



VILLAGE OF GLENCOE

675 Village Court, Glencoe, Illinois 60022
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Virtual Meeting Information

The January 24, 2022 Zoning Board of Appeals meeting 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 2022-01. 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: 813 8913 9401

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 that are received by 5:30 p.m. or one hour before the start of the meeting will be read during the meeting under Public Comment. 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: "January 24th Zoning Board of Appeals 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 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
January 24, 2022
6:30pm

1. CALL TO ORDER AND ROLL CALL

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

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

3. CONSIDERATION OF A REQUEST FOR A VARIATION FROM THE ZONING CODE TO ALLOW FOR AN ADDITION TO AN EXISTING SINGLE-FAMILY HOME TO ENCROACH INTO THE SETBACK PLANE TO AN EXTENT GREATER THAN ALLOWED BY THE ZONING CODE AT 345 JEFFERSON AVENUE

4. CONSIDERATION OF A REQUEST FOR VARIATIONS FROM THE ZONING CODE TO ALLOW FOR AN ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE TO ENCROACH INTO THE REQUIRED REAR AND SIDE SETBACKS AND FOR AC UNITS TO BE REPLACED WITHIN THE REQUIRED SIDE SETBACKS AT 570 LINCOLN AVENUE

5. CONSIDERATION OF A REQUEST FOR A VARIATION FROM THE ZONING CODE TO INCREASE THE ALLOWABLE GROSS FLOOR AREA FOR AN ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE AT 174 MARY STREET

6. PUBLIC COMMENTS ON NON-AGENDA ITEMS

7. ADJOURN

The Village of Glencoe is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend the meeting who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact the Village of Glencoe at least 72 hours in advance of the meeting at (847) 835-4114, or the Illinois Relay Center at (800) 526-0844, to allow the Village of Glencoe to make reasonable accommodations for those persons.



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

Village Hall Council Chamber and Videoconference
675 Village Court
Monday, December 13, 2021 – 6:30 PM

1. CALL TO ORDER AND ROLL CALL

The Regular Meeting of the Zoning Board of Appeals of the Village of Glencoe was called to order by Chairman Scott Novack at 6:30 p.m. on December 13, 2021, held virtually via Zoom web videoconference.

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

2. CONSIDERATION OF MINUTES OF THE NOVEMBER 1, 2021, ZBA MEETING

RESULT:	ACCEPTED
AYES:	Novack, Elsasser, Kaplan, Ruderman, Kuppersmith
NAYS:	None
ABSENT:	Satter

3. CONSIDER VARIATION REQUEST AT 711 ELDER COURT

Richard McGowan gave a brief overview of the case, stating that the applicants are seeking one variation to allow for the replacement and addition to an existing deck within the required rear setback at an existing single-family residence at 711 Elder Court:

1. Section 3-111(C)- To reduce the required rear yard setback from 30 feet to 26 feet, a variation of 13.3%.

Mr. McGowan explained that the applicants are replacing an existing deck but the new one will encroach into the rear yard setback by 4 feet, approximately 3 feet deeper than its current location. Mr. McGowan also noted that the lot is undersized, and the applicants are looking for more family space outdoors due to the pandemic, and that they have spoken with several neighbors.

Taylor Baxter then swore in the homeowners, Renee and Craig Richart, and the contractor, Kevin Erdmann. Board Member Alex Kaplan asked if the new deck will be open or closed, and Mr. Richart stated that it will be open. Chairman Scott Novack asked if they have talked to neighbors north of them where the deck will be expanded towards. Mr. Richart said that they did not, and staff confirmed that neighbors within 200 feet of 711 Elder Court were notified. Chairman Novack noted that the deck appears to be well-screened, the lot is undersized, that the request was for more useable space, and that the ZBA does not always hear from neighbors, so he is inclined to vote in favor. Board Member Alex Kaplan noted that the deck appears to be a slight encroachment, it adds beauty to the house, and the existing deck appears to be in disrepair. Board Member Sara Elsasser expressed similar opinions and added that even if the applicants were replacing the deck in the same footprint it would still require a variance. Board Member Debbie Ruderman agreed with the other Board Members and noted that it would be a great improvement.

PUBLIC COMMENT

Chairman Novack thanked the applicants and asked the audience if there are any public comments. No questions or comments were made. A motion was made and seconded to approve the requested variance as submitted.

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 rear yard at 711 Elder Court be granted as shown in the drawings or plans submitted by the owner and made part of the record.

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

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

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

RESULT:	ACCEPTED
AYES:	Novack, Elsasser, Kaplan, Ruderman, Kuppersmith
NAYS:	None
ABSENT:	Satter

4. CONSIDER VARIATION REQUEST AT 243 WALDEN DRIVE

Taylor Baxter gave a brief overview of the case, stating that the applicants are seeking one variation to allow for the replacement and addition to an existing detached garage within the required side setback at an existing single-family residence at 243 Walden Avenue:

1. Section 3-111(C)– To reduce the required side yard setback from 12 feet to 4.48 feet, a variation of 62.7%.

Mr. Baxter explained that the current detached garage is 4.48 feet from the side lot line and is in a state of disrepair. Mr. Baxter added that it will have a lower profile and would not require a variance if it were relocated towards the rear $\frac{1}{4}$ of the lot, but then there would be more impervious surface coverage to accommodate a longer driveway. Mr. Baxter concluded that the Village received four letters of support from neighbors. Mr. Baxter then

swore in the applicant and homeowner of 243 Walden, Vinny Gossein. Mr. Gossein stated that he tried to do his due diligence by hiring engineers and then proceeded to share a PowerPoint presentation of the proposed garage. Mr. Gossein concluded that by allowing for the detached garage to be rebuilt and expanded from its current location, it will leave a smaller footprint on the property compared to an expanded driveway.

Chairman Novack appreciated that the applicant did his homework on possible alternatives and asked the Board Members if they had any questions. Board Member Michael Kuppersmith stated that given the garage's existing location and smaller footprint, he is inclined to vote in favor. Chairman Novack added that this is a tough decision because the code is designed so that detached garages are located in the rear of lots and added that he is not stating support or opposition at this time. Chairman Novack encouraged the Board Members to consider the zoning code. Board Member Ruderman stated that she understands Chairman Novack's point but felt as though the new garage is an improvement for its existing location and will have a reduced footprint. Board Member Elsasser added that she understands the fabric of the zoning code and that the purpose of the ZBA is to consider unique situations. Board Member Kaplan added that the proposed garage does not appear to have a greater burden and aesthetically the new garage looks spectacular and seems to be a much needed improvement. Chairman Novack thanked the Board Members and added that it helps that the neighbors are in support, especially the neighbor that the garage is closest to.

PUBLIC COMMENT

Chairman Novack thanked the applicants and asked the audience if there are any public comments. No questions or comments were made. A motion was made and seconded to approve the requested variance as submitted.

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 at 243 Walden Drive be granted as shown in the drawings or plans submitted by the owner and made part of the record.

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

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

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

RESULT:	ACCEPTED
AYES:	Novack, Elsasser, Kaplan, Ruderman, Kuppersmith
NAYS:	None
ABSENT:	Satter

5. PUBLIC COMMENT ON NON-AGENDA ITEMS

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

6. ADJOURN

The meeting adjourned at 7:07 p.m.

RESULT:	ACCEPTED
AYES:	Novack, Elsasser, Kaplan, Ruderman, Kuppersmith
NAYS:	None
ABSENT:	Satter



VILLAGE OF GLENCOE MEMORANDUM

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Zoning Board of Appeals Memorandum

DATE: January 10, 2021

TO: Zoning Board of Appeals

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

SUBJECT: Consideration of a variation to allow for an addition to an existing single-family home to encroach into the setback plane to an extent greater than allowed by the Zoning Code at 345 Jefferson Avenue.

Background: The applicant is requesting one variation from the Zoning Code to allow for an addition to an existing single-family home to encroach into the setback plane to an extent greater than allowed by the Zoning Code at 345 Jefferson Avenue.

Requested variations:

1. *Section 3-111(G)(14)– To increase the allowable intersection with the setback plane below the roof from 0 feet to 8.0 feet.*

There is no limit to the length of setback plane encroachment that the ZBA may approve.

Variation	Allowed	Existing	Proposed	Max. Allowable Variation %
Setback plane (east)	0 feet	26' 7.5"	36' 7.5" (8' new)	NA

The applicant has proposed an addition to an existing single-family residence in the RC zoning district. The existing two-story house meets the required eight-foot side setback, but is non-conforming to the required setback plane requirement. No intersection with the setback plane is permitted below the roof eaves. The existing house has approximately 26.6 feet of intersection, and the applicant is proposing a second-story addition to the east side of the home that would include 8.0 feet of new intersection.

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 existing structure was built in the early 1900s and the applicant has stated that the proposed renovation and addition would allow it to remain a usable residence. The house currently meets side setback requirements but encroaches into the setback plane on the east side.

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

The subject property is a conforming RC-zoned lot and the existing house meets side setback requirements. The proposed addition would extend an existing 26.6-foot-long setback plane encroachment by 8.0 feet toward the rear of the lot. The non-conforming intersection of the existing house with the setback plane is a unique physical condition on the property.

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

The location of the existing house was not self-created. The applicant has proposed a second-floor expansion to the rear of the existing structure that would be approximately 0.06 feet closer to the side property line than the existing house.

- 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 application indicates that the purpose of the requested variations is not based exclusively on a desire to make more money from the property.

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

The proposed addition is modest in size and would be in keeping with the house's existing architectural style. It would also meet the 8-foot side setback requirement. However, it would add second-floor bulk to the structure to an extent not allowed within the setback plane except by the approval of a variation.

- 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.*

As shown in the documents provided by the applicant, the proposed addition would add to shadows cast onto the house immediately to the east. The proposed variation would be unlikely to result in any other uses that would be detrimental to the essential character of the area.

This variation request received printed public notice at least 15 days prior to the public hearing. Additionally, owners of properties within 200 feet of the subject property were notified.

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

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

Move to accept/deny the request for a variation to allow an addition to an existing single-family residence to intersect with the setback plane to an extent greater than allowed by the Zoning Code at 345 Jefferson 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

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Zoning Board of Appeals (ZBA) Application

Section A: Application Information

Check all that apply:

☒

Request for variation(s) from the zoning code

☐

Appeal of an order, determination, or decision made by Village staff based on the zoning code

Subject property address: 345 JEFFERSON AVE

Applicant name: SUZANNE AUERBACH

Applicant phone: 847-275-5974

Applicant email: SUE@AUERBACHARCHITECTS.COM

Owner name (if different from applicant): NATE AND MIRIAM IDEN

Owner phone: NATE: 415-595-3955

Owner email: NATEIDEN@GMAIL.COM, MIRRUTZ@GMAIL.COM

Brief description of project:

We are proposing an interior alteration and addition to an existing Sears home built in the early 1900s. We plan to alter the existing first and second floors to create rooms that accommodate contemporary living standards. We will also build a new two-story frame addition with an attached garage in the location of an existing detached garage. This variation request relates to a small addition on the second floor.

Variation request(s):

To extend an existing non-conforming gable roof +/- 9'-0" into the setback plane toward the rear yard.



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Section B: Standards for Variations

For applications for variations, provide a brief response to the following prompts. Use this form or attach a separate letter to this application. The full text of the standards for the approval of variations can be found in Sec. 7-403(e) of the zoning code.

1. Why are the requested variations necessary? What hardship or practical difficulty would result if they are not approved? Include a description of any exceptional physical characteristics of the property (for example, unusual size, shape, topography, existing uses or structures, etc.), if applicable.

The existing non-conforming condition originates as part of the original structure that was built in the early 1900s. The proposed expansion of the second floor will allow us to more appropriately integrate existing alterations by 1) improving the conditions of the property to provide a more cohesive architectural character on the rear elevation, and 2) provide bedrooms that meet contemporary standards.

We have already submitted plans for permit review that comply with setback plane requirements. We feel these plans are not the best solution available. The plans submitted for permit review require unusual framing solutions, extraordinary structural engineering, and a staggered roofing scheme that unnecessarily increases the risk for leaks. The proposed addition will significantly simplify the building construction and engineering, making the building simpler to maintain, and ultimately more durable. Additionally, the plans submitted for permit review would result in two standard bedrooms and one substandard bedroom. The proposed addition would provide three standard bedrooms.



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

The existing adjacent building is at the same height as our proposed addition and extends significantly further into the rear yard. The neighbor's driveway is along their west property line, meaning any additional shadow onto the property, although very minimal, will only affect the driveway and will not cast shadow on the yard or any significant landscaping. The lot line is marked by mature trees that screen the two properties from each other and from the street, meaning that additional building density will not be perceived by the adjacent neighbor or other neighbors.

We believe this addition will produce a positive development in the sense that we are planning to screen existing mechanical equipment from the neighbors' view.

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 next door neighbor knows the property owners well and is looking forward to having them move in. They have no objection to this proposed addition.

Section C: Petition for Appeal

Provide a separate letter describing the order, determination, procedures, or failure to act being appealed. Applicants only applying for variations from the zoning code do not need to provide this letter.



VILLAGE OF GLENCOE

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Section D: Acknowledgement and Signature

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

Applicant's signature

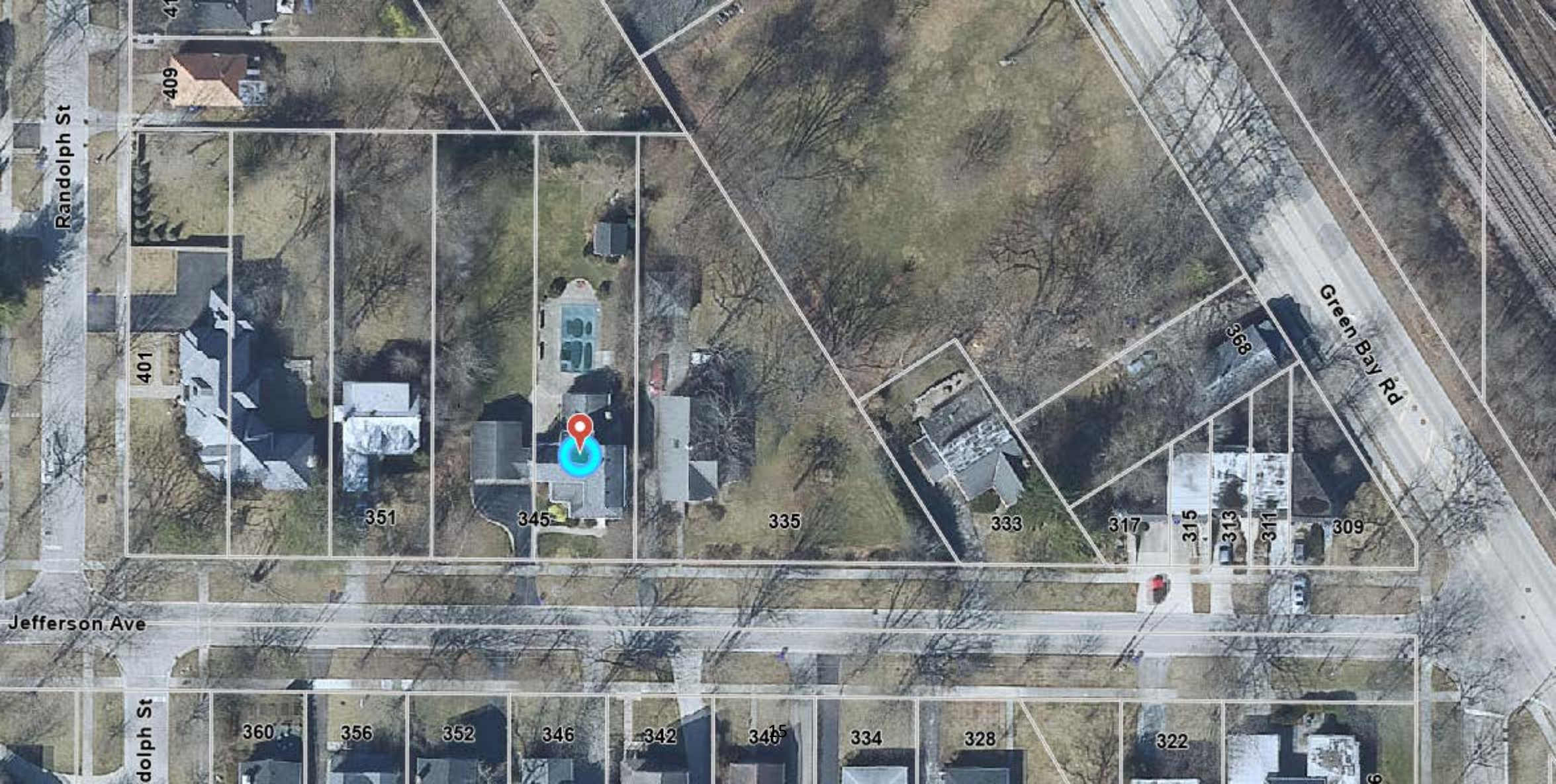
11/22/2021

Date

Owner's signature (if different than applicant)

