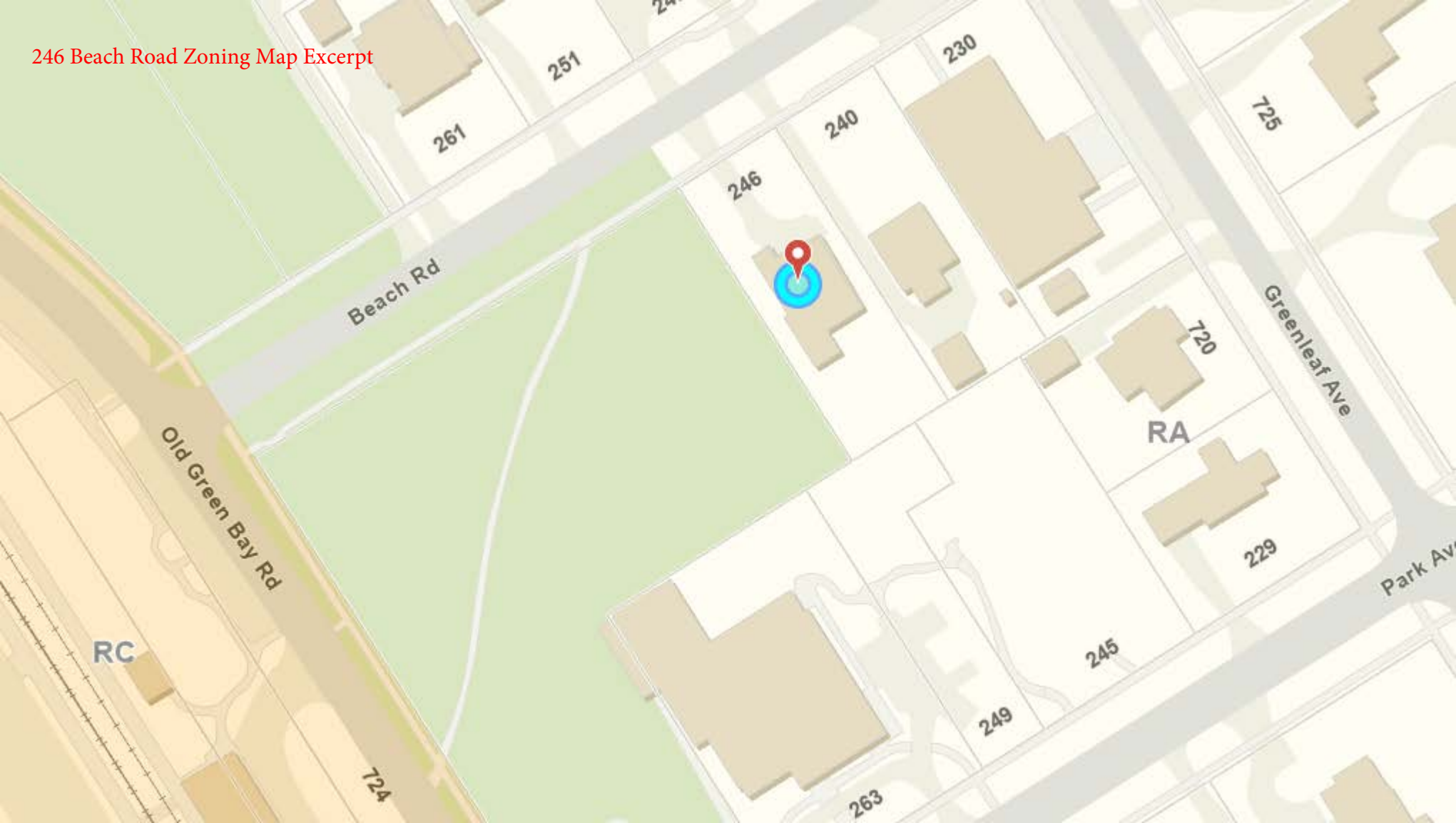
Owner's signature (if different than applicant)

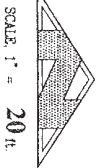
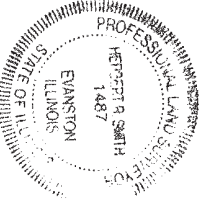
Date

246 Beach Road Aerial



246 Beach Road Zoning Map Excerpt





SCALE 1" = 20'

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

We hereby certify that the buildings on lot shown are within property lines and that the adjoining improvements do not encroach on said premises, unless noted herein.

