



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

The October 4, 2021 Zoning Board of Appeals and Zoning Commission meetings will be held virtually via telephone and videoconference (individuals may participate either by telephone or by video conference) pursuant to Governor Pritzker's Executive Order 2021-23. In addition, at least one representative from the Village will be present at Village Hall in compliance with Section 7(e) of the Open Meetings Act.

Individuals may call the following to participate in the meeting:

By Telephone:

Phone Number: (312) 626-6799
Webinar ID: 838 5838 4043

By Zoom Video Conference:

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

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 for ZBA cases that are received by 5:30 p.m. or one hour before the start of the ZBA/Zoning Commission meeting will be read during the meeting under Public Comment. Public comments for the Zoning Commission will be forwarded to the Commission and may be read during the meeting at the Commissions discretion. All e-mails received will be acknowledged. Public comments that are read during the meeting are 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: "October 4th Zoning Board of Appeals/Zoning Commission 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 Zoning Commission 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
October 4, 2021
6:30pm**

1. CALL TO ORDER AND ROLL CALL

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

2. CONSIDER ADOPTION OF THE SEPTEMBER 13, 2021 ZONING BOARD OF APPEALS MEETING MINUTES

3. CONSIDERATION OF A REQUEST FOR ONE VARIATION FROM THE ZONING CODE TO ALLOW THE REPLACEMENT OF AN AIR CONDITIONING UNIT IN THE REQUIRED SIDE SETBACK AT AN EXISTING SINGLE-FAMILY RESIDENCE AT 290 VERNON AVENUE

4. CONSIDERATION OF A REQUEST FOR TWO VARIATIONS FROM THE ZONING CODE TO REDUCE THE FRONT AND SIDE YARD SETBACKS TO REPLACE A FRONT PORCH AT AN EXISTING SINGLE-FAMILY RESIDENCE AT 354 WOODLAWN AVENUE

5. CONSIDERATION OF A REQUEST FOR TWO VARIATIONS FROM THE ZONING CODE TO INCREASE THE ALLOWABLE GROSS FLOOR AREA AND REDUCE THE REQUIRED SIDE SETBACK FOR A NEW COVERED FRONT PORCH AT AN EXISTING SINGLE-FAMILY RESIDENCE AT 1111 ELM RIDGE DRIVE

6. CONSIDERATION OF A REQUEST FOR A VARIATION FROM THE ZONING CODE TO REDUCE THE REQUIRED SIDE SETBACKS FOR A NEW SINGLE-FAMILY RESIDENCE AT 228 MARY STREET

7. PUBLIC COMMENTS ON NON-AGENDA ITEMS

8. 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, September 13, 2021 – 6:00 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 6:00 p.m. on September 13, 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 Koppersmith	Member	Present
Village Staff		
Taylor Baxter	Development Services Manager	Present
Richard McGowan	Planner	Present
Stewart Weiss	Village Attorney	Present

2. CONSIDERATION OF MINUTES OF THE AUGUST 2, 2021 ZBA MEETING

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

3. CONSIDER VARIATION REQUEST AT 275 GREENWOOD AVENUE

Richard McGowan gave a brief overview of the case, stating that the applicants are seeking two variations to allow two air conditioning units to encroach into the side setback and to be closer than one-half lot depth at a new single-family residence:

1. Section 3-111(C)- To reduce the required side yard setback from 8 feet to 6.4 feet, a variation of 20%;
2. Section 5-101(E) - To allow an accessory structure to be nearer to the street than one-half of the lot depth, from 69.84 feet to 61.25 feet.

Mr. McGowan explained that this new single-family residence recently received a temporary certificate of occupancy and is situated on a corner lot that is undersized for the RC zoning district. Mr. McGowan clarified that the plans for the new home depicted the air conditioning units on the south side of the home, in a location that would not require a variance, but the General Contractor relocated the units to the side of the home during construction. Mr. McGowan added that since this lot is a corner lot, the front yard as defined by code is on the north side along Oakdale Avenue, which triggered the second variation request to allow an accessory structure to be nearer to the street than one-half of the lot depth.

Chairman Scott Novack thanked Mr. McGowan and asked if the applicant is available for comment. Mr. Baxter then swore in the applicant, Andzelika Gorczyk. Ms. Gorczyk stated that Mr. McGowan covered most of the talking points and that her husband, Jerry, was unable to attend tonight's meeting due to an emergency and that she hopes everything will be O.K. with the new location of the air conditioning units due to the lack of space on the south side of the home.

Board Member Michael Koppersmith then asked if the neighbors are O.K. with the location. Mr. McGowan stated that the applicant has noted that they have spoken with the neighbor but the Village of Glencoe has not received any comments for this prior to tonight's meeting. Board Member David Friedman asked if there were any other locations for the air conditioning units that would not require a variance and Taylor Baxter noted that it is limited due to the existing conditions, corner lot setback requirements, and an undersized lot. Board Member Friedman then asked why the air conditioning units were not installed in a location that would not require a variance in the first place. Chairman Novack noted that this has been a trend in recent ZBA applications but noted it would be good to know why the applicant installed the air conditioning units in a different location than the location they were approved in and perhaps it may be best to defer this meeting since the General Contractor is not available for tonight's meeting. Board Member Alex Kaplan reiterated that he would like a response from the General Contractor as to why the decision for this location was made. Ms. Gorczyk stated that they originally wanted the units to be placed on the north side of the property but the space was limited in the backyard because it is a very small yard and this new location was the best place for them. Board Member Friedman asked if the units were already installed and Ms. Gorczyk confirmed they were. Board Member Friedman agreed with Chairman Novack that it may be best to defer this meeting. Chairman Novack noted that there is clearly a hardship with an undersized lot and limited outdoor private space, but it would be ideal that this discussion took place before the air conditioning units were installed. Board Member John Satter added that he does not like how this happened but recognized the ZBA has granted variances similar to this request tonight. Board Member Sara Elsasser reiterated that this request is more complicated because of how it happened and noted that if the applicants came to the ZBA before the units were installed they typically would have approved this. The ZBA then discussed possibly attaching screening conditions for the air conditioning units - Board Member Friedman and

Board Member Satter disagreed that screening requirements are within the scope of the ZBA. Board Member Kaplan asked if this home is a spec home and Chairman Novack asked if the buyers are living in the home at 275 Greenwood Avenue. Ms. Gorczyk stated that it is a spec home and the buyers are living in the home. Board Member Kaplan stated that he does not like how this has played out and that the process in which this was done sets a blatant precedent for future builders, so he is inclined to vote no. Ms. Gorczyk stated that they are willing to plant bushes or any type of screening. Chairman Novack disagreed that it would set a bad precedent and that he is inclined to vote yes with screening requirements. Board Member Satter noted that the staff memorandum states that the applicant will screen the air conditioning units with landscaping and based on that he would be in support of tonight's request.

4. PUBLIC COMMENTS ON NON-AGENDA ITEMS

PUBLIC COMMENT

Chairman Novack asked if there are any questions or comments from the public. No questions or comments were made.

A motion was made and seconded to approve the requested variance on the condition that the applicants follow through with their intent to provide landscape screening for both air conditioning units.

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 and to allow an accessory structure to be nearer to the street than one half of the lot depth at 275 Greenwood Avenue be granted as shown in the drawings or plans submitted by the owner and made part of the record, with the condition that the units will be screened by landscaping.

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, Satter, Ruderman, Kuppersmith
NAYS:	Friedman
ABSENT:	None

5. ADJOURN

The meeting adjourned at 6:44 p.m.

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



VILLAGE OF GLENCOE MEMORANDUM

675 Village Court, Glencoe, Illinois 60022

p: (847) 835-4111 | info@villageofglencoe.org | Follow Us: @VGlencoe

www.villageofglencoe.org

Zoning Board of Appeals Memorandum

DATE: September 23, 2021

TO: Zoning Board of Appeals

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

SUBJECT: Consideration of a variation to allow for the replacement of an air conditioning unit to encroach into the side setback at 290 Vernon Avenue

Background: The applicant is requesting one variation from the Zoning Code to reduce the required side yard setback to allow for the replacement of an air conditioning unit at an existing single-family residence at 290 Vernon Avenue in the RC zoning district.

Requested variations:

1. *Section 3-111(C)– To reduce the required side yard setback from 8 feet to 6 feet, a variation of 25%;*

Typically, the ZBA may only grant setback variations by up to 20%. However, Village Code Article VI, Section 6-103(B) states that a nonconforming accessory structure may be replaced in the same location if the ZBA grants a variation.

Variation	Required/Allowed	Proposed	Variation %	Max. Allowable Variation %
Side setback	8 ft	6 ft	25%	25% for this specific structure

Since the location of the air conditioning unit is currently nonconforming at 6 feet from the side lot line, it is allowed to be replaced in that same location through a zoning variance so long as it does not increase the degree or create any new nonconformities. The applicant stated that moving the unit to a new location would require ductwork and is risky with COVID-19, which could impact the neighbors and children.

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 verbally noted that the undersized lot and existing location of their home limits their ability to construct or install accessory structures in alternative locations that comply with setback requirements.

- 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.*

This corner lot is undersized in terms of lot width and lot area which present a unique physical condition. The lot width is 50 feet and the minimum lot width for the RC district is 60 feet. The lot area is approximately 7,000 square feet and the minimum lot area for the RC district is 10,000 square feet. In addition to being a corner lot, the existing home is already less than 8 feet (required) from the side lot line and the existing AC unit is already within the required setback. With other setback considerations, this lot is relatively limited for where they can construct an accessory structure without a variance.

- 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 shape 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 requested variations is not based exclusively on a desire to make more money from the property. Because of the 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.*

Village Code Article VI, Section 6-103(B) states that the ZBA may grant a variation to allow a nonconforming accessory structure to be replaced so long as it does not create any new nonconformity or increase the degree of the nonconformity. It is unknown as to when the existing

air conditioning unit was installed. Due to the existing location of the home and landscape screening, the air conditioning unit is and will continue to be nearly – if not entirely – invisible from the street. Because of these factors, it is unlikely that granting this variation would not be in harmony with the general and specific purposes of the zoning 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 be detrimental to the enjoyment of the property immediately to the west (511 Woodlawn Avenue) as there is already an air conditioning unit in this location and there is an existing fence between 290 Vernon Avenue and 511 Woodlawn Avenue.

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 reduce the required side yard setback for the replacement of an air conditioning unit at an existing single-family residence at 290 Vernon Avenue, per the plans provided with this application. The Board may include conditions of approval as determined to be appropriate.



VILLAGE OF GLENCOE

FORMS & APPLICATIONS

675 Village Court, Glencoe, Illinois 60022
p: (847) 835-4111 | info@villageofglencoe.org | Follow Us: @VGlencoe

www.villageofglencoe.org

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: 290 Vernon Ave

Applicant name: Laura Scheppler, Michael Mills Applicant phone: 847-562-5578

Applicant email: permit@4abc.com

Owner name (if different from applicant): Michael Mills

Owner phone: 312-841-1928

Owner email: permit@4abc.com

mmills28@Hotmail.com

Brief description of project:

remove and replace AC - request to replace AC unit at 6 feet from property line, where it currently is.

Variation request(s):

REQUESTING SIDE YARD SETBACK VARIANCE TO MOVE FROM 8 FEET TO 6 FEET -
EXISTING A/C UNIT IS 6 FEET FROM SIDE LOT LINE.



VILLAGE OF GLENCOE

FORMS & APPLICATIONS

675 Village Court, Glencoe, Illinois 60022
p: (847) 835-4111 | info@villageofglencoe.org | Follow Us: @VGlencoe

www.villageofglencoe.org

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.

This AC had been moved from an upper level near a child's bedroom window. The prior owners moved it to a lower area and followed code by keeping it a foot away from the home; yet easily accessible for maintenance and general AC care. The village informed us that there was a variance issue that appears to be a change in the village code. There is plenty of room between the AC and the fence and the AC and the house. there is no good reason to move the AC as it is currently in the best location it could possibly be for this family and their children.



VILLAGE OF GLENCOE

FORMS & APPLICATIONS

675 Village Court, Glencoe, Illinois 60022
p: (847) 835-4111 | info@villageofglencoe.org | Follow Us: @VGlencoe

www.villageofglencoe.org

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

Moving the AC to a different area or even behind the porch/deck in the back of the house could mean an extraordinary amount of work and disruption to the family, their neighbors and friends. This is not to their advantage. The house is a typical Chicago-style bungalow and the home itself is relatively small. There is no need for a huge project which with the AC move could include ductwork, which with covid could affect the neighbors and their kids subsequently.

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 tried working with Rich McGowan. He and I used the plats, photos and other discussion regarding this issue. Rich had told me that the only way to appeal this was to request a variance for this property.

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

675 Village Court, Glencoe, Illinois 60022
p: (847) 835-4111 | info@villageofglencoe.org | Follow Us: @VGlencoe

www.villageofglencoe.org

Section D: Acknowledgement and Signature



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

Laur Scheppler

Digitally signed by Laur Scheppler
Date: 2021.07.30 14:47:36 -05'00'

Applicant's signature

07/30/2021

Date

X 

Owner's signature (if different than applicant)

9/10/2021

Date

Jackson Ave



Vernon Ave

Woodlawn Ave



REGISTERED LAND SURVEYORS
24836 NIPPERSINK RD. ROUND LAKE,
ILLINOIS 60073
312-566-6088

Howde DEP. EX. NO. 13
FOR ID. AS OF 7/27/90
MARY MASLOWSKI

ORDERED BY: VILLAGE GREEN REALTY

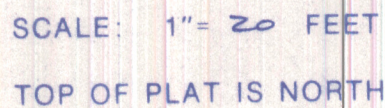
ROUND LAKE, JULY 20 1988
FOR:

Lot 24 in Block 26 in CHICAGO NORTH SHORE LAND COMPANY'S SUBDIVISION in Sections 17 and 18, Township 42 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

COMMONLY KNOWN AS: 290 VERNON AVENUE, GLENCOE, ILLINOIS.

ROUND LAKE, JULY 20 19 88

FOR: _____



ROUND LAKE, July 20, 19 88
STATE OF ILLINOIS } S.S.
COUNTY OF LAKE

REVISED 4/11/90 TO SHOW PORCH AT BACK OF GARAGE

This is to certify that I have surveyed the above described property according to the Official Record, and that the above plat correctly represents said survey.

BY: Steven W. O'Brien
Steven W. O'Brien
Illinois Registered Land Surveyor

24ACB3
Performance™ 13 Series Air Conditioner
with Puron® Refrigerant
1–1/2 To 5 Nominal Tons (Size 18 To 60)



Product Data



Performance
SERIES

Carrier's Air Conditioners with non-ozone depleting Puron® refrigerant provide a collection of features unmatched by any other family of equipment.

NOTE: Ratings contained in this document are subject to change at any time. Always refer to the AHRI directory (www.ahridirectory.org) for the most up-to-date ratings information.

INDUSTRY LEADING FEATURES / BENEFITS

EFFICIENCY

- 13 SEER/11 EER
- Microtube Technology™ refrigeration system
- Indoor air quality accessories available

SOUND

- Sound level as low as 70 dBA

COMFORT

- System supports Thermidistat™ Control or standard thermostat

RELIABILITY

- Non-ozone depleting Puron® refrigerant
- Front-seating service valves
- Scroll compressor
- Internal pressure-relief valve
- Internal thermal overload
- Low-pressure switch
- High-pressure switch
- Filter drier
- Balanced refrigeration system for maximum reliability

DURABILITY

WeatherArmor Ultra™ protection package:

- Solid, durable sheet metal construction
- Steel louver coil guard
- Baked-on, complete outer coverage, powder paint

APPLICATIONS

- Long-line - up to 250 feet (76.20 m) total equivalent length, up to 200 feet (60.96 m) condenser above evaporator, or up to 80 ft. (24.38 m) evaporator above condenser (See Longline Guide for more information.)
- Low ambient (down to -20°F/-28.9°C) with accessory kit

MODEL NUMBER NOMENCLATURE

1 N	2 N	3 A	4 A	5 A/N	6 N	7 N	8 N	9 A/N	10 A/N	11 A/N	12 N	13 N
2	4	A	C	B	3	3	6	A	0	0	3	1
Product Series	Product Family	Tier	Major Series	SEER	Cooling Capacity	Variations	Open	Open	Voltage	Minor Series		
24 = AC	A= RES AC	C=Performance	B = Puron	3=13 SEER		A = Standard	0=Not Defined	0=Not Defined	3=208/230-1	0, 1, 2...		



Use of the AHRI Certified TM Mark indicates a manufacturer's participation in the program. For verification of certification for individual products, go to www.ahridirectory.org.



ISO 9001
QMI-SAI Global



This product has been designed and manufactured to meet Energy Star® criteria for energy efficiency when matched with appropriate coil components. However, proper refrigerant charge and proper air flow are critical to achieve rated capacity and efficiency. Installation of this product should follow all manufacturing refrigerant charging and air flow instructions. **Failure to confirm proper charge and air flow may reduce energy efficiency and shorten equipment life.**

STANDARD FEATURES

Feature	18	24	30	36	42	48	60
Puron Refrigerant	X	X	X	X	X	X	X
13 SEER / 11 EER	X	X	X	X	X	X	X
Scroll Compressor	X	X	X	X	X	X	X
Louvered Coil Guard	X	X	X	X	X	X	X
Field – Installed Filter Drier	X	X	X	X	X	X	X
Front – Seating Service Valves	X	X	X	X	X	X	X
Internal Pressure – Relief Valve	X	X	X	X	X	X	X
Internal Thermal Overload	X	X	X	X	X	X	X
Long Line capability	X	X	X	X	X	X	X
Low Ambient capability with Kit	X	X	X	X	X	X	X
Low – Pressure Switch	X	X	X	X	X	X	X
High – Pressure Switch	X	X	X	X	X	X	X
Compressor Sound Blanket	X	X	X	X	X	X	X

X = Standard

PHYSICAL DATA

UNIT SIZE SERIES	18–32	24–32	30–32	36–32	42–30	48–30	60–31
Compressor Type	Scroll						
REFRIGERANT	Puron® (R–410A)						
Control	TXV (Puron® Hard Shutoff)						
Charge lb (kg)	3.15 (1.43)	4.40 (2.00)	5.12 (2.32)	5.32 (2.41)	5.84 (2.65)	8.00 (3.63)	8.44 (3.83)
COND FAN	Propeller Type, Direct Drive						
Air Discharge	Vertical						
Air Qty (CFM)	1792	2196	2196	3700	3170	3365	4050
Motor HP	1/12	1/10	1/10	1/4	1/5	1/4	1/4
Motor RPM	1100	1100	1100	1100	825	825	825
COND COIL							
Face Area (Sq. ft.)	8.40	9.85	11.49	15.09	17.25	21.56	25.15
Fins per In.	20	25	25	25	25	25	25
Rows	1	1	1	1	1	1	1
Circuits	3	5	3	4	4	5	5
VALVE CONNECT. (In. ID)							
Vapor	3/4	3/4	3/4	7/8	7/8	7/8	7/8
Liquid	3/8						
REFRIGERANT TUBES (In. OD)							
Rated Vapor*	3/4	3/4	3/4	7/8	7/8	7/8	1–1/8
Liquid	3/8						

*Units are rated with 25 ft (7.6 m) of lineset length. See *Vapor Line Sizing and Cooling Capacity Loss* table when using other sizes and lengths of lineset.

Note: See unit Installation Instruction for proper installation.

OUTDOOR UNIT CONNECTED TO A FACTORY APPROVED INDOOR UNIT

Check piston size shipped with indoor unit to see if it matches required indoor piston size. If it does not match, replace indoor piston with correct piston size in table below:

OUTDOOR UNIT SIZE – SERIES	FAN COIL	PISTON SIZE BY OUTDOOR MODEL
018–32	FB4CNF*	49
024–32	FB4CNF*	55
030–32	FB4CNF*	61
036–32	FB4CNF*	70
042–30	FB4CNF*	76
048–31	FB4CNF*	78

* Ratings contained in this document are subject to change at any time. Always refer to the AHRI directory (www.ahridirectory.org) for the most up-to-date ratings information.

NOTE: Pistons shipped with outdoor units are only qualified and approved with the above listed fan coils. The piston included with the FFMANP* and FPMAN* fan coils are unique to those products and CANNOT be replaced with the piston shipped with outdoor unit. Refer to the AHRI directory (www.ahridirectory.org) to check if your combination can use a piston or requires an accessory TXV.

REFRIGERANT PIPING LENGTH LIMITATIONS

Liquid Line Sizing and Maximum Total Equivalent Lengths† for Cooling Only Systems with Puron® Refrigerant:

The maximum allowable length of a residential split system depends on the liquid line diameter and vertical separation between indoor and outdoor units.

See Table below for liquid line sizing and maximum lengths :

**Maximum Total Equivalent Length
Outdoor Unit BELOW Indoor Unit**

Size	Liquid Line Connection	Liquid Line Diam. w/ TXV	AC with Puron Refrigerant Maximum Total Equivalent Length†: Outdoor unit BELOW Indoor Vertical Separation ft (m)								
			0-5 (0-1.5)	6-10 (1.8-3.0)	11-20 (3.4-6.1)	21-30 (6.4-9.1)	31-40 (9.4-12.2)	41-50 (12.5-15.2)	51-60 (15.5-18.3)	61-70 (18.6-21.3)	71-80 (21.6-24.4)
18	3/8	1/4	150	150	125	100	100	75	--	--	--
		5/16	250*	250*	250*	250*	250*	250*	250*	225*	150
		3/8	250*	250*	250*	250*	250*	250*	250*	250*	250*
24	3/8	1/4	75	75	75	50	50	--	--	--	--
		5/16	250*	250*	250*	250*	250*	225*	175	125	100
		3/8	250*	250*	250*	250*	250*	250*	250*	250*	250*
30	3/8	1/4	30	--	--	--	--	--	--	--	--
		5/16	175	225*	200	175	125	100	75	--	--
		3/8	250*	250*	250*	250*	250*	250*	250*	250*	250*
36	3/8	5/16	175	150	150	100	100	100	75	--	--
		3/8	250*	250*	250*	250*	250*	250*	250*	250*	250*
42	3/8	5/16	125	100	100	75	75	50	--	--	--
		3/8	250*	250*	250*	250*	250*	250*	250*	250*	150
48	3/8	3/8	250*	250*	250*	250*	250*	250*	230	160	--
60	3/8	3/8	250*	250*	250*	225*	190	150	110	--	--

* Maximum actual length not to exceed 200 ft (61 m)

† Total equivalent length accounts for losses due to elbows or fitting. See the Long Line Guideline for details.

-- = outside acceptable range

**Maximum Total Equivalent Length
Outdoor Unit ABOVE Indoor Unit**

Size	Liquid Line Connection	Liquid Line Diam. w/ TXV	AC with Puron Refrigerant Maximum Total Equivalent Length†: Outdoor unit ABOVE Indoor Vertical Separation ft (m)							
			25 (7.6)	26-50 (7.9-15.2)	51-75 (15.5-22.9)	76-100 (23.2-30.5)	101-125 (30.8-38.1)	126-150 (38.4-45.7)	151-175 (46.0-53.3)	176-200 (53.6-61.0)
18	3/8	1/4	175	250*	250*	250*	250*	250*	250*	250*
		5/16	250*	250*	250*	250*	250*	250*	250*	250*
		3/8	250*	250*	250*	250*	250*	250*	250*	250*
24	3/8	1/4	100	125	175	200	225*	250*	250*	250*
		5/16	250*	250*	250*	250*	250*	250*	250*	250*
		3/8	250*	250*	250*	250*	250*	250*	250*	250*
30	3/8	1/4	30	--	--	--	--	--	--	--
		5/16	250*	250*	250*	250*	250*	250*	250*	250*
		3/8	250*	250*	250*	250*	250*	250*	250*	250*
36	3/8	5/16	225*	250*	250*	250*	250*	250*	250*	250*
		3/8	250*	250*	250*	250*	250*	250*	250*	250*
42	3/8	5/16	175	200	250*	250*	250*	250*	250*	250*
		3/8	250*	250*	250*	250*	250*	250*	250*	250*
48	3/8	3/8	250*	250*	250*	250*	250*	250*	250*	250*
60	3/8	3/8	250*	250*	250*	250*	250*	250*	250*	250*

* Maximum actual length not to exceed 200 ft (61 m)

† Total equivalent length accounts for losses due to elbows or fitting. See the Long Line Guideline for details.

-- = outside acceptable range

REFRIGERANT CHARGE ADJUSTMENTS

Liquid Line Size	Puron Charge oz/ft (g/m)
3/8	0.60 (17.74) (Factory charge for lineset = 9 oz / 266.16 g)
5/16	0.40 (11.83)
1/4	0.27 (7.98)

Units are factory charged for 15 ft (4.6 m) of 3/8" liquid line. The factory charge for 3/8" lineset 9 oz. When using other length or diameter liquid lines, charge adjustments are required per the chart above.

Charging Formula:

$[(\text{Lineset oz/ft} \times \text{total length}) - (\text{factory charge for lineset})] = \text{charge adjustment}$

Example 1: System has 15 ft of line set using existing 1/4" liquid line. What charge adjustment is required?

Formula: $(.27 \text{ oz/ft} \times 15\text{ft}) - (9 \text{ oz}) = (-4.95) \text{ oz.}$

Net result is to remove 4.95 oz of refrigerant from the system

Example 2: System has 45 ft of existing 5/16" liquid line. What is the charge adjustment?

Formula: $(.40 \text{ oz/ft.} \times 45\text{ft}) - (9 \text{ oz.}) = 9 \text{ oz.}$

Net result is to add 9 oz of refrigerant to the system

NOTE: Conditions must be favorable for charging by subcooling method. Indoor temperature must be 70°F to 80°F (21.1°C to 26.7°C), and outdoor temperature must be 70°F to 100°F (21.1°C to 37.8°C). If outside these conditions, adjust charge for long line sets by weigh-in method.

LONG LINE APPLICATIONS

An application is considered Long Line, when the refrigerant level in the system requires the use of accessories to maintain acceptable refrigerant management for systems reliability. See Accessory Usage Guideline table for required accessories. Defining a system as long line depends on the liquid line diameter, actual length of the tubing, and vertical separation between the indoor and outdoor units.

For Air Conditioner systems, the chart below shows when an application is considered Long Line.

