



VILLAGE OF GLENCOE

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

www.villageofglencoe.org

Virtual Meeting Information

As the Village of Glencoe and its partner agencies continue to follow social distancing requirements and Governor Pritzker's *Restore Illinois* Plan, the February 22, 2021 Fence Board of Appeals meeting will be held virtually via telephone and video conference (individuals may participate either by telephone or by video conference). Individuals may call the following to participate in the meeting:

By Telephone:

Phone Number: (312) 626-6799

Webinar ID: 922 5276 2658

By Zoom Video Conference:

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

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

Public Comment Submittal Options

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

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

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

- The Subject Line of the e-mail should include the following text: "February 1st FBA Meeting Public Comment"
- Name of person submitting comment (address can be provided, but is not required)
- Organization or agency person is submitting comments on behalf of, if applicable
- Topic or agenda item number of interest, or indicate if the public comment is on a matter not listed on the ZBA meeting agenda

Option 2: Submit Comments by Phone Prior to Meeting

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



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

**Virtual Meeting
February 22, 2021
7:30pm**

1. CALL TO ORDER AND ROLL CALL

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

2. CONSIDER A REQUEST FOR VARIATIONS TO ALLOW A FENCE EXCEEDING THE ALLOWABLE HEIGHT AND DENSITY AT 391 SHERIDAN ROAD.

3. 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.



VILLAGE OF GLENCOE MEMORANDUM

675 Village Court, Glencoe, Illinois 60022

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

www.villageofglencoe.org

Fence Board of Appeals Memorandum

DATE: February 8, 2021

TO: Fence Board of Appeals

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

SUBJECT: Consideration of fence variances to increase maximum allowable height and density at 391 Sheridan Road

Background: The applicant is requesting variations from the following three sections of the Buildings and Construction code:

- 1) Section 9-75(a)(2): To increase the maximum allowable fence height from four feet to six feet in a front yard;
- 2) Section 9-75(a)(4): To increase the maximum allowable fence height from five feet to six feet in a corner side yard; and
- 3) Section 9-76(b): To increase the maximum fence density for a fence above four feet in in a front and corner side setback from 25% to approximately 95%.

	Existing	Allowed/Required	Proposed
Front yard fence height (max., along Sheridan and Sunset)	N/A	4 ft.	6 ft.
Corner side yard fence height (along South)	N/A	5 ft.	6 ft.
Fence density within front or side corner setbacks for fences higher than 4 ft.	N/A	25%	~95%

This lot is considered a “corner lot” and a “through lot”, which means that it has corner lot fence height restrictions and two front yards: one front yard abutting Sunrise Circle and the other abutting Sheridan Road. The subject property is in the R-A single-family Residential Zoning District.

The applicant has requested a six-foot-high opaque wood fence along the majority of the side corner (north) property line along South Avenue, four feet inside the front (east) property line along Sunset

Circle, and along the majority of the interior side (south) property line. While the fence along the south property line does extend into the front yard setback along Sheridan Road, no fence is proposed parallel to Sheridan. There is no sidewalk along the property frontage on South Avenue or Sunrise Circle.

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

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

A fence of the proposed height and opacity would be unusual along a street frontage in the area. While other through lots along Sheridan Road and Sunset Circle have fences that exceed the allowable height, there are none near the subject property that combine a six-foot height and nearly complete opacity. While there are no similar fences nearby along Sunset Circle or South Avenue, the proposed location of the fence may make it less intrusive than if it were located adjacent to a sidewalk.

Per the applicant, the variation will not alter the essential character of this locality because the proposed fence will be above street level and will match the approximate height of the existing plantings and not alter the streetscape. If granted, the applicant has proposed appropriate landscaping on either side of the fence to further promote the history and character of the locality.

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

Part of the intent of the fence ordinance is to preserve public safety. Per the applicant, the proposed variance is in harmony with that intent, as the location and design of the fence includes the preservation of the sight line on the corner of Sunrise Circle and South Street, thereby promoting safety of those utilizing the surrounding streets.

The fence ordinance also protects the pedestrian experience by preventing tall, opaque fences near places where people will be walking. While the proposed fences are likely to be visible from the street, they are not adjacent to sidewalks.

The fence ordinance also protects the aesthetic appearance of the Village. The proposed fences are likely to be more visible than others in typical front or corner side yards. This may be mitigated by their placement away from the street and by the lack of adjacent sidewalks.

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

The property is unique because: (a) it is on two corners, and it is bound by three streets, (b) the functional backyard is technically a front yard for purposes of fence height restrictions, and (c) it is the only home on Sunrise Circle with the back of the home facing Sunrise Circle. The home therefore is distinguishable from other homes in the immediate neighborhood and the Village as a whole.