EVANSTON NOVEMBER 23, 2004

[Signature]
SURVEYOR

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

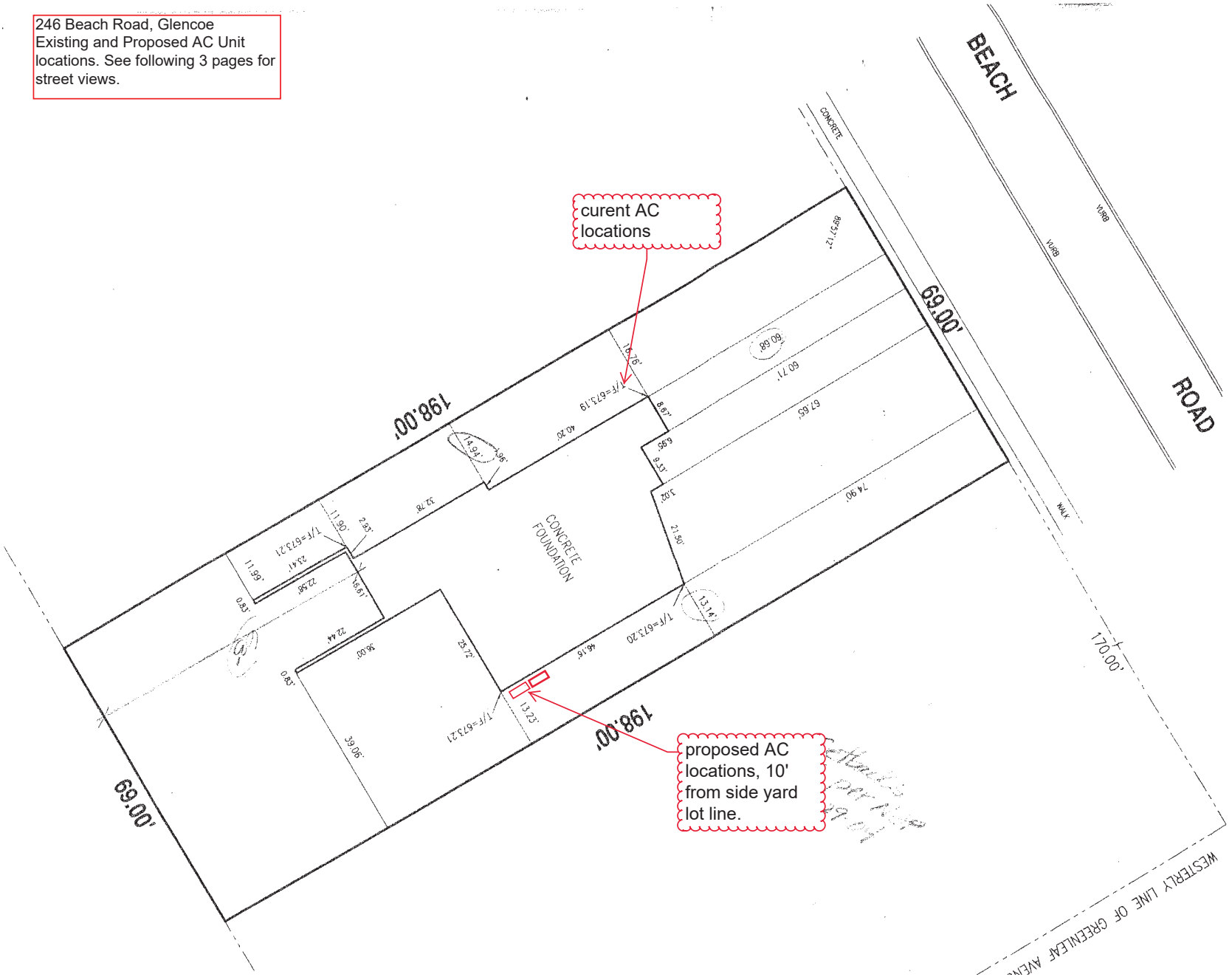
This is to certify that we have surveyed the above described premises and the above plat correctly represents said survey. This profession conforms to the current Illinois Minimum Standards for a boundary

EVANSTON NOVEMBER 23, 2004

By *[Signature]*
SURVEYORS

License Expiration Date 11/30/08
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All rights reserved.

246 Beach Road, Glencoe
Existing and Proposed AC Unit
locations. See following 3 pages for
street views.



Untitled Map

Write a description for your map.