AC with Puron® Refrigerant Long Line Description ft (m) Beyond these lengths, a TXV is required

Total Length	Outdoor Unit Above or Below Indoor Unit
TXV required beyond 50 ft. (15.2 m)	TXV required beyond 20 ft. (6.1 m)

AC with Puron® Refrigerant Long Line Description ft (m) (Beyond these lengths, long line accessories are required)

Liquid Line Size	Units On Same Level	Outdoor Below Indoor	Outdoor Above Indoor
1/4 + TXV	No accessories needed within allowed lengths	No accessories needed within allowed lengths	175 (53.3)
5/16 + TXV	120 (36.6)	50 (15.2) vertical or 120 (36.6) total	120 (36.6)
3/8 + TXV	80 (24.4)	35 (10.7) vertical or 80 (24.4) total	80 (24.4)

Note: See Residential Piping and Long Line Guideline for details

VAPOR LINE SIZING AND COOLING CAPACITY LOSS

Acceptable vapor line diameters provide adequate oil return to the compressor while avoiding excessive capacity loss. The suction line diameters shown in the chart below are acceptable for AC systems with Puron refrigerant:

Vapor Line Sizing and Cooling Capacity Losses — Puron® Refrigerant 1-Stage Air Conditioner Applications

Unit Nominal Size (Btuh)	Maximum Liquid Line Diameters (In. OD)	Vapor Line Diameters (In. OD)	Cooling Capacity Loss (%) Total Equivalent Line Length ft. (m) 1-Stage AC with Puron								
			26-50 (7.9-15.2)	51-80 (15.5-24.4)	81-100 (24.7-30.5)	101-125 (30.8-38.1)	126-150 (38.4-45.7)	151-175 (46.0-53.3)	176-200 (53.6-61.0)	201-225 (61.3-68.6)	226-250 (68.9-76.2)
18	3/8	1/2	1	2	3	5	6	7	8	9	11
		5/8	0	1	1	1	2	2	2	3	3
		3/4	0	0	0	0	1	1	1	1	1
24	3/8	5/8	0	1	2	2	3	3	4	5	5
		3/4	0	0	1	1	1	1	1	2	2
		7/8	0	0	0	0	0	1	1	1	1
30	3/8	5/8	1	2	3	3	4	5	6	7	8
		3/4	0	0	1	1	1	2	2	2	3
		7/8	0	0	0	0	1	1	1	1	1
36	3/8	5/8	1	2	4	5	6	8	9	10	12
		3/4	0	1	1	2	2	3	3	4	4
		7/8	0	0	0	1	1	1	1	2	2
42	3/8	3/4	0	1	2	2	3	4	4	5	6
		7/8	0	0	1	1	1	2	2	2	3
		1 1/8	0	0	0	0	0	0	0	0	0
48	3/8	3/4	0	1	2	3	4	5	5	6	7
		7/8	0	0	1	1	2	2	2	3	3
		1 1/8	0	0	0	0	0	0	0	1	1
60	3/8	3/4	1	2	4	5	6	7	9	10	11
		7/8	0	1	2	2	3	4	4	5	5
		1 1/8	0	0	0	1	1	1	1	1	1

Applications in this area may be long line and may have height restrictions. See the *Residential Piping and Long Line Guideline*.

ACCESSORIES

KIT NUMBER	KIT NAME	18–32	24–32	30–32	36–32	42–30	48–30	60–31
KAACH1401AAA	CRANKCASE HEATER	X	X	X	X			
KAACH1201AAA	CRANKCASE HEATER					X	X	X
KSACY0101AAA	CYCLE PROTECTOR	X	X	X	X	X	X	X
KAFT0101AAA	FREEZE THERMOSTAT	X	X	X	X	X	X	X
KSAS1501AAA	HARD START (CAP / RELAY)	X	X	X	X	X	X	X
KSALA0301410	LOW AMBIENT KIT	X	X	X	X	X	X	X
HC40GE228	MOTOR, FAN BALL BEARING						X	X
KSALA0601AAA	MOTORMASTER 230V	X	X	X	X	X	X	X
KAALS0201LLS	SOLENOID VALVE	X	X	X	X	X	X	X
KSASF0201AAA	SUPPORT FEET KIT	X	X	X				
KSASF0101AAA	SUPPORT FEET KIT				X	X	X	X
KAATD0101TDR	TIME DELAY RELAY	X	X	X	X	X	X	X
KSATX0201PUR	TXV PURON	X	X					
KSATX0301PUR	TXV PURON			X	X	X		
KSATX0401PUR	TXV PURON						X	
KSATX0501PUR	TXV PURON							X
KSBTX0201PUR	TXV PURON	X	X					
KSBTX0301PUR	TXV PURON			X	X	X		
KSBTX0401PUR	TXV PURON						X	X
KAWS0101AAA	WINTER START	X	X	X	X	X	X	X

x = Accessory

ACCESSORY THERMOSTATS

THERMOSTAT / SUBBASE PKG.	DESCRIPTION
TP–WEM01	Côr™ Thermostat
TP–PRH01–A	edge™ Programmable Relative Humidity Thermostat
TP–PAC01	edge™ Programmable Thermostat
TP–NRH01	edge™ Non–Programmable Relative Humidity Thermostat
TP–NAC01	edge™ Non–Programmable Thermostat
TC–WHS01	Wi–Fi® Thermostat
TC–PAC01	Programmable Thermostat
TC–NAC01	Non–Programmable Thermostat
TCSNAC01	Non–Programmable Standard Screen Thermostat

THERMOSTAT ACCESSORIES		
PART NUMBER	DESCRIPTION	THERMOSTATS USED WITH
TP–EXP	edge™ EXP® Card	Programmable edge™ thermostats
TSTATCCSEN01–B	Outdoor Air Temperature Sensor	TP–Pxx, TP–Nxx
TSTATXXCNV10	Thermostat Conversion Kit (4 to 5 wire)–10 pack	All Carrier® branded thermostats
TX–MBP01	Medium Decorative Backplate	TC–Nxx
TX–LBP01	Large Decorative Backplate	TP–Pxx, TP–Nxx, TC–Pxx

ACCESSORY USAGE GUIDELINE

ACCESSORY	REQUIRED FOR LOW-AMBI- ENT COOLING APPLICATIONS (Below 55°F/12.8°C)	REQUIRED FOR LONG LINE APPLICATIONS* (Over 80 ft./24.38 m)	REQUIRED FOR SEA COAST APPLICATIONS (Within 2 miles/3.22 km)
Ball Bearing Fan Motor	Yes†	No	No
Compressor Start Assist Capacitor and Relay	Yes	Yes	No
Crankcase Heater	Yes	Yes	No
Evaporator Freeze Thermostat	Yes	No	No
Hard Shut-Off TXV	Yes	Yes	Yes
Liquid Line Solenoid Valve	No	No	No
Motor Master® Control or Low-ambient Pressure Switch	Yes	No	No
Support Feet	Recommended	No	Recommended
Winter Start Control	Yes	No	No

* For tubing line sets between 80 and 200 ft. (24.38 and 60.96 m) and/or 35 ft. (10.67 m) vertical differential, refer to Residential Split-System Longline Application Guideline.

† Required for Low-Ambient Controller (full modulation feature) MotorMaster® Control.

ACCESSORY DESCRIPTION AND USAGE (LISTED ALPHABETICALLY)

1. Ball-Bearing Fan Motor

A fan motor with ball bearings which permits speed reduction while maintaining bearing lubrication.

Usage Guideline:

Required on all units when using MotorMaster®

2. Compressor Start Assist - Capacitor and Relay

Start capacitor and relay gives a "hard" boost to compressor motor at each start up.

Usage Guideline:

Required for single-phase scroll compressors in the following applications:

Long line

Low-ambient cooling

Suggested for all compressors in areas with a history of low voltage problems.

3. Crankcase Heater

An electric resistance heater which mounts to the base of the compressor to keep the lubricant warm during off cycles. Improves compressor lubrication on restart and minimizes the chance of liquid slugging.

Usage Guideline:

Required in Low-ambient cooling applications.

Required in long line applications.

Suggested in all commercial applications.

4. Cycle Protector

The cycle protector is designed to prevent compressor short cycling. This control provides an approximate 5-minute delay after power to the compressor has been interrupted for any reason, including power outage, protector control trip, thermostat jiggling, or normal cycling.

5. Evaporator Freeze Thermostat

An SPST temperature-actuated switch that stops unit operation when evaporator reaches freeze-up conditions.

Usage Guideline:

Required when Low-ambient kit has been added.

6. Low-Ambient Pressure Switch Kit

A long life pressure switch which is mounted to outdoor unit service valve. It is designed to cycle the outdoor fan motor in order to maintain head pressure within normal operating limits. The control will maintain working head pressure at low-ambient temperatures down to 0°F (-17.8°C) when properly installed.

Usage Guideline:

A Low-Ambient Pressure Switch must be used when cooling operation is at outdoor temperatures below 55°F (12.8°C) to a minimum of 0°F (-17.8°C).

Suggested for all commercial applications.

7. MotorMaster® Low-Ambient Controller

A fan-speed control device activated by a temperature sensor, designed to control condenser fan motor speed in response to the saturated, condensing temperature during operation in cooling mode only. For outdoor temperatures down to -20°F (-28.9°C), it maintains condensing temperature at 100°F ±10°F (37.8°C ± 6.5°C).

Usage Guideline:

A MotorMaster® Low Ambient Controller or Low-Ambient Pressure Switch must be used when cooling operation is used at outdoor temperatures below 55°F (12.8°C).

Suggested for all commercial applications.

ACCESSORY DESCRIPTION AND USAGE (LISTED ALPHABETICALLY) (CONT)

8. Outdoor Air Temperature Sensor

Designed for use with Carrier Thermostats listed in this publication. This device enables the thermostat to display the outdoor temperature. This device also is required to enable special thermostat features such as auxiliary heat lock out.

Usage Guideline:

Suggested for all Carrier thermostats listed in this publication.

9. Support Feet

Four or five stick-on plastic feet that raise the unit 4 in. (101.6 mm) above the mounting pad. This allows sand, dirt, and other debris to be flushed from the unit base, minimizing corrosion.

Usage Guideline:

Suggested in the following applications:

Coastal installations.

Windy areas or where debris is normally circulating.

Rooftop installations.

For improved sound ratings.

10. Thermostatic Expansion Valve (TXV)

A modulating flow-control valve which meters refrigerant liquid flow rate into the evaporator in response to the superheat of the refrigerant gas leaving the evaporator.

Kit includes valve, adapter tubes, and external equalizer tube. Hard shutoff types are available.

NOTE: When using a hard shutoff TXV with single phase reciprocating compressors, a Compressor Start Assist Capacitor and Relay is required.

Usage Guideline:

Accessory required to meet AHRI rating and system reliability, where indoor not equipped.

Hard shutoff TXV or LLS required in air conditioner long line applications.

Required for use on all zoning systems.

11. Time-Delay Relay

An SPST delay relay which briefly continues operation of indoor blower motor to provide additional cooling after the compressor cycles off.

NOTE: Most indoor unit controls include this feature. For those that do not, use the guideline below.

Usage Guideline:

Accessory required to meet AHRI rating, where indoor not equipped.

12. Winter Start Control

This control is designed to alleviate nuisance opening of the low-pressure switch by bypassing it for the first 3 minutes of operation.

AHRI RATINGS

For AHRI ratings certificates, please refer to the AHRI directory www.ahridirectory.org

Additional ratings and system combinations can be accessed via the Carrier database at: www.MyCarrierRatings.com

For performance data at specific application &/or design conditions with various indoor unit combinations, the equipment performance calculator can be accessed at : <http://rpmob.wrightsoft.com/>

ELECTRICAL DATA

UNIT SIZE - VOLTAGE, SERIES	V/PH	OPER VOLTS*		COMPR		FAN	MCA	MAX FUSE** or CKT BRK AMPS
		MAX	MIN.	LRA	RLA	FLA		
18-32	208/230/1	253	197	47.5	9.0	0.5	11.8	20
24-32				62.9	10.9	0.7	14.3	25
30-32				67.8	12.8	0.6	16.6	25
36-32				75.0	14.7	1.4	19.8	30
42-30				112.0	17.9	1.2	23.6	40
48-30				109.0	19.9	1.2	26.2	40
60-31				134.0	26.4	1.20	34.2	50

* Permissible limits of the voltage range at which the unit will operate satisfactorily.

** Time-Delay fuse.

FLA - Full Load Amps

LRA - Locked Rotor Amps

MCA - Minimum Circuit Amps

RLA - Rated Load Amps

NOTE: Control circuit is 24-V on all units and requires external power source. Copper wire must be used from service disconnect to unit. All motors/compressors contain internal overload protection.

Complies with 2007 requirements of ASHRAE Standards 90.1

A-WEIGHTED SOUND POWER (dBA)

UNIT SIZE - VOLTAGE, SERIES	STANDARD RATING (dBA)	TYPICAL OCTAVE BAND SPECTRUM (dBA, without tone adjustment)						
		125	250	500	1000	2000	4000	8000
18-32	70	50.1	55.6	61.3	67.4	63.2	60.4	52.8
24-32	72	52.9	62.3	65.0	67.8	64.0	61.9	55.3
30-32	74	52.8	62.4	65.0	69.2	68.6	63.0	55.7
36-32	72	58.7	65.1	66.4	65.6	62.6	60.0	52.3
42-30	74	55.0	64.0	68.0	68.5	64.5	60.0	54.0
48-30	74	52.5	62.5	65.5	69.0	63.5	60.5	56.0
60-31	74	54.0	59.0	65.5	67.5	63.5	60.0	55.5

NOTE: Tested in accordance with AHRI Standard 270-2008 (not listed in AHRI).


CHARGING SUBCOOLING (TXV-TYPE EXPANSION DEVICE)

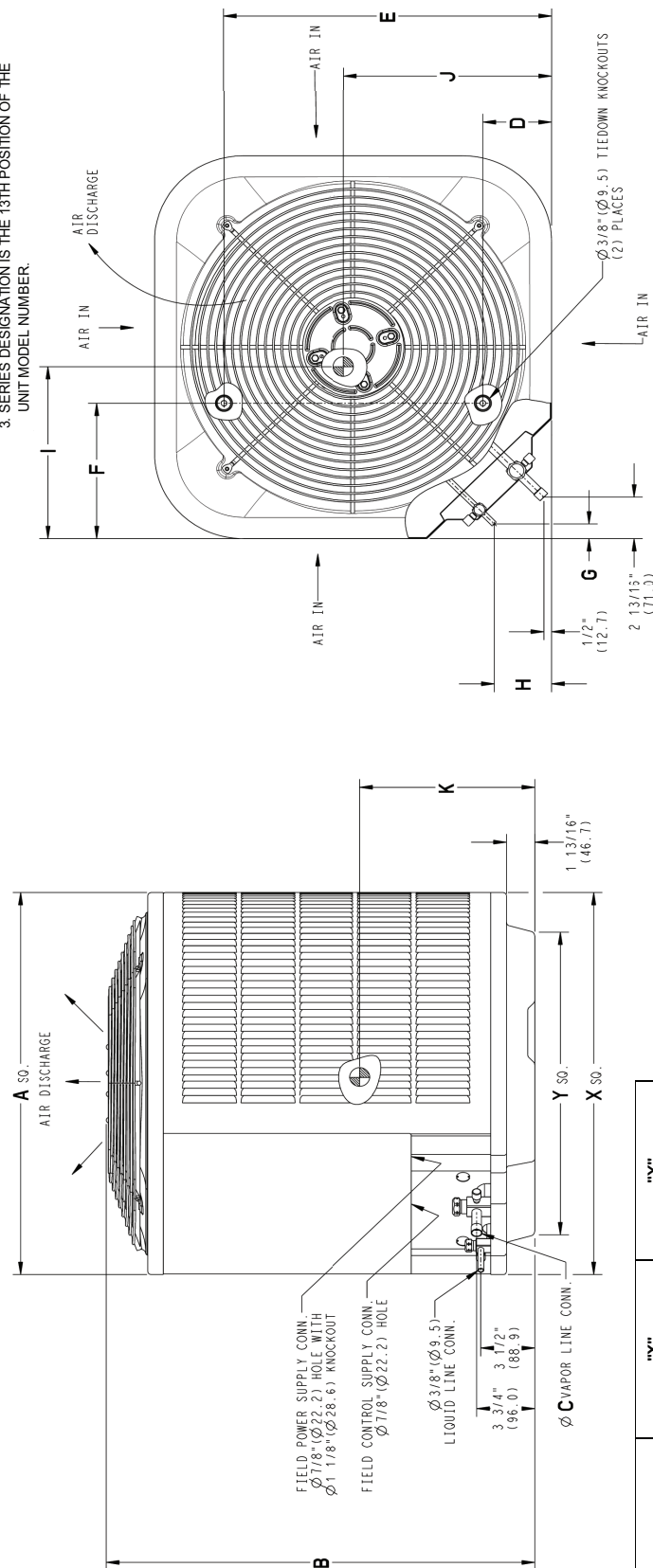
UNIT SIZE - VOLTAGE, SERIES	REQUIRED SUBCOOLING °F (°C)
18-32	15 (8.33)
24-32	13 (7.22)
30-32	14 (7.78)
36-32	10 (5.56)
42-30	10 (5.56)
48-30	17 (9.44)
60-31	11 (6.11)

DIMENSIONS

[illegible]

NOTES:

1. ALLOW 24" (609.6) CLEARANCE TO SERVICE SIDE OF UNIT, 48" (1219.2) ABOVE UNIT, 6" (152.4) ON ONE SIDE, 12" (304.8) ON REMAINING SIDE. AND 24" (609.6) BETWEEN UNITS FOR PROPER AIRFLOW.
2. CENTER OF GRAVITY 
3. SERIES DESIGNATION IS THE 13TH POSITION OF THE UNIT MODEL NUMBER.



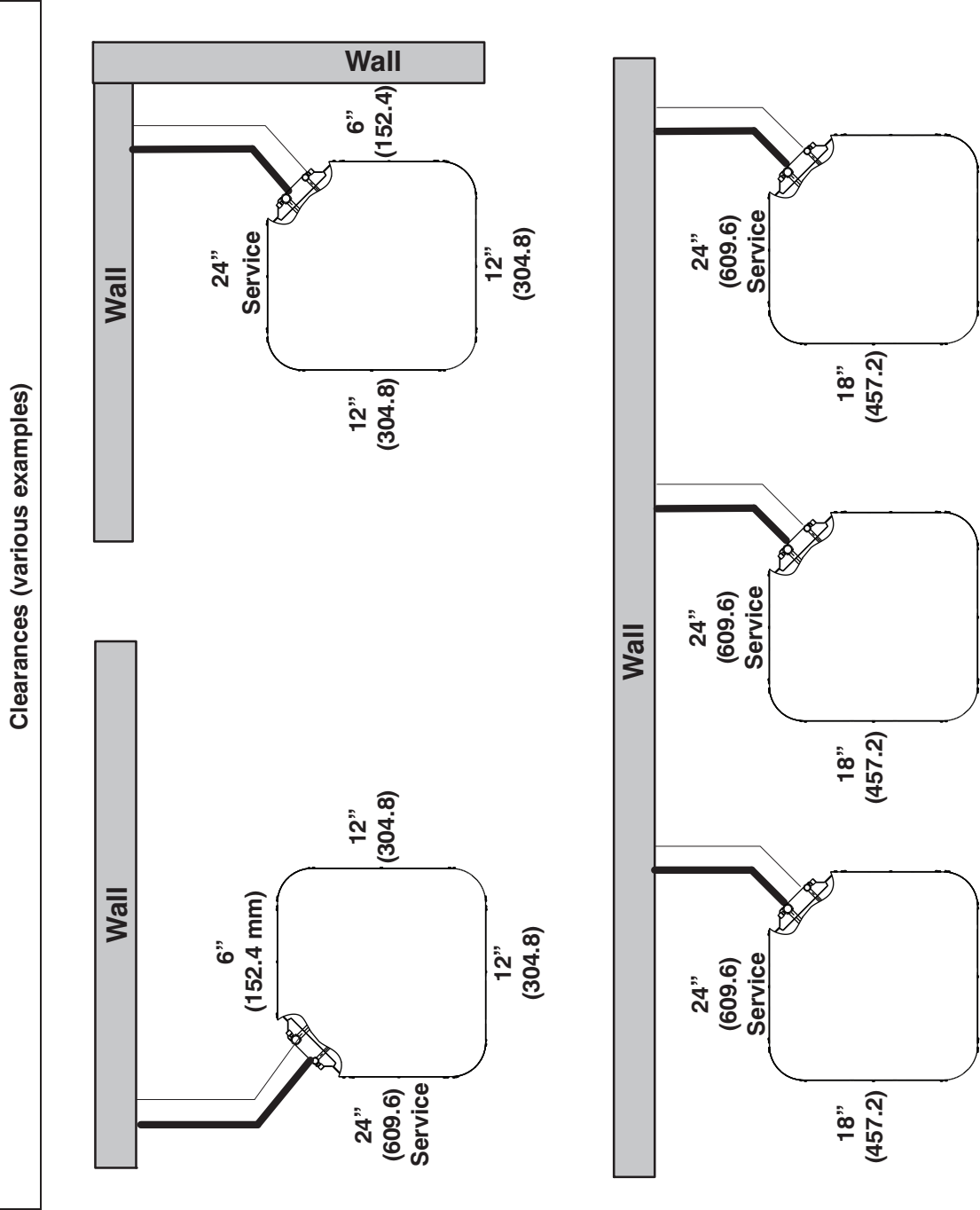
NOTE: ALL DIMENSIONS IN INCH (MM)

U.S. EXPORT CLASSIFICATION: EAR99

SD5420-4 REV. D

UNIT SIZE	"x"	"x"
18	25 3/4	17 7/8
24, 30	31 1/4	20 7/16
36, 42, 48	31 3/16	22 15/16
54	35	26 3/4
60	35	26 3/4

CLEARANCES



Note: Numbers in () = mm

IMPORTANT: When installing multiple units in an alcove, roof well, or partially enclosed area, ensure there is adequate ventilation to prevent re-circulation of discharge air.

DETAILED COOLING CAPACITIES#

EVAPORATOR AIR		CONDENSER ENTERING AIR TEMPERATURES ° F (° C)														
CFM	EWB ° F (° C)	75 (23.9)			85 (29.4)			95 (35)			105 (40.6)			115 (46.1)		
		Capacity MBtuh Total	Sens†	Total Sys. KW**	Capacity MBtuh Total	Sens†	Total Sys. KW**	Capacity MBtuh Total	Sens†	Total Sys. KW**	Capacity MBtuh Total	Sens†	Total Sys. KW**	Capacity MBtuh Total	Sens†	Total Sys. KW**
24ACB318ABN32 Outdoor Section With CNPV*2414AL* Indoor Section																
525	72 (22.2)	20.77	10.24	1.24	19.95	9.96	1.39	19.07	9.66	1.56	18.09	9.33	1.76	17.01	8.96	1.98
	67 (19.4)	19.01	12.71	1.25	18.21	12.41	1.40	17.37	12.09	1.57	16.44	11.75	1.77	15.41	11.39	1.99
	63 (17.2)††	17.69	12.24	1.26	16.91	11.92	1.41	16.09	11.59	1.58	15.20	11.24	1.77	14.20	10.87	1.99
	62 (16.7)	17.46	15.15	1.26	16.72	14.80	1.41	15.94	14.49	1.58	15.21	15.08	1.77	14.37	14.37	1.99
	57 (13.9)	17.10	17.10	1.26	16.48	16.48	1.41	15.83	15.83	1.58	15.13	15.13	1.77	14.35	14.35	1.99
600	72 (22.2)	21.08	10.74	1.27	20.25	10.46	1.42	19.34	10.15	1.59	18.33	9.82	1.79	17.21	9.44	2.01
	67 (19.4)	19.30	13.54	1.28	18.49	13.23	1.43	17.60	12.93	1.60	16.62	12.61	1.80	15.59	12.26	2.02
	63 (17.2)††	17.98	13.01	1.29	17.17	12.69	1.44	16.30	12.38	1.61	15.39	12.06	1.80	14.41	11.65	2.02
	62 (16.7)	17.85	16.29	1.29	17.23	15.85	1.43	16.51	16.37	1.60	15.71	15.71	1.80	14.88	14.88	2.02
	57 (13.9)	17.75	17.75	1.29	17.10	17.10	1.44	16.42	16.42	1.61	15.68	15.68	1.80	14.86	14.86	2.02
675	72 (22.2)	21.29	11.21	1.29	20.45	10.93	1.45	19.53	10.62	1.62	18.50	10.28	1.82	17.36	9.89	2.04
	67 (19.4)	19.50	14.36	1.31	18.65	14.08	1.46	17.76	13.80	1.63	16.82	13.42	1.83	15.78	13.00	2.05
	63 (17.2)††	18.17	13.78	1.32	17.33	13.50	1.47	16.49	13.17	1.64	15.59	12.76	1.83	14.61	12.32	2.05
	62 (16.7)	18.39	16.74	1.31	17.64	17.64	1.46	16.93	16.93	1.63	16.16	16.16	1.83	15.30	15.30	2.05
	57 (13.9)	18.28	18.28	1.31	17.61	17.61	1.46	16.90	16.90	1.63	16.14	16.14	1.83	15.28	15.28	2.05