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

The proposed fence will not affect public safety, as it has been designed to avoid adverse impact to sight lines.

This variation request received printed public notice at least 15 days prior to the public hearing. Additionally, owners of properties within 300 feet of the subject property were notified.

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

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

Move to accept/deny the request for variations to increase the maximum allowable fence height and density at 391 Sheridan Road.

Notice of Appeal

Property Address: _____ Real Estate Index Number : _____

Fence Board of Appeals
Village of Glencoe
Glencoe, IL 60022

Dear Fence Board of Appeals Member:

I have been aggrieved by the Officer charged with the enforcement of the Glencoe Fence Ordinance. It is my desire to
(detail your request): _____

I require a fence variation increasing the allowable fence height from _____ feet to _____ feet.
Therefore, I desire a variation in the application of the regulations of this code and I note the following reasons for
seeking this variation.

(1) _____

As a result of the construction on Sunrise and the adjacent streets, there are increased number of tall trucks and vans parked directly adjacent to our backyard.

(2) _____

(3) _____

(4) _____

We will also be doing plantings on both sides of the fence so that it blends into the yard of the property.

Appellant

Address

Telephone

Date

Please deliver this form with any supporting material to:

Public Works Department
Village of Glencoe
675 Village Court
Glencoe, Illinois 60022

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

MEMORANDUM IN SUPPORT OF FENCE VARIANCE REQUEST

TO: Village of Glencoe

SUBJECT: Additional Information in Support of Variance re: 391 Sheridan Road, Glencoe, IL

FROM: Meredith Katz and Joseph Rudas (Homeowners)

1. The variation from the Fence Ordinance will not alter the essential character of the locality: If granted, the variation will not alter the essential character of this locality for the following reasons. The proposed fence will be approximately 3' to 6' above street level and match the approximate height of the existing plantings, so it will not alter the streetscape. Further, if granted, appropriate plantings on either side of the proposed fence will be planted and maintained to further promote the existing character and history of the locality. Given the lack of light (due to the thick tree canopies), the plantings will be thoughtfully selected to promote healthy growth, as opposed to the current plantings. Finally, although we are requesting the fence variance for our backyard, there are other houses on Sunrise Circle that have screening walls (not made of plantings) in their front yards (i.e., facing Sunrise Circle).
2. The variance is not out of harmony with the general purpose and intent of fence ordinance. The intent of the fence ordinance is to preserve public safety. The variance is in harmony with that intent, as the location and design of the fence includes the preservation of the sight line on the corner of Sunrise Circle and South Street (depicted on the proposed fence diagram), thereby promoting safety of those utilizing the surrounding streets.
3. Granting the variance does not set an unfavorable precedent to the immediate neighborhood or Village as a whole. Granting the variance does not set an unfavorable precedent, as the property is very unique because: (a) it is on two corners, and it is bound by 3 streets, (b) the backyard is treated as a front yard for purposes of fence height restrictions (which is why the 6 foot fence is prohibited) but for all other purposes it is a backyard, and (c) it is the only home on Sunrise Circle with the back of the home facing Sunrise Circle. The home therefore is distinguishable from other homes in the immediate neighborhood and the Village as a whole.
4. Granting the variation will not affect public safety. The proposed fence will not affect public safety, as it is intended to replace failing plantings (which are a direct result of lack of sunlight due to existing tree canopies). Also, as noted above, the fence has been specifically designed to avoid adverse impact to sight lines.

PLAT OF SURVEY

OF

LOT 13 IN M.A. PANCOE SUBDIVISION OF LOTS 1, 2 AND 3 IN RUBEN'S AND ORB'S SUBDIVISION OF PART OF FRACTIONAL SECTION 8, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN NO.: 05-08-303-015
COMMONLY KNOWN AS: 391 Sheridan Rd., Glencoe, IL 60022