Legend

246 Beach Rd

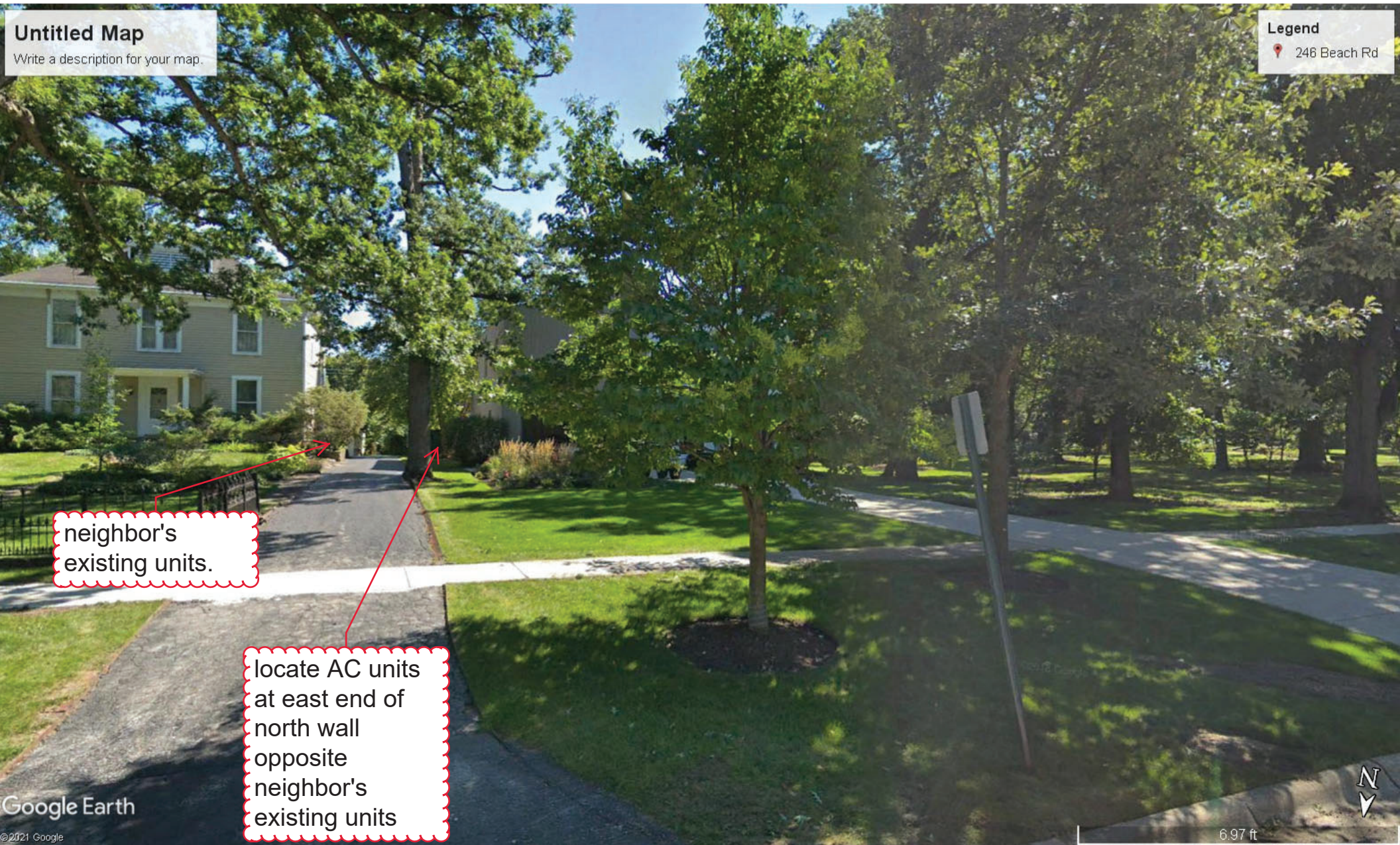


Google Earth

© 2021 Google

640 ft





Untitled Map

Write a description for your map.

Legend

246 Beach Rd

neighbor's
existing units.

locate AC units
at east end of
north wall
opposite
neighbor's
existing units

Google Earth

©2021 Google

6.97 ft



Untitled Map

Write a description for your map.