EVAPORATOR AIR		CONDENSER ENTERING AIR TEMPERATURES ° F (° C)														
CFM	EWB ° F (° C)	75 (23.9)			85 (29.4)			95 (35)			105 (40.6)			115 (46.1)		
		Capacity MBtuh Total	Sens†	Total Sys. KW**	Capacity MBtuh Total	Sens†	Total Sys. KW**	Capacity MBtuh Total	Sens†	Total Sys. KW**	Capacity MBtuh Total	Sens†	Total Sys. KW**	Capacity MBtuh Total	Sens†	Total Sys. KW**
24ACB324ABN32 Outdoor Section With CNPV*2414AL* Indoor Section																
700	72 (22.2)	27.25	13.68	1.65	26.06	13.26	1.83	25.42	13.04	2.09	23.78	12.47	2.31	22.10	11.90	2.56
	67 (19.4)	24.87	16.90	1.65	23.80	16.48	1.84	22.68	16.05	2.05	21.79	15.71	2.37	20.31	15.15	2.59
	63 (17.2)††	23.14	16.27	1.66	22.14	15.85	1.85	21.09	15.42	2.06	20.07	15.00	2.32	18.78	14.48	2.60
	62 (16.7)	22.83	20.07	1.66	21.87	19.64	1.85	20.88	19.17	2.06	20.02	19.86	2.32	18.95	18.95	2.59
	57 (13.9)	22.38	22.38	1.66	21.60	21.60	1.85	20.77	20.77	2.06	20.01	20.01	2.36	18.91	18.91	2.59
800	72 (22.2)	27.61	14.35	1.68	26.41	13.93	1.87	25.79	13.72	2.13	24.06	13.14	2.34	22.56	12.63	2.62
	67 (19.4)	25.26	18.00	1.69	24.16	17.58	1.88	23.00	17.15	2.09	22.12	16.82	2.40	20.57	16.24	2.63
	63 (17.2)††	23.54	17.31	1.70	22.50	16.88	1.88	21.41	16.44	2.10	20.42	16.03	2.36	19.07	15.49	2.63
	62 (16.7)	23.36	21.53	1.70	22.54	20.81	1.88	21.55	21.55	2.10	20.72	20.72	2.36	19.62	19.62	2.63
	57 (13.9)	23.27	23.27	1.70	22.42	22.42	1.88	21.55	21.55	2.10	20.76	20.76	2.41	19.59	19.59	2.63
900	72 (22.2)	27.98	15.02	1.72	26.66	14.57	1.91	26.05	14.37	2.16	24.33	13.79	2.39	22.71	13.26	2.66
	67 (19.4)	25.55	19.06	1.73	24.42	18.64	1.92	23.24	18.20	2.13	22.16	17.79	2.39	20.75	17.25	2.66
	63 (17.2)††	23.83	18.29	1.74	22.83	17.88	1.92	21.66	17.41	2.13	20.62	16.99	2.40	19.28	16.44	2.67
	62 (16.7)	24.00	24.00	1.73	23.11	23.11	1.92	22.19	22.19	2.13	21.34	21.34	2.40	20.14	20.14	2.67
	57 (13.9)	23.97	23.97	1.73	23.08	23.08	1.92	22.13	22.13	2.13	21.30	21.30	2.39	20.13	20.13	2.67

See notes on page 15

DETAILED COOLING CAPACITIES# CONTINUED

EVAPORATOR AIR		CONDENSER ENTERING AIR TEMPERATURES ° F (° C)											
CFM	EWB ° F (° C)	75 (23.9)		85 (29.4)		95 (35)		105 (40.6)		115 (46.1)		Total Sys. KW**	
		Capacity MBtuh Total	Sens†	Capacity MBtuh Total	Sens†	Total Sys. KW**	Capacity MBtuh Total	Sens†	Total Sys. KW**	Capacity MBtuh Total	Sens†		
24ACB330ABN32 Outdoor Section With CNPV-3117AL* Indoor Section													
875	72 (22.2)	33.50	16.91	32.19	16.46	30.70	15.95	2.54	29.03	15.39	27.46	14.86	3.17
	67 (19.4)	30.64	21.05	29.42	20.59	28.01	20.05	2.53	26.45	19.47	24.75	18.84	3.13
	63 (17.2)††	28.61	20.29	27.42	19.80	26.06	19.25	2.53	24.61	18.66	23.01	18.03	3.13
	62 (16.7)	28.25	25.13	27.13	24.61	25.89	25.89	2.53	24.71	24.71	23.39	23.39	3.13
	57 (13.9)	27.91	27.91	26.95	26.95	25.86	25.86	2.53	24.67	24.67	23.36	23.36	3.13
1000	72 (22.2)	33.97	17.81	32.58	17.34	31.07	16.84	2.59	29.34	16.27	27.74	15.75	3.22
	67 (19.4)	31.09	22.51	29.82	22.03	28.40	21.50	2.58	26.78	20.90	25.05	20.28	3.19
	63 (17.2)††	29.06	21.64	27.84	21.15	26.45	20.59	2.58	24.94	19.99	23.30	19.34	3.18
	62 (16.7)	28.99	28.99	28.00	28.00	26.84	26.83	2.58	25.57	25.57	24.17	24.17	3.18
	57 (13.9)	29.00	29.00	27.96	27.96	26.80	26.80	2.58	25.53	25.53	24.13	24.13	3.18
1125	72 (22.2)	34.31	18.68	32.86	18.20	31.31	17.69	2.64	29.56	17.13	27.93	16.60	3.27
	67 (19.4)	31.50	23.94	30.12	23.42	28.67	22.89	2.63	27.04	22.28	25.28	21.64	3.25
	63 (17.2)††	29.40	22.94	28.16	22.44	26.73	21.87	2.63	25.20	21.25	23.53	20.57	3.23
	62 (16.7)	29.90	29.90	28.79	28.79	27.60	27.60	2.63	26.26	26.26	24.79	24.79	3.24
	57 (13.9)	29.86	29.86	28.76	28.76	27.56	27.56	2.63	26.22	26.22	24.75	24.75	3.24

EVAPORATOR AIR		CONDENSER ENTERING AIR TEMPERATURES ° F (° C)											
CFM	EWB ° F (° C)	75 (23.9)		85 (29.4)		95 (35)		105 (40.6)		115 (46.1)		Total Sys. KW**	
		Capacity MBtuh Total	Sens†	Capacity MBtuh Total	Sens†	Capacity MBtuh Total	Sens†	Capacity MBtuh Total	Sens†				
24ACB336ABN32 Outdoor Section With CNPV-3617AL* Indoor Section													
1050	72 (22.2)	45.00	21.31	42.27	20.46	39.43	19.58	36.45	18.68	33.29	17.73	3.37	
	67 (19.4)	39.66	26.49	37.23	25.64	34.72	24.76	32.11	23.84	29.33	22.84	3.36	
	63 (17.2)††	35.73	24.94	33.45	24.08	31.18	23.22	28.80	22.30	26.25	21.28	3.34	
	62 (16.7)	36.27	36.27	34.49	34.49	32.64	32.64	30.67	30.67	28.50	28.50	3.35	
	57 (13.9)	36.21	36.21	34.44	34.44	32.59	32.59	30.62	30.62	28.46	28.46	3.35	
1200	72 (22.2)	44.13	21.83	41.23	20.95	38.29	20.06	35.19	19.14	31.92	18.16	3.64	
	67 (19.4)	38.86	27.67	36.32	26.77	33.75	25.84	31.08	24.84	28.32	23.68	3.62	
	63 (17.2)††	34.85	25.91	32.54	25.02	30.20	24.08	27.79	23.05	25.60	21.29	3.61	
	62 (16.7)	36.56	36.56	34.64	34.64	32.64	32.64	30.50	30.50	28.17	28.17	3.62	
	57 (13.9)	36.51	36.51	34.60	34.60	32.59	32.59	30.46	30.46	28.14	28.14	3.62	
1350	72 (22.2)	42.95	22.22	39.98	21.33	36.93	20.42	33.75	19.48	30.38	18.48	3.90	
	67 (19.4)	37.85	28.64	35.28	27.88	32.72	26.65	30.22	25.21	27.63	27.62	3.88	
	63 (17.2)††	33.87	26.69	31.51	25.70	29.29	24.42	26.98	26.98	24.61	24.61	3.87	
	62 (16.7)	36.50	36.50	34.44	34.44	32.30	32.30	30.02	30.02	27.54	27.54	3.88	
	57 (13.9)	36.46	36.46	34.41	34.41	32.26	32.26	29.99	29.99	27.52	27.52	3.88	

See notes on page 15

DETAILED COOLING CAPACITIES# CONTINUED

EVAPORATOR AIR		CONDENSER ENTERING AIR TEMPERATURES ° F (° C)															
CFM	EWB ° F (° C)	75 (23.9)		Total Sys. KW**	85 (29.4)		Total Sys. KW**	95 (35)		Total Sys. KW**	105 (40.6)		Total Sys. KW**	115 (46.1)		Total Sys. KW**	
		Capacity MBtuh Total	Sens†		Capacity MBtuh Total	Sens†		Capacity MBtuh Total	Sens†		Capacity MBtuh Total	Sens†					
24ACB342A*N30 Outdoor Section With CAP**4221AL * Indoor Section																	
1225	72 (22.2)	48.93	25.83	3.05	46.69	24.96	3.36	44.35	24.08	3.73	41.90	23.16	4.17	39.33	22.20	4.68	
	67 (19.4)	44.63	31.68	2.97	42.59	30.82	3.28	40.45	29.92	3.64	38.19	28.99	4.07	35.83	28.03	4.57	
	63 (17.2)††	41.46	30.51	2.93	39.58	29.65	3.23	37.58	28.76	3.59	35.48	27.82	4.00	33.28	26.86	4.49	
	62 (16.7)	40.87	37.50	2.92	39.07	36.62	3.22	37.20	35.70	3.58	35.25	34.67	4.00	33.36	33.36	4.50	
	57 (13.9)	39.83	39.83	2.91	38.36	38.36	3.21	36.79	36.79	3.57	35.10	35.10	4.00	33.31	33.31	4.50	
1400	72 (22.2)	49.71	26.98	3.13	47.35	26.09	3.45	44.94	25.19	3.82	42.39	24.26	4.26	39.73	23.29	4.77	
	67 (19.4)	45.42	33.57	3.06	43.22	32.66	3.36	41.00	31.75	3.73	38.68	30.82	4.16	36.25	29.84	4.65	
	63 (17.2)††	42.17	32.25	3.01	40.19	31.36	3.31	38.13	30.46	3.67	35.96	29.52	4.09	33.69	28.53	4.58	
	62 (16.7)	41.78	40.06	3.00	39.96	39.11	3.31	38.09	38.09	3.67	36.34	36.34	4.10	34.43	34.43	4.60	
	57 (13.9)	41.35	41.35	3.00	39.77	39.77	3.31	38.10	38.10	3.67	36.29	36.29	4.10	34.39	34.39	4.60	
1575	72 (22.2)	50.30	28.09	3.21	47.88	27.19	3.53	45.37	26.27	3.91	42.75	25.32	4.35	40.03	24.34	4.86	
	67 (19.4)	45.99	35.38	3.14	43.72	34.46	3.44	41.44	33.55	3.81	39.05	32.60	4.24	36.58	31.60	4.74	
	63 (17.2)††	42.76	33.94	3.09	40.69	33.04	3.39	38.56	32.12	3.75	36.34	31.16	4.17	34.03	30.15	4.66	
	62 (16.7)	42.58	42.58	3.08	40.97	40.97	3.40	39.19	39.17	3.76	37.30	37.30	4.19	35.30	35.30	4.70	
	57 (13.9)	42.60	42.60	3.08	40.92	40.92	3.40	39.15	39.15	3.76	37.26	37.26	4.19	35.26	35.26	4.70	
24ACB348A*N30 Outdoor Section With CAP**4821AL * Indoor Section																	
EVAPORATOR AIR		75 (23.9)		Total Sys. KW**	85 (29.4)		Total Sys. KW**	95 (35)		Total Sys. KW**	105 (40.6)		Total Sys. KW**	115 (46.1)		Total Sys. KW**	
CFM	EWB ° F (° C)	Capacity MBtuh Total	Sens†		Capacity MBtuh Total	Sens†		Capacity MBtuh Total	Sens†								
1400	72 (22.2)	54.80	28.81	3.36	52.36	27.89	3.71	49.81	26.94	4.11	47.12	25.95	4.56	44.29	24.93	5.06	
	67 (19.4)	49.76	35.37	3.33	47.53	34.45	3.68	45.17	33.48	4.08	42.70	32.48	4.53	40.10	31.44	5.03	
	63 (17.2)††	46.11	33.99	3.31	44.03	33.06	3.66	41.83	32.09	4.06	39.51	31.08	4.51	37.07	30.04	5.01	
	62 (16.7)	45.39	41.86	3.31	43.42	40.91	3.66	41.35	39.87	4.05	39.18	39.18	4.50	37.29	37.29	5.01	
	57 (13.9)	44.38	44.38	3.30	42.77	42.77	3.65	41.04	41.04	4.05	39.20	39.20	4.50	37.24	37.24	5.01	
1650	72 (22.2)	55.95	30.53	3.46	53.38	29.59	3.81	50.68	28.61	4.21	47.88	27.60	4.66	44.93	26.56	5.16	
	67 (19.4)	50.81	38.12	3.43	48.46	37.17	3.78	46.00	36.19	4.18	43.42	35.17	4.63	40.74	34.11	5.13	
	63 (17.2)††	47.13	36.55	3.42	44.92	35.59	3.76	42.62	34.60	4.16	40.21	33.58	4.61	37.69	32.50	5.11	
	62 (16.7)	46.71	45.46	3.41	44.79	44.79	3.76	42.93	42.93	4.16	40.95	40.95	4.61	38.84	38.84	5.12	
	57 (13.9)	46.50	46.50	3.41	44.75	44.75	3.76	42.88	42.88	4.16	40.90	40.90	4.61	38.80	38.80	5.12	
1800	72 (22.2)	56.45	31.49	3.52	53.81	30.54	3.87	51.07	29.55	4.27	48.20	28.54	4.72	45.19	27.47	5.22	
	67 (19.4)	51.28	39.68	3.49	48.88	38.73	3.84	46.37	37.73	4.24	43.75	36.70	4.69	41.02	35.61	5.19	
	63 (17.2)††	47.58	37.99	3.48	45.32	37.03	3.82	42.98	36.03	4.22	40.53	34.98	4.67	37.96	33.87	5.17	
	62 (16.7)	47.62	47.62	3.47	45.78	45.78	3.82	43.84	43.84	4.22	41.78	41.78	4.68	39.59	39.59	5.18	
	57 (13.9)	47.56	47.56	3.47	45.73	45.73	3.82	43.79	43.79	4.22	41.73	41.73	4.68	39.55	39.55	5.18	

See notes on page 15

DETAILED COOLING CAPACITIES# CONTINUED

EVAPORATOR AIR		CONDENSER ENTERING AIR TEMPERATURES ° F (° C)														
CFM	EWB ° F (° C)	75 (23.9)			85 (29.4)			95 (35)			105 (40.6)			115 (46.1)		
		Capacity MBtuh Total	Sens†	Total Sys. KW**	Capacity MBtuh Total	Sens†	Total Sys. KW**	Capacity MBtuh Total	Sens†	Total Sys. KW**	Capacity MBtuh Total	Sens†	Total Sys. KW**	Capacity MBtuh Total	Sens†	Total Sys. KW**
24ACB360A*N31 Outdoor Section With CAP**6024AL* Indoor Section																
1750	72 (22.2)	68.36	36.10	4.29	65.33	34.94	4.72	62.14	33.73	5.20	58.75	32.46	5.75	55.15	31.13	6.37
	67 (19.4)	62.33	44.29	4.21	59.57	43.11	4.64	56.65	41.89	5.12	53.55	40.62	5.67	50.25	39.28	6.30
	63 (17.2)††	57.90	42.64	4.16	55.34	41.48	4.58	52.62	40.25	5.06	49.73	38.98	5.61	46.65	37.62	6.25
	62 (16.7)	57.03	52.36	4.16	54.56	51.17	4.57	51.97	49.89	5.05	49.29	48.49	5.60	46.62	46.62	6.25
	57 (13.9)	55.44	55.44	4.13	53.46	53.46	4.56	51.33	51.33	5.05	49.04	49.04	5.60	46.55	46.55	6.24
2000	72 (22.2)	69.50	37.80	4.40	66.35	36.63	4.83	63.02	35.39	5.31	59.50	34.10	5.86	55.77	32.75	6.48
	67 (19.4)	63.42	47.04	4.32	60.53	45.85	4.75	57.50	44.61	5.23	54.29	43.31	5.78	50.88	41.95	6.40
	63 (17.2)††	58.95	45.21	4.27	56.28	44.02	4.69	53.46	42.78	5.17	50.46	41.49	5.72	47.29	40.10	6.36
	62 (16.7)	58.29	56.06	4.26	55.81	54.75	4.69	53.26	53.26	5.17	50.84	50.84	5.73	48.18	48.18	6.37
	57 (13.9)	57.63	57.63	4.26	55.50	55.50	4.68	53.22	53.22	5.17	50.77	50.77	5.72	48.13	48.13	6.37
2250	72 (22.2)	70.34	39.41	4.51	67.07	38.20	4.94	63.64	36.95	5.42	60.02	35.64	5.97	56.18	34.27	6.59
	67 (19.4)	64.22	49.65	4.43	61.25	48.45	4.86	58.12	47.19	5.34	54.83	45.87	5.88	51.34	44.46	6.51
	63 (17.2)††	59.74	47.64	4.38	56.98	46.44	4.80	54.07	45.17	5.28	51.01	43.84	5.83	47.75	42.41	6.46
	62 (16.7)	59.46	59.46	4.37	57.24	57.24	4.80	54.82	54.82	5.29	52.23	52.23	5.84	49.44	49.44	6.48
	57 (13.9)	59.43	59.43	4.37	57.17	57.17	4.80	54.76	54.76	5.29	52.15	52.15	5.85	49.39	49.39	6.48

* Tested combination.
† Total and sensible capacities are net capacities. Blower motor heat has been subtracted.
‡ Sensible capacities shown are based on 80°F (27°C) entering air at the indoor coil. For sensible capacities at other than 80°F (27°C), deduct 835 Btuh (245 kW) per 1000 CFM (480 L/S) of indoor coil air for each degree below 80°F (27°C), or add 835 Btuh (245 kW) per 1000 CFM (480 L/S) of indoor coil air per degree above 80°F (27°C).
Detailed cooling capacities are based on indoor and outdoor unit at the same elevation per AHRI standard 210/240 – 2008. If additional tubing length and/or indoor unit is located above outdoor unit, a slight variation in capacity may occur.
** System kw is total of indoor and outdoor unit kilowatts.
†† At TVA rating indoor condition (75°F edb/63°F ewb). All other indoor air temperatures are at 80°F edb.
EWB — Entering Wet Bulb
NOTE: When the required data fall between the published data, interpolation may be performed. Extrapolation is not an acceptable practice. 1.

CONDENSER ONLY RATINGS*

SST ° F (° C)		CONDENSER ENTERING AIR TEMPERATURES ° F (° C)						
		55 (12.78)	65 (18.33)	75 (23.89)	85 (29.44)	95 (35.0)	105 (40.56)	115 (46.11)
24ACB318ABN32								
30 (-1.11)	TCG	15.90	14.80	13.70	12.80	11.90	10.90	9.90
	SDT	69.60	78.90	88.30	97.70	107.10	116.40	125.80
	KW	0.85	0.96	1.09	1.22	1.38	1.55	1.75
35 (1.67)	TCG	17.40	16.30	15.20	14.20	13.20	12.20	11.10
	SDT	70.70	80.00	89.30	98.70	108.00	117.30	126.60
	KW	0.84	0.96	1.09	1.22	1.38	1.56	1.76
40 (4.44)	TCG	19.10	17.90	16.80	15.70	14.60	13.50	12.30
	SDT	71.80	81.10	90.40	99.70	109.00	118.30	127.50
	KW	0.83	0.95	1.08	1.22	1.38	1.56	1.76
45 (7.22)	TCG	20.80	19.50	18.40	17.30	16.10	14.90	13.60
	SDT	72.90	82.20	91.50	100.80	110.10	119.30	128.40
	KW	0.82	0.95	1.08	1.22	1.38	1.56	1.77
50 (10.0)	TCG	22.60	21.30	20.10	18.90	17.70	16.40	15.00
	SDT	74.10	83.40	92.60	101.90	111.10	120.30	129.40
	KW	0.81	0.94	1.07	1.22	1.38	1.56	1.77
55 (12.78)	TCG	24.40	23.10	21.90	20.60	19.30	18.00	16.50
	SDT	75.40	84.60	93.80	103.10	112.30	121.40	130.40
	KW	0.80	0.93	1.06	1.21	1.38	1.56	1.77
24ACB324ABN32								
30 (-1.11)	TCG	20.90	19.70	18.60	17.50	16.30	15.10	13.80
	SDT	70.60	79.20	88.70	98.20	107.70	117.90	129.70
	KW	1.13	1.26	1.41	1.59	1.80	2.05	2.39
35 (1.67)	TCG	23.10	21.80	20.60	19.30	18.10	16.80	15.40
	SDT	71.90	80.40	89.70	99.10	108.60	119.00	127.90
	KW	1.13	1.26	1.41	1.59	1.80	2.06	2.32
40 (4.44)	TCG	25.50	24.10	22.70	21.30	19.90	18.60	17.10
	SDT	73.60	82.00	90.80	100.10	109.60	119.60	128.80
	KW	1.13	1.26	1.41	1.59	1.80	2.06	2.32
45 (7.22)	TCG	27.90	26.30	24.90	23.40	22.00	20.60	18.90
	SDT	73.20	82.40	91.80	101.20	110.70	120.80	129.70
	KW	1.11	1.25	1.41	1.59	1.80	2.06	2.32
50 (10.0)	TCG	30.40	28.80	27.20	25.60	24.00	22.60	20.80
	SDT	74.40	83.70	93.00	102.30	111.70	121.70	130.50
	KW	1.10	1.24	1.40	1.59	1.80	2.06	2.32
55 (12.78)	TCG	33.10	31.30	29.60	27.90	26.20	24.70	22.40
	SDT	75.60	84.80	94.20	103.40	112.80	122.60	130.90
	KW	1.09	1.23	1.40	1.58	1.80	2.06	2.30
24ACB330ABN32								
30 (-1.11)	TCG	25.50	24.20	22.80	21.50	20.00	18.50	16.90
	SDT	71.50	80.80	89.50	98.90	108.20	117.50	126.70
	KW	1.41	1.58	1.75	1.96	2.18	2.45	2.74
35 (1.67)	TCG	28.20	26.70	25.20	23.70	22.10	20.50	18.70
	SDT	73.60	82.10	90.70	100.00	109.30	118.50	127.70
	KW	1.43	1.59	1.76	1.96	2.19	2.46	2.76
40 (4.44)	TCG	30.90	29.30	27.70	26.00	24.30	22.50	20.60
	SDT	73.80	83.10	92.20	101.20	110.40	119.50	128.80
	KW	1.41	1.58	1.76	1.97	2.20	2.46	2.78
45 (7.22)	TCG	33.70	32.10	30.30	28.60	26.70	24.70	22.60
	SDT	75.10	84.50	93.40	102.50	111.60	120.70	129.90
	KW	1.41	1.58	1.76	1.97	2.21	2.47	2.79
50 (10.0)	TCG	36.90	35.10	33.20	31.20	29.20	27.00	24.70
	SDT	76.70	85.80	94.80	103.90	112.90	121.90	131.00
	KW	1.42	1.59	1.77	1.98	2.22	2.48	2.80
55 (12.78)	TCG	40.30	38.30	36.20	34.00	31.80	29.50	27.40
	SDT	78.40	87.40	96.30	105.30	114.20	123.10	132.60
	KW	1.43	1.59	1.78	1.99	2.22	2.50	2.83

See notes on page 18

CONDENSER ONLY RATINGS CONTINUED

SST °F (°C)		CONDENSER ENTERING AIR TEMPERATURES ° F (° C)						
		55 (12.78)	65 (18.33)	75 (23.89)	85 (29.44)	95 (35.0)	105 (40.56)	115 (46.11)
24ACB336ABN32								
30 (-1.11)	TCG	32.60	30.50	28.70	27.00	25.20	23.40	21.50
	SDT	73.10	82.60	91.10	100.30	109.70	119.00	128.30
	KW	1.61	1.88	2.11	2.36	2.63	2.95	3.32
35 (1.67)	TCG	36.10	33.90	31.80	29.90	27.90	26.00	23.90
	SDT	74.30	83.90	92.40	101.60	110.80	120.00	129.20
	KW	1.61	1.90	2.13	2.38	2.65	2.96	3.34
40 (4.44)	TCG	40.10	37.60	35.30	33.10	30.90	28.70	26.40
	SDT	76.00	85.10	93.90	102.90	112.10	121.20	130.30
	KW	1.64	1.91	2.16	2.41	2.68	2.99	3.36
45 (7.22)	TCG	44.50	41.70	39.20	36.70	34.30	31.80	29.30
	SDT	77.80	86.60	95.60	104.40	113.40	122.40	131.40
	KW	1.69	1.95	2.19	2.44	2.71	3.02	3.38
50 (10.0)	TCG	49.40	46.30	43.50	40.70	38.00	35.20	32.40
	SDT	79.70	88.50	97.30	106.10	114.90	123.80	132.70
	KW	1.74	2.00	2.24	2.48	2.75	3.06	3.42
55 (12.78)	TCG	54.80	51.40	48.20	45.10	42.00	39.00	35.80
	SDT	82.20	90.70	99.20	107.90	116.60	125.30	134.00
	KW	1.81	2.06	2.30	2.54	2.81	3.11	3.46
24ACB342A*N30								
30 (-1.11)	TCG	37.60	35.70	33.80	31.70	29.60	27.30	25.00
	SDT	72.60	81.80	91.10	100.30	109.50	118.70	127.90
	KW	1.92	2.15	2.40	2.69	3.02	3.40	3.84
35 (1.67)	TCG	41.50	39.40	37.30	35.00	32.70	30.30	27.70
	SDT	74.10	83.30	92.40	101.60	110.70	119.80	129.00
	KW	1.94	2.17	2.43	2.72	3.05	3.44	3.89
40 (4.44)	TCG	45.70	43.30	40.90	38.50	36.00	33.40	30.60
	SDT	75.70	84.80	93.80	102.90	112.00	121.00	130.10
	KW	1.98	2.21	2.46	2.76	3.09	3.49	3.94
45 (7.22)	TCG	50.10	47.50	44.90	42.20	39.40	36.60	33.70
	SDT	77.40	86.30	95.30	104.30	113.30	122.20	131.30
	KW	2.03	2.25	2.51	2.81	3.15	3.55	4.01
50 (10.0)	TCG	54.80	51.90	49.00	46.10	43.10	40.00	36.90
	SDT	79.20	88.00	96.90	105.80	114.70	123.60	132.50
	KW	2.09	2.32	2.58	2.87	3.22	3.63	4.10
55 (12.78)	TCG	59.70	56.50	53.30	50.10	46.90	43.60	40.20
	SDT	81.10	89.80	98.50	107.30	116.10	125.00	133.80
	KW	2.17	2.39	2.66	2.96	3.32	3.73	4.21
24ACB348A*N30								
30 (-1.11)	TCG	41.30	39.40	37.20	35.00	32.70	30.20	27.60
	SDT	74.10	84.20	92.90	102.10	111.40	120.70	129.90
	KW	2.19	2.46	2.74	3.06	3.44	3.86	4.32
35 (1.67)	TCG	45.50	43.40	41.10	38.60	36.10	33.50	30.70
	SDT	75.60	85.20	94.20	103.40	112.70	121.90	131.00
	KW	2.22	2.48	2.76	3.10	3.48	3.90	4.37
40 (4.44)	TCG	50.10	47.70	45.20	42.50	39.80	37.00	34.00
	SDT	78.10	86.50	96.00	104.90	114.00	123.10	132.20
	KW	2.27	2.50	2.81	3.13	3.51	3.94	4.41
45 (7.22)	TCG	55.10	52.40	49.60	46.70	43.80	40.70	37.60
	SDT	79.00	88.10	97.20	106.30	115.40	124.40	133.50
	KW	2.28	2.53	2.83	3.17	3.55	3.98	4.45
50 (10.0)	TCG	60.40	57.40	54.40	51.20	48.10	44.70	41.40
	SDT	81.00	90.00	98.90	107.90	117.10	125.80	134.80
	KW	2.31	2.57	2.86	3.20	3.60	4.02	4.50
55 (12.78)	TCG	66.20	62.80	59.50	56.10	52.60	49.00	45.40
	SDT	84.00	91.90	100.70	109.70	118.40	127.30	136.10
	KW	2.37	2.60	2.90	3.24	3.63	4.06	4.54

See notes on page 18

CONDENSER ONLY RATINGS CONTINUED

SST ° F (° C)		CONDENSER ENTERING AIR TEMPERATURES ° F (° C)						
		55 (12.78)	65 (18.33)	75 (23.89)	85 (29.44)	95 (35.0)	105 (40.56)	115 (46.11)
24ACB360A*N31								
30 (-1.11)	TCG	52.10	49.70	47.10	44.30	41.40	38.40	35.20
	SDT	75.20	84.80	93.60	102.70	111.90	121.00	130.10
	KW	2.70	3.04	3.39	3.79	4.25	4.78	5.40
35 (1.67)	TCG	57.50	54.80	51.90	48.90	45.70	42.40	39.00
	SDT	77.00	86.80	95.10	104.20	113.20	122.20	131.30
	KW	2.74	3.11	3.44	3.84	4.30	4.83	5.45
40 (4.44)	TCG	63.20	60.10	57.00	53.70	50.30	46.70	43.00
	SDT	78.70	87.70	96.70	105.60	114.60	123.60	132.50
	KW	2.79	3.13	3.49	3.90	4.36	4.89	5.51
45 (7.22)	TCG	69.30	65.90	62.40	58.80	55.10	51.30	47.30
	SDT	80.60	89.50	98.30	107.20	116.10	124.90	133.70
	KW	2.85	3.19	3.56	3.97	4.43	4.96	5.57
50 (10.0)	TCG	75.80	72.00	68.20	64.30	60.20	56.10	51.80
	SDT	82.60	91.30	100.10	108.80	117.60	126.30	135.10
	KW	2.92	3.26	3.63	4.04	4.50	5.03	5.63
55 (12.78)	TCG	82.80	78.50	74.30	70.00	65.60	61.10	56.40
	SDT	85.70	93.40	101.90	110.50	119.20	127.80	136.40
	KW	3.04	3.34	3.71	4.12	4.58	5.11	5.71

* AHRI listing applies only to systems shown in Combination Ratings table.