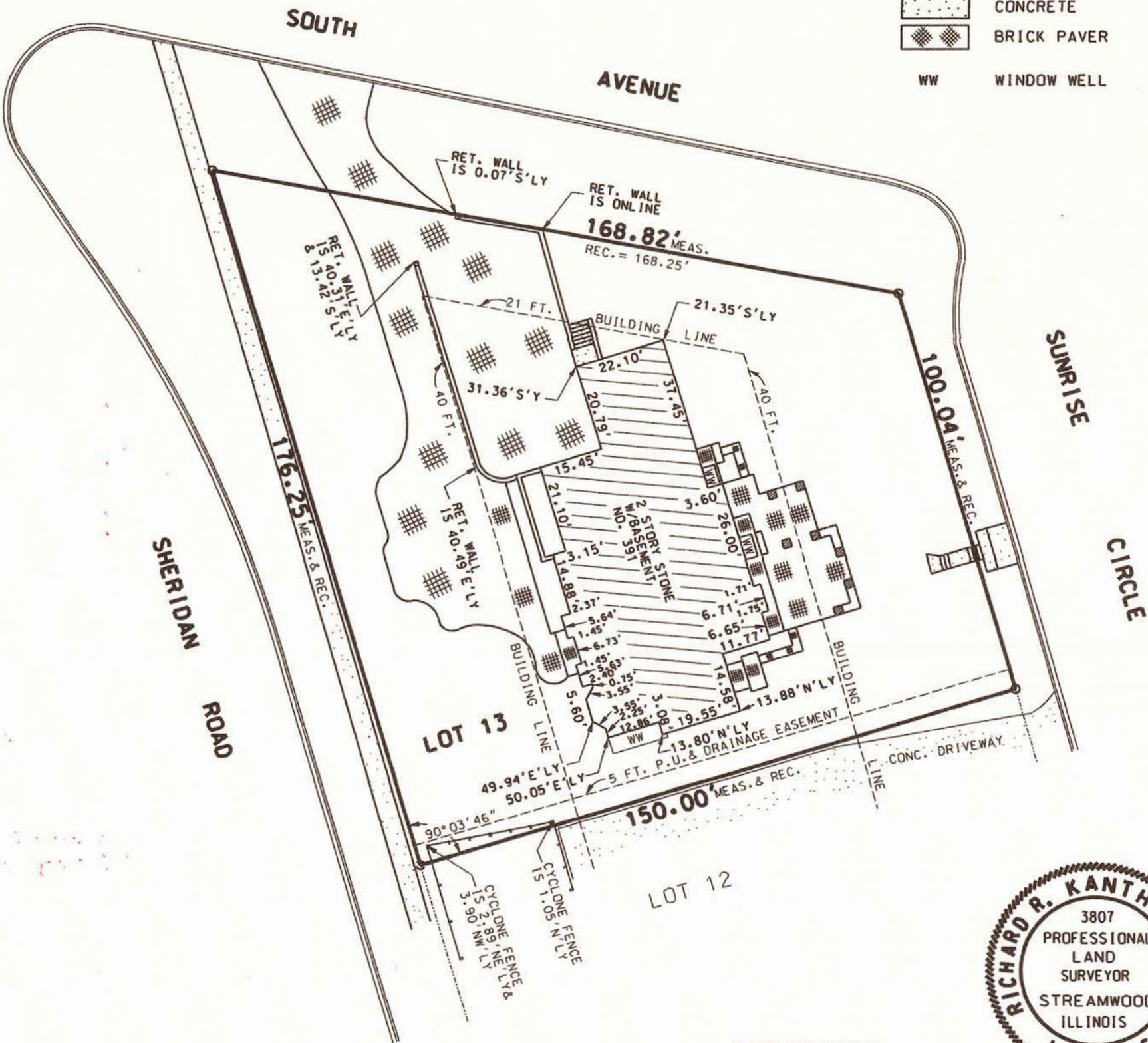
Scale: 1 Inch = 30 Feet
Distances are marked
in feet and decimals.

KANTHAPHIXAY LAND SURVEYING

RICHARD R. KANTHAPHIXAY
17 N. Ridge Court
Streamwood, IL 60107
Phone: (630)736-5633
Cell: (630)973-7491

LEGEND

- FOUND IRON ROD
○ FOUND IRON PIPE
○ FOUND MAG NAIL
- SET IRON PIPE
- IRON PIPE OR
ROD NOT FOUND
- CHAIN LINK FENCE
- WOOD OR PLASTIC FENCE
- CONCRETE
- BRICK PAVER
- WW WINDOW WELL



NOTES:

- Utility data other than physical evidence visible on the ground is shown as per records obtained from private and public sources as indicated and should be assumed to be approximate.
 - Compare all points before building by same and at once report any difference. For building and easement lines and other restrictions not shown hereon, refer to your abstract, deed contract or zoning ordinance.
- Ordered By: Val Lykholap
Field work done: 10/3/20
Drawn by: RK

STATE OF ILLINOIS)
COUNTY OF COOK)

I, RICHARD R. KANTHAPHIXAY, a Illinois Professional Land Surveyor, hereby certify that a survey has been made, at and under my direction, of the property described above, and that the survey hereon drawn is a correct representation of said survey and conforms to the current Illinois minimum standards for a boundary survey.