11/23/21

Date



Randolph St

Green Bay Rd

Jefferson Ave

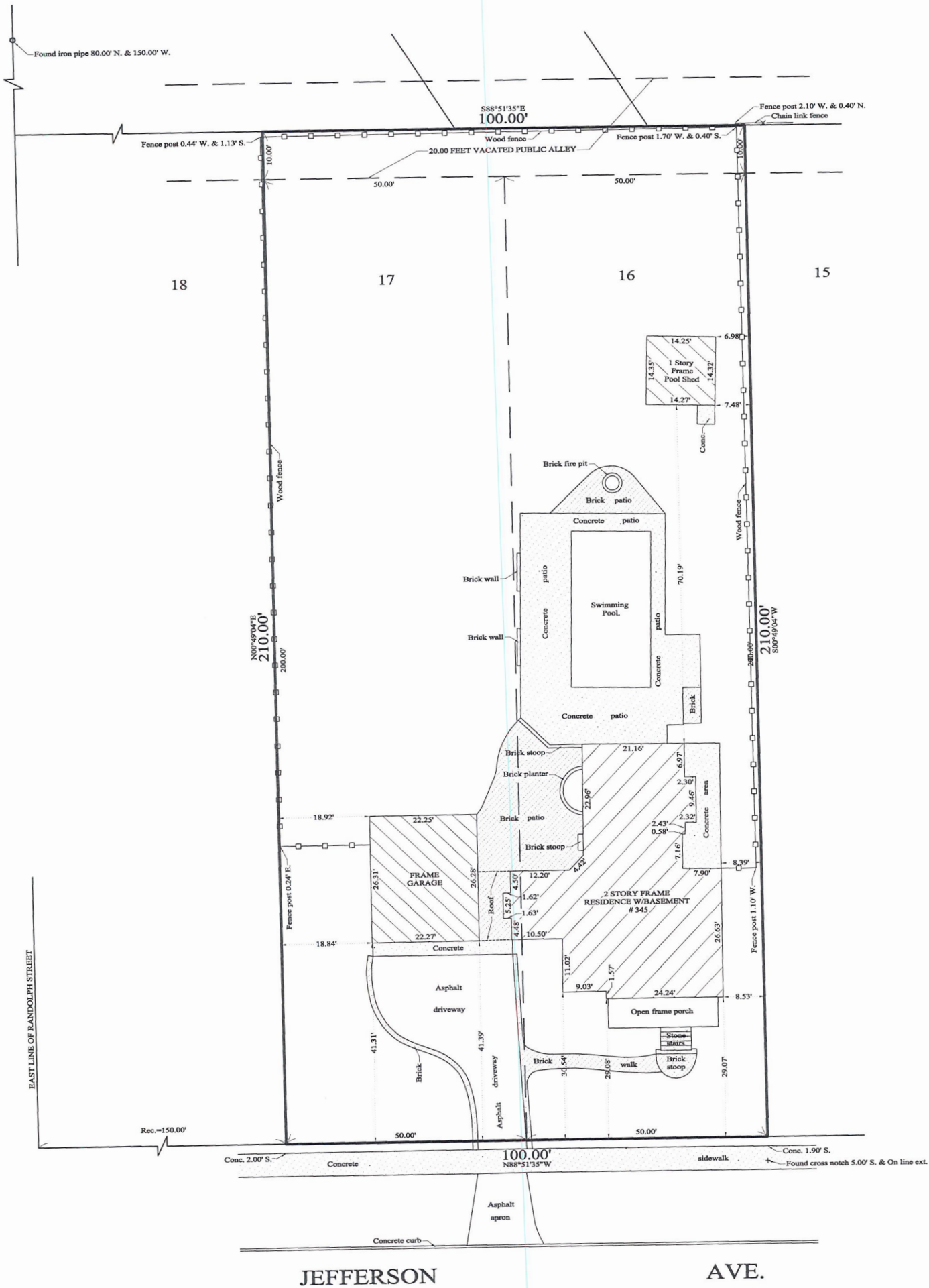
dolph St

Existing conditions

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

LOTS 16 AND 17 IN BLOCK 3 IN HARTWELL'S ADDITION TO GLENCOE, A SUBDIVISION OF THAT PART OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CENTER OF VERNON AVENUE AND WEST OF THE CHICAGO AND NORTHWESTERN RAILROAD, IN COOK COUNTY, ILLINOIS.
COMMONLY KNOWN AS: 345 JEFFERSON AVENUE, GLENCOE, ILLINOIS.

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



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 s.s.
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.

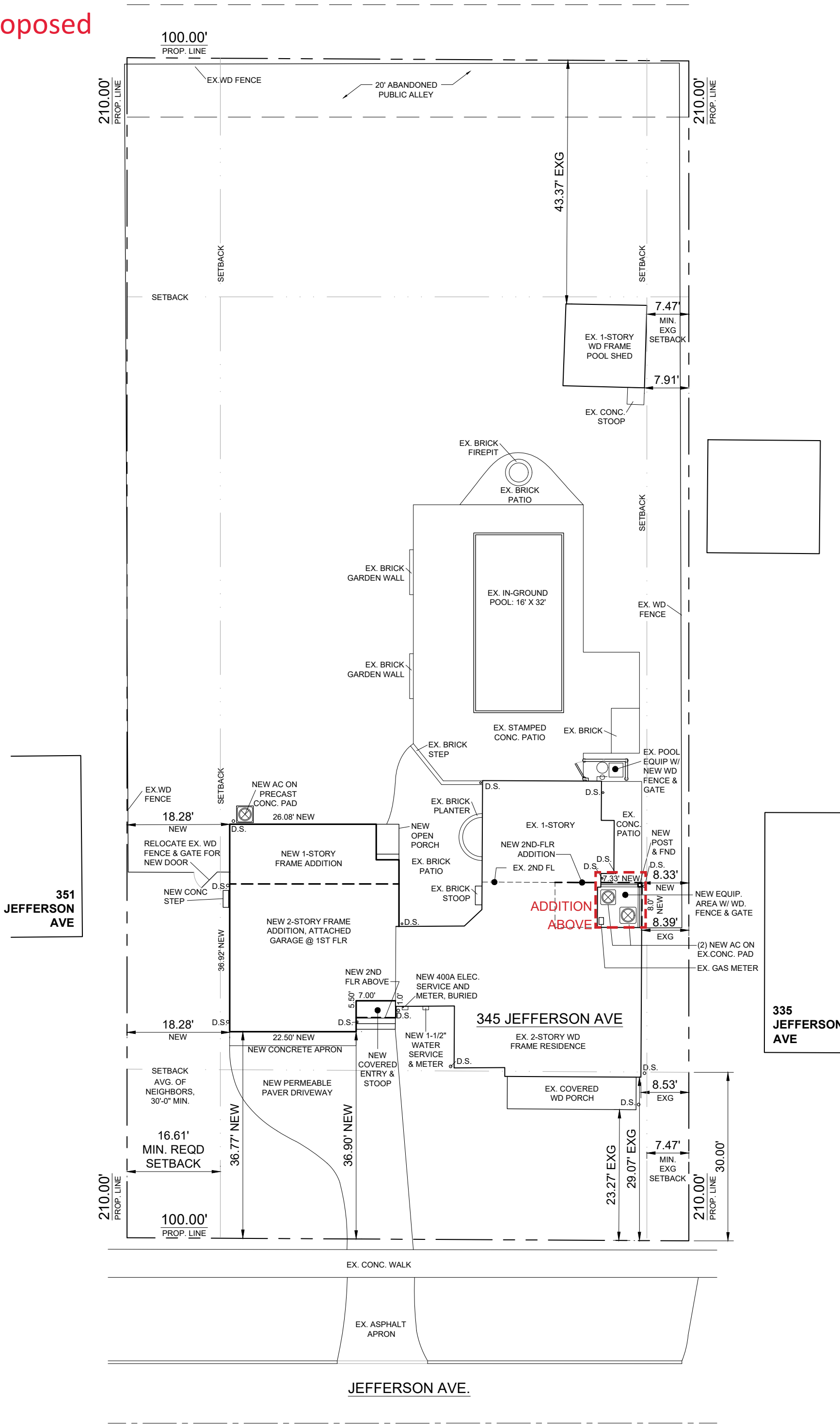
PROF. LAND SURVEYOR No. 3186
License Expiration: November 30, 2022

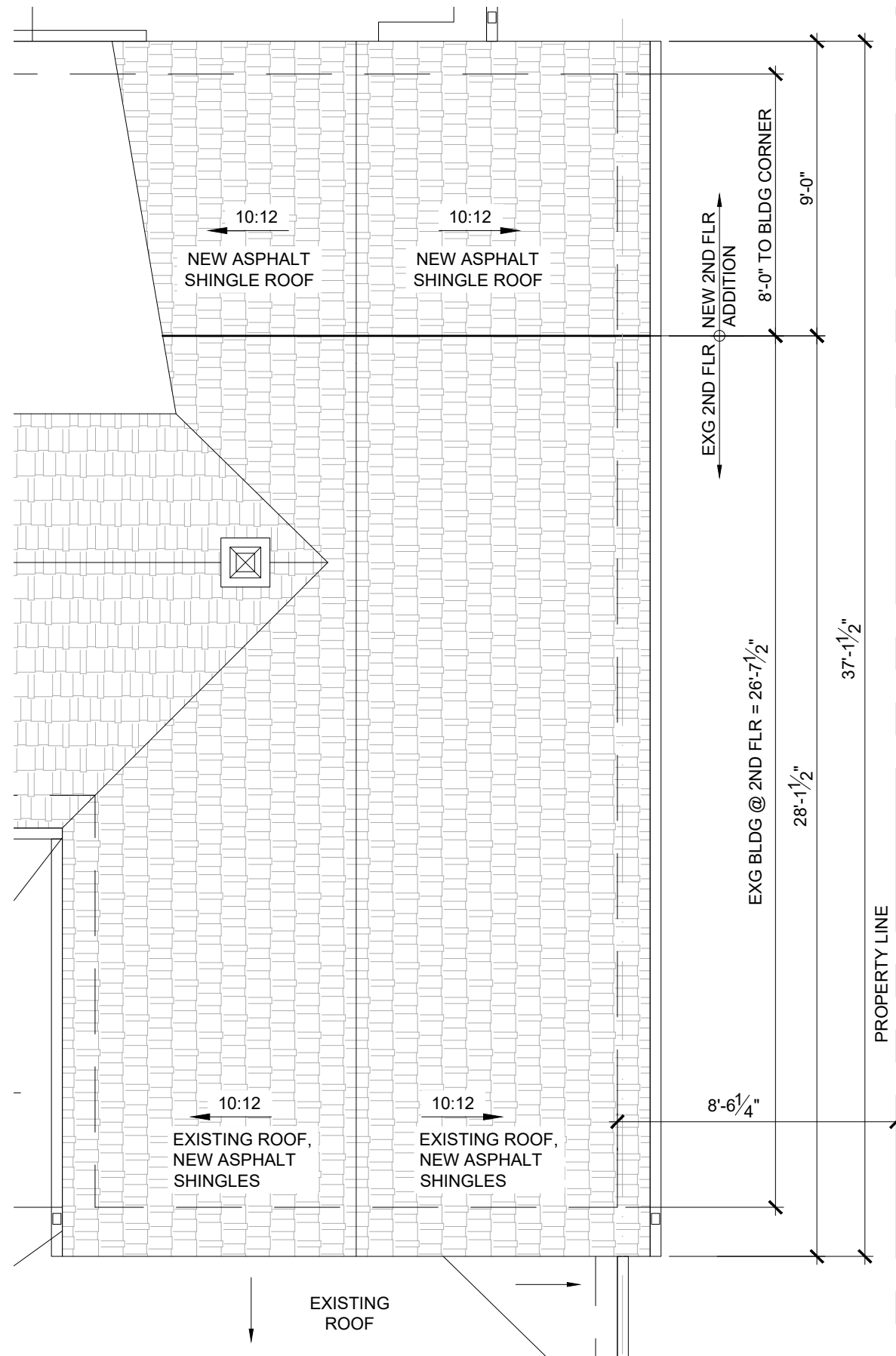


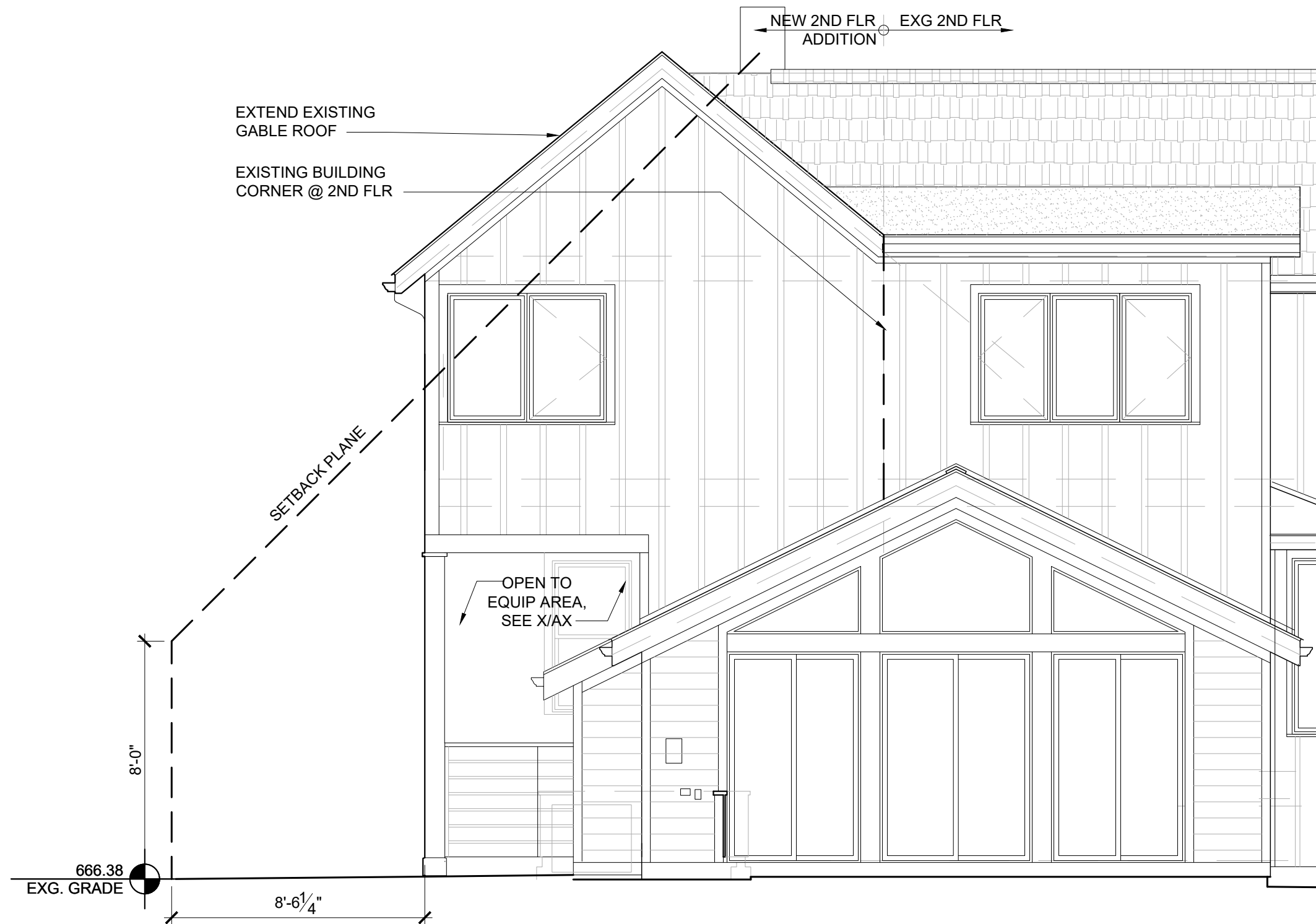
MONUMENTATION OR WITNESS POINTS WERE NOT SET AT THE CLIENTS REQUEST. THE BEARING BASIS IS SPC NAD 83 (2011 ADJUSTMENT), ILL. EAST ZONE. THE TITLE COMMITMENT NO. 21GCO023057SK WAS FURNISHED FOR THIS SURVEY. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

