



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

Village Hall Council Chambers
675 Village Court
Monday, June 6, 2022 – 7:00 p.m.

1. CALL TO ORDER AND ROLL CALL

The Regular Meeting of the Fence Board of Appeals of the Village of Glencoe was called to order by the Chairman, at 7:50 p.m. on the 6th day of June 2022, held at Glencoe Village Hall in the Council Chambers.

Attendee Name	Title	Status
Fence Board of Appeals		
Scott Novack	FBA Chairman	Present
Sara Elsasser	Member	Present
Alex Kaplan	Member	Present
Michael Koppersmith	Member	Present
Debbie Ruderman	Member	Present
Jake Holzman	Member	Present
Dena Fox	Member	Absent
Village Staff		
Taylor Baxter	Development Services Manager	Present
Rich McGowan	Planner	Present

2. CONSIDERATION OF THE NOVEMBER 1, 2021 MINUTES

RESULT:	ACCEPTED
AYES:	Novack, Elsasser, Kaplan, Koppersmith, Ruderman, Holzman
NAYS:	None
ABSENT:	Fox

3. CONSIDER VARIATION REQUEST AT 305 RANDOLPH STREET

Taylor Baxter gave a brief overview of the case, explaining that the applicant (Glencoe Park District), is requesting one variation from the following section of the Buildings and Construction Code:

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

Mr. Baxter explained that the applicant has requested two eight-foot-high metal fences to the west, north, and east of the existing hockey rinks on the property at 305 Randolph Street, and noted that this fence would replace two smaller existing gates that are approximately 7.5 feet in height. Mr. Baxter also stated that fences would not be in the required front setback, and that the requested fences are needed to provide security and to prevent flying objects from leaving the rink area. Mr. Baxter noted that the Fence Board of Appeals makes final decisions on appeals and there is no maximum fence height limit, and then proceeded to swear in those who would be speaking.

Kyle Kuhs, the Director of Parks and Planning for Glencoe Park District at 999 Green Bay Road, stated that the fence design has a black powder coat material which will complement the existing character and protect both sides of the existing ice rinks – for objects flying out, and to prevent people from entering the rink after hours. Board Member Jake Holzman asked how eight feet was determined and Board Member Alex Kaplan asked for clarification on flying objects. Mr. Kuhs noted that the fence appears to align with the standard size for this type of recreational facility and that the flying objects may be hockey pucks. Board Member Sara Elsasser asked if neighbors were notified because she lives nearby and did not receive a notice. Mr. Baxter confirmed that neighbors within 200 feet of the property were notified.

Board Member Kaplan said that he sees no downside to this proposed fence. Chairman Novack noted that he would be interested in seeing the existing conditions, and Mr. Baxter then proceeded to share a Google Streetview with the ZBA. Board Member Debbie Ruderman said that this fence is warranted for safety.

Chairman Novack then asked the Board Members if they had any additional questions. No additional questions were asked at this time.

PUBLIC COMMENT

Chairman Novack then asked if there were any public comments – no comments were made at this time. Following consideration of the testimony and discussion, the motion seconded, that the variance request be granted per the drawings presented, making findings, and resolving as follows:

FINDINGS

1. The requested variation is within the jurisdiction of the Fence Board of Appeals.
2. Based on the totality of the relevant and persuasive testimony heard and presented, the Fence Board determines that:
 - a) The variation if granted will not alter the essential character of the locality;
 - b) The variation will be in harmony with the general purpose and intent of the fence ordinance;

- c) The variation will set no unfavorable precedent either to the immediate neighborhood or to the village as a whole; and
- d) The variation will not affect public safety.

RESOLUTION

NOW THEREFORE BE IT RESOLVED that the requests to increase the maximum allowable fence height from six feet to eight feet in a front yard at 305 Randolph Street be granted as shown in the drawings or plans submitted by the owner and made part of the record.

BE IT FURTHER RESOLVED that the decision of the Development Services Manager is hereby reversed insofar as he denied the issuance of a building permit on the aforesaid property for the aforesaid construction;

BE IT FURTHER RESOLVED that this variation shall expire and be of no further force or effect at the end of twelve (12) months unless during said twelve-month period a building permit is issued, and construction begun and diligently pursued to completion; and

BE IT FURTHER RESOLVED that this resolution shall be spread upon the records of the Board and shall become a public record.

RESULT:	APPROVED
AYES:	Novack, Elsasser, Kaplan, Koppersmith, Ruderman, Holzman
NAYS:	None
ABSENT:	Fox

5. ADJOURN

The meeting was adjourned at 8:01 p.m.