Streamwood, Illinois, October 6, A.D. 2020

By 
Illinois Professional Land Surveyor
Certificate No. 3807
Expiration date: 11-30-2022

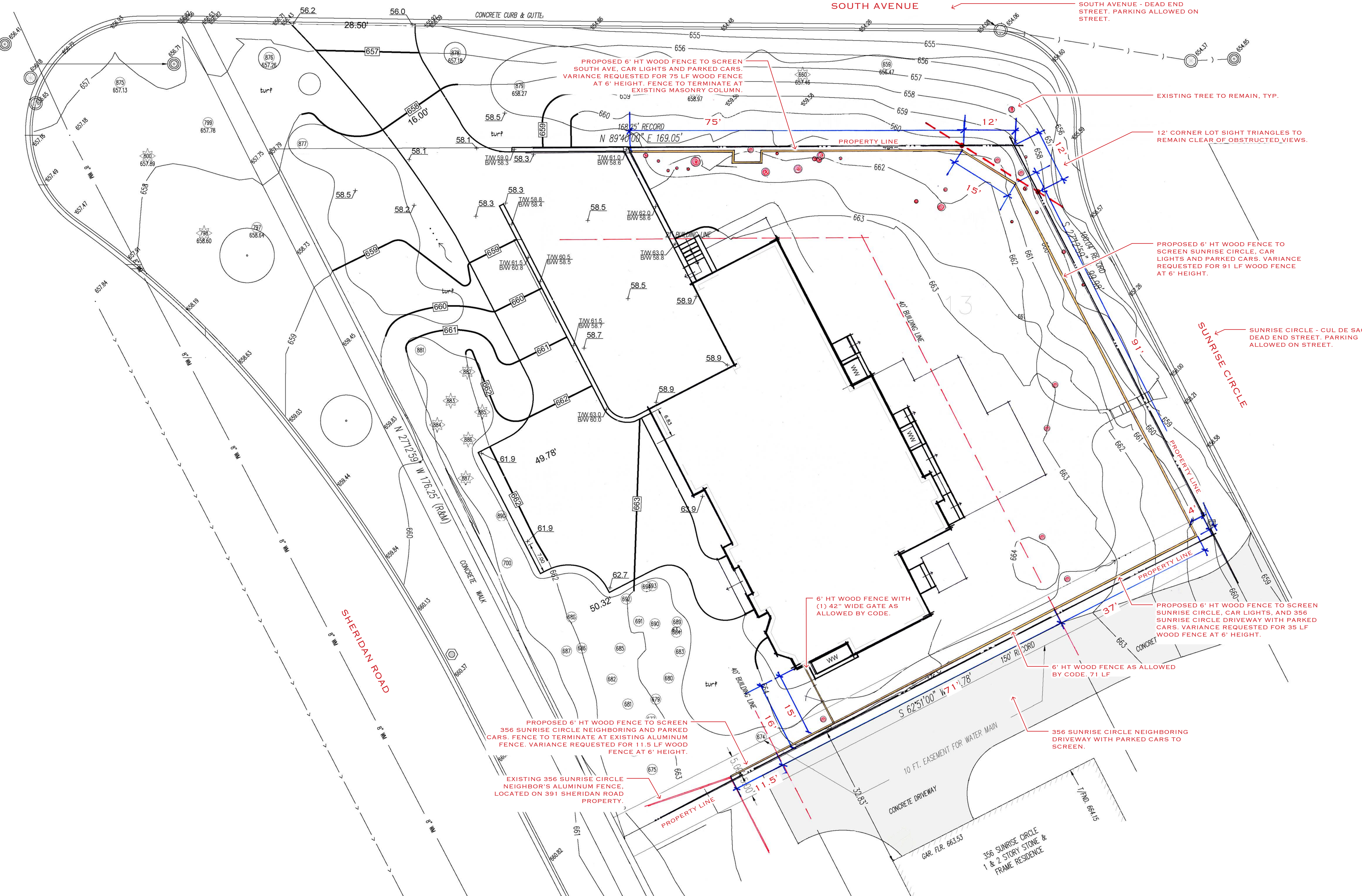
FENCE VARIANCE
KATZ - RUDAS RESIDENCE
391 SHERIDAN ROAD. + GLENCOE, ILLINOIS



NORTH
NOT TO SCALE

EXISTING PROPERTY SITE ANALYSIS

FENCE LOCATION PLAN
KATZ-RUDAS RESIDENCE
391 SHERIDAN RD. + GLENCOE, ILLINOIS