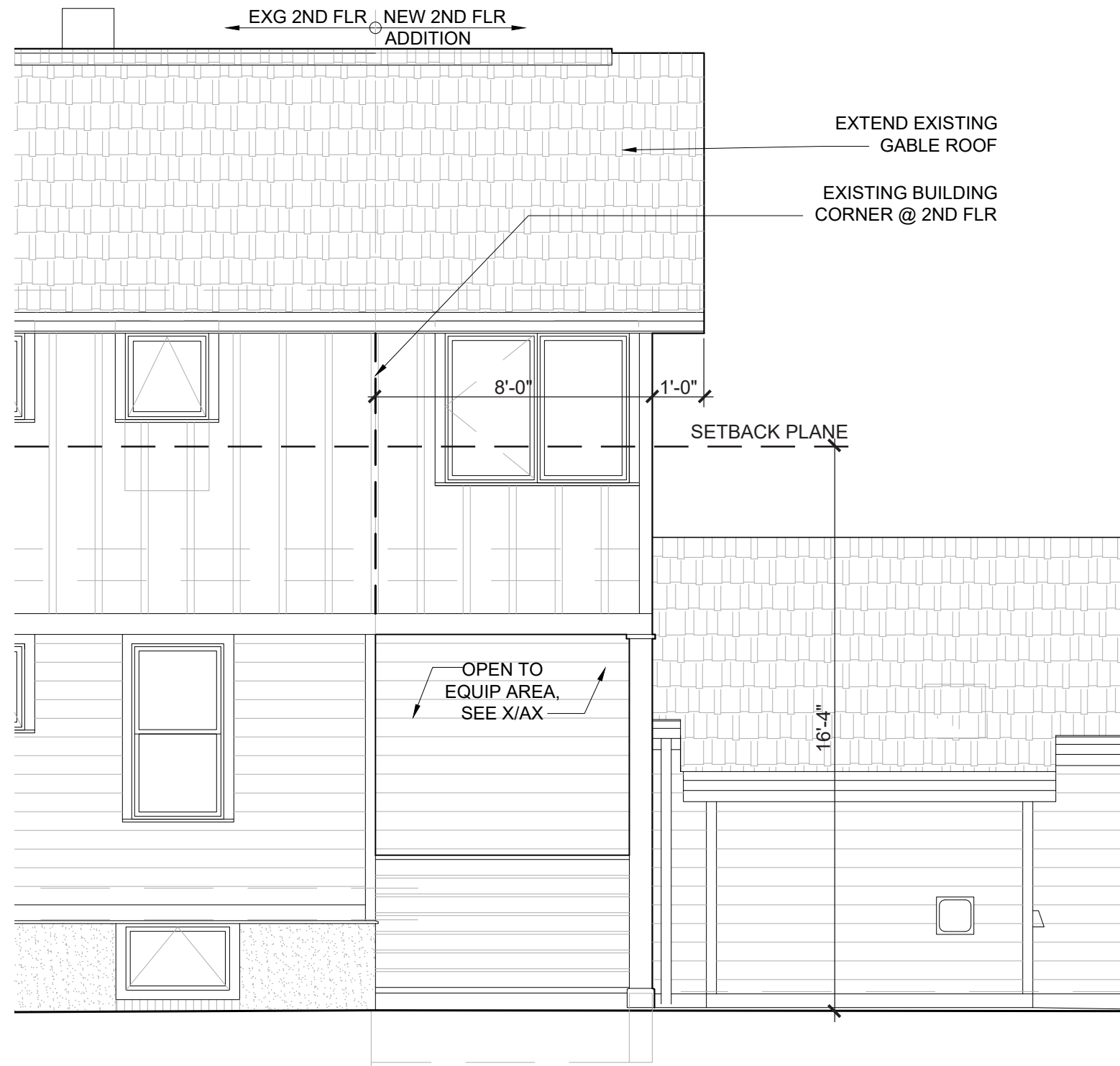
Order No. 21-8759
Scale: 1 inch = 16
Date: JUNE 20, 2021.
Ordered by: ZUCKER & BOYER, LTD.
ATTORNEYS AT LAW

Proposed







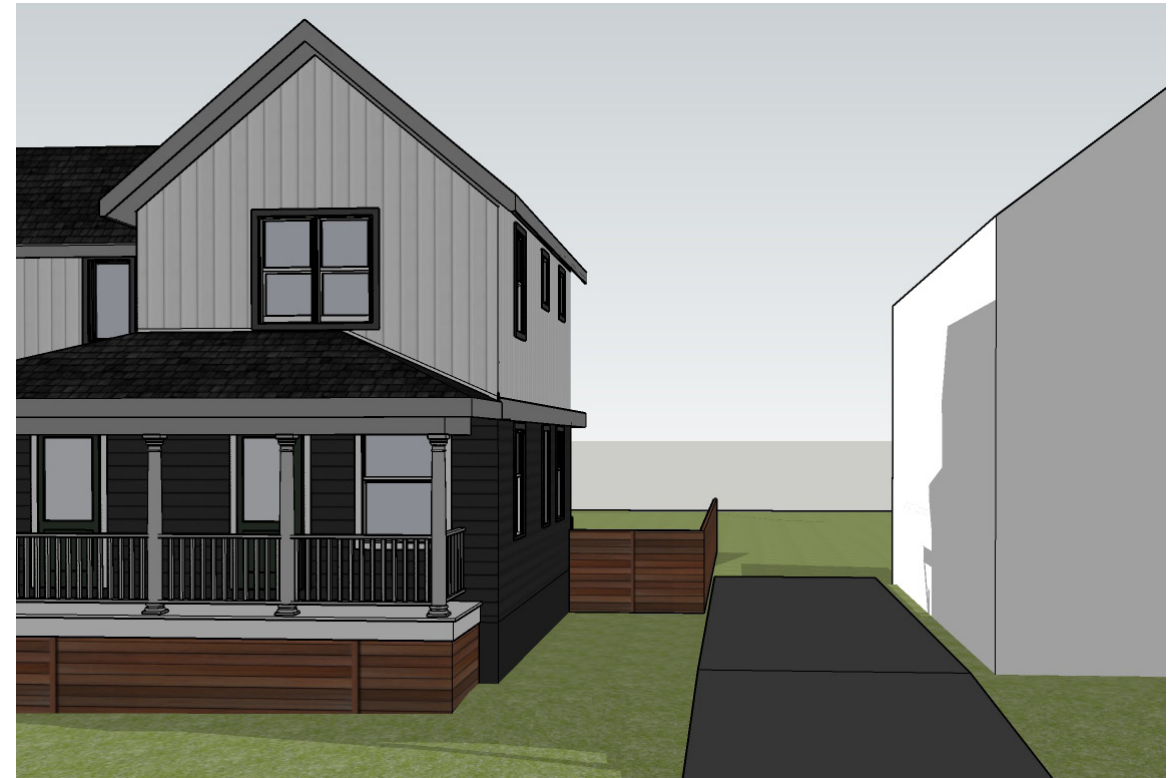




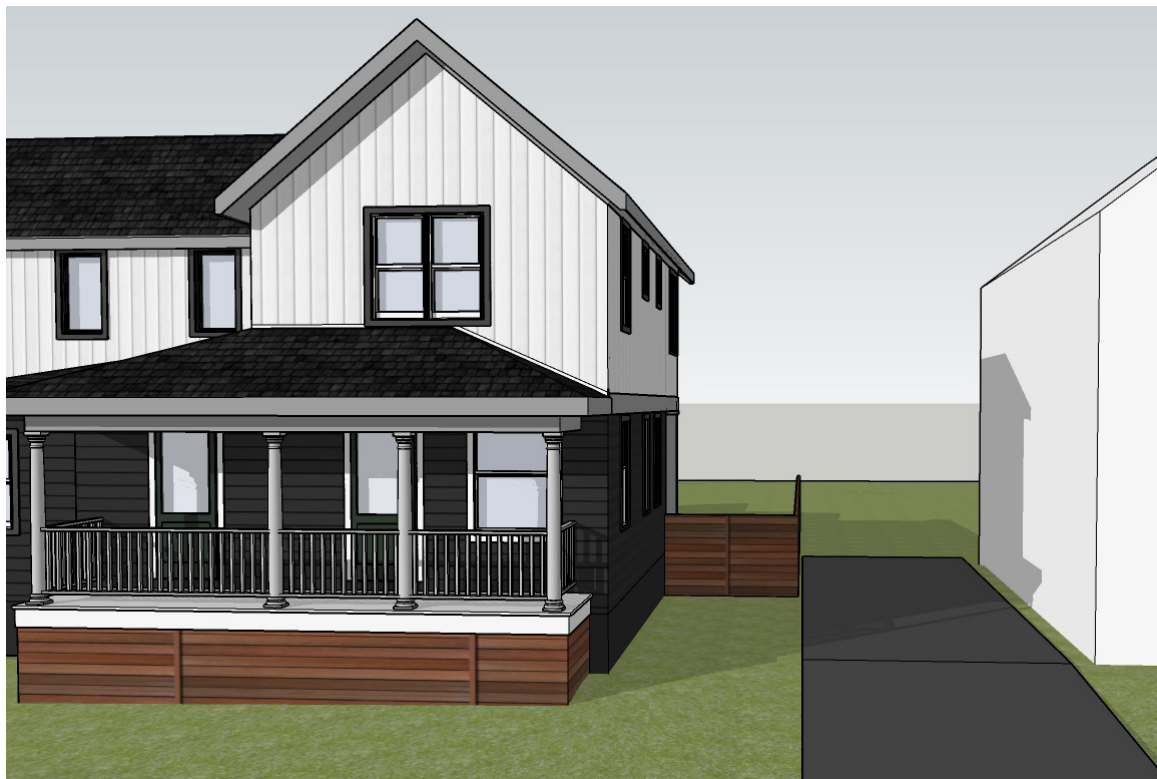




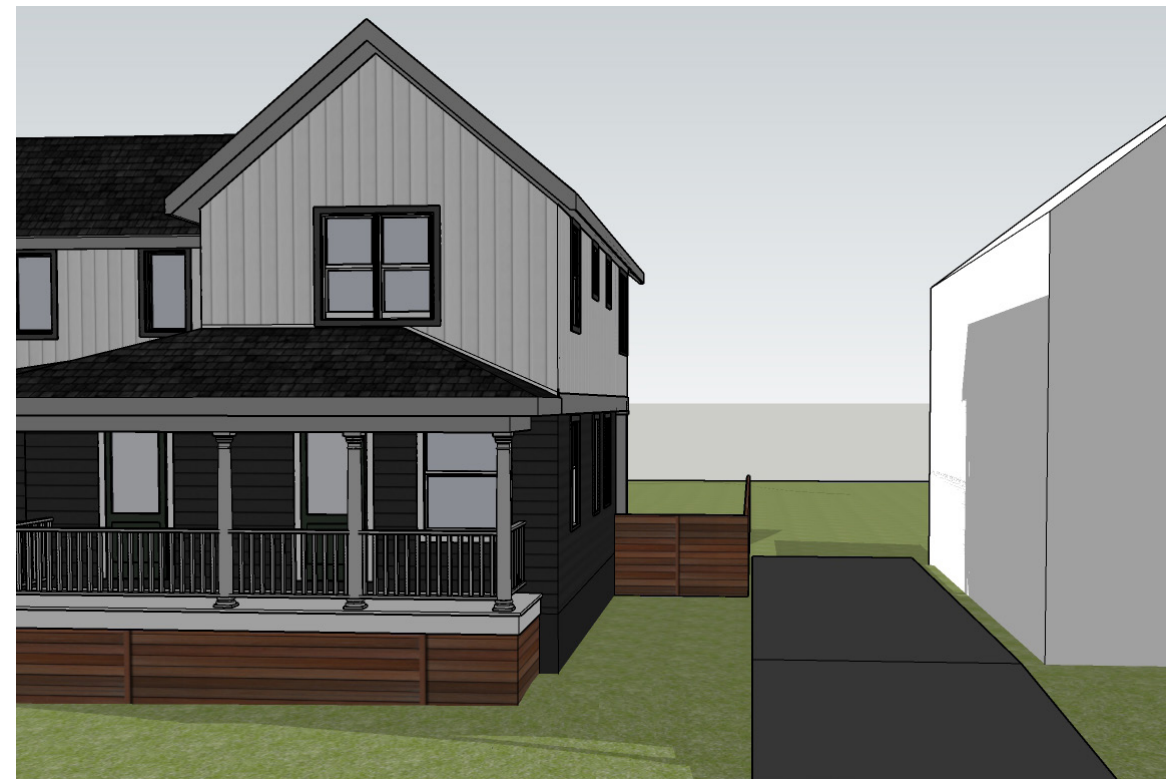
WINTER SHADOW @ SUNSET - EXISTING



SUMMER SHADOW @ SUNSET - EXISTING



WINTER SHADOW @ SUNSET - NEW



SUMMER SHADOW @ SUNSET - NEW



VILLAGE OF GLENCOE MEMORANDUM

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Zoning Board of Appeals Memorandum

DATE: January 10, 2021

TO: Zoning Board of Appeals

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

SUBJECT: Consideration of variation to allow for an addition to an existing single-family home to encroach into the rear and side setbacks and to replace air conditioning units in the side setback at 570 Lincoln Avenue.

Background: The applicant is requesting five variations from the Zoning Code to allow for an addition to an existing single-family home in the RA zoning district:

1. Section 3-111(C) – To reduce the required rear setback from 40.43 feet to 32.41 feet, a reduction of 19.8%, to allow for an addition to a single-family residence;
2. Section 3-111(C) – To reduce the combined side setback from 26.5 feet to 21.37 feet, a reduction of 19.4%, to allow for an addition to a single-family residence;
3. Section 3-111(C) – To reduce the required side setback from 12 feet to 9.84 feet, a reduction of 18%, to allow for an addition to a single-family residence;
4. Section 3-111(C) – To reduce the required side setback from 12 feet to 7.5 feet, a reduction of 37.5%, to allow for the replacement of an AC unit; and
5. Section 3-111(C) – To reduce the combined side setback from 26.5 feet to 25.58 feet, a reduction of 3.5%, to allow for the replacement of an AC unit.

Typically, the ZBA may only grant setback variations by up to 20%. However, the Zoning Code states that a nonconforming accessory structure may be replaced in the same location if the ZBA grants a variation.

Variation	Required	Existing	Proposed	Proposed Variation %	Max. Allowable Variation %
Rear setback (addition)	40.43'	32.33'	32.41'	19.8%	20%
Combined side setback (addition)	26.5'	23.75'	21.37'	19.4%	20%
Side setback (addition)	12'	7.08'	9.84	18%	20%
Side setback (AC unit)	12'	7.5'	7.5'	37.5%	NA (replacement)
Combined side setback (AC unit)	26.5'	25.58'	25.58'	3.5%	NA (replacement)

The applicant has proposed an addition to an existing single-family residence in the RA zoning district. This project would also include the demolition of a small part of the existing house and the replacement of air conditioning units. The existing house extends into the required side, combined side, and rear setbacks. The project includes:

- Removing a 194-square-foot part of the house in the required rear setback and replacing it with 111 square feet of new space in the rear setback at approximately the same distance from the rear property line;
- Adding approximately 55 square feet of space on the east side of the house within the required combined side setback;
- Enclosing an existing alcove within the required west side setback; and
- Replacing existing AC units within required setbacks on both sides of the house.

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

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

The applicant has stated that the variations are being requested because the orientation of the house only allows additions where they are being proposed.

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

The subject property is a conforming RA-zoned lot. However, the location of the existing house is unique in that it extends into the rear, side, and combined side setbacks.

- 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 location of the existing house predates the current owners. The existing east side and rear setback encroachments received variations from the ZBA in 1989 as part of a larger house expansion project.

- 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 application indicates that the purpose of the requested variations is not based exclusively on a desire to make more money from the property.

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

The proposed setback variations would not result in a significantly increased encroachment over what is currently within required setbacks. The fact that the house is only a single story further reduces potential impacts on neighboring properties. Likewise, the proposed AC unit replacements would be unlikely to be outside of the purpose of the Code.