KW – Outdoor Unit Kilowatts Only.

SDT – Saturated Temperature Leaving Compressor (° F)

SST – Saturated Temperature Entering Compressor (° F/° C)

TCG – Gross Cooling Capacity (1000 Btuh)

GUIDE SPECIFICATIONS

GENERAL

System Description

Outdoor-mounted, air-cooled, split-system air conditioner unit suitable for ground or rooftop installation. Unit consists of a hermetic compressor, an air-cooled coil, propeller-type condenser fan, and a control box. Unit will discharge supply air upward as shown on contract drawings. Unit will be used in a refrigeration circuit to match up to a packaged fan coil or coil unit.

Quality Assurance

- Unit will be rated in accordance with the latest edition of AHRI Standard 210.
- Unit will be certified for capacity and efficiency, and listed in the latest AHRI directory.
- Unit construction will comply with latest edition of ANSI/ASHRAE and with NEC.
- Unit will be constructed in accordance with UL standards and will carry the UL label of approval. Unit will have c-UL-us approval.
- Unit cabinet will be capable of withstanding Federal Test Method Standard No. 141 (Method 6061) 500-hr salt spray test.
- Air-cooled condenser coils will be leak tested at 150 psig and pressure tested at 450 psig.
- Unit constructed in ISO9001 approved facility.

Delivery, Storage, and Handling

- Unit will be shipped as single package only and is stored and handled per unit manufacturer's recommendations.

Warranty (for inclusion by specifying engineer)

- U.S. and Canada only.

PRODUCTS

Equipment

Factory assembled, single piece, air-cooled air conditioner unit. Contained within the unit enclosure is all factory wiring, piping, controls, compressor, refrigerant charge Puron® (R-410A), and special features required prior to field start-up.

Unit Cabinet

- Unit cabinet will be constructed of galvanized steel, bonderized, and coated with a powder coat paint.

AIR-COOLED, SPLIT-SYSTEM AIR CONDITIONER

24ACB3

1-1/2 TO 5 NOMINAL TONS

Fans

- Condenser fan will be direct-drive propeller type, discharging air upward.
- Condenser fan motors will be totally enclosed, 1-phase type with class B insulation and permanently lubricated bearings. Shafts will be corrosion resistant.
- Fan blades will be statically and dynamically balanced.
- Condenser fan openings will be equipped with coated steel wire safety guards.

Compressor

- Compressor will be hermetically sealed.
- Compressor will be mounted on rubber vibration isolators.

Condenser Coil

- Condenser coil will be air cooled.
- Coil will be constructed of aluminum fins mechanically bonded to copper tubes which are then cleaned, dehydrated, and sealed.

Refrigeration Components

- Refrigeration circuit components will include liquid-line shutoff valve with sweat connections, vapor-line shutoff valve with sweat connections, system charge of Puron® (R-410A) refrigerant, and compressor oil.
- Unit will be equipped with filter drier for Puron refrigerant.

Operating Characteristics

- The capacity of the unit will meet or exceed _____ Btuh at a suction temperature of _____ °F/°C. The power consumption at full load will not exceed _____ kW.
- Combination of the unit and the evaporator or fan coil unit will have a total net cooling capacity of _____ Btuh or greater at conditions of _____ CFM entering air temperature at the evaporator at _____ °F/°C wet bulb and _____ °F/°C dry bulb, and air entering the unit at _____ °F/°C.
- The system will have a SEER of _____ Btuh/watt or greater at DOE conditions.

Electrical Requirements

- Nominal unit electrical characteristics will be _____ v, single phase, 60 hz. The unit will be capable of satisfactory operation within voltage limits of _____ v to _____ v.
- Unit electrical power will be single point connection.
- Control circuit will be 24v.

Special Features

- Refer to section of this literature identifying accessories and descriptions for specific features and available enhancements.



VILLAGE OF GLENCOE MEMORANDUM

675 Village Court, Glencoe, Illinois 60022

p: (847) 835-4111 | info@villageofglencoe.org | Follow Us: @VGlencoe

www.villageofglencoe.org

Zoning Board of Appeals Memorandum

DATE: September 23, 2021

TO: Zoning Board of Appeals

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

SUBJECT: Consideration of variations to allow for the replacement of an existing front porch to encroach in the front and side yard setbacks at 354 Woodlawn Avenue

Background: The applicant is requesting variations from the Zoning Code to allow for the replacement of an existing front porch to encroach in the front and side yard setbacks at an existing single-family residence in the RC zoning district at 354 Woodlawn Avenue.

Requested variations:

1. *Section 3-111(C)– To reduce the required front yard setback from 27.72 feet to 22.18 feet, a variation of 19.99%;*
2. *Section 3-111(C)– To reduce the required side yard setback from 8 feet to 7.23 feet, a variation of 9.63%;*

Because the front setback of the existing house at 350 Woodlawn is, per Village records, 17.67 feet, the required front setback on this property is 27.67 feet, as the Zoning Code states that “in no case shall the front of a building be required to set back more than 10 feet deeper than the front of an existing principal building on an immediately adjacent lot” (Sec. 3-111(G)(7)(a)).

The existing front porch is nonconform with regard to both the front and side setbacks. The applicant has proposed a one-inch expansion of the porch and steps toward the front property line, along with new piers, railings, and a wood overhang with brackets. The house itself extends closer to the side property line than the existing or proposed porch.

Variation	Existing	Required/Allowed	Proposed	Variation %	Max. Allowable Variation %
Front setback	22.1 ft	27.67 ft	22.18 ft	19.8%	20%
Side setback	5.99 ft	8 ft	7.23 ft	9.63%	20%

Per the applicant, a front setback variation is required to allow a porch roof with a slope that is more appropriate with the foursquare vernacular house look. The applicant has also noted that the existing house is non-conforming with the entire west side being within the required side yard setback (8 feet) and the front entry door is towards the west, so a porch complying with the west side yard setback would cause it to be very compact in width. Additionally, the applicant has stated that the original porch (before the existing stoop) was much bigger than the proposed porch and therefore the proposed porch design will be much smaller than the original porch that would have been grandfathered in if it still existed today.

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 noted that the existing location of the home limits the ability to adequately replace their porch without a variation.

- 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.*

This lot is undersized in terms of width and area, and the west side of the home is currently nonconforming, which present unique physical conditions. The lot width is 50.06 feet and the minimum lot width for the RC district is 60 feet. The lot area is approximately 7,150 square feet and the minimum lot area for the RC district is 10,000 square feet.

- 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 shape 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 requested variations is not based exclusively on a desire to make more money from the property. Because of the 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.*

Because of the undersized lot and existing conditions at 354 Woodlawn Avenue and the location of the existing home at 350 Woodlawn Avenue, it is possible that granting this variation would be in harmony with the general and specific purposes of the zoning 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 may not be detrimental to the enjoyment of the property immediately to the west (185 Euclid Avenue) as the existing home at 354 Woodlawn Avenue is already closer to the west lot line than the proposed variance request, and the new front porch would be nearly parallel with the front of the home immediately to the east at 350 Woodlawn Avenue.

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 reduce the required front and side yard setbacks for the replacement of a front porch at an existing single-family residence at 354 Woodlawn Avenue, per the plans provided with this application. The Board may include conditions of approval as determined to be appropriate.



VILLAGE OF GLENCOE

FORMS & APPLICATIONS

675 Village Court, Glencoe, Illinois 60022
p: (847) 835-4111 | info@villageofglencoe.org | Follow Us: @VGlencoe

www.villageofglencoe.org

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):



VILLAGE OF GLENCOE

FORMS & APPLICATIONS

675 Village Court, Glencoe, Illinois 60022
p: (847) 835-4111 | info@villageofglencoe.org | Follow Us: @VGlencoe

www.villageofglencoe.org

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.



VILLAGE OF GLENCOE

FORMS & APPLICATIONS

675 Village Court, Glencoe, Illinois 60022
p: (847) 835-4111 | info@villageofglencoe.org | Follow Us: @VGlencoe

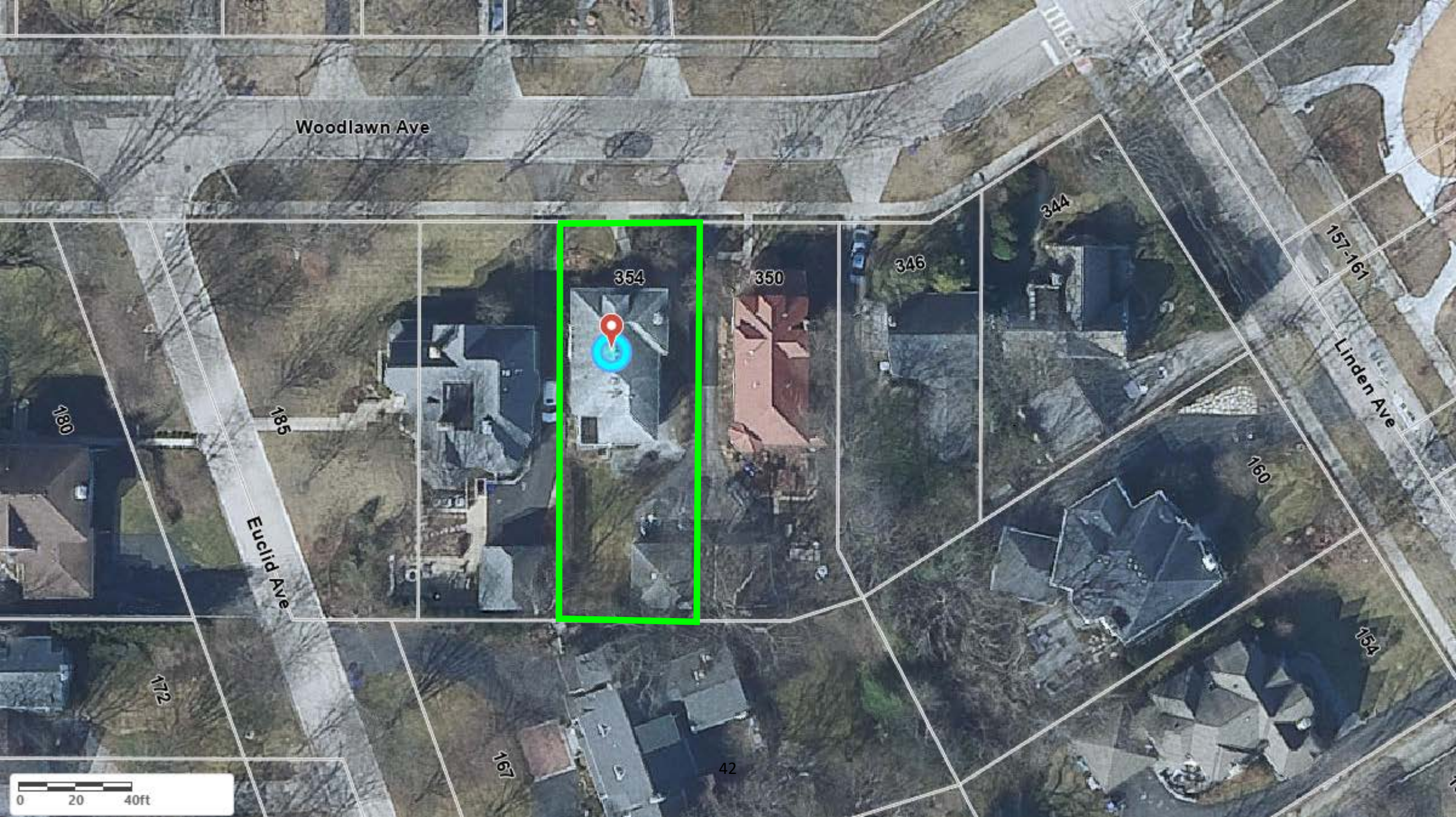
www.villageofglencoe.org

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.



Woodlawn Ave

354

350

346

344

157-161

Linden Ave

160

154

Euclid Ave

185

180

172

167

42

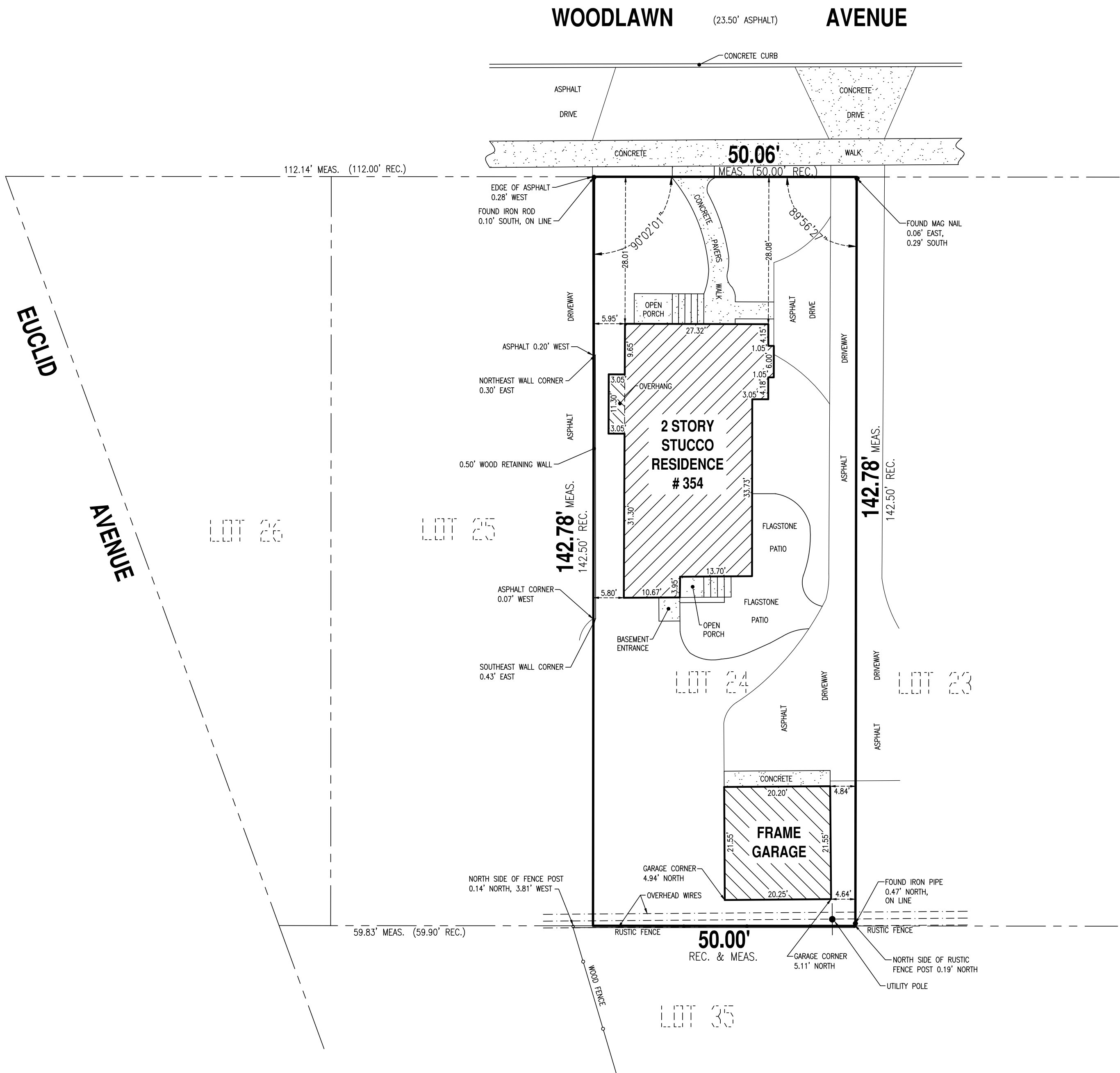
0 20 40ft

PLAT of SURVEY

LEGAL DESCRIPTION:

LOT 24 IN KING'S RESUBDIVISION OF LOTS 1 TO 5 AND 11 IN HUBBARD'S WOODS VILLA, A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: **354 WOODLAWN AVENUE, GLENCOE, ILLINOIS.**



SITE NOTES:

Area of surveyed property = 7,111 sq. ft.

GENERAL NOTES:

All information provided to the surveyor is shown or noted hereon.

The legal description on this plat was provided to us by the client or obtained from public records and should be compared to your Deed, Abstract or Certificate of Title.

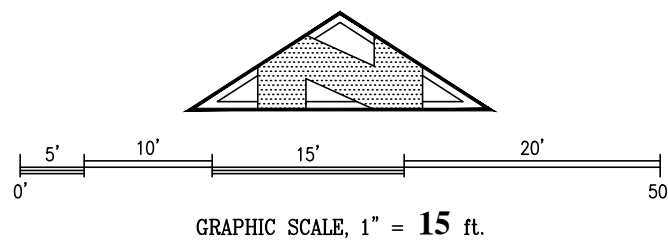
This plat and the legal description shown hereon does not determine, imply or guarantee ownership.

Prior to excavation call
J.U.L.I.E. at 811 or 800-892-0123

All building restrictions, building lines and easements may or may not be shown. Check your Deed, Abstract, Title Report, and local ordinances. No responsibility is assumed by the surveyor.

Compare all points before building by same and report any discrepancy at once.

Dimensions are shown in feet and decimal parts thereof. No dimension is to be assumed by scaling.



	B.H. SUHR & COMPANY, INC.	
<p>SURVEYORS ESTABLISHED 1911</p> <p>450 SKOKIE BLVD. SUITE 105, NORTHBROOK, ILLINOIS, 60062</p> <p>TEL. (847) 864-6315 / FAX (847) 864-9341</p> <p>E-MAIL: SURVEYOR@BHSUHR.COM</p>		
<p>LOCATION <u>354 WOODLAWN AVENUE</u></p>		<p>Professional Design Firm License No. 184-008027-0008</p>
<p>ORDER No. <u>21-077</u></p>		<p>SURVEY DATE, <u>MAY 11,</u> 20 <u>21</u></p> <p>ORDERED BY : <u>PAT EDEN</u></p>
<p>AA/FC © 2021 B. H. Suhr & Company, Inc. All rights reserved.</p>		

FIELD MEASUREMENTS COMPLETED MAY 11, 2021

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

This professional service conforms to the current Illinois Minimum Standards for a boundary survey.

By David K. Hays Dated MAY 25, 20 21

Raymond R. Hansen
Illinois Professional Land Surveyor No. 035-002542
License Expiration Date 11/30/22



EDEN RESIDENCE

VARIANCE DOCUMENTS



354 WOODLAWN AVENUE
PROJECT: 21019

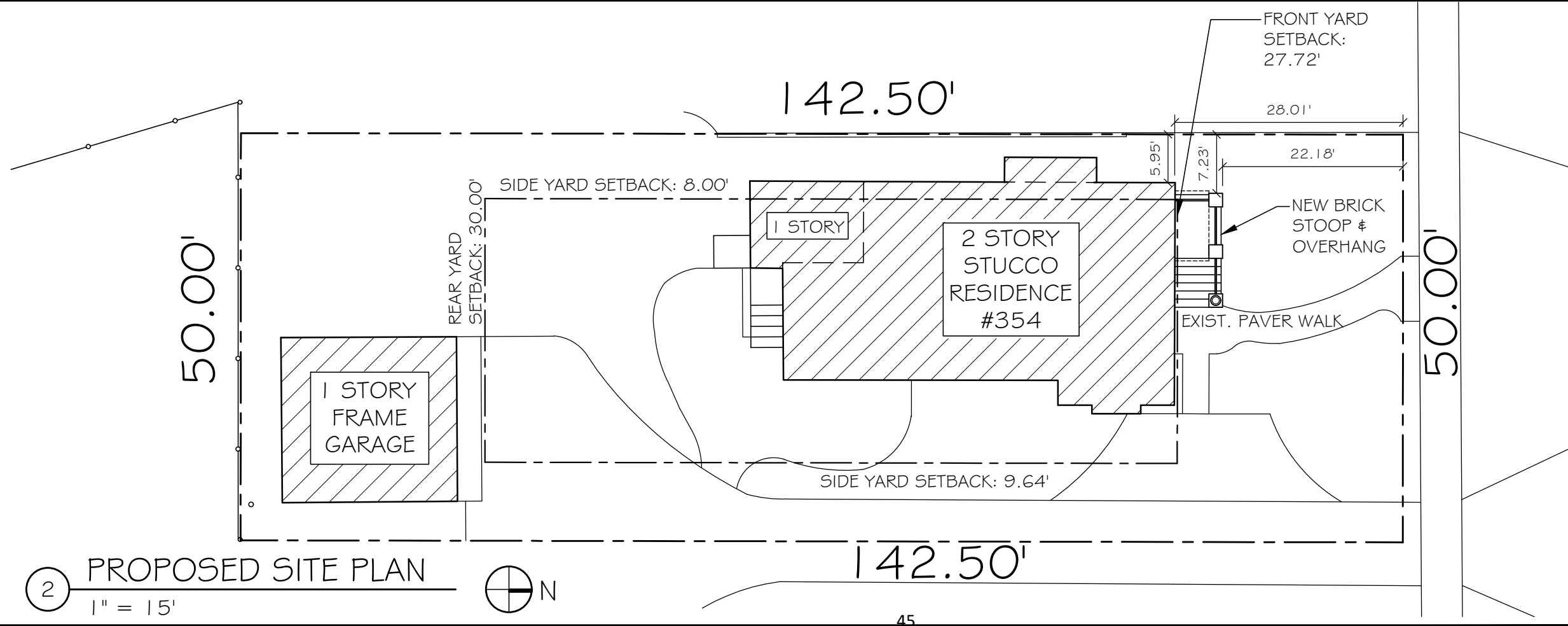
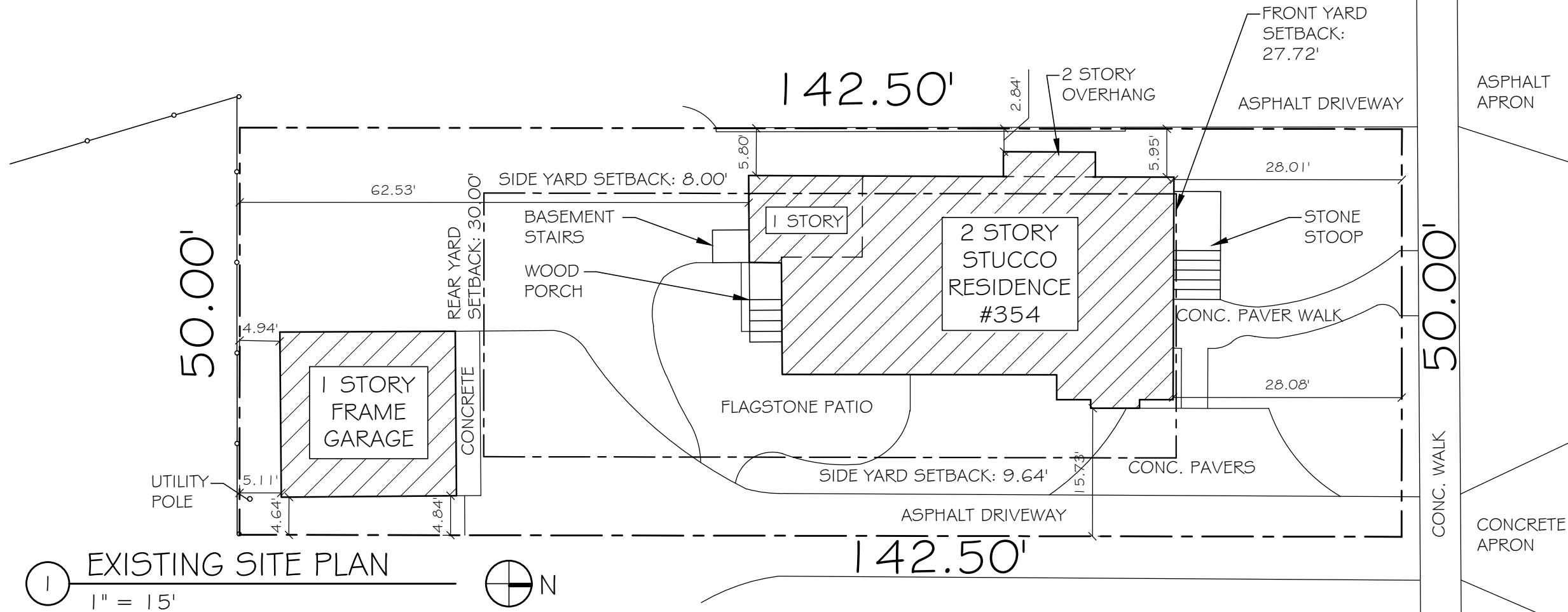
GLENCOE, IL 60022
AUGUST 30, 2021