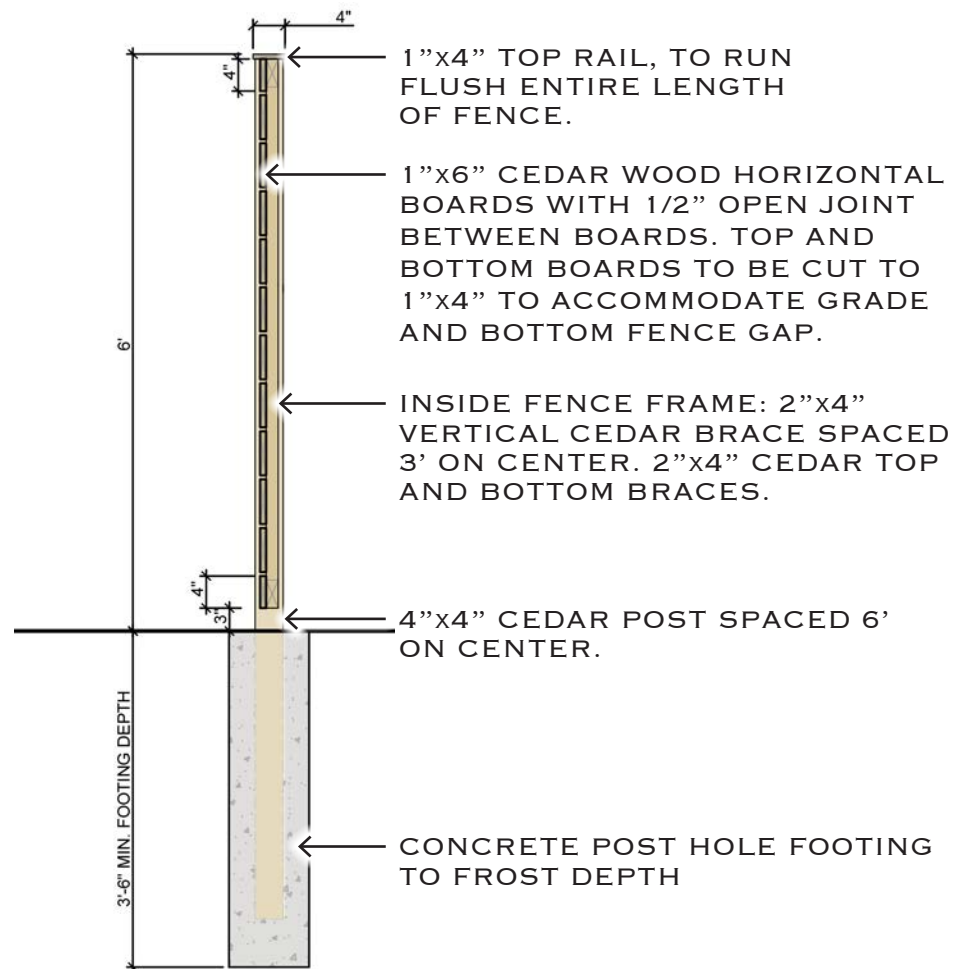
THIS DRAWING AND ALL IDEAS AND DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF ROCCO FIORE & SONS INC. AND ARE NOT TO BE USED, REPRODUCED, OR BID UPON WITHOUT EXPRESSED WRITTEN PERMISSION.

rocco fiore & sons, inc.
landscape architecture . site development . management
28270 N. Bradley Rd.
Libertyville, IL 60048
ph. 847. 680. 1207
fx. 847. 816. 1137