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

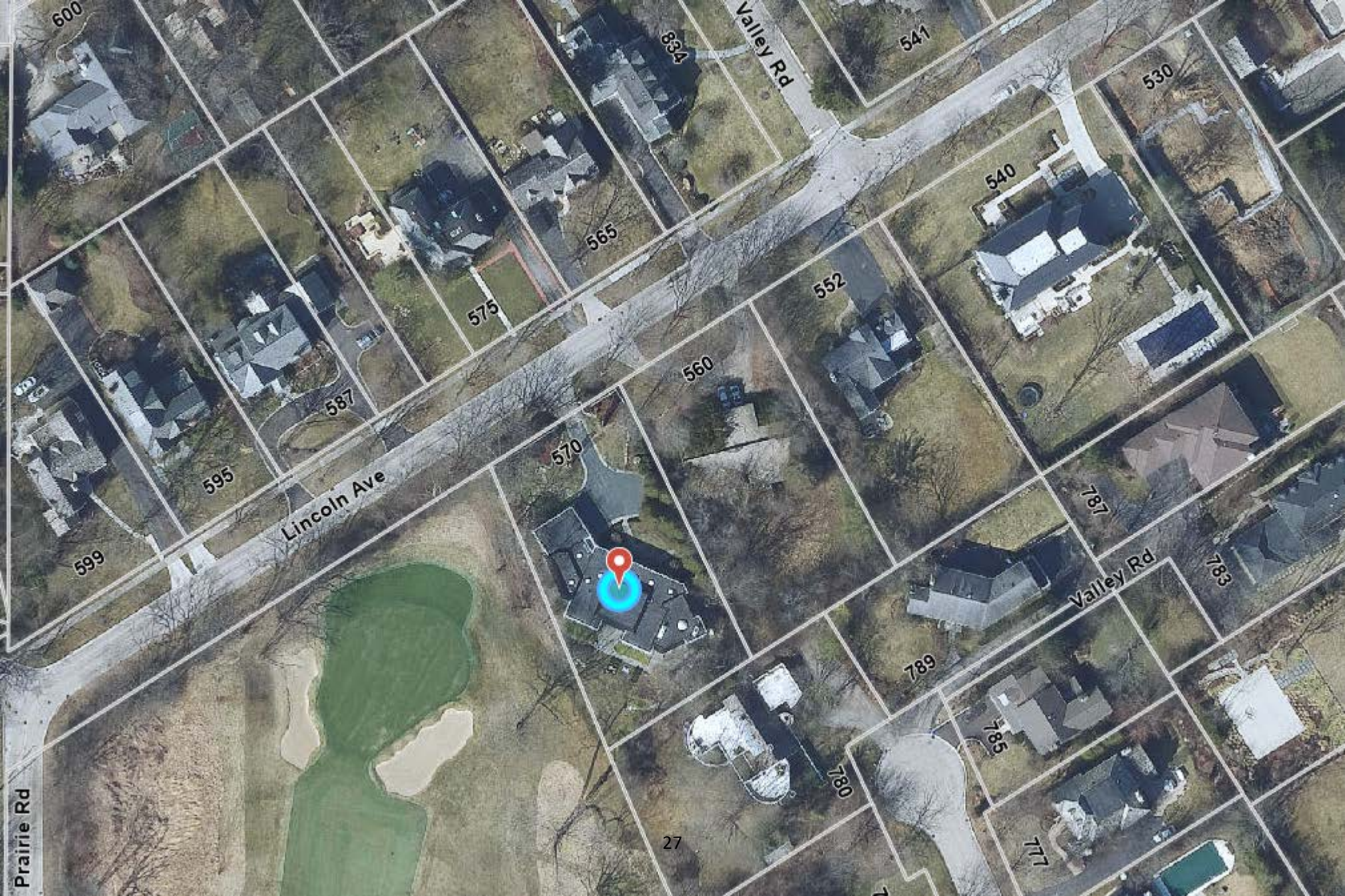
The proposed variations are modest in scale and are located in such a way as to be unlikely to have a significant impact on the essential character of the area.

This variation request received printed public notice at least 15 days prior to the public hearing. Additionally, owners of properties within 200 feet of the subject property were notified.

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

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

Move to accept/deny the request for a variations to allow an addition to an existing single-family residence to encroach into the rear setback, into the side setback, and into the combined side setback, and to allow the replacement of existing air conditioning units within side setbacks at 570 Lincoln Avenue, per the plans provided with this application. The Board may include conditions of approval as determined to be appropriate.



600

834

Valley Rd

541

530

540

565

575

552

560

587

595

570

Lincoln Ave

599

787

783

Valley Rd

789

785

777

780

27

Prairie Rd



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Zoning Board of Appeals (ZBA) Application

Section A: Application Information

Check all that apply:

☐ Request for variation(s) from the zoning code

☐ Appeal of an order, determination, or decision made by Village staff based on the zoning code

Subject property address: _____

Applicant name: _____ Applicant phone: _____

Applicant email: _____

Owner name (if different from applicant): _____

Owner phone: _____ Owner email: _____

Brief description of project:

Variation request(s):



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Section B: Standards for Variations

For applications for variations, provide a brief response to the following prompts. Use this form or attach a separate letter to this application. The full text of the standards for the approval of variations can be found in [Sec. 7-403\(e\) of the zoning code](#).

1. Why are the requested variations necessary? What hardship or practical difficulty would result if they are not approved? Include a description of any exceptional physical characteristics of the property (for example, unusual size, shape, topography, existing uses or structures, etc.), if applicable.



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

3. Describe any efforts the applicant has made to solicit feedback on the proposed variations from neighboring or nearby property owners or residents. What was the result of these efforts?

Section C: Petition for Appeal

Provide a separate letter describing the order, determination, procedures, or failure to act being appealed. Applicants only applying for variations from the zoning code do not need to provide this letter.



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Section D: Acknowledgement and Signature

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

Applicant's signature

12/6/2021

Date

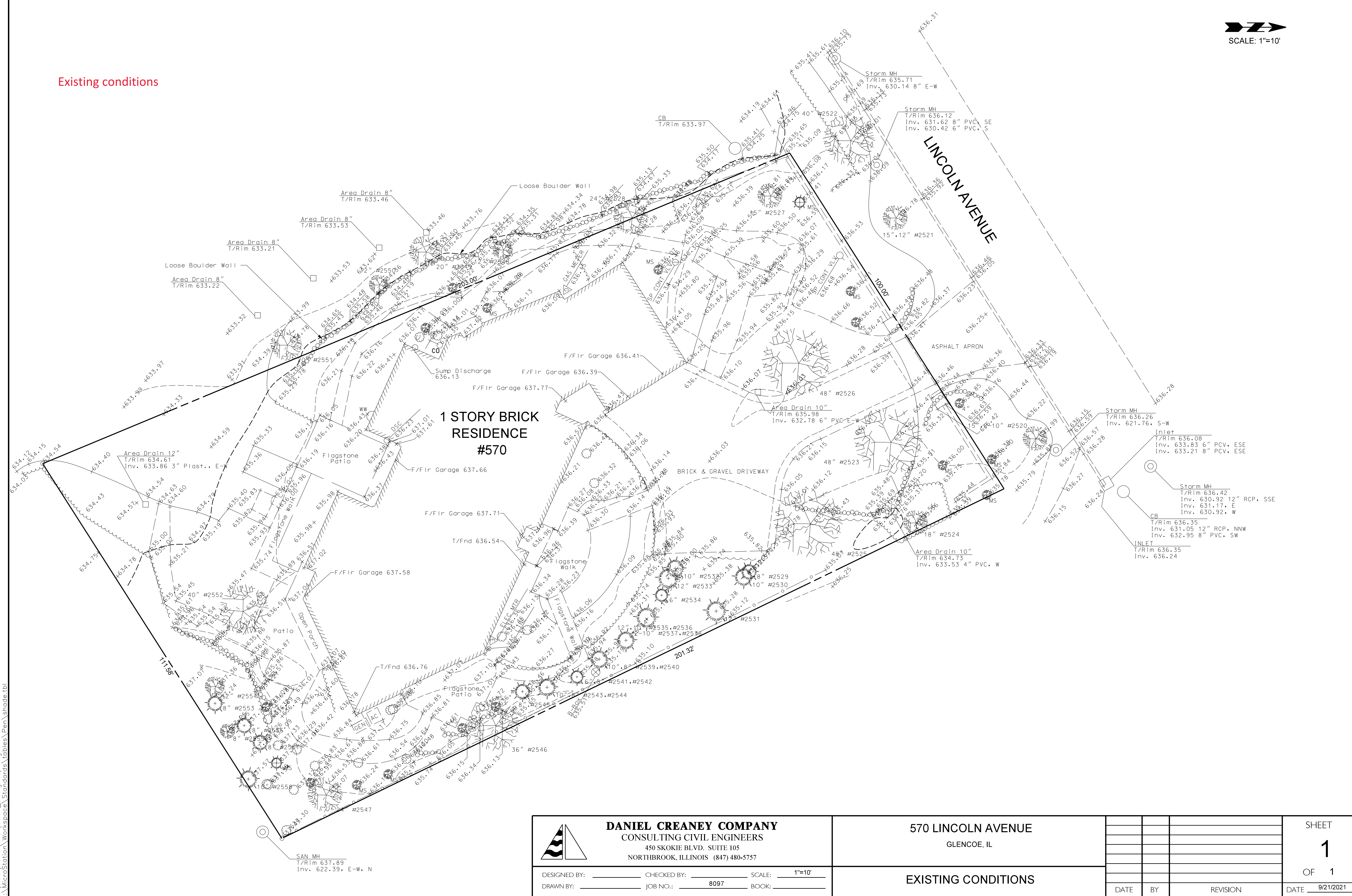
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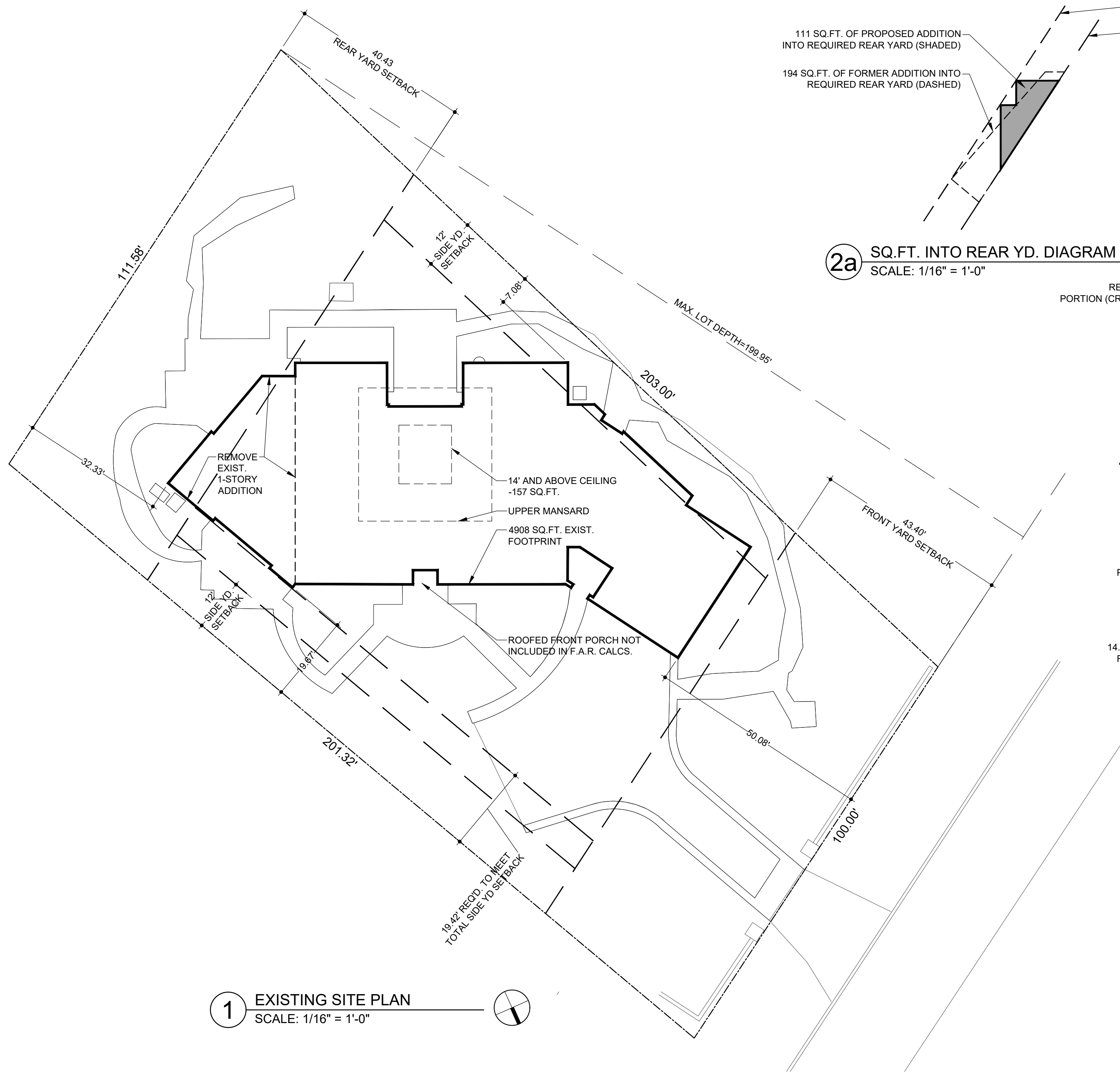
Owner's signature (if different than applicant)

12/6/2021

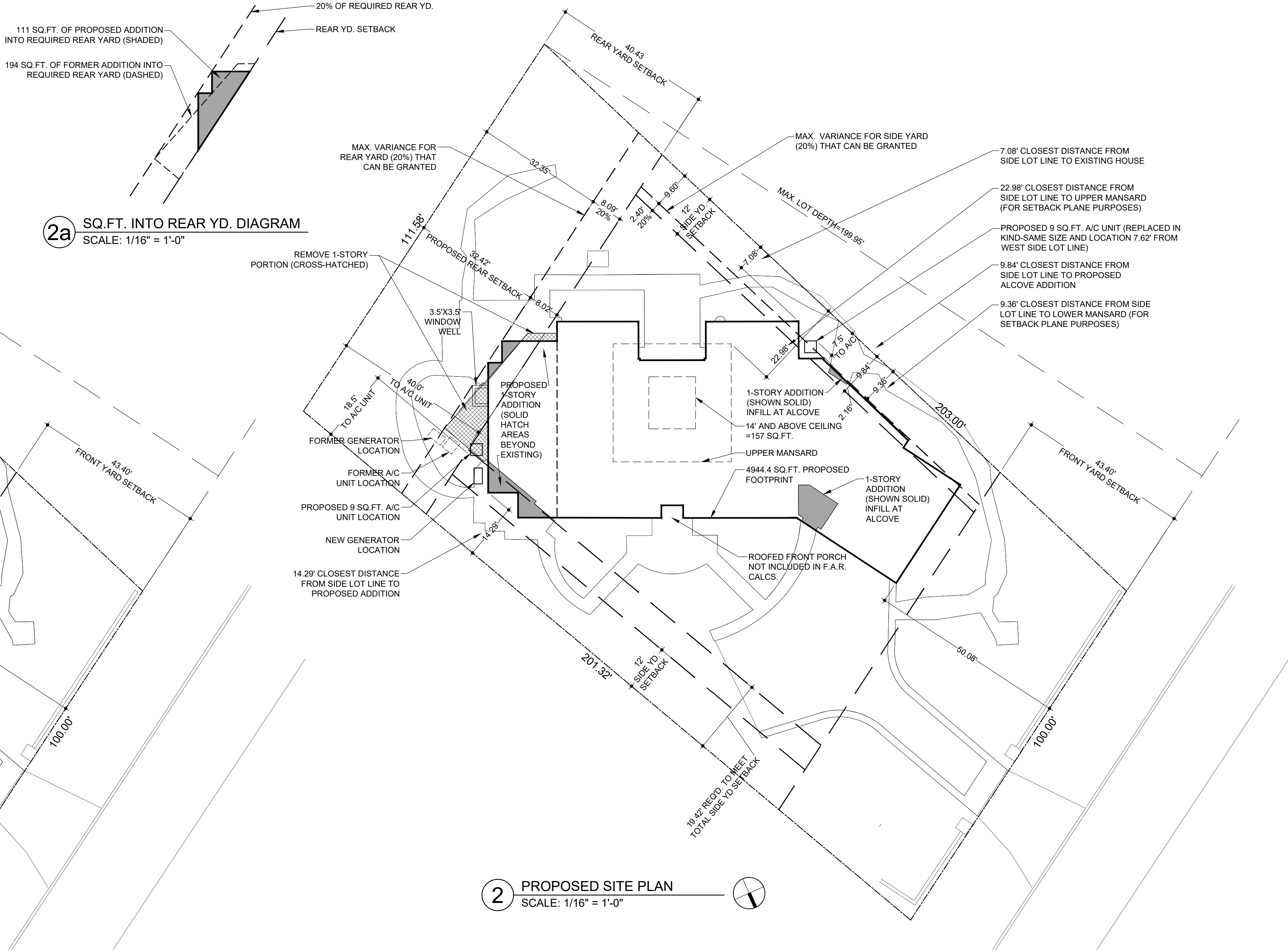
Date

Existing conditions



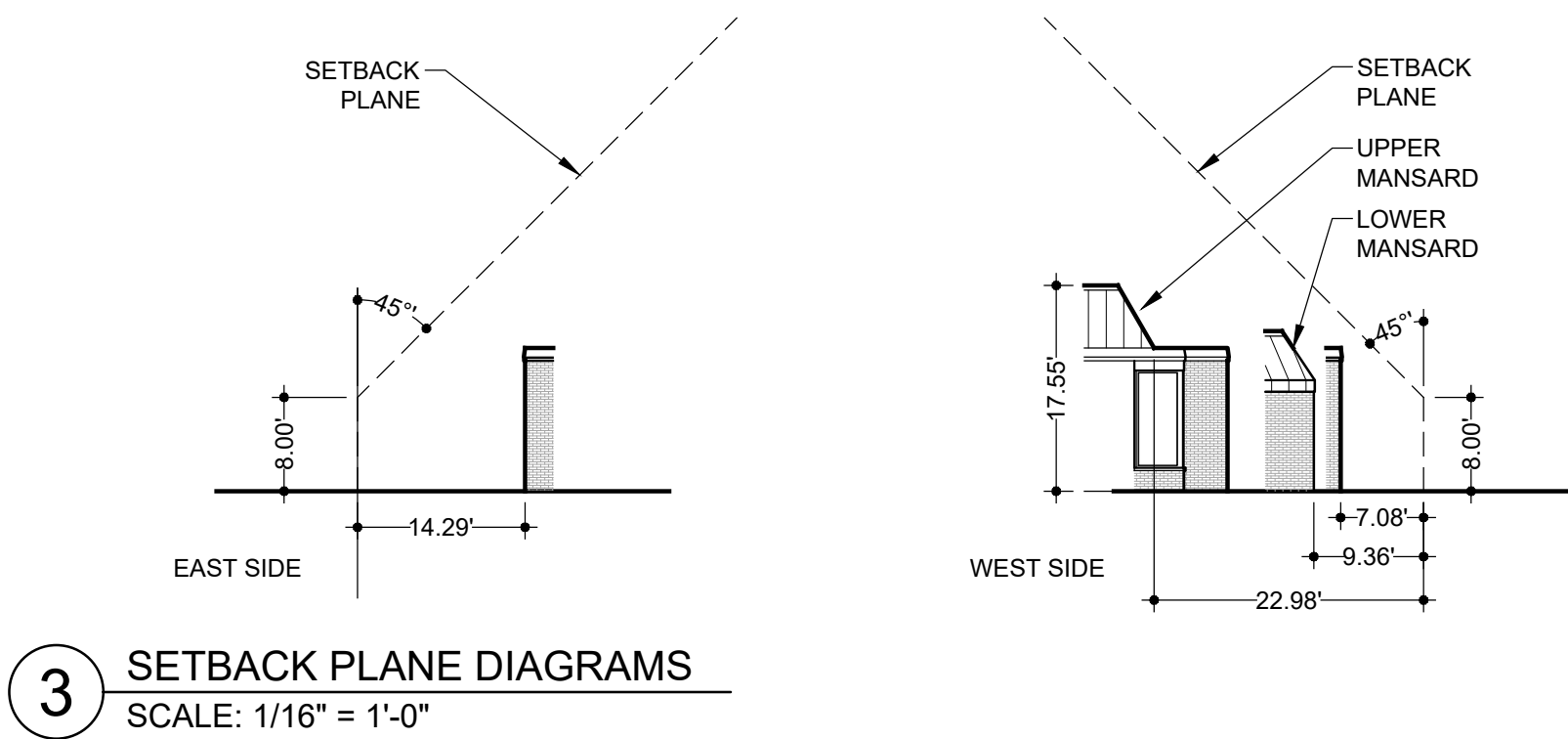


1 EXISTING SITE PLAN
SCALE: 1/16" = 1'-0"



2a SQ.FT. INTO REAR YD. DIAGRAM
SCALE: 1/16" = 1'-0"