CHK'D BY RSJ



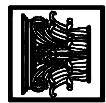
R. SCOTT JAVORE & ASSOCIATES, LTD.
ARCHITECTURE ■ HISTORIC PRESERVATION ■ NEW CONSTRUCTION

333 PARK AVENUE GLENCOE, IL 60022 847.835.4442 FAX 847.835.4044



EDEN
RESIDENCE
354 WOODLAWN AVENUE
GLENCOE, IL 60022

R. SCOTT JAVORE & ASSOCIATES, LTD.
 ARCHITECTURE • HISTORIC PRESERVATION • NEW CONSTRUCTION
 333 PARK AVENUE, GLENCOE, IL 60022 TEL 847.835.4442 FAX 847.835.4044



SCALE 1" = 15'

PROJECT NO. 21019

DATE 2021-08-30

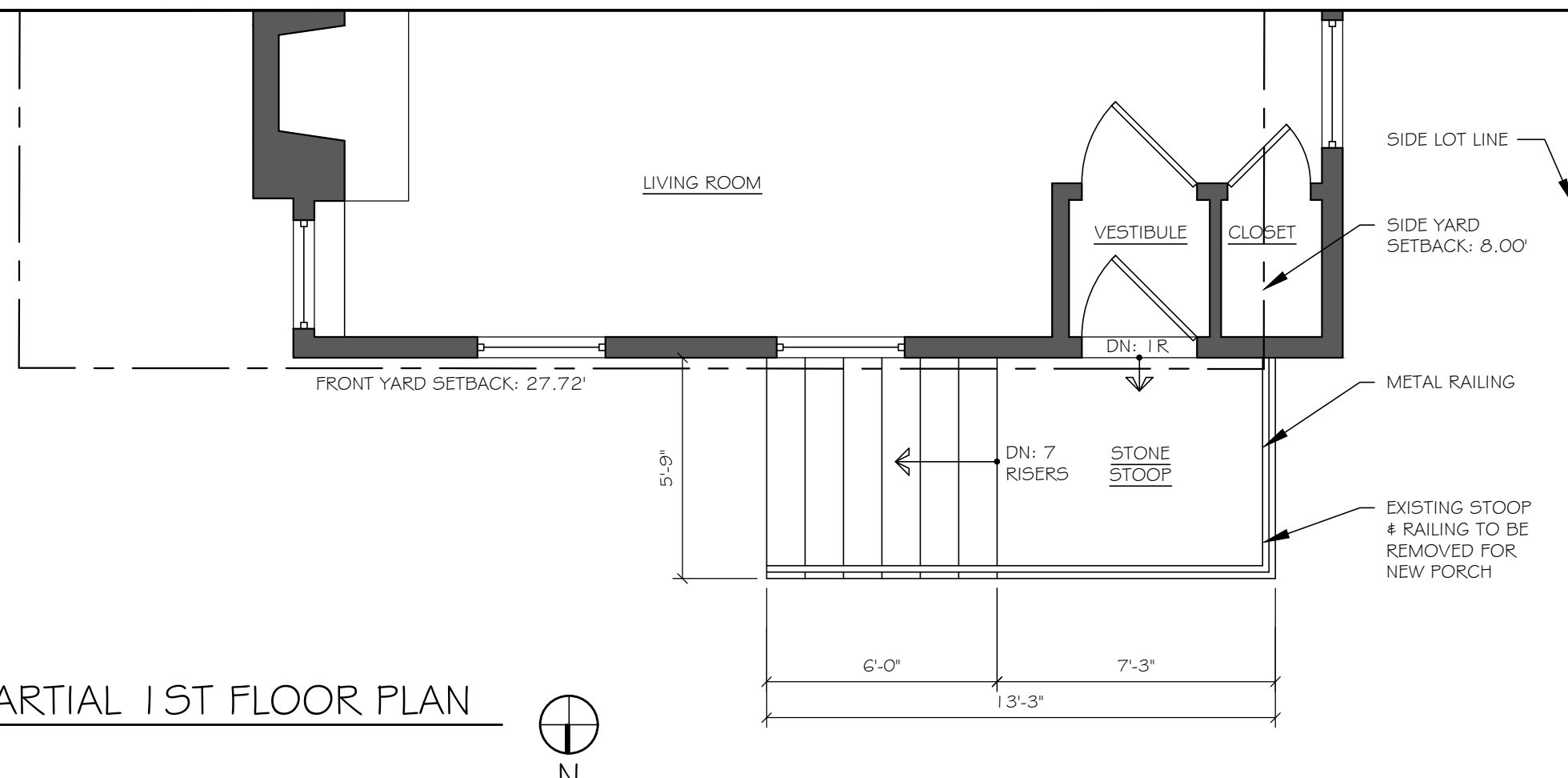
SHEET NO.

V1

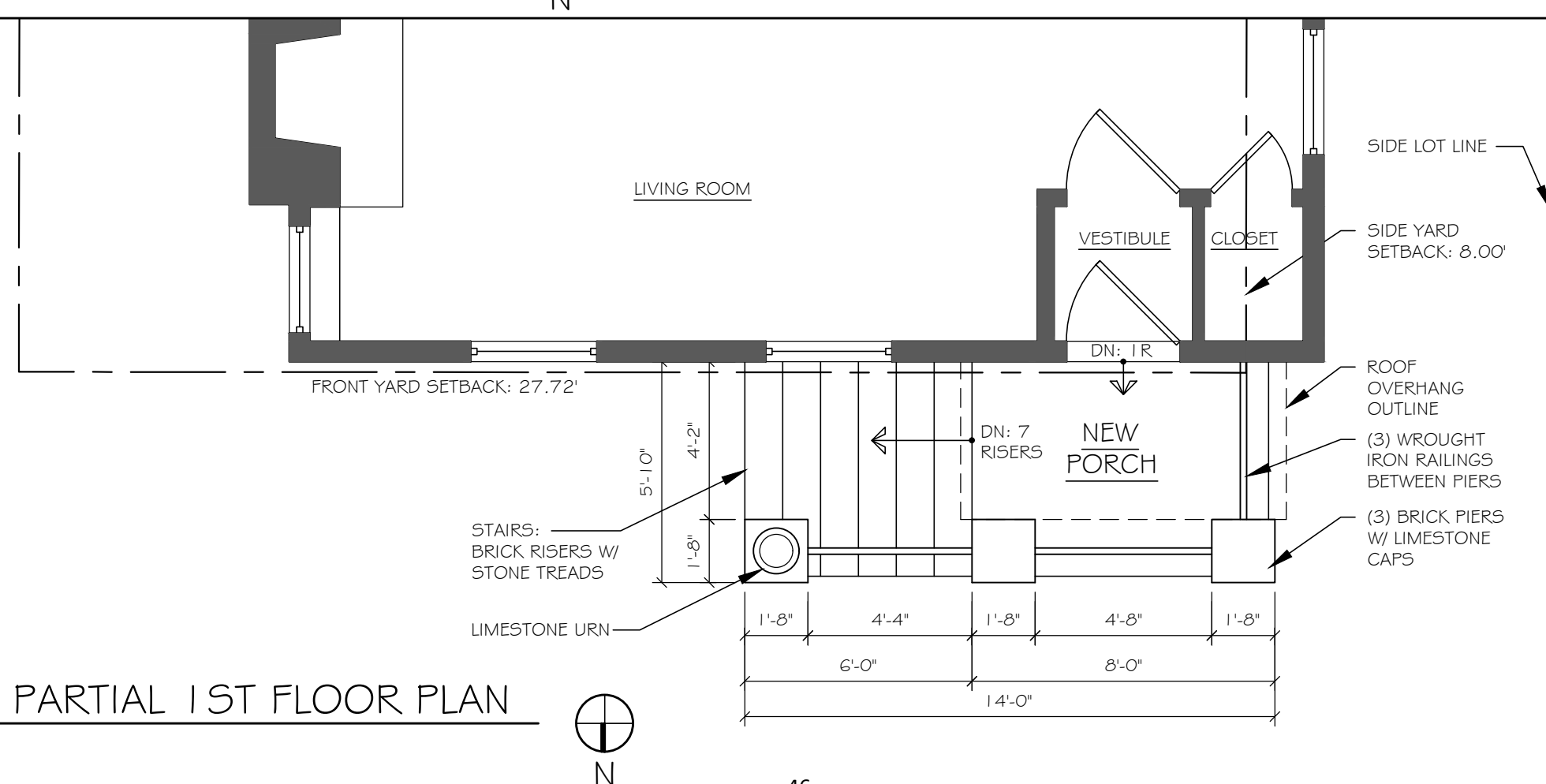
WOODLAWN AVE.

WOODLAWN AVE.

1 EXISTING PARTIAL 1ST FLOOR PLAN
1/4" = 1'-0"



1 PROPOSED PARTIAL 1ST FLOOR PLAN
1/4" = 1'-0"



SHEET NO. V2	
SCALE 1/4" = 1'-0"	PROJECT NO. 21019
DATE 2021-08-30	
EDEN RESIDENCE 354 WOODLAWN AVENUE GLENCOE, IL 60022	
R. SCOTT JAVORE & ASSOCIATES, LTD. ARCHITECTURE • HISTORIC PRESERVATION • NEW CONSTRUCTION 333 PARK AVENUE, GLENCOE, IL 60022 TEL 847.835.4442 FAX 847.835.4044	



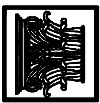
1 EXISTING NORTH ELEVATION
1/4" = 1'-0"

SHEET NO.
V3

SCALE	1/4" = 1'-0"
PROJECT NO.	21019
DATE	2021-08-30

EDEN
RESIDENCE
354 WOODLAWN AVENUE
GLENCOE, IL 60022

R. SCOTT JAVORE & ASSOCIATES, LTD.
ARCHITECTURE • HISTORIC PRESERVATION • NEW CONSTRUCTION
333 PARK AVENUE, GLENCOE, IL 60022 TEL 847.835.4442 FAX 847.835.4044





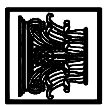
1 PROPOSED NORTH ELEVATION
1/4" = 1'-0"

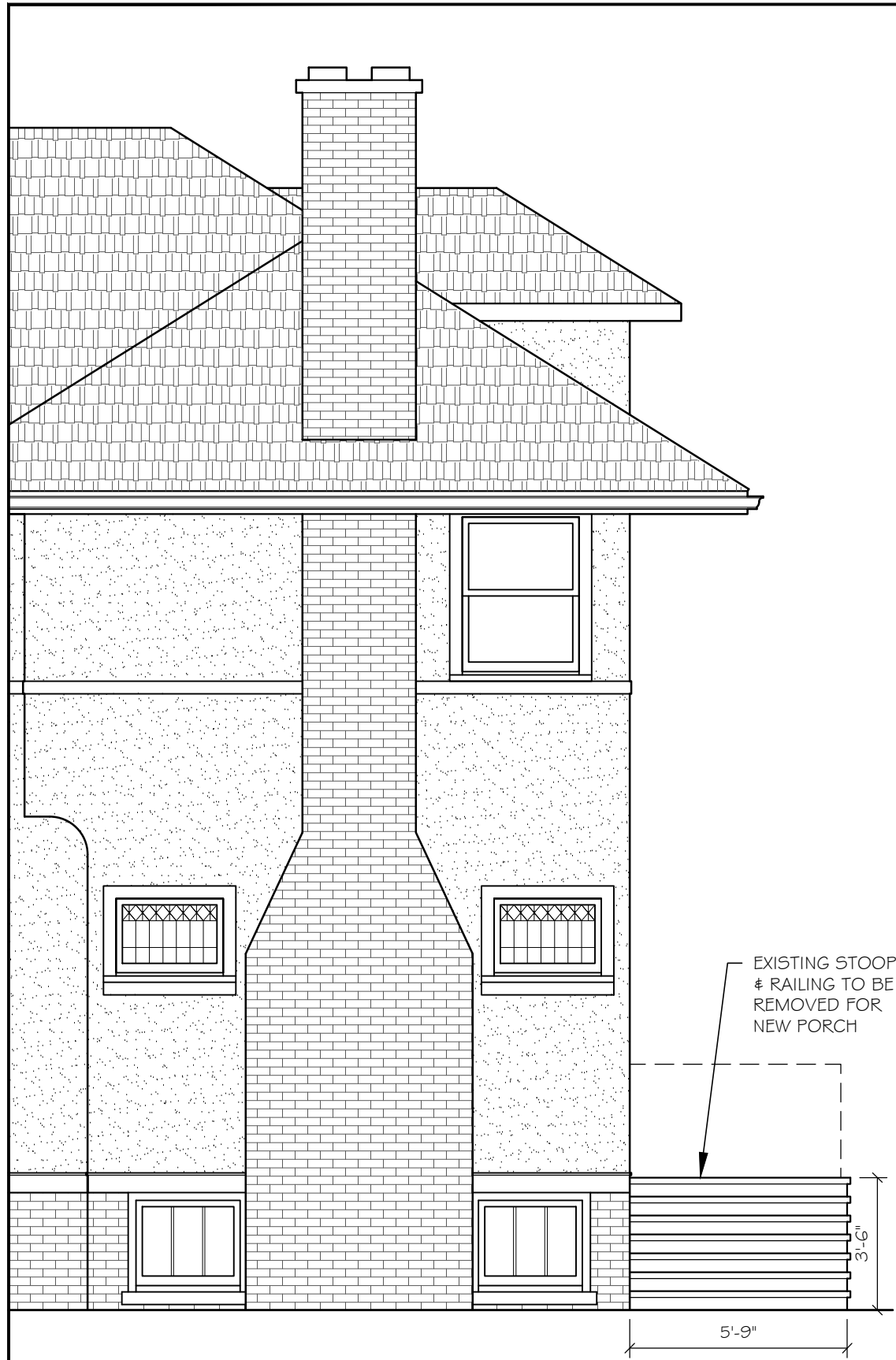
SHEET NO.
V4

SCALE	1/4" = 1'-0"
PROJECT NO.	21019
DATE	2021-08-30

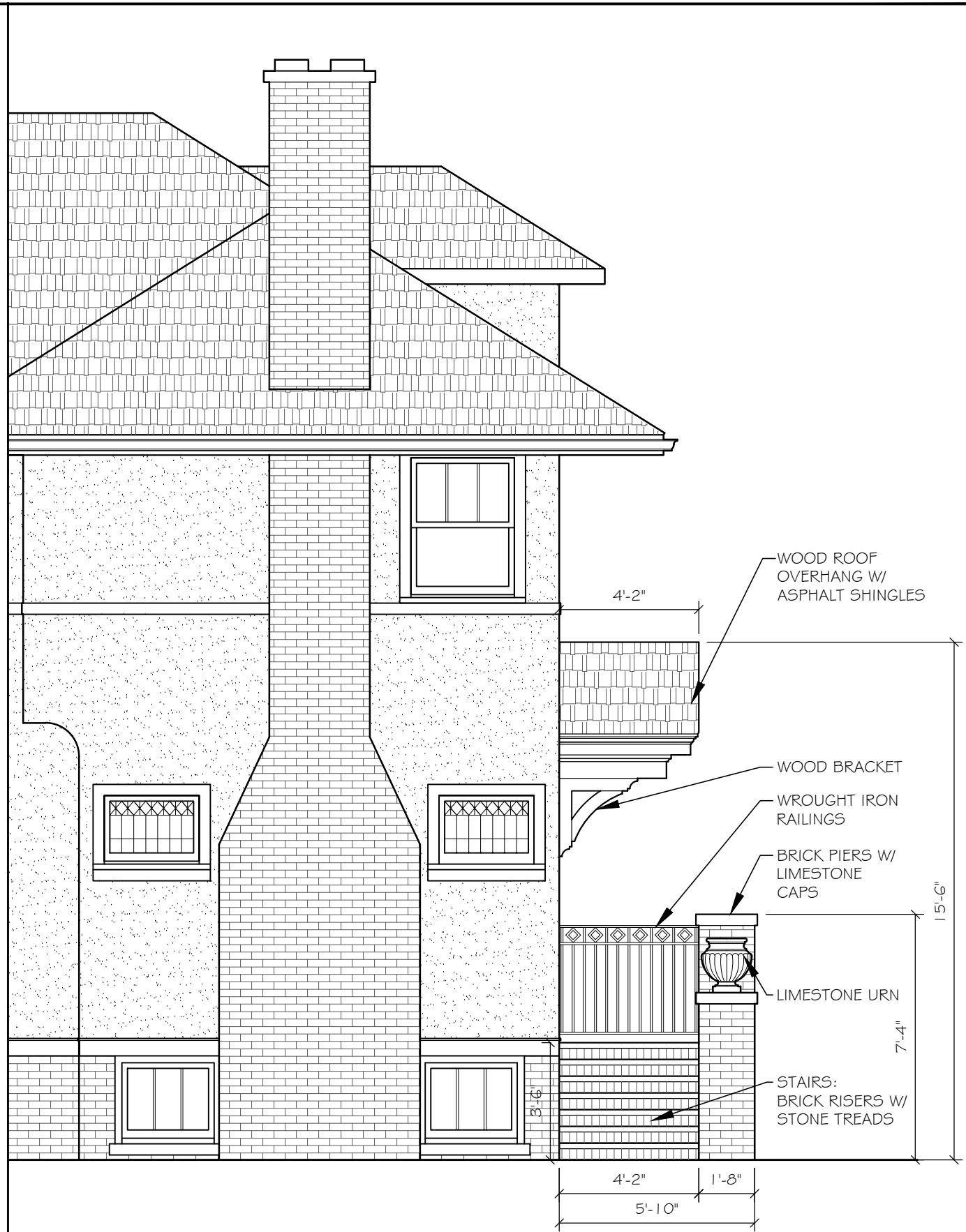
EDEN
RESIDENCE
354 WOODLAWN AVENUE
GLENCOE, IL 60022

R. SCOTT JAVORE & ASSOCIATES, LTD.
ARCHITECTURE • HISTORIC PRESERVATION • NEW CONSTRUCTION
333 PARK AVENUE, GLENCOE, IL 60022 TEL 847.835.4442 FAX 847.835.4044

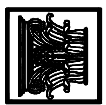


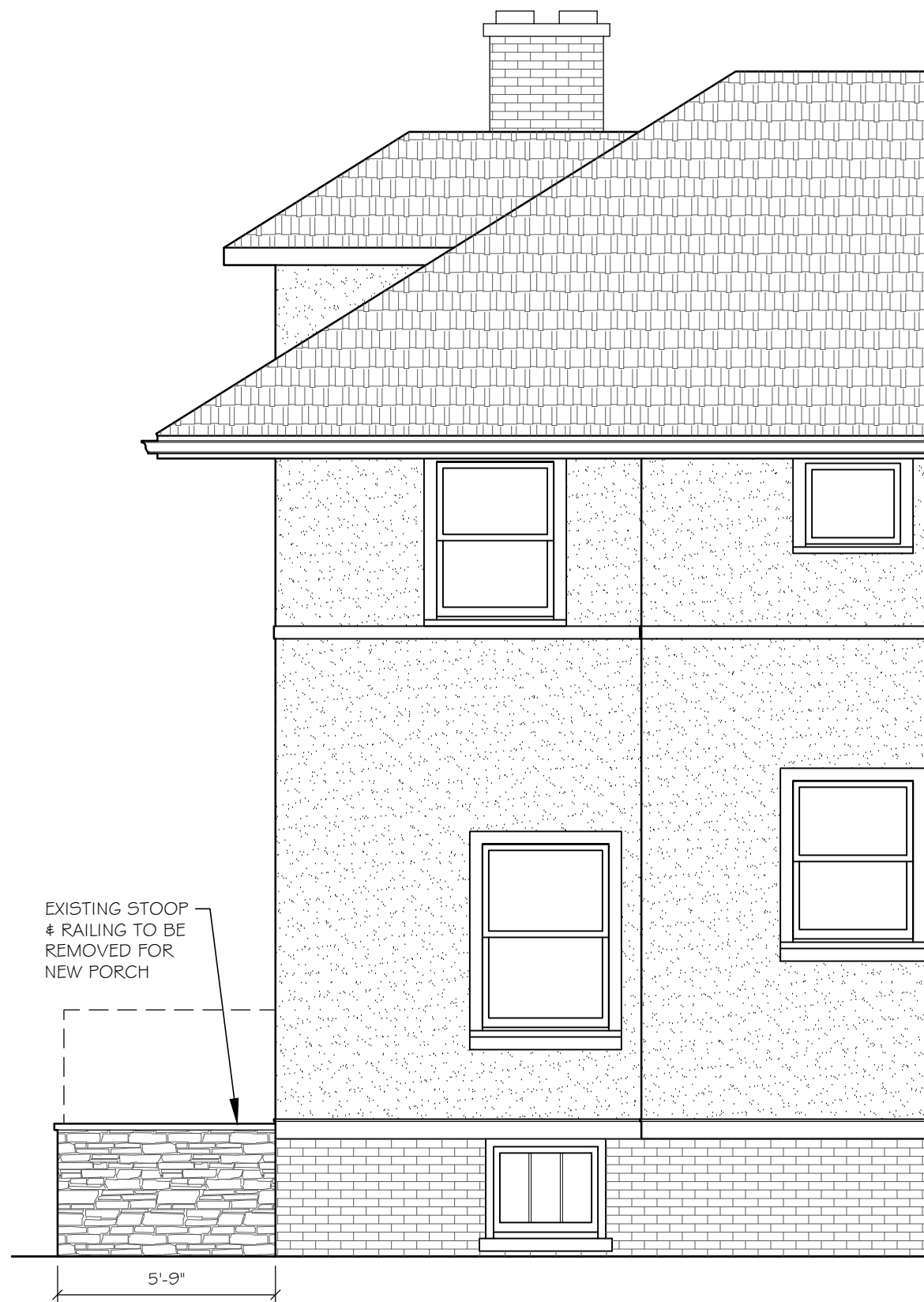


1 EXISTING EAST ELEVATION
1/4" = 1'-0"

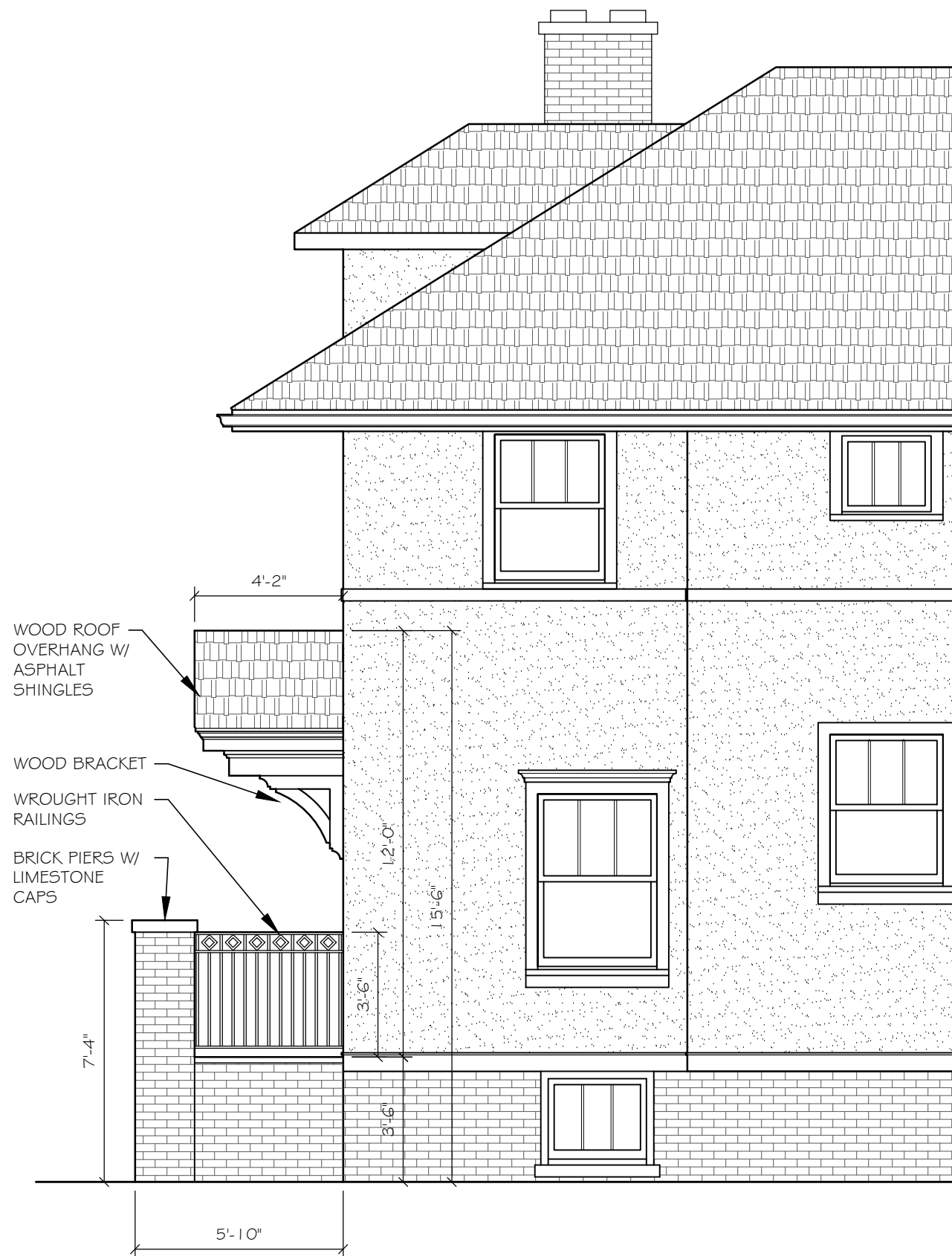


2 PROPOSED EAST ELEVATION
1/4" = 1'-0"





1 EXISTING WEST ELEVATION
1/4" = 1'-0"



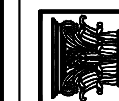
2 PROPOSED WEST ELEVATION
1/4" = 1'-0"

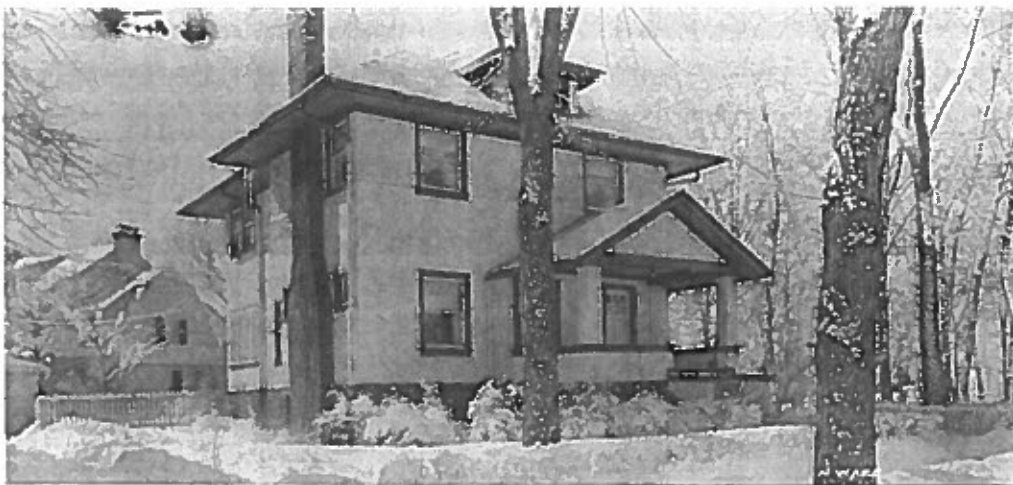
SHEET NO.
V6

SCALE	1/4" = 1'-0"
PROJECT NO.	21019
DATE	2021-08-30

EDEN
RESIDENCE
354 WOODLAWN AVENUE
GLENCOE, IL 60022

R. SCOTT JAVORE & ASSOCIATES, LTD.
ARCHITECTURE • HISTORIC PRESERVATION • NEW CONSTRUCTION
333 PARK AVENUE, GLENCOE, IL 60022 TEL 847.835.4442 FAX 847.835.4044





354 WOODLAWN, GLENCOE

1st Fl: LR with firepl. Large bright DR. Nice htd. sunrm. Good kitchen. 2nd Fl: 4 bedrms. & bath. HW Heat. 1 car det. garage. Lot 60x140. House in excellent condition. Price \$12,000. Offers considered.