Legend

246 Beach Rd

current AC
locations

Google Earth

© 2021 Google

5.66 ft

Inverter Split Air-to-Water Heat Pump

STANDARD FEATURES

- Reliable Panasonic EVI Inverter Compressor
- User friendly touch screen controller
- Modulating fans
- Simple piping similar to wall hung boilers
- Heating performance down to -20°F
- Units shipped with 35' lineset and control cable for ease of installation
- Designed for high performance in all temp ranges



		Outdoor	Indoor
Heating Capacity Range*	Btu/Hr	20,473-71,574	
Heating Efficiency*	COP	Up To 3.09	
Heating Capacity Range**	Btu/Hr	14,777-47,315	
Heating Efficiency**	COP	Up to 2.15	
Cooling Capacity Range***	Tons	2.5-5.2	
Cooling Efficiency***	EER	12.5	
Cooling Efficiency****	IPLV	17.14	
Water Temp Range	Deg F	41-130	
Compressor Frequency	Hz	30-90	
Power Supply	V/Ph/Hz	230/1/60	
MCA	Amps	40	15
MOPD	Amps	50	15
Refrigerant		R410A	
Refrigeration Connection		3/8 & 5/8 Flare	
Compressor		Panasonic Inverter-Drive EVI Scroll	
Water Connection	N.P.T.	N/A	1"
Pressure drop (12 G.P.M)	P.S.I./ft W.C.	N/A	10.7/24.7
Fan Motor (Modulating)		EC Controlled	
Noise Level (@3meters)	dbA	50	38
Net Weight	Lbs	293	132
Shipping Weight	Lbs	337	158
Net Dimensions (L/W/H)	Inches	35x15x55	17x14x30
Shipping Dimension (L/W/H)	Inches	37x17x55	33x21x17
Operating Ambient Temp	Deg F	-20-110	

*Water out- 120°F, Ambient- 47°F, G.P.M-12

**Water out- 120°F, Ambient- 17°F, G.P.M-12

***Water out- 45°F, Ambient (DB/WB)@- 95°F/86°F, G.P.M-12

****IPLV is the recognized measurement of efficiency for Integrated Part Load Values in accordance with AHRI 550/590.

Ambient temp = 95°F. Delivered Water = 44°F (8.5GPM)

All data based on pure water



260 North Elm St., Westfield, MA 01085
(800) 465-8558

7555 Tranmere Drive, Mississauga, ONT. L5S 1L4 Canada
(905) 670-5888

www.spacepak.com

PROJECT: _____ DATE: _____

LOCATION: _____

CUSTOMER: _____

ENGINEER: _____

SUBMITTED BY: _____

FOR: ☐ Reference ☐ Approval ☐ Construction

UNIT DESIGNATION: _____

SCHEDULE NUMBER: _____

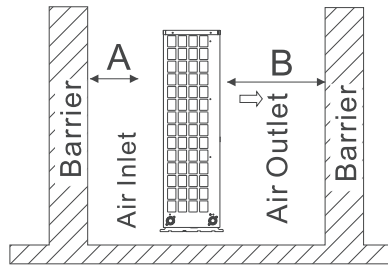
SUBMITTAL DATA: SIS Series


Heating						Cooling					
HZ	Water Temp	Ambient	Capacity	kW	COP	HZ	Water Temp	Ambient	Capacity	kW	EER
90	100	-20	35,967	6.28	1.68	78	45	76	74,489	5.19	14.34
		-4	42,109	6.46	1.91			89	66,912	5.89	11.36
		17	50,609	6.75	2.20			95	63,125	6.38	9.90
		47	76,023	7.26	3.07			101	58,449	6.79	8.60
	120	-20	33,863	7.50	1.32		60	76	60,396	5.09	11.87
		-4	39,645	7.70	1.51			89	54,253	5.77	9.40
		17	47,648	8.05	1.73			95	51,182	6.25	8.19
		47	71,574	8.66	2.42			101	47,391	6.66	7.12
	130	-20	33,694	8.28	1.19	60	45	76	60,396	3.59	16.81
		-4	39,368	8.73	1.32			89	54,253	4.07	13.32
		17	47,315	9.12	1.52			95	51,182	4.41	11.60
		47	71,074	9.81	2.12			101	47,391	4.70	10.09
60	100	-20	15,535	2.45	1.86		60	76	50,310	3.51	14.34
		-4	21,677	3.10	2.05			89	45,193	3.98	11.36
		17	32,388	3.45	2.75			95	42,635	4.31	9.90
		47	51,626	3.83	3.95			101	39,477	4.59	8.60
	120	-20	14,627	2.92	1.47		45	76	35,231	1.95	18.05
		-4	20,409	3.70	1.62			89	31,648	2.21	14.30
		17	30,493	4.12	2.43			95	29,856	2.40	12.45
		47	48,605	4.57	3.12			101	27,645	2.55	10.83
	130	-20	14,553	3.23	1.32		60	76	27,380	1.73	15.82
		-4	20,266	4.19	1.42			89	24,595	1.96	12.53
		17	30,280	4.66	1.90			95	23,203	2.13	10.92
		47	48,265	5.18	2.73			101	21,484	2.26	9.49
30	100	-20									
		-4	11,137	1.60	2.05						
		17	15,696	1.69	2.73						
		47	21,746	1.63	3.92						
	120	-20									
		-4	10,486	1.90	1.62						
		17	14,777	2.01	2.15						
		47	20,473	1.94	3.09						
	130	-20									
		-4	10,412	2.16	1.42						
		17	14,674	2.28	1.89						
		47	20,330	2.20	2.71						