2 PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"



3 SETBACK PLANE DIAGRAMS
SCALE: 1/16" = 1'-0"

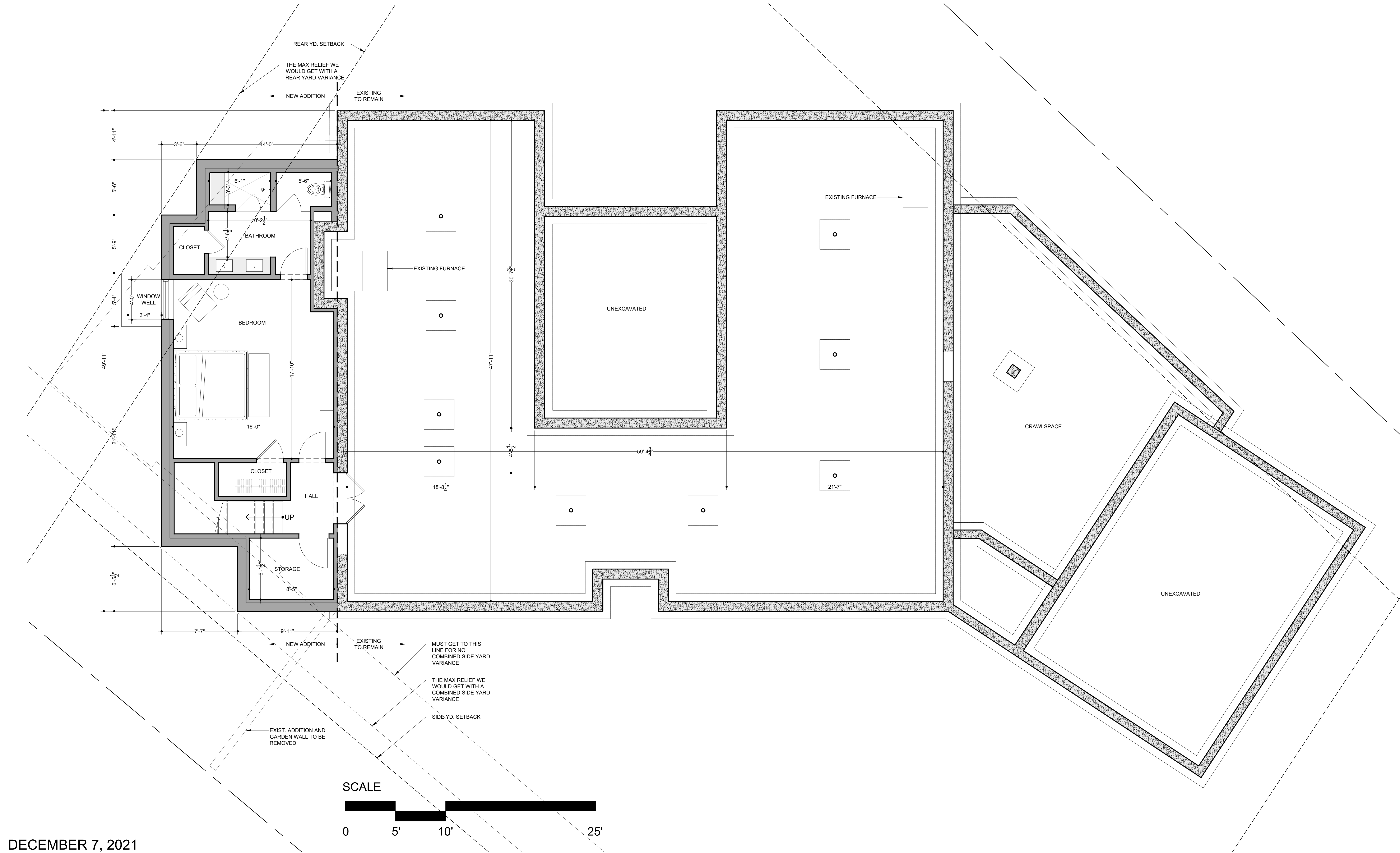
570 LINCOLN AVE., GLENCOE, IL ZONING DISTRICT: RA			
	CODE REQUIREMENT	EXISTING	PROPOSED
MAXIMUM HEIGHT (PRINCIPAL STRUCTURES)	31 FEET OR 3 STORIES (LESSER OF)	17.55 FEET	17.55 FEET - NO CHANGE
MINIMUM FRONT YARD	43.40 FEET (AVERAGE PER VILLAGE GIS)	50.08 FEET	50.08 FEET - NO CHANGE
MINIMUM SIDE YARD (EACH SIDE)	12 FEET EACH SIDE	7.08 FEET WEST SIDE 19.67 FEET EAST SIDE	7.08 FEET WEST SIDE - NO CHANGE 9.84 FEET WEST SIDE - ADDITION 14.29 FEET EAST SIDE - ADDITION
MINIMUM SIDE YARDS-TOTAL	25% OF 21153 SQ.FT. (LOT AREA)=26.5 FEET 199.95 FT. (MAX DEPTH)	26.75 FEET	7.08+14.29 = 21.37 FEET
MINIMUM REAR YARD	20% OF (201.32 EAST+203.00 WEST)=40.43 FEET	32.33 FEET	32.42 FEET
MAXIMUM GROUND COVERAGE	30% OF 21153 SQ.FT.=6345.9 SQ.FT.	4908 + 9 + 9 + 10 = 4936 SQ.FT.	4944.4 + 9 + 9 + 10 = 4972.4 SQ.FT.
MAXIMUM GROSS FLOOR AREA	23.76% OF 21153 SQ.FT.=634 SQ.FT.=5660 SQ.FT.	4908 + 157 = 5065 SQ.FT.	4944.4 + 157.1 = 5101.5 SQ.FT.

DECEMBER 7, 2021

SITE PLAN
SCALE: $\frac{1}{16}$ " = 1'-0"

GLASS RESIDENCE
570 LINCOLN AVE. GLENCOE, IL

RobbinsArchitecture
976 Green Bay Rd #8 Winnetka, Illinois 60093
Tel 847 446 8001 Fax 847 446 8005
www.robins-architecture.com

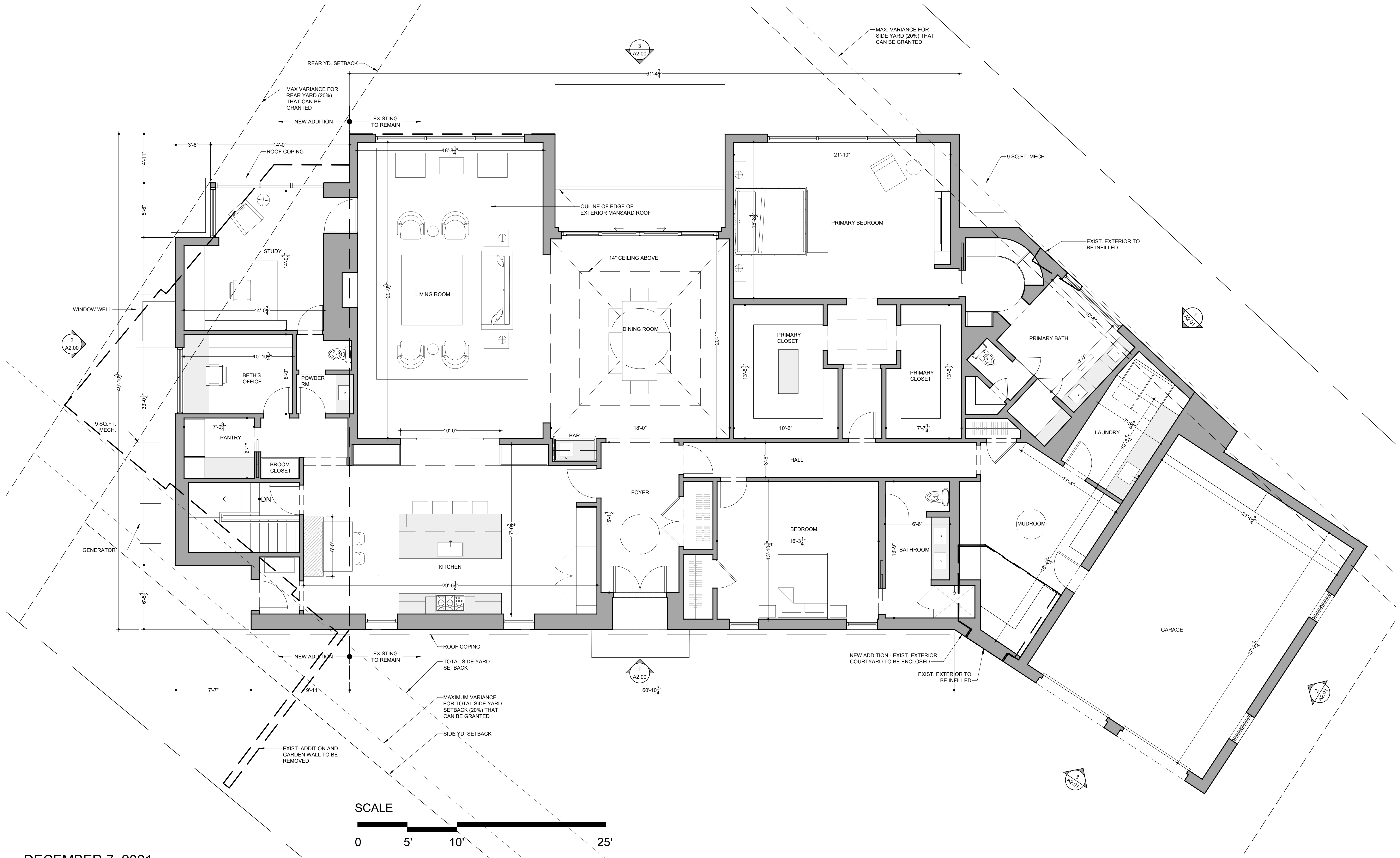


DECEMBER 7, 2021

FLOOR PLAN - BASEMENT
SCALE: $\frac{1}{4}" = 1'-0"$

GLASS RESIDENCE
570 LINCOLN AVE. GLENCOE, IL

RobbinsArchitecture
976 Green Bay Rd #8 Winnetka, Illinois 60093
Tel 847 446 8001 Fax 847 446 8005
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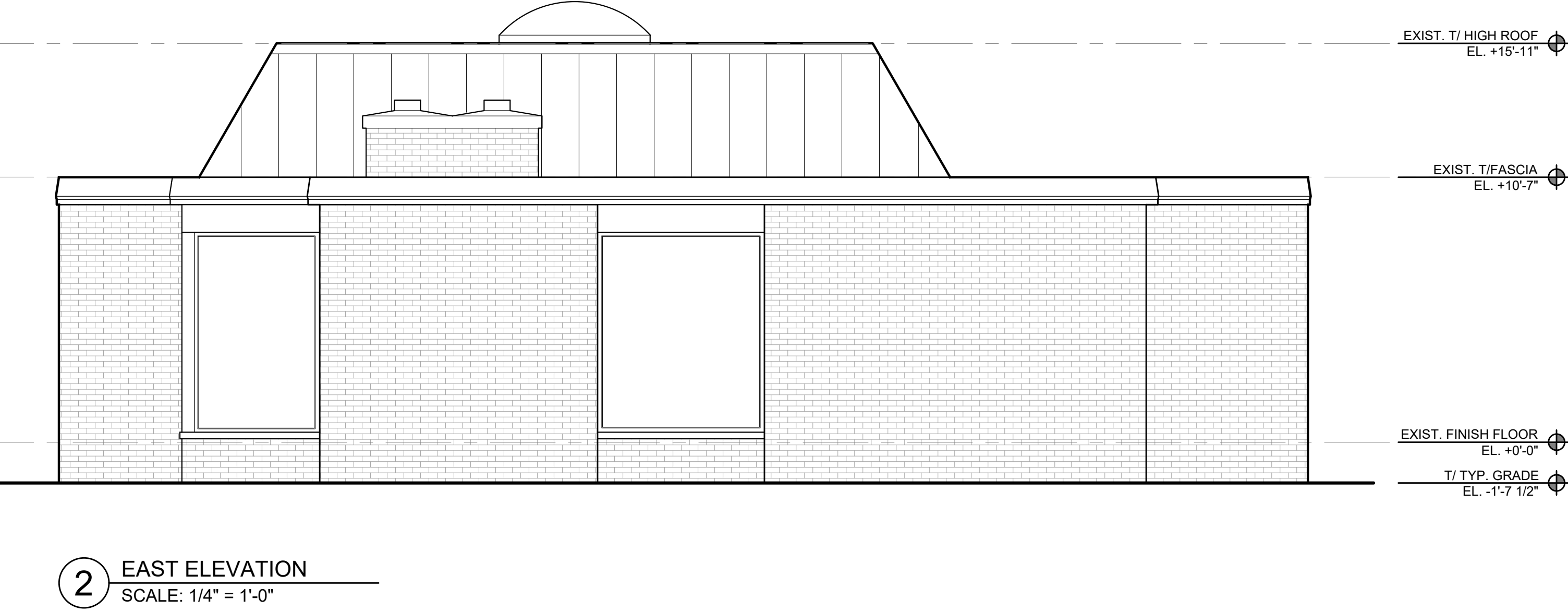
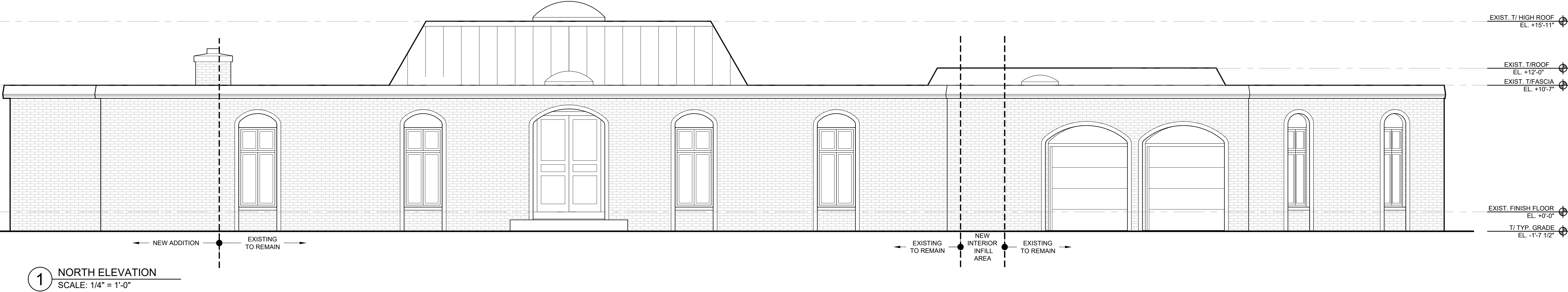