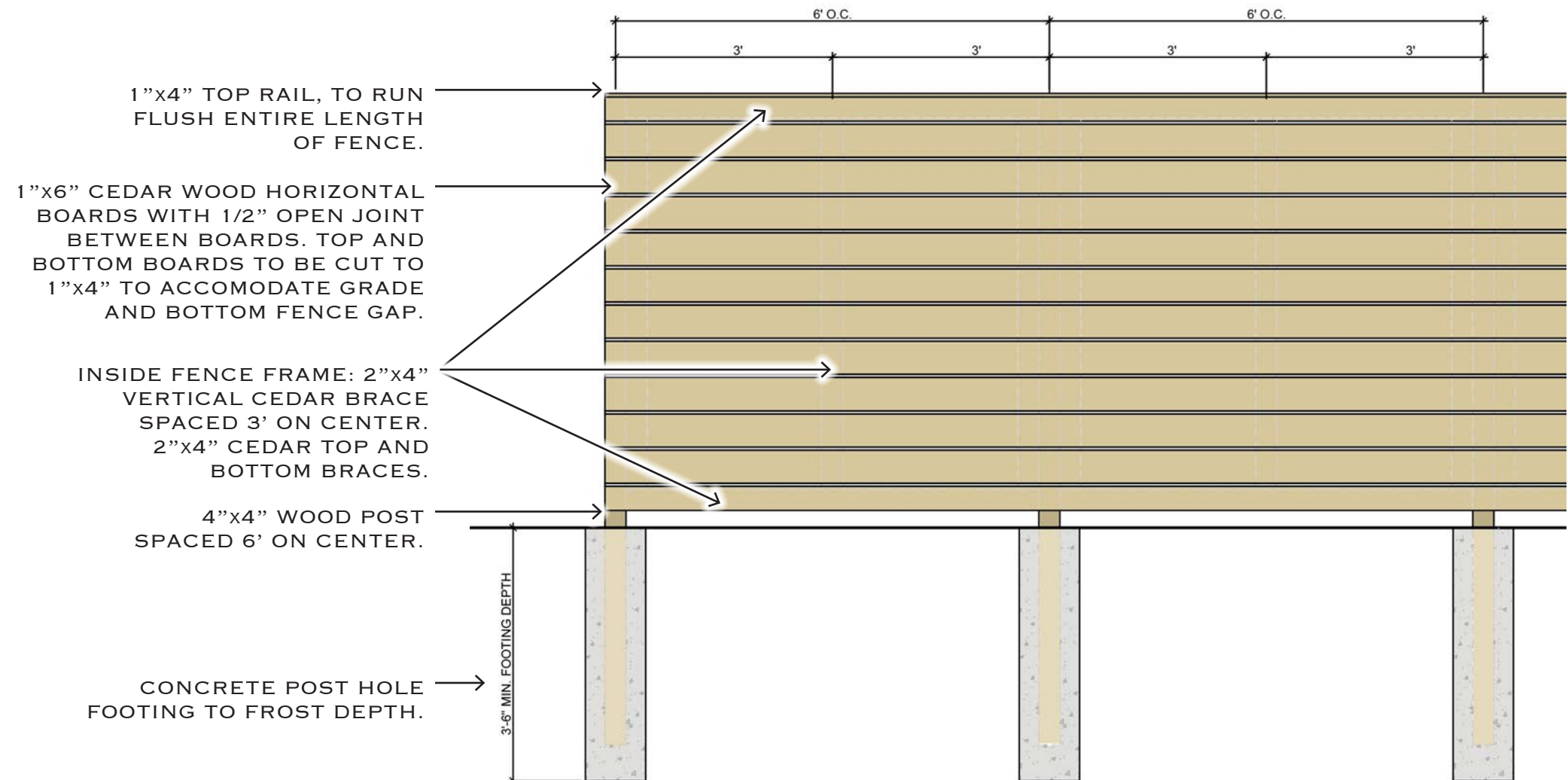
CLIENT	KATZ-RUDAS
SCALE	1"=10'
DATE	2021.01.15
DESIGN	RAL
DRAWN	EMC
CHECKED	
REVISED	