See Mr. Clarke

BAIRD & WARNER, INC.

576 Lincoln Avenue, Winnetka

Winnetka 2700 Briar. 9001

Excl. Agent	Address of House	Size of Lot
	354 Woodlawn Glencoe	

Continuance
of Listing
Confirmed

10/15/43
3/6/44

Situated between
How house
may be seen

party wall

Garage $\frac{1}{2}$ of 2 car with living quarters
State exactly how
we came to have this listing

Fronts

Date 7/1

Address

Ph: Res. Glen 1

Address

Ph: Res.

Lease expires

Taxes 130

Special Assessment

Owner Frank Allen Putt

R. W. Mr. Clarke

Whom to notify
regarding prospective
purchaser

Tenant

Abstract or
Guaranty policy

Terms

1st Mortgage

Rate

Maturity

Prepayment privileges

2nd Mortgage

Rate

Maturity

Prepayment privileges

Restrictions

Insurance { Fire
Tornado

Construction Stucco (insulated)

Roof

Heating HW coal \$120

Hot water

Light

Remarks

Basement

1st floor

L.D. Kit Sun Room

2nd floor

3 Bedrooms, Slp Porch, Bath

3rd floor

Sign
Privileges



VILLAGE OF GLENCOE MEMORANDUM

675 Village Court, Glencoe, Illinois 60022
p: (847) 835-4111 | info@villageofglencoe.org | Follow Us: @VGlencoe

www.villageofglencoe.org

Zoning Board of Appeals Memorandum

DATE: September 23, 2021

TO: Zoning Board of Appeals

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

SUBJECT: Consideration of variations to allow a front porch at an existing single-family residence to encroach into the required combined side setback and to exceed the allowable gross floor area at 1111 Elm Ridge Drive.

Background: The applicants are requesting two variations from the Zoning Code to allow a new single-family residence to encroach into the required combined side setback at 1111 Elm Ridge Drive. The subject property is in the RB 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 combined side yard setback from 22.82 feet to 18.27 feet, a variation of 19.9%. The ZBA may grant variations to reduce required setbacks by up to 20%.
2. Section 3-111(E) – To increase the allowable gross floor area from 4,786.01 square feet to 4,878.46 square feet, a variation of 1.9%. The ZBA may grant variations to increase gross floor area by up to 15%.

	Existing	Required/Allowed	Proposed	Variation %
Combined side yard setback	25.92 ft	22.82 ft (25% average lot width)	18.27 ft	19.9%
Gross floor area	4,778.46 sq ft	4,786.01 sq ft	4,878.46 sq ft	1.9%

Subject property: The subject property meets minimum RB-district lot size and lot width requirements. Combined side setbacks for the property are required to be no less than 25% of average lot width (22.82 feet). Because the existing residence has a south side setback of 6.04 feet, the required north side setback is 16.78 feet. The existing north side setback is 19.89 feet. The applicant has proposed a covered front porch that extends to 12.24 feet from the north property line.

Front porches extending no more than eight feet from the front of a residence are exempt from gross floor area totals. Because of this, only the part of the proposed front porch that extends north of the

front wall of the house counts toward gross floor area. The applicant could build the proposed front porch without this 16 ft by 6.25 ft section north of the front wall of the house without needing either requested variation.

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 proposed variations to allow the front porch to wrap around the north side of the house for aesthetic purposes due to a misalignment between the extent of the first and second floors on the north side of the house.

- 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 itself has no unique physical conditions related to the proposed variations. The existing house is located nearly four feet closer to the south side property line than the minimum 10-foot side setback, which results in an unusually large required setback on the north side. However, the requested setback variation is from the required combined setback, which would remain the same regardless of the location of the house on the property. The misalignment between the extent of the first and second floors as described by the applicant could be considered 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 physical conditions on 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 and the requested variation is not due to an economic hardship.

- 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 side setback variations is to provide sufficient space between residential structures on adjacent properties. The proposed porch would be more than 12 feet from the north property line, which is two feet more than the 10-foot minimum side setback. However, the combined side setback requirement also ensures that a structure does not take up more than 75% of the average lot width. While the proposed porch would encroach into this setback, it is relatively small in scale.

The purpose of gross floor area requirements is to limit the bulk of structures. The entire proposed porch would be exempt from gross floor area totals if it were extending off the front of the building. Because the proposed porch wraps the building front, the part of it on the side of the building is no exempt. While this would put the property over its gross floor area limit, the scale of the porch is relatively small and would likely not increase the visible bulk of the structure significantly more than if it extended off the front of the building.

- 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 variations are only required for the 100-square-foot section of the porch that extends north of the front of the existing residence. While this part of the structure would extend closer to the property to the north than would otherwise be allowed, and would increase the visible bulk of the structure, its effects are not likely to be substantial.

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 allow a front porch to encroach into the required side setback and to exceed gross floor area limits at 1111 Elm Ridge Drive, per substantial conformity to the plans provided with this application.



VILLAGE OF GLENCOE

FORMS & APPLICATIONS

675 Village Court, Glencoe, Illinois 60022
p: (847) 835-4111 | info@villageofglencoe.org | Follow Us: @VGlencoe

www.villageofglencoe.org

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: 1111 Elm Ridge Drive

Applicant name: Omar Gutiérrez Applicant phone: 847-903-4067

Applicant email: omar@ogutierrez.com

Owner name (if different from applicant): Tyler Knudsvig

Owner phone: 773-398-2798 Owner email: tylerknud@gmail.com

Brief description of project:

Add new covered front porch

Variation request(s):

Encroach 4.55' into the minimum required 16.79' side yard setback on the north side in order to build a new covered front porch



VILLAGE OF GLENCOE

FORMS & APPLICATIONS

675 Village Court, Glencoe, Illinois 60022
p: (847) 835-4111 | info@villageofglencoe.org | Follow Us: @VGlencoe

www.villageofglencoe.org

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.

We are aiming to hide an unusual existing condition visible from the street where the north end of the existing second floor does not align with the existing first floor. For this reason, we are proposing a new covered front porch that wraps around the North-West corner of the home, making the unusual existing condition described above less obvious from the street.



VILLAGE OF GLENCOE

FORMS & APPLICATIONS

675 Village Court, Glencoe, Illinois 60022
p: (847) 835-4111 | info@villageofglencoe.org | Follow Us: @VGlencoe

www.villageofglencoe.org

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 would result in an improvement of the curb appeal of the home and an enhancement of the character of the neighborhood. If the variation is granted, the proposed porch would hide an existing unusual condition where the existing first floor ends approximately 18" further north than the second floor. This condition is currently visible from the street and it is atypical in the neighborhood.

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 owner of the property directly to the north is familiar with the proposed front porch addition and is in support of the improvements.

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

675 Village Court, Glencoe, Illinois 60022
p: (847) 835-4111 | info@villageofglencoe.org | Follow Us: @VGlencoe

www.villageofglencoe.org

Section D: Acknowledgement and Signature



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

Applicant's signature

08/27/2021

Date

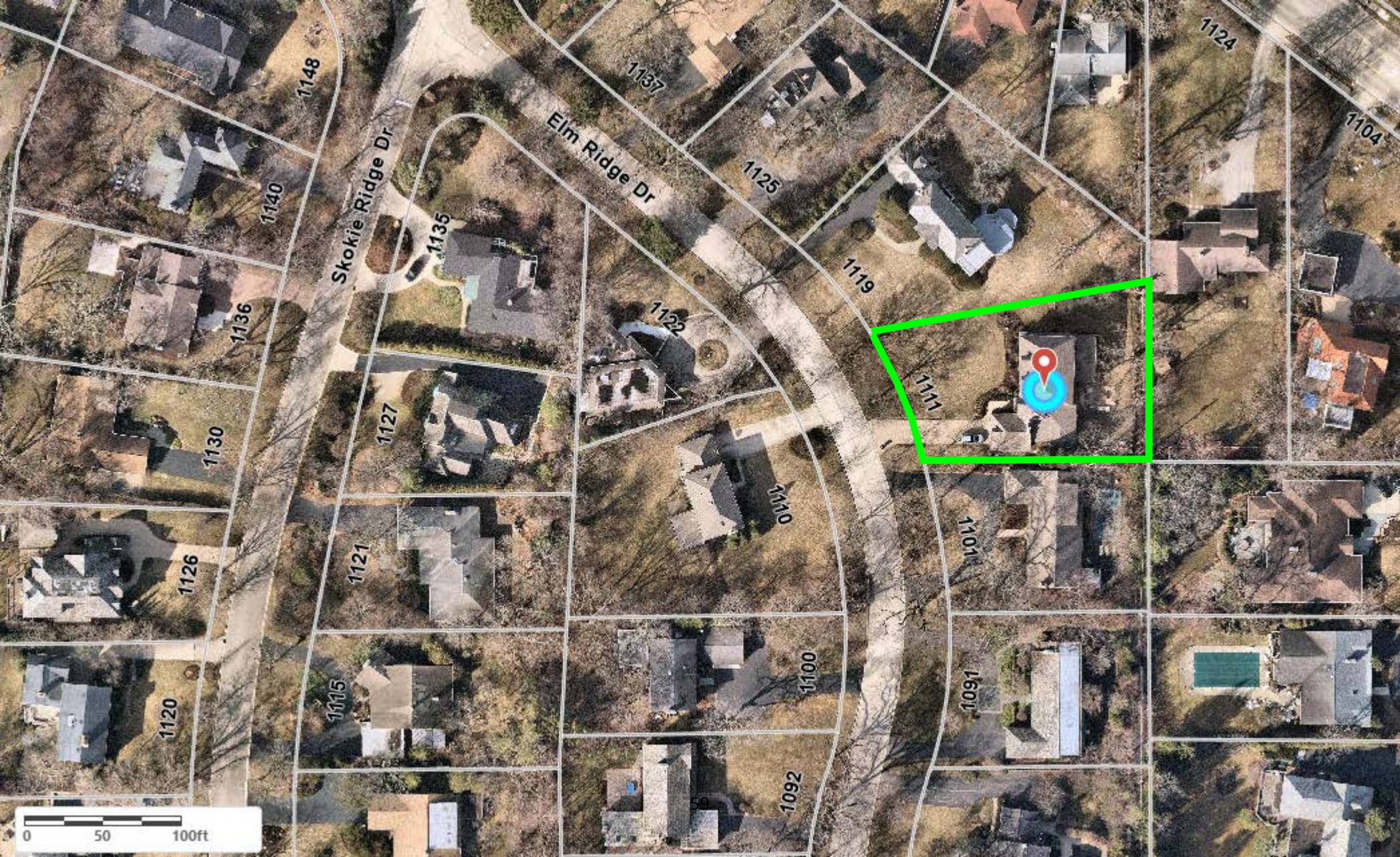
Tyler Knudsvig

Digitally signed by Tyler Knudsvig
DN: cn=Tyler Knudsvig, gn=Tyler Knudsvig, o=US United States, l=US United States
e=tylerknud@gmail.com
Reason: I am the author of this document
Location:
Date: 2021.08.27 10:39:05-00

8/27/2021

Owner's signature (if different than applicant)

Date



LEGEND
A = ASSUMED
BL = BUILDING SETBACK LINE
C = CALCULATED
C.E. = CITY EASEMENT
CH = CHORD
CL = CENTERLINE
D = DEED
D.E. = DRAINAGE EASEMENT
E = EAST
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
FT. = FEET/FOOT
L = ARC LENGTH
M = MEASURED
N = NORTH
NE = NORTHEAST
NW = NORTHWEST
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
R = RECORD
RAD = RADIUS
R.O.W. = RIGHT OF WAY
S = SOUTH
S.I.P. = SET IRON PIPE
S.I.R. = SET IRON ROD
SE = SOUTHEAST
SW = SOUTHWEST
V.E. = VILLAGE EASEMENT
W = WEST

---X---X--- = FENCE
---X---X--- = EASEMENT LINE
---X---X--- = SETBACK LINE
---X---X--- = INTERIOR LOT LINE

PLAT OF SURVEY

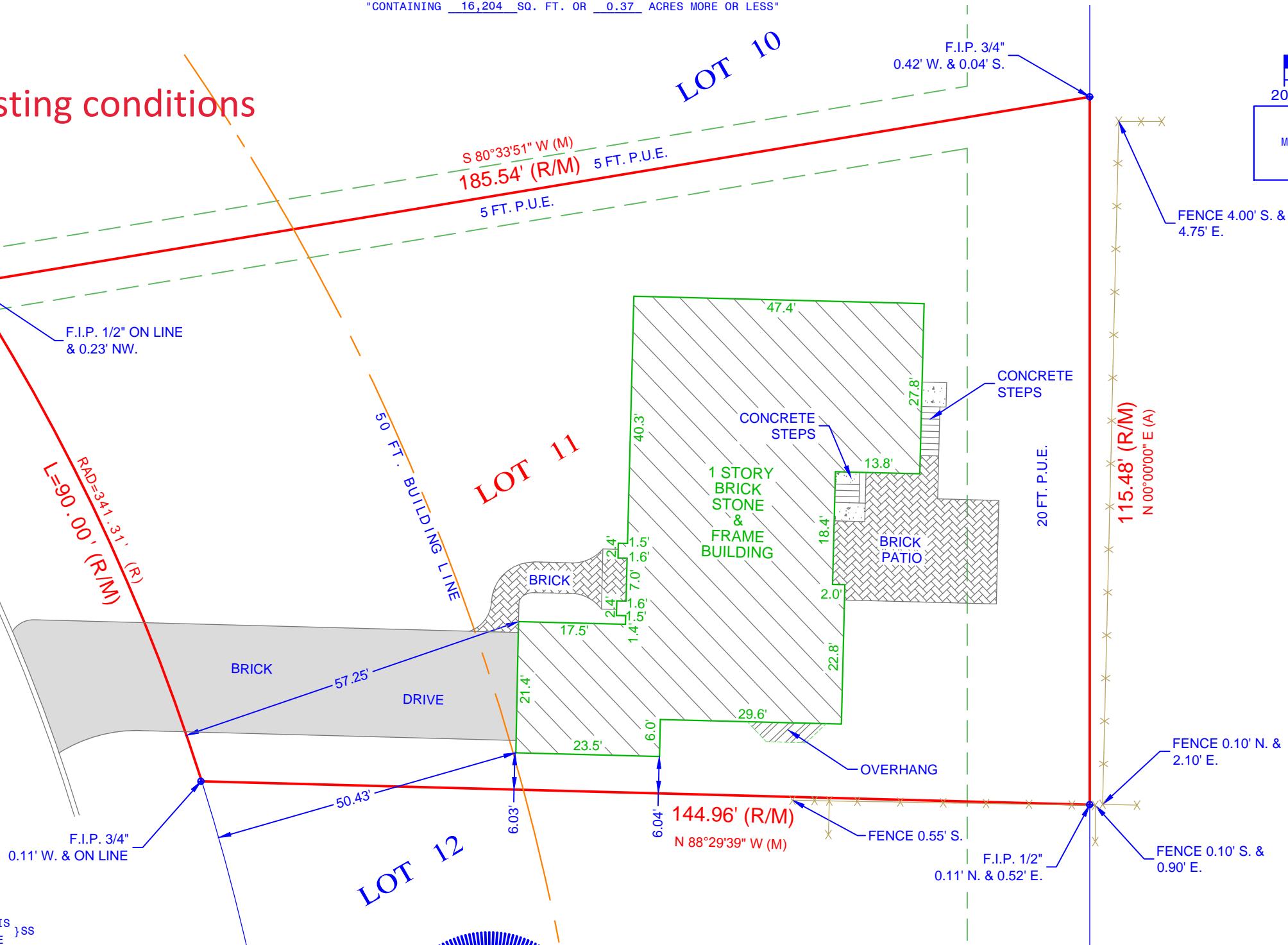
OF

LOT 11 IN BAIRD AND WARNER'S SKOKIE RIDGE, A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF SURVEY:
"CONTAINING 16,204 SQ. FT. OR 0.37 ACRES MORE OR LESS"

Existing conditions

ELM RIDGE DRIVE
(66 FT. R.O.W.)
CONCRETE CURB



BASIS OF BEARING:
EAST LINE OF LOT 11 AS FOUND
MONUMENTED AND OCCUPIED PER RECORD
SUBDIVISION PLAT.
N 00°00'00" E (A)

STATE OF ILLINOIS }SS
COUNTY OF DUPAGE

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 14TH DAY OF MARCH, A.D., 2016,
AT Lisle, ILLINOIS.

J. L. Morrison

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317
LICENSE EXPIRATION DATE NOVEMBER 30, 2016
ILLINOIS BUSINESS REGISTRATION NO. 184-001245



NOTE:

- ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
- ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
- COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
- NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 1111 ELM RIDGE DRIVE
GLENCOE, ILLINOIS

CLIENT OFFICE OF GREGORY LAGUNOV

FIELDWORK DATE (CREW) 03-11-16 (MD/WM)

DRAWN BY: JB REVISED: JOB NO. 16-03-0135

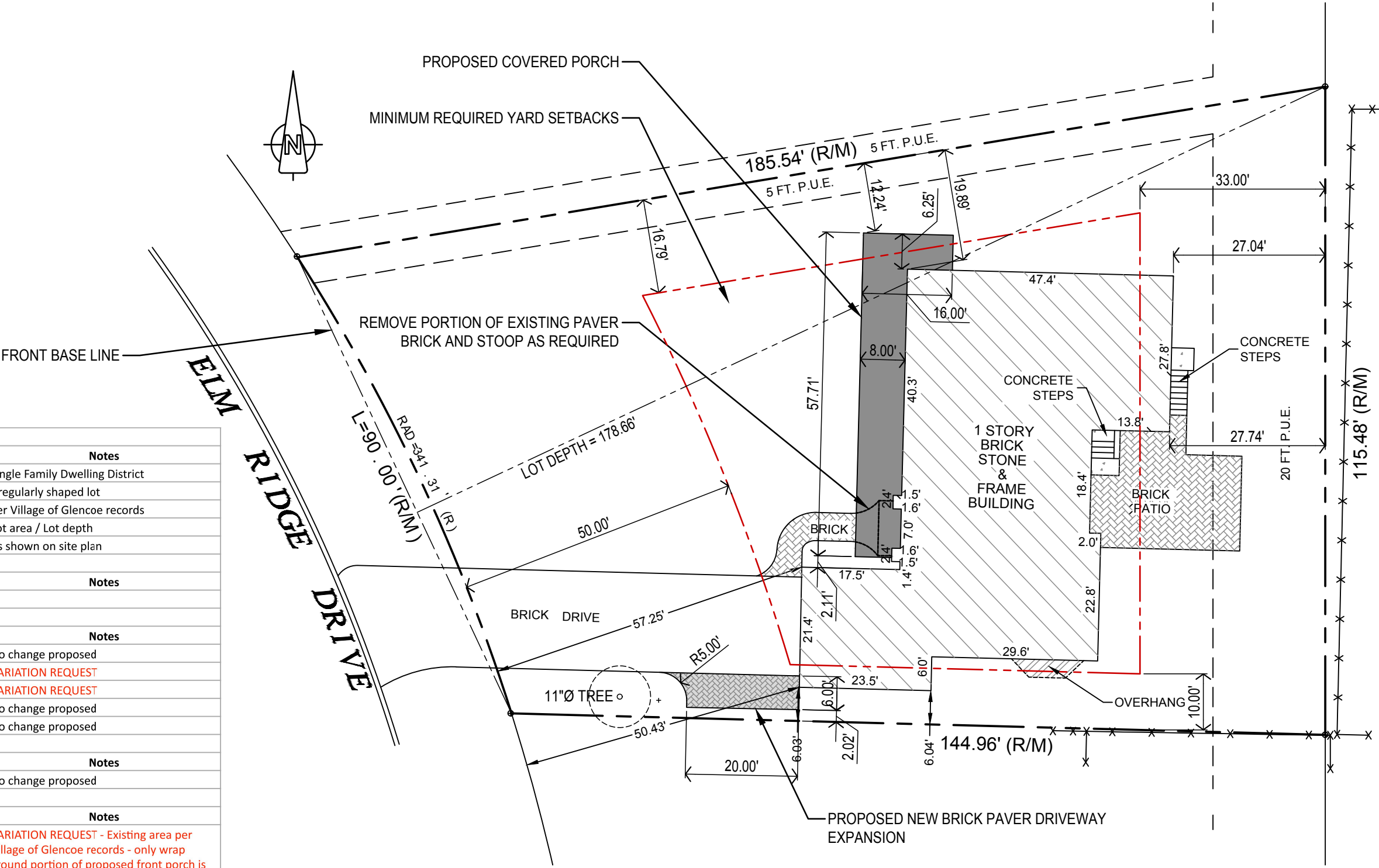
\\PS\2016\16-03-0135\16-03-0135-03-14\2016 8:06:26 AM, DWG To PDF.pc3



Morris Engineering, Inc.
555 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

Proposed site plan

ZONING DATA				
	Existing			Notes
Zoning district		RB		Single Family Dwelling District
Lot dimensions (ft.)		90 to 115.48 x 144.96 to 185.54		Irregularly shaped lot
Lot area (sq. ft.)		16,309.35		Per Village of Glencoe records
Average Lot Width		91.29		Lot area / Lot depth
Lot depth		178.66		As shown on site plan
Total ground coverage				
	Maximum	Existing	Proposed	Notes
Max. 30% of lot area	4,892.81	3,163.89	3,734.86	
Yard Requirements (Ft.)				
	Minimum	Existing	Proposed	Notes
Front (west)	50.00	50.43	50.43	No change proposed
Combined side setbacks	22.82	25.92	18.27	VARIATION REQUEST
North side	16.79	19.89	12.24	VARIATION REQUEST
South side	10.00	6.03	6.03	No change proposed
Rear setback (east)	33.00	27.04	27.04	No change proposed
Height Requirements (Ft.)				
	Maximum	Existing	Proposed	Notes
Principal Structure	31.00	25.16	25.16	No change proposed
Floor Area Ratio (F.A.R.) Requirements				
	Maximum	Existing	Proposed	Notes
	4,786.01	4,778.46	4,878.46	VARIATION REQUEST - Existing area per Village of Glencoe records - only wrap around portion of proposed front porch is included in area calculations (other areas of proposed front facing porch are ≤8' deep)
Impervious Coverage Requirements				
	Maximum	Existing	Proposed	Notes
C factor	0.65	0.61	0.62	





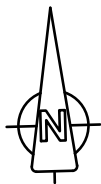
Omar Gutiérrez, NCARB
architect

1209 Monroe St.
Evanston, IL 60202
Ph: 847.903.4067
omar@ogutierrez.com
www.ogutierrez.com

License expires
11/30/2022

Sheet
1
of 6

THE KNUDSVIG RESIDENCE
1111 ELM RIDGE DR. GLENCOE, IL
SITE PLAN - SCALE: 1"=20'-0" - 08/25/2021
© OMAR GUTIERREZ, ARCHITECT



DEMOLITION LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING WALL FINISHES TO BE REMOVED
- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING FLOOR FINISHES TO BE REMOVED DOWN TO SUB-FLOOR / SLAB