Clearances

When multiple outdoor units are installed, attention should be paid to their arrangement so as to ensure that the space around the outdoor units does not affect the installation of return air, air outlet, system piping, and other devices. The following arrangement is for reference:

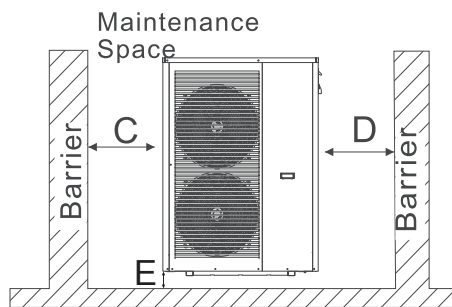
Figure 3.3 Installation space for single outdoor unit (inches)



 **Attention**

Requirements
A>20inch ; B>72inch ;
C>20inch ; D>40inch ;
E=see note 1

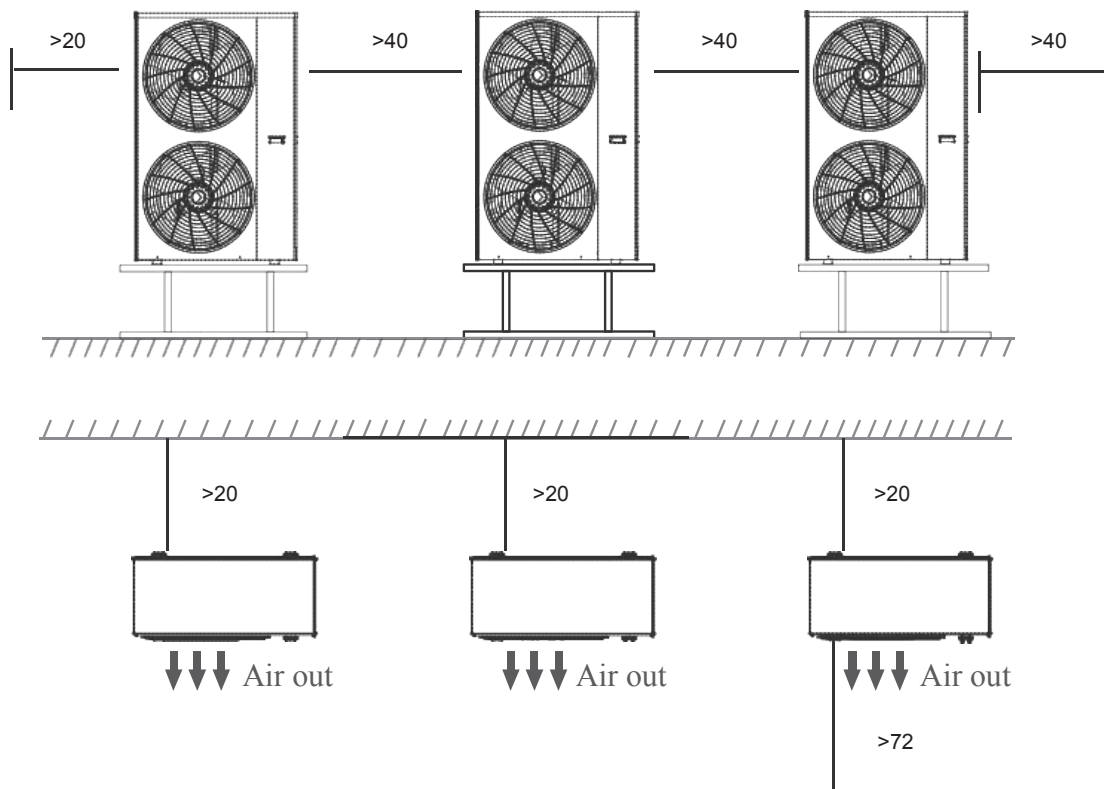
The minimum ventilation distance in diagram 1.



Note: The base of the unit should be located above winter snow level to allow proper drainage of condensate. The condensate should be provided a path to drain before refreezing in an area that could create an obstruction or hazardous conditions such as on a walkway.

The picture shows the location of horizontal air outlet unit.

Figure 3.4 Installation space for multiple outdoor units (inches)



Do not block the air outlet of the outdoor unit.