NORTH
PLAN NO.
20-138

PROPOSED FENCE DETAILS

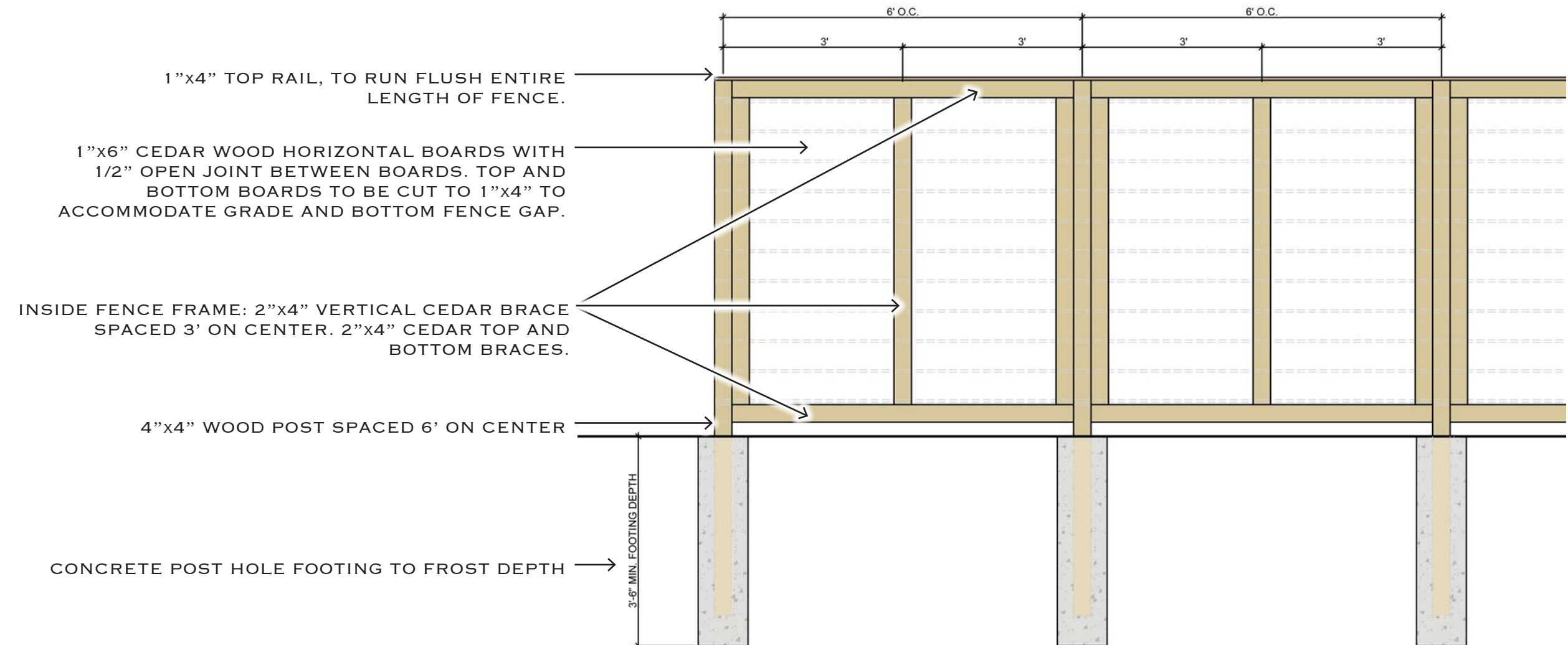


A CEDAR FENCE - SECTION VIEW
SCALE: 3/4" = 1'-0"



B CEDAR FENCE - EXTERIOR (STREET SIDE) VIEW
SCALE: 3/4" = 1'-0"

PROPOSED FENCE DETAILS



C CEDAR FENCE - INTERIOR (PROPERTY SIDE) VIEW
SCALE: 3/4" = 1'-0"

EXISTING PROPERTY SIGHT TRIANGLE VIEWS

SOUTH AVENUE - PUBLIC
RIGHT OF WAY

SOUTH AVENUE



SOUTH AVENUE ELEVATION - EXISTING CONDITIONS

PROPOSED LOCATION OF
6' HT FENCE

SOUTH AVENUE



EXISTING PLANTINGS TO REMAIN

SOUTH AVENUE ELEVATION - APPROXIMATE LOCATION OF PROPOSED 6' HT FENCE

EXISTING PROPERTY SIGHT TRIANGLE VIEWS

SUNRISE CIRCLE - PUBLIC
RIGHT OR WAY

SUNRISE CIRCLE



SOUTH AVENUE

SUNRISE CIRCLE AND SOUTH AVENUE CORNER - EXISTING CONDITIONS

PROPOSED LOCATION OF
6' HT FENCE

SUNRISE CIRCLE



EXISTING PLANTINGS TO REMAIN

SOUTH AVENUE

SUNRISE CIRCLE AND SOUTH AVENUE CORNER - APPROXIMATE LOCATION OF PROPOSED 6' HT FENCE

EXISTING PROPERTY SIGHT TRIANGLE VIEWS



SUNRISE CIRCLE - PUBLIC
RIGHT OF WAY

SUNRISE CIRCLE

SUNRISE CIRCLE CORNER - EXISTING CONDITIONS



PROPOSED LOCATION OF
6' HT FENCE

PLANTINGS TO REMAIN

SUNRISE CIRCLE

SUNRISE CIRCLE - APPROXIMATE LOCATION OF PROPOSED 6' HT FENCE



EXISTING PROPERTY VIEWS



356 SUNRISE CIRCLE - EXISTING DRIVEWAY AND PARKING CONDITIONS



356 SUNRISE CIRCLE - APPROXIMATE LOCATION OF PROPOSED 6' HT FENCE

EXISTING PROPERTY VIEWS

EXISTING DRIVEWAY WITH
REGULARLY PARKED CARS
ALONG PROPERTY LINE.



EXISTING DRIVEWAY WITH
REGULARLY PARKED CARS
ALONG PROPERTY LINE.

356 SUNRISE CIRCLE - EXISTING DRIVEWAY AND PARKING CONDITIONS - VIEW FROM INSIDE PROPERTY

PROPOSED LOCATION OF
6' HT FENCE.



356 SUNRISE CIRCLE - APPROXIMATE LOCATION OF PROPOSED 6' HT FENCE

EXISTING PROPERTY VIEWS

SUNRISE CIRCLE
WITH REGULARLY
PARKED CARS.



EXISTING DRIVEWAY
WITH REGULARLY
PARKED CARS.



SUNRISE CIRCLE - EXISTING TYPICAL STREET PARKING CONDITIONS - VIEW FROM INSIDE PROPERTY

PROPOSED LOCATION OF
6' HT FENCE.



SUNRISE CIRCLE - APPROXIMATE LOCATION OF PROPOSED 6' HT FENCE

EXISTING PROPERTY VIEWS

EXISTING DRIVEWAY WITH
REGULARLY PARKED CARS
ALONG PROPERTY LINE.