- NOTES:
- COORDINATE DEMOLITION WITH PROPOSED PLANS & ELEVATIONS; BRING ANY CONFLICTS TO THE ATTENTION OF THE ARCHITECT
 - PROVIDE TEMPORARY SUPPORT TO STRUCTURAL ELEMENTS AFFECTED BY DEMOLITION AND CONSTRUCTION (FIELD VERIFY ALL CONDITIONS)

- EXISTING ELECTRIC METER TO REMAIN
- EXISTING HOSE BIB TO BE RELOCATED
- EXISTING GAS METER TO REMAIN

NO INTERNAL CHANGES PROPOSED

DOWN 2R



1209 Monroe St.
Evanston, IL 60202
Ph: 847.903.4067
omar@ogutierrez.com
www.ogutierrez.com

License expires
11/30/2022

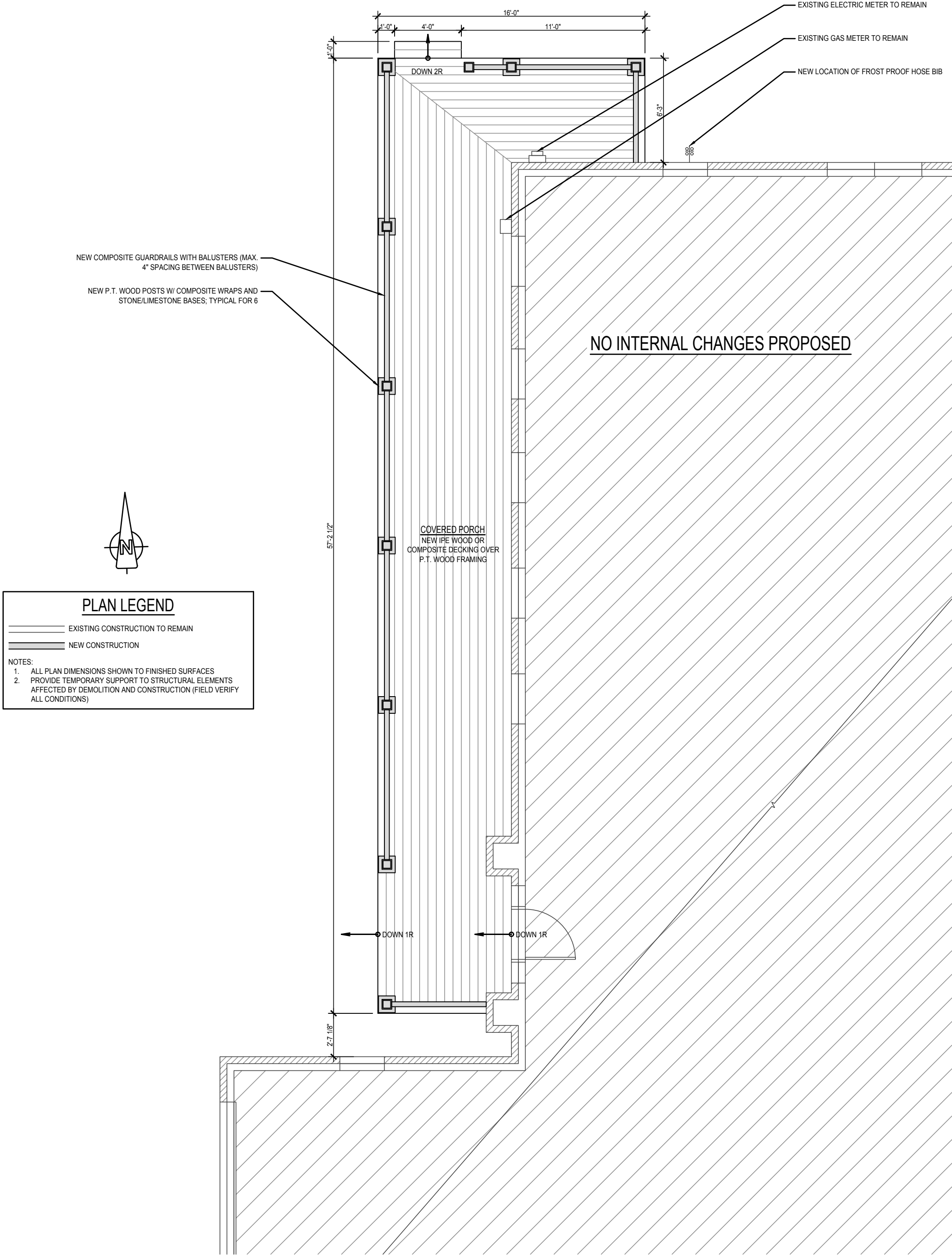
Sheet

2

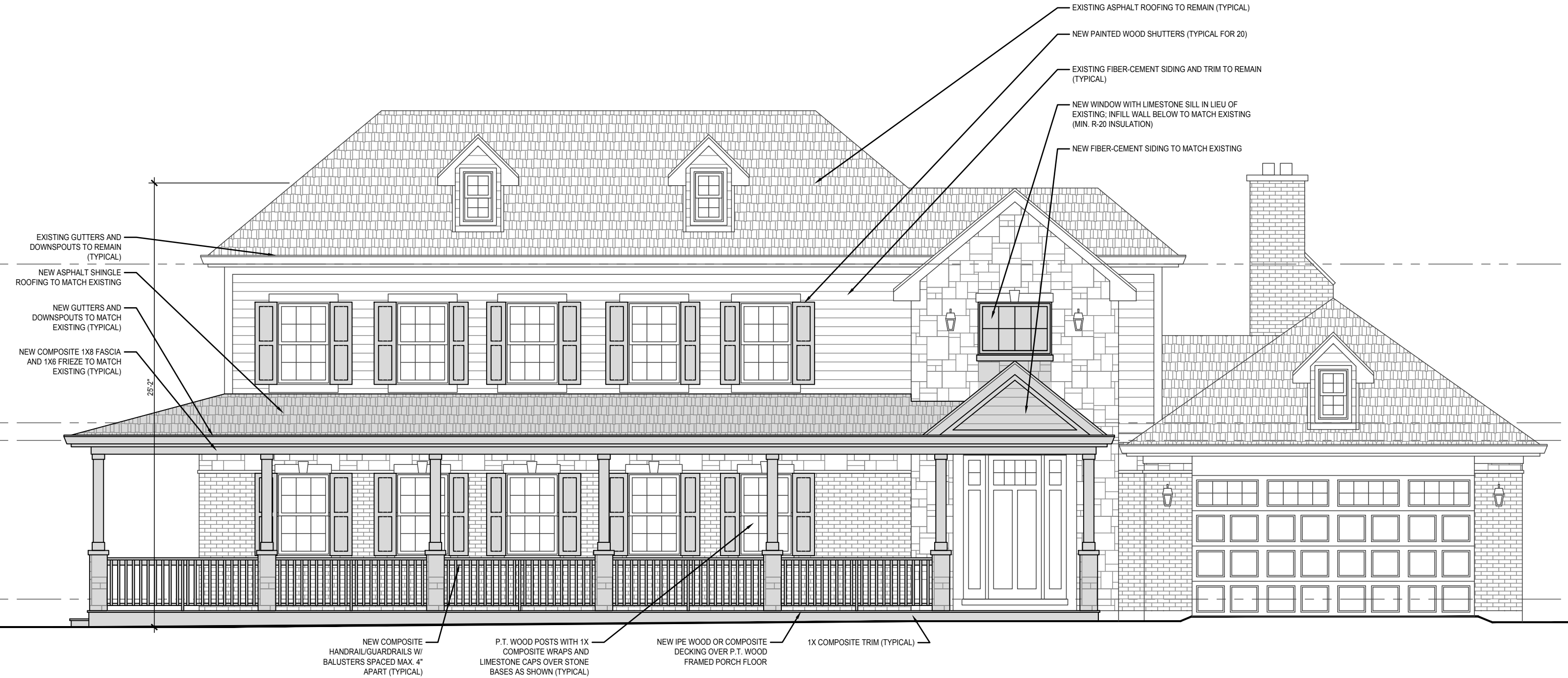
of 6

THE KNUDSVIG RESIDENCE
1111 ELM RIDGE DR. GLENCOE, IL
EXISTING FIRST FLOOR PLAN - SCALE: 3/16"=1'-0" - 08/25/2021

© OMAR GUTIERREZ, ARCHITECT









Omar Gutiérrez, NCARB
architect

1209 Monroe St.
Evanston, IL 60202
Ph: 847.903.4067
omar@ogutierrez.com
www.ogutierrez.com

License expires
11/30/2022

Sheet
5
of 6

THE KNUDSVIG RESIDENCE
1111 ELM RIDGE DR. GLENCOE, IL
FRONT ELEVATION- SCALE: 3/16"=1'-0" - 08/25/2021
© OMAR GUTIERREZ, ARCHITECT





VILLAGE OF GLENCOE MEMORANDUM

675 Village Court, Glencoe, Illinois 60022
p: (847) 835-4111 | info@villageofglencoe.org | Follow Us: @VGlencoe

www.villageofglencoe.org

Zoning Board of Appeals Memorandum

DATE: September 30, 2021

TO: Zoning Board of Appeals

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

SUBJECT: Consideration of a variation to allow a new single-family residence to encroach into the required side setbacks at 228 Mary Street

Background: The applicants are requesting a variation from the Zoning Code to allow a new single-family residence to encroach into the required side setbacks at 228 Mary Street. 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 on each side from 12 feet to 9.6 feet, a variation of 20%.

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

	Existing	Required	Proposed	Variation %
Side yard setback (each side)	New construction	12 ft	9.6 ft	20%

Subject property: At 70 feet 1 inch in average width, the pie-shaped property is significantly narrower than the minimum average lot width for the RA district (100 feet). The 19,046-square-foot property also does not meet the 20,000-square-foot minimum lot size for the district. The block frontage along the south side of Mary Street between Old Green Bay Road and the Metra tracks, which changes from RA zoning to RB zoning mid-block, includes many similarly narrow and undersized lots, including the property immediately to the west at 232 Mary Street. This adjacent property has an east side principal structure setback of 3.02 feet and a west side setback of 6.34 feet. (A previous version of this memo incorrectly stated that this property had an approximately 27-foot west side setback for the principal structure and had a detached garage within the west side setback. This was based on an outdated survey.)

The property is currently developed with a single-family residence, which the applicant is proposing to demolish.

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 a variation is needed because the narrowness of the lot presents significant design challenges when attempting to preserve a back yard. The proposed house has been pushed back on the lot than others on the block to comply with side setback requirements to the extent possible. Without a variation, a similarly sized house would likely have to move further back on the lot.

- 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.*

As described above, the lot is undersized for the RA district and is significantly narrower than a minimally conforming RA lot. The fact that the lot narrows by nearly 47% from rear to front is another unique physical condition.

- 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 shape 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 and the requested variation is not due to an economic hardship.

- 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 applicant has proposed pushing the house further back on the lot than required by code to take advantage its increased width away from the street. Requiring strict adherence to side setback requirements may result in the house being pushed even further back on the property. The purpose of the side setback requirement is to ensure adequate space between adjacent residences. Conforming lots of similar width to the subject property would typically be in the RC district, which has a side setback requirement of 8 feet.

- 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 allow for a house that is approximately 2.4 feet closer to each side property line than allowed without a variation. The subject property's east side property line is the rear property line of the three properties to the east, which results in greater separation between residences than would be the case if the lots were arranged side-by-side. The principal structure on the lot to the west is set back approximately 27 feet from its east side property line, but is well within the required west side setback. Overall, the south side of this block of Mary Street features unusually narrow RA-zoned lots with homes closer together than typically found in the zoning district.

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 new single-family residence to encroach into the required side setbacks at 228 Mary Street, per substantial conformity to the plans provided with this application.



VILLAGE OF GLENCOE

FORMS & APPLICATIONS

675 Village Court, Glencoe, Illinois 60022

p: (847) 835-4111 | info@villageofglencoe.org | Follow Us: @VGlencoe

www.villageofglencoe.org

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: 228 Mary Street

Applicant name: Jack Kruszewski Applicant phone: 847.254.7528

Applicant email: jack.kruszewski@gmail.com

Owner name (if different from applicant): _____

Owner phone: _____ Owner email: _____

Brief description of project:

A single-family new construction home with attached garage

Variation request(s):

Side yard setbacks reduced by 20% (because the front of the property is 50' wide)



VILLAGE OF GLENCOE

FORMS & APPLICATIONS

675 Village Court, Glencoe, Illinois 60022

p: (847) 835-4111 | info@villageofglencoe.org | Follow Us: @VGlencoe

www.villageofglencoe.org

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.

Although a good sized lot, the narrow pie shaped front presents significant design challenges. In hoping to preserve the large backyard, the best arrangement for the house is an 'L' shaped facade with a side load garage. In order to achieve this arrangement, a 20% adjustment to the side yard setbacks is necessary to allow for enough driveway width to make the turn into the garage (approximately 25'). An examination of other garage arrangements were examined, both attached and detached, and all more negatively impacted the site as well as the neighboring properties.



VILLAGE OF GLENCOE

FORMS & APPLICATIONS

675 Village Court, Glencoe, Illinois 60022
p: (847) 835-4111 | info@villageofglencoe.org | Follow Us: @VGlencoe

www.villageofglencoe.org

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

Given the 'L' shaped arrangement of the garage and house, the house itself will sit behind the neighboring properties, thus will not crowd their side yards and will provide for a much more open feel.

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 attempts were made to contact the neighbor to the West but both times nobody was present to answer the door.

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

675 Village Court, Glencoe, Illinois 60022
p: (847) 835-4111 | info@villageofglencoe.org | Follow Us: @VGlencoe

www.villageofglencoe.org

Section D: Acknowledgement and Signature



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

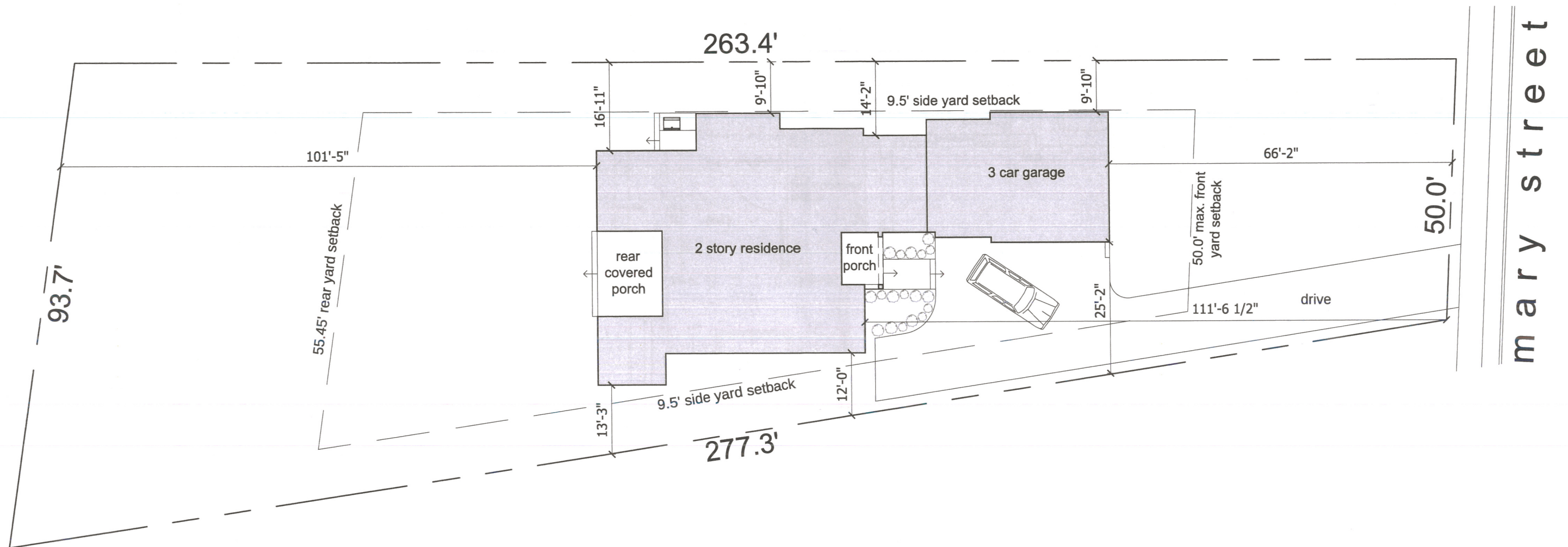
Applicant's signature

Date

8/9/2021

Owner's signature (if different than applicant)

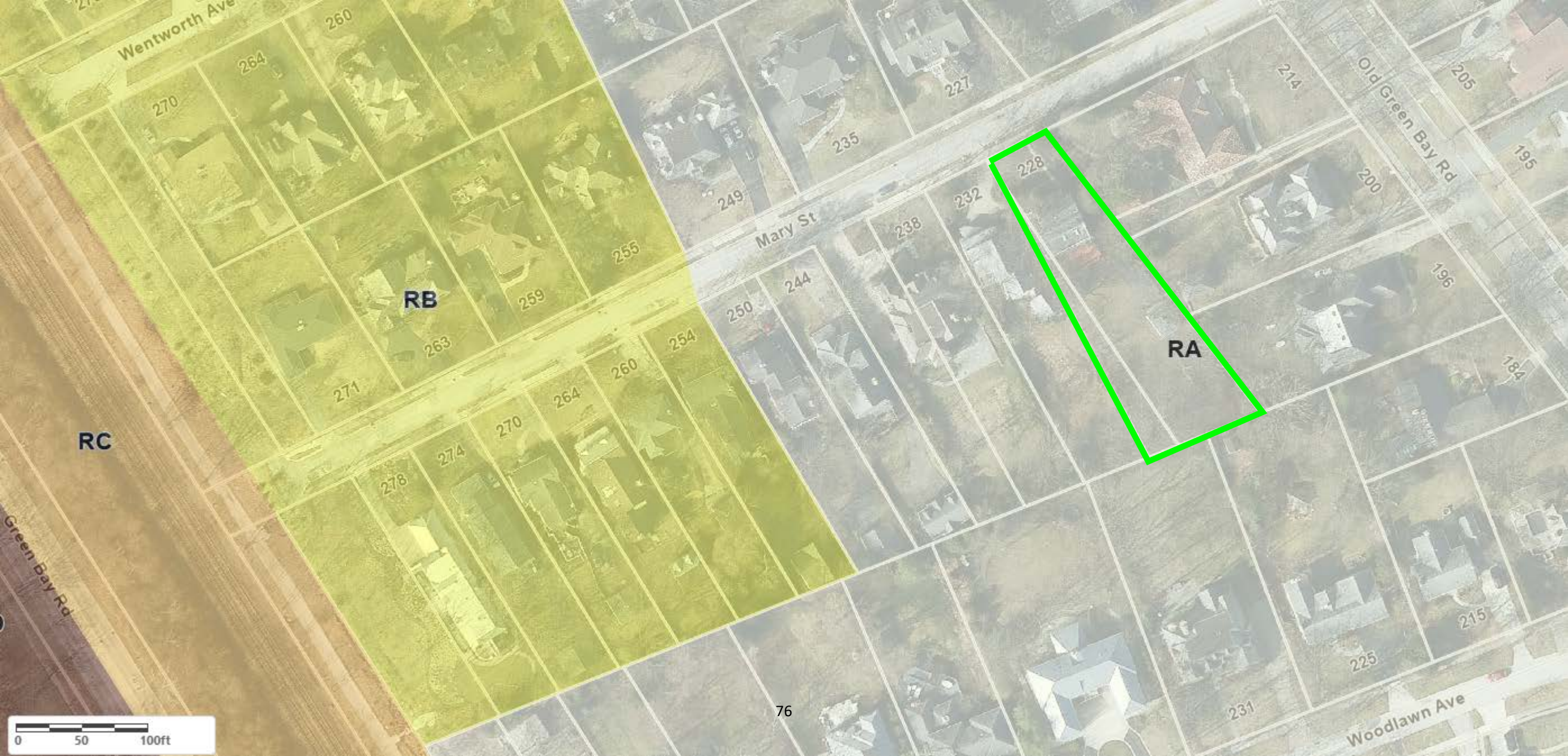
Date



site plan

SCALE: 1" = 20'-0"





RC

RB

RA

Wentworth Ave

Mary St

Old Green Bay Rd

Woodlawn Ave

Green Bay Rd





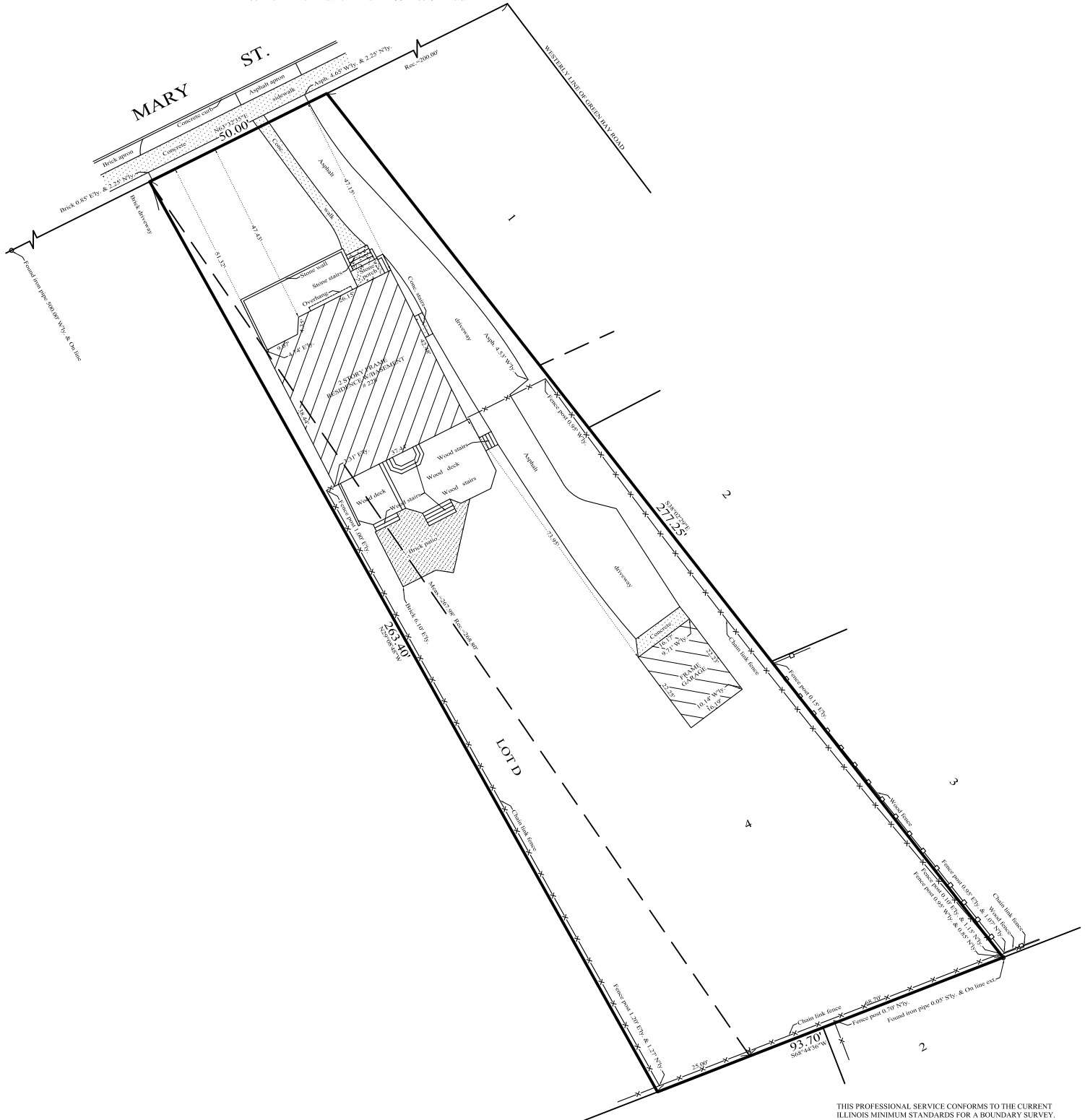
A. P. SURVEYING COMPANY, PC.
LICENSE No. 184-003309
PROFESSIONAL DESIGN FIRM - LAND SURVEYING CORPORATION
PLAT OF SURVEY
OF

2121 PARKVIEW COURT
WILMETTE, ILLINOIS 60091
TEL: (847) 853-9364
FAX: (847) 853-9391
e-mail: apsurveying@yahoo.com

PARCEL 1:
THAT PART OF LOT 4 IN WOODLAND, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 13, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF LOT 4, THENCE SOUTHERLY ALONG THE EAST LINE OF LOT 4, 277.25 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE WESTERLY
ALONG THE SOUTHERLY LINE OF LOT 4, AFORESAID 68.7 FEET; THENCE NORTHERLY IN A STRAIGHT LINE TO A POINT IN THE NORTH LINE OF SAID LOT 4 AFORESAID, 50 FEET
WESTERLY OF THE NORTHEAST CORNER THEREOF; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 4 TO A POINT OF BEGINNING IN VILLAGE OF GLENCOE.

PARCEL 2:
LOT 17 IN THE RESUBDIVISION OF LOT 5 AND THAT PART OF LOT 4 LYING WESTERLY OF A LINE DRAWN FROM A POINT IN THE NORTHERLY LINE OF LOT 4, 50 FEET SOUTHWESTERLY
FROM THE NORTHEAST CORNER THEREOF TO A POINT IN THE SOUTHERLY LINE OF SAID LOT 4, 68.7 FEET SOUTHWESTERLY OF THE SOUTHWEST CORNER THEREOF SAID LOTS BEING
IN WOODLAND, A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 228 MARY STREET, GLENCOE, ILLINOIS.