DECEMBER 7, 2021

FIRST FLOOR PLAN
SCALE: $\frac{1}{4}" = 1'-0"$

GLASS RESIDENCE
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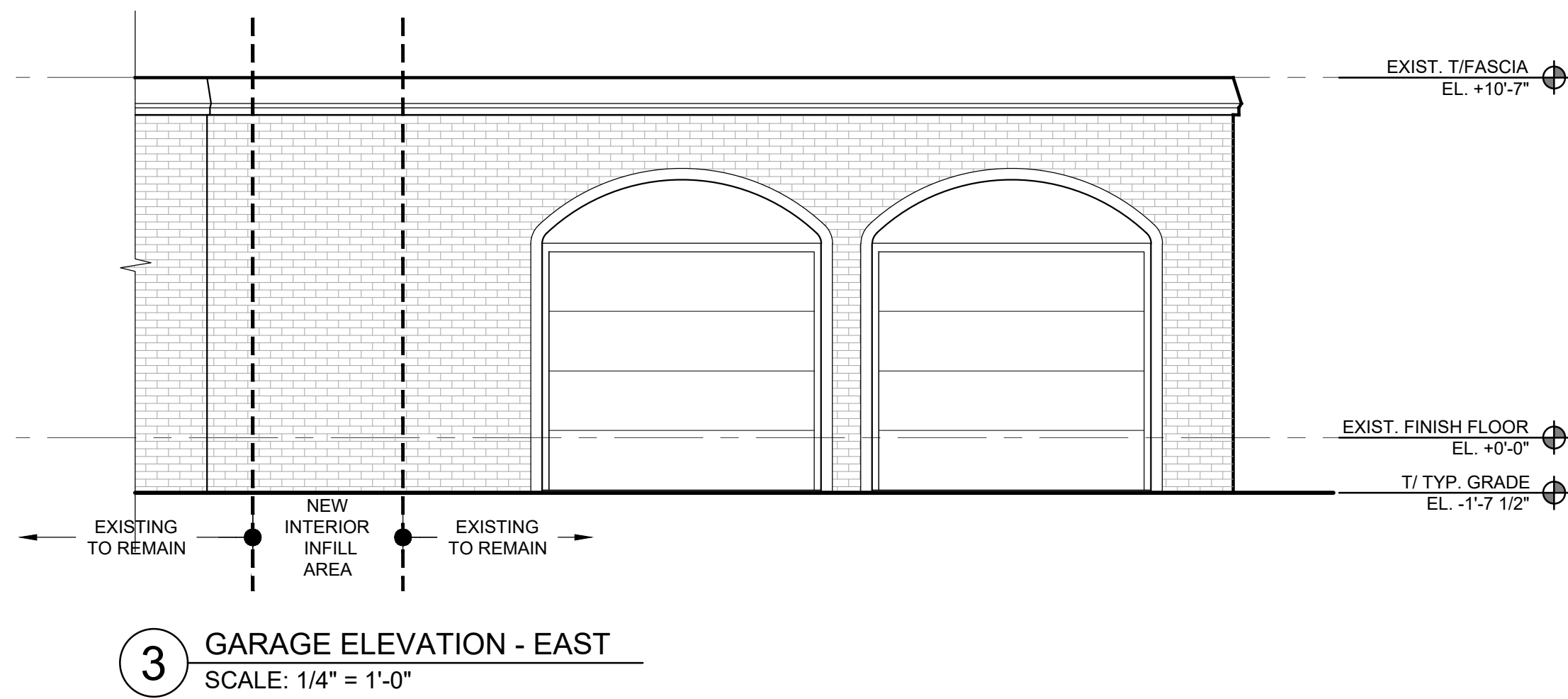
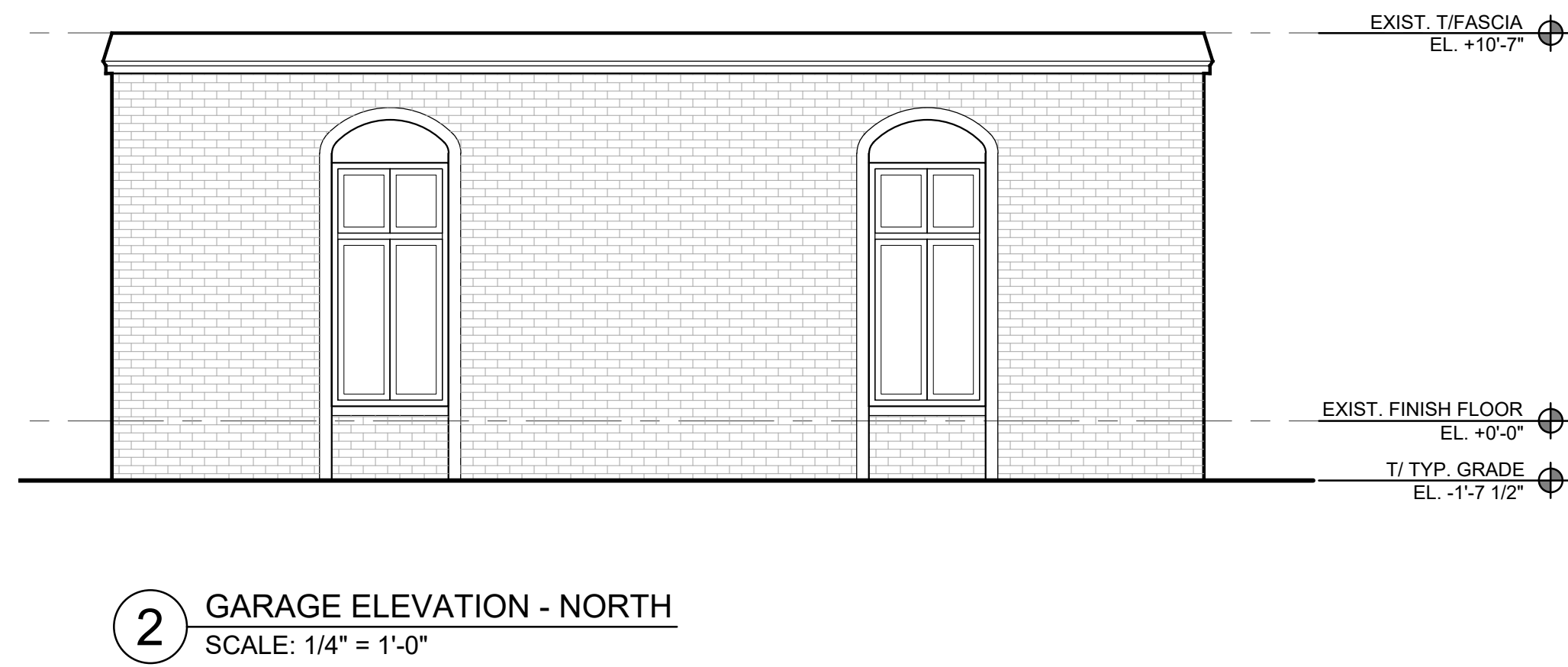
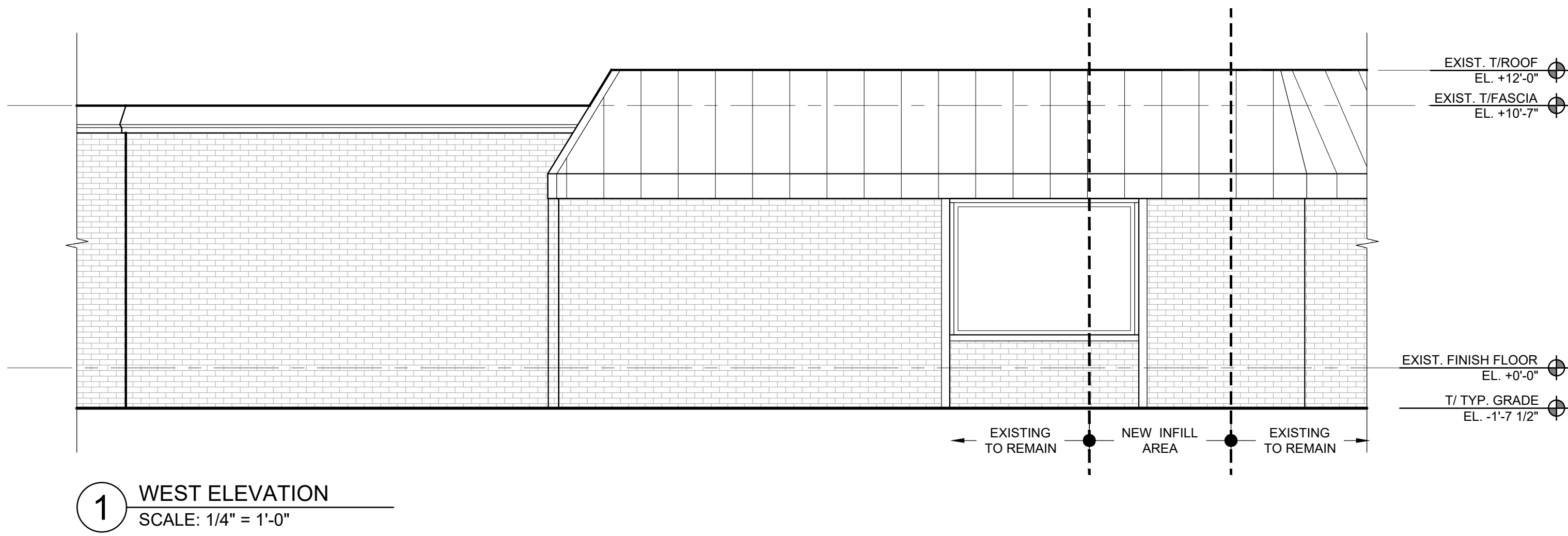


DECEMBER 7, 2021

EXTERIOR ELEVATIONS - A2.00

GLASS RESIDENCE
570 LINCOLN AVE. GLENCOE, IL

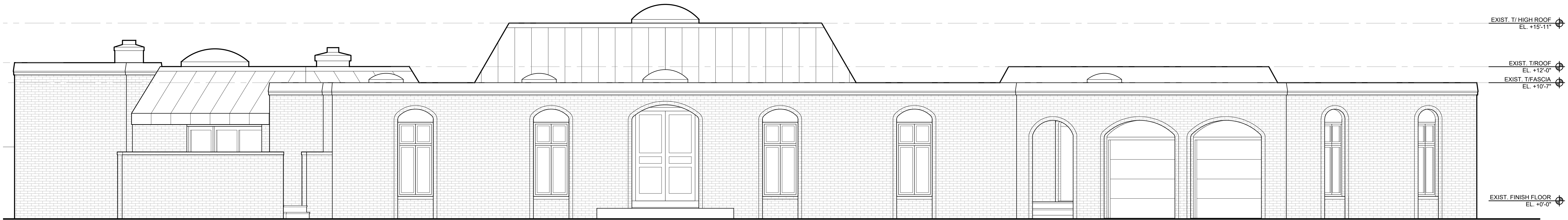
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Tel 847 446 8001 Fax 847 446 8005
www.robins-architecture.com



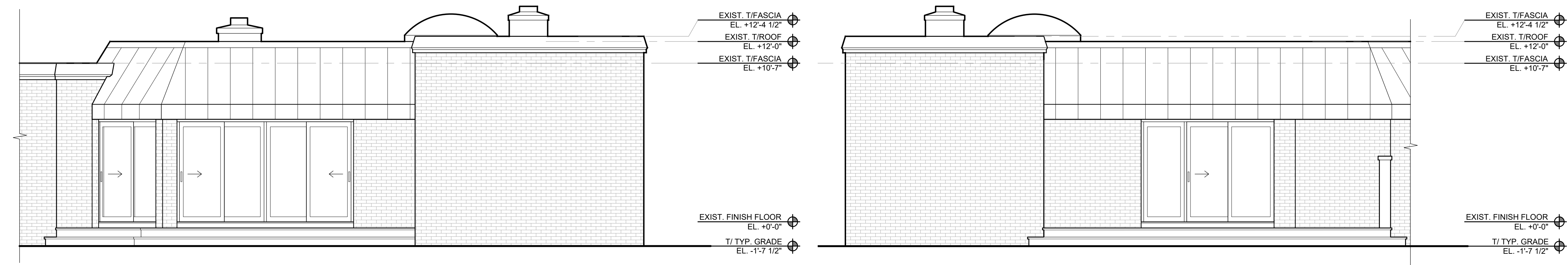
DECEMBER 7, 2021

EXTERIOR ELEVATIONS - A2.01

GLASS RESIDENCE
570 LINCOLN AVE. GLENCOE, IL



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



2 EAST ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

3 EAST ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



4 SOUTH ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

DECEMBER 7, 2021

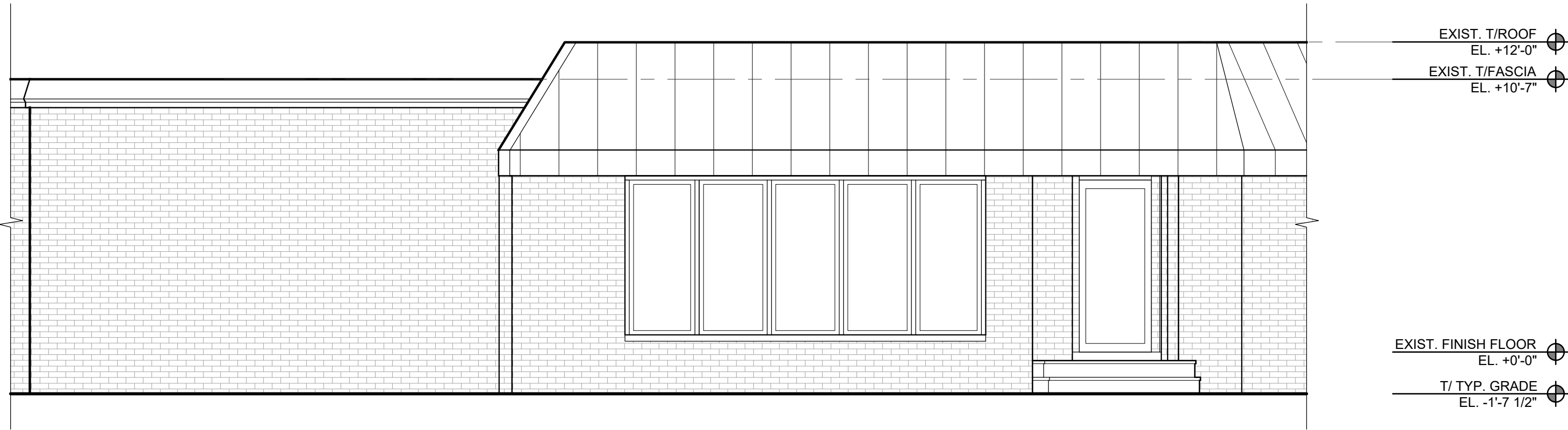
EXISTING EXTERIOR ELEVATIONS - A2.02

GLASS RESIDENCE
570 LINCOLN AVE. GLENCOE, IL

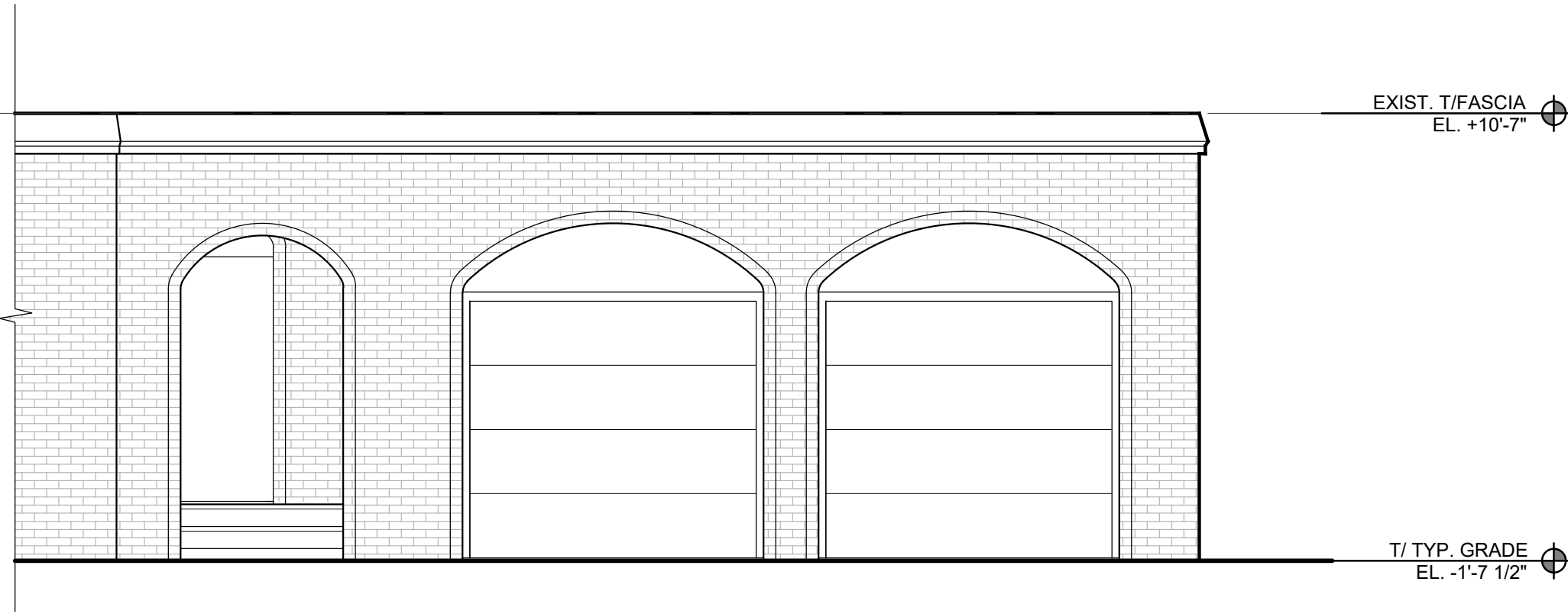
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RobbinsArchitecture