356 SUNRISE CIRCLE -
EXISTING IRON FENCE

SHERIDAN ROAD

356 SUNRISE CIRCLE - EXISTING DRIVEWAY AND PARKING CONDITIONS

PROPOSED LOCATION OF
6' HT FENCE.



356 SUNRISE CIRCLE - APPROXIMATE LOCATION OF PROPOSED 6' HT FENCE

SOUTH AVENUE DEAD END
SOUTH AVENUE OVERLOOK PARK



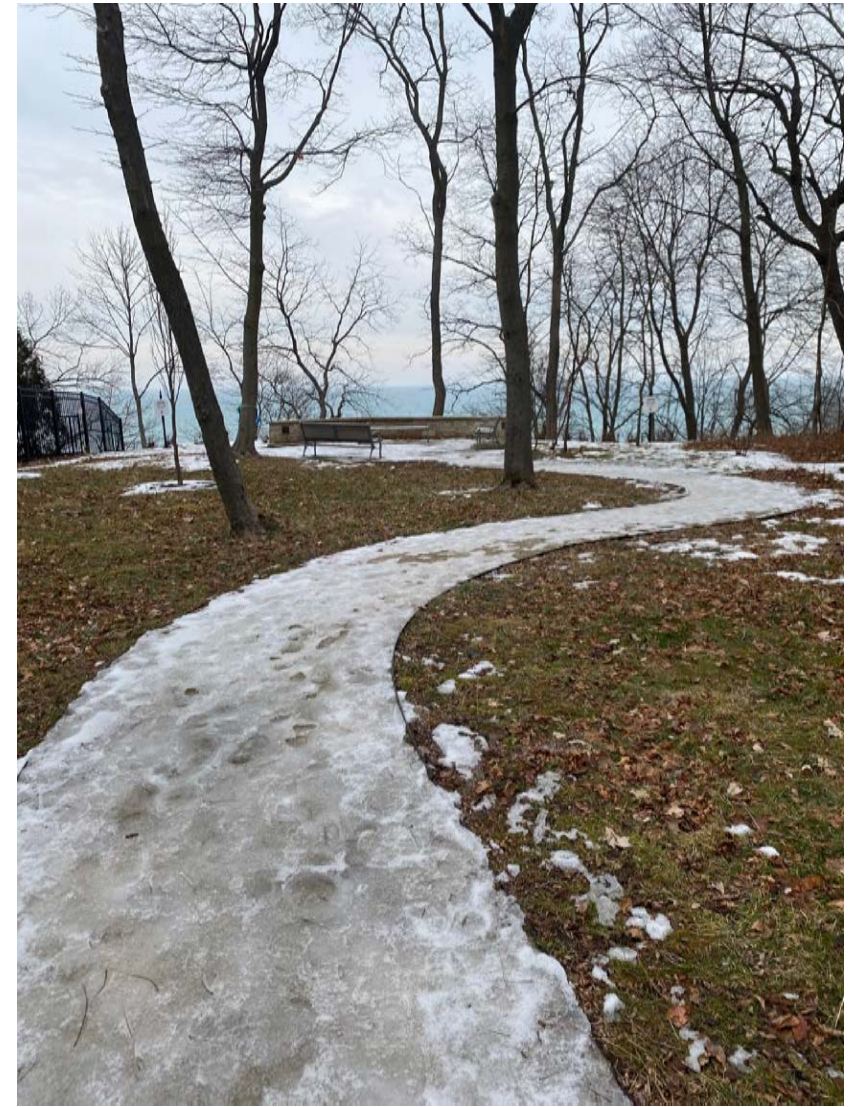
SOUTH AVENUE DEAD END AND SOUTH AVENUE OVERLOOK PARK ENTRANCE



SOUTH AVENUE OVERLOOK ENTRANCE
MAIN PATHWAY



SOUTH AVENUE OVERLOOK HOURS OF
OPERATION AND MAIN PATHWAY.



SOUTH AVENUE OVERLOOK COUNCIL
RING SEATING SPACE

S I M I L A R P R O P E R T Y W I T H 6 ' H T F E N C E



604 WOODLAWN RESIDENCE - SIMILAR LOT CONDITONS - 2011 VARIANCE
GRANTED 6' HT FENCE VARIANCE ALONG PUBLIC SIDEWALK AND GROVE STREET



EXISTING PROPERTY VIEWS

EXISTING DRIVEWAY WITH
REGULARLY PARKED CARS
ALONG PROPERTY LINE.



356 SUNRISE CIRCLE -
EXISTING IRON FENCE

SHERIDAN ROAD

356 SUNRISE CIRCLE - EXISTING DRIVEWAY AND PARKING CONDITIONS

PROPOSED LOCATION OF
6' HT FENCE.



356 SUNRISE CIRCLE - APPROXIMATE LOCATION OF PROPOSED 6' HT FENCE