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DISTANCES ARE MARKED IN FEET AND DECIMAL PART THEREOF. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois
County of Cook

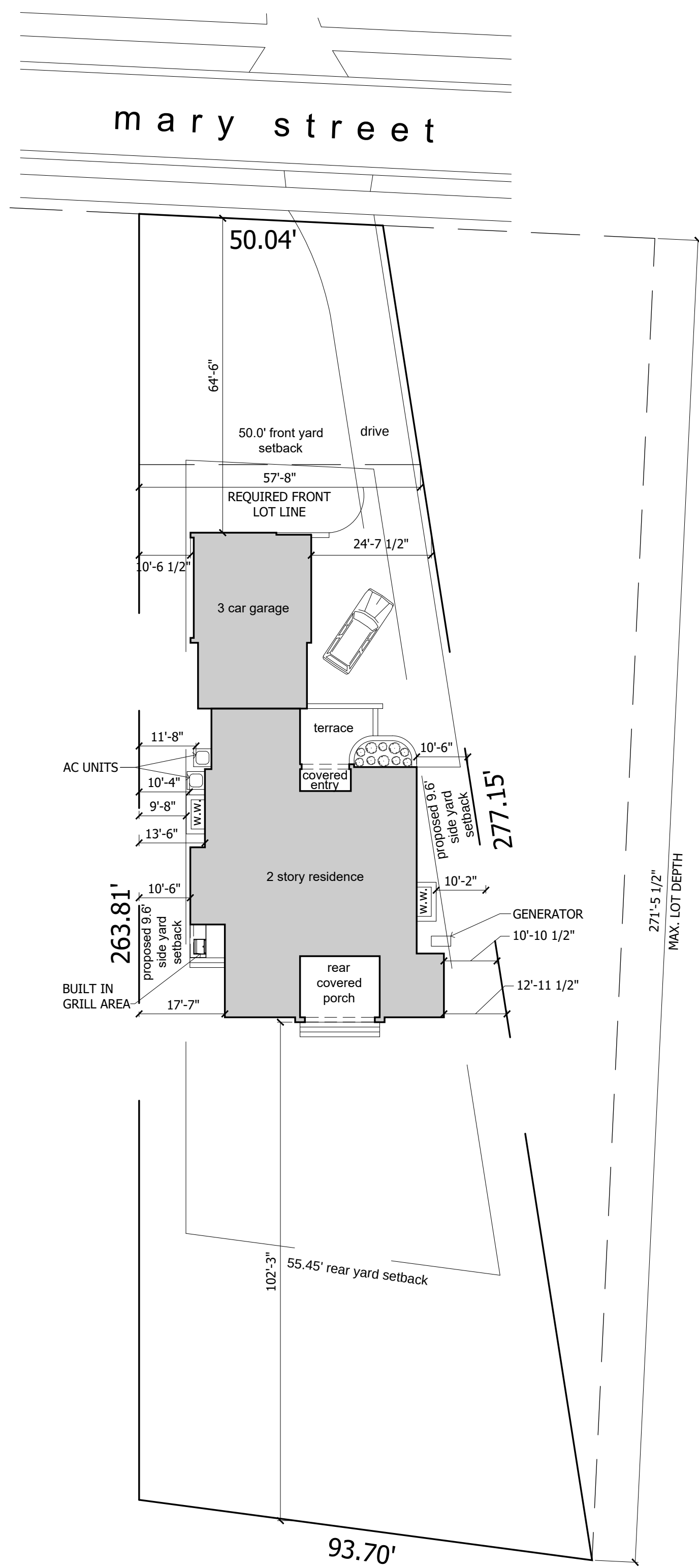
We, A. P. SURVEYING COMPANY, PC, do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.



702000
PROF. LAND SURVEYOR No. 3186
License Expiration: November 30, 2022.

MONUMENTATION OR WITNESS POINTS WERE NOT SET AT THE CLIENTS REQUEST, UNLESS OTHERWISE NOTED HEREON THE BEARING BASIS, ELEVATION DATUM AND COORDINATE DATUM IS NAD83 SPC IL EAST ZONE (2011 ADJUSTMENT). I HAVE MADE NO INDEPENDENT SEARCH OF THE RECORDS FOR EASEMENTS, ENCUMBRANCES, OWNERSHIP OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE AS PART OF THIS SURVEY, BUT HAVE RELIED UPON THE INFORMATION SUPPLIED TO ME BY THE OWNER'S REPRESENTATIVE. I ALSO STATE THAT A TITLE COMMITMENT WAS NOT FURNISHED FOR THIS SURVEY. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

Order No. 21-8552
Scale: 1 inch = 16
Date: MARCH 8, 2021.
Ordered by: DENNIS DREHKOFF



site plan
SCALE: 1" = 20'-0"

LEGAL DESCRIPTION:

PARCEL 1:
THAT PART OF LOT 4 IN WOODLAND, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 13, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 4, THENCE SOUTHERLY ALONG THE EAST LINE OF LOT 4, 277.25 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LOT 4, AFORESAID 68.7 FEET; THENCE NORTHERLY IN A STRAIGHT LINE TO A POINT IN THE NORTH LINE OF SAID LOT 4 AFORESAID, 50 FEET WESTERLY OF THE NORTHEASTERLY CORNER THEREOF, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 4 TO A POINT OF BEGINNING IN VILLAGE OF GLENCOE.

PARCEL 2:
LOT "D" IN THE RESUBDIVISION OF LOT 5 AND THAT PART OF LOT 4 LYING WESTERLY OF A LINE DRAWN FROM A POINT IN THE NORTHERLY LINE OF LOT 4, 50 FEET SOUTHWESTERLY FROM THE NORTHEAST CORNER THEREOF TO A POINT IN THE SOUTHERLY LINE OF SAID LOT 4, 68.7 FEET SOUTHWESTERLY OF THE SOUTHWEST CORNER THEREOF SAID LOTS BEING IN WOODLAND, A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

POST OFFICE ADDRESS:
228 MARY STREET, GLENCOE, ILLINOIS 60093

LOT SIZE:
19,045.70 SQ. FT.

MAXIMUM LOT DEPTH:
271'-5 1/2"

AVERAGE LOT WIDTH:
(19,045.70 SQ. FT. / 271'-5 1/2") = 70'-1 15/16"



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



partial northwest elevation
SCALE: 1/4" = 1'-0"



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



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

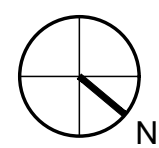
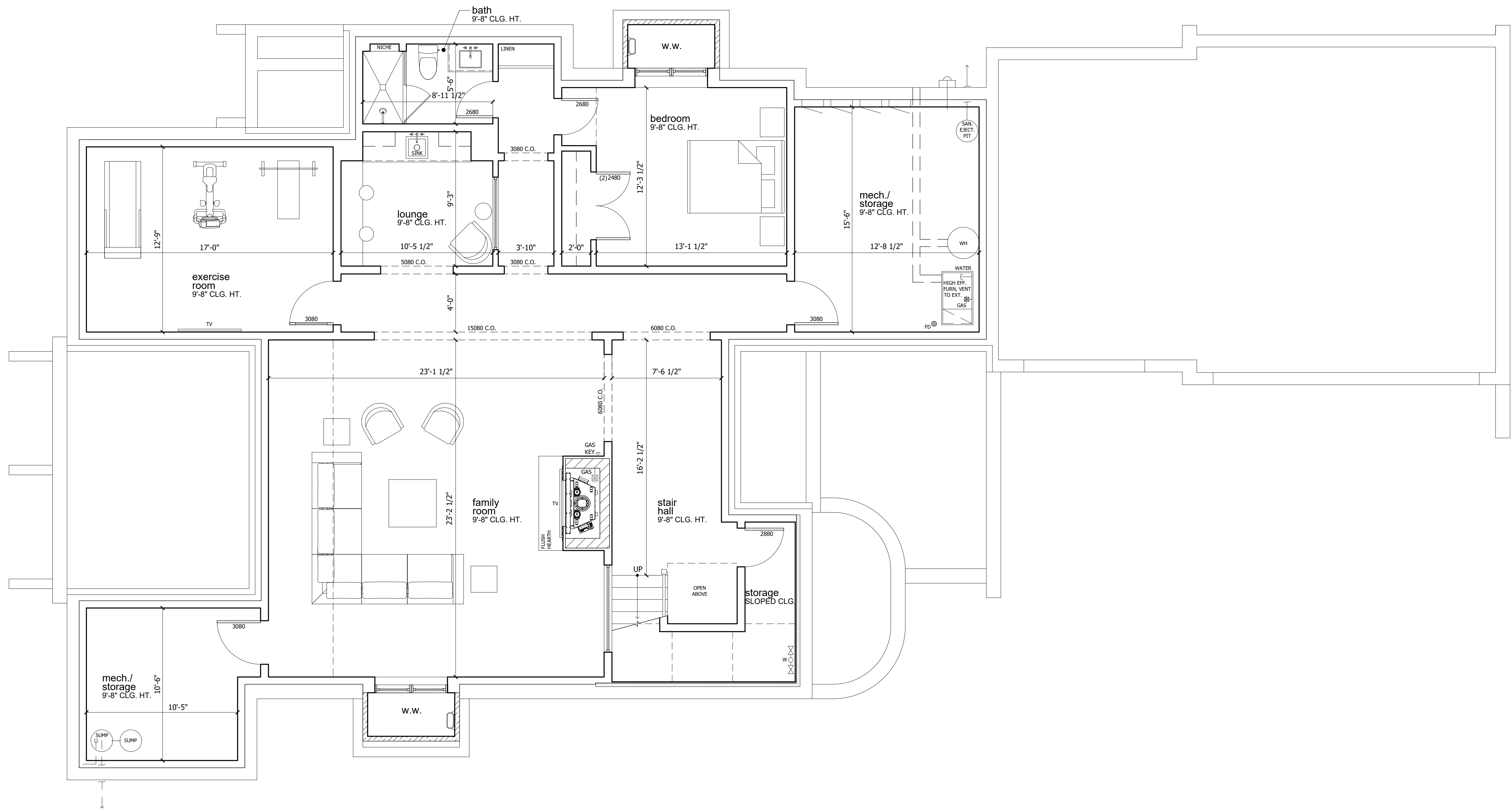


northeast elevation
SCALE: 1/4" = 1'-0"

PROGRESS SET
NOT FOR
CONSTRUCTION

ISSUE/REVISION:	
JOB NUMBER: 21 30	
DATE: 09 09 21	

EXTERIOR
ELEVATIONS



lower level plan

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

FINISHED: 1587.01 SQ. FT.

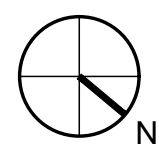
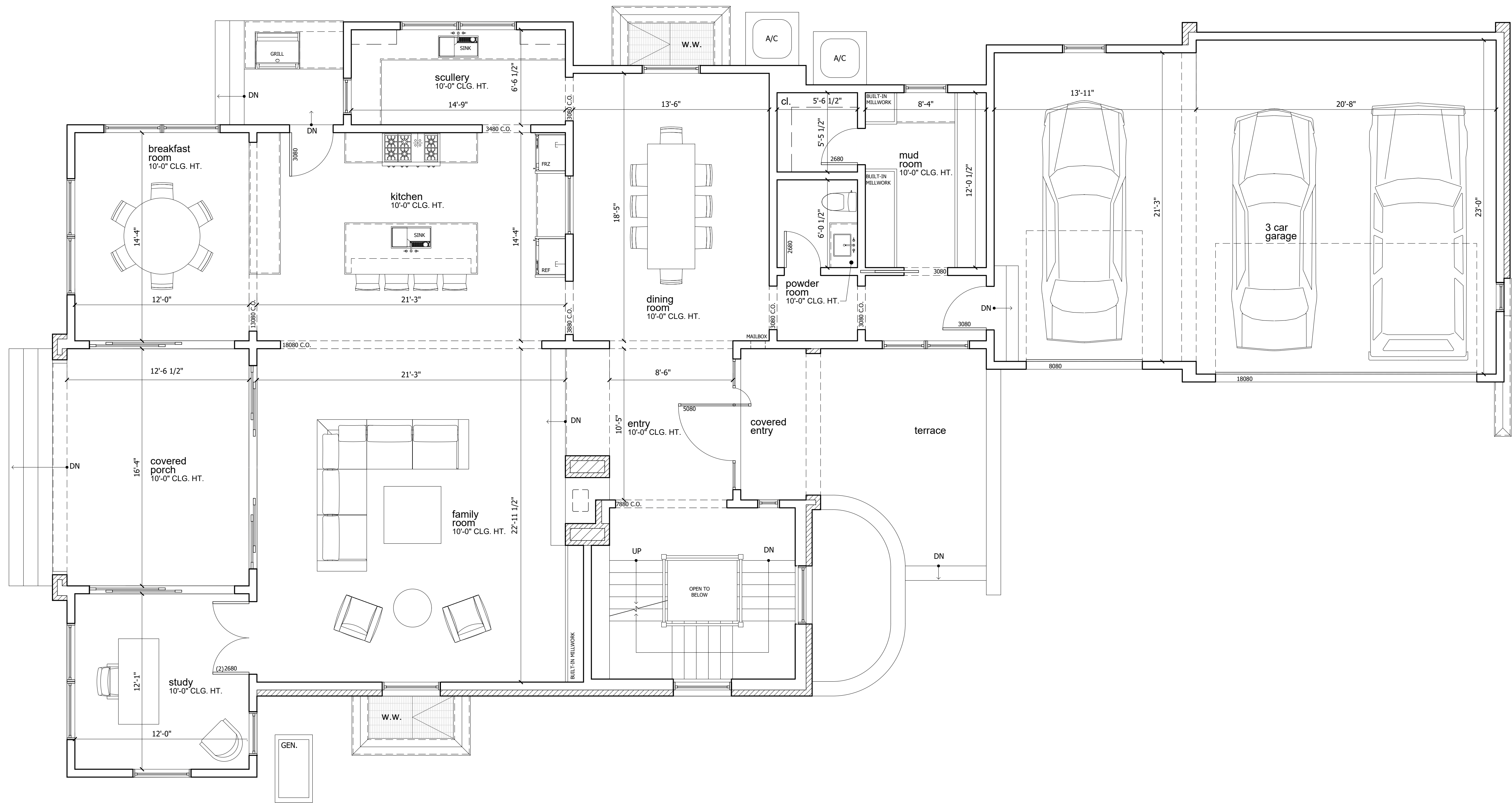
UNFINISHED: 430.65 SQ. FT.

PROGRESS SET
NOT FOR
CONSTRUCTION

ISSUE/REVISION:

JOB NUMBER: 21 30
DATE: 09 09 21

LOWER LEVEL
PLAN



first floor plan

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

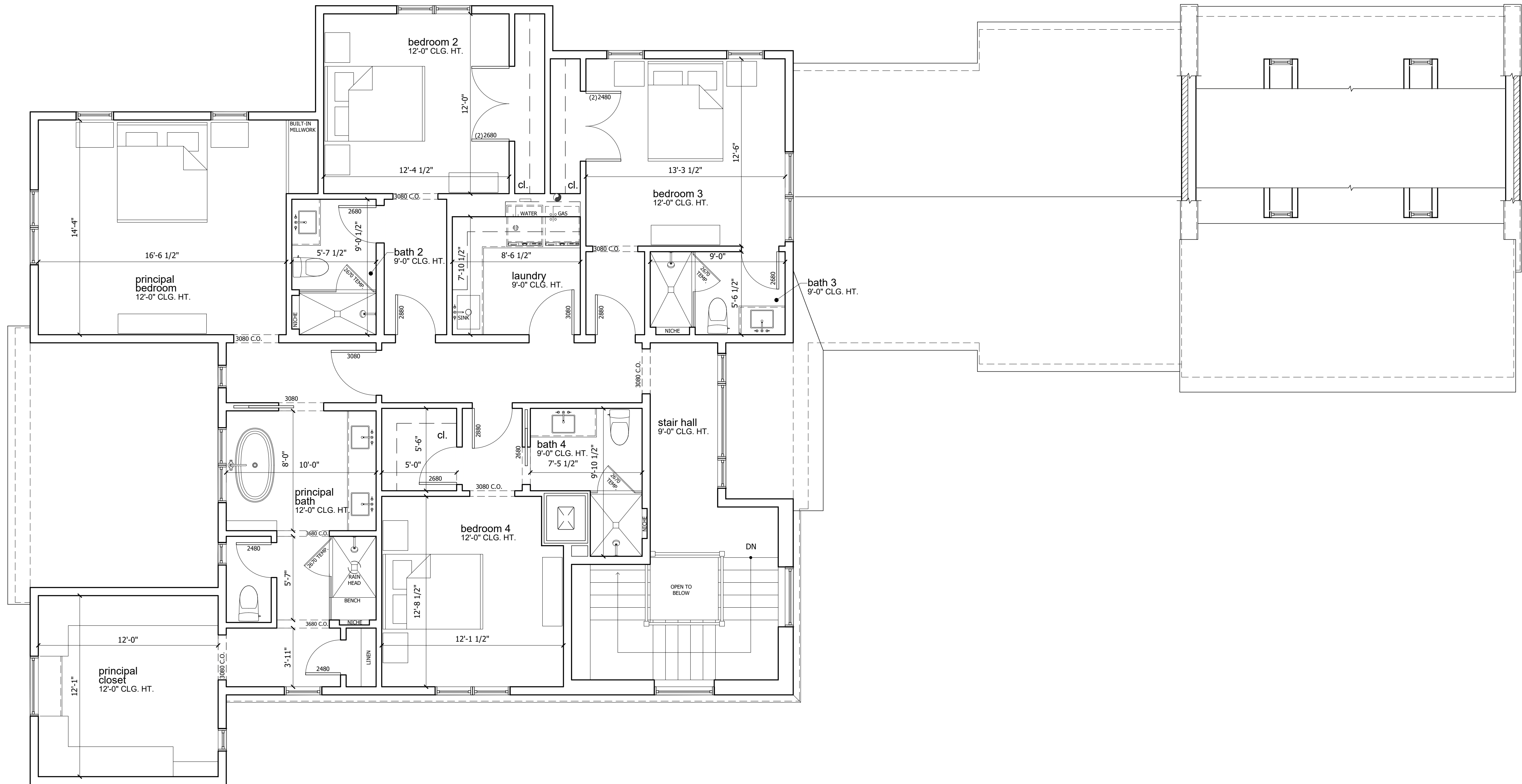
AREA: 2242.7 SQ. FT.
GARAGE: 833.9 SQ. FT. SQ. FT.
FRONT PORCH: 57.7 SQ. FT.
REAR PORCH: 223.2 SQ. FT.

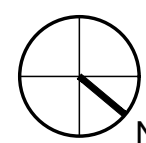
PROGRESS SET
NOT FOR
CONSTRUCTION

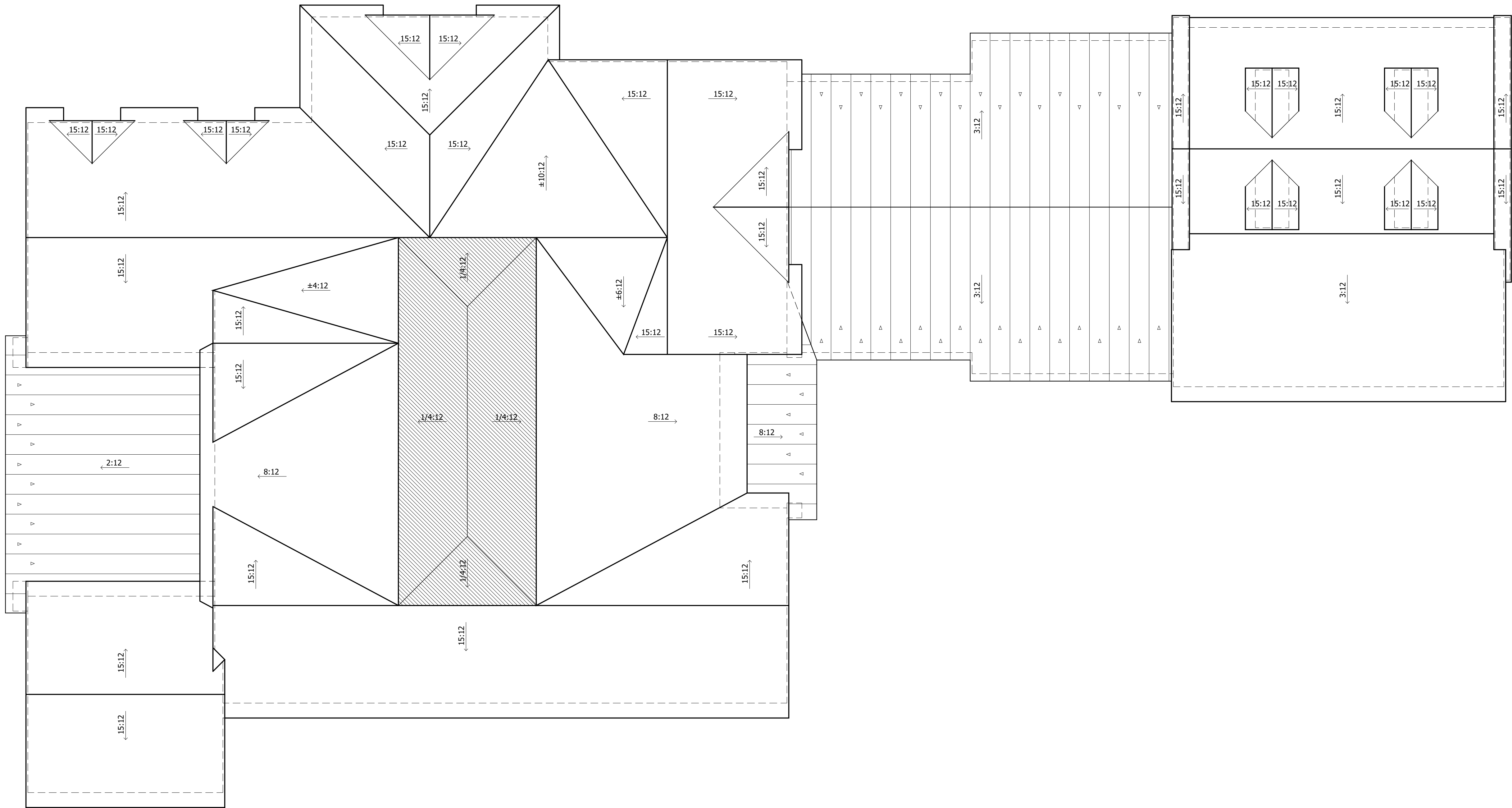
ISSUE/REVISION:

JOB NUMBER: 21 30
DATE: 09 09 21

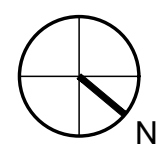
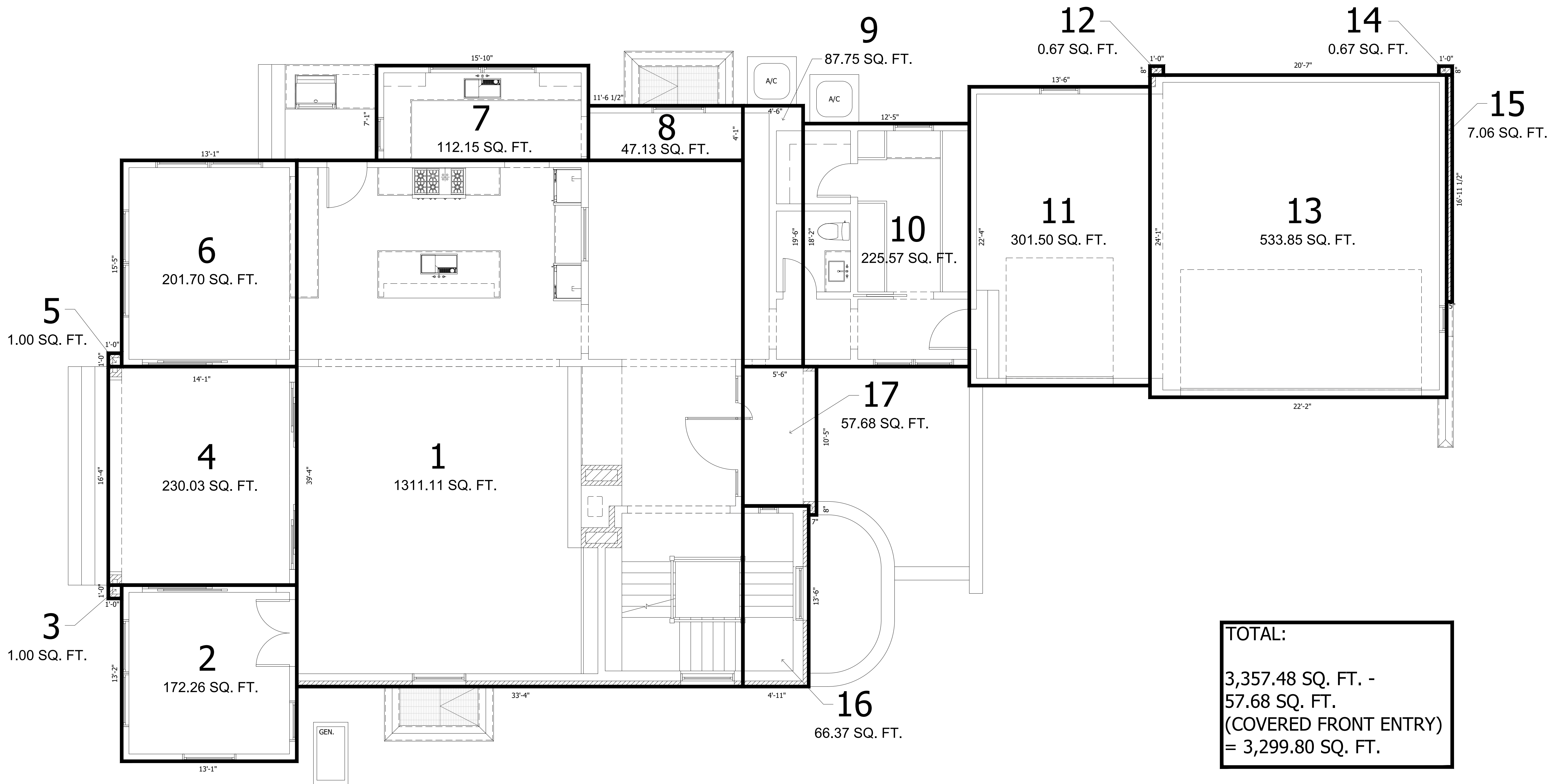
FIRST FLOOR
PLAN



 **second floor plan**
SCALE: 1/4" = 1'-0"
AREA: 1985.9 SQ. FT.



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



first floor plan

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

AREA: 2242.7 SQ. FT.
GARAGE: 833.9 SQ. FT. SQ. FT.
FRONT PORCH: 57.7 SQ. FT.
REAR PORCH: 223.2 SQ. FT.

TOTAL:
3,357.48 SQ. FT. -
57.68 SQ. FT.
(COVERED FRONT ENTRY)
= 3,299.80 SQ. FT.

PROGRESS SET
NOT FOR
CONSTRUCTION

ISSUE/REVISION:	
JOB NUMBER: 21 30	
DATE: 09 09 21	

FIRST FLOOR
PLAN AREA
DIAGRAM