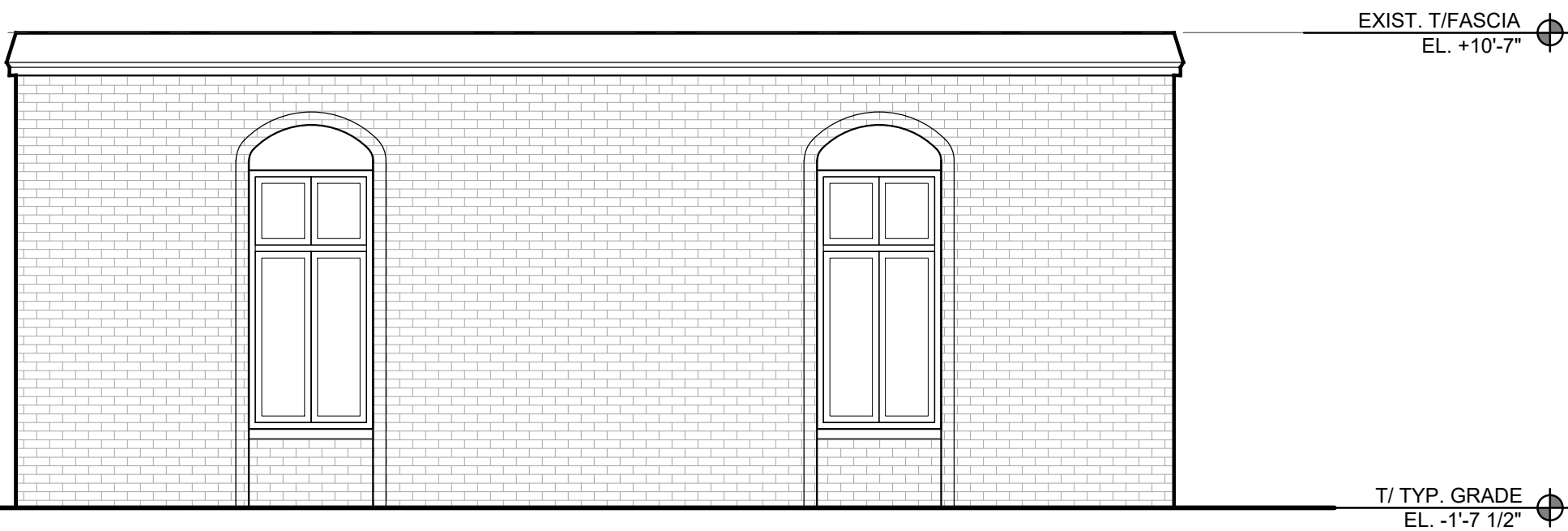
976 Green Bay Rd #8 Winnetka, Illinois 60093
Tel 847 446 8001 Fax 847 446 8005
www.robbsin-architecture.com



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



2 GARAGE ELEVATION - NORTH
SCALE: 1/4" = 1'-0"



3 GARAGE ELEVATION - EAST
SCALE: 1/4" = 1'-0"

DECEMBER 7, 2021

EXISTING EXTERIOR ELEVATIONS - A2.03

GLASS RESIDENCE
570 LINCOLN AVE. GLENCOE, IL

RobbinsArchitecture

976 Green Bay Rd #8 Winnetka, Illinois 60093
Tel 847 446 8001 Fax 847 446 8005

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VILLAGE OF GLENCOE MEMORANDUM

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Zoning Board of Appeals Memorandum

DATE: December 23, 2021

TO: Zoning Board of Appeals

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

SUBJECT: Consideration of a variation to increase the allowable gross floor area for a sunroom addition to an existing single-family residence at 174 Mary Street

Background: The applicant is requesting one variation from the Zoning Code to increase the allowable gross floor area for an addition to an existing single-family residence at 174 Mary Street in the RA zoning district.

Requested variations:

1. *Section 3-111(E)– To increase the allowable gross floor area from 4,693.88 sq. ft. to 5,040.37 sq. ft., a variation of 6.87%.*

The ZBA may grant gross floor area variations by up to 15%.

Variation	Allowed	Existing	Proposed	Variation %	Max. Allowable Variation %
Gross Floor Area	4,693.88 sq. ft.	4,688.74 sq. ft.	5,040.37 sq. ft.	6.87%	15%

The house on the property was completed in 2019. The applicant has stated that the sunroom addition addresses a growing family as well as work-from-home requirements due to the pandemic. The applicant has also noted that the sunroom addition will have a minimal impact from an external perspective as it will not be tall and will be constructed in place of an existing patio. The owners of 174 Mary have also met with or left a note with each neighbor that could potentially be visually impacted.

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

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

The applicant has stated that the shape of the lot allows for a significant proposed rear setback (74 feet) that would minimize the impact of the sunroom on neighboring properties. The application states that the sunroom would allow the applicant to meet the needs of a growing family and working from home.

- 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.*

At 15,862 square feet, the lot does not meet the minimum 20,000-square-foot size for the RA district. However, gross floor area limits are based on lot size, not zoning district. The lot has an average width of 78.8 feet, which does not meet the 100-foot minimum in the zoning district, and tapers to a width of 61.5 feet at the rear property line. The applicant is not requesting any setback variations.

- 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. The existing house was completed in 2019 using 99.9% of the allowable gross floor area.

- 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 application indicates that the purpose of the requested variations is not based exclusively on a desire to make more money from the property.

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

The proposed addition is modest in size and would by itself be unlikely to result in a development that is not in harmony with the purposes of the Code. At the same time, it would allow for a relatively new house to exceed gross floor area limits.

- 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 adjacent properties due to its small size and relatively unobtrusive location.

This variation request received printed public notice at least 15 days prior to the public hearing. Additionally, owners of properties within 200 feet of the subject property were notified.

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

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

Move to accept/deny the request for a variation to increase the allowable gross floor area for an addition to an existing single-family residence at 174 Mary Street, per the plans provided with this application. The Board may include conditions of approval as determined to be appropriate.



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Zoning Board of Appeals (ZBA) Application

Section A: Application Information

Check all that apply:



Request for variation(s) from the zoning code



Appeal of an order, determination, or decision made by Village staff based on the zoning code

Subject property address: 174 Mary St.

Scott Renken, Architect

847-343-8162

Applicant name: _____

Applicant phone: _____

Applicant email: scottrenken1@comcast.net

Owner name (if different from applicant): Chad & Leah Gruen

Owner phone: 847-727-4523

Owner email: gruen.chad@gmail.com

Brief description of project:

We are requesting the addition of a new sunroom on the rear of the home. With this addition, the existing patio will, be relocated to the east side.

Variation request(s):

Since the existing floor area of the home is only 5.14 sq. ft. under the maximum allowed, the proposed sunroom will cause the new total to be 346.49 sq. ft. over allowable, requiring a gross floor area variation



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Section B: Standards for Variations

For applications for variations, provide a brief response to the following prompts. Use this form or attach a separate letter to this application. The full text of the standards for the approval of variations can be found in Sec. 7-403(e) of the zoning code.

1. Why are the requested variations necessary? What hardship or practical difficulty would result if they are not approved? Include a description of any exceptional physical characteristics of the property (for example, unusual size, shape, topography, existing uses or structures, etc.), if applicable.

A sunroom (4-season room) is a desirable amenity in a new home. It allows families the transitional space between living areas and the outdoors. In this case, a growing family and the at home work space requirements in the existing home makes the existing living space too small. I explored options, and decided that a 1-story sunroom addition on the rear center works from an internal perspective and makes the least impact from the external standpoint. This provides a much needed alternative space with 3 sides of glass, creating an almost transparent means of enjoying the rear yard.

What makes this lot uniquely qualified for this is two-fold:

- the trapezoidal shaped lot is very deep, allowing an exceptional distance from the home to the rear property line. The location of the proposed sunroom allows the unusually deep back yard to be utilized and enjoyed at 74' from the rear property line.
- the attached arial view of the surrounding properties reveals the unusual relationship to neighboring homes. Instead of the side yard of 174 Mary St. abutting other side yards, our side yards abuts rear yards, creating an unusually large buffer space between the proposed addition and adjacent homes.



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

As stated earlier, the 1 story rear addition is so far from other neighboring structures, that it is not detrimental to the neighborhood. The proposed structure is low, unobtrusive and occupies space previously occupied by the patio.

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 Owners of 174 Mary St. stopped by each neighbor that would be visually impacted by the sunroom addition. They spoke with the Owners of 184 Sheridan Rd. and 205 Old Green Bay Rd., each of whom were very supportive of the plans. In addition, the homeowners of 194 Sheridan Rd were not home, but were left a note with information and a phone number. We should have feedback on that soon.

Section C: Petition for Appeal

Provide a separate letter describing the order, determination, procedures, or failure to act being appealed. Applicants only applying for variations from the zoning code do not need to provide this letter.



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Section D: Acknowledgement and Signature



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

Applicant's signature

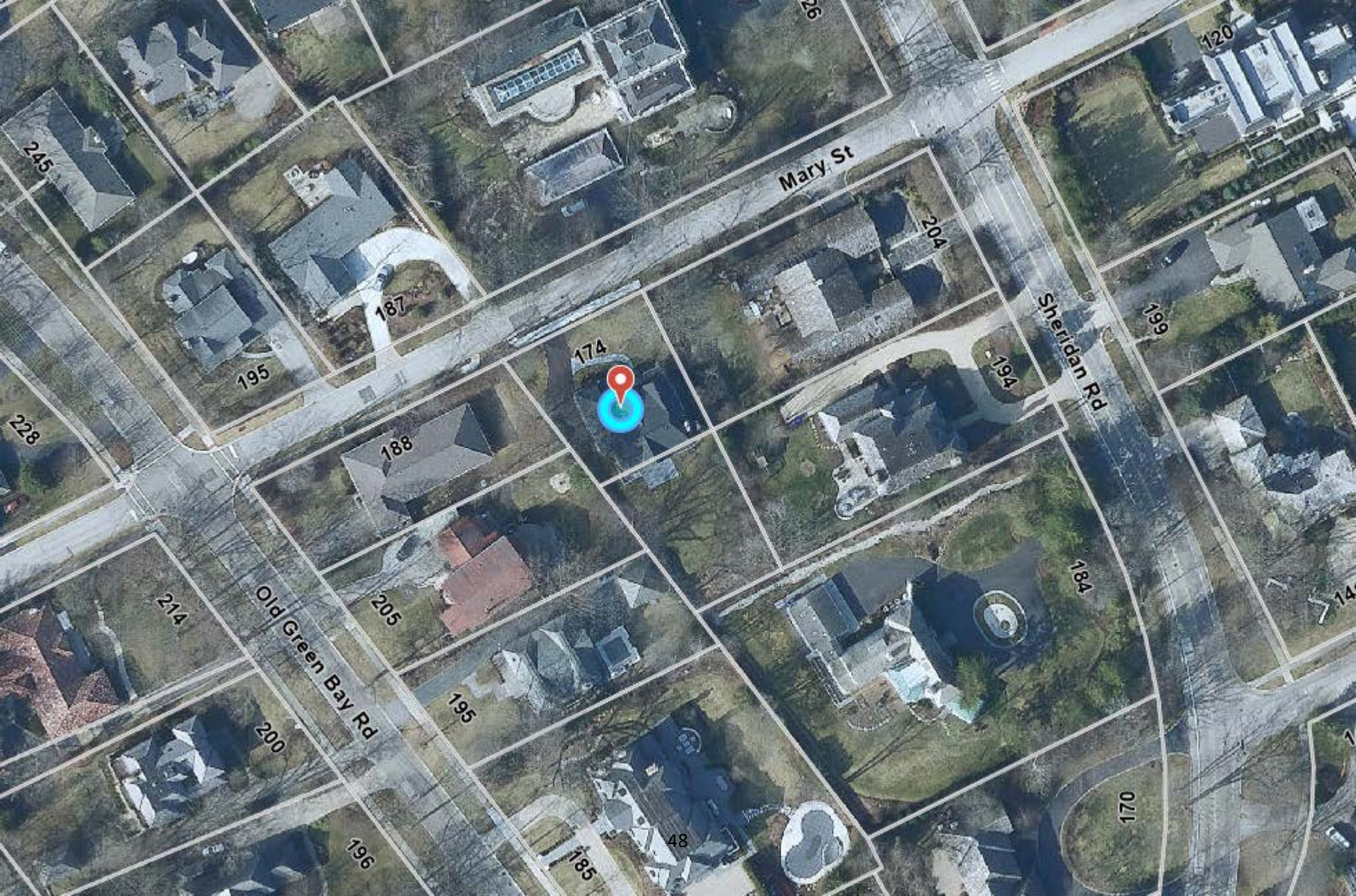
12-7-21

Date

Owner's signature (if different than applicant)

12-7-21

Date



Mary St

Sheridan Rd

Old Green Bay Rd

174



188

205

184

214

200

196

185

48

170

14

245

187

195

204

194

199

120

228

Existing conditions

PLAT OF SURVEY

by
Michael J. Emmert Surveys, Inc.

Property located at: 174 MARY STREET

North



1 IN. = 16 FT.
VERIFY SCALE
AGAINST THIS
GRAPHIC

BASIS OF BEARINGS IS ASSUMED

A.C. - AIR CONDITIONER
W.M. - WATER METER
G.M. - GAS METER
T.I. - TELEPHONE INTERFACE
C.S. - CABLE SERVICE
E.M. - ELECTRIC METER

Legally described as:

LOTS 1 AND 2 (EXCEPT THE EASTERLY 200 FEET THEREOF, MEASURED ALONG THE NORTHERLY LINE OF LOT 1 AND ALONG THE SOUTHERLY LINE OF LOT 2), IN LLEWELLYN SUBDIVISION OF A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BOUNDED ON THE NORTHERLY SIDE BY MARY STREET ON THE EASTERLY SIDE OF SHERIDAN ROAD, AS NOW LOCATED, ON THE SOUTHERLY SIDE BY GAGES 8,003 ACRES TRACT AND ON THE WESTERLY SIDE BY GREEN BAY ROAD, IN COOK COUNTY, ILLINOIS.

LINE TABLE

Line	Bearing	Distance	Measure
L1	N.77°16'07"E	97.90'	97.90'
L2	S.12°35'25"E	200.00'	200.00'
L3	S.79°11'34"W	61.50'	61.50'
L4	N.23°05'58"W	200.00'	201.23'

1/8	1/4	3/8	1/2	5/8	3/4	7/8	
0 AND	01	02	03	04	05	06	07 = 1 INCH
1 AND	09	10	11	12	13	14	15 = 2 INCHES
2 AND	18	19	20	21	22	23	24 = 3 INCHES
3 AND	26	27	28	29	30	31	32 = 4 INCHES
4 AND	34	35	36	37	38	39	40 = 5 INCHES
5 AND	43	44	45	46	47	48	49 = 6 INCHES
6 AND	51	52	53	54	55	56	57 = 7 INCHES
7 AND	59	60	61	62	63	64	65 = 8 INCHES
8 AND	68	69	70	71	72	73	74 = 9 INCHES
9 AND	76	77	78	79	80	81	82 = 10 INCHES
10 AND	84	85	86	87	88	89	90 = 11 INCHES
11 AND	93	94	95	96	97	98	99 = 1 FOOT

Survey ordered by:

State of Illinois)
County of Du Page)

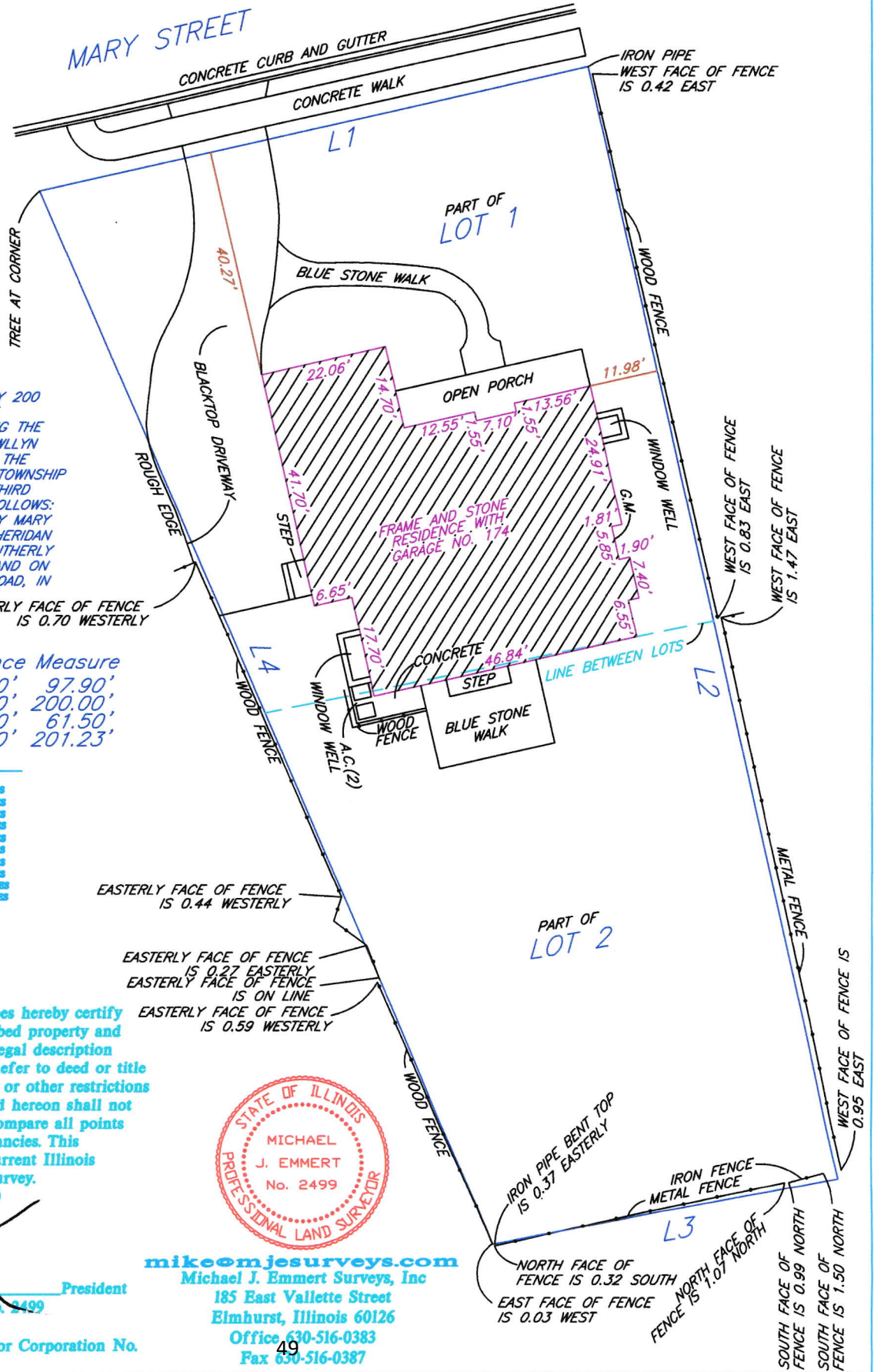
Michael J. Emmert Surveys, Inc., does hereby certify that we have surveyed the above described property and prepared the plat hereon drawn. The legal description shown hereon is provided by others. Refer to deed or title policy for building setbacks, easements or other restrictions which may exist. Dimensions not noted hereon shall not be assumed by scaling or otherwise. Compare all points before building and report any discrepancies. This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey. Date of field survey: November 1, 2020

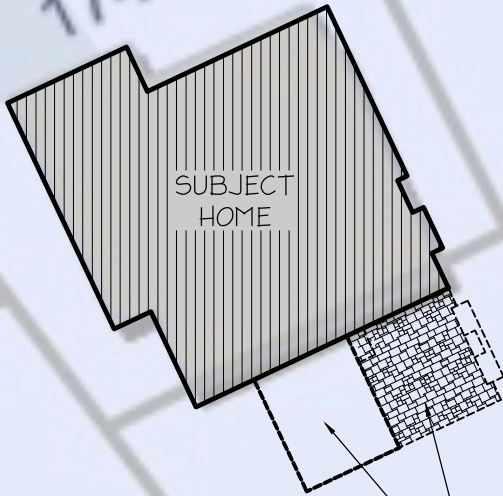
Dated this 1st. day of November, 2020

By:  President
Professional Illinois Land Surveyor No. 2499
License expires on November 30, 2022
Professional Design Firm Land Surveyor Corporation No. 184.004811

mike@mjesurveys.com

Michael J. Emmert Surveys, Inc
185 East Vallette Street
Elmhurst, Illinois 60126
Office 630-516-0383
Fax 630-516-0387

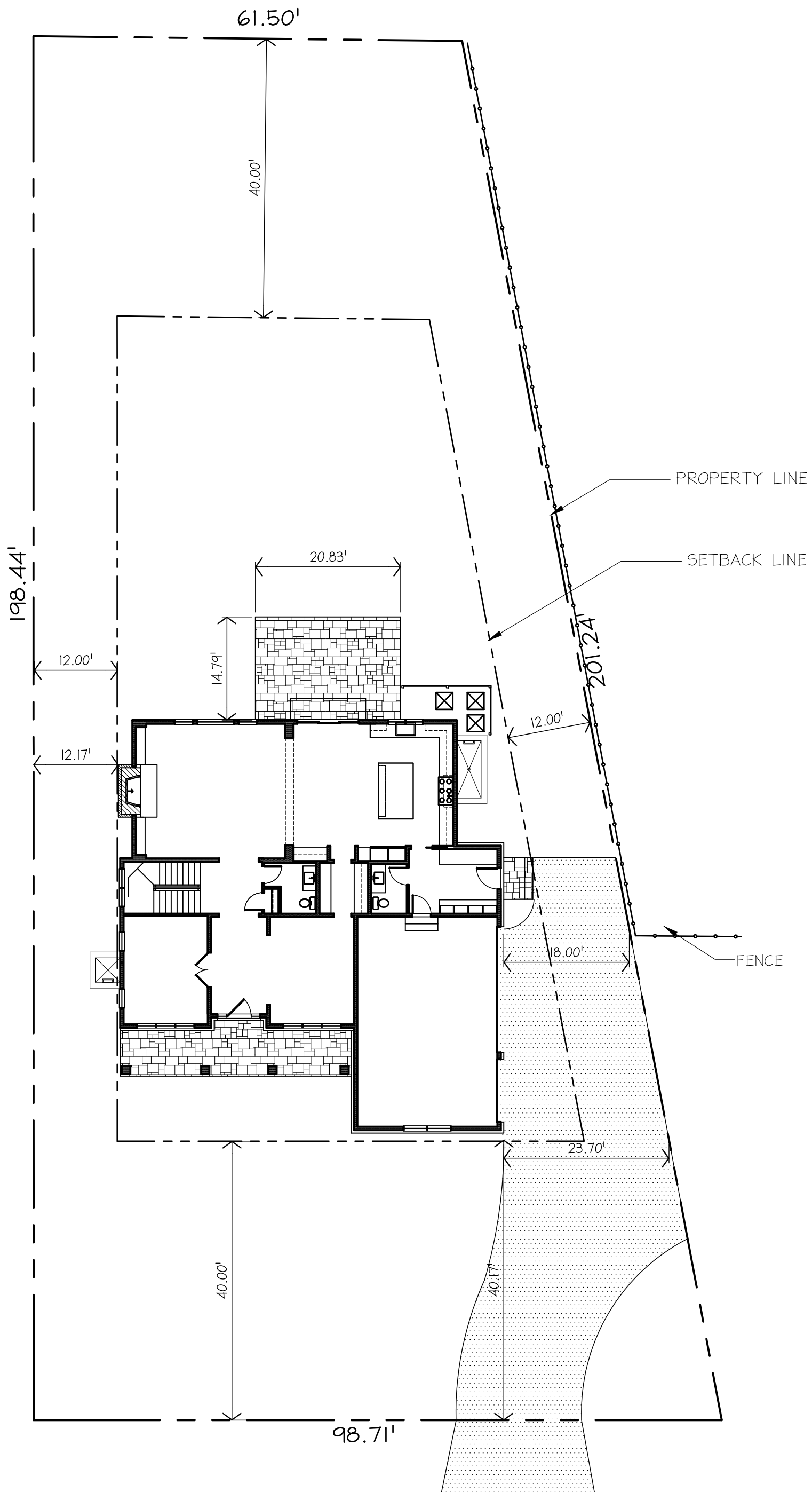




SUBJECT HOME

PROPOSED PATIO

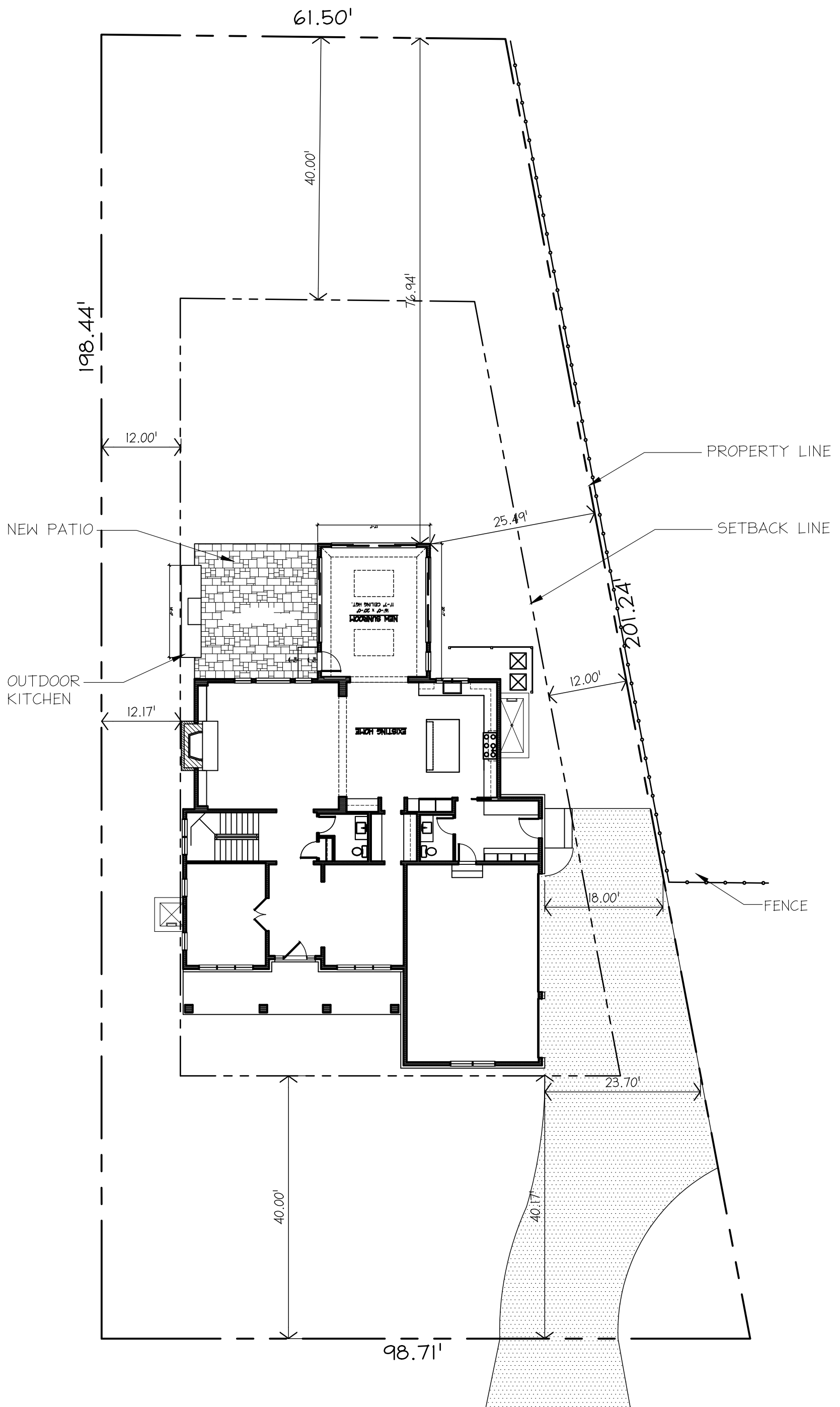
PROPOSED SUN ROOM



MARY STREET

174 MARY ST., GLENCOE, IL

EXISTING SITE PLAN - 11/7/2021
RENKEN ARCHITECTS AND BUILDERS LLC



174 MARY ST., GLENCOE, IL

PROPOSED SITE PLAN - 11/7/2021
RENKEN ARCHITECTS AND BUILDERS LLC



174 MARY ST., GLENCOE, IL
PROPOSED EAST SIDE ELEVATION - 11/7/2021
RENKEN ARCHITECTS AND BUILDERS LLC



174 MARY ST., GLENCOE, IL

PROPOSED REAR ELEVATION - 11/7/2021

RENKEN ARCHITECTS AND BUILDERS LLC

NEW ADDITION

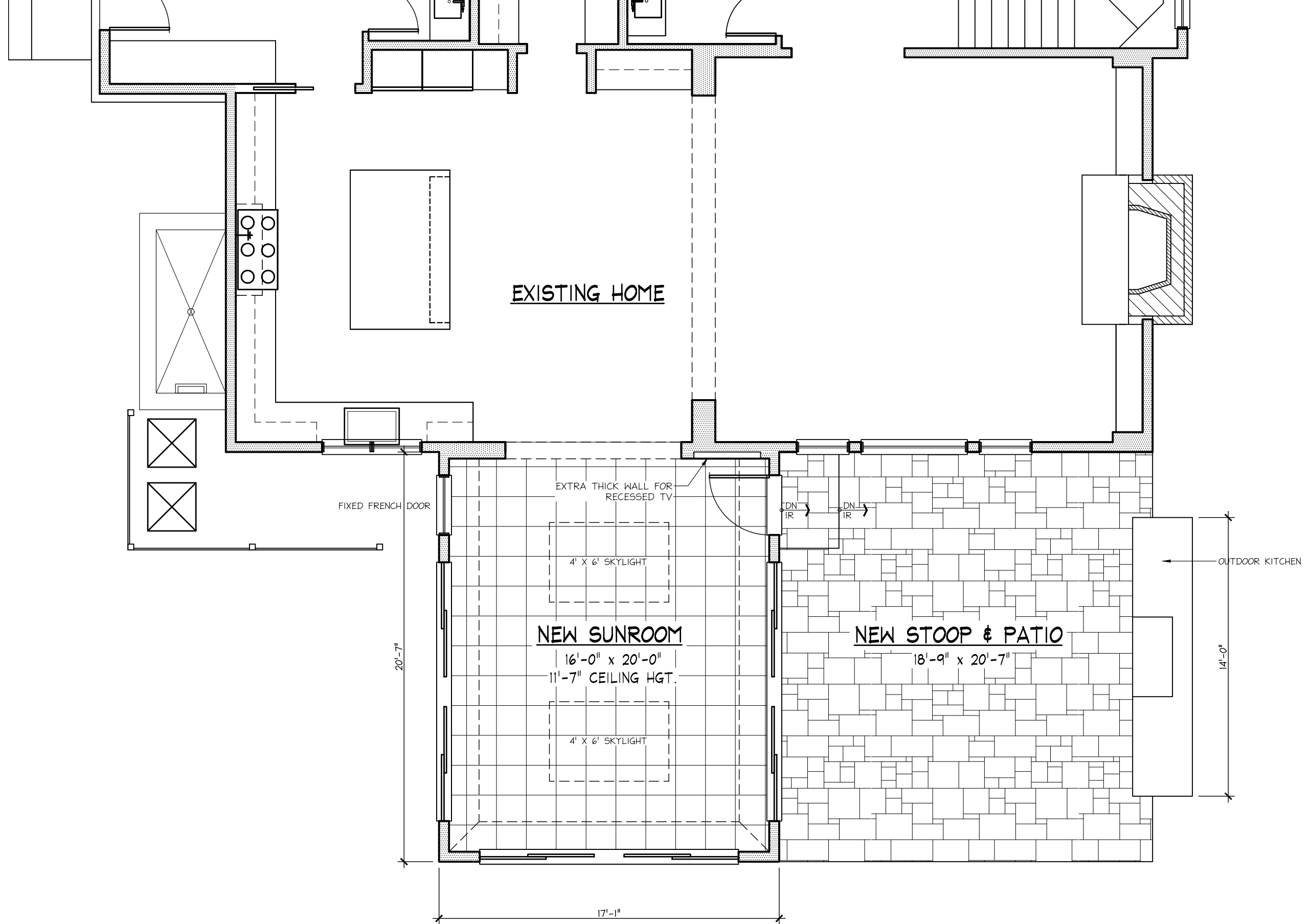
OUTDOOR KITCHEN

NEW SUNROOM ADDITION



174 MARY ST., GLENCOE, IL
 PROPOSED WEST SIDE ELEVATION - 11/7/2021
 RENKEN ARCHITECTS AND BUILDERS LLC

NEW ADDITION



174 MARY ST., GLENCOE, IL

PROPOSED FIRST FLOOR PLAN - 11/7/2021
RENKEN ARCHITECTS AND BUILDERS LLC